County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901

Meeting Agenda - Final

Wednesday, July 2, 2025
8:00 AM

Government Center
1441 Schilling Place
Salinas, CA 93901

Administrative Permit

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

Notice is hereby given that on July 2, 2025 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, July 1, 2025. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

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

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

SCHEDULED MATTERS

1. PLN250021 - MIRCHANDANI VINOD LAL ET AL

Administrative hearing to consider construction of a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill. Colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis.
Project Location: 7586 Paseo Vista, Monterey CA 93940
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303(a) and there are no exceptions pursuant to Section 15300.2.

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

2. PLN250058 - SERWIN BRAD & LISA TRS

Administrative Hearing to consider construction of a 3,674 square foot single family dwelling, new 751 square foot three-car garage, new 989 square foot terrace, new retaining walls and new detached prefabricated 651 square foot accessory shed with no permanent electrical; grading to consist of 1260 cubic yards of excavation and 540 cubic yards of fill. Colors and materials to consist of gravel roof (grey), exterior stucco siding (Benjamin Moore Sherwood Tan), aluminum doors & windows (Dark Bronze), steel garage doors (Dark Bronze), trim (Metal Fascia Black), wood/metal fencing (Natural Oak/White), stacked boulder patio walls (Hollister Granite), and concrete entry gate (black metal). The property is located at 24 Tehama, Carmel (Assessor's Parcel Number 169-421-045-000), Carmel Valley Master Plan.
Project Location: 24 Tehama, Tehama Phase 3, lot 10 Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303.

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

3. PLN230140-AMD1 - HODGE JOHN CHARLES & KEARE STACEY TRS

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN230140) that allowed demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, construction of 960 square foot accessory dwelling unit with an attached three-car garage, and associated site improvements within 750 feet of known archaeological resources. This Minor and Trivial Amendment modifies the previously approved scope to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of

an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade.

Project Location: 3406 17 Mile Drive, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301.

Attachments:

Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Zoning Administrator Resolution No. 24-003, dated January 25, 2024
Exhibit D - Board of Supervisors Resolution No. 24-153, dated May 14, 2024
Exhibit E - Letter from Neighbor dated June 3, 2025

Introduced: 6/24/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250021 - MIRCHANDANI VINOD LAL ET AL

Administrative hearing to consider construction of a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill. Colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis.

Project Location: 7586 Paseo Vista, Monterey CA 93940

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303(a) and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find the project Categorically Exempt per CEQA Guidelines Section 15303(a) and there are no exceptions pursuant to Section 15300.2.; and;

b. Approve an Administrative Permit and Design Approval to allow the construction of a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill. Colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to two standard conditions of approval.

PROJECT INFORMATION

Property Owner: Mirchandani Vinod LAL ET AL
APN: 259-171-011-000
Parcel Size: 1.139589
Zoning: RDR/10-UR-VS
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 2, 2025 , an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 1, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project:
Environmental Health Bureau
Monterey County Regional Fire Protection District
HCD- Environmental Services
HCD- Planning Department
HCD- Development Services

Prepared by: Domi Hernandez, Permit Technician III
Reviewed and Approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Development Services; Environmental Health Bureau; Domi Hernandez, Permit Technician III; Elizabeth Gonzales, Permit Center Manager; Mirchandani Vinod Property Owners; Agent; William Mefford; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250021.

County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 25-030

July 02, 2025

Introduced: 6/24/2025
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250021 - MIRCHANDANI VINOD LAL ET AL

Administrative hearing to consider construction of a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill. Colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis.

Project Location: 7586 Paseo Vista, Monterey CA 93940

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303(a) and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find the project Categorically Exempt per CEQA Guidelines Section 15303(a) and there are no exceptions pursuant to Section 15300.2.; and;

b. Approve an Administrative Permit and Design Approval to allow the construction of a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill. Colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to two standard conditions of approval.

PROJECT INFORMATION

Property Owner: Mirchandani Vinod LAL ET AL
APN: 259-171-011-000
Parcel Size: 1.139589
Zoning: RDR/10-UR-VS
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 2, 2025 , an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 1, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project:
Environmental Health Bureau
Monterey County Regional Fire Protection District
HCD- Environmental Services
HCD- Planning Department
HCD- Development Services

Prepared by: Domi Hernandez, Permit Technician III
Reviewed and Approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Development Services; Environmental Health Bureau; Domi Hernandez, Permit Technician III; Elizabeth Gonzales, Permit Center Manager; Mirchandani Vinod Property Owners; Agent; William Mefford; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250021.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of: **MIRCHANDANI VINOD LAL ET AL (PLN250021)**

RESOLUTION NO. ----

Resolution by the Monterey County Chief of Planning:

1) Finding that the Administrative Permit qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
2) Approving an Administrative Permit and Design Approval to allow the construction of a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill. Colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis. [7586 Paseo Vista, Monterey, Greater Monterey Peninsula (APN: 259-171-011-000)]

The MIRCHANDANI VINOD LAL ET AL application (PLN250021) came on for an administrative decision hearing before the Monterey County Chief of Planning on July 2, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans the Monterey County Chief of Planning finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

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

b) Project. The proposed project consists of an Administrative Permit and Design Approval to allow the construction of a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill.

c) Allowed Use. The property is located at 7586 Paseo Vista, Monterey, (Assessor' Parcel Number 259-171-011-000) Greater Monterey Peninsula. The parcel is zoned RDR/10-UR-VS, Rural Density Residential/10 acres per unit, Urban Reserve, Visually Sensitive, which allows the first single family dwelling. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject 1.139589-acre parcel (49,640 square feet) is identified in its current configuration in Monterra Ranch Phase 4 Subdivision (Volume 22 C&T PG 38, Tract No. 1401, Lot 78). Therefore, the county recognizes the subject property as a legal lot of record

e) Design/Neighborhood and Community Character. The zoning of the subject property includes Visually Sensitive overlay "VS" which is intended to review development in those areas of the County of Monterey in which such development could potentially create adverse visual impacts when viewed from a common public viewing area. This would include regulating the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character and the visual integrity of certain developments without imposing undue restrictions on private property. Proposed colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis which are consistent with the visually sensitive policies. The project staking and flagging was not visible from Highway 68, a designated Scenic Highway, and the project is not visible from a common public viewing area. The project, as designed and sited, assures the protection of the public viewshed, is consistent with the neighborhood character, blends in with the surrounding areas, and ensures visual integrity.

f) Development Standards. As proposed, the project meets all required development standards. The development standards for the RDR/10-VS district are identified in the Monterey County Code Section 21.16.060. The minimum setbacks for the main structure in the RDR zoning district are 30 feet from the front, 20 feet from the side, and 20 feet from the rear. The maximum height allowed is 30 feet. The proposed project has a maximum height of 30 feet and the subject site is within an established building envelope. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located.

g) CEQA. An Environmental Impact Report was prepared and adopted for this subdivision (Monterra Ranch Phase 4 Subdivision Volume 22 C&T PG 38, Tract No. 1401) and addressed all affected resources, creating building envelopes for future development. Therefore, the project is consistent with the General Plan and Greater Monterey Peninsula Area Plan.

h) The project planner conducted a site inspection on May 23, 2025, to verify that the project on the subject parcel conforms to the plans listed above.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250021.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, HCD-Building, Environmental Health Bureau, and Fire District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. No Conditions are recommended to address site suitability related to impacts with this permit as all resources have been addressed in the previous Environmental Impact Report (EIR). A Permit Approval Notice will be required for recordation.

b) There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with all technical reports prepared for the EIR.

c) Staff conducted a site inspection on May 23, 2025, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250021.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD-Building, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Fire District. The respective agencies have reviewed the plans to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. Canada Woods Mutual Water Company LLC will be providing water. Onsite Wastewater Treatment System will be serviced by Canada Woods as well.
c) Staff conducted a site inspection on May 23, 2025, to verify that the site is suitable for this use.
d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250021.

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

EVIDENCE:
a) Staff reviewed Monterey County HCD-Planning and HCD-Building records and is not aware of any violations existing on subject property.
b) Staff conducted a site inspection on May 23, 2025, and researched County records to assess if any violation exists on the subject property.
c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250021.

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

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the first single family dwelling.
b) The project qualifies for the exemption because it is for the construction of a new single-family residence and accessory structures within residential zoning.
c) The project consists of a 3,922 square foot new single-family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, decorative walls, trellis, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill.
d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in significant effect, or development, that would result in a cumulatively significant impact.
e) No adverse environmental effects were identified during staff review of the development application during a site visit on May 23, 2025.
f) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250021.

6. FINDING: **APPEAL –**The decision on this project may be appealed to the Planning Commission.

EVIDENCE:
a) Pursuant to Title 21, section 21.80.040 of Monterey County Code, an appeal may be made to the Planning Commission by any person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

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

1. Find the Administrative Permit qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303.
2. Approve the Administrative Permit and Design Approval to allow the construction of a 3,922 square foot new single-family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, decorative walls, trellis, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill, all of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 2nd day of July 2025.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

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County of Monterey HCD Planning

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

PLN250021

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Permit (PLN250021) allows an Administrative Permit and Design Approval to construct a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill. Colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis. The property is located at 7586 Paseo Vista (Assessor's Parcel Number 259-171-011-000), Greater Monterey Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval Resolution Number _____) was approved by the HCD-Director of Planning for Assessor's Parcel Number 259-171-011-000 on July 2, 2025. The permit was granted subject to two conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

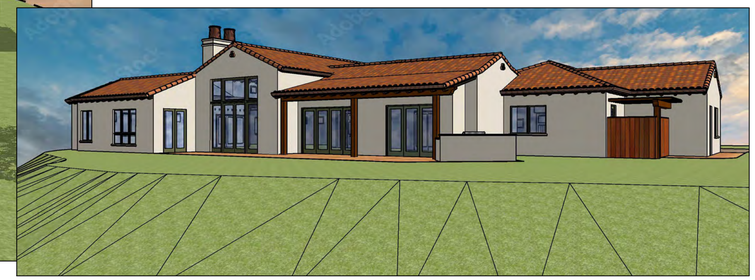
Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

‘Casa Miramar‘







When inspection is to be completed	Who will conduct inspection	Description of required inspection	Inspector's name	Completion date
Beginning of project	Geotechnical Firm/Arch/Eng.	Pre-con meeting		
during drilling operations	Geotechnical Firm/Arch/Eng.	Pier drill hole observations for house, retaining walls, other		
prior to initial earthmoving	Geotechnical Firm/Arch/Eng.	Grade beam excavations for house, retaining walls, other		
prior to initial earthmoving	Geotechnical Firm/Arch/Eng.	Footing excavations at ancillary structures		
		Compaction Testing of exposed subgrade areas to receive fill		
prior to fill placement	Geotechnical Firm/Arch/Eng.	under house structure		
prior to fill placement	Geotechnical Firm/Arch/Eng.	under patio areas		
prior to fill placement	Geotechnical Firm/Arch/Eng.	ancillary areas		
		Compaction Testing of subsequent lifts of engineered fill		
during fill placement	Geotechnical Firm/Arch/Eng.	under house structure		
during fill placement	Geotechnical Firm/Arch/Eng.	under patio areas		
during fill placement	Geotechnical Firm/Arch/Eng.	ancillary areas		
during backfill placement	Geotechnical Firm/Arch/Eng.	Compaction Testing of Utility backfill as necessary		
after placement of capillary break	Geotechnical Firm/Arch/Eng.	Capillary break observation		
		Drainage Observations		
after sheet pipe installation	Geotechnical Firm/Arch/Eng.	roof storm drain system and outlets		
after grading	Geotechnical Firm/Arch/Eng.	surface gradients and drain inlets and outlets		
after sheet pipe installation	Geotechnical Firm/Arch/Eng.	retaining walls		

Schedule of Anticipated Geotechnical Site Observations
7586 Paseo Vista, Monterey, Monterey

Geotechnical Engineering Firm: Soil Surveys Group, Inc. (831)757-2172
Initially, contact our office 4 days prior to pre-con meeting; then 2 days prior notice for each requested field visit
Personnel: TBD
Timeframe: TBD
subject to change

Site Visits	Task
1	Pre-con meeting
1 to 2 days	Pier drilling observations
1 to 2	Grade beam excavations
1 to 3	Footing excavations of ancillary structures
1 to 2	Compaction Testing of exposed subgrade areas to receive fill under house structure under patio areas ancillary areas
1 to 2	Compaction Testing of subsequent lifts of engineered fill cap under house structure under patio areas ancillary areas
1 to 2	Compaction Testing of Utility backfill as necessary
1 to 2	capillary break observation
1 to 3	Drainage Observations roof storm drain system and outlets surface gradients and drain inlets and outlets retaining walls

PROJECT DIRECTORY	
OWNER:	
NAME	GAIL & VINOD MIRCHANDANI
ADDRESS	1116 BELLINGHAM SQUARE, SAN RAMON, CA 94582
PHONE	925.354.5400
EMAIL	gailmirch@gmail.com
APN #	259-171-011-000

CONSTRUCTION MANAGER:	
NAME	TBD
ADDRESS	
ADDRESS	
PHONE	
EMAIL	

ARCHITECT:	
NAME	WILLIAM MEFFORD
ADDRESS	PO BOX 1072
ADDRESS	PACIFIC GROVE, CA 93950
PHONE	OFFICE: (831) 373-4567 CELL: (831) 521-1737
EMAIL	meffordwc@yahoo.com

STRUCTURAL ENGINEER:	
NAME	JP ENGINEERING, JARED PECHAN
ADDRESS	PO BOX 51848, PACIFIC GROVE, CA 93950
PHONE	(831) 264-3217
EMAIL	jpengr@live.com

MECHANICAL ENGINEER & ENERGY:	
NAME	DAVID KNIGHT MONTEREY ENERGY GROUP
ADDRESS	Monterey Energy Group 26465 Carmel Rancho Blvd. #8
ADDRESS	Carmel, California 93923
PHONE	PHONE: (831) 372-8328 FAX: (831) 359-4173
EMAIL	david@meg4.com

CIVIL ENGINEER:	
NAME	CHRIS STOUT L&S ENGINEERING SURVEYING INC.
ADDRESS	2460 Garden Road, Suite G
ADDRESS	Monterey, California 93940
PHONE	PHONE: (831) 655-2723 FAX: (831) 655-3425
EMAIL	chris@landsengineers.com

Smoke Alarms & Carbon Monoxide Alarms Notes:
Smoke Alarm System 7 Components Shall Be California State Fire Marshal Listed And Approved.

Required Smoke Alarms Shall Receive Their Primary Power From The Building Wiring Where Such Wiring Is Served From A Commercial Source And Shall Be Equipped With A Battery Backup. Smoke Alarms Shall Emit A Signal When The Batteries Are Low. Wiring Shall Be Permanent And Without A Disconnecting Switch Other Than As Required For Overcurrent Protection.

Smoke Alarms Shall Be Intalled And Maintained At All The Following Locations: In Each Sleeping Room.

Carbon Monoxide Alarms Shall Receive Their Primary Power From The Building Wiring Where Such Wiring Is Served From A Commercial Source And Shall Be Equipped With A Battery Backup. Smoke Alarms Shall Emit A Signal When The Batteries Are Low. Wiring Shall Be Permanent And Without A Disconnecting Switch Other Than As Required For Overcurrent Protection.

Single & Multiple Station Carbon Monoxide Alarms Shall Be Listed To Comply With UL 2034. Carbon Monoxide Detectors Shall Be Listed To Comply With UL 2075. Installation Shall Be In Accordance With NFPA 720 And The Manufacturer's Installation Instructins.



PROJECT DATA	
PARCEL AREA:	1.139589 Acres / 49,640.5 SQ. FT.
BUILDING ENVELOPE AREA:	0.4295914 Acres / 18,713 SQ. FT.
ZONING:	RDR/10-UR-VS
LOT #:	#78
MUNICIPALITY:	MONTEREY COUNTY, CALIFORNIA

PROPOSED MAIN LEVEL FLOOR PLAN	
MAIN LEVEL AREA:	3,922 SQ. FT.
GARAGE AREA:	922 SQ. FT.
TOTAL AREA:	4,844 SQ. FT.

PROPOSED SITE AREAS	
FRONT / ENTRY PATIO	726 SQ. FT.
BACK / SUN DECK PATIO	780 SQ. FT.
SIDE / HOT TUB PATIO	443 SQ. FT.
SIDE / GARBAGE WALK WAY	200 SQ. FT.
DRIVEWAY - ASPHALT	3,611 SQ. FT.
TOTAL:	5,760 SQ. FT.

Plumbing Note:
Hose Bibs Shall Be Fitted With A Non-Removable Back-Flow Device.

A 4" Sewer Lateral Is Required For Residences That Have 4 Or More Water Closets.

Provide A Permanently Accessible 12" Square Bathtub Trap Access With A Non-Slip-Joint Trap Will Be Used.

Provide A Removable Panel For The Whirlpool Bath Tub Pump. The Panel Shall Be Large Enough To Access And Remove The Pump.

Title 24 & 2022 C.R.C. Note:
This Project Shall Comply With Title 24 & 2022 California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC) And California Energy Code (CENC).

Fire / Life Safety Note
For Non-Sprinklered Dwellings, Openings Between The Garage And Residence Shall Be Protected By A 1⅜" Self-Closing, Self Latching Solid Core Door, Or A Self-Closing Door Having A Fire-Protection Rating Of Not Less Than 20 Minutes. For Sprinklered Dwellings, Openings Between The Garage And Residence Shall Only Need To Be Self-Closing, Self-Latching.

Air Intake Openings Shall Be A Minimum Of 10 Feet From Any Hazardous Or Noxious Contaminant Source, Such As Vents, Chimneys, Plumbing Vents, Streets, Alleys, Parking Lots, And Loading Docks. Where A Contaminant Source Is Located Within 10 Feet Of An Intake, The Opening Shall Be Located A Minimum Of 2 Feet Below The Contaminant Source.

Exhaust And Intake Openings Terminating Outdoors Shall Be Protected With Corrosion-Resistant Screens, Louvers, Or Grilles With Openings Of¼" - ½" In Any Dimension.

Minimum Vent Area Is⅓₀₀ Of The Attic Area. This May Be Reduced To⅓₀₀ Of The Attic Area, Provided A Class I OR II Vapor Retarder Is Installed On The Warm Side Of The Attic Insulation, Applicable To Climate Zones 14 & 16, Or At Least 40 Percent And Not More Than 50 Percent Of The Required Vent Area Located At Most 3 Feet Below The Ridge Or The Highest Point Of Space.

Attic Vents Are Required To Be Protected With Corrosion Resistant Wire Cloth Screening, Hardware Cloth, Perforated Vinyl Or Similar Material. The Opening Shall Be A Minimum¼" And Shall Not Exceed½".

Attic Access Shall Be A Minimum Size Of 22" X 30" Unless The Maximum Verticle Headroom Height In The Attic Is Less Than 30" The Opening Shall Be Located In The Hallway Or Other Readily-Accessible Location. Where Mechanical Equipment Is Installed In The Attic The Mininmum Dimension Are 22" x 30" And At Least As Large As The Largest Component Of The Appliance. Access Must Be Provided To Each Seperate Attic Area, With A 30" Headroom Clearance Above The Opening.

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Pg. 48	PV-3	ELECTRICAL DETAILS
Pg. 49	PV-4	SPECIFICATION SHEET

CONSTRUCTION	
TYPE OF COSTRUCTION	TYPE V NO HOUR
OCCUPANCY GROUP	R-3/U RESIONTIAL SINGLE FAMILY DWELLING ATTACHED GARAGE
CITY LIC. NO.	
STATE LIC. NO.	
TYPE OF LIC.	
STORIES	1
SITE DIMENSIONS	SEE: SITE PLAN
CONSTRUCTION CODE	2022 CALIFORNIA BUILDING CODE

NOTE: ON SITE FIELD MEASUREMENTS WILL NEED TO BE VERIFIED BEFORE CONSTRUCTION BEGINS.

PROJECT DESCRIPTION

BUILD NEW 3922 SF RESIDENCE WITH 922 SF ATTACHED GARAGE. 726 SF ENTRY PATIO, 780 SF REAR PATIO, 433 SF SIDE PATIO, 200 SF WALKWAY AND 3611 SF ASPHALT DRIVEWAY.

DEFERRED SUBMITTALS

FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT AND A MINIMUM OF FOUR SETS OF PLANS FOR FIRE SPRINKLERS SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

THE SEPTIC SYSTEM SHALL BE A DEFERRED SUBMITTAL

ARCHAEOLOGICAL NOTES

Please Note: If anyone on site finds archaeological resources during construction, construction will stop until the appropriate measures are in place to protect found resources.

BUILDING AREA:

LIVEABLE AREA	3922.0 SF
GARAGE	922.0 SF
TOTAL FLOOR AREA	4844.0 SF
MAIN FLOOR TERRACES - IMPERVIOUS	2139.0 SF
IMPERVIOUS DRIVEWAY	3611.0 SF
TOTAL IMPERVIOUS COVERAGE	10594.0 SF (21.3%)
LOT COVERAGE::	4844.0 SF (9.8%)

NOTE: REVIEW AND APPROVAL MUST BE OBTAINED FROM UTILITY PROVIDERS AND NOTICE OF APPROVAL SUBMITTED TO THE COMMITTEE REPRESENTATIVE

REVISIONS	
NO.	DATE

LICENSED ARCHITECT
WILLIAM CARL MEFFORD
No. C-22893
NOV. 30, 2025
RENEWAL DATE
STATE OF CALIFORNIA

1/13/2025
SIGNED DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

TITLE PAGE & PROJECT INDEX

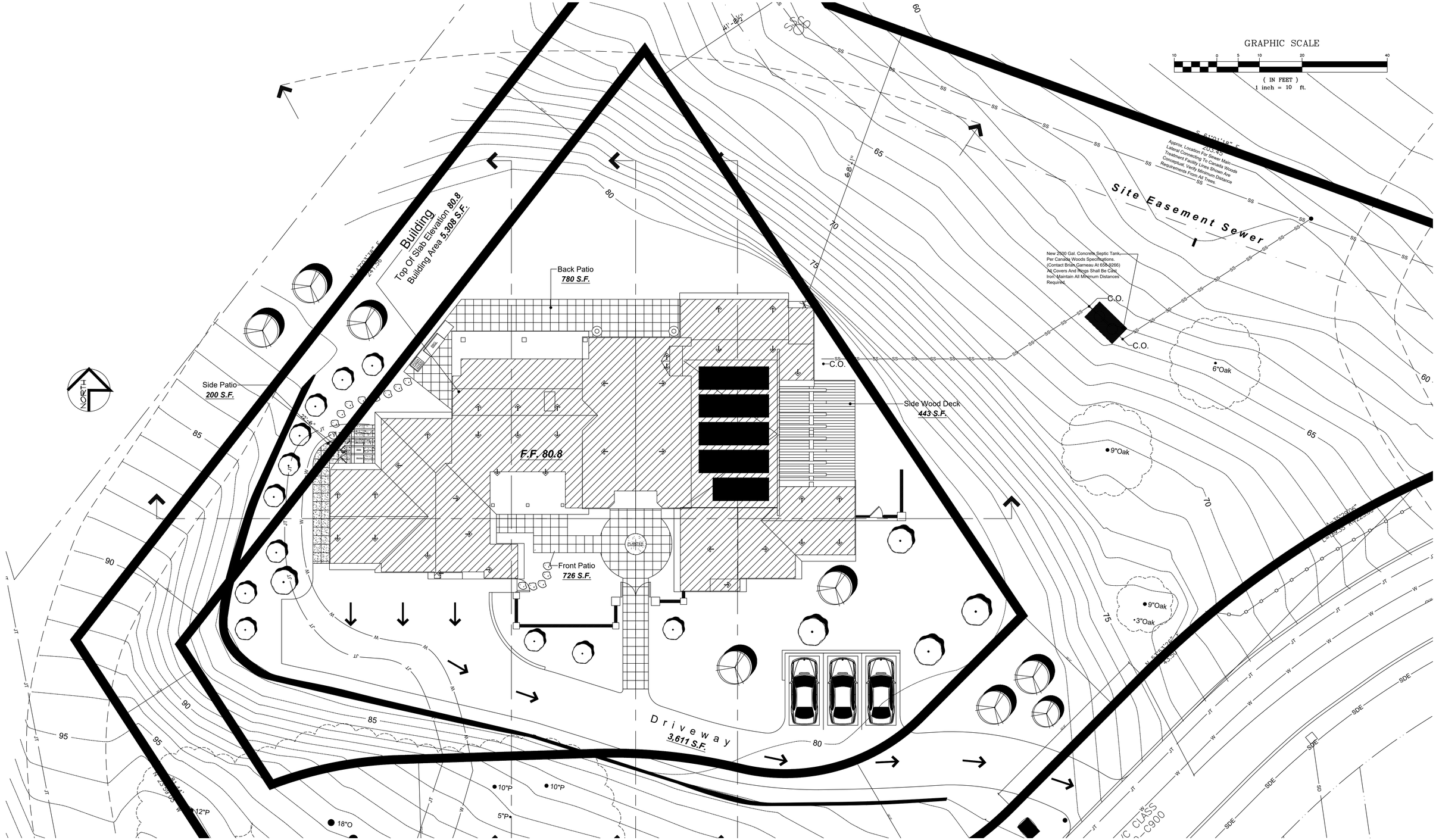
NEW RESIDENCE FOR:

Mr. & Mrs. Mirchandani

7586 PASEO VISTA MONTEREY

APN 259-171-011

DATE: 1/13/2025	SHEET TITLE: COVER SHEET
PROJECT NO. 23008	
DRAWN BY:	SHEET NO. A-1
CHECKED BY:	OF FORTY NINE SHEETS



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ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

CONSTRUCTION SITE PLAN

SCALE: 1" = 10'

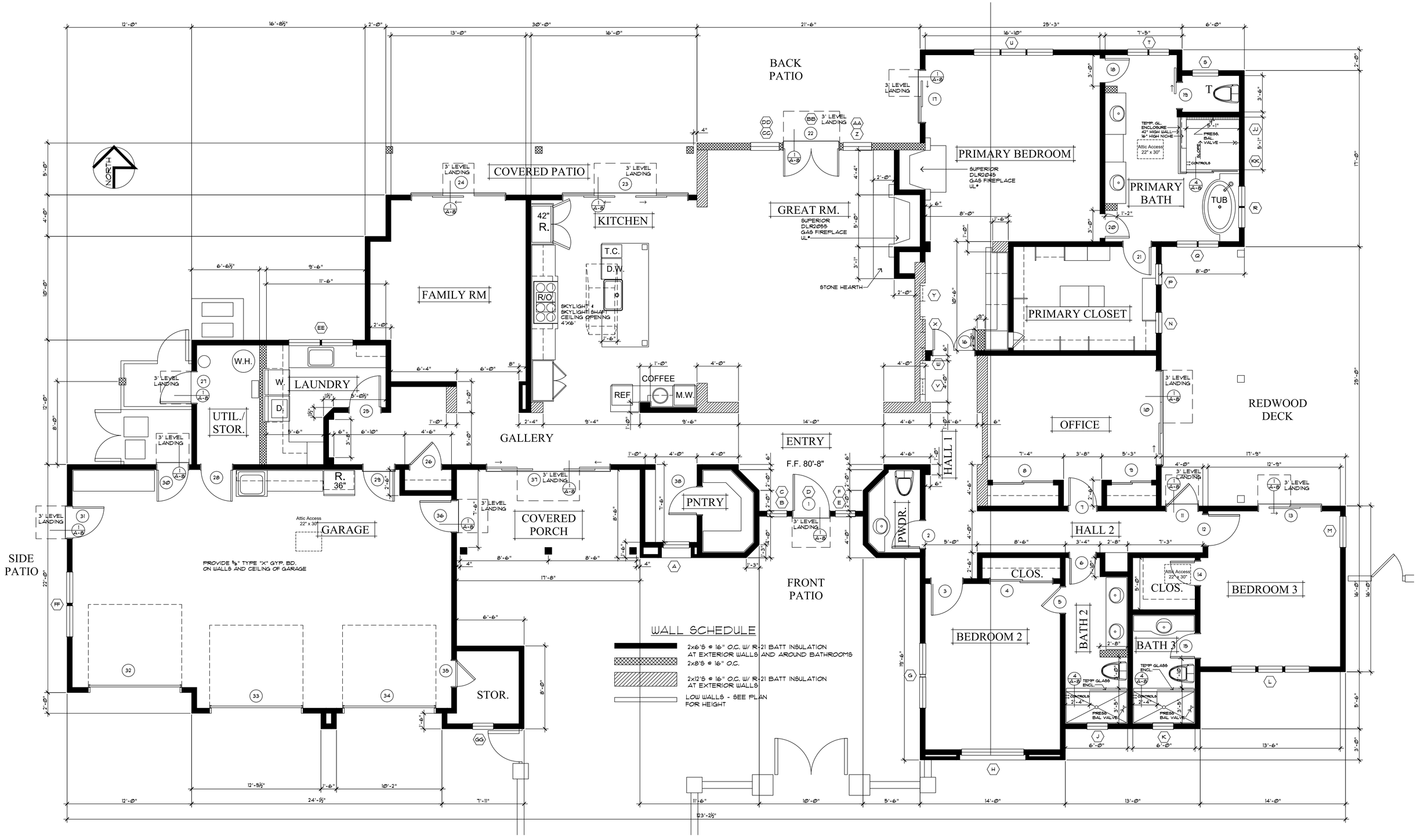
NEW RESIDENCE FOR:

Mr. & Mrs. Mirchandani

7586 PASEO VISTA MONTEREY

APN 259-171-011

DATE: 1/13/2025	SHEET TITLE: SITE PLAN
PROJECT NO. 23008	
DRAWN BY:	SHEET NO. A-2
CHECKED BY:	OF FORTY NINE SHEETS



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NOV. 30, 2025
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STATE OF CALIFORNIA

1/13/2025
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WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

CONSTRUCTION FLOOR PLAN

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

NEW RESIDENCE FOR:

Mr. & Mrs. Mirchandani

7586 PASEO VISTA MONTEREY

APN 259-171-011

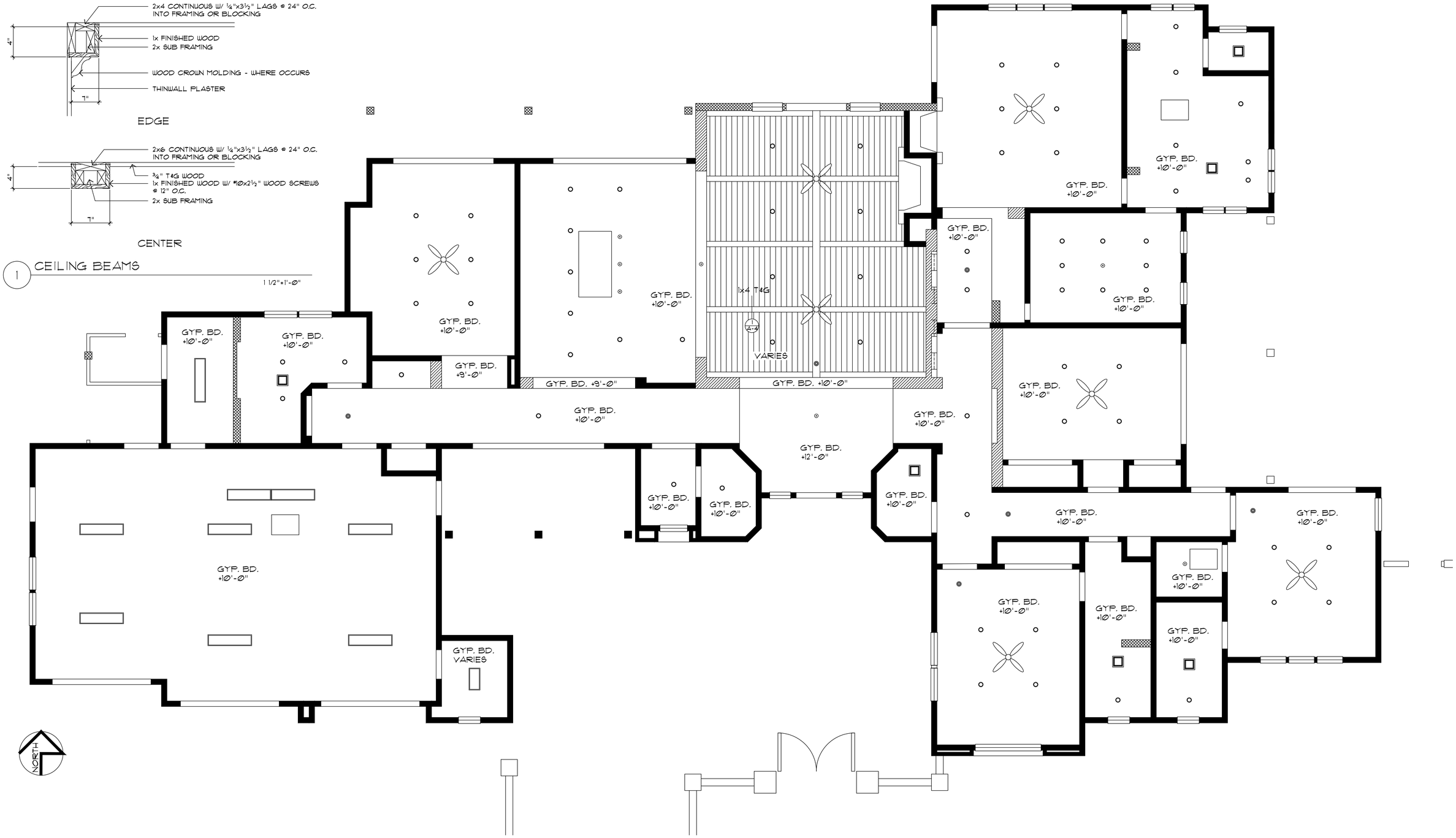
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PROJECT NO. 23008	
DRAWN BY:	SHEET NO. A-3
CHECKED BY:	OF FORTY NINE SHEETS

EDGE

CENTER

1 CEILING BEAMS

1 1/2"=1'-0"



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ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

REFLECTED CEILING PLAN

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

NEW RESIDENCE FOR:

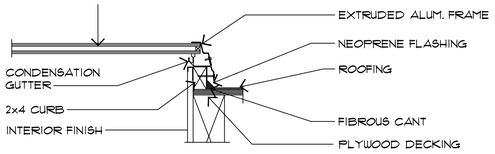
Mr. & Mrs. Mirchandani

7586 PASEO VISTA MONTEREY

APN 259-171-011

DATE: 1/13/2025	SHEET TITLE: REFLECTED CEILING PLAN
PROJECT NO. 23008	
DRAWN BY:	SHEET NO. A-4
CHECKED BY:	OF FORTY NINE SHEETS

FLAT GLAZING MATERIAL (OPTIONS)
1. LAMINATED GLASS WITH MIN. 30-MIL POLYVINYL BUTYRAL INTERLAYER
2. WIRED GLASS
3. APPROVED PLASTIC MATERIALS MEETING THE REQUIREMENTS OF SECTION 2610.1
4. HEAT STRENGHENED GLASS
5. FULLY TEMPERED GLASS

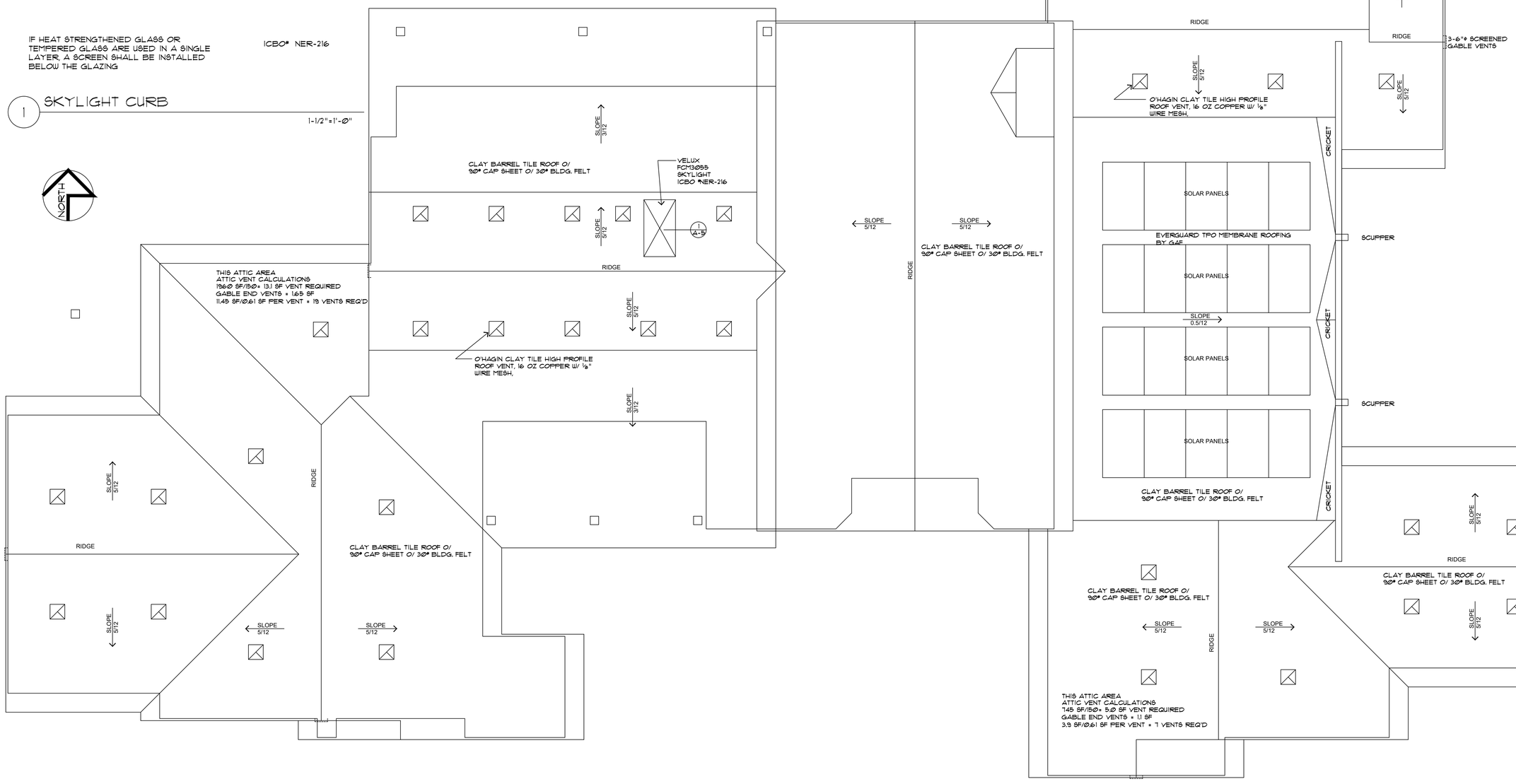


IF HEAT STRENGTHENED GLASS OR TEMPERED GLASS ARE USED IN A SINGLE LAYER, A SCREEN SHALL BE INSTALLED BELOW THE GLAZING

ICBO# NER-216

1 SKYLIGHT CURB

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



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P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

CONSTRUCTION ROOF PLAN

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

NEW RESIDENCE FOR:

Mr. & Mrs. Mirchandani

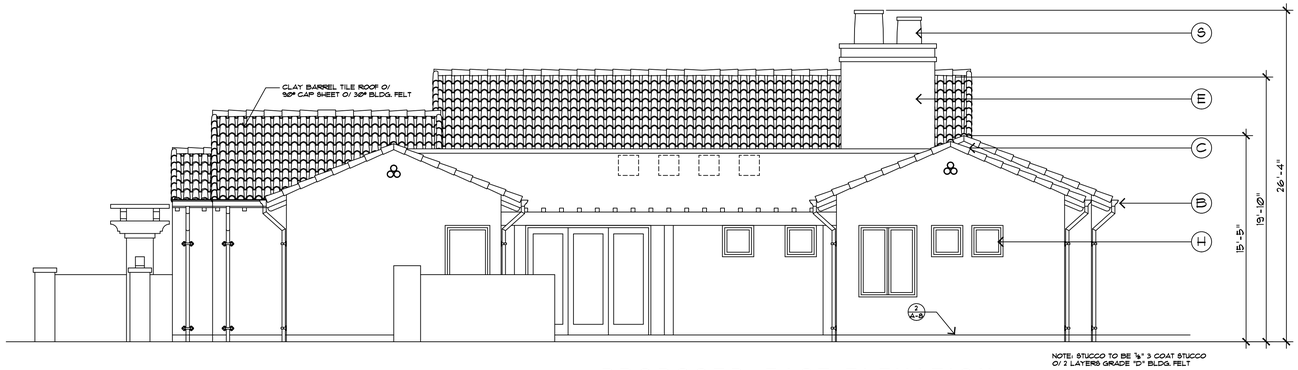
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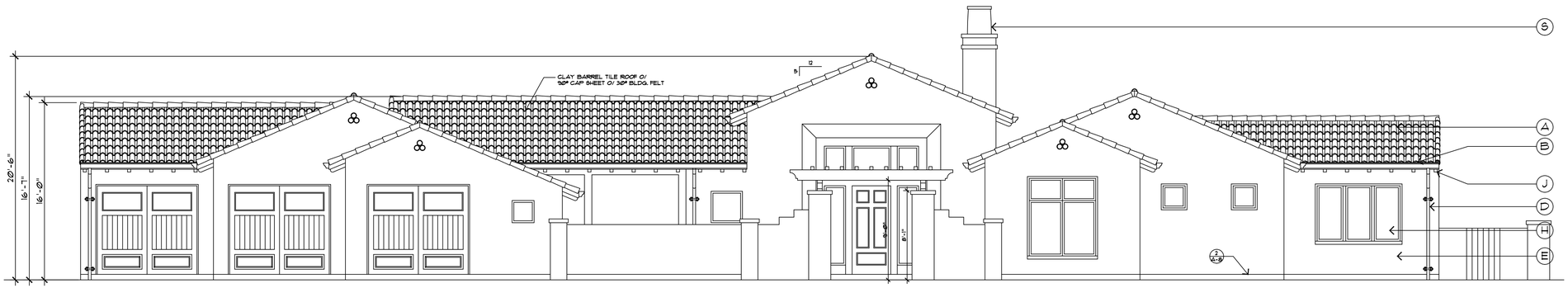
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PROJECT NO. 23008	
DRAWN BY:	
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EXTERIOR MATERIAL SCHEDULE

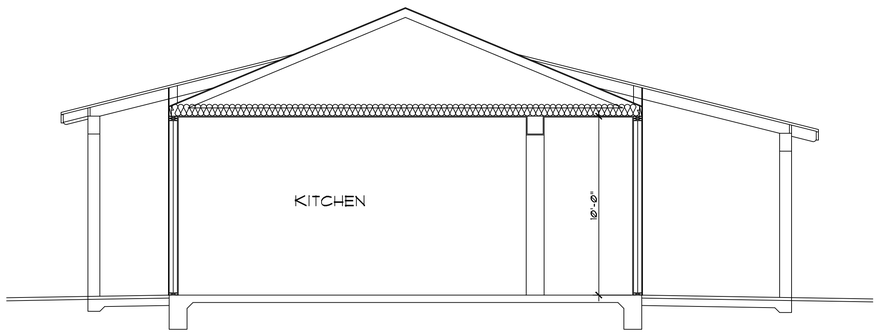
SYMBOL	LOCATION	DESCRIPTION	NOTES	
A	ROOF	SPANISH TWO-PIECE CLAY TILE	INSTALL PER MFG. REQUIREMENTS	MCA CLAY ROOF TILE CLASSIC TAPERED MISSION BLEND
B	GUTTER / FASCIA	5" COPPER 'OGEE' GUTTER O/ 2X8 FASCIA		
C	RAKED ROOF EDGE	BARREL ROOF TILE WRAPPED OVER EXTERIOR PLASTER		
D	DOWNSPOUT / SCUPPER	3" DIA. COPPER W/ 1/4" x 12" x 9" COPPER CONDUCTOR HEADS	CONDUCTOR HDS. WHERE SHOWN	
E	WALL	EXTERIOR PLASTER SYSTEM W/ ACRYLIC COLOR COAT	SMOOTH TEXTURE	PERMA-FLEX STUCCO GRADE ACRYLIC FINISH - MISSION
F	GABLE END VENT	3 - 6" DIA. CLAY PIPE TO MATCH ROOF TILE	PROVIDE BIRD / INSECT SCREEN	
G	TRELLIS / POSTS	HEAVY TIMBER WOOD	SEE DETAILS	
H	WINDOWS / PATIO DOORS	ALUMINUM CLAD WOOD	SIERRA PACIFIC WINDOWS	
J	EXPOSED RAFTER TAILS	SHAPED ROUGH SAWN 4X6 AT 24" O.C.	STAINED WOOD	
K	NOT USED			
L	SITE WALLS	EXTERIOR PLASTER W/ PRECAST CONC. PILASTER CAPS	CONCRETE DESIGNS, INC.	PERMA-FLEX STUCCO GRADE ACRYLIC FINISH - MISSION
M	FINIAL / CAP	12" DIA. PRECAST CONCRETE (2 PIECE ASSEMBLY)	CONCRETE DESIGNS, INC.	
N	GATES	RUSTIC WOOD PLANKS W/ BLACK IRON HARDWARE	STAINED WOOD	
O	FENCE	RUSTIC WOOD PLANKS	STAINED WOOD	
P	WALL SCONCE	30" TALL DECORATIVE LIGHT FIXURES		
Q	WINDOW MOULDING	PRECAST STONE	NAPA VALLEY CAST STONE	
R	GARAGE DOOR	[redacted] CARRIAGE DOORS	STAINED WOOD	
S	CHIMNEY POTS	CLAY		



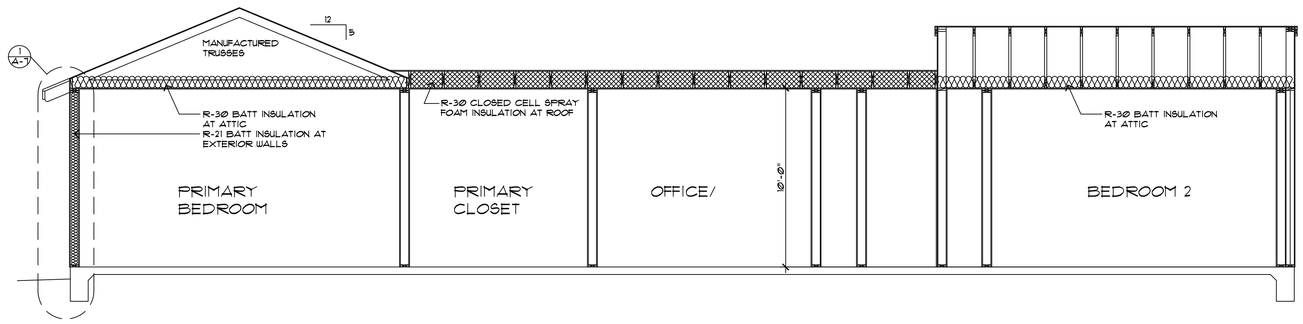
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



A SECTION
1/4" = 1'-0"



B SECTION
1/4" = 1'-0"

REVISIONS	
NO.	DATE

LICENSED ARCHITECT WILLIAM CARL MEFFORD
R. No. C-22893
NOV. 30, 2025
RENEWAL DATE
STATE OF CALIFORNIA

1/13/2025
SIGNED DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

EXTERIOR ELEVATIONS

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

NEW RESIDENCE FOR:

Mr. & Mrs. Mirchandani

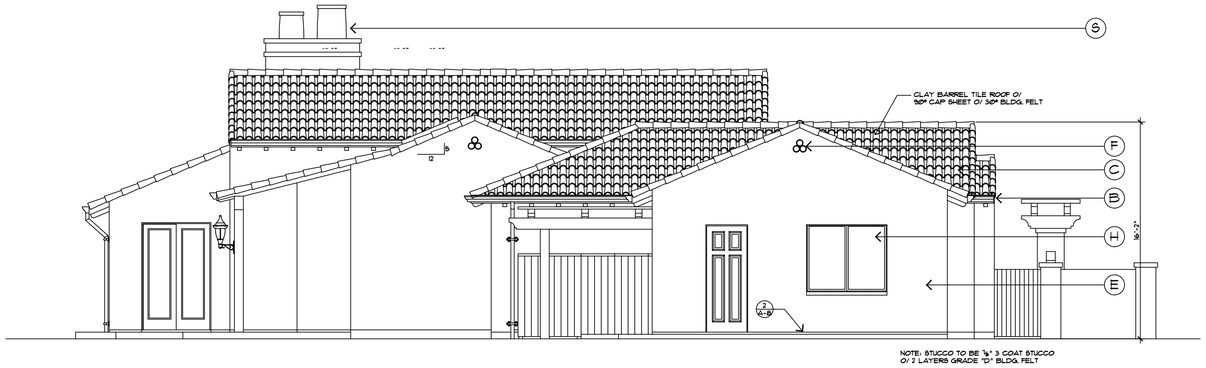
7586 PASEO VISTA MONTEREY

APN 259-171-011

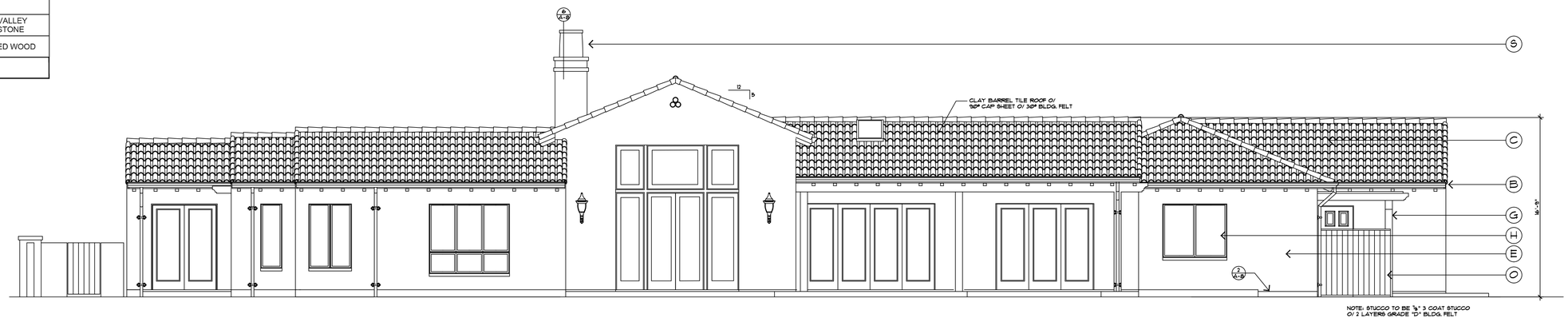
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PROJECT NO. 23008	
DRAWN BY:	SHEET NO. A-6
CHECKED BY:	OF FORTY NINE SHEETS

EXTERIOR MATERIAL SCHEDULE

SYMBOL	LOCATION	DESCRIPTION	NOTES	
A	ROOF	SPANISH TWO-PIECE CLAY TILE	INSTALL PER MFG. REQUIREMENTS	MCA CLAY ROOF TILE CLASSIC TAPERED MISSION BLEND
B	GUTTER / FASCIA	5" COPPER 'OGEE' GUTTER O/ 2X8 FASCIA		
C	RAKED ROOF EDGE	BARREL ROOF TILE WRAPPED OVER EXTERIOR PLASTER		
D	DOWNSPOUT / SCUPPER	3" DIA. COPPER W/ 14" x 12" x 9" COPPER CONDUCTOR HEADS	CONDUCTOR HDS. WHERE SHOWN	
E	WALL	EXTERIOR PLASTER SYSTEM W/ ACRYLIC COLOR COAT	SMOOTH TEXTURE	PERMA-FLEX STUCCO GRADE ACRYLIC FINISH - MISSION
F	GABLE END VENT	3 - 6" DIA. CLAY PIPE TO MATCH ROOF TILE	PROVIDE BIRD / INSECT SCREEN	
G	TRELLIS / POSTS	HEAVY TIMBER WOOD	SEE DETAILS	
H	WINDOWS / PATIO DOORS	ALUMINUM CLAD WOOD	SIERRA PACIFIC WINDOWS	
J	EXPOSED RAFTER TAILS	SHAPED ROUGH SAWN 4X6 AT 24" O.C.	STAINED WOOD	
K	NOT USED			
L	SITE WALLS	EXTERIOR PLASTER W/ PRECAST CONC. PILASTER CAPS	CONCRETE DESIGNS, INC.	PERMA-FLEX STUCCO GRADE ACRYLIC FINISH - MISSION
M	FINIAL / CAP	12" DIA. PRECAST CONCRETE (2 PIECE ASSEMBLY)	CONCRETE DESIGNS, INC.	
N	GATES	RUSTIC WOOD PLANKS W/ BLACK IRON HARDWARE	STAINED WOOD	
O	FENCE	RUSTIC WOOD PLANKS	STAINED WOOD	
P	WALL SCONCE	30" TALL DECORATIVE LIGHT FIXURES		
Q	WINDOW MOULDING	PRECAST STONE	NAPA VALLEY CAST STONE	
R	GARAGE DOOR	[redacted] CARRIAGE DOORS	STAINED WOOD	
S	CHIMNEY POTS	CLAY		



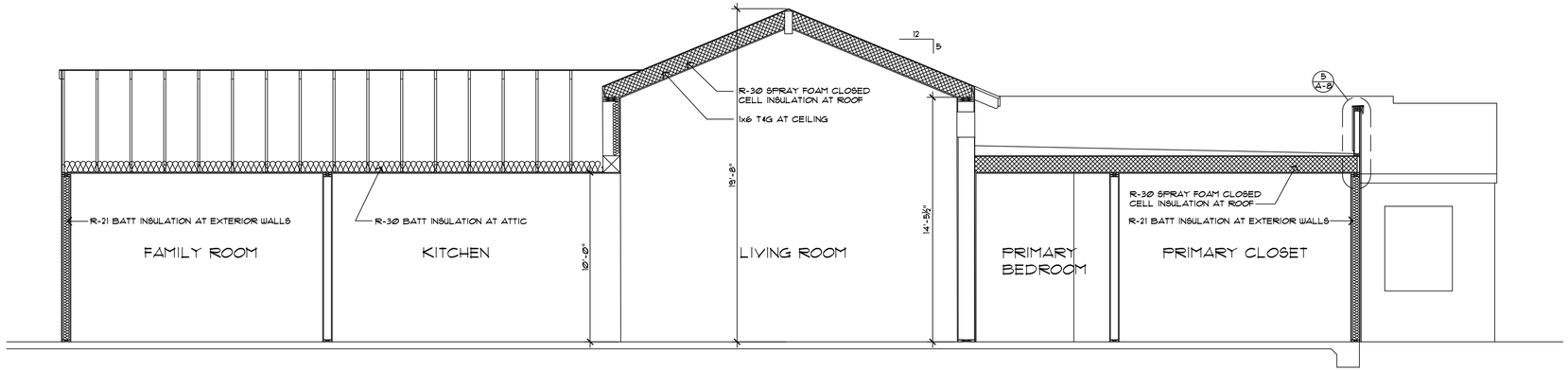
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

1 WALL SECTION

½" = 1'-0"



C SECTION

¼" = 1'-0"

REVISIONS	
NO.	DATE

WILLIAM EARL MEFFORD
No. C-22893
NOV. 30, 2025
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WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950

(831) 373-4567 LICENSE # C-22893

EXTERIOR ELEVATIONS

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

NEW RESIDENCE FOR:

Mr. & Mrs. Mirchandani

7586 PASEO VISTA MONTEREY

APN 259-171-011

DATE: 1/13/2025	SHEET TITLE: EXTERIOR ELEVATIONS
PROJECT NO. 23008	
DRAWN BY:	
CHECKED BY:	SHEET NO. A-7 OF FORTY NINE SHEETS

DOOR SCHEDULE

MARK	SIZE	LOCATION	MATERIAL	CORE	TYPE	REMARKS	HARDWR	MODEL
1	3'-6"x8'-0"	ENTRY	WOOD	WOOD	SWING		ENTRY	
2	2'-8"x8'-0"	POWDER RM	WOOD	WOOD	SWING		BATH	
3	3'-0"x8'-0"	BEDROOM 2	WOOD	WOOD	SWING		BED	
4	6'-0"x8'-0"	BEDROOM 2	WOOD	WOOD	SLIDING	HEAVY DUTY HARDWARE	SLIDING	
5	2'-6"x8'-0"	BEDROOM 2	WOOD	WOOD	SWING		BATH	
6	2'-6"x8'-0"	BATH 2	WOOD	WOOD	SWING		BATH	
7	2'-8"x8'-0"	OFFICE	WOOD	WOOD	SWING		BED	
8	6'-0"x8'-0"	OFFICE	WOOD	WOOD	SLIDING	HEAVY DUTY HARDWARE	SLIDING	
9	4'-0"x8'-0"	OFFICE	WOOD	WOOD	SLIDING	HEAVY DUTY HARDWARE	SLIDING	
10	9'-0"x8'-0"	OFFICE	WOOD	WD/GLS	SLIDING	TEMP'D, TRIPLE SLIDING	ENTRY 2	
11	3'-0"x8'-0"	HALL 2	WOOD	WD/GLS	SWING	SNGL. LITE FRENCH, TEMP	ENTRY 2	
12	3'-0"x8'-0"	BEDROOM 3	WOOD	WOOD	SWING		BED	
13	6'-0"x8'-0"	BEDROOM 3	WOOD	WD/GLS	SLIDING	TEMP'D	ENTRY 2	
14	2'-4"x8'-0"	BED 3 CLOSET	WOOD	WOOD	SWING		CLOSET	
15	2'-4"x8'-0"	BATH 3	WOOD	WOOD	SWING		BATH	
16	PR 2'-0"x8'-0"	PRIMARY BED	WOOD	WOOD	SWING		BED	
17	6'-0"x8'-0"	PRIMARY BED	WOOD	WD/GLS	SLIDING	TEMP'D	BATH	
18	2'-4"x8'-0"	PRIMARY BATH	WOOD	WOOD	SWING		BARN	
19	2'-6"x8'-0"	PRIMARY BATH	WOOD	WOOD	BARN	HEAVY DUTY HARDWARE	BATH	
20	2'-4"x8'-0"	PRIMARY BATH	WOOD	WOOD	SWING		CLOSET	
21	2'-8"x8'-0"	PRIMRY CLOS	WOOD	WOOD	SWING		BATH	
22	PR 2'-8"x8'-0"	GREAT ROOM	WOOD	WD/GLS	SWING	SNGL. LITE FRENCH, TEMP	ENTRY 2	
23	12'-0"x8'-0"	KITCHEN	WOOD	WD/GLS	SLIDING	TEMP'D	ENTRY 2	
24	9'-0"x8'-0"	FAMILY ROOM	WOOD	WD/GLS	SLIDING	TEMP'D	ENTRY 2	
25	3'-0"x8'-0"	LAUNDRY	WOOD	WOOD	SWING		BED	
26	3'-0"x8'-0"	GALLERY CLO	WOOD	WOOD	SWING		CLOSET	
27	3'-0"x8'-0"	UTIL/STOR	WOOD	WOOD	SWING	SNGL. LITE FRENCH, TEMP	ENTRY 2	
28	3'-0"x8'-0"	UTIL/STOR	WOOD	WOOD	SWING	SOLID CORE, SELF CLOSING, SMOKE GASKETS	ENTRY 2	
29	3'-0"x8'-0"	GARAGE	WOOD	WOOD	SWING	SOLID CORE, SELF CLOSING, SMOKE GASKETS	ENTRY 2	
30	3'-0"x8'-0"	GARAGE	WOOD	WOOD	SWING		ENTRY 2	
31	3'-0"x8'-0"	GARAGE	WOOD	WOOD	SWING		ENTRY 2	
32	9'-0"x8'-0"	GARAGE	WOOD	WOOD	OVRHD		OVERHD	
33	9'-0"x8'-0"	GARAGE	WOOD	WOOD	OVRHD		OVERHD	
34	9'-0"x8'-0"	GARAGE	WOOD	WOOD	OVRHD		OVERHD	
35	2'-6"x8'-0"	STORAGE	WOOD	WOOD	SWING		ENTRY 2	
36	3'-0"x8'-0"	GARAGE	WOOD	WOOD	SWING	SNGL. LITE FRENCH, TEMP	ENTRY 2	
37	12'-0"x8'-0"	GALLERY	WOOD	WD/GLS	SLIDING	TEMP'D	ENTRY 2	
38	2'-8"x8'-0"	PANTRY	WOOD	WOOD	SWING		CLOSET	

DOOR NOTES:

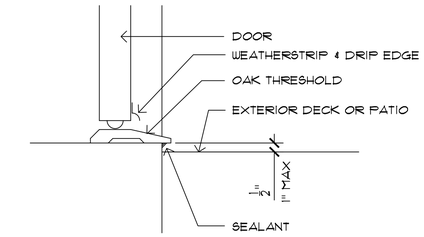
1. ALL GLAZING TO BE DOUBLE GLAZED, TEMP'D. U.O.N.
2. INTERIOR DOORS TO BE STAIN GRADE, CLEAR ALDER, U.O.N.
3. EXTERIOR PATIO DOORS AND SWINGING DOORS TO MATCH WINDOWS, U.O.N.
4. EXTERIOR GLAZED DOORS TO COMPLY WITH CBC SECTION 708A REQUIREMENTS.
5. EXTERIOR DOORS TO COMPLY WITH CBC SECTION 708A.3 REQUIREMENTS.

WINDOW SCHEDULE

MARK	SIZE	LOCATION	TYPE	REMARKS
A	2'-8"x2'-8"	PANTRY	CASEMENT	
B	2'-0"x7'-0"	ENTRY	FIXED	TEMP'D
C	2'-0"x3'-0"	ENTRY	FIXED	TEMP'D
D	3'-6" x 3'-0"	ENTRY	FIXED	TEMP'D
E	2'-0"x7'-0"	ENTRY	FIXED	TEMP'D
F	2'-0"x3'-0"	ENTRY	FIXED	TEMP'D
G	PR 3'-0"x5'-0"	BEDROOM 2	CASEMENT	
H	PR 3'-0"x5'-0"	BEDROOM 2	CASEMENT	W/ 3020 FIXED TEMP TRANSOM, EGRESS
J	2'-0"x2'-0"	BATH 2	CASEMENT	TEMP'D
K	2'-0"x2'-0"	BATH 3	CASEMENT	TEMP'D
L	3 2'-6"x4'-6"	BEDROOM 3	TPL CSMT	XOX
M	3'-0"x5'-0"	BEDROOM 3	CASEMENT	
N	2'-0"x2'-0"	PRIMARY CLOSET	CASEMENT	
P	2'-0"x2'-0"	PRIMARY CLOSET	CASEMENT	
Q	PR 2'-0"x5'-0"	PRIMARY BATH	DBL CSMT	TEMP'D
R	PR 2'-0"x5'-0"	PRIMARY BATH	DBL CSMT	TEMP'D
S	2'-0"x6'-0"	PRIMARY BATH	CASEMENT	TEMP'D
T	PR 2'-0"x6'-0"	PRIMARY BATH	DBL CSMT	TEMP'D
U	3 2'-6"x4'-6"	PRIMARY BEDRM	TPL CSMT	W/ 3 2620 AWNING BELOW, XOX
V	1'-6"x1'-6"	GREAT ROOM	FIXED	
W	1'-6"x1'-6"	GREAT ROOM	FIXED	
X	1'-6"x1'-6"	GREAT ROOM	FIXED	
Y	1'-6"x1'-6"	GREAT ROOM	FIXED	
Z	2'-8"x9'-0"	GREAT ROOM	FIXED	TEMP'D
AA	2'-8"x4'-0"	GREAT ROOM	FIXED	TEMP'D
BB	5'-4"x4'-0"	GREAT ROOM	FIXED	TEMP'D
CC	2'-8"x9'-0"	GREAT ROOM	FIXED	TEMP'D
DD	2'-8"x4'-0"	GREAT ROOM	FIXED	TEMP'D
EE	PR 3'-0"x5'-0"	LAUNDRY	CASEMENT	
FF	PR 3'-0"x5'-0"	GARAGE	CASEMENT	
GG	2'-0"x2'-0"	STORAGE	CASEMENT	
HH	2'-6"x4'-6"	KITCHEN	FIXED	SKYLIGHT, VELUX FCM3055
JJ	2'-0"x2'-0"	PRIMARY BATH	CASEMENT	TEMP'D
KK	2'-0"x2'-0"	PRIMARY BATH	CASEMENT	TEMP'D

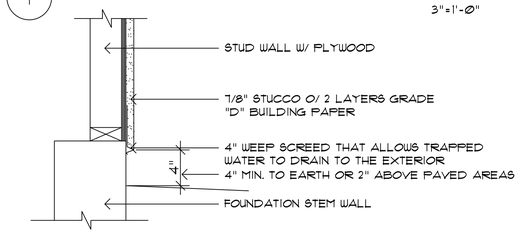
WINDOW NOTES:

1. ALL GLAZING TO BE DOUBLE GLAZED W/ TEMP'D EXTERIOR LITE. U.O.N. TO MEET WUI STANDARDS (CBC 708A)
2. ALL GLAZING TO BE LOW "E" GLASS
3. PATIO AND EXTERIOR SWINGING DOORS TO MATCH SASH COLOR
4. ALL DOORS AND WINDOWS TO HAVE A 2" NAILING FIN.



1 DOOR SILL

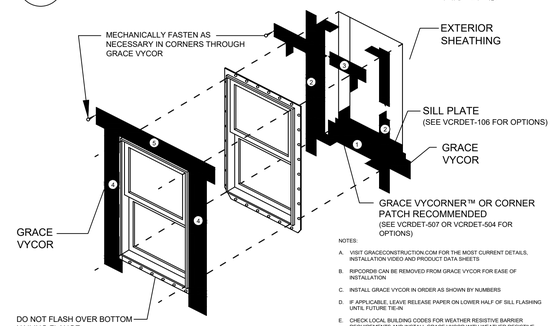
3"=1'-0"



NOTE: PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3 COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH. CBC SECTION 2512.1

2 WEEP SCREED

1 1/2"=1'-0"



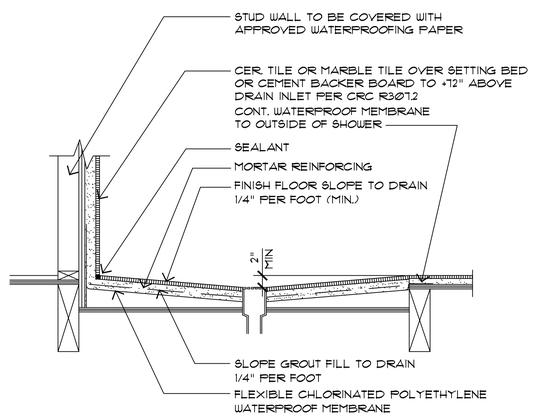
NOTES:

A. VISIT GRACECONSTRUCTION.COM FOR THE MOST CURRENT DETAILS, INSTALLATION VIDEO AND PRODUCT DATA SHEETS
B. RIPCORD® CAN BE REMOVED FROM GRACE VYCOR FOR EASE OF INSTALLATION
C. INSTALL GRACE VYCOR IN ORDER AS SHOWN BY NUMBERS
D. IF APPLICABLE, LEAVE RELEASE PAPER ON LOWER HALF OF SILL FLASHING UNTIL FUTURE TIE-IN
E. CHECK LOCAL BUILDING CODES FOR WEATHER RESISTIVE BARRIER REQUIREMENTS AND INSTALL GRACE VYCOR WITH WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS
F. DETAIL ALSO RELEVANT FOR GRACE VYCOR VW AND VYCOR BUTYL

GRACE Construction Products www.graceconstruction.com toll free 866.333.3726	FLANGED WINDOW - OPTION 3 SEVERE EXPOSURE **GRACE VYCOR® SELF-ADHERED FLASHING**	Drawing: VCRDET-103 Scale: Not to scale Effective Date: 01/31/07 Supersedes: 09/01/05

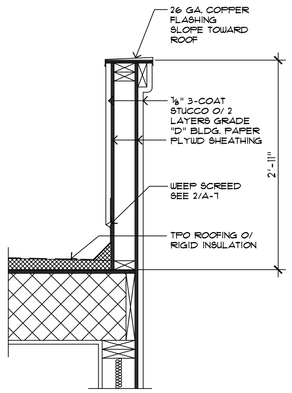
3 WINDOW FLASHING

NTS



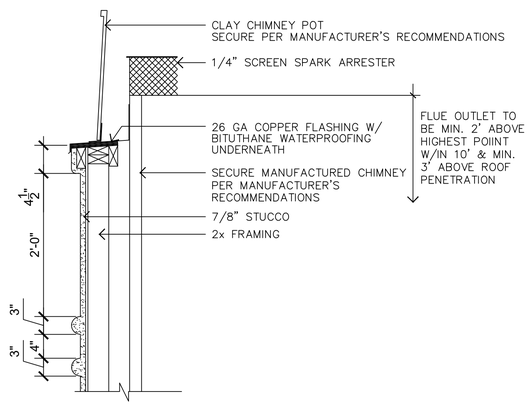
4 SHOWER DETAIL

1"=1'-0"



5 PARAPET

NTS



6 CHIMNEY

1"=1'-0"

REVISIONS	
NO.	DATE

WILLIAM CARL MEFFORD — LICENSED ARCHITECT — No. C-22893 — NOV. 30, 2025 RENEWAL DATE — STATE OF CALIFORNIA

1/13/2025 SIGNED DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950

(831) 373-4567 LICENSE # C-22893

DOOR & WINDOW SCHEDULES

NEW RESIDENCE FOR:

Mr. & Mrs. Mirchandani

7586 PASEO VISTA MONTEREY

APN 259-171-011

DATE: 1/13/2025	SHEET TITLE: SCHEDULES DETAILS
PROJECT NO. 23008	
DRAWN BY:	SHEET NO. A-8
CHECKED BY:	OF FORTY NINE SHEETS

FIXTURE "A"

thegreatoutdoors

Image Key Name: **8763-66-L.jpg**

Merrimack™ - 1 Light LED Wall Mount

Item #:	8763-66-L
UPC Code:	747395087122
Product Family Name:	Merrimack™
Finish:	Black
Category:	OUTDOOR WALL MOUNT
Category Type:	
Certification:	3195126
Patents:	
Notes:	

LED | Dark Sky | Wet Location | ETL Intertek

MEASUREMENTS

Width:	10
Length:	
Height:	20
Extension:	13
Height Adjustable:	NO
Min Overall Height:	
Max Overall Height:	
Shade:	NO
Wire Length:	7
Chain Length:	
Safety Cable Included:	NO
Net Weight:	7.81
Canopy Width:	
Canopy Height:	
Canopy Length:	
Center to Bottom:	12.75
Backplate Width:	6.25
Backplate Height:	13.0
Center to Top:	7.25
Power:	

LAMPING

No. of Bulbs:	1
Max Bulb Wattage:	10
Light Type:	LAD3/4MODULE
Socket:	LED MODULE
Dimmable:	NO
Ballast:	
Rated Life Hours:	30000
Pressure Included:	NO
Bulb/LED Included:	Y
Bulb/LED Included:	YES
Color Temp.:	2700
CRI:	78
Initial Lumens:	450.0
Delivered Lumens:	229.8

GLASS

Description:	
Material:	GLASS
Parts No.:	68763
Quantity:	1
Width:	
Height:	
Length:	

SHIPPING

Carton Width:	13.0
Carton Height:	23.25
Carton Length:	14.5
Carton Weight:	10.208
Carton Cubic Feet:	2.536
Small Package Shippable:	YES
Master Pack Width:	
Master Pack Height:	
Master Pack Length:	
Master Pack Weight:	
Master Cubic Feet:	
Multi-Pack:	
Master Pack:	1

⚠ WARNING: Only a licensed electrician should connect up an electrical or electronic product. Incorrect wiring may result in fire, electric shock or injury to persons. Turn off electricity at the mains before you start. Ensure that all wiring complies with all local electrical codes. Ensure that the earth wire is connected correctly.

For products with CE marking: please see Declaration of Conformity (Doc. No. C-22893). This CE mark is only applicable to products destined for the European Union. Products with CE marking comply with the EMC Directive (2004/108/EC) and the Low Voltage Directive (2006/95/EC). Compliance is demonstrated to the following standards: EN55015:2006+A1:2007, EN61547:2009, EN61000-3-2:2006+A2:2009, EN61000-3-3:2008.

FIXTURE "B"

thegreatoutdoors

Image Key Name: **8761-66-L.jpg**

Merrimack™ - 1 Light Wall Mount

Item #:	8761-66-L
UPC Code:	747395087108
Product Family Name:	Merrimack™
Finish:	Black
Category:	OUTDOOR WALL MOUNT
Category Type:	
Certification:	3195126
Patents:	
Notes:	

LED | Dark Sky | Wet Location | ETL Intertek

MEASUREMENTS

Width:	6.25
Length:	
Height:	12.25
Extension:	.775
Height Adjustable:	NO
Min Overall Height:	
Max Overall Height:	
Shade:	NO
Wire Length:	7
Chain Length:	
Safety Cable Included:	NO
Net Weight:	3.91
Canopy Width:	
Canopy Height:	
Canopy Length:	
Center to Bottom:	6.13
Backplate Width:	4.25
Backplate Height:	9.25
Center to Top:	6.13
Power:	

LAMPING

No. of Bulbs:	1
Max Bulb Wattage:	10
Light Type:	3/4 LED
Socket:	YES LED MODULE
Dimmable:	NO
Ballast:	
Rated Life Hours:	30000
Pressure Included:	NO
Bulb/LED Included:	Y
Bulb/LED Included:	YES
Color Temp.:	2700
CRI:	82
Initial Lumens:	800.0
Delivered Lumens:	392.21

GLASS

Description:	CLEAR HAMMERED
Material:	GLASS
Part No.:	68765
Quantity:	1
Width:	5.5
Height:	6.25
Length:	

SHIPPING

Carton Width:	7.5
Carton Height:	14.0
Carton Length:	9.0
Carton Weight:	4.29
Carton Cubic Feet:	0.540
Small Package Shippable:	YES
Master Pack Width:	
Master Pack Height:	
Master Pack Length:	
Master Pack Weight:	
Master Cubic Feet:	
Multi-Pack:	
Master Pack:	1

⚠ WARNING: Only a licensed electrician should connect up an electrical or electronic product. Incorrect wiring may result in fire, electric shock or injury to persons. Turn off electricity at the mains before you start. Ensure that all wiring complies with all local electrical codes. Ensure that the earth wire is connected correctly.

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LIGHTING LEGEND

A MINKA LAVERY MERRIMACK 8763-66-L

B MINKA LAVERY MERRIMACK 8761-66-L

C JUNO 2130-WWH 3000K LED

D HINKLEY SILO 13590AZ-LL

FIXTURE "C"

G1.4.70

5" TC 900 LUMEN LED DOWNLIGHT NEW CONSTRUCTION

TC20LED (G4 09LM) RECESSED HOUSING

LENSED TRIMS

ORDERING INFORMATION Housing and trim can be ordered together or separate, but will always ship separately.

Example: 6RSS14-WHCB TC900LWW2 7CRI

Series	Generation	Lumens	Color Temperature	CRI	Voltage/Driver
TC20LED 5" LED Downlight Round Housing	**G4** Generation 4	**09LM** 900 Nominal Lumens	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K	**90CRI** 90+ CRI	**WHDLT 2120** dim/mid: 9.2(277), 0.1(A), 11W, dim **WHDLT 2121** dim/mid: 9.2(277), 0.1(A), 7W, dim **WHDLT 2210** dim/mid: 1.7(120), 0.4(A)(277), 11W, dim **WHDLT 2211** dim/mid: 1.7(120), 0.4(A)(277), 7W, dim **WHDLT 2220** dim/mid: 2.3(120), Lutron Hi-Lume EcoSystem, 7W, Dimming

Emergency Battery	Territory
EB Emergency Battery	**CP** Canopy Plastic

Note: Canopy Powered EB is not available with emergency driver (EB1)
Note: Lutron Driver (WHDLT 2220) is not available with emergency battery (eb1, EB)

★ = Longer Lead Time (Optional, additional charge). Ship Time: contact factory.

Trim/Description

5" TC	31WH WH *	5" Lensed Flat Glass Downlight Trim - White
	31WH SC *	5" Lensed Flat Glass Downlight Trim - Satin Chrome
	31WH ABZ *	5" Lensed Flat Glass Downlight Trim - Classic Aged Bronze
5" TC	31SW WH *	5" Lensed Frosted Inside with Clear Optical Trim - White
	31SW SC *	5" Lensed Frosted Inside with Clear Optical Trim - Satin Chrome
	31SW ABZ	5" Lensed Frosted Lens with Clear Optical Trim - Classic Aged Bronze
5" TC	31SB WHWH *	5" Lensed Baffle with Regressed Frosted Diffusing Lens Trim - White Baffle, White Diffusing
	31SB BBBK *	5" Lensed Baffle with Regressed Frosted Diffusing Lens Trim - Black Baffle, Black Diffusing
5" TC	31BF ABZ *	5" Lensed Beveled Frame with Frosted Diffusing Lens Trim - Classic Aged Bronze
	31BF SC *	5" Lensed Beveled Frame with Frosted Diffusing Lens Trim - Satin Chrome
	31BF WH *	5" Lensed Beveled Frame with Frosted Diffusing Lens Trim - White

Limited three-year warranty.
* Some trim finishes require additional time for delivery.
See Spec Sheet TC20LED for a complete list of trim finishes.
Note: For 2" trim finishes, please see Spec Sheet TC20LED2.
Note: For 6" trim finishes, please see Spec Sheet TC20LED6.
7CRI: 90 CRI minimum and 7 CRI minimum R9 value. Average Rf 93, Rg 99.
Note: Trim and housing must be ordered for minimum or Underground CE warranty.

Accessories (ordered separately):

Catalog Number	Description
HB1	Two (2) 2.7"-3.5" Adjustable Bar Hangers
HB36	Two (2) 36" Fixed Bar Hangers
HB60	Two (2) 60" Fixed Bar Hangers
LB37	Two (2) 37" Linear Bar Hangers
LEDOPTIC55 WHL	Medium Flood Optic (55°)
LEDOPTIC55 NHL	Narrow Flood Optic (32°)
LEDOPTIC55 SP	Spot Optic (15°)

* Accessory - specify color for ordering purposes.

COASTAL ELEMENTS collection

FIXTURE "D"

SILO

SMALL DOWN LIGHT WALL MOUNT LANTERN

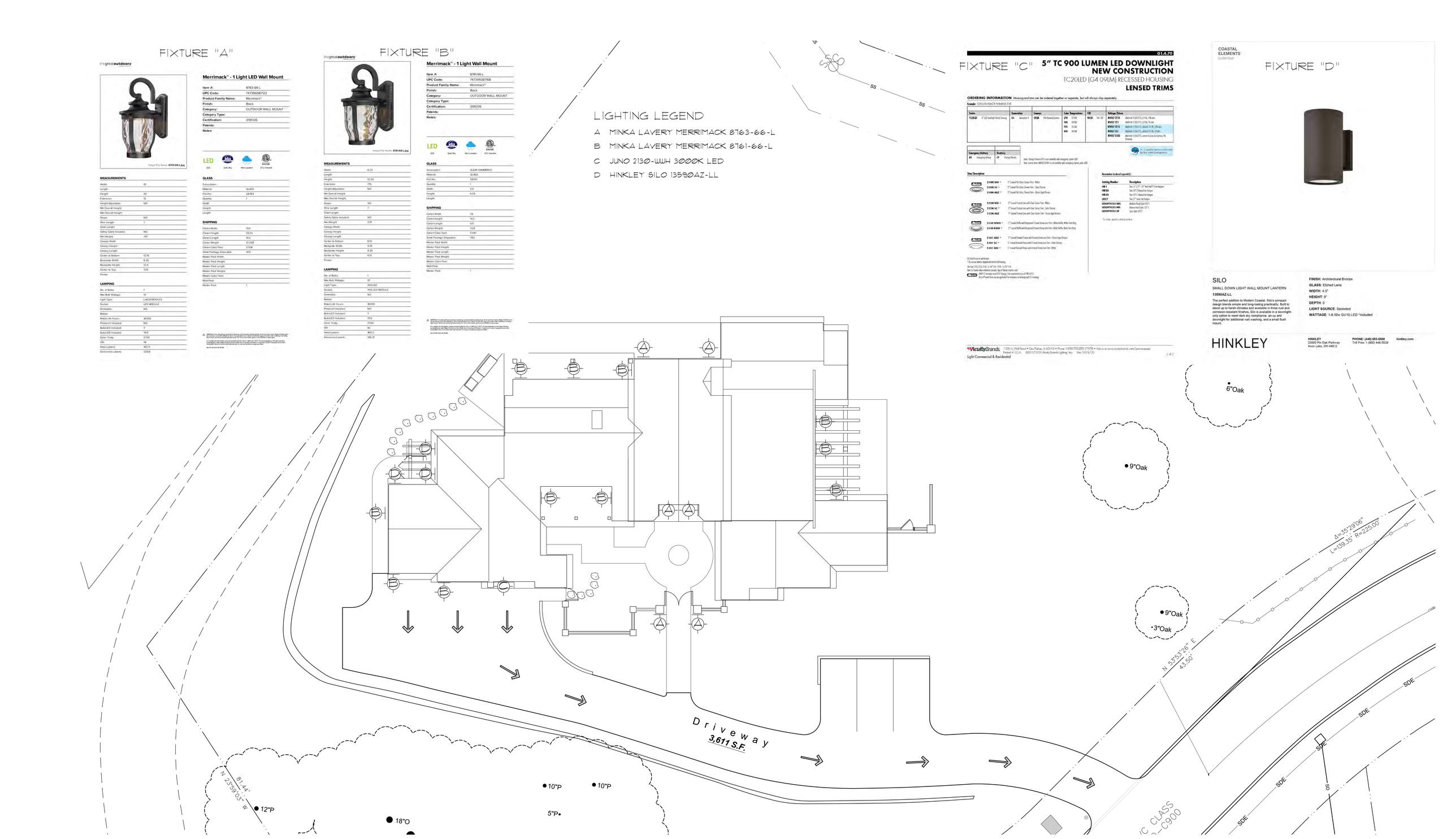
13590AZ-LL

The perfect addition to Modern Coastal, Silo's compact design blends simple and long-lasting practicality. Built to stand up to harsh climates and available in three rust and corrosion-resistant finishes, Silo is available in a downlight-only option to meet dark sky compliance, an up and downlight for additional wall washing, and a small flush mount.

FINISH: Architectural Bronze
GLASS: Etched Lens
WIDTH: 4.5"
HEIGHT: 8"
DEPTH: 0
LIGHT SOURCE: Socketed
WATTAGE: 1-6.5Ow GU10 LED *Included

HINKLEY

HINKLEY
32000 Pin Oak Parkway
Avon Lake, OH 44012
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539
hinkley.com



REVISIONS	
NO.	DATE

LICENSED ARCHITECT WILLIAM CARL MEFFORD No. C-22893 NOV. 30, 2025 RENEWAL DATE STATE OF CALIFORNIA

1/13/2025 SIGNED DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

SITE LIGHTING PLAN

SCALE: 1" = 10'

NEW RESIDENCE FOR:

Mr. & Mrs. Mirchandani

7586 PASEO VISTA MONTEREY

APN 259-171-011

DATE: 1/13/2025	SHEET TITLE: SITE LIGHTING
PROJECT NO. 23008	
DRAWN BY:	SHEET NO. SL-1
CHECKED BY:	OF FORTY NINE SHEETS

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rafter tail & beams



copper gutters-downspouts





spanish clay tile roof custom blend



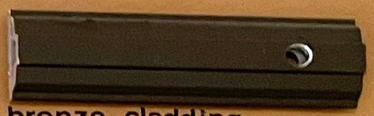


walls – mission finish



exterior spanish tile





bronze cladding

Casa Miramar

7586 Paseo Vista Monterra

APN 259-171-011

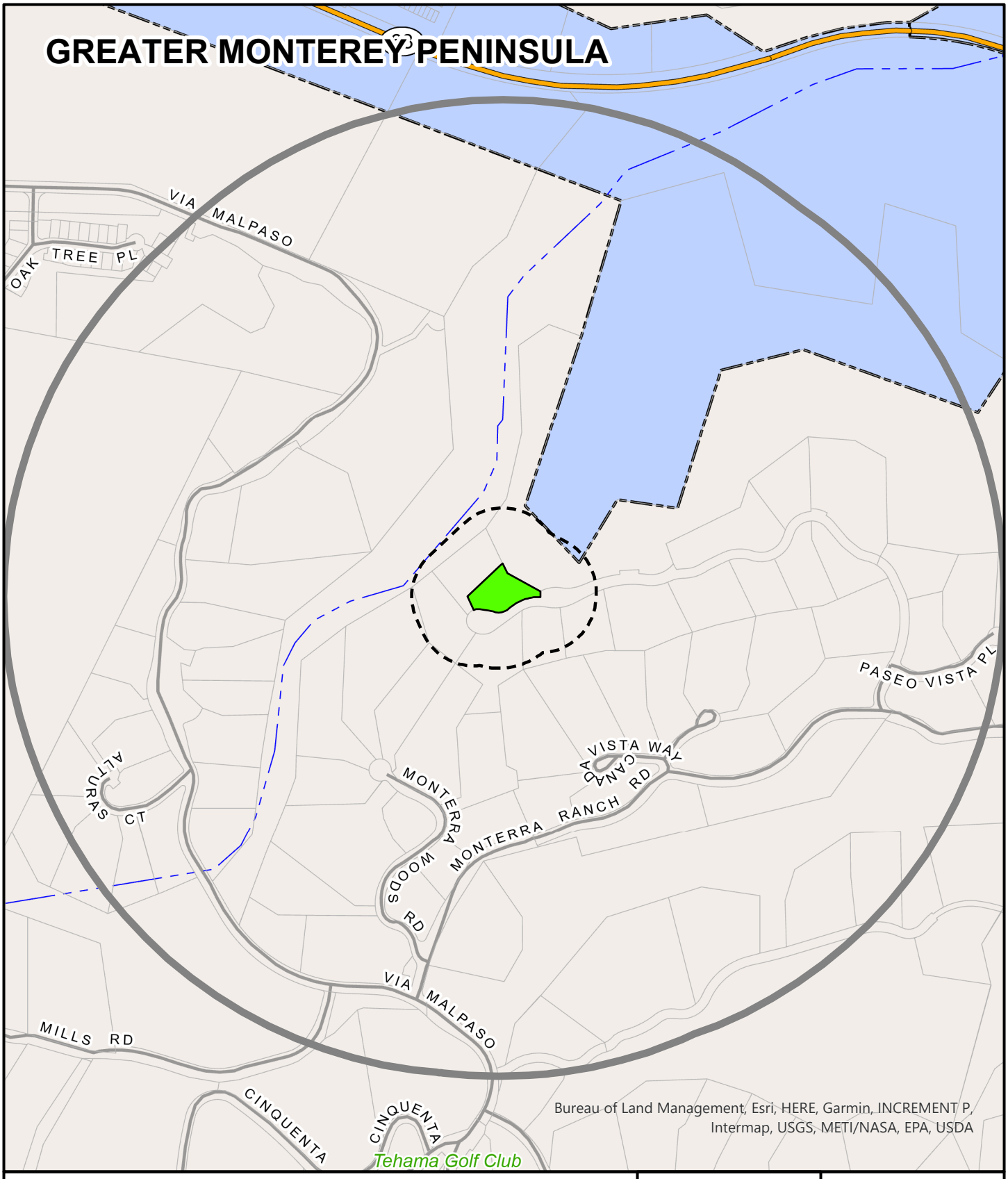


exterior doors & windows bronze

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Exhibit B

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APPLICANT: MIRCHANDANI

APN: 259171011000 **FILE #** PLN250021

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: HERNANDEZ D

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Introduced: 6/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN250058 - SERWIN BRAD & LISA TRS

Administrative Hearing to consider construction of a 3,674 square foot single family dwelling, new 751 square foot three-car garage, new 989 square foot terrace, new retaining walls and new detached prefabricated 651 square foot accessory shed with no permanent electrical; grading to consist of 1260 cubic yards of excavation and 540 cubic yards of fill. Colors and materials to consist of gravel roof (grey), exterior stucco siding (Benjamin Moore Sherwood Tan), aluminum doors & windows (Dark Bronze), steel garage doors (Dark Bronze), trim (Metal Fascia Black), wood/metal fencing (Natural Oak/White), stacked boulder patio walls (Hollister Granite), and concrete entry gate (black metal). The property is located at 24 Tehama, Carmel (Assessor's Parcel Number 169-421-045-000), Carmel Valley Master Plan.

Project Location: 24 Tehama, Tehama Phase 3, lot 10 Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303.

RECOMMENDATION:

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2: and
b. Approve an Administrative Permit and Design Approval to allow the construction of a 3,674 square foot single family dwelling, new 751 square foot three-car garage, new 989 square foot terrace, new retaining walls and new detached prefabricated 651 square foot accessory shed with no permanent electrical; grading to consist of 1260 cubic yards of excavation and 540 cubic yards of fill. Colors and materials to consist of gravel roof (grey), exterior stucco siding (Benjamin Moore Sherwood Tan), aluminum doors & windows (Dark Bronze), steel garage doors (Dark Bronze), trim (Metal Fascia Black), wood/metal fencing (Natural Oak/White), stacked boulder patio walls (Hollister Granite), and concrete entry gate (black metal).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION:

Agent: Joel Panzer, Maureen Wruck Planning Consultants LLC

Property Owner: Lisa and Brad Serwin TRS

APN: 169-421-045-000

Parcel Size: 14.791 acres

Zoning: "RDR/10-D-S-RAZ" Rural Density Residential/ 10 acres per unit-Design Control District-Site Plan Review-Residential Allocation Zoning

Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes

SUMMARY:
Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution **(Exhibit A)**. Please read these carefully and contact the Permit Technician if you have any questions.

On July 2, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 p.m. on July 1, 2025. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT, AND NO MORE THAN 500 SQUARE FEET OF DEVELOPMENT ON SLOPES IN EXCESS OF 25% ASSOCIATED WITH THIS PERMIT.

Prepared by: Stacy Giles, Permit Technician II
Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Stacy Giles, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Lisa and Brad Serwin, Property Owner; Joel Panzer, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250058.

County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 25-031

July 02, 2025

Introduced: 6/24/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250058 - SERWIN BRAD & LISA TRS

Administrative Hearing to consider construction of a 3,674 square foot single family dwelling, new 751 square foot three-car garage, new 989 square foot terrace, new retaining walls and new detached prefabricated 651 square foot accessory shed with no permanent electrical; grading to consist of 1260 cubic yards of excavation and 540 cubic yards of fill. Colors and materials to consist of gravel roof (grey), exterior stucco siding (Benjamin Moore Sherwood Tan), aluminum doors & windows (Dark Bronze), steel garage doors (Dark Bronze), trim (Metal Fascia Black), wood/metal fencing (Natural Oak/White), stacked boulder patio walls (Hollister Granite), and concrete entry gate (black metal). The property is located at 24 Tehama, Carmel (Assessor's Parcel Number 169-421-045-000), Carmel Valley Master Plan.

Project Location: 24 Tehama, Tehama Phase 3, lot 10 Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303.

RECOMMENDATION:

It is recommended that the HCD Chief of Planning adopt a resolution to:

a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2: and
b. Approve an Administrative Permit and Design Approval to allow the construction of a 3,674 square foot single family dwelling, new 751 square foot three-car garage, new 989 square foot terrace, new retaining walls and new detached prefabricated 651 square foot accessory shed with no permanent electrical; grading to consist of 1260 cubic yards of excavation and 540 cubic yards of fill. Colors and materials to consist of gravel roof (grey), exterior stucco siding (Benjamin Moore Sherwood Tan), aluminum doors & windows (Dark Bronze), steel garage doors (Dark Bronze), trim (Metal Fascia Black), wood/metal fencing (Natural Oak/White), stacked boulder patio walls (Hollister Granite), and concrete entry gate (black metal).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION:

Agent: Joel Panzer, Maureen Wruck Planning Consultants LLC
Property Owner: Lisa and Brad Serwin TRS
APN: 169-421-045-000
Parcel Size: 14.791 acres
Zoning: "RDR/10-D-S-RAZ" Rural Density Residential/ 10 acres per unit-Design Control District-Site Plan Review-Residential Allocation Zoning

Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes

SUMMARY:
Staff is recommending approval of the Administrative Permit and Design Approval subject to the Findings and Evidence in the Resolution **(Exhibit A)**. Please read these carefully and contact the Permit Technician if you have any questions.

On July 2, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project or its finding, based on a substantive issue, is 5:00 p.m. on July 1, 2025. The permit will be administratively approved the following day, if we do not receive any written comments by deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

THIS ADMINISTRATIVE PERMIT IS COMBINED WITH A CONSTRUCTION PERMIT AS A COMBO PERMIT: A PREVIOUSLY CERTIFIED EIR FOR THE SUBDIVISION ANALYZED RESOURCES AND ESTABLISHED BUILDING ENVELOPES ON EACH LOT. THERE IS NO TREE REMOVAL THAT IS DISCRETIONARY, NO ADDITIONAL IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT, AND NO MORE THAN 500 SQUARE FEET OF DEVELOPMENT ON SLOPES IN EXCESS OF 25% ASSOCIATED WITH THIS PERMIT.

Prepared by: Stacy Giles, Permit Technician II
Reviewed and approved by: Elizabeth Gonzales, Permit Center Manager

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Stacy Giles, Permit Technician II; Elizabeth Gonzales, Permit Center Manager; Lisa and Brad Serwin, Property Owner; Joel Panzer, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN250058.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
SERWIN BRAD & LISA TRS (PLN250058)
RESOLUTION NO. ----
Resolution by the Monterey County HCD Chief of Planning:

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines Section and there are no exceptions pursuant to Section 15300.2; and
2) Approving an Administrative Permit and Design Approval to allow the construction of a 3,674 square foot single family dwelling, new 751 square foot three-car garage, new 989 square foot terrace, new retaining walls and new detached prefabricated 651 square foot accessory shed with no permanent electrical; grading to consist of 1260 cubic yards of excavation and 540 cubic yards of fill. Colors and materials to consist of gravel roof (grey), exterior stucco siding (Benjamin Moore Sherwood Tan), aluminum doors & windows (Dark Bronze), steel garage doors (Dark Bronze), trim (Metal Fascia Black), wood/metal fencing (Natural Oak/White), stacked boulder patio walls (Hollister Granite), and concrete entry gate (black metal).

[PLN250058 Serwin, 24 Tehama, Lot 10 Tehama Subdivision Phase 3 Tract 1445, Carmel Valley Master Plan (APN: 169-421-045-000)]

The SERWIN BRAD & LISA TRS application (PLN250058) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on July 2, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval (Attachment 1) and project plans (Attachment 2), the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of the review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
- Carmel Valley Master Plan; and
- Monterey County Zoning Ordinance (Title 21).

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

b) Project. The project proposes the construction of a 3,674 square foot single family dwelling, new 751 square foot three-car garage, new 989 square foot terrace, new retaining walls and new detached prefabricated 651 square foot accessory shed with no permanent electrical; grading to consist of 1260 cubic yards of excavation and 540 cubic yards of fill.

c) Allowed Use. The property is located at 24 Tehama, Carmel, Carmel Valley Master Plan, 169-421-045-000. The parcel is zoned Rural-Density Residential, 10 Acres per Unit; Design Control District Overlay, Site Plan Review, and Residential Allocation Zoning [RDR/10-D-S-RAZ]. Site Plan Review zoning allows residential development as a principal use, subject to granting an Administrative Permit. A site plan was included in the application showing the location and design of the proposed development and demonstrating that it is appropriate for the site. The project is consistent with the requirements for the Residential Allocation Zoning District. The proposed project is the only dwelling unit proposed on this parcel. No subdivision is proposed, and the new dwelling will be located on an existing legal lot of record in the Tehama Subdivision Phase 3. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject 14.791-acre parcel (644,327 square feet), Assessor's Parcel Number 169-421-045-000, is identified in its current configuration in (Volume 23 C&T page 9 lot 10). Additionally, within the Tehama Subdivision – Phase 3 Tract 1445. Therefore, the County recognizes the subject property as a legal lot of record.

e) Design/Neighborhood and Community Character. The zoning of the subject property includes a Design Control overlay ("D) which is intended to regulate the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. Colors and materials to consist of gravel roof (grey), exterior stucco siding (Benjamin Moore Sherwood Tan), aluminum doors & windows (Dark Bronze), steel garage doors (Dark Bronze), trim (Metal Fascia Black), wood/metal fencing (Natural Oak/White), stacked boulder patio walls (Hollister Granite), and concrete entry gate (black metal). The project, as designed, assures the protection of the public viewshed, is consistent

with the neighborhood character, and blends in with the surrounding areas. The project design, colors, and materials are consistent with those of other residences and structures in the Tehama Subdivision Phase 3.

f) Development Standards. As proposed, the project meets all required development standards. The development standards for the Rural-Density Residential Zoning District are identified in MCC Section 21.16.020. The minimum setbacks for main structures in the RDR district are 30 feet (front), to a maximum required of 20 feet side and 20 feet rear setback. The maximum allowed height is 30 feet. The proposed project has a maximum height of 14 feet and is within the building envelope established for the proposed site. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located.
The allowable maximum site coverage is 25 percent. The subject property is 644,327 square feet, allowing site coverage of 161,082 square feet at the assigned building envelope. The proposed project would result in structural site coverage of 7,201 square feet (1.12% percent), therefore meeting the coverage standard.

g) The project planner verified that the project on the subject parcel conforms to the plans listed above.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250058.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations. There has been no indication from these departments/agencies that the site is not suitable for the development.

b) The project planner verified that the site is suitable for this use.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250058.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. There are no project conditions as the staff has ensured that the proposed project will

not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. Cañada Woods Water/Sewer District will serve the proposed project as the water connection and have a new 1,500-gallon on-site wastewater treatment system.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250058.

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

EVIDENCE:

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

b) Staff researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250058.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the development of the new single-family dwelling and accessory structures within residentially zoned areas.

b) The project consists of a new single-family dwelling. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

c) None of the exceptions under CEQA Guidelines Section 15303.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact.

d) No adverse environmental effects were identified during the staff review of the development application during a site visit on May 28, 2025.

e) See supporting Findings Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250058.

6. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Planning Commission.

EVIDENCE:

a) Pursuant to Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21).

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
2. Approve the Administrative Permit and Design Approval to allow the construction of a 3,674 square foot single family dwelling, new 751 square foot three-car garage, new 989 square foot terrace, new retaining walls and new detached prefabricated 651 square foot accessory shed with no permanent electrical; grading to consist of 1260 cubic yards of excavation and 540 cubic yards of fill. Colors and materials to consist of gravel roof (grey), exterior stucco siding (Benjamin Moore Sherwood Tan), aluminum doors & windows (Dark Bronze), steel garage doors (Dark Bronze), trim (Metal Fascia Black), wood/metal fencing (Natural Oak/White), stacked boulder patio walls (Hollister Granite), and concrete entry gate (black metal); all of these are in general conformance with the attached sketch (Attachment 2) and subject to the attached conditions (Attachment 1)**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 2nd day of July 2025.

_____

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN250058

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN250058) allows for the construction of a 3,674 square foot single family dwelling, new 751 square foot three-car garage, new 989 square foot terrace, new retaining walls and new detached prefabricated 651 square foot accessory shed with no permanent electrical; grading to consist of 1260 cubic yards of excavation and 540 cubic yards of fill. Colors and materials to consist of gravel roof (grey), exterior stucco siding (Benjamin Moore Sherwood Tan), aluminum doors & windows (Dark Bronze), steel garage doors (Dark Bronze), trim (Metal Fascia Black), wood/metal fencing (Natural Oak/White), stacked boulder patio walls (Hollister Granite), concrete entry gate (black metal), exterior siding stucco (Cream/Tan). The property is located at 24 Tehama Carmel (Assessor's Parcel Number 169-421-045-000), Carmel Valley Master 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A n Administrative Permit (Resolution Number _____) was approved by Director of Planning for Assessor's Parcel Number 169-421-045-000 on July 2, 2025. The permit was granted subject to 2 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

signum
architecture



JANUARY 31, 2025
BUILDING PERMIT SET SET

CARMEL
SERWIN RESIDENCE

24 TEHAMA
CARMEL, CA 93923
A.P.N. 169-421-045

JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
1675 2nd St, Napa, CA 94559

These drawings are the property of Signum Architecture and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location.

CARMEL
SERWIN RESIDENCE

24 TEHAMA
CARMEL, CA 93923
APN 169-421-045

PROJECT NUMBER	2314
DATE	01/31/2025
CHECKED BY	JCF
DRAWN BY	AVH
SCALE	AS NOTED

REVISIONS

100% SCHEMATIC DESIGN	08/07/2024
DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

SHEET NAME

TITLE SHEET

SHEET NUMBER

G0.01

BUILDING PERMIT

GENERAL NOTES

1.1 APPLICABLE BUILDING CODES: TITLE 24

PART 1: 2022 BUILDING STANDARDS ADMINISTRATIVE CODE

PART 2.5: 2022 CALIFORNIA RESIDENTIAL BUILDING CODE

PART 3: 2022 CALIFORNIA ELECTRICAL CODE

PART 4: 2022 CALIFORNIA MECHANICAL CODE

PART 5: 2022 CALIFORNIA PLUMBING CODE

PART 6: 2022 CALIFORNIA ENERGY CODE

~~PART 7: 2022 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE~~

~~PART 8: 2022 CALIFORNIA HISTORICAL BUILDING CODE~~

PART 9: 2022 CALIFORNIA FIRE CODE

~~PART 10: 2022 CALIFORNIA EXISTING BUILDING CODE~~

PART 11: 2022 CALIFORNIA GREEN BUILDING CODE

PART 12: 2022 CALIFORNIA REFERENCED STANDARDS CODE

1.2 THE CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE AND A PERFORMANCE BOND IN THE AMOUNT OF THE COST OF CONSTRUCTION.

1.3 THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR, EXCEPTION: ROOF SHALL BE GUARANTEED FROM LEAKAGE FOR A MINIMUM OF TWO YEARS OR AS SPECIFIED.

1.4 THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY SIGNUM ARCHITECTURE OF DISCREPANCIES.

1.5 CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V. AND GAS PRIOR TO STARTING CONSTRUCTION.

1.6 VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.

1.7 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY SIGNUM ARCHITECTURE FOR CLARIFICATION.

1.8 ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE DESIGNER'S INITIAL OR SIGNATURE. SIGNUM ARCHITECTURE SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.

1.9 ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD SIGNUM ARCHITECTURE HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND ACCEPTABLE STANDARDS.

1.10 THESE DRAWINGS ARE THE PROPERTY OF SIGNUM ARCHITECTURE AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN AT THE LOCATION SHOWN ON THESE PLANS.

1.11 SIGNUM ARCHITECTURE SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

1.12 SIGNUM ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.

1.13 ITEMS REQUIRED BY TITLE 24 "ENERGY CONSERVATION STANDARDS" SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC). EQUIPMENT REQUIRING SCHEDULED MAINTENANCE FOR EFFICIENT OPERATION IS TO BE FURNISHED WITH COMPLETE PRINTED MAINTENANCE INSTRUCTIONS. (EDITION 2001)

1.14 ~~REFER TO THE PROJECT MANUAL FOR DETAILED SPECIFICATIONS, MASTER CONTROL SYSTEM INTERFACE REQUIREMENTS and INPUT/OUTPUT LISTS and REQUIREMENTS.~~

1.15 THE CONTRACTOR SHALL FURNISH ALL SYSTEMS COMPLETE AND WITH ALL ACCESSORIES REQUIRED FOR INSTALLATION IN ACCORDANCE WITH EXCELLENT AND ACCEPTABLE TRADE PRACTICE.

1.16 ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.

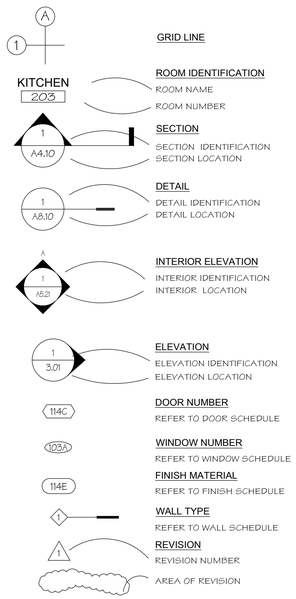
1.17 ALL APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATIONS SHALL AUTOMATICALLY EXPIRE. (R105.3.3 CRC)

1.18 ALL APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATIONS SHALL AUTOMATICALLY EXPIRE. (R105.3.3 CRC)

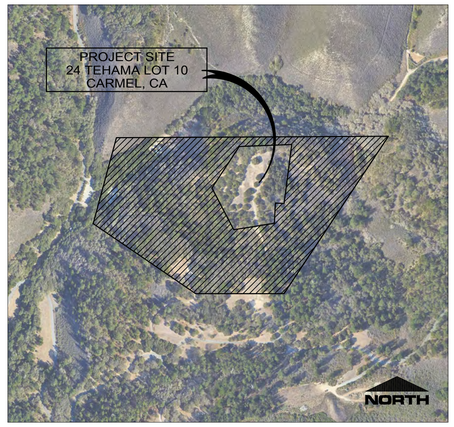
1.19 EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS.

1.20 THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

SYMBOLS AND REFERENCES



VICINITY MAP



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GENERAL	
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G0.05	EAST / WEST SITE SECTIONS
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T-2	ENERGY COMPLIANCE
T-3	ENERGY COMPLIANCE
T-4	LOW-RISE RES. MANDATORY MEASURES
CIVIL	
C1	GRADING PLAN TITLE SHEET
C2	OVERALL PROJECT SITE
C3	DRIVEWAY GRADING PLAN
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C5	SITE CROSS SECTIONS
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L0.03	FUEL MANAGEMENT PLAN
L1.00	LANDSCAPE SITE PLAN
L2.00	PLANTING PLAN
L3.00	IRRIGATION DIAGRAM
L3.01	IRRIGATION LEGEND
L3.02	IRRIGATION DETAILS
L3.03	IRRIGATION DETAILS
L4.00	LANDSCAPE PLANTING PLAN
L5.00	CONSRUCTION DETAILS
L5.01	CONSRUCTION DETAILS
ARCHITECTURAL	
A1.01	AREA PLAN
A1.02	OVERALL FLOOR PLAN
A2.11	FLOOR PLAN - GREAT ROOM & GUEST WING
A2.12	FLOOR PLAN - MASTER WING
A2.21	ROOF PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A4.01	BUILDING SECTIONS
A4.02	BUILDING SECTIONS
A4.03	BUILDING SECTIONS
A4.11	WALL SECTIONS
A4.12	WALL SECTIONS
A5.31	FIREPLACE DETAILS - LIVING ROOM
A5.32	FIREPLACE DETAILS - PATIO
A5.33	FIREPLACE SPECIFICATIONS - LIVING ROOM
A5.34	FIREPLACE SPECIFICATIONS - PATIO
A7.01	DOOR SCHEDULE
A7.02	WINDOW SCHEDULE
A8.01	ARCHITECTURAL DETAILS
A8.02	WINDOW DETAILS
A8.21	ROOF DETAILS
A8.31	ENTRY DESIGN
A8.41	ACCESSORY SHED
STRUCTURAL	
S0.0	GENERAL NOTES
S0.0	GENERAL NOTES
S1.0	TYP. CONCRETE DETAILS
S1.1	TYP. WOOD DETAILS
S1.2	TYP. WOOD DETAILS
S1.3	PLAN NOTES & LEGEND
S2.1A	FOUNDATION PLAN
S2.1B	FOUNDATION PLAN
S2.2A	ROOF FRAMING PLAN
S2.2B	ROOF FRAMING PLAN
S3.0	SECTIONS
S3.1	SECTIONS
S3.2	SECTIONS
S4.0	FRAMING DETAILS
S4.1	FRAMING DETAILS
S5.0	FRAMING DETAILS
S5.1	FRAMING DETAILS
S5.2	FRAMING DETAILS
WSWH2	STRONG-WALL FRAMING DETAILS
TJI1	TJI TRUSS DETAILS
MECHANICAL	
M0	GENERAL NOTES, SCHEDULES, & DETAILS
M1	MECHANICAL PLAN
M2	RADIANT ZONING PLAN
ELECTRICAL	
E1.01	ELECTRICAL SITE PLAN
E3.01	ELECTRIC PLAN - GREAT ROOM & GUEST WING
E3.02	ELECTRIC PLAN - MASTER WING
E5.01	SINGLE LINE DIAGRAM
PLUMBING	
P0	GENERAL NOTES, SCHEDULES, & DETAILS
P1	PLUMBING PLAN - WATER AND GAS
P2	PLUMBING PLAN - SEWER AND VENT

PROJECT INFORMATION

ADDRESS:	24 TEHAMA LOT 10 CARMEL, CALIFORNIA
ASSESSOR PARCEL #:	169-421-045-000
PARCEL SIZE:	15.43 ACRES
FLOOD ZONE:	N/A
ZONING DISTRICT:	RDR / 10-D-S-RAZ
BUILDING ENVELOPE:	2.2 ACRES
TOTAL SITE COVERAGE:	HOUSE: 3,674 SQ. FT. GARAGE: 751 SQ.FT. TERRACES: 989 SQ.FT.
FIRE HAZARD SEVERITY ZONE:	N/A
CONSTRUCTION:	TYPE - VB
# STORIES:	1

PROJECT DESCRIPTION

NEW CONSTRUCTION OF PRIVATE RESIDENCE ON PROPERTY CONSISTS OF A 2 BED/2.5 BATH PROGRAM W/3 CAR GARAGE.

UNDER SEP. PERMIT

* SOLAR / PV

DESIGN LOADS

DESIGN LOADS			
GENERAL		EARTHQUAKE LOAD	
BUILDING CODE	2020 CALIFORNIA BUILDING CODE	IMPORTANCE FACTOR	Ie = 1.0
RISK CATEGORY	II	SITE CLASS	C
DEAD LOAD		DESIGN CATEGORY	D
ROOF	21 PSF	SPECTRAL ACCELERATIONS	Ss = 1.305, S1 = 0.484
FIRST FLOOR	N/A	DESIGN ACCELERATIONS	SDS = 1.044, SD1 = 0.484
LIVE LOAD		RESPONSE MODIFICATION COEFFICIENT	R = 6.5 (LIGHT-FRAMED SHEATHED WALLS)
ROOF	20 PSF	ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE
TYPICAL FLOOR	40 PSF	SEISMIC RESPONSE COEFFICIENT	Cs = 0.16
WIND LOAD		REDUNDANCY FACTOR	r = 1.3
DESIGN WIND SPEED	92 MPH		
DESIGN PROCEDURE	DIRECTIONAL PROCEDURE		
EXPOSURE CATEGORY	B		
DIRECTIONALITY FACTOR	Kd = 0.85		
TOPOGRAPHIC FACTOR	Kzt = 1.07		

ABBREVIATIONS

&	AND	ELEV	ELEVATION OR	LB	POUND	SA	SUPPLY AIR
∠	ANGLE	LT	ELEVATOR	LT	LIGHT	SC	SOLID CORE
@	AT	ELECT	ELECTRICAL			SCHED	SCHEDULE
℄	CENTERLINE	EMER	EMERGENCY	MACH	MACHINE	SECT	SECTION
[	CHANNEL	EPB	ELECTRICAL PANEL BOARD	MAINT	MAINTENANCE	SED	SEE ELECTRICAL DRAWING
ϕ	DIAMETER/ROUND	EQ	EQUAL	MAX	MAXIMUM	SH	SHELF
∥	PARALLEL	EXP	EXPANSION	MB	MACHINE BOLT	SH	SPRINKLER HEAD
⊥	PERPENDICULAR	EXT	EXTERIOR	MC	MEDICINE CABINET	SHNGL	SHINGLE
#	NUMBER			MECH	MECHANICAL	SHR	SHOWER
				MEMB	MEMBRANE	SHT	SHEET
AB	ANCHOR BOLT	FA	FIRE ALARM	MTL	METAL	SIM	SIMILAR
AC	ASPHALTIC CONCRETE	FAU	FORCED-AIR UNIT	MFR	MANUFACTURER	SL	SLIDING
ACOUST	ACOUSTICAL	FD	FLOOR DRAIN	MIN	MINIMUM	SLD	SEE LANDSCAPE DRAWINGS
AD	AREA DRAIN	FDN	FOUNDATION	MIR	MIRROR	SMD	SEE MECHANICAL DRAWINGS
ADA	AMERICANS WITH DISABILITIES ACT	FE	FIRE EXTINGUISHER	MISC	MISCELLANEOUS	SPD	SEE PLUMBING DRAWINGS
		FIN	FINISH	MO	MASONRY OPENING	SPEC	SPECIFICATION OR SPECIAL
ADJ	ADJUSTABLE OR ADJACENT	FLR	FLOOR	MSNRY	MASONRY	SQ	SQUARE
AFF	ABOVE FINISHED FLR	FLUOR	FLUORESCENT	MTD	MOUNTED	SSD	SEE STRUCTURAL DRAWINGS
ALUM	ALUMINUM	FOC	FACE OF CONCRETE	MI	MALLEABLE IRON	S.STL	STAINLESS STEEL
ALT	ALTERNATE	FOF	FACE OF FINISH			STD	STANDARD
APROX	APPROXIMATE	FOS	FACE OF STUD	(N)	NEW	STL	STEEL
ARCH	ARCHITECTURAL	FOM	FACE OF MASONRY	NEC	NATIONAL ELECTRICAL CODE	STOR	STORAGE
ASPH	ASPHALT	FP	FIREPROOF	NFPA	NATIONAL FIRE PROTECTION ADMINISTR.	STRUC	STRUCTURAL
AV	AUDIO VISUAL	FS	FLOOR SINK			SUSP	SUSPENDED
		FT	FOOT/FEET	NIC	NOT IN CONTACT	SV	SHEET VINYL
BD	BOARD	FTG	FOOTING	NO	NUMBER	SW	SHEAR WALL
BLDG	BUILDING	FURR	FURRING	NTS	NOT TO SCALE	SYM	SYMMETRICAL
BLK	BLOCK	FUT	FUTURE			SYS	SYSTEM
BLKG	BLOCKING			O/	OVER		
BM	BEAM	G	GAS	OA	OVERALL	T	TREAD
BOT	BOTTOM	GA	GAUGE	OBS	OBSCURE	TB	TOWEL BAR
		GALV	GALVANIZED	OC	ON CENTER	TC	TOP OF CURB
CAB	CABINET	GB	GRAB BAR	OD	OUTSIDE DIMENSION	TEL	TELEPHONE
CB	CATCH BASIN	GD	GARBAGE DISPOSAL	OH	OVERHANG	TEMP	TEMPERED
CBC	CALIFORNIA BUILDING CODE	GEN	GENERAL	OPNG	OPENING	T&G	TONGUE & GROOVE
		GFI	GROUND FAULT INTERRUPTER	OPP	OPPOSITE	THK	THICK
CEM	CEMENT	GL	GLASS			TOC	TOP OF CONCRETE
CER.T.	CERAMIC TILE	GRD	GROUND	PB	PANEL BOARD	TOW	TOP OF WALL
CG	CORNER GUARD	GR	GRADE	PERM	PERMANENT	TPH	TOILET PAPER HOLDER
CI	CAST IRON	GSM	GALVANIZED SHEET METAL	PL	PLATE OR PROPERTY LINE	TOP	TOP PLATE
CJ	CONTROL JOINT	GYP	GYPSUM	P. LAM	PLASTIC LAMINATE	TRD	TREAD
CLG	CEILING			PLAS	PLASTER	TV	TELEVISION
CLR	CLEAR	HB	HOSE BIB	PLYWD	PLYWOOD	TYP	TYPICAL
CO	CASED OPENING	HD	HEAD	PNL	PANEL		
COL	COLUMN	HDR	HEADER	PNT	PAINT		
CONC	CONCRETE	HGR	HANGER	PRCST	PRECAST	UBC	UNIFORM BUILDING CODE
CONN	CONNECTION	HT	HEIGHT	PSI	POUNDS PER SQ. INCH	UMC	UNIFORM MECHANICAL CODE
CONTR	CONTRACTOR	HORIZ	HORIZONTAL	PT	POINT	UON	UNLESS OTHERWISE NOTED
CW	COLD WATER	HR	HOUR				
		HW	HOT WATER	(R)	REMOVE	VERT	VERTICAL
DBL	DOUBLE	ICBO	INTERNATIONAL	R	RISER	VGDF	VERTICAL GRAIN
DET	DETAIL		CONFERENCE OF	RAD	RADIUS		DOUGLAS FIR
DF	DOUGLAS FIR OR DRINKING FOUNTAIN		BUILDING OFFICIALS	RA	RETURN AIR	VOL	VOLUME
		ID	INSIDE DIMENSION	RD	ROOF DRAIN		
DIA	DIAMETER	IN	INCH	REC	RECESSED	WSCT	WAINSCOT
DIAG	DIAGONAL	INSUL	INSULATION	REF	REFERENCE	W	WASHER
DIM	DIMENSION	INT	INTERIOR	REFR	REFRIGERATOR	W/	WITH
DN	DOWN			REINF	REINFORCED	W/O	WITHOUT
DP	DAMPPROOFING	JAN	JANITOR	REMOV	REMOVABLE	WC	WATERCLOSET
DR	DOOR	JT	JOINT	REQ	REQUIRED	WD	WOOD
DWR	DRAWER	JST	JOIST	RESIL	RESILIENT	WH	WATER HEATER
DS	DOWNSPOUT			RET	RETAINING	WNDW	WINDOW
DWG	DRAWING	KIT	KITCHEN	REG	REGULAR	WP.MEMB.	WATERPROOF MEMBRANE
				REGTR	REGISTER	WT	WEIGHT
(E)	EXISTING	LAB	LABORATORY	REV	REVISION	WR	WATER RESISTANT
EA	EACH	LAM	LAMINATE	RM	ROOM	WW	WELDED WIRE
EXP.JT.	EXPANSION JOINT	LAV	LAVATORY	RWD	REDWOOD		

SPECIAL INSPECTION

THE FOLLOWING ITEMS SHALL BE INSPECTED IN ACCORDANCE WITH CBC SECTION 1704 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. ALL INSPECTION SHALL BE CONTINUOUS, UNLESS OTHERWISE NOTED.

- GRADING, EXCAVATIONS AND FILL (BY GEOTECHNICAL ENGINEER)
- CONCRETE REINFORCING PLACEMENT
- CONCRETE PLACEMENT
- ANCHOR BOLT PLACEMENT
- EPOXY ANCHOR BOLTS AND REINFORCING STEEL

PROJECT DIRECTORY

OWNER: LISA & BRAD SERWIN
CONTACT: LISA SERWIN
LSERWIN3@GMAIL.COM

ARCHITECT: SIGNUM ARCHITECTURE, LLP
CONTACT: JUANCARLOS FERNANDEZ
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NAPA, CA 94559
JUANCARLOS@SIGNUMARCHITECTURE.COM

LANDSCAPE ARCHITECT: WILD LAND WORKSHOP
CONTACT: MARIE GOULET
CARMEL VALLEY, CA 93924
MARIE@WILDLANDWORKSHOP.COM

CIVIL ENGINEER: L&S ENGINEERING & SURVEYING
CONTACT: MARK STERNER
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
MARK@LANDSENGINEERS.COM

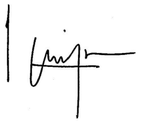
STRUCTURAL ENGINEER: BKG STRUCTURAL ENGINEERS
CONTACT: ADAM KLEIN
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
MARK@LANDSENGINEERS.COM

MECHANICAL & PLUMBING ENGINEER: OPTIMIZED ENERGY
CONTACT: ETHAN FELLERSEN
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ESF@OEFINC.COM

GEOTECH ENGINEER: HARO, KASUNICH & ASSOCIATES
CONTACT: ASHTON BUCKNER
116 EAST LAKE AVE.
WATSONVILLE, CA 95076
ABUCKNER@HAROKASUNICH.COM

TITLE 24 CONSULTANT: MONTEREY ENERGY GROUP
CONTACT: BEN RAYBOULD
26465 CARMEL RANCHO BLVD, SUITE 8
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signum architecture



JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
1675 2nd St, Napa, CA 94559

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CARMEL SERWIN RESIDENCE

24 TEHAMA
CARMEL, CA 93923
APN 169-421-045

PROJECT NUMBER	2314
DATE	01/31/2025
CHECKED BY	JCF
DRAWN BY	AVH
SCALE	AS NOTED

REVISIONS

100% SCHEMATIC DESIGN	08/07/2024
DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

SHEET NAME

PROJECT INFORMATION

SHEET NUMBER

G0.02

BUILDING PERMIT



OVERALL SITE PLAN 1

SCALE: 1/64" = 1'-0"

N

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DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

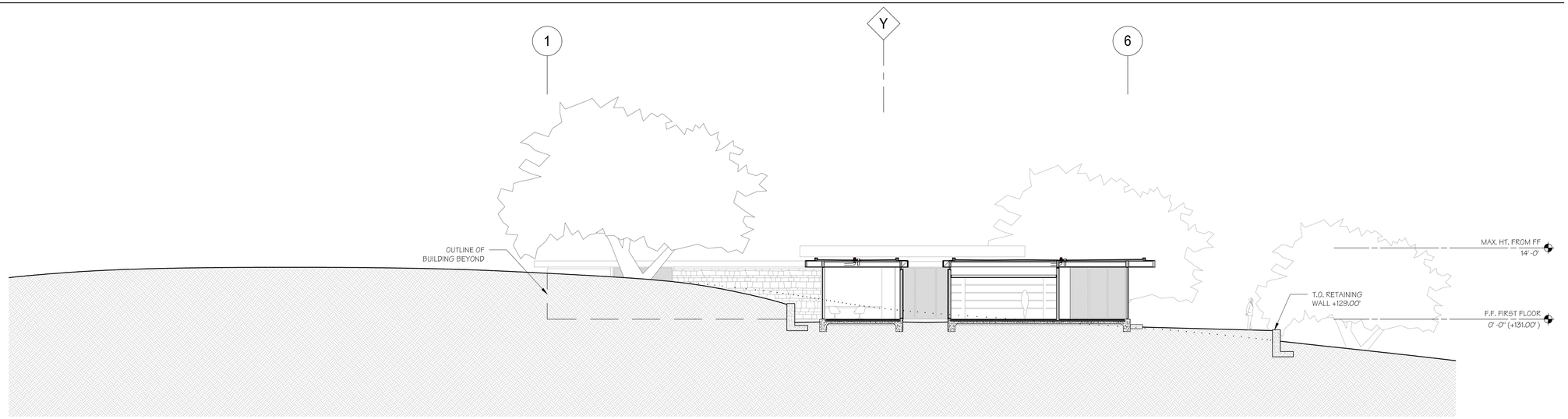
SHEET NAME

SITE PLAN

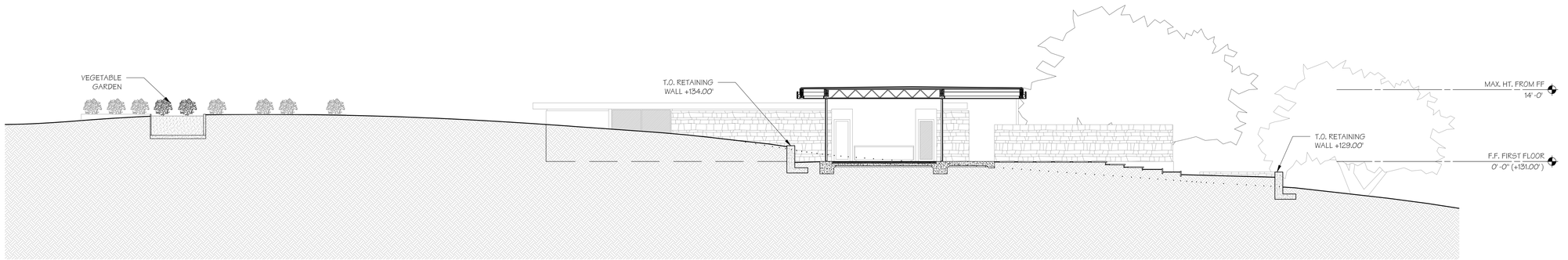
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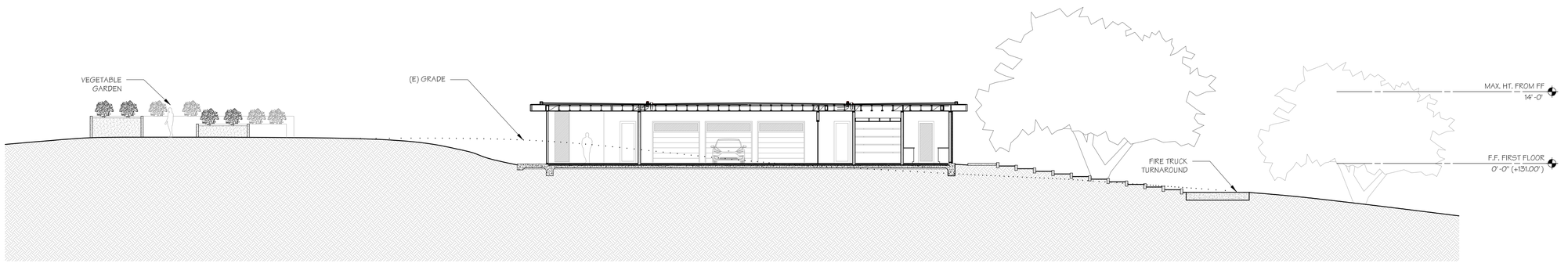
BUILDING PERMIT



SITE SECTION 3
SCALE: 3/32" = 1'-0"



SITE SECTION 2
SCALE: 3/32" = 1'-0"



SITE SECTION 1
SCALE: 3/32" = 1'-0"

signum architecture

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APN 169-421-045

PROJECT NUMBER	2314
DATE	01/31/2025
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DRAWN BY	AVH
SCALE	AS NOTED

REVISIONS

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DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

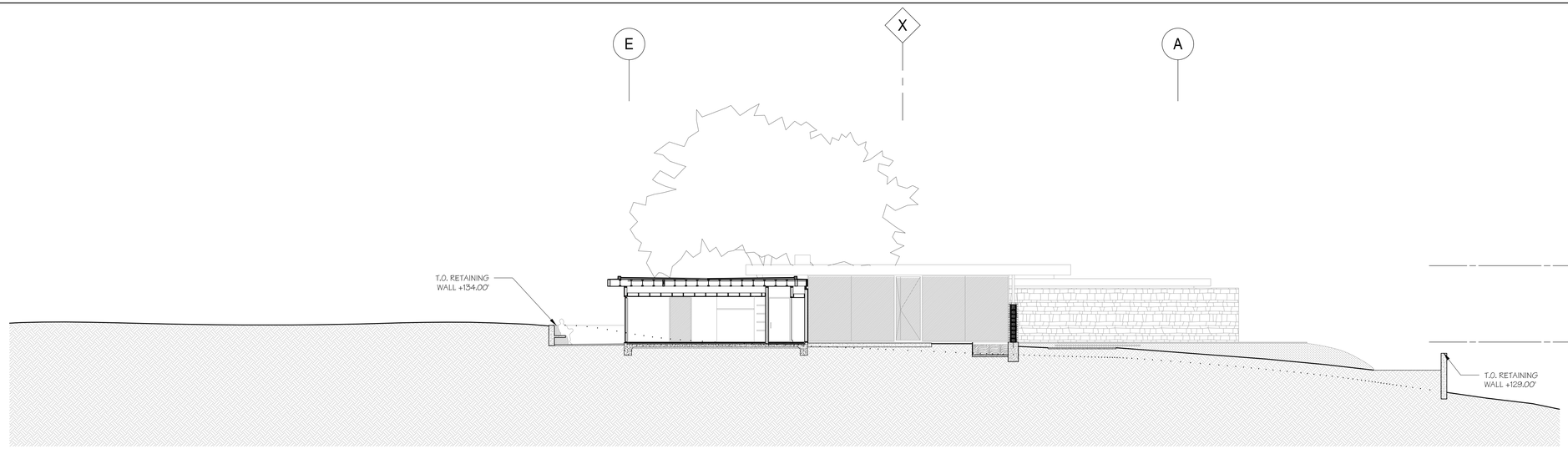
SHEET NAME

NORTH / SOUTH SITE SECTIONS

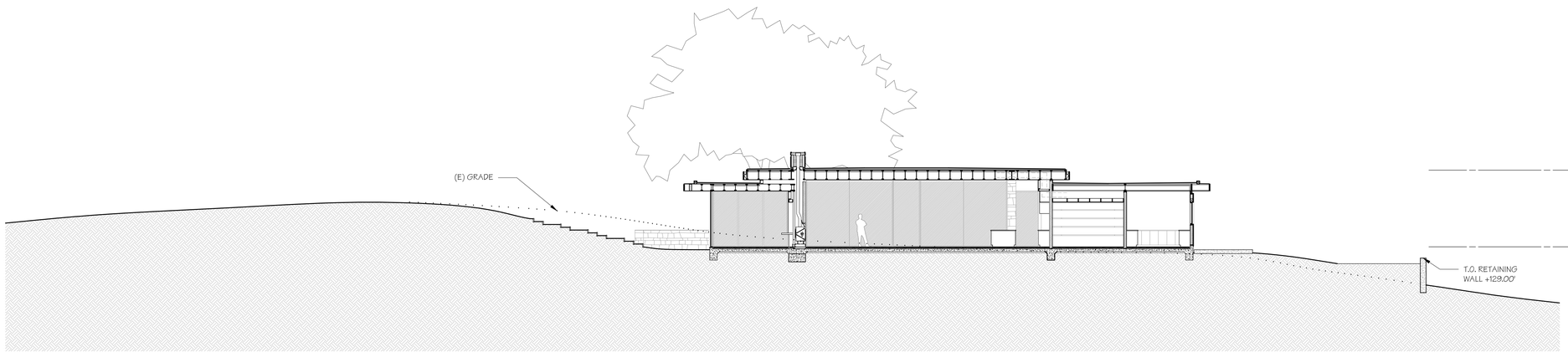
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G0.04

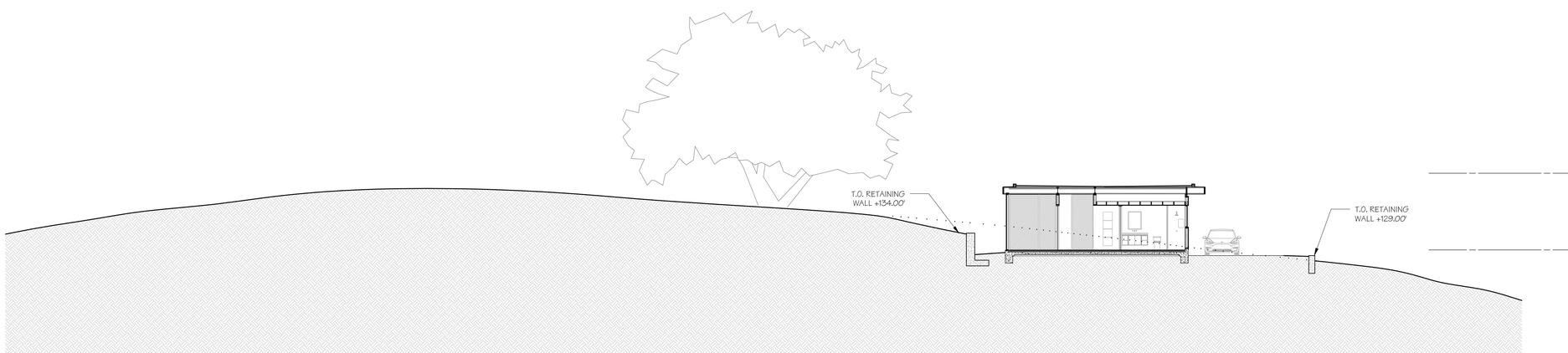
BUILDING PERMIT



SITE SECTION 3
SCALE: 3/32" = 1'-0"



SITE SECTION 2
SCALE: 3/32" = 1'-0"



SITE SECTION 1
SCALE: 3/32" = 1'-0"

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DATE	01/31/2025
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DRAWN BY	AVH
SCALE	AS NOTED

REVISIONS

100% SCHEMATIC DESIGN	08/07/2024
DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

SHEET NAME

EAST / WEST
SITE SECTIONS

SHEET NUMBER

G0.05

BUILDING PERMIT

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: 24 Tehama (Serwin Res.) **Calculation Date/Time:** 2024-12-13T10:14:23-08:00 **(Page 1 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 24-602 24 Tehama (Serwin Res.).ribd22x

GENERAL INFORMATION					
01	Project Name	24 Tehama (Serwin Res.)			
02	Run Title	Title 24 Analysis			
03	Project Location	24 Tehama			
04	City	Carmel	05	Standards Version	2022
06	Zip code	93923	07	Software Version	EnergyPro 9.2
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	190
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.39
18	Total Cond. Floor Area (ft²)	3737	19	Glazing Percentage (%)	59.16%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

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Project Name: 24 Tehama (Serwin Res.) **Calculation Date/Time:** 2024-12-13T10:14:23-08:00 **(Page 2 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 24-602 24 Tehama (Serwin Res.).ribd22x

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	31.7	43.6	30.6			
Proposed Design	25.3	41.6	21.9	6.4	2	8.7
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 3.01 kWdc
- PV System resized to 3.01 kWdc (a factor of 3.006) to achieve 'Standard Design PV' PV scaling

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Project Name: 24 Tehama (Serwin Res.) **Calculation Date/Time:** 2024-12-13T10:14:23-08:00 **(Page 3 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 24-602 24 Tehama (Serwin Res.).ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.7	27.58	3.64	27.47	0.06	0.11
Space Cooling	0	0	0.01	3.17	-0.01	-3.17
IAQ Ventilation	0.51	5.51	0.57	6.17	-0.06	-0.66
Water Heating	2.63	10.91	2.36	9.97	0.27	0.94
Self Utilization/Flexibility Credit				-4.84		4.84
Efficiency Compliance Total	**6.84**	**44**	**6.58**	**41.94**	**0.26**	**2.06**
Photovoltaics	-0.69	-21.16	-0.69	-23.1		
Battery			-1.7	-11.37		
Flexibility						
Indoor Lighting	0.67	6.9	0.67	6.9		
Appl. & Cooking	1.45	9.63	1.45	9.68		
Plug Loads	1.21	12.86	1.21	12.86		
Outdoor Lighting	0.18	1.73	0.18	1.73		
TOTAL COMPLIANCE	**9.66**	**53.96**	**7.7**	**38.64**		

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Project Name: 24 Tehama (Serwin Res.) **Calculation Date/Time:** 2024-12-13T10:14:23-08:00 **(Page 4 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 24-602 24 Tehama (Serwin Res.).ribd22x

ENERGY USE INTENSITY	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	11.16	11.16	0	0
Net EUI[2]	6.92	6.92	0	0

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.01	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

BATTERY SYSTEMS

01	02	03	04	05	06	07
Control	Capacity (kWh)	Charging		Discharging		Round Trip Efficiency
		Charging Efficiency	Charging Rate (kW)	Discharging Efficiency	Discharging Rate (kW)	
AdvancedDR	10	0.95	n/a	0.95	n/a	0.9

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: 24 Tehama (Serwin Res.) **Calculation Date/Time:** 2024-12-13T10:14:23-08:00 **(Page 5 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 24-602 24 Tehama (Serwin Res.).ribd22x

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Battery System: 10 kWh (Self Utilization Credit taken)
- Indoor air quality, balanced fan
- IAQ Ventilation System Heat Recovery: minimum 75 SRE and 80 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)
- Recirculating with demand control, push button

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
24 Tehama (Serwin Res.)	3737	1	2	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Entire House	Conditioned	Radiant Heating + A/C1	3737	10.59	DHW Sys 1	New

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Project Name: 24 Tehama (Serwin Res.) **Calculation Date/Time:** 2024-12-13T10:14:23-08:00 **(Page 6 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 24-602 24 Tehama (Serwin Res.).ribd22x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
FWall	Entire House	R-21 Wall	190	Front	1250.8	662.48	90
LWall	Entire House	R-21 Wall	280	Left	1170.8	583.334	90
BWall	Entire House	R-21 Wall	190	Front	1250.8	741.905	90
RWall	Entire House	R-21 Wall	100	Right	835.8	206.697	90
Partition Wall	Entire House>>__Garage__	R-21 Wall1	n/a	n/a	800	24	n/a
Partition Wall2	Entire House>>__Garage__	R-21 Wall1	n/a	n/a	8	0	n/a
Partition Wall3	Entire House>>__Garage__	R-21 Wall1	n/a	n/a	7	0	n/a
RWall2	__Garage__	R-21 Wall	100	Right	335	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Flat Roof	Entire House	Flat R-30 Roof + R-10	0	n/a	3737	16.4	0	0.1	0.85	No
Flat Roof2	__Garage__	Flat R-30 Roof + R-10	0	n/a	768	0	0	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
101B/101C	Window	FWall	Front	190	15.5	11.83	2	366.73	0.39	NFRC	0.28	NFRC	Bug Screen

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24 TEHAMA
24 TEHAMA
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ENERGY COMPLIANCE

DATE: 12/18/2024
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: T-1
SHEET OF SHEETS

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
D101A	Window	FWall	Front	190	5	11.83	1	59.15	0.39	NFRC	0.28	NFRC	Bug Screen
115B/115C	Window	FWall	Front	190	11.83	10	2	236.6	0.39	NFRC	0.28	NFRC	Bug Screen
107B	Window	LWall	Left	280			1	114.2	0.39	NFRC	0.28	NFRC	Bug Screen
114A	Window	LWall	Left	280	10	10	1	100	0.39	NFRC	0.28	NFRC	Bug Screen
D114A	Window	LWall	Left	280	3.5	9.67	1	33.84	0.39	NFRC	0.28	NFRC	Bug Screen
113A	Window	LWall	Left	280	9	10	1	90	0.39	NFRC	0.28	NFRC	Bug Screen
D116C	Window	LWall	Left	280	2.58	7.67	1	19.79	0.39	NFRC	0.28	NFRC	Bug Screen
116B	Window	LWall	Left	280	14.75	8	1	118	0.39	NFRC	0.28	NFRC	Bug Screen
115D	Window	LWall	Left	280	10.75	10	1	107.5	0.39	NFRC	0.28	NFRC	Bug Screen
116A	Window	BWall	Front	190			1	32	0.39	NFRC	0.28	NFRC	Bug Screen
114B	Window	BWall	Front	190	13.25	10	1	132.5	0.39	NFRC	0.28	NFRC	Bug Screen
101A	Window	BWall	Front	190	36	11.83	1	425.88	0.39	NFRC	0.28	NFRC	Bug Screen
107A	Window	BWall	Front	190	5.5	10	1	55	0.39	NFRC	0.28	NFRC	Bug Screen
D107A	Window	BWall	Front	190	2.67	9.67	1	25.82	0.39	NFRC	0.28	NFRC	Bug Screen
108A	Window	BWall	Front	190	4.83	9.67	1	46.71	0.39	NFRC	0.28	NFRC	Bug Screen
D108A	Window	BWall	Front	190	3	8	1	24	0.39	NFRC	0.28	NFRC	Bug Screen
108B	Window	RWall	Right	100	4.83	9.83	1	47.48	0.39	NFRC	0.28	NFRC	Bug Screen
110A	Window	RWall	Right	100	2.67	4	1	10.68	0.39	NFRC	0.28	NFRC	Bug Screen

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
105A	Window	RWall	Right	100	6	4	1	24	0.39	NFRC	0.28	NFRC	Bug Screen
D105A	Window	RWall	Right	100	3	8	1	24	0.39	NFRC	0.28	NFRC	Bug Screen
D115A	Window	RWall	Right	100	3.33	8.42	1	28.04	0.39	NFRC	0.28	NFRC	Bug Screen
115A	Window	RWall	Right	100	7.25	10	1	72.5	0.39	NFRC	0.28	NFRC	Bug Screen
Skylight	Skylight	Flat Roof		0			1	16.4	0.44	NFRC	0.28	NFRC	

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
D111A	Partition Wall	24	0.5

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
101B/101C	15.8	0	0	0	0	0	0	0	0	0	0	0	0
D101A	15.8	0	0	0	0	0	0	0	0	0	0	0	0
115B/115C	5	0	0	0	0	0	0	0	0	0	0	0	0
114A	4.8	0	0	0	0	0	0	0	0	0	0	0	0
D114A	4.8	0	0	0	0	0	0	0	0	0	0	0	0

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
113A	3.6	0	0	0	0	0	0	0	0	0	0	0	0
D116C	3.3	2	0	0	0	0	0	0	0	0	0	0	0
116B	3.3	2	0	0	0	0	0	0	0	0	0	0	0
115D	1.8	0	0	0	0	0	0	0	0	0	0	0	0
114B	3	0	0	0	0	0	0	0	0	0	0	0	0
101A	4.8	0	0	0	0	0	0	0	0	0	0	0	0
107A	15.1	0	0	0	0	0	0	0	0	0	0	0	0
D107A	15.1	0	0	0	0	0	0	0	0	0	0	0	0
108A	3	0.3	0	0	0	0	0	0	0	0	0	0	0
D108A	3	0.3	0	0	0	0	0	0	0	0	0	0	0
108B	3	0.3	0	0	0	0	0	0	0	0	0	0	0
110A	3	2	0	0	0	0	0	0	0	0	0	0	0
105A	3	2	0	0	0	0	0	0	0	0	0	0	0
D105A	3	2	0	0	0	0	0	0	0	0	0	0	0
D115A	2	0	0	0	0	0	0	0	0	0	0	0	0
115A	2	0	0	0	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Entire House	3737	423.7	none	0	80%	No
Slab-on-Grade2	__Garage__	768	33.5	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
Flat R-30 Roof + R-10	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / 10	0.026	Roofing: 5 PSF (Normal Gravel) Above Deck Insulation: R-10 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-21 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Manual Control	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.96	Btu/Hr	200000	0	n/a	n/a	

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Radiant Heating + A/C1	Heat pump heating cooling	Heat Pump System 1	3	Heat Pump System 1	3	HVAC Fan 1	Air Distribution System 1	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling					HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	
Heat Pump System 1	Air to water HP	3	n/a	n/a	76773	n/a	n/a	n/a	n/a	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Not Required	Not Required	No	No	Yes	No

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

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24 TEHAMA
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ENERGY COMPLIANCE

DATE: 12/18/2024
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: T-2
SHEET OF SHEETS

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	138	0.702899	Balanced	Yes	75 / 80	Yes	Yes	

PROJECT NOTES

Balanced ventilation system required to meet the state energy code. (2) Panasonic FV-10VE2 modeled for compliance. If substituted provide CFM, Watts and unit efficiency prior to installation.

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Hafner	Documentation Author Signature: Michael Hafner
Company: Monterey Energy Group	Signature Date: 12/17/2024
Address: 26465 Carmel Rancho Blvd. #8	CEA/ HERS Certification Identification (If applicable): R22-18-40041
City/State/Zip: Carmel, CA 93923	Phone: 8313728328

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Juancarlos Fernandez	Responsible Designer Signature: Juancarlos Fernandez
Company: signum architecture	Date Signed: 12/17/2024
Address: 1675 2nd St	License:
City/State/Zip: Napa, CA 94559	Phone: 7073372297

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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24 TEHAMA

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ENERGY COMPLIANCE

DATE: 12/18/2024
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
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FILE NAME:
SHEET: T-3
SHEET OF SHEETS

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MONTEREY ENERGY GROUP, INC.

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Bii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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2022 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY

DATE: 12/18/2024
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: T-4
SHEET OF SHEETS

GRADING, DRAINAGE, & EROSION CONTROL PLANS

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2022 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA ENERGY CODE AS THEY MAY APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
5. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY.
9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING.
15. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
16. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF MONDAY-FRIDAY 8:00 AM TO 5:00 PM.
17. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
18. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF OF ANY JURISDICTIONAL BODY, FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, FREMONT, CA. PHONE (510) 794-2521.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
20. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 39141 CIVIC CENTER DRIVE, SUITE 310, FREMONT CALIFORNIA 94538, PHONE (510) 794-2521, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
21. AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
22. PAVEMENT SECTION TO BE DETERMINED AS SHOWN ON THESE PLANS.
23. A SEPERATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS.
24. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS, AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.

GRADING NOTES

1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.
2. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, THE CALIFORNIA BUILDING CODE AND GEOTECHNICAL REPORT ENTITLED:

"GEOTECHNICAL AND GEOLOGIC INVESTIGATION FOR PROPOSED RESIDENTIAL CONSTRUCTION,
APN 169-421-045, 24 TEHAMA, LOT 10 CARMEL CALIFORNIA"

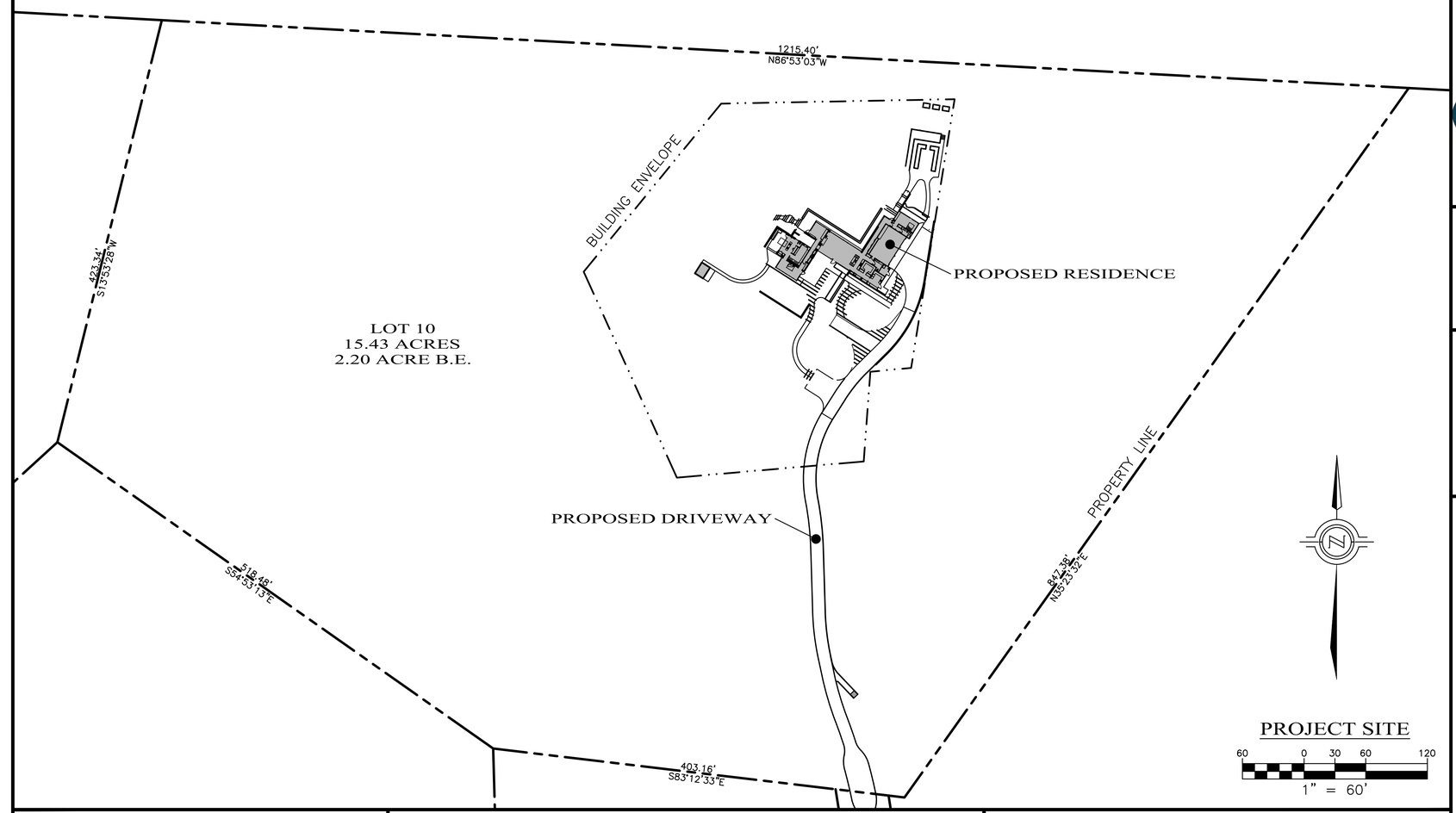
PREPARED BY: HARO, KASUNICH AND ASSOCIATES, INC.
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076
(831) 722-4175

DATED: DECEMBER 31, 2024

3. ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
7. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
9. ELEVATION BENCHMARK: SEE SHEET C2.
10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
11. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST FOUR (4) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
13. STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.
14. STOP WORK WITHIN 50 METERS (165 FT) 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.
15. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RESEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. EARTHWORK QUANTITIES ARE SHOWN ON SHEET C4.
17. ALL GRADES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET UNLESS SPECIFIED OTHERWISE ON PLANS.
18. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 3" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
19. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
20. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
21. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
22. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OR CLODS OVER 4" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
23. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
24. ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
25. OVER EXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
26. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

STATEMENT OF PURPOSE

THESE PLANS WERE PRODUCED TO PROVIDE FOR GRADING, DRAINAGE, AND EROSION CONTROL FOR AND DURING THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AT 24 TEHAMA IN CARMEL CALIFORNIA 93923



PROJECT SITE

60 0 30 60 120

1" = 60'

FIRE DEPARTMENT NOTES

1. FIRE007-DRIVEWAYS SHALL NOT BE LESS THAN 12 FT WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FT. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15% (UNLESS APPROVED BY FD). WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FT OF AC ON 0.34 FT OF AB SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90' AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 25 FT. FOR DRIVEWAYS WITH TURNS GREATER THAN 90', THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FT. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FT SHALL BE ADDED. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FT OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FT OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FT FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD T IS USED, THE TOP OF THE T SHALL BE A MINIMUM OF 60 FT IN LENGTH, OR AS APPROVED BY THE FIRE CHIEF.
2. FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
3. FIRE011-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
4. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND. REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAK APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
5. FIRE022-FIRE PROTECTION EQUIPMENT & SYSTEMS-FIRE SPRINKLER SYSTEM-(HAZARDOUS CONDITIONS). THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

GEOTECHNICAL INSPECTION WITH TIMING OF INSPECTION

DESCRIPTION OF THE REQUIRED INSPECTION:	WHEN INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTOR NAME:	COMPLETION DATE:
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	1) PRIOR TO BACKFILLING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	2) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST BUILDING PAD SUBGRADE:	1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS	GEOTECHNICAL ENGINEER		
INSPECT SLAB-ON-GRADE INSTALLATION:	1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:	1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST RETAINING WALL BACKFILL:	1) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	1) DURING FILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	2) SUBGRADE, PRIOR TO BASEROCK PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	3) BASEROCK PRIOR TO PAVEMENT APPLICATION	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	1) AFTER PIPE PLACEMENT, PRIOR TO BACKFILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	2) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL ENGINEER		

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
CL	CENTERLINE
DIA	DIAMETER
DWY	DRIVEWAY
E	ELECTRICAL SERVICE
(E)	EXISTING
EC	END CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FP	FINISHED PAVEMENT
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
G	GAS SERVICE
HDPE	HIGH DENSITY POLYETHYLENE
JT	JOINT UTILITY TRENCH
K	CURVE COEFFICIICIENT
LF	LINEAR FEET
MIN	MINIMUM
N/A	NOT APPLICABLE
(N)	NEW
NTS	NOT TO SCALE
PG&E	PACIFIC GAS & ELECTRIC
PVC	POLYVINYL CHLORIDE
SD	STORM DRAIN
S	SLOPE
SS	SANITARY SEWER
SSCO	SEWER CLEAN-OUT
FM	FORCE MAIN
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
W	WATER

LEGEND

	(E) CURB
	(E) EDGE OF PAVEMENT
400	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	PROPERTY LINE
	BUILDING ENVELOPE
	EASEMENT
JT	(E) JOINT UTILITY TRENCH
SD	(E) STORM DRAIN
FM	(E) SEWER FORCE MAIN
W	(E) WATER LINE
	(N) EDGE OF PAVEMENT
JT	(N) JOINT UTILITY TRENCH
SD	(N) STORM DRAIN
WD	(N) WALL DRAIN
SS	(N) SANITARY SEWER
FM	(N) SEWER FORCE MAIN
W	(N) WATER LINE
	(N) WALL
	(N) SAWCUT LINE
400	DESIGN MAJOR CONTOUR
	DESIGN MINOR CONTOUR
	(N) BUILDING FOOTPRINT

SHEET INDEX

C1	GRADING PLAN TITLE SHEET
C2	OVERALL PROJECT SITE
C3	DRIVEWAY GRADING PLAN
C4	SITE GRADING PLAN
C5	SITE CROSS SECTIONS
C6	STORMWATER CONTROL PLAN
C7	SITE UTILITY PLAN
C8	CONSTRUCTION DETAILS
C9	EROSION CONTROL PLAN
C10	CONSTRUCTION MANAGEMENT PLAN

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
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LandSengineers.com

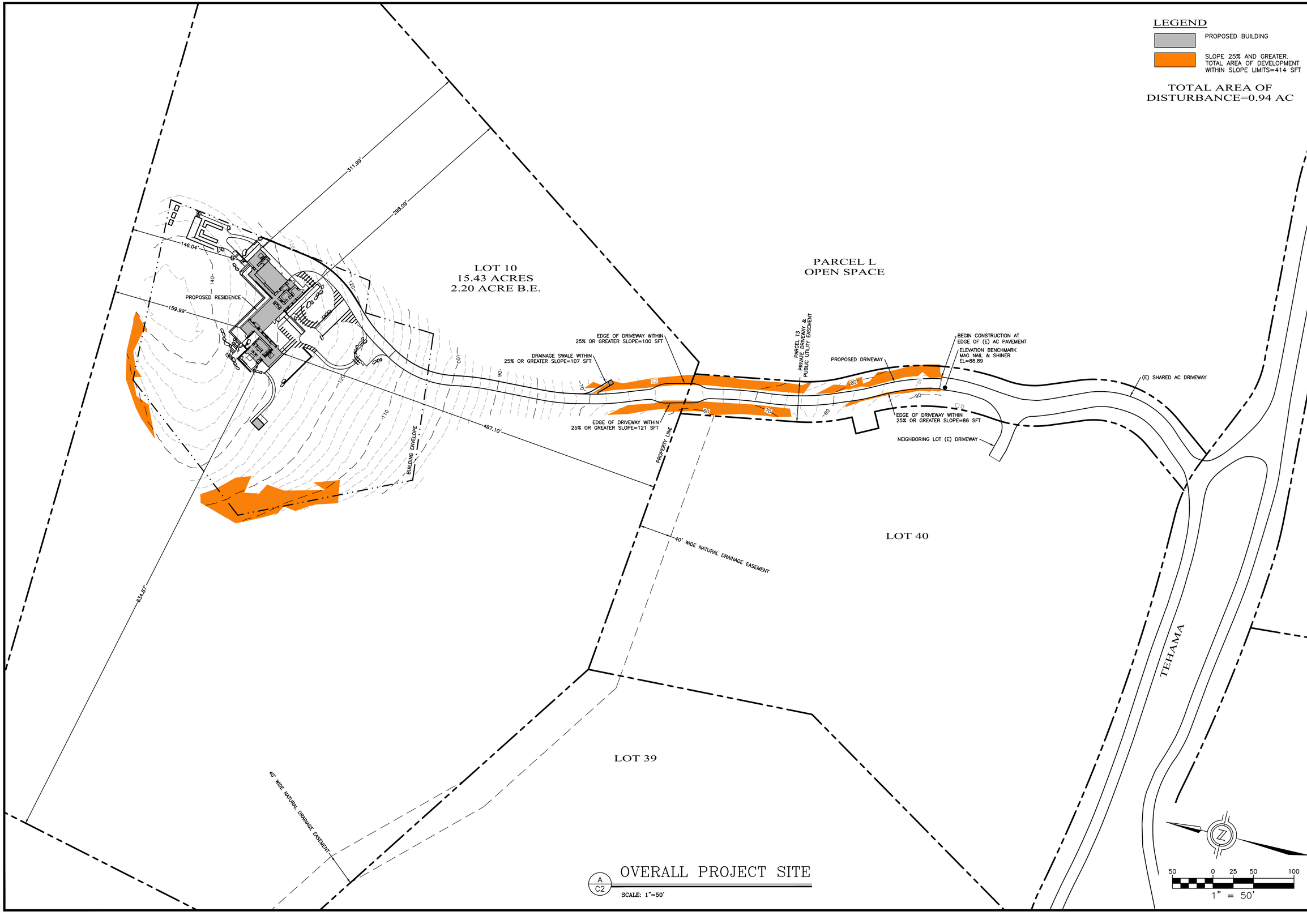
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SIMONDS
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 1-22-2025
SCALE: AS SHOWN
JOB NUMBER: 24-07
LAST REVISED: N/A
REVISED BY: N/A

GRADING PLAN TITLE SHEET

SERWIN RESIDENCE
24 TEHAMA
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 10)
APN 169-421-045

SHEET C1
OF
10 SHEETS



A C2 OVERALL PROJECT SITE

SCALE: 1"=50'

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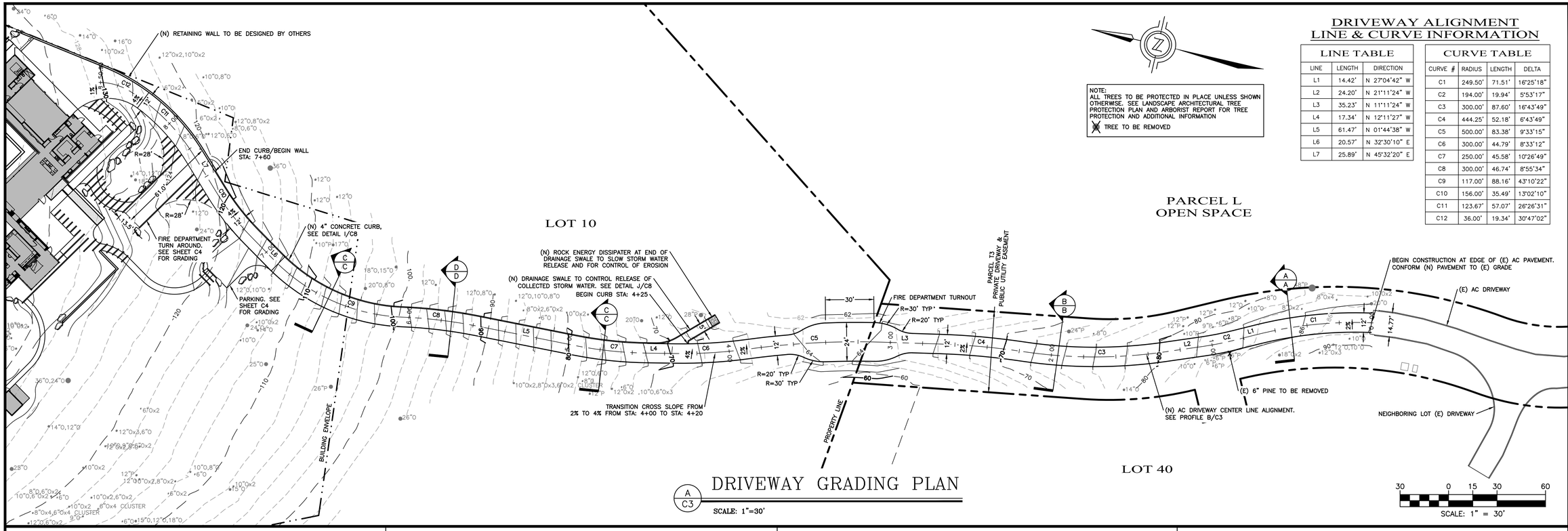
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. LOUIS
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 1-22-2025
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LAST REVISED: N/A
REVISED BY: N/A

OVERALL PROJECT SITE

SERWIN RESIDENCE
24 TEHAMA
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 10)
APN 169-421-045

SHEET C2
OF
10 SHEETS



A / C3 DRIVEWAY GRADING PLAN

SCALE: 1"=30'

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

TREE TO BE REMOVED

DRIVEWAY ALIGNMENT LINE & CURVE INFORMATION

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	14.42'	N 27°04'42" W
L2	24.20'	N 21°11'24" W
L3	35.23'	N 11°11'24" W
L4	17.34'	N 12°11'27" W
L5	61.47'	N 01°44'38" W
L6	20.57'	N 32°30'10" E
L7	25.89'	N 45°32'20" E

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	249.50'	71.51'	16°25'18"
C2	194.00'	19.94'	5°53'17"
C3	300.00'	87.60'	16°43'49"
C4	444.25'	52.18'	6°43'49"
C5	500.00'	83.38'	9°33'15"
C6	300.00'	44.79'	8°33'12"
C7	250.00'	45.58'	10°26'49"
C8	300.00'	46.74'	8°55'34"
C9	117.00'	88.16'	43°10'22"
C10	156.00'	35.49'	13°02'10"
C11	123.67'	57.07'	26°26'31"
C12	36.00'	19.34'	30°47'02"

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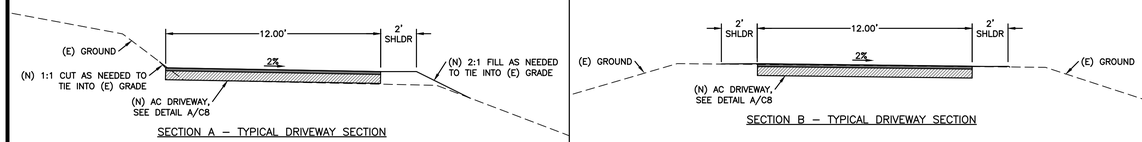
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SOUZA
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 1-22-2025
SCALE: AS SHOWN
JOB NUMBER: 24-07
LAST REVISED: N/A
REVISED BY: N/A

DRIVEWAY GRADING PLAN

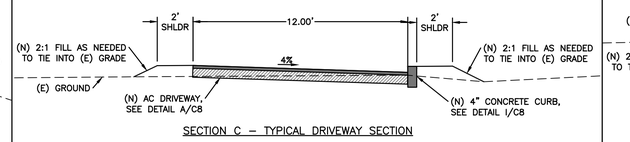
SERWIN RESIDENCE
24 TEHAMA
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 10)
APN 169-421-045

SHEET C3
OF
10 SHEETS

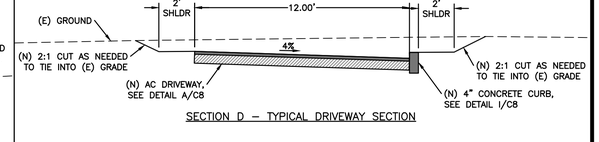


SECTION A – TYPICAL DRIVEWAY SECTION

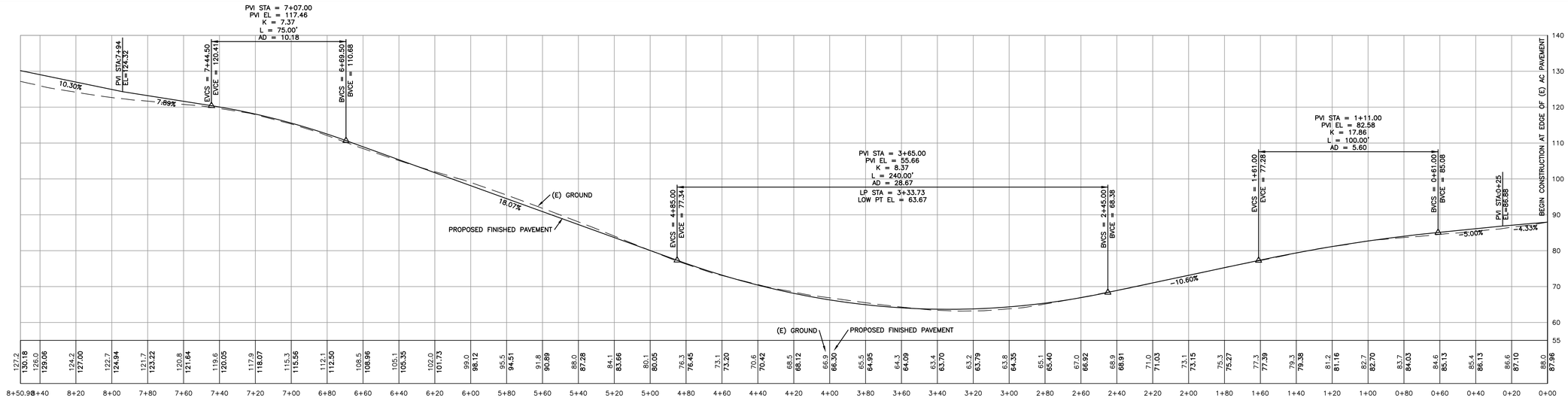
SECTION B – TYPICAL DRIVEWAY SECTION



SECTION C – TYPICAL DRIVEWAY SECTION



SECTION D – TYPICAL DRIVEWAY SECTION



B / C3 DRIVEWAY CENTER LINE ALIGNMENT PROFILE

SCALE: 1"=30' HORIZONTAL & 1"=15' VERTICAL

LEGEND

- (N) BUILDING. SEE ARCHITECTURAL PLANS
- (N) STABILIZED DECOMPOSED GRANITE DRIVEWAY, SEE DETAIL B/C8
- (N) GEOGRID WITH PLANTING INFILL FIRE DEPARTMENT TURN AROUND, SEE DETAIL D/C8
- (N) CONCRETE PAVEMENT, SEE DETAILS F/C8 & G/C8
- (N) GRAVEL SITE WORK, SEE DETAILS C/C8 & E/C8
- (N) WATER FEATURE. SEE ARCHITECTURAL PLANS
- (N) WOOD DECK. SEE ARCHITECTURAL PLANS

AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
E	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOW LINE
FG	FINISHED GRADE
FP	FINISHED PAVEMENT
ME	MATCH EXISTING
N	NEW
TD	TRENCH DRAIN
TS	TOP OF STEP
TW	TOP OF WALL

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

TREE TO BE REMOVED

KEYNOTES:

1 FOUNDATION STEM WALL REQUIRED. FOUNDATION DRAINAGE AND WATER PROOFING TO BE SPECIFIED BY OTHERS. L&S ENGINEERING IS NOT RESPONSIBLE FOR ANY ISSUES OCCURRING FROM WATER INTRUSION OR MOISTURE.

EARTHWORK

CUT=1260 CY
FILL=540 CY
NET=720 CY CUT
(INCLUDES AC DRIVEWAY GRADING)

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. AN 11" SECTION WAS ASSUMED FOR THE BUILDING SLAB, A 10" SECTION WAS ASSUMED FOR THE DG DRIVEWAY, AN 8" SECTION WAS ASSUMED FOR THE AC DRIVEWAY, A 10" SECTION WAS ASSUMED FOR THE GEOGRID TURN AROUND, A 6" SECTION WAS ASSUMED FOR THE GRAVEL SITE WORK, AND A 9" SECTION WAS ASSUMED FOR THE CONC SITE WORK. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. OVER EXCAVATION AND ENGINEERED FILL MAT PARAMETERS SET BY GEOTECHNICAL REPORT WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

SITE GRADING PLAN

A/C4

SCALE: 1"=10'

PROPOSED RESIDENCE FF=131.00
GARAGE
DECK EL=130.92
DECK EL=129.67
YOGA STUDIO FF=129.75
RAISED PLANTER EL=137.50
(N) RETAINING WALL TO BE DESIGNED BY OTHERS (TYPICAL)
(N) CONCRETE CURB, SEE DETAIL I/C8
(N) DRIVEWAY CENTER LINE ALIGNMENT SEE PROFILE ON SHEET C3
(N) AC PAVEMENT DRIVEWAY, SEE SHEET C3
END CURB/BEGIN WALL 122.39 TW 121.72 TC 121.39 FP
FIRE DEPARTMENT TURN AROUND
PARKING
126.00 TOP OF BOULDER
CONTRACTOR TO CREATE FLOW LINE TO DIRECT HILLSIDE RUNOFF AROUND BUILDING
(E) FENCE
BUILDING ENVELOPE

1" = 10'

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2460 Garden Road, Suite G, Monterey, California 93940
P: 831 655.2722 F: 831 655.3425
LandSengineers.com

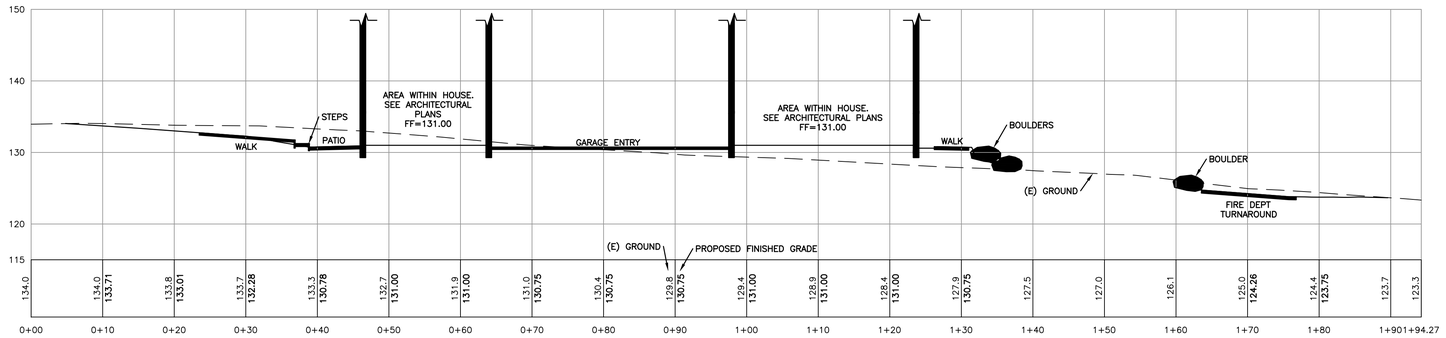
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SOLOS
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 1-22-2025
SCALE: AS SHOWN
JOB NUMBER: 24-07
LAST REVISED: N/A
REVISED BY: N/A

SITE GRADING PLAN

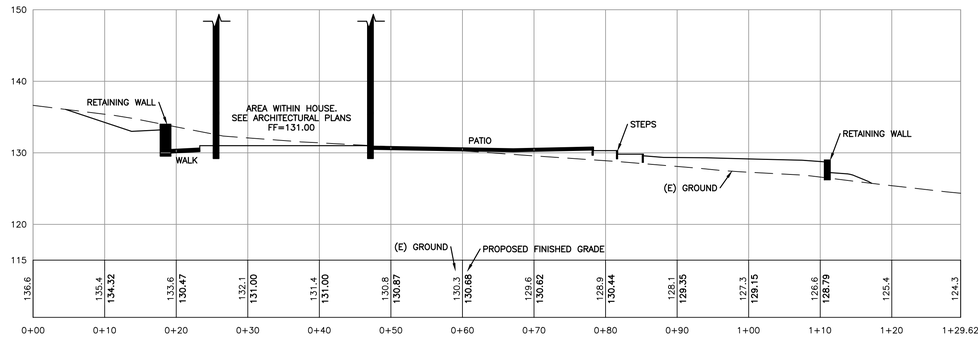
SERWIN RESIDENCE
24 TEHAMA
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 10)
APN 169-421-045

SHEET C4
OF
10 SHEETS



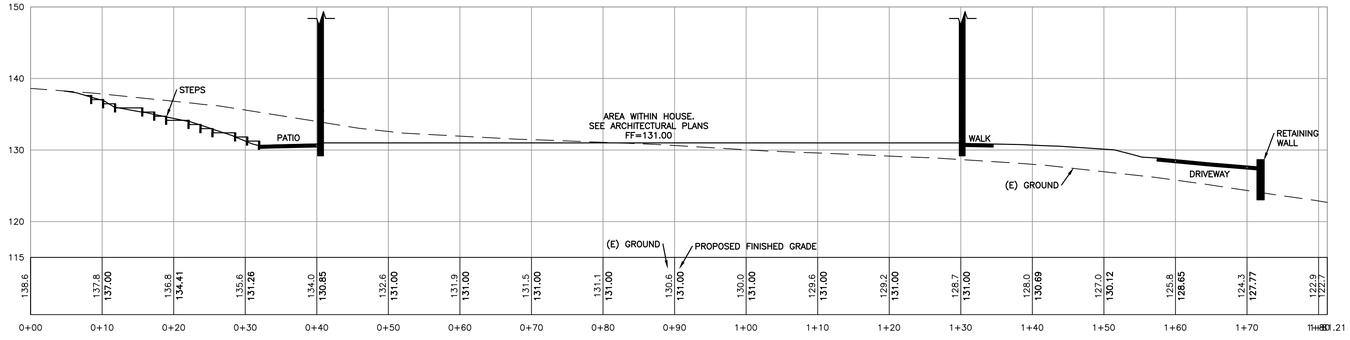
A C5 SITE CROSS SECTION – LOOKING SOUTH EAST

SCALE: 1"=10'



B C5 SITE CROSS SECTION – LOOKING SOUTH EAST

SCALE: 1"=10'



C C5 SITE CROSS SECTION – LOOKING NORTH EAST

SCALE: 1"=10'

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REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. LOUDON
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

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SITE CROSS SECTIONS

SERWIN RESIDENCE
24 TEHAMA
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 10)
APN 169-421-045

SHEET C5
OF
10 SHEETS

STORM WATER RUNOFF MITIGATION NOTES:
1. THIS PROPERTY IS PART OF THE TEHAMA SUBDIVISION. THE SUBDIVISION HAS A SERIES OF DETENTION/RETENTION BASINS INCORPORATED INTO ITS OVERALL LAYOUT TO MITIGATE STORM WATER RUNOFF FROM INTERNAL ROADS AND ALL FUTURE LOT CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE MONTEREY COUNTY APPROVED DRAINAGE REPORTS PREPARED FOR TEHAMA (FORMERLY KNOWN AS CANADA WOODS AND CANADA WOODS NORTH). THIS SUBDIVISION IS NOT WITHIN THE NPDES MUNICIPAL GENERAL PERMIT BOUNDARY.
2. STORM WATER RUNOFF FROM THE PROPOSED RESIDENCE IS TO BE COLLECTED BY THE STORM DRAIN SYSTEM SHOWN AND DISPERSED AT MULTIPLE POINTS AWAY FROM THE RESIDENCE. STORM WATER RUNOFF WILL CONTINUE OVERLAND UNTIL IT IS COLLECTED UP BY THE NATURAL DRAINAGE RAVINE THAT RUNS ALONG THE SOUTHERN EDGE OF THE PROPERTY. RUNOFF FROM THIS LOT WILL ULTIMATELY END UP IN TEHAMA DETENTION/RETENTION POND E FOR MITIGATION AS PREVIOUSLY APPROVED BY MONTEREY COUNTY.
3. PROPOSED SINGLE FAMILY RESIDENCE
   TOTAL PRE-PROJECT OR REPLACED IMPERVIOUS AREA = 0 SFT
   TOTAL POST-PROJECT OR NEW IMPERVIOUS AREA = 18,338 SFT
   (DRIVEWAY=11,965 SFT, BUILDING=4,613 SFT, YOGA STUDIO=118 SFT, CONC PAVEMENT=1,455 SFT, WATER FEATURES=187 SFT)
   TOTAL POST-PROJECT OR NEW PERVIOUS AREA = 3,734 SFT
   (GRAVEL SITE WORK=1,105 SFT, DECK=309 SFT, GEOGRID PLANTED=1,100 SFT, DG SITE WORK=1,220 SFT)
4. PROJECT SITE WITHIN WATERSHED MANAGEMENT ZONE 1

KEYNOTES:

1 (N) ROOF DRAIN TO BE ROUTED WITHIN CEILING TO EXTERIOR WALL AND DOWN EXTERIOR WALL. SEE ARCHITECTURAL PLANS
2 (N) ROOF DRAIN CONNECTION TO STORM DRAIN
3 (N) BUILDING FOUNDATION DRAINAGE LINE SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR CROSS SECTIONS AND GEOTECHNICAL ENGINEER FOR SPECIFICATIONS
4 (N) 9"X9" ATRIUM GRATE (GREEN NDS-991) W/ 9"X9" DEEP HOUSING SPIGOT ADAPTER (NDS-931), OR EQUIVALENT. GRATE=132.00, 4" SD INV=128.71
5 (N) 4" PVC STORM DRAIN, L=11', S=3.3%
6 (N) 9"X9" SQUARE GRATE (SAND NDS-999S) W/ 9"X9" CATCH BASIN (NDS-900-4), OR EQUIVALENT. GRATE=130.25, 4" INV IN=128.34, 4" INV OUT=128.34
7 (N) 4" PVC STORM DRAIN, L=100', S=1.8%
8 (N) CLEAN-OUT, SEE DETAIL M/C8. 4" SD INV=127.96
9 (N) 8" NYLOPLAST DRAIN BASIN W/ ATRIUM GRATE, OR EQUIVALENT. GRATE=133.00, 4" INV OUT=128.18, SUMP=127.68
10 (N) 8" NYLOPLAST DRAIN BASIN W/ ATRIUM GRATE, OR EQUIVALENT. GRATE=133.00, 4" INV OUT=127.36, SUMP=126.86
11 (N) 8" NYLOPLAST DRAIN BASIN W/ ATRIUM GRATE, OR EQUIVALENT. GRATE=133.00, 4" INV OUT=126.75, SUMP=126.25
12 (N) 4" ACO K100 SLOPED CHANNEL TRENCH DRAIN W/ TAN PLASTIC LONGITUDINAL GRATE (ACO 496D), OR EQUIVALENT. GRATE=130.47, CONNECT TO STORM DRAIN
13 (N) 9"X9" SQUARE GRATE (SAND NDS-999S) W/ 9"X9" CATCH BASIN (NDS-900-4), OR EQUIVALENT. GRATE=130.24, 4" INV IN=126.59, 4" INV OUT=126.59
14 (N) 4" PVC STORM DRAIN, L=24', S=1.8%
15 (N) 9"X9" ATRIUM GRATE (GREEN NDS-9991) W/ 9"X9" CATCH BASIN (NDS-900-4), OR EQUIVALENT. GRATE=130.25, 4" INV IN=126.13, 4" WD INV IN=126.13, 4" INV OUT=126.13
16 (N) 9"X9" SQUARE GRATE (GREEN NDS-990) W/ 9"X9" DEEP HOUSING SPIGOT ADAPTER (NDS-931), OR EQUIVALENT. GRATE=130.20, 4" SD INV=126.45
17 (N) 4" PVC STORM DRAIN, L=16', S=2.0%
18 (N) 4" PVC STORM DRAIN, L=107', S=2.0%
19 NOT USED
20 (N) CLEAN-OUT, SEE DETAIL M/C8. 4" SD INV=128.39
21 NOT USED
22 NOT USED
23 (N) STORM DRAIN AND DRAIN PIPES TO DAYLIGHT AND DRAIN ONTO (N) ROCK ENERGY DISSIPATER AT GRADE, SEE DETAIL N/C8
24 (N) 4" ROUND GRATE (SAND NDS-13S), OR EQUIVALENT. GRATE=134.50, 4" SD INV=132.17
25 (N) 9"X9" SQUARE GRATE (SAND NDS-999S) W/ 9"X9" CATCH BASIN (NDS-900-4), OR EQUIVALENT. GRATE=134.70, 4" INV IN=131.63, 4" INV IN=131.63, 4" INV OUT=131.63
26 (N) 4" ROUND GRATE (SAND NDS-13S), OR EQUIVALENT. GRATE=134.50, 4" SD INV=132.17
27 (N) 4" PVC STORM DRAIN, L=12', S=4.5%
28 (N) 4" PVC STORM DRAIN, L=12', S=4.5%
29 (N) 4" PVC STORM DRAIN, L=50', S=7.9%
30 (N) 9"X9" SQUARE GRATE (SAND NDS-999S) W/ 9"X9" DEEP HOUSING SPIGOT ADAPTER (NDS-931), OR EQUIVALENT. GRATE=130.25, 4" SD INV=127.78
31 (N) 4" PVC STORM DRAIN, L=29', S=2.0%
32 (N) 9"X9" SQUARE GRATE (SAND NDS-999S) W/ 9"X9" DEEP HOUSING SPIGOT ADAPTER (NDS-931), OR EQUIVALENT. GRATE=130.25, 4" SD INV=127.56
33 (N) 9"X9" ATRIUM GRATE (GREEN NDS-9991) W/ 9"X9" CATCH BASIN (NDS-900-4), OR EQUIVALENT. GRATE=130.25, 4" INV IN=127.20, 4" INV OUT=127.20
34 (N) 4" PVC STORM DRAIN, L=94', S=2.0%
35 (N) 12" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=129.00, 4" INV IN=125.32, 4" INV OUT=125.32, SUMP=124.82
36 (N) 12"X12" JENSEN PRECAST CONCRETE CATCH BASIN W/ TRAFFIC RATED GRATE, OR EQUIVALENT. GRATE=129.87, 4" INV OUT=127.04
37 (N) 4" PVC STORM DRAIN, L=12', S=5.6%
38 (N) 4" PVC STORM DRAIN, L=40', S=2.0%
39 (N) 4" ROUND GRATE (SAND NDS-13S), OR EQUIVALENT. GRATE=130.50, 4" SD INV=128.17
40 (N) 4" ROUND GRATE (SAND NDS-13S), OR EQUIVALENT. GRATE=130.50, 4" SD INV=128.17
41 (N) CLEAN-OUT, SEE DETAIL M/C8. 4" SD INV=128.00
42 (N) 4" ROUND GRATE (SAND NDS-13S), OR EQUIVALENT. GRATE=130.50, 4" SD INV=125.17
43 (N) 4" PVC STORM DRAIN, L=131', S=7.0%
44 (N) STORM DRAIN TO DAYLIGHT AND DRAIN ONTO (N) ROCK ENERGY DISSIPATER AT GRADE, SEE DETAIL N/C8
45 (N) 4" ROUND GRATE (BRASS NDS-906PB), OR EQUIVALENT. GRATE=130.56, 4" SD INV=128.23
46 (N) 4" PVC STORM DRAIN, L=52', S=9.6%
47 (N) RETAINING WALL DRAINAGE LINE SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR CROSS SECTIONS AND GEOTECHNICAL REPORT FOR SPECIFICATIONS
48 CONTRACTOR TO CONNECT DRAINAGE LINE TO SOLID 4" PVC DRAIN PIPE
49 (N) 4" PVC DRAIN PIPE, L=63', S=VARIES% (1.0% MIN)
50 (N) 4" PVC DRAIN PIPE, L=55', S=VARIES% (1.0% MIN)
51 (N) DRAIN PIPE TO DAYLIGHT AND DRAIN ONTO (N) 24"X24" ROCK ENERGY DISSIPATER AT GRADE, SIMILAR TO DETAIL N/C8

LEGEND

▥	(N) AREA DRAIN/CATCH BASIN (AD OR CB)
• RD	(N) ROOF DRAINAGE CONNECTION
• DS	(N) ROOF DRAINAGE DOWNSPOUT
○JB	(N) JUNCTION BOX
○CO	(N) CLEAN-OUT
SD	(N) STORM DRAIN
WD	(N) WALL DRAIN
FD	(N) FOUNDATION DRAIN
D	(N) SOLID DRAIN LINE

STORM DRAIN NOTES:
1. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM SHOWN AND ARE TO BE PIPED, AS NECESSARY, TO DAYLIGHT ONTO THE (E) SLOPE DOWNHILL.
2. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 1.0% UNLESS NOTED OTHERWISE.
3. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
4. REDUCER TO BE USED TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
5. 45° WYE FITTING TO BE USED AT ALL STORM DRAIN PIPE INTERSECTIONS AS SHOWN.
6. SEE DETAIL K/C8 FOR TRENCH DETAIL.

GARAGE
PROPOSED RESIDENCE FF=131.00
YOGA STUDIO FF=129.75

A / C6 STORMWATER CONTROL PLAN
SCALE: 1"=10'

10 0 5 10 20
1" = 10'

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2460 Garden Road, Suite G, Monterey, California 93940
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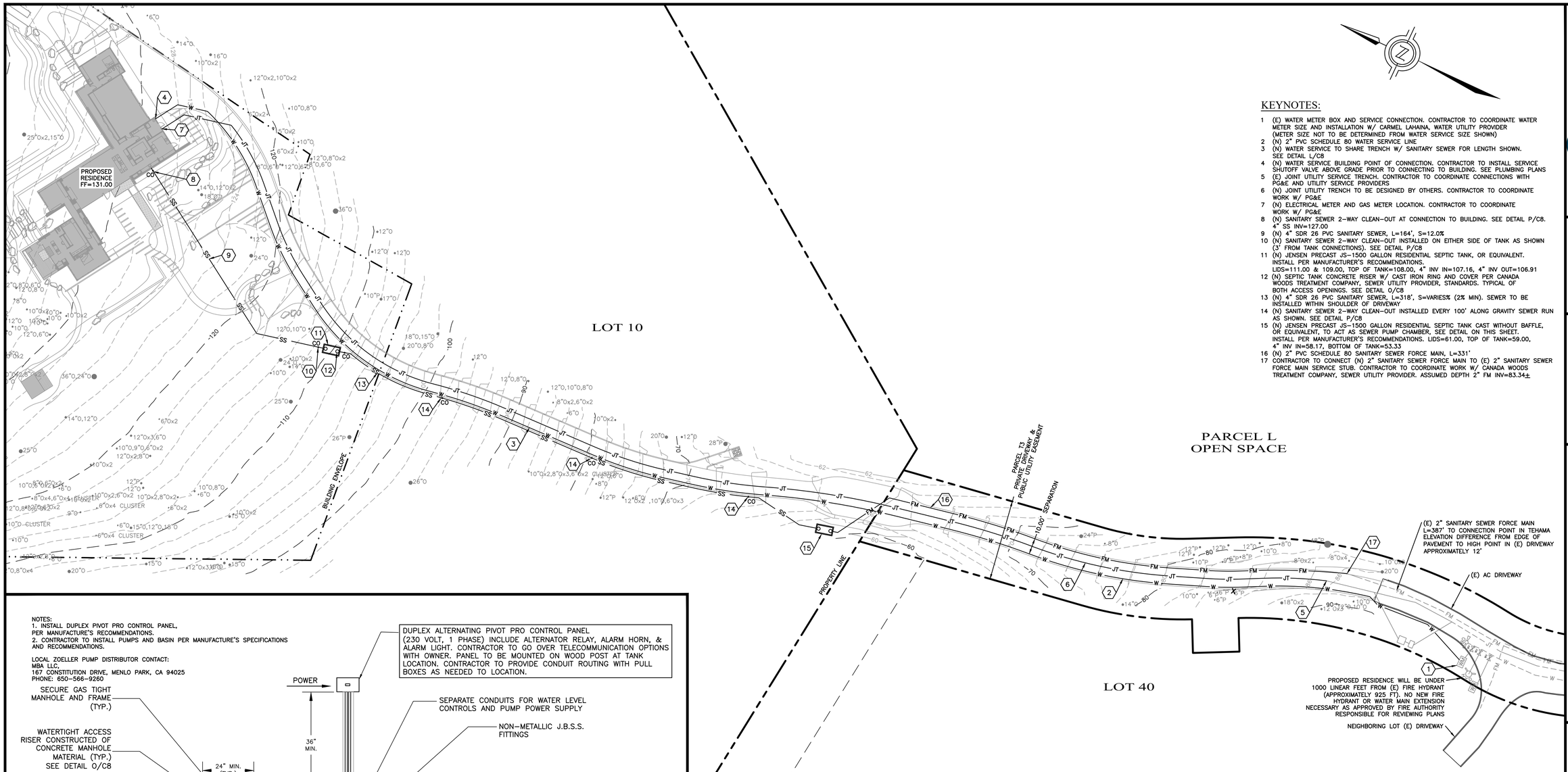
REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. NICOLAS No. 59685 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 1-22-2025
SCALE: AS SHOWN
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LAST REVISED: N/A
REVISED BY: N/A

STORMWATER CONTROL PLAN

SERWIN RESIDENCE
24 TEHAMA
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 10)
APN 169-421-045

SHEET C6
OF
10 SHEETS



KEYNOTES:

1 (E) WATER METER BOX AND SERVICE CONNECTION. CONTRACTOR TO COORDINATE WATER METER SIZE AND INSTALLATION W/ CARMEL LAHAINA, WATER UTILITY PROVIDER (METER SIZE NOT TO BE DETERMINED FROM WATER SERVICE SIZE SHOWN)
2 (N) 2" PVC SCHEDULE 80 WATER SERVICE LINE
3 (N) WATER SERVICE TO SHARE TRENCH W/ SANITARY SEWER FOR LENGTH SHOWN. SEE DETAIL L/C8
4 (N) WATER SERVICE BUILDING POINT OF CONNECTION. CONTRACTOR TO INSTALL SERVICE SHUTOFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING. SEE PLUMBING PLANS
5 (E) JOINT UTILITY SERVICE TRENCH. CONTRACTOR TO COORDINATE CONNECTIONS WITH PG&E AND UTILITY SERVICE PROVIDERS
6 (N) JOINT UTILITY TRENCH TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE WORK W/ PG&E
7 (N) ELECTRICAL METER AND GAS METER LOCATION. CONTRACTOR TO COORDINATE WORK W/ PG&E
8 (N) SANITARY SEWER 2-WAY CLEAN-OUT AT CONNECTION TO BUILDING. SEE DETAIL P/C8. 4" SS INV=127.00
9 (N) 4" SDR 26 PVC SANITARY SEWER, L=164', S=12.0%
10 (N) SANITARY SEWER 2-WAY CLEAN-OUT INSTALLED ON EITHER SIDE OF TANK AS SHOWN (3' FROM TANK CONNECTIONS). SEE DETAIL P/C8
11 (N) JENSEN PRECAST JS-1500 GALLON RESIDENTIAL SEPTIC TANK, OR EQUIVALENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LIDS=111.00 & 109.00, TOP OF TANK=108.00, 4" INV IN=107.16, 4" INV OUT=106.91
12 (N) SEPTIC TANK CONCRETE RISER W/ CAST IRON RING AND COVER PER CANADA WOODS TREATMENT COMPANY, SEWER UTILITY PROVIDER, STANDARDS. TYPICAL OF BOTH ACCESS OPENINGS. SEE DETAIL O/C8
13 (N) 4" SDR 26 PVC SANITARY SEWER, L=318', S=VARIES% (2% MIN). SEWER TO BE INSTALLED WITHIN SHOULDER OF DRIVEWAY
14 (N) SANITARY SEWER 2-WAY CLEAN-OUT INSTALLED EVERY 100' ALONG GRAVITY SEWER RUN AS SHOWN. SEE DETAIL P/C8
15 (N) JENSEN PRECAST JS-1500 GALLON RESIDENTIAL SEPTIC TANK CAST WITHOUT BAFFLE, OR EQUIVALENT, TO ACT AS SEWER PUMP CHAMBER, SEE DETAIL ON THIS SHEET. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LIDS=61.00, TOP OF TANK=59.00, 4" INV IN=58.17, BOTTOM OF TANK=53.33
16 (N) 2" PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN, L=331'
17 CONTRACTOR TO CONNECT (N) 2" SANITARY SEWER FORCE MAIN TO (E) 2" SANITARY SEWER FORCE MAIN SERVICE STUB. CONTRACTOR TO COORDINATE WORK W/ CANADA WOODS TREATMENT COMPANY, SEWER UTILITY PROVIDER. ASSUMED DEPTH 2" FM INV=83.34±

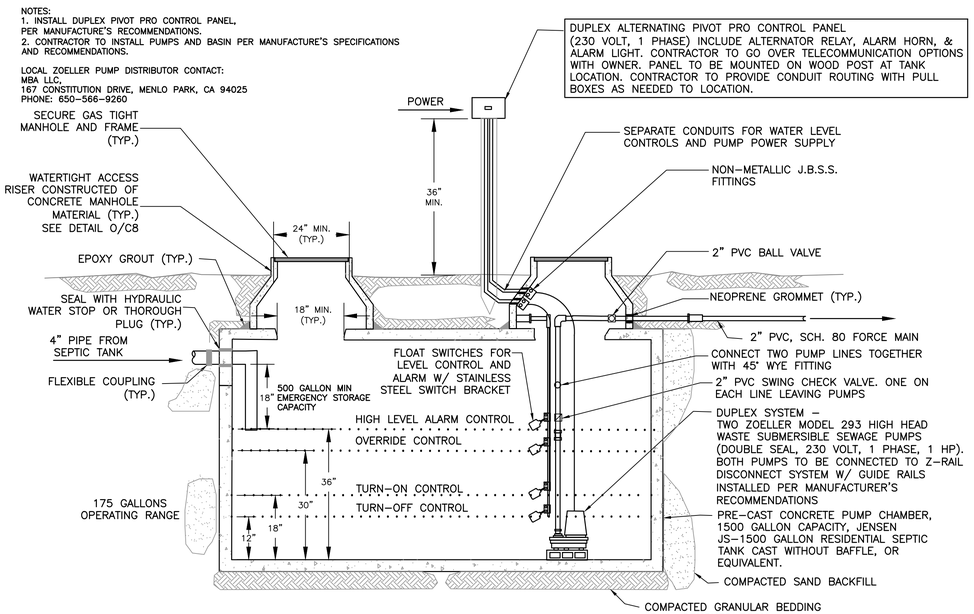
UTILITY NOTES:
1. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
2. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR
4. CANADA WOODS TREATMENT COMPANY STANDARD PLANS AND SPECIFICATIONS TO BE FOLLOWED THROUGHOUT THE INSTALLATION OF THE WASTE SYSTEM. SEPTIC TANKS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. CONCRETE RISERS AND CAST IRON RINGS AND COVERS ON ALL TANK ACCESS OPENINGS PER CANADA WOODS TREATMENT COMPANY STANDARDS. SEE DETAIL O/C8
6. THIS SITE UTILIZES A SEPTIC TANK THAT TIES INTO THE CANADA WOODS TREATMENT COMPANY'S OVERALL SEWAGE DISPOSAL SYSTEM FOR TEHAMA.
7. SEE K/C8 FOR TRENCHING DETAIL

LEGEND

CO	(N) CLEAN-OUT
SS	(N) GRAVITY SANITARY SEWER
FM	(N) FORCE MAIN SANITARY SEWER
W	(N) WATER SERVICE
JT	(N) JOINT UTILITY TRENCH
FM	(E) SEWER FORCE MAIN
W	(E) WATER SERVICE
JT	(E) JOINT UTILITY TRENCH

NOTES:
1. INSTALL DUPLEX PIVOT PRO CONTROL PANEL, PER MANUFACTURE'S RECOMMENDATIONS.
2. CONTRACTOR TO INSTALL PUMPS AND BASIN PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.

LOCAL ZOELLER PUMP DISTRIBUTOR CONTACT:
MBA LLC,
167 CONSTITUTION DRIVE, MENLO PARK, CA 94025
PHONE: 650-566-9260



SEWER PUMP CHAMBER DETAIL

A C7 SITE UTILITY PLAN

SCALE: 1"=30'

30 0 15 30 60

SCALE: 1" = 30'

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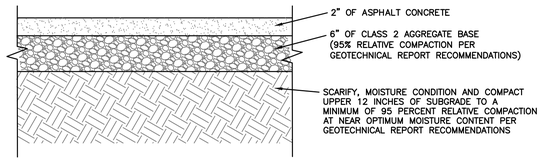
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. LOUIS
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
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SITE UTILITY PLAN

SERWIN RESIDENCE
24 TEHAMA
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 10)
APN 169-421-045

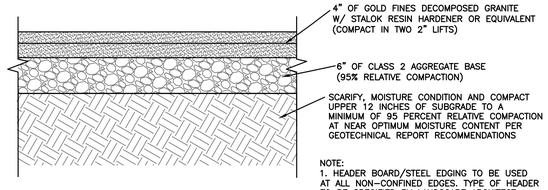
SHEET C7
OF
10 SHEETS



AC DRIVEWAY SECTION

A / C8

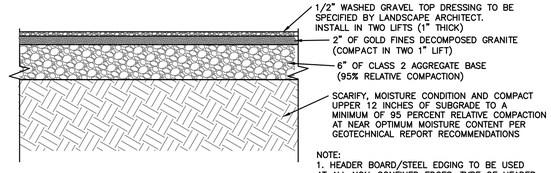
NTS



DECOMPOSED GRANITE SECTION WITHIN VEHICULAR TRAFFIC AREAS

B / C8

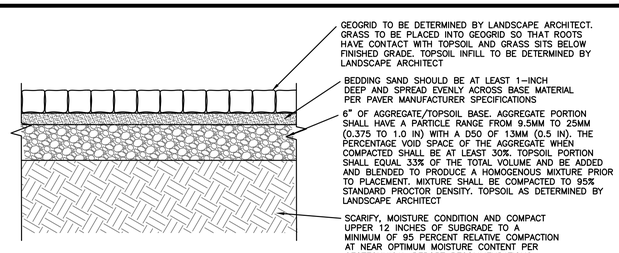
NTS



GRAVEL PARKING PAD SECTION

C / C8

NTS

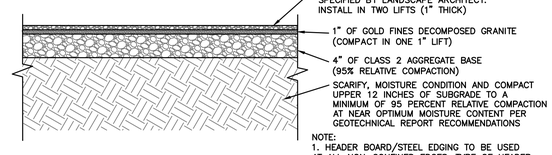


NOTE:
1. CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS

GEOGRID W/ PLANTING SECTION

D / C8

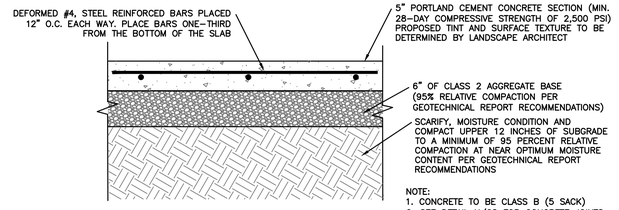
NTS



GRAVEL SITE WORK SECTION

E / C8

NTS

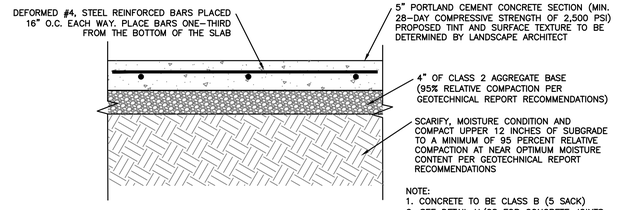


NOTE:
1. CONCRETE TO BE CLASS B (5 SACK)
2. SEE DETAIL H/C8 FOR CONCRETE JOINTS.

CONCRETE PAVEMENT SECTION WITHIN VEHICULAR TRAFFIC AREAS

F / C8

NTS

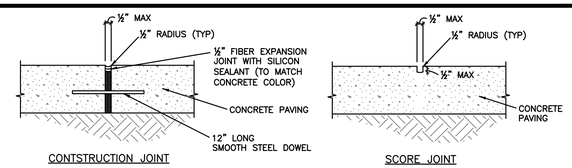


NOTE:
1. CONCRETE TO BE CLASS B (5 SACK)
2. SEE DETAIL H/C8 FOR CONCRETE JOINTS.

CONCRETE PAVEMENT SECTION

G / C8

NTS

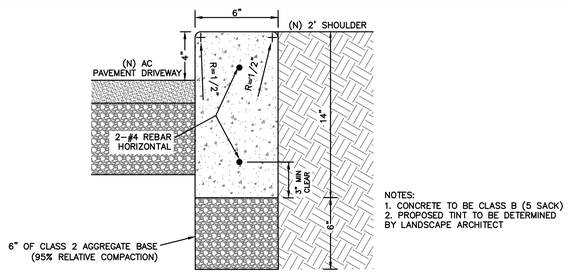


NOTES:
1. PROVIDE CONSTRUCTION JOINTS AT CURVES, TANGENTS, AND CORNERS. AREAS SHOULD HAVE CONSTRUCTION JOINTS WITH SQUARE FOOTAGES LESS THAN 250 SFT.
2. SCORE JOINTS SHALL BE SPACED UNIFORMLY BETWEEN CONSTRUCTION JOINTS.
3. ALL COLD JOINTS AND EXPANSION JOINTS (CONSTRUCTION JOINT) SHOULD BE CONSTRUCTED WITH ½"X12" SMOOTH STEEL DOWELS. DOWELS SHOULD BE SPACED AT A MAXIMUM SPACING OF 18 INCHES

CONCRETE JOINTS

H / C8

NTS

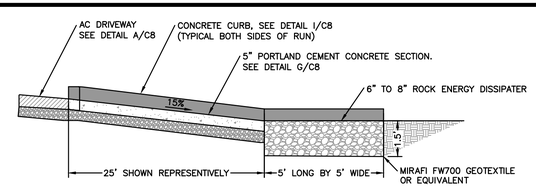


NOTES:
1. CONCRETE TO BE CLASS B (5 SACK)
2. PROPOSED TINT TO BE DETERMINED BY LANDSCAPE ARCHITECT

4" CONCRETE CURB DETAIL

I / C8

NTS

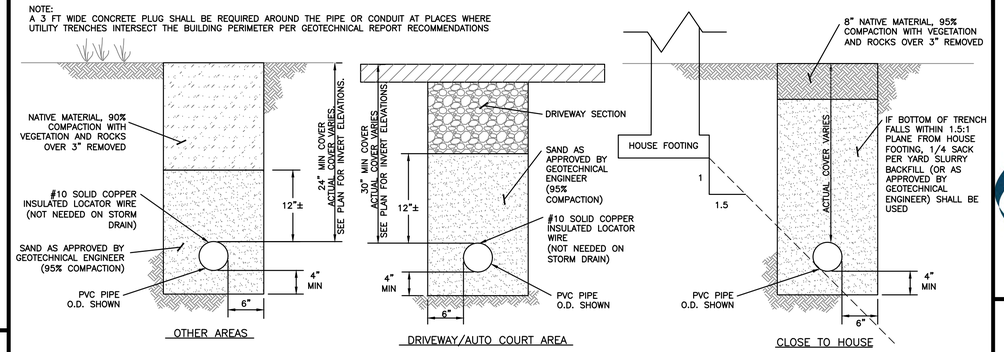


CONCRETE DRAINAGE SWALE DETAIL

J / C8

NTS

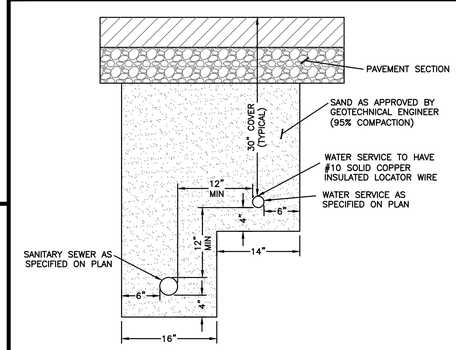
NOTE:
A 3 FT WIDE CONCRETE PLUG SHALL BE REQUIRED AROUND THE PIPE OR CONDUIT AT PLACES WHERE UTILITY TRENCHES INTERSECT THE BUILDING PERIMETER PER GEOTECHNICAL REPORT RECOMMENDATIONS



UTILITY AND STORM DRAIN TRENCHING DETAIL

K / C8

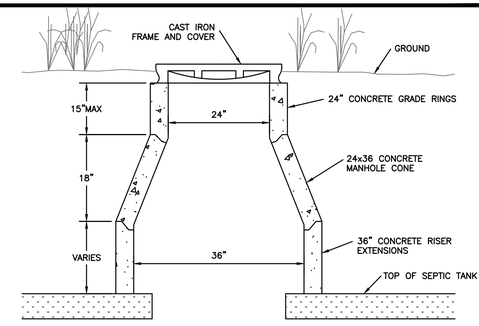
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WATER/SEWER TRENCH

L / C8

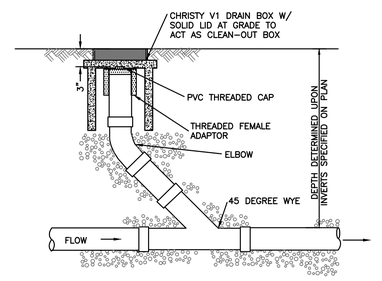
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SEPTIC TANK CONCRETE RISER

O / C8

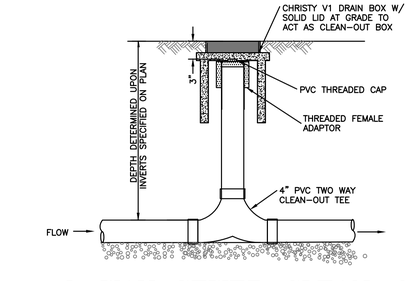
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STORM DRAIN CLEAN-OUT

M / C8

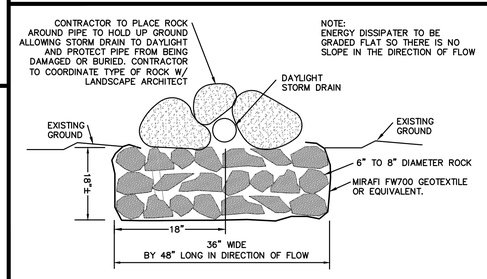
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2-WAY SEWER CLEAN-OUT

P / C8

NTS



ENERGY DISSIPATER

N / C8

NTS

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LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SIMONS
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 1-22-2025
SCALE: AS SHOWN
JOB NUMBER: 24-07
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION DETAILS

SERWIN RESIDENCE
24 TEHAMA
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 10)
APN 169-421-045

SHEET C8
OF
10 SHEETS

EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
8. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

CONCRETE WASHOUT

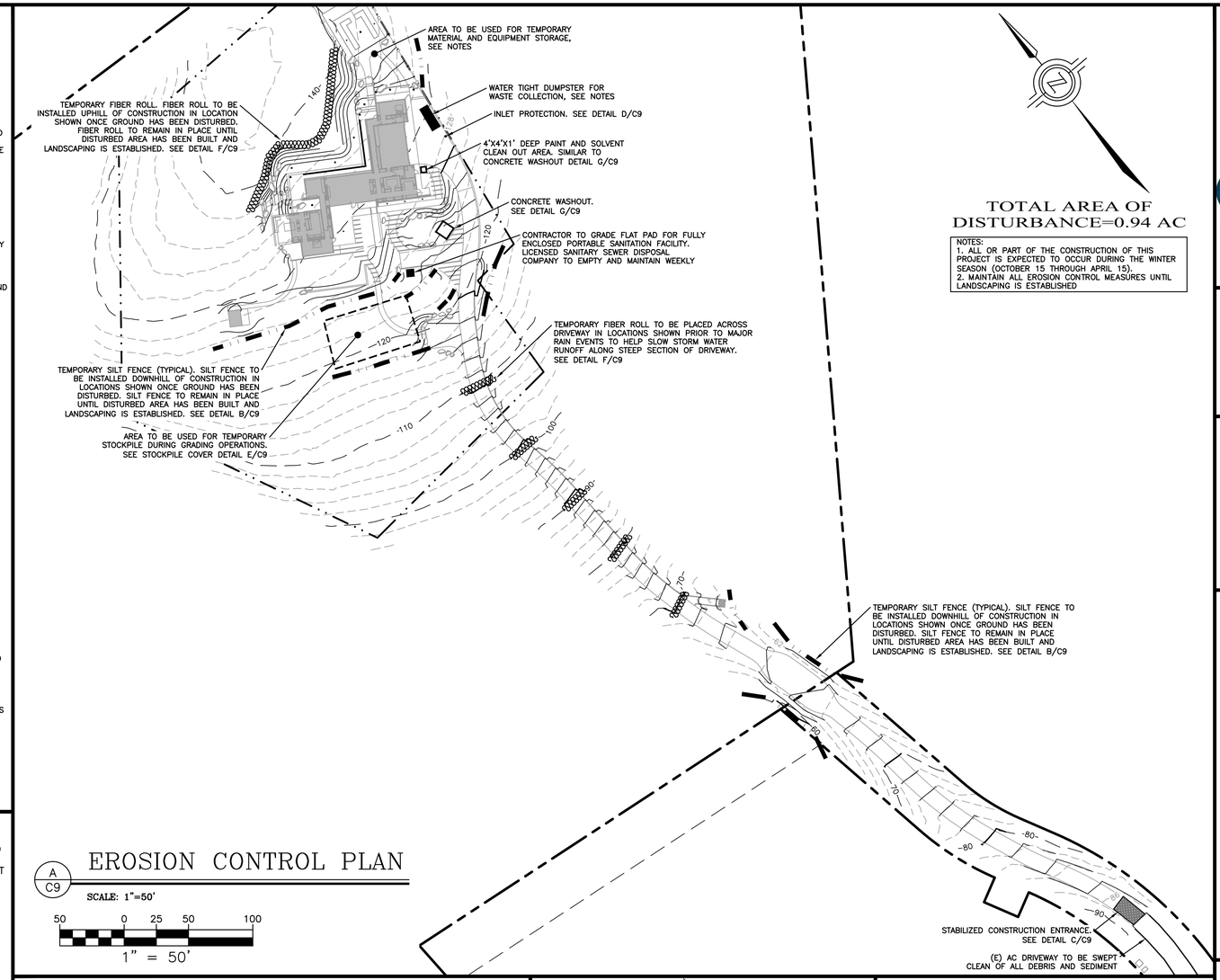
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

WASTE COLLECTION AREA

1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
9. WASTE STORED IN STOCKPILES SHALL BE SECURLY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.



TOTAL AREA OF DISTURBANCE=0.94 AC

NOTES:
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

EROSION CONTROL PLAN

A / C9

SCALE: 1"=50'

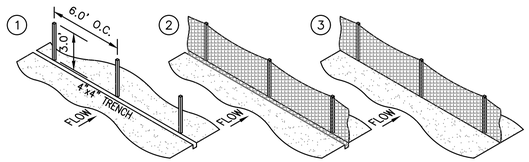
50 0 25 50 100

1" = 50'

TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES.

INSTALLATION

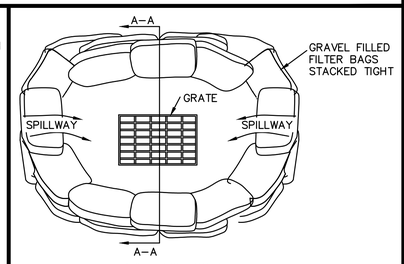
1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



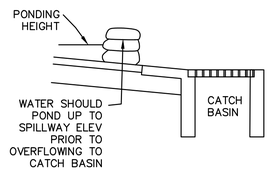
SILT FENCE DETAIL

B / C9

NTS



PLAN VIEW



SECTION A-A

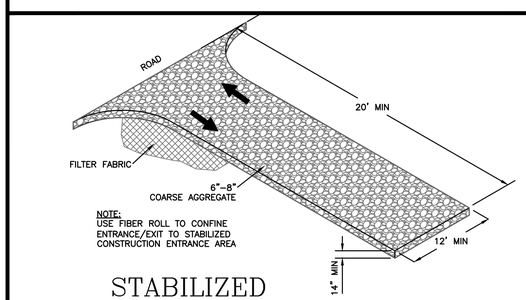
INSTALLATION

1. PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED. FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK. BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN.
2. CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.

INLET PROTECTION

D / C9

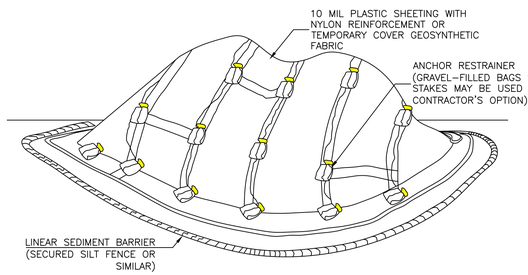
NTS



STABILIZED CONSTRUCTION ENTRANCE

C / C9

NTS

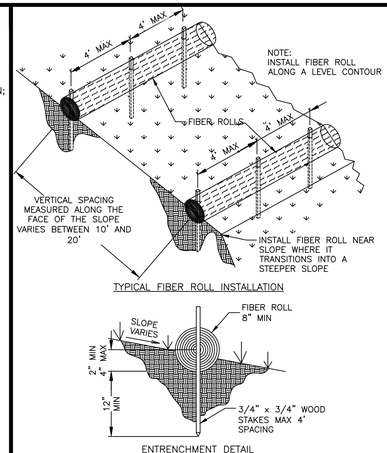


NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

STOCKPILE COVER DETAIL

E / C9

NTS



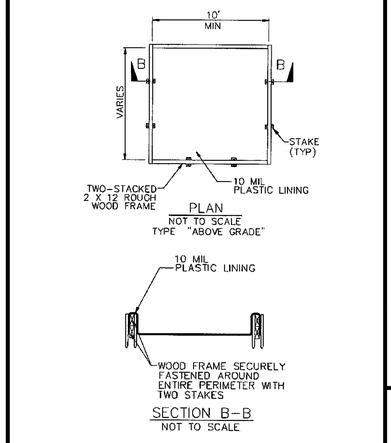
TYPICAL FIBER ROLL INSTALLATION

ENTRENCHMENT DETAIL

FIBER ROLL DETAIL

F / C9

NTS



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

SECTION B-B
NOT TO SCALE

CONCRETE WASHOUT

G / C9

NTS

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LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. NICHOLS
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 1-22-2025
SCALE: AS SHOWN
JOB NUMBER: 24-07
LAST REVISED: N/A
REVISED BY: N/A

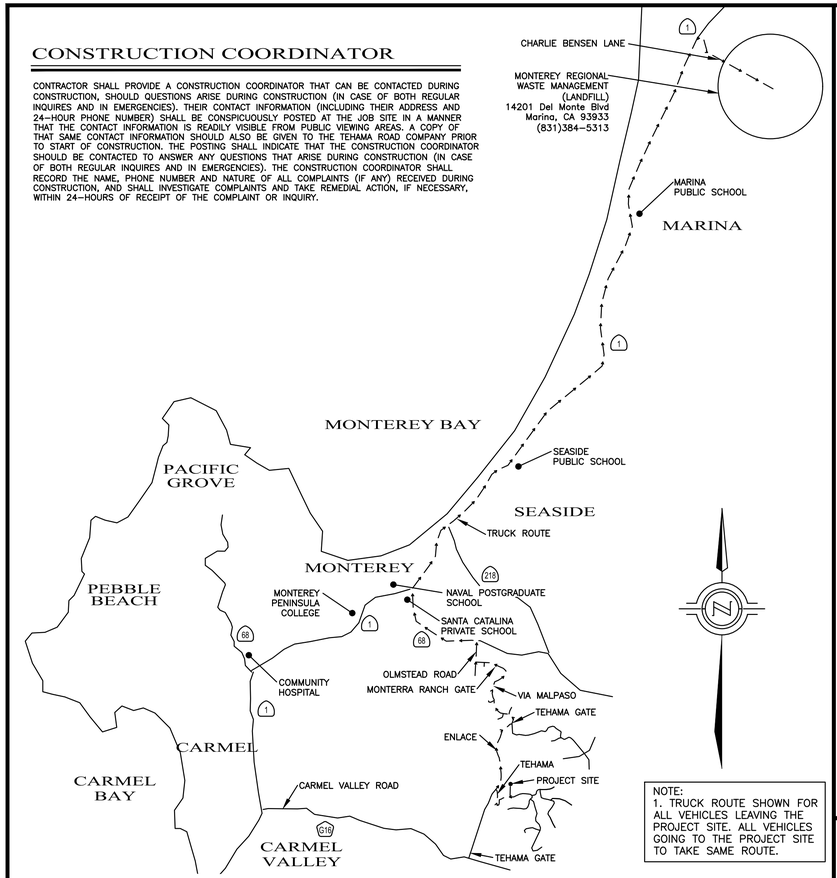
EROSION CONTROL PLAN

SERWIN RESIDENCE
24 TEHAMA
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 10)
APN 169-421-045

SHEET C9
OF
10 SHEETS

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. A COPY OF THAT SAME CONTACT INFORMATION SHOULD ALSO BE GIVEN TO THE TEHAMA ROAD COMPANY PRIOR TO START OF CONSTRUCTION. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.



NOTE:
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES LEAVING THE PROJECT SITE. ALL VEHICLES GOING TO THE PROJECT SITE TO TAKE SAME ROUTE.

A / C10 VICINITY MAP/OVERALL TRUCK ROUTING PLAN

1"=6000'

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – FRIDAY, 8AM TO 5PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. STOP WORK WITHIN 50 METERS (165 FT) 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. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION

(MM AQ C1 – DUST CONTROL):

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. – NOT APPLICABLE TO SITE
2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. – NOT APPLICABLE TO SITE
4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. – NOT APPLICABLE TO SITE
5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION. –NOT APPLICABLE TO SITE
8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
9. COVER INACTIVE STORAGE PILES.
10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS – NOT APPLICABLE TO SITE
11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE
12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.

THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.

8. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
9. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
10. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
11. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET.
12. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ Contaminated Soils
- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

To Report a Spill: Call 911 or (831) 394-6811
If you see paint, cement. motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 620-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-5722
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

v.3 Oct 2015

ADDITIONAL NOTES:
1. THIS PROJECT SITE WILL EXPECT 2-10 WORKERS PER DAY.
2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.
3. CONSTRUCTION PARKING WILL BE AT THE SITE WITHIN PROPOSED AREA

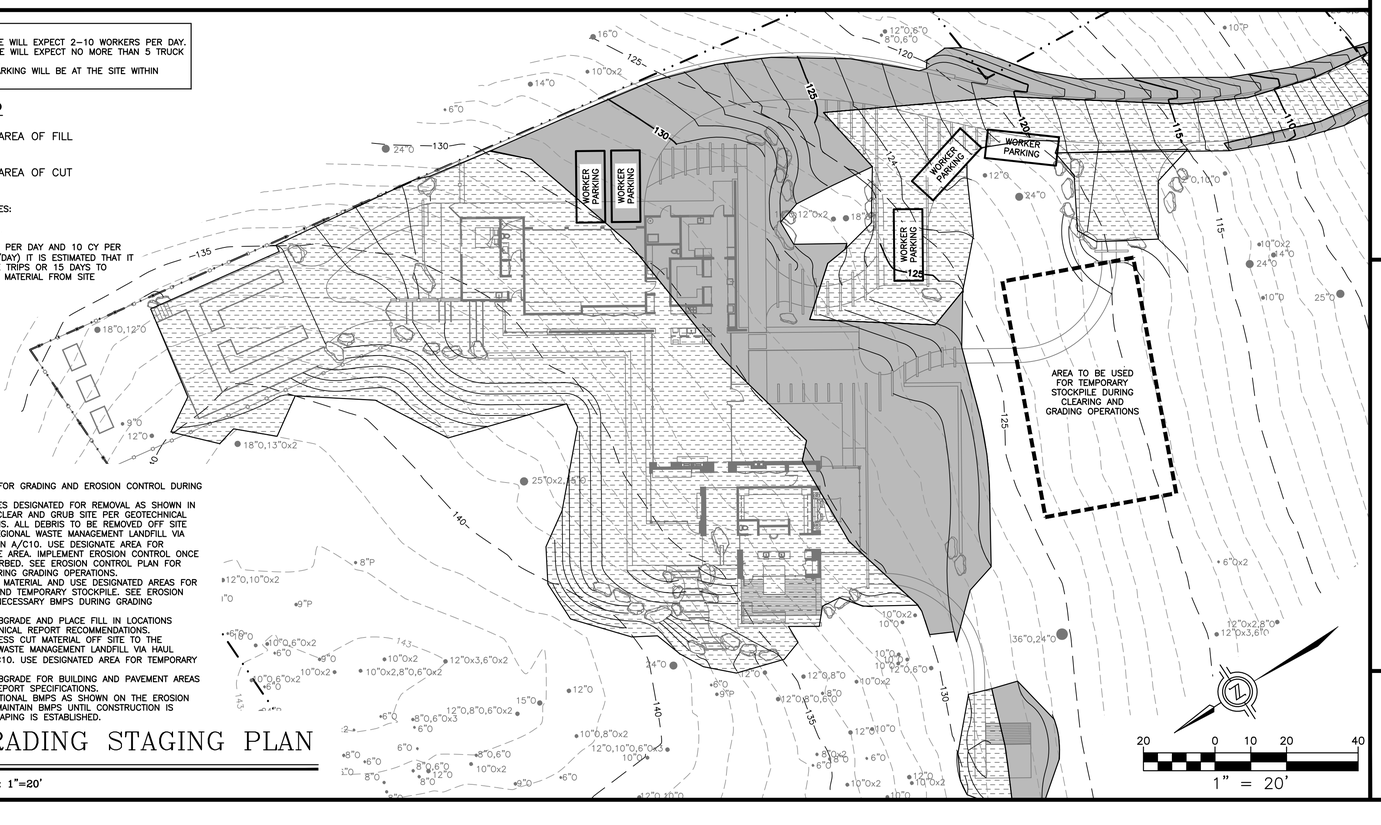
LEGEND

AREA OF FILL

AREA OF CUT

EARTHWORK QUANTITIES:
1260 CY CUT
540 CY FILL
720 CY CUT NET
* AT 5 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (50 CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 72 TRUCK TRIPS OR 15 DAYS TO EXPORT EXCESS CUT MATERIAL FROM SITE

GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.
STEP 1: REMOVE TREES DESIGNATED FOR REMOVAL AS SHOWN IN THIS PLAN SET AND CLEAR AND GRUB SITE PER GEOTECHNICAL REPORT SPECIFICATIONS. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C10. USE DESIGNATE AREA FOR TEMPORARY STOCKPILE AREA. IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 2: REMOVE CUT MATERIAL AND USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 3: PREPARE SUBGRADE AND PLACE FILL IN LOCATIONS SHOWN PER GEOTECHNICAL REPORT RECOMMENDATIONS.
STEP 4: REMOVE EXCESS CUT MATERIAL OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C10. USE DESIGNATED AREA FOR TEMPORARY STOCKPILE.
STEP 5: PREPARE SUBGRADE FOR BUILDING AND PAVEMENT AREAS PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 6: INSTALL ADDITIONAL BMPS AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPS UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.



B / C10 GRADING STAGING PLAN

SCALE: 1"=20'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2722 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER – CHRISTOPHER J. SIMONDS – No. 59685 – EXP. 12-31-25 – CIVIL – STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 1-22-2025
SCALE: AS SHOWN
JOB NUMBER: 24-07
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

SERWIN RESIDENCE
24 TEHAMA
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 10)
APN 169-421-045

SHEET C10
OF
10 SHEETS

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

HILLTOP RESIDENCE

24 TEHAMA, CARMEL, CA 93923
APN #169-421-045

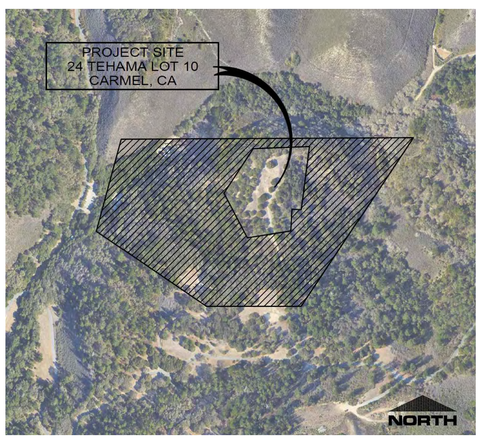
PERSPECTIVE RENDERING



ABBREVIATIONS

@	AT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
BS	BOTTOM OF SURFACE
BW	BOTTOM OF WALL
CBC	CALIFORNIA BUILDING CODE
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
ML	MAINLINE
OC	ON CENTER
POB	POINT OF BEGINNING
QCV	QUICK COUPLER VALVE
RC	RELATIVE COMPACTION
RIM	RIM ELEVATION
SD	STORM DRAIN
TS	TOP OF SURFACE
TPZ	TREE PROTECTION ZONE
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
W/	WITH

VICINITY MAP



PROJECT SITE



PROJECT DESCRIPTION

THE LANDSCAPE FOR THE PROPOSED NEW RESIDENCE WILL CELBRATE THE OAK SAVANNA AND GRASSLANDS ALREADY PRESENT ON THE SITE. ALL PAVING AND HARDSCAPE MATERIALS HAVE BEEN SELECTED TO MAINTAIN THIS NATURAL AESTHETIC. THE PROJECT FEATURES NATIVE MEADOW GARDENS, 2 WATER FEATURES, OUTDOOR PATIOS, A VEGETABLE GARDEN AND A SMALL NO MOW LAWN TERRACE.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
L0.00	COVER SHEET
L0.01	SITE ANALYSIS
L0.02	TREE PROTECTION PLAN
L0.03	FUEL MANAGEMENT PLAN
L1.00	LANDSCAPE SITE PLAN
L2.00	PLANTING PLAN
L3.00	IRRIGATION DIAGRAM
L3.01	IRRIGATION LEGEND
L3.02	IRRIGATION DETAILS
L3.03	IRRIGATION DETAILS
L4.00	LANDSCAPE LIGHTING PLAN
L5.00	CONSTRUCTION DETAILS
L5.01	CONSTRUCTION DETAILS

NOT FOR CONSTRUCTION

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE
MONTEREY CA (831)238-8459



seal

ARCHITECT
SIGNUM ARCHITECTURE, LLP
1050 ADAMS STREET, SUITE D
ST. HELENA, CA 94574
707.963.8831

CIVIL ENGINEER
L&S ENGINEERING AND SURVEYING
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
831.655.2723

team

LISA AND BRAD SERWIN

owner

HILLTOP RESIDENCE

24 TEHAMA,
CARMEL, CA 93923

project

no.	description	
3	PERMIT SET	01.31.2025
2	COORDINATION SET	12.04.2024
1	STEP 3 REVISION	08.23.2024

date: 01.22.2025

COVER SHEET

sheet title

L0.00

sheet no.

-- of

2/4/2025 10:00 AM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



OBSERVED SPECIES LIST

BOTANICAL NAME	COMMON NAME
ACMISPON GLABER	DEERWEED
AGROSTIS PALLENS	SEASHORE BENTGRASS
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH
CAREX PANSA	SAND DUNE SEDGE
CLINOPODIUM DOUGLASI	YERBA BUENA
DANTHONIA CALIFORNICA	OAT GRASS
FRAGARIA CHILOENSIS	BEACH STRAWBERRY
HETEROMELES ARBUTIFOLIA	TOYON
JUNCUS PATENS	COMMON RUSH
LEYMUS CONDENSATUS	GIANT WILD RYE
MIMULUS AURANTIACUS	BUSH MONKEY FLOWER
RIBES CALIFORNICA	HILLSIDE GOOSEBERRY
SISYRINCHIUM BELLUM	BLUE EYED GRASS
STACHYS BULLATA	CALIFORNIA HEDGE NETTLE
STIPA CERNUA	NODDING NEEDLE GRASS
STIPA PULCHRA	PURPLE NEEDLE GRASS
TOXICODENDRON DIVERSILOBIUM	POISON OAK









20' 0 20 40'

1" = 20'

NOT FOR CONSTRUCTION

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IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES OR CONDITIONS. NO CONTRACTOR SHALL PROCEED WITH AREAS OF SITE CONDITIONS, CONSTRUCTION OR DRAWINGS IN THE WORK IF SUCH ERRORS, DISCREPANCIES OR CONDITIONS EXIST AND HAVE NOT BEEN CORRECTED. THE LANDSCAPE ARCHITECT AND WILD LAND WORKSHOP SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED IN AREAS OF SUCH ERRORS, DISCREPANCIES OR CONDITIONS PRIOR TO THEIR CORRECTION.

WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE
MONTEREY CA (831)238-8459

CALIFORNIA LANDSCAPE ARCHITECT
MARIE S GOULET
6335
06/30/2026
01/31/2025
STATE OF CALIFORNIA

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owner

HILLTOP RESIDENCE

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project

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3	PERMIT SET	01.31.2025
2	COORDINATION SET	12.04.2024
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SITE ANALYSIS

sheet title

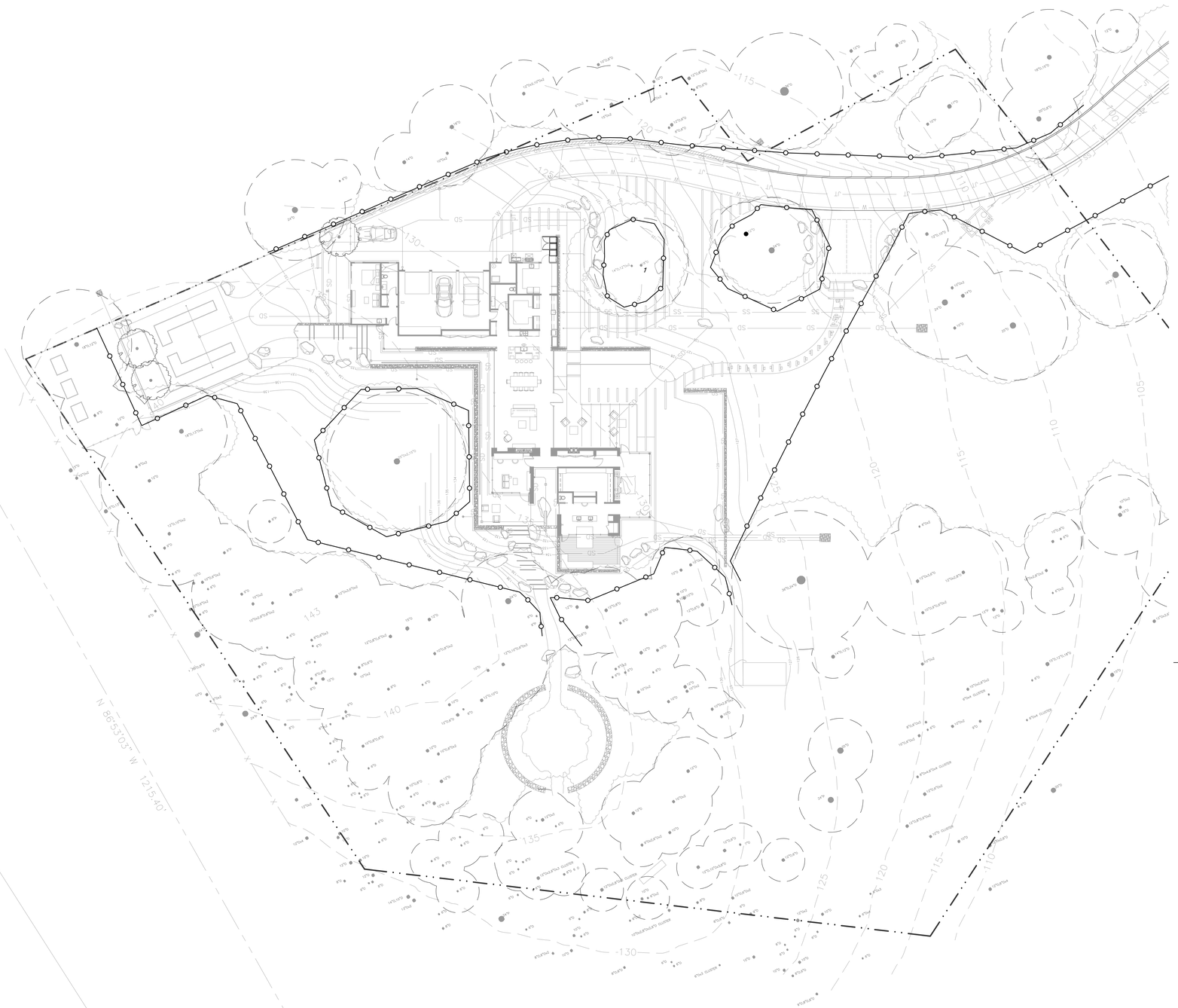
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sheet no.

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2/4/2025 10:01 AM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

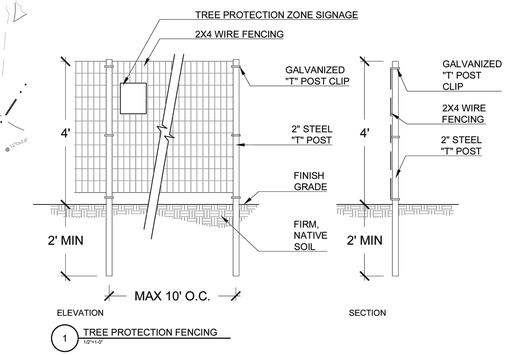


LEGEND

- EXISTING TREES TO REMAIN
- TREE PROTECTION ZONE
- TREE PROTECTION ZONE FENCING

NOTES:

1. A TREE PRESERVATION ZONE (TPZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH THE LANDSCAPE ARCHITECT.
2. PROTECTIVE FENCING - PER DETAIL THIS SHEET. FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ONCE IN PLACE, FENCING SHALL NOT BE REMOVED WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT.
3. NO STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, DEBRIS OR EXCESS SOIL WILL BE ALLOWED WITHIN THE TPZ. SOLVENTS, LIQUIDS, CONCRETE WASH-OFF, OR ANY TYPE OF DEBRIS SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.
4. ALL TRENCHING NEAR EXISTING TREES TO REMAIN. TREES SHALL BE HAND DUG AS REVIEWED WITH THE ARBORIST. WHEN LIVE ROOTS, 1 1/2-INCH DIAMETER OR LARGER ARE FOUND, THE WORK SHALL STOP. ROOTS SHALL BE COVERED WITH BURLAP OR MULCH, AND AN ARBORIST COMTACTED TO PROVIDE RECOMMENDATIONS ON ROOT CUTTING AND TREATMENT OF IMPACTED ROOTS PRIOR TO CONTINUING WORK.
5. NO SOIL COMPACTION SHALL OCCUR WITHIN THE TPZ. SOIL SURFACE WITHIN THE TPZ SHALL BE MULCHED WITH A 6-INCH LAYER OF AGED WOOD CHIPS. WOOD CHIPS FROM SITE TREE REMOVAL ARE ACCEPTABLE IF PROPERLY COMPOSTED. IMPORTED WOOD CHIP MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING. THEN SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. EXISTING PLANTS TO REMAIN.
6. NATURAL GRADE AROUND TPZ SHALL BE MAINTAINED. NO ADDITIONAL FILL OR EXCAVATION WILL BE PERMITTED WITHIN AREAS OF TREE ROOT DEVELOPMENT, UNLESS OTHERWISE SHOWN.
7. UNAUTHORIZED PRUNING OF ANY TREE SHALL NOT BE ALLOWED. IF ANY TREE CANOPY ENCROACHES ON THE PROJECT AREA, THE REQUIRED PRUNING WILL BE DONE WITH AUTHORITY OF OWNER/LANDSCAPE ARCHITECT AND TO INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES (ISA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
8. CONTRACTOR TO SUBMIT SCHEDULE OF TREE PROTECTION FENCE INSTALLATION AND REMOVAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FENCE INSTALLATION OR REMOVAL.



1 TREE PROTECTION FENCING
1/2"=1'-0"

20' 0 20 40'
1" = 20'

NOT FOR CONSTRUCTION

THE DRAWINGS, SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF WILD LAND WORKSHOP AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR DRAWINGS MAY BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER OTHER THAN FOR THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE PRIOR WRITTEN CONSENT OF WILD LAND WORKSHOP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT ONE FROM PROCEEDING WITH THE CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. IF NOT NOTIFIED BY THAT TIME, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL CONDITIONS WHICH PREVENT ONE FROM PROCEEDING WITH THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS WHICH PREVENT ONE FROM PROCEEDING WITH THE CONSTRUCTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY ARCHITECTURAL OR STRUCTURAL ITEMS CAUSED BY FAILURE TO NOTIFY WILD LAND WORKSHOP OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK IN QUESTION. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THESE DRAWINGS, ELECTRONIC OR OTHERWISE, THAT EXIST SUBJECT TO WILD LAND WORKSHOP

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REGISTERED LANDSCAPE ARCHITECT
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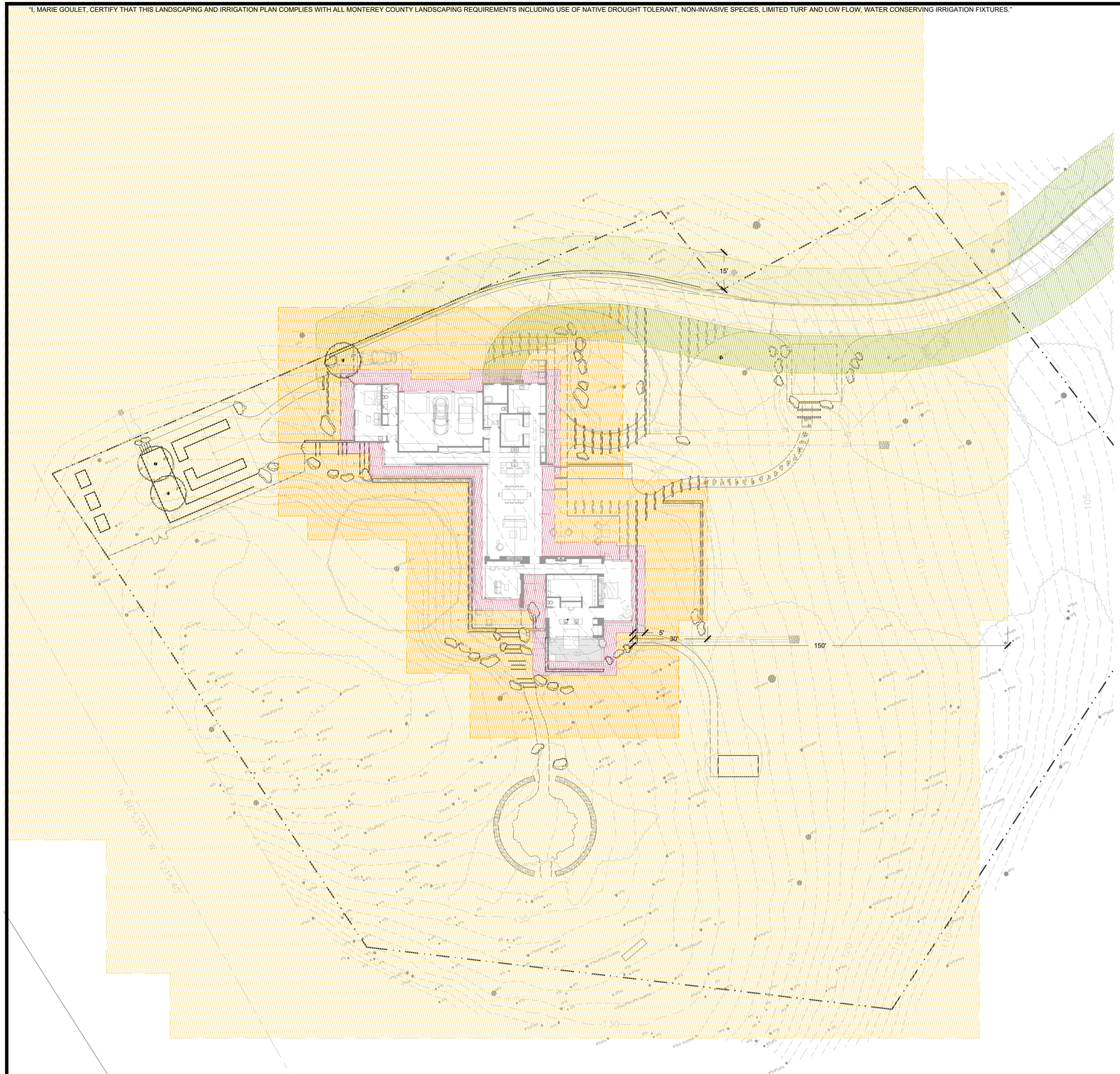
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TREE PROTECTION PLAN
sheet title

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sheet no.
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2/4/2025 10:02 AM

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LEGEND

- NON-COMBUSTIBLE ZONE - WITHIN 5' OF STRUCTURES
- DRIVEWAY ZONE - WITHIN 15' OF PAVEMENT
- LANDSCAPE ZONE - WITHIN 30' OF STRUCTURES
- WOODLAND / CHAPARRAL / GRASSLAND ZONE - WITHIN 150' OF STRUCTURES

FUEL MANAGEMENT ZONE NOTES

1. NESTING SEASON - IF CLEARING IS TO BE DONE BETWEEN NOVEMBER 1ST AND AUGUST 1ST, A QUALIFIED ECOLOGIST/ORNITHOLOGIST SHALL CONDUCT A SITE WIDE SURVEY FOR NESTING BIRDS. IF ANY ARE FOUND A PROTECTION PLAN SHALL BE DEVELOPED AND FOLLOWED PRIOR TO PROCEEDING.
2. THE FOLLOWING FUEL MANAGEMENT ZONES (FMZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH LANDSCAPE ARCHITECT.
3. **NON-COMBUSTIBLE ZONE** - TO A DISTANCE OF 5 FEET, A NON-COMBUSTIBLE BUFFER OF 5 FEET AROUND STRUCTURES INCLUDING WOOD DECKS, CONSISTING OF HARDSCAPE SURFACES (SUCH AS PATIOS AND GRAVEL) OR BARE SOIL. WOOD CHIP MULCH AND IRRIGATED LAWNS ARE NOT CONSIDERED NON-COMBUSTIBLE.
4. **LANDSCAPE ZONE** - PER LANDSCAPING PLANS. ALL LANDSCAPING OCCURS WITHIN THE HOMELAND AREA. THE PLANTING OF FLAMMABLE SHRUBS AND ORNAMENTAL GRASSES IS DISCOURAGED IN THIS AREA. THE SPACING BETWEEN LANDSCAPING PLANTS AND VOLUME OF LANDSCAPING BIOMASS SHOULD MIMIC THE OAK WOODLAND / SAVANNAH ZONE. AVOID AND REGULARLY REMOVE THICK LAYERS OF MULCH AND LEAF LITTER. PRUNE SHRUBS REGULARLY TO MAINTAIN SPACE BETWEEN PLANTINGS.
5. **DRIVEWAY ZONE** - FOR A WIDTH OF 15 FEET FROM THE EDGE OF PAVEMENT. THIS AREA SHOULD BE TREATED TO REDUCE THE INTENSITY OF FIRE NEAR PAVEMENT TO ALLOW SAFE PASSAGE. ALL TREE BRANCHES EXTENDING OVER DRIVEWAY SURFACES MUST BE PRUNED TO ENSURE 15 FEET OF VERTICAL CLEARANCE, WHILE LEAVING HEALTHY BRANCHES HIGHER THAN 15 FEET TO PROVIDE SHADE. ALL GRASSLAND WITHIN 15 FEET OF THE PAVEMENT SHOULD BE MOWED ACCORDING TO THE GRASSLAND ZONE RECOMMENDATIONS. A MINIMUM OF 3 FEET RADIUS SHALL BE MOWED AROUND EACH FIRE HYDRANT. REMOVE UNDERSTORY BRUSH THAT CAN BECOME LADDER FUELS AND REMOVE ACCUMULATIONS OF LEAF LITTER FROM THE ROAD.
6. **WOODLAND / SAVANNAH / GRASSLAND ZONE** - FOR A WIDTH OF 150 FEET FROM THE STRUCTURE. REMOVE LOW HANGING TREE BRANCHES SMALLER THAN 3 INCHES IN DIAMETER UP TO A MINIMUM OF 8 FEET. AN INITIAL TREATMENT SHALL REQUIRE PRUNING OF SMALLER BRANCHES LESS THAN 3 INCHES IN DIAMETER TO KEEP THE TREE CANOPY 8 FEET ABOVE THE GROUND, AND A DENSITY REDUCTION OF UNDERSTORY SHRUBS. TREATMENT OF UNDERSTORY SHRUBS IS TO BE MAINTAINED ANNUALLY TO A MAXIMUM HEIGHT OF 2.5 FEET. WHEN THINNING, DO NOT CLEAR CUT BUT SELECTIVELY REMOVE MORE FLAMMABLE SPECIES (SUCH AS COYOTE BUSH) AND PRUNE MORE DESIRABLE SPECIES (SUCH AS CURRANT AND WILD ROSE). LEAF LITTER SHOULD BE KEPT TO A MAXIMUM DEPTH OF NO MORE THAN FOUR INCHES. HERBACEOUS GROUND COVER LAYER AND GRASSLAND SHOULD BE MOWED AND MAINTAINED ANNUALLY IN EARLY SUMMER TO A MINIMUM OF FOUR INCHES WITHIN 150 FEET OF STRUCTURES. ALL GRASSLAND WITHIN 150 FEET FROM STRUCTURES, THROUGHOUT ALL FUEL MANAGEMENT ZONES. ANNUAL GRASSLAND AREAS MUST BE MOWED AT LEAST ONCE ANNUALLY IN LATE SPRING OR EARLY SUMMER TO A MINIMUM HEIGHT OF 4 INCHES, IDEALLY AFTER NATIVE SPECIES HAVE SET SEED, AND NOT MORE FREQUENTLY THAN EVERY 60 DAYS. WOODY WEED SPECIES SUCH AS FRENCH BROOM, POISON HEMLOCK, AND THISTLES SHOULD BE COMPLETELY REMOVED ANNUALLY. THROUGHOUT ALL FUEL MANAGEMENT ZONES, REMOVE ALL DEAD BRANCHES ON THE GROUND SMALLER THAN 6 INCHES OF DIAMETER. RETAIN WOODY MATERIAL LARGER THAN 8 INCHES OF DIAMETER FOR WILDLIFE HABITAT IF NOT UNDER TREE CANOPY AND NOT WITHIN 150 FEET OF STRUCTURES.
7. **PRESCRIPTIONS FOR TREE PRUNING** - MAINTAIN VERTICAL CLEARANCE UNDER TREE CANOPY OF 8' FROM THE GROUND OR ⅓ THE HEIGHT OF THE TREE. WITHIN THIS VERTICAL CLEARANCE, REMOVE ALL DEAD BRANCHES AND LIMBS AND REMOVE ALL BRANCHES DEAD OR LIVING UNDER 3 INCHES IN DIAMETER. IN LANDSCAPED AREAS REMOVE ALL SPLIT AND DISEASED BRANCHES LARGER THAN 8 INCHES IN DIAMETER. OAKS WITH LIVE LIMBS RESTING ON THE GROUND NEED NOT BE REMOVED, BUT ALL GROUND DEBRIS BENEATH AND AROUND THE LIMBS SHOULD BE REMOVED. DO NOT THIN OR PRUNE THE TREE CANOPY ABOVE THE VERTICAL CLEARANCE ZONE OF 8' FROM GROUND OR ⅓ HEIGHT OF THE TREE, AS THIS WILL INCREASE UNDERSTORY GROWTH AND FIRE RISK. AFTER INITIAL PRUNING, TREE PRUNING SHOULD BE NEEDED INFREQUENTLY, EVERY 3-5 YEARS. IF NECESSARY TO REMOVE YOUNG TREES, THE REMOVAL OF ALL SEEDLINGS AND SAPLINGS OF BLACK OAK, VALLEY OAK, OR BLUE OAK IN THE OPENLANDS REQUIRES PRIOR APPROVAL FROM TEHAMA.

20' 0 20 40'

1" = 20'

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FUEL MANAGEMENT PLAN

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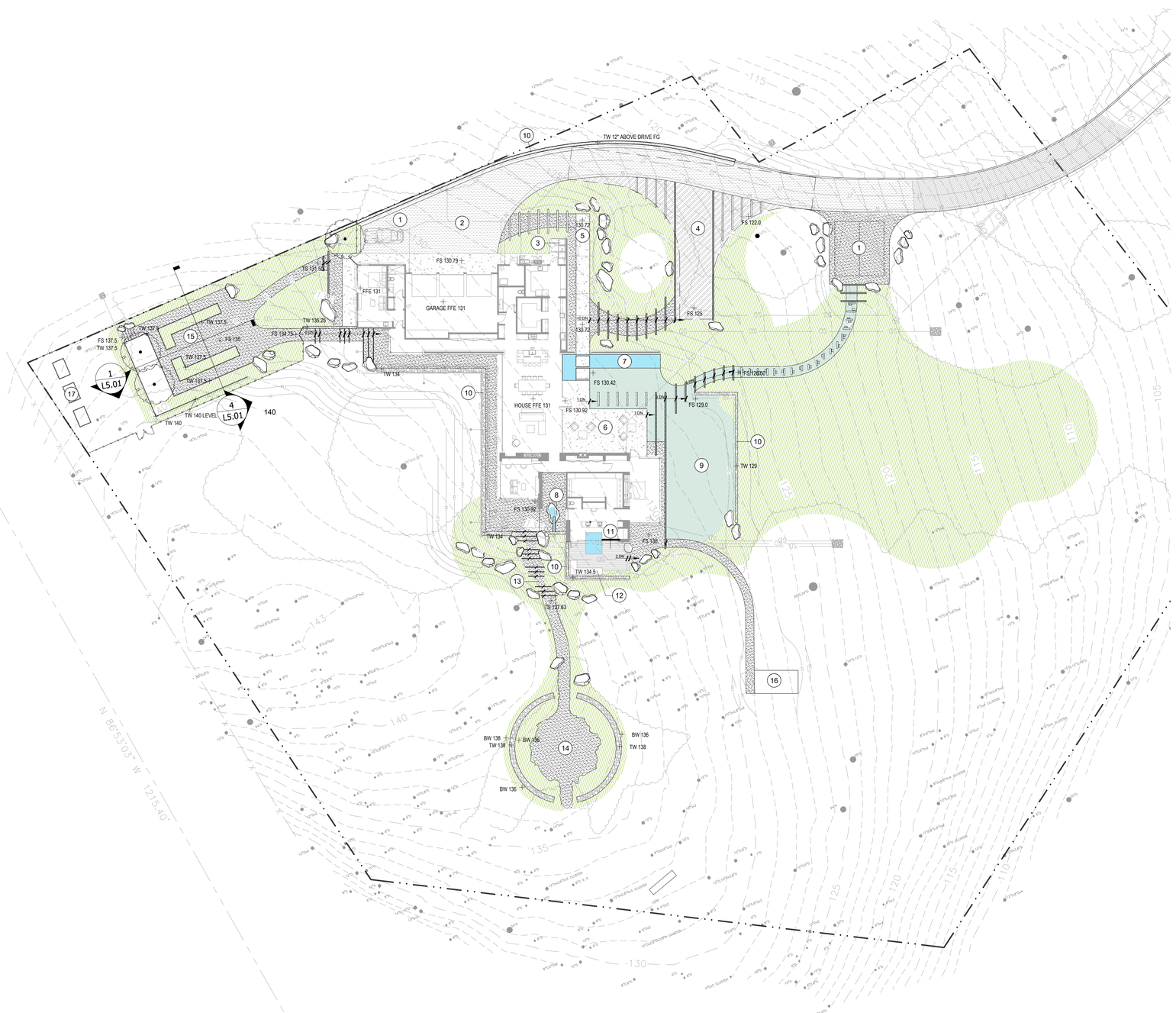
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sheet no.

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2/4/2025 10:01 AM

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LANDSCAPE LEGEND

- PROPOSED TREES, SEE PLANTING PLAN
- PROPOSED LANDSCAPE BOULDERS, HOLLISTER GRANITE OR EQUAL, PLACE IN FIELD WITH LANDSCAPE ARCHITECT — 1 L5.00
- DRY STACK STONE WALL — 3 L5.00
- CONCRETE RETAINING WALL — 9 L5.00
- STEEL STAIR TREADS: 10', 8' AND 6' LENGTHS — 5 L5.00
- STAIR TREADS: MONOLITHIC SONOMA BUFF STONE STEPS — 8 L5.00
- CUSTOM CUT STONE PAVERS: SONOMA BUFF — 8 L5.00
- CONCRETE PAVING: INTEGRAL COLOR CARAMEL — 6 L5.00
- GRAVEL PAVING WITH STEEL EDGING, ¼" GOLDEN GRANITE GRAVEL AVAILABLE FROM TRI-COUNTY LANDSCAPE SUPPLY — 2 L5.00
- STABILIZED DECOMPOSED GRANITE PAVING — 4 L5.00
- GEOGRID WITH GRAVEL @ FIRE TRUCK TURN AROUND — 7 L5.00
- NEW ASPHALT PAVING
- PROPOSED PLANTING AREAS, SEE PLANTING PLAN
- PROPOSED NO-MOW LAWN, SEE PLANTING PLAN
- WATER FEATURE — 3 L5.01, 5 L5.01

REFERENCE NOTES:

1. GUEST PARKING
2. DRIVEWAY
3. TRASH ENCLOSURE WITH 6' FENCE: SEE ARCH. DWGS
4. FIRE TRUCK TURNAROUND
5. ENTRY PATH
6. PATIO
7. REFLECTION POOL
8. FOUNTAIN
9. NO-MOW LAWN
10. RETAINING WALLS
11. CLASS A FIRE RATED DECKING
12. STONE BENCH
13. STEPS TO CLEARING
14. CIRCLE GATHERING
15. KITCHEN GARDEN
16. RELOCATED YOGA STUDIO
17. COMPOST AREA

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LANDSCAPE SITE PLAN

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PLANTING LEGEND

TREES

FRUIT TREE, SPECIES TBD

SHRUB LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	WUCOLS
AO	ACHILLEA MILLEFOLIUM 'SONOMA COAST'	SONOMA WHITE YARROW	1 GAL	2' OC	L
A	AGASTACHE 'APACHE SUNSET'	GIANT HYSSOP	1 GAL	1'-6" OC	L
AL	ARCTOSTAPHYLOS BAKERI 'LOUIS EDMUNDS'	LOUIS EDMUNDS MANZINITA	1 GAL	4' OC	L
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1'-6" OC	L
C	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	L
CC	CYNARA CARDUNCULUS	CARDOON	1 GAL	5' OC	
DC	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	1'-6" OC	L
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	3' OC	M
I	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW DOUGLAS IRIS	1 GAL	2' OC	L
L	LAVANDULA INTERMEDIA 'GROSSO'	LAVENDER	1 OR 2 GAL	3' OC	L
MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	2'-6" OC	L
N	NEPETA FAASSENII 'WHITE CLOUD'	CAT MINT	4" POT	2'-0"	VL
O	ORIGANUM VULGARE	CULINARY OREGANO	1 GAL	2' OC	M
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	3' OC	M
R	ROSMARINUS OFFICINALIS 'BOULE'	BOULE ROSEMARY	5 GAL	2' OC	L
S	SALVIA OFFICINALIS	COMMON SAGE	1 GAL	2' OC	L
SA	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	2' OC	M
S	STACHYS BYZANTINA	LAMB'S EARS	1 GAL	2' OC	L
T	THYMUS VULGARIS	COMMON THYME	4" POT	2' OC	L

MEADOW EDGE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	WUCOLS
DC	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	1'-6" OC	L
EA	ESCHSCHOLZIA CALIFORNICA 'ALBA'	'ALBA' CALIFORNIA POPPY	1 GAL	1'-6" OC	VL
MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	2'-6" OC	L
P	PHACELIA CALIFORNICA	SCORPION FLOWER	1 GAL	1' OC	L
SA	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	2' OC	M
SV	SOLIDAGO VELUTINA SSP CALIFORNICA	CALIFORNIA GOLDENROD	1 GAL	1'-6" OC	M
V	VERBENA LASIOSTACHYS	WESTERN VERVAIN	1 GAL	2' OC	VL

GROUNDCOVERS

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	WUCOLS
	UC VERDE BUFFALO GRASS	UC VERDE	PLUGS	1' OC	L

MEADOW MIX (TEMP. IRRIGATION)

BOTANICAL NAME	COMMON NAME	SIZE
ASCLEPIA CALIFORNICA	CALIFORNIA MILKWEED	PLUG
CAREX PANSA	SAND DUNE SEDGE	PLUG
COLLINSIA HETEROPHYLLA	PURPLE CHINESE HOUSES	SEED
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	SEED
LUPINUS NANUS	SKY LUPINE	SEED
JUNCUS PATENS	COMMON RUSH	SEED
MUHLENBERGIA RIGENS	DEERGRASS	PLUG
PHACELIA CALIFORNICA	ROCK PHACELIA	SEED
SOLIDAGO CALIFORNICA	CALIFORNIA GOLDENROD	SEED
STIPA PULCHRA	PURPLE NEEDLE GRASS	SEED & PLUG

WOODLAND EDGE PLUG MIX (TEMP. IRRIGATION)

BOTANICAL NAME	COMMON NAME
CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE
FESTUCA CALIFORNICA	CALIFORNIA FESCUE
IRIS DOUGLASIANA 'CANYON SNOW'	'CANYON SNOW' DOUGLAS IRIS

EDIBLE PLANTS BY OWNER MIX:

BOTANICAL NAME	COMMON NAME
ALLIUM SSP.	ONION / GARLIC
ALYOSIA CITROYDA	LEMON VERBENA
ASPARAGUS OFFICIANALIS	ASPARAGUS
CALENDULA OFFICINALIS	CALENDULA
HYSSOP OFFICINALIS	HYSSOP
LEONURUS CARDIACA	MOTHERWORT
MATRICARIA RECUTITA	GERMAN CHAMOMILE
MELISSA OFFICINALIS	LEMON BALM
TANACETUM PARTHENIUM	FEVERFEW

WOODLAND GROUND COVER (TEMP IRRIGATION)

AGROSTIS PALLENS SEED, APPLY 1 OZ / 1000 SQ FT

PLANTING NOTES:

PLANTING DESIGN AND FUEL MANAGEMENT DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE, SITE SPECIFIC GRASSLAND AND OAK WOODLAND SPECIES APPROPRIATE FOR THE AREA. THE PLANTING AREAS ADJACENT TO THE BUILDINGS ARE INTENDED TO BE MOWED IN EARLY SUMMER FOR FUEL MANAGEMENT AND WEED MANAGEMENT. THOSE CLOSEST TO THE BUILDINGS ARE SELECTED BASED ON THEIR FLAME RESISTANCE AS WELL AS AESTHETICS.

SOIL AMENDMENT

1. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

20' 0 20 40'

1" = 20'

NOT FOR CONSTRUCTION

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP AND NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING. ELECTRONIC OR OTHERWISE, THAT EXIST OUTSIDE OF WILD LAND WORKSHOP'S DIRECT CONTROL. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR STOP THE COMPLETION OF #WW AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. IF CONTRACTOR PROCEEDS WITH WORK IN AREAS OF DISCREPANCIES OR UNKNOWN CONDITIONS AND FAILS TO NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BEFORE DOING SO, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE WORK.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE
MONTEREY CA (831)238-8459

REGISTERED LANDSCAPE ARCHITECT
MARIE S GOULET
6335
06/30/2026
01/31/2025
Date
STATE OF CALIFORNIA

seal

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SIGNUM ARCHITECTURE, LLP
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LISA AND BRAD SERWIN

owner

HILLTOP RESIDENCE

24 TEHAMA,
CARMEL, CA 93923

project

no.	description	date:
3	PERMIT SET	01.31.2025
2	COORDINATION SET	12.04.2024
1	STEP 3 REVISION	08.23.2024

date: 01.22.2025

PLANTING PLAN

sheet title

L2.00

sheet no.

-- of

2/4/2025 10:03 AM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

PROJECT IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR WILL FOLLOW INDUSTRY STANDARDS FOR THE INSTALLATION OF THE IRRIGATION SYSTEM. ANY PROPOSED CHANGES TO THE IRRIGATION SYSTEM WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE CHANGES BEING MADE. CONTRACTOR TO VERIFY IN FIELD THE CONDITIONS OF THE LANDSCAPE AREAS PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM .

2. MAINLINE PIPE SHALL BE NO LESS THAN CLASS 315 FOR PIPE SIZED 3" AND GREATER, AND SCHEDULE 40 FOR PIPE SIZED 2-1/2" AND SMALLER. MAINLINE PIPING SHALL BE INSTALLED AT A MINIMUM DEPTH TO ENSURE 18" OF COVER AND SHALL BE INSTALLED IN SUCH A MANNER AS TO NOT INTERFER WITH THE STORMWATER AND OTHER UTILITIES' SYSTEMS.

3. LATERAL PIPING SHALL BE CLASS 200 PIPE AND INSTALLED TO A MINIMUM DEPTH TO ENSURE 12" OF COVER.

4. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING, TREE ROOT ZONES AND ARCHITECTURAL FEATURES.

5. SYSTEM SHALL RECEIVE AN INTERIOR MOUNTED IRRIGATION CONTROLLER. CONTRACTOR TO VERIFY IN FIELD LOCATION PRIOR TO INSTALLATION. ELECTRICAL CONNECTION BY OTHERS.

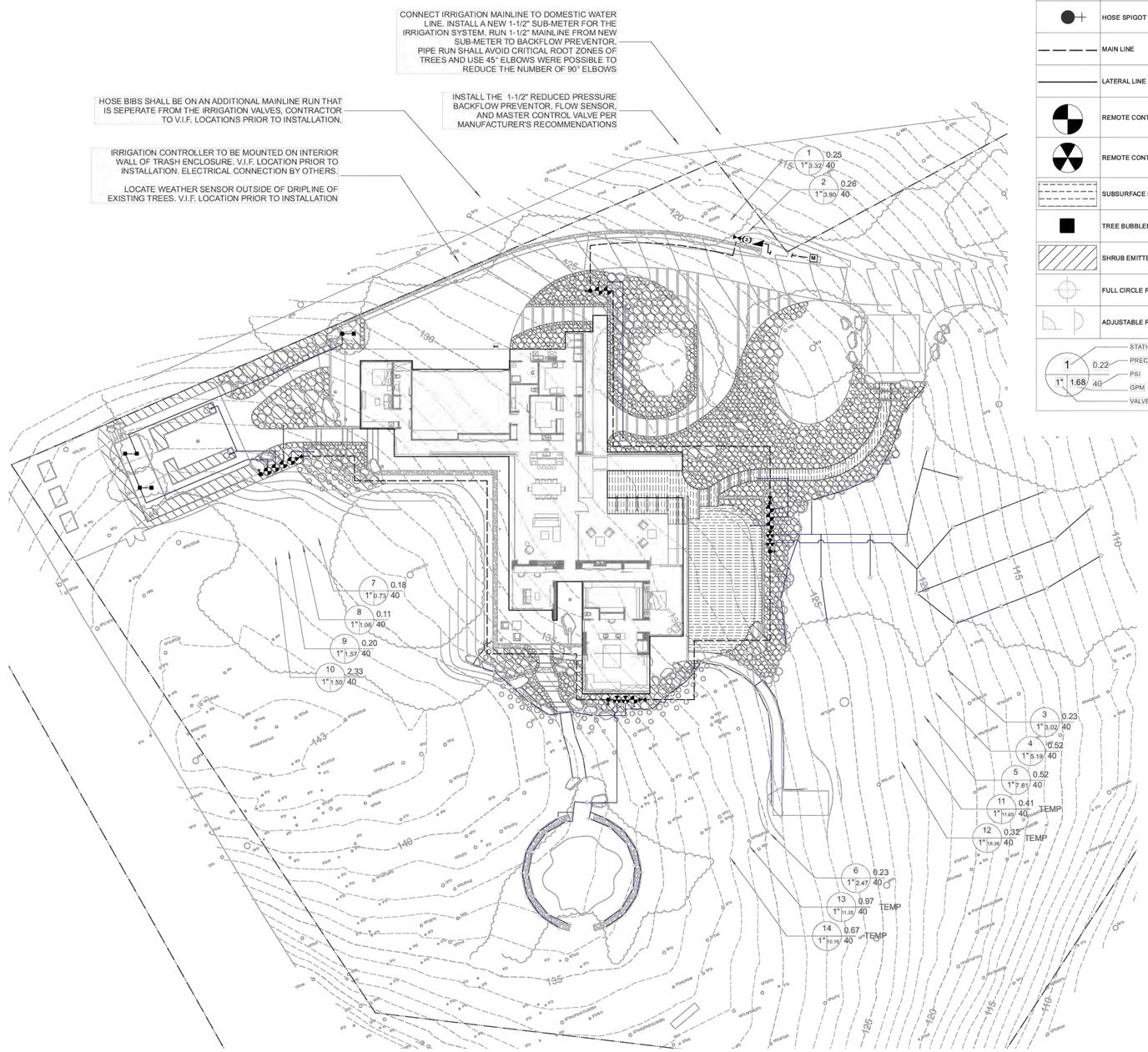
6. LANDSCAPE IRRIGATION SYSTEMS SHALL BE INSTALLED TO PREVENT OVER-SPRAY ON STRUCTURES.

7. IRRIGATION DEMAND: 20 GPM AT 80 PSI. FIELD VERIFY EXACT PRESSURE PRIOR TO START OF WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

8. ALL SPRAY VALVES AND SPRINKLER OUTLETS SHOWN ARE FOR THE ESTABLISHMENT PERIOD AND SHALL BE RARELY USED POST ESTABLISHMENT.

9. REFER TO PLANTING PLAN FOR FULL EXTENT OF SEEDED AREAS. CONTRACTOR TO ADD ALTERNATE ALLOWANCE FOR OVER-HEAD SPRAYS AT ALL DISTURBED AREAS THAT SHALL RECEIVE SEED MIX. SPRAYS SHALL BE MATCH PRECIPITATION ROTATOR NOZZLES AND THE PVC LATERAL LINES SHALL BE PLACED ON THE SURFACE WITH NO TRENCHING REQUIRED.

10. ALL IRRIGATION OUTLETS AND PIPING FOR TEMPORARY ZONES SHALL BE INSTALLED ABOVE GROUND AND REMOVED AFTER THE ESTABLISHMENT PERIOD OF NO MORE THAN THREE (3) YEARS FROM DATE OF PLANTING.



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT	MODEL NUMBER	NOTES
M	POINT OF CONNECTION	ASSURED AUTOMATION	1-1/2" SUB-METER	WM150	PER MANUFACTURER'S RECOMMENDATIONS
	BACKFLOW PREVENTOR	FEBCO	1-1/2" BACKFLOW PREVENTOR W/ PRESSURE REGULATOR, IN ENCLOSURE	825Y	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 1/L3.02
C	CONTROLLER	HUNTER	PRO-HC W/ RAIN CLIK AND HC-150-FLOW SENSOR	PHC-1200	12 STATION HYDRAWISE COMPATIBLE CONTROLLER, SEE DETAIL 9/L3.02
WS	WEATHER SENSOR	HUNTER	SOLAR-SYNC ETO-RAIN-FREEZE SENSOR	WSS-SEN	WIRELESS SENSOR, LOCATE NO MORE THAN 800' FROM CONTROLLER
F	FLOW SENSOR	HUNTER	1-1/2" FLOW-SYNC SENSOR	HC-150-FLOW	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 2/L3.02
M	MASTER VALVE	HUNTER	1-1/2" REMOTE CONTROL VALVE WITH FILTER SCREEN, NORMALLY CLOSED	ICV-151G-FS	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 3/L3.02
	BRASS SHUT-OFF VALVE	NIBCO	LINE-SIZE BRASS GATE VALVE	TI-8	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 5/L3.02
	HOSE SPIGOT	LASCO	3/4" INVERTED GARDEN VALVE	MODEL 06-1342	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 4/L3.02
	MAIN LINE	-	PVC SCH 40 W/ SOLVENT WELD FITTINGS	-	SIZE: 1-1/2", SEE DETAIL 8/L3.02
	LATERAL LINE	-	PVC CLASS 200 W/SOLVENT WELD FITTINGS	-	SIZE: 0 - 6 GPM = 3/4", 7 - 18 GPM = 1", SEE DETAIL 8/L3.02
	REMOTE CONTROL VALVE	HUNTER	DRIP ZONE CONTROL KITS	PCZ-101-LF-40	USE DRIP ZONE KITS AT ALL SUBSURFACE DRIP, BUBBLERS, AND EMITTERS. SEE DETAIL 6/L3.02
	REMOTE CONTROL VALVE	HUNTER	GLOBE VALVES	ICV-101G	ICV TO BE USED AT POP-UP SPRAYS, SEE DETAIL 7/L3.02
	SUBSURFACE DRIP ZONE	HUNTER	0.4 GPM DRIP LINE W/ CHECK VALVES	HDL-04-18-CV	12" ROW AND 12" EMITTER SPACING UNLESS OTHERWISE NOTED, SEE DETAILS 1-4/L3.03
	TREE BUBBLERS	HUNTER	18" ROOT ZONE WATERING SYSTEM	RZWS-18-25-CV	0.25 GPM BUBBLER, SEE DETAIL 5/L3.02
	SHRUB EMITTERS	HUNTER	0.50 GPH EMITTERS W/BARBED END	HE-050-B	PLACE TWO (2) PER 15 GAL. SHRUBS, SEE DETAIL 7/L3.03
	FULL CIRCLE ROTATOR	HUNTER	MP ROTATOR NOZZLE ON 12" POP-UP	MP1000-360 OR MP2000-360	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 6/L3.03
	ADJUSTABLE ROTATOR	HUNTER	MP ROTATOR NOZZLE ON 12" PO-UP	MP1000-90 OR MP2000-90	V.I.F. USE MP-800 SERIES WHERE NECESSARY, SEE DETAIL 6/L3.03

1 — STATION NUMBER
1" 1.68 40 — 1" = PRECIPITATION RATE; 1.68 = PSI; 40 = GPM
0.22 — VALVE SIZE

24 Tehema, Carmel CA 93923

Regular Landscape Area	7,447	SF
Special Landscape Area	1,739	SF
Total Landscape Area	9186	SF
Eto (CIMIS)	49.7	
Eppt (@ 25% Annual Rainfall)	5.275	

Maximum Applied Water Allowance

(Eto - Eppt)	X	Gal./SF	X	[(0.55 x LA)	+	(0.45 x SLA)]	MAWA	ACRE-FT.
44.43		0.62		5,052		782.55	**160,712**	**0.49**

Estimated Total Water Use (Post Establishment)

Plant Water Use	(ETo)(0.62)	X	(PF x HA)		ETWU	ACRE-FT.
			IE			
Low	30.8		2,268		69,891	
Med.	30.8		0		0	
High	30.8		0		0	
				ETWU	**69,891**	**0.21**

ETWU complies with MAWA

Estimated Total Water Use (Establishment Period @ 9,857 SF Grassland Restoration Areas)

Plant Water Use	(ETo)(0.62)	X	(PF x HA)		ETWU	ACRE-FT.
			IE			
Low	30.8		2,629		80,996	
Med.	30.8		0		0	
High	30.8		0		0	
				ETWU	**80,996**	**0.25**
				Total Establishment ETWU	**150,886**	**0.46**

NOT FOR CONSTRUCTION

ANY CONTRACTOR WHO COMMENCES WORK SHALL BE DEEMED TO HAVE ACCEPTED THE CONDITIONS AS INDICATED. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS AND DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS AND DISCREPANCIES. IF CONSTRUCTION AND INSTALLATION WORK IS PERFORMED BY CONTRACTOR WHERE ERRORS, OMISSIONS OR DISCREPANCIES EXIST, CONTRACTOR SHALL BEAR ALL COSTS FOR CORRECTION OF SUCH WORK.

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT WILD LAND WORKSHOP'S PROFESSIONAL SEAL AND SIGNATURE. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT BEAR WILD LAND WORKSHOP'S PROFESSIONAL SEAL AND SIGNATURE. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT BEAR WILD LAND WORKSHOP'S PROFESSIONAL SEAL AND SIGNATURE. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT BEAR WILD LAND WORKSHOP'S PROFESSIONAL SEAL AND SIGNATURE.

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3	PERMIT SET	01.31.2025
2	COORDINATION SET	12.04.2024
1	STEP 3 REVISION	08.23.2024

date: 01.22.2025

IRRIGATION DIAGRAM

sheet title

L3.00

sheet no.

of

2/4/2025 10:02 AM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

GENERAL IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING, TREE ROOT ZONES AND ARCHITECTURAL FEATURES.

4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.

5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.

6. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.

10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.

12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

13. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.

14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

17. THOROUGHLY FLUSH MAIN LINE BEFORE INSTALLING VALVES.

18. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.

19. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.

20. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

21. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFULL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

22. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

23. ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.

24. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

25. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

26. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

27. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
- INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
- CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
- COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
- COMPLETE AND DATED MANUFACTURER'S WARRANTIES.

DRIPLINE NOTES

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.

2. INSTALL DRIPLINE A MAXIMUM OF 24" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.

3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 1125' OF TOTAL DRIPLINE PER ZONE.

4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES.

5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.

6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
- 0-6 GPM – 3/4"
- 6.1-15 GPM – 1"

8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.

9. STAPLE DRIPLINE TO GROUND EVERY 2 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.

10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.

11. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

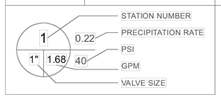
ADDITIONAL DRIPLINE NOTES

1. ALL SUBSURFACE DRIP AREAS ARE DESIGNED TO BE 12" ROW SPACING WITH 12" EMITTER SPACING EXCEPT AS FOLLOWS:

NONE

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT	MODEL NUMBER	NOTES
M	POINT OF CONNECTION	ASSURED AUTOMATION	1-1/2" SUB-METER	WM150	PER MANUFACTURER'S RECOMMENDATIONS
	BACKFLOW PREVENTOR	FEBCO	1-1/2" BACKFLOW PREVENTOR W/ PRESSURE REGULATOR, IN ENCLOSURE	825Y	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 1/L3.02
C	CONTROLLER	HUNTER	PRO-HC W/ RAIN CLIK AND HC-150-FLOW SENSOR	PHC-1200	12 STATION HYDRAWISE COMPATIBLE CONTROLLER, SEE DETAIL 9/L3.02
WS	WEATHER SENSOR	HUNTER	SOLAR-SYNC ETO-RAIN-FREEZE SENSOR	WSS-SEN	WIRELESS SENSOR, LOCATE NO MORE THAN 800' FROM CONTROLLER
F	FLOW SENSOR	HUNTER	1-1/2" FLOW-SYNC SENSOR	HC-150-FLOW	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 2/L3.02
M	MASTER VALVE	HUNTER	1-1/2" REMOTE CONTROL VALVE WITH FILTER SCREEN, NORMALLY CLOSED	ICV-151G-FS	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 3/L3.02
	BRASS SHUT-OFF VALVE	NIBCO	LINE-SIZE BRASS GATE VALVE	TI-8	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 5/L3.02
	HOSE SPIGOT	LASCO	3/4" INVERTED GARDEN VALVE	MODEL 06-1342	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 4/L3.02
	MAIN LINE	-	PVC SCH 40 W/ SOLVENT WELD FITTINGS	-	SIZE: 1-1/2", SEE DETAIL 8/L3.02
	LATERAL LINE	-	PVC CLASS 200 W/SOLVENT WELD FITTINGS	-	SIZE: 0 - 6 GPM = 3/4", 7 - 18 GPM = 1", SEE DETAIL 8/L3.02
	REMOTE CONTROL VALVE	HUNTER	DRIP ZONE CONTROL KITS	PCZ-101-LF-40	USE DRIP ZONE KITS AT ALL SUBSURFACE DRIP, BUBBLERS, AND EMITTERS. SEE DETAIL 6/L3.02
	REMOTE CONTROL VALVE	HUNTER	GLOBE VALVES	ICV-101G	ICV TO BE USED AT POP-UP SPRAYS, SEE DETAIL 7/L3.02
	SUBSURFACE DRIP ZONE	HUNTER	0.4 GPM DRIP LINE W/ CHECK VALVES	HDL-04-18-CV	12" ROW AND 12" EMITTER SPACING UNLESS OTHERWISE NOTED, SEE DETAILS 1-4/L3.03
	TREE BUBBLERS	HUNTER	18" ROOT ZONE WATERING SYSTEM	RZWS-18-25-CV	0.25 GPM BUBBLER, SEE DETAIL 5/L3.02
	SHRUB EMITTERS	HUNTER	0.50 GPH EMITTERS W/BARBED END	HE-050-B	PLACE TWO (2) PER 15 GAL. SHRUBS, SEE DETAIL 7/L3.03
	FULL CIRCLE ROTATOR	HUNTER	MP ROTATOR NOZZLE ON 12" POP-UP	MP1000-360 OR MP2000-360	PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAIL 6/L3.03
	ADJUSTABLE ROTATOR	HUNTER	MP ROTATOR NOZZLE ON 12" PO-UP	MP1000-90 OR MP2000-90	V.I.F., USE MP-800 SERIES WHERE NECESSARY, SEE DETAIL 6/L3.03



24 Tehema, Carmel CA 93923

HYDROZONE TABLE COMPLETE FOR ALL VALVES

Valve Number	Irrigation Method	Plant type (High, Med, Low)	GPM	Precipitation Rate (in/hr)	Area (sq.ft.)	% of Landscape
1	Emitters	Low	3.32	0.25	1288	14.0%
2	Emitters	Low	3.90	0.26	1466	16.0%
3	Emitters	Low	3.02	0.23	1274	13.9%
4	Sub-surface Drip	Low	5.19	0.52	790	8.6%
5	Sub-surface Drip	Low	7.81	0.52	1173	12.8%
6	Emitters	Low	2.47	0.23	1056	11.5%
7	Emitters	Low	0.73	0.18	400	4.4%
8	Emitters	Low	1.06	0.11	913	9.9%
9	Emitters	Low	1.57	0.20	764	8.3%
10	Bubblers	Low	1.50	2.33	62	0.7%
TEMP.						
11	MP Rotators	Low	11.65	0.41	2702	27.4%
12	MP Rotators	Low	15.36	0.32	4560	46.3%
13	MP Rotators	Low	11.35	0.97	1130	11.5%
14	MP Rotators	Low	10.16	0.67	1465	14.9%
				TOTAL SF (PERM)	**9186**	100%
				TOTAL SF (TEMP)	**9857**	100%

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01/31/2025
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project

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IRRIGATION LEGEND

sheet title

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of

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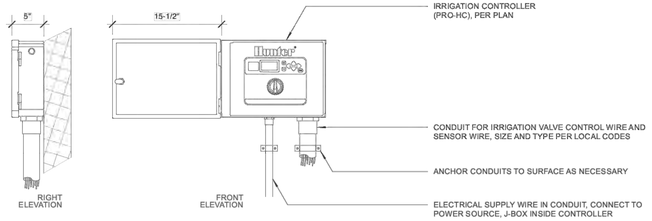
"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

CONTROLLER AND SENSOR NOTES:

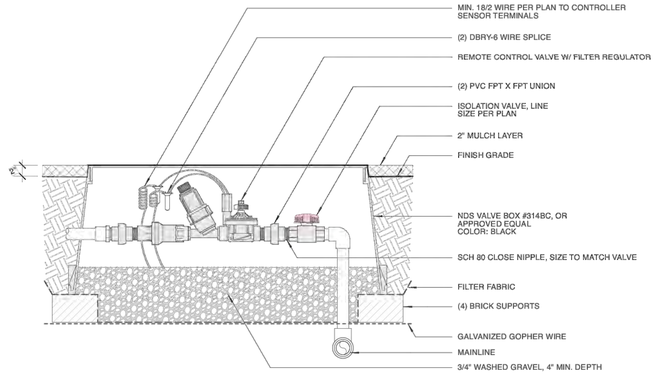
1. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE. PRIOR TO INSTALLATION, CONFIRM LOCATION OF CONTROLLER WITH OWNER

2. ALL SENSORS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

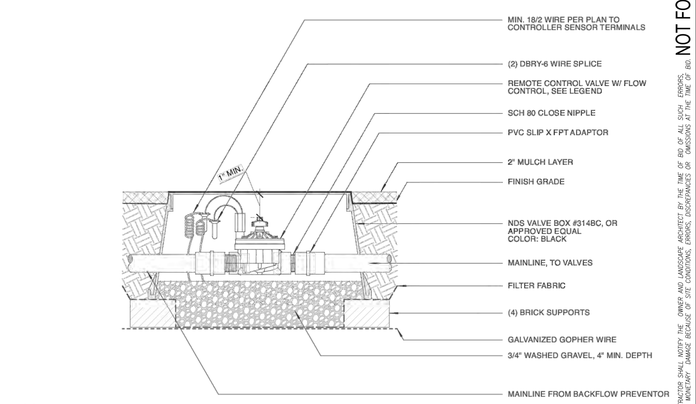
3. ALL ELECTRICAL WORK TO CONFORM WITH LOCAL CODES



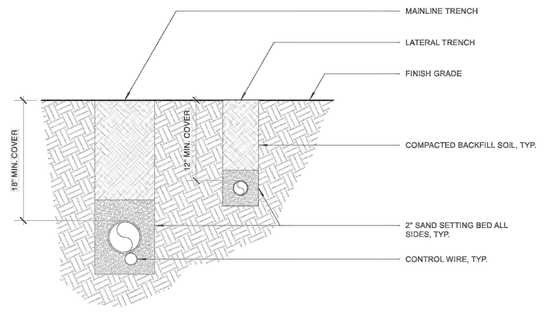
9 CONTROLLER W/ FLOW & SOLAR SENSOR - INTERIOR
N.T.S.



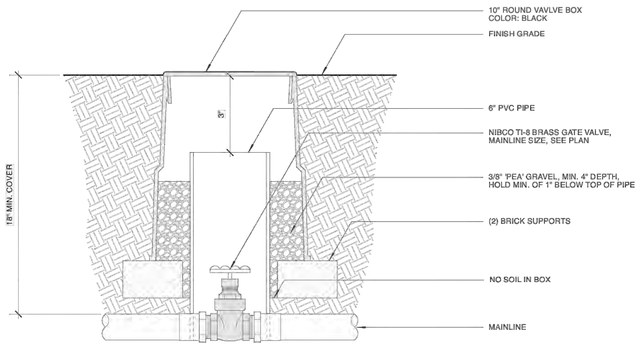
6 DRIP CONTROL ZONE KIT W/ UNIONS AND SHUT-OFF
N.T.S.



3 MASTER VALVE: IN-LINE
N.T.S.



8 MAINLINE AND LATERAL PIPE TRENCHING AND COVER
N.T.S.

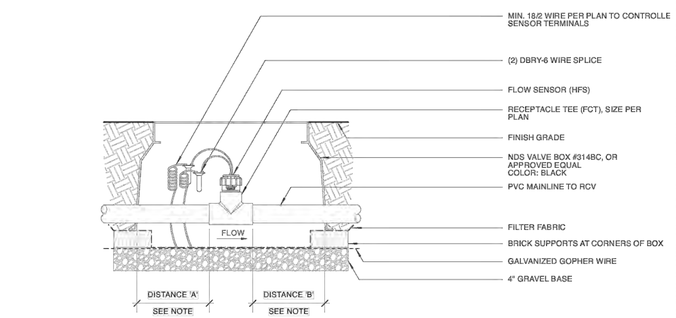


5 GATE VALVE IN 10" ROUND BOX
N.T.S.

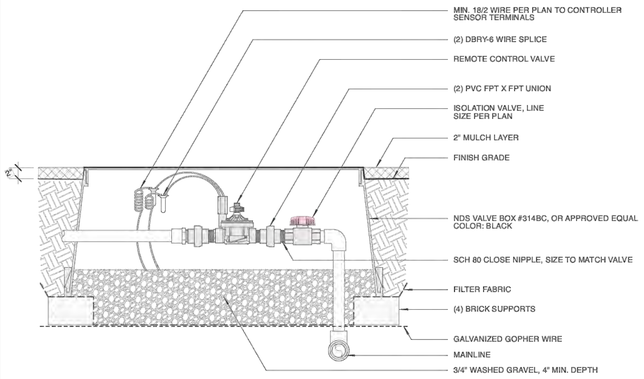
NOTES:

1. DISTANCE 'A' TO BE 10 X DIA. OF STRAIGHT PIPE FREE OF FITTINGS OR ELBOWS (EXAMPLE: 1-1/2" PIPE DIA X 10 = 15")

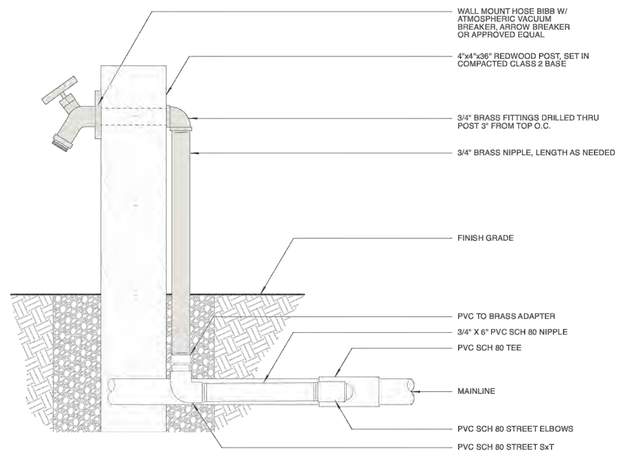
2. DISTANCE 'B' TO BE 5 X DIA. OF STRAIGHT PIPE FREE OF FITTINGS OR ELBOWS (EXAMPLE: 1-1/2" PIPE DIA X 5 = 7-1/2")



2 FLOW SENSOR
N.T.S.



7 REMOTE CONTROL VALVE W/ UNIONS AND SHUT-OFF
N.T.S.



4 BRASS HOSE BIB MOUNTED ON POST
N.T.S.

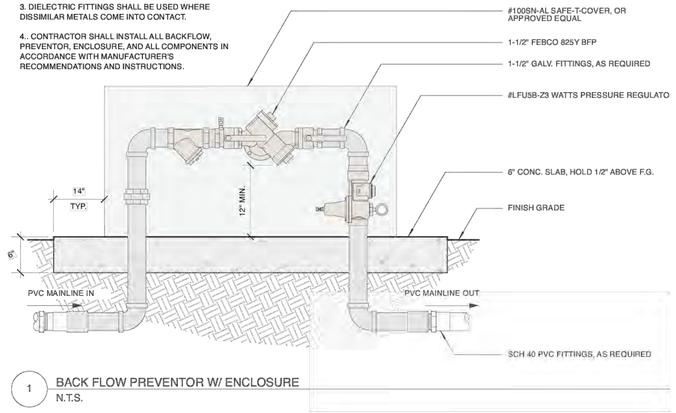
BACKFLOW PREVENTOR NOTES:

1. CONTRACTOR TO VERIFY PRESSURE AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE BACKFLOW PREVENTER AND PRESSURE REGULATOR

2. GALV. FITTINGS AND PIPE THAT ARE IN CONTACT WITH CONC. OR SOIL SHALL BE WRAPPED IN 3M™ SCOTCHRAP™ ALL-WEATHER CORROSION PROTECTION TAPE (1/2" OVERLAP MIN.)

3. DIELECTRIC FITTINGS SHALL BE USED WHERE DISSIMILAR METALS COME INTO CONTACT.

4. CONTRACTOR SHALL INSTALL ALL BACKFLOW, PREVENTOR, ENCLOSURE, AND ALL COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.



1 BACK FLOW PREVENTOR W/ ENCLOSURE
N.T.S.

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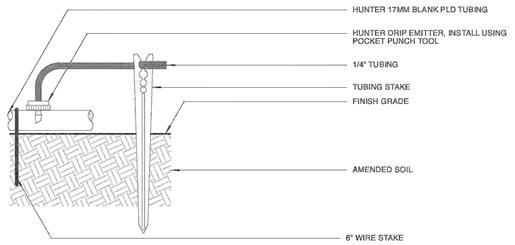
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IRRIGATION DETAILS
sheet title

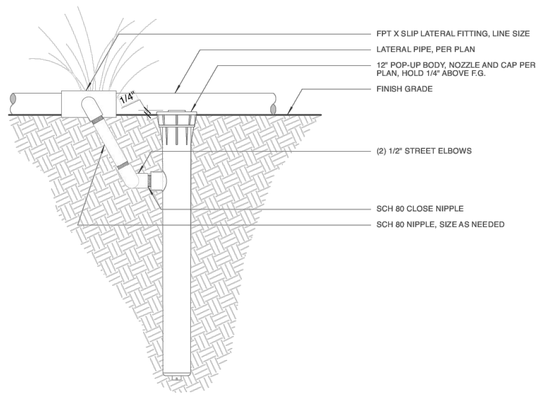
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of

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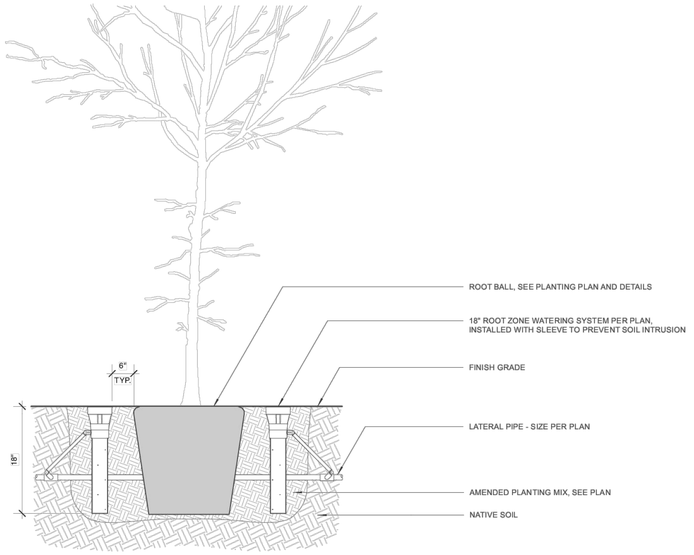
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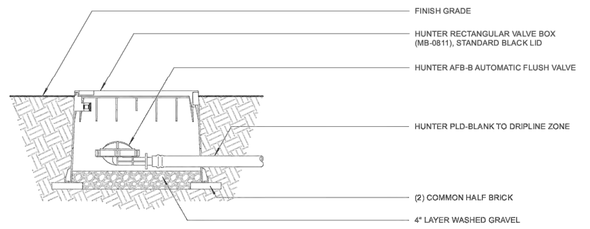
7 EMITTER W/ 1/4" TUBING AND STAKE
N.T.S.



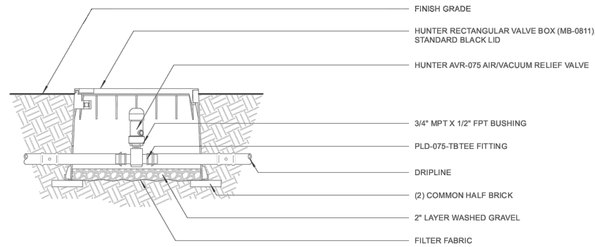
6 12" POP-UP BODY W/ FIELD BUILT SWING ARM AND AT-GRADE LATERAL PIPE
N.T.S.



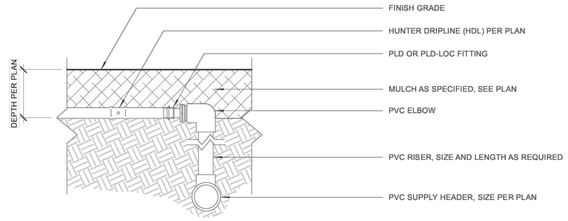
5 ROOT ZONE WATERING SYSTEM - 18"
N.T.S.



4 AUTOMATIC FLUSH VALVE
N.T.S.



3 AIR RELIEF VALVE - DRIPLINE
N.T.S.



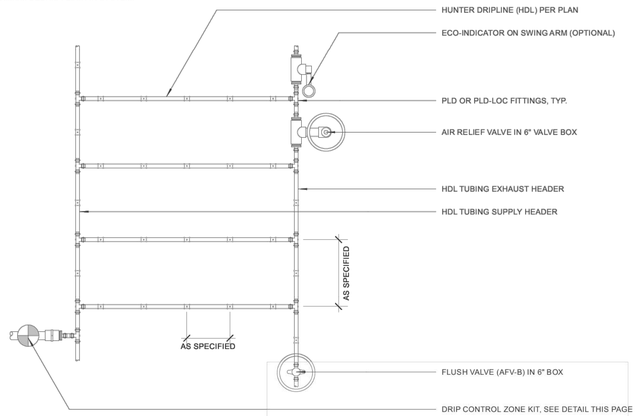
2 DRIPLINE CONNECTION W/ PVC RISER AND ELBOW
N.T.S.

DRIPLINE NOTES:

1. AIR RELIEF/VACUUM VALVE INSTALLED IN BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMODATE DIFFERENCES IN GRADE.

2. OPTIONAL ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN ACTIVATED.

3. FLUSH VALVE TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.



1 PLAN VIEW: DRIPLINE @ PLANTER BED TYPICAL LAYOUT
N.T.S.

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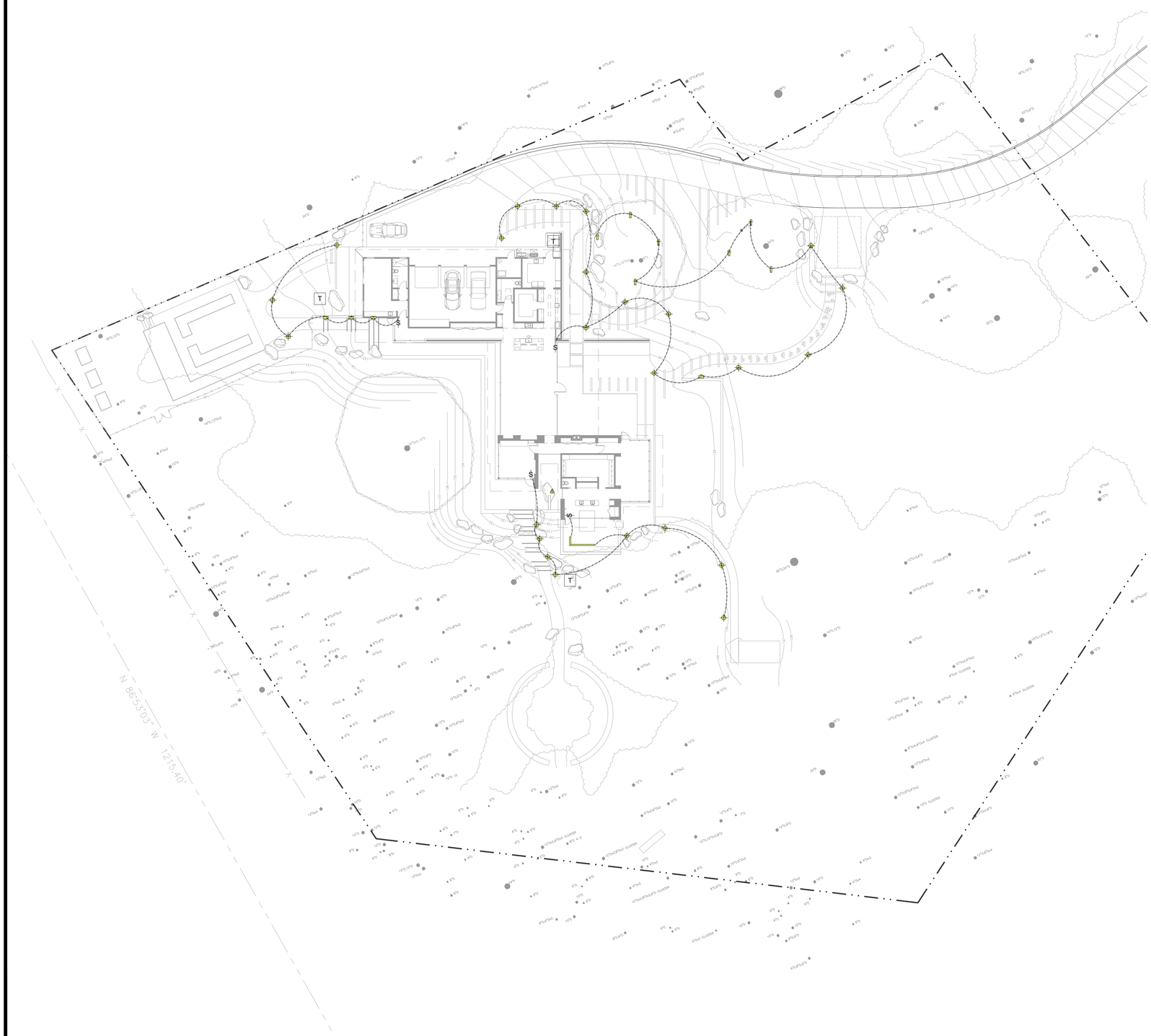
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LEGEND

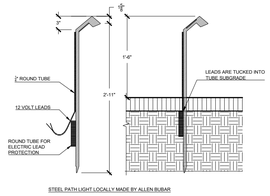
	TYPE	WATTS	MANUF - MODEL
L1	PATH LIGHT	1.5	STEEL - PATH LIGHT 2700 K. 18" TALL. AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-560
L2	WALL LIGHT	4.2	WALL LIGHT: MO - ZDC - RD - AB BY FX LUMINAIRE. WWW.FXL.COM
L3	PENDANT LIGHT	4.0	FX - VE - ZD - 3LED - PS
L4	LED STRIP LIGHT	.6 / FT	FX - SRP STRIP LIGHT 2700 K
L5	FOUNTAIN LIGHT		TBD - DARK SKY COMPLIANT
T	TRANSFORMER		CONFIRM LOCATION IN FIELD
	GFCI OUTLET		110 V GFCI OUTLET IN WATERPROOF BOX, LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO TRENCHING AND INSTALLATION
S	SWITCH		SEE ELECTRICAL DRAWING

GENERAL NOTES:

1) SEE ELECTRICAL DRAWINGS
2) CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES.CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS
3) ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR
4) ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD.
5) POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT. FINAL LAYOUT AND LOCATIONS OF LIGHTS AND TRANSFORMER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6) FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT WITH OWNER PRESENT FOR APPROVAL.
7) CONTRACTOR TO PROVIDE SUBMITTAL SHEETS OF ALL PROPOSED FIXTURES TO LANDSCAPE ARCHITECT FOR APPROVAL
8) IN CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE A SKETCH OF AS BUILT WIRING OVERLAID ON THIS DRAWING

L1 PATH LIGHT:





STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR

L2 WALL AND DECK LIGHT:



Round (RD)

20' 0 20 40'

1" = 20'

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LANDSCAPE LIGHTING PLAN

sheet title

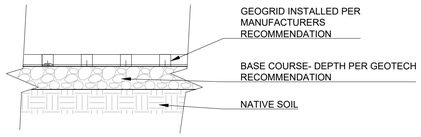
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sheet no.

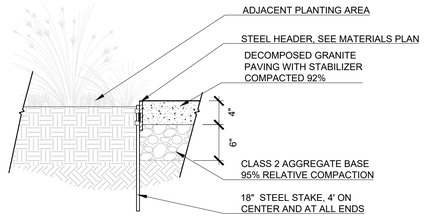
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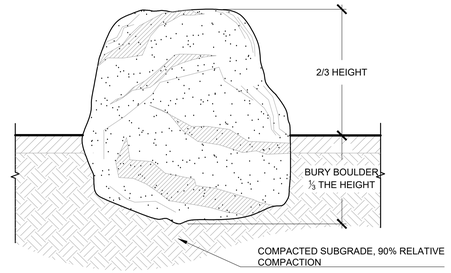
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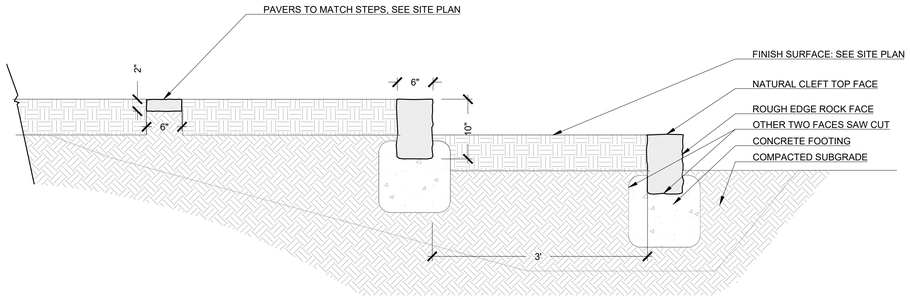
7 GEOGRID
SCALE: 1" = 1'-0"



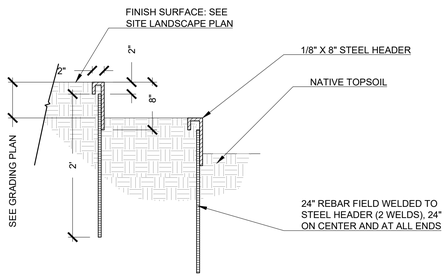
4 STABILIZED DECOMPOSED GRANITE PAVING
SCALE: 1" = 1'-0"



1 BOULDER
SCALE: 1" = 1'-0"

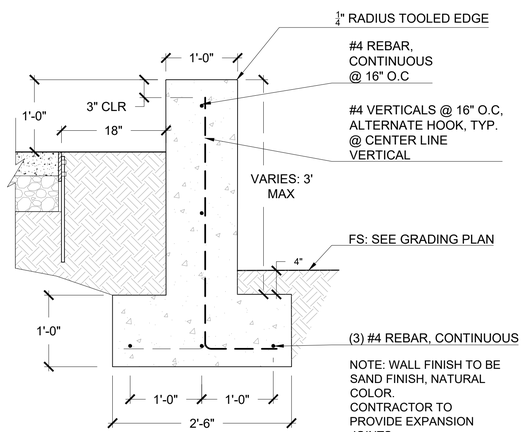


8 STONE TREADS AND PAVERS
SCALE: 1" = 1'-0"

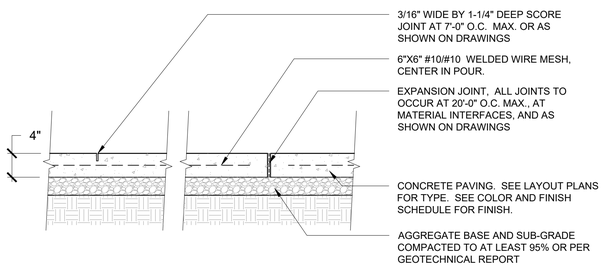


5 STEEL STEPS
SCALE: 1" = 1'-0"

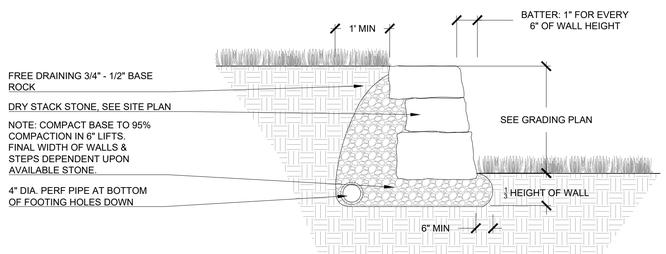
2 GRAVEL PAVING
SCALE: 1" = 1'-0"



9 CONCRETE RETAINING WALL
SCALE: NTS



6 CONCRETE PAVING
SCALE: 1" = 1'-0"



3 DRY STACK STONE WALL
SCALE: 3/4" = 1'-0"

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WORKSHOP
LANDSCAPE ARCHITECTURE
MONTEREY CA (831)238-8459

LICENSED LANDSCAPE ARCHITECT
MARIE S GOULET
6335
Renewal
06/30/2026
01/31/2025
Date
STATE OF CALIFORNIA

seal

ARCHITECT
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CIVIL ENGINEER
L&S ENGINEERING AND SURVEYING
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
831.655.2723

team

LISA AND BRAD SERWIN
owner

HILLTOP RESIDENCE

24 TEHAMA,
CARMEL, CA 93923
project

no.	description	date:
3	PERMIT SET	01.31.2025
~~2~~	~~PROGRESS SET~~ CORRECTION SET	~~05.13.2024~~ 06.14.2024
1	~~SITE PLAN~~ REVISION	~~05.21.2024~~ 06.21.2024

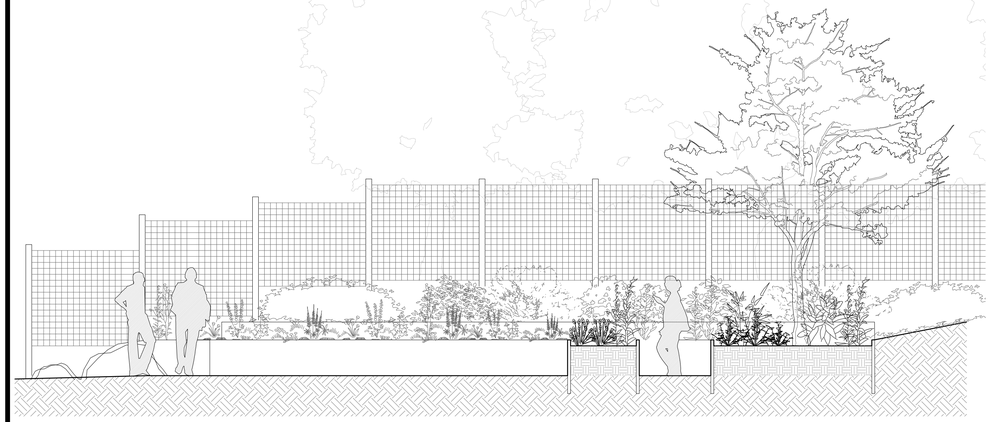
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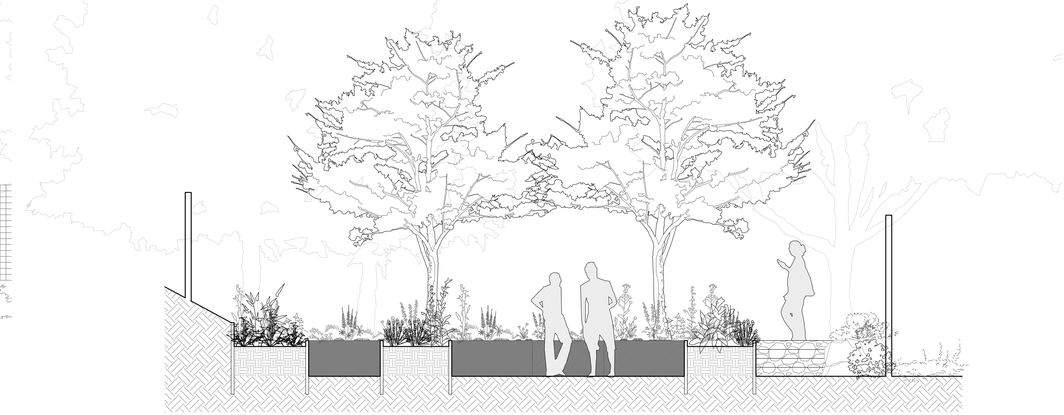
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of

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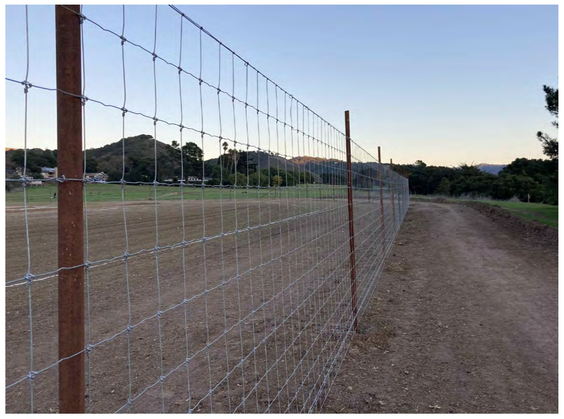
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4 EAST/WEST SECTION ELEVATION VEGETABLE GARDEN
SCALE: 1/4" = 1' 0"



1 NORTH/SOUTH SECTION ELEVATION VEGETABLE GARDEN
SCALE: 1/4" = 1' 0"

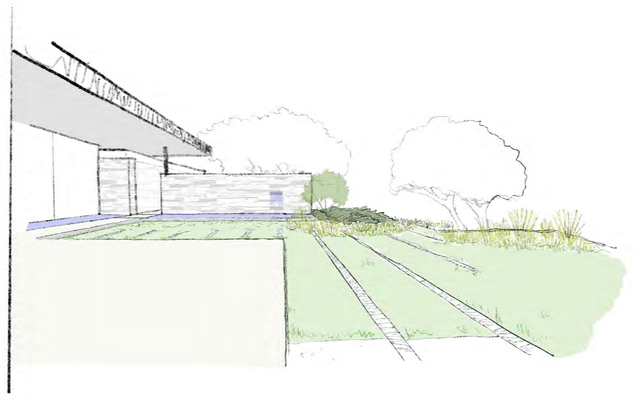


5 DEER FENCE
SCALE: NTS



2 ARCHITECTURAL FENCE AND GATE
SCALE: NTS





6 REFLECTING POOL
SCALE: NTS

2" DEEP RECIRCULATING REFLECTING POOL MADE FROM POWDER COATED STEEL. INCLUDES FILTRATION AND AUTOFILL.

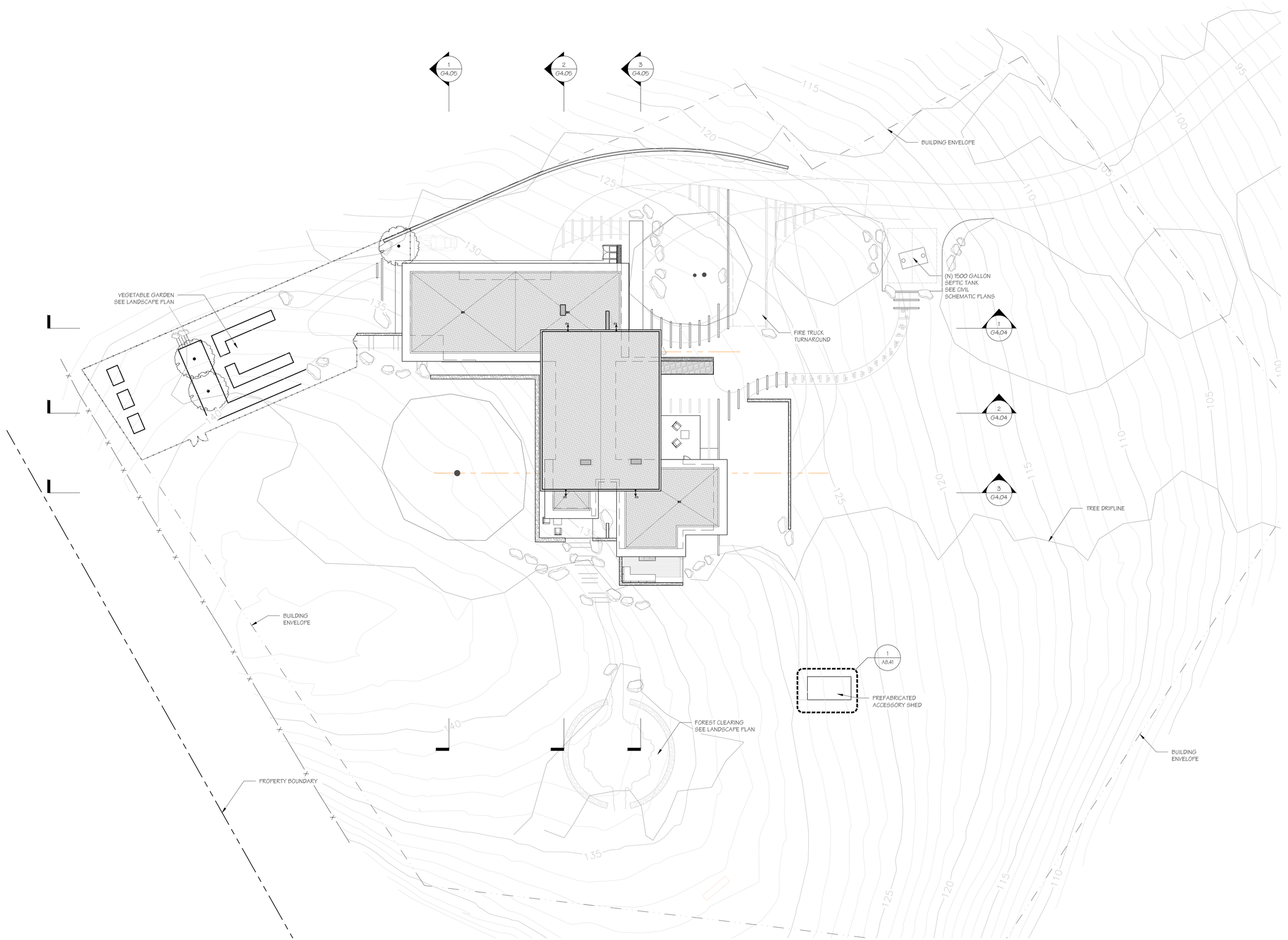


3 OFFICE WATER FEATURE SKETCH
SCALE: NTS

WATER FEATURE WITH SPOUT FLOWING OVER NATURAL BOULDER TO UNDERGROUND WATERPROOF SUMP. PUMP, FILTER AND AUTOFILL INCLUDED IN REMOTE LOCATION.

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

1

N
TRUE NORTH

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JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
1675 2nd St, Napa, CA 94559

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CARMEL, CA 93923
APN 169-421-045

PROJECT NUMBER	2314
DATE	01/31/2025
CHECKED BY	JCF
DRAWN BY	AVH
SCALE	AS NOTED

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DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

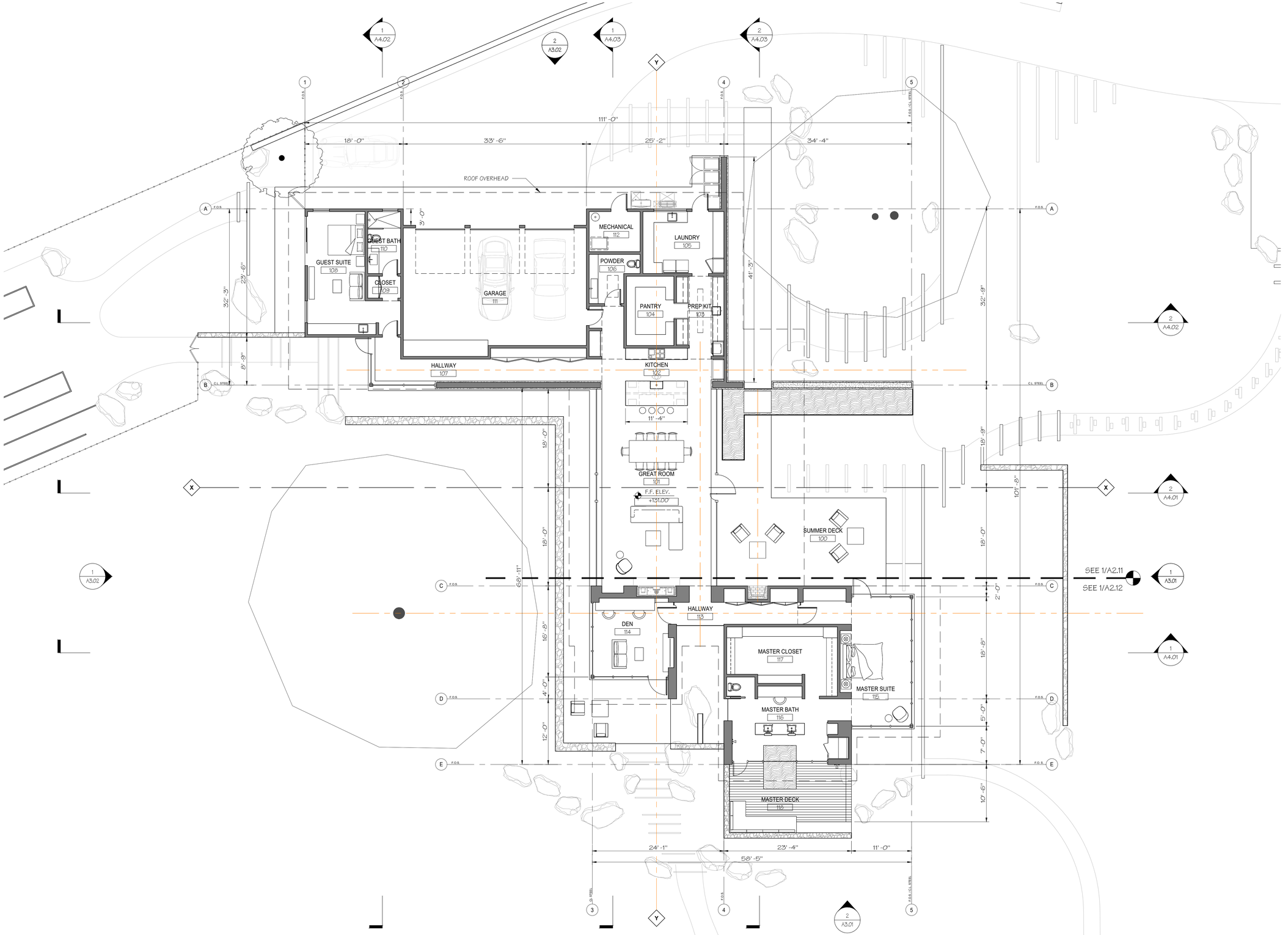
SHEET NAME

AREA PLAN

SHEET NUMBER

A1.01

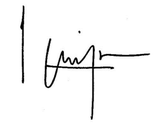
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FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

N TRUE NORTH

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DESIGN REVIEW STEP 4	*01/22/2025*
BUILDING PERMIT	*01/31/2025*

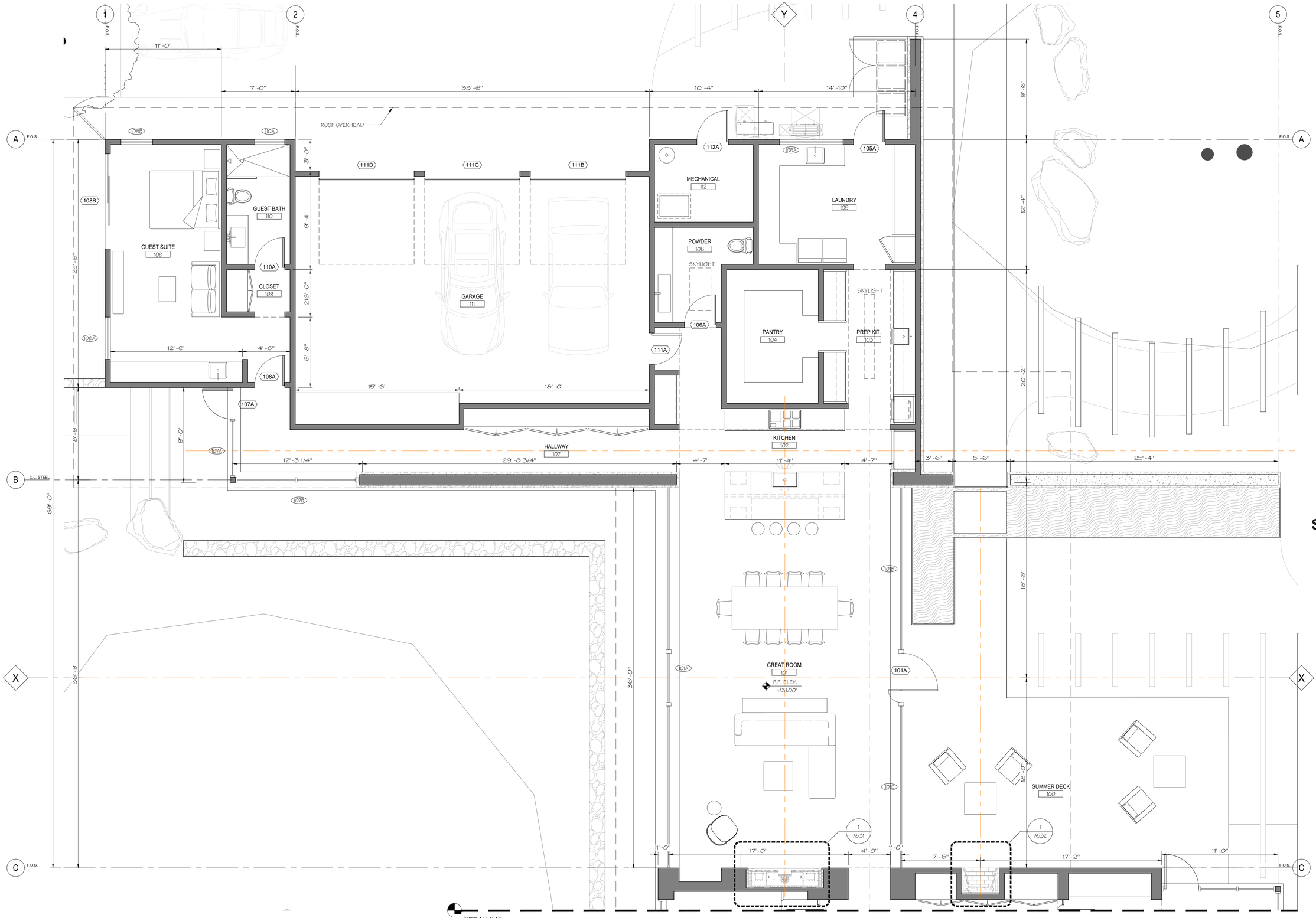
SHEET NAME

OVERALL
FLOOR PLAN

SHEET NUMBER

A1.02

BUILDING PERMIT



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

1

N
TRUE NORTH

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100% SCHEMATIC DESIGN	08/07/2024
DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

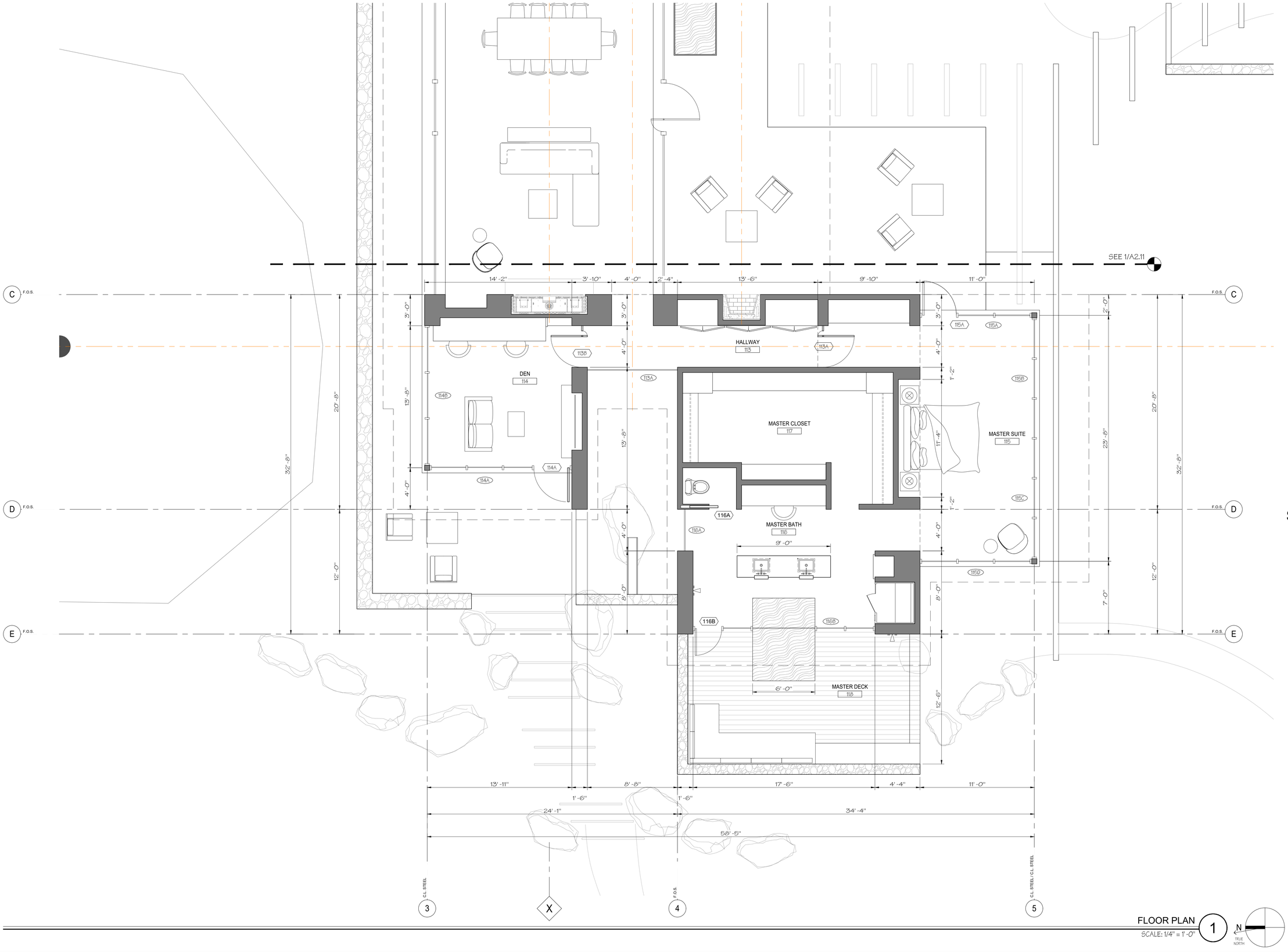
SHEET NAME

FLOOR PLAN
GREAT ROOM &
GUEST WING

SHEET NUMBER

A2.11

BUILDING PERMIT



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

N
TRUE NORTH

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SCALE	AS NOTED

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DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

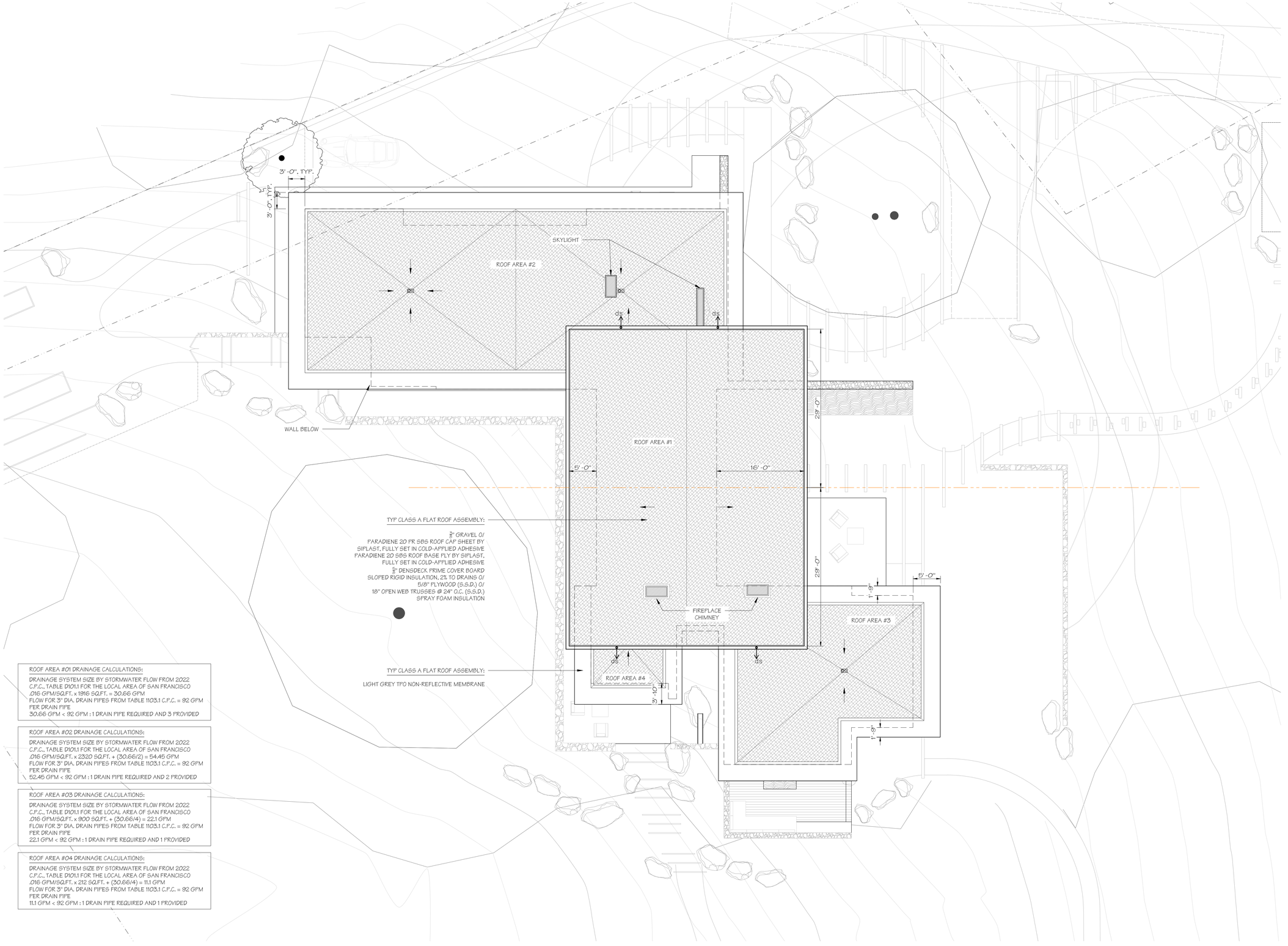
SHEET NAME

FLOOR PLAN
MASTER WING

SHEET NUMBER

A2.12

BUILDING PERMIT



TYP CLASS A FLAT ROOF ASSEMBLY:

¾" GRAVEL O/
PARADIENE 20 PR SBS ROOF CAP SHEET BY SIPLAST, FULLY SET IN COLD-APPLIED ADHESIVE
PARADIENE 20 SBS ROOF BASE FLY BY SIPLAST, FULLY SET IN COLD-APPLIED ADHESIVE
½" DENSDECK PRIME COVER BOARD
SLOPED RIGID INSULATION, 2% TO DRAINS O/
5/8" PLYWOOD (S.S.D.) O/
18" OPEN WEB TRUSSES @ 24" O.C. (S.S.D.)
SPRAY FOAM INSULATION

TYP CLASS A FLAT ROOF ASSEMBLY:

LIGHT GREY TPO NON-REFLECTIVE MEMBRANE

ROOF AREA #01 DRAINAGE CALCULATIONS:

DRAINAGE SYSTEM SIZE BY STORMWATER FLOW FROM 2022 C.P.C., TABLE D101.1 FOR THE LOCAL AREA OF SAN FRANCISCO
.016 GPM/SQ.FT. x 1916 SQ.FT. = 30.66 GPM
FLOW FOR 3" DIA. DRAIN PIPES FROM TABLE 1103.1 C.P.C. = 92 GPM PER DRAIN PIPE
30.66 GPM < 92 GPM : 1 DRAIN PIPE REQUIRED AND 3 PROVIDED

ROOF AREA #02 DRAINAGE CALCULATIONS:

DRAINAGE SYSTEM SIZE BY STORMWATER FLOW FROM 2022 C.P.C., TABLE D101.1 FOR THE LOCAL AREA OF SAN FRANCISCO
.016 GPM/SQ.FT. x 2320 SQ.FT. + (30.66/2) = 54.45 GPM
FLOW FOR 3" DIA. DRAIN PIPES FROM TABLE 1103.1 C.P.C. = 92 GPM PER DRAIN PIPE
52.45 GPM < 92 GPM : 1 DRAIN PIPE REQUIRED AND 2 PROVIDED

ROOF AREA #03 DRAINAGE CALCULATIONS:

DRAINAGE SYSTEM SIZE BY STORMWATER FLOW FROM 2022 C.P.C., TABLE D101.1 FOR THE LOCAL AREA OF SAN FRANCISCO
.016 GPM/SQ.FT. x 900 SQ.FT. + (30.66/4) = 22.1 GPM
FLOW FOR 3" DIA. DRAIN PIPES FROM TABLE 1103.1 C.P.C. = 92 GPM PER DRAIN PIPE
22.1 GPM < 92 GPM : 1 DRAIN PIPE REQUIRED AND 1 PROVIDED

ROOF AREA #04 DRAINAGE CALCULATIONS:

DRAINAGE SYSTEM SIZE BY STORMWATER FLOW FROM 2022 C.P.C., TABLE D101.1 FOR THE LOCAL AREA OF SAN FRANCISCO
.016 GPM/SQ.FT. x 212 SQ.FT. + (30.66/4) = 11.1 GPM
FLOW FOR 3" DIA. DRAIN PIPES FROM TABLE 1103.1 C.P.C. = 92 GPM PER DRAIN PIPE
11.1 GPM < 92 GPM : 1 DRAIN PIPE REQUIRED AND 1 PROVIDED

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

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BUILDING PERMIT	01/31/2025

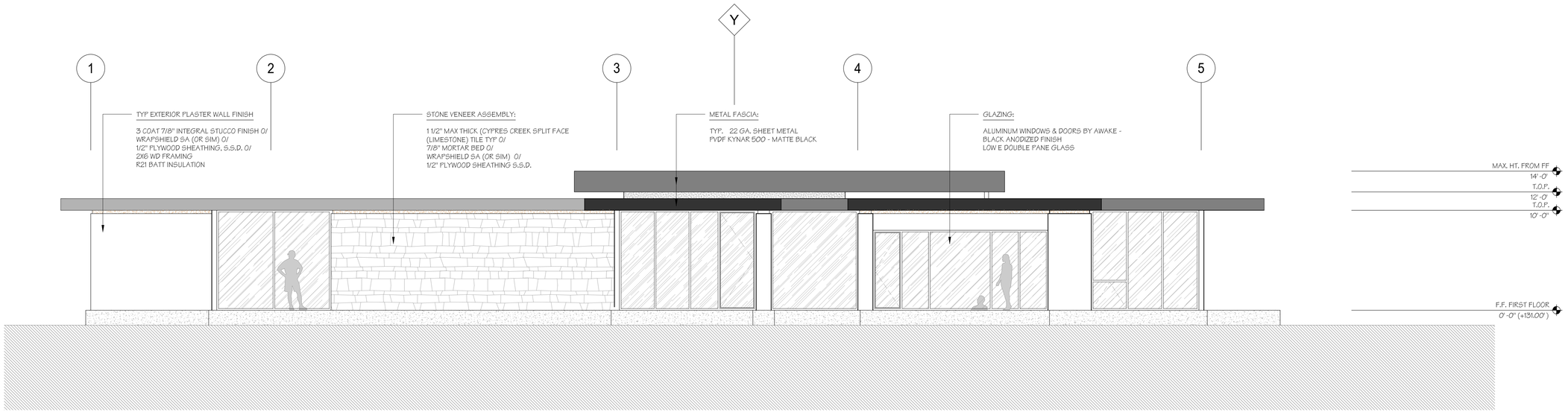
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ROOF PLAN

SHEET NUMBER

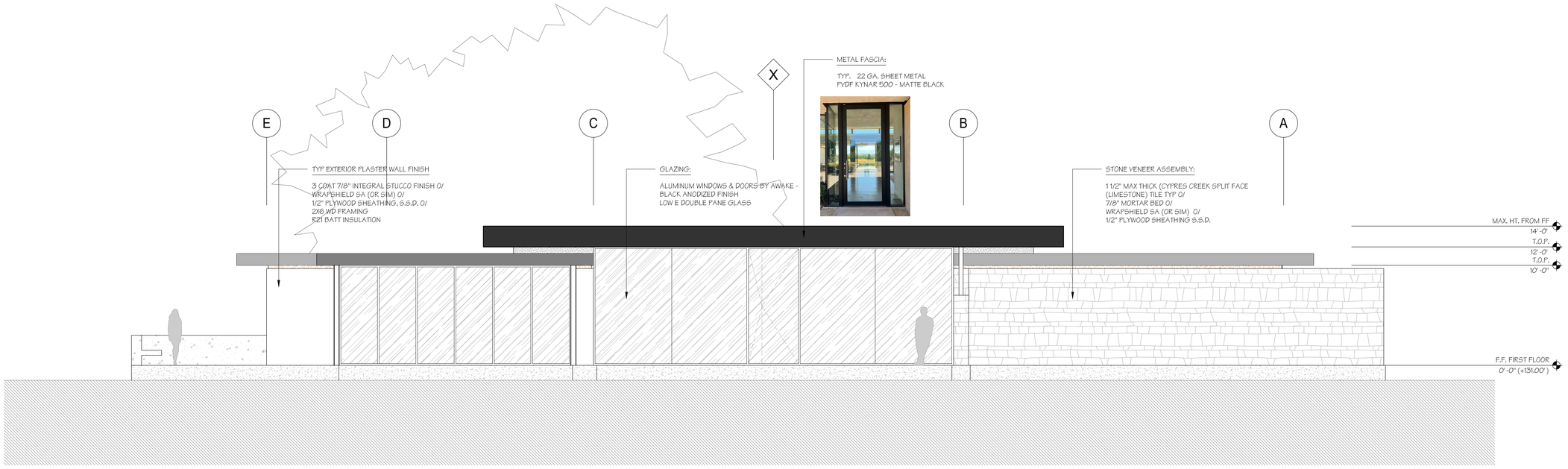
A2.21

BUILDING PERMIT



ELEVATION - WEST 2

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



ELEVATION - SOUTH 1

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

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SHEET NAME

ELEVATIONS

SHEET NUMBER

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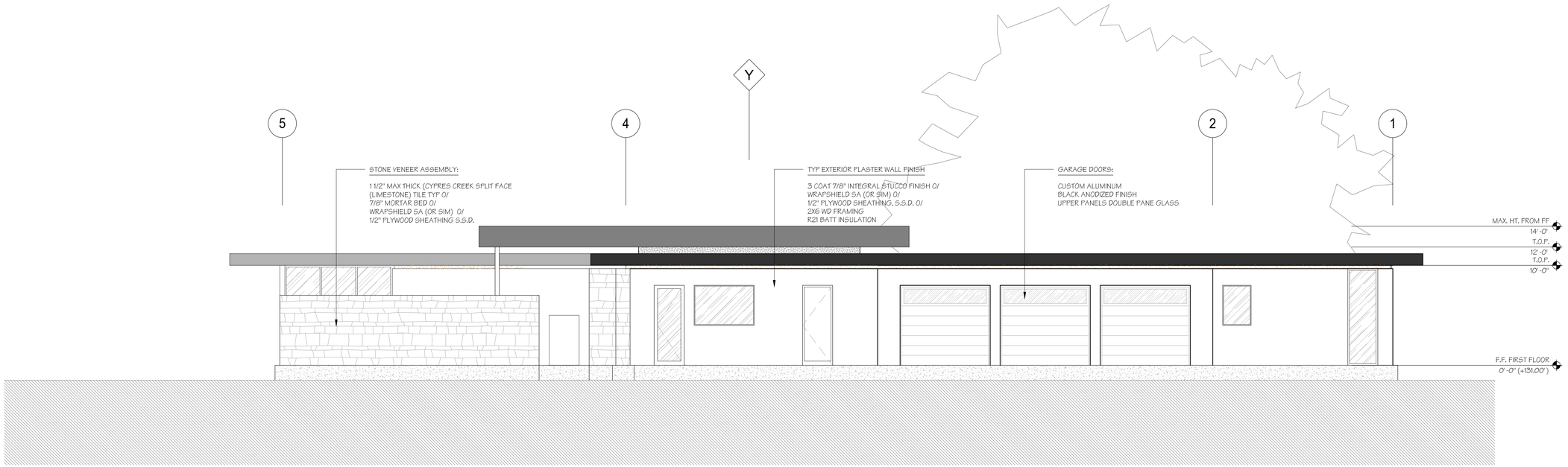
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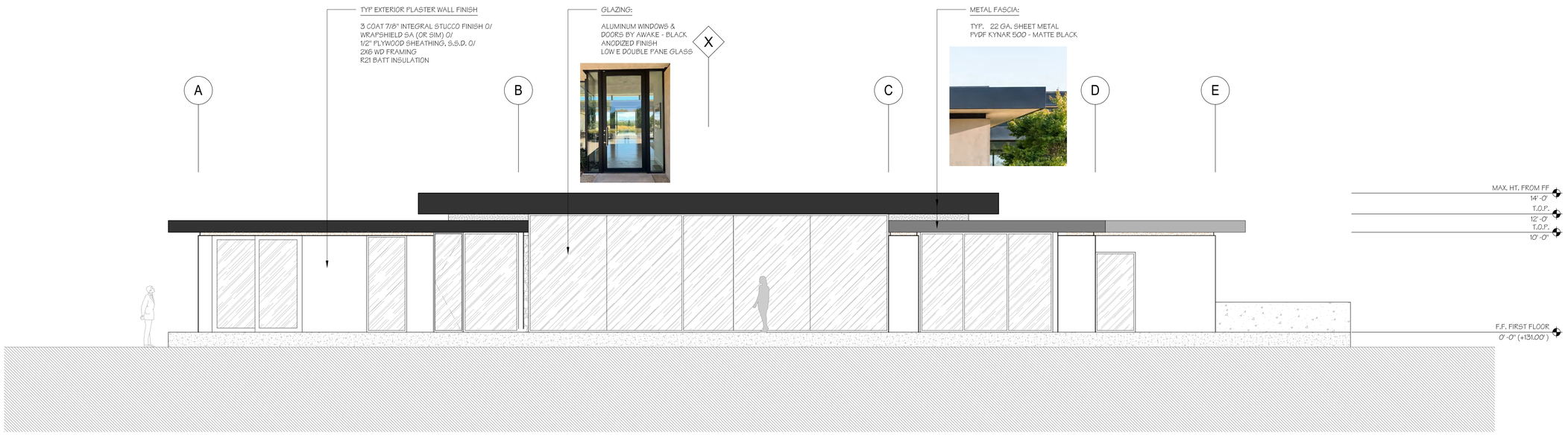
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ELEVATION - EAST

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

2



ELEVATION - NORTH

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

1

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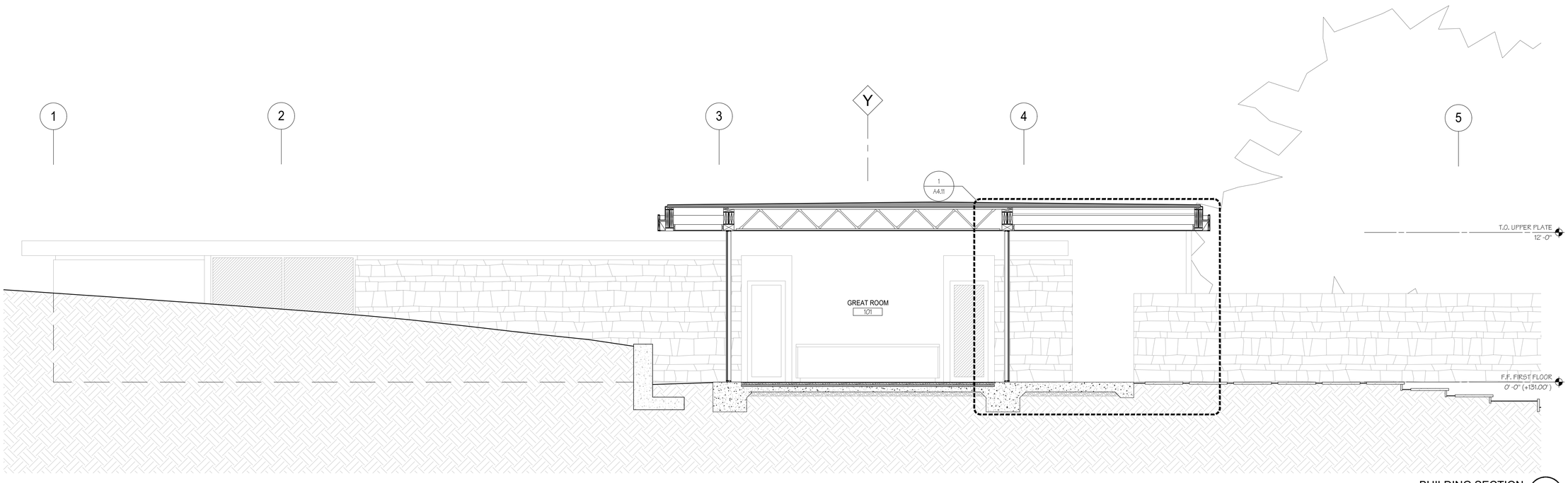
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ELEVATIONS

SHEET NUMBER

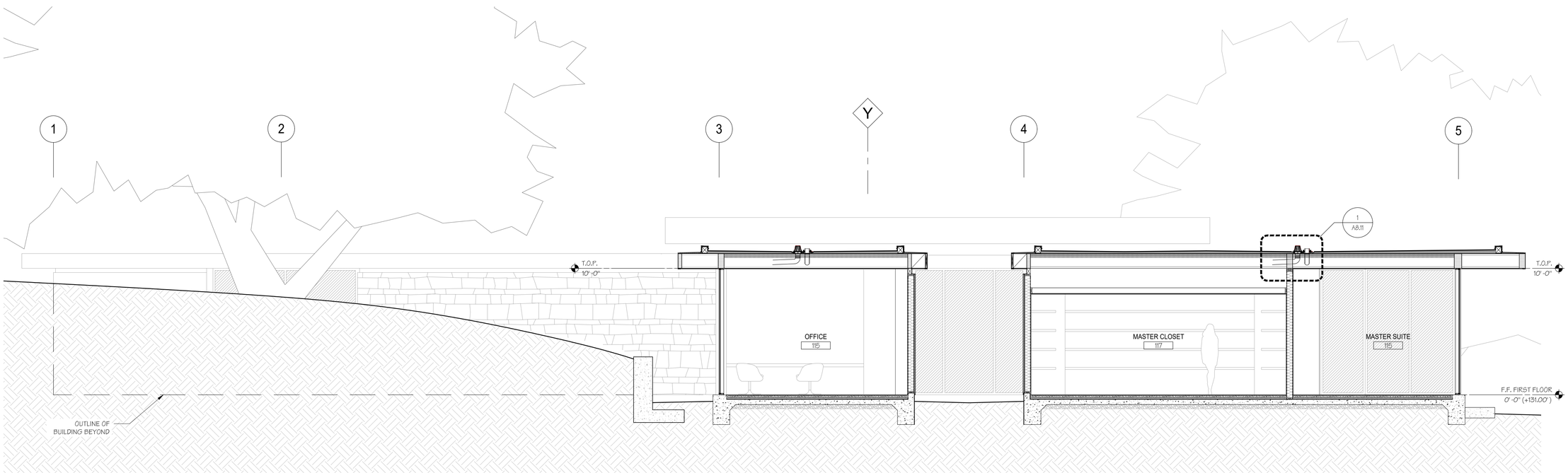
A3.02

BUILDING PERMIT



BUILDING SECTION 2

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



BUILDING SECTION 1

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

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DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

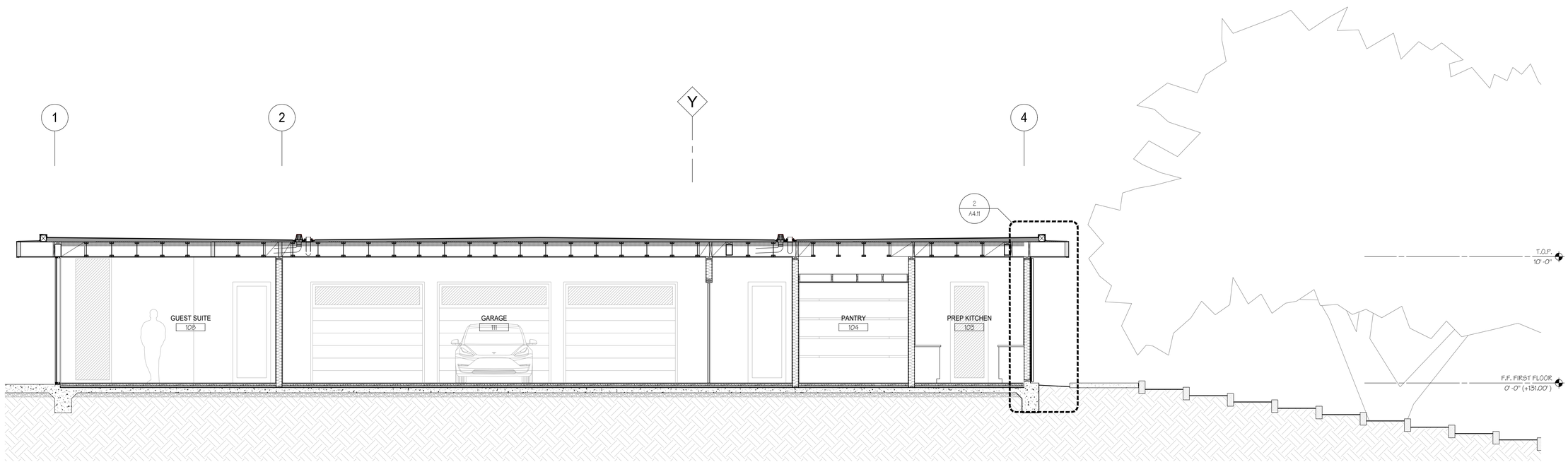
SHEET NAME

BUILDING SECTIONS

SHEET NUMBER

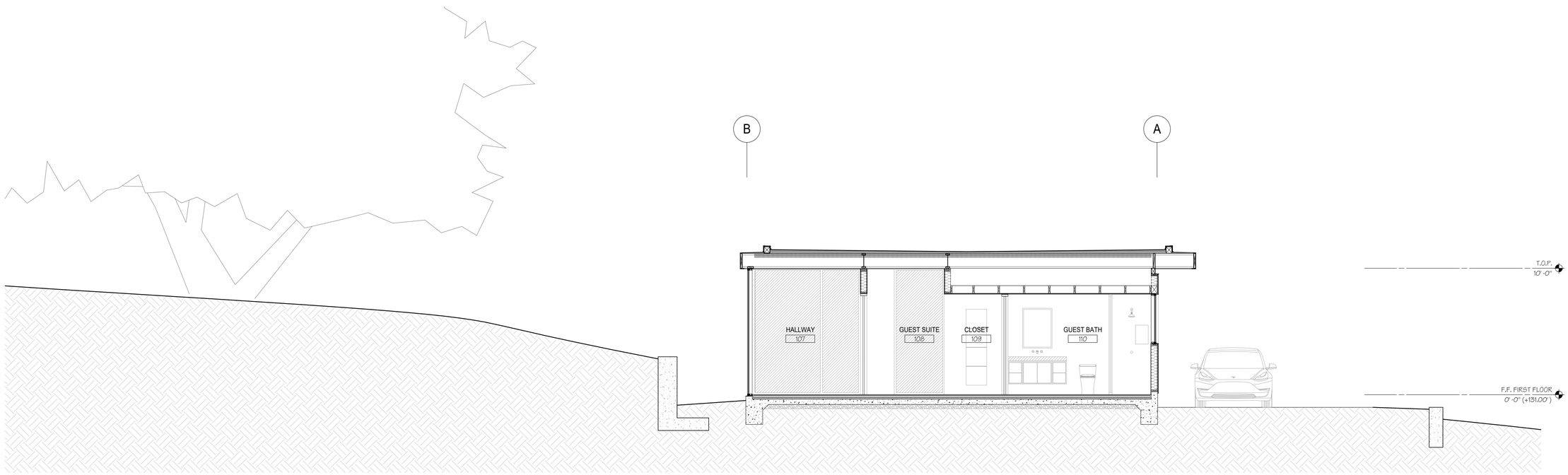
A4.01

BUILDING PERMIT



BUILDING SECTION 2

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



BUILDING SECTION 1

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

signum architecture

JUANCARLOS FERNANDEZ
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831
1675 2nd St, Napa, CA 94559

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CARMEL
SERWIN RESIDENCE

24 TEHAMA
CARMEL, CA 93923
APN 169-421-045

PROJECT NUMBER	2314
DATE	01/31/2025
CHECKED BY	JCF
DRAWN BY	AVH
SCALE	AS NOTED

REVISIONS

100% SCHEMATIC DESIGN	08/07/2024
DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

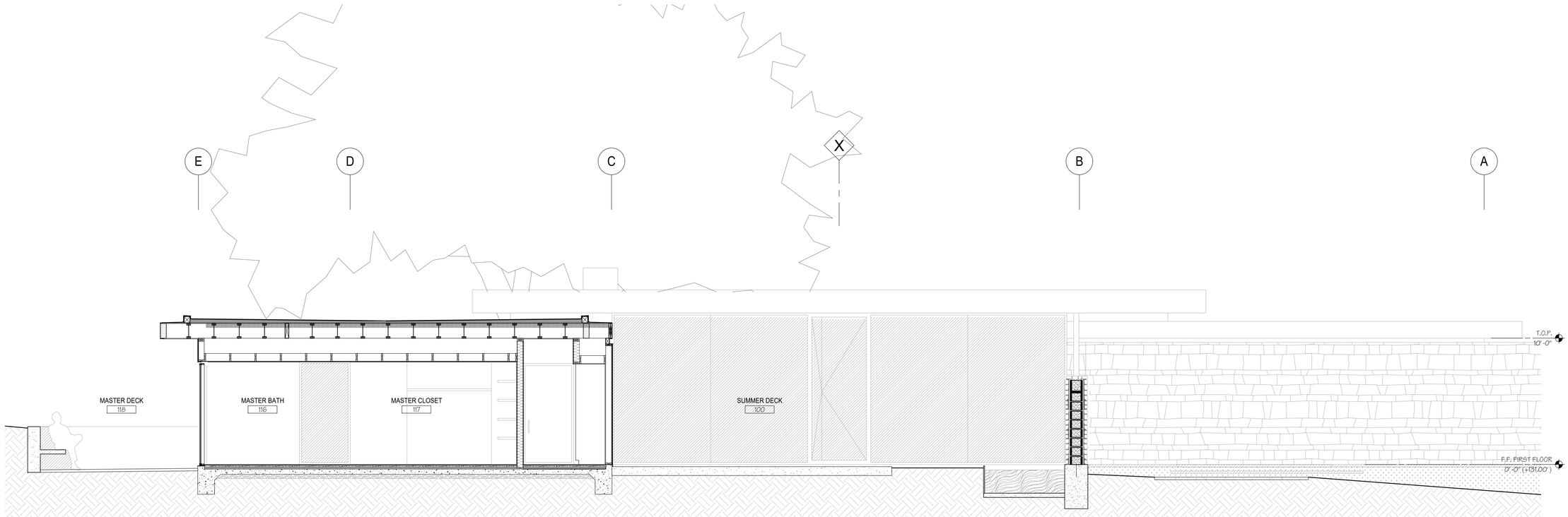
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BUILDING SECTIONS

SHEET NUMBER

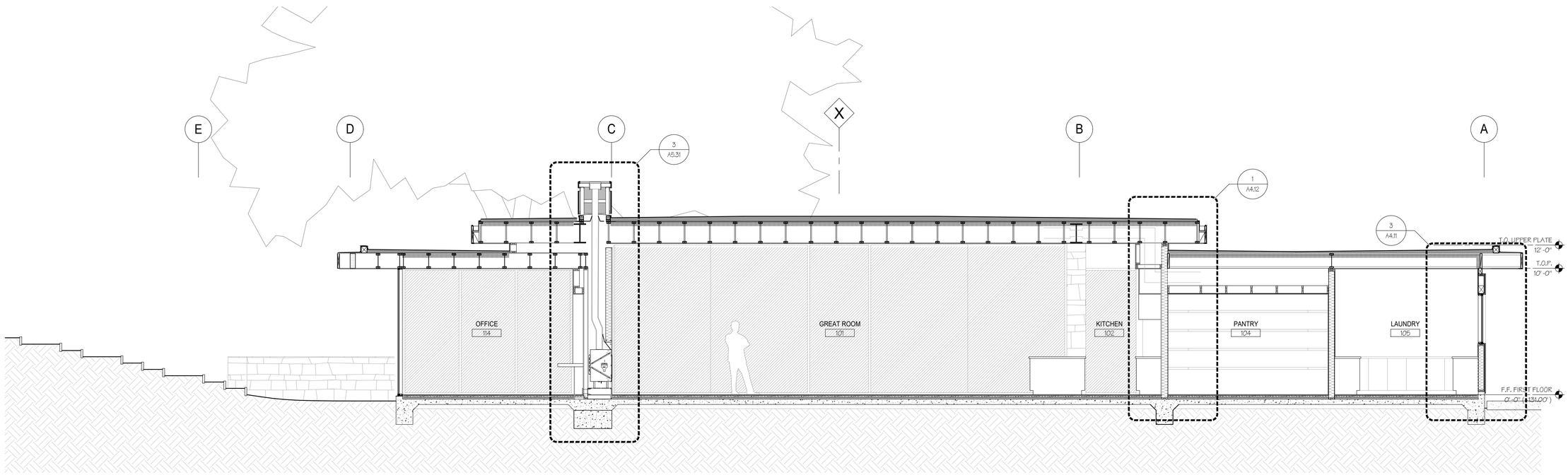
A4.02

BUILDING PERMIT



BUILDING SECTION 2

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



BUILDING SECTION 1

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

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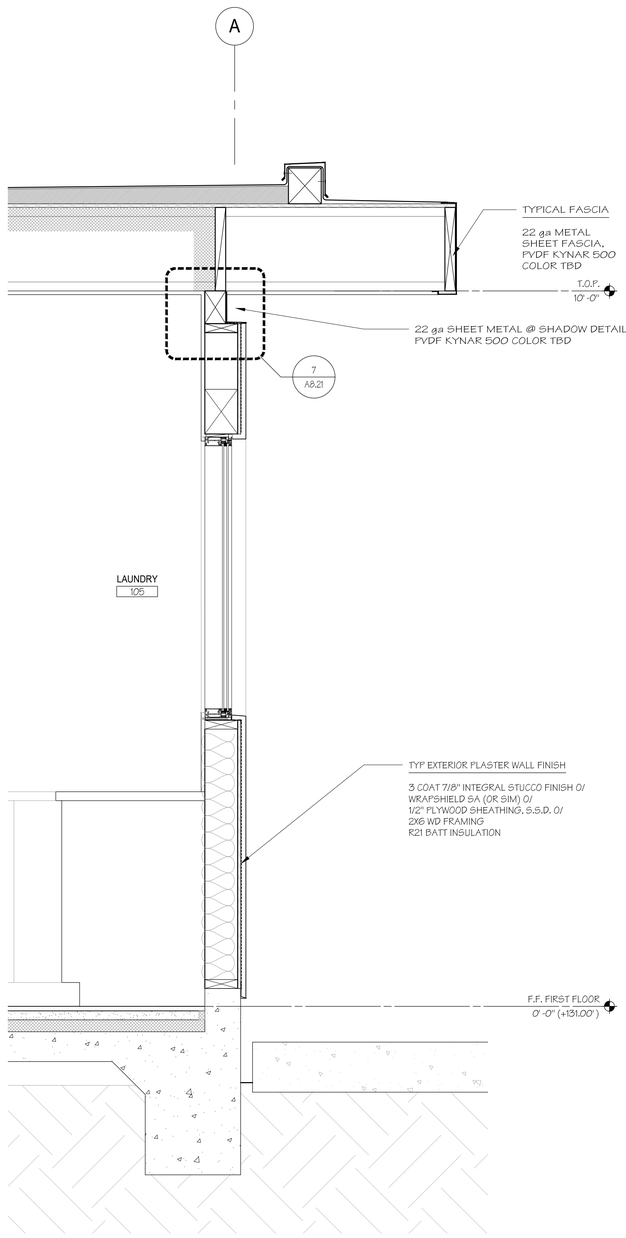
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BUILDING SECTIONS

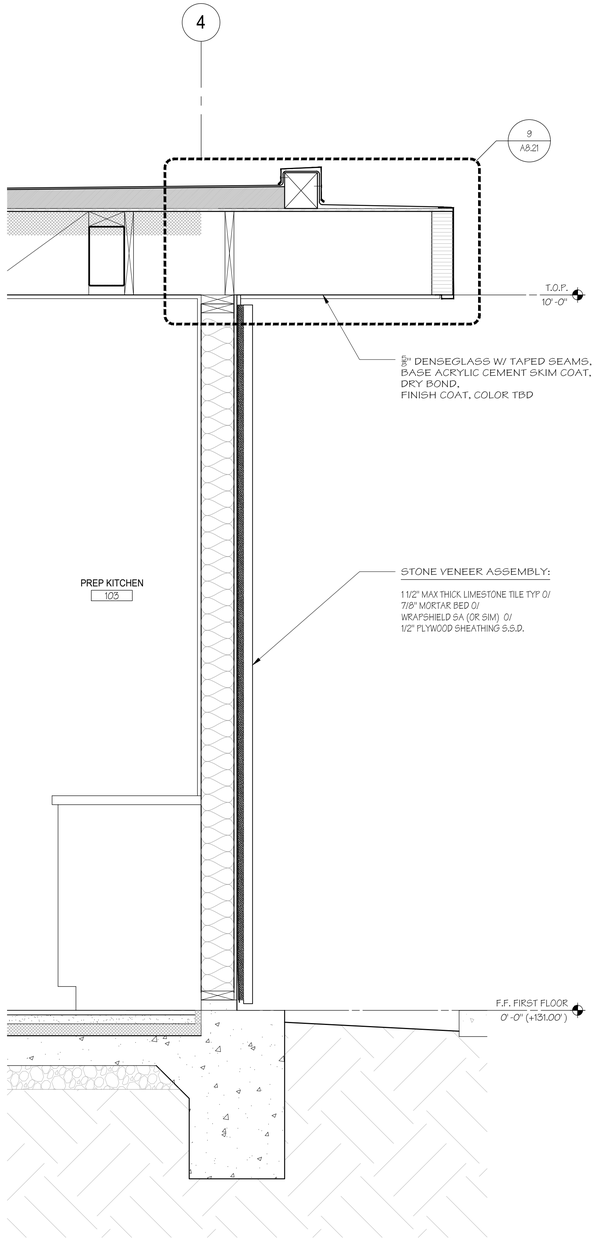
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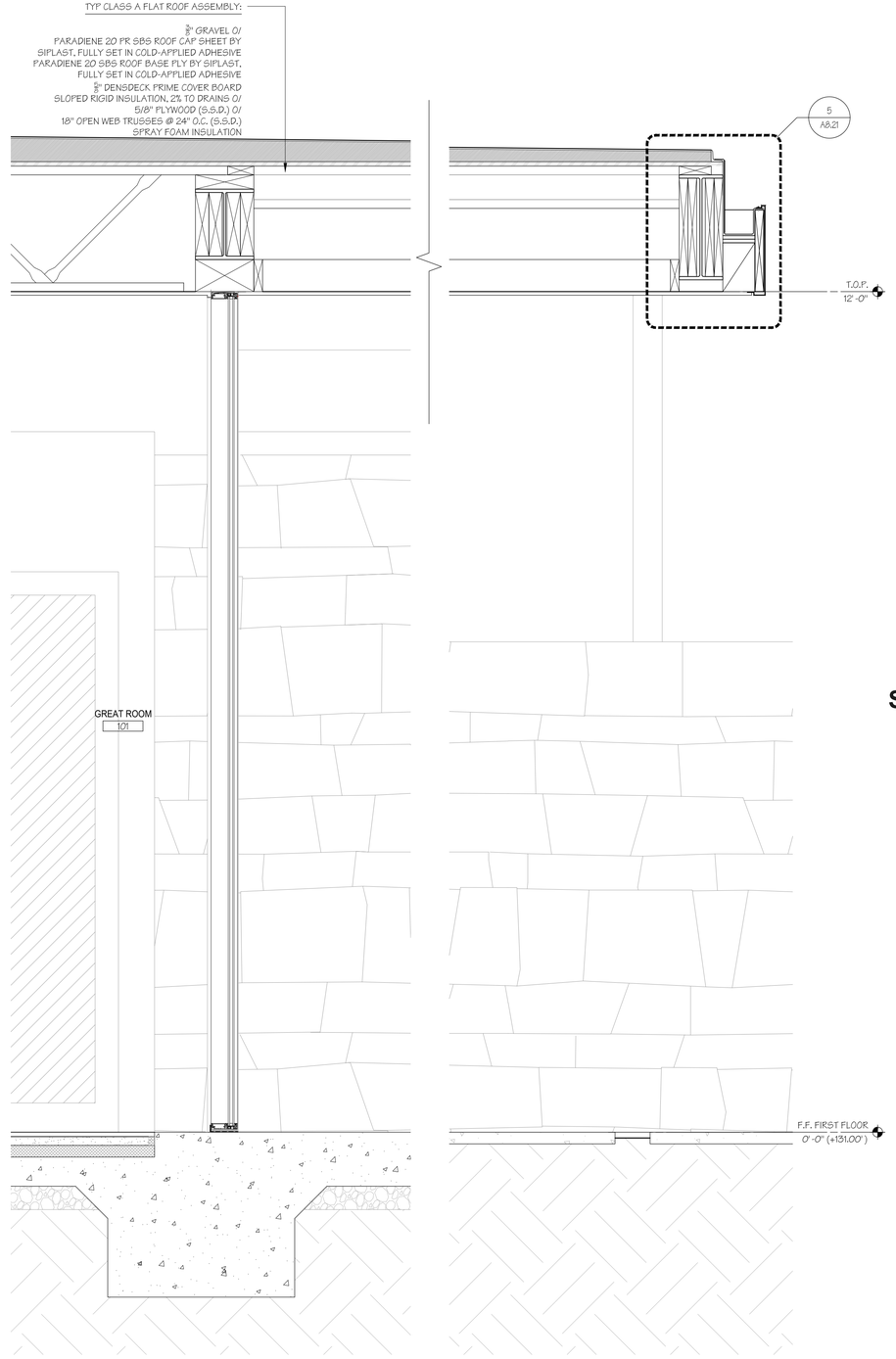
BUILDING PERMIT



WALL SECTION 3
SCALE: 1" = 1'-0"



WALL SECTION 2
SCALE: 1" = 1'-0"



WALL SECTION 1
SCALE: 1" = 1'-0"

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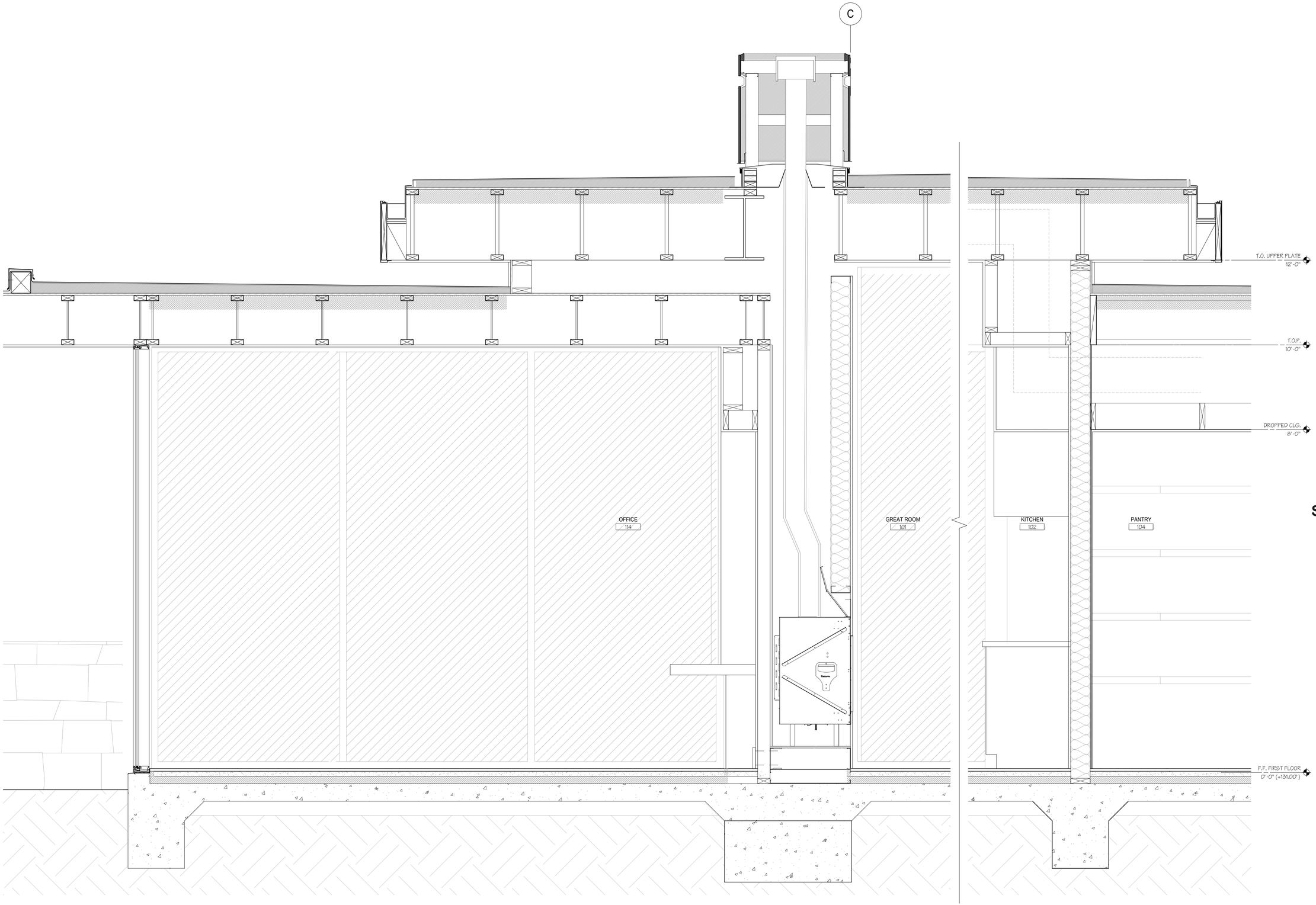
SHEET NAME

WALL SECTIONS

SHEET NUMBER

A4.11

BUILDING PERMIT



WALL SECTION 2
SCALE: 1" = 1'-0"

WALL SECTION 1
SCALE: 1" = 1'-0"

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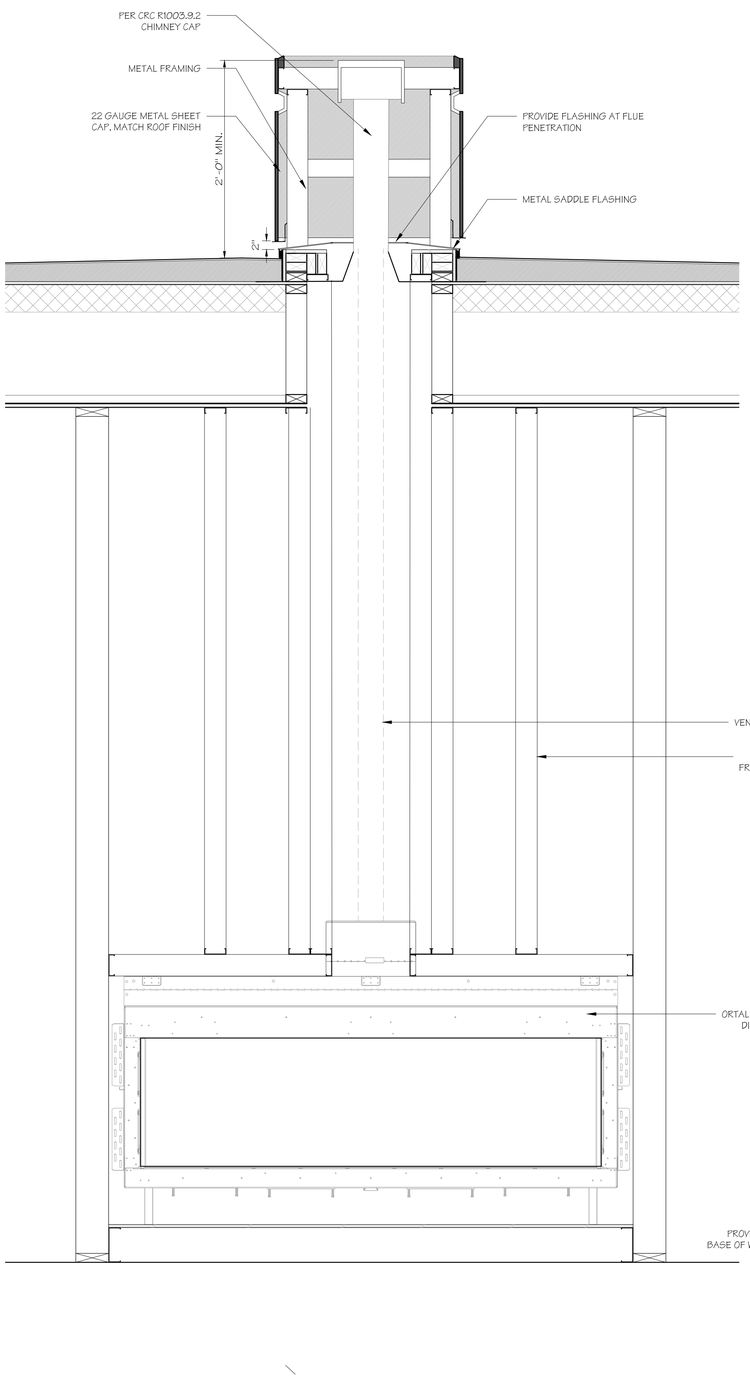
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WALL SECTIONS

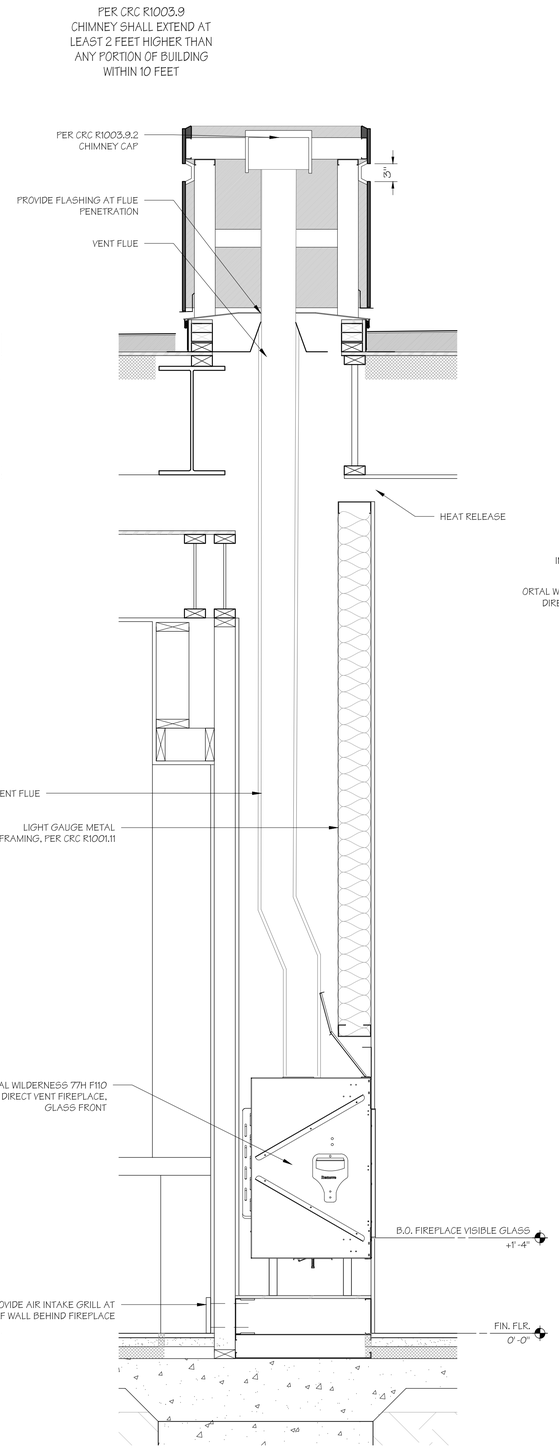
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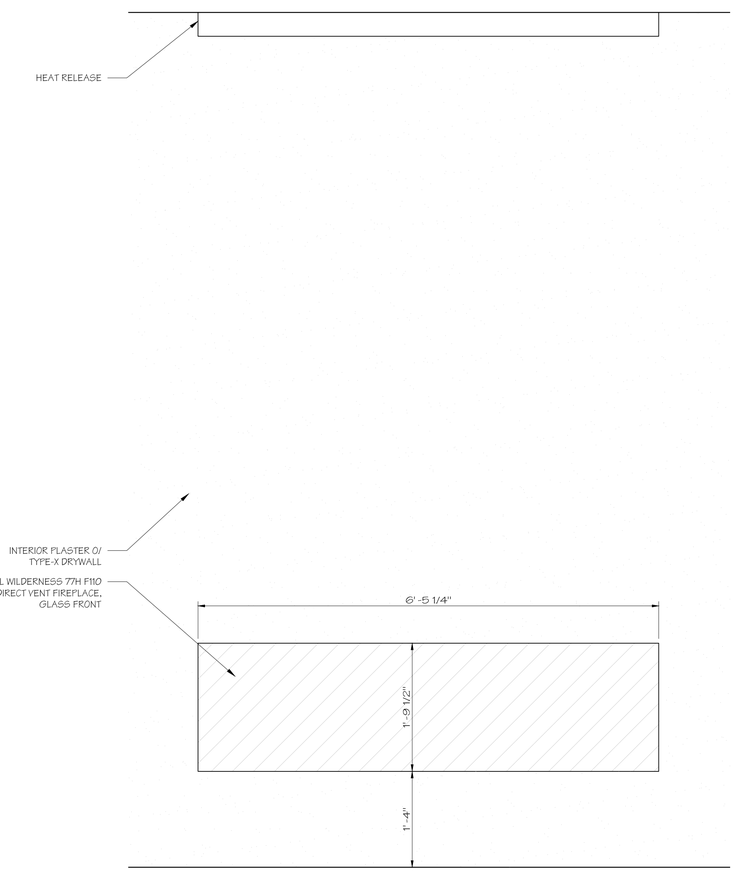
BUILDING PERMIT



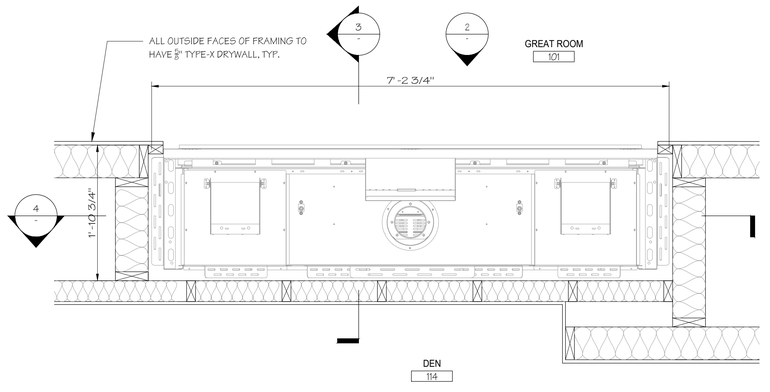
FRONT SECTION 4
SCALE: 1" = 1'-0"



CROSS SECTION 3
SCALE: 1" = 1'-0"

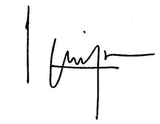


INTERIOR ELEVATION 2
SCALE: 1" = 1'-0"



WALL SECTION 1
SCALE: 1" = 1'-0"

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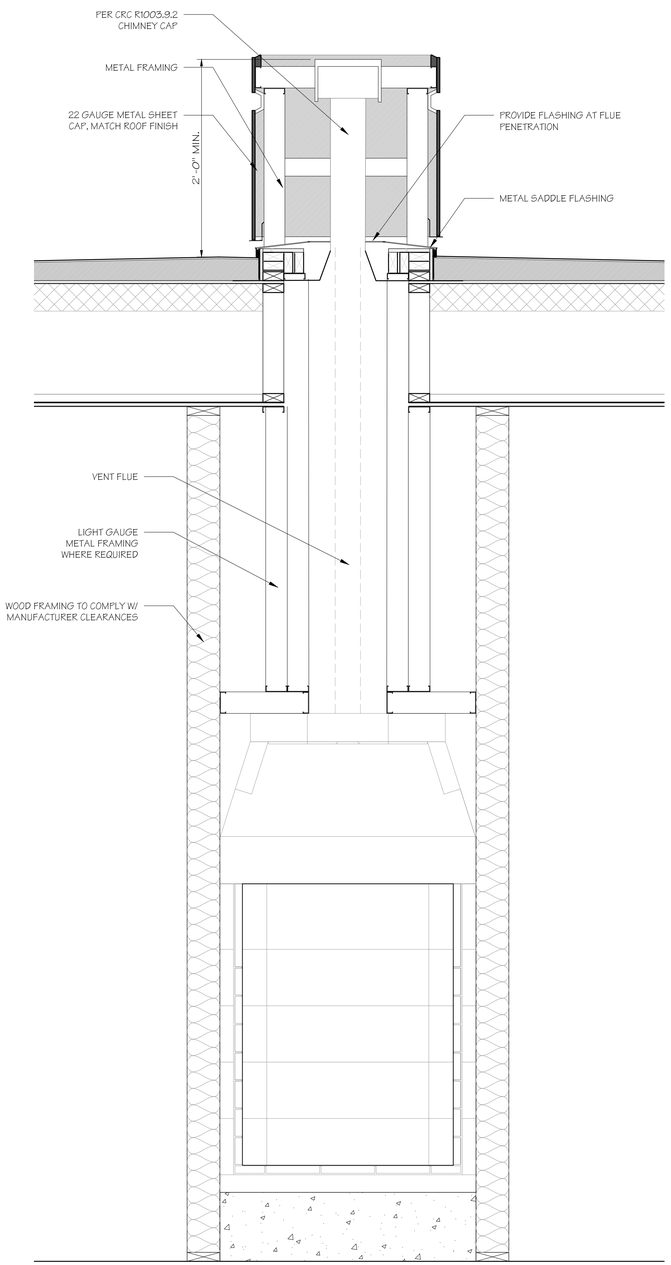
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FIREPLACE DETAILS - LIVING ROOM

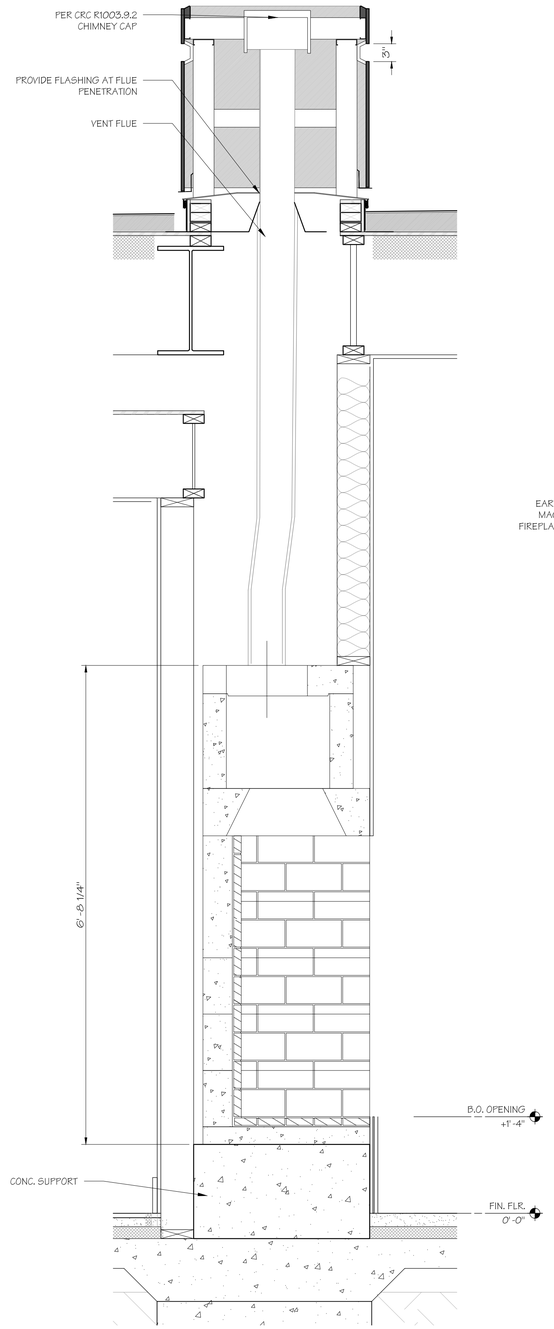
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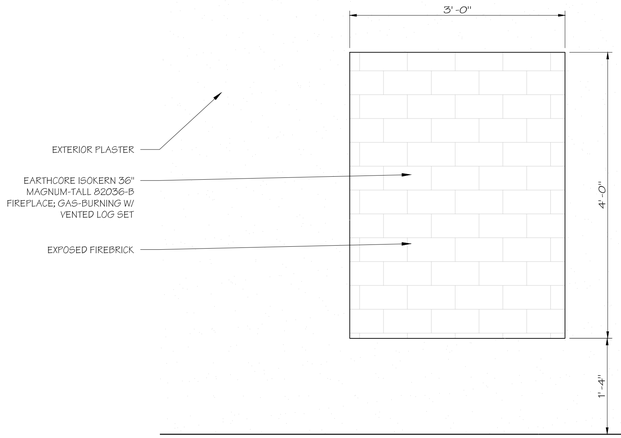
BUILDING PERMIT



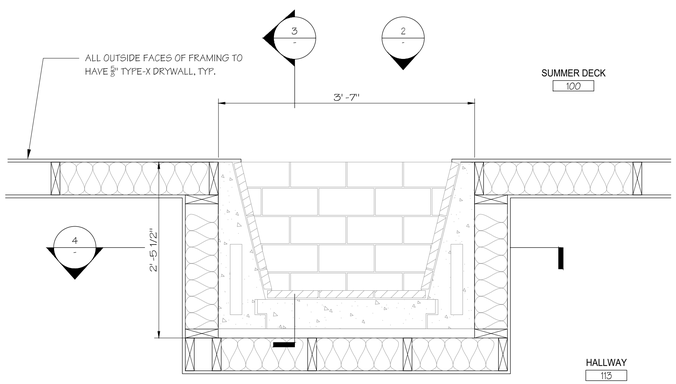
FRONT SECTION 4
SCALE: 1" = 1'-0"



CROSS SECTION 3
SCALE: 1" = 1'-0"



INTERIOR ELEVATION 2
SCALE: 1" = 1'-0"



WALL SECTION 1
SCALE: 1" = 1'-0"

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SHEET NAME

FIREPLACE DETAILS
- OUTDOOR PATIO

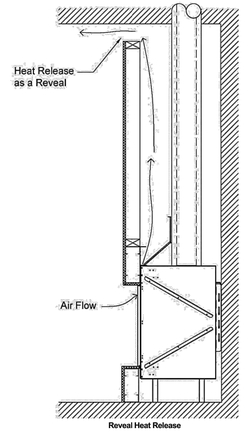
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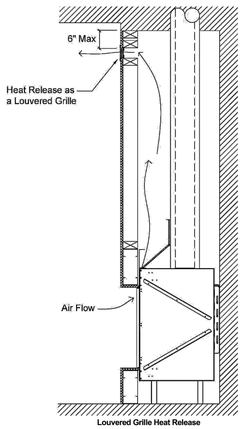
BUILDING PERMIT

The following diagrams are examples of potential heat release options. These drawings serve as illustrative purposes only.

Horizontal Heat Release



Reveal Heat Release

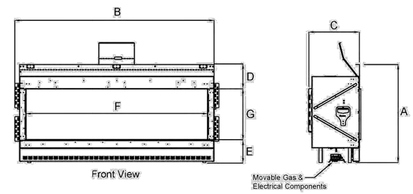


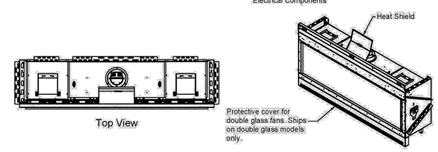
Louvered Grille Heat Release

Framing Dimensions

The following diagrams are for illustrative purposes only. There are multiple approved framing scenarios. A flush application is not the only permitted application. The fireplace may be recessed into the wall. Refer to diagrams and values below and in the following pages for details.

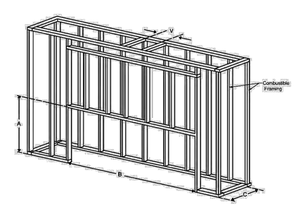
Wilderness 77H Front (F) Series





Fireplace	A: Height	B: Length	C: Depth	D: Stand-Off	E: Legs	F: Glass Length	G: Glass Height
77H F Screened	41 11/16"	86 3/4"	21 5/8"	10 7/16"	9 5/8"	77 ½"	21 5/8"
77H F Double Glass	41 11/16"	86 13/16"	22 ¾"	10 7/16"	9 5/8"	77 9/16"	21 5/8"

Framing		
Fireplace	77H F Screened	77H F Double Glass
A: Height	41 11/16"	41 11/16"
B: Length	86 3/4"	86 13/16"
C: Depth	21 5/8"	22 ¾"
V: Firestop	Refer to pipe manufacturer's firestop dimensions	



ORTAL INSTALLATION SPECS

N.T.S.

1

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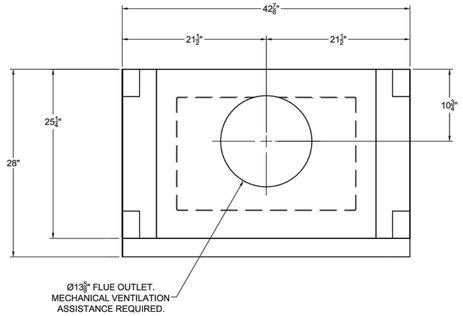
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FIREPLACE SPECS - LIVING ROOM

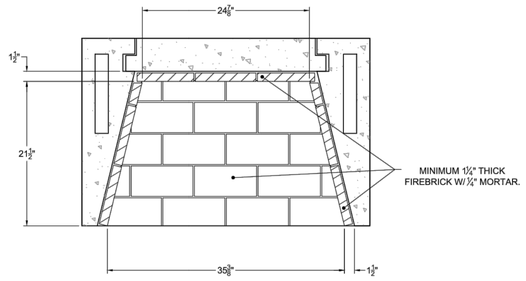
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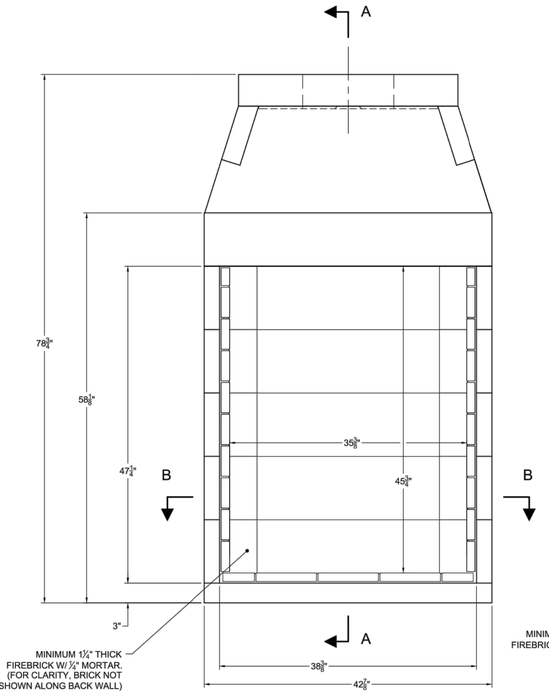
BUILDING PERMIT



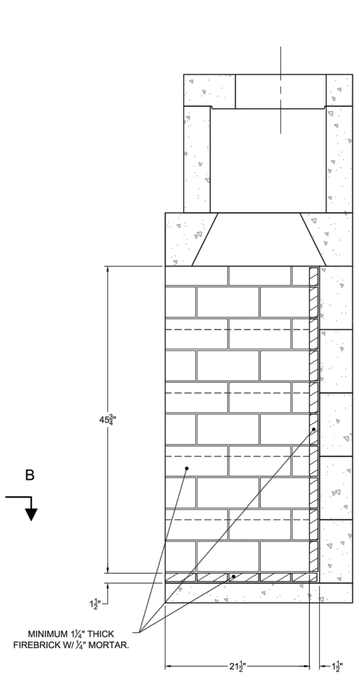
TOP VIEW



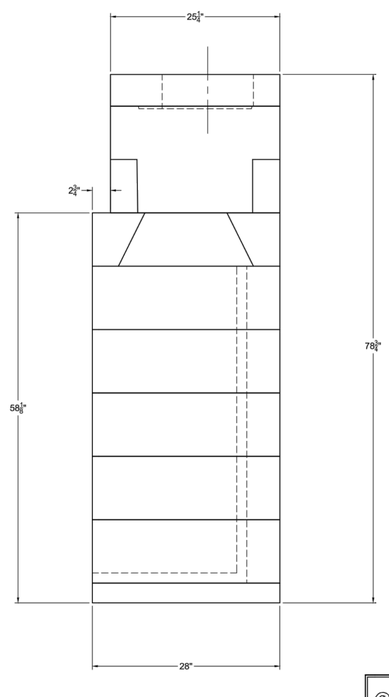
SECTION B-B
HORIZONTAL FIREBRICK DETAIL



FRONT VIEW



SECTION A-A
VERTICAL FIREBRICK DETAIL



RIGHT-SIDE VIEW

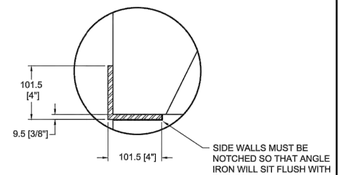
COMPONENT LIST

PART #	DESCRIPTION	QTY.
11	SMOKE DOME (MIDDLE)	2
34	TOP SLOPING	2
M05	BACKWALL-36" (MAG)	5
68	DAMPER BEAM-36"	2
77A	TOP PLATE W/345mm HOLE	1
M90	SIDEWALL (MAG)	10
M91	BASEPLATE-36" (MAG)	1
M94L	MAGNUM DAMPER END; LEFT	1
M94R	MAGNUM DAMPER END; RIGHT	1

GENERAL NOTES

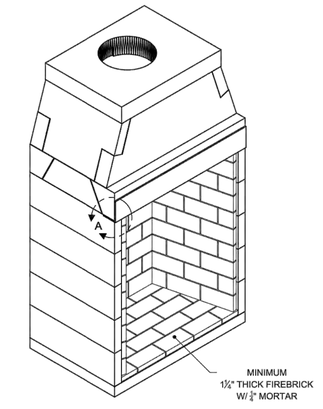
1. THIS IS A CUTOM ISOKERN FIREPLACE AND CARRIES NO LISTING, UL OR OTHERWISE.
2. FIREPLACE SHALL BE INSTALLED WITH THE MINIMUM CLEARANCES TO COMBUSTIBLES AS LISTED BELOW:
   - UNIT FRONT AND ISOKERN CHIMNEY: 0"
   - SIDES AND REAR: 1.5"
   - COMBUSTIBLE SHEATHING ABOVE OPENING TOP: 8"
   - SHEATHING OR TRIM TO OPENING SIDES: 8"
   - MANTLE ABOVE OPENING: 14"
   - OPENING TO SIDEWALLS: 28"
   - HEARTH EXTENSION BEYOND FRONT: 20"
   - HEARTH EXTENSION BEYOND SIDES (FINISHED): 12"
   - COMBUSTIBLE FLOOR: 4"
   - INSULATION FROM FIREBOX (UNSHIELDED): 3"
3. UNLESS THE FIRELITE KIT IS UTILIZED, THE FIREPLACE AND NONCOMBUSTIBLE HEARTH EXTENSION SHALL REST ATOP A NONCOMBUSTIBLE FLOORING SYSTEM WITH NO WOODEN UNDERPINNINGS.
4. MECHANICAL VENTILATION ASSISTANCE IS REQUIRED FOR THIS DESIGN. ENERVEX SHOULD BE CONSULTED TO SPECIFY VENTILATION SYSTEM COMPONENTS/ CAPACITY BASED ON SPECIFIC INSTALLATION REQUIREMENTS.
5. IF YOU INSTALL A VENTED GAS LOG SET (DECORATIVE GAS APPLIANCE), THE LOG SET MUST COMPLY WITH THE STANDARD FOR DECORATIVE GAS APPLIANCE FOR INSTALLATION IN SOLID FUEL BURNING FIREPLACES, ANSI Z21.60 OR Z21.84 AND SHALL ALSO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FUEL GAS CODE, ANSI 7223/ NFPA 54; LATEST EDITION. IF YOU WISH TO INSTALL AN UNVENTED (VENT-FREE) GAS LOG SET, ONLY UNVENTED GAS LOG SETS WHICH HAVE BEEN FOUND TO COMPLY WITH THE STANDARD FOR UNVENTED ROOM HEATERS, ANSI Z21.11.2 ARE TO BE INSTALLED IN THIS FIREPLACE. CHECK LOCAL CODES FOR COMPLIANCE FOR UNVENTED (VENT FREE) GAS LOG SETS.
6. 4" COMBUSTION AIR INLET KITS ARE RECOMMENDED BY EARTHCORE FOR THE STANDARD AND MAGNUM SERIES FIREPLACES AND MAY HELP IMPROVE FIREPLACE OPERATION IN HOMES TIGHTLY SEALED AND WITH OTHER VENTILATING APPLIANCES INSTALLED. IF THE INSTALLATION IS TO BE LONGER THAN TEN FEET (10'), THEN THE SIX INCH (6") ADAPTER WILL BE NEEDED. THIS ADAPTER WILL ATTACH TO THE EXISTING FOUR INCH (4") SLEEVE OUTSIDE OF THE UNIT. THE SIX INCH ADAPTER INCLUDES AN ADDITIONAL TWENTY FEET OF 6" FLEX HOSE, FOR A MAXIMUM RUN OF THIRTY FEET (30').
7. DRAWINGS ARE FOR DESIGN PURPOSES ONLY AND ARE THE SOLE PROPERTY OF EARTHCORE INDUSTRIES. ANY REPRODUCTION OR UNAUTHORIZED USE IS STRICTLY PROHIBITED.
8. EARTHCORE/ ISOKERN OR ANY DIVISION THEREOF SHALL NOT BE HELD LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES OR EVPENSES ARISING OUT OF THE USE OF THE FIREPLACES OR CHIMNEY SYSTEMS.
9. ALWAYS CHECK LOCAL BUILDING CODES GOVERNING FIREPLACES AND FIREPLACE INSTALLATIONS.

DETAILS (N.T.S)



DETAIL A
DAMPER SUPPORT ANGLE

ISOMETRIC VIEW (N.T.S)



NOTE: WHENEVER THE MAXIMUM DM CHIMNEY HEIGHT OF 57" IS EXCEEDED, OR IN ANY INSTANCE WHERE THE ISOKERN BRICK LEDGE IS USED, IT IS REQUIRED THAT THE FIREBOX/SMOKE DOME ASSEMBLY INCLUDE THE PLACEMENT OF A 4" BY 4" BY 3/8" MINIMUM STEEL ANGLE ACROSS THE FIREBOX OPENING. (SEE DETAIL A)

earthcore® INDUSTRIES, L.L.C.
6909 Phillips Industrial Blvd.
Jacksonville, FL 32256

UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE IN MILLIMETERS
UNSPECIFIED TOLERANCES: ANG. ±; LIN. X ±, X ±, XX ±
THIRD ANGLE PROJECTION

PROJECT: 36" MAGNUM-TALL
DESCRIPTION: FIREPLACE CONSTRUCTION DOCUMENT
MATERIAL: E.C. PUMICE MIXTURE
DRAWN: K.B.H
DATE: 5/1/2020
APPROVED:
DATE:
SIZE: D
SCALE: 1-1/2"=1'-0"
DRAWING #: 82036-B
REV: B
DO NOT SCALE
SHEET # 1 OF 1

ISOKERN SPECS
N.T.S.
1

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BUILDING PERMIT	*01/31/2025*

SHEET NAME

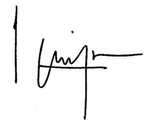
FIREPLACE SPECS - OUTDOOR PATIO

SHEET NUMBER

A5.34

BUILDING PERMIT

signum architecture



JUANCARLOS FERNANDEZ
PROJECT DESIGNER

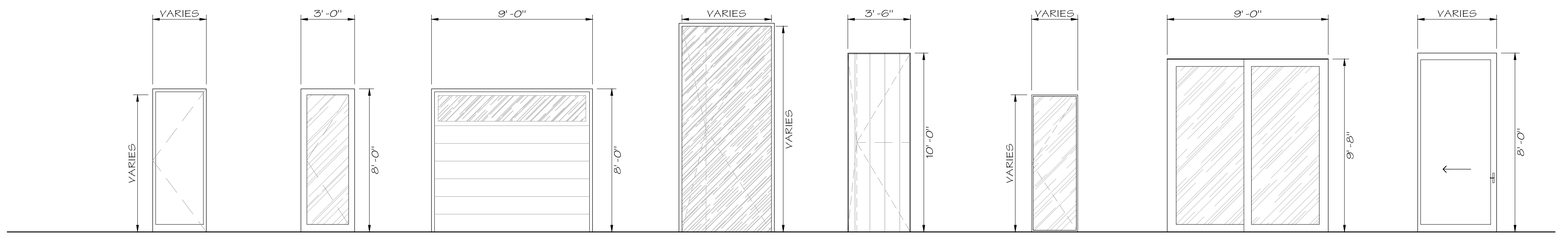
SIGNUM ARCHITECTURE, LLP 707 963 8831
1675 2nd St, Napa, CA 94559

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DOOR No.	ROOM No.	ROOM NAME	OPERATION	PAIR	TYPE	MATL	DOOR SIZE	RATING LABEL	GLAZING	HDWR GRP	FRAME TYPE	FRAME MATL	FINISH	NOTES
FIRST FLOOR 7.01														THERMALLY BROKEN
101A	101	GREAT ROOM	SINGLE SWING	NO	D	GL	5'-0" x 12'-0"		TEMP.			ALUMINUM	DARK BRONZE	THERMALLY BROKEN
105A	105	LAUNDRY	SINGLE SWING	NO	B	GL	3'-0" x 8'-0"		TEMP.			ALUMINUM	DARK BRONZE	
106A	106	POWDER	SINGLE SWING	NO	A	WD	3'-0" x 8'-0"					ALUMINUM	DARK BRONZE	
107A	107	HALLWAY	SINGLE SWING	NO	F	GL	3'-0"" x 10'-0"		TEMP.			ALUMINUM	DARK BRONZE	THERMALLY BROKEN
108A	108	GUEST SUITE	SINGLE SWING	NO	A	WD	3'-0" x 8'-0"					ALUMINUM	DARK BRONZE	
108B	108	GUEST SUITE	SLIDING	NO	G	GL	9'-0" x 9'-8"		TEMP.			ALUMINUM	DARK BRONZE	THERMALLY BROKEN
110A	110	GUEST BATH	SINGLE SWING	NO	A	WD	3'-0" x 8'-0"					ALUMINUM	DARK BRONZE	
111A	111	GARAGE	SINGLE SWING	NO	A	WD	3'-0" x 8'-0"					ALUMINUM	DARK BRONZE	
111B	111	GARAGE	GARAGE DOOR	NO	C	MTL.	9'-0" x 8'-0"		TEMP.			ALUMINUM	DARK BRONZE	
111C	111	GARAGE	GARAGE DOOR	NO	C	MTL.	9'-0" x 8'-0"		TEMP.			ALUMINUM	DARK BRONZE	
111D	111	GARAGE	GARAGE DOOR	NO	C	MTL.	9'-0" x 8'-0"		TEMP.			ALUMINUM	DARK BRONZE	
112A	112	MECHANICAL	SINGLE SWING	NO	A	WD	3'-0" x 8'-0"					ALUMINUM	DARK BRONZE	
113A	113	HALLWAY	SINGLE SWING	NO	E	WD	3'-6" x 10'-0"					ALUMINUM	DARK BRONZE	
113B	113	HALLWAY	SINGLE SWING	NO	E	WD	3'-6" x 10'-0"					ALUMINUM	DARK BRONZE	
114A	114	OFFICE	SINGLE SWING	NO	F	GL	3'-6" x 10'-0"		TEMP.			ALUMINUM	DARK BRONZE	THERMALLY BROKEN
115A	115	MASTER SUITE	SINGLE SWING	NO	F	GL	3'-6" x 10'-0"		TEMP.			ALUMINUM	DARK BRONZE	THERMALLY BROKEN
116A	116	MASTER BATH	POCKET	NO	H	WD	2'-8" x 8'-0"					ALUMINUM	DARK BRONZE	
116B	116	MASTER BATH	SINGLE SWING	NO	A	GL	3'-0" x 8'-0"		TEMP.			ALUMINUM	DARK BRONZE	THERMALLY BROKEN
NOTES:														
1. THE OPERATING / OPENING EFFORT SHALL NOT EXCEED 5 POUNDS AT ALL DOORS.														
2. ALL THRESHOLDS SHALL COMPLY W/CBC STANDARDS FOR ACCESSIBILITY														
3. AA = ANODIZED ALUMINUM														

DOOR SCHEDULE 2

SCALE: NTS



DOOR TYPES 1

SCALE: 1/4" = 1'

CARMEL
SERWIN RESIDENCE

24 TEHAMA
CARMEL, CA 93923
APN 169-421-045

PROJECT NUMBER	2314
DATE	01/31/2025
CHECKED BY	JCF
DRAWN BY	AVH
SCALE	AS NOTED

REVISIONS

100% SCHEMATIC DESIGN	08/07/2024
DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

SHEET NAME

DOOR SCHEDULE

SHEET NUMBER

A7.01

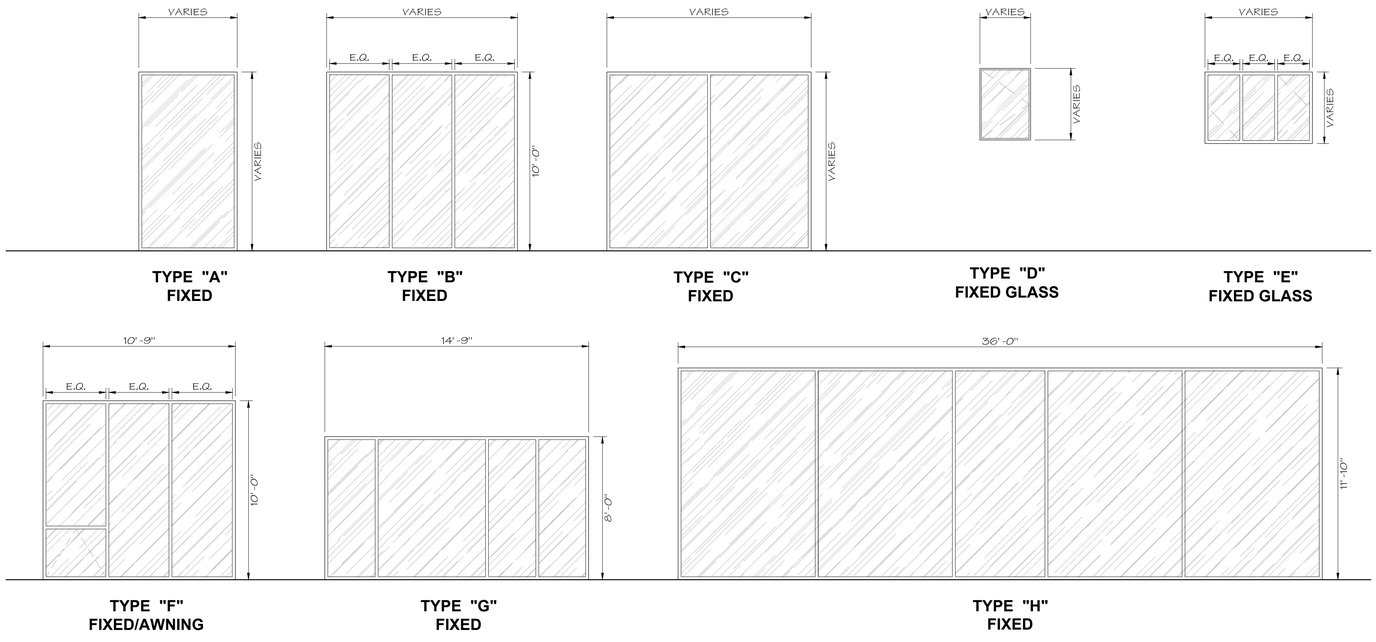
BUILDING PERMIT

WINDOW No.	ROOM No.	ROOM NAME	OPERATION	TYPE	MATL	FINISH	MANUFACTURER	MODEL	R.O. WINDOW SIZE	SQ. FT.	HEAD HT. A.F.F.	CLG. HT.	INSUL.	GLAZING	SCREEN	NOTES
FIRST FLOOR 7.02																
101A	101	GREAT ROOM	FIXED	H	AA	DARK BRONZE	AWAKE		36'-0" x 12'-0"		12'-0"	11'-10"		CLR		
101B	101	GREAT ROOM	FIXED	C	AA	DARK BRONZE	AWAKE		15'-6" x 12'-0"		12'-0"	11'-10"		CLR		
101C	101	GREAT ROOM	FIXED	C	AA	DARK BRONZE	AWAKE		15'-6" x 12'-0"		12'-0"	11'-10"		CLR		
105A	105	LAUNDRY	CASEMENT	E	AA	DARK BRONZE	AWAKE		6'-0" x 4'-0"		8'-0"	10'-0"		CLR		
107A	107	HALLWAY	FIXED	A	AA	DARK BRONZE	AWAKE		5'-6" x 10'-0"		10'-0"	10'-0"		CLR		
107B	107	HALLWAY	FIXED	C	AA	DARK BRONZE	AWAKE		11'-5" x 10'-0"		10'-0"	10'-0"		CLR		
108A	108	GUEST SUITE	FIXED	A	AA	DARK BRONZE	AWAKE		4'-0" x 9'-8"		9'-8"	10'-0"		CLR		
108B	108	GUEST SUITE	FIXED	A	AA	DARK BRONZE	AWAKE		4'-0" x 9'-8"		9'-8"	10'-0"		CLR		
110A	110	GUEST BATH	CASEMENT	D	AA	DARK BRONZE	AWAKE		3'-0" x 4'-0"		8'-0"	10'-0"		CLR		
113A	113	HALLWAY	FIXED	A	AA	DARK BRONZE	AWAKE		8'-8" x 10'-0"		10'-0"	10'-0"		CLR		
114A	114	OFFICE	FIXED	B	AA	DARK BRONZE	AWAKE		10'-0" x 10'-0"		10'-0"	10'-0"		CLR		
114B	114	OFFICE	FIXED	B	AA	DARK BRONZE	AWAKE		13'-3" x 10'-0"		10'-0"	10'-0"		CLR		
115A	115	MASTER SUITE	FIXED	C	AA	DARK BRONZE	AWAKE		7'-3" x 10'-0"		10'-0"	10'-0"		CLR		
115B	115	MASTER SUITE	FIXED	B	AA	DARK BRONZE	AWAKE		11'-8" x 10'-0"		10'-0"	10'-0"		CLR		
115C	115	MASTER SUITE	FIXED	B	AA	DARK BRONZE	AWAKE		11'-8" x 10'-0"		10'-0"	10'-0"		CLR		
115D	115	MASTER SUITE	FIXED	F	AA	DARK BRONZE	AWAKE		10'-9" x 10'-0"		10'-0"	10'-0"		CLR		
116A	116	MASTER BATH	FIXED	A	AA	DARK BRONZE	AWAKE		4'-0" x 8'-0"		8'-0"	10'-0"		CLR		
116B	116	MASTER BATH	FIXED	G	AA	DARK BRONZE	AWAKE		14'-9" x 8'-0"		8'-0"	10'-0"		CLR		
NOTES:																
1. AA = ANODIZED ALUMINUM																

WINDOW SCHEDULE

SCALE: NTS

2



WINDOW TYPES

SCALE: 1/4" = 1'

1

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JUANCARLOS FERNANDEZ
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1675 2nd St, Napa, CA 94559

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SERWIN RESIDENCE

24 TEHAMA
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APN 169-421-045

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DRAWN BY	AVH
SCALE	AS NOTED

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100% SCHEMATIC DESIGN	08/07/2024
DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

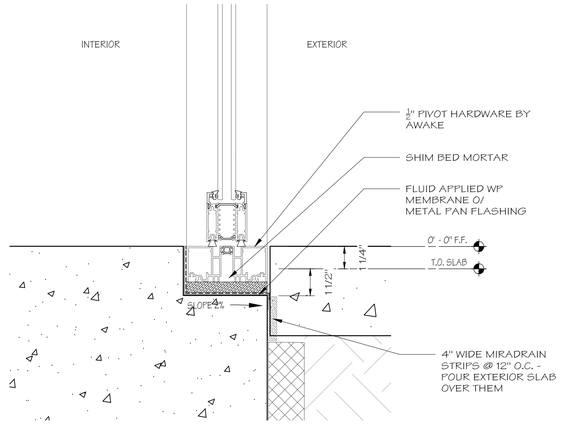
SHEET NAME

WINDOW SCHEDULE

SHEET NUMBER

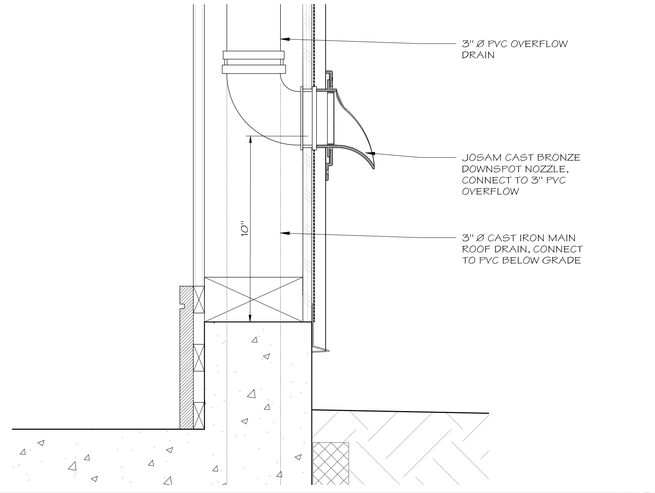
A7.02

BUILDING PERMIT



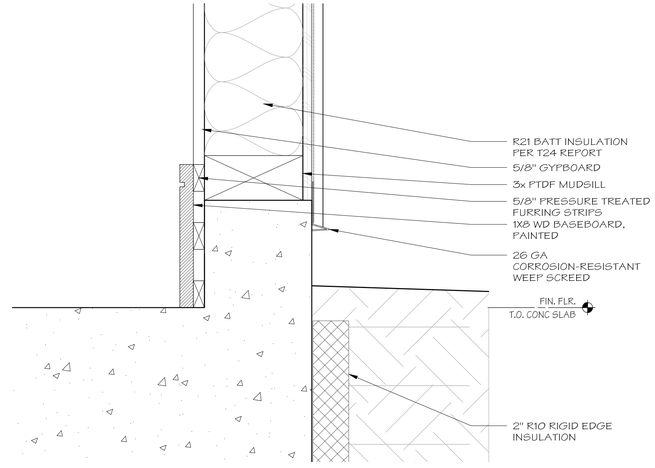
TYP. THRESHOLD - PIVOT 3

SCALE: 3"=1'



TYP. OVERFLOW DRAIN 2

SCALE: 3"=1'



TYP. SLAB EDGE DETAIL 1

SCALE: 3"=1'

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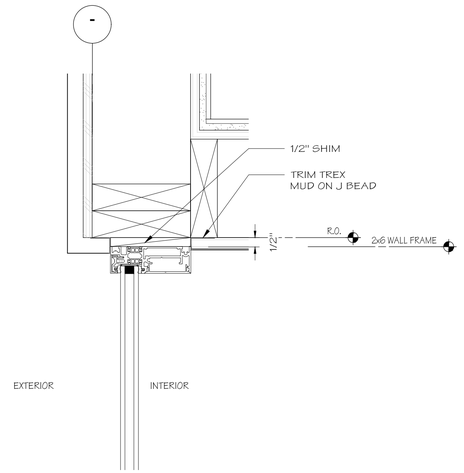
SHEET NAME

ARCHITECTURAL DETAILS

SHEET NUMBER

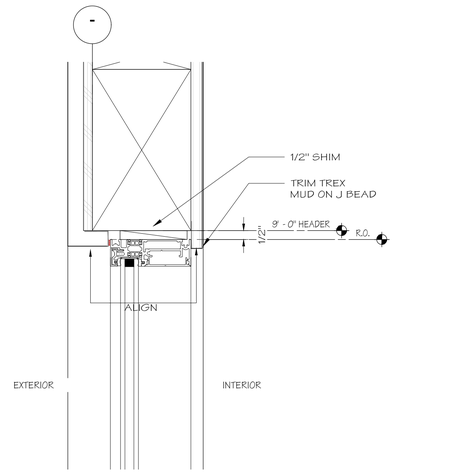
A8.01

BUILDING PERMIT



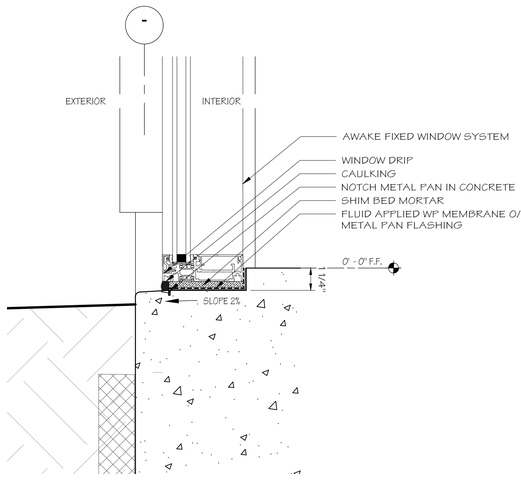
JAMB - TYP. FIXED WINDOWS 3

SCALE: 3"=1'



HEADER - TYP. FIXED WINDOW 2

SCALE: 3"=1'



SILL - TYP. FIXED WINDOW 1

SCALE: 3"=1'

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SHEET NAME

WINDOW DETAILS

SHEET NUMBER

A8.02

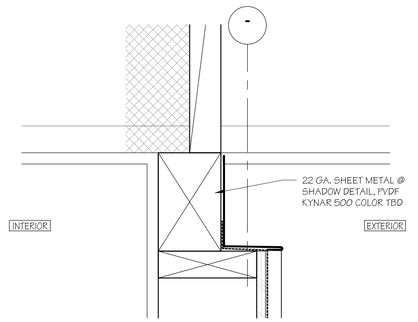
BUILDING PERMIT

TITLE | SCALE 3"=1-0" | 16

TITLE | SCALE 3"=1-0" | 15

TITLE | SCALE 3"=1-0" | 12

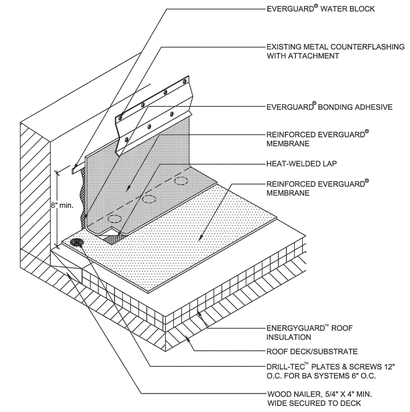
TITLE | SCALE 3"=1-0" | 11



SHADOW DETAIL | SCALE 3"=1-0" | 7

TITLE | SCALE 3"=1-0" | 8

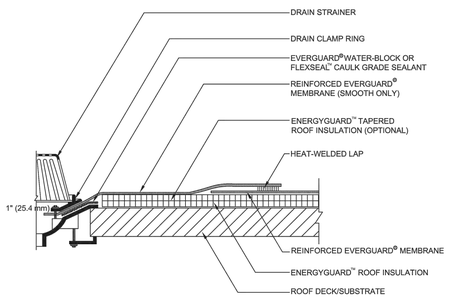
TITLE | SCALE 3"=1-0" | 4



NOTE:

1. ADD BALLAST PER SPEC FOR BALLASTED SYSTEMS.
2. APPLY EVERGUARD® TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD DETAIL 115).

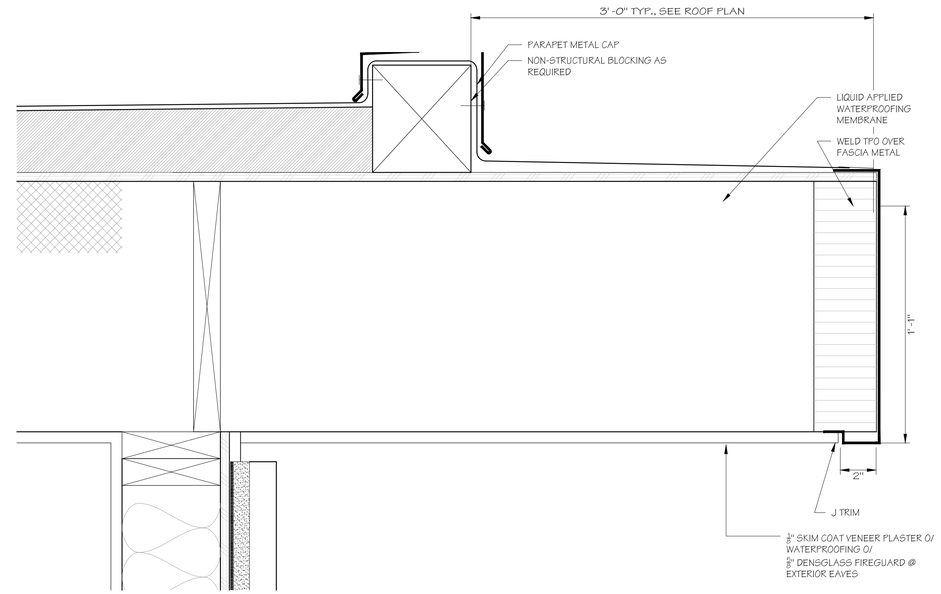
TYP. COUNTERFLASHING DTL | SCALE N.T.S. | 2



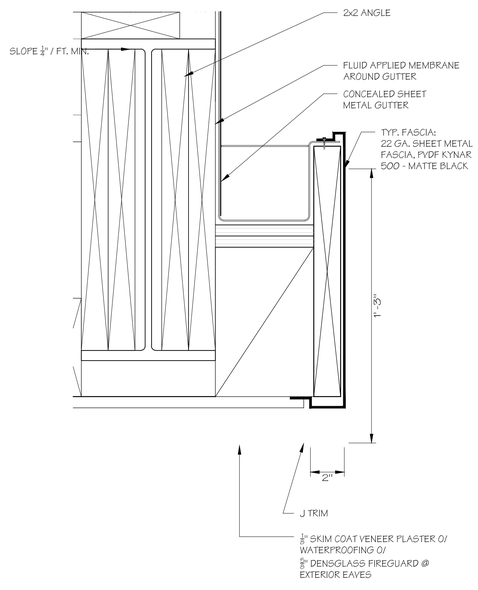
NOTE:

1. A FIELD WELD CANNOT PASS WITHIN 9" (229 mm) OF THE CLAMPING, OR WITHIN THE DRAIN SUMP ITSELF.
2. MEMBRANE MUST EXTEND MINIMUM 1" (25.4 mm) BEYOND THE BOLT HOLES; THE CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
3. TAPER INSULATION TO CREATE A ROOF SUMP MINIMUM 36" x 36" (0.914 m x 0.914 m) IN SIZE (OPTIONAL).
4. DO NOT RUN SEPARATION SHEET INTO BOWL AREA IF USED IN SYSTEM.
5. APPLY EVERGUARD® TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD® DETAIL 115).

TYP. ROOF DRAIN | SCALE N.T.S. | 1



ROOF EDGE DETAIL | SCALE 3"=1-0" | 9



CONCEALED GUTTER DETAIL | SCALE 3"=1-0" | 5

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REVISIONS

100% SCHEMATIC DESIGN	08/07/2024
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BUILDING PERMIT	01/31/2025

SHEET NAME

ROOF DETAILS

SHEET NUMBER

A8.21

BUILDING PERMIT

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DESIGN REVIEW STEP 4	*01/22/2025*
BUILDING PERMIT	*01/31/2025*

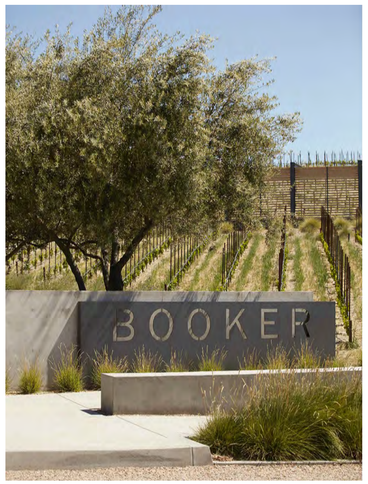
SHEET NAME

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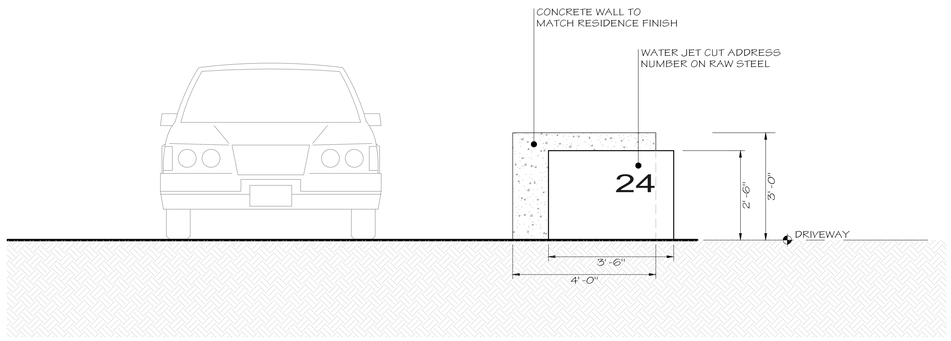
SHEET NUMBER

A8.31

BUILDING PERMIT

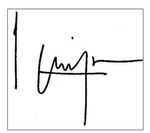


FINISHES PALETTE 1
SCALE: NTS



ADDRESS SIGNAGE 1
SCALE: 1/2" = 1'-0"

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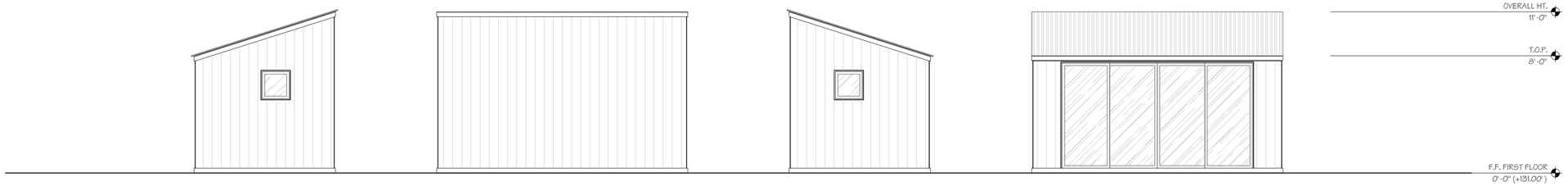
SHEET NAME

ACCESSORY SHED

SHEET NUMBER

A8.41

BUILDING PERMIT

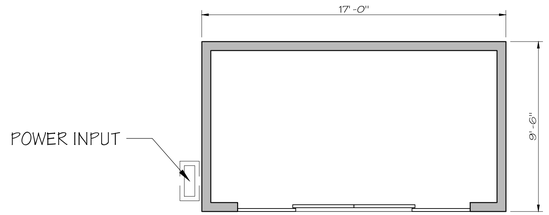


ACCESSORY SHED - ELEVATIONS 3
SCALE: 1/4" = 1'-0"





(E) PHOTOS - ESCAPESPACE MA SHED 1
SCALE: 1/4" = 1'-0"



ACCESSORY SHED - PLAN VIEW 1
SCALE: 1/4" = 1'-0"

ABBREVIATIONS

@	AT	EST	ESTIMATE	OWJ	OPEN WEB JOIST
Ø	DIAMETER	EW	EACH WAY	PAF	POWDER ACTUATED FASTENER
#	NUMBER OR POUNDS	EX	EXISTING	PJP	PARTIAL JOINT PENETRATION
		EXT	EXTERIOR	PL	PLATE
AB	ANCHOR BOLTS			PLF	POUNDS PER LINEAR FOOT
AGG	AGGREGATE	FF	FINISH FLOOR	PLY	PLYWOOD
ALT	ALTERNATE	FG	FINISH GRADE	PSF	POUNDS PER SQUARE FOOT
ARCH	ARCHITECT	FN	FIELD NAILING	PSI	POUNDS PER SQUARE INCH
		FND	FOUNDATION	PTDF	PRESSURE TREATED DOUGLAS FIR
BLDG	BUILDING	FTG	FOOTING		
BLK	BLOCK			RAD	RADIUS
BN	BOUNDARY NAILING	GA	GAUAGE	REINF	REINFORCEMENT
BM	BEAM	GALV	GALVANIZED	REQD	REQUIRED
BOT	BOTTOM	GLB	GLULAM BEAM	REV	REVISION
BSMT	BASEMENT	GR	GRADE		
				SAD	SEE ARCHITECTURAL DRAWINGS
CBC	CALIFORNIA BUILDING CODE	HDG	HOT DIPPED GALVANIZED	SCD	SEE CIVIL DRAWINGS
CC	CENTER TO CENTER	HDR	HEADER	SCHED	SCHEDULE
CJ	CEILING JOIST	HGR	HANGER	SECT	SECTION
CLG	CEILING	HORIZ	HORIZONTAL	SHT	SHEET
CLR	CLEAR	HSB	HIGH STRENGTH BOLT	SIM	SIMILAR
COL	COLUMN	HT	HEIGHT	SHTHG	SHEATHING
CMU	CONCRETE MASONRY UNIT	HSS	HOLLOW STRUCTURAL SECTION	SMS	SHEET METAL SCREW
CJP	COMPLETE JOINT PENETRATION			SOG	SLAB ON GRADE
CONC	CONCRETE	ID	INSIDE DIAMETER	SS	STAINLESS STEEL
CONT	CONTINUOUS	INCL	INCLUDING	STIFF	STIFFENER
CTRD	CENTERED			STL	STEEL
CSK	COUNTERSUNK	LAT	LATERAL	STRUCT	STRUCTURAL
		LL	LIVE LOAD	SYM	SYMMETRICAL
DBL	DOUBLE	LLH	LONG LEG HORIZONTAL	SWS	SHEARWALL SCHEDULE
DET	DETAIL	LLV	LONG LEG VERTICAL		
DF	DOUGLAS FIR	LWT	LIGHTWEIGHT	T&B	TOP AND BOTTOM
DIAG	DIAGONAL			T&G	TONGUE AND GROOVE
DIA	DIAMETER	MAT	MATERIAL	THK	THICKNESS
DIM	DIMENSION	MAX	MAXIMUM	TOF	TOP OF FOOTING
DO	DITTO	MB	MACHINE BOLT	TOS	TOP OF STEEL
DWG	DRAWINGS	MECH	MECHANICAL	THRD	THREADED
		MFR	MANUFACTURER	THRU	THROUGH
(E)	EXISTING	MIN	MINIMUM	TN	TOENAIL
EA	EACH	MISC	MISCELLANEOUS	TWS	THREADED WELDED STUD
EE	EACH END			TYP	TYPICAL
EF	EACH FACE	(N)	NEW		
EL	ELEVATION	NOM	NOMINAL	UON	UNLESS OTHERWISE NOTED
EMBED	EMBEDMENT	NS	NEAR SIDE		
ENG	ENGINEER	NTS	NOT TO SCALE	VERT	VERTICAL
EN	EDGE NAILING			VIF	VERIFY IN FIELD
EOR	ENGINEER OF RECORD	oc	ON CENTER		
EQUIV	EQUIVALENT	OD	OUTSIDE DIAMETER	w/	WITH
EQ	EQUAL	OPNG	OPENING	WF	WIDE FLANGE
ES	EACH SIDE	OPP	OPPOSITE	WT	WEIGHT
				WWF	WELDED WIRE FABRIC

SYMBOLS

GRIDLINES

DETAIL REFERENCE
SHEET REFERENCE

CONCRETE

EARTH

GRAVEL

SHEARWALL TYPE & MINIMUM LENGTH

CONTINUOUS WOOD MEMBER OR POST ABOVE & BELOW

BLOCKING or POST BELOW

POST ABOVE

STEEL BEAM

WOOD STUD WALL BELOW

WOOD STUD WALL ABOVE

SIMPSON STRONG-TIE HANGER

GENERAL

1. THE INTENT OF THESE DRAWINGS IS TO SHOW ALL ITEMS NECESSARY TO COMPLETE THE CONSTRUCTION FOR THE STRUCTURAL PORTIONS OF THIS BUILDING.
2. WHERE SOME FEATURES OF CONSTRUCTION ARE NOT ENTIRELY SHOWN, THEIR CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR ELEMENTS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE & ALL LOCAL JURISDICTION AMENDMENTS.
4. DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY.
5. TYPICAL DETAILS AND NOTES SHOWN ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR OTHERWISE NOTED.
6. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. THE DESIGN AND CONSTRUCTION OF ALL SHORING, BRACING, AND FORM WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL CHECK, FIELD VERIFY, AND COORDINATE, AS REQUIRED, ALL DIMENSIONS AND RECOMMENDATIONS WITHIN THESE DRAWINGS, AND BETWEEN THESE DRAWINGS AND DOCUMENTS PREPARED BY OTHER CONSULTANTS, INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL DRAWINGS, CIVIL DRAWINGS, GEOTECHNICAL RECOMMENDATIONS, EXISTING SITE CONDITIONS, ETC. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT & EOR PRIOR TO BEGINNING WORK ON AREAS OF WORK AFFECTED BY THESE DISCREPANCIES
8. DRAINAGE AND WATERPROOFING SYSTEMS ARE NOT PART OF THESE DRAWINGS AND SHALL BE DESIGNED BY OTHERS AS REQUIRED.

DESIGN LOADS

GENERAL		EARTHQUAKE LOAD	
BUILDING CODE	2022 CALIFORNIA BUILDING CODE	IMPORTANCE FACTOR	I_e = 1.0
RISK CATEGORY	II	SITE CLASS	C
DEAD LOAD		DESIGN CATEGORY	D
ROOF	21 PSF	SPECTRAL ACCELERATIONS	S_s = 1.305, S_1 = 0.484
FIRST FLOOR	N/A	DESIGN ACCELERATIONS	S_{DS} = 1.044, S_{D1} = 0.484
LIVE LOAD			
ROOF	20 PSF	RESPONSE MODIFICATION COEFFICIENT	R = 6.5 (LIGHT-FRAMED SHEATHED WALLS)
TYPICAL FLOOR	40 PSF	ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE
WIND LOAD		SEISMIC RESPONSE COEFFICIENT	C_s = 0.16
DESIGN WIND SPEED	92 MPH	REDUNDANCY FACTOR	ρ = 1.3
DESIGN PROCEDURE	DIRECTIONAL PROCEDURE		
EXPOSURE CATEGORY	B		
DIRECTIONALITY FACTOR	K_d = 0.85		
TOPOGRAPHIC FACTOR	K_{zt} = 1.07		

FOUNDATIONS

1. BKG STRUCTURAL ENGINEERS IS NOT RESPONSIBLE FOR THE SUPPORTING SOILS. THE FOUNDATION DESIGN IS BASED UPON A GEOTECHNICAL REPORT PREPARED BY HARO, KASUNICH, AND ASSOCIATES, INC., 116 E. LAKE AVE, WATSONVILLE, CALIFORNIA PH: 831.722.4175, AND DATED 12.31.2024 (PROJECT NO. M12495). ALL FOUNDATION EXCAVATION, EARTHWORK, SITE PLACEMENT OF CONCRETE, DRAINAGE, ETC. SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. GEOTECHNICAL CONSTRUCTION OBSERVATION SHALL BE PERFORMED AS SPECIFIED IN THE GEOTECHNICAL REPORT.
2. THE ALLOWABLE SOIL BEARING PRESSURE USED IS 3000 PSF (DEAD + LIVE LOADS) WITH ONE-THIRD ADDITIONAL INCREASE FOR SHORT TERM LOADING (WIND OR SEISMIC)
3. ALL FOUNDATION ELEMENTS SHALL BE SUPPORTED ON COMPETENT MATERIAL. IN THE EVENT THE CONTRACTOR HAS REASON TO BELIEVE THAT THE SUPPORTING SOIL MAY NOT BE COMPETENT TO SUPPORT THE PROPOSED BUILDING STRUCTURE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER BEFORE PROCEEDING WITH ANY FURTHER WORK.
4. ALL EXCAVATIONS SHALL BE CLEAN OF ALL DEBRIS, AND ALL STANDING WATER SHALL BE REMOVED.
5. SHALLOW FOUNDATION ELEMENTS SHALL BE STEPPED WHERE THE BOTTOM OF FOOTING IS AT A SLOPE GREATER THAN 10:1 (HORIZONTAL:VERTICAL)

REINFORCED CONCRETE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301: SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS. ALL STRUCTURAL CONCRETE SHALL COMPLY WITH THE PROVISIONS OF ACI 318-19.
2. ALL CONCRETE, AT A MINIMUM, SHALL CONFORM TO THE FOLLOWING:
   - ALL CONCRETE SHALL BE NORMAL-WEIGHT (150 PCF) AND READY-MIXED
   - ALL AGGREGATE SHALL CONFORM TO ASTM C33. COARSE AGGREGATE SHALL BE A MINIMUM OF 3/4", UNLESS A SMALLER PUMP MIX IS APPROVED BY THE ENGINEER PRIOR TO THE ORDERING AND PLACEMENT OF CONCRETE
   - ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE II
   - THE WATER TO CEMENT RATIO SHALL NOT EXCEED 0.45
   - THE MEASURED SLUMP SHALL BE 4 INCHES +/- 1"
   - ALL WATER SHALL BE POTABLE, CLEAN, AND NOT DETRIMENTAL TO THE CONCRETE
   - ENTRAINED AIR CONTENT SHALL NOT EXCEED 3% WHERE A TROWEL FINISH WILL BE APPLIED
   - MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE 3,000 PSI (SPECIAL INSPECTION NOT REQUIRED)
   - 25% FLY ASH OR SLAG IS ACCEPTABLE AS A CEMENT SUBSTITUTE. IF A GREATER PERCENTAGE IS NEEDED, CONTACT EOR.
   - CARE SHALL BE TAKEN BY THE CONTRACTOR DURING THE CURING PROCESS TO MINIMIZE TEMPERATURE / SHRINKAGE CRACKING PARTICULARLY WHEN USING LOW CARBON CEMENT.
3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 (#3 BARS MAY BE GRADE 40), EXCEPT WHERE WELDING OF REINFORCEMENT IS SHOWN ON THESE DRAWINGS IN WHICH CASE THE REINFORCING SHALL CONFORM TO ASTM A706. ALL REINFORCEMENT SHALL BE HELD SECURELY IN POSITION WITH DEVICES AND/OR TIES TO PREVENT DISPLACEMENT DURING PLACEMENT OF CONCRETE.
4. REINFORCEMENT SHALL NOT BE WELDED EXCEPT WHERE SPECIFICALLY SHOWN ON THESE DRAWINGS.
5. ALL DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF MAIN BARS, TIES, ETC. (CLEAR COVER). CONCRETE COVERAGE SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

TYPE OF CONCRETE	CLEAR COVER UNO (INCHES)
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH OR WEATHER	3"
EXPOSED TO EARTH OR WEATHER BUT CAST IN FORMS	
#5 BARS AND SMALLER	1 1/2"
#6 BARS AND LARGER	2"
NOT EXPOSED TO EARTH OR WEATHER	
SLABS AND WALLS	3/4"
BEAMS AND COLUMNS	1 1/2"

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING WITH ALL TRADES THE LOCATION OF ANY ELEMENTS TO BE EMBEDDED IN OR PENETRATING CONCRETE PRIOR TO THE PLACEMENT OF CONCRETE. NO PIPES, DUCTS, OR BLOCKOUTS SHALL BE PLACED IN CONCRETE SLABS OR WALLS UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED LOCATIONS OF CONSTRUCTION JOINTS TO THE ENGINEER AND ARCHITECT FOR APPROVAL PRIOR TO PLACING CONCRETE.
8. ALL HARDENED SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS, OR OTHER FOREIGN MATERIALS AND SHALL BE ROUGHENED TO A MINIMUM AMPLITUDE OF 1/4" PRIOR TO PLACING CONCRETE.
9. DO NOT REMOVE ANY CONCRETE FORMS UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO SUPPORT ITS OWN WEIGHT AND CONSTRUCTION LIVE LOADS WITHOUT DAMAGE TO THE STRUCTURE.

POST-INSTALLED EPOXY ANCHORS

1. WHERE EPOXY IS INDICATED ON THESE DRAWINGS, EPOXY SHALL BE SET-3G (ICC-ES ESR #4057) AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
2. ALL EPOXY SHALL BE INSTALLED PER MANUFACTURER'S APPROVED ICC REPORT, AND THE APPROVED REPORT SHALL BE KEPT ON THE JOBSITE AT ALL TIMES FOR REFERENCE BY INTERESTED PARTIES.
3. THE CONTRACTOR SHALL CAREFULLY READ THE ICC REPORT FOR CORRECT INSTALLATION INSTRUCTIONS. EPOXY INSTALLATION REQUIRES SPECIAL INSPECTION EXCEPT EPOXY TO BE USED FOR SHEAR DOWELS BETWEEN (E) AND (N) FOUNDATION ELEMENTS DOES NOT REQUIRE SPECIAL INSPECTION UNLESS OTHERWISE REQUIRED BY THE BUILDING DEPARTMENT.

STRUCTURAL STEEL

1. FABRICATION AND ERECTION OF ALL STEEL USED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH AISC 360-16: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, UNLESS OTHERWISE NOTED ON THESE PLANS.
2. ALL WELDER QUALIFICATION REQUIREMENTS, AND WELDING PROCEDURES SHALL BE IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE (AISC 303-10), AWS D1.1, AND WHERE REQUIRED, AWS D1.8. ALL WELDING SHALL BE DONE BY CERTIFIED WELDER, WITH CURRENT CERTIFICATIONS FOR THE TYPE OF WELD AND WELDING POSITION REQUIRED. ALL ELECTRODES SHALL BE E70XX UNLESS OTHERWISE NOTED OR APPROVED.
3. DO NOT WELD ANY STRUCTURAL STEEL MEMBER OR CONNECTION UNLESS IT IS EXPLICITLY SHOWN ON THESE DRAWINGS.
4. ALL MISC STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, UNLESS OTHERWISE NOTED ON THESE PLANS. ALL HSS SECTIONS SHALL CONFORM TO ASTM A500 GRADE C, AND ALL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992 GRADE 50.
5. ALL HIGH-STRENGTH BOLTS SHALL BE ASTM F3125 GRADE A325 (THREADS NOT EXCLUDED), UNLESS OTHERWISE NOTED. ALL BOLTS USED FOR ERECTION AND WOOD CONNECTIONS SHALL BE ASTM A307, UNLESS OTHERWISE NOTED. ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36.
6. ALL BOLT HOLES SHALL BE STANDARD SIZE IN ACCORDANCE WITH AISC SPECIFICATION FOR STRUCTURAL JOINTS UNLESS OTHERWISE NOTED ON THESE PLANS. ALL BOLTS FOR EXTERIOR USE SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153, CLASS C.
7. PENETRATIONS THROUGH STRUCTURAL STEEL MEMBERS ARE NOT ALLOWED UNLESS THEY ARE SPECIFICALLY DETAILED ON THESE PLANS.
8. ALL STRUCTURAL STEEL SHALL BE DELIVERED WITH A MINIMUM OF ONE COAT OF SHOP APPLIED PRIMER EXCEPT AT SURFACES WHERE HIGH-STRENGTH BOLTS WILL BE APPLIED, WHERE FIREPROOFING WILL BE APPLIED, OR WHERE STEEL WILL BE EMBEDDED IN CONCRETE. ALL EXTERIOR STRUCTURAL STEEL SHALL BE HOT-DIP GALVANIZED or STAINLESS STEEL.
9. USE NON-SHRINK GROUT UNDER ALL COLUMN BASES, UNLESS OTHERWISE NOTED ON THESE PLANS. GROUT SHALL MANUFACTURED BY FIVE STAR GROUT, MASTER BUILDERS, SIKA OR APPROVED EQUAL.
10. THE CONTRACTOR SHALL SUBMIT STEEL SHOP DRAWINGS SHOWING THE FABRICATION AND ERECTION OF ALL STRUCTURAL STEEL TO BE USED ON THIS PROJECT FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO ORDERING OR INSTALLING THE STRUCTURAL STEEL ELEMENTS.

STRUCTURAL SUBMITTALS

1. IN ORDER TO VERIFY THAT THE STRUCTURAL DESIGN INTENT OF CERTAIN ELEMENTS IS PROPERLY UNDERSTOOD, SUBMITTALS MAY BE REQUIRED FOR REVIEW AND APPROVAL BY THE EOR. THIS REVIEW SHALL NOT BE CONSIDERED TO BE ALL-ENCOMPASSING, AND WILL BE RESTRICTED TO A BRIEF REVIEW, FOR GENERAL CONFORMANCE WITH THE DESIGN DOCUMENTS. VERIFYING COMPLIANCE WITH ALL REQUIREMENTS OF THESE DESIGN DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.

FOR THIS PROJECT THE FOLLOWING SHALL BE SUBMITTED TO THE EOR FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK RELATED TO THESE ELEMENTS:
- ROOF TRUSS SHOP DRAWINGS
- CONCRETE MIX DESIGNS
- STRUCTURAL STEEL SHOP DRAWINGS
- ANY REQUESTS FOR SUBSTITUTIONS OR DEVIATIONS FROM THESE DRAWINGS.

ROUGH CARPENTRY

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH OF THE GRADE INDICATED BELOW OR BETTER, UNLESS OTHERWISE NOTED ON THESE PLANS:

TYPE OF FRAMING	MINIMUM GRADE
2x HORIZONTAL FRAMING	NO. 2
4x OR LARGER HORIZONTAL FRAMING	NO. 1
STUDS	NO. 2
4x POSTS	NO. 1
5x POSTS OR LARGER	NO. 1
WALL PLATES	NO. 1
WOOD MUDSILLS	PT NO. 2

2. ALL NAILS SHALL BE COMMON STEEL WIRE NAILS SIZED AND SPACED AS SPECIFIED ON THESE DRAWINGS. ALL FASTENERS INSTALLED IN PRESSURE-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED.
3. ALL WOOD STRUCTURAL CONNECTORS (JOIST HANGERS, FRAMING CLIPS, ETC.) SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE. OTHER BRANDS SHALL NOT BE USED UNLESS THEY ARE SPECIFICALLY APPROVED BY THE EOR. AT A MINIMUM, Z-MAX FINISH SHALL BE USED FOR ALL STRUCTURAL CONNECTORS IN CONTACT WITH PRESSURE-TREATED LUMBER. WHERE CONNECTORS ATTACH TO PRESSURE-TREATED MUDSILLS IN INTERIOR, DRY CONDITIONS A MINIMUM G90 COATING MAY BE USED WHERE APPROVED BY SIMPSON STRONG-TIE, PROVIDED THE CONNECTOR IS SEPARATED FROM THE PRESSURE TREATED LUMBER BY A WATERPROOF BARRIER (GRACE VYCOR OR APPROVED EQUAL).
4. ALL STUD WALLS SHALL BE FRAMED WITH FULL-HEIGHT STUDS @ 16" oc UNLESS OTHERWISE NOTED ON THESE DRAWINGS.
5. CUTTING, BORING, OR NOTCHING OF GIRDERS, BEAMS, JOISTS, AND OTHER STRUCTURAL ELEMENTS IS NOT ALLOWED UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS OR APPROVED BY THE EOR.
6. HOLES FOR BOLTS IN WOOD SHALL BE DRILLED A MAXIMUM OF 1/16" LARGER THAN BOLT DIAMETER. THE HEADS OF ALL BOLTS AND LAG SCREWS SHALL BE SEPARATED FROM WOOD BY A PROPERLY SIZED METAL WASHER.
7. ALL BOLTS AND SCREWS SHALL BE TIGHTENED AT THE TIME OF ERECTION AND RE-TIGHTENED BEFORE COMPLETION OF WORK OR BEFORE SUCH BOLTS AND SCREWS ARE COVERED BY ELEMENTS MAKING THEM INACCESSIBLE.
8. ALL WOOD IN CONTACT WITH CONCRETE, GROUT, OR MASONRY, SHALL BE PRESSURE-TREATED OR OF A NATURALLY DURABLE SPECIES OF WOOD. ALL PRESSURE-TREATED WOOD SHALL CONFORM TO AWPA STANDARD U1. ALL CUTS / NOTCHES / HOLES IN PRESSURE-TREATED LUMBER SHALL BE PROPERLY TREATED WITH WOOD PRESERVATIVE IN ACCORDANCE WITH AWPA M4. WHERE PRESSURE-TREATED WOOD IS USED IN INTERIOR APPLICATIONS, OR IN THE CRAWLSPACE, THE WOOD PRESERVATIVE SHALL BE RATED FOR INTERIOR USE.
9. MACHINE NAILING SHALL BE SUBJECT TO APPROVAL BY THE EOR AND THE BUILDING DEPARTMENT. ALL MACHINE NAILS SHALL HAVE EQUIVALENT SHANK DIAMETER AND NAIL LENGTH TO THOSE SPECIFIED ON THESE PLANS. MACHINE NAILING WILL NOT BE ALLOWED IF THE CONTRACTOR CAN NOT CONSISTENTLY PREVENT THE NAILHEADS FROM PENETRATING THE OUTER PLYWOOD LAYER MORE THAN NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES CANNOT BE CONSISTENTLY MAINTAINED.
10. USE DOUBLE FLOOR JOISTS UNDER ALL NONBEARING PARTITION WALLS WHEN PARALLEL TO FLOOR FRAMING. USE CONTINUOUS SOLID BLOCKING WHERE FLOOR FRAMING IS PERPENDICULAR.
11. ALL WOOD FRAMING SHALL BE PROPERLY WRAPPED FOR SHIPPING AND PROTECTED FROM THE ELEMENTS UNTIL THEY ARE READY TO BE INSTALLED.
12. SAWN LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION. ALL STRUCTURAL COMPOSITE LUMBER SHALL HAVE A MOISTURE CONTENT LESS THAN 16% AT THE TIME OF INSTALLATION. MOISTURE CONTENT OF SAWN LUMBER SHALL BE CHECKED PRIOR TO CLOSE-IN TO CONFIRM MOISTURE CONTENT DOES NOT EXCEED STATED VALUES OR EXCEED CALGREEN REQUIREMENTS. CONTRACTOR SHALL PROVIDE ALLOWANCE FOR DIFFERENTIAL SHRINKAGE OF LUMBER.
13. SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS, RAFTERS, AND BEAMS AT ALL POINTS OF SUPPORT UNLESS THE JOIST, RAFTER, OR BEAM IS OTHERWISE PREVENTED FROM ROTATION BY THE INSTALLATION OF STEEL HARDWARE, STRAPS, OR BOLTS AS DETAILED ON THESE PLANS.
14. ALL TOP PLATES SHALL BE MADE UP OF (2)-2x MEMBERS, STITCH NAILED TOGETHER WITH A MINIMUM OF (2)-16d NAILS @ 16" oc. SPLICES SHALL BE OFFSET A MINIMUM OF 48" AND NAILED WITH A MINIMUM OF 24 -16D UNLESS OTHERWISE MECHANICALLY FASTENED TO TRANSFER THE ANTICIPATED FORCES ACROSS THE SPLICE.
15. MULTIPLE JOISTS SHALL BE LAMINATED TOGETHER WITH A MINIMUM OF (2)-16D NAILS INSTALLED AT 16" oc. THE NAILS SHALL BE STAGGERED AS REQUIRED TO PREVENT SPLITTING OF THE WOOD.
16. MINIMUM NAILING REQUIREMENTS SHALL BE AS SHOWN IN TABLE 2304.10.1 OF THE 2022 CBC UNLESS OTHERWISE NOTED ON THESE PLANS.
17. All MEMBERS SHALL BE INSTALLED CONTINUOUS, WITHOUT SPLICES, BETWEEN SUPPORT POINTS UNLESS OTHERWISE SHOWN ON THESE DRAWINGS.
18. STRUCTURAL LUMBER SHALL NOT BE RIPPED UNLESS SPECIFICALLY SHOWN ON THESE DRAWINGS.
19. ALL STRUCTURAL COMPOSITE LUMBER SHALL BE MANUFACTURED BY TRUS JOIST AND SHALL CONFORM TO ICC-ES ESR#-1387 UNLESS OTHERWISE APPROVED BY THE EOR. ALL LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM E = 2,000,000 PSI, Fv = 285 PSI, AND Fb = 2600 PSI. ALL PARALLEL STRAND LUMBER (PSL) SHALL HAVE A MINIMUM E = 2,200,000 PSI, Fv = 290 PSI, AND Fb = 2900 PSI.
20. AT RIDGE CONDITIONS CONTRACTOR TO PROVIDE CS16 STRAP x 4'-0" LENGTH o/ ROOF PLYWOOD @ 6'-0"oc MAX SPACING (PERPENDICULAR TO RIDGE JOINING OPPOSITE RAFTERS).

STRUCTURAL SHEATHING

1. ALL STRUCTURAL SHEATHING SHALL BE RATED APA RATED EXPOSURE 1 PLYWOOD UNLESS OTHERWISE NOTED ON THESE DRAWINGS. OSB SHALL NOT BE USED UNLESS APPROVED BY THE EOR.
2. ALL EXTERIOR WALLS, WHETHER COVERED WITH FINISHES OR NOT, SHALL BE FIRST COVERED WITH PLYWOOD AND NAILED WITH A MINIMUM OF 10d NAILS @ 6" oc ALONG ALL EDGES AND 12" oc FIELD NAILING.
3. ALL PLYWOOD SHALL BE INSTALLED WITH SHEETS CENTERED ACCURATELY OVER SUPPORTING MEMBERS. UNLESS OTHERWISE NOTED ON THESE DRAWINGS, LAY GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED A MINIMUM OF 24".
4. MINIMUM WIDTH OF ALL PLYWOOD SHALL BE 2'-0" UNLESS IT IS SUPPORTED & NAILED ON ALL EDGES.
5. USE 3x4 FLAT BLOCKING AT UNSUPPORTED EDGES WHERE BLOCKING IS INDICATED ON THESE DRAWINGS.
6. PROVIDE TONGUE & GROOVE ENDS OR PANEL EDGE CLIPS (ONE MIDWAY BETWEEN EACH JOIST) AT UNSUPPORTED EDGES

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE COMPLETED IN CONFORMANCE WITH SECTION 1704 & 1705 OF THE 2022 CBC AND THE APPROVED SPECIAL INSPECTION AGREEMENT, WHERE SUCH AN AGREEMENT IS REQUIRED BY THE BUILDING DEPARTMENT.
2. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTION AGENCY A MINIMUM OF 48 HOURS PRIOR TO ANY REQUESTED SPECIAL INSPECTIONS.

AT A MINIMUM, THE FOLLOWING WORK SHALL BE SUBJECTED TO SPECIAL INSPECTION BY AN OUTSIDE, THIRD-PARTY, SPECIAL INSPECTION TESTING AGENCY EMPLOYED BY THE OWNER OR THEIR REPRESENTATIVE:
- CAST-IN-PLACE AND POST-INSTALLED BOLTS INSTALLED IN CONCRETE (EPOXY, TITEN HD, EXPANSION, ETC.)
- REBAR PLACEMENT BEFORE EACH POUR
- STRUCTURAL STEEL WELDING AND HIGH STRENGTH BOLTS
- SHEARWALL NAILING AND HOLDOWNS
- FOUNDATION EXCAVATION BY GEOTECH
- SUBGRADE/PAD GRADE PREPARATION BY GEOTECH

STRUCTURAL OBSERVATIONS

1. STRUCTURAL OBSERVATIONS, AS REQUIRED BY SECTION 1704 OF THE 2022 CBC, ARE REQUIRED FOR THIS PROJECT. THESE OBSERVATIONS ARE SEPARATE FROM ANY REQUIRED SPECIAL INSPECTIONS OR BUILDING DEPARTMENT INSPECTION REQUIREMENTS.
2. THE PURPOSE OF THE STRUCTURAL OBSERVATIONS ARE TO REVIEW THE OVERALL PROGRESS OF THE JOB AND TO REVIEW THAT GENERAL STRUCTURAL INTENT OF THESE DRAWINGS IS BEING EXECUTED. A VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE WITH THESE DRAWINGS WILL BE COMPLETED.
3. THE CONTRACTOR SHALL NOTIFY BKG A MINIMUM OF 48 HOURS PRIOR TO THE TIME OF ANY REQUESTED STRUCTURAL OBSERVATIONS.

AT A MINIMUM, THE FOLLOWING STRUCTURAL OBSERVATIONS SHALL BE COMPLETED FOR THIS PROJECT:
- FOUNDATION CONCRETE REINFORCING FOR EACH UNIQUE POUR, UNLESS OTHERWISE APPROVED BY EOR
- ROUGH FRAMING, SHEARWALLS, AND FRAMING HARDWARE
- WHERE OTHERWISE REQUIRED BY THE BUILDING OFFICIAL OR THE BUILDING OWNER.

BKG STRUCTURAL ENGINEERS

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24 Tehama
Carmel, CA 93923

Stamp:

REGISTERED PROFESSIONAL ENGINEER ADAM F. KLEIN S 5941 STRUCTURAL STATE OF CALIFORNIA

Revisions:

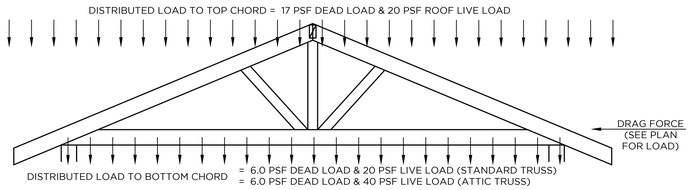
No.	Date	Description

Issue Date: 01/30/2025
BKG Project No.: 24187
Scale: AS NOTED
Drawn By: JW
Sheet Title: General Notes

S0.0

PRE-MANUFACTURERED TRUSSES

1. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS FOR THE LAYOUT, CONFIGURATION, AND INSTALLATION OF ALL TRUSSES. THE SHOP DRAWINGS SHALL HAVE ALL INFORMATION REQUIRED FOR INDEPENDENT REVIEW AND CONFIRMATION OF TRUSS DESIGNS AND SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE. THE ENGINEERED SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT HAVING JURISDICTION OVER THE PROJECT FOR APPROVAL. ALL FEES ASSOCIATED WITH OBTAINING THE APPROVAL OF THE ENGINEERED SHOP DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. PRIOR TO SUBMITTAL OF THE ENGINEERED SHOP DRAWINGS TO THE BUILDING DEPARTMENT THE PLANS AND CALCULATIONS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW OF COMPLIANCE WITH THE GENERAL DESIGN INTENT OF THE PROJECT. CHANGES REQUIRED BY THE ENGINEER OF RECORD, BUILDING DEPARTMENT AND ARCHITECT SHALL BE INCORPORATED INTO THE TRUSS DESIGN WITHOUT ADDITIONAL EXPENSE TO THE OWNER. UNDER NO CIRCUMSTANCE SHALL TRUSSES BE FABRICATED OR INSTALLED PRIOR TO THE WRITTEN APPROVAL OF THE BUILDING DEPARTMENT, ENGINEER AND ARCHITECT.
3. THE ENGINEERED SHOP DRAWINGS AND SUBSTANTIATING STRUCTURAL CALCULATIONS SHALL BE PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. THE ENGINEER WILL PLACE HIS SIGNATURE AND SEAL ON ALL TRUSS DRAWINGS AND CALCULATIONS.
4. THE PLANS INDICATE WHICH TRUSSES ARE REQUIRED TO RESIST AXIAL COMPRESSION AND TENSION FORCES ASSOCIATED WITH LATERAL LOADS GENERATED BY WIND OR EARTHQUAKE FORCES. THESE SPECIAL TRUSSES ARE DESIGNATED AS 'DRAG TRUSSES' ON THE PLANS AND HAVE THE MINIMUM AXIAL FORCES INDICATED.



DEFLECTIONS OF ROOF TRUSSES SHALL BE LIMITED TO
L/360 LIVE LOAD & L/240 TOTAL LOAD

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Stamp:



Revisions:

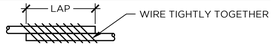
No.	Date	Description

Issue Date:
01/30/2025
BKG Project No.:
24187
Scale:
AS NOTED
Drawn By:
JW
Sheet Title:
General Notes

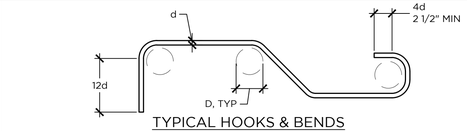
S0.0

REINFORCEMENT LAP SPLICES f'c = 2,500 PSI									
REINF LOCATION	REINFORCEMENT SIZE (ALL LENGTHS IN INCHES)								
	#3	#4	#5	#6	#7	#8	#9	#10	#11
TOP*	31	41	51	61	89	102	115	129	143
OTHER	24	32	39	47	69	78	88	100	110

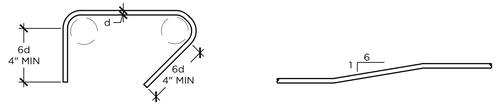
*TOP BAR REFERS TO HORIZONTAL REINFORCEMENT SUCH THAT MORE THAN 12" OF FRESH CONCRETE IS CAST BELOW THE SPLICE.
TABLE ASSUMES MINIMUM CLEAR COVER OF $1d_b$ AND MINIMUM CLEAR SPACING OF $2d_b$. IF THESE LIMITS ARE NOT MET MULTIPLY SPLICE LENGTHS IN TABLE BY 1.5



1 REBAR SPLICE LENGTH



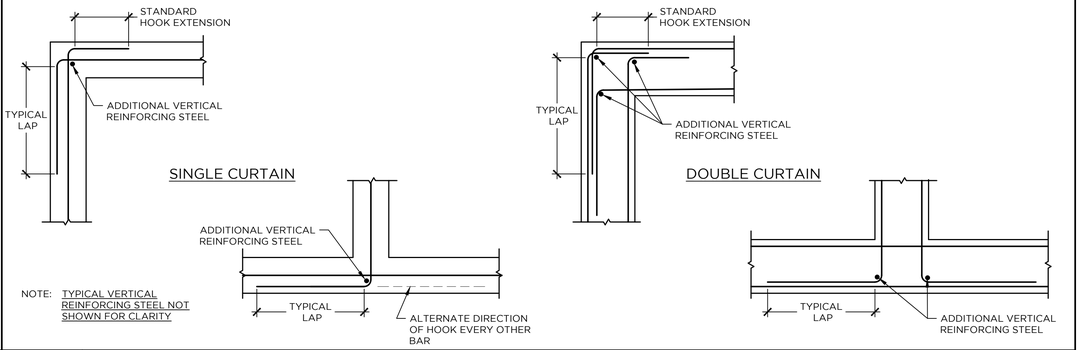
TYPICAL HOOKS & BENDS



TIES & STIRRUPS MAX BAR OFFSET

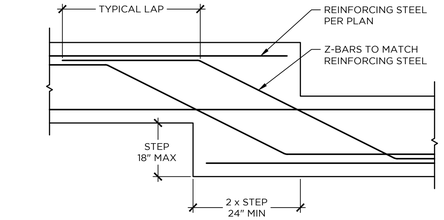
MAIN REINFORCING BARS	D = 6d FOR #3 TO #8 BARS
	D = 8d FOR #9 TO #11 BARS
TIES & STIRRUPS	D = 1 1/2" FOR #3 BARS
	D = 2" FOR #4 BARS
	D = 2 1/2" FOR #5 BARS

2 REBAR HOOKS & BENDS



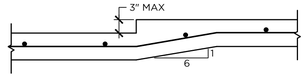
NOTE: TYPICAL VERTICAL REINFORCING STEEL NOT SHOWN FOR CLARITY

3 CONCRETE WALL / FOOTING REINFORCEMENT AT CORNERS & INTERSECTIONS

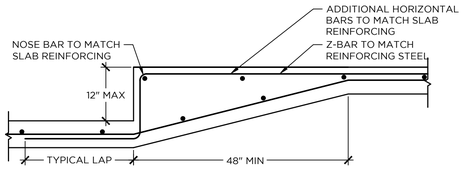


NOTE: WHERE SLOPE OF BOTTOM OF FOOTING EXCEEDS 10:1 (HORIZONTAL TO VERTICAL) THE FOOTING SHALL BE STEPPED

4 STEPPED FOOTING

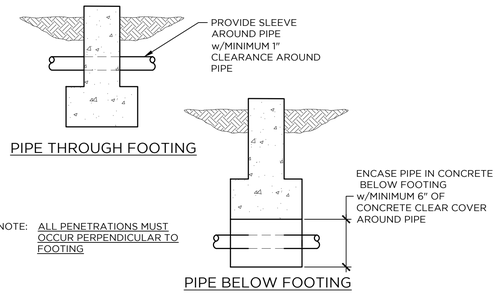


SMALL DEPRESSIONS (LESS THAN 3")



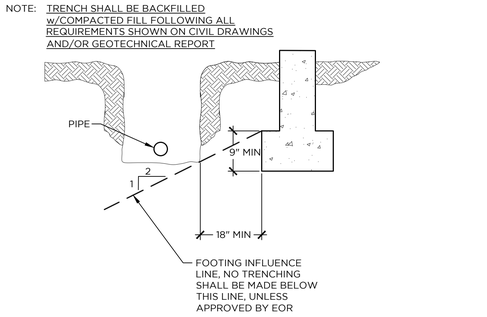
MODERATE DEPRESSIONS (LESS THAN 12")

5 SLAB ON GRADE DEPRESSIONS



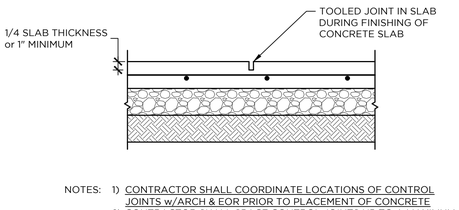
NOTE: ALL PENETRATIONS MUST OCCUR PERPENDICULAR TO FOOTING

6 FOOTING PENETRATIONS



NOTE: TRENCH SHALL BE BACKFILLED w/COMPACTED FILL FOLLOWING ALL REQUIREMENTS SHOWN ON CIVIL DRAWINGS AND/OR GEOTECHNICAL REPORT

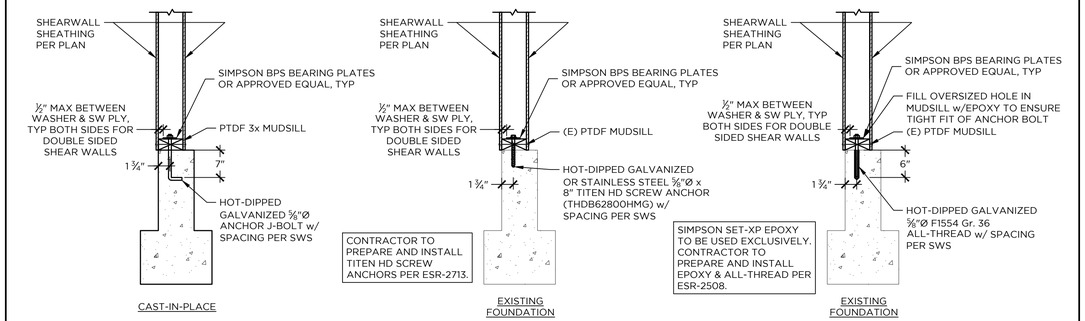
7 TRENCHES ADJACENT TO FOOTING



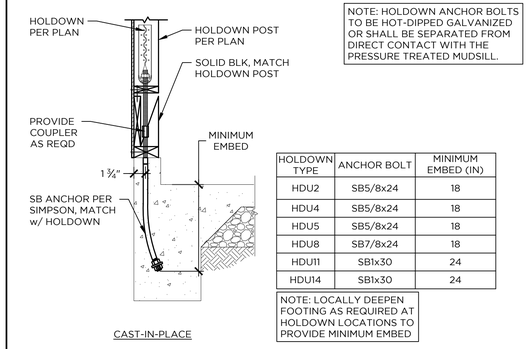
NOTES:
1) CONTRACTOR SHALL COORDINATE LOCATIONS OF CONTROL JOINTS w/ARCH & EOR PRIOR TO PLACEMENT OF CONCRETE
2) CONTRACTOR SHALL SPACE CONTROL JOINTS UP TO A MAXIMUM OF 10'-0" oc. FORMING RECTANGLES w/MAXIMUM ASPECT RATIOS OF 1.5:1 (OPTIMUM 1:1)

8 SLAB ON GRADE CONTROL JOINTS

9 NOT USED



10 MUDSILL ANCHORAGE OPTIONS



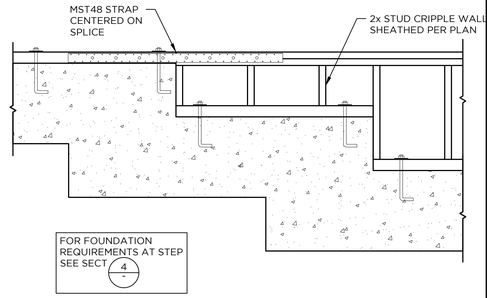
NOTE: HOLDOWN ANCHOR BOLTS TO BE HOT-DIPPED GALVANIZED OR SHALL BE SEPARATED FROM DIRECT CONTACT WITH THE PRESSURE TREATED MUDSILL.

HOLDOWN TYPE	ANCHOR BOLT	MINIMUM EMBED (IN)
HDU2	SB5/8x24	18
HDU4	SB5/8x24	18
HDU5	SB5/8x24	18
HDU8	SB7/8x24	18
HDU11	SB1x30	24
HDU14	SB1x30	24

NOTE: LOCALLY DEEPEN FOOTING AS REQUIRED AT HOLDOWN LOCATIONS TO PROVIDE MINIMUM EMBED

11a HOLDOWN TO (N) FOUNDATION

11b NOT USED



12 STEPS IN WALL BOTTOM PLATE

13 NOT USED

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1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224

Project Title:
Carmel Serwin Residence

Project Address:
24 Tehama
Carmel, CA 93923

Stamp:



Revisions:

No.	Date	Description

Issue Date: 01/30/2025
BKG Project No.: 24187
Scale: AS NOTED
Drawn By: JW
Sheet Title: Typical Concrete Details

S1.0

TABLE 2304.10.2		
CONNECTION	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
	ROOF	
Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3 - 8d common (2 1/2" × 0.131") 3 - 10d box (3" x 0.128") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common (2 1/2" × 0.131") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples	each end, toenail
	2 - 16d common (3 1/2" × 0.162") 2 - 3" x 0.131" nails 3 - 3" 14 gage staples	end nail
Flat blocking to truss and web filler	16d common (3 1/2" x 0.162") @ 6" oc 3" x 0.131" nails @ 6" oc 3" x 14 gage staples @ 6" oc	face nail
Ceiling joist to top plate	3 - 8d common (2 1/2" x 0.131") 3 - 10d box (3" x 0.128") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	each joist, toe nail
Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3 - 16d common (3 1/2" x 0.162") 4 - 10d box (3" x 0.128") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
Ceiling joist attached to parallel rafter (heel joint) (See Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	face nail
Collar tie to rafter	3 - 10d common (3" x 0.148") 4 - 10d box (3" x 0.128") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3 - 10d common (3" x 0.148") 3 - 16d box (3 1/2" x 0.135") 4 - 10d box (3" x 0.128") 4 - 3" x 0.131 nails 4 - 3" 14 gage staples	toenail
Roof rafters to ridge valley or hip rafters; or roof rafter to 2 inch ridge beam	2 - 16d common (3 1/2" x 0.162") 3 - 10d box (3" x 0.128") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	end nail
	3 - 10d common (3" x 0.148") 4 - 16d box (3 1/2" X 0.135") 4 - 10d box (3" x 0.128") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	toenail
	WALL	
Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162")	24" oc face nail
	10d box (3" x 0.128") 3" x 0.131" nails 3 - 3" 14 gage staples	16" oc face nail
Stud to stud and abutting studs at intersecting wall corners	16d common (3 1/2" x 0.162")	16" oc face nail
	16d box (3 1/2" x 0.162") 3" x 0.131" nails 3 - 3" 14 gage staples	12" oc face nail
Built-up header (2" to 2" header)	16d common (3 1/2" x 0.162")	16" oc each edge, face nail
	16d box (3 1/2" x 0.135")	12" oc each edge, face nail
Continuous header to stud	4 - 8d common (2 1/2" x 0.131") 4 - 10d box (3" x 0.128")	toenail
Top plate to top plate	16d common (3 1/2" x 0.162")	16" oc face nail
	10d box (3" x 0.128") 3" x 0.131" nails 3" 14 gage staples	12" oc face nail
Top plate to top plate, at end joints	8 - 16d common (3 1/2" x 0.162") 12 - 10d box (3" x 0.128") 12 - 3" x 0.131" nails 12 - 3" 14 gage staples	each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162")	16" oc face nail
	16d box (3 1/2" x 0.135") 3" x 0.131" nails 3" 14 gage staples	12" oc face nail
Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2 - 16d common (3 1/2" x 0.162") 3 - 16d box (3 1/2" X 0.135") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	16" oc face nail
Stud to top or bottom plate	4 - 8d common (2 1/2" x 0.131") 4 - 10d box (3" x 0.128") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	toenail
	2 - 16d common (3 1/2" x 0.162") 3 - 10d box (3" x 0.128") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	face nail
Top plates, lap at corners and intersections	2 - 16d common (3 1/2" x 0.162") 3 - 10d box (3" x 0.128") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	face nail
1" brace to each stud and plate	2 - 8d common (2 1/2" x 0.131") 2 - 10d box (3" x 0.128") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples	face nail
1" x 6" sheathing to each bearing	2 - 8d common (2 1/2" x 0.131") 2 - 10d box (3" x 0.128")	face nail
1" x 8" and wider sheathing to each bearing	3 - 8d common (2 1/2 x 0.131") 3 - 10d box (3" x 0.128")	face nail
	FLOOR	
Joist to sill, top plate or girder	3 - 8d common (2 1/2" x 0.131") 3 - 10d box (3" x 0.128") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	toenail
Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 1/2" x 0.131") 10d box (3" x 0.128") 3" x 0.131" nails 3" 14 gage staples	6" oc, toenail
1" x 6" subfloor or less to each joist	2 - 8d common (2 1/2" x 0.131") 2 - 10d box (3" x 0.128")	face nail
2" subfloor to joist or girder	2 - 16d common (3 1/2" X 0.162")	face nail
2" planks (plank & beam - floor & roof)	2 - 16d common (3 1/2" X 0.162")	face nail
Built-up girders and beams, 2" lumber layers	20d common (4" x 0.192")	32" oc, face nail at top and bottom staggered on opposite sides
	10d box (3" x 0.128") 3" x 0.131" nails 3" 14 gage staples	24" oc, face nail at top and bottom staggered on opposite sides
	And: 2 - 20d common (4" x 0.192") 3 - 10d box (3" x 0.128") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	ends at each splice, face nail
Ledger strip supporting joists or rafters	3 - 16d common (3 1/2" x 0.162") 4 - 10d box (3" x 0.128") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	each joist or rafter, face nail
Joist to band joist or rim joist	3 - 16d common (3 1/2" x 0.162") 4 - 10d box (3" x 0.128") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	end nail
Bridging or blocking to joist, rafter or truss	2 - 8d common (2 1/2" x 0.131") 2 - 10d box (3" x 0.128") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples	each end, toenail

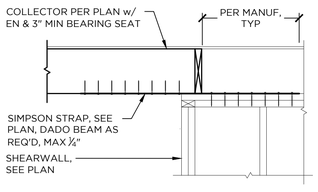
NOTE: BKG DETAILS & NOTES SUPERSEDE CONVENTIONAL FRAMING FASTENING SCHEDULE.

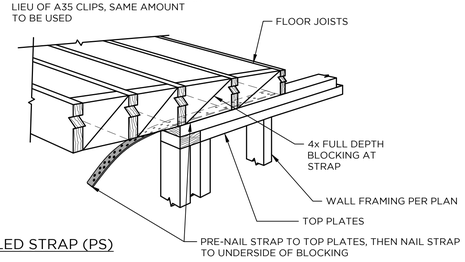
1 FASTENING SCHEDULE

NOTES
1. ALL STRAPS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
2. FOR COIL STRAPS, SEE PLAN FOR LENGTH.
3. DEVELOPMENT LENGTHS PER MANUFACTURE.
4. SEE PLAN FOR INSTALLATION TYPE; RIDGE, PRE-NAILED, ETC.

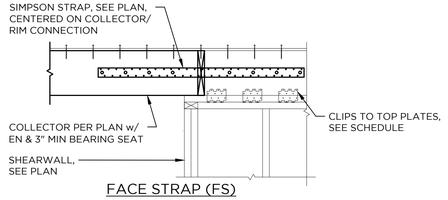
STRAP SCHEDULE		
STRAP	MIN. FRAMING	CLIPS (WHERE REQ'D)
CS16	2x	(3)-A35
CMSTC16	(2)-2x	(10)-A35
CMST14	4x	(15)-A35
CMST12	4x	(20)-A35
MSTA36	2x	(5)-A35
MST48	(2)-2x	(12)-A35
MST60	4x	(15)-A35
MST72	4x	(15)-A35

CONTRACTOR MAY USE LTP4 CLIPS IN LIEU OF A35 CLIPS, SAME AMOUNT TO BE USED

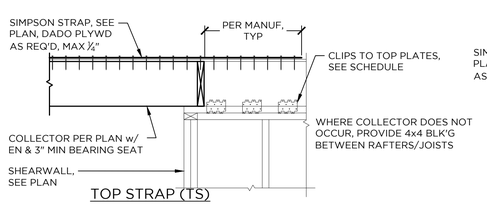




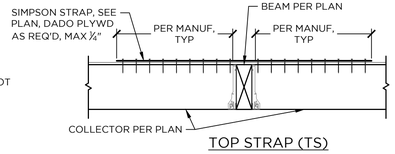
PRE-NAILED STRAP (PS)



FACE STRAP (FS)

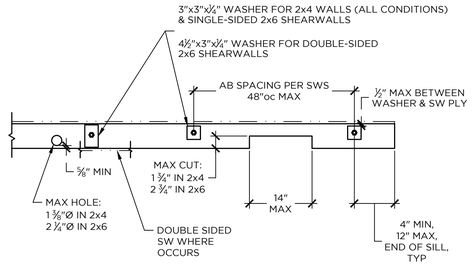


TOP STRAP (TS)

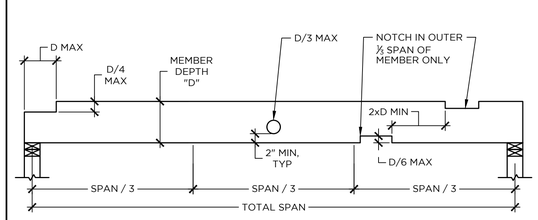


TOP STRAP (TS)

8 TYPICAL STRAPS / COLLECTORS



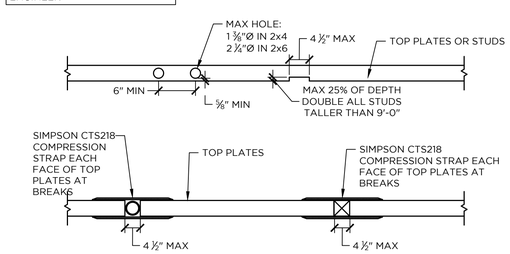
2 MUDSILL ANCHORAGE & ALLOWABLE CUTS



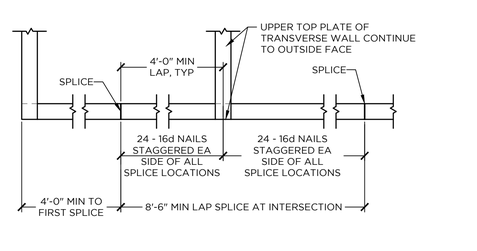
NOTES:
1) DO NOT BORE HOLES IN 4x AND LARGER BEAMS WITHOUT STRUCTURAL ENGINEERS APPROVAL
2) THIS DETAIL DOESN'T APPLY TO MANUFACTURED LUMBER (PSL, LSL, LVL, ETC)
3) THIS DETAIL DOESN'T APPLY TO MANUFACTURED JOISTS (TJI, BCI, ETC)

3 ALLOWABLE RAFTER & JOIST CUTS

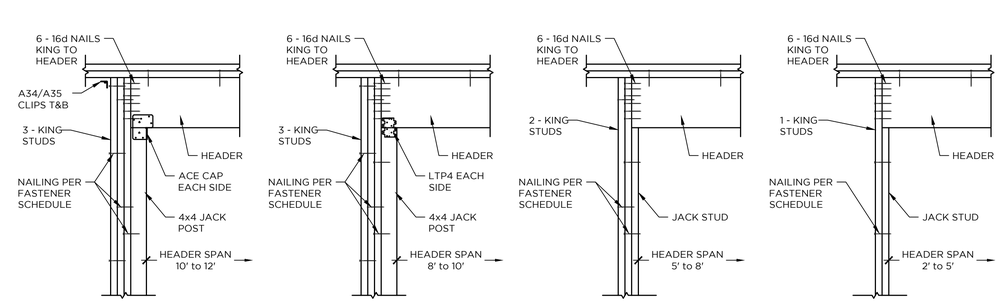
NOTE: DO NOT NOTCH OR DRILL STRUCTURAL POSTS WITHOUT APPROVAL FROM STRUCTURAL ENGINEER



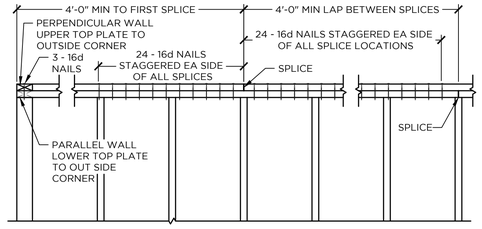
4 ALLOWABLE TOP PLATE & STUD NOTCHES



5 PLATE LAP AT CORNERS & INTERSECTIONS



6 HEADER OPENINGS



NOTES: 1) WHERE 4'-0" TOP PLATE LAP SPLICE NOT POSSIBLE, OKAY TO USE CS14x36 STRAPS ON EACH FACE OF SPLICES

7 TYPICAL WALL TOP PLATE SPLICE

BKG STRUCTURAL ENGINEERS
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San Carlos, CA 94070 650.489.9224

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Stamp:

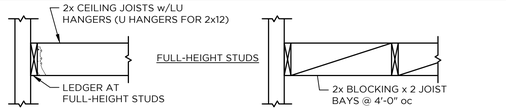
REGISTERED PROFESSIONAL ENGINEER ADAM F. KLEIN S 5941 STRUCTURAL STATE OF CALIFORNIA

Revisions:

No.	Date	Description

Issue Date: 01/30/2025
BKG Project No.: 24187
Scale: AS NOTED
Drawn By: JW
Sheet Title: Typical Wood Details

S1.1



CEILING FRAMING SCHEDULE			
MAX SPAN (FT)	JOIST	MAX SPACING (IN)	LEDGER NAILER
6	2x4	24" oc	2-16d/STUD
10	2x6	24" oc	3-16d/STUD
13	2x8	24" oc	4-16d/STUD
15	2x10	24" oc	4-16d/STUD
17	2x12	24" oc	5-16d/STUD

NOTE: CEILING JOIST SCHEDULE DOES NOT APPLY TO AREAS OF THE CEILING THAT WILL BE USED FOR STORAGE.

NOTE: CEILING JOISTS SHALL BE BRACED AT 6'-0" oc MAX SPACING BY FULL-HEIGHT PERPENDICULAR BLOCKING OR OTHER MEANS

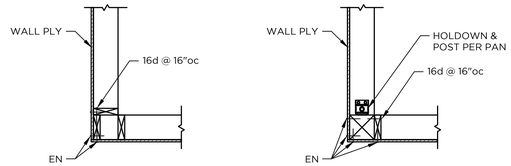
1 CEILING JOIST SCHEDULE

ALLOWABLE EXTERIOR WALL STUD HEIGHTS @ SPACING	
LATERALLY UNSUPPORTED STUD HEIGHT (FEET)	TYPICAL EXTERIOR WALL
9'-0"	2x4 @ 16" oc, 2x6 @ 16" oc
11'-0"	3x4 @ 16" oc, 2x6 @ 16" oc
12'-0"	3x4 @ 12" oc, 2x6 @ 16" oc
15'-0"	2x6 @ 16" oc

NOTE: POINTS OF LATERAL SUPPORT ARE CONSIDERED TO BE PERPENDICULAR FLOOR JOISTS, CEILING JOISTS, ROOF RAFTERS, AND BLOCKING. ALLOWABLE HEIGHT TABLE ASSUMES THAT WALL FRAMING IS BRACED ON BOTH SIDES BY MINIMUM 3/8" STRUCTURAL SHEATHING OR 1/2" GYPSUM WALLBOARD. WHERE BRACING DOES NOT OCCUR ON BOTH SIDES OF THE WALL STUD THIS TABLE IS NOT VALID.

ALL INTERIOR WALLS SHALL BE FRAMED WITH MINIMUM 2x4 STUDS @ 16" oc. SEE ARCHITECTURAL DRAWINGS & STRUCTURAL FRAMING PLANS WHERE LARGER WALLS ARE REQUIRED

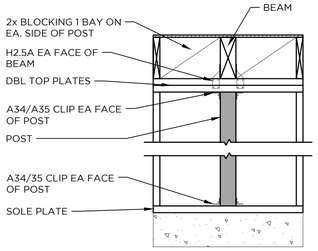
2 WALL STUD HEIGHTS & SPACING



TYPICAL CORNER

CORNER w/ HOLDOWN

3 PLYWOOD AT WALL CORNERS



4 TYPICAL POST CONNECTION

SHEARWALL SCHEDULE						
SYMBOL	EDGE NAIL SPACING	APA RATED SHEATHING EXPOSURE 1	SHEAR TRANSFER		SHEATHING LAP STUD/BLKG SIZE	⅝"Ø ANCHOR BOLTS 3x MUDSILL
			FRAMING CLIPS	SOLE PLATE		
6	10d @ 6"oc	15/32"	A35 or LTP4 @ 16"oc	SDS25600 @ 12"oc	2x STUD/BLKG	48"oc
4	10d @ 4"oc	15/32"	A35 or LTP4 @ 10"oc	SDS25600 @ 8"oc	2x STUD/BLKG	42"oc
3*	10d @ 3"oc	15/32"	A35 or LTP4 @ 8"oc	SDS25600 @ 6"oc	3x STUD/BLKG	32"oc
2*	10d @ 2"oc	15/32"	A35 or LTP4 @ 6"oc	SDS25600 @ 4"oc	3x STUD/BLKG	24"oc
0*	10d @ 2"oc EACH FACE	15/32" EACH FACE	(2)-A35 or LTP4 @ 6"oc	SDS25600 @ 3"oc	3x STUD/BLKG	12"oc

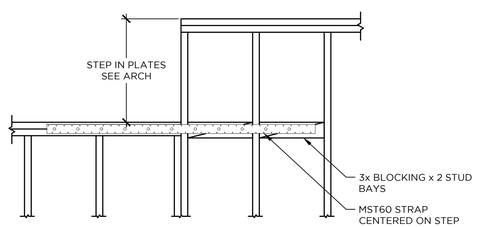
* 1/8" MINIMUM STAGGERED NAILING AT ALL PANEL EDGES ARE REQUIRED

5 SHEARWALL SCHEDULE

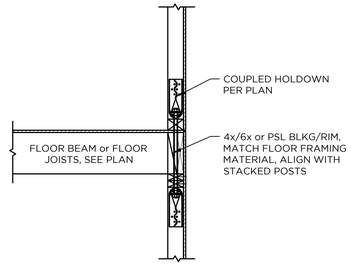
HANGER SCHEDULE		
MEMBER	FACE MOUNT	TOP FLANGE
2x6	LU26	JB26
2x8	LU28	JB28
2x10	LU210	JB210
2x12	LU212	JB212
2x14	LU214	JB214
4x6	HU46	W46
4x8	HU48	BA48
4x10	HU410	BA410
4x12	HU410	BA412
TJI	IUS	ITS
LVL	HU	ITS
(2)-LVL	HU	HWP
(3)-LVL	HU	HWP
PSL	HU	HWP

NOTES:
1) ALL JOIST HANGER DESIGNATIONS ARE SIMPSON STRONG-TIE. SUBSTITUTIONS MAY NOT BE USED UNLESS APPROVED BY EOR.
2) SEE PLAN FOR HANGER CALLOUTS THAT DIFFER FROM SCHEDULE. PLAN CALLOUTS SHALL GOVERN OVER THIS SCHEDULE WHERE CONFLICTS OCCUR.
3) WHERE PRESSURE TREATED WOOD IS USED, HANGERS SHALL HAVE Z-MAX COATING AT A MINIMUM.

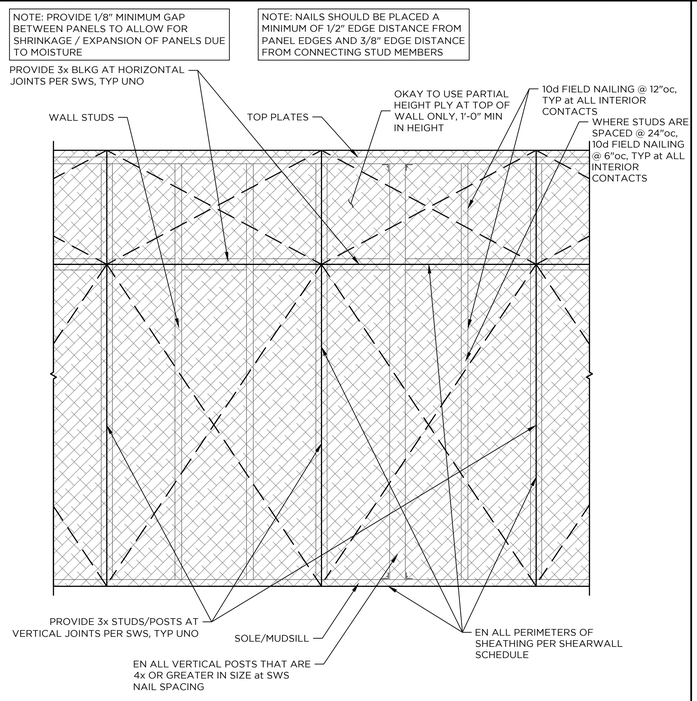
6 HANGER SCHEDULE



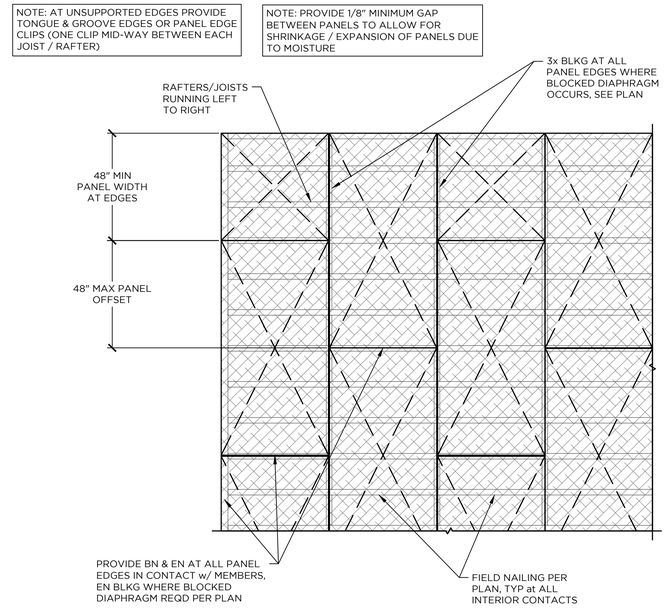
7 STEP IN TOP PLATES



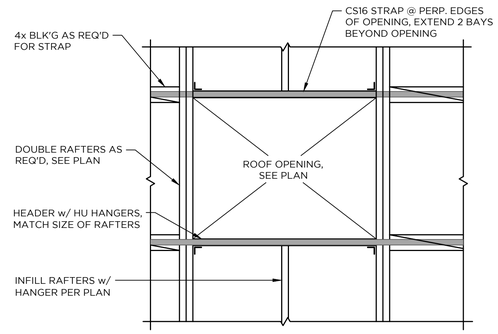
8 COUPLED HOLDOWNS TO CONNECT POSTS



9 SHEATHING ATTACHMENT AT SHEARWALLS

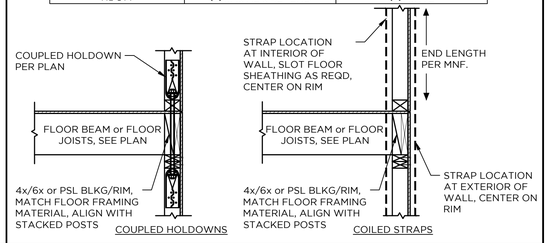


10 SHEATHING ATTACHMENT AT ROOF & FLOOR DIAPHRAGMS



11 SKYLIGHT DETAIL

ALLOWABLE HOLDOWN SUBSTITUTIONS		
HOLDOWN PER PLAN	EQUIVALENT COILED STRAP	EQUIVALENT STRAP TIE
HDU2	CMSTC16 x 24" END	MST48
HDU4	CMSTC16 x 24" END	MST60
HDU5	CMST14 x 32" END	MST72
HDU8	CMST14 x 32" END	MST72
HDU11	CMST12 x 42" END	(2)MST72
HDU14	(2)CMST12 x 42" END	(2)MST72



COUPLED HOLDOWNS

COILED STRAPS

12 HOLDOWN / STRAP SUBSTITUTIONS

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a California corporation
1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224

Project Title:
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Project Address:
24 Tehama
Carmel, CA 93923

Stamp:



Revisions:

No.	Date	Description

Issue Date: 01/30/2025
BKG Project No.: 24187
Scale: AS NOTED
Drawn By: JW
Sheet Title: Typical Wood Details

S1.2

FOUNDATION LEGEND:

EXCEPTION AS NOTED — 4x POST ABOVE, UNO

EXCEPTION AS NOTED — HSS STEEL COLUMN, TYP UNO

EXCEPTION AS NOTED — DENOTES SIMPSON HANGER PER SCHEDULE, UNO

1 / X'-XX" — SHEARWALL TYPE & MINIMUM LENGTH. SHEARWALL TYPE SHALL BE PER THE SHEARWALL SCHEDULE. LENGTH IS MEASURED FROM OUTSIDE EDGES OF POSTS. ALL SHEARWALLS SHALL EXTEND FULL-HEIGHT TO FLOOR OR ROOF ABOVE.

4x4 HDQ2 — POSTSIZE & HOLDOWN (WHERE REQUIRED) SEE DETAIL(S) 11A/S1.0

SIMPSON STRONG-TIE WSWH STRONGWALL, SEE SIMPSON STRONG-TIE TYPICAL DETAIL SHEETS "WSWH2"

WALLS ABOVE FLOOR LEVEL

CONCRETE FOOTING

CONCRETE SLABS:

1. ALL EXTERIOR CONCRETE SLABS (UNLESS NOTED OTHERWISE ON PLANS) SHALL BE:
   - 5" SLAB ON GRADE w/ #4 BARS @ 16"oc EA WAY CENTERED IN SLAB
   - o/ 12" OF ENGINEERED FILL OR ENTIRELY CUT ON FIRM NATIVE SOIL
   - o/ 8" OF SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED SUBGRADE MATERIAL PER GEOTECH
2. ALL INTERIOR CONCRETE SLABS (UNLESS NOTED OTHERWISE ON PLANS) SHALL BE:
   - 5" SLAB ON GRADE w/ #4 BARS @ 16"oc EA WAY CENTERED IN SLAB
   - o/ 15-MIL STEGOWRAP VAPOR BARRIER BY OTHERS
   - o/ 4" MIN OF A FREE DRAINING GRANULAR MATERIAL MEETING REQUIREMENTS OF CALTRANS CLASS I CLASS A GRADATION
   - o/ 12" OF ENGINEERED FILL OR ENTIRELY CUT ON FIRM NATIVE SOIL
   - o/ 8" OF SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED SUBGRADE MATERIAL PER GEOTECH

ROOF LEGEND:

EXCEPTION AS NOTED — POST ABOVE, UNO

EXCEPTION AS NOTED — POST BELOW, UNO

EXCEPTION AS NOTED — HSS 5x5x5/16 STEEL CRIPPLE POST, TYP UNO

EXCEPTION AS NOTED — DENOTES SIMPSON HANGER PER SCHEDULE, UNO

STEEL BEAM PER PLAN

CJP WELDED CONN

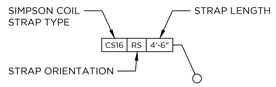
SHEARWALL BELOW

EN — COLLECTOR - PROVIDE 2x RAFTER WITH EDGE NAILING FULL LENGTH OF MEMBER

STRAP, SEE PLAN/DETAILS 8/S1.1

WALLS BELOW FLOOR LEVEL

BLOCKED PLYWOOD DIAPHRAGM



ROOF SHEATHING:

1. ALL ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING EXPOSURE 1 (40/20 SPAN RATING) NAILED w/
   - BOUNDARY/SUPPORTED EDGES : 10d @ 6" oc
   - FIELD NAILING: 10d @ 12" oc

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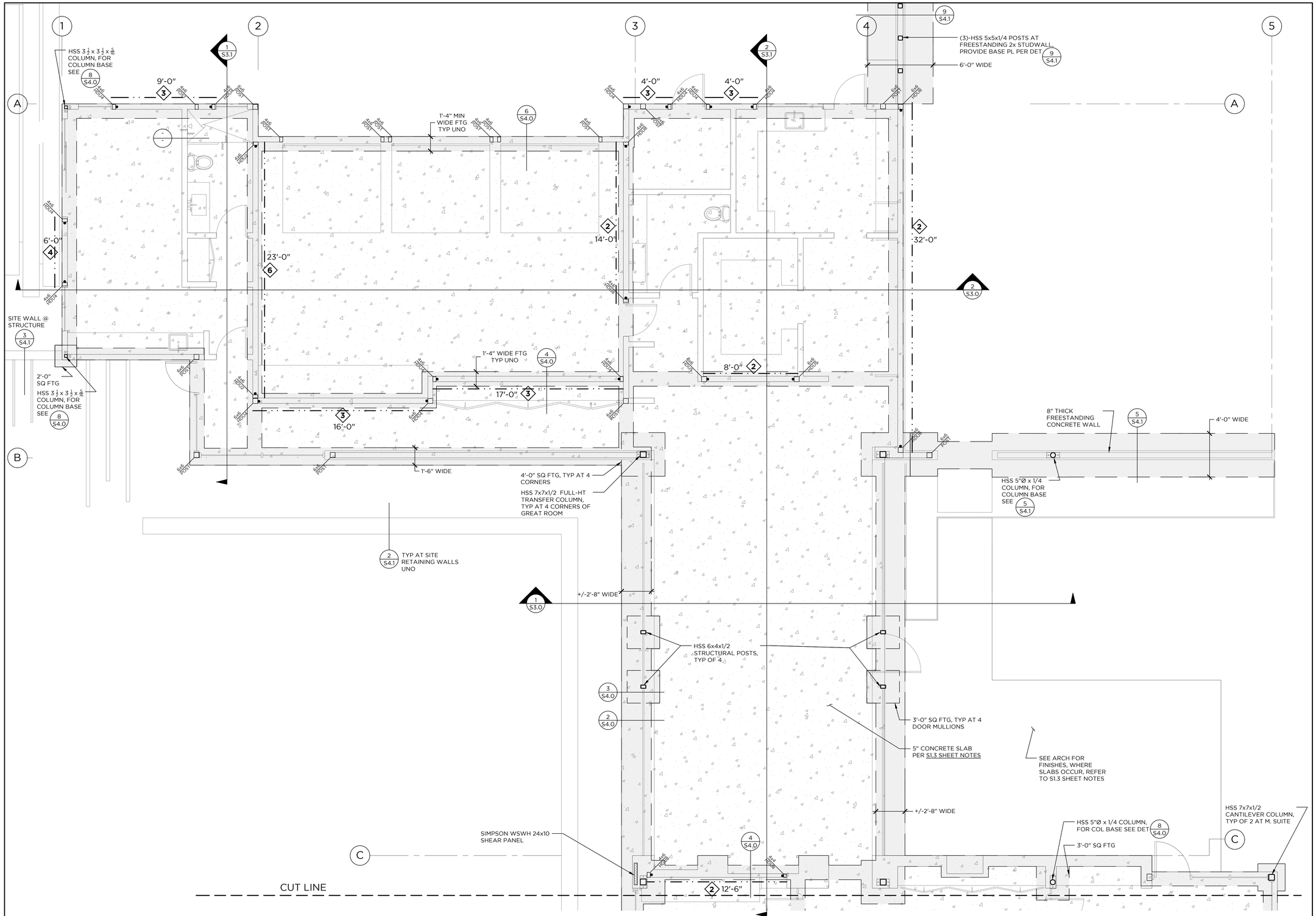
REGISTERED PROFESSIONAL ENGINEER — ADAM F. KLEIN — S 5941 — STRUCTURAL — STATE OF CALIFORNIA

Revisions:

No.	Date	Description

Issue Date: 01/30/2025
BKG Project No.: 24187
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Drawn By: JW
Sheet Title: Plan Notes & Legend

S1.3



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

S2.1A

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Project Title:
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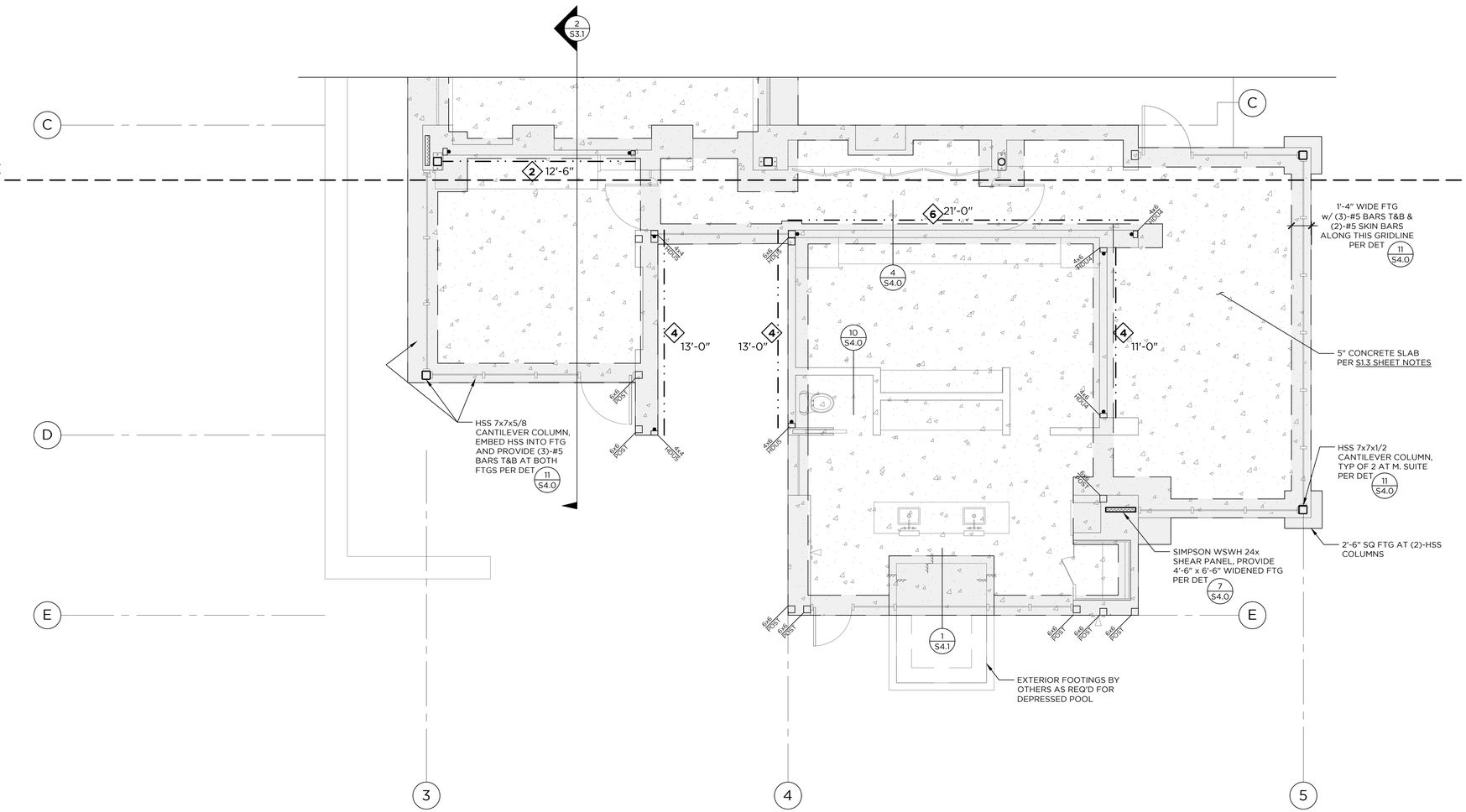
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Revisions:

No.	Date	Description

Issue Date: 01/30/2025
BKG Project No.: 24187
Scale: AS NOTED
Drawn By: JW
Sheet Title: Foundation Plan



FOUNDATION PLAN

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

S2.1B

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STRUCTURAL ENGINEERS

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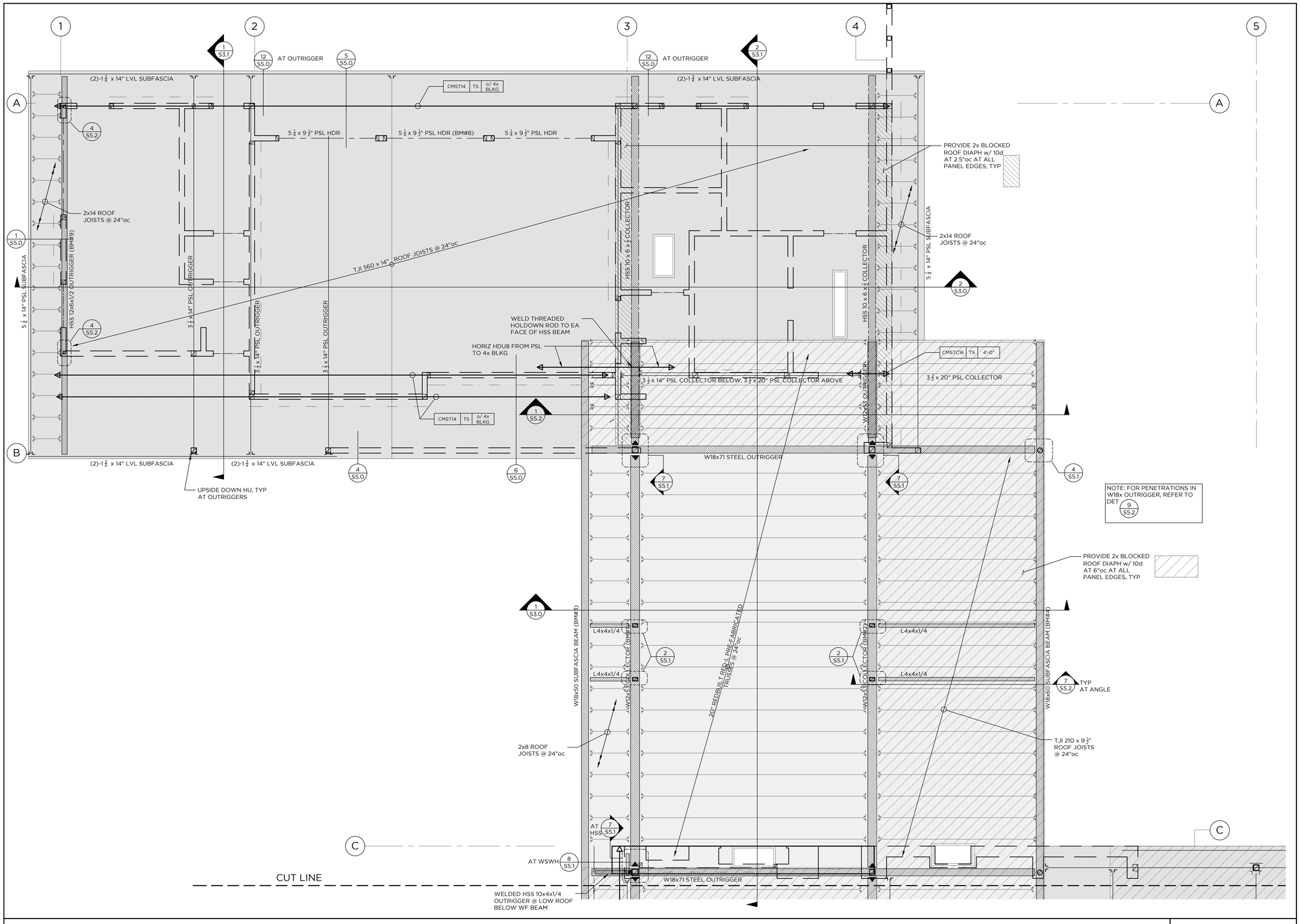
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ADAM F. KLEIN
S 5941
STRUCTURAL
STATE OF CALIFORNIA

Revisions:

No.	Date	Description

Issue Date: 01/30/2025
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Sheet Title: Foundation Plan



ROOF FRAMING PLAN

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

S2.2A

BKG STRUCTURAL ENGINEERS
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Project Title:
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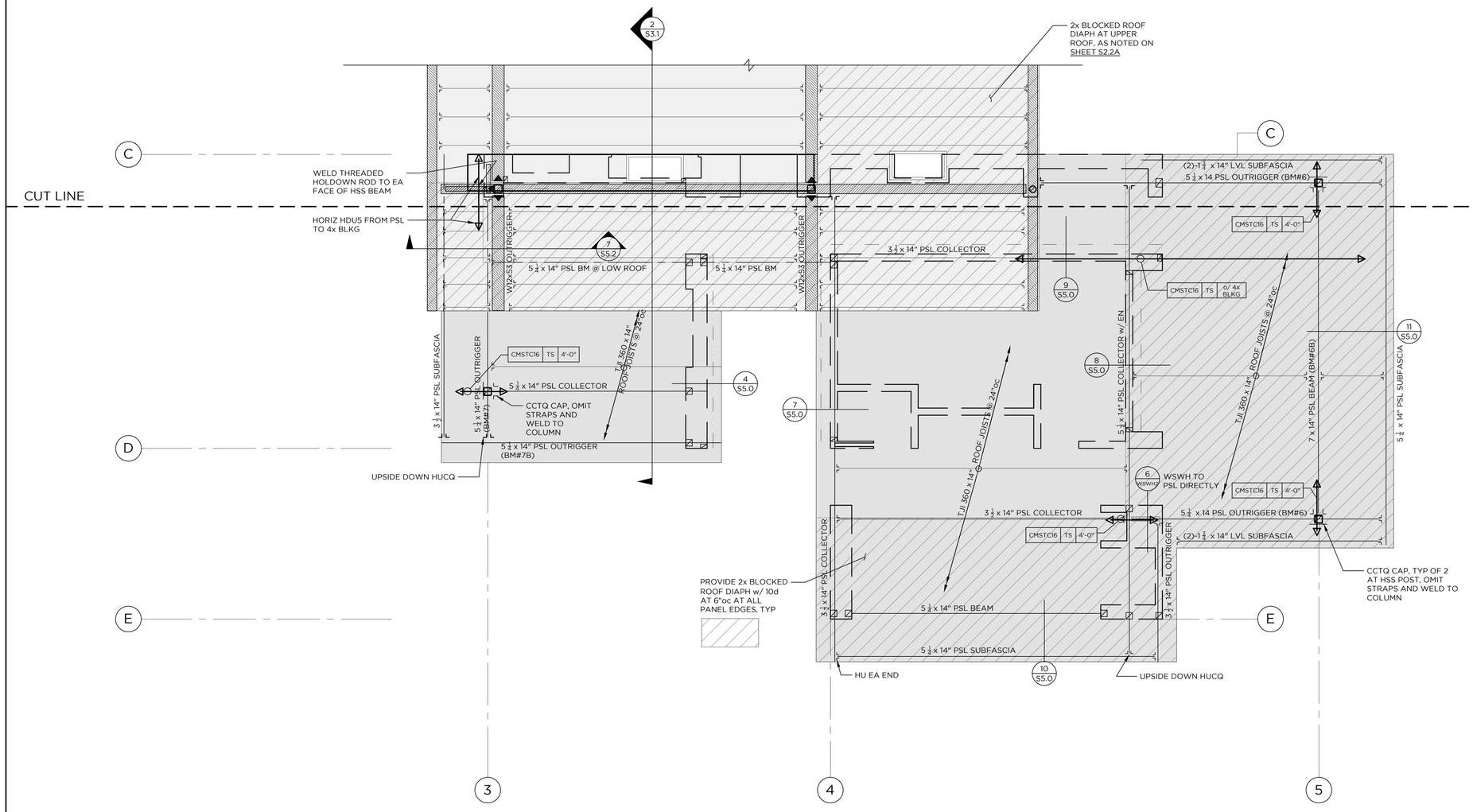
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Revisions:

No.	Date	Description

Issue Date: 01/30/2025
BKG Project No.: 24187
Scale: AS NOTED
Drawn By: JW
Sheet Title: Roof Framing Plan



ROOF FRAMING PLAN

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

S2.2B

BKG STRUCTURAL ENGINEERS

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San Carlos, CA 94070 650.489.9224

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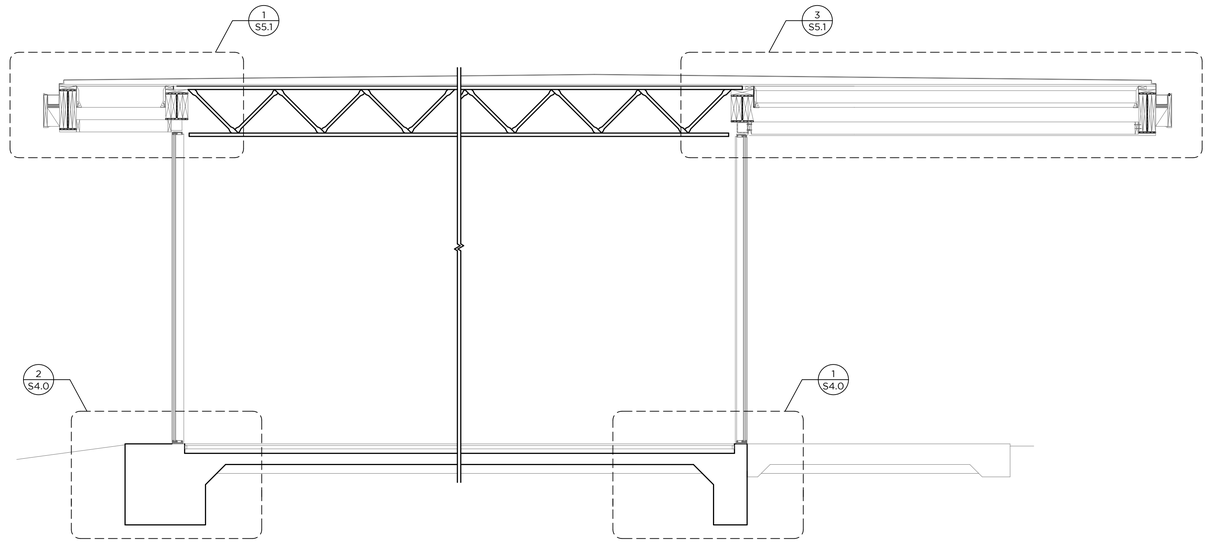
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REGISTERED PROFESSIONAL ENGINEER ADAM F. KLEIN S 5941 STRUCTURAL STATE OF CALIFORNIA

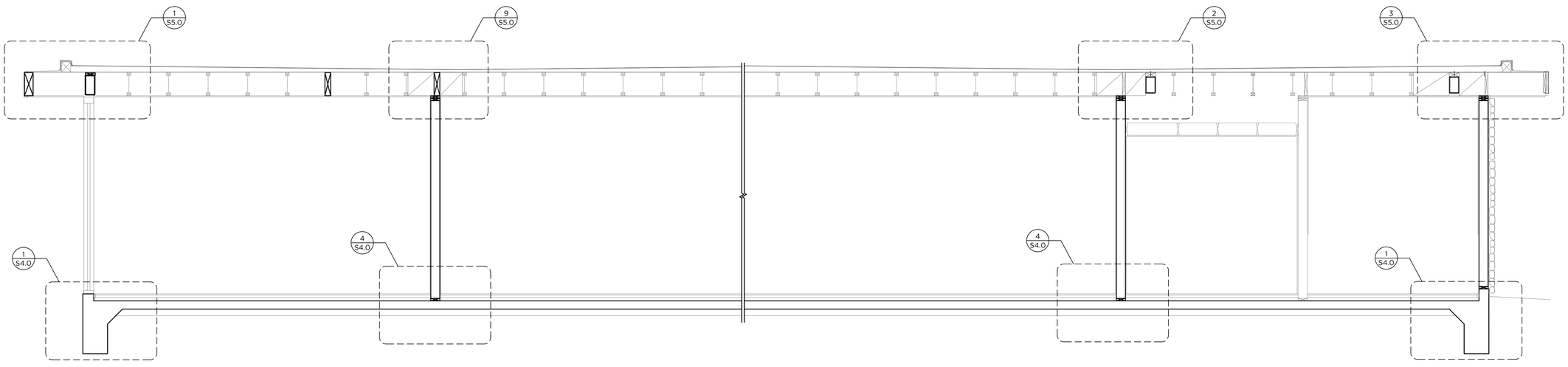
Revisions:

No.	Date	Description

Issue Date: 01/30/2025
BKG Project No.: 24187
Scale: AS NOTED
Drawn By: JW
Sheet Title: Roof Framing Plan



1 **SECTION THROUGH GREAT ROOM**



2 **LONGITUDINAL SECTION THROUGH GARAGE**

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Residence

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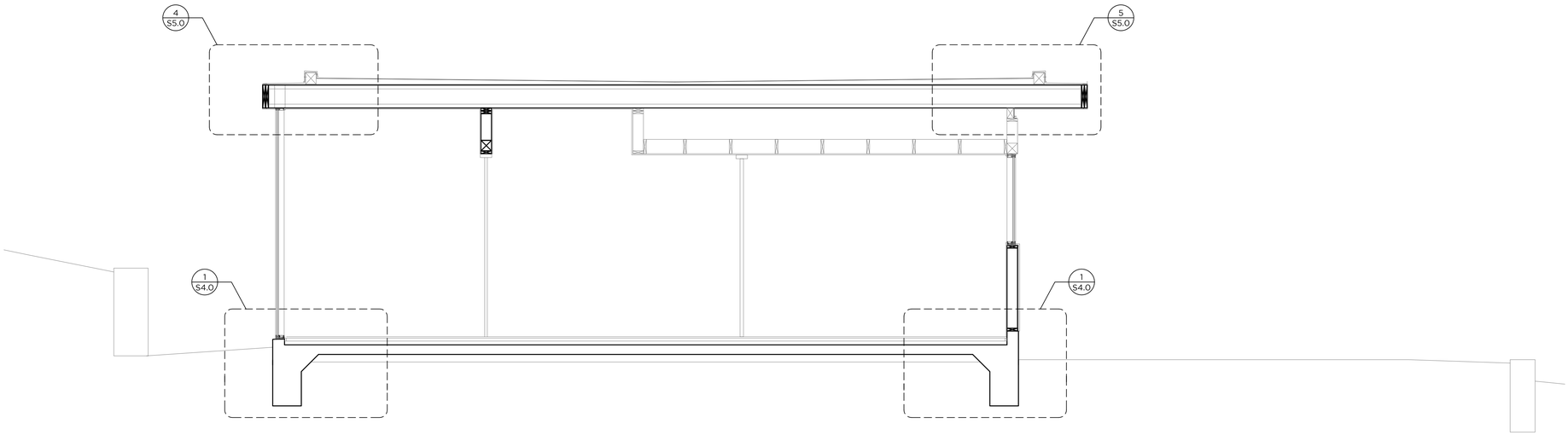
REGISTERED PROFESSIONAL ENGINEER
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STRUCTURAL
STATE OF CALIFORNIA

Revisions:

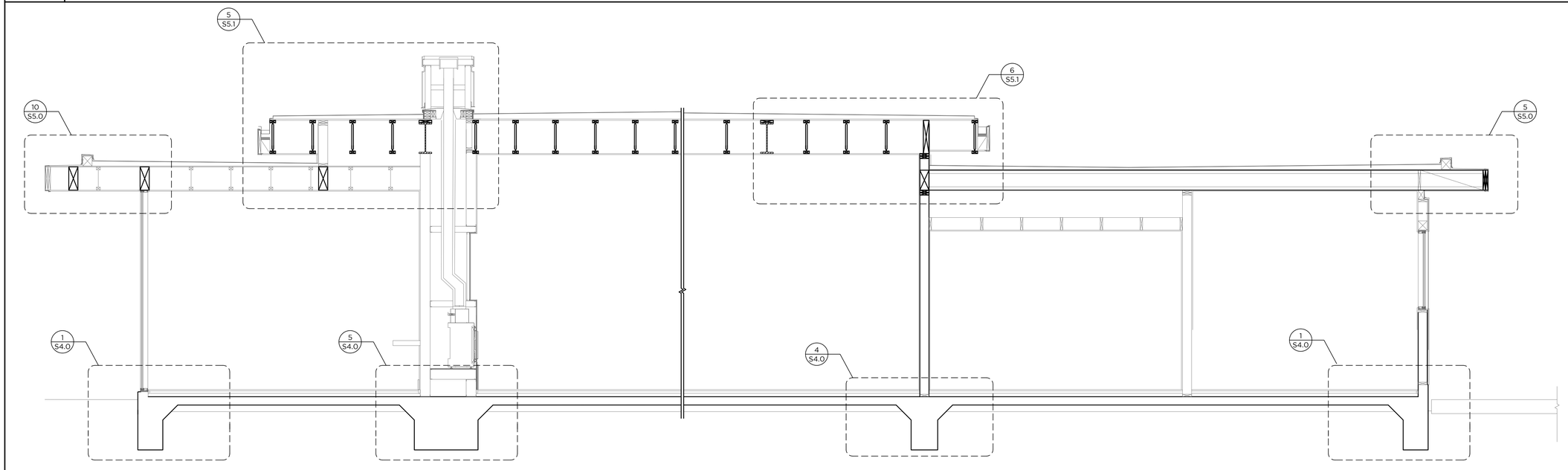
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Issue Date:
01/30/2025
BKG Project No.:
24187
Scale:
AS NOTED
Drawn By:
JW
Sheet Title:
Sections

S3.0



1 **SECTION THROUGH GUEST SUITE**



2 **LONGITUDINAL SECTION THROUGH GREAT ROOM**

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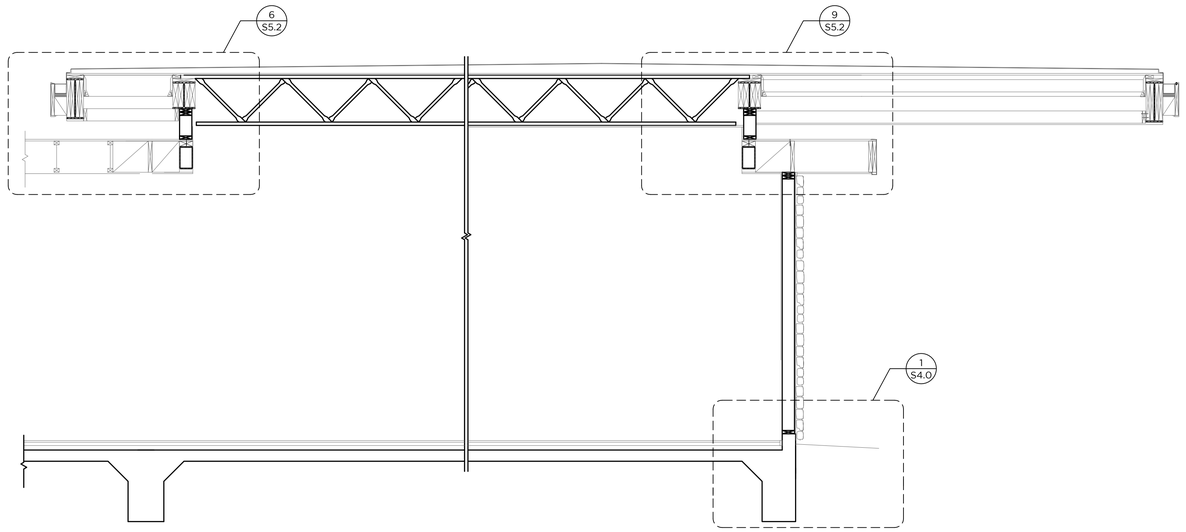
REGISTERED PROFESSIONAL ENGINEER
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S 5941
STRUCTURAL
STATE OF CALIFORNIA

Revisions:

No.	Date	Description

Issue Date:
01/30/2025
BKG Project No.:
24187
Scale:
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Drawn By:
JW
Sheet Title:
Sections

S3.1



1	SECTION THROUGH KITCHEN
2	NOT USED

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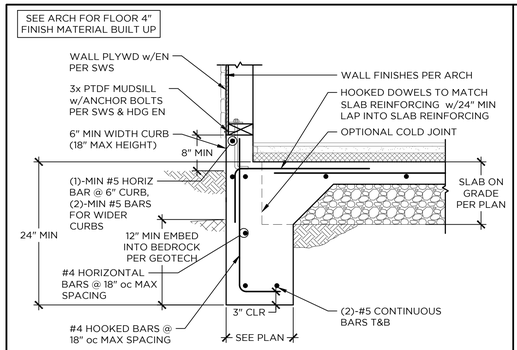
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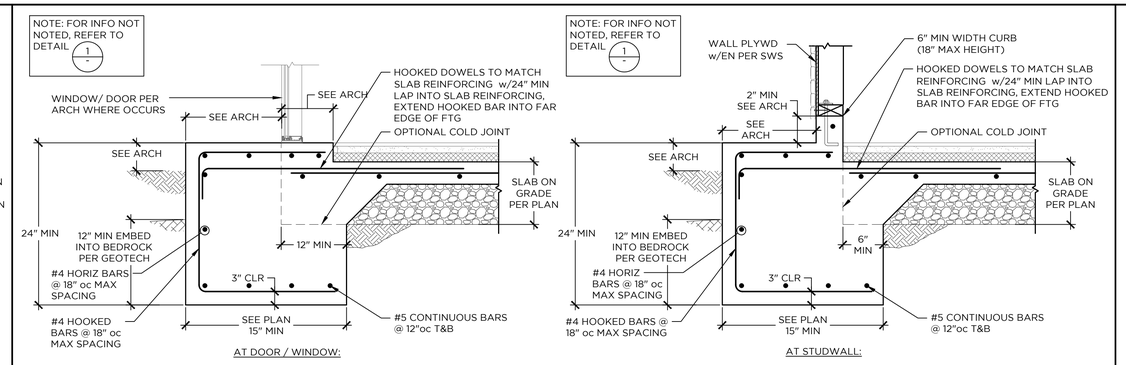
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JW
Sheet Title:
Sections

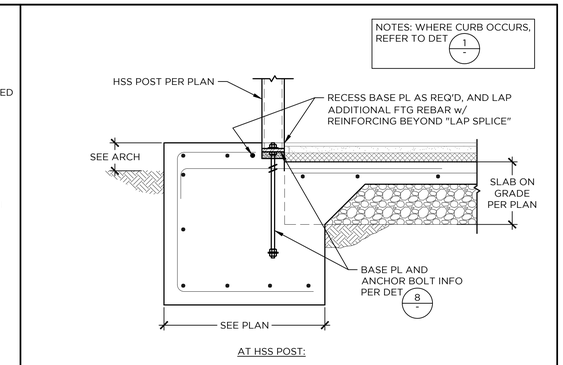
S3.2



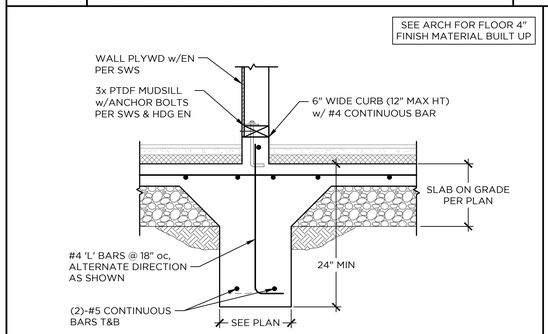
1 TYP EXTERIOR FTG



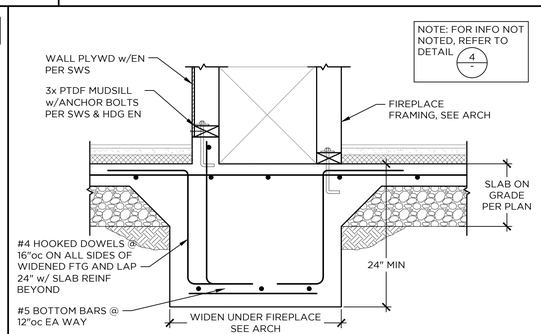
2 EXTERIOR FTG AT SLAB EXTENSION



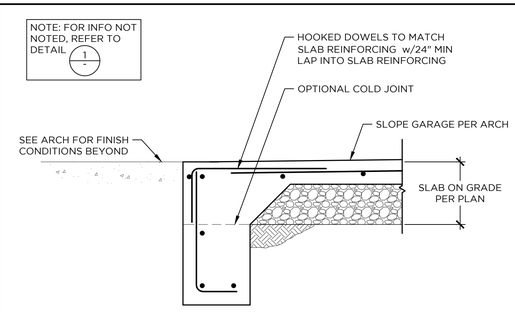
3 EXTERIOR FTG HSS POST



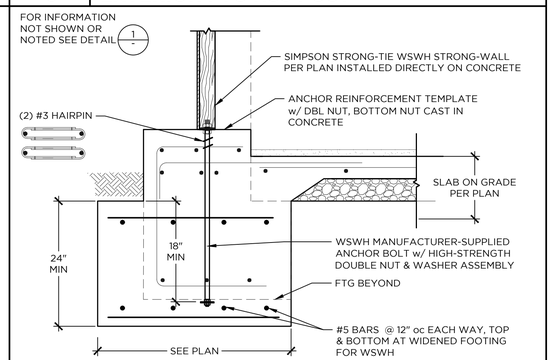
4 INTERIOR FOOTING AT SHEARWALL



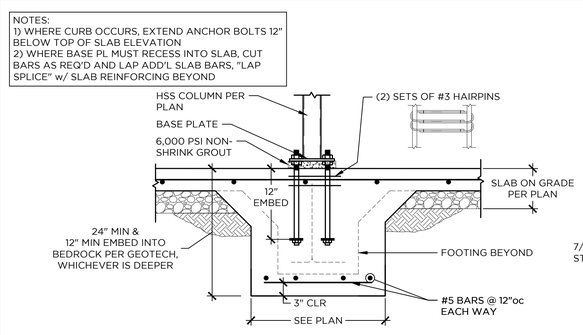
5 INTERIOR FOOTING AT FIREPLACE



6 GARAGE SLAB EDGE

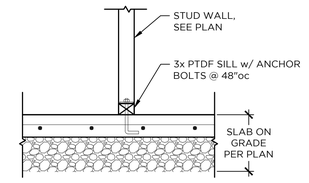


7 FOOTING at WSWH STRONG-WALL



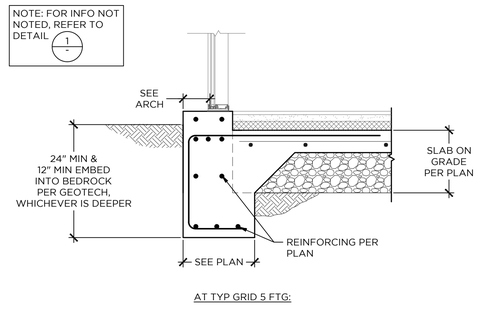
8 HSS POST AT SPREAD FOOTING

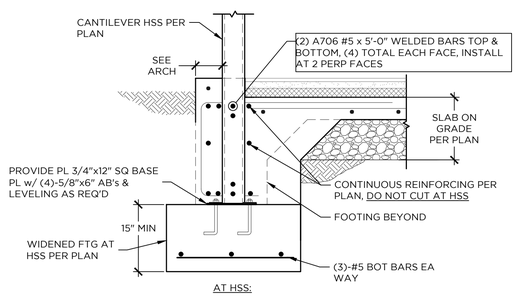
9 NOT USED



10 PARTITION WALL AT SOG

1. SEE SHEETS S0.00 TO S1.40, WSWH2, AND TJI1 FOR GENERAL NOTES AND TYPICAL DETAILS
2. SEE ARCHITECTURAL DRAWINGS FOR:
   - FINISHES
   - DRAINAGE
   - ELEVATIONS
   - GRADING
   - WATERPROOFING
3. ALL TIMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED OR SUITABLE ALTERNATIVE. ALL HARDWARE EXPOSED TO THE ELEMENTS TO BE SIMPSON "Z-MAX" OR APPROVED EQUAL. ALL FASTENERS EXPOSED TO THE ELEMENTS TO BE HOT DIPPED GALVANIZED OR STAINLESS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DESIGN IMPLEMENTATION & EXECUTION. COORDINATION RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO:
   - DIMENSIONS / ELEVATIONS
   - INTERNAL COORDINATION w/ STRUCTURAL DESIGN
   - EXTERNAL COORDINATION w/ OTHER DISCIPLINES (ARCHITECTURE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, TITLE 24, LANDSCAPE, ETC)
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SATISFYING INSPECTION / OBSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO EOR, BUILDING INSPECTOR, GEOTECHNICAL, and SPECIAL INSPECTOR)
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SATISFYING SUBMITTAL REQUIREMENTS (SPECIAL INSPECTION, SHOP DRAWINGS, TESTING PROCEDURES, MOCK UPS, DEFERRED SUBMITTALS, ETC)





11 FTG AT CANTILEVER HSS COL

12 NOT USED

NOTES

BKG STRUCTURAL ENGINEERS

a California corporation
1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224

Project Title:
Carmel Serwin Residence

Project Address:
24 Tehama
Carmel, CA 93923

Stamp:

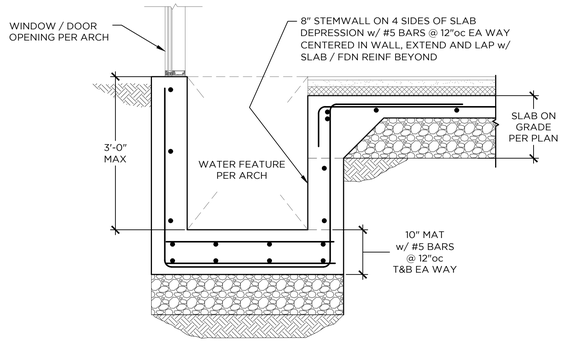


Revisions:

No.	Date	Description

Issue Date: 01/30/2025
BKG Project No.: 24187
Scale: AS NOTED
Drawn By: JW
Sheet Title: Framing Details

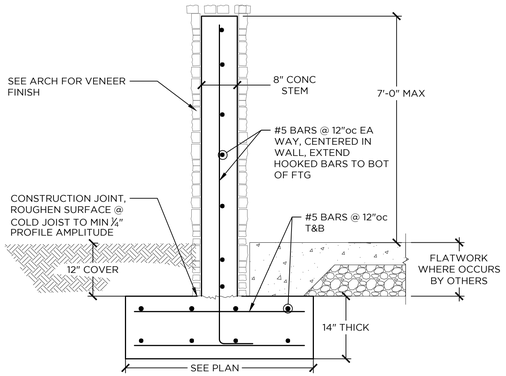
S4.0



NOTES: ALTERNATIVELY, PROVIDE 8" STEMWALL ON ALL 4 SIDES OF SLAB DEPRESSION TO BLOCK OUT RETAINING SOIL. COORDINATE DESIGN w/ ARCH

1 DEPRESSED SLAB AT BATHROOM

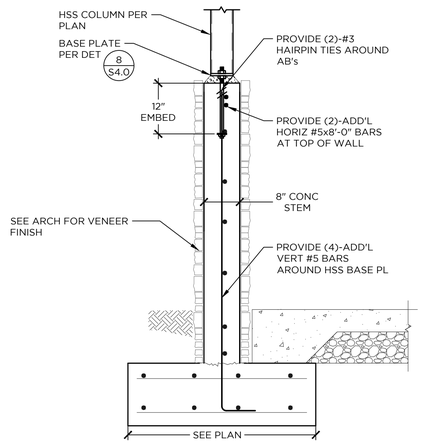
NOTES: NOTIFY ENGINEER IF STEMWALL SIZE NEEDS TO INCREASE, AS WALL REINF AND FOOTING WIDTH MAY NEED TO INCREASE



T-FOOTING CONFIGURATION:

5 FREESTANDING SITE WALL

NOTE: FOR INFO NOT NOTED, REFER TO DETAIL 5/-



T-FOOTING CONFIGURATION:

6 HSS POST AT EXTERIOR WALL

7 NOT USED

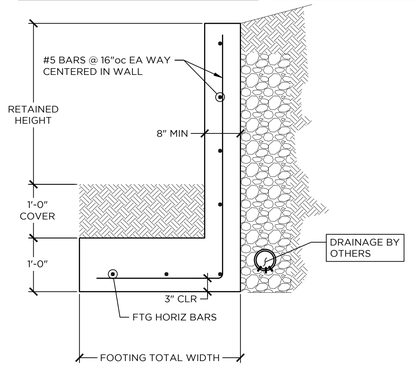
8 NOT USED

NO SURCHARGE

BACKFILL	MAX RETAINED HEIGHT (FT)	FOOTING TOTAL WIDTH (FT)
2:1 MAX SLOPE	2'-0"	2'-0"
	4'-0"	4'-0"

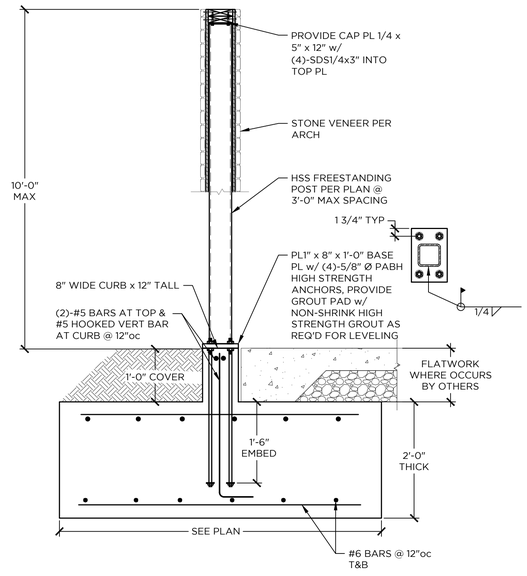
NOTE: WHERE STEM WIDTH EXCEEDS 10" PROVIDE #5 BARS @ 12" oc EACH WAY, ALONG EACH FACE

MAX 2:1 (HORIZ:VERT) SLOPE



NOTE: ALL SHALLOW FOOTINGS SHALL BE EMBEDDED A MINIMUM OF 12" INTO COMPETENT SOIL / BEDROCK OR AS REQUIRED BY GEOTECHNICAL ENGINEER

2 TYP SITE RETAINING WALL



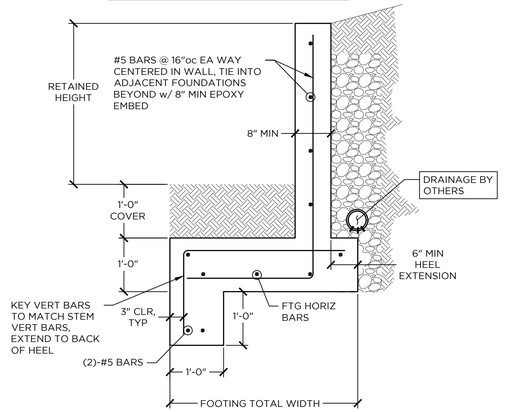
9 HSS POST AT FREESTANDING STUDWALL

NO SURCHARGE

BACKFILL	MAX RETAINED HEIGHT (FT)	FOOTING TOTAL WIDTH (FT)
2:1 MAX SLOPE	2'-0"	2'-0"
	4'-0"	4'-0"

NOTE: WHERE STEM WIDTH EXCEEDS 10" PROVIDE #5 BARS @ 12" oc EACH WAY, ALONG EACH FACE

MAX 2:1 (HORIZ:VERT) SLOPE



NOTE: ALL SHALLOW FOOTINGS SHALL BE EMBEDDED A MINIMUM OF 12" INTO COMPETENT SOIL / BEDROCK OR AS REQUIRED BY GEOTECHNICAL ENGINEER

3 SITE WALL CONNECTED TO STRUCTURE

10 NOT USED

11 NOT USED

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San Carlos, CA 94070 650.489.9224

Project Title:
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Stamp:

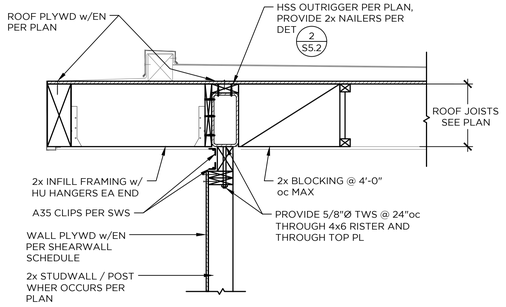


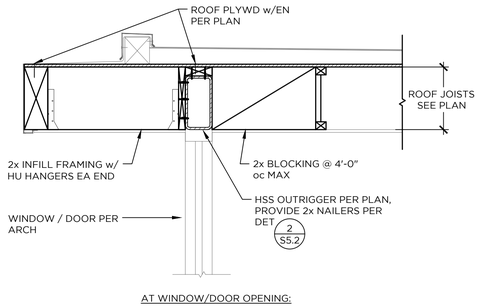
Revisions:

No.	Date	Description

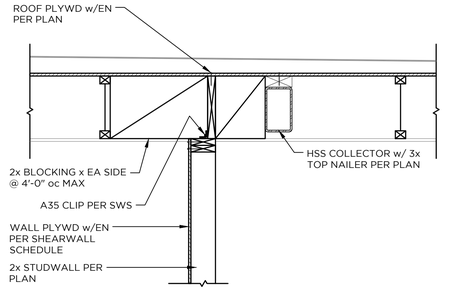
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BKG Project No.: 24187
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Sheet Title: Framing Details

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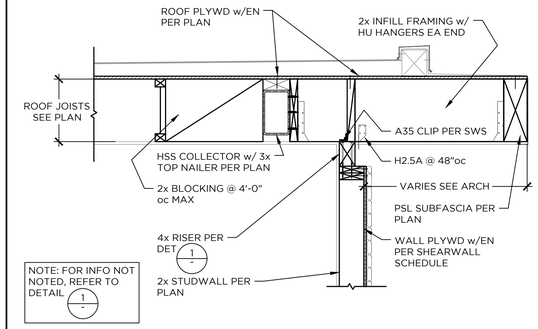




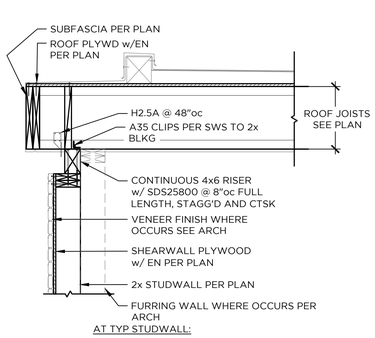
1 TYP ROOF OVERHANG AT PARALLEL JOISTS

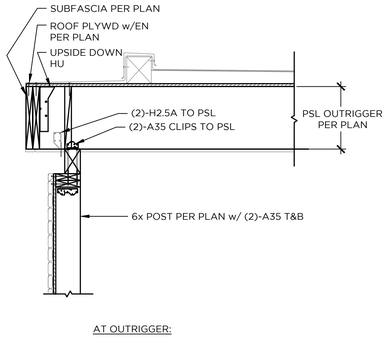


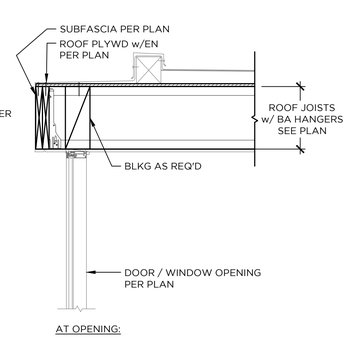
2 HSS COLLECTOR TO OFFSET SHEARWALL



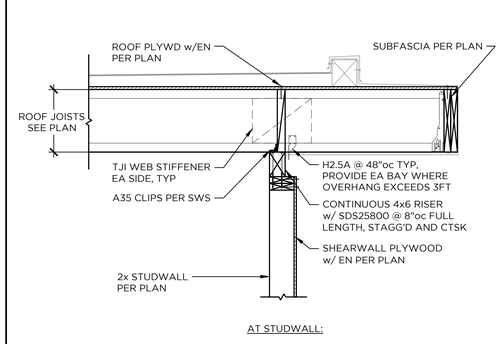
3 HSS COLLECTOR TO OFFSET SHEARWALL

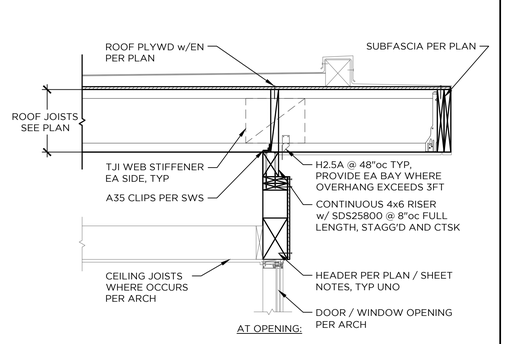




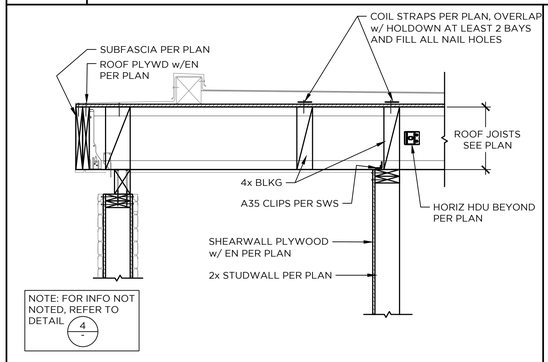


4 EXTERIOR ROOF SECTION AT PERPENDICULAR FRAMING

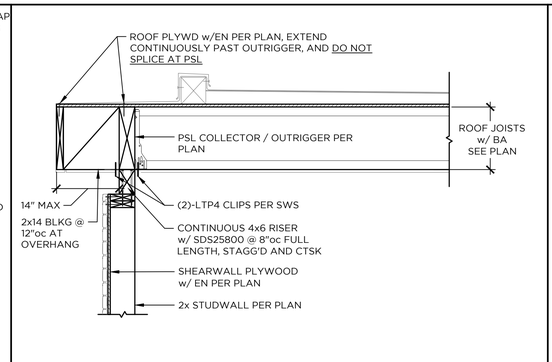




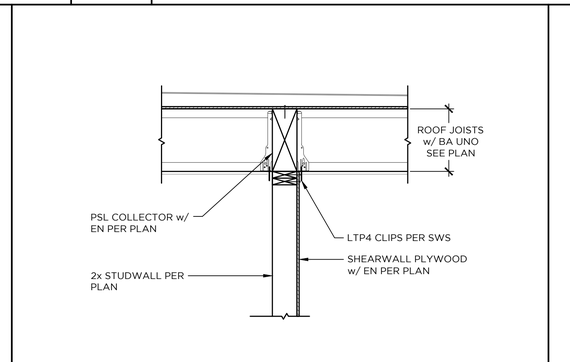
5 ROOF SECTION AT OVERHANG



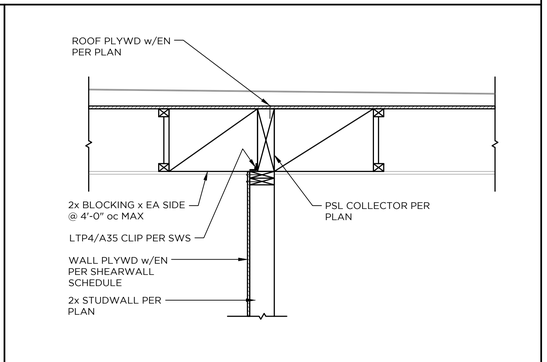
6 SHEAR TRANSFER TO INTERIOR SW



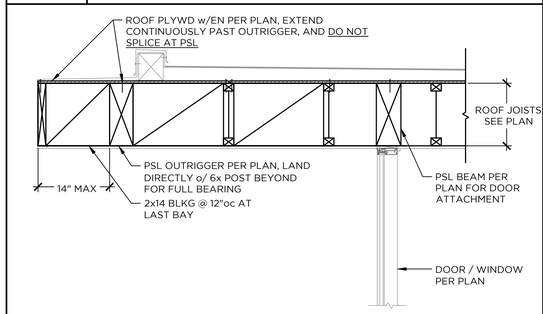
7 ROOF SECTION AT OUTRIGGER



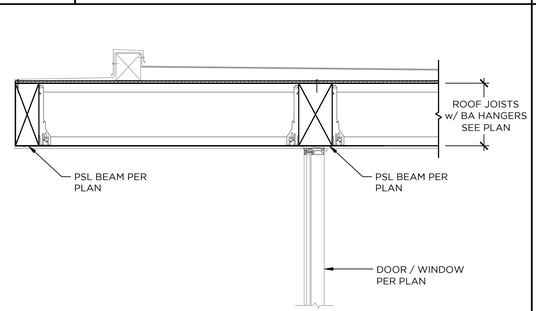
8 SHEARWALL AT PERP FRAMING



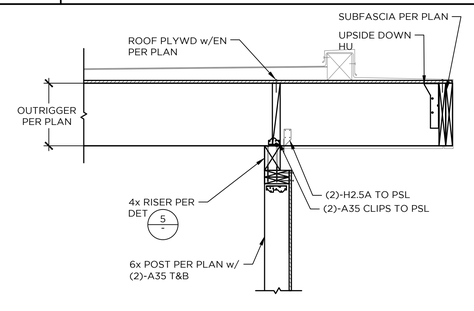
9 SHEARWALL AT PARALLEL FRAMING

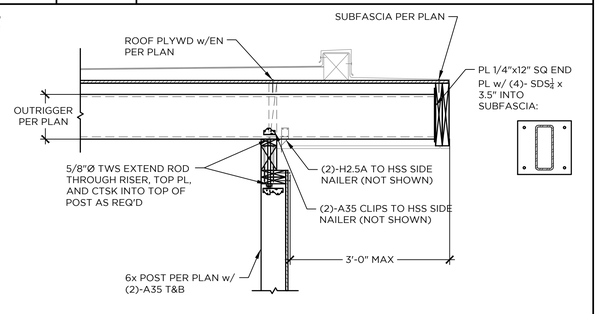


10 ROOF EDGE SECTION



11 ROOF OVERHANG AT M. SUITE





12 OUTRIGGER CONN AT OVERHANG

BKG STRUCTURAL ENGINEERS
a California corporation
1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224

Project Title:
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Stamp:

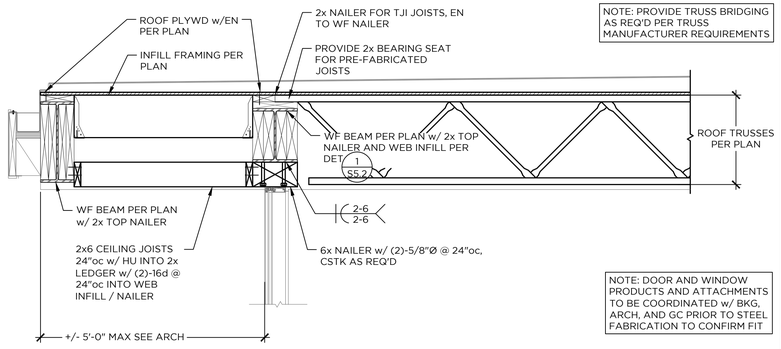


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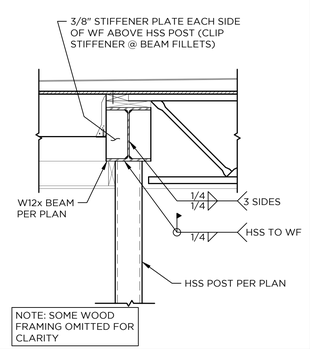
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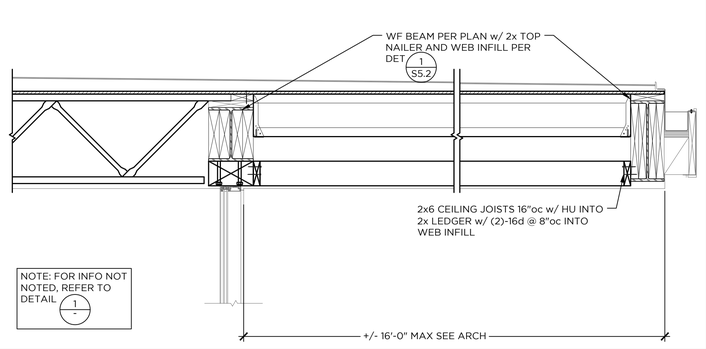
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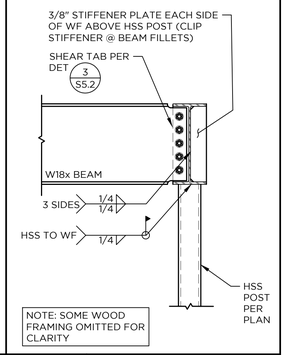
1 ROOF OVERHANG AT TRUSSES



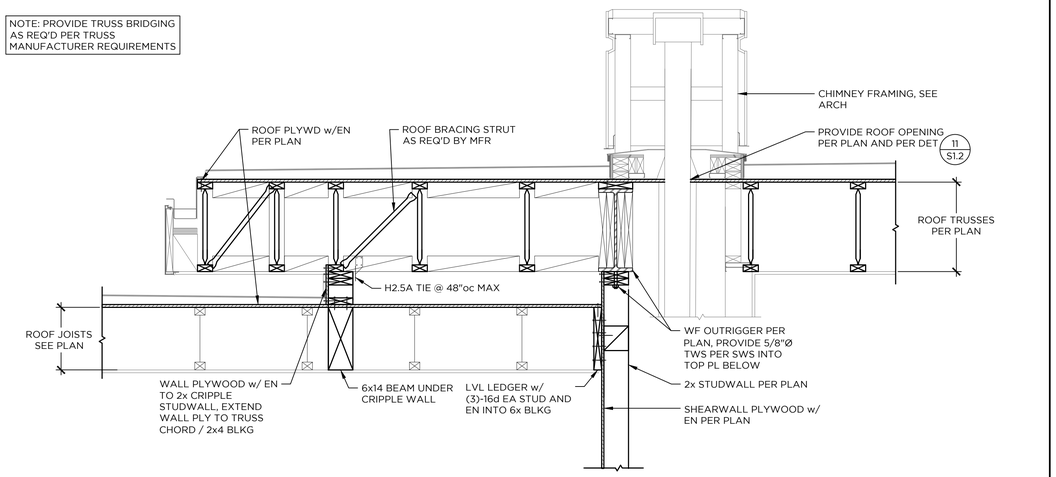
2 WF BM TO HSS POST



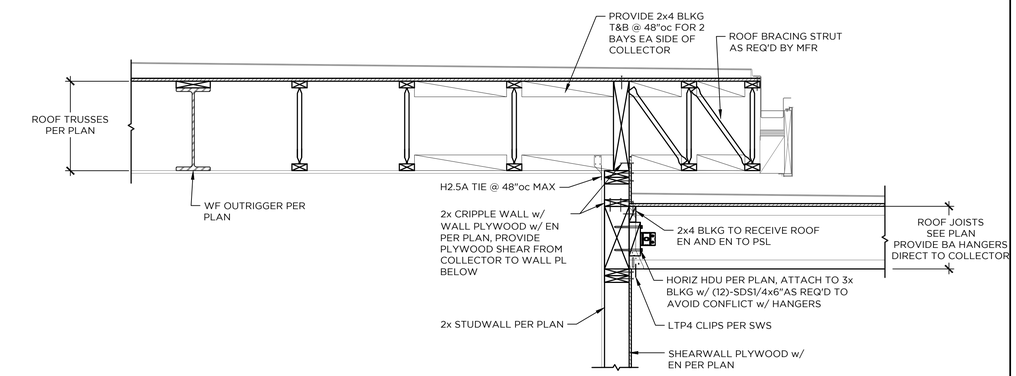
3 ROOF OVERHANG AT TRUSSES



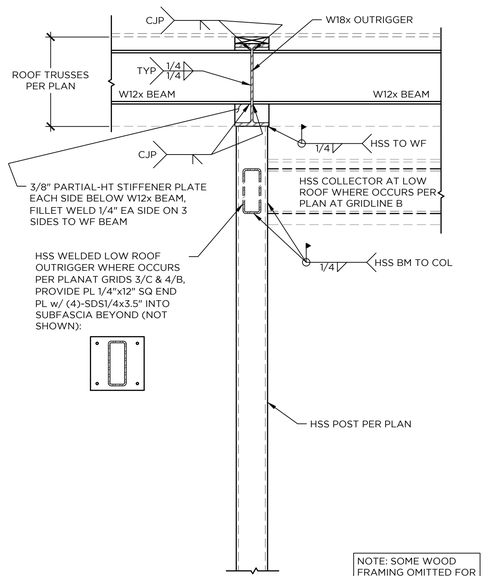
4 WF TO HSS POST



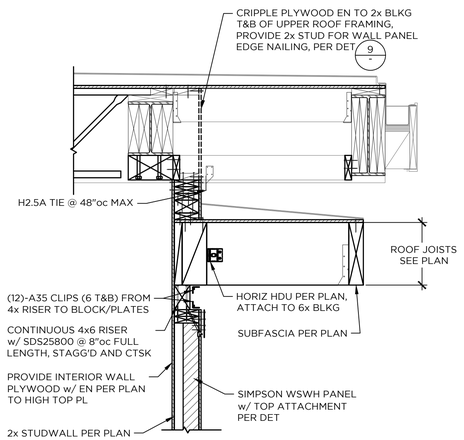
5 HIGH ROOF TO LOW ROOF TRANSITION AT FIREPLACE



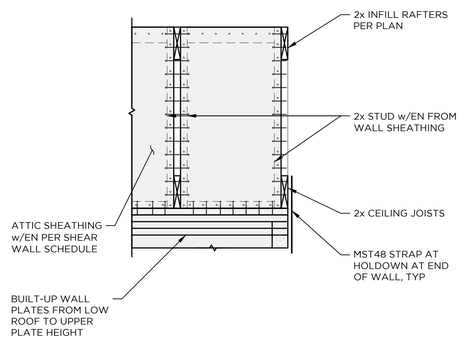
6 HIGH TO LOW ROOF TRANSITION AT KITCHEN



7 WELDED CONN AT WF/HSS OUTRIGGERS



8 WSWH PANEL AT HIGH / LOW ROOF



9 CRIPPLE WALL SHEAR TRANSFER

10 NOT USED

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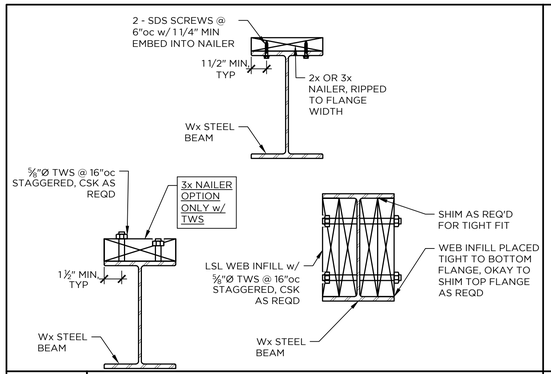


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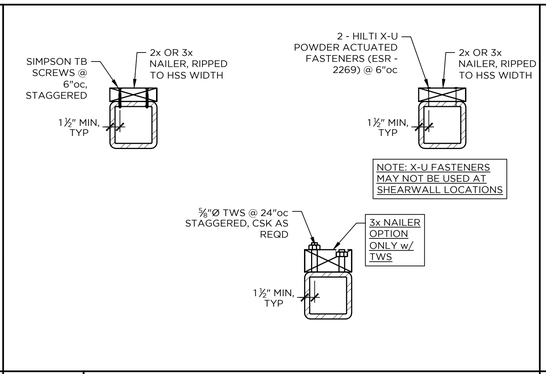
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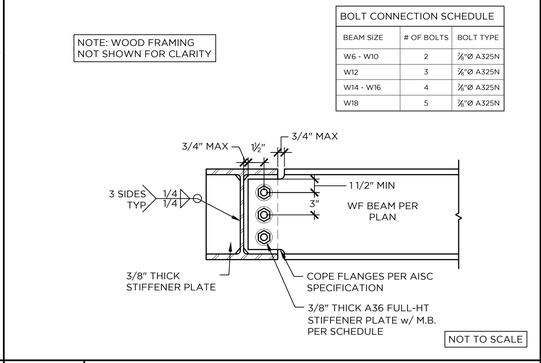
S5.1



1 WIDE FLANGE NAILER OPTIONS



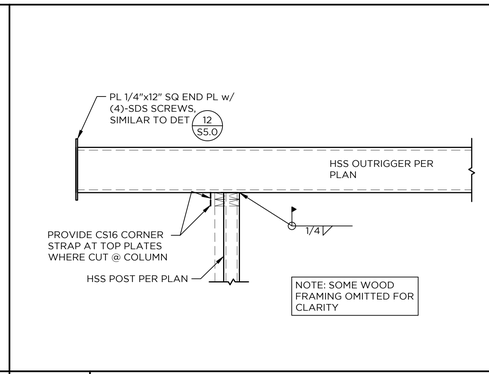
2 HSS NAILER OPTIONS



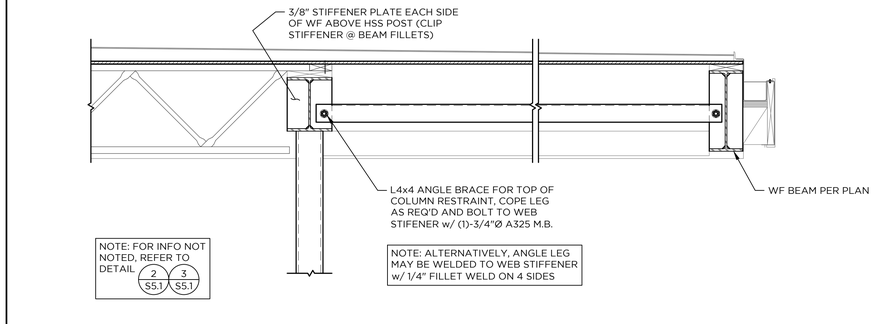
BOLT CONNECTION SCHEDULE

BEAM SIZE	# OF BOLTS	BOLT TYPE
W6 - W10	2	⅞"Ø A325N
W12	3	⅞"Ø A325N
W14 - W16	4	⅞"Ø A325N
W18	5	⅞"Ø A325N

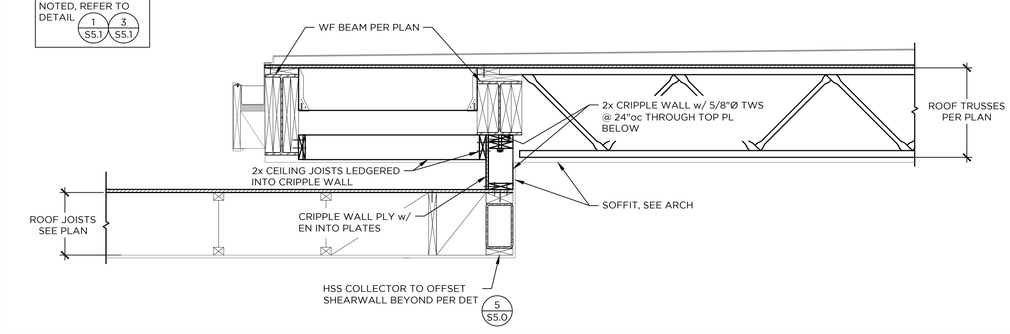
3 WF TO WF CONN



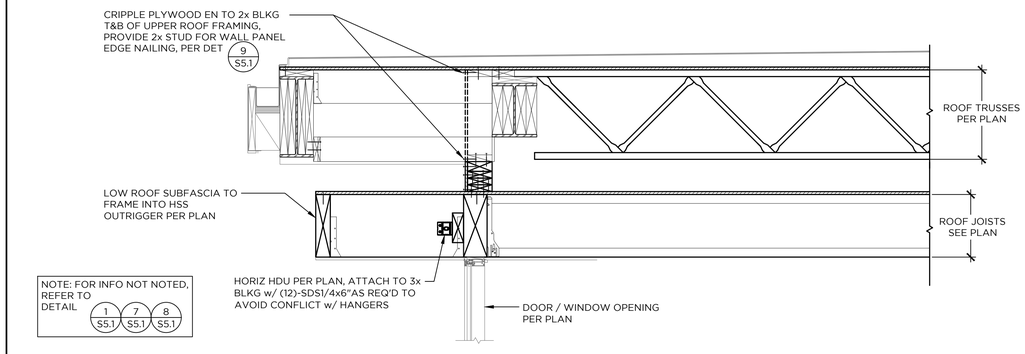
4 HSS BEAM TO HSS COL CONN



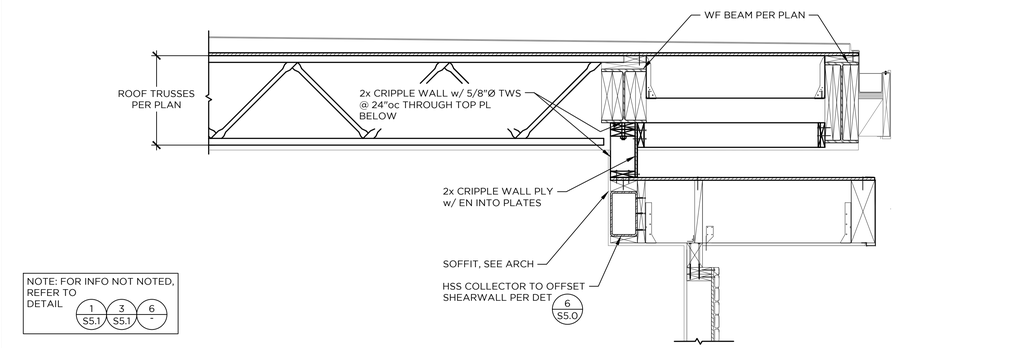
5 TOP OF COLUMN BRACE



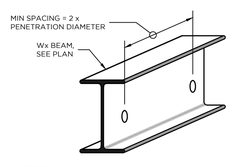
6 SECTION AT UPPER TO LOWER ROOF



7 SECTION AT UPPER TO LOWER ROOF

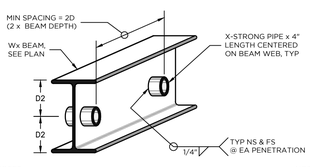


8 SECTION AT UPPER TO LOWER ROOF



NOTES:
MAX PENETRATION SIZE = 2"
1. DO NOT PENETRATE COLUMNS w/o WRITTEN CONSENT FROM EOR
2. DO NOT PENETRATE MOMENT FRAMES w/o WRITTEN CONSENT FROM EOR
3. COORDINATE PENETRATION LOCATIONS WITH MEP DRAWINGS
4. SMALL PENETRATIONS ARE ALLOWED ALONG ANY POINT OF BEAM SPAN

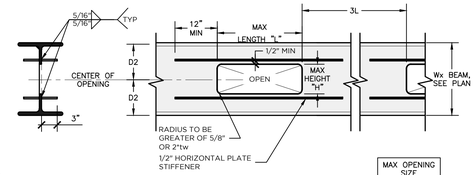
SMALL PENETRATIONS



NOTES:
1. MAX PENETRATION SIZE:
   = .25D FOR W12 AND SMALLER BEAMS
   = 40D FOR W14 AND LARGER BEAMS
2. DO NOT PENETRATE COLUMNS w/o WRITTEN CONSENT FROM EOR
3. DO NOT PENETRATE MOMENT FRAMES w/o WRITTEN CONSENT FROM EOR
4. COORDINATE PENETRATION LOCATIONS WITH MEP DRAWINGS
5. MEDIUM PENETRATIONS ARE NOT ALLOWED IN END 1/3 SPAN OF SIMPLE SPAN BEAMS, OR BELOW CONCENTRATED LOADS
6. DO NOT PENETRATE CONTINUOUS BEAMS WITHOUT WRITTEN APPROVAL FROM BKG.

MEDIUM PENETRATIONS

NOTE: ALL MEDIUM AND LARGE PENETRATIONS MUST BE CLEARLY SHOWN ON STEEL SHOP DRAWING SUBMITTALS FOR REVIEW AND APPROVAL BY BKG.



LARGE PENETRATIONS

BEAM SIZE	MAX OPENING SIZE L	H
W18	18"	9"

NOTES:
1) ALL LARGE PENETRATIONS MUST BE CLEARLY SHOWN ON STEEL SHOP DRAWING SUBMITTALS FOR REVIEW AND APPROVAL BY BKG. SPECIFIC BEAM CONDITIONS MAY REQUIRE ADJUSTMENTS TO DETAIL.
2) ALL LARGE PENETRATIONS SHALL BE LOCATED SUCH THAT THE EDGE OF THE OPENING IS LOCATED NO CLOSER THAN THE DEPTH OF THE BEAM "D" AWAY FROM THE SUPPORT. FOR BOLTED CONNECTIONS THE SUPPORT EDGE SHALL BE CONSIDERED THE FIRST LINE OF BOLTS.
3) ALL LARGE PENETRATIONS SHALL BE LOCATED AT LEAST 1/2 THE DEPTH OF THE BEAM "D/2" AWAY FROM CONCENTRATED LOADS (COLUMNS ABOVE, PERPENDICULAR BEAMS, ETC.)

9 STEEL BEAM PENETRATIONS

10 NOT USED

BKG
STRUCTURAL ENGINEERS
a California corporation
1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224

Project Title:
Carmel Serwin Residence

Project Address:
24 Tehama
Carmel, CA 93923

Stamp:



Revisions:

No.	Date	Description

Issue Date: 01/30/2025
BKG Project No.: 24187
Scale: AS NOTED
Drawn By: JW
Sheet Title: Framing Details

S5.2

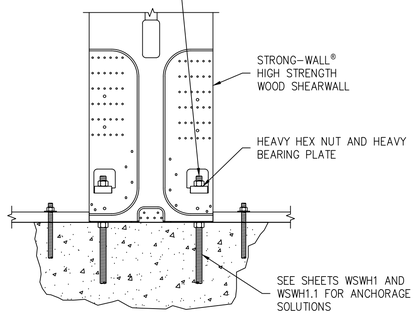
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

NOTES :
1. FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74⅝".
2. ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
3. ALL PANELS ARE 3½" THICK.

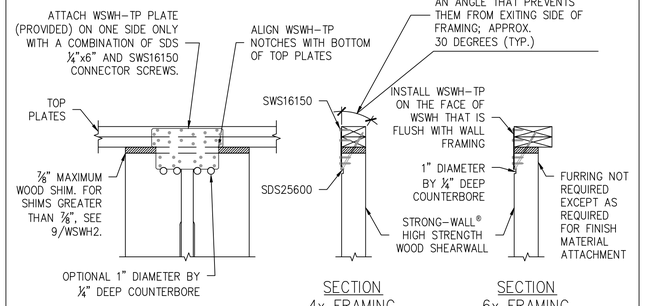
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1⅛" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



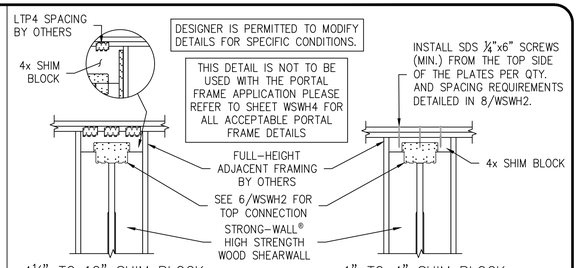
WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



SECTION
4x FRAMING

SECTION
6x FRAMING
(8x FRAMING SIMILAR)



4⅛" TO 12" SHIM BLOCK

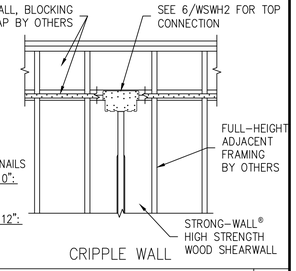
1" TO 4" SHIM BLOCK

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

FOR 8" TO 12" BLOCK DEPTHS:
ATTACH SIMPSON STRONG-TIE® CS16 STRAPS AT EDGE OF WSWH PANEL (EACH SIDE) USING 10dx1½" NAILS

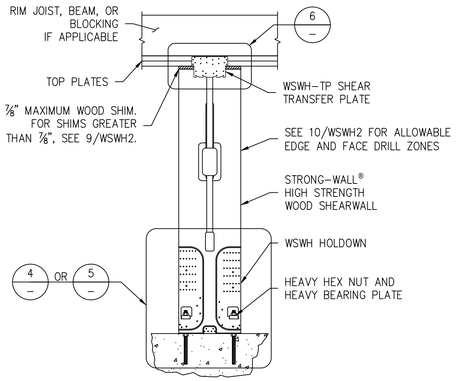
SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":
- 8 NAILS INTO BLOCK
- 8 NAILS INTO WSWH PANEL

SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
- 10 NAILS INTO BLOCK
- 10 NAILS INTO WSWH PANEL



CRIPPLE WALL

STRONG-WALL® WSWH MODELS | 1



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

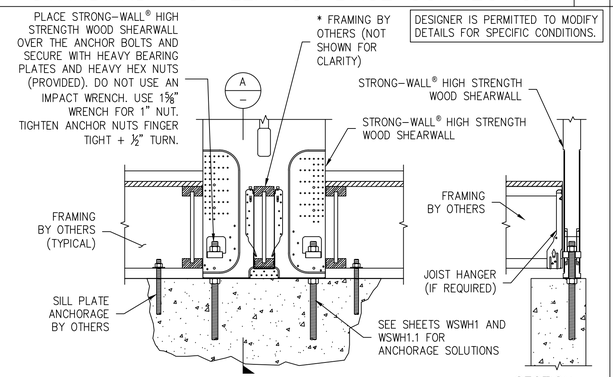
ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

SINGLE STORY WSWH ON CONCRETE | 2

STANDARD INSTALLATION BASE CONNECTION | 4

PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1⅛" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



SECTION A

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

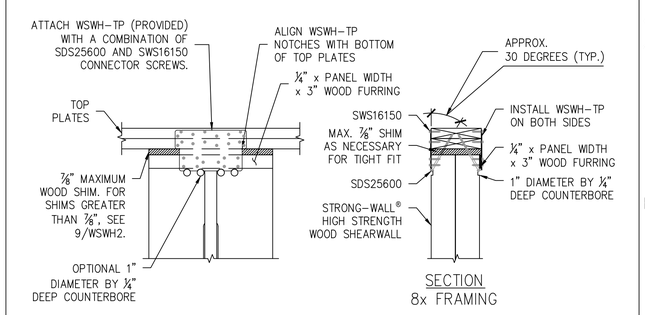
*THIS DETAIL APPLICABLE ONLY FOR WSWH18 & WSWH24. JOISTS MAY NOT FRAME INTO WSWH12 MODELS..

WOOD FLOOR SYSTEM BASE CONNECTION | 5

TOP CONNECTION | 6

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

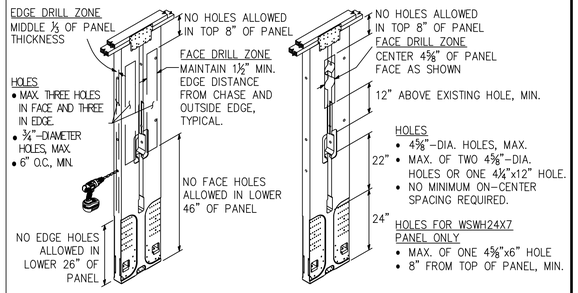
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



SECTION
8x FRAMING

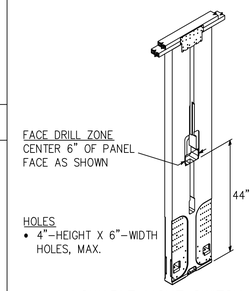
BACK-TO-BACK TOP CONNECTION | 7

TOP OF WALL HEIGHT ADJUSTMENTS | 9



ALLOWABLE SMALL HOLES
FACE AND EDGE DRILL ZONES

ALLOWABLE LARGE HOLES
IN ADDITION TO ALLOWABLE SMALL HOLES



ALLOWABLE LIGHT SWITCH HOLE
FACE DRILL ZONE

MODEL NO.	W (IN.)	REDUCTION FACTORS
WSWH18	18	0.90
WSWH24	24	0.95

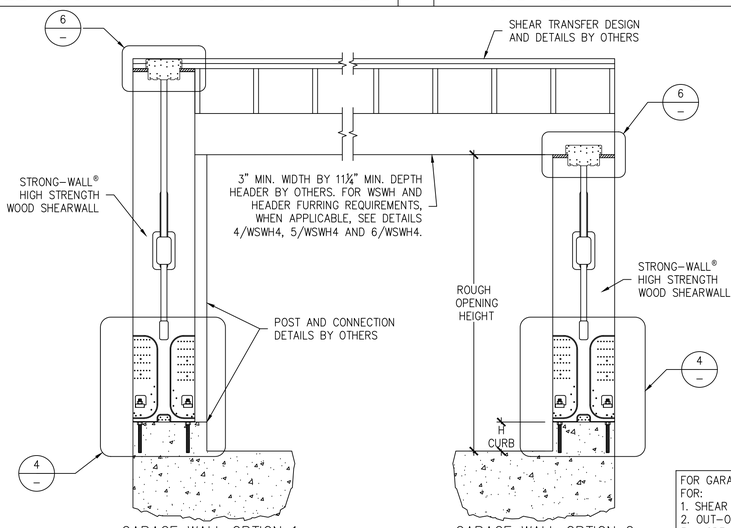
NOTES :
1. DO NOT DRILL THE MENTIONED LIGHT SWITCH HOLE IN WSWH12.
2. FOR WSWH18 AND WSWH24, ALLOWABLE SHEAR LOAD MUST BE MULTIPLIED BY THE LOAD REDUCTION FACTOR.

TRIM ZONE AND ALLOWABLE HOLES | 10

1. STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
7. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
9. SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

NOTES | 11

ALTERNATE WSWH GARAGE FRONT OPTIONS | 3



GARAGE WALL OPTION 1

GARAGE WALL OPTION 2

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¼"	5½"	8'-2¾"
		6"	8'-3¼"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74⅛".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

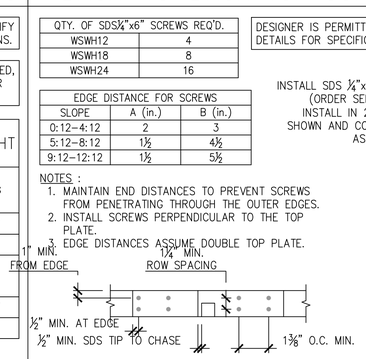
RAKE WALL | 8

QTY. OF SDS¼"x6" SCREWS REQ'D.	
WSWH12	4
WSWH18	8
WSWH24	16

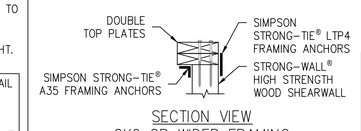
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

EDGE DISTANCE FOR SCREWS		
SLOPE	A (in.)	B (in.)
0:12-4:12	2	3
5:12-8:12	1½	4½
9:12-12:12	1½	5½

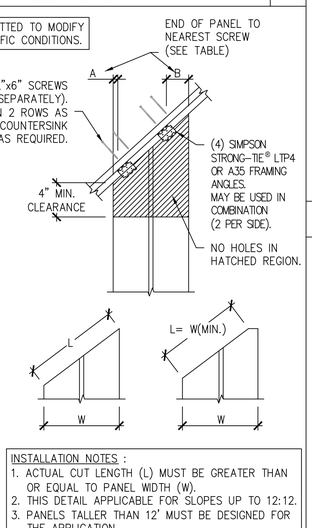
NOTES :
1. MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
2. INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
3. EDGE DISTANCES ASSUME DOUBLE TOP PLATE.



PLAN VIEW
SDS SCREW SPACING



SECTION VIEW
2X6 OR WIDER FRAMING



INSTALLATION NOTES :
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS
2	09-27-2023	UPDATED DETAIL 5
3	07-12-2024	UPDATED DETAIL 6 & 10

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd. Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com

SIMPSON Strong-Tie® THERE IS NO EQUAL.

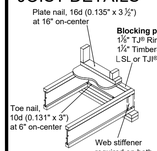
STRONG-WALL® WSWH
FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie® THERE IS NO EQUAL.

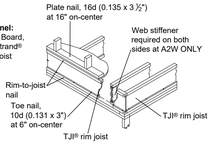
NAME	-
DATE	07-12-2024
SCALE	N.T.S.
CHECKED	-
SHEET	WSWH2
OF	SHEETS
JOB NO.	

THINK SAFETY, READ INSTALLATION INFORMATION BEFORE PROCEEDING

JOIST DETAILS



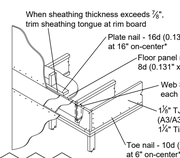
A1 A1W*



A2 A2W*

Must have 1¼" minimum joist bearing at ends. Attach rim joist per A3 detail.

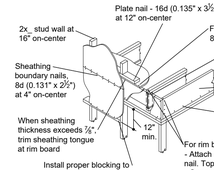
* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing*, TJ-9001.



A3 A3.1 A3.2 A3.3*

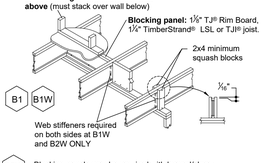
A3W A3.1W A3.2W A3.3W*

* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing*, TJ-9001.



A3.4 A3.4W*

Load bearing or braced/shear wall above (must stack over wall below)

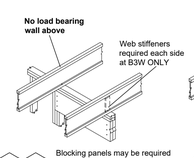


B1 B1W

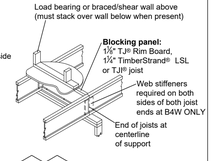
B2 B2W

Blocking panels may be required with braced/shear walls above or below — see detail B1

No load bearing wall above

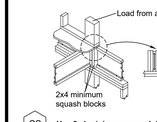


B3 B3W

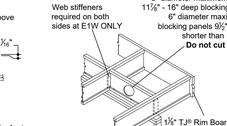


B4 B4W

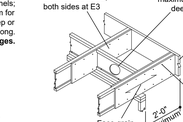
Blocking panels may be required with braced/shear walls above or below — see detail B1



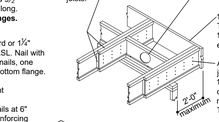
CS ***Use 2x4 minimum squash blocks to transfer load around TJI® joist***



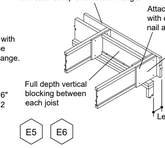
E1 E1W



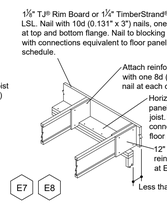
E2 E3



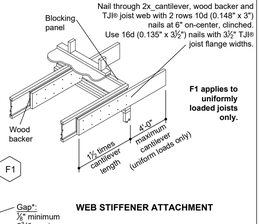
E4 ***Not for use with 3½" TJI® joist flange widths***



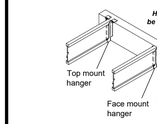
E5 E6



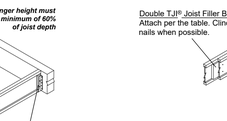
E7 E8



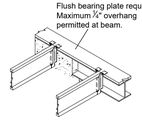
F1 **F1 applies to uniformly loaded joists only.**



H1

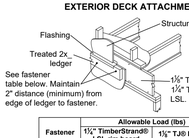


H2 **With top mount hangers, backer block required only for downward loads exceeding 250 lbs or for uplift conditions. For nailing requirements see page 5, TJ-9001. *Weyerhaeuser installation Guide for Floor and Roof Framing, TJ-9001.***



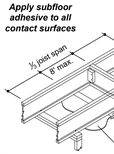
H3

EXTERIOR DECK ATTACHMENT

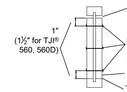


Fastener	Allowable Load (lbs)	
	1⅛" TimberStrand® LSL rim board	1⅛" TJI® Rim Board
½" lag bolt	610	480

LA • Corrosion-resistant fasteners required for wet-service applications.



PB1 ***When specified on the layout, one of the bracing options above is required***



* With point load from above, and no support below, install web stiffener tight to top flange (gap at bottom flange)

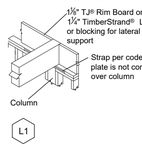
WEB STIFFENER ATTACHMENT

TJI® Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements		
			Type	Number Nails	
				End	Intermediate
110 210 230 & 360	All All All	⅜" x 2⅝"(1)(3) ½" x 2⅝"(1) ⅝" x 2⅝"(1)	8d (0.113" x 2½")	3	3
560	All	2x4 (2)	16d (0.135" x 3½")	3	3
560D	18" 20" 22" (3) 24" (3)	2x4 (2)	16d (0.135" x 3½")	4 6 6 6	4 5 11 13

W (1) PS1 or PS2 sheathing, face grain vertical
(2) Construction grade or better
(3) Web stiffeners are always required for 22" and 24" TJI® 560D Joists

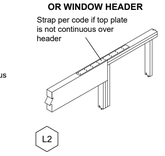
BEAM DETAILS

BEARING AT WALL



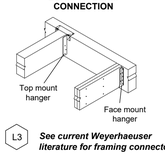
L1

BEARING FOR DOOR OR WINDOW HEADER



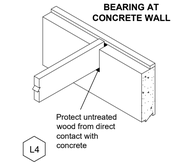
L2

BEAM TO BEAM CONNECTION



L3 ***See current Weyerhaeuser literature for framing connectors***

BEARING AT CONCRETE WALL



L4

Multiple-Member Connections for Top-Loaded Beams

Fastener Installation Requirements

Piece Width	# of Plies	Fastener Type(1)	Min. Length	# Rows	O.C. Spacing	Location
1½"	2	10d nails	3"	3(2)	12"	One side
		12d-16d nails	3 ¼"	2(2)		
		Screws	3⅜" or 3½"	2	24"	
	3	10d nails	3"	3(2)	12"	Both sides
		12d-16d nails	3 ¼"	2(2)		
		Screws	3⅜" or 3½"	2	24"	Both sides
			5"			One side
	4	10d nails(3)	3"	3(2)	12"	One side (per ply)
		12d-16d nails(3)	3 ¼"	2(2)		
		Screws	5" or 6"	2	24"	Both sides
			6 ¾"			One side
3½"	2	Screws	5" or 6"	2	24"	Both sides
			6 ¾"			One side
		½" bolts	8"	2	24"	-

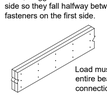
(1) 10d nails are 0.128" diameter; 12d-16d nails are 0.148" - 0.162" diameter; screws are SDS, SDW, WS, or Truss-LOK-EWP™.
(2) An additional row of nails is required with depths of 14" or greater.
(3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from the rows in the ply below.

BEARING AT COLUMN



L5 **Verify column capacity and beam bearing length. See current Weyerhaeuser literature.**

When fasteners are required on both sides, stagger fasteners on the second side so they fall halfway between fasteners on the first side.



Load must be applied evenly across entire beam width. Otherwise, use connections for side-loaded beams.

L6 Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7"

COLUMN DETAILS

BEAM ON COLUMN CAP



P1

COLUMN BASE



P2

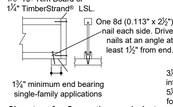
ELEVATED COLUMN BASE



P3

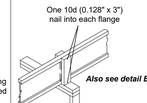
NAILING AT BEARING (FLOOR)

TJI® Joist to Bearing Plate



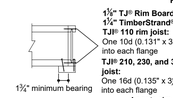
Shear transfer: Connections equivalent to floor panel nailing schedule

Squash Blocks to TJI® Joist
(Load bearing wall above)

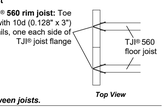


Also see detail B2

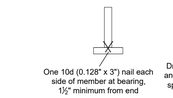
Rim to TJI® Joist

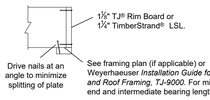


Locate rim board joint between joists.

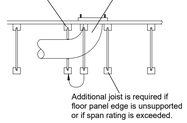


BEAM ATTACHMENT at BEARING





Joist may be shifted up to 3" if floor panel edge is supported and span rating is not exceeded. **Do not cut joist flanges.**



INSTALLATION TIPS

- Subfloor adhesive will improve floor performance, but may not be required.
- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a TJI® joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.
- When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.
- Additional joist at plumbing drop (see detail).

FASTENING of FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

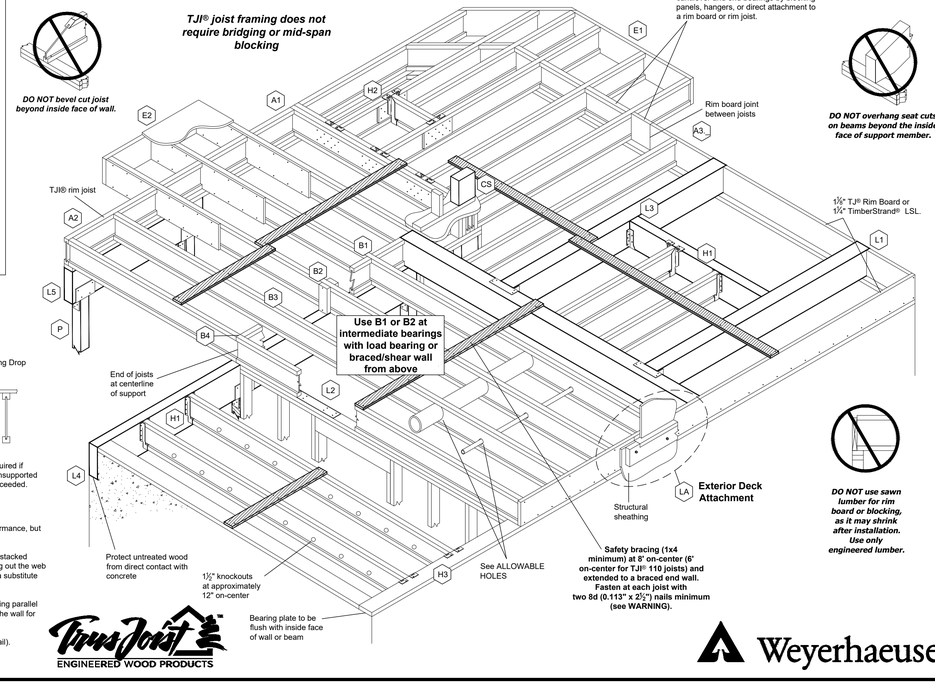
Nail Size	TJI®(1)(2)		Rim Board		1⅛" TimberStrand® LSL or wider	Microllams LVL	Parallams PSL
	110, 210, and 230	360 and 560	1⅛" TJI® Rim Board	1¼" TimberStrand® LSL			
8d (0.113" x 2½"), 8d (0.131" x 2½")	4"	3"	6"	4"	3"	3"	3"
10d (0.148" x 3"), 12d (0.148" x 3½")	4"(3)	4"(3)	6"	4"	4"	4"	4"
16d (0.162" x 3½")	6"	6"	6"(4)	6"(4)	8"	8"	6"

(1) Stagger nails when using 4" on-center spacing and maintain 1½" joist and panel edge distance. One row of fasteners is permitted (two at abutting panel edges) for diaphragms. Fastener spacing for TJI® joists in diaphragm applications cannot be less than shown in table. When fastener spacing for blocking is less than spacing shown above, rectangular blocking must be used in lieu of TJI® joists.
(2) For non-diaphragm applications, multiple rows of fasteners are permitted if the rows are offset at least ½" and staggered.
(3) With 10d (0.148" x 1½") nails, spacing can be reduced to 3" on-center for light gauge steel straps.
(4) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1½" (to avoid splitting).
(5) Can be reduced to 5" on-center if nail penetration into the narrow edge is no more than 1½" (to avoid splitting).
■ Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.
■ For recommended nailing and adhesives, see INSTALLATION RECOMMENDATIONS on page 2 of the *Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.*
■ Nailing rows must be offset at least ½" and staggered.
■ 14 ga. staples may be substituted for 8d (0.113" x 2½") nails if minimum penetration of 1" into the TJI® joist or rim board is achieved.
■ Maximum nail spacing for TJI® joists is 18" on-center.

FILLER and BACKER BLOCK SIZES

TJI® Joists	110		210		230 or 360			560	
Depth	9½" or 11⅞"	14"	9½" or 11⅞"	14" or 16"	9½" or 11⅞"	14" or 16"	18" or 20"	11⅞"	14" or 16"	18" or 20"
Filler Block (1) (Detail H2)	2x6	2x8	2x6 + ⅜" sheathing	2x8 + ⅜" sheathing	2x6 + ½" sheathing	2x8 + ½" sheathing	2x12 + ½" sheathing	Two 2x6	Two 2x8	Two 2x12
Cantilever Filler (Detail E4)	2x6 4'-0" long	2x10 6'-0" long	2x6 + ⅜" sheathing 4'-0" long	2x10 + ⅜" sheathing 6'-0" long	2x6 + ½" sheathing 4'-0" long	2x10 + ½" sheathing 6'-0" long	Not applicable	Not applicable		
Backer Block (1) (Detail F1 or H2)	½" or ¾"		¾" or ½"		¼" or 1" Net			2x6	2x8	2x12

(1) If necessary, increase filler and backer block height for face mount hangers and maintain ½" gap at top of joist; see detail W. Filler and backer block dimensions should accomodate required nailing without splitting (1½" minimum for backer blocks and 2¼" minimum for filler blocks).



TrusJoist ENGINEERED WOOD PRODUCTS

Weyerhaeuser

ALLOWABLE HOLES - TJI® Joists

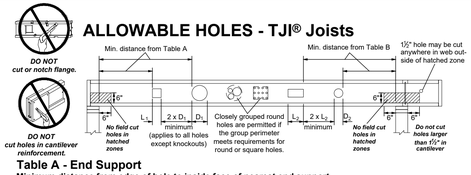


Table A - End Support

Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJI®	ROUND HOLE SIZE								SQUARE OR RECTANGULAR HOLE SIZE							
		2"	3"	4"	5"	6½"	7"	8⅝"	11"	13"	2"	3"	4"	5"	6½"	7"	8⅝"	11"	13"
9½"	110	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	1'-6"	2'-0"	3'-0"	4'-6"				
	210	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
	360	1'-6"	2'-0"	3'-0"	4'-0"	6'-0"					1'-6"	2'-6"	3'-6"	5'-0"	6'-6"				
	560	1'-6"	2'-6"	3'-6"	5'-0"	7'-0"					1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	7'-0"	8'-0"		
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-6"	2'-6"	3'-0"	5'-6"			1'-0"	1'-0"	1'-6"	2'-6"	3'-0"	3'-0"	5'-6"	6'-6"	
	210	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-0"			1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-0"	7'-0"	
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"			1'-0"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	6'-6"	7'-6"	
	360	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-0"	7'-0"			1'-6"	2'-6"	3'-6"	4'-6"	5'-6"	6'-0"	7'-6"	8'-6"	
	560	1'-6"	2'-6"	3'-6"	4'-6"	5'-6"	6'-0"	8'-0"			1'-6"	2'-6"	3'-6"	4'-6"	5'-6"	6'-6"	8'-0"	9'-0"	
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	5'-6"		1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	4'-6"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	6'-6"		1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	5'-6"	
	230	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	6'-6"		1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	5'-6"	
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-0"		1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	6'-0"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	6'-6"	8'-6"
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	4'-6"		1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	4'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	4'-6"		1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	4'-0"	
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	4'-6"		1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	4'-0"	
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	4'-6"		1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	4'-0"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	4'-6"	6'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	4'-0"	5'-6"

JOIST DEPTH	TJI®	ROUND HOLE SIZE								SQUARE OR RECTANGULAR HOLE SIZE							
		4"	5"	6"	7"	8"	10"	12"	15"	17"	4"	5"	6"	7"	8"	10"	12"	15"	17"
18"	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-6"	10'-0"		1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-6"	10'-0"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-0"	11'-0"		1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-0"	11'-0"	12'-6"
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-0"	10'-6"		1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-0"	10'-6"	13'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	8'-0"	11'-6"		1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	8'-0"	11'-6"	14'-0"

Table B - Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

JOIST DEPTH	TJI®	ROUND HOLE SIZE								SQUARE OR RECTANGULAR HOLE SIZE							
		2"	3"	4"	5"	6½"	7"	8⅝"	11"	13"	2"	3"	4"	5"	6½"	7"	8⅝"	11"	13"
9½"	110	1'-6"	2'-6"	3'-6"	5'-0"	7'-6"					1'-6"	2'-6"	3'-6"	5'-0"	6'-6"				
	210	2'-0"	3'-0"	4'-0"	6'-0"	8'-6"					2'-0"	3'-0"	4'-0"	6'-0"	7'-6"				
	230	2'-6"	3'-6"	4'-6"	6'-6"	8'-6"					2'-0"	3'-6"	4'-6"	6'-6"	7'-6"				
	360	3'-0"	3'-6"	4'-6"	6'-6"	9'-0"					3'-0"	3'-6"	4'-6"	6'-6"	8'-0"				
	560	3'-6"	5'-0"	6'-0"	7'-6"	10'-0"					4'-0"	5'-6"	6'-6"	8'-0"	9'-0"				
11⅞"	110	1'-6"	1'-6"	2'-6"	4'-0"	4'-6"	8'-6"				1'-6"	2'-0"	2'-6"	4'-0"	4'-6"	7'-0"	9'-6"		
	210	1'-6"	2'-0"	2'-6"	3'-0"	5'-0"	9'-0"				1'-6"	2'-0"	2'-6"	3'-0"	5'-0"	8'-0"	10'-6"		
	230	1'-6"	2'-0"	2'-6"	3'-6"	5'-0"	10'-0"				1'-6"	2'-6"	3'-6"	5'-0"	6'-6"	9'-0"	10'-6"		
	360	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	11'-0"				2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	9'-6"	11'-0"		
	560	3'-0"	4'-6"	5'-6"	6'-6"	8'-6"	12'-0"				3'-0"	4'-6"	6'-0"	6'-6"	8'-6"	11'-0"	12'-0"		
14"	110	1'-6"	1'-6"	2'-6"	3'-6"	4'-6"	8'-6"				1'-6"	2'-0"	2'-6"	3'-6"	4'-6"	8'-0"	10'-0"	12'-0"	
	210	1'-6"	1'-6"	2'-6"	3'-6"	5'-0"	9'-6"				1'-6"	2'-0"	2'-6"	3'-6"	5'-0"	7'-0"	10'-0"	13'-0"	
	230	1'-6"	1'-6"	2'-6"	3'-6"	5'-0"	10'-6"				1'-6"	2'-0"	2'-6"	4'-0"	6'-6"	7'-6"	11'-0"	13'-6"	
	360	1'-6"	2'-0"	2'-6"	3'-6"	5'-0"	11'-0"				1'-6"	2'-0"	2'-6"	4'-0"	6'-6"	8'-0"	11'-0"	14'-0"	
	560	1'-6"	1'-6"	2'-6"	3'-6"	5'-6"	12'-0"				1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	8'-0"	12'-0"	15'-0"	
16"	110	1'-6"	1'-6"	2'-6"	3'-6"	4'-6"	8'-6"				1'-6"	2'-0"	2'-6"	3'-6"	4'-6"	8'-0"	10'-0"	12'-0"	
	210	1'-6"	1'-6"	2'-6"	3'-6"	5'-0"	9'-6"				1'-6"	2'-0"	2'-6"	3'-6"	5'-0"	7'-0"	10'-0"	13'-0"	
	230	1'-6"	1'-6"	2'-6"	3'-6"	5'-0"	10'-6"				1'-6"	2'-0"	2'-6"	4'-0"	6'-6"	7'-6"	11'-0"	13'-6"	
	360	1'-6"	2'-0"	2'-6"	3'-6"	5'-0"	11'-0"				1'-6"	2'-0"	2'-6"	4'-0"	6'-6"	8'-0"	11'-0"	14'-0"	
	560	1'-6"	1'-6"	2'-6"	3'-6"	5'-6"	12'-0"	16'-0"			1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	8'-0"	12'-0"	15'-6"	16'-6"
18"	360	1'-6"	1'-6"	2'-6"	3'-6"	5'-0"	9'-0"	15'-0"			1'-6"	2'-0"	2'-6"	3'-6"	5'-0"	7'-0"	10'-0"	13'-0"	
	560	1'-6"	1'-6"	2'-6"	3'-6"	5'-0"	9'-0"	15'-6"			1'-6"	2'-0"	2'-6"	3'-6"	5'-0"	7'-0"	12'-0"	16'-6"	18'-0"
20"	360	1'-6"	1'-6"	2'

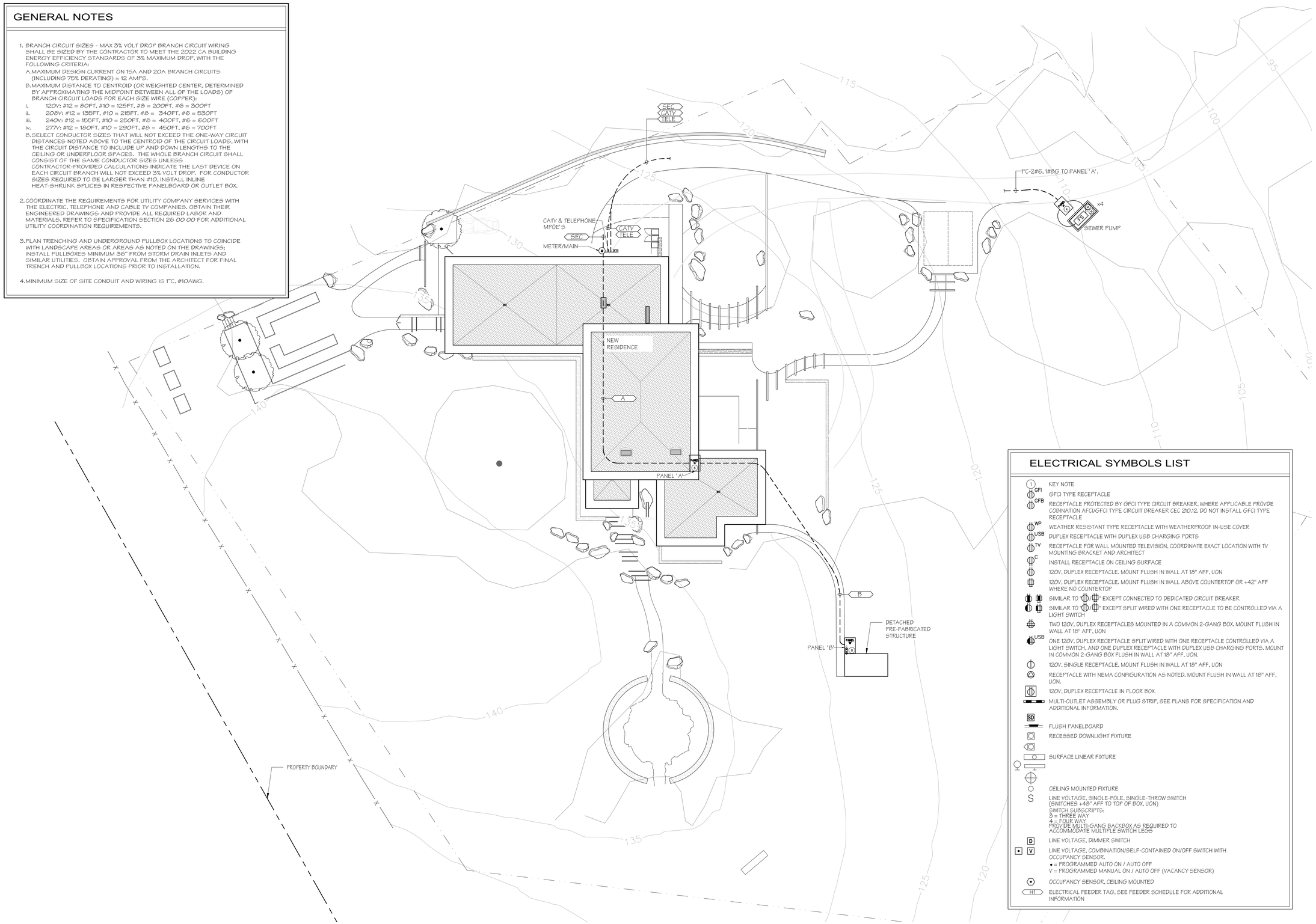
GENERAL NOTES

1. BRANCH CIRCUIT SIZES - MAX 3% VOLT DROP BRANCH CIRCUIT WIRING SHALL BE SIZED BY THE CONTRACTOR TO MEET THE 2022 CA BUILDING ENERGY EFFICIENCY STANDARDS OF 3% MAXIMUM DROP, WITH THE FOLLOWING CRITERIA:
   A. MAXIMUM DESIGN CURRENT ON 15A AND 20A BRANCH CIRCUITS (INCLUDING 75% DERATING) = 12 AMPS.
   B. MAXIMUM DISTANCE TO CENTROID (OR WEIGHTED CENTER, DETERMINED BY APPROXIMATING THE MIDPOINT BETWEEN ALL OF THE LOADS) OF BRANCH CIRCUIT LOADS FOR EACH SIZE WIRE (COPPER):
      i. 120V: #12 = 80FT, #10 = 125FT, #8 = 200FT, #6 = 300FT
      ii. 208V: #12 = 135FT, #10 = 215FT, #8 = 340FT, #6 = 530FT
      iii. 240V: #12 = 155FT, #10 = 250FT, #8 = 400FT, #6 = 600FT
      iv. 277V: #12 = 180FT, #10 = 290FT, #8 = 460FT, #6 = 700FT
   B. SELECT CONDUCTOR SIZES THAT WILL NOT EXCEED THE ONE-WAY CIRCUIT DISTANCES NOTED ABOVE TO THE CENTROID OF THE CIRCUIT LOADS, WITH THE CIRCUIT DISTANCE TO INCLUDE UP AND DOWN LENGTHS TO THE CEILING OR UNDERFLOOR SPACES. THE WHOLE BRANCH CIRCUIT SHALL CONSIST OF THE SAME CONDUCTOR SIZES UNLESS CONTRACTOR-PROVIDED CALCULATIONS INDICATE THE LAST DEVICE ON EACH CIRCUIT BRANCH WILL NOT EXCEED 3% VOLT DROP. FOR CONDUCTOR SIZES REQUIRED TO BE LARGER THAN #10, INSTALL INLINE HEAT-SHRUNK SPLICES IN RESPECTIVE PANELBOARD OR OUTLET BOX.

2. COORDINATE THE REQUIREMENTS FOR UTILITY COMPANY SERVICES WITH THE ELECTRIC, TELEPHONE AND CABLE TV COMPANIES. OBTAIN THEIR ENGINEERED DRAWINGS AND PROVIDE ALL REQUIRED LABOR AND MATERIALS. REFER TO SPECIFICATION SECTION 26 00 00 FOR ADDITIONAL UTILITY COORDINATION REQUIREMENTS.

3. PLAN TRENCHING AND UNDERGROUND PULLBOX LOCATIONS TO COINCIDE WITH LANDSCAPE AREAS OR AREAS AS NOTED ON THE DRAWINGS; INSTALL PULLBOXES MINIMUM 36" FROM STORM DRAIN INLETS AND SIMILAR UTILITIES. OBTAIN APPROVAL FROM THE ARCHITECT FOR FINAL TRENCH AND PULLBOX LOCATIONS PRIOR TO INSTALLATION.

4. MINIMUM SIZE OF SITE CONDUIT AND WIRING IS 1"C, #10AWG.



ELECTRICAL SYMBOLS LIST

- (1) KEY NOTE
- GFI — GFCI TYPE RECEPTACLE
- GFB — RECEPTACLE PROTECTED BY GFCI TYPE CIRCUIT BREAKER, WHERE APPLICABLE PROVDE COBINATION AFCI/GFCI TYPE CIRCUIT BREAKER CEC 210.12. DO NOT INSTALL GFCI TYPE RECEPTACLE
- WP — WEATHER RESISTANT TYPE RECEPTACLE WITH WEATHERPROOF IN-USE COVER
- USB — DUPLEX RECEPTACLE WITH DUPLEX USB CHARGING PORTS
- TV — RECEPTACLE FOR WALL MOUNTED TELEVISION, COORDINATE EXACT LOCATION WITH TV MOUNTING BRACKET AND ARCHITECT
- C — INSTALL RECEPTACLE ON CEILING SURFACE
- 120V, DUPLEX RECEPTACLE, MOUNT FLUSH IN WALL AT 18" AFF, UON
- 120V, DUPLEX RECEPTACLE, MOUNT FLUSH IN WALL ABOVE COUNTERTOP OR +42" AFF WHERE NO COUNTERTOP
- SIMILAR TO "GFI" EXCEPT CONNECTED TO DEDICATED CIRCUIT BREAKER
- SIMILAR TO "GFI" EXCEPT SPLIT WIRED WITH ONE RECEPTACLE TO BE CONTROLLED VIA A LIGHT SWITCH
- TWO 120V, DUPLEX RECEPTACLES MOUNTED IN A COMMON 2-GANG BOX. MOUNT FLUSH IN WALL AT 18" AFF, UON
- USB — ONE 120V, DUPLEX RECEPTACLE SPLIT WIRED WITH ONE RECEPTACLE CONTROLLED VIA A LIGHT SWITCH, AND ONE DUPLEX RECEPTACLE WITH DUPLEX USB CHARGING PORTS. MOUNT IN COMMON 2-GANG BOX FLUSH IN WALL AT 18" AFF, UON.
- 120V, SINGLE RECEPTACLE. MOUNT FLUSH IN WALL AT 18" AFF, UON
- RECEPTACLE WITH NEMA CONFIGURATION AS NOTED. MOUNT FLUSH IN WALL AT 18" AFF, UON.
- 120V, DUPLEX RECEPTACLE IN FLOOR BOX.
- MULTI-OUTLET ASSEMBLY OR PLUG STRIP, SEE PLANS FOR SPECIFICATION AND ADDITIONAL INFORMATION.
- SD — FLUSH PANELBOARD
- RECESSED DOWNLIGHT FIXTURE
- SURFACE LINEAR FIXTURE
- CEILING MOUNTED FIXTURE
- S — LINE VOLTAGE, SINGLE-POLE, SINGLE-THROW SWITCH (SWITCHES +48" AFF TO TOP OF BOX, UON)
  SWITCH SUBSCRIPTS:
  3 = THREE WAY
  4 = FOUR WAY
  PROVIDE MULTI-GANG BACKBOX AS REQUIRED TO ACCOMMODATE MULTIPLE SWITCH LEGS
- D — LINE VOLTAGE, DIMMER SWITCH
- V — LINE VOLTAGE, COMBINATION/SELF-CONTAINED ON/OFF SWITCH WITH OCCUPANCY SENSOR.
  • = PROGRAMMED AUTO ON / AUTO OFF
  V = PROGRAMMED MANUAL ON / AUTO OFF (VACANCY SENSOR)
- OCCUPANCY SENSOR, CEILING MOUNTED
- H1 — ELECTRICAL FEEDER TAG, SEE FEEDER SCHEDULE FOR ADDITIONAL INFORMATION

ELECTRIC SITE PLAN
SCALE: 1/16" = 1'-0" (1)

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24 TEHAMA
CARMEL, CA 93923
APN 165-421-045

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DRAWN BY	AVH
SCALE	AS NOTED

REVISIONS

DESIGN REVIEW STEP 2A/B	06/20/2024
100% SCHEMATIC DESIGN	08/07/2024
DESIGN REVIEW STEP 3	08/23/2024
DESIGN REVIEW STEP 4	01/22/2025

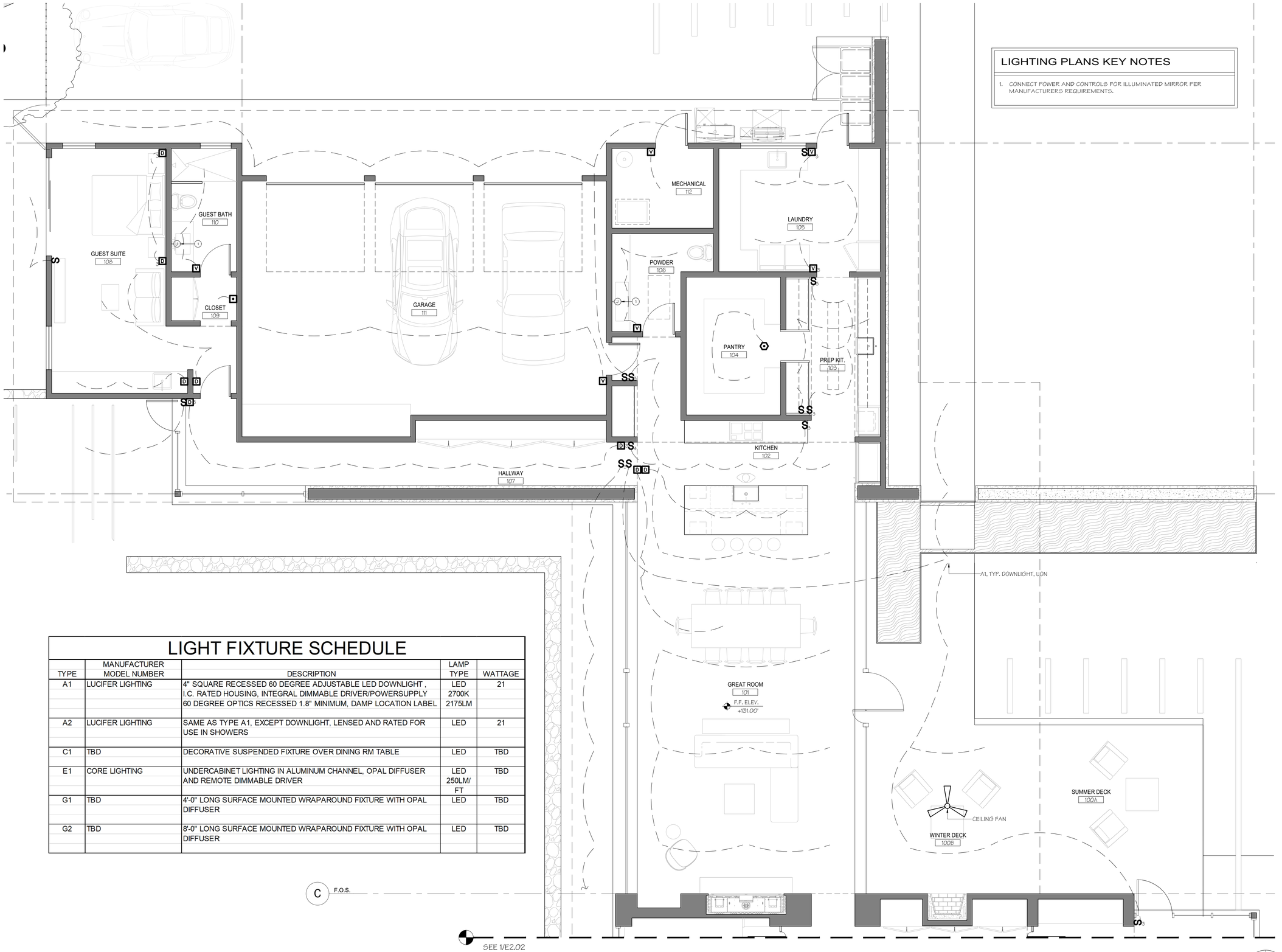
SHEET NAME

ELECTRIC SITE PLAN

SHEET NUMBER

E1.01

DESIGN REVIEW



LIGHTING PLANS KEY NOTES

1. CONNECT POWER AND CONTROLS FOR ILLUMINATED MIRROR PER MANUFACTURERS REQUIREMENTS.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER MODEL NUMBER	DESCRIPTION	LAMP TYPE	WATTAGE
A1	LUCIFER LIGHTING	4" SQUARE RECESSED 60 DEGREE ADJUSTABLE LED DOWNLIGHT , I.C. RATED HOUSING, INTEGRAL DIMMABLE DRIVER/POWERSUPPLY 60 DEGREE OPTICS RECESSED 1.8" MINIMUM, DAMP LOCATION LABEL	LED 2700K 2175LM	21
A2	LUCIFER LIGHTING	SAME AS TYPE A1, EXCEPT DOWNLIGHT, LENSED AND RATED FOR USE IN SHOWERS	LED	21
C1	TBD	DECORATIVE SUSPENDED FIXTURE OVER DINING RM TABLE	LED	TBD
E1	CORE LIGHTING	UNDERCABINET LIGHTING IN ALUMINUM CHANNEL, OPAL DIFFUSER AND REMOTE DIMMABLE DRIVER	LED 250LM/ FT	TBD
G1	TBD	4'-0" LONG SURFACE MOUNTED WRAPAROUND FIXTURE WITH OPAL DIFFUSER	LED	TBD
G2	TBD	8'-0" LONG SURFACE MOUNTED WRAPAROUND FIXTURE WITH OPAL DIFFUSER	LED	TBD

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

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DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

SHEET NAME

LIGHTING PLAN
GREAT ROOM &
GUEST WING

SHEET NUMBER

E2.01

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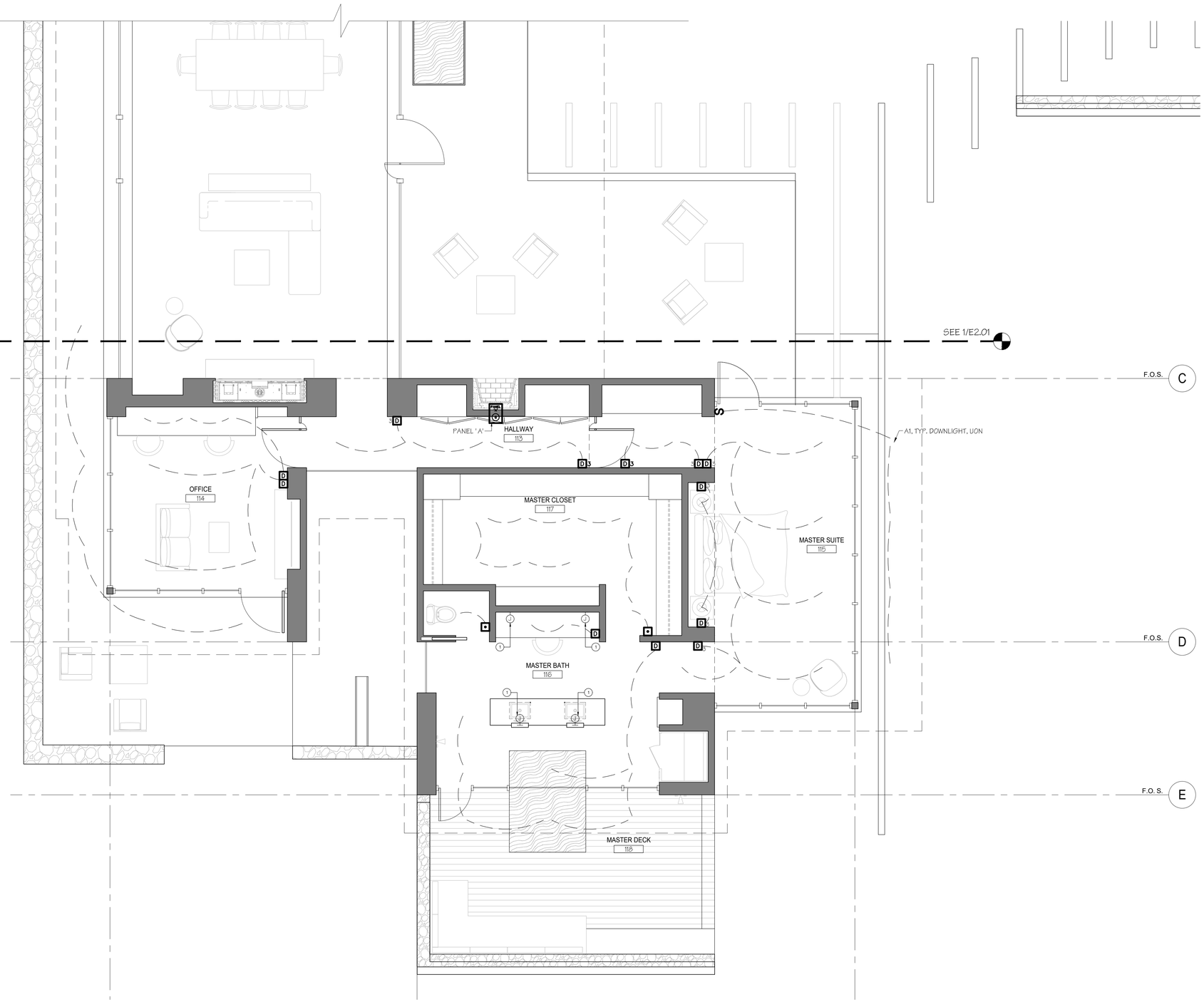
LIGHTING PLAN GENERAL NOTES

1. BRANCH CIRCUIT SIZES - MAX 3% VOLT DROP BRANCH CIRCUIT WIRING SHALL BE SIZED BY THE CONTRACTOR TO MEET THE 2022 CA BUILDING ENERGY EFFICIENCY STANDARDS OF 3% MAXIMUM DROP, WITH THE FOLLOWING CRITERIA:

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   i. 120V: #12 = 80FT, #10 = 125FT, #8 = 200FT, #6 = 300FT
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   iv. 277V: #12 = 180FT, #10 = 290FT, #8 = 450FT, #6 = 700FT

   C. SELECT CONDUCTOR SIZES THAT WILL NOT EXCEED THE ONE-WAY CIRCUIT DISTANCES NOTED ABOVE TO THE CENTROID OF THE CIRCUIT LOADS, WITH THE CIRCUIT DISTANCE TO INCLUDE UP AND DOWN LENGTHS TO THE CEILING OR UNDERFLOOR SPACES. THE WHOLE BRANCH CIRCUIT SHALL CONSIST OF THE SAME CONDUCTOR SIZES UNLESS CONTRACTOR-PROVIDED CALCULATIONS INDICATE THE LAST DEVICE ON EACH CIRCUIT BRANCH WILL NOT EXCEED 3% VOLT DROP. FOR CONDUCTOR SIZES REQUIRED TO BE LARGER THAN #10, INSTALL INLINE HEAT-SHRUNK SPLICES IN RESPECTIVE PANELBOARD OR OUTLET BOX.

2. ALL PERMANENTLY INSTALLED LUMINAIRES MUST QUALIFY AS "HIGH EFFICACY LUMINAIRES" INCLUDING FLUORESCENT, GU-24 SOCKETS, AND LUMINAIRES CONTAINING A JA8 COMPLIANT LAMP. RECESSED DOWNLIGHTS WITH SCREW BASED SOCKETS ARE NOT PERMITTED.
3. AT LEAST ONE LUMINAIRE IN THE FOLLOWING ROOMS SHALL BE CONTROLLED WITH A VACANCY SENSOR: BATHROOMS, UTILITY ROOMS, LAUNDRY ROOMS AND GARAGES.
4. LUMINAIRES RECESSED INTO CEILINGS SHALL BE LISTED FOR ZERO CLEARANCE INSULATION, LABELLED THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH A LEAKAGE SEAL LESS THAN 2.0CFM AT 75 PASCALS, SEALED WITH A GASKET OR CAULK AND ALLOW LAMP REPLACEMENT AND MAINTENANCE TO BE READILY ACCESSIBLE FROM BELOW THE CEILING WITHOUT CUTTING HOLES IN THE CEILING.
5. ALL LUMINARIES THAT ARE INSTALLED WITH JA8-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR. CLOSETS LESS THAN 70 S.F. ARE EXEMPT FROM THIS REQUIREMENT.
6. PROVIDE DIMMERS THAT ARE APPROVED TO PROPERLY DIM THE RESPECTIVE LED DRIVERS. COORDINATE THE REQUIRED DIMMER TYPE WITH THE APPROVED LIGHT FIXTURE SUBMITTAL.
7. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF LIGHT FIXTURES.
8. PROVIDE DEDICATED NEUTRAL TO EACH BRANCH CIRCUIT PER CEC.



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

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REVISIONS

100% SCHEMATIC DESIGN	08/07/2024
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BUILDING PERMIT	01/31/2025

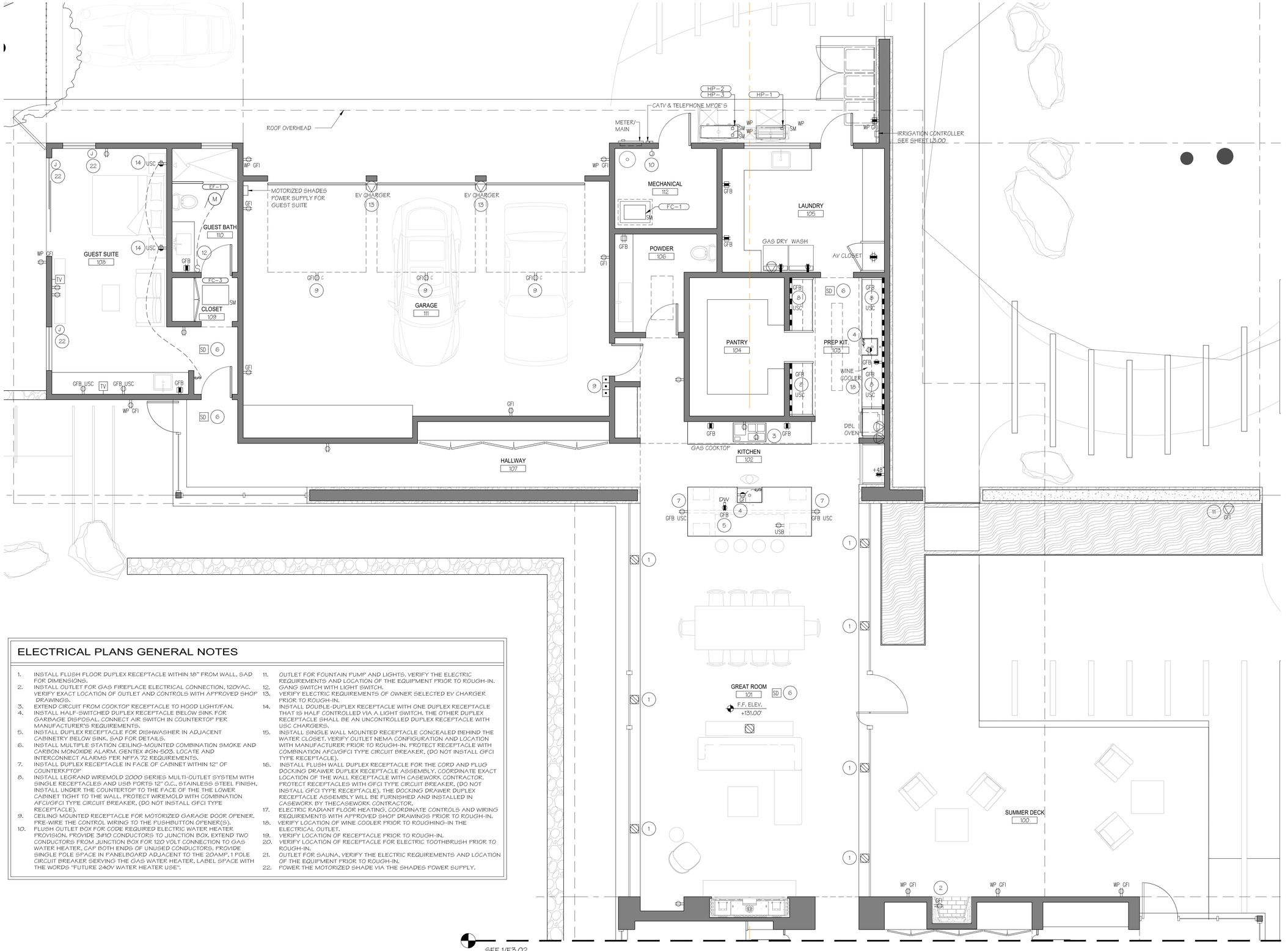
SHEET NAME

LIGHTING PLAN
MASTER WING

SHEET NUMBER

E2.02

BUILDING PERMIT



ELECTRICAL PLANS GENERAL NOTES

1. INSTALL FLUSH FLOOR DUPLEX RECEPTACLE WITHIN 18" FROM WALL. SAD FOR DIMENSIONS.
2. INSTALL OUTLET FOR GAS FIREPLACE ELECTRICAL CONNECTION, 120VAC. VERIFY EXACT LOCATION OF OUTLET AND CONTROLS WITH APPROVED SHOP DRAWINGS.
3. EXTEND CIRCUIT FROM COOKTOP RECEPTACLE TO HOOD LIGHT/FAN.
4. INSTALL HALF-SWITCHED DUPLEX RECEPTACLE BELOW SINK FOR GARBAGE DISPOSAL. CONNECT AIR SWITCH IN COUNTERTOP PER MANUFACTURER'S REQUIREMENTS.
5. INSTALL DUPLEX RECEPTACLE FOR DISHWASHER IN ADJACENT CABINETRY BELOW SINK. SAD FOR DETAILS.
6. INSTALL MULTIFLE STATION CEILING-MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM, GENTEX #GN-503. LOCATE AND INTERCONNECT ALARMS PER NFPA 72 REQUIREMENTS.
7. INSTALL DUPLEX RECEPTACLE IN FACE OF CABINET WITHIN 12" OF COUNTERKTOP
8. INSTALL LEGRAND WIREMOLD 2000 SERIES MULTI-OUTLET SYSTEM WITH SINGLE RECEPTACLES AND USB PORTS 12" O.C., STAINLESS STEEL FINISH. INSTALL UNDER THE COUNTERTOP TO THE FACE OF THE THE LOWER CABINET TIGHT TO THE WALL. PROTECT WIREMOLD WITH COMBINATION AFCI/GFCI TYPE CIRCUIT BREAKER. (DO NOT INSTALL GFCI TYPE RECEPTACLE).
9. CEILING MOUNTED RECEPTACLE FOR MOTORIZED GARAGE DOOR OPENER. PRE-WIRE THE CONTROL WIRING TO THE PUSHBUTTON OPENER(S).
10. FLUSH OUTLET BOX FOR CODE REQUIRED ELECTRIC WATER HEATER PROVISION. PROVIDE 3#10 CONDUCTORS TO JUNCTION BOX. EXTEND TWO CONDUCTORS FROM JUNCTION BOX FOR 120 VOLT CONNECTION TO GAS WATER HEATER. CAP BOTH ENDS OF UNUSED CONDUCTORS. PROVIDE SINGLE POLE SPACE IN PANELBOARD ADJACENT TO THE 20AMP, 1 POLE CIRCUIT BREAKER SERVING THE GAS WATER HEATER. LABEL SPACE WITH THE WORDS "FUTURE 240V WATER HEATER USE".
11. OUTLET FOR FOUNTAIN PUMP AND LIGHTS. VERIFY THE ELECTRIC REQUIREMENTS AND LOCATION OF THE EQUIPMENT PRIOR TO ROUGH-IN.
12. GANG SWITCH WITH LIGHT SWITCH.
13. VERIFY ELECTRIC REQUIREMENTS OF OWNER SELECTED EV CHARGER PRIOR TO ROUGH-IN.
14. INSTALL DOUBLE-DUPLEX RECEPTACLE WITH ONE DUPLEX RECEPTACLE THAT IS HALF CONTROLLED VIA A LIGHT SWITCH. THE OTHER DUPLEX RECEPTACLE SHALL BE AN UNCONTROLLED DUPLEX RECEPTACLE WITH USC CHARGERS.
15. INSTALL SINGLE WALL MOUNTED RECEPTACLE CONCEALED BEHIND THE WATER CLOSET. VERIFY OUTLET NEMA CONFIGURATION AND LOCATION WITH MANUFACTURER PRIOR TO ROUGH-IN. PROTECT RECEPTACLE WITH COMBINATION AFCI/GFCI TYPE CIRCUIT BREAKER. (DO NOT INSTALL GFCI TYPE RECEPTACLE).
16. INSTALL FLUSH WALL DUPLEX RECEPTACLE FOR THE CORD AND PLUG DOCKING DRAWER DUPLEX RECEPTACLE ASSEMBLY. COORDINATE EXACT LOCATION OF THE WALL RECEPTACLE WITH CASEWORK CONTRACTOR. PROTECT RECEPTACLES WITH GFCI TYPE CIRCUIT BREAKER. (DO NOT INSTALL GFCI TYPE RECEPTACLE). THE DOCKING DRAWER DUPLEX RECEPTACLE ASSEMBLY WILL BE FURNISHED AND INSTALLED IN CASEWORK BY THECASEWORK CONTRACTOR.
17. ELECTRIC RADIANT FLOOR HEATING. COORDINATE CONTROLS AND WIRING REQUIREMENTS WITH APPROVED SHOP DRAWINGS PRIOR TO ROUGH-IN.
18. VERIFY LOCATION OF WINE COOLER PRIOR TO ROUGHING-IN THE ELECTRICAL OUTLET.
19. VERIFY LOCATION OF RECEPTACLE PRIOR TO ROUGH-IN.
20. VERIFY LOCATION OF RECEPTACLE FOR ELECTRIC TOOTHBRUSH PRIOR TO ROUGH-IN.
21. OUTLET FOR SAUNA. VERIFY THE ELECTRIC REQUIREMENTS AND LOCATION OF THE EQUIPMENT PRIOR TO ROUGH-IN.
22. POWER THE MOTORIZED SHADE VIA THE SHADES POWER SUPPLY.

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

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SHEET NAME

ELECTRIC PLAN
GREAT ROOM &
GUEST WING

SHEET NUMBER

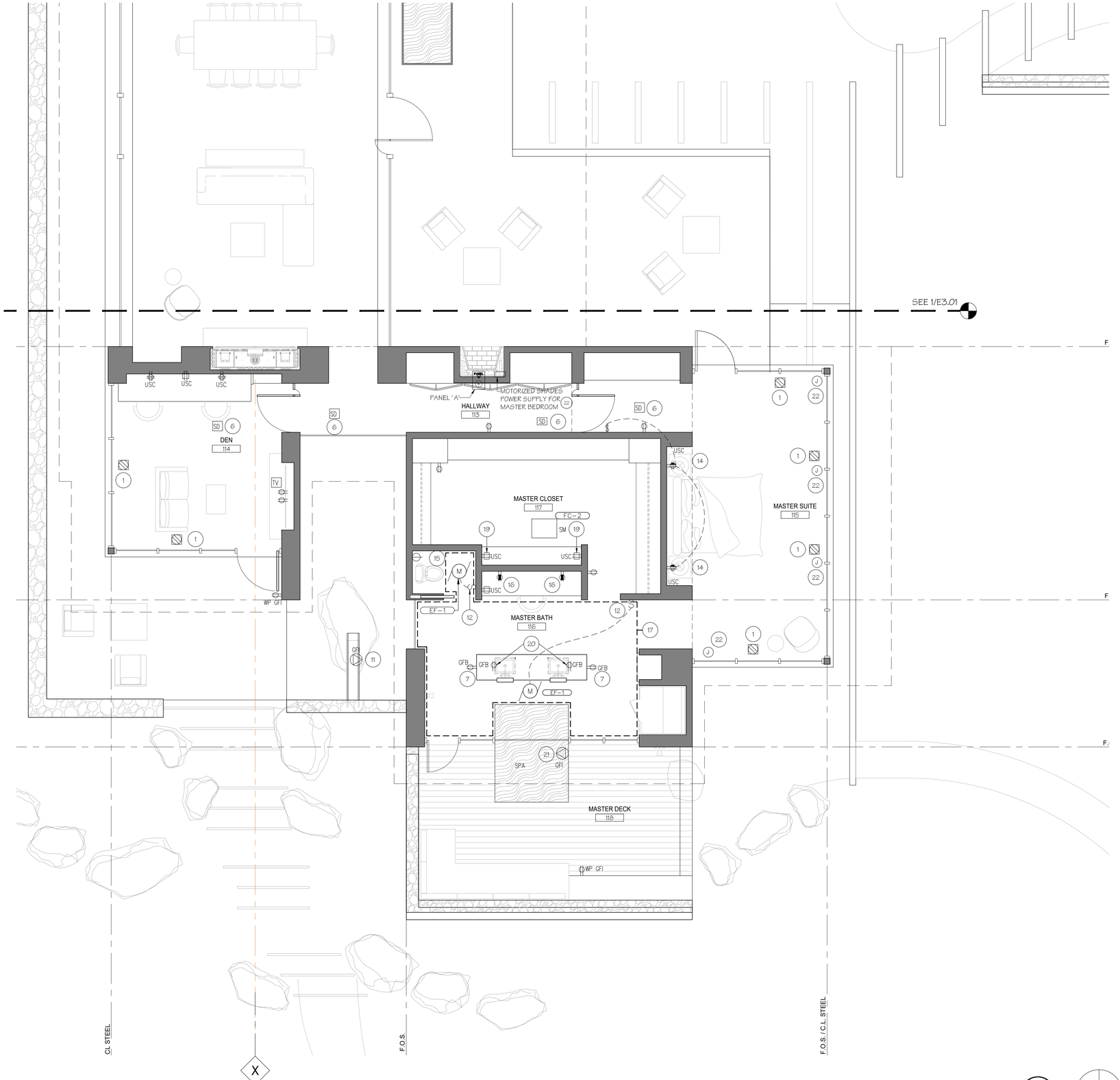
E3.01

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ELECTRICAL PLAN GENERAL NOTES

Electric Plans General Notes

1. BRANCH CIRCUIT SIZES - MAX 3% VOLT DROP BRANCH CIRCUIT WIRING SHALL BE SIZED BY THE CONTRACTOR TO MEET THE 2022 CA BUILDING ENERGY EFFICIENCY STANDARDS OF 3% MAXIMUM DROP, WITH THE FOLLOWING CRITERIA:
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     - i. 120V: #12 = 80FT, #10 = 125FT, #8 = 200FT, #6 = 300FT
     - ii. 208Y: #12 = 135FT, #10 = 215FT, #8 = 340FT, #6 = 530FT
     - iii. 240V: #12 = 155FT, #10 = 250FT, #8 = 400FT, #6 = 600FT
     - iv. 277V: #12 = 180FT, #10 = 290FT, #8 = 450FT, #6 = 700FT
   - C. SELECT CONDUCTOR SIZES THAT WILL NOT EXCEED THE ONE-WAY CIRCUIT DISTANCES NOTED ABOVE TO THE CENTROID OF THE CIRCUIT LOADS, WITH THE CIRCUIT DISTANCE TO INCLUDE UP AND DOWN LENGTHS TO THE CEILING OR UNDERFLOOR SPACES. THE WHOLE BRANCH CIRCUIT SHALL CONSIST OF THE SAME CONDUCTOR SIZES UNLESS CONTRACTOR-PROVIDED CALCULATIONS INDICATE THE LAST DEVICE ON EACH CIRCUIT BRANCH WILL NOT EXCEED 3% VOLT DROP. FOR CONDUCTOR SIZES REQUIRED TO BE LARGER THAN #10, INSTALL INLINE HEAT-SHRUNK SPLICES IN RESPECTIVE PANELBOARD OR OUTLET BOX.
2. PER CEC 210.12 INSTALL ARC-FAULT CURRENT INTERRUPTER (AFCI) CIRCUIT BREAKERS FOR BRANCH CIRCUITS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS/AREAS.
3. PER CEC 406.12, INSTALL TAMPER-RESISTANT RECEPTACLES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOR, STUDIES, LIBRARIES, DEN, SUNROOMS, BEDROOMS, RECREATION ROOMS, PANTRIES, BREAKFAST ROOMS, BATHROOMS, OUTDOOR BALCONIES, DECKS, PORCHES, LAUNDRY AREAS, BASEMENTS, GARAGES, ACCESSORY BUILDINGS, HALLWAYS, FOYERS, AND SIMILAR ROOMS AND AREAS.
4. REFER TO THE ARCHITECTURAL ELEVATIONS FOR THE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL RECEPTACLES.
5. REFER TO THE PLUMBING AND MECHANICAL DRAWINGS FOR THE EXACT LOCATIONS OF EQUIPMENT AND ADDITIONAL CONTROLS TO BE CIRCUITED.
6. REFER TO THE A/V DRAWINGS FOR THE LOCATIONS OF THE TELEPHONE, DATA, AND CABLE TV RECEPTACLES.
7. GANG DUPLEX RECEPTACLES SHOWN DIRECTLY ADJACENT TO EACH OTHER UNDER ONE SINGLE FACEPLATE.
8. PROVIDE DEDICATED NEUTRAL TO EACH BRANCH CIRCUIT PER CEC 210.4.
9. FOR HALF CONTROLLED DUPLEX RECEPTACLES (SWITCHED OR DIMMED) CONTROL THE LOWER RECEPTACLE. FOR HORIZONTALLY MOUNTED HALF CONTROLLED DUPLEX RECEPTACLES CONTROL THE RIGHT RECEPTACLE. PROVIDE A 3/16" GREEN DOT STICKER ADJACENT TO THE CONTROLLED RECEPTACLE.
10. PER CEC 406.11 RECEPTACLES USED FOR DIMMING SHALL MECHANICALLY REJECT ALL STANDARD NEMA STANDARD PLUGS. PROVIDE SPECIAL RECEPTACLES THAT WILL ACCEPT SPECIAL MATING REPLACEMENT PLUG FOR DIMMING USE. REFER TO ELECTRICAL SPECIFICATIONS FOR THE LUTRON MODEL NUMBERS.
11. IF NOT INDICATED ON THE ELECTRICAL DRAWINGS, REFER TO THE LIGHTING DRAWINGS FOR THE TYPE OF CONTROLLED RECEPTACLES; EITHER SWITCHED OR DIMMED.
12. PER CEC 150.0(k)2.B, EXHAUSTS FANS ARE TO BE CONTROLLED SEPARATELY FROM LIGHT FIXTURES.
13. SMOKE ALARMS INSTALLED WITHIN 20FT. OF A KITCHEN, BATHROOM, OR A ROOM THAT CONTAINS A FIREPLACE OR WOOD BURNING STOVE, SHALL BE OF THE PHOTOELECTRIC TYPE ONLY. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. FOR PROPER PLACEMENT OF THE COMBINATION SMOKE AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED, ETC.) REFER TO THE MANUFACTURERS GUIDELINES.
14. PROVIDE AT LEAST TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS TO SERVE ALL THE WALL AND FLOOR RECEPTACLES IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS, OR SIMILAR AREAS. (CEC ART. 210.11(C)(1)). PROVIDE AT LEAST ONE 20 AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLES AND SUCH CIRCUIT SHALL SHALL HAVE NO OTHER RECEPTACLES. (CEC ART. 210.11(C)(2)). PROVIDE AT LEAST ONE 20 AMP BRANCH CIRCUIT TO SUPPLY THE BATHROOM RECEPTACLES AND SUCH CIRCUIT SHALL SHALL HAVE NO OTHER RECEPTACLES. (CEC ART. 21011(C)(3))
15. FOR ALL DISCONNECT SWITCHES, AMPERE RATING OF DISCONNECT SHALL BE GREATER OR EQUAL TO THAT OF THE RESPECTIVE LOAD'S UPSTREAM FEEDER BREAKER.



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

1

N
TRUE NORTH

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JUANCARLOS FERNANDEZ
PROJECT DESIGNER

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CARMEL
SERWIN RESIDENCE

24 TEHAMA
CARMEL, CA 93923
APN 169-421-045

PROJECT NUMBER	2314
DATE	01/31/2025
CHECKED BY	JCF
DRAWN BY	AVH
SCALE	AS NOTED

REVISIONS

100% SCHEMATIC DESIGN	08/07/2024
DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

SHEET NAME

ELECTRIC PLAN
MASTER WING

SHEET NUMBER

E3.02

BUILDING PERMIT

(XX) GROUNDING AND BONDING KEY NOTES

(G1) GROUNDING ELECTRODE CONDUCTOR TO NEAREST EFFECTIVELY GROUNDED METAL COLD WATER PIPING SYSTEM AND/OR OTHER METAL PIPING SYSTEMS NOTED, FULLY-SIZED PER TABLE 250.66. CONNECT WITHIN 5 FEET OF THE PIPING ENTRANCE INTO THE BUILDING. (THIS SHALL NOT BE THE ONLY ELECTRODE.) CEC 250.52, 250.53(D) AND 250.66.

(G2) GROUNDING ELECTRODE CONDUCTOR TO NEAREST EFFECTIVELY-GROUNDED BUILDING STEEL STRUCTURE, FULLY-SIZED PER TABLE 250.66.

(G3) GROUNDING ELECTRODE CONDUCTOR TO CONCRETE ENCASED ELECTRODE GROUND, SIZED PER TABLE 250.66, MINIMUM #4 CU. CEC 250.66(B)

(G4) GROUNDING ELECTRODE CONDUCTOR TO GROUND ROD (IN EQUIPMENT OR ADJACENT GROUND WELL BOX), SIZED PER TABLE 250.66, MAXIMUM #6 CU. CEC 250.66(A)

BONDING JUMPER TO METAL COLD WATER PIPING SYSTEM, FULLY-SIZED PER TABLE 250.66. CONNECT WITHIN 5 FEET OF THE PIPING ENTRANCE INTO THE BUILDING. THIS IS NOT REQUIRED WHERE THE GROUNDING ELECTRODE CONDUCTOR IN SHEET NOTE #G4 IS INSTALLED TO THE SAME PIPE. CEC 250.104(A)(1)

(G5) BONDING JUMPER TO ABOVE-GROUND GAS AND/OR OTHER PIPING SYSTEM NOTED, #6 CU. CONNECT WITHIN 5 FEET OF THE PIPING ENTRANCE INTO THE BUILDING. THIS IS NOT REQUIRED WHERE THE GROUNDING ELECTRODE CONDUCTOR IN SHEET NOTE #G4 IS INSTALLED TO THE SAME PIPE. CEC 250.104(B)

(G6) #6 CU EQUIPMENT BONDING CONDUCTOR TO GROUND BUS AT TELEPHONE TERMINAL BOARD OR OTHER EQUIPMENT AS NOTED.

(G7) GROUNDING ELECTRODE CONDUCTOR SIZES – CEC TABLE 250.66

	PROVIDE G.E.C. SIZE AS NOTED	COPPER SERVICE CONDUCTOR SIZES	ALUMINUM SERVICE CONDUCTOR SIZES
(G8)	#8 CU	#2 OR SMALLER	1/0 OR SMALLER
(G9)	#6 CU	#1 OR 1/0	2/0 OR 3/0
(G10)	#4 CU	2/0 OR 3/0	4/0 OR 250KCMIL
(G11)	#2 CU	4/0 THROUGH 350KCMIL	OVER 250 THROUGH 500KCMIL
(G12)	1/0 CU	400KCMIL THROUGH 600KCMIL	OVER 500 THROUGH 900KCMIL
(G13)	2/0 CU	700KCMIL THROUGH 1100KCMIL	OVER 900 THROUGH 1750
(G14)	3/0 CU	OVER 1100KCMIL	OVER 1750

GROUNDING AND BONDING NOTES

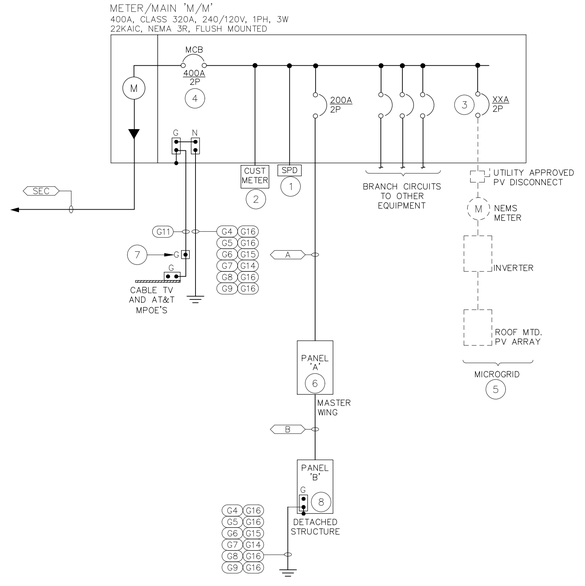
1. GROUND RODS SHALL BE VERTICALLY DRIVEN AT A 6'-0" MINIMUM SPACING FROM OTHER RODS AND OTHER GROUNDING ELECTRODES (I.E., WATER PIPING AND STRUCTURAL STEEL). RODS MAY BE DIAGONALLY DRIVEN OR INSTALLED HORIZONTALLY AND BURIED 30" BELOW GRADE WHEN THE SOIL PREVENTS RODS FROM BEING VERTICALLY DRIVEN. CEC 250.53(G)
2. CONCRETE ENCASED ELECTRODE GROUND TO BE A CONCRETE-ENCASED (MIN 2") BARE COPPER CONDUCTOR, SIZED PER TABLE 250.66, MINIMUM #4, 20 FOOT LENGTH, LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION, FOOTING OR PAD, AND BELOW ANY VAPOR BARRIERS. CEC 250.52(3)
3. CONNECTIONS TO GROUNDING ELECTRODES SHALL BE MADE WITH LISTED CONNECTORS, FITTINGS OR EXOTHERMIC WELDING. CEC 250.70
4. DO NOT INSTALL GROUNDING ELECTRODE CONDUCTORS TO UNDERGROUND GAS PIPING SYSTEMS. CEC 250.52(7)(B)
5. INSTALL BONDING JUMPERS ACROSS INSULATED OR REMOVABLE JOINTS OF BONDED METALLIC PIPING SYSTEMS. CEC 250.68(B)
6. ALL GROUNDING AND BONDING CONNECTIONS SHALL BE ACCESSIBLE FOR TESTING. CEC 250.68(A)
7. ALL GROUNDING ELECTRODE CONDUCTORS AND BONDING JUMPERS SHALL BE INSTALLED IN RIGID METALLIC CONDUIT WHERE EXPOSED IN OUTDOOR AREAS, OR IN EMT CONDUIT WHERE INSTALLED EXPOSED IN INDOOR AREAS OR CONCEALED IN FRAMED BUILDING STRUCTURE, OR IN PVC CONDUIT WHERE INSTALLED IN-SLAB OR IN UNDERGROUND LOCATIONS. ALL CONDUCTORS AND JUMPERS SHALL BE SUITABLY PROTECTED FROM DAMAGE AND SHALL BE BONDED TO THEIR ENCLOSING METALLIC RACEWAY. CEC 250.64
8. SEE SECTION 26 0500, BASIC ELECTRICAL MATERIALS AND METHODS, FOR ADDITIONAL GROUNDING AND BONDING REQUIREMENTS.

GENERAL NOTES

1. PER NEC 110.24 AND 110.21 PROVIDE LABELS ON ELECTRICAL SERVICE EQUIPMENT INDICATING MAXIMUM AVAILABLE FAULT CURRENT AND DATE OF FAULT CURRENT CALCULATION. REFER TO LABELING DETAILS, THIS SHEET.
2. PER NEC 110.16 AND 110.21 PROVIDE LABELS AND MARKINGS ON ELECTRICAL DISTRIBUTION EQUIPMENT (I.E. METER/MAIN, PANELBOARDS) INDICATING POTENTIAL ARC FLASH HAZARDS. REFER TO LABELING DETAILS, THIS SHEET.

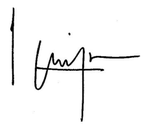
(#) KEY NOTES

1. SURGE PROTECTION DEVICE.
2. CUSTOMER METER WITH KWH AND KW DEMAND METER RECORDINGS.
3. PROVIDE OVERCURRENT PROTECTION DEVICE AT OPPOSITE END OF BUSS BAR FROM INCOMING LUGS FOR FUTURE PV CONNECTION. PROVIDE LABEL READING AS SHOWN ON THIS SHEET.
4. PROVIDE REVERSE FEED RATED CIRCUIT BREAKER.
5. MICROGRID EQUIPMENT (PV AND BATTERY) PROVIDED BY MICROGRID CONTRACTOR.
6. PANELBOARD WITH 200 AMP BUS, 240/120V, 1PH, 3W, MAIN LUGS ONLY, 10KAIC, NEMA 1, FLUSH MOUNTED. WITH AFCI, GFCI, AND COMBINATION AFCI/GFCI TYPE BRANCH CIRCUIT BREAKERS AS REQUIRED TO SERVE THE RESPECTIVE LOADS.
7. MOUNT INTERSYSTEM BONDING TERMINATION EXTERNAL TO SERVICE ENTRANCE EQUIPMENT PER CEC 250.94, ERICO MODEL #IBTB OR EQUIVALENT.
8. LOAD CENTER WITH 60 AMP BUS, 240/120V, 1PH, 3W, 30A/2P MAIN CIRCUIT BREAKER, 10KAIC, NEMA 1 , SURFACE MOUNTED. WITH AFCI, GFCI, AND COMBINATION AFCI/GFCI TYPE BRANCH CIRCUIT BREAKERS AS REQUIRED TO SERVE THE RESPECTIVE LOADS.



SINGLE LINE DIAGRAM (1)
N.T.S.

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JUANCARLOS FERNANDEZ
PROJECT DESIGNER

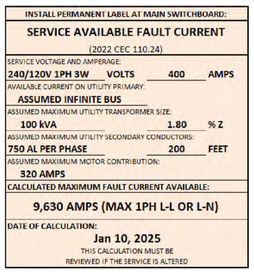
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LABELING DETAILS



INVERTER CONNECTION LABEL



FAULT CURRENT LABEL

ELECTRICAL FEEDER SCHEDULE

FEEDER TAG	FEEDER CONDUIT AND WIRING	FED FROM	FED TO	NOTES/COMMENTS	ESTIM. LENGTH (FT)	DESIGN LOAD (AMPS)	FEEDER AMPACITY (AMPS)	OCPD SIZE (AMPS)	FEEDER VOLTAGE	VOLTAGE DROP %	CONDUIT FILL %
SEC	3" CO	SITE	METER/MAIN		TBD	-	-	-	240	-	0%
CATV	2" CO	SITE	CATV MPOE		TBD	-	-	-	240	-	0%
TELE	2" CO	SITE	TELE MPOE		TBD	-	-	-	-	-	0%
A	2"C - 3#3/0, 1#6 GRD	METER/MAIN	PANEL 'A'		120	150	200	200	240	1.0%	26%
B	1"C - 3#8, 1#8 GRD	PANEL 'A'	PANEL 'B'		125	23	50	30	240	1.6%	18%

ELECTRICAL FEEDER AND BRANCH CIRCUIT SCHEDULE NOTES (DESCRIPTION OF COLUMNS)

1 FEEDER/BRANCH CIRCUIT TAG: REFER TO THE SINGLE-LINE DIAGRAM FOR FEEDER/BRANCH CIRCUIT TAGS
2 FEEDER/BRANCH CIRCUIT CONDUIT AND WIRING: PROVIDE CONDUIT AND WIRING AS SPECIFIED CORRESPONDING TO THE TAG ("AL" = ALUMINUM XHHW 90C)
3 FED FROM: FEEDER/BRANCH CIRCUIT IS FED FROM EQUIPMENT OR LOCATION AS NOTED
4 FED TO: FEEDER/BRANCH CIRCUIT FEEDS THE EQUIPMENT OR LOCATION AS NOTED; CORRESPONDS TO TAG NAME
5 NOTES/COMMENTS: NOTES OR COMMENTS SPECIFIC TO THE SPECIFIED FEEDER/BRANCH CIRCUIT
6 ESTIM. LENGTH (FT): ESTIMATED LENGTH OF FEEDER/BRANCH CIRCUIT IN FEET
7 DESIGN LOAD (AMPS): MAXIMUM DESIGN FEEDER/BRANCH CIRCUIT CURRENT
8 MAXIMUM FEEDER AMPACITY: MAXIMUM DESIGN FEEDER/BRANCH CIRCUIT AMPACITY (AMPS) AFTER TEMPERATURE AND CONDUCTOR QUANTITY DERATIONS
9 OCPD (AMPS): OVER-CURRENT PROTECTION DEVICE AMPACITY
10 FEEDER/BRANCH CIRCUIT VOLTAGE: LINE VOLTAGE OF FEEDER/BRANCH CIRCUIT, UON
11 VOLTAGE DROP % : ESTIMATED MAXIMUM PERCENT VOLTAGE DROP BASED ON DESIGN LOAD; BASED ON METALLIC CONDUIT (WORST CASE)
12 CONDUIT FILL % : ESTIMATED MAXIMUM PERCENT CONDUIT FILL

NOTE: THE ESTIMATED LENGTHS IN THE SCHEDULE ABOVE ARE FOR CALCULATION PURPOSES. THESE LENGTHS SHOULD NOT BE USED AS A BASIS FOR BIDDING; CONTRACTOR SHALL VERIFY FEEDER/BRANCH CIRCUIT LENGTHS ON DRAWINGS AND IN FIELD.

NOTE: ALL FEEDERS AND GROUNDS SHALL BE COPPER THHN/THWN UNLESS NOTED AS "AL" IN SCHEDULE.

Building: SERWIN RESIDENCE Date: 11/8/2024

ELECTRIC SERVICE ESTIMATE

Optional Calculation for Dwelling Unit
Per CEC Article 220.82

AREA SUMMARY

		Normal Loads (VA)
Living Areas	3,674 sqft	
Garage & Storage	751 sqft	
Total:	4,425 sqft	
GENERAL LOADS		
3,674 sqft at 3 VA/sqft (Lighting and Recept.)		11,022
Small Appliance ckts - 2/Kitchen	2 at 1,500 VA ea.	3,000
Laundry branch circuits	1 at 1,500 VA ea.	1,500
Total General Light & Small Appliance Loads:		15,522
APPLIANCE & WATER HEATER LOADS		
Refrigerator/Freezer	1 at 900 VA ea.	900
Under Counter Refrigerator	1 at 250 VA ea.	250
Undercounter Wine Cooler	1 at 300 VA ea.	300
Dishwasher	1 at 1,300 VA ea.	1300
Microwave	2 at 1,500 VA ea.	3000
Hood	1 at 1,200 VA ea.	1200
Gas Range	1 at 500 VA ea.	500
Electric Insta-Hot Water Heaters	3 at 1,500 VA ea.	4500
Gas Dryer	1 at 850 VA ea.	850
Washing Machine	1 at 960 VA ea.	960
Electric Toilet	1 at 1,250 VA ea.	1250
Total Appliance Loads:		15,010
GENERAL LOADS DEMAND CALCULATION		
Total General Loads		30,532
First 10,000VA at 100%		10,000
Remainder at 40%		8,213
Total Demand General Loads:		18,213
MISC LOADS		
Infrared Sauna	1 at 8,000 VA ea.	8,000
Electric Hot Tub	1 at 8,800 VA ea.	8,800
Outdoor Gas Radiant Heaters	1 at 240 VA ea.	240
AV Racks	2 at 1,800 VA ea.	3,600
Electric Vehicle Chargers (48Amp)	1 at 11,500 VA ea.	11,500
Total Misc Loads at 100% Demand:		32,140
HEATING & AIR CONDITIONING LOADS		
Heat Pump HP-1	1 at 4,278.0 VA ea.	4,278
Heat Pump HP-2	1 at 5,200.0 VA ea.	5,200
Heat Pump HP-3	1 at 2,288.0 VA ea.	2,288
Electric Radiant Floor Mat	100 at 12 VA/sqft	1,200
Fan Coil FC-1	1 at 1,035 VA ea.	1,035
Fan Coil FC-2	1 at 541 VA ea.	541
Fan Coil FC-3	1 at 370 VA ea.	370
Larger Heating & Air Conditioning Loads at 100% Demand:		14,912

TOTAL CONNECTED LOAD: 78 kVA
TOTAL CONNECTED LOAD – AMPERES AT 240/120V, 1PH, 3W: 323 AMPS

TOTAL DEMAND LOAD: 65 kVA
TOTAL CONNECTED LOAD – AMPERES AT 240/120V, 1PH, 3W: 272 AMPS

1/10/25 8:35 PM

CALCULATIONS (1)
N/A

CARMEL
SERWIN RESIDENCE

24 TEHAMA
CARMEL, CA 93923
APN 169-421-045

PROJECT NUMBER	2314
DATE	01/31/2025
CHECKED BY	JCF
DRAWN BY	AVH
SCALE	AS NOTED

REVISIONS

100% SCHEMATIC DESIGN	08/07/2024
DESIGN REVIEW STEP 4	01/22/2025
BUILDING PERMIT	01/31/2025

SHEET NAME

SINGLE LINE DIAGRAM

SHEET NUMBER

E5.01

BUILDING PERMIT

GENERAL NOTES

1) CONTRACTOR TO EXAMINE THE PROPOSED WORK SITE AND BECOME FAMILIAR WITH ALL JOB CONDITIONS AFFECTING THE WORK SHOWN. CONTRACTOR(S) SHALL FIELD-VERIFY SITE CONDITIONS INCLUDING LOCATIONS AND SIZES OF EXISTING PIPING, VALVES, CLEANOUTS, WASTE MAINS, GAS METERS, ETC., AND BIDS SHALL BE BASED ON ACTUAL FIELD CONDITIONS. NO ADDITIONAL ALLOWANCE WILL BE GRANTED DUE TO LACK OF KNOWLEDGE OF SITE CONDITIONS. ACCEPT SOLE AND COMPLETE RESPONSIBILITY FOR CONDITIONS OF THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.

2) DRAWINGS INDICATE DIAGRAMMATICALLY THE ARRANGEMENT OF PRINCIPAL APPARATUS, PIPING, DUCTWORK, AND OTHER MATERIAL. FOLLOW DRAWING AS CLOSELY AS POSSIBLE IN ORDER TO ACHIEVE A NEAT INSTALLATION WHILE STILL WORKING AROUND ANY OBSTRUCTIONS. INSPECT SITE CONDITIONS AFFECTING THE WORK AND PROVIDE FITTINGS AND ACCESSORIES AS REQUIRED TO MEET CONDITIONS WHETHER SHOWN OR NOT.

3) IT IS NOT THE INTENTION OF THE PLANS AND SPECIFICATIONS TO COVER ALL INCIDENTALS REQUIRED TO PROVIDE COMPLETE AND FULLY-OPERATIONAL SYSTEMS. THE CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, MISCELLANEOUS SERVICES, ETC., REQUIRED TO ACCOMPLISH THIS RESULT. ANYTHING WHICH MAY BE REASONABLY CONSTRUED AS A NECESSARY PART OF THE INSTALLATION SHALL BE INCLUDED, WHETHER SPECIFICALLY SHOWN OR MENTIONED OR NOT. ENGINEER WILL PROVIDE INTERPRETATIONS UPON REQUEST.

4) ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS AMENDED AND ADOPTED BY THE AUTHORITY(IES) HAVING JURISDICTION: 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA ENERGY CODE (TITLE 24), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND ANY OTHER LOCAL CODES, ORDINANCES, REGULATIONS, OR AUTHORITIES HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHER CODES AND REGULATIONS APPLICABLE TO THIS PROJECT. THESE CODES SHALL DETERMINE MINIMUM REQUIREMENTS FOR MATERIALS, METHODS, AND LABOR PRACTICES NOT OTHERWISE DEFINED IN THESE SPECIFICATIONS.

5) DEFINITIONS:
   a. WORK: LABOR AND MATERIALS OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
   b. FURNISH: OBTAIN, COORDINATE, SUBMIT THE NECESSARY DRAWINGS, DELIVER TO THE JOBSITE IN NEW CONDITION AND GUARANTEE.
   c. PROVIDE: FURNISH AND INSTALL.
   d. CONNECT: BRING SERVICE TO THE EQUIPMENT AND MAKE FINAL ATTACHMENTS INCLUDING NECESSARY PIPE FITTINGS, DUCTWORK, TRANSITIONS, ETC.
   e. CONCEALED: HIDDEN FROM SIGHT IN CHASES, FURRED SPACES, SHAFTS, ABOVE CEILING, EMBEDDED IN CONSTRUCTION, IN CRAWL SPACES, OR BURIED.
   f. EXPOSED: NOT INSTALLED UNDERGROUND OR CONCEALED AS DEFINED ABOVE.
   g. PERFORMANCE: CONTRACTOR SHALL PERFORM ALL WORK SPECIFIED, INDICATED, AND REQUIRED UNLESS OTHERWISE NOTED, INCLUDING FINAL CONNECTIONS, IN A WORKMANLIKE MANNER USING WORKERS SKILLED AND EXPERIENCED IN THE TRADE. PIPES, FIXTURES, EQUIPMENT, GRILLES, REGISTERS, ETC. TO BE INSTALLED LEVEL, SQUARE, OR CENTERED, ETC. TO GIVE A NEAT APPEARANCE.
   h. FULL FUNCTION: PROVIDE ALL MINOR ITEMS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL INSTALLATION.

6) CONTRACTOR SHALL CONFIRM ALL SITE VOLTAGES BEFORE BIDDING AND ORDERING EQUIPMENT. REIMBURSE ELECTRICAL CONTRACTOR, AT NO CHARGE TO CLIENT, FOR ELECTRICAL CONTRACTOR'S COST INCURRED DUE TO SUBSTITUTION OF MECHANICAL EQUIPMENT HAVING ELECTRICAL REQUIREMENTS DIFFERING FROM SITE CONDITIONS.

7) CONTRACTOR SHALL PROVIDE THE OWNER WITH COPIES OF OPERATION, MAINTENANCE, AND PREVENTATIVE MAINTENANCE MANUALS FOR EACH MODEL AND TYPE OF PLUMBING AND MECHANICAL EQUIPMENT.

8) CONTRACTOR SHALL PROVIDE EVIDENCE OF LICENSING, BONDING, AND INSURANCE, AND PROVIDE OTHER NECESSARY ADMINISTRATIVE FUNCTIONS FOR CONTRACTOR'S WORK.

9) CONTRACTOR SHALL PROCURE AND PAY FOR ALL REQUIRED PERMITS AND SERVICE CHARGES.

10) COORDINATION: CONFORM TO GENERAL CONSTRUCTION CONTRACT DOCUMENTS EXCEPT AS MODIFIED HEREIN. REFER ALSO TO STRUCTURAL AND ELECTRICAL CONTRACT DOCUMENTS. COORDINATE ALL WORK WITH OTHER TRADES.

11) CUTTING AND PATCHING: CUT AND PATCH AS REQUIRED. CUT OR WELD STRUCTURAL MEMBERS ONLY WITH APPROVAL OF A STRUCTURAL ENGINEER. PATCHING SUBJECT TO ACCEPTANCE BY OWNER.

12) SAW CUT TRENCHES IN SLAB SHALL BE FULLY RESTORED AND REINFORCED TO PREVENT SAGGING. ROUGHEN SAW CUT EDGES PRIOR TO RE-POURING CONCRETE.

13) COORDINATE ALL WORK WITH OTHER TRADES TO PROVIDE A COMPLETE INSTALLATION. CONNECT ALL EQUIPMENT FURNISHED BY OTHERS AS REQUIRED. INSTALL ALL WORK TO CLEAR ARCHITECTURAL AND STRUCTURAL MEMBERS. INSTALL ALL ABOVE GRADE (OVERHEAD) PIPING AS HIGH AS PRACTICAL.

14) RESTORE ALL DAMAGE RESULTING FROM YOUR WORK AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK. ADJUST, CLEAN, REPAIR, OR REPLACE PRODUCTS, WHICH HAVE BEEN DAMAGED.

15) GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR MINIMUM FROM DATE OF FILING NOTICE OF COMPLETION.

16) PROVIDE FLASHING AND COUNTER FLASHING FOR ALL WALL AND ROOF PENETRATIONS.

17) ADJUSTMENTS: MAKE MINOR ADJUSTMENTS TO WORK WHERE REQUESTED BY OWNER, WHEN SUCH ADJUSTMENTS ARE NECESSARY TO PROPER OPERATION AND WITHIN THE INTENT OF THE CONTRACT.

18) MATERIALS AND EQUIPMENT: PROVIDE NEW, UL-LISTED, COMMERCIAL-GRADE MATERIALS, DEVICES, EQUIPMENT, AND FIXTURES SUITABLE FOR THE ENVIRONMENT WHERE INSTALLED. REUSE EXISTING ONLY WHEN COMPLIANT WITH THE CONTRACT DOCUMENTS, IN GOOD CONDITION, AND APPROVED BY THE ENGINEER.

19) INSTALLATION: INSTALL ALL MATERIALS, EQUIPMENT, AND SYSTEMS IN FULL ACCORD WITH MANUFACTURER'S INSTRUCTIONS.

20) LAYOUT: INSTALL ALL PIPING AND DUCTWORK TO PRESENT A NEAT AND ORDERLY APPEARANCE. RUN ALL LINES PARALLEL WITH BUILDING CONSTRUCTION AS MUCH AS POSSIBLE. MAINTAIN HEADROOM, EQUIPMENT CLEARANCE, AND GRADIENT WHERE REQUIRED. ALLOW FOR EXPANSION & CONTRACTION.

21) ACCESS DOORS: PROVIDE ACCESS DOORS OR PANELS FOR ALL VALVES, CLEANOUTS, DAMPERS, CONTROLS, DEVICES, AND OTHER ITEMS REQUIRING INSPECTION OR MAINTENANCE.

22) START-UP: THOROUGHLY TEST AND DEMONSTRATE PROPER OPERATION OF ALL SYSTEMS AND EQUIPMENT MODIFIED, FURNISHED OR INSTALLED UNDER THIS CONTRACT.

23) WARRANTY: ALL MATERIALS AND EQUIPMENT INSTALLED UNDER THIS CONTRACT SHALL BE GUARANTEED FREE FROM ALL MECHANICAL, ELECTRICAL, AND WORKMANSHIP DEFECTS FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE PREMISES CAUSED BY LEAKS AND/OR BREAKS IN PIPES AND FIXTURES INSTALLED UNDER THIS CONTRACT, AS WELL AS ANY DAMAGE FROM LEAKS VIA ROOF PENETRATIONS MADE AND SEALED UNDER CONTRACTOR'S SCOPE.

24) PATCHING & PAINTING: RESTORE ANY DAMAGE RESULTING FROM THE WORK AND LEAVE PREMISES CLEAN. ADJUST, CLEAN, REPAIR, AND/OR REPLACE ANY ITEMS DAMAGED BY THE WORK. RESTORE WALL AND ROOF PENETRATIONS TO MATCH SURROUNDING WALL OR ROOF, RESPECTIVELY.

25) AIR BALANCE: PROVIDE SERVICES NECESSARY TO VERIFY AIR QUANTITIES AND BALANCE FOR ESTABLISHED QUANTITIES AND UNIFORM TEMPERATURE IN THE SPACES SERVED. ADJUST ALL DAMPERS AND ELEMENTS IN GRILLES AND DIFFUSERS FOR PROPER AIR DISTRIBUTION AND TO MINIMIZE DRAFTS. COMPLY WITH SMACNA MANUAL FOR THE BALANCING AND ADJUSTMENT OF AIR DISTRIBUTION SYSTEMS.

26) DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARD.

27) ALL BRANCH DUCTS SHALL HAVE BALANCING DAMPERS WITH ACCESSIBLE LOCKING TYPE QUADRANT.

28) HVAC EQUIPMENT SHALL BE CERTIFIED BY THE MANUFACTURER FOR COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS.

29) DUCT SHALL MEET UL 181, CLASS I AND NFPA 90A AND 90B. DUCT SHALL BE INSTALLED STRAIGHT AND SUPPORT SPACING SHALL BE IN STRICT ACCORDANCE WITH "SMACNA HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE". FLEXIBLE DUCTWORK SHALL BE EXTENDED TO THE FULLEST POSSIBLE LENGTH, IN ORDER TO MINIMIZE PRESSURE DROP IN THE DUCT. EXCESS DUCT LENGTHS SHALL BE SHORTENED TO PREVENT UNNECESSARY CHANGES IN DIRECTIONS. WHERE ABRUPT CHANGES IN DIRECTION ARE UNAVOIDABLE USE ADJUSTABLE SHORT RADIUS SHEET METAL ELBOWS TO MAKE DIRECTION CHANGES. CONNECTIONS AT METAL DUCTS OR COLLARS SHALL BE MADE BY DRAW BANDS AND PRESSURE-SENSITIVE TAPE WITH THE DRAW BANDS TIGHTENED AS RECOMMENDED BY THE MANUFACTURER WITH AND ADJUSTABLE TENSIONING TOOL. USING PRESSURE-SENSITIVE TAPE ALONE WITHOUT DRAW BANDS IS NOT ACCEPTABLE. ALL PRESSURE-SENSITIVE TAPES AND MASTICS USED SHALL COMPLY WITH UL 181.

30) HVAC EQUIPMENT SHALL NOT BE OPERATED DURING CONSTRUCTION WITHOUT A FILTER INSTALLED TO PROTECT THE EVAPORATOR COIL. AFTER ALL CONSTRUCTION IS COMPLETED, ALL CONSTRUCTION FILTERS SHALL BE REMOVED AND NEW FILTERS SHALL BE INSTALLED.

RESIDENTIAL CALGREEN MECHANICAL NOTES

1) ENHANCED DURABILITY AND REDUCED MAINTENANCE:
   4.406.1 ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY

2) BUILDING MAINTENANCE AND OPERATION:
   4.410.1 AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER

3) ENVIRONMENTAL QUALITY:
   A) 4.503.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET SOTVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES, AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
   B) 4.504.1 DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION
   C) 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS

4) INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS:
   A) 702.1 HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS
   B) 702.2 SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING
   C) VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE

SPLIT HEAT PUMP CONDENSER SCHEDULE - OUTDOOR UNIT

TAG	MANU.	MODEL	LOCATION	SERVES	TONS	REF.	SUCTION TEMP.	COOLING					HEATING		CONDENSER		COMPRESSOR		ELECTRICAL			SEER2	HSPF2	WEIGHT (LBS.)	REMARKS
								TOTAL MBH	SENSIBLE MBH	EDB	EWB	AMB	MBH	EDB	QTY.	FLA (EA.)	QTY.	RLA (EA.)	VOLTAGE	MCA	MOCP				
HP-1	GOODMAN	GSZH503010A	EXTERIOR	FC-1	2.5	R-410A	45°F	30.0	24.0	80°F	67°F	105°F	30.0	60°F	1	0.97	1	14.1	230-1ø-60Hz	18.6	30.0	15.2	7.8	215	OR APPROVED EQUIVALENT, MOUNT ON CONCRETE OR FIBER REINFORCED PAD

SPLIT HEAT PUMP FAN COIL SCHEDULE - INDOOR UNIT

TAG	MANU.	MODEL	LOCATION	SERVES	TONS	CFM	BLOWER FAN HP	ELECTRICAL				WEIGHT (LBS.)	REMARKS
								VOLTAGE	FLA	MCA	MOCP		
FC-1	GOODMAN	AMST30BU1400AA	MECH ROOM	MAIN INTERIOR	2.5	1000	0.75	230-1ø-60Hz	4.5	5.6	15	129	OR APPROVED EQUIVALENT

MINI-SPLIT HEAT PUMP CONDENSER SCHEDULE - OUTDOOR UNIT

TAG	MANU.	MODEL	LOCATION	SERVES	TONS	REF.	SUCTION TEMP.	COOLING					HEATING				CONDENSER		COMPRESSOR		ELECTRICAL			SEER2 (EER2)	HSPF2	WEIGHT (LBS.)	REMARKS
								TOTAL MBH	SENSIBLE MBH	EDB	EWB	AMB	MBH	EDB	MBH	EDB	QTY.	FLA (EA.)	QTY.	RLA (EA.)	VOLTAGE	MCA	MOCP				
HP-2	MITSUBISHI	PUZ-A36NKA7	EXTERIOR	FC-1	3.0	R-410A	45°F	36.0	36.0	80°F	67°F	95°F	38.0	47°F	20.4	17°F	2	0.5	1	8.0	208-1ø-60Hz	25.0	31.0	18.7 (12.1)	8.6	214	OR EQUIVALENT, MOUNTED ON EQUIPMENT PAD
HP-3	MITSUBISHI	PUZ-A12NKA7	EXTERIOR	FC-3	1.0	R-410A	45°F	12.0	12.0	80°F	67°F	95°F	14.0	47°F	8.7	17°F	1	0.5	1	7.0	208-1ø-60Hz	11.0	28.0	20.7 (12.5)	9.4	93	

SPLIT HEAT PUMP FAN COIL SCHEDULE - INDOOR UNIT

TAG	MANU.	MODEL	LOCATION	SERVES	TONS	CFM	BLOWER FAN HP	ELECTRICAL				WEIGHT (LBS.)	REMARKS
								VOLTAGE	FLA	MCA	MOCP		
FC-2	MITSUBISHI	PEAD-A36AA8	IN CEILING	MASTER SUITE	3.0	1200	-	208-1ø-60Hz	2.60	3.25	-	84	OR EQUIVALENT, MOUNTED IN-ATTIC ON EQUIPMENT PLATFORM AS REQUIRED
FC-3	MITSUBISHI	PEAD-A12AA8	IN CEILING	GUEST SUITE	1.0	400	-	208-1ø-60Hz	1.78	2.23	-	58	

EXHAUST FAN SCHEDULE

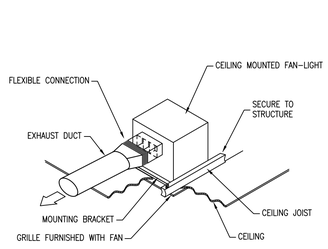
TAG	MANU.	MODEL	MOUNTING TYPE	SERVES	CFM	E.S.P.	RPM	ELECTRICAL					SONES	WEIGHT (LBS.)	REMARKS
								V-ø-Hz	WATTS	AMPS	BHP	HP			
EF-1	PANASONIC	FV-0511VF1	CEILING	BATH ROOMS & LAUNDRY	50	0.1"	795	115-1-60	4.0	0.08	-	-	<0.3	9.5	OR EQUIVALENT

SUPPLY REGISTER SIZING SCHEDULE

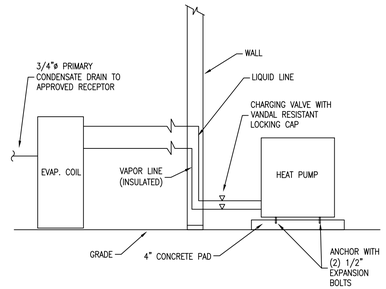
CFM RATING	SIZE
<65	8x4
65-130	10x6
130-200	12x8
200-250	14x8

MECHANICAL LEGEND

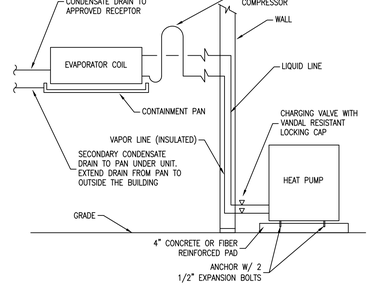
(1) AC-1	THERMOSTAT
	CONDENSATE POC
	ELECTRICAL POC
	GAS POC
	WATER POC
	CEILING DIFFUSER (HARDLID)
	CEILING RETURN (HARDLID)
	SIDEWALL SUPPLY/RETURN
	POC - POINT OF CONNECTION
	TRANSITION
	DAMPER
	50 CFM (4"ø) AND 100 CFM (6"ø) CEILING EXHAUST FANS
ø	DIAMETER
CFM	CUBIC FEET PER MINUTE
FA,TB	FROM ABOVE, TO BELOW
FB,TA	FROM BELOW, TO ABOVE
RA	RETURN AIR
SA	SUPPLY AIR



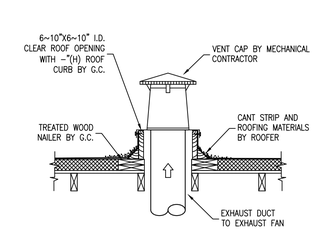
EXHAUST FAN 1 M0



SPLIT HEAT PUMP 2 M0

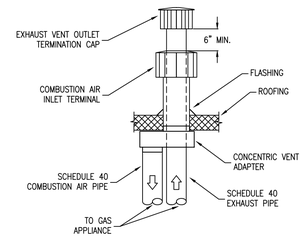


SPLIT HEAT PUMP 3 M0



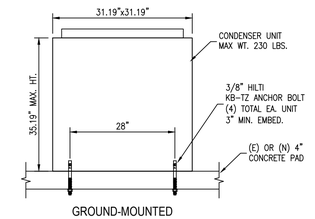
NOTE:
EXHAUST VENTS SHALL TERMINATE A MINIMUM OF 3 FEET FROM THE PROPERTY LINE, A MINIMUM OF 3 FEET FROM BUILDING OPENINGS, AND A MINIMUM OF 10 FEET FROM OUTSIDE AIR INTAKES.

EXHAUST VENT 4 M0



NOTES:
1. CONTRACTOR SHALL MAINTAIN CLEARANCES AROUND FLUE PIPE TO PREVENT HEAT MIGRATION AS TO NOT DAMAGE INSULATION.
2. CONTRACTOR SHALL PROVIDE HIGH TEMPERATURE INSULATION WHERE NECESSARY OR REQUIRED.

CONCENTRIC VENT - ROOFTOP 5 M0



GROUND-MOUNTED

CONDENSER UNIT TIE-DOWN 6 M0

DATE	DESCRIPTION	REVISION

JOB NO. 24302 | DRAWN EEM | CHECKED | ORIGINAL DATE 01-30-2025

REGISTERED PROFESSIONAL ENGINEER
STEVEN P. WISNIEWSKI
No.M32225
EXP.12-31-2026
MECHANICAL
STATE OF CALIFORNIA

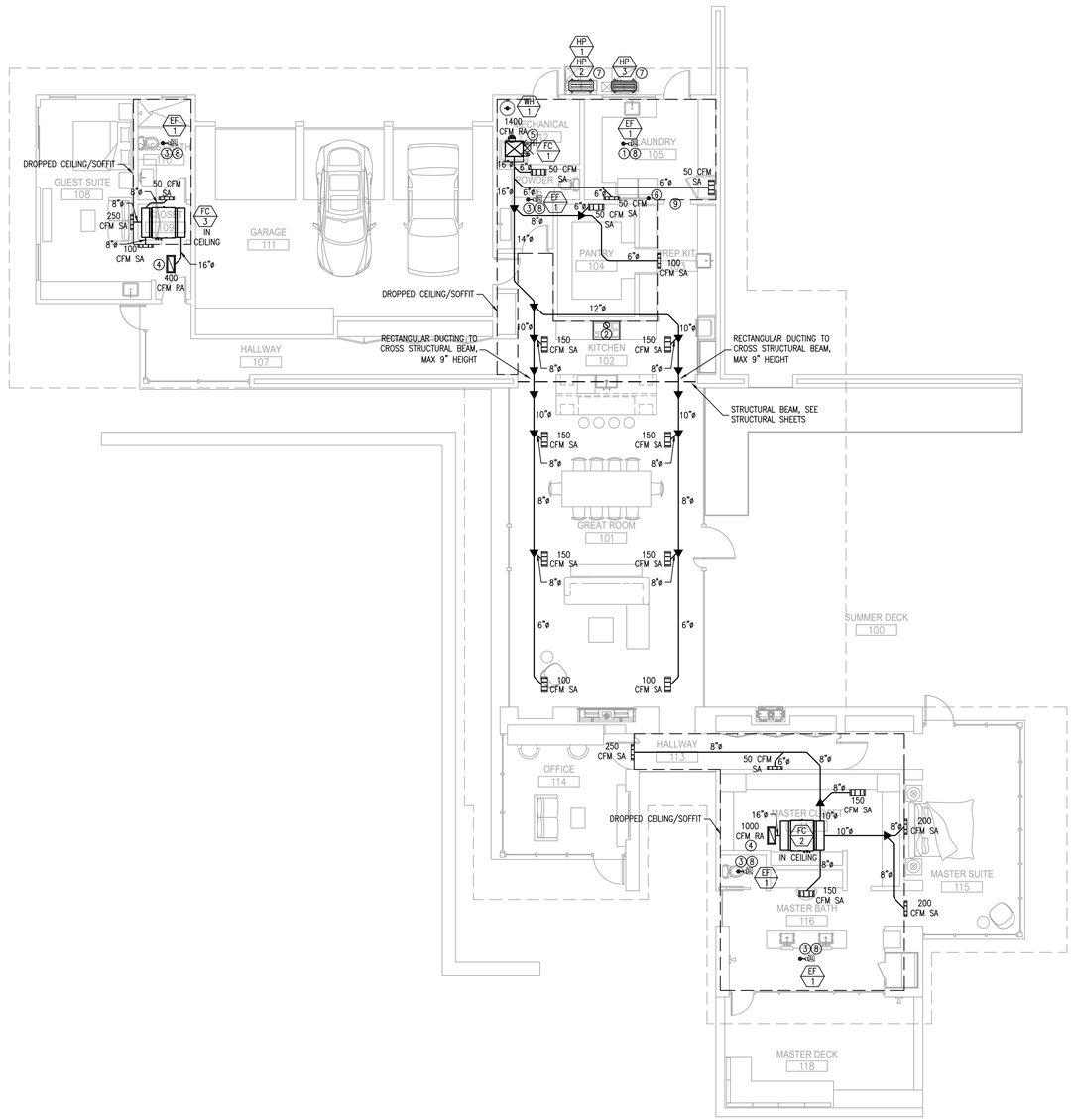
ISSUED FOR: PERMIT | DATE: 01-30-2025

OPTIMIZED ENERGY & FACILITIES CONSULTING, INC.
5734 Lonetree Boulevard, Rocklin, CA 95765
Office: (916) 626 5516 www.oefcinc.com

SERWIN RESIDENCE
24 TEMAHA
CARMEL, CA. 93923

SHEET TITLE
MECHANICAL GENERAL NOTES, SCHEDULES, & DETAILS

SHEET NO.
M0



A MECHANICAL PLAN
SCALE: 1/8"=1'-0"

NORTH

SHEET NOTES:

1. (E) EXISTING
   (N) NEW
2. ALL EQUIPMENT, DUCTWORK, FITTINGS, FIXTURES, AND PIPING ARE (N) U.O.N.
3. ALL CONCEALED DUCTWORK TO BE INSULATED WITH MINIMUM R-8, AND PERMITTED TO BE FLEX DUCT
4. ALL HVAC FILTER RACKS OR GRILLES ARE TO USE GASKETS, SEALING, OR OTHER MEANS TO CLOSE GAPS AROUND INSERTED FILTERS
5. THERMOSTATS TO BE INSTALLED AT 46" A.F.F. (TOP OF THERMOSTAT). DO NOT INSTALL THERMOSTATS OVER CASEWORK OR SHELVING OVER 24" IN DEPTH AND 34" IN HEIGHT
6. ALL DUCTWORK PENETRATIONS TO THE EXTERIOR OF BUILDING SHALL BE CORROSION-RESISTANT AND PROTECTED FROM INTRUSION BY WATER, INSECTS, ETC.
7. PROVIDE FIRE STOPPING ASSEMBLY PROTECTION FOR DUCT PENETRATIONS OF RATED ASSEMBLIES. FIRE STOP RATING SHALL MATCH RATED ASSEMBLY BEING PENETRATED
8. COORDINATE FINAL GRILLE LOCATIONS WITH OWNER
9. CONTRACTOR TO ENSURE ALL EQUIPMENT IS INSTALLED WITH MAINTENANCE CLEARANCES PER MANUFACTURERS' RECOMMENDATIONS

KEY NOTES:

1. EXHAUST FAN TO RUN CONTINUOUSLY AT 50 CFM PER TITLE 24 AND ASHRAE 62.2 REQUIREMENTS FOR WHOLE HOUSE VENTILATION, PROVIDE WITH SIGN NEXT TO FAN SWITCH INFORMING OWNER FAN IS TO RUN CONTINUOUSLY. MAX 1.0 SONE
2. KITCHEN HOOD TO PROVIDE MINIMUM 110 CFM OF EXHAUST AIR PER TABLE 150.0-G, AND MAX 3.0 SONES PER TITLE 24. HOOD TO BE INSTALLED PER REQUIRED CODE AND MANUFACTURER'S RECOMMENDATIONS
3. BATHROOM EXHAUST FAN TO PROVIDE MINIMUM OF 50 CFM OF EXHAUST AIR PER TITLE 24, MAX 1.0 SONE
4. RETURN AIR GRILLE WITH FILTER FRAME
5. RETURN AIR GRILLE WITH FILTER MOUNTED DIRECTLY ON RA PLENUM
6. 4"ø DRYER VENT TO ROOF, VENT PER MANUFACTURER INSTRUCTIONS PER CMC 504.4.2.1. VERIFY VENT LENGTH DOES NOT EXCEED 14', PROVIDE ACCESSIBLE BOOSTER FAN AS REQUIRED
7. NEW HVAC CONDENSING UNIT, FINALIZE LOCATION OF CONDENSER(S) WITH OWNER. CONDENSING UNITS TO BE PLACED ON FIBER REINFORCED OR CONCRETE PAD. CONTRACTOR TO PROVIDE MAINTENANCE OUTLET WITHIN 25' OF CONDENSING UNIT.
8. 4"ø EXHAUST VENT TO ROOF
9. ENSURE INSTALLATION OF (1) 16"X14" LOUVER IN DOOR TO PROVIDE DRYER MAKEUP AIR PER CMC 504.4.1

REVISION	DESCRIPTION	DATE

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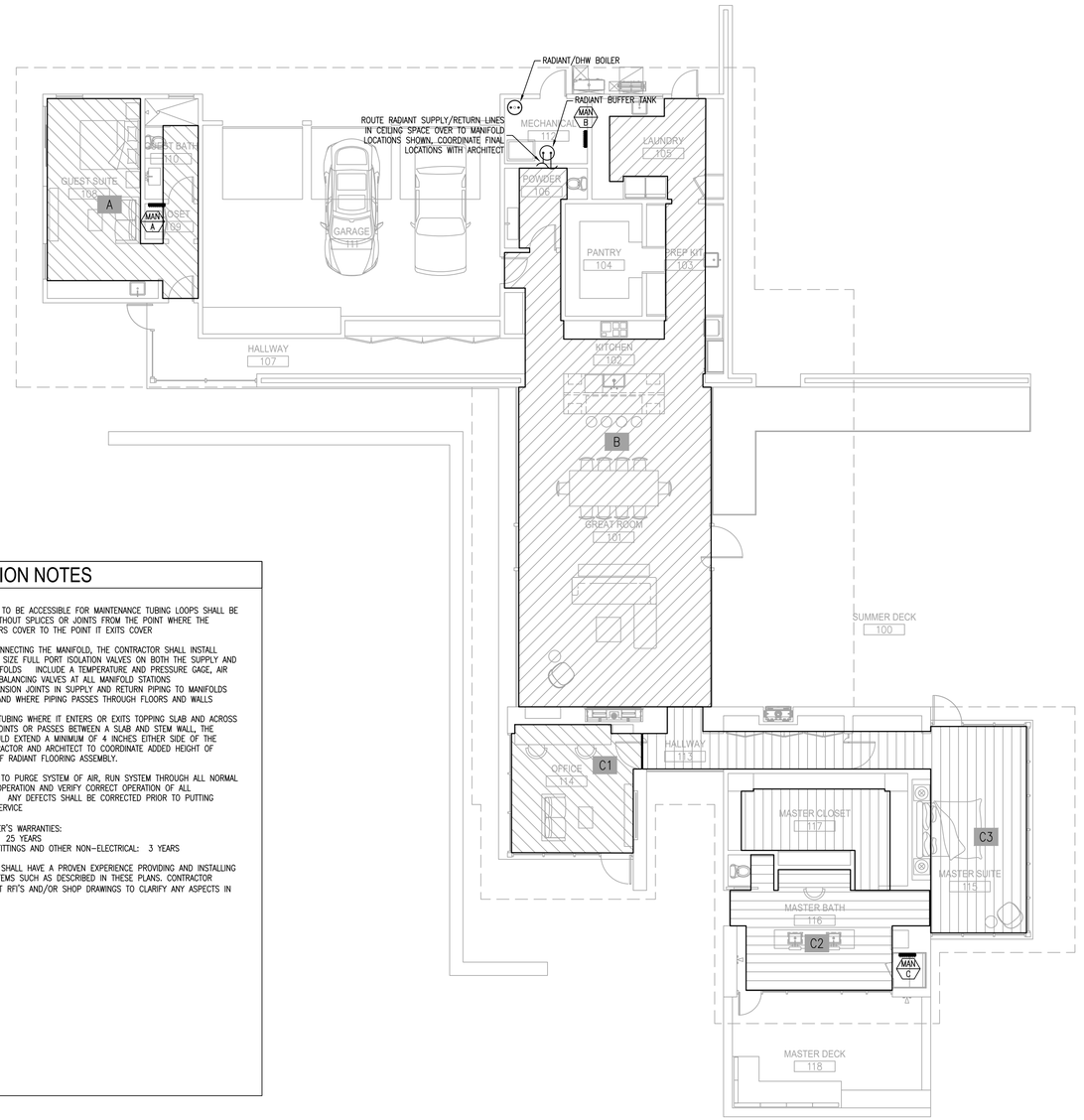
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SERWIN RESIDENCE

24 TEMAHA
CARMEL, CA. 93923

SHEET TITLE: MECHANICAL PLAN

SHEET NO. M1



RADIANT ZONE AREAS:

ZONE:	SQUARE FEET (SF)
A	303 SF
B	1150 SF
C1	200 SF
C2	372 SF
C3	400 SF

RADIANT FLOOR INSTALLATION NOTES

1. RADIANT TUBING SHALL BE SDR-9 CROSS-LINKED POLYETHYLENE (PEX) WITH OXYGEN BARRIER AND SHALL HAVE A MAXIMUM WORKING PRESSURE/TEMPERATURE RATING OF 160 PSI @ 73.4 F, 100 PSI @ 180 F, 80 PSI @ 200 F PEX-AL-PEX MAY BE SELECTED BY THE INSTALLING CONTRACTOR, PROVIDE SUBMITTAL TO MECHANICAL DESIGNER FOR REVIEW AND APPROVAL
2. TUBING SHALL BE MANUFACTURED IN PLANT WITH AN ISO 9002 QUALITY CONTROL CERTIFICATION THE TUBING SHALL MEET ASTM F-876, F-877, F-2023 AND CSA B137.5
3. ALL COMPONENTS OF THE TUBING SYSTEM SHALL BE PROVIDED BY A SINGLE SUPPLIER, INCLUDING TUBING, MANIFOLDS, FITTINGS, AND OTHER ACCESSORY ITEMS FOR A COMPLETE INSTALLATION
4. SUPPLY AND RETURN PIPING TO MANIFOLDS SHALL BE CROSS-LINKED POLYETHYLENE INSULATION AND SUPPORT FOR ALL SUPPLY AND RETURN PIPING SHALL MEET MINIMUM STANDARDS APPROPRIATE FOR THE MATERIAL USED AND THE LOCAL CODE
5. RADIANT FLOOR TUBING SHALL BE 1/2" PEX PLACED AT 9" O.C. TUBING SHALL NOT VARY MORE THAN 10% FROM THE SPACING ON THE PLANS
6. RADIANT FLOOR MAXIMUM SURFACE TEMPERATURE IS 85 DEGREES F IN AREAS WHERE PROLONGED FOOT CONTACT IS EXPECTED RADIANT FLOOR MAXIMUM SURFACE TEMPERATURE IS 90 DEGREES IN AREAS WHERE PROLONGED FOOT CONTACT IS NOT EXPECTED
7. HYDRONIC RADIANT TUBING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS
8. TUBING SHALL NOT BE INSTALLED CLOSER THAN 4" FROM ANY WALL PLATES, BRACKETS, WATER CLOSETS, BASE CABINETS OR OTHER FIXTURES WHICH MAY BE ANCHORED TO THE FLOOR WITH METAL FASTENERS OR DRIVEN BY CONCRETE NAILS WHERE TUBING DOES CROSS UNDERNEATH WALLS SUFFICIENT MARKING AND DOCUMENTATION MUST BE USED IN ORDER NOT TO DAMAGE TUBING FROM BOTTOM PLATE ANCHORS
9. PRESSURE/TEMPERATURE (PETE'S PLUGS) SHALL BE INSTALLED ON THE INLET AND OUTLET SIDES OF THE RADIANT UNIT AND ON THE OUTLET SIDE OF ALL CIRCULATION PUMPS
10. MANIFOLDS TO BE SECURELY MOUNTED IN TWO PLACES AND LEVELED, USING STANDARD PLUMBING HARDWARE INSTALL MANIFOLDS AT LEAST 16" ABOVE FINISHED FLOOR
11. ALL ENDS OF PIPE SHALL BE REAMED ALL PIPING SHALL BE RUN AS DIRECT AS POSSIBLE
12. ALL FITTINGS TO BE ACCESSIBLE FOR MAINTENANCE TUBING LOOPS SHALL BE INSTALLED WITHOUT SPLICES OR JOINTS FROM THE POINT WHERE THE TUBING ENTERS COVER TO THE POINT IT EXITS COVER
13. PRIOR TO CONNECTING THE MANIFOLD, THE CONTRACTOR SHALL INSTALL APPROPRIATE SIZE FULL PORT ISOLATION VALVES ON BOTH THE SUPPLY AND RETURN MANIFOLDS INCLUDE A TEMPERATURE AND PRESSURE GAGE, AIR VENTS, AND BALANCING VALVES AT ALL MANIFOLD STATIONS
14. INSTALL EXPANSION JOINTS IN SUPPLY AND RETURN PIPING TO MANIFOLDS AS NEEDED AND WHERE PIPING PASSES THROUGH FLOORS AND WALLS
15. SLEEVE ALL TUBING WHERE IT ENTERS OR EXITS TOPPING SLAB AND ACROSS EXPANSION JOINTS OR PASSES BETWEEN A SLAB AND STEM WALL, THE SLEEVE SHOULD EXTEND A MINIMUM OF 4 INCHES EITHER SIDE OF THE JOINT. CONTRACTOR AND ARCHITECT TO COORDINATE ADDED HEIGHT OF THICKNESS OF RADIANT FLOORING ASSEMBLY.
16. CONTRACTOR TO PURGE SYSTEM OF AIR, RUN SYSTEM THROUGH ALL NORMAL PHASES OF OPERATION AND VERIFY CORRECT OPERATION OF ALL COMPONENTS ANY DEFECTS SHALL BE CORRECTED PRIOR TO PUTTING SYSTEM IN SERVICE
17. MANUFACTURER'S WARRANTIES:
    PEX TUBING: 25 YEARS
    MANIFOLDS, FITTINGS AND OTHER NON-ELECTRICAL: 3 YEARS
17. CONTRACTOR SHALL HAVE A PROVEN EXPERIENCE PROVIDING AND INSTALLING RADIANT SYSTEMS SUCH AS DESCRIBED IN THESE PLANS. CONTRACTOR SHALL SUBMIT RFI'S AND/OR SHOP DRAWINGS TO CLARIFY ANY ASPECTS IN QUESTION.

A RADIANT ZONING PLAN
SCALE: 1/8"=1'-0"

NORTH

REVISION	DESCRIPTION	DATE

JOB NO: 24302
DRAWN: EEM
CHECKED:
ORIGINAL DATE: 01-30-2025

REGISTERED PROFESSIONAL ENGINEER
STEVEN P. WISNIEWSKI
No.M32225
EXP.12-31-2026
MECHANICAL
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SHEET TITLE: RADIANT ZONING PLAN

SHEET NO.: M2

RESIDENTIAL CALGREEN PLUMBING NOTES

1) ENHANCED DURABILITY AND REDUCED MAINTENANCE:
   4.406.1 ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY

2) BUILDING MAINTENANCE AND OPERATION:
   4.410.1 AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER

3) INDOOR WATER USE
   A) PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4

   B) PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

PIPING SCHEDULE

TYPE	SIZE	JOINING METHOD	NOTES
SANITARY WASTE BELOW GRADE	ALL	SOLVENT	ABS
SANITARY WASTE ABOVE GRADE	ALL	SOLVENT	ABS
SANITARY VENT	ALL	SOLVENT	ABS
CONDENSATE PIPING	ALL	SOLVENT	PVC/CPVC
CONDENSATE PIPING EXPOSED	ALL	SOLVENT	PVC/CPVC (PROTECTED WITH WATER-BASED LATEX PAINT)
GAS PIPING BELOW GRADE	ALL	COMPRESSION	POLYETHYLENE
GAS PIPING ABOVE GRADE	ALL	THREADED	GALVANIZED STEEL
DOMESTIC WATER	ALL	95/5 SOLDER	TYPE "L" OR "K" COPPER W/SEISMIC BRACING

PLUMBING FIXTURE CONNECTION SCHEDULE

FIXTURE TAG	FIXTURE TYPE	TRAP SIZE	WASTE SIZE	VENT SIZE	CW SIZE	HW SIZE
BT-1	BATH TUB/SHOWER	2"	2"	1-1/2"	1/2"	1/2"
CW-1	CLOTHES WASHER	2"	2"	1-1/2"	1/2"	1/2"
DW-1	DISHWASHER	1-1/2"	2"	1-1/2"	–	1/2"
SK-1	KITCHEN SINK	1-1/2"	2"	1-1/2"	1/2"	1/2"
SK-2	BAR SINK	1-1/2"	2"	1-1/2"	1/2"	1/2"
LS-1	LAUNDRY SINK	1-1/2"	2"	1-1/2"	1/2"	1/2"
HB-1	HOSE BIBB	–	–	–	1/2"	–
LAV-1	LAVATORY	1-1/4"	1-1/2"	1-1/4"	1/2"	1/2"
SH-1	SHOWER	2"	2"	1-1/2"	1/2"	1/2"
WC-1	WATER CLOSET – GRAVITY	INTEGRAL	3"	2"	1/2"	–
FD-1	FLOOR DRAIN	1-1/2"	2"	1-1/2"	–	–

PIPE INSULATION SCHEDULE

TYPE	DIAMETER SIZE (INCHES)	FLUID TEMP RANGE (°F)	INSULATION CONDUCTIVITY (BTU*INCH/HR*FT²*°F)	INSULATION THICKNESS (INCHES)
DOMESTIC HOT WATER	<1	105–140	0.22–0.28	1
DOMESTIC HOT WATER	1 OR LARGER	105–140	0.22–0.28	1-1/2

GAS TANK WATER HEATER SCHEDULE

SYMBOL	MANU.	MODEL	LOCATION	RECOVERY AT 60°F ΔT	NAT. GAS INPUT (MBH)	EFF	CAPACITY (GAL)	VOLTAGE	REMARKS
WH-1	AO SMITH	BTR-199	MECHANICAL ROOM	307	199	–	81	115-1ø-60Hz	INSTALL TMV-1 TO ENSURE 120°F SETPOINT, TO SERVE BOTH DHW AND RADIANT

CIRCULATION PUMP SCHEDULE

SYMBOL	MANU.	MODEL	SERVES	ELECTRICAL			WEIGHT (LBS)	REMARKS
				HP	VOLTAGE	AMPS		
CP-1	BELL & GOSSETT	LR-15B	WH-1	1/12	115-1ø-60Hz	1.1	13.1	CONTROLLED BY TIMER, TO OPERATE INTERMITTENTLY DURING 'WAKING' HOURS.

RADIANT HEATING EQUIPMENT

TAG	FIXTURE	MANU.	MODEL NO.	REMARKS
BT-1	RADIANT HOT WATER BUFFER TANK	–	–	–

WATER AND SEWER SERVICE CALCULATION

FIXTURE TYPE	NO.	SEWER		COLD WATER		HOT WATER		TOTAL WATER
		FU	TOTAL	FU	TOTAL	FU	TOTAL	FU
BAR SINK	2	2	4	2	4	1.5	3	4
CLOTHES WASHER	1	3	3	4	4	3	3	4
DISHWASHER	1	2	2	0	0	1.5	1.5	1.5
HOSE BIBB (FIRST)	1	0	0	2.5	2.5	0	0	2.5
HOSE BIBB (ADDITIONAL)	3	0	0	1	3	0	0	3
KITCHEN SINK (DOMESTIC)	1	2	2	1.5	1.5	1.125	1.125	1.5
LAUNDRY SINK	1	2	2	1.5	1.5	1.125	1.125	1.5
LAVATORY	4	1	4	1	4	0.75	3	4
FLOOR DRAIN	1	2	2	0	0	0	0	0
SHOWER	3	2	6	2	6	1.5	4.5	6
WATER CLOSET - GRAVITY	3	4	12	2.5	7.5	0	0	7.5
MISC EQUIP (ICE, SODA, COFFEE)	1	1	1	0.5	0.5	0	0	0.5
TOTAL FU			38.0		34.5		17.3	36.0

EQUIVALENT COLD WATER FLOW RATE (GPM):	23		
PRESSURE AVAILABLE AT MAIN (PSI):	50		
MINIMUM REQUIRED FIXTURE PRESSURE (PSI):	8		
ELEVATION LOSS (PSI):	1.3	# OF FLOORS:	1
METER LOSS (PSI):	3.7	SIZE (INCHES):	1
BACKFLOW PREVENTER LOSS (PSI):	10		
EQUIVALENT PIPE LENGTH FROM METER TO MOST REMOTE FIXTURE (FT):	1000		
FRICTION LOSS PRESSURE AVAILABLE (PSI):	27.00		
MAXIMUM ALLOWABLE FRICTION LOSS (PSI/100 FT):	2.16		
MINIMUM REQUIRED 'WATER' PIPE SIZE (INCHES):	2		
MINIMUM REQUIRED 'SEWER' PIPE SIZE (INCHES):	4		

SIZE: TYPE L COPPER		CW MAX FLOW		CW FIXTURE UNIT	HW MAX FLOW		HW FIXTURE UNIT
NOMINAL DIAMETER (INCHES)	INTERNAL DIAMETER	GPM	FPS	FLUSH TANK	GPM	FPS	
1/2	0.545	1.5	2.0	0	1.5	2.0	0
3/4	0.785	3.8	2.5	4	3.8	2.5	4
1	1.025	7.7	3.0	10	7.7	3.0	10
1-1/4	1.265	13.4	3.4	18	13.4	3.4	18
1-1/2	1.505	21.2	3.8	32	21.2	3.8	32
2	1.985	43.9	4.6	103	43.9	4.6	103
2-1/2"	2.465	77.6	5.2	264	74.4	5.0	245

(CALCULATIONS PER CPC APPENDIX A)

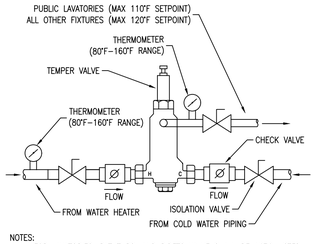
GAS SERVICE CALCULATION

APPLIANCE TYPE	NO.	INPUT PER	INPUT TOTAL		NOMINAL DIAMETER (INCHES)	MAX CAPACITY (CFH)
		BTU	BTU	CFH		
FIREPLACE	2	80000	160000	160	1/2	40
GAS RANGE	1	100000	100000	100	3/4	83
GAS DRYER (FUTURE)	1	35000	35000	35	1	157
OUTDOOR SPA	1	240000	240000	240	1-1/4	322
GAS WH	1	200000	200000	200	1-1/2	482
					2	928
TOTAL				735.0		

GAS SERVICE TYPE:	NATURAL GAS	CALCULATIONS PER CPC TABLE 1215.2(1)
PRESSURE AVAILABLE AT METER:	< 2 PSI	RUNOUTS TO APPLIANCES LESS THAN 3FT TO BE THE SAME SIZE AS APPLIANCE CONNECTION. S.O.V. AHEAD OF UNION, WITHIN 3FT OF EACH APPLIANCE. S.O.V. AND UNION SHALL BE AGA APPROVED.
EQUIVALENT PIPE LENGTH FROM METER TO MOST REMOTE APPLIANCE (FT	150	
MINIMUM REQUIRED 'GAS MAIN' PIPE SIZE (INCHES):	2	

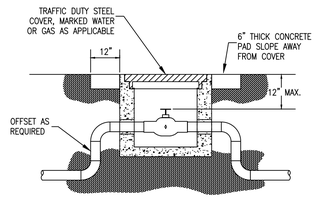
PLUMBING LEGEND

—CW—	COLD WATER
—HW—	HOT WATER
—NG—	NATURAL GAS
SS	SANITARY SEWER
SSV	SANITARY SEWER VENT
VTR	VENT THRU ROOF
AFF	ABOVE FINISHED FLOOR
BF	BELOW FLOOR
FA, TB	FROM ABOVE, TO BELOW
FB, TA	FROM BELOW, TO ABOVE
FU	FIXTURE UNITS
GPM	GALLONS PER MINUTE
TMV	THERMOSTATIC MIXING VALVE
	POC – POINT OF CONNECTION
	GAS POC
	COLD WATER POC
	CONDENSATE POC
	CLEANOUT
	HOSE BIBB
	SHUT-OFF VALVE
	PUMP

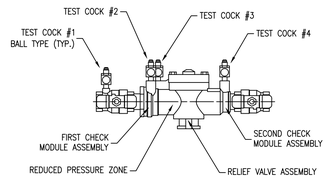


NOTES:
1. FOR LAVATORIES, BATHTUBS, AND BIDETS VALVE SHALL BE 1070 LISTED
2. FOR SHOWERS VALVE SHALL BE ASSE 1016 LISTED

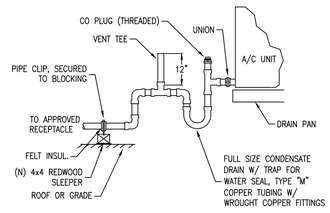
THERMOSTATIC MIXING VALVE 1 P0



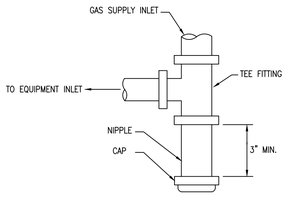
SHUT-OFF VALVE 2 P0



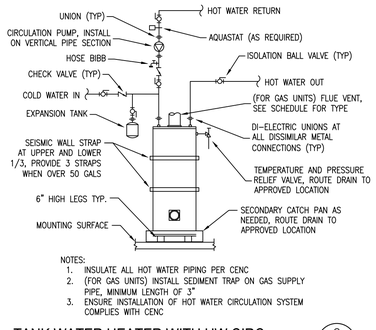
BACKFLOW PREVENTER 3 P0



CONDENSATE DRAIN 4 P0

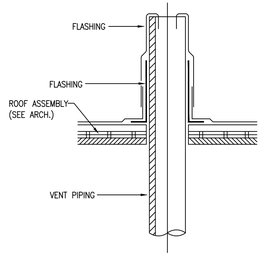


SEDIMENT TRAP 5 P0

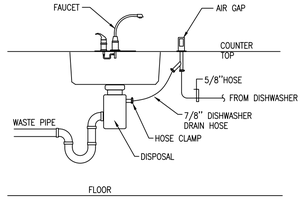


NOTES:
1. INSULATE ALL HOT WATER PIPING PER CENC
2. (FOR GAS UNITS) INSTALL SEDIMENT TRAP ON GAS SUPPLY PIPE, MINIMUM LENGTH OF 3"
3. ENSURE INSTALLATION OF HOT WATER CIRCULATION SYSTEM COMPLIES WITH CENC

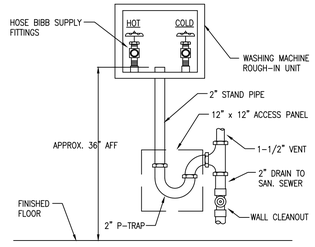
TANK WATER HEATER WITH HW CIRC 6 P0



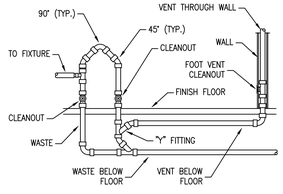
VENT THROUGH ROOF 7 P0



DISHWASHING MACHINE DRAIN 8 P0



WASHING MACHINE HOOK-UP 9 P0



ISLAND VENT 10 P0

DATE	
DESCRIPTION	
REVISION	
JOB NO.	24302
DRAWN	EEM
CHECKED	
ORIGINAL DATE	01-30-2025

REGISTERED PROFESSIONAL ENGINEER
STEVEN P. WISNIEWSKI
No.M32225
EXP.12-31-2026
MECHANICAL
STATE OF CALIFORNIA

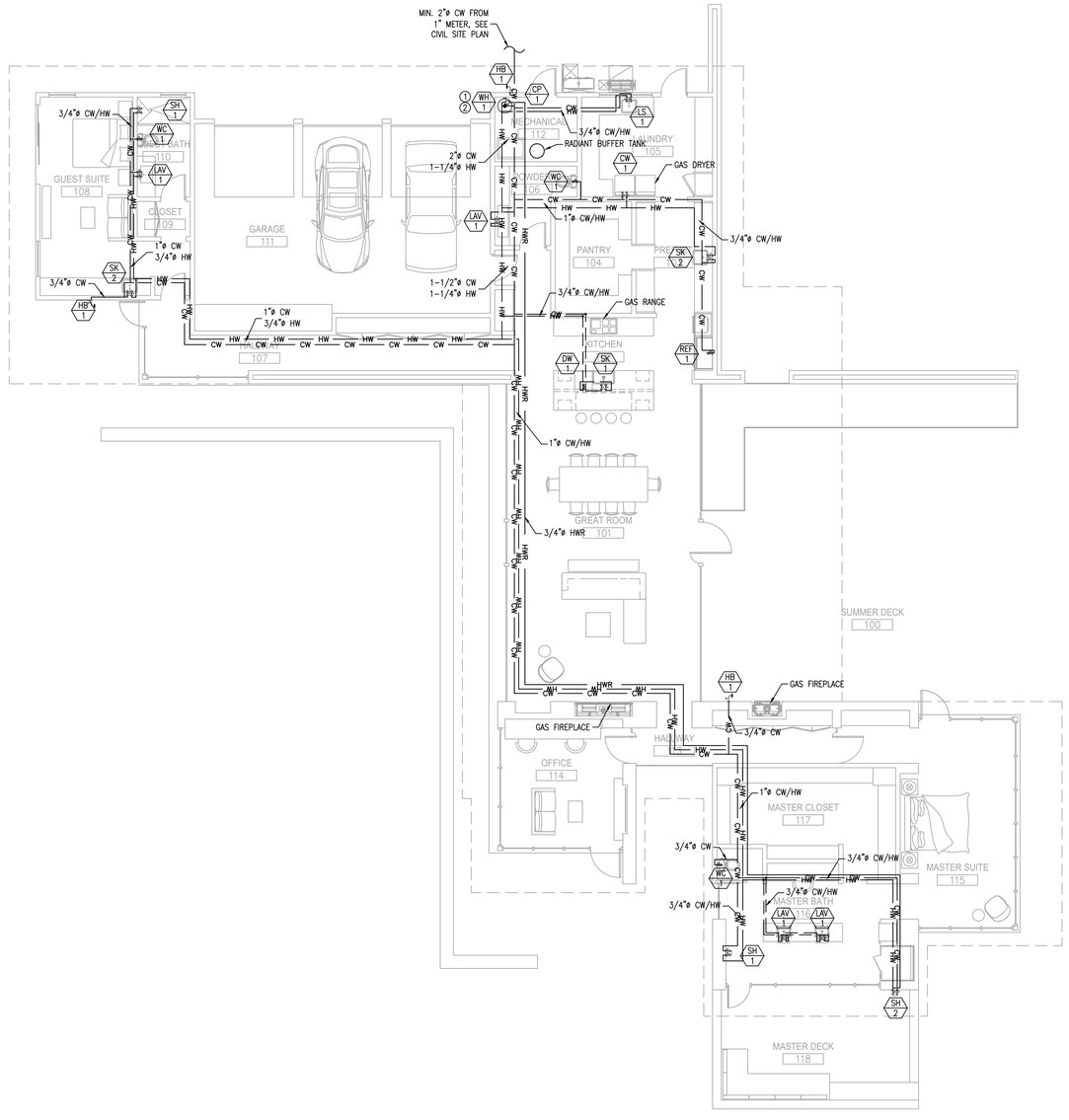
ISSUED FOR	DATE
PERMIT	01-30-2025

OPTIMIZED ENERGY & FACILITIES CONSULTING, INC.
5734 Lonetree Boulevard, Rocklin, CA 95765
Office: (916) 626 5516 www.oefcinc.com

SERWIN RESIDENCE
24 TEMAHA
CARMEL, CA. 93923

SHEET TITLE
PLUMBING GENERAL NOTES, CALCS, & DETAILS

SHEET NO.
P0



A PLUMBING PLAN - WATER & GAS
SCALE: 1/4"=1'-0"

NORTH

SHEET NOTES:

1. ALL EQUIPMENT, FITTINGS, FIXTURES, AND PIPING ARE (N) U.O.N.
2. ALL PLUMBING FIXTURE FLOW RATES SHALL COMPLY WITH CGBC 4.303.1 & 4.303.2
3. ALL DOMESTIC HOT WATER POTABLE PIPING SYSTEMS SHALL BE INSULATED, AND THE INSULATION THICKNESS SHALL BE BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3-A. REFERENCE THE 2022 CALIFORNIA ENERGY CODE SECTION 150.0 (J).
4. NEW WATER PIPING SHALL NOT BE INSTALLED IN OR UNDER A CONCRETE SLAB RESTING ON GRADE AND NEW SLABS SHALL NOT BE INSTALLED OVER EXISTING WATER PIPING. EXCEPTION: SHORT BRANCHES THAT SERVE ONLY AN ISOLATED ISLAND TYPE FIXTURE.
5. ENSURE INSTALLATION OF BACKFLOW PREVENTION DEVICE
6. CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY PER CPC 408.9.
7. ENSURE ALL HOSE BIBBS HAVE APPROVED ANTI-SIPHON DEVICE PER CPC 603.3
8. PROTECT ALL PLASTIC AND COPPER PIPING RUNNING THROUGH FRAMING MEMBERS WITHIN 1" OF EXPOSED FRAMING WITH MIN. 18 GAUGE STEEL NAIL PLATES

KEY NOTES:

1. INSTALL TMV-1 TO ENSURE TEMPERATURE NO GREATER THAN 120°F. PROVIDE ISOLATION VALVES WITH HOSE BIBBS TO ALLOW FOR FLUSHING
2. 2"ø CW CONNECTIONS AT WATER HEATER

REVISION	DESCRIPTION	DATE

JOB NO. 24302 | DRAWN EEM | CHECKED | ORIGINAL DATE 01-30-2025

REGISTERED PROFESSIONAL ENGINEER
STEVEN P. WISNIEWSKI
No.M32225
EXP.12-31-2026
MECHANICAL
STATE OF CALIFORNIA

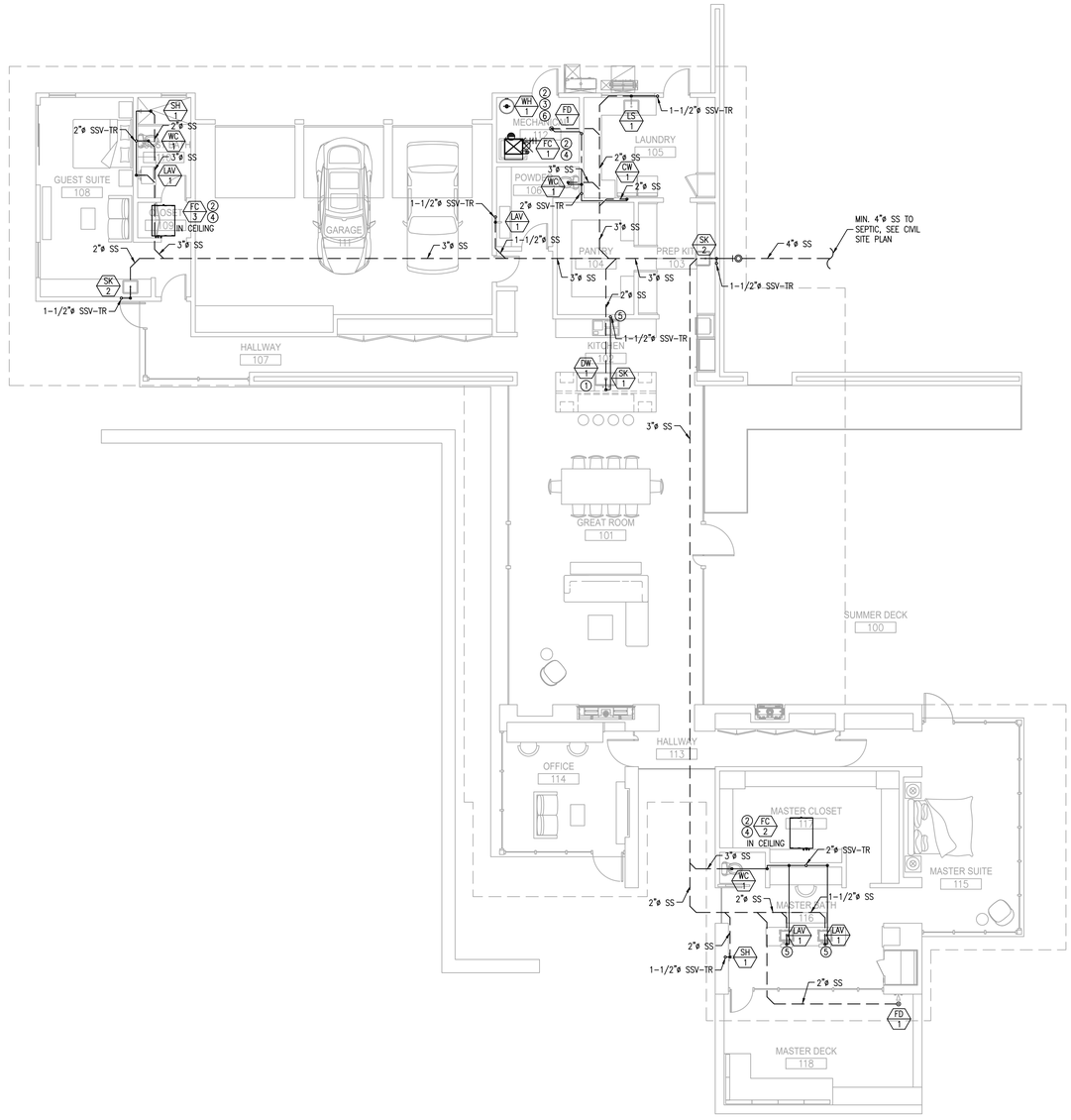
ISSUED FOR: PERMIT | DATE: 01-30-2025

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5734 Lonetree Boulevard, Rocklin, CA 95765
Office: (916) 626 5516 www.oefcinc.com

SERWIN RESIDENCE
24 TEMAHA
CARMEL, CA. 93923

SHEET TITLE: PLUMBING PLAN - WATER & GAS

SHEET NO. P1



A PLUMBING PLAN - SEWER & VENT
SCALE: 1/8"=1'-0"

NORTH

SHEET NOTES:

1. ALL EQUIPMENT, FITTINGS, FIXTURES, AND PIPING ARE (N) U.O.N.
2. ENSURE 1/4" PER 1 FT. SLOPE FOR SANITARY SEWER PIPING
3. ENSURE MINIMUM 1/8" PER FOOT SLOPE FOR ALL CONDENSATE PIPING AND INSTALL PER CPC 814. ALL CONDENSATE PIPING SHALL BE 3/4"ø U.O.N. OR LARGER IF RECOMMENDED BY THE MANUFACTURER
4. ENSURE CLEANOUT TO GRADE EXISTS
5. PROVIDE WALL CLEANOUTS AT ALL LAVATORIES AND HAND SINKS
6. NO UNDER-FLOOR CLEANOUT SHALL BE LOCATED MORE THAN 5 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE. CPC 707.9

KEY NOTES:

1. DISHWASHER TO DRAIN TO GARBAGE DISPOSAL IN SINK
2. PVC CONDENSATE TO DRAIN TO APPROVED RECEPTOR
3. RELIEF VALVE TO DRAIN TO APPROVED LOCATION
4. SECONDARY CONDENSATE FROM SECONDARY CONTAINMENT PAN, DRAIN TO VISIBLE LOCATION PER CMC 310.2(2)
5. PROVIDE FOOT VENT CLEANOUT FOR ISLAND SINK PER CPC 909
6. CPVC CONDENSATE FOR CONDENSING GAS APPLIANCE TO DRAIN TO APPROVED RECEPTOR

REVISION	DESCRIPTION	DATE

JOB NO. 24302 | DRAWN EEM | CHECKED | ORIGINAL DATE 01-30-2025

REGISTERED PROFESSIONAL ENGINEER
STEVEN P. WISNIEWSKI
No.M32225
EXP.12-31-2026
MECHANICAL
STATE OF CALIFORNIA

ISSUED FOR: PERMIT | DATE: 01-30-2025

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SERWIN RESIDENCE
24 TEMAHA
CARMEL, CA. 93923

SHEET TITLE: PLUMBING PLAN - SEWER & VENT

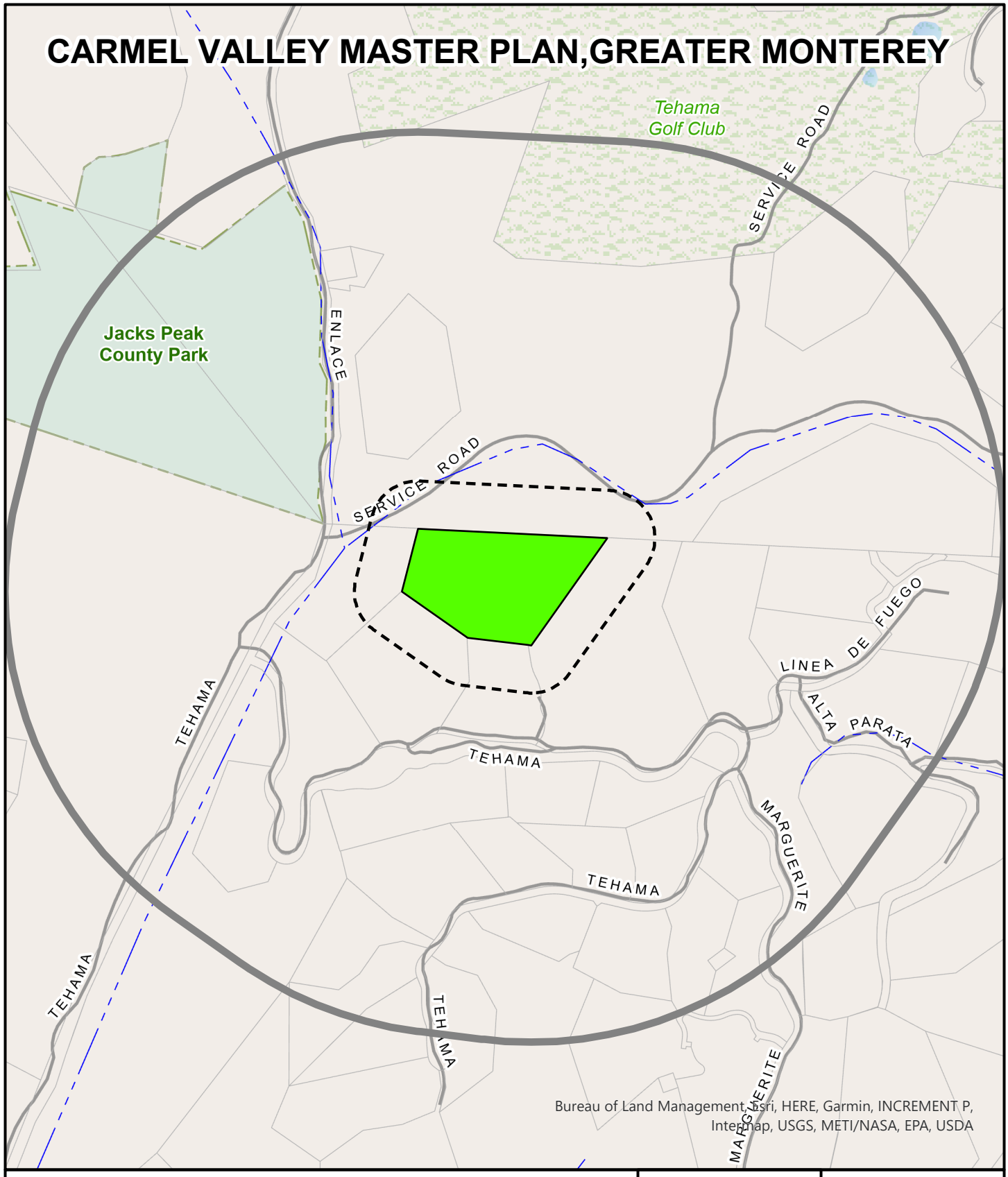
SHEET NO. P2

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Exhibit B

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CARMEL VALLEY MASTER PLAN,GREATER MONTEREY



APPLICANT: SERWIN

APN: 169421045000 **FILE #** PLN250058

Project Site 300 FT Buffer 2500 FT Buffer

N

0 600

Feet

PLANNER: GILES

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Introduced: 6/25/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN230140-AMD1 - HODGE JOHN CHARLES & KEARE STACEY TRS

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN230140) that allowed demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, construction of 960 square foot accessory dwelling unit with an attached three-car garage, and associated site improvements within 750 feet of known archaeological resources. This Minor and Trivial Amendment modifies the previously approved scope to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade.

Project Location: 3406 17 Mile Drive, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions listed in section 15300.2 apply; and
b. Approve Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN230140) that allowed demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, construction of 960 square foot accessory dwelling unit with an attached three-car garage, and associated site improvements within 750 feet of known archaeological resources. This Minor and Trivial Amendment modifies the previously approved scope to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade.

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

PROJECT INFORMATION

Agent: Laura Lawrence

Property Owners: John Hodge and Stacey Keare

APN: 008-381-002-000
Parcel Size: 2.34 acres (102,235 square feet)
Zoning: Low Density Residential, 1.5 acres per unit with a Design Control overlay, coastal zone or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes
Project Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of a Minor and Trivial Amendment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 2, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 1, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors, and Materials

Exhibit B - Vicinity Map

Exhibit C - Zoning Administrator Resolution No. 24-003, dated January 25, 2024
Exhibit D - Board of Supervisors Resolution No. 24-153, dated May 14, 2024
Exhibit E - Letter from Neighbor dated June 3, 2025

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; John Hodge and Stacey Keare, Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230140-AMD1.

County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 25-032 July 02, 2025

Introduced: 6/25/2025 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Administrative Permit

PLN230140-AMD1 - HODGE JOHN CHARLES & KEARE STACEY TRS
Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN230140) that allowed demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, construction of 960 square foot accessory dwelling unit with an attached three-car garage, and associated site improvements within 750 feet of known archaeological resources. This Minor and Trivial Amendment modifies the previously approved scope to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade.
Project Location: 3406 17 Mile Drive, Pebble Beach
Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301.

RECOMMENDATIONS
It is recommended that the Chief of Planning adopt a resolution to:

a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions listed in section 15300.2 apply; and
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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 11 conditions of approval.

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Property Owners: John Hodge and Stacey Keare

APN: 008-381-002-000
Parcel Size: 2.34 acres (102,235 square feet)
Zoning: Low Density Residential, 1.5 acres per unit with a Design Control overlay, coastal zone or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes
Project Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of a Minor and Trivial Amendment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On July 2, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, July 1, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

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Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

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- Recommended Conditions of Approval
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cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; John Hodge and Stacey Keare, Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230140-AMD1.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
HODGE JOHN CHARLES & KEARE STACEY TRS (PLN230140-AMD1)

RESOLUTION NO. -

Resolution by the Monterey County Chief of Planning:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions listed in Section 15300.2 apply; and
2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN230140) that allowed demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, construction of 960 square foot accessory dwelling unit with an attached three-car garage, and associated site improvements within 750 feet of known archaeological resources. This Minor and Trivial Amendment modifies the previously approved scope to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade.

[PLN230140-AMD1, JOHN HODGE/STACEY KEARE, 3406 17 Mile Drive, Pebble Beach, Del Monte Forest Area Plan, (Assessor's Parcel Number: 008-381-002-000)]

The HODGE JOHN CHARLES & KEARE STACEY TRS application (PLN230140-AMD1) came on for an administrative decision hearing before the Monterey County Chief of Planning on July 2, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **PROCESS REQUIREMENTS –** The County has received and processed an amendment (PLN230140-AMD1) to a previously approved Combined Development Permit (HCD-Planning File No. PLN230140; Zoning Administrator Resolution No. 24-003) in compliance with all applicable procedural requirements.

EVIDENCE:

a) On April 29, 2025, an application for a Minor and Trivial Amendment (PLN230140-AMD1) was submitted to HCD-Planning to modify the project scope approved under Combined Development Permit HCD-Planning File No. PLN230140.

b) On January 25, 2024, the County of Monterey Zoning Administrator approved a Combined Development Permit (PLN230140, Zoning Administrator Resolution No. 24-003) consisting of:
   1) Coastal Administrative Permit and Design Approval to allow the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool and associated site improvements;
   2) Coastal Administrative Permit and Design Approval to allow construction of 960 square foot accessory dwelling unit with an attached three-car garage; and
   3) Coastal Development Permit for development within 750 feet of known archaeological resources.

c) On May 14, 2024, an appeal by the neighboring property was heard by the Board of Supervisors (Resolution No. 24-153). At the duly noticed hearing, the appeal was denied due to a lack of evidence that the project was inconsistent with Policies in the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan, Title 20, Coastal Act, and 1982 General Plan. However, out of good faith, the Applicant worked with the neighbor to reduce the scope of the previously approved project.

d) Conditions of Approval. Zoning Administrator Resolution No. 24-003 was approved with 11 conditions of approval. No conditions were met under the original permit due to an appeal to the Board of Supervisors Resolution No. 24-153. All previously approved conditions of approval will be carried forward to this amendment (PLN230140-AMD1).

e) The findings and evidence from PLN230140 (Zoning Administrator Resolution No. 21-003) are incorporated by reference. The proposed Minor and Trivial Amendment (PLN230140-AMD1) will be the operating entitlement for the subject property.

f) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed amendment can be found in Project File Nos. PLN230140 and PLN230140-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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (LUP);
- Del Monte Forest Coastal Implementation Plan (CIP, Part 5); and
- Monterey County Zoning Ordinance (Title 20).

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

b) Amendment. The project modifies the previously approved scope of work to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade. The project includes grading of 4,800 cubic yards of cut and 1,500 cubic yards of fill.

c) Allowed Use. The property is located at 3406 17 Mile Drive, Pebble Beach, within the LUP, in unincorporated Monterey County. The parcel is zoned as Low Density Residential, 1.5 acres per unit with a Design Control overlay, coastal zone or "LDR/1.5-D(CZ)", which allows a single-family dwelling and accessory structures pursuant to Title 20 sections 20.14.040.A and R. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The 2.347-acre lot is shown in its current size and configuration as Lot 8-B in Block 129 on Book 8, page 38 Map of El Pescadero. Therefore, the County recognizes it as a legal lot of record.

e) Development Standards – Setbacks and Height. Development standards for the LDR zoning district are identified in Title 20 Section 20.14.060.C.1. The required structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The replacement single family dwelling will be located primarily within the same footprint as the existing residence and will have a front setback of over 100 feet, a rear setback of 74 feet 10 and 1/2 inches, and left-side setback of 37 feet 4 inches, and right-side setback of 36 feet 6 and 3/4 inches. The maximum allowed height for main structures in the LDR zoning district is 30 feet above average natural grade. The existing residence to be previously approved (PLN230140) to be demolished is 25 feet 3 inches above average natural grade, and the proposed residence is 14 feet 10 inches below average natural grade.

The required setbacks for habitable accessory structures are 50 feet (front) and 6 feet (side and rear), and the minimum distance between the main structure and accessory structures is 10 feet. The proposed detached garage and art studio have a front setback of 145 feet, and both sides and back setbacks are well over 6 feet. The distance between the main dwelling and accessory structure is over 10 feet. The height requirement for an accessory structure is 15 feet above average natural grade, and the proposed structure will have a height of 9 feet. Therefore, as proposed, the project meets all required development standards.

f) Development Standards – Impervious Surface Coverage. The subject property is located within the Carmel Bay Area of Special Biological Significance (ASBS) and shall be limited to 9,000 square feet of impervious site coverage pursuant to LUP Policy No. 77. The property is 2.34 acres (102,235 square feet). The property is currently developed with a 4,305 square foot main house site coverage and a 1,476 square foot accessory dwelling unit, along with 15,007 of impermeable hardscape, constituting a total of 20,803 square feet of existing lot coverage. This is currently over the maximum allowable site coverage of 9,000 square feet.

The proposed development includes a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and 901 square feet of impervious hardscape totaling in a proposal of 8,938 square feet of impervious coverage. The proposed development will reduce the site coverage to be under the 9,000 square foot maximum allowable site coverage. The remaining developed areas will be returned to oak woodland by planting 19 new Coast live oak trees and native plantings throughout landscaping. Therefore, as illustrated within the attached plans, the project is consistent with LUP Policy No. 77.

g) Development Standards – Lot Coverage and Floor Area Ratio (FAR). Pursuant to Title 20 Section 20.14.060.E and F, the LDR district allows a maximum lot coverage of 15% and FAR of 17.5%. The previously approved lot coverage was 8,037 square feet or 7.9%, and the FAR was 10,561 square feet or 10.3%. Implementation of this Amendment would reduce the previously approved project to 8,037 square feet or 7.87% of building site coverage, and 7,875 square feet or 7.71%. Therefore, pursuant to Title 20 and as proposed, the project conforms to applicable development standards regarding setbacks, height, and structural coverage.

h) Design. The subject parcel and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay) and pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. The Applicant proposes exterior colors and material finishes to include tan wood vertical siding, tan wood doors and windows, gray metal tile roof, and concrete walls. This project will not have a detrimental effect on the existing neighborhood character nor an effect on the public viewshed. The proposed single family dwelling is located in substantially the same location as the existing single family dwelling. Therefore, the project would not significantly alter the massing of the existing home as to create an adverse visual impact. The project will be screened from the public viewshed by the proposed tree plantings. The primary colors and materials are consistent with CIP Section 20.147.070.B.3; these have an earth tone appearance and harmoniously blend into the site’s surroundings. The fencing will be open to not obstruct views. The fencing at the rear of the property will be split rail and wire. The retaining walls are proposed to be gray concrete walls. The architectural

style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 20 Section 20.14.060 and will be controlled by use of the County's standard condition (Condition No. 4 and Condition No. 6).

i) Biological Resources. The site has been identified within the regional area through the California Natural Diversity Data Base (CNDDB) for native plant communities including Maritime Chaparral, Monterey Pine Forest, Monterey Cypress Forest, Coast Live Oak Forest, Grasslands, and Dune Habitat. A Biological Assessment (LIB230228 – see Finding 3, Evidence "b") was prepared by Fred Ballerini confirming that the project site has been thoroughly altered to the point that vegetation on the parcel is void of any significant native habitat within the proposed areas of construction. During the site visit, several bird and mammal species were observed on neighboring parcels containing adequate vegetative cover. The recommendation to implement an expansive native oak woodland grassland restoration plan will greatly enhance the habitat values of the parcel. Ballerini recommended implementation of an invasive species eradication plan, installation of temporary perimeter exclusionary fencing to allow for native grasses to become established and ceasing irrigation of existing Coast live oak trees within the critical root zones to minimize potential spread of soil fungus to the trees. These recommendations have been incorporated within the project as part of the preliminary landscape plan and will be implemented through Condition No. 4. as recommended, and in accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey will be required through implementation of Condition No. 5.

j) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with CIP Section 20.147.080.B, an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A Phase I Archaeological Report (LIB230227 – see Finding 3, Evidence "b") was prepared by Achasta Archaeological Services (Achasta) in January 2022. The assessment included a records search which identified several known resources within 750 feet of the proposed development. The assessment also included a field survey of the subject property and archival research to determine if resources extend into the project site. Achasta's pedestrian survey of the project area produced negative results and indicated that significant cultural materials are not located within the project area. Their analysis also indicated the proposed renovations would not affect a historical resource and no further archeological investigation was recommended. The County reviewed the report and agreed with its conclusions. However, due to the site's high archaeological sensitivity and the proximity of known resources, a standard condition of approval has been incorporated (Condition No. 3), which would require the Applicant to stop work if any cultural resources or human remains are identified.

k) Historical Resources. The property's historical significance is tied to its first owner, Edward S. Hunter and his son, Robert Hunter, who he passed the property to upon his death. Robert Hunter appears to be a

significant historical figure for his brokerage firm; however, a building at his San Francisco office location, the Hunter-Dunlin Building, is more closely associated with Hunter and is in the National Registry. Hunter engaged architect Wallace Neff to design his vacation home, which was constructed in 1928. The vacation home also appears to be significant as an example of the Spanish Colonial Revival architecture that Neff was known for. The Hunter vacation house took on a roughly cruciform form with multi-leveled roof lines and balconies, decorative tiles, an elaborate chimney cap, and an enclosed courtyard with a fountain. However, starting in 1953, the house underwent several alterations over the course of two decades. The alterations included removing three pairs of French doors in the sun porch and replacing them with three sliding-glass doors, relocating the fireplace from the south end to the west side of the living room and adjoining the room with the sunroom and verandah, and installing two enormous windows at the south end overlooking the 13th hole and drastically changing the south side of the house. A one-story addition to the east wing was added and a chimney was removed. At an unknown date, possibly the 1960s or 1970s, all of the original wood-sash windows were replaced with vinyl-sash windows, altering the character of the house. A Phase I Historical Assessment (LIB230226– see Finding 3, Evidence "b") prepared by Anthony Kirk concludes that due to the significant changes, the house has lost its historic integrity and is no longer able to convey its original character. A Peer Review Letter provided by Meg Clovis (LET_CLOVIS – see Finding 3, Evidence "b") agrees with Anthony Kirk's assessment that the house has lost its historical integrity and is not a historic resource.

l) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The previously approved project was reviewed by the LUAC at a duly-noticed public meeting on October 5, 2023, at which all persons had the opportunity to be heard. Staff had received and forwarded a letter from a neighbor to the LUAC prior to the public meeting. The letter requested that the LUAC consider that the proposed location of the house does not extend past the neighbor's house. The neighbor was in attendance at the meeting and made a public comment addressing her concerns regarding the location. The neighbor requested to move the house two feet further back, to which the Agent agreed to explore the opportunity to re-site the house with the Applicants. Subsequent to the LUAC meeting, several attempts were made to set up a meeting between the neighbors and the Applicant, and an agreement has not been reached. The previously proposed project had met all of the setback requirements. The LUAC then voted 6-0 to support the project as proposed. The neighbor appealed the project to the Board of Supervisors (Resolution No. 24-153). The appeal was denied due to a lack of substantial evidence that the project was inconsistent with the Policies in the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan, Title 20, Coastal Act, and General Plan. The project Applicant worked with the neighbor to redesign and reduce the project scope. On June 3, 2025, the Applicant submitted a letter of

support from the neighbor for the redesigned project (see Exhibit E of the staff report).

m) The project planner conducted a virtual site inspection via Google Earth on May 6, 2025, to verify that the proposed project conforms to the applicable plans and Monterey County Code.

n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN230140 and PLN230140-AMD1.

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

EVIDENCE:

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

b) The following reports have been prepared:

- "Biological Assessment" (LIB230228) prepared by Fred Ballerini, Pacific Grove, CA, June 29, 2023.
- "Geotechnical Report" (LIB230229) prepared by Greg Bloom, PE, GE, Butano Geotechnical Engineering, Inc., Watsonville, CA, June 20, 2023.
- "Phase I Archaeological Assessment" (LIB230227) prepared by Susan Morley, M.A., RPA, Marina, CA, January 2022 (revised August 2023).
- "Supplemental Memorandum" (LET_MORLEY) prepared by Susan Morley, M.A., RPA, Marina, CA, September 28, 2023.
- "Phase I Historical Assessment" (LIB230226) prepared by Anthony Kirk, Ph.D., Santa Barbara, CA, August 6, 2021.
- "Peer Review" (LET_CLOVIS) prepared by Margaret Clovis, M.A., Salinas, CA, September 16, 2021.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Staff conducted a virtual site inspection via Google Earth on May 6, 2025, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN230140 and PLN230140-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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities for the existing single family dwelling exist; public water and sewer connections are provided by CalAm, as managed by the Monterey Peninsula Water Management District, and the Pebble Beach Community Services District, respectively. Service for the project will be provided through the same connections.

c) The project is located on 17 Mile Drive, which is a frequently traveled road. To minimize the overall construction impacts to the neighborhood, approval and implementation of a Construction Management Plan is required (Condition No. 9).

d) Staff conducted a virtual site inspection via Google Earth on May 6, 2025, to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN230140 and PLN230140-AMD1.

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

EVIDENCE:

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

b) Staff conducted a virtual site inspection via Google Earth on May 6, 2025, and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN230140 and PLN230140-AMD1.

6. 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 is categorically exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines, Existing Facilities. This exemption applies to whether the project involves a negligible or no expansion of use. The project consists of demolition and reconstruction of a single family dwelling and accessory dwelling unit in roughly the same size, massing, and intended use as the existing single family dwelling, and therefore will not increase the expansion of use.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. CEQA Section 15302 is not qualified by consideration of the project location; the project does not contribute to any cumulative environmental effects; there is not the reasonable possibility that the project would cause an impact due to unusual circumstances; the project is not viewable from a scenic highway; is not a hazardous waste site or any list compiled pursuant to Section 65962.5 of the Government Code; and does not involve any identified historical resources.

c) No adverse environmental effects were identified during the staff's previous review of the development application during a site visit on October 5, 2023.

d) See supporting Finding Nos. 2 and 3. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN230140 and PLN230140-AMD1.

7. 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 DMF CIP, Section 20.147.130 can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).

e) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. 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. PLN230140 and PLN230140-AMD1.

7. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), 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 Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20), the project is appealable to the California Coastal Commission, as it involves non-exempt development requiring a Coastal Development Permit pursuant to Title 20 Section 20.14.030.F (development on a positive archaeological site), and is therefore conditionally allowable under the base zoning.

DECISION

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

1) Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions listed in Section 15300.2 apply
2) Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN230140) that allowed demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, construction of 960 square foot accessory dwelling unit with an attached three-car garage, and associated site improvements within 750 feet of known archaeological resources. This Minor and Trivial Amendment modifies the previously approved scope to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade.

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

PASSED AND ADOPTED this 2nd day of July 2025.

_____

Melanie Beretti, AICP,
HCD Chief of Planning

COPY OF THIS DECISION WAS MAILED TO APPLICANT _____.

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

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN230140-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment (PLN230140-AMD1) allows construction of a 6,555 square foot single family dwelling, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool. The property is located at 3406 17 Mile Drive, Pebble Beach, (Assessor's Parcel Number 008-381-002-000), Del Monte Forest Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial Amendment (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-381-002-000 on July 2, 2025. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

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

Responsible Department: Planning

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

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

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

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

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

8. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County County's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

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

10. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A biological report has been prepared for this parcel by Fred Ballerini, dated June 29, 2023, and is on record in Monterey County HCD-Planning, Library No. 230228. All development shall be in accordance with this report."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

11. PDSP001 - RESTORATION AND MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a restoration plan in accordance with the recommendations contained in the Biological Assessment (LIB230228) to HCD-Planning for review and approval. The restoration plan shall include the following: use local plant sources for seed and container plant revegetation material, removal of exotic species, revegetation, success criteria, yearly monitoring, establishment of a monitoring program to track the success of non-native vegetation control and establishment of native species, and establishment of an ongoing maintenance program for non-native plant control and other actions noted during monitoring. Quarterly monitoring of the restoration area will occur during the first year and then yearly for the following 3 years.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit a restoration plan detailing the recommendations of LIB230228 and this condition to HCD-Planning for review and approval.

Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit to HCD-Planning a copy of a contract between the owner/applicant and a qualified biologist indicating that the restoration plan and monitoring program will be implemented.

Prior to final inspection, the Project Biologist shall prepare and submit to HCD-Planning for review and approval, a report confirming that exotic species have been removed, and all replanting and revegetation activities have successfully occurred.

On an on-going basis for the duration of the required monitoring period, annual reports shall be submitted to HCD-Planning for review and approval detailing compliance the approved restoration plan.

GENERAL NOTES

1. IF THESE DRAWINGS ARE NOT **24" X 36"**, THEY HAVE BEEN REDUCED OR ENLARGED.
2. DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. ALL WORK SHALL COMPLY WITH THE CURRENTLY ADOPTED CODES, INCLUDING ANY AND ALL AMENDMENTS, PER THE COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT SEE PROJECT DATA FOR DETAILED LIST.
4. THE STANDARD A.I.A. A201 GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS. REFER TO THE A201 DOCUMENT FOR DETAILED REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE BELOW ITEMS:
   - A. DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
   - B. QUESTIONS REGARDING THE DESIGN INTENT RELATING TO THE LAYOUT OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
   - C. CONTRACTOR'S DUTY TO SECURE AND PAY FOR ALL NECESSARY PERMITS, FEES, LICENSES AND INSPECTIONS
   - D. CONTRACTOR'S DUTY TO PROTECT EXISTING STRUCTURES, UTILITIES AND VEGETATION
   - E. CONTRACTOR'S GUARANTEE
   - F. CONTRACTOR'S RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS
   - G. CONTRACTOR'S PROVISION OF LIABILITY INSURANCE, INCLUDING WORKERS' COMPENSATION INSURANCE
   - H. CONTRACTOR'S DUTY TO ARRANGE FOR ALL REQUIRED INSPECTIONS
   - I. CONTRACTOR'S DUTY TO PROVIDE JOBSITE CLEANUP
5. SPECIAL INSPECTORS SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO ANY WORK BEING PERFORMED. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION FOR APPROVAL.
6. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES.
7. CONTRACTOR SHALL BRACE STRUCTURES AS REQUIRED DURING CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE ALL NECESSARY FRAMING, BLOCKING AND BACKING FOR HEATING EQUIPMENT, ELECTRICAL EQUIPMENT, LIGHT FIXTURES, PLUMBING FIXTURES, CASEWORK AND ALL OTHER ITEMS REQUIRING SUPPORT.
9. WHERE REQUIRED BY LOCAL JURISDICTIONS, BUILDINGS SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH LOCAL BUILDING CODES AND NFPA 101 13D. DRAWINGS TO BE SUBMITTED FOR PERMIT BY DESIGN/BUILD SUBCONTRACTOR.
10. SMOKE DETECTORS SHALL BE HARD-WIRED, EQUIPPED WITH A BATTERY BACKUP AND MONITORED BY A REMOTE ANSWERING STATION PER THE REQUIREMENTS OF NFPA 72. SEE REFLECTED CEILING PLANS FOR EXACT LOCATIONS.
11. INSULATION AND GLAZING SHALL COMPLY WITH THE CURRENTLY ADOPTED IECC QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
12. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES AND VENTS WITH ARCHITECTURAL DRAWINGS.
13. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ELECTRICAL FIXTURES, OUTLETS AND CONTROLS WITH ARCHITECTURAL DRAWINGS.
14. ELECTRICAL OUTLETS IN EXTERIOR WALLS SHALL HAVE INSULATING GASKETS.
15. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF PLUMBING FIXTURES AND CONTROLS WITH ARCHITECTURAL DRAWINGS.
16. HOT WATER HEATERS AND/OR STORAGE TANKS SHALL BE SECURELY FASTENED TO PREVENT OVERTURNING.
17. HVAC DUCTS SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED TO COMPLY WITH THE CURRENTLY ADOPTED UMC AND IECC.
18. HVAC EQUIPMENT, DUCTWORK AND WATER HEATING EQUIPMENT SHALL BE SEALED AND INSULATED AND SHALL COMPLY WITH THE ENERGY EFFICACY REQUIREMENTS OF THE CURRENTLY ADOPTED IECC.
19. EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS.
20. CLOTHES DRYERS SHALL INDEPENDENTLY EXHAUST TO THE OUTSIDE PER DRYER MANUFACTURER'S INSTRUCTIONS AND TERMINATE WITH BACKDRAFT DAMPERS NOT LESS THAN THREE FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.
21. THERMOSTATS SHALL BE OF A PROGRAMMABLE DUAL SET BACK TYPE.
22. LIGHTING SHALL BE HIGH EFFICACY AND CONTROLS SHALL COMPLY WITH THE CURRENTLY ADOPTED IECC.
23. LIGHT FIXTURES IN CLOTHES CLOSETS SHALL ONLY BE PERMITTED TYPES AND SHALL NOT BE INSTALLED CLOSER THAN 12" TO COMBUSTIBLE STORAGE ITEMS PER THE CURRENTLY ADOPTED NEC AND NFPA 70.
24. 120V / 1-PH / 15- & 20-AMP BRANCH CIRCUITS IN BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER.
25. PLUMBING FIXTURES SHALL BE UPC CERTIFIED.
26. TOILETS ARE TO BE ULTRA LOW FLOW 1.28 GALLONS MAXIMUM FLUSH CAPACITY PER CPC.
27. HOSE BIBBS SHALL HAVE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICES PER THE CURRENTLY ADOPTED UPC.
28. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE.
29. GAS APPLIANCES SHALL HAVE GAS IGNITER TYPE PILOTS AND INTERMITTENT IGNITION DEVICES.
30. HOT WATER FAUCETS WITH TEN FEET OR MORE OF PIPING BETWEEN THE FAUCET AND THE WATER HEATER SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
31. HOT WATER HEATERS AND/OR STORAGE TANKS SHALL BE INSULATED WITH R-12 BLANKET INSULATION. ALL SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3.
32. SHOWERS AND TUB-SHOWER COMBINATION FIXTURES SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF EITHER THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

SYMBOLS

- X — GRID LINE - FOS UNLESS OTHERWISE NOTED
- 4'-0" — DIMENSION TO FACE OF STUD
- 4'-0" — DIMENSION TO CENTERLINE
- 4'-0" — DIMENSION TO FACE OF FINISH
- X / AX.X — DETAIL REFERENCE SHEET LOCATION
- 2 / 1 AX.X 3 / 4 — INTERIOR ELEVATION KEY AND SHEET LOCATION
- X — DOOR NUMBER, SEE DOOR SCHEDULE
- 109 — WINDOW NUMBER, SEE WINDOW SCHEDULE
- 296'-0 3/4" — ELEVATION DATUM POINT
- X / AX.X — SECTION SHEET LOCATION
- X / AX.X — EXTERIOR ELEVATION SHEET LOCATION
- -30'-0" — SPOT ELEVATION
- 1 — DRAWING KEYNOTE
- MATCH LINE
- DRAWING REVISION

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AB	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ADJ	ADJUSTABLE
ALUM	ALUMINUM
ASPH	ASPHALT
BO	BOTTOM OF
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
BRZ	BRONZE
BTW	BETWEEN
CI	CAST IRON
CIP	CAST IN PLACE
CO	CLEAN OUT
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CSK	COUNTERSINK
CSMT	CASEMENT
CTR	CENTER
DBL	DOUBLE
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DIM PT	DIMENSION POINT
DISP	GARBAGE DISPOSAL
DN	DOWN
DR	DOOR
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR (OR ELEVATION)
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPOSED
EXT	EXTERIOR
FG	FINISHED GRADE / FIXED GLASS
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN	FINISH
FLR	FLOOR
FRZ	FREEZER
FTG	FOOTING
GALV	GALVANIZED
GYP BD	GYPSUM WALLBOARD
GA	GAUGE
GL	GLASS
HW	HOT WATER
HB	HOSE BIBB
HD	HEAD
HDR	HEADER
HDWR	HARDWARE
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HTR	HEATER
ID	INSIDE DIAMETER
INS	INSULATION
INT	INTERIOR
JB	JUNCTION BOX
JST	JOIST
JT	JOINT
LH	LEFT HAND
LAV	LAVATORY
LP	LOW POINT
LT	LIGHT
MAX	MAXIMUM
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MTD	MOUNTED
MTL	METAL
(N)	NEW
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPG	OPENING
PERF	PERFORATED
PT	PRESSURE TREATED
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PTD	PAINTED
R	RISER
RA	RETURN AIR
REF	REFRIGERATOR
R/F	REFRIGERATOR/FREEZER
RH	RIGHT HAND
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
RAD / R	RADIUS
REINF	REINFORCED
REQ	REQUIRED
RM	ROOM
SA	SUPPLY AIR
SAD	SEE ARCHITECTURAL DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SLAD	SEE LANDSCAPE DRAWINGS
SLTD	SEE LIGHTING DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
SH	SPRINKLER HEAD
SHWR	SHOWER
SIM	SIMILAR
SPK	SPEAKER
STL	STEEL
STN	STAIN
T&G	TONGUE & GROOVE
T	TREAD
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOPL	TOP OF PLATE
TOW	TOP OF WALL
TS	TUBE STEEL
THK	THICKNESS
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
WO	WHERE OCCURS
WP	WATERPROOFING
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER

DIRECTORY

OWNER:
HODGE/KEARE FAMILY TRUST
3406 17 MILE DRIVE
PEBBLE BEACH, CA 93953

ARCHITECT:
WALKER WARNER ARCHITECTS
353 FOLSOM STREET, SAN FRANCISCO, CA 94105
TEL: 415-318-8900
EMAIL: CGURREY@WALKERWARNER.COM

GENERAL CONTRACTOR:
STOCKER & ALLAIRE
21 MANDEVILLE COURT
MONTEREY, CA 93940
CONTACT: DAVID STOCKER
TEL: 831-375-1890
EMAIL: DSTOCKER@STOCKERALLAIRE.COM

LANDSCAPE ARCHITECT:
LUTSKO ASSOCIATES
3295 MISSION STREET
SAN FRANCISCO, CA 94110
CONTACT: MYRA MESSNER
TEL: 415-920-2800
EMAIL: MYRA@LUTSKOASSOCIATES.COM

CIVIL ENGINEER:
SHERWOOD DESIGN ENGINEERS
625 2ND STREET, SUITE 202
PETALUMA, CA 94952
CONTACT: CHRISTINA NICHOLSON
TEL: 707-773-7829
EMAIL: CNICHOLSON@SHERWOODENGINEERS.COM

GEOTECHNICAL ENGINEER:
BUTANO GEOTECHNICAL ENGINEERING, INC.
231 GREEN VALLEY ROAD
FREEDOM, CA 95019
TEL: 831-724-2612

PROJECT DATA

LOCATION:	3406 17 MILE DRIVE PEBBLE BEACH, CA
APN:	008-381-002
ZONING:	LDR/1.5-D (CZ)
LOT SIZE:	102,107 SQ. FT.
BLDG USE:	SINGLE FAMILY RESIDENTIAL
OCC. GROUP:	R-3/U
CONST. TYPE:	TYPE V
CLIMATE ZONE:	3
GENERAL PLAN LAND USE DESIGNATION:	DEL MONTE FOREST LAND USE PLAN
WATER PROVIDER:	CALIFORNIA-AMERICAN WATER
SEWER PROVIDER:	PEBBLE BEACH CSD
BUILDING CODES:	2024 MONTEREY COUNTY MUNICIPAL CODE 2022 CA RESIDENTIAL BUILDING CODE (CRC) 2022 CA MECHANICAL CODE (CMC) 2022 CA ELECTRICAL CODE (CEC) 2022 CA PLUMBING CODE (CPC) 2022 CA ENERGY CODE (CEC) 2022 CA GREEN BUILDING CODE (CGBC) 2021 NFPA 101 LIFE SAFETY CODE ALL OTHER APPLICABLE STATE & LOCAL RULES AND REGULATIONS THIS PROJECT IS WITHIN A STATE RESPONSIBILITY AREA, WITH A VERY HIGH FIRE HAZARD SEVERITY, AND WILL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER **R337** IN THE CRC
FIRE SPRINKLERS:	NFPA 13D COMPLIANT
PROJECT SCOPE:	REPLACE EXISTING SINGLE FAMILY RESIDENCE, DETACHED ACCESSORY DWELLING UNIT AND ASSOCIATED SITE WORK WITH NEW MAIN RESIDENCE AND DETACHED 2-CAR GARAGE/ART STUDIO, NEW POOL AND ASSOCIATED SITE WORK.

GRADING

PROPOSED CUT	4,800	cubic yds
PROPOSED FILL	1,500	cubic yds
NET	3,300	cubic yds

BUILDING FLOOR AREA

LOT SIZE:	102,107	sq. ft.
MAX ALLOWABLE FLOOR AREA:	17.5%	
MAX ALLOWABLE FLOOR AREA:	**17,868**	**sq. ft.**
APPROVED FLOOR AREA:		
FIRST FLOOR	7,117	sq. ft.
SECOND FLOOR	1,524	sq. ft.
ACCESSORY DWELLING UNIT	960	sq. ft.
GARAGE	960	sq. ft.
APPROVED BUILDING FLOOR AREA:	**10,561**	**sq. ft. (FAR 10.3%)**
PROPOSED FLOOR AREA:		
FIRST FLOOR	6,555	sq. ft.
GARAGE/ART STUDIO	1,320	sq. ft.
PROPOSED BUILDING FLOOR AREA:	**7,875**	**sq. ft. (FAR 7.71%)**

BUILDING SITE COVERAGE:

LOT SIZE:	102,107	sq. ft.
MAX ALLOWABLE BSC PERCENTAGE:	15.0%	
MAX ALLOWABLE BSC:	**9,000**	sq. ft.
PROPOSED BSC:		
BUILDING	7,875	sq. ft.
TERRACES OVER 24" ABOVE NAT. GRADE	0	sq. ft.
EAVES & AWNINGS OVER 30" DEEP	162	sq. ft.
PROPOSED BUILDING SITE COVERAGE:	**8,037**	**sq. ft. (7.87%)**

PESCADERO WATERSHED COVERAGE:

MAX ALLOWABLE IMPERMEABLE LOT COVERAGE:	**9,000**	sq. ft.
APPROVED:		
MAIN HOUSE:	7,117	sq. ft.
GARAGE/ACCESSORY DWELLING UNIT:	960	sq. ft.
HARDSCAPE:	700	sq. ft.
DECKS & TERRACES >24" HIGH:	0	sq. ft.
ROOF OVERHANGS & EAVES >30":	219	sq. ft.
IMPERMEABLE LOT COVERAGE:	**8,996**	sq. ft.
PROPOSED:		
MAIN HOUSE:	6,555	sq. ft.
GARAGE / ART STUDIO:	1,320	sq. ft.
HARDSCAPE:	901	sq. ft.
DECKS & TERRACES >24" HIGH:	0	sq. ft.
ROOF OVERHANGS & EAVES >30":	162	sq. ft.
PROPOSED IMPERMEABLE LOT COVERAGE:	**8,938**	**sq. ft.**
PROPOSED PERMEABLE LOT COVERAGE:	12,325	sq. ft.

BUILDING HEIGHTS

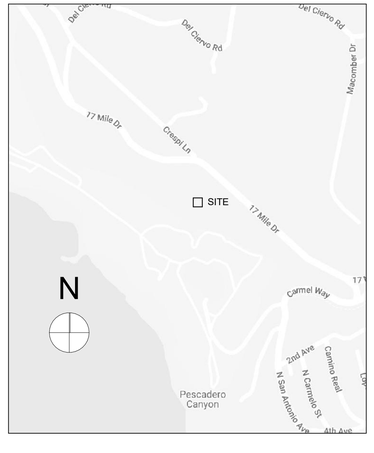
APPROVED MAIN HOUSE:	
AVERAGE NATURAL GRADE:	109.67"
BUILDING HEIGHT:	26'-1" (135.75')
APPROVED GARAGE/ADU:	
AVERAGE NATURAL GRADE:	122.63'
BUILDING HEIGHT:	14'-6" (137.13')
PROPOSED MAIN HOUSE:	
AVERAGE NATURAL GRADE:	112'-0" (112.00')
ALLOWABLE BUILDING HEIGHT:	+30'-0" (142.00')
PROPOSED BUILDING HEIGHT:	**14'-10"** (128.83')
PROPOSED GARAGE/ART STUDIO:	
AVERAGE NATURAL GRADE:	121'-5" (121.42')
ALLOWABLE BUILDING HEIGHT:	+15'-0" (136.42')
PROPOSED BUILDING HEIGHT:	**9"** (122.17')

DRAWING INDEX

ARCHITECTURAL

A0.0	COVER SHEET
A0.1	APPROVED HOUSE PHOTOS
A0.2	PROPOSED COLOR & MATERIAL PALETTE
A0.3	PROPOSED COLOR & MATERIAL PALETTE
A0.4	PROPOSED HARDSCAPE REDUCTION PLAN
A0.5	SITE SURVEY
A0.6	DEMOLITION PLAN
A0.7	LANDSCAPE SITE PLAN
A1.0	SITE PLAN
AA2.1	MAIN HOUSE - FLOOR PLAN
AA2.2	MAIN HOUSE - ROOF PLAN
AA3.1	BUILDING ELEVATIONS
AA3.2	BUILDING ELEVATIONS
AA4.1	BUILDING SECTIONS
AA4.2	BUILDING SECTIONS
AB2.1	GARAGE/ART STUDIO - FLOOR PLAN
AB3.1	GARAGE/ART STUDIO SECTIONS & ELEVATIONS

VICINITY MAP



WALKER WARNER
353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 008-381-002

HODGE PEBBLE BEACH

3406 17 MILE DRIVE,
PEBBLE BEACH, CA, 93953

LICENSED ARCHITECT
GREGORY JOHN WARNER
No. C-18154
REN. 7/31/25
STATE OF CALIFORNIA

ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RESUBMITTAL	2024-01-09
PLANNING RESUBMITTAL	2025-04-01

COVER SHEET

SCALE : AS NOTED

JOB NUMBER : 2024_17

SHEET : **A0.0**

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VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST

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HODGE PEBBLE BEACH

APN: 008-381-002

3406 17 MILE DRIVE,
PEBBLE BEACH, CA, 93953

LICENSED ARCHITECT
GREGORY JOHN WARNER
No. C-18154
REN. 7/31/25
STATE OF CALIFORNIA

ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RESUBMITTAL	2024-01-09
PLANNING RESUBMITTAL	2025-04-01

APPROVED HOUSE PHOTOS

SCALE : AS NOTED

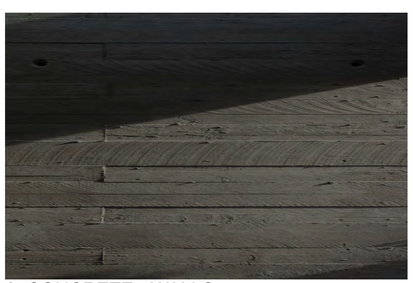
JOB NUMBER : 2024_17

SHEET : **A0.1**





1. WOOD - WALLS



2. CONCRETE - WALLS



3. METAL - ROOF



4. WOOD DOORS AND WINDOWS

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PLANNING RESUBMITTAL	2025-04-01

PROPOSED COLOR & MATERIAL PALETTE

SCALE : AS NOTED

JOB NUMBER : 2024_17

SHEET : **A0.2**





1. WOOD - WALLS



2. CONCRETE - WALLS



3. METAL - ROOF



4. WOOD DOORS AND WINDOWS

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PLANNING RESUBMITTAL	2025-04-01

PROPOSED COLOR & MATERIAL PALETTE

SCALE : AS NOTED

JOB NUMBER : 2024_17

SHEET : **A0.3**

NOTES - LOT COVERAGE:

BUILDING SITE COVERAGE:

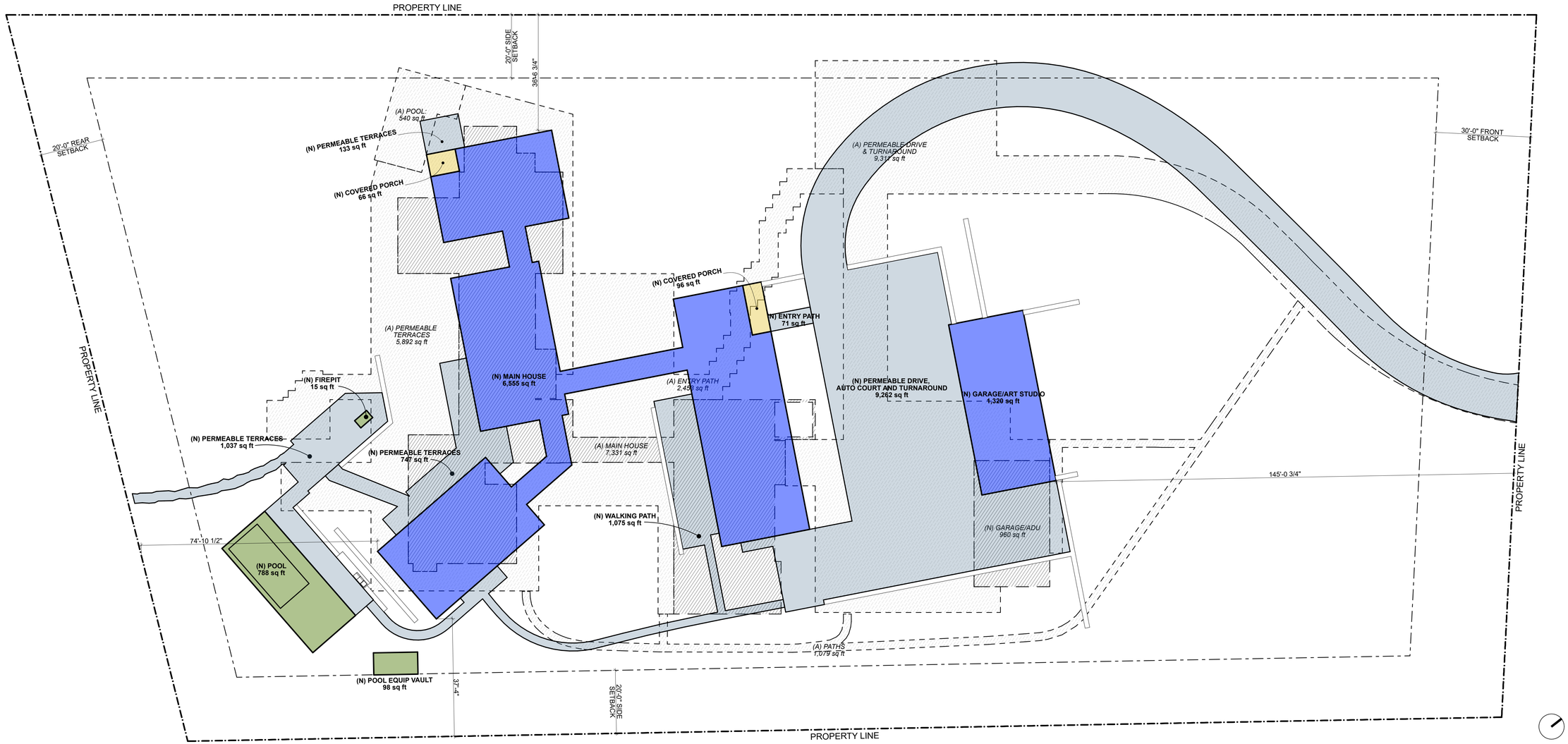
LOT SIZE:	102,107	sq. ft.
MAX ALLOWABLE BSC PERCENTAGE:	15.0%	
MAX ALLOWABLE BSC:	**9,000**	sq. ft.
PROPOSED BSC:		
BUILDING	7,875	sq. ft.
TERRACES OVER 24" ABOVE NAT. GRADE	0	sq. ft.
EAVES & AWNINGS OVER 30" DEEP	162	sq. ft.
PROPOSED BUILDING SITE COVERAGE:	**8,037**	**sq. ft. (7.87%)**

PESCADERO WATERSHED COVERAGE:

MAX ALLOWABLE IMPERMEABLE LOT COVERAGE:	**9,000**	sq. ft.
APPROVED:		
MAIN HOUSE:	7,117	sq. ft.
GARAGE/ACCESSORY DWELLING UNIT:	960	sq. ft.
HARDSCAPE:	700	sq. ft.
DECKS & TERRACES >24" HIGH:	0	sq. ft.
ROOF OVERHANGS & EAVES >30":	219	sq. ft.
IMPERMEABLE LOT COVERAGE:	**8,996**	sq. ft.
PROPOSED:		
MAIN HOUSE:	6,555	sq. ft.
GARAGE / ART STUDIO:	1,320	sq. ft.
HARDSCAPE:	901	sq. ft.
DECKS & TERRACES >24" HIGH:	0	sq. ft.
ROOF OVERHANGS & EAVES >30":	162	sq. ft.
PROPOSED IMPERMEABLE LOT COVERAGE:	**8,938**	**sq. ft.**

LEGEND - LOT COVERAGE:

- APPROVED BUILDING COVERAGE
- APPROVED HARDSCAPE/DEVELOPED AREA
- PROPOSED BUILDING COVERAGE
- PROPOSED BUILDING COVERAGE: ROOF OVERHANGS
- PROPOSED HARDSCAPE
- PROPOSED PERMEABLE PAVING



1 A0.4 LOT COVERAGE SITE PLAN

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

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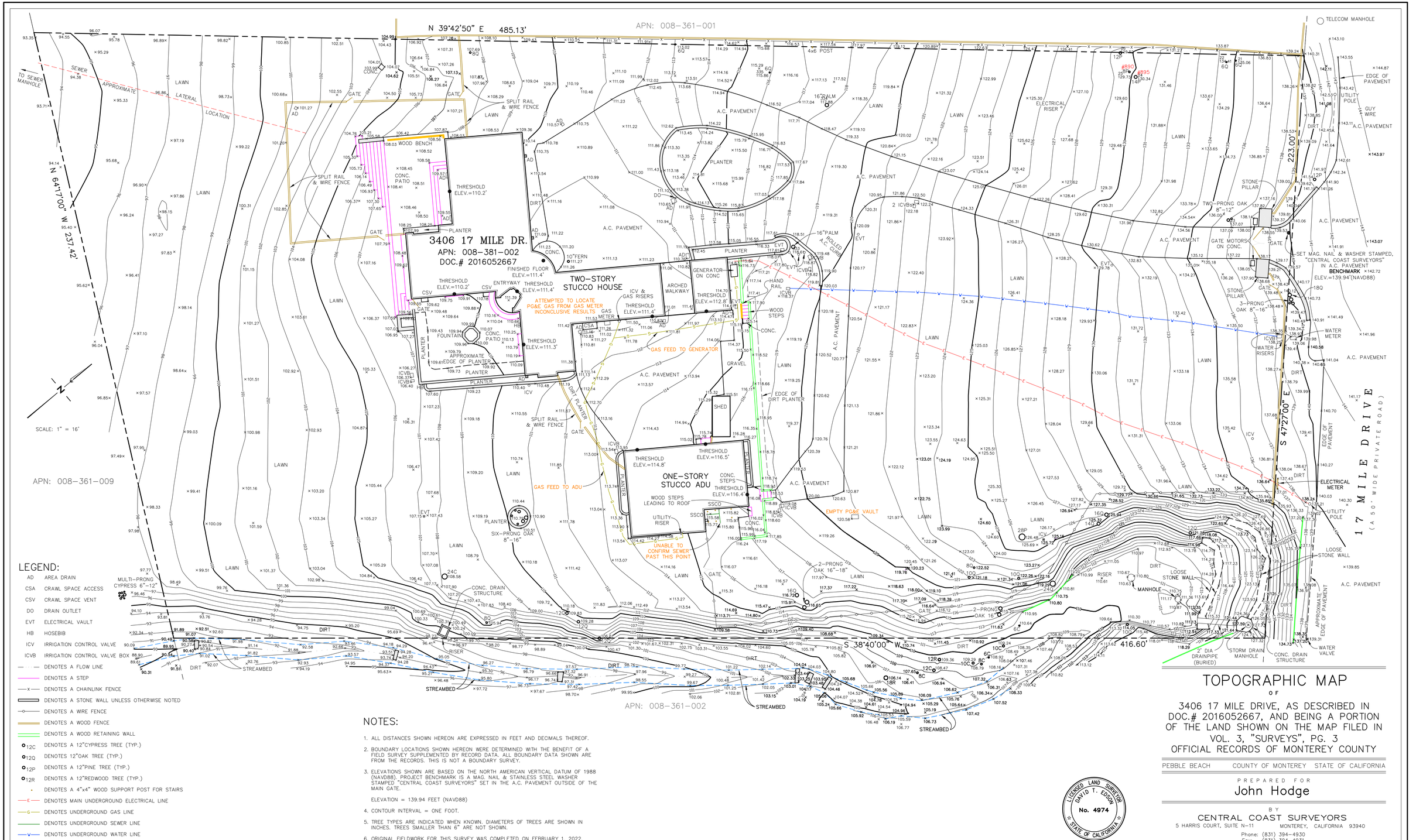
PLANNING SUBMITTAL	2023-08-04
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PLANNING RESUBMITTAL	2025-04-01

PROPOSED HARDSCAPE REDUCTION PLAN

SCALE : AS NOTED

JOB NUMBER : 2024_17

SHEET : **A0.4**



LEGEND:

AD	AREA DRAIN
CSA	CRAWL SPACE ACCESS
CSV	CRAWL SPACE VENT
DO	DRAIN OUTLET
EVT	ELECTRICAL VAULT
HB	HOSEBIB
ICV	IRRIGATION CONTROL VALVE
ICVB	IRRIGATION CONTROL VALVE BOX
— — —	DENOTES A FLOW LINE
— — —	DENOTES A STEP
—x—	DENOTES A CHAINLINK FENCE
▭	DENOTES A STONE WALL UNLESS OTHERWISE NOTED
—o—	DENOTES A WIRE FENCE
▬	DENOTES A WOOD FENCE
▬	DENOTES A WOOD RETAINING WALL
12C	DENOTES A 12"CYPRESS TREE (TYP.)
12Q	DENOTES 12"OAK TREE (TYP.)
12P	DENOTES A 12"PINE TREE (TYP.)
12R	DENOTES A 12"REDWOOD TREE (TYP.)
•	DENOTES A 4"x4" WOOD SUPPORT POST FOR STAIRS
—E—	DENOTES MAIN UNDERGROUND ELECTRICAL LINE
—G—	DENOTES UNDERGROUND GAS LINE
—S—	DENOTES UNDERGROUND SEWER LINE
—W—	DENOTES UNDERGROUND WATER LINE
TEXT	NOTE FROM COAST WIDE UTILITY LOCATORS LLC AS OF 9/22
- - -	DENOTES UPDATED TOPO AREA AS OF 5/08/23

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OUTSIDE OF THE MAIN GATE.

   ELEVATION = 139.94 FEET (NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. ORIGINAL FIELDWORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 1, 2022.

LICENSED LAND SURVEYOR
DAVID T. EDSON
No. 4974
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

3406 17 MILE DRIVE, AS DESCRIBED IN DOC.# 2016052667, AND BEING A PORTION OF THE LAND SHOWN ON THE MAP FILED IN VOL. 3, "SURVEYS", PG. 3 OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
John Hodge

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 22-03 FEBRUARY 2022

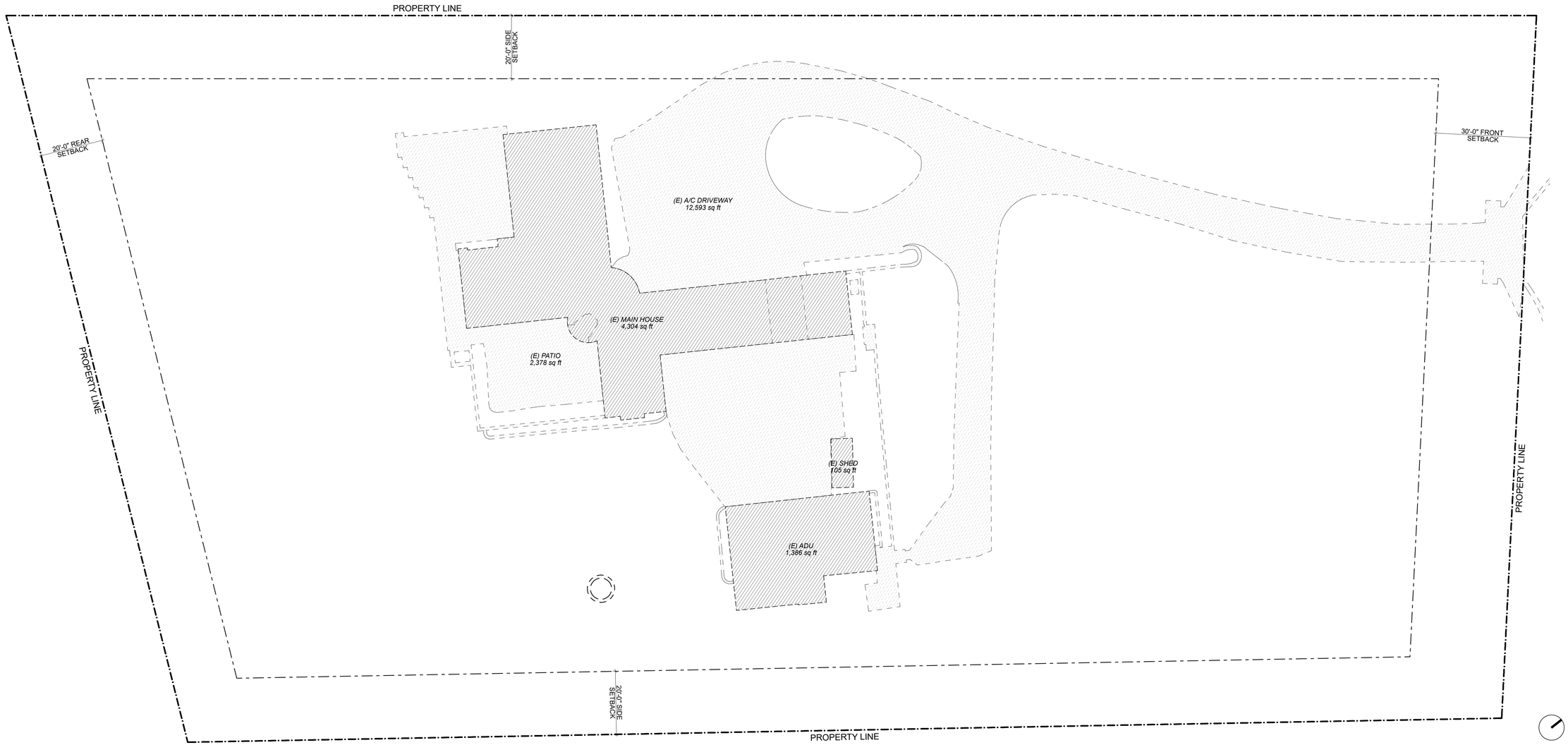
PREPARER: JTI

APN 008-381-002
UNDERGROUND UTILITIES & RAVINE ADDED 9/30/22
RAVINE UPDATED 5/08/23 and 6/05/23

LEGEND - DEMOLITION PLAN:

EXISTING BUILDING TO BE DEMOLISHED

EXISTING HARDSCAPE/DEVELOPED AREA TO BE DEMOLISHED



2 A0.6 DEMOLITION PLAN

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

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PLANNING RESUBMITTAL	2025-04-01

DEMOLITION PLAN

SCALE : AS NOTED

JOB NUMBER : 2024_17

SHEET : **A0.6**

Hodge Pebble Beach - Landscape Site Plan

3406 17 Mile Drive,
Pebble Beach, California

date: 03.17.2025
scale 1/16" - 1'-0"

LUTSKO ASSOCIATES
landscape

3295 Mission Street
San Francisco, CA 94110
t: 415.920.2800

NOTES - SITE PLAN:

-- EXISTING CONTOURS ARE SHOWN. SEE CIVIL DRAWINGS FOR PROPOSED FINISH GRADING

-- SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION

-- SEE LANDSCAPE DRAWINGS FOR PLANTING, LANDSCAPE LIGHTING, DETAILS AND IRRIGATION INFORMATION

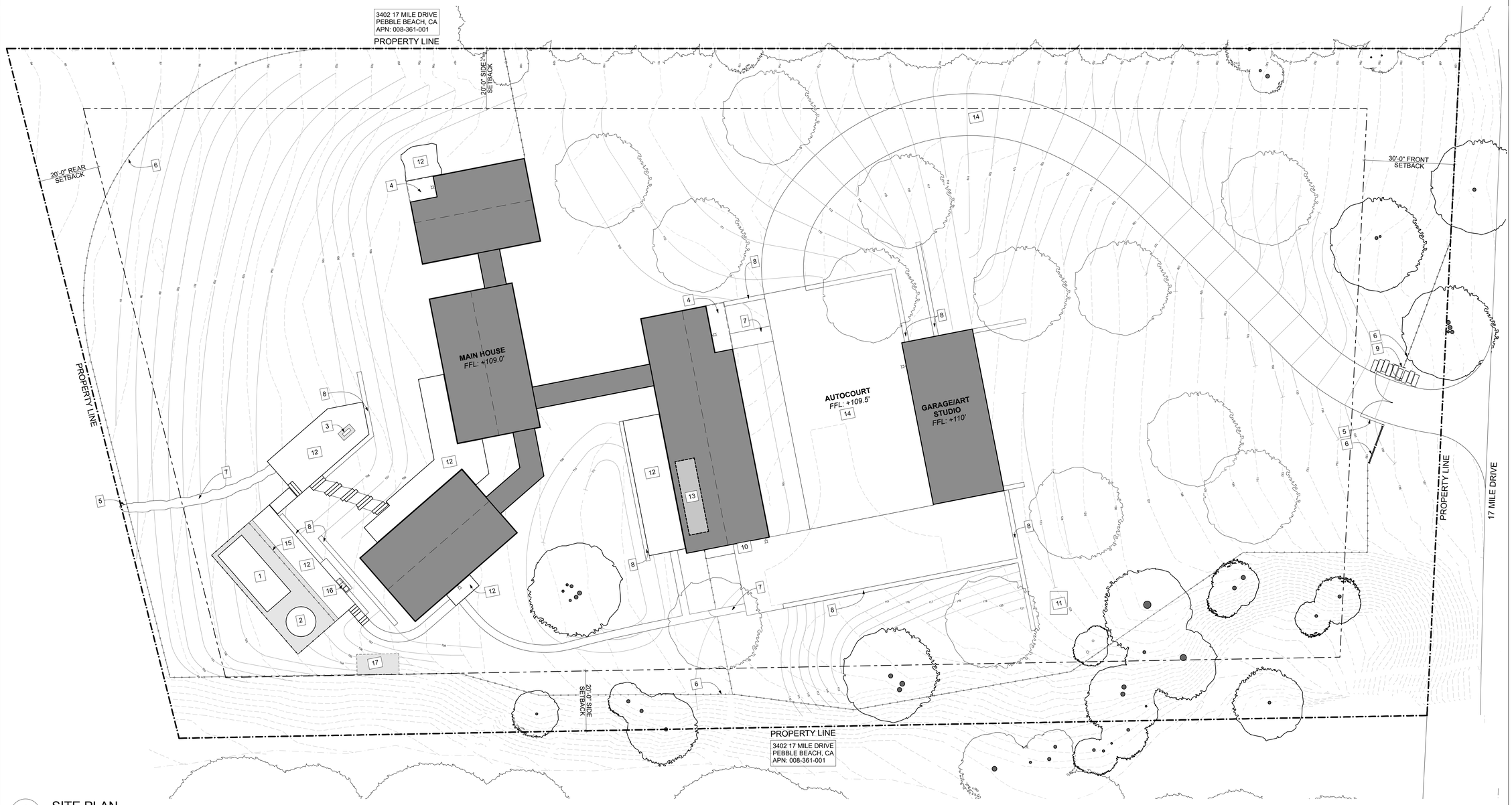
-- SEE LANDSCAPE DRAWINGS FOR POOL AND SPA INFORMATION

LEGEND - SITE PLAN:

- PROPERTY LINE
- SETBACK LINE
- (E) CONTOURS FOR REFERENCE ONLY, SEE SURVEY
- (N) CONTOURS FOR REFERENCE ONY, SEE CIVIL DRAWINGS
- (N) STRUCTURES
- (N) HARDSCAPE, SEE SITE COVERAGE PLAN
- ROOF RIDGE ABOVE
- ROOF OVERHANG ABOVE
- LOW WATTAGE, DOWN-LIT EXTERIOR LIGHT FIXTURE PER SPECIFICATION
- (E) TREE TO REMAIN
- (N) TREE

KEYNOTES - SITE PLAN:

1. POOL, SLAD
2. HOT TUB, SLAD
3. FIRE PIT, SLAD
4. PAVED COVERED PORCH, PERMEABLE
5. GATE, SLAD
6. FENCE, SLAD
7. PATH, SLAD
8. SITE WALL, SLAD
9. GATE ACCESS DOOR, SLAD
10. OUTDOOR WASH, PERMEABLE
11. EMERGENCY BACKUP GENERATOR, SLAD
12. PERMEABLE PAVER, SLAD
13. ROOFTOP SOLAR PANEL ARRAY, UNDER SEPARATE PERMIT
14. PERMEABLE DRIVE, AUTO COURT, AND HAMMERHEAD, SLAD
15. POOL FENCE, SLAD
16. BARBEQUE GRILL
17. POOL EQUIPMENT VAULT, SLAD



1 A1.0 SITE PLAN

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

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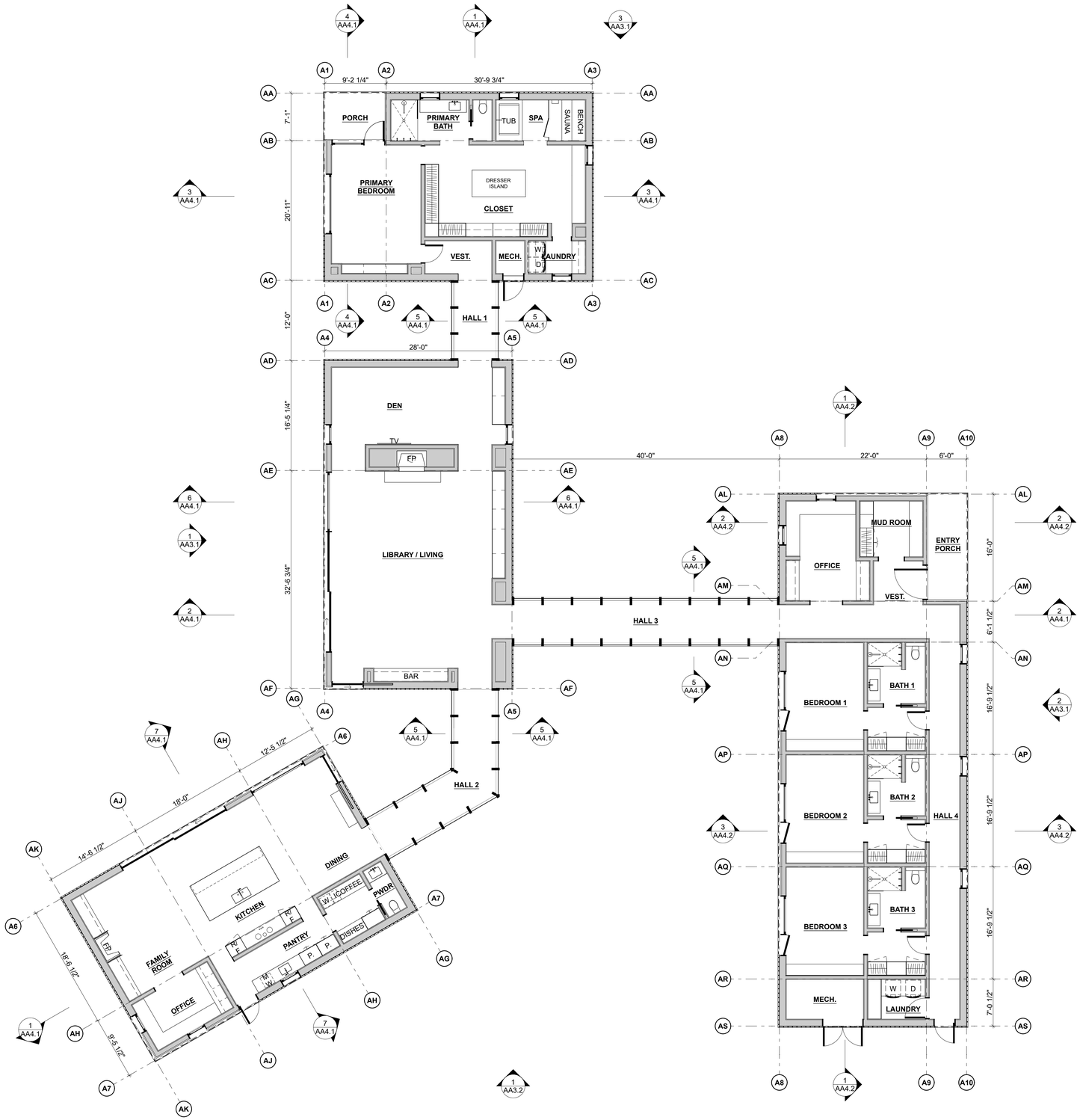
PLANNING SUBMITTAL	2023-08-04
PLANNING RESUBMITTAL	2024-01-09
PLANNING RESUBMITTAL	2025-04-01

SITE PLAN

SCALE : AS NOTED

JOB NUMBER : 2024_17

SHEET : **A1.0**



NOTES - FLOOR PLAN:

-- ALL GRIDLINES ARE TO FACE OF STUD, UON

-- ALL DIMENSIONS TO FACE OF STUD, UON
SEE DIMENSION SYMBOLS ON COVER SHEET

-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

LEGEND - FLOOR PLAN

NEW STRUCTURE TO BE BUILT

1 AA2.1 MAIN HOUSE - FLOOR PLAN

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

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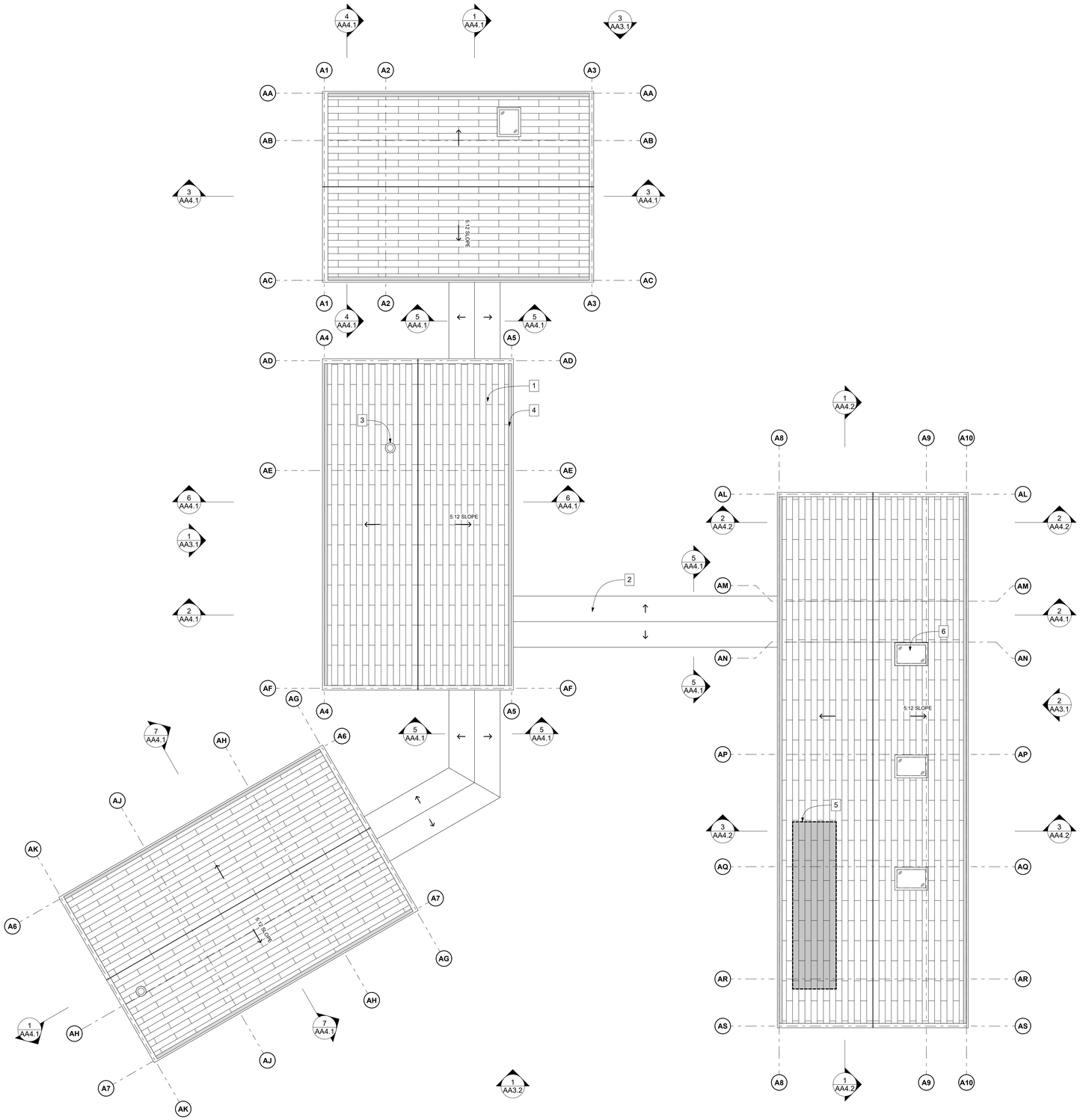
PLANNING SUBMITTAL	2023-08-04
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PLANNING RESUBMITTAL	2025-04-01

MAIN HOUSE - FLOOR PLAN

SCALE : AS NOTED

JOB NUMBER : 2024_17

SHEET : **AA2.1**



NOTES - ROOF PLAN:

- CONSOLIDATE ALL PLUMBING VENTS INTO AS FEW VENTS AS POSSIBLE AND CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN, SEE PLUMBING DRAWINGS
- ALL ELEMENTS ON THE ROOF TO BE EITHER PAINTED OR CLAD TO MATCH ADJACENT ROOF MATERIAL. SEE DETAILS FOR MORE INFORMATION
- SUBMIT SHOP DRAWINGS FOR ALL EXPOSED EQUIPMENT, FANS AND VENTS
- SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ROOF DRAIN AND OVERFLOW ROOF DRAIN
- SEE CIVIL DRAWINGS FOR ROOF DRAIN AND/OR RWL PIPING CONTINUATION TO THE STORM DRAIN SYSTEM
- ALL EXTERIOR MATERIALS MUST COMPLY WITH CRC R337, MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE. ROOF COVERINGS SHALL BE A FIRE RETARDANT ROOF COVERING THAT IS AT LEAST CLASS A RATED. EAVES AND SOFFITS SHALL MEET THE REQ. OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.

KEYNOTES - ROOF PLAN:

1	PAINTED METAL SHINGLE ROOF
2	PAINTED METAL ROOF
3	PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
4	HIDDEN GUTTER
5	ROOFTOP SOLAR PANEL ARRAY
6	SKYLIGHT SKYLIGHT W/ CURB & FLASHING, TYP
7	CONCRETE PARAPET
8	GREEN ROOF; NON-OCCUPIABLE

1 AA2.2 MAIN HOUSE - ROOF PLAN

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

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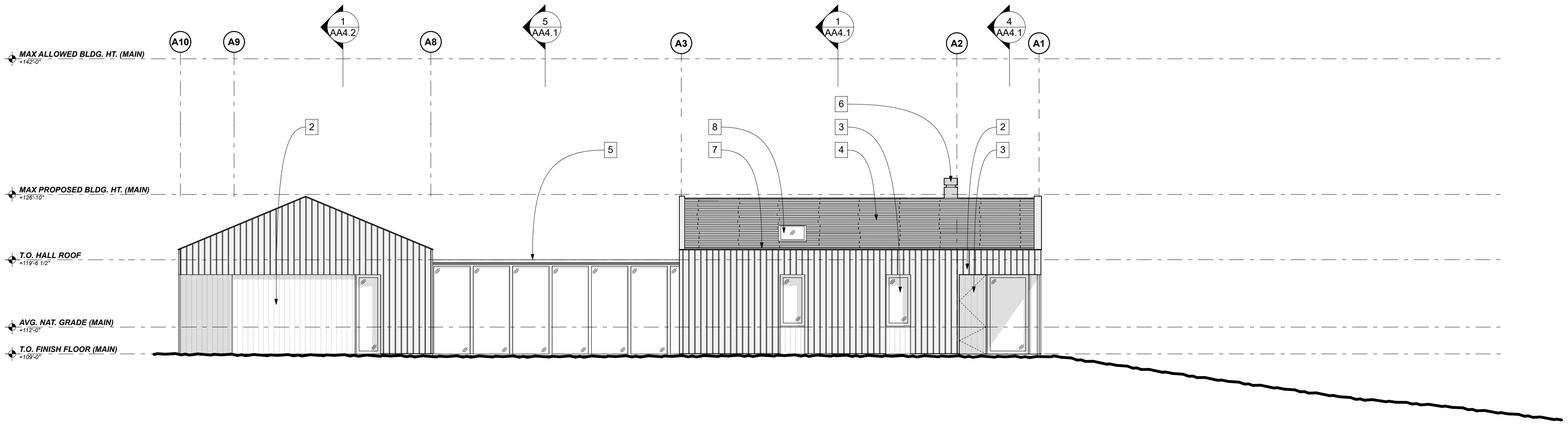
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MAIN HOUSE - ROOF PLAN

SCALE : AS NOTED

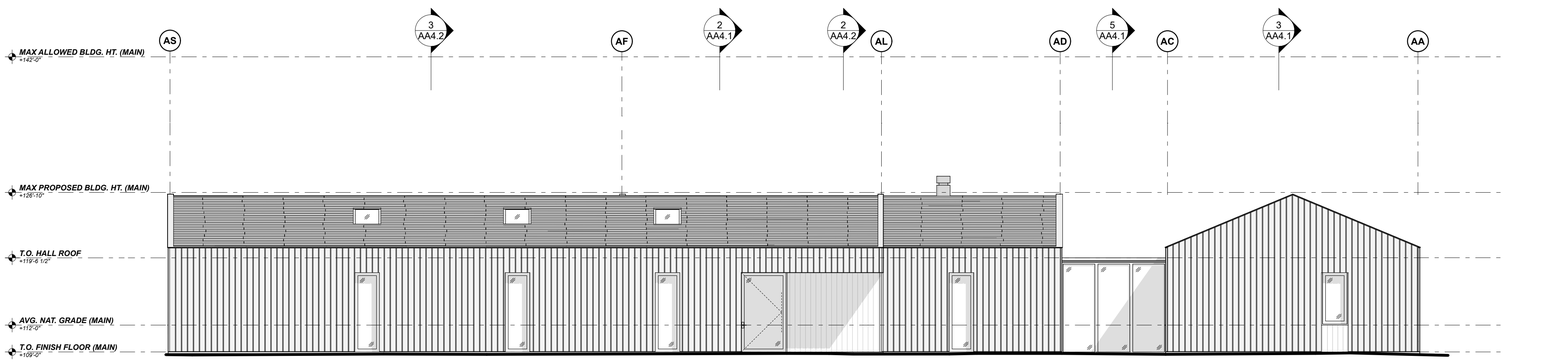
JOB NUMBER : 2024_17

SHEET : **AA2.2**



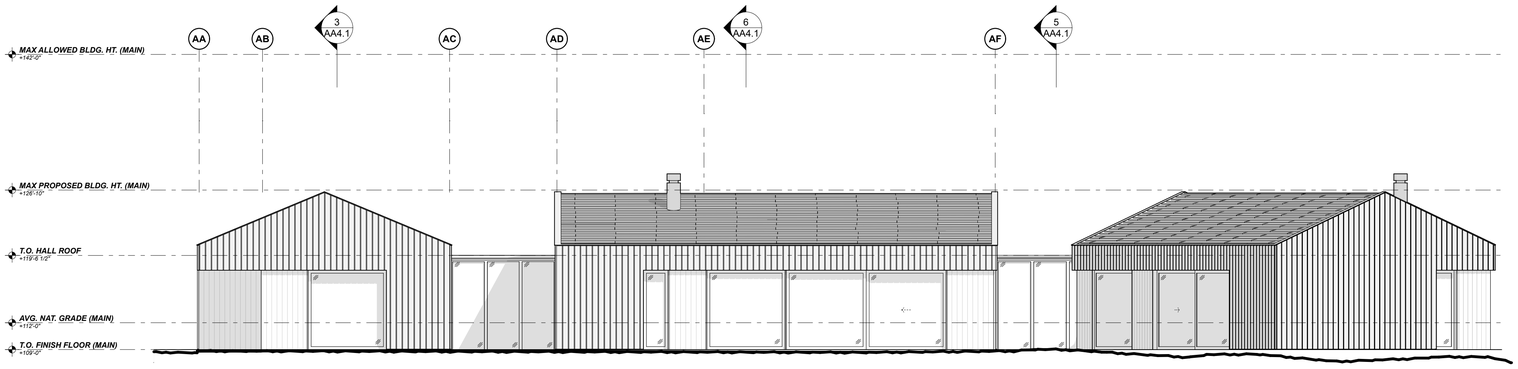
3 AA3.1 MAIN HOUSE - WNW ELEVATION

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



2 AA3.1 MAIN HOUSE - NNE ELEVATION

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



1 AA3.1 MAIN HOUSE - SSW ELEVATION

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

NOTES - ELEVATIONS:

- FINISH GRADE AT THE FACE OF THE BUILDING IS SHOWN. SEE CIVIL DRAWINGS FOR MORE INFORMATION
- CONSOLIDATE ALL PLUMBING VENTS INTO AS FEW VENTS AS POSSIBLE AND CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN, SEE PLUMBING DRAWINGS
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- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING MECHANICAL EQUIPMENT
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KEYNOTES - ELEVATIONS / SECTIONS:

1	LINE OF EXISTING GRADE
2	EXT WOOD SIDING
3	WOOD DOOR OR WINDOW
4	PAINTED METAL SHINGLE ROOF
5	PAINTED METAL ROOF
6	PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
7	HIDDEN GUTTER
8	SKYLIGHT W/ CURB & FLASHING, TYP
9	CONCRETE WALL
10	GREEN ROOF, NON-OCCUPIABLE
11	SLIDING WOOD GARAGE DOOR W/ INTEGRATED ACCESS DOOR
12	SITE WALL, SLAD
13	SLAB ON GRADE, SSD
14	ROOFTOP SOLAR PANEL ARRAY
15	PAVED COVERED PORCH, PERMEABLE

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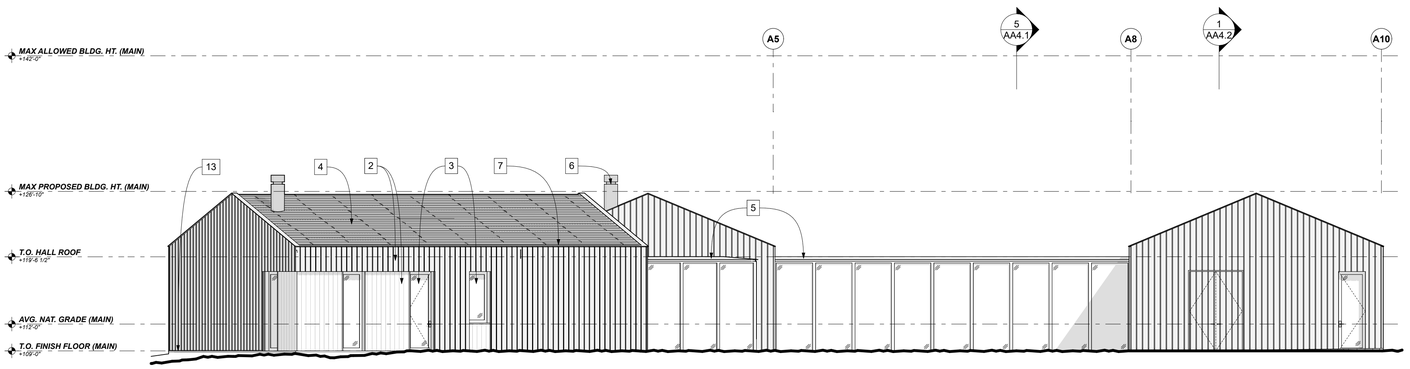
BUILDING ELEVATIONS

SCALE : AS NOTED

JOB NUMBER : 2024_17

SHEET : **AA3.1**

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1 AA3.2 MAIN HOUSE - ESE ELEVATION

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

NOTES - ELEVATIONS:

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KEYNOTES - ELEVATIONS / SECTIONS:

1	LINE OF EXISTING GRADE
2	EXT WOOD SIDING
3	WOOD DOOR OR WINDOW
4	PAINTED METAL SHINGLE ROOF
5	PAINTED METAL ROOF
6	PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
7	HIDDEN GUTTER
8	SKYLIGHT W/ CURB & FLASHING, TYP
9	CONCRETE WALL
10	GREEN ROOF, NON-OCCUPIABLE
11	SLIDING WOOD GARAGE DOOR W/ INTEGRATED ACCESS DOOR
12	SITE WALL, SLAD
13	SLAB ON GRADE, SSD
14	ROOFTOP SOLAR PANEL ARRAY
15	PAVED COVERED PORCH, PERMEABLE

WALKER WARNER

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San Francisco, California 94105
415.318.8900
www.walkerwarner.com

HODGE PEBBLE BEACH

APN: 008-381-002

3406 17 MILE DRIVE,
PEBBLE BEACH, CA, 93953

LICENSED ARCHITECT
GREGORY JOHN WARNER
No. C-18154
REN. 7/31/25
STATE OF CALIFORNIA

ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RESUBMITTAL	2024-01-09
PLANNING RESUBMITTAL	2025-04-01

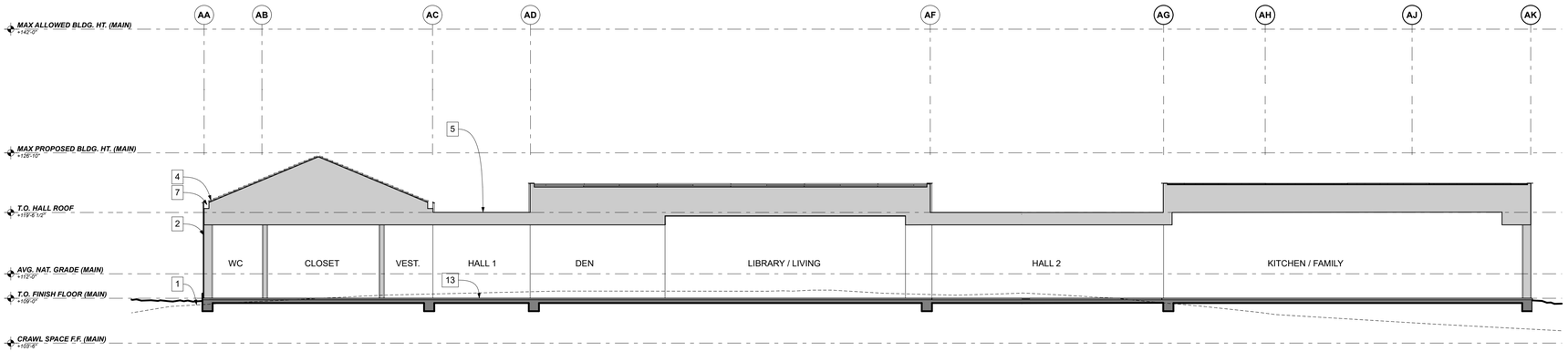
BUILDING ELEVATIONS

SCALE : AS NOTED

JOB NUMBER : 2024_17

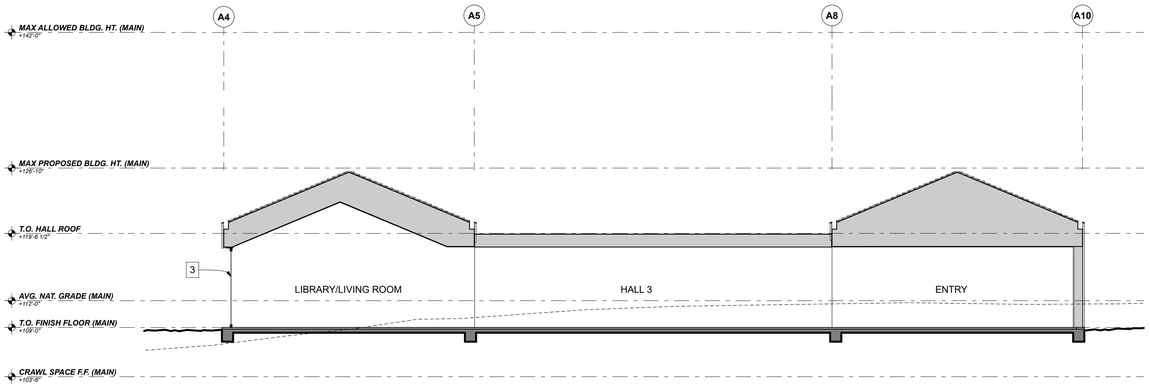
SHEET : **AA3.2**

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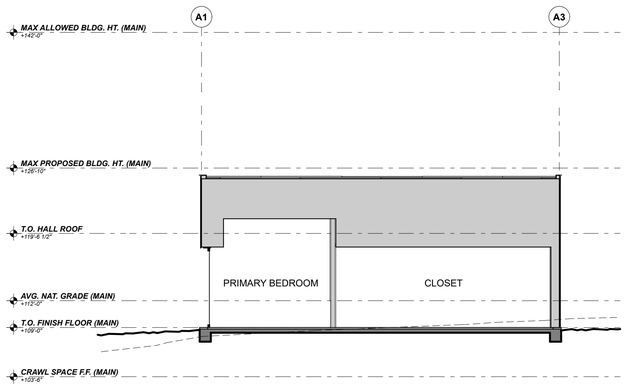
1 / AA4.1 MAIN HOUSE - WNW/ESE SECTION (PRIMARY BEDROOM/KITCHEN-FAMILY)

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



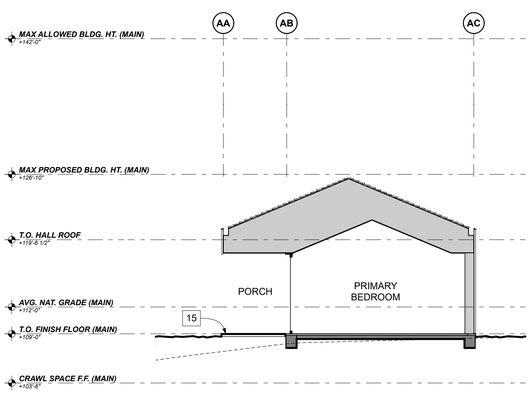
2 / AA4.1 MAIN HOUSE - SSW/NNE SECTION (LIVING/ENTRY)

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



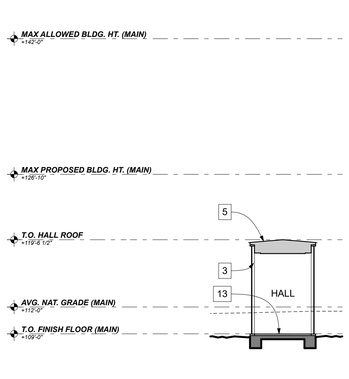
3 / AA4.1 MAIN HOUSE - SSW/NNE SECTION (PRIMARY BEDROOM/CLOSET)

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



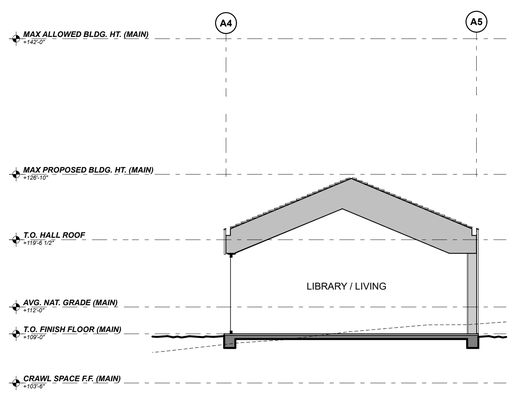
4 / AA4.1 MAIN HOUSE - WNW/ESE SECTION (PRIMARY BR)

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



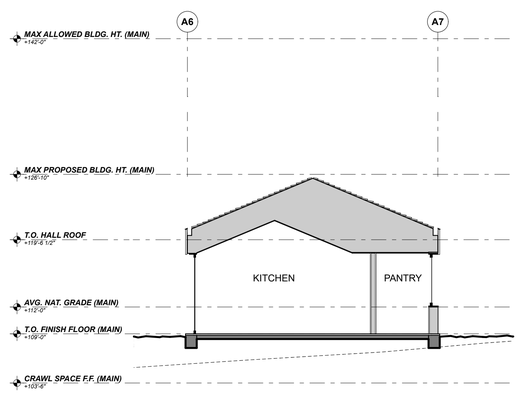
5 / AA4.1 MAIN HOUSE - SECTION (TYP HALL)

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



6 / AA4.1 MAIN HOUSE - SSW/NNE SECTION (LIBRARY/LIVING)

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



7 / AA4.1 MAIN HOUSE - W/E SECTION (KITCHEN/PANTRY)

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

NOTES - BUILDING SECTIONS:

– SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

KEYNOTES - ELEVATIONS / SECTIONS:

1	LINE OF EXISTING GRADE
2	EXT WOOD SIDING
3	WOOD DOOR OR WINDOW
4	PAINTED METAL SHINGLE ROOF
5	PAINTED METAL ROOF
6	PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
7	HIDDEN GUTTER
8	SKYLIGHT W/ CURB & FLASHING, TYP
9	CONCRETE WALL
10	GREEN ROOF, NON-OCCUPIABLE
11	SLIDING WOOD GARAGE DOOR W/ INTEGRATED ACCESS DOOR
12	SITE WALL, SLAD
13	SLAB ON GRADE, SSD
14	ROOFTOP SOLAR PANEL ARRAY
15	PAVED COVERED PORCH, PERMEABLE

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APN: 008-381-002

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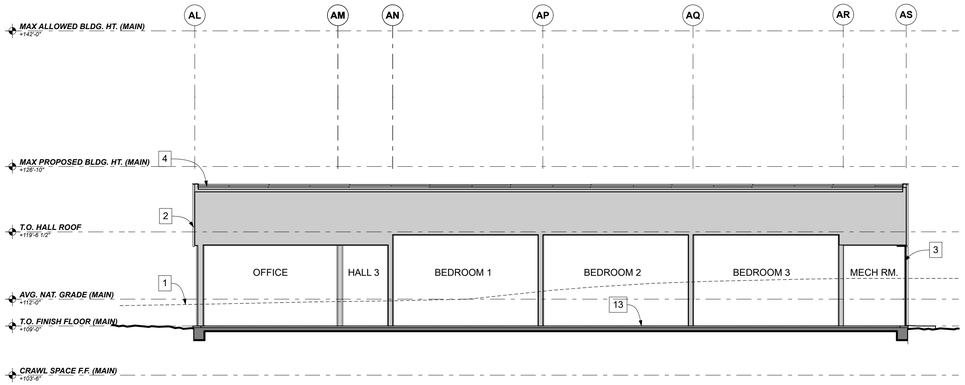
BUILDING SECTIONS

SCALE : AS NOTED

JOB NUMBER : 2024_17

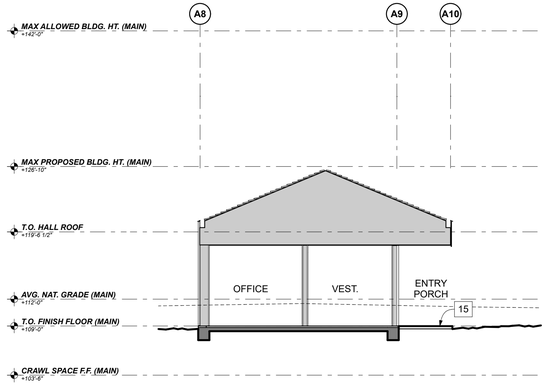
SHEET : **AA4.1**

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1 AA4.2 MAIN HOUSE - WNW/ESE SECTION (OFFICE/MECH)

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



2 AA4.2 MAIN HOUSE - SSW/NNE SECTION (OFFICE/VEST.)

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

3 AA4.2 MAIN HOUSE - SSW/NNE SECTION (BEDROOM/HALL)

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

NOTES - BUILDING SECTIONS:

– SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

KEYNOTES - ELEVATIONS / SECTIONS:

1	LINE OF EXISTING GRADE
2	EXT WOOD SIDING
3	WOOD DOOR OR WINDOW
4	PAINTED METAL SHINGLE ROOF
5	PAINTED METAL ROOF
6	PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
7	HIDDEN GUTTER
8	SKYLIGHT W/ CURB & FLASHING, TYP
9	CONCRETE WALL
10	GREEN ROOF, NON-OCCUPIABLE
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15	PAVED COVERED PORCH, PERMEABLE

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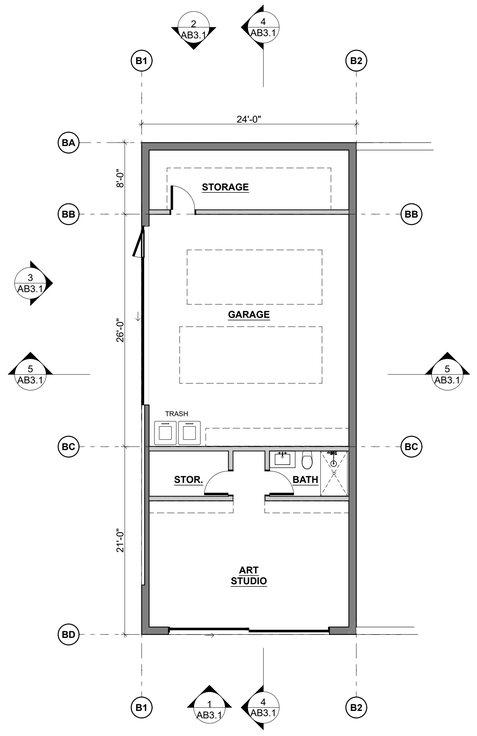
BUILDING SECTIONS

SCALE : AS NOTED

JOB NUMBER : 2024_17

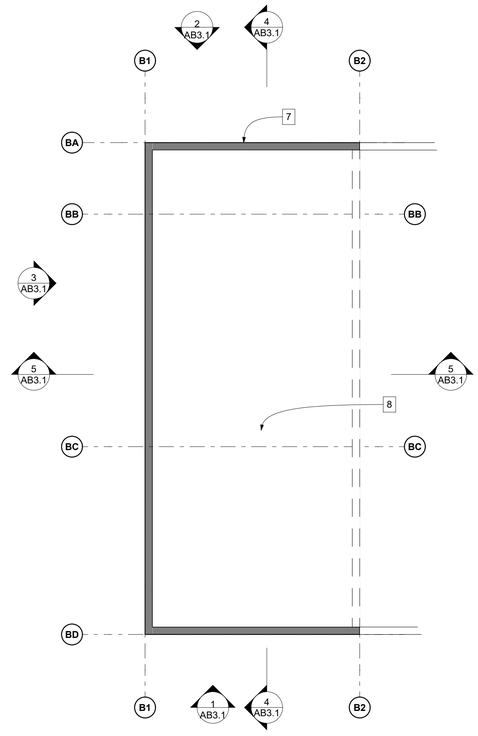
SHEET : **AA4.2**

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2 AB2.1 GARAGE/ART STUDIO FLOOR PLAN

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



1 AB2.1 GARAGE/ART STUDIO - ROOF PLAN

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

NOTES - FLOOR PLAN:

-- ALL GRIDLINES ARE TO FACE OF STUD, UON

-- ALL DIMENSIONS TO FACE OF STUD, UON
SEE DIMENSION SYMBOLS ON COVER SHEET

-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

NOTES - ROOF PLAN:

-- CONSOLIDATE ALL PLUMBING VENTS INTO AS FEW VENTS AS POSSIBLE AND CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN, SEE PLUMBING DRAWINGS

-- ALL ELEMENTS ON THE ROOF TO BE EITHER PAINTED OR CLAD TO MATCH ADJACENT ROOF MATERIAL. SEE DETAILS FOR MORE INFORMATION

-- SUBMIT SHOP DRAWINGS FOR ALL EXPOSED EQUIPMENT, FANS AND VENTS

-- SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ROOF DRAIN AND OVERFLOW ROOF DRAIN

-- SEE CIVIL DRAWINGS FOR ROOF DRAIN AND/OR RWL PIPING CONTINUATION TO THE STORM DRAIN SYSTEM

-- ALL EXTERIOR MATERIALS MUST COMPLY WITH CRC R337, MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE. ROOF COVERINGS SHALL BE A FIRE RETARDANT ROOF COVERING THAT IS AT LEAST CLASS A RATED. EAVES AND SOFFITS SHALL MEET THE REQ. OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.

KEYNOTES - ROOF PLAN:

1	PAINTED METAL SHINGLE ROOF
2	PAINTED METAL ROOF
3	PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
4	HIDDEN GUTTER
5	ROOFTOP SOLAR PANEL ARRAY
6	SKYLIGHT SKYLIGHT W/ CURB & FLASHING, TYP
7	CONCRETE PARAPET
8	GREEN ROOF; NON-OCCUPIABLE

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PLANNING RESUBMITTAL	2025-04-01

GARAGE/ART STUDIO - FLOOR PLAN

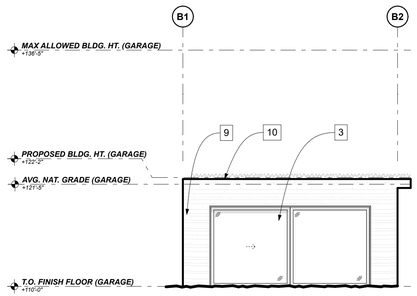
SCALE : AS NOTED

JOB NUMBER : 2024_17

SHEET : **AB2.1**

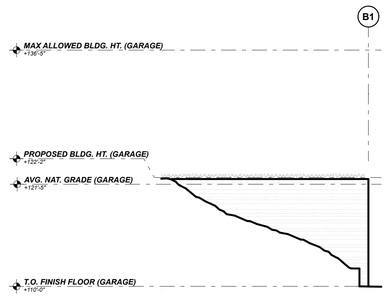
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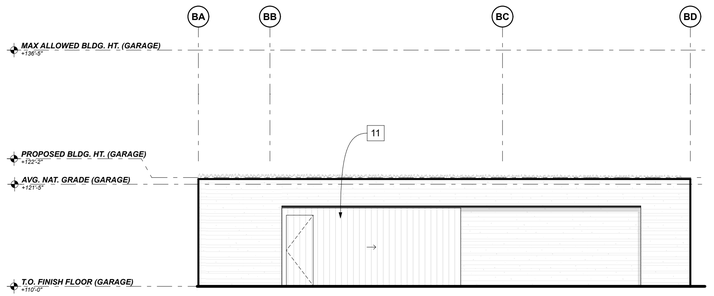
1 AB3.1 GARAGE/ART STUDIO - ESE ELEVATION

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



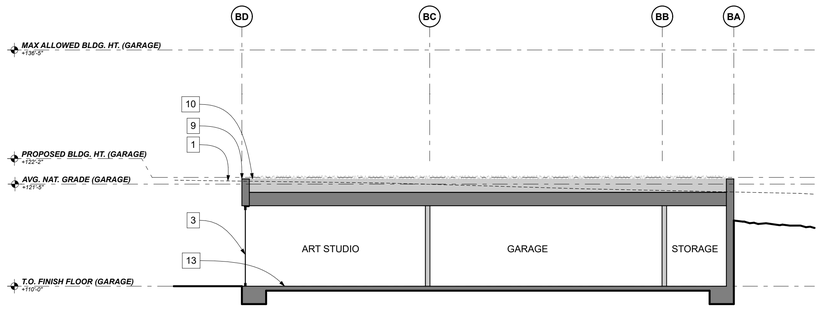
2 AB3.1 GARAGE/ART STUDIO - WNW ELEVATION

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



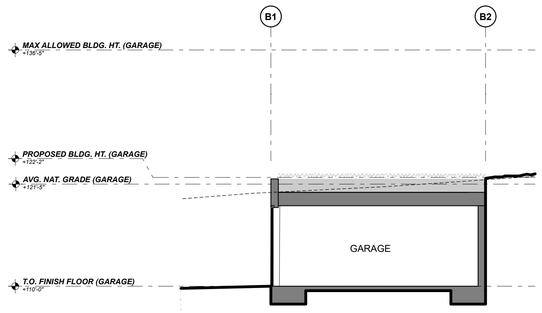
3 AB3.1 GARAGE/ART STUDIO - SSW ELEVATION

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



4 AB3.1 GARAGE/ART STUDIO- N/S SECTION

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



5 AB3.1 GARAGE/ART STUDIO - W/E SECTION

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

NOTES - ELEVATIONS:

- FINISH GRADE AT THE FACE OF THE BUILDING IS SHOWN. SEE CIVIL DRAWINGS FOR MORE INFORMATION
- CONSOLIDATE ALL PLUMBING VENTS INTO AS FEW VENTS AS POSSIBLE AND CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN, SEE PLUMBING DRAWINGS
- ALL ELEMENTS ON THE ROOF TO BE EITHER PAINTED OR CLAD TO MATCH ADJACENT ROOF MATERIAL. SEE DETAILS FOR MORE INFORMATION
- SUBMIT SHOP DRAWINGS FOR ALL EXPOSED EQUIPMENT, FANS AND VENTS
- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ELECTRICAL EQUIPMENT
- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING MECHANICAL EQUIPMENT
- SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND MOCKUP REQUIREMENTS
- ALL EXTERIOR MATERIALS MUST COMPLY WITH CRC R337, MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE. ROOF COVERINGS SHALL BE A FIRE RETARDANT ROOF COVERING THAT IS AT LEAST CLASS A RATED. EAVES AND SOFFITS SHALL MEET THE REQ. OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.

NOTES - BUILDING SECTIONS:

- SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

KEYNOTES - ELEVATIONS / SECTIONS:

1	LINE OF EXISTING GRADE
2	EXT WOOD SIDING
3	WOOD DOOR OR WINDOW
4	PAINTED METAL SHINGLE ROOF
5	PAINTED METAL ROOF
6	PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
7	HIDDEN GUTTER
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A P N : 0 0 8 - 3 8 1 - 0 0 2

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GARAGE/ART STUDIO SECTIONS & ELEVATIONS

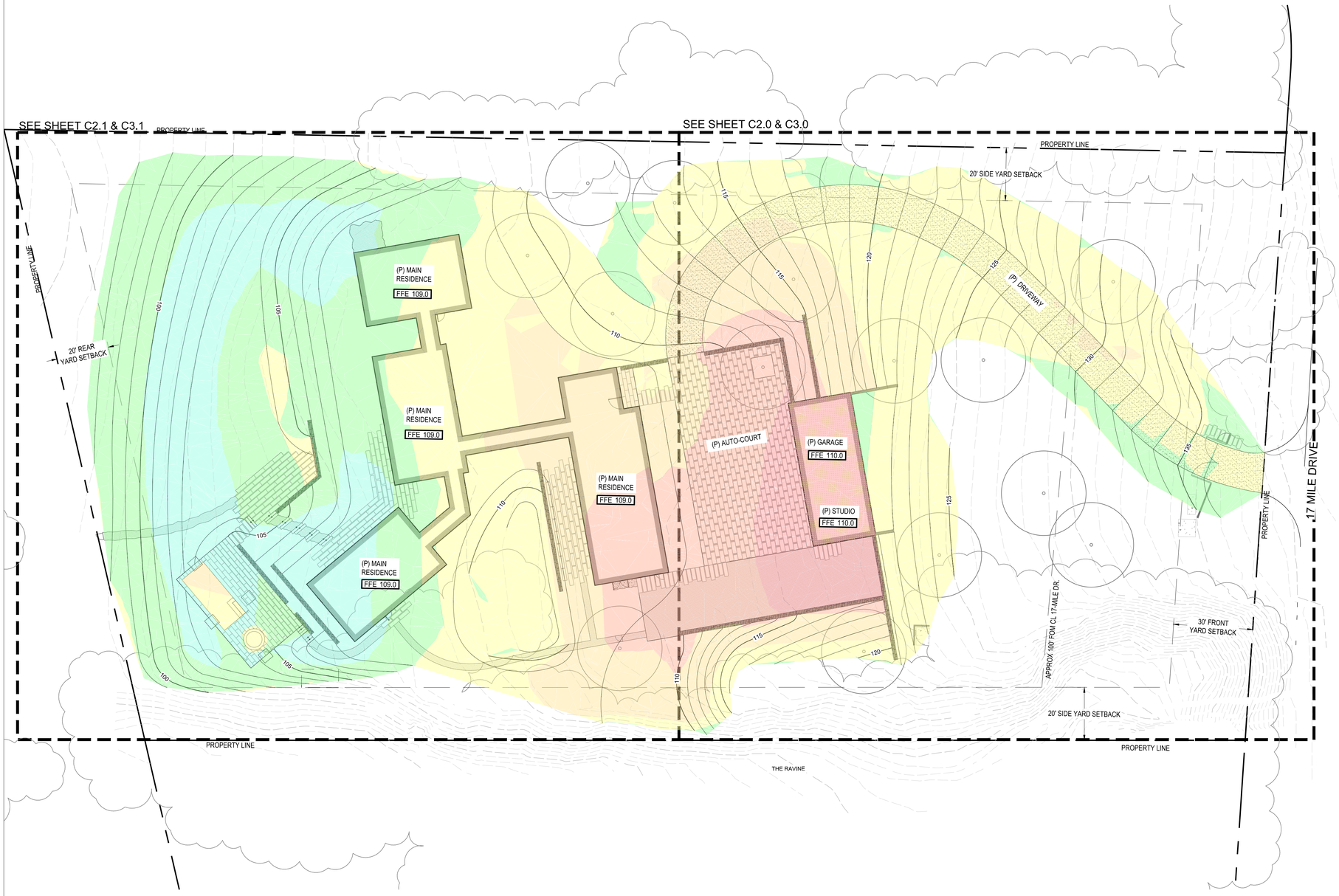
SCALE : AS NOTED

JOB NUMBER : 2024_17

SHEET : **AB3.1**

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Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	−13.000	−10.000	
2	−10.000	−5.000	
3	−5.000	−2.000	
4	−2.000	0.000	
5	0.000	2.000	
6	2.000	5.000	



EARTHWORK ANALYSIS

	CUT ANALYSIS (CUBIC YARDS)	FILL ANALYSIS (CUBIC YARDS)
PROJECT (APN 008-381-002)	4,800	1,500
NET	3,300 CU YDS (EXPORT)	

*SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND CONCEPTUAL GRADING. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, SHERWOOD DESIGN ENGINEERS CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.

THE TOTAL DISTURBED AREA FOR THE PROJECT WILL BE 1.56± ACRES.

EARTHWORK ANALYSIS
SCALE: 1" = 20'

0 10' 20' 40' North

SHERWOOD DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

SCALE: 1" = 20'
0 1"
Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.

NO	DATE	REVISION

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PROJECT NO. 23-116
DATE 02/15/25
DRAWN KO
DESIGNED VHT/CN
CHECKED CN

HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH, CA

EARTHWORK ANALYSIS

DRAWING NO.
C1.0
1 OF 8

SHERWOOD DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

PROPERTY LINE

(P) TURNOUT LOCATION

61.0' R

102.0' R

32.0' R

81.0' R

(P) PERMEABLE DRIVEWAY

(P) PERMEABLE AUTO-COURT

(P) GARAGE
FFE 110.0

(P) STUDIO
FFE 110.0

(P) FIRETRUCK TURN AROUND

(P) PARKING SPACE

(P) PARKING SPACE

(P) GENERATOR SLAB

(P) ELEC EQUIPMENT SLABS

MATCHLINE C2.1

17 MILE DRIVE

EDGE OF PAVEMENT

PROPERTY LINE

TWO-PRONG OAK 8"-12"

3-PRONG OAK 8"-16"

2-PRONG OAK 16"-18"

2-PRONG OAK 16"

TW/FG 115.0

TW/FG 122.0

TW 115.6
BW 113.5

TW 112.0
FS 109.98

TW 112.0
FS 109.5

TW 112.0
FS 109.5

FS 108.9

TG 108.75

FS 109.3

TG 108.75

TG 108.75

FS 109.1

FS 108.98

FS 108.7

TW 116.0
FG 110.0

FS 109.15

TW 122.0
BW 122.0

TW/FG 121.0

FS 109.98

FS 109.98

TW 116.00

FS 109.90

FS 109.53

FL 115.75

TW/FG 121.0

TW/FG 121.0

TW/FG 121.0

SITE LEGEND

	PROPERTY LINE
1	(P) FENCE, SLP
2	(P) STONE RETAINING WALL, SLP
3	(P) CONCRETE RETAINING WALL, SLP
4	(P) COBBLESTONE PAVING WITH PERMEABLE JOINTS, SLP
5	(P) CONCRETE
6	(P) PERMEABLE GRAVEL, SLP
7	(P) DECOMPOSED GRANITE, SLP
8	(P) GREEN ROOF, SLP
9	(P) POOL/SPA, SLP

GRADING LEGEND

FG 100.00	SPOT ELEVATION
1.0%	HARDSCAPE SLOPE
1.0%	SOFTSCAPE SLOPE
FFE 100.0	FINISH FLOOR ELEVATION
100	(P) MAJOR CONTOUR
102	(P) MINOR CONTOUR
100	(E) MAJOR CONTOUR
102	(E) MINOR CONTOUR
	(P) GRADE BREAK

KEYNOTES

1. (P) WALL STEP
2. (P) ENTRY GATE, SLP, INSTALL KNOX BOX AND KEY PER FIRE DEPARTMENT REQUIREMENTS
3. CRITICAL ROOT ZONE
4. (P) PAVERS WITH PERMEABLE JOINTS, SLP
5. (P) UNDERGROUND POOL & SPA EQUIPMENT, SLP

GRADING NOTES

1. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

0 5' 10' 20'

North

SCALE: 1" = 10'
0 1"
Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.

NO	DATE	REVISION

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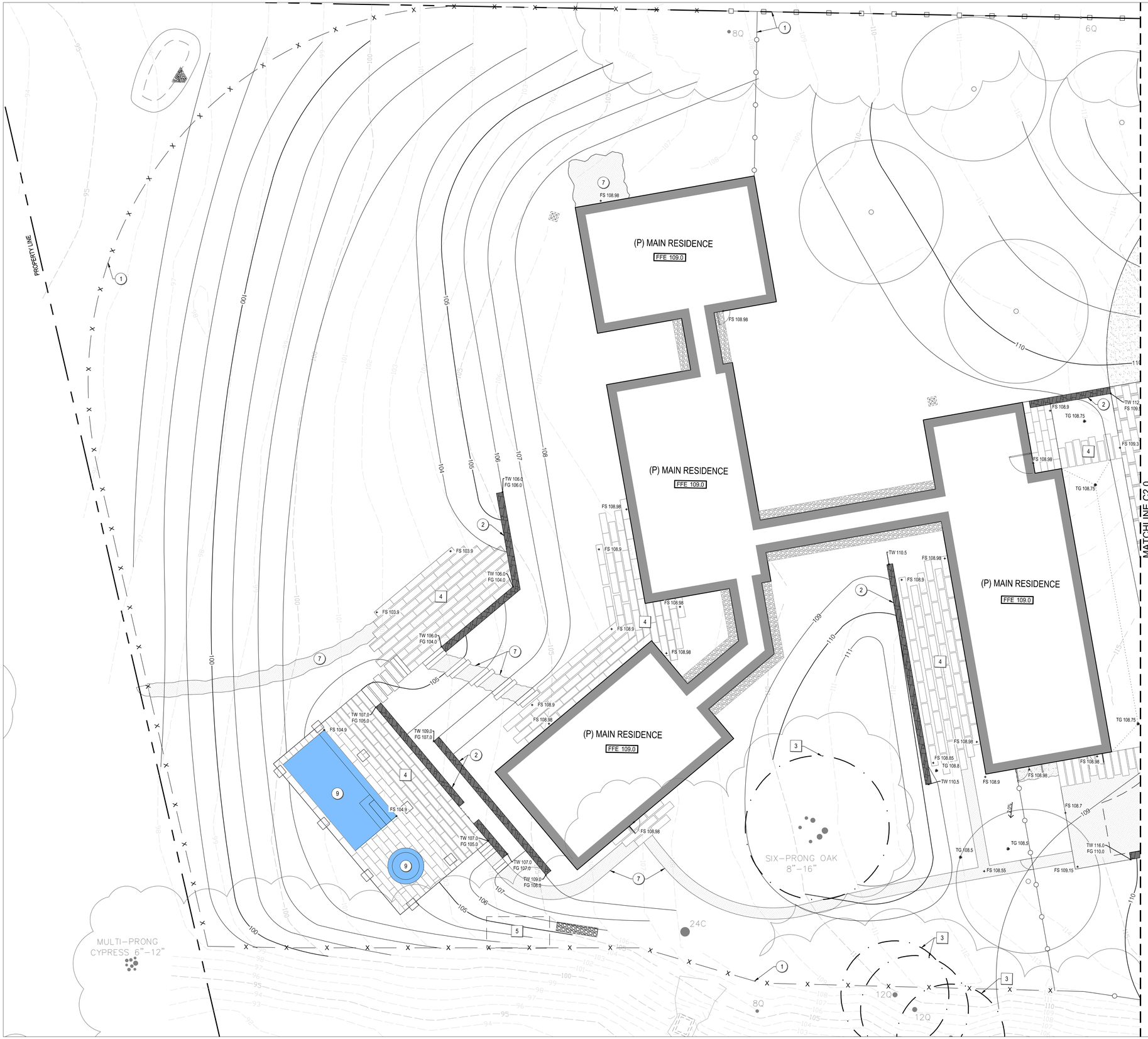
PROJECT NO. 23-116

DATE	03/19/25
DRAWN	KO
DESIGNED	VHT/CN
CHECKED	CN

HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH, CA

GRADING PLAN
DRIVEWAY & GARAGE

DRAWING NO.
C2.0
2 OF 8



SITE LEGEND

		PROPERTY LINE
X X	1	(P) FENCE, SLP
	2	(P) STONE RETAINING WALL, SLP
	3	(P) CONCRETE RETAINING WALL, SLP
	4	(P) COBBLESTONE PAVING WITH PERMEABLE JOINTS, SLP
	5	(P) CONCRETE
	6	(P) PERMEABLE GRAVEL, SLP
	7	(P) DECOMPOSED GRANITE, SLP
	8	(P) GREEN ROOF, SLP
	9	(P) POOL/SPA, SLP

GRADING LEGEND

FG 100.00	SPOT ELEVATION
1.0%	HARDSCAPE SLOPE
1.0%	SOFTSCAPE SLOPE
FFE 100.0	FINISH FLOOR ELEVATION
100	(P) MAJOR CONTOUR
102	(P) MINOR CONTOUR
100	(E) MAJOR CONTOUR
102	(E) MINOR CONTOUR
	(P) GRADE BREAK

KEYNOTES

1	(P) WALL STEP
2	(P) ENTRY GATE, SLP, INSTALL KNOX BOX AND KEY PER FIRE DEPARTMENT REQUIREMENTS
3	CRITICAL ROOT ZONE
4	(P) PAVERS WITH PERMEABLE JOINTS, SLP
5	(P) UNDERGROUND POOL & SPA EQUIPMENT, SLP

GRADING NOTES

1. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

0 5' 10' 20'

North

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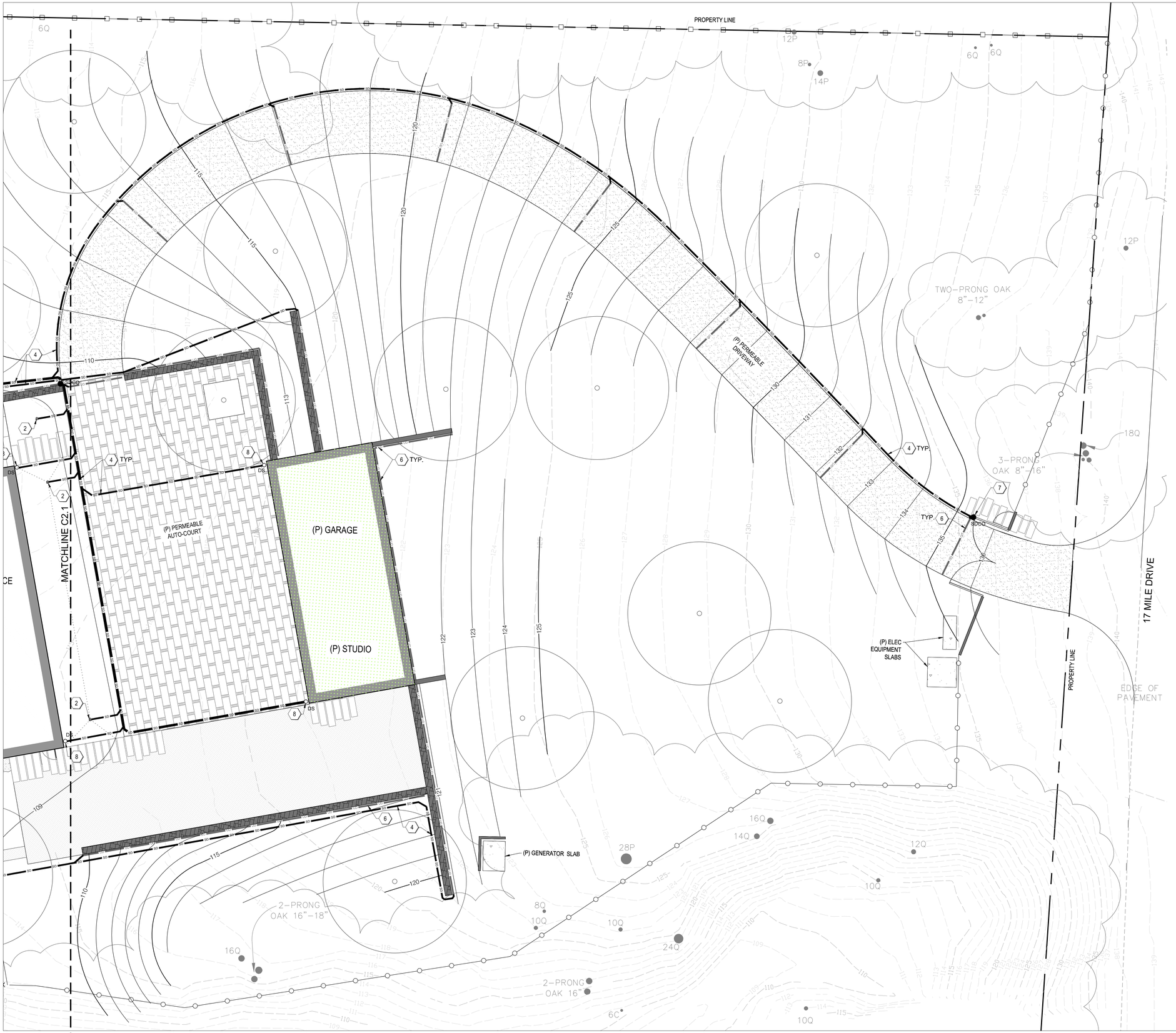
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DATE	03/19/25
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DESIGNED	VHT/CN
CHECKED	CN

HODGE RESIDENCE

3406 17 MILE DRIVE
PEBBLE BEACH, CA

GRADING PLAN
MAIN RESIDENCE

DRAWING NO.
C2.1
3 OF 8



STORMDRAIN LEGEND

- 1 (P) LANDSCAPE SWALE
- 2 (P) DRAIN INLET/OUTLET
- 3 (P) LEVEL SPREADER
- 4 (P) STORM DRAIN PIPE
- 5 (P) FRENCH DRAIN PIPE
- 6 (P) UNDER DRAIN PIPE / BACK OF WALL DRAIN PER GEOTECHNICAL REPORT, SEE NOTE 2
- 7 (P) SD CLEAN OUT
- 8 (P) DOWNSPOUT

KEYNOTES

1. DAYLIGHT TO DRAIN
2. STORM DRAIN OUTFALL BASIN

DRAINAGE NOTES

1. THE DRAINAGE DESIGN AND STORMWATER MANAGEMENT PLAN WILL COMPLY WITH THE COUNTY OF MONTEREY REQUIREMENTS AND THE CENTRAL COAST WATER BOARD POST CONSTRUCTION REQUIREMENTS.
2. ALL UNDER WALL SUBSURFACE DRAINAGE SHALL REMAIN SEPARATE FROM THE STORMWATER CONVEYANCE NETWORK.

0 5' 10' 20' North

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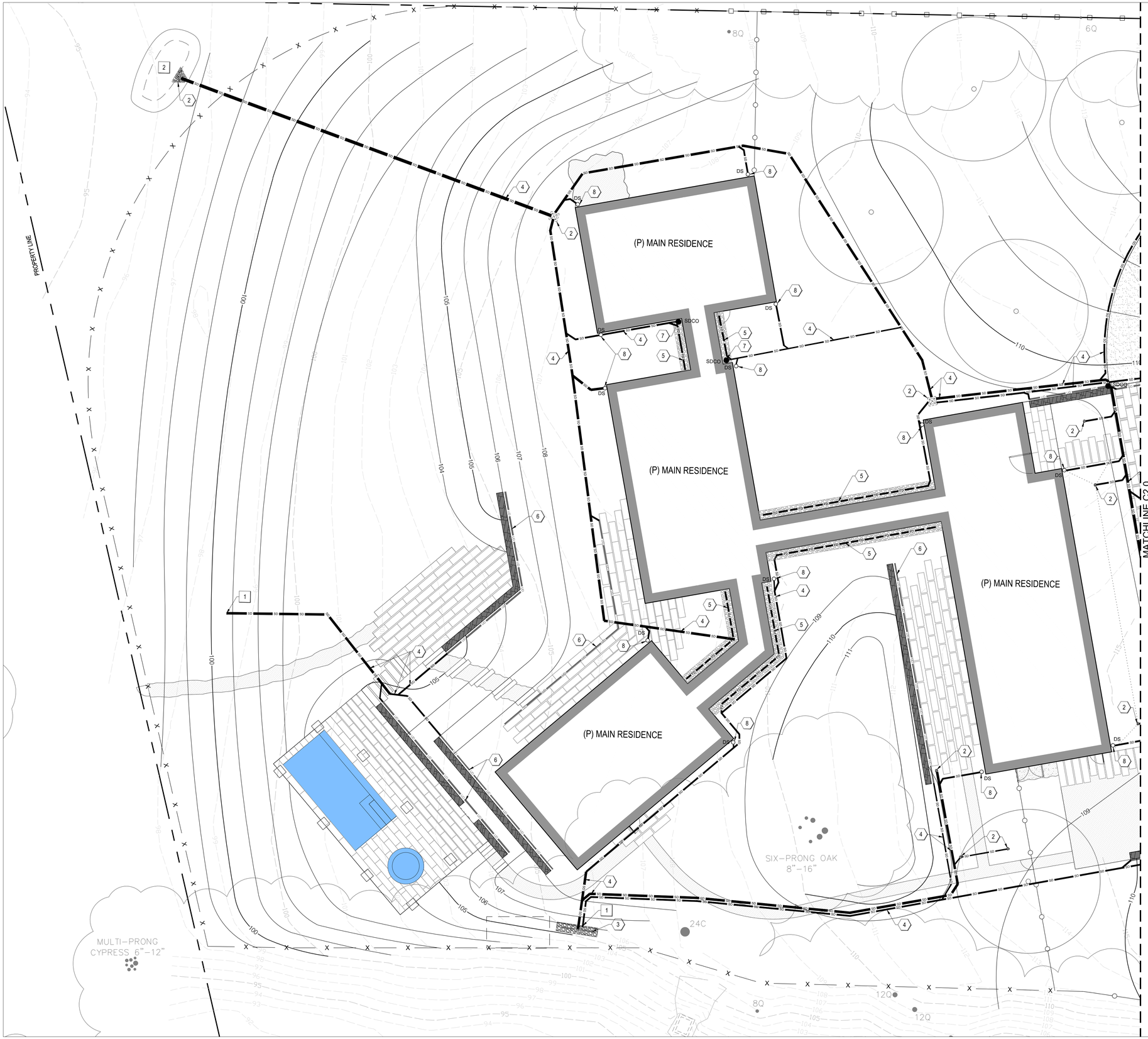
PROJECT NO.	23-116
DATE	03/19/25
DRAWN	KO
DESIGNED	VHT/CN
CHECKED	CN

HODGE RESIDENCE

3406 17 MILE DRIVE
PEBBLE BEACH, CA

DRAINAGE PLAN DRIVEWAY & GARAGE

DRAWING NO.
C3.0
4 OF 8



STORMDRAIN LEGEND

- 1 (P) LANDSCAPE SWALE
- 2 (P) DRAIN INLET/OUTLET
- 3 (P) LEVEL SPREADER
- 4 (P) STORM DRAIN PIPE
- 5 (P) FRENCH DRAIN PIPE
- 6 (P) UNDER DRAIN PIPE / BACK OF WALL DRAIN PER GEOTECHNICAL REPORT, SEE NOTE 2
- 7 (P) SD CLEAN OUT
- 8 (P) DOWNSPOUT

KEYNOTES

1. DAYLIGHT TO DRAIN
2. STORM DRAIN OUTFALL BASIN

DRAINAGE NOTES

1. THE DRAINAGE DESIGN AND STORMWATER MANAGEMENT PLAN WILL COMPLY WITH THE COUNTY OF MONTEREY REQUIREMENTS AND THE CENTRAL COAST WATER BOARD POST CONSTRUCTION REQUIREMENTS.
2. ALL UNDER WALL SUBSURFACE DRAINAGE SHALL REMAIN SEPARATE FROM THE STORMWATER CONVEYANCE NETWORK.

0 5' 10' 20' North

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DATE	03/19/25
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CHECKED	CN

HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH, CA

DRAINAGE PLAN MAIN RESIDENCE

DRAWING NO.:
C3.1
5 OF 8



EROSION CONTROL LEGEND

1. FIBER ROLLS PER DETAIL E/C4.1
2. SILT FENCE PER DETAIL D/C4.1
3. CONCRETE WASHOUT PER DETAIL F/C4.1
4. CONSTRUCTION ENTRANCE PER DETAIL A/C4.1
5. TREE PROTECTION (VERIFY TREE PROTECTION WITH PROJECT BIOLOGIST)
6. INLET PROTECTION, TYP PER DETAIL C/C4.1
7. STOCKPILE PER DETAIL B/C4.1
8. TEMPORARY CONSTRUCTION FENCING
9. PORTABLE SANITATION FACILITIES
10. WASTE COLLECTION AREA
11. EQUIPMENT STAGING AREA
12. EROSION CONTROL BLANKET PER DETAIL G/C4.1

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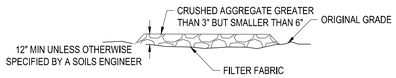
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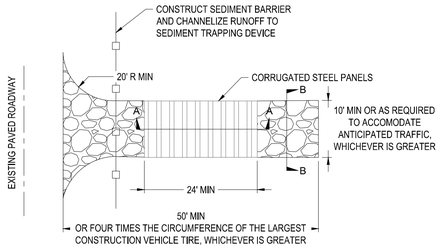
HODGE RESIDENCE

3406 17 MILE DRIVE
PEBBLE BEACH, CA

EROSION CONTROL PLAN

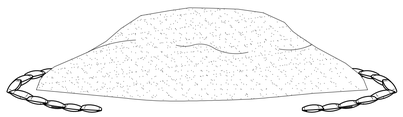
DRAWING NO.
C4.0
6 OF 8



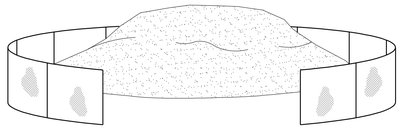


A CONSTRUCTION ENTRANCE WITH RUMBLE PLATES

SCALE: NTS



GRAVEL BAGS



SILT FENCE

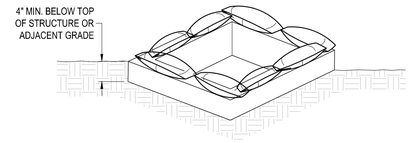
NOTE

1. INSTALL SILT FENCE (ERTEC S-FENCE OR EQUAL) OR HALF FULL GRAVEL BAGS AT APPROXIMATE 3' FROM BASE OF STOCKPILE TO CONTAIN RUNOFF. REPLACE ANY PORTIONS REMOVED FOR ACCESS AT THE END OF WORKING DAY AND PRIOR TO ANY RAINFALL. PLACE AND TIE DOWN TARPS OR PLASTIC SHEETING OVER STOCKPILE IF REQUIRED TO PREVENT WIND EROSION

B MATERIAL STOCKPILE

EC-014

SCALE: NTS



DRAIN INLET - LANDSCAPE AREAS

NOTES

1. ENSURE TEMPORARY CONSTRUCTION MATERIALS OR DEBRIS NEAR PROTECTED INLETS WILL NOT DAMAGE ADJACENT IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY IMPROVEMENTS OR FACILITIES.
2. MANUFACTURED PRODUCTS SHOULD BE ERTEC COMBO GUARD OR APPROVED EQUAL WITH MAX 425Y FILTER OPENINGS.
3. ALTERNATE INSTALLATION AT BYPASS INLETS NOT AT A LOW POINT; NO INFLOW REQUIRED: PLACE FILTER FABRIC (MIRAFI 140 N OR APPROVED EQUAL) OVER ENTIRE STRUCTURE OPENING, AND INSTALL GRATE TO HOLD IN PLACE. WRAP OVER VERTICAL OPENING AND CURB INLETS AND HOLD IN PLACE WITH SAND BAGS.

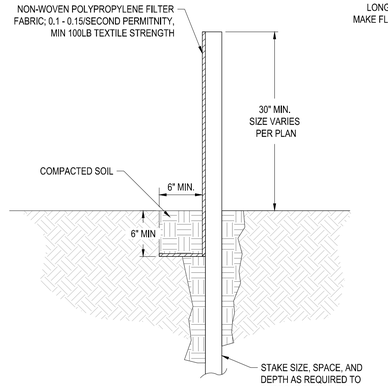


DRAIN INLET - PAVED SURFACE

C INLET PROTECTION - WITH SAND BAGS

ER-00-006

SCALE: NTS



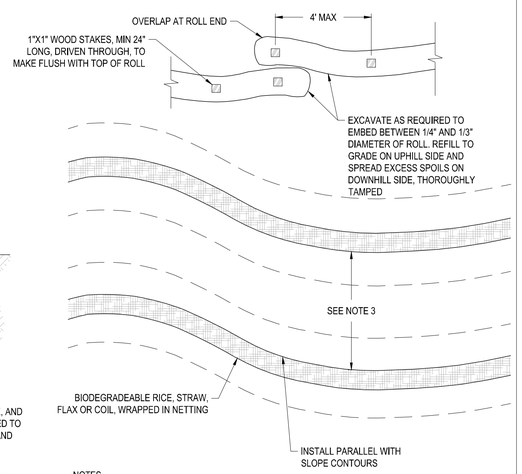
NOTES

1. REFER TO CASQUA BMP DETAIL SE-1 FOR ADDITIONAL INSTALLATION DETAILS AND MAINTENANCE INSTRUCTIONS.
2. ALTERNATE INSTALLATION: ERTEC S-FENCE, 30 INCHES HIGH, OR EQUAL BY APPROVED MANUFACTURERS. INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

D SILT S-FENCE

ER-00-001

SCALE: NTS

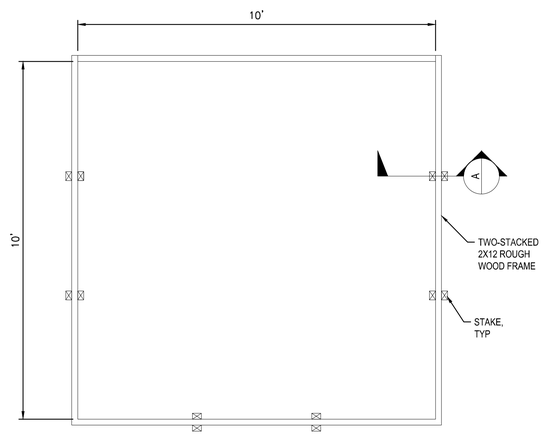


NOTES

1. FIBER ROLLS SHALL BE MANUFACTURED PRODUCTS CONSISTING OF RICE, STRAW, FLAX, COIL OR SIMILAR BIODEGRADABLE MATERIAL WRAPPED INTO A TUBULAR SHAPE WITH NETTING.
2. CONTRACTOR TO USE ERTEC STRAW WATTLES OR APPROVED EQUAL.
3. SPACE FIBER ROLLS PER MANUFACTURER'S REQUIREMENTS.

E FIBER ROLLS

SCALE: NTS



PLAN VIEW

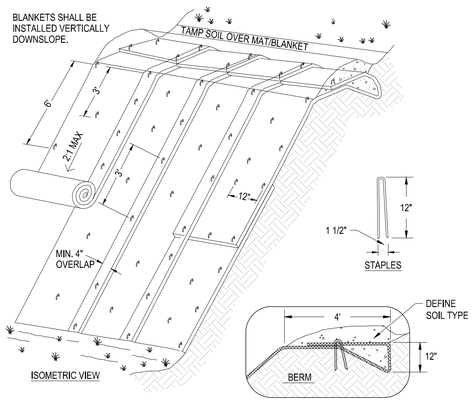
SECTION A-A

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

F CONCRETE WASHOUT

SCALE: NTS



NOTES

1. FOR EMBANKMENT FACE AND FILL SLOPES, USE DOUBLE-NET BIODEGRADABLE STRAW BLANKET.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS AND CLODS LARGER THAN 3", AND ORGANIC DEBRIS. BLANKETS SHALL LAY FLAT ON THE SOIL.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAPLE AS SHOWN TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

G EROSION CONTROL BLANKET

EC-00-002

SCALE: NTS

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PROJECT NO. 23-116

DATE 03/19/25
DRAWN KO
DESIGNED VHT/CN
CHECKED CN

HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH, CA

EROSION CONTROL DETAILS

DRAWING NO.

C4.1

7 OF 8

Slope Summary Table	
Slope	Color
30.00% or Greater	

(E) AC DRIVEWAY

(E) MAIN RESIDENCE

APN
035-031-009

(E) ADU

17 MILE DRIVE

0 10' 20' 40'

North

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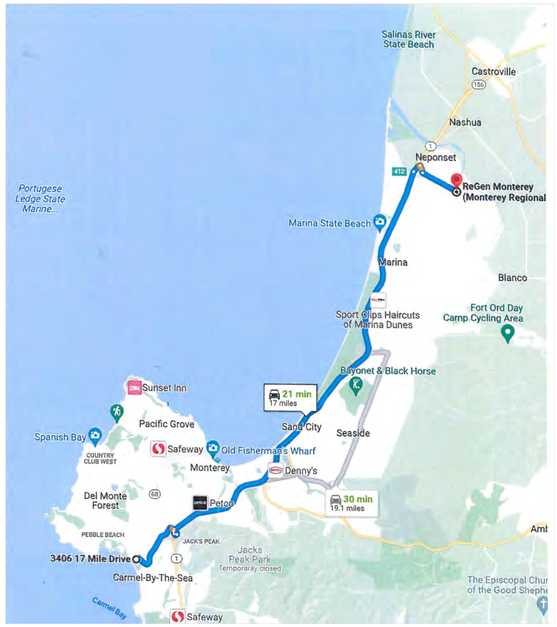
PROJECT NO. 23-116

DATE	03/19/25
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HODGE RESIDENCE
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PEBBLE BEACH, CA

SLOPE ANALYSIS

DRAWING NO.:
C5.0
8 OF 8



HAUL ROUTE

NOTES - SITE PLAN:

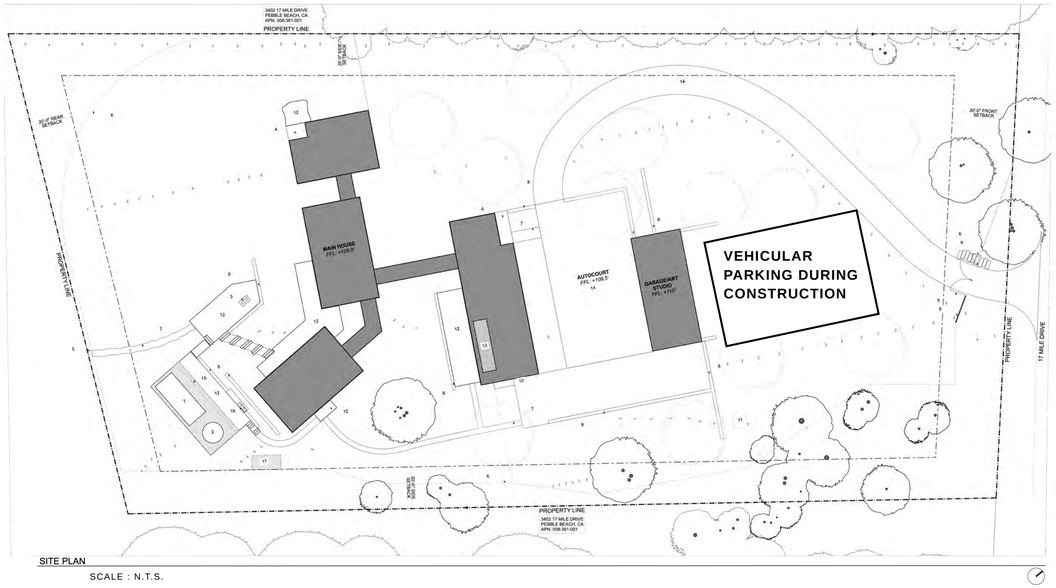
- EXISTING CONTOURS ARE SHOWN. SEE CIVIL DRAWINGS FOR PROPOSED FINISH GRADING
- SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION
- SEE LANDSCAPE DRAWINGS FOR PLANTING, LANDSCAPE LIGHTING, DETAILS AND IRRIGATION INFORMATION
- SEE LANDSCAPE DRAWINGS FOR POOL AND SPA INFORMATION

LEGEND - SITE PLAN:

- PROPERTY LINE
- SETBACK LINE
- (E) CONTOURS FOR REFERENCE ONLY, SEE SURVEY
- (N) CONTOURS FOR REFERENCE ONLY, SEE CIVIL DRAWINGS
- (N) STRUCTURES
- (N) HARDSCAPE, SEE SITE COVERAGE PLAN
- ROOF RIDGE ABOVE
- ROOF OVERHANG ABOVE
- LOW WATTAGE, DOWN-LIT EXTERIOR LIGHT FIXTURE PER SPECIFICATION
- (E) TREE TO REMAIN
- (N) TREE

KEYNOTES - SITE PLAN:

1	POOL, SLAD	10	OUTDOOR WASH, PERMEABLE
2	HOT TUB, SLAD	11	EMERGENCY BACKUP GENERATOR, SLAD
3	FIRE PIT, SLAD	12	PERMEABLE PAVER, SLAD
4	PAVED COVERED PORCH, PERMEABLE	13	ROOFTOP SOLAR PANEL ARRAY, UNDER SEPARATE PERMIT
5	GATE, SLAD	14	PERMEABLE DRIVE, AUTO COURT, AND HAMMERHEAD, SLAD
6	FENCE, SLAD	15	POOL FENCE, SLAD
7	PATH, SLAD	16	BARBEQUE GRILL
8	SITE WALL, SLAD	17	POOL EQUIPMENT VAULT, SLAD
9	GATE ACCESS DOOR, SLAD		



SITE PLAN

SCALE : N.T.S.

IMPORTANT NOTE:

FOR ALL OTHER CONSTRUCTION STAGING, PLEASE SEE SHEETS C4.0 AND C4.1
THESE SHEETS DETAIL THE VARIOUS EROSION CONTROLS AND THEIR DETAILS.

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLU-

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.

PAINT AND STUCCO
All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into the original container and disposed of properly.

PERIMETER CONTROLS
Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials and/or wet-dry vacuum on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS
Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

TRAFFIC CONTROL PERMITS
Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to learn of any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and loading areas, applicable stormwater BMPs and safety plan review requirements. Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size silt entrance BMPs for anticipated vehicles.

DUMPSTERS
Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

CONCRETE TRUCKS / PUMPERS / FINISHERS
BMPs such as tarps and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

WASHOUT AREA
The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a berm with an impervious liner to contain wet materials and prevent runoff in nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill.

DIRT AND GRADING
Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. During the rainy season (October 15th—April 15th) these materials should be covered. For those areas that are active and exposed, a wet weather triggered action plan including additional BMPs should be in place to protect the site during a rain event. Sites must have adequate tracking control to prevent the transport of dirt/gravel from the site.

EARTHMOVING EQUIPMENT
All earthmoving equipment should be stored on site. Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment leading to and from the site should be cleaned up immediately.

STORM DRAINS
Storm drains must be protected at all times with perimeter controls, such as gravel bags. Sand bags are typically not used for inlet protection because they do not permit flow-through. Replace ruptured or damaged gravel bags and remove the debris from the right-of-way immediately.

Protecting water resources improves and preserves quality of life for our children and future generations.

Questions? Contact the local Public Works Dept. in the jurisdiction your project resides or the MRSWMP Program Manager.

POLLUTION PREVENTION PLANNING

Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

1. Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
2. Identify the storm drains and the conveyance system (s) nearest the construction site area and provide plan to protect them from worksite pollutants.
3. Obtain all local jurisdictional permits, including traffic control permits, if needed.
4. Schedule construction activities so that the soil is not exposed for long period of time. Limit grading to small areas; install key sediment control practices before site grading begins.
5. Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.



Plan courtesy UTEPA

PREVENT POLLUTION AND AVOID FINES (3 C's)

Control: The best line of defense is to use good housekeeping practices and sediment/erosion control BMPs to prevent materials and debris from entering the storm drain.

Contain: Isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary.

Capture: Sweep or vacuum up any material that could possibly run offsite. Dispose of wastes properly by checking product labels for disposal requirements.

Additional Tips to Support BMPs:

- Schedule site stabilization activities, such as lanvi-scaping, to be completed immediately after the land has been graded to its final contour.
- Inspect & maintain silt fences and straw wattles after each rainstorm. Make sure stormwater is not flowing around these devices or other vegetative buffers. Cover all dirt piles to protect from wind and rain.
- Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.
- Minimize amount of vegetation cleared from the site. Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
- Properly dispose of all waste materials. Never dump unused or waste product on the ground or in a storm drain. Don't hose off surfaces to clean. Sweep and place waste in dumpster.
- Break up long slopes with sediment barriers. Install structural BMPs to trap sediment on downslope sides of the lot.
- When in doubt, contact local jurisdiction for guidance.

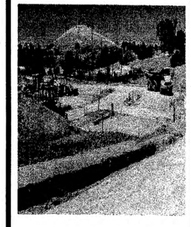
ONLINE RESOURCES

California Storm Water Quality Association - www.cabmphandbooks.com
International BMP Database - www.bmpdatabase.org
California State Water Board - www.waterboards.ca.gov

5 Harris Ct., Bldg D
Monterey, CA 93940
Phone: (831) 645.4621
Fax: (831) 372.6178
Web: MontereySEA.org

Monterey Regional Storm Water Program

GOT CONSTRUCTION?



A STORM WATER POLLUTION PREVENTION GUIDE FOR THE CONSTRUCTION INDUSTRY

MontereySEA.org
(831) 645-4621

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5PM
2. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
3. ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH).
4. HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
5. COVER INACTIVE STORAGE PILES.
6. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
8. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
9. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: JANUARY 2026 - JANUARY 2028

MONDAY THRU FRIDAY 8AM - 5PM

13 WORKERS
9 REGULAR PICKUP TRUCKS ON SITE

80% RECYCLE RATE FOR LUMBER.

TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.

AREA 1: VEHICULAR PARKING

THERE IS 3,300CY OF SOIL EXPORT.

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797
21 Mandeville Court Monterey, CA 93940
831.375.1890 Fax 831.375.1480

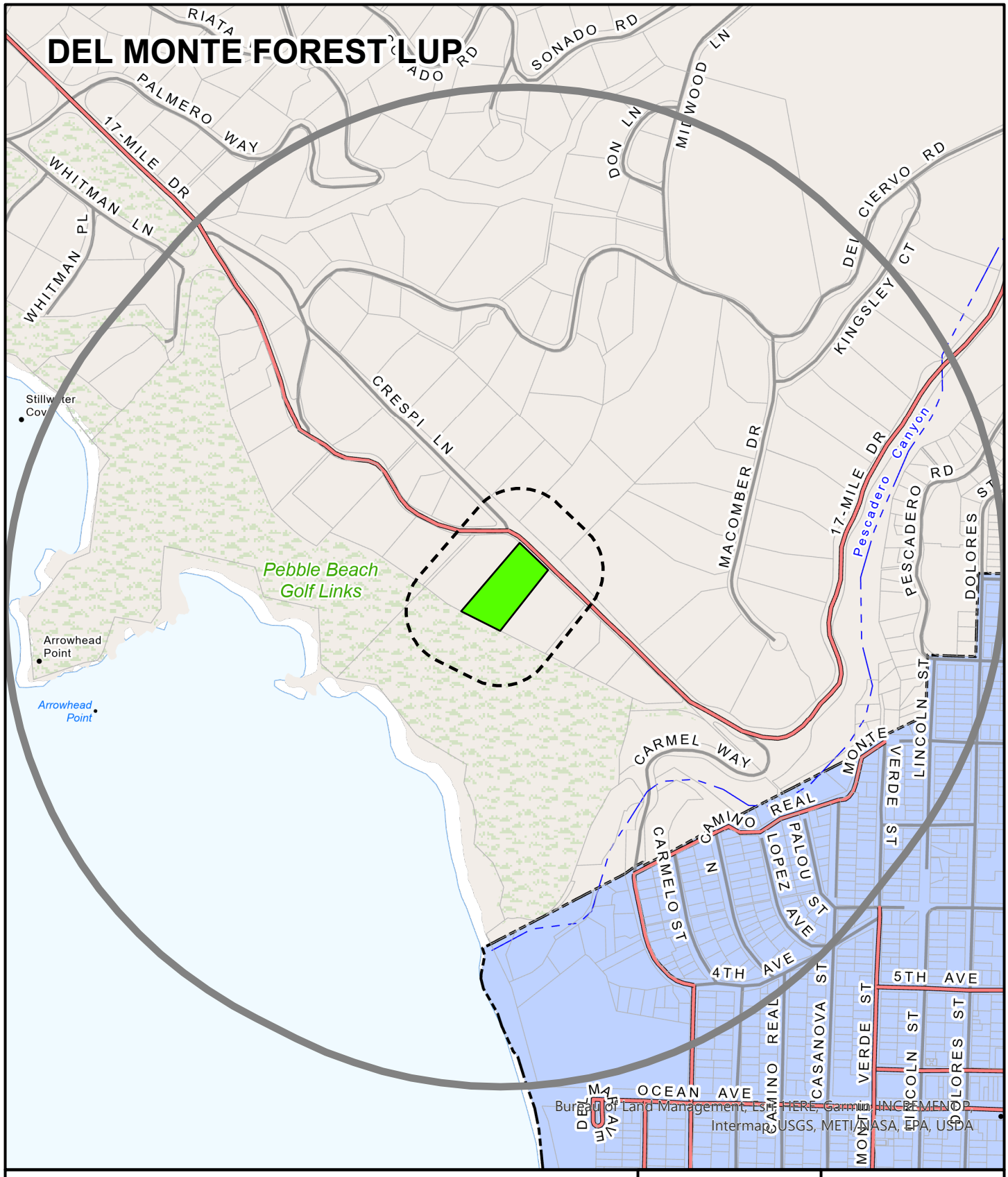
CONSTRUCTION MANAGEMENT PLAN
DATE : 04/18/2025
SCALE : N. T. S.

HODGE RESIDENCE
3406 17 MILE DR., P.B.

C M P

Exhibit B

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APPLICANT: HODGE JOHN CHARLES & KEARE STACEY TRS

APN: 008381002000 **FILE #** PLN230140-AMD1

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: KAYLA NELSOI

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Exhibit C

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Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
HODGE/KEARE (PLN230140)
RESOLUTION NO. 24-003
Resolution by the Monterey County Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions listed in Section 15300.2 apply; and
2) Approving a Combined Development Permit consisting of:
    a. Coastal Administrative Permit and Design Approval to allow the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool and associated site improvements;
    b. Coastal Administrative Permit and Design Approval to allow construction of 960 square foot accessory dwelling unit with an attached three-car garage; and
    c. Coastal Development Permit for development within 750 feet of known archaeological resources.

[PLN230140 JOHN HODGE/STACEY KEARE, 3406 17 Mile Drive, Pebble Beach, Del Monte Forest Area Plan, (APN: 008-381-002-000)]

Corrected Resolution
Corrected on 2/2/24 to correct the referenced condition number listed in Finding 3, Evidence c of this resolution.

The HODGE/KEARE application (PLN230140) came on for a public hearing before the Monterey County Zoning Administrator on January 25, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (LUP);
- Del Monte Forest Coastal Implementation Plan (CIP, Part 5); and
- Monterey County Zoning Ordinance (Title 20).

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

b) The project involves demolition of a 6,256 square foot, two-story single-family dwelling with an attached guest house and two-car garage, and a 1,476 square foot detached accessory dwelling unit; and construction of an 8,467 square foot single-family dwelling and a 960 square foot two-story detached accessory dwelling unit (ADU) and garage. Site improvements include removal of approximately 15,000 square feet of impermeable hardscape, and re-landscaping to include additional planting of 19 new Coast live oak trees, native plantings throughout landscaping and associated excavation for a 2,723 square foot basement, a 320 square foot pool, and hot tub resulting in a total of 7,500 cubic yards of cut and 1,000 yards of fill (6,000 cubic yards of net export).

c) Allowed Use. The property is located at 3406 17 Mile Drive, Pebble Beach, within the Del Monte Forest LUP, in unincorporated Monterey County. The parcel is zoned as Low Density Residential, 1.5 acres per unit with a Design Control overlay, coastal zone or "LDR/1.5-D(CZ)", which allows a single family dwelling and accessory structures. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The 2.347-acre lot is shown in its current size and configuration as Lot 8-B in Block 129 on Book 8, page 38 Map of El Pescadero. Therefore, the County recognizes it as a legal lot of record.

e) Development Standards – Setbacks and Height. Development standards for the LDR zoning district are identified in Title 20 Section 20.14.060.C.1. The required structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The replacement single-family dwelling will be located primarily within the same footprint as the existing residence and will have a front setback of over 100 feet, a rear setback of 84 feet, and side setbacks of 36 feet 11 inches at the southeast side and 135 feet 4 inches at the northwest side. The maximum allowed height for main structures in the LDR zoning district is 30 feet above average natural grade. The existing residence to be demolished is 25 feet 3 inches above average natural grade, and the proposed residence is 26 feet 1 inch above natural grade. The required setbacks for the habitable ADUs are 50 feet (front) and 6 feet (side and rear), and the minimum distance between the main structure and accessory structures is 10 feet. The proposed ADU has a front setback of 145 feet, and both sides and back setbacks are well over 6 feet. The distance between the main dwelling and ADU is over 10 feet. The height requirement for ADUs is 15 feet above average natural grade,

and the proposed ADU height is 14 feet 6 inches. Therefore, as proposed, the project meets all required development standards.

f) Development Standards – Impervious Surface Coverage. The subject property is located within the Carmel Bay Area of Special Biological Significance (ASBS) and shall be limited to 9,000 square feet of impervious site coverage pursuant to the Del Monte Forest LUP Policy No. 77. The property is 2.34 acres (102,235 square feet). The property is currently developed with a 4,305 square foot main house site coverage and a 1,476 square foot accessory dwelling unit, along with 15,007 of impermeable hardscape, constituting a total of 20,803 square feet of existing lot coverage. This is currently over the maximum allowable site coverage of 9,000 square feet. The proposed development includes 7,117 square foot main house coverage, 960 square foot accessory dwelling unit, 219 square feet of roof overhangs and eaves greater than 30 inches, and 700 square feet of impervious hardscape totaling in a proposal of 8,996 square feet of impervious coverage. The proposed development will reduce the site coverage to be under the 9,000 square foot maximum allowable site coverage. The remaining developed areas will be returned to oak woodland by planting 19 new Coast live oak trees and native plantings throughout landscaping.

g) Development Standards – Lot Coverage and Floor Area Ratio (FAR). Pursuant to Title 20 Section 20.14.060.E and F, the LDR district allows a maximum lot coverage of 15% and FAR of 17.5%. The proposed lot coverage is 8,296 square feet, or 7.9%, within the requirement. The existing FAR is 7,837 square feet, or 7.7%. The proposed development will be 10,561 square feet, or 10.3%, also within the requirement.

h) Design. The subject parcel and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay) and pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. The Applicant proposes exterior colors and material finishes to include board-formed concrete walls with weathered gray wood siding accent screening, dark bronze metal trellis, dark bronze metal doors and windows, and dark brown flat tile roof. This project will not have a detrimental effect on the existing neighborhood character nor an effect on the public viewshed. The proposed single-family dwelling is located in substantially the same location as the existing single-family dwelling and would therefore not significantly alter the massing of the existing home as to create an adverse visual impact. The project will be screened from the public viewshed by the proposed tree plantings. The primary colors and materials are consistent with Coastal Implementation Plan Section 20.147.070.B.3; these have an earth tone appearance and harmoniously blend into the site’s surroundings. The fencing will be open to not obstruct views. The fencing at the rear of the property will be split rail and wire. The retaining walls are proposed as stone walls with the exception of the site wall that runs between the main dwelling and ADU is proposed as wood. The architectural style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), the landscape plan and exterior lighting

shall be approved by HCD Planning pursuant to Title 20 Section 20.14.060 and will be controlled by use of the County's standard condition (Condition No. 4 and Condition No. 6).

i) Biological Resources. The site has been identified within the regional area through the California Natural Diversity Data Base (CNDDB) for native plant communities including Maritime Chaparral, Monterey Pine Forest, Monterey Cypress Forest, Coast Live Oak Forest, Grasslands, and Dune Habitat. A Biological Assessment (LIB230228 – see Finding 2, Evidence "b") was prepared by Fred Ballerini confirming that the project site has been thoroughly altered to the point that vegetation on the parcel is void of any significant native habitat within the proposed areas of construction. During the site visit, several bird and mammal species were observed on neighboring parcels containing adequate vegetative cover. The recommendation to implement an expansive native oak woodland grassland restoration plan will greatly enhance the habitat values of the parcel. Ballerini recommended implementation of an invasive species eradication plan, installation of temporary perimeter exclusionary fencing to allow for native grasses to become established and ceasing irrigation of existing Coast live oak trees within the critical root zones to minimize potential spread of soil fungus to the trees. These recommendations have been incorporated within the project as part of the preliminary landscape plan and will be implemented through Condition No. 4. as recommended, and in accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey will be required through implementation of Condition No. 5.

j) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with CIP Section 20.147.080.B, an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A Phase I Archaeological Report (LIB230227 – see Finding 2, Evidence "b") was prepared by Achasta Archaeological Services (Achasta) in January 2022. The assessment included a records search which identified several known resources within 750-feet of the proposed development. The assessment also included a field survey of the subject property and archival research to determine if resources extend into the project site. Achasta's pedestrian survey of the Project Area produced negative results and indicated that significant cultural materials are not located within the project area. Their analysis also indicated the proposed renovations would not affect a historical resource and no further archeological investigation was recommended. The County reviewed the report and agreed with its conclusions. However, due to the site's high archaeological sensitivity and the proximity of known resources, a standard condition of approval has been incorporated, Condition No. 3, which would require the applicant to stop work if any cultural resources or human remains are identified.

k) Historical Resources. The property's historical significance is tied to its first owner, Edward S. Hunter and his son, Robert Hunter, who he passed the property to upon his death. Robert Hunter appears to be a significant historical figure for his brokerage firm; however, a building at his San Francisco office location, the Hunter-Dunlin Building, is

more closely associated with Hunter and is in the National Registry. Hunter engaged architect Wallace Neff to design his vacation home, which was constructed in 1928. The vacation home also appears to be significant as an example of the Spanish Colonial Revival architecture that Neff was known for. The Hunter vacation house took on a roughly cruciform form with multi-leveled roof lines and balconies, decorative tiles, an elaborate chimney cap, and an enclosed courtyard with a fountain. However, starting in 1953, the house underwent several alterations over the course of two decades. The alterations included removing three pairs of French doors in the sun porch and replacing them with three sliding-glass doors, relocating the fireplace from the south end to the west side of the living room and adjoining the room with the sunroom and verandah, and installing two enormous windows at the south end overlooking the 13th hole and drastically changing the south side of the house. A one-story addition to the east wing was added and a chimney was removed. At an unknown date, possibly the 1960s or 1970s, all of the original wood-sash windows were replaced with vinyl-sash windows, altering the character of the house. A Phase I Historical Assessment (LIB230226– see Finding 2, Evidence "b") prepared by Anthony Kirk concludes that due to the significant changes, the house has lost its historic integrity and is no longer able to convey its original character. A Peer Review Letter provided by Meg Clovis (LET_CLOVIS – see Finding 2, Evidence "b") agrees with Anthony Kirk's assessment that the house has lost its historical integrity and is not a historic resource.

l) Land Use Advisory Committee (LUAC) Review. County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Staff received and forwarded a letter from a neighbor to the LUAC prior to the public meeting. The letter requested for the LUAC to consider that the proposed location of the house does not extend past the neighbor's house. The LUAC reviewed the project at a duly noticed public meeting on October 5, 2023, at which all persons had the opportunity to be heard. The neighbor was in attendance at the meeting and made a public comment addressing her concerns regarding the location. The neighbor requested to move the house two feet further back, to which the Agent agreed to explore the opportunity to re-site the house with the Applicants. Subsequent to the LUAC meeting, several attempts were made to set up a meeting between the neighbors and Applicants, and an agreement has not been reached. The proposed project meets all of the setback requirements. The LUAC voted 6-0 to support the project as proposed

m) The project planner reviewed the project via the County's GIS records, and conducted a site visit on October 5, 2023, to verify that the proposed project conforms to the applicable plans and Monterey County Code.

n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230140.

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

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

b) The following reports have been prepared:

- "Biological Assessment" (LIB230228) prepared by Fred Ballerini, Pacific Grove, CA, June 29, 2023.
- "Geotechnical Report" (LIB230229) prepared by Greg Bloom, PE, GE, Butano Geotechnical Engineering, Inc., Watsonville, CA, June 20, 2023.
- "Phase I Archaeological Assessment" (LIB230227) prepared by Susan Morley, M.A., RPA, Marina, CA, January 2022 (revised August 2023).
- "Supplemental Memorandum" (LET_MORLEY) prepared by Susan Morley, M.A., RPA, Marina, CA, September 28, 2023.
- "Phase I Historical Assessment" (LIB230226) prepared by Anthony Kirk, Ph.D., Santa Barbara, CA, August 6, 2021.
- "Peer Review" (LET_CLOVIS) prepared by Margaret Clovis, M.A., Salinas, CA, September 16, 2021.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230140.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities for the existing single-family dwelling exist; public water and sewer connections are provided by CalAm, as managed by the Monterey Peninsula Water Management District, and

the Pebble Beach Community Services District, respectively. Service for the project will be provided through the same connections.

c) The project is located on 17 Mile Drive, which is a frequently traveled road. To minimize the overall construction impacts to the neighborhood, approval and implementation of a Construction Management Plan is required (Condition No. 9).

d) Staff conducted a site inspection on October 5, 2023 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230140.

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

EVIDENCE:

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

b) Staff conducted a site inspection on October 5, 2023 and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230140.

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

EVIDENCE:

a) The project is categorically exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines, Existing Facilities. This exemption applies to whether the project involves negligible or no expansion of use. The project consists of demolition and re-construction of a single-family dwelling and accessory dwelling unit in roughly the same size, massing and intended use as the existing single-family dwelling and therefore will not increase the expansion of use.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. CEQA Section 15302 is not qualified by consideration of the project location; the project does not contribute to any cumulative environmental effects; there is not the reasonable possibility that the project would cause an impact due to unusual circumstances; the project is not viewable from a scenic highway; is not a hazardous waste site or any list compiled pursuant to Section 65962.5 of the Government Code; and does not involve any identified historical resources.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 5, 2023.

d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230140.

6. 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 DMF CIP, Section 20.147.130 can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).

e) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. 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 PLN230140.

7. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), 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 Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20), the project is appealable to the California Coastal Commission, as it involves non-exempt development requiring a Coastal Development Permit pursuant to Title 20 Section 20.14.030.F (development on a positive archaeological site), and is therefore conditionally allowable under the base zoning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1) Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions listed in Section 15300.2 apply; and
2) Approve the Combined Development Permit consisting of:
    a. Coastal Administrative Permit and Design Approval to allow the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an

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8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool and associated site improvements;

b. Coastal Administrative Permit and Design Approval to allow construction of 960 square foot accessory dwelling unit with an attached three-car garage; and
c. Coastal Development Permit for development within 750 feet of known archaeological resources.

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

PASSED AND ADOPTED this 25th day of January, 2024.

DocuSigned by:
Mike Novo
9D45DC219AC247C...

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **2/2/24**

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 **2/12/24**

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 RMA-Planning and RMA-Building Services offices in Salinas.

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

County of Monterey HCD Planning

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

PLN230140

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230140) allows the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 960 square foot detached accessory dwelling unit with an attached garage, 320 square foot pool and associated site improvements. The property is located at 3406 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-002-000), 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. The County shall allow flexibility to re-site the main dwelling up to two feet toward 17 Mile Drive. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 24-003) was approved by the Zoning Administrator for Assessor's Parcel Number 008-380-002-000 on January 25, 2024. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD0012(D) - LANDSCAPE PLAN AND MAINTENANCE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, an electronic copy of the final landscaping plan shall be submitted to HCD - Planning. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The landscaping plan shall balance the proposed oak woodland planting to preserve ocean views and not overwhelm the public viewshed. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD- Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD– Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Agent/Contractor shall submit final landscape plans and contractor's estimate to HCD- Planning for review and approval prior to issuance of Building Permits. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Owner/Applicant/Agent/Contractor shall submit to HCD– Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval prior to issuance of Building Permits.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal or construction activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD – Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Contractor shall submit to HCD-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

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

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: The lighting shall be installed and maintained in accordance with the approved plan.

Owner/Applicant/Agent shall submit and electronic copy of the lighting plans to HCD - Planning for review and approval prior to the issuance of building permits. Approved lighting plans shall be incorporated into final building plans.

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

8. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable.

Owner/Applicant/Agent shall submit signed and notarized Indemnification Agreement to the Director of HCD – Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to HCD – Planning.

9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

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

10. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A biological report has been prepared for this parcel by Fred Ballerini, dated June 29, 2023, and is on record in Monterey County HCD-Planning, Library No. 230228. All development shall be in accordance with this report."

Compliance or Monitoring Action to be Performed: Submit proof that all development has been implemented in accordance with the report to HCD-Planning for review and approval.

Submit signed and notarized document to the HCD-Planning for review and signature by the County.

11. RESTORATION AND MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a restoration plan in accordance with the recommendations contained in the Biological Assessment (LIB230228) to HCD-Planning for review and approval. The restoration plan shall include the following: use local plant sources for seed and container plant revegetation material, removal of exotic species, revegetation, success criteria, yearly monitoring, establishment of a monitoring program to track the success of non-native vegetation control and establishment of native species, and establishment of an ongoing maintenance program for non-native plant control and other actions noted during monitoring. Quarterly monitoring of the restoration area will occur during the first year and then yearly for the following 3 years.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit a restoration plan detailing the recommendations of LIB230228 and this condition to HCD-Planning for review and approval.

Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit to HCD-Planning a copy of a contract between the owner/applicant and a qualified biologist indicating that the restoration plan and monitoring program will be implemented.

Prior to final inspection, the Project Biologist shall prepare and submit to HCD-Planning for review and approval, a report confirming that exotic species have been removed, and all replanting and revegetation activities have successfully occurred.

On an ongoing basis for the duration of the required monitoring period, annual reports shall be submitted to HCD-Planning for review and approval detailing compliance the approved restoration plan.

GENERAL NOTES

COORDINATION

1. IF THESE DRAWINGS ARE NOT **24" x 36"** THEY HAVE BEEN REDUCED OR ENLARGED
2. THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS
3. **ALL WORK SHALL COMPLY w/ THE 2022 CALIFORNIA BUILDING CODE (2022 CABC), 2022 CALIFORNIA PLUMBING CODE (2022 CPC), CALIFORNIA MECHANICAL CODE (2022 CMC), CALIFORNIA ELECTRICAL CODE (2022 CEC), AND THE 2021 NFPA 101 LIFE SAFETY CODE; AND ALL OTHER APPLICABLE STATE & LOCAL CODES, RULES, AND REGULATIONS**
4. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
5. DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
6. DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK

CONTRACTOR DUTIES

7. THE CONTRACTOR SHALL:

   A. FURNISH, PAY FOR, AND FILE ALL NECESSARY PERMITS, FEES, INSPECTIONS, ETC. EXCEPT FOR PLAN CHECK, ZONING, AND SCHOOL FEES WHICH WILL BE PAID FOR BY THE OWNER

   B. GUARANTEE ALL WORK FOR ONE YEAR AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE OF PAYMENT

   C. PROVIDE RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS BEFORE FINAL PAYMENT IS MADE

   D. FILE WORKMAN'S COMPENSATION

   E. ARRANGE FOR ALL INSPECTIONS AS CALLED FOR IN SECTION 108.4 OF THE 2010 CABC
8. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES
9. CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND ADJACENT SITE IMPROVEMENTS FROM DAMAGE DURING THE COURSE OF THE WORK
10. CONTRACTOR SHALL BRACE STRUCTURE AS REQUIRED DURING CONSTRUCTION
11. CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEANUP TO REMOVE DUST AND DEBRIS FROM CONSTRUCTION AREA
12. ALL SPECIAL INSPECTION AGENCIES, INDIVIDUALS, AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION FOR APPROVAL
13. CONTRACTOR SHALL PROVIDE PLANS OF GAS LINE SIZING TO THE BUILDING INSPECTION OFFICE PRIOR TO CALLING FOR INSPECTION

GENERAL

14. ALL STAIRS WITH MORE THAN THREE RISERS SHALL HAVE ONE (1) 1-1/4" - 2" DIAMETER HANDRAIL w/ 1-1/2" CLEARANCE FROM THE WALL. ALL RAILS SHALL BE BETWEEN 34" AND 38" ABOVE NOSING OF THE TREAD AND BE CONTINUOUS FROM THE TOP RISER TO THE BOTTOM RISER -- 2022 CABC SEC.1011
15. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER - 2022 CRC SEC. R312
16. FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE w/ 2022 CABC SEC. 718
17. HEARTHS SHALL EXTEND 20" IN FRONT AND 12" BEYOND EACH SIDE OF FIREPLACE OPENING
18. FIREPLACE SHALL HAVE TIGHT FITTING METAL OR GLASS DOOR AND OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL
19. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED -- 2022 CABC SEC. 2406

ENERGY

20. THIS BUILDING MEETS THE ENERGY BUILDING DESIGN REQUIREMENTS OF TITLE 24 PART 6. SEE **SHEET #** FOR CERTIFICATE OF COMPLIANCE.
21. ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N.
22. INSULATION SHALL MEET THE CALIFORNIA ENERGY COMMISSION (C.E.C.) QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
23. ALL FREEZERS, REFRIGERATORS, AND FLUORESCENT LAMP BALLASTS SHALL BE CERTIFIED BY THE C.E.C.
24. ALL HVAC EQUIPMENT, WATER HEATERS, FAUCETS, AND SHOWER HEADS SHALL BE CERTIFIED BY THE C.E.C.
25. ALL TOILETS ARE TO BE ULTRA LOW FLOW 1.6 GALLONS MAXIMUM FLUSH CAPACITY
26. THERMOSTATS SHALL BE OF A PROGRAMMABLE DUAL SET BACK TYPE.
27. WATER HEATER SHALL BE INSULATED WITH R-12 BLANKET AND PIPES WITHIN FIRST FIVE FEET OF TANK WITH R-4
28. ALL GENERAL LIGHTING SHALL BE HIGH EFFICACY & COMPLY w/ TITLE 24 CALCULATIONS -- 2022 CEC TABLE 150.0-A

LIFE SAFETY

29. BUILDINGS TO BE FULLY SPRINKLERED IN ACCORDANCE w/ 2022 CRC SEC. 313 AND NFPA 101 13D. DRAWINGS TO BE SUBMITTED FOR PERMIT BY DESIGN/BUILD SUBCONTRACTOR
30. SMOKE DETECTORS SHALL BE HARD-WIRED IN CEILINGS AND EQUIPPED w/ A BATTERY BACKUP. SEE REFLECTED CEILING AND MECHANICAL PLANS FOR EXACT LOCATIONS -- 2022 CABC SEC. 907
31. ALL SMOKE DETECTORS TO BE WIRED FOR 24 HOUR MONITORING BY REMOTE ANSWERING STATION PER NFPA 72

MEP

32. ALL GAS APPLIANCES SHALL HAVE GAS IGNITER TYPE PILOTS AND INTERMITTENT IGNITION DEVICES
33. CLOTHES DRYERS SHALL BE VENTED TO THE OUTSIDE. PROVIDE BACKDRAFT DAMPER
34. WATER HEATERS SHALL BE SECURELY FASTENED TO PREVENT OVERTURNING -- 2022 CPC SEC. 507.2
35. ALL HOT WATER FAUCETS WITH 10 FEET OR MORE OF PIPE BETWEEN FAUCET AND WATER HEATER ARE TO BE EQUIPPED WITH HOT WATER RECIRCULATING SYSTEM
36. ALL SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE
37. ALL HOSE BIBBS SHALL HAVE APPROVED NON-REMOVABLE BACK FLOW PREVENTION DEVICES -- 2022 CPC CHAPTER 6
38. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER 2022 CMC
39. EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS
40. ALL ELECTRICAL OUTLETS IN EXTERNAL WALLS SHALL HAVE INSULATING GASKETS
41. NO LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE CLOSER THAN 12" TO COMBUSTIBLE STORAGE ITEMS -- 2022 CEC ARTICLE 410
42. ALL 120V / 1-PH / 15- & 20- AMP BRANCH CIRCUITS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER -- 2022 CEC ARTICLE 210.12

SYMBOLS

GRID LINE - F.O.S. UNLESS OTHERWISE NOTED

4'-0" — DIMENSION TO FACE OF FRAMING

4'-0" — DIMENSION TO CENTERLINE

4'-0" — DIMENSION TO FACE OF FINISH

DETAIL REFERENCE SHEET LOCATION

X / AX.X — DETAIL REFERENCE SHEET LOCATION

2 / 1 AX.X 3 / 4 — INTERIOR ELEVATION KEY AND SHEET LOCATION

X — DOOR NUMBER, SEE DOOR SCHEDULE

109 — WINDOW NUMBER, SEE WINDOW SCHEDULE

296'-0 3/4" — ELEVATION DATUM POINT

X / AX.X — SECTION SHEET LOCATION

X / AX.X — EXTERIOR ELEVATION SHEET LOCATION

30'-0" — SPOT ELEVATION

1 — DRAWING KEYNOTE

MATCH LINE — MATCH LINE

DRAWING REVISION

X — DRAWING REVISION REFERENCE

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	K.D.	KILD DRIED
A.B.	ANCHOR BOLT	L.H.	LEFT HAND
ABV.	ABOVE	LAV.	LAVATORY
A.C.	AIR CONDITIONING	LT.	LIGHT
ADJ.	ADJUSTABLE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MED.	MEDIUM
ASPH.	ASPHALT	MFR.	MANUFACTURER
B.O.	BOTTOM OF	MIN.	MINIMUM
B.U.R.	BUILT-UP ROOFING	MIR.	MIRROR
BD	BOARD	MTD.	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BLKG.	BLOCKING	(N)	NEW
BLW.	BELOW	N.T.S.	NOT TO SCALE
BM.	BEAM	NIC	NOT IN CONTRACT
BRZ.	BRONZE	O/	OVER
BTW.	BETWEEN	O.C.	ON CENTER
C.I.	CAST IRON	OPG.	OPENING
C.I.P.	CAST IN PIPE	P.T.	PRESSURE TREATED
C.O.	CLEAN OUT	PL.	PLATE
CAB.	CABINET	PLAM.	PLASTIC LAMINATE
CL	CENTER LINE	PLYWD.	PLYWOOD
CLG.	CEILING	PNL.	PANEL
CLO.	CLOSET	PR.	PAIR
CLR.	CLEAR	PTD.	PAINTED
CMU	CONCRETE MASONRY UNIT	R	RISER
COL.	COLUMN	R.H.	RIGHT HAND
CONC.	CONCRETE	R.O.	ROUGH OPENING
CONT.	CONTINUOUS	R.W.L.	RAIN WATER LEADER
CSK.	COUNTERSINK	RAD. / R.	RADIUS
CSMT.	CASEMENT	REINF.	REINFORCED
CTR.	CENTER	REQ'D	REQUIRED
CW	COLD WATER	RESIL.	RESILIENT
DF	DOUGLAS FIR	RM.	ROOM
DH	DOUBLE HUNG	RWD.	REDWOOD
DIA.	DIAMETER	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DIM.	DIMENSION	S.C.	SOLID CORE
DISP.	GARBAGE DISPOSAL	S.C.D.	SEE CIVIL DRAWINGS
DN.	DOWN	S.L.D.	SEE LANDSCAPE DRAWINGS
DR.	DOOR	S.P.	SOLID PIPE
DTL	DETAIL	S.S.	STAINLESS STEEL
DW	DISHWASHER	S.S.D.	SEE STRUCTURAL DRAWINGS
DWG.	DRAWING	S.T.	STEEL TROWEL
DWR.	DRAWER	SH.	SHELF
(E)	EXISTING	SHWR.	SHOWER
EA.	EACH	SIM.	SIMILAR
EL.	ELEVATION	SPK.	SPEAKER
ELEV.	ELEVATOR (OR ELEVATION)	STL.	STEEL
EQ	EQUAL	STN.	STAIN
EXP.	EXPOSED	T&G	TONGUE & GROOVE
EXT.	EXTERIOR	T	TREAD
F.G.	FINISHED GRADE / FIXED GLASS	T.O.	TOP OF
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
F.O.F.	FACE OF FINISH	T.O.P.	TOP OF PLATE
F.O.S.	FACE OF STUD	T.O.S.	TOP OF STEEL / SLAB
FD	FLOOR DRAIN	T.O.W.	TOP OF WALL
FDN.	FOUNDATION	T.S.	TUBE STEEL
FIN.	FINISH	THK.	THICKNESS
FLR.	FLOOR	TYP.	TYPICAL
FRPR.	FIREPROOFING	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING	V.I.F.	VERIFY IN FIELD
G.I.	GALVANIZED IRON	V.T.R.	VENT THROUGH ROOF
G.W.B.	GYPSUM WALLBOARD	V.P.	VENT PIPE
GA.	GAUGE	W.O.	WHERE OCCURS
GL.	GLASS	W.P.	WATERPROOFING
H.C.	HOLLOW CORE	W.S.	WEATHER STRIPPING
H.W.	HOT WATER	W/	WITH
HB	HOSEBIB	WC	WATER CLOSET
HDR.	HEADER	WD.	WOOD
HOR.	HORIZONTAL	WNDW.	WINDOW
HT	HEIGHT	WH	WATER HEATER
HTR.	HEATER		
I.D.	INSIDE DIAMETER		
INS.	INSULATION		
INT.	INTERIOR		
J.H.	JOIST HANGER		
JB	JUNCTION BOX		
JST.	JOIST		
JT	JOINT		

DIRECTORY

OWNER:	HODGE/KEARE FAMILY TRUST 3406 17 MILE DRIVE PEBBLE BEACH, CA 93953
ARCHITECT:	WALKER WARNER ARCHITECTS 353 FOLSOM STREET, SAN FRANCISCO, CA 94105 TEL: 415-318-8900 EMAIL: GWARNER@WALKERWARNER.COM
GENERAL CONTRACTOR:	STOCKER & ALLAIRE 21 MANDEVILLE COURT MONTEREY, CA 93940 CONTACT: DAVID STOCKER TEL: 831-375-1890 EMAIL: DSTOCKER@STOCKERLLAIRE.COM
LANDSCAPE ARCHITECT:	LUTSKO ASSOCIATES 3295 MISSION ST SAN FRANCISCO, CA 94110 CONTACT: MYRA MESSNER TEL: 415-914-7124 EMAIL: MYRA@LUTSKOASSOCIATES.COM
STRUCTURAL ENGINEER:	STRANDBERG ENGINEERING 1511 15TH STREET SAN FRANCISCO, CA 94103 CONTACT: JOYCE FENG TEL: 415-906-2438 EMAIL: JOYCE@STRANDBERGENG.COM
CIVIL ENGINEER:	SHERWOOD DESIGN ENGINEERS 625 2ND STREET, SUITE 202 PETALUMA, CA 94952 CONTACT: CHRISTINA NICHOLSON TEL: 707-773-7829 EMAIL: CNICHOLSON@SHERWOODENGINEERS.COM
M/E/P ENGINEERS:	AXIOM ENGINEERS + COLEBREIT ENGINEERING 22 LOWER RAGSDALE DR, SUITE A MONTEREY, CA 93940 CONTACT: BILL ESTES TEL: 831-649-8000 EMAIL: BILLE@AXIOMENGINEERS.COM
GEOTECHNICAL ENGINEER:	BUTANO GEOTECHNICAL ENGINEERING, INC. 231 GREEN VALLEY RD FREEDOM, CA 95019 TEL: 831-724-2612
LIGHTING DESIGNER:	VITA PEHAR DESIGN 10005 BODEGA HIGHWAY SEBASTOPOL, CA 95472 CONTACT: VITA PEHAR TEL: 707-829-6363

PROJECT DATA

LOCATION:	3406 17 MILE DRIVE PEBBLE BEACH CA 93953
APN:	008-381-002
LOT SIZE:	102,107 sq. ft.
ZONING:	LDR/1.5-D (CZ)
BLDG USE:	SINGLE FAMILY RESIDENTIAL
OCC. GROUP:	R-3
CONST. TYPE:	TYPE V
CLIMATE ZONE:	3
GENERAL PLAN LAND USE DESIGNATION:	DEL MONTE FOREST LAND USE PLAN
WATER PROVIDER:	CALIFORNIA-AMERICAN WATER
SEWER PROVIDER:	PEBBLE BEACH CSD
BLDG. CODE:	2022 CA RESIDENTIAL BUILDING CODE (CRC) 2022 CA MECHANICAL CODE (CMC) 2022 CA ELECTRICAL CODE (CEC) 2022 CA PLUMBING CODE (CPC) 2022 CA ENERGY CODE (CEC) 2022 CA GREEN BUILDING CODE (CGBC) 2021 NFPA 101 LIFE SAFETY CODE ALL OTHER APPLICABLE STATE & LOCAL RULES AND REGULATIONS
FIRE SPRINKLERS:	NFPA 13D COMPLIANT
PROJECT SCOPE:	REPLACE EXISTING SINGLE FAMILY RESIDENCE, DETACHED ACCESSORY DWELLING UNIT AND ASSOCIATED SITE WORK WITH NEW MAIN RESIDENCE AND DETACHED 2-CAR GARAGE WITH ACCESSORY DWELLING UNIT ABOVE. NEW MAIN RESIDENCE TO INCLUDE A BASEMENT STORAGE AREA (FULLY BELOW GRADE), NEW POOL AND SPA AND ASSOCIATED SITE WORK.

GRADING

PROPOSED CUT	6,000	cubic yds
PROPOSED FILL	1,500	cubic yds

BUILDING FLOOR AREA

LOT SIZE:	102,107	sq. ft.
MAX. ALLOWABLE FLOOR AREA:	17.5%	
MAX. ALLOWABLE FLOOR AREA:	**17,868**	sq. ft.
PROPOSED FLOOR AREA:		
SECOND FLOOR	1,524	sq. ft.
FIRST FLOOR	7,117	sq. ft.
ACCESSORY DWELLING UNIT	960	sq. ft.
GARAGE	960	sq. ft.
PROPOSED BUILDING FLOOR AREA:	**10,561**	sq. ft. (10.3%)
BASEMENT (FULLY BELOW GRADE)	2,723	sq. ft.
CRAWL SPACE	4,373	sq. ft.

BUILDING SITE COVERAGE:

LOT SIZE:	102,107	sq. ft.
MAX. ALLOWABLE BSC PERCENTAGE:	15.0%	
MAX. ALLOWABLE BSC:	**15,317**	sq. ft.
PROPOSED BSC:		
BUILDING	8,077	sq. ft.
TERRACES OVER 24" ABOVE NAT. GRADE	0	sq. ft.
EAVES & AWNINGS OVER 30" DEEP	219	sq. ft.
PROPOSED BUILDING SITE COVERAGE:	**8,296**	sq. ft. (7.9%)

PESCADERO WATERSHED COVERAGE:

MAXIMUM ALLOWED:	**9,000**	sq. ft.
EXISTING:		
(E) MAIN HOUSE:	4,305	sq. ft.
(E) ACCESSORY DWELLING UNIT:	1,386	sq. ft.
(E) SHED:	105	sq. ft.
(E) HARDSCAPE:	15,007	sq. ft.
(E) IMPERMEABLE LOT COVERAGE:	**20,803**	sq. ft.
PROPOSED:		
MAIN HOUSE:	7,117	sq. ft.
GARAGE / ACCESSORY DWELLING UNIT:	960	sq. ft.
HARDSCAPE:	700	sq. ft.
DECKS & TERRACES >24" HIGH:	0	sq. ft.
ROOF OVERHANGS & EAVES >30":	219	sq. ft.
PROPOSED IMPERMEABLE LOT COVERAGE:	**8,996**	sq. ft.
PROPOSED PERMEABLE LOT COVERAGE:	18,573	sq. ft.

BUILDING HEIGHTS

EXISTING MAIN HOUSE:	
AVERAGE NATURAL GRADE:	109.06'
EXISTING BUILDING HEIGHT:	25'-8" (134.72')
EXISTING ADU:	
AVERAGE NATURAL GRADE:	114.95'
EXISTING BUILDING HEIGHT:	14'-9" (129.7')
PROPOSED MAIN HOUSE:	
AVERAGE NATURAL GRADE:	109'-8" (109.67')
ALLOWABLE BUILDING HEIGHT:	+30'-0" (139.67')
PROPOSED BUILDING HEIGHT:	**26'-1"** (135.75')
PROPOSED GARAGE/ADU:	
AVERAGE NATURAL GRADE:	122'-8" (122.63')
ALLOWABLE BUILDING HEIGHT:	+15'-0" (137.63')
PROPOSED BUILDING HEIGHT:	**14'-6"** (137.13')

DRAWING INDEX

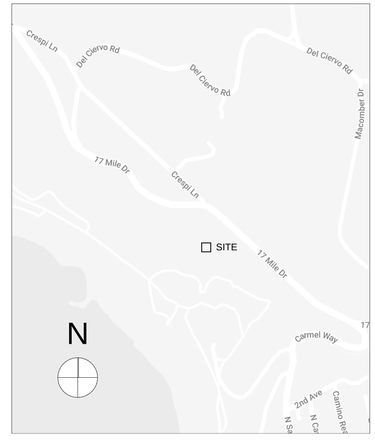
ARCHITECTURAL

A0.0	COVER SHEET
A0.1	COLOR & MATERIAL PALETTE
A0.2	COLOR & MATERIAL PALETTE
A0.3	PROPOSED FLOOR AREA & BUILDING CALCULATIONS
A0.4	PROPOSED HARDSCAPE REDUCTION PLAN
A0.5	SITE SURVEY
A1.0	PROPOSED SITE PLAN
AA2.0	MAIN HOUSE - BASEMENT
AA2.1	MAIN HOUSE - FIRST FLOOR
AA2.2	MAIN HOUSE - SECOND FLOOR, LOW ROOF & DECK
AA2.3	MAIN HOUSE - HIGH ROOF & TRELLIS
AA3.0	MAIN HOUSE - ELEVATIONS
AA3.1	MAIN HOUSE - ELEVATIONS
AA4.0	MAIN HOUSE - SECTIONS
AA4.1	MAIN HOUSE - SECTIONS
AB2.0	GARAGE/ADU - PLANS
AB3.0	GARAGE/ADU - ELEVATIONS/SECTIONS

LANDSCAPE

L1.1	LANDSCAPE SITE PLAN
L2.1	STREET ELEVATIONS
L3.1	PLANTING PLAN
L3.2	PLANTING SCHEDULE AND NOTES
L4.1	LANDSCAPE LIGHTING PLAN
L4.2	LANDSCAPE LIGHTING SPECIFICATIONS

VICINITY MAP



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HODGE PEBBLE BEACH

A P N : 0 0 8 - 3 8 1 - 0 0 2

3406 17 MILE DRIVE ,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

COVER SHEET

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A0.0**

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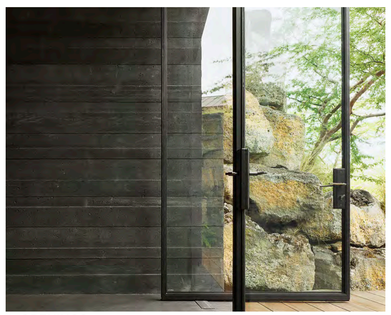
1. CONCRETE



2. WOOD



3. METAL



4. OPENINGS



5. TILE

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HODGE PEBBLE BEACH

APN: 008-381-002

3406 17 MILE DRIVE ,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

COLOR & MATERIAL PALETTE

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A0.1**





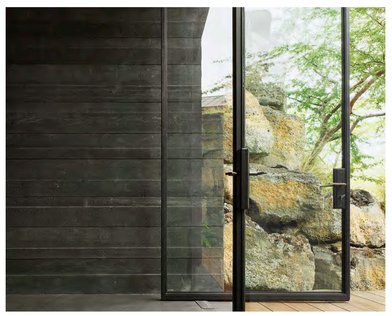
1. CONCRETE



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4. OPENINGS



5. TILE

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COLOR & MATERIAL PALETTE

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A0.2**

NOTES - PROPOSED FLOOR AREA:

FLOOR AREA

(N) MAIN HOUSE:	
SECOND FLOOR:	1,524 sq ft
FIRST FLOOR:	7,117 sq ft
SUB-TOTAL:	8,641 sf ft
(N) ADU:	960 sq ft
(N) GARAGE:	960 sq ft
TOTAL FLOOR AREA:	**10,561 sq ft**

BASEMENT (FULLY BELOW GRADE)

(N) MAIN HOUSE:	2,723 sq ft

CRAWL SPACE AREA

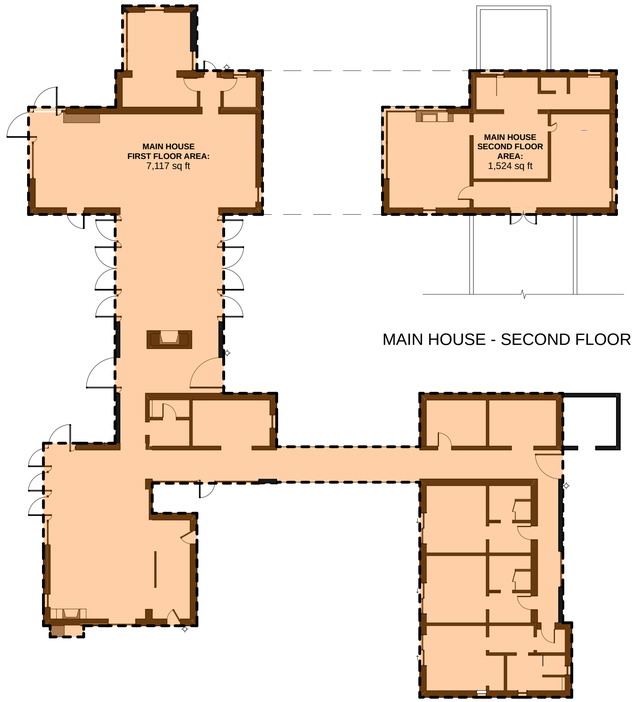
(N) MAIN HOUSE:	4,373 sq ft

LEGEND - FLOOR AREA

FLOOR AREA

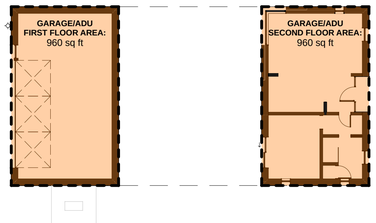
BASEMENT FLOOR AREA

CRAWLSPACE FLOOR AREA



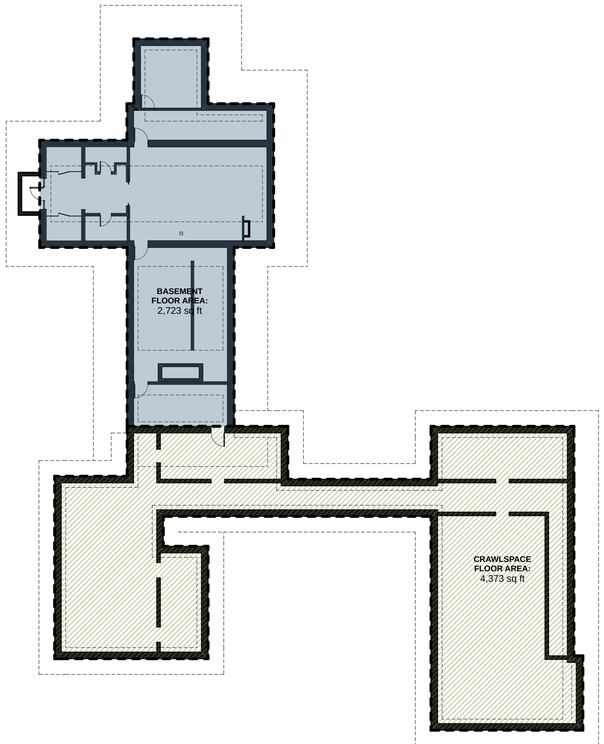
MAIN HOUSE - FIRST FLOOR

MAIN HOUSE - SECOND FLOOR



GARAGE/ADU - FIRST FLOOR

GARAGE/ADU - SECOND FLOOR



MAIN HOUSE - BASEMENT

1
A0.3

PROPOSED FLOOR AREA

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

North

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HODGE PEBBLE BEACH

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APN: 008-381-002

ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

PROPOSED FLOOR AREA & BUILDING CALCULATIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A0.3**

NOTES - LOT COVERAGE:

EXISTING LOT COVERAGE:

(E) MAIN HOUSE COVERAGE:	4,305 sq. ft.
(E) ACCESSORY DWELLING UNIT:	1,386 sq. ft.
(E) SHED	105 sq. ft.
(E) HARDSCAPE:	15,007 sq. ft.
EXISTING LOT COVERAGE TOTAL:	**20,803 sq. ft.**

PROPOSED LOT COVERAGE (IMPERMEABLE):

PROPOSED HOUSE COVERAGE:	7,117 sq. ft.
PROPOSED ADU COVERAGE:	960 sq. ft.
PROPOSED HARDSCAPE:	700 sq. ft.
DECKS & TERRACES >24" HIGH:	0 sq. ft.
ROOF OVERHANGS & EAVES >30":	219 sq. ft.
PROPOSED LOT COVERAGE TOTAL:	**8,996 sq. ft.**

PROPOSED LOT COVERAGE (PERMEABLE):

PROPOSED LOT COVERAGE TOTAL:	18,573 sq. ft.

LEGEND - LOT COVERAGE:

- EXISTING BUILDING COVERAGE
- EXISTING HARDSCAPE/DEVELOPED AREA
- PROPOSED BUILDING COVERAGE
- PROPOSED BUILDING COVERAGE - ROOF OVERHANGS
- PROPOSED HARDSCAPE
- PROPOSED PERMEABLE PAVING



1 A0.4

LOT COVERAGE SITE PLAN

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

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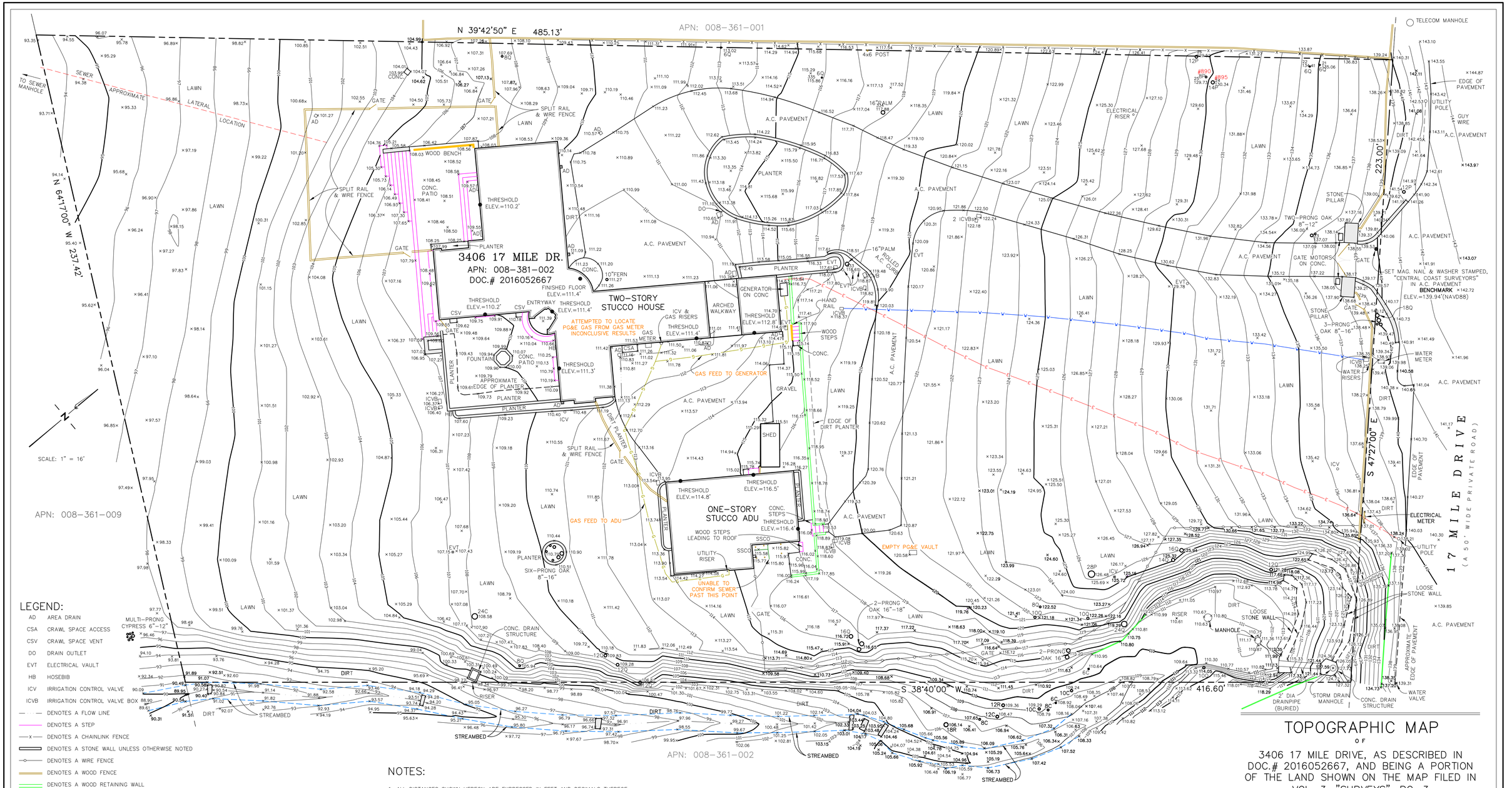
PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

PROPOSED HARDSCAPE REDUCTION PLAN

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A0.4**



LEGEND:

- AD — AREA DRAIN
- CSA — CRAWL SPACE ACCESS
- CSV — CRAWL SPACE VENT
- DO — DRAIN OUTLET
- EVT — ELECTRICAL VAULT
- HB — HOSEBIB
- ICV — IRRIGATION CONTROL VALVE
- ICVB — IRRIGATION CONTROL VALVE BOX
- DENOTES A FLOW LINE
- DENOTES A STEP
- DENOTES A CHAINLINK FENCE
- DENOTES A STONE WALL UNLESS OTHERWISE NOTED
- DENOTES A WIRE FENCE
- DENOTES A WOOD FENCE
- DENOTES A WOOD RETAINING WALL
- 12C — DENOTES A 12"CYPRESS TREE (TYP.)
- 12Q — DENOTES 12"OAK TREE (TYP.)
- 12P — DENOTES A 12"PINE TREE (TYP.)
- 12R — DENOTES A 12"REDWOOD TREE (TYP.)
- DENOTES A 4"x4" WOOD SUPPORT POST FOR STAIRS
- DENOTES MAIN UNDERGROUND ELECTRICAL LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND SEWER LINE
- DENOTES UNDERGROUND WATER LINE
- TEXT — NOTE FROM COAST WIDE UTILITY LOCATORS LLC AS OF 9/22
- DENOTES UPDATED TOPO AREA AS OF 5/08/23

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OUTSIDE OF THE MAIN GATE.

   ELEVATION = 139.94 FEET (NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. ORIGINAL FIELDWORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 1, 2022.

LICENSED LAND SURVEYOR
DAVID T. EDSON
No. 4974
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

3406 17 MILE DRIVE, AS DESCRIBED IN DOC.# 2016052667, AND BEING A PORTION OF THE LAND SHOWN ON THE MAP FILED IN VOL. 3, "SURVEYS", PG. 3
OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
John Hodge

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 22-03 FEBRUARY 2022
PREPARER: JTI

APN 008-381-002
UNDERGROUND UTILITIES & RAVINE ADDED 9/30/22
RAVINE UPDATED 5/08/23 and 6/05/23

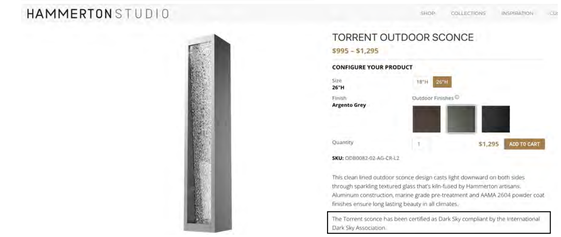
NOTES - SITE PLAN:

1. EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING
2. S.C.D. FOR DRAINAGE INFORMATION
3. NOT USED
4. NOT USED

LEGEND - SITE PLAN:

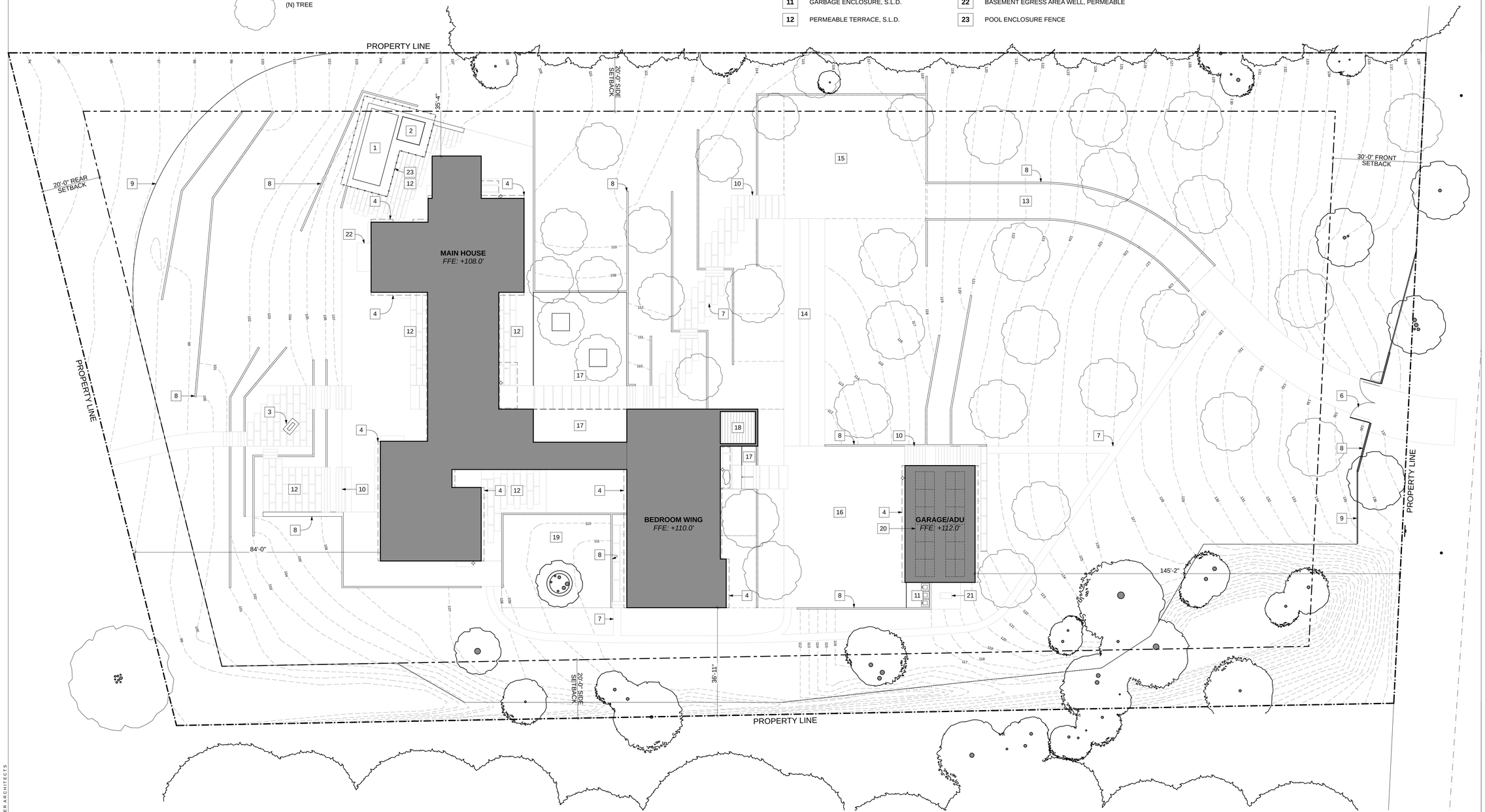
- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOURS
- (N) STRUCTURES
- (N) HARDSCAPE, SEE SITE COVERAGE PLAN
- LOW WATTAGE, DOWN-LIT EXTERIOR LIGHT FIXTURE PER SPECIFICATION
- (E) TREE TO REMAIN
- (N) TREE

EXTERIOR FIXTURE SPECIFICATION:



KEYNOTES - SITE PLAN:

1	POOL
2	HOT TUB
3	FIREPLACE, S.L.D.
4	LINE OF OVERHANG ABOVE
6	GATE, S.L.D.
7	PATH, S.L.D.
8	SITE WALL, S.L.D.
9	FENCE, S.L.D.
10	STAIR, S.L.D.
11	GARBAGE ENCLOSURE, S.L.D.
12	PERMEABLE TERRACE, S.L.D.
13	PERMEABLE PAVED DRIVEWAY, S.L.D.
14	PERMEABLE GRASSCRETE DRIVEWAY, S.L.D.
15	PERMEABLE PAVED HAMMERHEAD TURNAROUND, S.L.D.
16	PERMEABLE PAVED AUTOCOURT, S.L.D.
17	GRAVEL ZEN GARDEN, S.L.D.
18	OUTDOOR WASH, PERMEABLE
19	OAK GARDEN
20	ROOFTOP SOLAR PANEL ARRAY
21	EMERGENCY BACK-UP GENERATOR
22	BASEMENT EGRESS AREA WELL, PERMEABLE
23	POOL ENCLOSURE FENCE



1 / A1.0 SITE PLAN

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

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HODGE PEBBLE BEACH

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PEBBLE BEACH CA, 93953

ISSUED:

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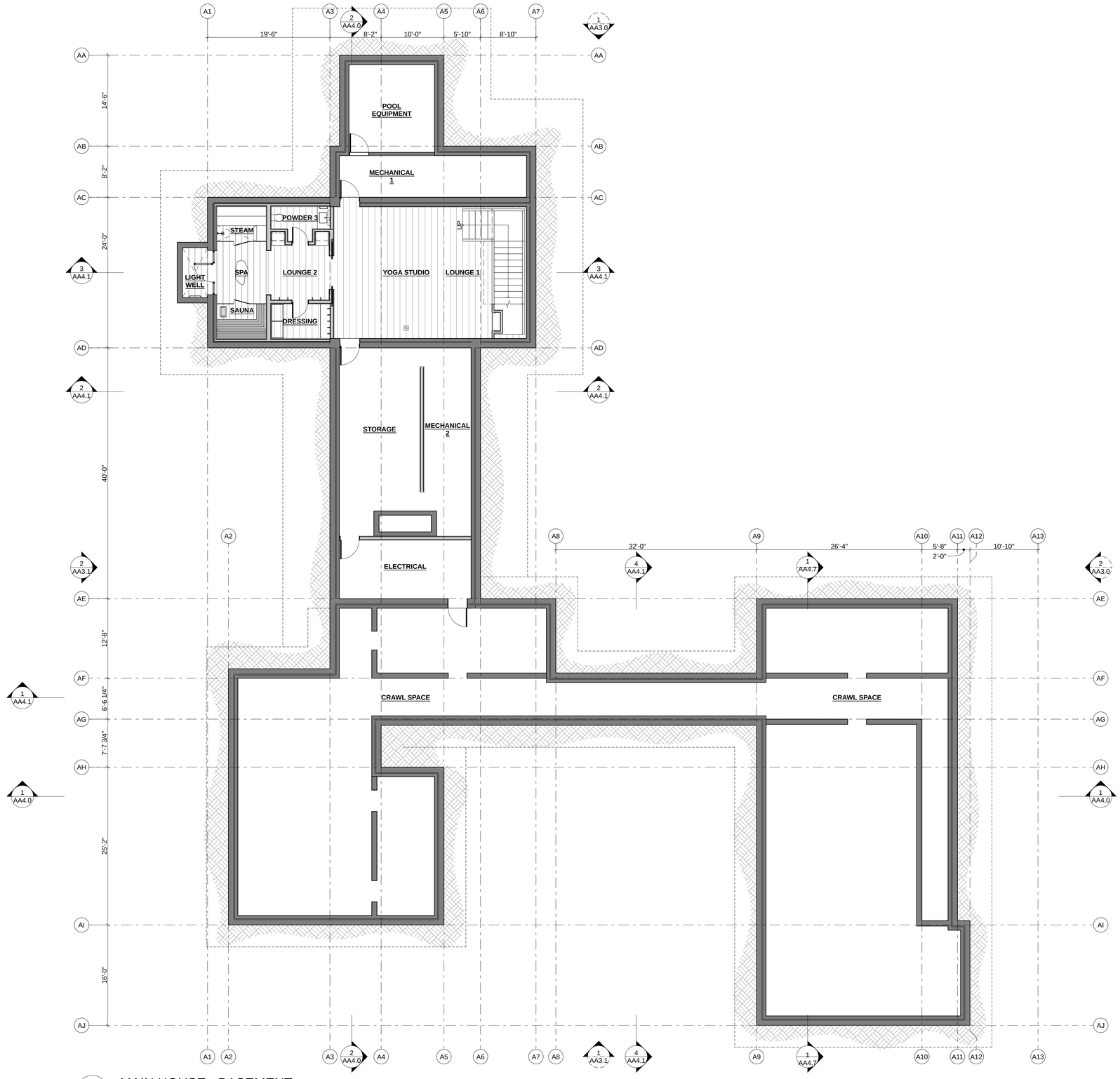
PROPOSED SITE PLAN

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A1.0**

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1 AA2.0 MAIN HOUSE - BASEMENT

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

GENERAL NOTES - LAYOUT PLAN

-- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.

-- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET

-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

-- NOT USED

LEGEND - LAYOUT PLAN:

PROPOSED 2X WOOD FRAMED WALL

PROPOSED CONCRETE WALL, S.S.D.

North

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MAIN HOUSE - BASEMENT

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA2.0**

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-- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET

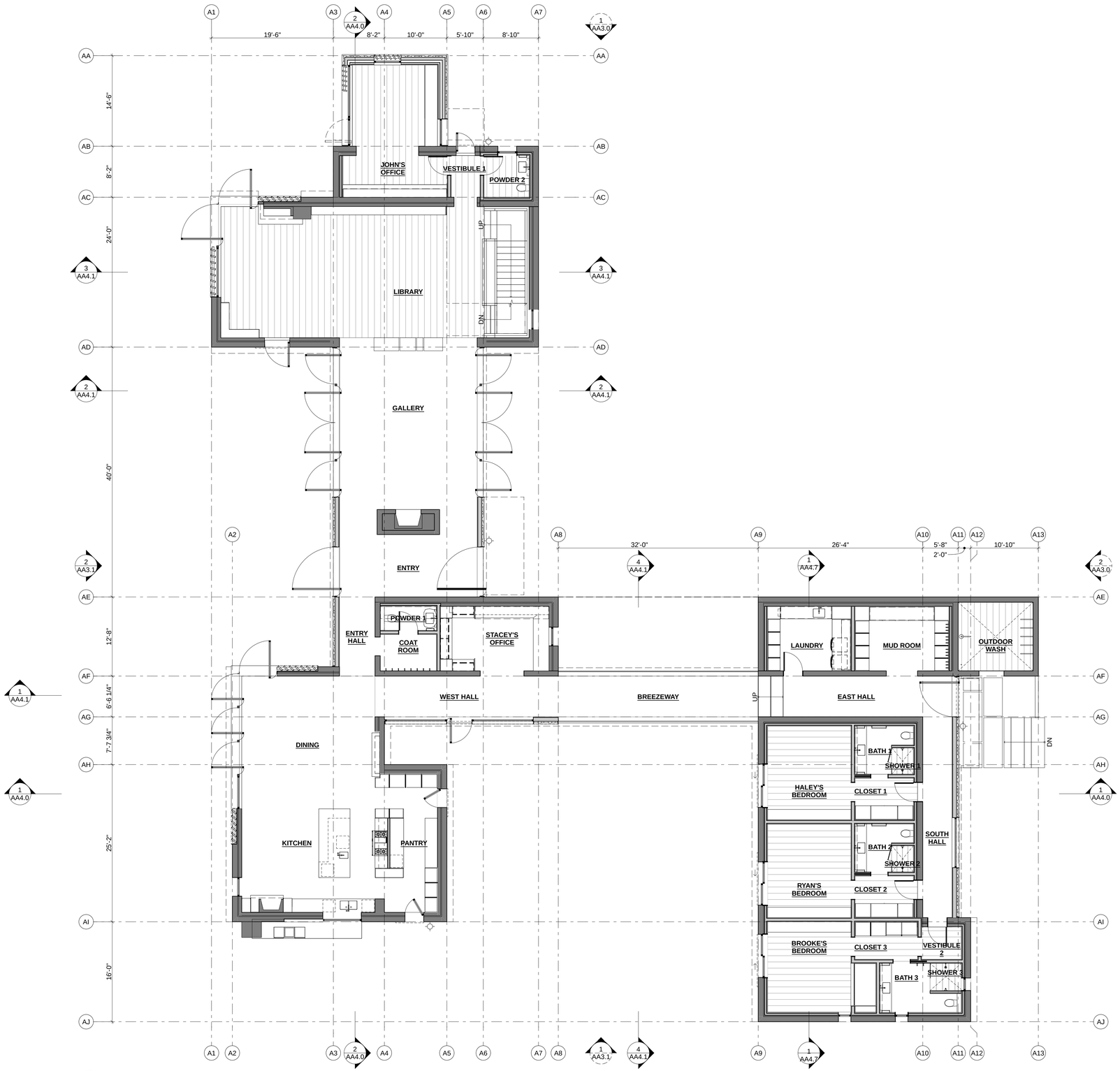
-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

-- NOT USED

LEGEND - LAYOUT PLAN:

PROPOSED 2X WOOD FRAMED WALL

PROPOSED CONCRETE WALL, S.S.D.



1 AA2.1 MAIN HOUSE - FIRST FLOOR

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

North

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MAIN HOUSE - FIRST FLOOR

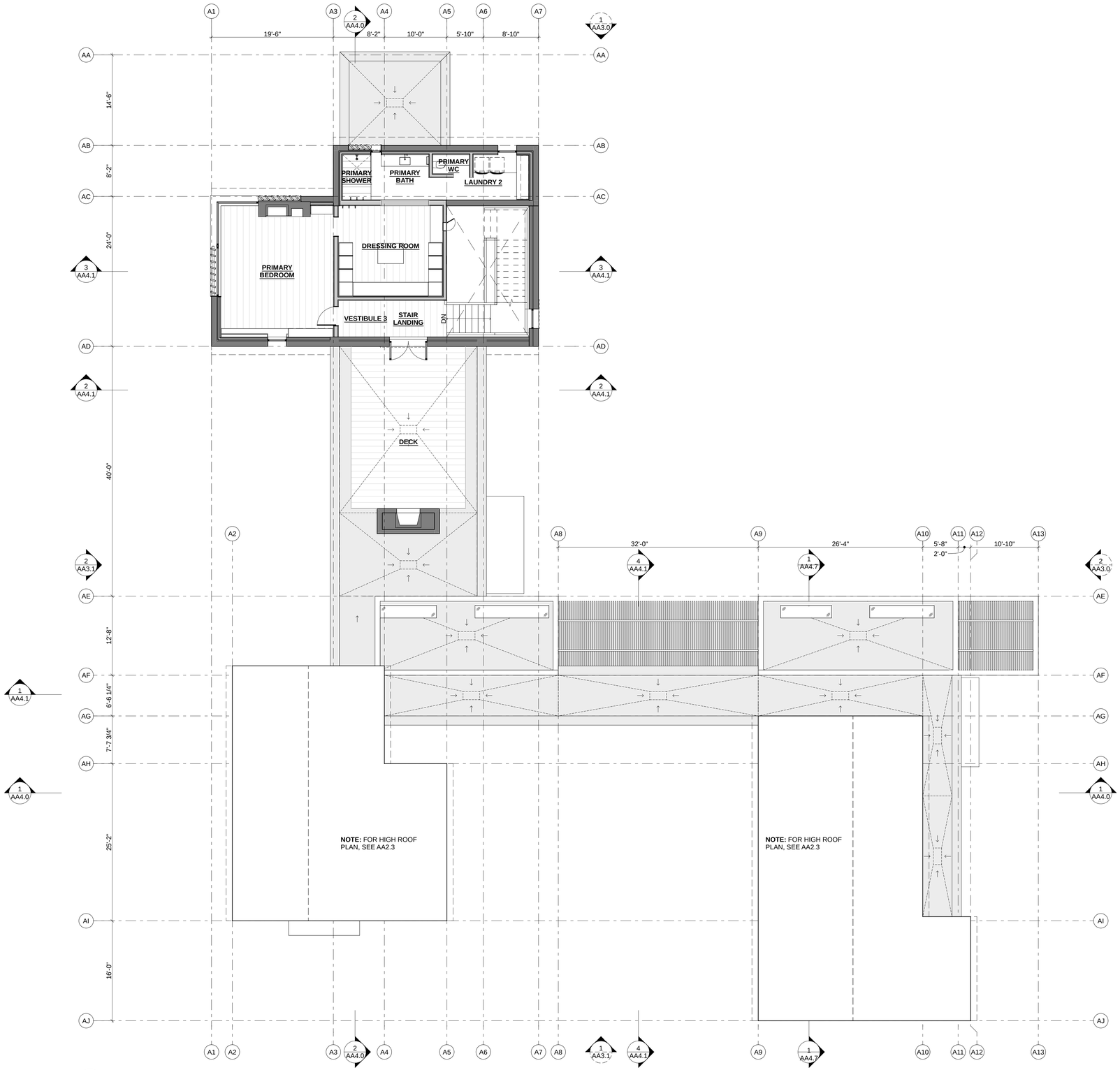
SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA2.1**

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1 AA2.2 MAIN HOUSE - SECOND FLOOR

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

GENERAL NOTES - LAYOUT PLAN

-- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.

-- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET

-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

-- NOT USED

LEGEND - LAYOUT PLAN:

PROPOSED 2X WOOD FRAMED WALL

PROPOSED CONCRETE WALL, S.S.D.

North

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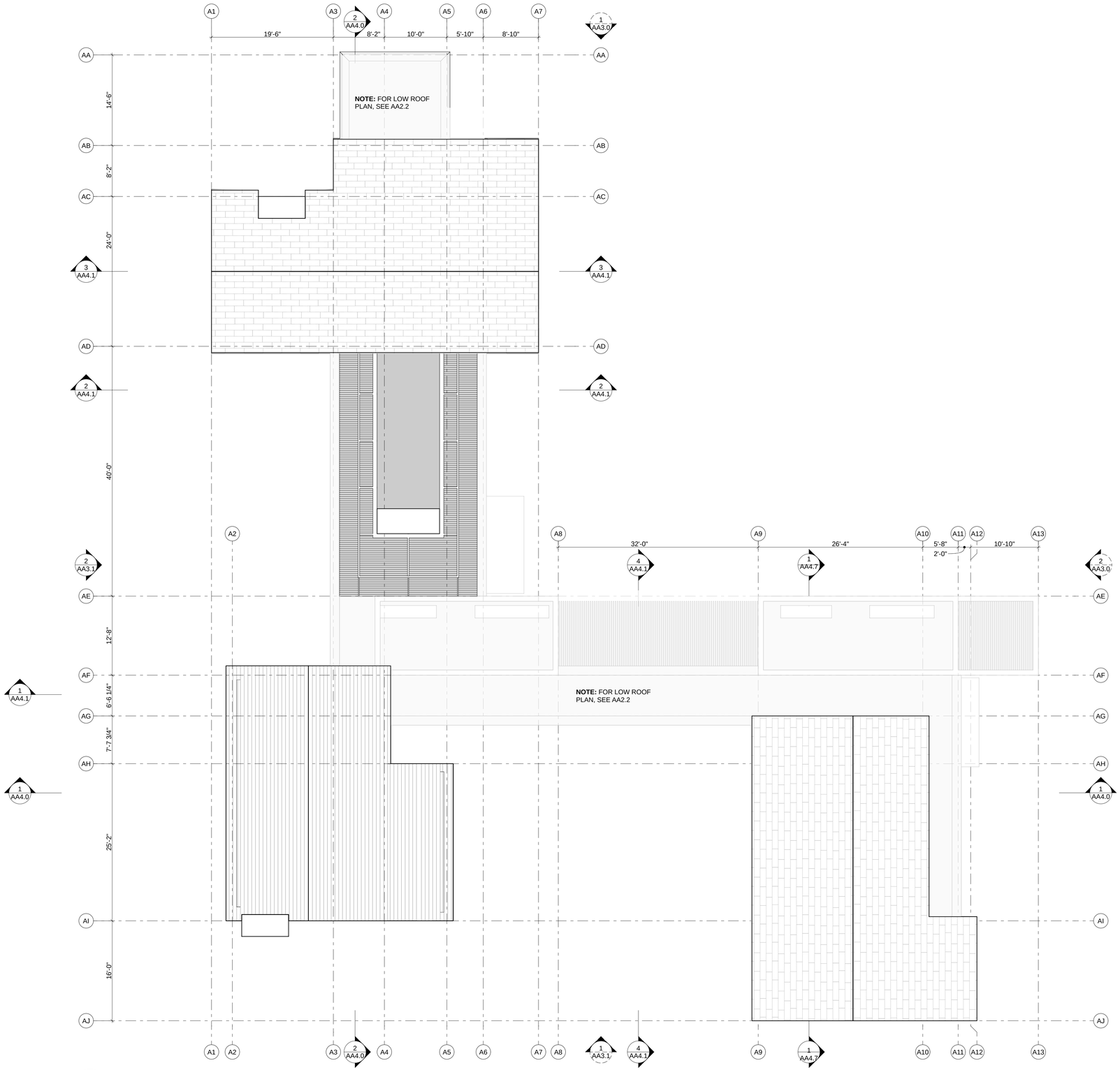
MAIN HOUSE - SECOND FLOOR, LOW ROOF & DECK

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA2.2**

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1 AA2.3 MAIN HOUSE - ROOF PLAN

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

GENERAL NOTES - LAYOUT PLAN

-- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.

-- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET

-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

-- NOT USED

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MAIN HOUSE - HIGH ROOF & TRELLIS

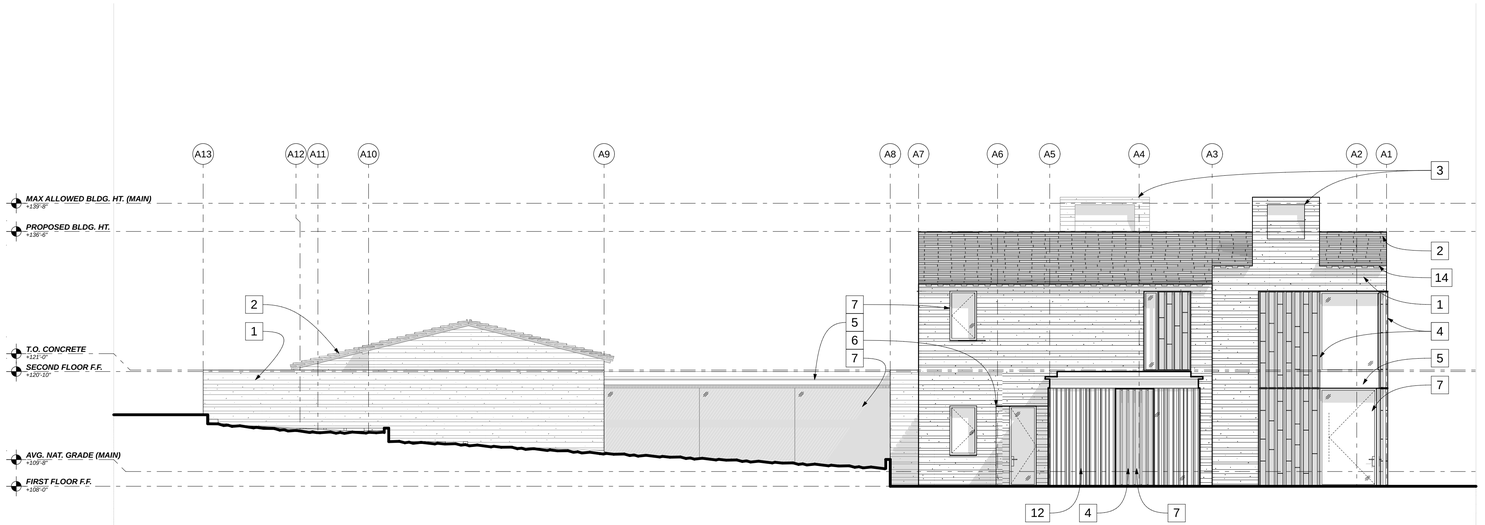
SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA2.3**

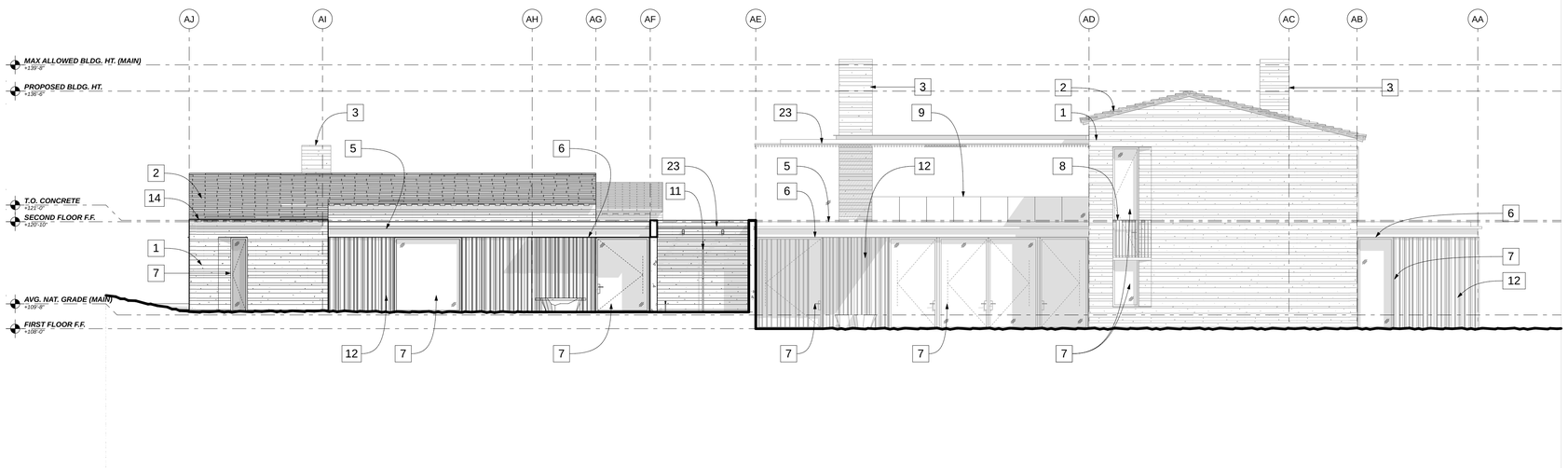
North

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1 AA3.0 MAIN HOUSE - NORTH ELEVATION - 1/8"

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



2 AA3.0 MAIN HOUSE - EAST ELEVATION - 1/8"

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

NOTES - ELEVATION / SECTION:

-- S.C.D. FOR DRAINAGE INFORMATION

-- NOT USED

-- NOT USED

KEYNOTES - ELEVATION / SECTION:

1	CONCRETE WALL
2	CLAY ROOF TILE
3	CONCRETE CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
4	OPERABLE WOOD LOUVERS SET IN SLIDING METAL FRAME
5	METAL FASCIA
6	METAL AWNING
7	METAL DOOR OR WINDOW SYSTEM
8	METAL GUARDRAIL @ 42" A.F.F.
9	GLASS GUARDRAIL @ 42" A.F.F.
10	OVERHEAD GARAGE DOOR
11	OUTDOOR WASH
12	EXT. WOOD WALL CLADDING
13	BUILT-IN BBQ
14	EXPOSED ROOF RAFTER
15	ROOF STRUCTURE
16	LOW SLOPE MEMBRANE ROOF
17	NOT USED
18	SLAB ON GRADE, S.S.D.
19	RAT SLAB, S.S.D.
20	INT. DROPPED CEILING ASSEMBLY
21	FIREPLACE W/ HEARTH
22	FIXED SKYLIGHT O/ CURB & FLASHING
23	WOOD & METAL. TRELLIS
24	SITE WALL
25	LINE OF EXISTING GRADE
26	CONCRETE FOOTING, S.S.D.
27	TRASH ENCLOSURE

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APN: 008-381-002

HODGE PEBBLE BEACH

3406 17 MILE DRIVE ,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

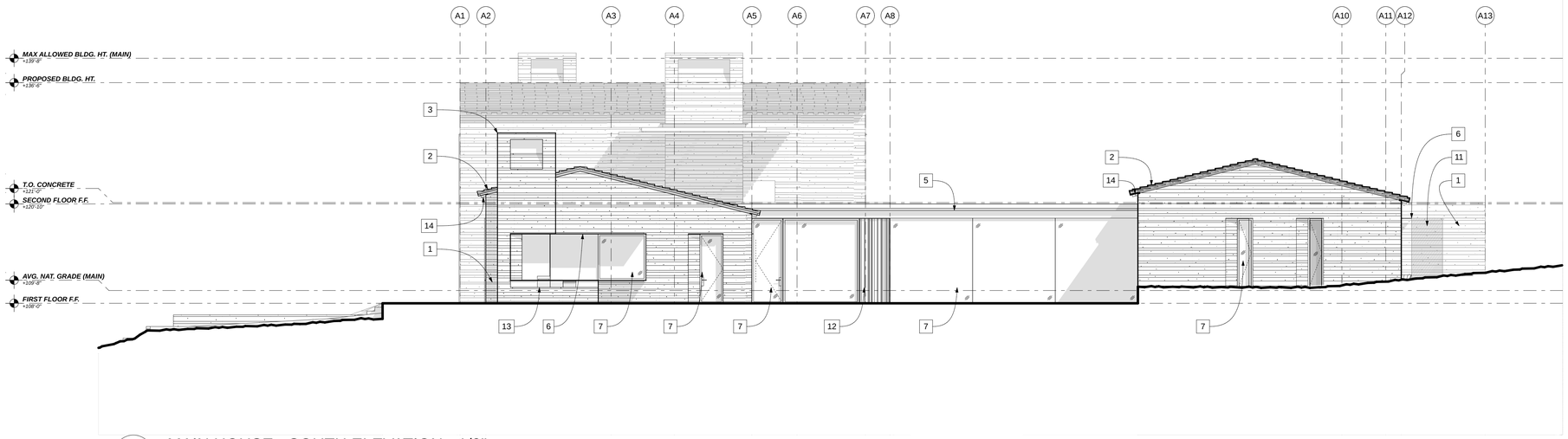
MAIN HOUSE - ELEVATIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

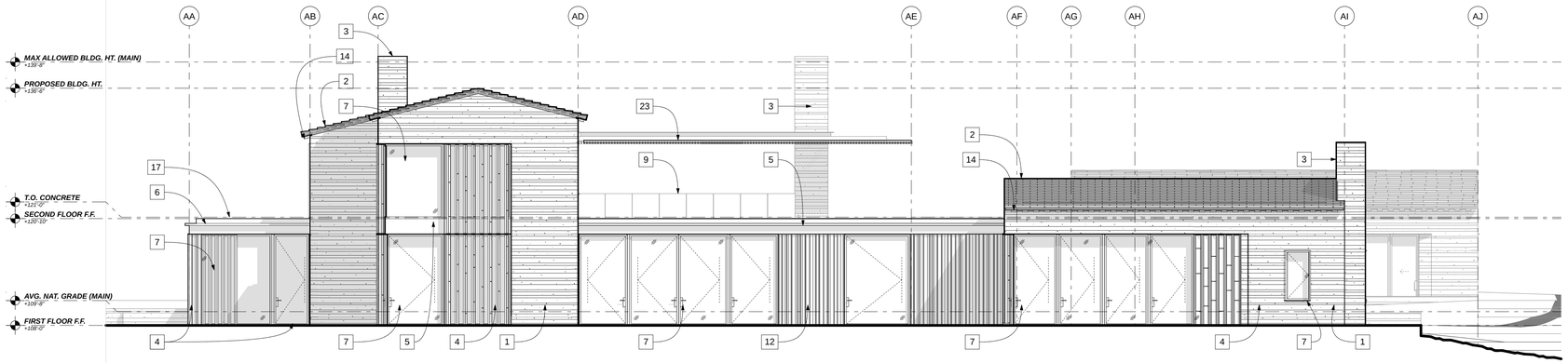
SHEET : **AA3.0**

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1 / AA3.1 MAIN HOUSE - SOUTH ELEVATION - 1/8"

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



2 / AA3.1 MAIN HOUSE - WEST ELEVATION - 1/8"

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

NOTES - ELEVATION / SECTION:

-- S.C.D. FOR DRAINAGE INFORMATION

-- NOT USED

-- NOT USED

KEYNOTES - ELEVATION / SECTION:

1	CONCRETE WALL
2	CLAY ROOF TILE
3	CONCRETE CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
4	OPERABLE WOOD LOUVERS SET IN SLIDING METAL FRAME
5	METAL FASCIA
6	METAL AWNING
7	METAL DOOR OR WINDOW SYSTEM
8	METAL GUARDRAIL @ 42" A.F.F.
9	GLASS GUARDRAIL @ 42" A.F.F.
10	OVERHEAD GARAGE DOOR
11	OUTDOOR WASH
12	EXT. WOOD WALL CLADDING
13	BUILT-IN BBQ
14	EXPOSED ROOF RAFTER
15	ROOF STRUCTURE
16	LOW SLOPE MEMBRANE ROOF
17	NOT USED
18	SLAB ON GRADE, S.S.D.
19	RAT SLAB, S.S.D.
20	INT. DROPPED CEILING ASSEMBLY
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24	SITE WALL
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27	TRASH ENCLOSURE

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HODGE PEBBLE BEACH

3406 17 MILE DRIVE ,
PEBBLE BEACH CA, 93953

ISSUED:

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PLANNING RE-SUBMITTAL	2024-01-09

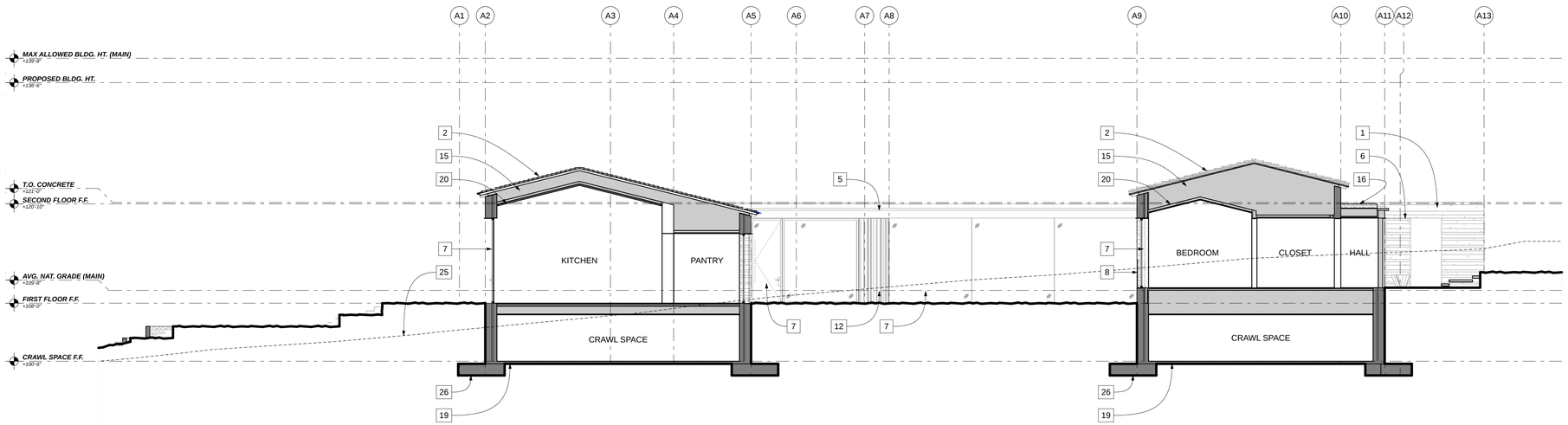
MAIN HOUSE - ELEVATIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

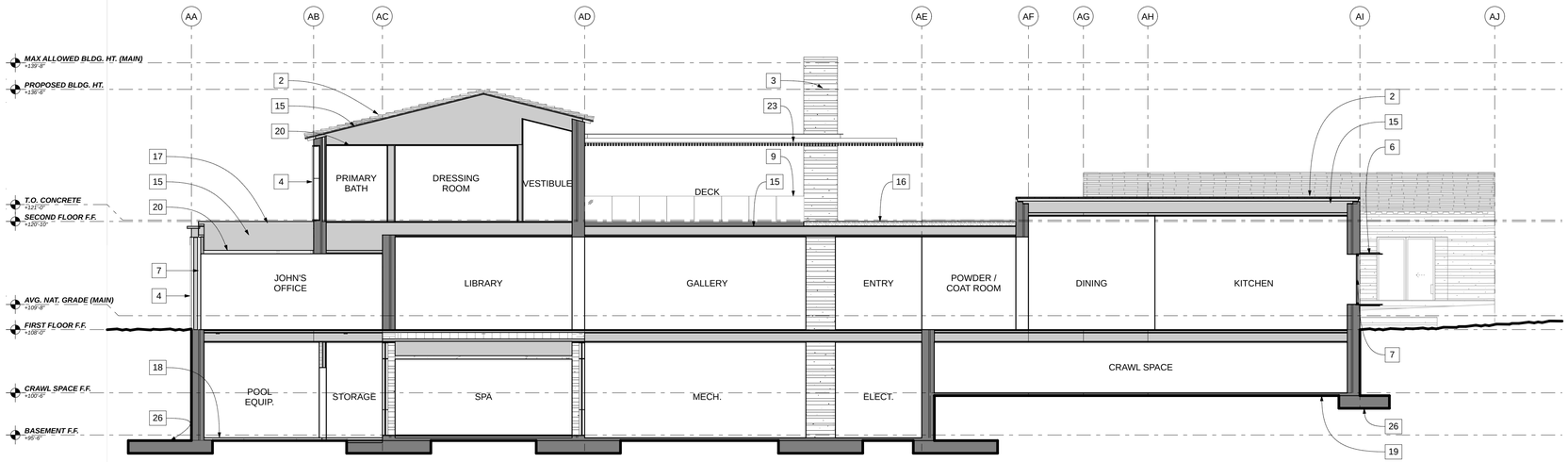
SHEET : **AA3.1**

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1 AA4.0 MAIN HOUSE - E/W SECTION (KITCHEN/BEDROOM)

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



2 AA4.0 MAIN HOUSE - N/S SECTION (OFFICE/KITCHEN)

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

NOTES - ELEVATION / SECTION:

-- S.C.D. FOR DRAINAGE INFORMATION

-- NOT USED

-- NOT USED

KEYNOTES - ELEVATION / SECTION:

1	CONCRETE WALL
2	CLAY ROOF TILE
3	CONCRETE CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
4	OPERABLE WOOD LOUVERS SET IN SLIDING METAL FRAME
5	METAL FASCIA
6	METAL AWNING
7	METAL DOOR OR WINDOW SYSTEM
8	METAL GUARDRAIL @ 42" A.F.F.
9	GLASS GUARDRAIL @ 42" A.F.F.
10	OVERHEAD GARAGE DOOR
11	OUTDOOR WASH
12	EXT. WOOD WALL CLADDING
13	BUILT-IN BBQ
14	EXPOSED ROOF RAFTER
15	ROOF STRUCTURE
16	LOW SLOPE MEMBRANE ROOF
17	NOT USED
18	SLAB ON GRADE, S.S.D.
19	RAT SLAB, S.S.D.
20	INT. DROPPED CEILING ASSEMBLY
21	FIREPLACE W/ HEARTH
22	FIXED SKYLIGHT O/ CURB & FLASHING
23	WOOD & METAL. TRELLIS
24	SITE WALL
25	LINE OF EXISTING GRADE
26	CONCRETE FOOTING, S.S.D.
27	TRASH ENCLOSURE

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APN: 008-381-002

HODGE PEBBLE BEACH

3406 17 MILE DRIVE ,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

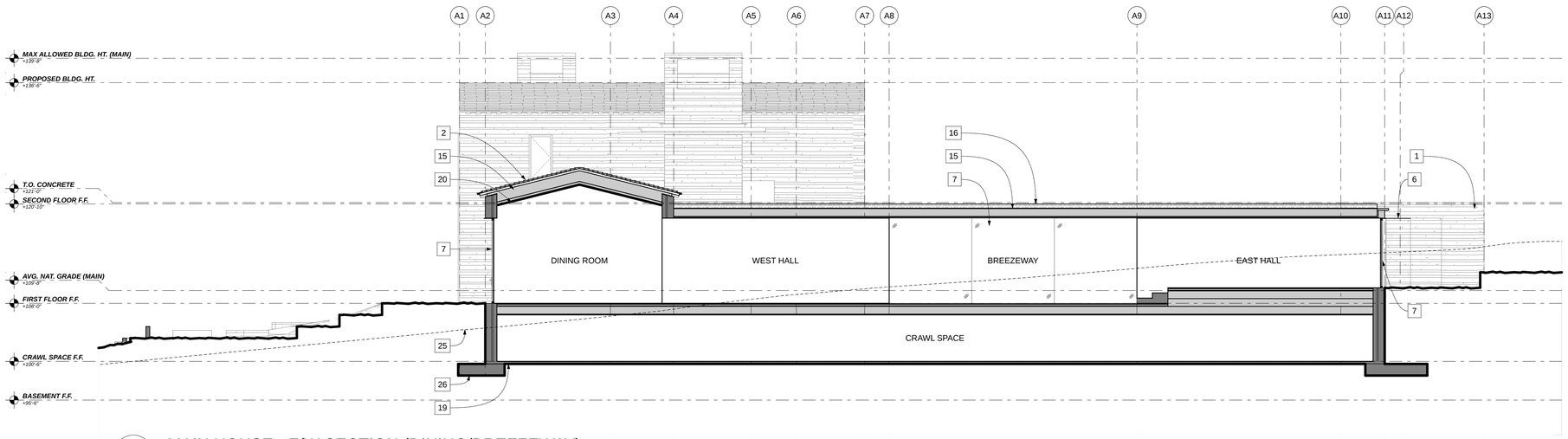
MAIN HOUSE - SECTIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA4.0**

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1 AA4.1 MAIN HOUSE - E/W SECTION (DINING/BREEZEWAY)

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

NOTES - ELEVATION / SECTION:

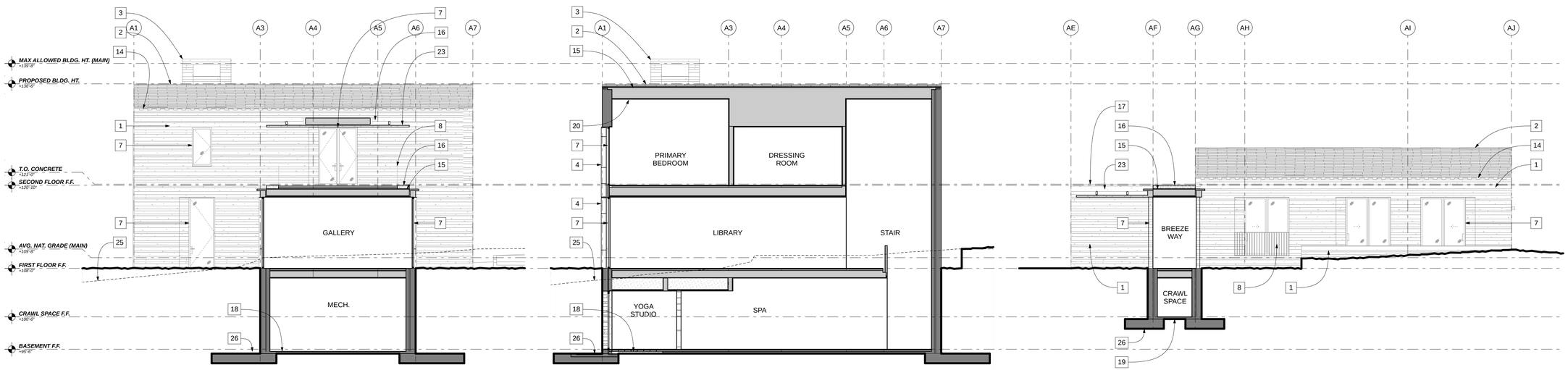
-- S.C.D. FOR DRAINAGE INFORMATION

-- NOT USED

-- NOT USED

KEYNOTES - ELEVATION / SECTION:

1	CONCRETE WALL
2	CLAY ROOF TILE
3	CONCRETE CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
4	OPERABLE WOOD LOUVERS SET IN SLIDING METAL FRAME
5	METAL FASCIA
6	METAL AWNING
7	METAL DOOR OR WINDOW SYSTEM
8	METAL GUARDRAIL @ 42" A.F.F.
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13	BUILT-IN BBQ
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16	LOW SLOPE MEMBRANE ROOF
17	NOT USED
18	SLAB ON GRADE, S.S.D.
19	RAT SLAB, S.S.D.
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21	FIREPLACE W/ HEARTH
22	FIXED SKYLIGHT O/ CURB & FLASHING
23	WOOD & METAL. TRELLIS
24	SITE WALL
25	LINE OF EXISTING GRADE
26	CONCRETE FOOTING, S.S.D.
27	TRASH ENCLOSURE



2 AA4.1 MAIN HOUSE - E/W SECTION (GALLERY)

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

3 AA4.1 MAIN HOUSE - E/W SECTION (THE ROOM)

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

4 AA4.1 MAIN HOUSE - N/S SECTION (HALLWAY)

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

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HODGE PEBBLE BEACH

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PEBBLE BEACH CA, 93953

APN: 008-381-002

ISSUED:

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PLANNING RE-SUBMITTAL	2024-01-09

MAIN HOUSE - SECTIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA4.1**

GENERAL NOTES - LAYOUT PLAN

-- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.

-- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET

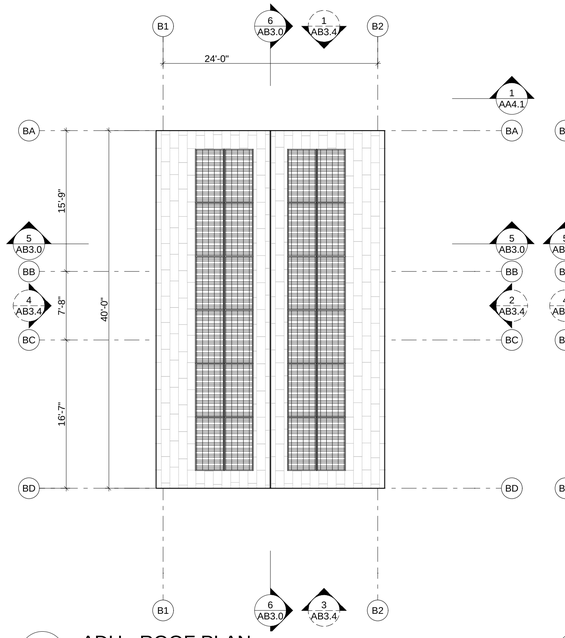
-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

-- NOT USED

LEGEND - LAYOUT PLAN:

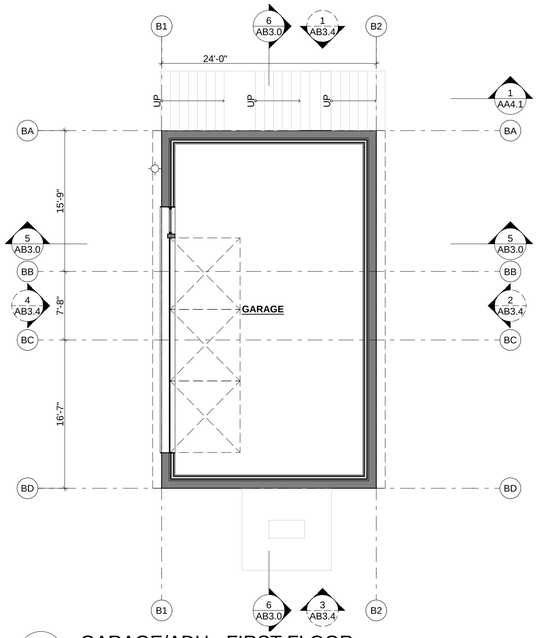
PROPOSED 2X WOOD FRAMED WALL

PROPOSED CONCRETE WALL, S.S.D.



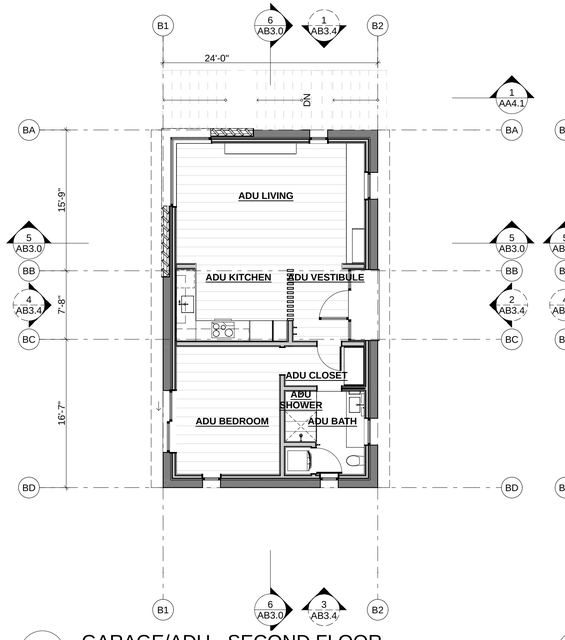
1 AB2.0 ADU - ROOF PLAN

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



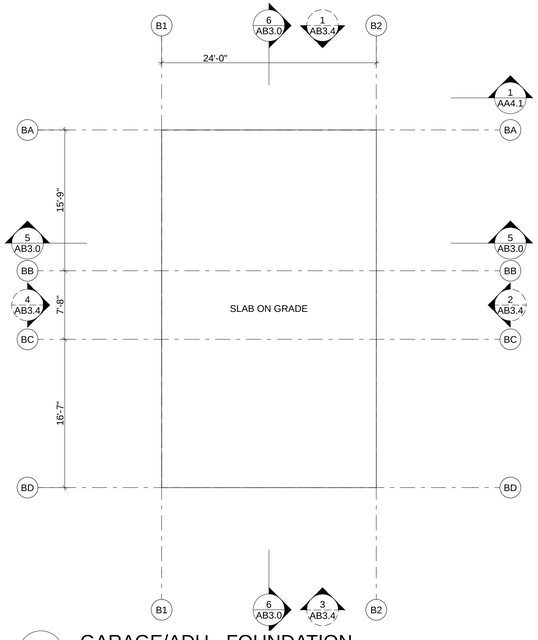
3 AB2.0 GARAGE/ADU - FIRST FLOOR

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



2 AB2.0 GARAGE/ADU - SECOND FLOOR

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



4 AB2.0 GARAGE/ADU - FOUNDATION

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

North

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HODGE PEBBLE BEACH

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PEBBLE BEACH CA, 93953

ISSUED:

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PLANNING RE-SUBMITTAL	2024-01-09

GARAGE/ADU - PLANS

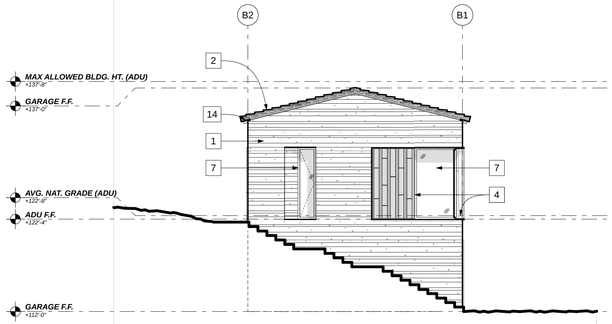
SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AB2.0**

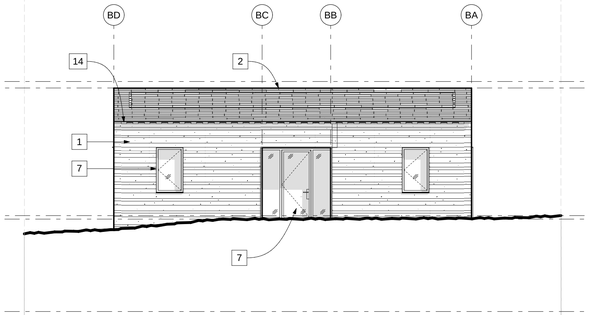
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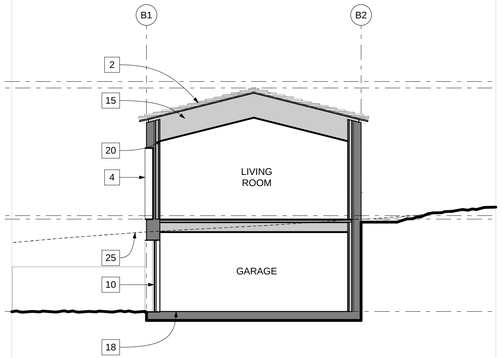
1 AB3.0 GARAGE/ADU - NORTH ELEVATION - 1/8"

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



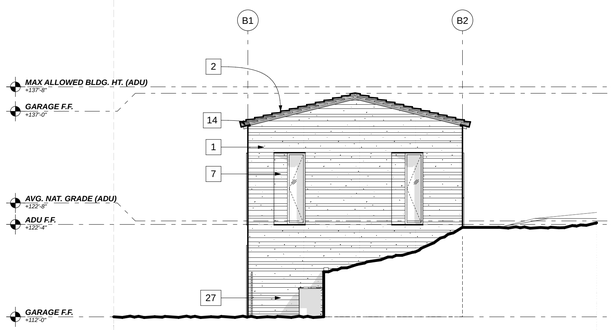
2 AB3.0 GARAGE/ADU - EAST ELEVATION - 1/8"

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



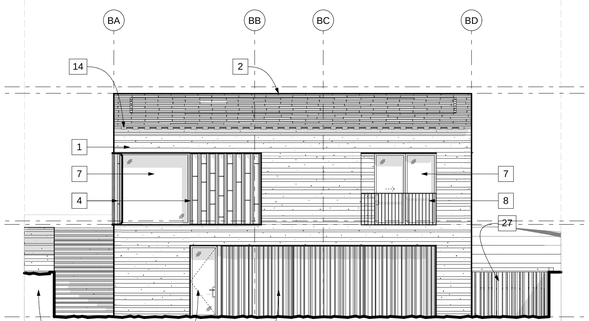
5 AB3.0 GARAGE/ADU - E/W SECTION

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



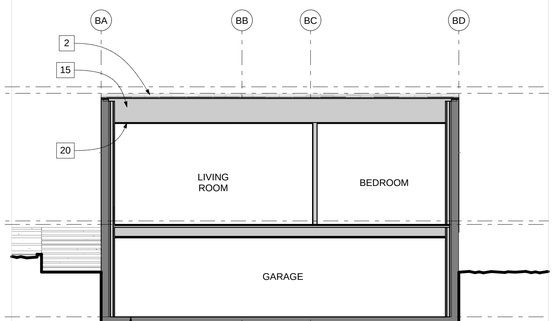
3 AB3.0 GARAGE/ADU - SOUTH ELEVATION - 1/8"

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



4 AB3.0 GARAGE/ADU - WEST ELEVATION - 1/8"

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



6 AB3.0 GARAGE/ADU - N/S SECTION

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

NOTES - ELEVATION / SECTION:

-- S.C.D. FOR DRAINAGE INFORMATION

-- NOT USED

-- NOT USED

KEYNOTES - ELEVATION / SECTION:

1	CONCRETE WALL
2	CLAY ROOF TILE
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15	ROOF STRUCTURE
16	LOW SLOPE MEMBRANE ROOF
17	NOT USED
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27	TRASH ENCLOSURE

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APN: 008-381-002

HODGE PEBBLE BEACH

3406 17 MILE DRIVE ,
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ISSUED:

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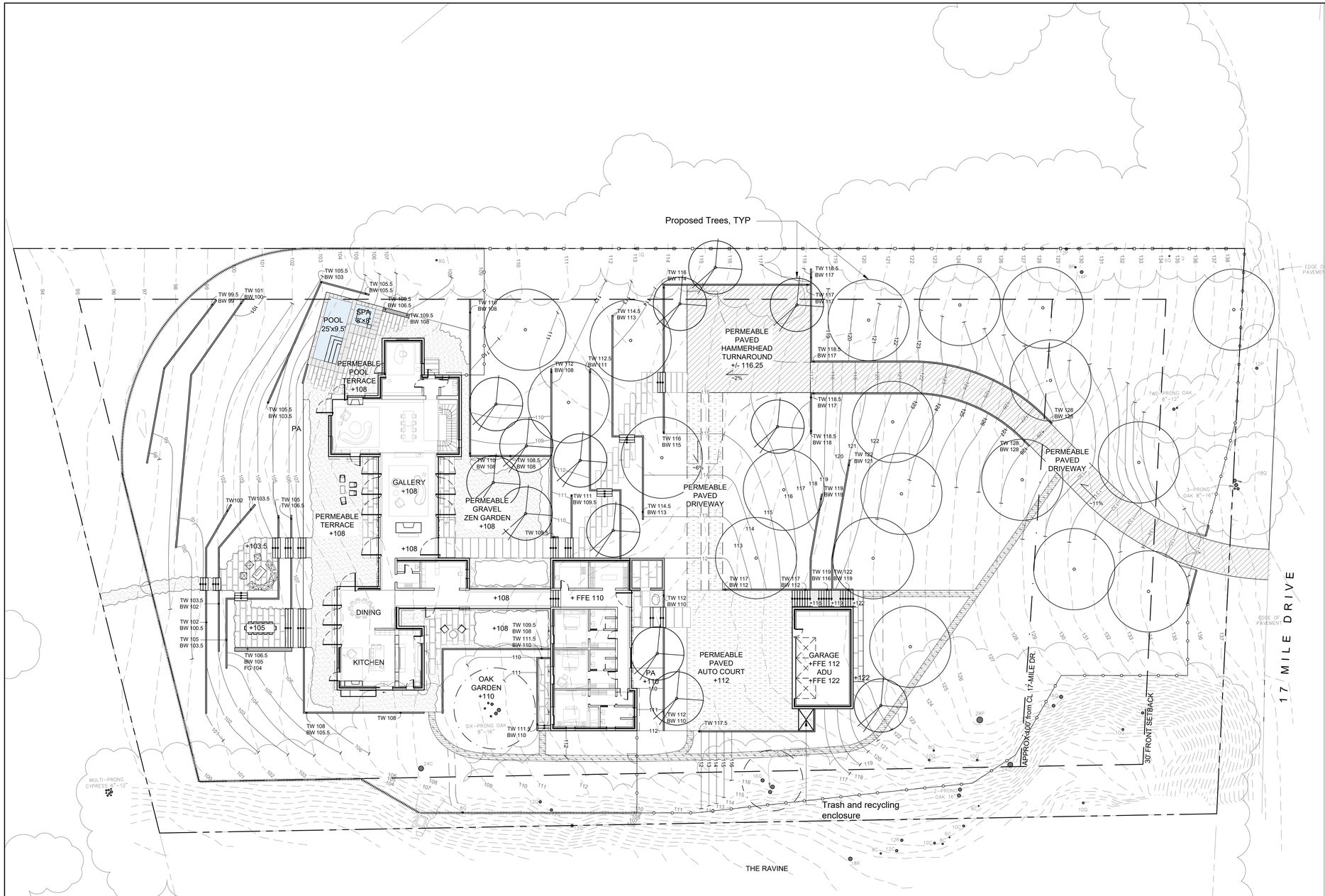
GARAGE/ADU - ELEVATIONS/SECTIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AB3.0**

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LEGEND

- PROPERTY LINE
- 20' SIDE/ 30' FRONT SET BACK LINE
- 100' SET BACK FROM CENTER LINE OF 17 MILE DR
- ENTRY GATE
- 6FT DEER FENCE
- 6FT SCREENING FENCE
- 3 1/2 FT DOG FENCE
- GRANITECRETE DRIVEWAY AND HAMMERHEAD TURNAROUND
- COBBLESTONE PAVING WITH PERMEABLE JOINTS
- STONE PAVING WITH PERMEABLE JOINTS
- DECOMPOSED GRANITE PATHWAY
- DECOMPOSED GRANITE TERRACE AND GARDEN
- WOOD MULCH SITE PATHWAY
- POOL AND SPA
- STONE PAVING ON CONCRETE STONE SLAB (IMPERVIOUS)
- CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE

NOTES:

1. EXISTING TREES TO BE PRESERVED AND PROTECTED THROUGHOUT CONSTRUCTION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS.
3. REFER TO ARCHITECTURAL DRAWINGS.
4. REFER TO PLANTING PLAN, SHEET L3.1.
5. REFER TO BIOLOGICAL REPORT.

0' 20' 40'

Scale: 1"=20'-0"

LUTSKO ASSOCIATES
landscape

3295 Mission Street
San Francisco, CA 94110-2002
t: 415.920.2600

Consultant:

Stamp:

LICENSED LANDSCAPE ARCHITECT
JON LUTSKO, LIC. NO. 2549
09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:

Pebble Beach Residence

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:

Concept Landscape Plan

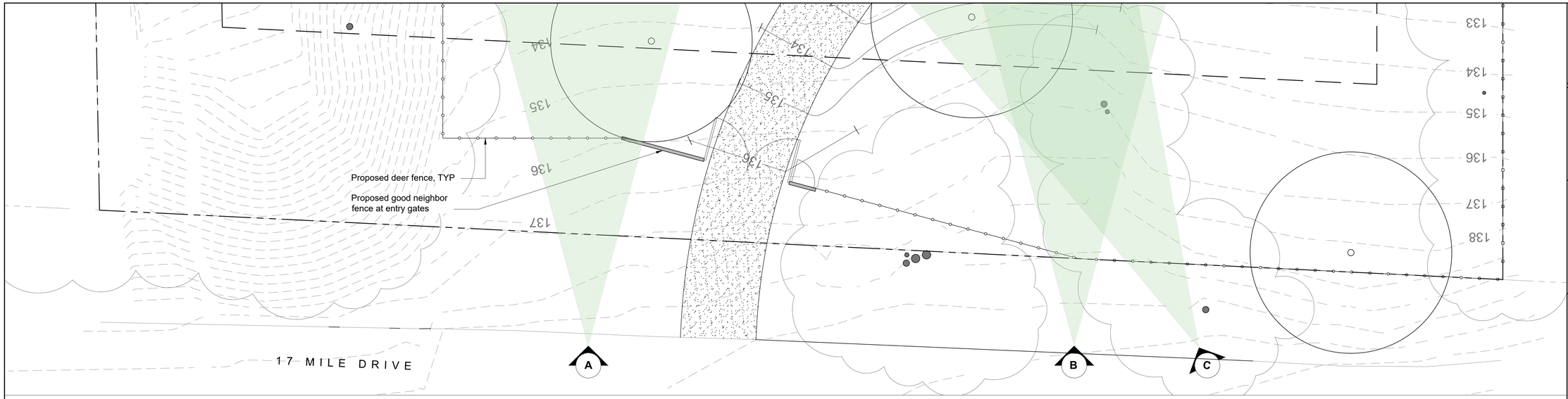
Submittal:	Date:
Planning Application	08-01-2023

Revision:	Date:

scale: as noted

sheet: L1.1

NOT FOR CONSTRUCTION



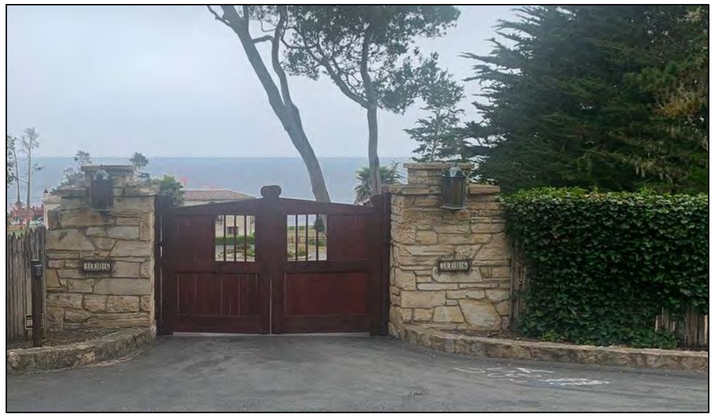
0' 5' 10' 15'

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

EXISTING FENCING - VIEW A



EXISTING FENCING - VIEW B



EXISTING FENCING - VIEW C



RENDERED VIEWSHED FENCING - VIEW A



RENDERED VIEWSHED FENCING - VIEW B



RENDERED VIEWSHED FENCING - VIEW C



LUTSKO ASSOCIATES
landscape

3295 Mission Street
San Francisco, CA 94110-2002
t: 415.920.2600

Consultant:

Stamp:

LICENSED LANDSCAPE ARCHITECT
KIM LUTSKO, PRINCIPAL LIC. NO. 2240
09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:

Pebble Beach Residence

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:

Fence Elevations

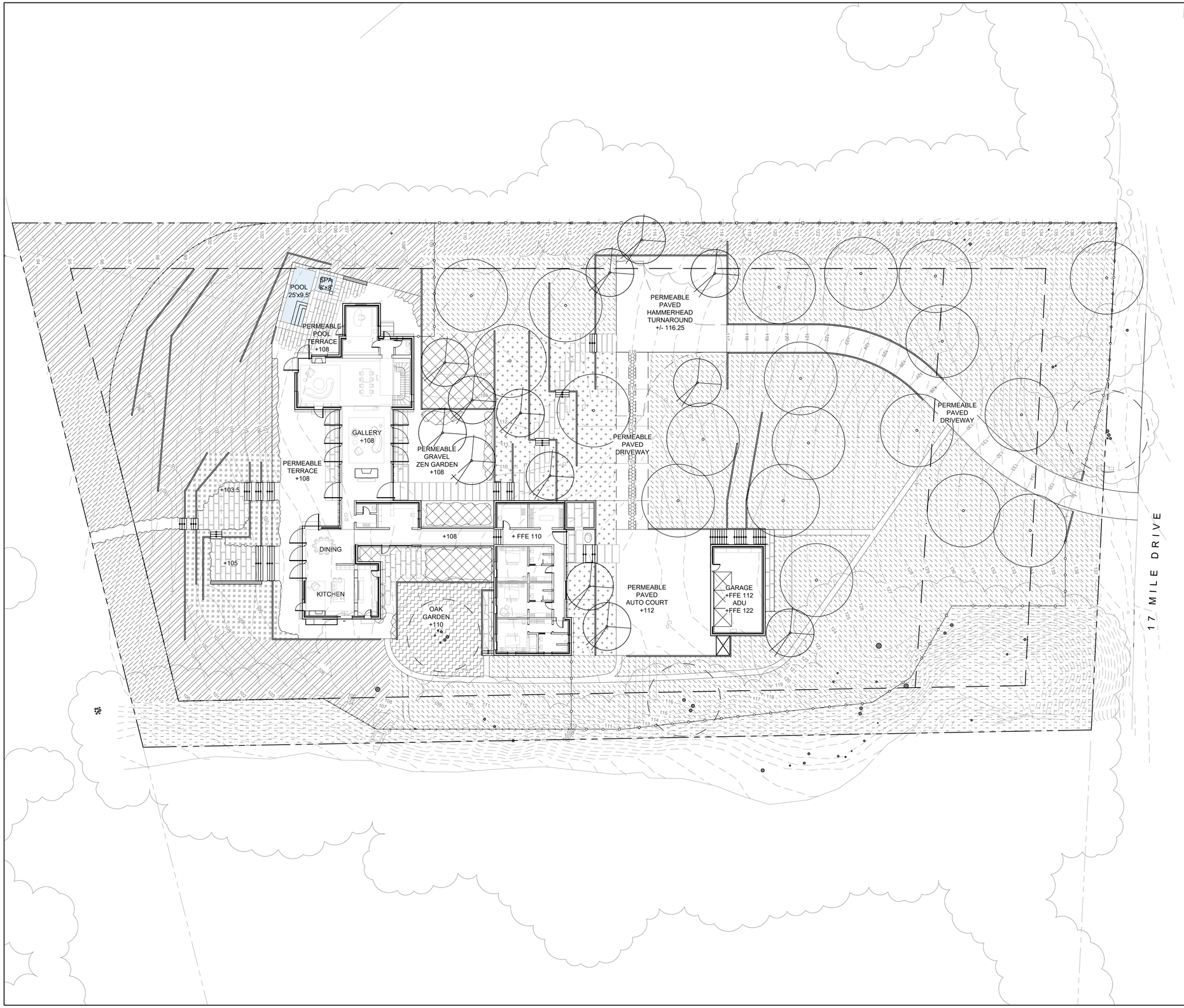
Submittal:	Date:
Planning Application	08-01-2023

Revision: Date:

scale: as noted

sheet: L2.1

NOT FOR CONSTRUCTION



LEGEND

- PROPERTY LINE
- MEDITERRANEAN CLIMATE ORNAMENTAL GARDEN
- ORNAMENTAL GARDEN- OAK WOODLAND TRANSITION
- ORNAMENTAL GARDEN- COASTAL SCRUB TRANSITION
- NATIVE SCREENING SHRUBS
- NATIVE SEDGE GROUNDCOVER DRIVEWAY
- COAST LIVE OAK WOODLAND
- SPECIMEN COAST LIVE OAK GARDEN
- COASTAL SCRUB
- WEED CONTROL + RE-VEGETATION
- CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- NEW TREES- QUERCUS AGRIFOLIA
- NEW TREES- CERCIS OCCIDENTALIS

PLANTING NOTES:

1.When applicable, native remnant plant species on site shall be salvaged and propagated by a contract-to-grow nursery for replanting grassland areas.
2. All seed collection areas shall be reviewed with biologist and landscape architect prior to collecting.
3. Documentation of seed source location shall be recorded and reviewed with biologist and landscape architect.

0' 20' 40'

Scale: 1"=20'-0"

LUTSKO ASSOCIATES
landscape

3295 Mission Street
San Francisco, CA 94110-2002
t: 415.920.2600

Consultant:

Stamp:

LICENSED LANDSCAPE ARCHITECT
REBECCA LUTSKO, LIC. NO. 2340
09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:

Pebble Beach Residence

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:

Planting Plan

Submittal:	Date:
Planning Application	08-01-2023

Revision: Date:

scale: as noted

sheet: L3.1

NOT FOR CONSTRUCTION

PLANT SCHEDULE

MEDITERRANEAN CLIMATE ORNAMENTAL GARDEN	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	Deschampsia cespitosa	Tufted Hairgrass	1gallon	Low
	Epilobium canum	California Fuchsia	1gallon	Low
	Festuca rubra	Creeping Red Fescue	1gallon	Low
	Grevillea 'Kings Fire'	Kings Fire Grevillea	1gallon	Low
	Leucospermum 'Maui Magic'	Maui Magic Pincushion	1gallon	Low
	Lobostemon frutescens	Cape Rain Daisy	1gallon	Unknown
	Perovskia atriciplifolia	Russian Sage	1gallon	Low
	Phlomis purpurea	Jerusalem Sage	1gallon	Low
	Salvia clevelandii 'Winifred Gilman'	Winifred Gilman Cleveland Sage	1gallon	Low
	Salvia x 'Costa Rica Blue'	Costa Rica Blue Sage	1gallon	Low
	Salvia leucantha 'Velour White'	Velour White Mexican Bush Sage	1gallon	Low
	Salvia leucophylla 'Amethyst Bluff'	Amethyst Bluff Purple Sage	1gallon	Low
	Stipa lepida	Foothill Needlegrass	1gallon	Very Low
	Stipa pulchra	Purple Needlegrass	1gallon	Very Low
	Tagetes lemmonnii	Copper Canyon Daisy	1gallon	Low
ORNAMENTAL GARDEN-OAK WOODLAND TRANSITION	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Deschampsia cespitosa	Tufted Hairgrass	1gallon	Low
	Festuca rubra	Creeping Red Fescue	1gallon	Low
	Lavandula stoechas 'Leucantha'	Spanish Lavender	1gallon	Low
	Phlomis 'Ed Bowles'	Ed Bowles Phlomis	1gallon	Low
	Galvezia speciosa	Island Snapdragon	1gallon	Low
	Salvia clevelandii 'Winifred Gilman'	Winifred Gilman Cleveland Sage	1gallon	Low
	Stipa lepida	Foothill Needlegrass	1gallon	Very Low
	Stipa pulchra	Purple Needlegrass	1gallon	Very Low
ORNAMENTAL GARDEN-COASTAL SCRUB TRANSITION	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Artemesia 'Powis Castle'	Powis Castle Wormwood	1gallon	Low
	Convovulus cneorum	Silver Bush Morning Glory	1gallon	Low
	Erigeron glaucus	Seaside Daisy	1gallon	Low
	Euphorbia rigida	Gopher Spurge	1gallon	Low
	Galvezia speciosa	Island Snapdragon	1gallon	Low
	Lavandula stoechas 'Leucantha'	Spanish Lavender	1gallon	Low
	Phlomis 'Ed Bowles'	Ed Bowles Phlomis	1gallon	Low
	Salvia chamaedryoides	Germander Sage	1gallon	Low
NATIVE SCREENING SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Quercus agrifolia	Coast Live Oak	1gallon	Very Low
	Ceanothus 'Concha'	Concha California Lilac	1gallon	Low
	Garrya elliptica	Coast Silk Tassel	1gallon	Low
	Heteromeles arbutifolia	Toyon	1gallon	Low
	Rhamnus californica	California Coffeeberry	1gallon	Low
NATIVE SEDGE GROUNDCOVER DRIVEWAY	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Carex praegracilis	Clustered Field Sedge	1gallon	Moderate

PLANT SCHEDULE

COAST LIVE OAK WOODLAND	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	Deschampsia cespitosa	Tufted Hairgrass	1gallon	Low
	Festuca rubra	Creeping Red Fescue	1gallon	Low
	Holodiscus discolor	Cream Bush	1gallon	Low
	Iris douglasiana	Douglas Iris	1gallon	Low
	Mimulus aurantiacus	Sticky Monkeyflower	1gallon	Very Low
	Muhlenbergia rigens	Deergrass	1gallon	Low
	Rhamnus cal. 'Eve Case'	California Coffeeberry 'Eve Case'	1gallon	Low
	Ribes sangiuneum var. glutinosum	Pink-Flowering Currant	1gallon	Low
	Ribes malvaceum	Chaparral Currant	1gallon	Very Low
	Salvia spathacea	Hummingbird Sage	1gallon	Low
	Sisyrinchium bellum	Blue-eyed Grass	1gallon	Very Low
	Stipa lepida	Foothill Needlegrass	1gallon	Very Low
	Stipa pulchra	Purple Needlegrass	1gallon	Very Low
SPECIMEN COAST LIVE OAK GARDEN	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Iris douglasiana	Douglas Iris	1gallon	Low
	Polypodium californicum	California Polypody	1gallon	Very Low
	Salvia spathacea	Hummingbird Sage	1gallon	Low
	Satureja douglasiana	Yerba Buena	1gallon	Low
COASTAL SCRUB	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Achillea millefolium	Yarrow	1gallon	Low
	Arctostaphylos pumila	Sandmat Manzanita	1gallon	Low
	Artemisia californica	California Sagebrush	1gallon	Low
	Artemisia pcynocephala	Beach Sagebrush	1gallon	Low
	Baccharis pilularis	Coyote Brush	1gallon	Low
	Ceanothus dentatus	Sandscrub Ceanothus	1gallon	Low
	Deschampsia cespitosa	Tufted Hairgrass	1gallon	Low
	Erigeron glaucus	Seaside Daisy	1gallon	Low
	Eriogonum parvifolium	Seacliff Buckwheat	1gallon	Low
	Eriophyllum staechadifolium	Lizard Tail	1gallon	Low
	Festuca rubra	Creeping Red Fescue	1gallon	Low
	Garrya elliptica	California Christmas Berry	1gallon	Low
	Grindelia stricta var. platyphylla	Coastal Gum Plant	1 gallon	Low
	Iris douglasiana	Douglas Iris	1gallon	Low
	Mimulus aurantiacus	Sticky Monkeyflower	1gallon	Very Low
	Salvia mellifera	Black Sage	1gallon	Low
	Scrophylaria californica	California Bee Plant	1gallon	Low
	Stipa lepida	Foothill Needlegrass	1gallon	Very Low
	Stipa pulchra	Purple Needlegrass	1gallon	Very Low
WEED CONTROL+RE-VEGATATION	Creek Erosion Control Mix, species TBD			
TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Cercis occidentalis	Western Redbud	1gallon	Very Low
	Quercus agrifolia	Coast Live Oak	1gallon	Very Low

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Consultant:

Stamp:

LICENSED LANDSCAPE ARCHITECT
REBECCA LUTSKO JR. LIC. NO. 3740
09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:
Pebble Beach Residence

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:
Planting Schedule and Notes

Submittal: Date:
Planning Application 08-01-2023

Revision: Date:

scale: as noted

sheet: L3.2

NOT FOR CONSTRUCTION


1
2
3
4
5
6
7
8
C
17 MILE DRIVE
EDGE OF PAVEMENT
MULTI-PRONG CYPRESS 6'-12"
MONTEREY PINE 18"
MONTEREY CYPRESS 18"
MONTEREY CYPRESS 24"
MONTEREY CYPRESS 30"
MONTEREY CYPRESS 36"
MONTEREY CYPRESS 42"
MONTEREY CYPRESS 48"
MONTEREY CYPRESS 54"
MONTEREY CYPRESS 60"
MONTEREY CYPRESS 66"
MONTEREY CYPRESS 72"
MONTEREY CYPRESS 78"
MONTEREY CYPRESS 84"
MONTEREY CYPRESS 90"
MONTEREY CYPRESS

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

9. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

10. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.

11. INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

12. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.

13. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

14. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

16. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

17. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

18. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.

19. LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.

20. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

21. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

23. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

25. IRRIGATION DEMAND: REFER TO PLANS.

26. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

28. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

29. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

30. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

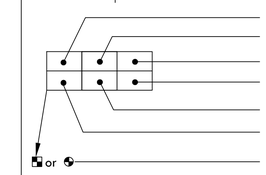
31. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

32. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

33. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
⊖ ⊕	PROS-06-PRS40-CV/ MP1000-90	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.37,0.19	40	12-14
◒	PROS-06-PRS30-CV/ MP1000-90	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.32	30	10-12
◆ ◆	PROS-06-PRS40-CV/ MP800SR-90	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.42,0.23	40	8-10
⊞	PROS-06-PRS40-CV/ MPLCS515 OR MPRCS515	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.22	30	5 x 15
⧗	PCB-25	HUNTER BUBBLER (SHRUB)	0.25	30	TRICKLE
■	PCB-25	HUNTER BUBBLER (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
——	T-DPC04-MA-BLK-S	TORO NGE EMITTER	1 GPH	30	DRIP
——	T-DPC08-MA-RED-S	TORO NGE EMITTER	2 GPH	30	DRIP
●+	T-FJQ16	TORO FIGURE-EIGHT END CLAMP			
◙	ECO-ID	HUNTER ECO-INDICATOR			
◆	PGV-101G	HUNTER REMOTE CONTROL VALVE			
◪	PCZ-101-40	HUNTER REMOTE CONTROL DRIP KIT WITH 40 PSI REGULATOR			
⋈	T-FP600A-LF-1"	NIBCO 1" BRASS BALL VALVE			
▣	975XL2SEU-1"/PBB-20	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET.			
SM	M70-100LNSX-HL	BADGER RECORDALL 1" WATER METER			
PRV	500XLHLR-1"	WILKINS PRESSURE REDUCING VALVE			
MV	3100100	SUPERIOR MASTER VALVE-1" (NORMALLY OPEN)			
FS	HC-100-FLOW	HUNTER 1" FLOW SENSOR (0.3 - 30 GPM)			
MS	SOIL-CLICK	HUNTER SOIL CLIK SENSOR AND RECEIVER.			
C	A2C-1200M/ A2M-600 (4)	HUNTER ACC 12 STATION CONTROLLER WITH 4 - 6 STATION PLUG IN MODULES FOR 36 STATION TOTAL IN A METAL WALL MOUNTED ENCLOSRUE.			
WS	WSS-SEN	HUNTER WIRELESS SOLAR SENSOR SYSTEM AND RECEIVER UNIT.			



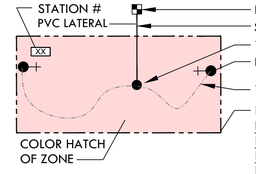
CONTROLLER AND STATION NUMBER
REMOTE CONTROL VALVE SIZE (IN INCHES)
FLOW (GPM)
WATER USE CLASSIFICATION OF ZONE
APPLICATION RATE (IN/HR) or DRIPLINE SPACING
AREA (SQ. FT.)
ASSOCIATED REMOTE CONTROL VALVE

MAIN LINE: 1.5" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.



DRIPLINE REMOTE CONTROL VALVE
SCH 40 PVC PIPE FROM DRIP REMOTE CONTROL VALVE
TRANSITION POINT FROM SCH 40 PVC TO DRIP TUBING
DRIP FLUSH VALVE
TORO BLUE STRIPE TUBING
EXTEND OF DRIP EMITTER AREA. TORO BLUE STRIPE DRIP TUBING ROUTED THROUGH PLANTS WITH TORO NGE PUNCH-IN EMITTERS. DO NOT EXCEED 250 FEET OR 3 GPM PER SINGLE LINE OF TUBING. SEE EMITTER SCHEDULE FOR NUMBER OF EMITTERS PER PLANT. INSATLL FLUSH VALVES AT END OF EACH ZONE

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Stamp:

LICENSED LANDSCAPE ARCHITECT
JOEL LUTSKO, JR. LIC. NO. 2240
09-30-24
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IRRIGATION NOTES AND LEGEND

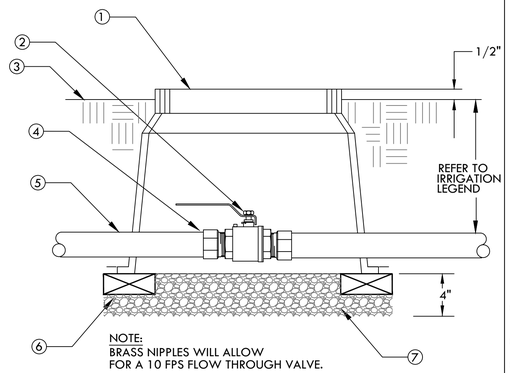
Submittal: Date:
Planning Application 08-01-2023

Revision: Date:

scale: as noted

sheet: L4.2

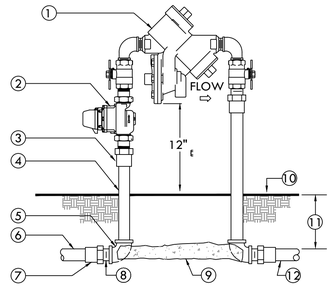
NOT FOR CONSTRUCTION



1. 10" ROUND X 12" DEEP PLASTIC VALVE BOX
2. BRASS BALL VALVE
3. FINISH GRADE
4. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.
5. PVC MAIN LINE
6. COMMON BRICK, TWO TOTAL-180° APART
7. PEA GRAVEL (NO SOIL IN VALVE BOX)

1 BALL VALVE-BRASS

SCALE: NONE

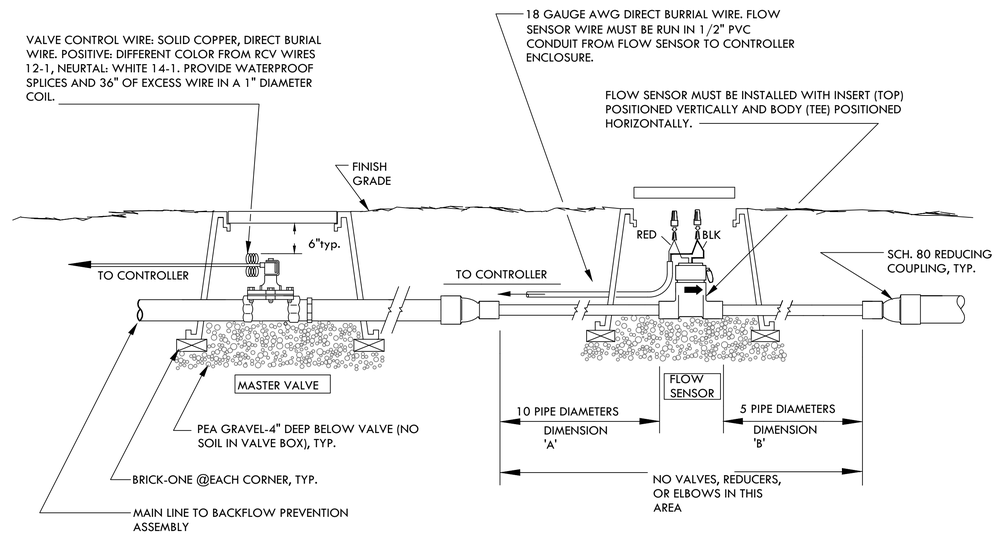


1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. NETAFIM SUB-METER.
3. WROUGHT COPPER MALE ADAPTER-2 OTAL (SOLDER x THREAD CONNECTION).
4. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
5. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
6. PVC MAIN LINE TO POINT OF CONNECTION.
7. BUSH AS NECESSARY FOR SIZE TRANSITION.
8. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
9. CONCRETE SUPPORT BLOCK.
10. FINISH GRADE.
11. REFER TO IRRIGATION LEGEND.
12. PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.

2 REDUCED PRESSURE BACKFLOW ASSEMBLY

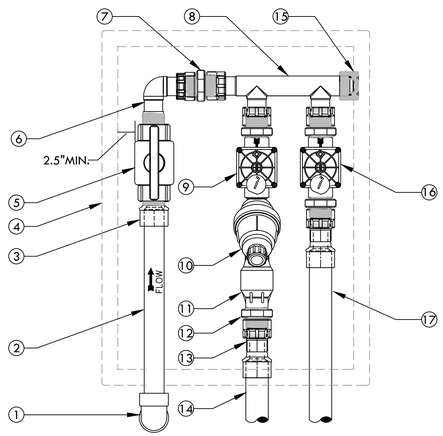
SCALE: NONE



3 INSTALLATION DETAIL - MASTER VALVE/FLOW SENSOR

SCALE: NONE

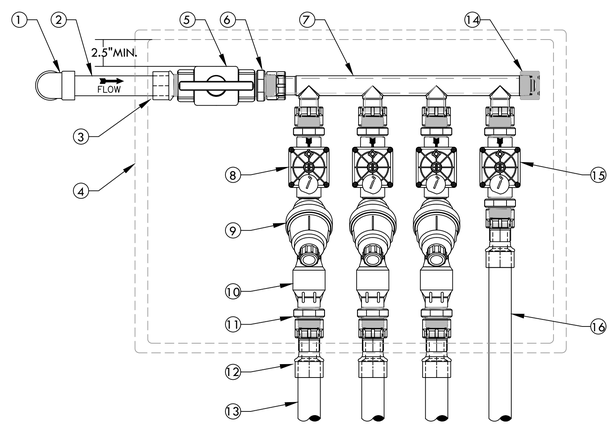
1. SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2. SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3. SCH 80 PVC MALE ADAPTER.
4. CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5. NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6. DURA 1" MIPT x 1" SWIVEL 90° (PART #306-009)
7. DURA 1"x1" THREADED ADAPTER (PART #08303) 4 TOTAL.
8. DURA 1" MULTI-PORT MANIFOLD (PART #301-010-2)
9. DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
10. FILTER. REFER TO LEGEND FOR MODEL.
11. 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
12. DURA 1" x 3/4" MALE ADAPTER (PART #08303-131). ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
13. DURA 1" SLIP X 1" SWIVEL (PART #329-011) 2 TOTAL.
14. SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
15. DURA 1" CAP (PART #348-010)
16. BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
17. SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.



4 TWO REMOTE VALVE MANIFOLD DETAIL (1" VALVES ONLY)

SCALE: NONE

1. SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2. SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3. SCH 80 PVC MALE ADAPTER.
4. CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5. NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6. DURA 1"x1" THREADED ADAPTER (PART #08303) 6 TOTAL.
7. DURA 1" MULTI-PORT MANIFOLD (PART #301-010-4)
8. DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
9. FILTER. REFER TO LEGEND FOR MODEL.
10. 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
11. DURA 1" x 3/4" MALE ADAPTER (PART #08303-131) 3 TOTAL. ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
12. DURA 1" SLIP X 1" SWIVEL (PART #329-011) 4 TOTAL.
13. SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
14. DURA 1" CAP (PART #348-010)
15. BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
16. SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.



5 FOUR REMOTE VALVE MANIFOLD DETAIL (1" VALVES ONLY)

SCALE: NONE

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09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:
Pebble Beach Residence

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:
IRRIGATION DETAILS

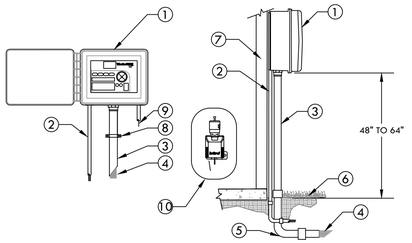
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Planning Application	08-01-2023

Revision: Date:

scale: as noted

sheet: L4.3

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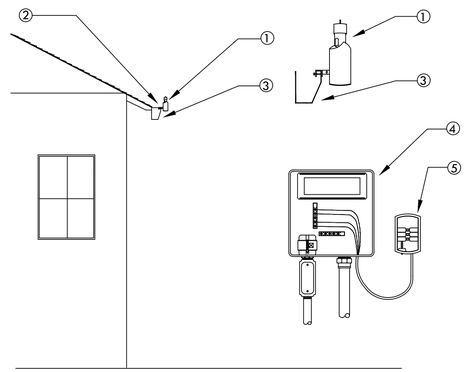


NOTE:
INSTALL ALL WIRING PER LOCAL CODE.

1. WEATHERTRAK LC+ CENTRAL AUTOMATIC IRRIGATION CONTROLLER SECURED TO WALL WITH APPROPRIATE FASTENERS.
2. 120 VOLT ELECTRICAL POWER WIRES WITH GROUND WITHIN CONDUIT FOR AUTOMATIC CONTROLLER. SIZE AND INSTALL PER CODE.
3. 1", 1-1/2" AND 2" PVC CONDUIT-SIZE AS REQUIRED.
4. CONTROL WIRING TO ELECTRIC CONTROL VALVES.
5. PVC ELECTRICAL SWEEP ELL-SAME SIZE AS CONTROL WIRE CONDUIT.
6. FINISH GRADE.
7. WALL
8. SECURE CONDUIT TO WALL WITH 'C' OR 'U' CLAMP. SIZE AS REQUIRED.
9. 3/4" CONDUIT WITH #6 BARE COPPER WIRE TO GROUND ROD OR GROUND PLATE.
10. RAIN SENSOR PER SPECS. (WIRELESS SHOWN)

3 CONTROLLER OUTDOOR WALL MOUNT - WeatherTRAK LC+

SCALE: NONE

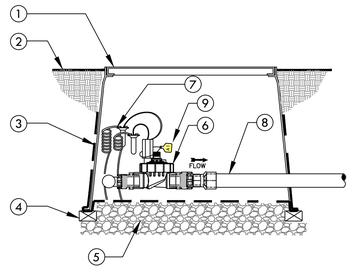


NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

1. WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
2. MOUNT RAIN SENSOR ON GUTTER/EVE
3. GUTTER
4. CONTROLLER
5. RAIN SENSOR RECEIVER

2 WIRELESS RAIN SENSOR-GUTTER MOUNT

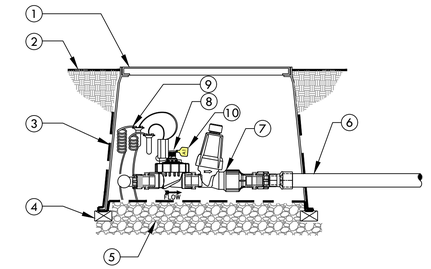
SCALE: NONE



1. CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
2. FINISH GRADE
3. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
4. BRICK-1 EACH CORNER
5. PEA GRAVEL OR 3/4" DRAIN ROCK-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
6. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
7. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
8. SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY
9. VALVE I.D. TAG (WITH CONTROL AND STATION NUMBER).

3 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

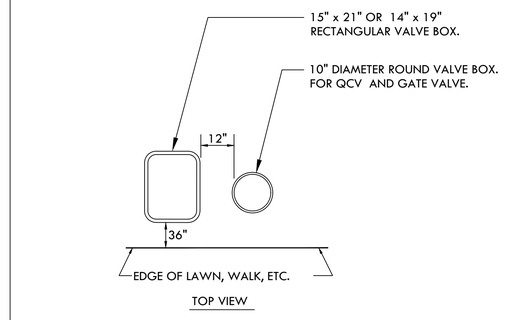
SCALE: NONE



1. CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
2. FINISH GRADE
3. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
4. BRICK-1 EACH CORNER
5. PEA GRAVEL OR 3/4" DRAIN ROCK-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
6. SCH 40 PVC LATERAL LINE TO DRIPLINE OR DRIP.
7. DRIP FILTER AND REGULATOR
8. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
9. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
10. VALVE I.D. TAG (WITH CONTROL AND STATION NUMBER).

4 DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

SCALE: NONE

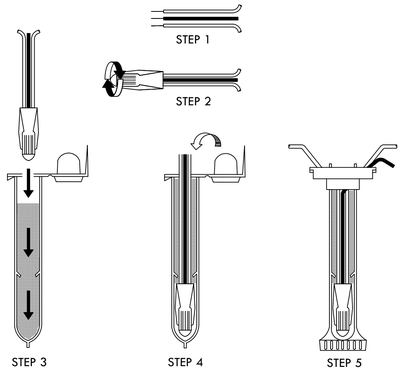


INSTRUCTIONS:

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVES TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

5 VALVE BOX INSTALLATION

SCALE: NONE



NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:

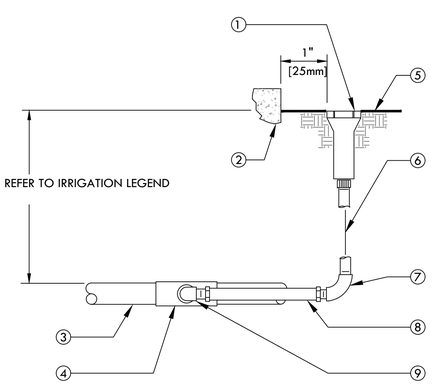
- 3-#14 GAUGE
- 2-#12 GAUGE

INSTRUCTIONS:

1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

6 WEATHERPROOF WIRE SPLICE ASSEMBLY

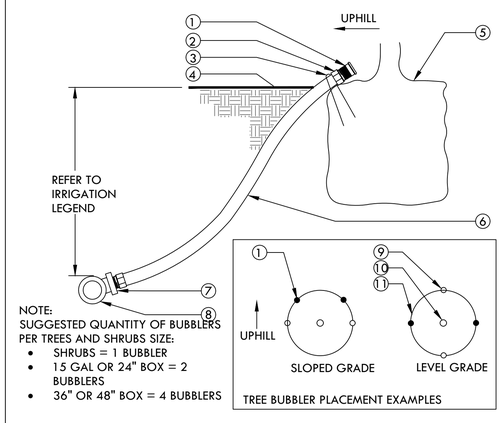
SCALE: NONE



1. POP-UP LAWN SPRAY SPRINKLER.
2. WALL, WALK, CURB OR BUILDING.
3. PVC LATERAL LINE.
4. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
5. FINISH GRADE.
6. 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED - TYPICAL).
7. 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
8. 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" x 6" [13mm x 150mm] FLEXIBLE SWING JOINT WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa]
9. 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.

7 POP-UP SPRAY SPRINKLER - TURF

SCALE: NONE



1. BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2. 1/2" SCH. 40 MALE ADAPTER (2 TOTAL).
3. 6" STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" IPS FLEXIBLE PVC. USE WELD-ON 795 SOLVENT CEMENT OR EQUAL WHEN BONDING PVC HOSE TO FITTINGS.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PVC LATERAL LINE.
9. TREE STAKES.
10. TREE OR SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

8 TREE AND SHRUB BUBBLER

SCALE: NONE

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09-30-24
08-01-23
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Project Name:

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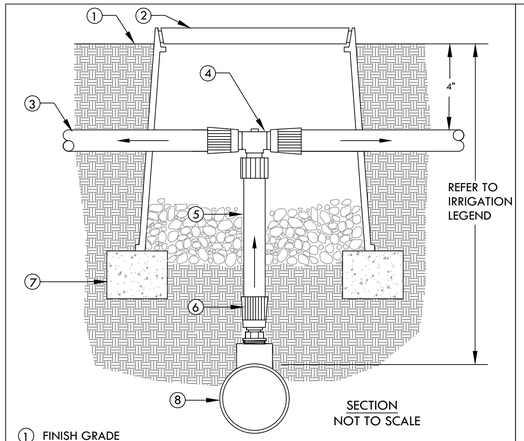
Submittal:	Date:
Planning Application	08-01-2023

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scale: as noted

sheet: L4.4

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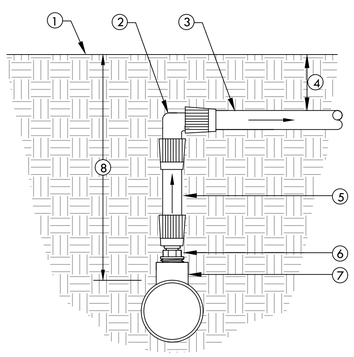
SECTION
NOT TO SCALE

1. FINISH GRADE
2. CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
3. DRIPLINE TUBING
4. TORO TRI-LOC TEE
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. TORO TRI-LOC MPT ADAPTER (TL-M50)
7. BRICK (1 OF 2)
8. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

NOTE:
USE ONLY WHEN THE TOTAL LENGTH OF DRIP LINE SERVICED FROM THIS PVC CONNECTION IS LESS THAN 300 FT.

1 DRIPLINE TO PVC CONNECTION-SINGLE SOURCE DRIP AREAS ONLY

SCALE: NONE

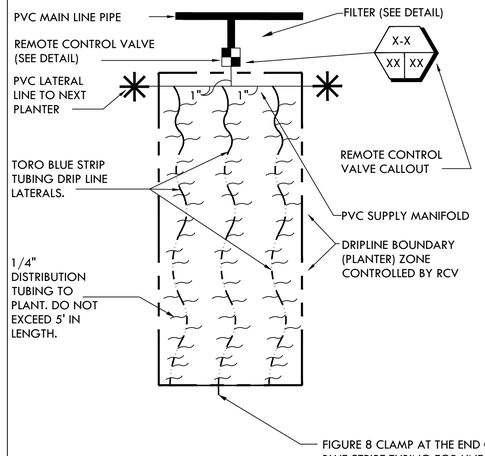


SECTION/ELEVATION
NOT TO SCALE

1. FINISH GRADE
2. TORO TRI-LOC ELBOW (TL-E)
3. DRIPLINE TUBING
4. DEPTH OF TUBING PER IRRIGATION LEGEND.
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. TORO TRI-LOC MPT ADAPTER (TL-M50)
7. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

2 DRIPLINE MANIFOLD TO ELBOW CONNECTION

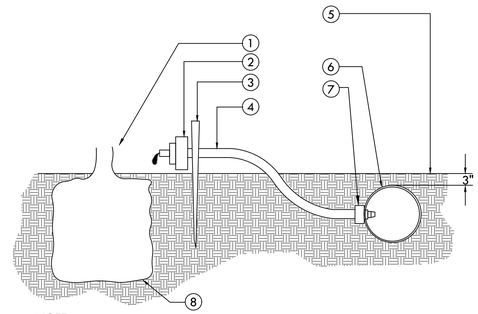
SCALE: NONE



NOTES:
1. SEE IRRIGATION NOTES,LEGEND/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. ALL TREES TO BE PLANTED WITHIN CENTER OF DRIP LINE RUNS.
3. BURY DRIPLINE 3" BELOW GRADE.
4. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATION. TORO COMPRESSION FITTINGS OR APPROVED EQUAL.

3 TORO BLUE STRIP TUBING DRIP ZONE SAMPLE LAYOUT

Scale: NONE
DET 153

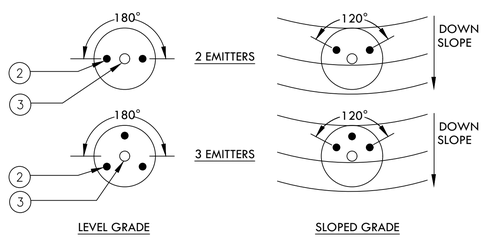


NOTE:
TO INSERT BARBED CONNECTOR INTO POLYETHYLENE TUBING, USE TORO INSERTION TOOL (FMP16). WHERE POLYETHYENE TUBING CAN BE PLACED ADJACENT TO SHRUB ROOTBALL, A BARBED EMITTER MAY BE INSTALLED DIRECTLY INTO POLYETHYENE TUBING AND DISTRIBUTION TUBING ELIMINATED. POINT OF WATER EMISSION FROM BARBED EMITTER MUST DRIP WATER DIRECTLY ON ROOTBALL.

1. SHRUB STEM.
2. TORO 1/4" BUG CAP (BC-025)
3. TORO 1/4" TUBING SUPPORT STAKES (IPS0104)
4. TORO 1/4" BLUE STRIPE LANDSCAPE DRIPLINE TUBING DO NOT EXCEED 5' IN LENGTH.
5. FINISH GRADE.
6. TORO 3/4" BLUE STRIPE TUBING (MODEL T-EHD2057). INSTALL 3" BELOW FINISH GRADE.
7. TORO EMITTER REFER TO EMITTER SCHEDULE FOR MODEL NUMBER AND QUANTITY OF EMITTERS PER PLANT.
8. EDGE OF ROOTBALL.

4 TORO EMITTER AND DRIP INSTALLATION WITHIN DRIPZONE

SCALE: NONE
DET: --------



1. EDGE OF ROOTBALL (TYPICAL)
2. EMITTER OR DISTRIBUTION TUBE OUTLET (TYPICAL)
3. SHRUB STEM (TYPICAL)

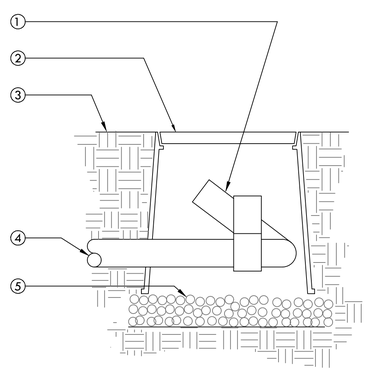
EMITTER SCHEDULE

PLANT SIZE	EMITTER SPECIFICATION	FLOW (GPH)/PER EMITTER OR OUTLET	QUANTITY OF EMITTERS PER SHRUB/TREE
1 GALLON SHRUBS	T-DPC04-MA	1 GPH	2
5 GALLON SHRUBS	T-DPC08-MA	2 GPH	2
15 GALLON	T-DPC08-MA	2 GPH	3

MAXIMUM AMOUNT OF FLOW PER DRIP TUBING RUN IS 240 GPH

5 TORO EMITTER PLACEMENT AND SCHEDULE

SCALE: NONE
DET: EMITTER-PL/SCH



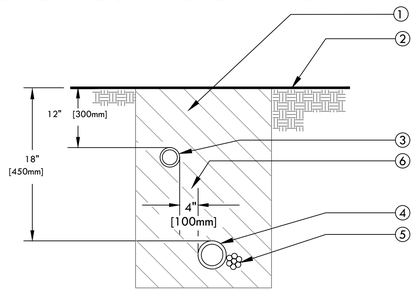
NOTES:
INSTALL A MINIMUM OF ONE END CLAMP AT THE END OF EACH DRIP ZONE REGION

1. EXTEND DRIP LINE A MINIMUM 4" BEYOND FIGURE-EIGHT END CLAMP
2. 6" ROUND VALVE BOX WITH BOLT DOWN LID
3. FINISH GRADE
4. TORO BLUE STRIPE TUBING
5. 3" DEPTH 3/4" DRAIN ROCK

6 TORO DRIP ZONE FIGURE EIGHT END CLAMP

SCALE: NONE
DET: ----

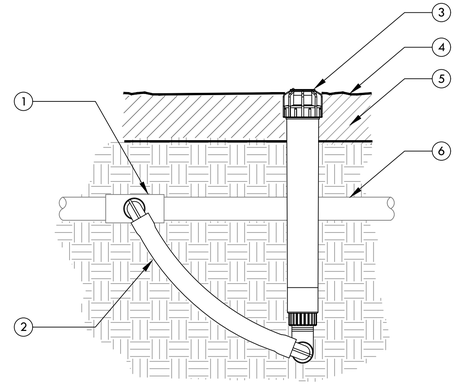
NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.



1. CLEAN BACKFILL MATERIAL.
2. FINISH GRADE.
3. LATERAL LINE.
4. MAIN LINE.
5. LOW VOLTAGE CONTROL WIRE. TAPE AND BUNDLE TUBING OR WIRING AT 10 FT. INTERVALS. WIRING SHALL BE LAID OUT LOOSELY IN THE TRENCH.
6. TYPICAL DISTANCE BETWEEN PIPES.

7 TRENCHING

SCALE: NONE



1. UPC APPROVED SCHEDULE 40 PVC TEE, ELBOW OR BARB x THREAD DRIP FITTING TEE OR ELBOW WITH 3/4" OUTLET.
2. 1/2" X 3/4" X 6" HUNTER SWING JOINT (SJ-7506)
3. ECO INDICATOR
4. FINISHED GRADE
5. MULCH
6. PVC LATERAL PIPE OR DRIPLINE

8 DRIPLINE OPERATION INDICATOR

SCALE: NONE

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Consultant:

Stamp:

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REBECCA LUTSKO No. 2340
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IRRIGATION DETAILS

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sheet: L4.5

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IRRIGATION WATER USE CALCULATIONS

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	35.9

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS/GC	LOW	0.3	DRIP	0.81	0.37	21,014	**7,783**	173,233	0.53	231.60	27%
2	SHRUBS/GC	LOW	0.3	SPRAY	0.75	0.40	15,797	**6,319**	140,644	0.43	188.03	20%
3	TREES	LOW	0.3	BUBBLER	0.81	0.37	2,560	**948**	21,104	0.06	28.21	3%
4	GRASSES	MOD	0.5	SPRAY	0.75	0.67	4,064	**2,709**	60,304	0.19	80.62	5%
5	WOODLAND	LOW	0.3	SPRAY	0.75	0.40	34,807	**13,923**	309,894	0.95	414.30	44%
6	POOL/SPA	HIGH	0	-	-	1.00	301	**301**	6,700	0.02	8.96	0%
					TOTALS		**78,242**	**31,682**	**705,179**	**2.16**	**942.75**	**100%**

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
-					1							0%
					TOTALS		0					0%

MAWA	GALLONS/YR	957,831
	ACRE FEET/YR	2.94
	HCF/YR	1,280.52
ETWU	GALLONS/YR	705,179
	ACRE FEET/YR	2.16
	HCF/YR	942.75

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
76.8%	0.31	YES

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	31,682
TOTAL AREA	78,242
AVG. ETAF	40.49%

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landscape

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Consultant:

Stamp:

LICENSED LANDSCAPE ARCHITECT
REBECCA LUTSKO, ★ LIC. NO. 3240 ★
09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:

Pebble Beach Residence

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Pebble Beach, California

Sheet Title:

IRRIGATION WATER USE CALCULATIONS

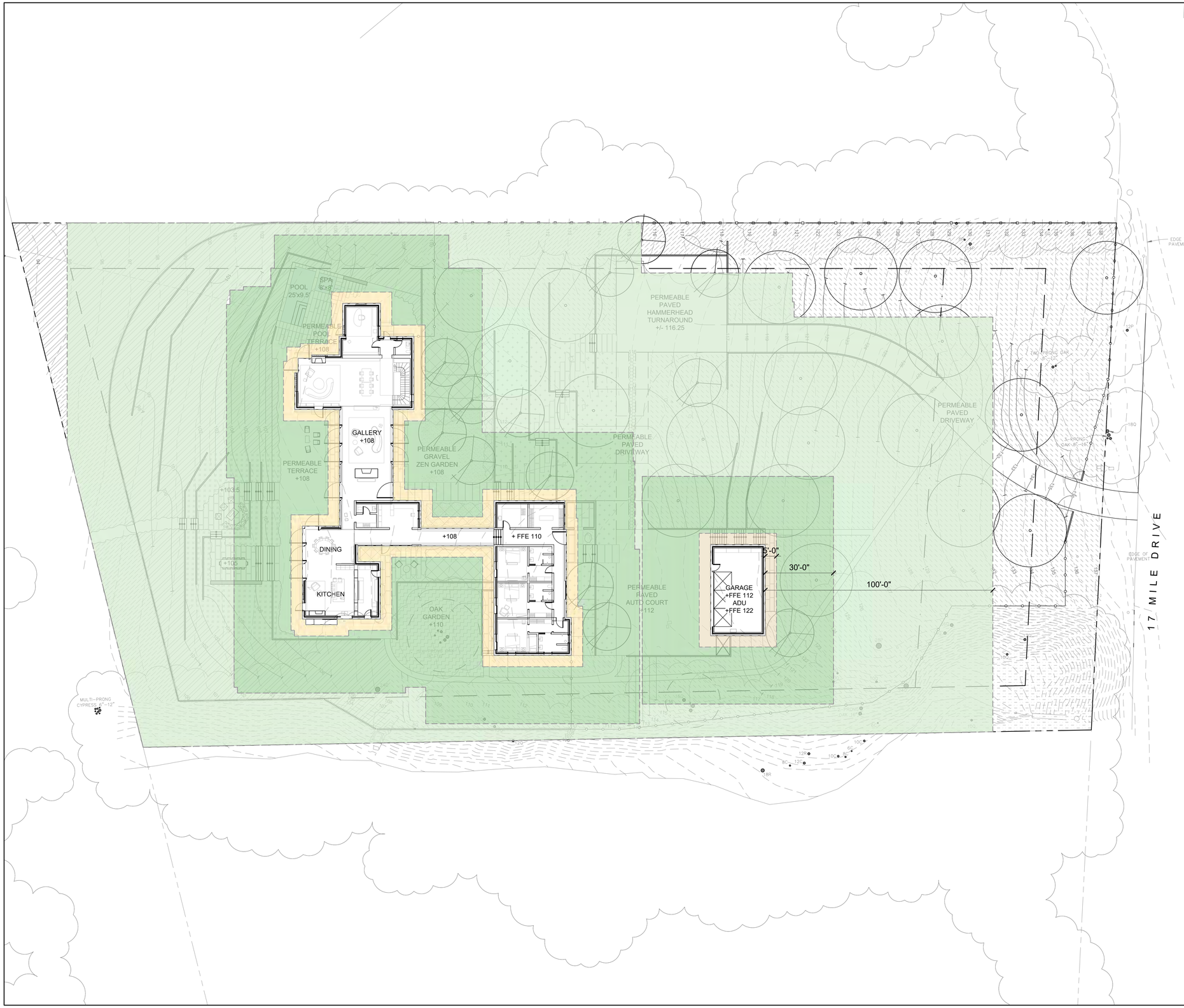
Submittal: Date:
Planning Application 08-01-2023

Revision: Date:

scale: as noted

sheet: L4.6

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LEGEND

- PROPERTY LINE
- NON-COMBUSTIBLE ZONE (0-5')
- RESTORATION AND LANDSCAPE ZONE (5-30')
- FUEL REDUCTION ZONE (30-100')
- MEDITERRANEAN CLIMATE ORNAMENTAL GARDEN
- ORNAMENTAL GARDEN- OAK WOODLAND TRANSITION
- ORNAMENTAL GARDEN- COASTAL SCRUB TRANSITION
- NATIVE SCREENING SHRUBS
- NATIVE SEDGE GROUNDCOVER DRIVEWAY
- COAST LIVE OAK WOODLAND
- SPECIMEN COAST LIVE OAK GARDEN
- COASTAL SCRUB
- WEED CONTROL + RE-VEGETATION
- CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- NEW TREES- QUERCUS AGRIFOLIA
- NEW TREES- CERCIS OCCIDENTALIS

0' 20' 40'

Scale: 1"=20'-0"

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LICENSED LANDSCAPE ARCHITECT
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09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:

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Pebble Beach, California

Sheet Title:

Fuel Management Plan

Submittal:	Date:
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Revision:	Date:

scale: as noted

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NOT FOR CONSTRUCTION

FUEL MANAGEMENT ZONES

I. NON-COMBUSTIBLE ZONE (0 - 5 FEET)

THE NON-COMBUSTIBLE ZONE SHOULD BE MAINTAINED WITHIN A BUFFER OF 5-FEET AROUND THE EDGE OF ALL STRUCTURES.

HARDSCAPE SURFACES INCLUDING GRAVEL, STONE PAVERS, DECOMPOSED GRANITE, AND BARE SOILS ARE ALL APPROVED NON-COMBUSTIBLE SURFACES.

THE FINAL LANDSCAPE PLAN SHALL CONFORM TO A DESIGN STANDARD THAT ENSURES THERE IS ADEQUATE SPACE WITHIN THE STRUCTURE BOUNDARY TO MAINTAIN A 5-FOOT NON-COMBUSTIBLE ZONE.

NO WOODEN TRELLIS, CLIMBING VINES, TREES, OR SHRUB MATERIALS SHOULD BE INTEGRATED AGAINST THE STRUCTURES.

2 RESTORATION/LANDSCAPE ZONES (5 - 30 FEET)

THE RESTORATION AND LANDSCAPE ZONES INCORPORATES EIGHT PLANTING TYPES AS DESCRIBED BELOW. ALL ZONES ARE PROPOSED WITH FIRE-APPROPRIATE PLANT MATERIALS AND SPACING.

THE PROPOSED MEDITERRANEAN CLIMATE ORNAMENTAL ZONE PLANT MATERIALS WILL BE UTILIZED IN THE CENTRAL PORTION OF THE SITE. THESE PLANTINGS WILL CONSIST OF HERBACEOUS GROUNDCOVER, NATIVE GRASSES AND SHRUB COMPONENTS SPACED TO DECREASE RATE OF POTENTIAL FIRE SPREAD AND SITED AWAY FROM EXISTING OAK TREES TO PREVENT LADDER FUELS. SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH.

THE PROPOSED OAK WOODLAND AND ORNAMENTAL GARDEN-OAK WOODLAND TRANSITION PLANT ZONES WILL BE UTILIZED IN AREAS ALONG NORTH AND SOUTH PORTIONS OF THE MAIN BUILDING AND THE EASTERN PORTIONS OF THE PROPERTY. THESE PLANTINGS WILL BE A MIX OF HERBACEOUS GROUNDCOVER, NATIVE GRASSES AND SHRUB COMPONENTS, SPACED TO DECREASE RATE OF POTENTIAL FIRE SPREAD AND SITED AWAY FROM EXISTING OAK TREES TO PREVENT LADDER FUELS. SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH.

THE PROPOSED COASTAL SCRUB AND ORNAMENTAL GARDEN-COASTAL SCRUB TRANSITION ZONES WILL BE UTILIZED ALONG THE WESTERN PORTION OF THE SITE. PLANT MATERIALS ARE MIXED DROUGHT TOLERANT FORBS, SHRUBS AND GROUNDCOVER SPECIES SELECTED FOR LOW HAZARDOUS FUELS AND DESIGNED TO BE INSTALLED IN DISCONTINUOUS GROUPINGS. DISTANCE BETWEEN GROUPINGS TO BE AT LEAST 2 TIMES THE HEIGHT OF THE TALLEST SHRUB SPECIES. SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH.

THE PROPOSED SPECIMEN COAST LIVE OAK GARDEN LOCATED IN A CENTRAL PORTION OF THE SITE CONSISTS OF LOW NATIVE HERBACEOUS PERENNIALS AND GROUNDCOVERS. SPECIES ARE SELECTED TO BE OF LOW FIRE HAZARD, TO BE LOW HEIGHT, AND TO PROVIDE AN UNDERSTORY BENEFICIAL TO OAK ROOT HEALTH.

THE PROPOSED NATIVE SCREENING SHRUB ZONE PLANT MATERIALS ARE UTILIZED ALONG NORTHERN AND WESTERN PORTIONS OF THE PROPERTY. PLANT SPECIES ARE DROUGHT TOLERANT NATIVE SHRUBS THAT WILL BE MAINTAINED TO PREVENT BUILDUP OF DEAD WOOD AND WILL BE SPACED AS DESCRIBED ABOVE.

THE PROPOSED NATIVE SEDGE GROUNDCOVER DRIVEWAY PLANT MATERIALS WILL BE UTILIZED ALONG THE DRIVEWAY. SPECIES ARE 12" OR LESS IN HEIGHT.

MAINTENANCE IN ALL RESTORATION + LANDSCAPE ZONES TO INCLUDE DEAD WOOD REMOVAL AND MAINTENANCE OF SPACING BETWEEN PLANT GROUPINGS. GRASS SPECIES IN ALL ZONES SHOULD BE CUT AFTER THE END OF NESTING SEASON (SEPTEMBER 15) TO REMOVE THATCH LAYER OF DRY INFLORESCENCE AND LEAVES.

3. FUEL REDUCTION ZONE (30-100 FEET)

FUEL REDUCTION ZONES (30 TO 100 FEET) WILL BE EXTENSIONS OF THE RESTORATION ZONES AS DETAILED ABOVE. THE GOAL OF THE FUEL MODIFICATION IN THESE OUTER AREAS IS TO FIND AN EQUILIBRIUM BETWEEN FUEL REDUCTION, HABITAT RESTORATION, AND EROSION CONTROL.

SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH, AS DESCRIBED ABOVE.

TALLER (>18") AND WOODY SUB-SHRUB OR GRASS SPECIES WILL REQUIRE PERIODIC MANAGEMENT THROUGH PRUNING TO REDUCE FUEL LOADS. THE RESTORED SHRUB SPECIES CAN TOLERATE HEAVY PRUNING OF LONGER WOODY OR DEAD LIMBS AND WILL RESPOND WITH VIGOROUS STUMP-SPROUTING. THE RETENTION OF ROOT STRUCTURES IS CRITICAL TO SOIL STABILIZATION.

GRASS SPECIES SHOULD BE CUT AFTER THE END OF NESTING SEASON (SEPTEMBER 15) TO REMOVE THATCH LAYER OF DRY INFLORESCENCE AND LEAVES.

DEAD LIMBS AND WOODY DEBRIS SHOULD BE REMOVED FROM SCREENING SHRUBS AND TREES IN ALL ZONES LISTED ABOVE.

REMOVE ALL EXOTIC SPECIES PER THE RECOMMENDATIONS OF THE BIOLOGICAL ASSESSMENT.

THE PROPOSED WEED CONTROL+RE-VEGETATION ZONE IS LOCATED ALONG SOUTHERN PORTIONS OF THE PROPERTY AT THE EXISTING RAVINE EDGE. PLANT SPECIES SHALL BE DROUGHT TOLERANT NATIVE GRASSES AND FORBS THAT PROVIDE EROSION CONTROL AND SPECIES HABITAT. GRASS AND FORB SPECIES SHOULD BE CUT REGULARLY AS DESCRIBED ABOVE.

FUEL MANAGEMENT - INTRODUCTION

THIS FUEL MANAGEMENT PLAN HAS BEEN PREPARED AS A GUIDELINE FOR THE IMPLEMENTATION OF DEFENSIBLE SPACE VEGETATION MANAGEMENT FOR THE FIRE SAFETY AROUND THE RESIDENCE, GARAGE AND ACCESSORY DWELLING UNIT (ADU) AT 3406 SEVENTEEN MILE DRIVE IN PEBBLE BEACH.

CALIFORNIA PUBLIC RESOURCE CODE 4291 REQUIRES LAND OWNERS TO MAINTAIN DEFENSIBLE SPACE OF 100-FEET FROM EACH SIDE OF STRUCTURES, WITH THE AMOUNT OF FUEL MODIFICATION SPECIFIC TO THE FLAMMABILITY OF THE STRUCTURES AS AFFECTED BY BUILDING MATERIAL, BUILDING STANDARDS, LOCATION AND VEGETATION TYPE. FUELS ARE TO BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE INTENSITY OF FUELS MANAGEMENT VARIES WITHIN THE 100-FOOT PERIMETER OF THE STRUCTURE, WITH MORE INTENSE FUEL REDUCTIONS REQUIRED BETWEEN 5 AND 30 FEET AROUND THE STRUCTURE, AND AN EMBER-RESISTANT ZONE BEING REQUIRED WITHIN 5 FEET OF THE STRUCTURES. SITE SPECIFIC RECOMMENDATIONS FOR THE VARIOUS MANAGEMENT ZONES BASED ON THE RESTORED NATURAL VEGETATION COMMUNITIES OF THE PARCEL AND TREE LOCATIONS ARE INCLUDED BELOW TO COMPLY WITH STATE AND COUNTY DEFENSIBLE SPACE GUIDELINES.

THE FUEL MANAGEMENT ZONES ARE SPECIFIC TO THE AREAS WHERE VEGETATION HAS BEEN REMOVED, RESTORED OR MODIFIED IN A MANNER THAT INCREASES THE LIKELIHOOD THAT STRUCTURES WILL SURVIVE WILD FIRES, IMPROVE THE DEFENSIBLE SPACE AROUND THE STRUCTURE NEEDED FOR FIREFIGHTING ACTIVITIES, AND PREVENTS DIRECT FLAME CONTACT WITH STRUCTURES. FUEL MANAGEMENT ZONES ARE CREATED TO PROTECT STRUCTURES FROM WILDFIRE BY REDUCING THE AMOUNT OF FUEL AVAILABLE FOR A WILDFIRE. THE REDUCTION IN AVAILABLE FUEL AFFECTS THE FLAME LENGTHS AND AMOUNT OF HEAT PRODUCED BY THE FIRE, AS WELL AS ELIMINATING THOSE AREAS IN LANDSCAPE WHERE EMBERS CAN IGNITE VEGETATION.

TREE PRUNING

MOST EXISTING TREES ON SITE ARE LOCATED AT THE PERMIMETER OF THE PROPERTY. RESTORATION AND LANDSCAPE ZONES WILL INCLUDE NEW TREE PLANTINGS.

1. WITHIN 30 FEET OF THE STRUCTURES, COAST LIVE OAK TREE BRANCHES UNDER 3 INCHES IN DIAMETER SHOULD BE REMOVED UP TO 8 FEET ABOVE THE GROUND OR PROVIDE A VERTICAL CLEARANCE OF 3 TIMES THE HEIGHT OF UNDERSTORY PLANTINGS, WHICHEVER IS GREATER TO REDUCE POTENTIALLY HAZARDOUS LADDER FUELS.

2. ALL DEAD BRANCHES SMALLER THAN 3 INCHES IN DIAMETER SHOULD BE REMOVED.

3. DEAD LIMBS GREATER THAN 3 INCHES IN DIAMETER SHALL BE REMOVED AT THE DISCRETION OF THE PROJECT ARBORIST IF SUCH LIMBS ARE DEEMED HAZARDOUS FOR HUMAN SAFETY.

4. INITIAL PRUNING SHOULD BE FOLLOWED WITH A YEARLY INSPECTION AND INTERVAL PRUNING AS NEEDED TO MAINTAIN VERTICAL CLEARANCE AND DEAD LIMB REMOVAL, ESPECIALLY WITH ANY TREE ADJACENT TO THE RESIDENCE THAT OVERHANGS THE ROOF.

5. ALL PRUNING SHOULD BE CONDUCTED OUTSIDE OF THE NESTING WINDOW (FEBRUARY 1 -SEPTEMBER 15) IN ORDER TO AVOID IMPACTS TO POTENTIAL NESTING SPECIES THAT MAY INCLUDE MIGRATORY, RAPTORS, OR OTHER LISTED SPECIES.

6. OAK WOOLAND UNDERSTORY PLANTS UNDER THE SHADOW OF OAK CANOPIES ARE GENERALLY A MATRIX OF NATIVE SHRUBS, GRASSES AND GROUNDCOVER HERBACEOUS SPECIES SUCH AS CREAM BUSH, DOUGLAS IRIS, STICKY MONKEY FLOWER, CALIFORNIA COFFEEBERRY, CHAPARRAL CURRANT, HUMMINGBIRD SAGE, AND NATIVE GRASSES. THESE LOW-GROWING, SITE SPECIFIC INDIGENOUS, GROUNDCOVER PLANTS WILL BE UTILIZED FOR RESTORATION PLANTINGS WITH GROUPINGS OF PLANTS SPACED SO BARE OR MULCHED SOILS ARE DISTANCED AT LEAST 2 TIMES THE HEIGHT OF THE TALLEST SHRUB SPECIES.

6. NATURAL PLANT RECRUITMENT SHOULD BE ENCOURAGED BY REMOVING DEAD TREE LIMB OR OTHER ORGANIC DEBRIS ON THE GROUND (EXCLUDING MULCHING), THINNING AND/OR SPACING OF ANY LARGE NATIVE SHRUBS, AND SYSTEMATIC REMOVAL OF ANY INVASIVE SPECIES THAT MAY ENCROACH THE SITE.

DRIVEWAY

DRIVEWAY CLEARANCE IS REQUIRED TO MAINTAIN SAFE PASSAGE AND PROVIDE SAFE INGRESS/EGRESS FOR FIRE SAFETY EQUIPMENT AND PERSONNEL.

1. ALL TREE BRANCHES EXTENDING OVER DRIVEWAY SURFACE SHOULD BE PRUNED TO A MINIMUM 13 FOOT CLEARANCE TO ENSURE VERTICAL CLEARANCE IS MAINTAINED FOR FIRE TRUCK EQUIPMENT AND PERSONNEL.

2. LARGE TREES OR SHRUB SPECIES SHOULD BE EXCLUDED ALONG THE DRIVEWAY EDGES IN ORDER TO MINIMIZE FUEL LOADS ALONG THE ACCESS ROUTE.

3. RESTORATION SPECIES AS SPECIFIED ON THE LANDSCAPE PLAN ARE TO BE USED TO RESTORE AREAS ALONG THE DRIVEWAY WHERE INVASIVE SPECIES HAVE BEEN REMOVED.

4. MAINTENANCE OF DEAD WOODY DEBRIS/LIMBS FROM SHRUB MATERIALS SHOULD BE FLUSH CUT TO LIVE TISSUES OR PLANT BURLS.

STRUCTURES AND SITE MAINTENANCE

FUEL MANAGEMENT PLANS ARE NOT STATIC AS THE LANDSCAPE AND NATURAL VEGETATION WILL CONTINUE TO CHANGE OVER TIME. LONG-TERM MAINTENANCE IS REQUIRED TO ENSURE THAT DEFENSIBLE SPACE IS MAINTAINED AND SHOULD INCLUDE VEGETATION AND STRUCTURAL MANAGEMENT. IN ADDITION TO THE PRESCRIPTIONS DESCRIBED ABOVE, THE FOLLOWING GUIDELINES WILL ASSIST IN MAINTAINING COMPLIANCE WITH DEFENSIBLE SPACE MANDATES:

1. SITE AND BUILDING MAINTENANCE TO DECREASE POTENTIAL FIRE FUELS BY MAINTAINING SURFACE LITTER INCLUDING DEAD/FALLEN OAK TREE LIMBS, AND TWIG DEBRIS. FALLEN OAK LEAF LAYER SHALL STAY IN PLACE AS A NATURAL MULCHING AND OAK ACORNS SHALL REMAIN ON SITE AS PART OF THE MULCHING TO ALLOW FOR NEXT GENERATION PIONEERING OF INDIGENOUS COAST LIVE OAK TREES.

2. REMOVAL OF DEAD, WOODY DEBRIS AND OTHER LANDSCAPE MAINTENANCE TYPE GREEN WASTE PILES.

3. RELOCATE STACKED FIREWOOD PILES TO A FIRESAFE LOCATION (NOT UNDER OAK TREE CANOPIES, AGAINST OAK TRUNKS OR WITHIN 5 FEET OF THE ADU OR RESIDENTIAL STRUCTURES)

4. PROVIDE SUFFICIENT HORIZONTAL AND VERTICAL SPACING BETWEEN VARIOUS VEGETATION TYPES AND MAINTAINED BY REMOVING DEAD AND UNHEALTHY COMBUSTIBLE MATERIALS.

5. MAINTAIN ROOF AND GUTTERS OF THE STRUCTURES FREE OF LEAVES OR OTHER DEAD VEGETATIVE GROWTH.

6. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING THE RESIDENCE OR GUESTHOUSE FREE OF DEAD WOOD.

7. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE.

8. INSTALL AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NON-FLAMMABLE MATERIAL AND OPENINGS NOT TO EXCEED ON-HALF INCH IN SIZE.

9. ENSURE HOUSE NUMBERS ARE POSTED PER FIRE DEPARTMENT REQUIREMENTS.

10.ADJACENT PROPERTY OWNERS SHOULD BE APPROACHED TO DISCUSS FUEL MANAGEMENT ON THEIR PROPERTY THAT IS CONSISTENT WITH THE STANDARDS IN THIS FUEL MANAGEMENT PLAN

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Project Name:

Pebble Beach Residence

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Pebble Beach, California

Sheet Title:

Fuel Management Notes

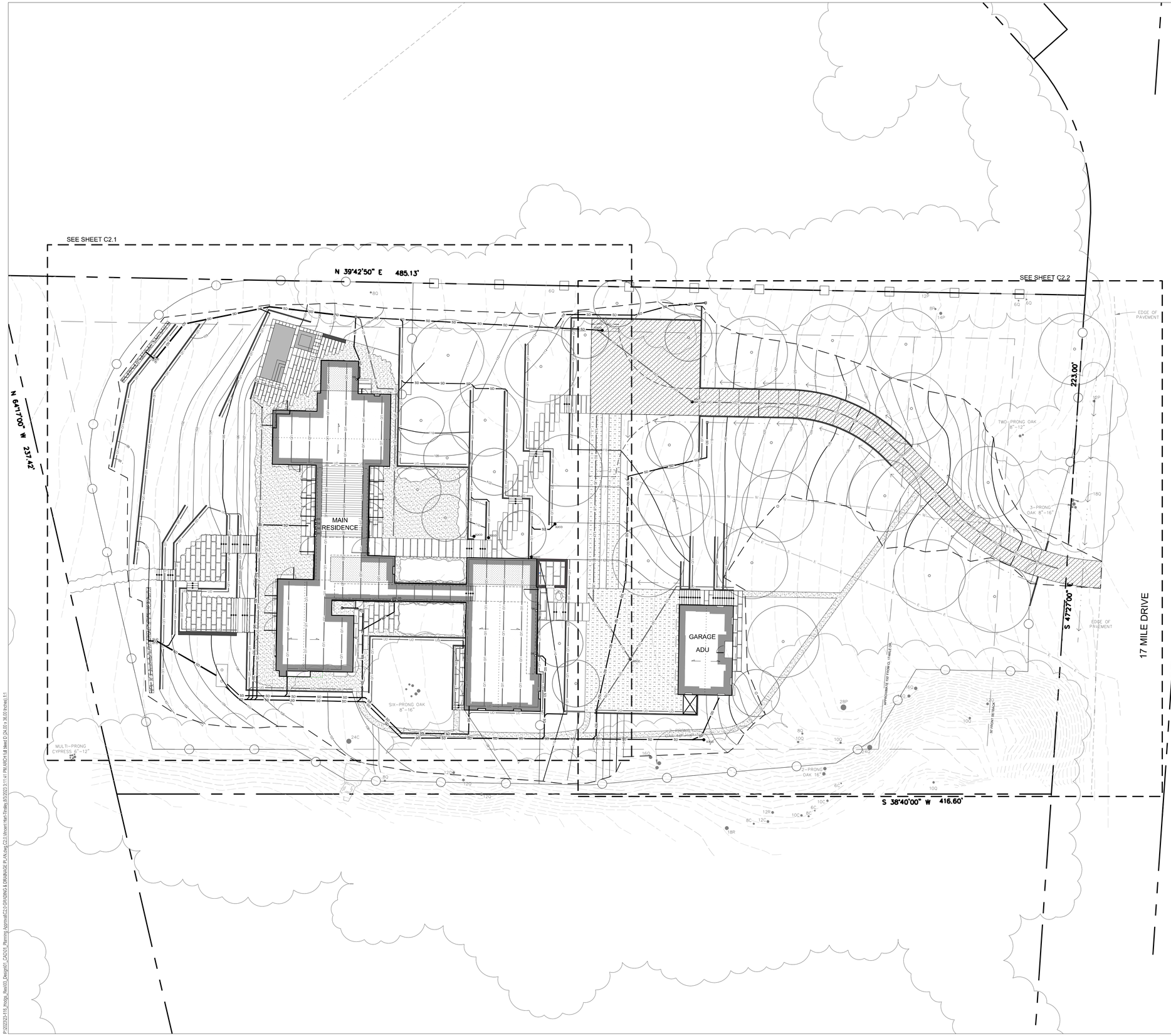
Submittal:	Date:
Planning Application	08-01-2023

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scale: as noted

sheet: L5.2

NOT FOR CONSTRUCTION



GRADING NOTES

1. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT REFERENCED UNDER GENERAL NOTES.
2. SEDIMENT AND EROSION CONTROL MEASURES, AS SPECIFIED IN THE ATTACHED EROSION CONTROL PLAN AND DETAILS SHALL BE INSTALLED PRIOR TO START OF GRADING ACTIVITIES.
3. WHEN GRADING ACTIVITIES COMMENCE MORE THAN 30 DAYS AFTER GRUBBING ACTIVITIES, THE AREA SHALL BE SEEDED WITH PLANT MATERIAL TO CONTROL EROSION. ROOT DEPTH OF SUCH PLANT MATERIAL NOT TO EXCEED 4 INCHES.
4. ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING INSPECTIONS.
5. CUT AND/OR FILL SLOPES SHALL NOT EXCEED SLOPE RECOMMENDED BY GEOTECHNICAL ENGINEER. (TEMPORARY SLOPE [1V:1H] ; PERMANENT SLOPE [1V:2H])
6. MAINTAIN MIN. 5% SLOPE AWAY FROM BUILDING IN SOFTSCAPE OR 2% AWAY FROM BUILDING IN HARDSCAPE UNLESS OTHERWISE SHOWN ON PLANS.
7. PROVIDE MIN. SOIL COMPACTION OF 90% RELATIVE COMPACTION FOR FILLS BENEATH PROPOSED FLATWORK; 95% RELATIVE COMPACTION FOR FILLS BENEATH VEHICULAR PAVEMENT; AND 85% IN SOFTSCAPE OR LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.

EARTHWORK ANALYSIS

	CUT ANALYSIS (CUBIC YARDS)	FILL ANALYSIS (CUBIC YARDS)
PROJECT (APN 008-381-002)	7500	1000
NET	6500 CU YDS (EXPORT)	

*SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND CONCEPTUAL GRADING. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, SHERWOOD DESIGN ENGINEERS CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.

PLANNING APPROVAL

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REGISTERED PROFESSIONAL ENGINEER
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SCALE: 1" = 20'
0 1"
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NO	DATE	REVISION

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PROJECT NO. 23-116
DATE AUGUST 1, 2023
DRAWN CKS/VHT
DESIGNED VHT/DN
CHECKED DN

HODGE RESIDENCE
HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH CA

GRADING & DRAINAGE PLAN

DRAWING NO.
C2.0
1 OF 6

P:\2023\23-116_Hodge_Res\03_Design\01_CAD\01_Planning_Approval\C2.0 GRADING & DRAINAGE PLAN.dwg C2.0 Vincent Hoh-Thralley 6/5/2023 3:11:41 PM ARCH full bleed D (24.00 x 36.00 Inches) 1:1

N 39°42'50" E 485.13'

MAIN RESIDENCE
FFE 108.0

FFE 110.0

SIX-PRONG OAK
8"-16"

MULTI-PRONG CYPRESS 6"-12"

24C

8Q

6Q

GRADING LEGEND

FG 100.00	SPOT ELEVATION
1.0%	HARDSCAPE SLOPE
1.0%	SOFTSCAPE SLOPE
FFE 100.0	FINISH FLOOR ELEVATION
100	(P) MAJOR CONTOUR
102	(P) MINOR CONTOUR
100	(E) MAJOR CONTOUR
102	(E) MINOR CONTOUR
1	(E) FLOWLINE
2	18" x 3" LANDSCAPE SWALE
3	LIMIT OF WORK
	(P) GRADE BREAK

STORM DRAIN LEGEND

4	(P) AREA DRAIN
5	(P) DRAIN INLET
6	(P) TRENCH DRAIN
SDCO	(P) SD CLEAN OUT
DS	(P) DOWNSPOUT
SD	(P) STORM DRAIN PIPE
FD	(P) FOUNDATION/FRENCH DRAIN PIPE
PD	(P) PERIMETER DRAIN PIPE
UD	(P) UNDER DRAIN PIPE / BACK OF WALL DRAIN PER GEOTECHNICAL REPORT
7	(P) ROCK INLET/OUTLET PROTECTION
8	LEVEL SPREADER
9	BUILDING OUTLINE
10	BUILDING OVERHANG
11	ROOF RIDGELINE ABOVE, SAP
12	DECK, SAP
13	PLANTED GREEN ROOF, SAP
14	LOW SLOPE MEMBRANE ROOF, SAP
15	WOOD & METAL TRELLIS, SAP
16	METAL AWNING, SAP
17	POOL
18	SPA
19	OUTDOOR WASH
20	STONE PAVERS WITH GRAVEL/SAND/GRASS JOINTS
21	GRAVEL
22	PERMEABLE GRAVEL ZEN GARDEN
23	OAK GARDEN
24	TWO TRACKS OF COBBLE WITH 1/4" SAND-SWEPT JOINTS, MIDDLE STRIP IS PLANTED
25	TERRAPAVE, ORGANIC ROCK, OR SIMILAR
26	SAND-SET COBBLE WITH 1/4" SAND-SWEPT JOINTS
27	POOL COPING AND HOUSING, IMPERMEABLE
28	RETAINING WALL, TYP
29	(E) CONCRETE DRAIN STRUCTURE
30	BASEMENT MANIFOLD DRAIN W/ SUMP PER GEOTECH REPORT

0 5' 10' 20' North

PLANNING APPROVAL

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SCALE: 1" = 10'
0 1"
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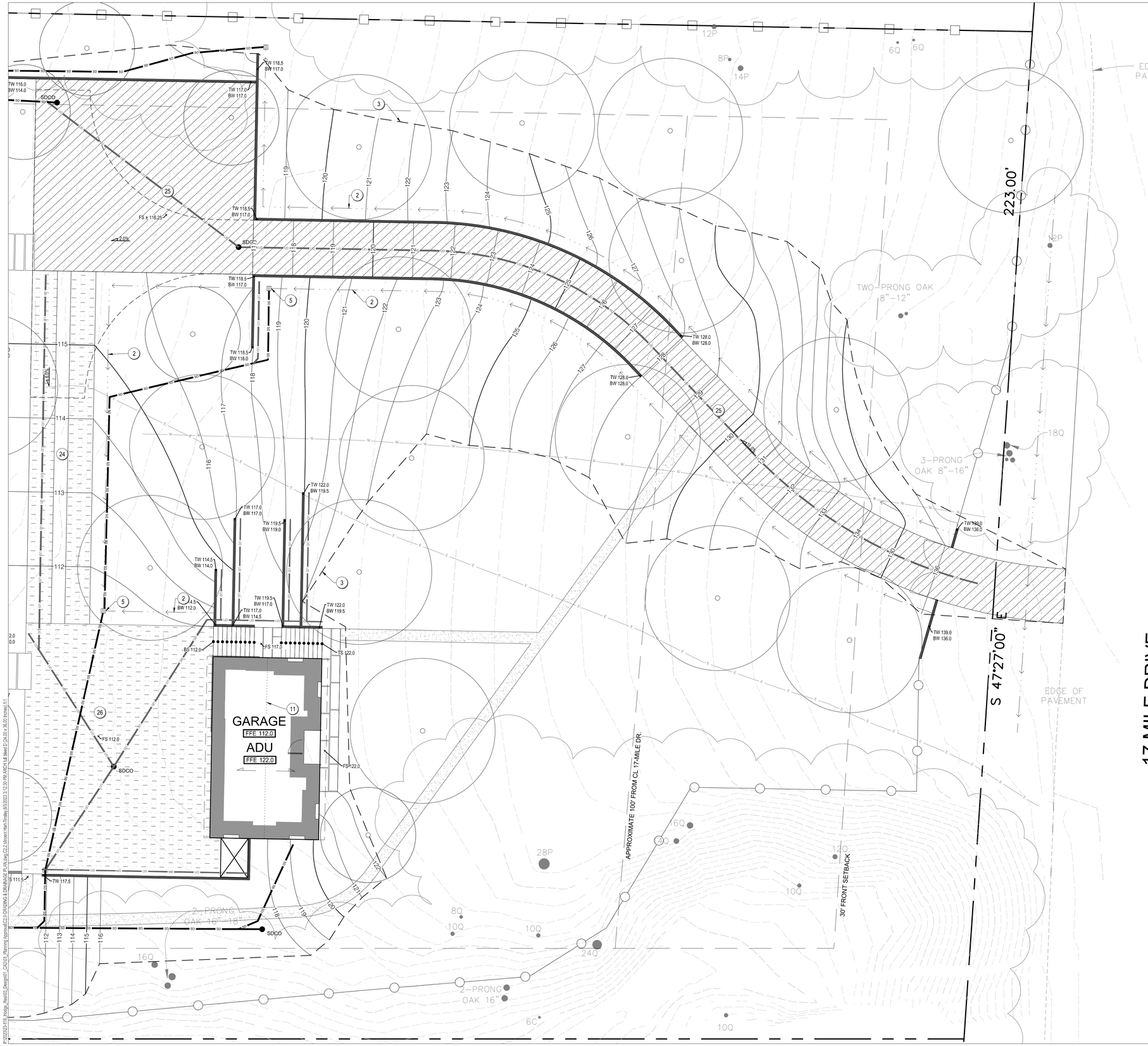
PROJECT NO. 23-116
DATE AUGUST 1, 2023
DRAWN CKS/VHT
DESIGNED VHT/DN
CHECKED DN

HODGE RESIDENCE
HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH CA

RESIDENCE AREA GRADING & DRAINAGE PLAN

DRAWING NO.
C2.1
2 OF 6

P:\2023\23-116_Hodge_Res\03_Design\01_CAD\01_Planning Approval\C2.0 GRADING & DRAINAGE PLAN.dwg C2.1 Vincent Hoh-Thralley 8/3/2023 3:12:07 PM ARCH 1st (ideal) D (24.00 x 36.00 Inches) 1:1



GRADING LEGEND

- FG 100.00 — SPOT ELEVATION
- 1.0% — HARDSCAPE SLOPE
- 1.0% — SOFTSCAPE SLOPE
- FFE 100.0 — FINISH FLOOR ELEVATION
- 100 — (P) MAJOR CONTOUR
- 102 — (P) MINOR CONTOUR
- 100 — (E) MAJOR CONTOUR
- 102 — (E) MINOR CONTOUR
- 1 — (E) FLOWLINE
- 2 — 18" x 3" LANDSCAPE SWALE
- 3 — LIMIT OF WORK
- (P) GRADE BREAK

STORM DRAIN LEGEND

- 4 — (P) AREA DRAIN
- 5 — (P) DRAIN INLET
- 6 — (P) TRENCH DRAIN
- SDCO — (P) SD CLEAN OUT
- DS — (P) DOWNSPOUT
- SD — (P) STORM DRAIN PIPE
- FD — (P) FOUNDATION/FRENCH DRAIN PIPE
- PD — (P) PERIMETER DRAIN PIPE
- UD — (P) UNDER DRAIN PIPE / BACK OF WALL DRAIN PER GEOTECHNICAL REPORT
- 7 — (P) ROCK INLET/OUTLET PROTECTION
- 8 — LEVEL SPREADER
- 9 — BUILDING OUTLINE
- 10 — BUILDING OVERHANG
- 11 — ROOF RIDGELINE ABOVE, SAP
- 12 — DECK, SAP
- 13 — PLANTED GREEN ROOF, SAP
- 14 — LOW SLOPE MEMBRANE ROOF, SAP
- 15 — WOOD & METAL TRELLIS, SAP
- 16 — METAL AWNING, SAP
- 17 — POOL
- 18 — SPA
- 19 — OUTDOOR WASH
- 20 — STONE PAVERS WITH GRAVEL/SAND/GRASS JOINTS
- 21 — GRAVEL
- 22 — PERMEABLE GRAVEL ZEN GARDEN
- 23 — OAK GARDEN
- 24 — TWO TRACKS OF COBBLE WITH 1/4" SAND-SWEPT JOINTS, MIDDLE STRIP IS PLANTED
- 25 — TERRAPAVE, ORGANIC ROCK, OR SIMILAR
- 26 — SAND-SET COBBLE WITH 1/4" SAND-SWEPT JOINTS
- 27 — POOL COPING AND HOUSING, IMPERMEABLE
- 28 — RETAINING WALL, TYP
- 29 — (E) CONCRETE DRAIN STRUCTURE
- 30 — BASEMENT MANIFOLD DRAIN W/ SUMP PER GEOTECH REPORT

0 5' 10' 20' North

PLANNING APPROVAL

SHERWOOD DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTINA GRAY NICHOLSON
EXP: 01/31/24
No. 84701
CIVIL
STATE OF CALIFORNIA

SCALE: 1" = 10'
0 1"
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HODGE RESIDENCE
HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH CA

DRIVEWAY GRADING & DRAINAGE PLAN

DRAWING NO.
C2.2
3 OF 6

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EROSION CONTROL LEGEND

1	FIBER ROLLS PER DETAIL A/C5.1
2	SILT FENCE PER DETAIL B/C5.1
3	CONCRETE WASHOUT PER DETAIL C/C5.1
4	CONSTRUCTION ENTRANCE PER DETAIL D/C5.1
5	TREE PROTECTION (VERIFY TREE PROTECTION WITH PROJECT BIOLOGIST)
6	INLET PROTECTION PER DETAIL F/C5.1
7	STOCKPILE PER DETAIL G/C5.1
8	TEMPORARY CONSTRUCTION FENCING
9	PORTABLE SANITATION FACILITIES
10	WASTE COLLECTION AREA
11	EQUIPMENT STAGING AREA

N 39°42'50" E 485.13'

N 64°17'00" W 237.42'

S 47°27'00" E 223.00'

S 38°40'00" W 416.60'

EDGE OF PAVEMENT

17 MILE DRIVE

TWO-PRONG OAK 6"-12"

3-PRONG OAK 8"-16"

SIX-PRONG OAK 8"-16"

MULTI-PRONG CYPRESS 6"-12"

2-PRONG OAK 16"

0 10' 20' 40'

North

PLANNING APPROVAL

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STATE OF CALIFORNIA

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DESIGNED	VHT/DN
CHECKED	DN

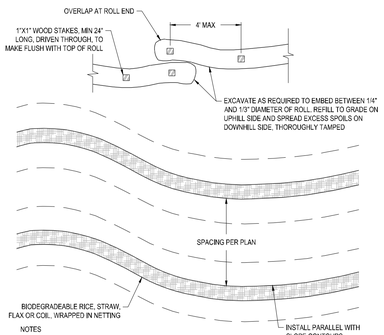
HODGE RESIDENCE
HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH CA

EROSION CONTROL PLAN

DRAWING NO.
C5.0
4 OF 6

P:\2022\23-116_Hodge_Res\03_Design\01_CAD\01_Planning Approval\C5.0 EROSION CONTROL PLAN.dwg,C5.0,Vincent Hee-Tinsley,8/3/2023 3:13:12 PM,ARCH E full bleed D (24.00 x 36.00 Inches),1:1

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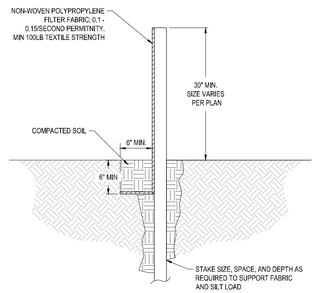


NOTES

1. FIBER ROLLS SHALL BE MANUFACTURED PRODUCTS CONSISTING OF RICE, STRAW, FLAX, COIL OR SIMILAR BIODEGRADABLE MATERIAL WRAPPED INTO A TUBULAR SHAPE WITH NETTING.
2. CONTRACTOR TO USE ERTEC STRAW WATTLES OR APPROVED EQUAL.

A FIBER ROLLS

SCALE: NTS

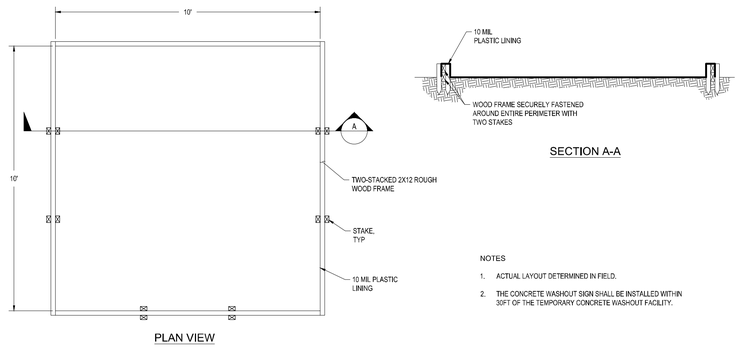


NOTES

1. REFER TO CASQUA BMP DETAIL SE-1 FOR ADDITIONAL INSTALLATION DETAILS AND MAINTENANCE INSTRUCTIONS.
2. ALTERNATE INSTALLATION: ERTEC S-FENCE, 10 HIGH, OR EQUAL BY APPROVED MANUFACTURERS, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B SILT S-FENCE

SCALE: NTS

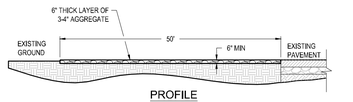


NOTES

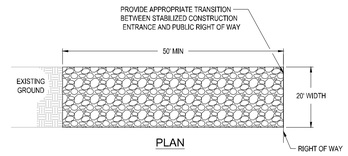
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

C CONCRETE WASHOUT

SCALE: NTS



PROFILE



PLAN

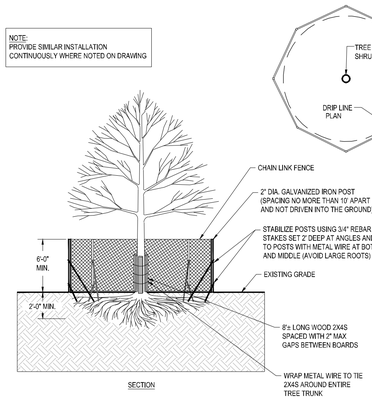
NOTES

1. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
2. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONES AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

D CONSTRUCTION ENTRANCE ALTERNATE

SCALE: NTS

NOTE:
PROVIDE SIMILAR INSTALLATION CONTINUOUSLY WHERE NOTED ON DRAWING

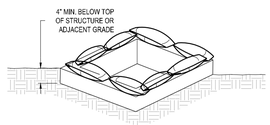


NOTES

1. ARBORIST OR LANDSCAPE ARCHITECT TO INSPECT TREES DURING CONSTRUCTION.
2. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES, OR EQUIPMENT.
5. PROTECTIVE FENCING MUST NOT BE REMOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT.
6. A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT SHALL SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF THE EXISTING TREES.
7. NO MATERIALS, INCLUDING EXCAVATED SOILS, SHALL BE STORED, DUMPED, OR BURIED INSIDE THE DRIPLINE OF TREES TO BE PRESERVED.
8. TREE PROTECTION AREA LIMITS ARE TO BE AT THE PERIMETER OF 5' OFFSET FROM THE CROWN DRIP LINE UNLESS OTHERWISE DIRECTED BY APPROVED ARBORIST OR LANDSCAPE ARCHITECT. TREE PROTECTION TO BE INSTALLED AT ALL LOCATIONS SPECIFIED ON THE EROSION CONTROL PLANS. SEE EXISTING TREE LOCATION, REMOVAL AND PROTECTION PLANS FOR FENCE ALIGNMENT.

E TREE PROTECTION

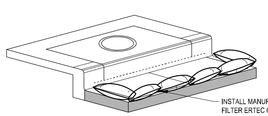
SCALE: NTS



DRAIN INLET - LANDSCAPE AREAS



DRAIN INLET - PAVED SURFACE



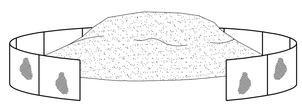
CURB - PAVED SURFACE

NOTES

1. ENSURE TEMPORARY CONSTRUCTION MATERIALS OR DEBRIS NEAR PROTECTED INLETS WILL NOT DAMAGE ADJACENT IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY IMPROVEMENTS OR FACILITIES.
2. MANUFACTURED PRODUCTS SHOULD BE ERTEC COMBO GUARD OR APPROVED EQUAL WITH MAX 425Y FILTER OPENINGS.
3. ALTERNATE INSTALLATION AT BYPASS INLETS NOT AT A LOW POINT: NO INFLOW REQUIRED: PLACE FILTER FABRIC (MIRAFI 140 N OR APPROVED EQUAL) OVER ENTIRE STRUCTURE OPENING, AND INSTALL GRATE TO HOLD IN PLACE. WRAP OVER VERTICAL OPENING AND CURB INLETS AND HOLD IN PLACE WITH SAND BAGS.

F INLET PROTECTION - WITH SAND BAGS

SCALE: NTS



SILT FENCE

NOTES

1. INSTALL SILT FENCE (ERTEC S-FENCE OR APPROVED EQUAL) AT APPROXIMATE 3' FROM BASE OF STOCKPILE TO CONTAIN RUNOFF. REPLACE ANY PORTIONS REMOVED FOR ACCESS AT THE END OF WORKING DAY AND PRIOR TO ANY RAINFALL. TARP STOCKPILE AND SANDBAG BASE AT THE END OF EACH WORK DAY OR WHEN RAIN IS EXPECTED.

G STOCKPILE PROTECTION

SCALE: NTS

PLANNING APPROVAL

HODGE RESIDENCE
HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH CA



SCALE: NTS
0 1"
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EROSION CONTROL DETAILS

DRAWING NO.
C5.1
5 OF 6

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	2.00%	
2	2.00%	5.00%	
3	5.00%	10.00%	
4	10.00%	20.00%	
5	20.00%	29.99%	
6	30.00%	OVER 30.00%	

N 39°42'50" E 485.13'

N 64°17'00" W 237.42'

(E) PLANTER CURB TO BE REMOVED

(E) STEPS & WALLS TO BE REMOVED

(E) STEPS & WALLS TO BE REMOVED

223.00'

S 47°27'00" E

S 38°40'00" W 416.60'

EDGE OF PAVEMENT

EDGE OF PAVEMENT

17 MILE DRIVE

TWO-PRONG OAK 6"-12"

3-PRONG OAK 8"-16"

SIX-PRONG OAK 8"-16"

MULTI-PRONG CYPRESS 8"-12"

2-PRONG OAK 16"-18"

3-PRONG OAK 16"

0 10' 20' 40'

North

PLANNING APPROVAL

HODGE RESIDENCE
HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH CA

EXISTING SLOPE ANALYSIS

DRAWING NO.
C6.0
6 OF 6

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SCALE: 1" = 20'
0 1"
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P:\2023\23-116_Hodge_Res\03_Design\01_CAD\01_Planning_Approval\C6.0 SLOPE.dwg,C6.0 Vincent Ho<Tinsley,8/3/2023 3:14:12 PM,ARCH full bleed D (24.00 x 36.00 Inches),1:1

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Exhibit D

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Before the Board of Supervisors
County of Monterey, State of California

In the matter of the application of:
HODGE/KEARE (PLN230140)
RESOLUTION NO. 24-153
Resolution by the Monterey County Board of Supervisors to:

1) Find that the project qualifies for both a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and a Class 3 Categorical Exemption pursuant to Guidelines section 15303, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply;
2) Deny the appeal filed by the Thomas Family challenging the Zoning Administrator's approval of a Combined Development Permit (HCD-Planning File No. PLN230140/Hodge and Keare); and
3) Approve a Combined Development Permit consisting of:
    a. Coastal Administrative Permit and Design Approval to allow the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool and associated site improvements;
    b. Coastal Administrative Permit and Design Approval to allow construction of 960 square foot accessory dwelling unit with an attached three-car garage; and
    c. Coastal Development Permit for development within 750 feet of known archaeological resources.

[PLN230140 JOHN HODGE/STACEY KEARE, 3406 17 Mile Drive, Pebble Beach, Del Monte Forest Area Plan, (APN: 008-381-002-000)]

The Appeal filed by the Thomas Family challenging the decision by the Zoning Administrator to find the project categorically exempt and approve a Combined

Development Permit [Hodge John and Keare Stacey – PLN230140] came on for a public hearing before the Monterey County Board of Supervisors on May 14, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Board of Supervisors finds and decides as follows:

FINDINGS

1. FINDING: **PROCESS** – The County has processed the subject Combined Development Permit application [HCD-Planning File No. PLN230140/Hodge and Keare]

a) On May 12, 2023, pursuant to Monterey County Code (Title 20) section 20.82, Hodge John and Keare Stacey (Applicants) filed an application for a discretionary permit to allow the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit, and construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, and a 960 square foot accessory dwelling unit with an attached three-car garage, associated site improvements, and development within 750 feet of known archaeological resources on a project site located at 3406 17 Mile Drive, Pebble Beach, (APN: 008-381-002-000) Del Monte Forest Area Plan, Coastal Zone.

b) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly noticed public meeting at which all persons had the opportunity to be heard, reviewed the proposed project on October 5, 2023. See Finding No. 2 (Consistency), Evidence "l".

c) The Monterey County Zoning Administrator held a duly noticed public hearing on the Hodge/Keare application on January 25, 2024. Notices for public hearing we published in the Monterey County Weekly on January 11, 2024; posted at and near the project site on January 11, 2024; and mailed to vicinity property owners and interested parties on January 8, 2024.

d) On January 25, 2024, after review of the application and submitted documents, and a duly noticed public hearing at which all persons had the opportunity to be heard, the Zoning Administrator found the project categorically exempt and approved a Combined Development Permit to allow the proposed development (Monterey County Zoning Administrator Resolution No. 24-003).

e) The Thomas Family (Appellants), pursuant to Title 20 section 20.86.030.C, timely appealed the Zoning Administrator's January 25, 2024 decision. Appellants contend that the findings and decision of the Zoning Administrator's approval was not supported by the evidence, the decision was contrary to law, and there was a lack of fair and impartial hearing. Appellants also allege inconsistencies with Policies in the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan, Title 20, Coastal Act and General Plan. See Finding No. 8

(Appeal) for the text of the Appellants' specific contentions and the County's responses.

f) Pursuant to Title 20 sections 20.86.030.C and E, an appeal shall be filed with the Clerk of the Board of Supervisors within 10 days after written notice of the decision of the Appropriate Authority (i.e., Monterey County Zoning Administrator Resolution No. 24-003) has been mailed to the Applicant, and no appeal shall be accepted until the notice of decision has been given (i.e., mailed). The County mailed the written notice of the decision on February 2, 2024, and said appeals were filed with the Clerk of the Board of Supervisors on February 9, 2024, within the 10-day timeframe. The appeal hearing before the Board of Supervisors is de novo. A complete copy of the appeal, including the additional contentions, is on file with the Clerk of the Board, and is attached to the May 14, 2024, staff report to the Board of Supervisors as Exhibit B.

g) On February 12, 2024, staff received correspondence from the applicant requesting a 30-day extension of the Board hearing to allow time to resolve issues with the appellant. Staff received correspondence from the appellant's attorney agreeing to extend the 60-day requirement to consider the appeal and render a decision by an additional 30 days.

h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File No. PLN230140; Clerk of the Board of Supervisors' file(s) related to the appeals

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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (LUP);
- Del Monte Forest Coastal Implementation Plan (CIP, Part 5); and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found. Communications were received during the course of review of the project claiming that the project, if approved, would be inconsistent with the text, policies, and regulations in these documents. These comments have been considered and are responded to in Finding 8 below.

b) The project involves demolition of a 6,256 square foot, two-story single-family dwelling with an attached guest house and two-car garage, and a 1,476 square foot detached accessory dwelling unit; and construction of an 8,467 square foot single-family dwelling and a 960 square foot two-story detached accessory dwelling unit (ADU) and garage. Site improvements include removal of approximately 15,000 square feet of impermeable hardscape, and re-landscaping to include

additional planting of 19 new Coast live oak trees, native plantings throughout landscaping and associated excavation for a 2,723 square foot basement, a 320 square foot pool, and hot tub resulting in a total of 7,500 cubic yards of cut and 1,000 yards of fill (6,000 cubic yards of net export).

c) Allowed Use. The property is at 3406 17 Mile Drive, Pebble Beach, in the Del Monte Forest LUP, in unincorporated Monterey County. The parcel is zoned as Low Density Residential, 1.5 acres per unit with a Design Control overlay, coastal zone or "LDR/1.5-D(CZ)", which allows a single family dwelling, accessory dwelling units, and accessory structures. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The 2.347-acre lot is shown in its current size and configuration as Lot 8-B in Block 129 on Book 8, page 38 Map of El Pescadero. Therefore, the County recognizes it as a legal lot of record.

e) Development Standards – Setbacks and Height. Development standards for the LDR zoning district are identified in Title 20 section 20.14.060.C.1. The required structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The replacement single-family dwelling will be located primarily within the same footprint as the existing residence and will have a front setback of over 100 feet, a rear setback of 84 feet, and side setbacks of 36 feet 11 inches at the southeast side and 135 feet 4 inches at the northwest side. The maximum allowed height for main structures in the LDR zoning district is 30 feet above average natural grade. The existing residence to be demolished is 25 feet 3 inches above average natural grade, and the proposed residence is 26 feet 1 inch above natural grade. The required setbacks for the habitable structures (such as ADUs) are 50 feet (front) and 6 feet (side and rear), and the minimum distance between the main structure and accessory structures is 10 feet. The proposed ADU has a front setback of 145 feet, and both the sides and rear setbacks are over 6 feet. The distance between the main dwelling and ADU is over 10 feet. The height requirement for ADUs is 16 feet above average natural grade, and the proposed ADU height is 14 feet 6 inches. Therefore, as proposed, the project meets all required development standards.

f) Development Standards – Impervious Surface Coverage. The subject property is located within the Carmel Bay Area of Special Biological Significance (ASBS) and shall be limited to 9,000 square feet of impervious site coverage pursuant to the Del Monte Forest LUP Policy No. 77. The property is 2.34 acres (102,235 square feet). The property is currently developed with a 4,305 square foot main house and a 1,476 square foot accessory dwelling unit, along with 15,007 of impermeable hardscape, constituting a total of 20,803 square feet of existing lot coverage. The proposed development includes 7,117 square foot of impervious surface area for the main house, 960 square feet of impervious surface are for the accessory dwelling unit, 219 square feet for roof overhangs and eaves greater than 30 inches, and 700 square feet of impervious hardscape totaling 8,996 square feet of impervious

coverage. The proposed development will reduce the site coverage to be under the 9,000 square foot maximum allowable site coverage. The remaining developed areas will be returned to oak woodland by planting 19 new Coast live oak trees and native plantings throughout landscaping.

g) Development Standards – Lot Coverage and Floor Area Ratio (FAR). Pursuant to Title 20 section 20.14.060.E and F, the LDR district allows a maximum lot coverage of 15% and FAR of 17.5%. The proposed lot coverage is 8,296 square feet, or 7.9%, within the requirement. The existing FAR is 7,837 square feet, or 7.7%. The proposed development will be 10,561 square feet, or 10.3%, also within the requirement.

h) Design. The subject parcel and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay) and pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. This project will not have a detrimental effect on either the existing neighborhood character or on the public viewshed. The proposed single-family dwelling is in substantially the same location as the existing single-family dwelling and would therefore not significantly alter the massing of the existing home as to create an adverse visual impact. The project site is within the 17-Mile Drive and Pt. Lobos viewsheds per Figure 3 of the Del Monte Forest Land Use Plan (LUP). However, the proposed development is not visible from Pt. Lobos without aided vision due to distance, topography, and existing mature vegetation, including several trees surrounding the parcel. The project will be screened from the public viewshed by the proposed tree plantings. The Applicant proposes exterior colors and material finishes to include board-formed concrete walls with weathered gray wood siding accent screening, dark bronze metal trellis, dark bronze metal doors and windows, and dark brown flat tile roof. The primary colors and materials are consistent with Coastal Implementation Plan section 20.147.070.B.3; these have an earth tone appearance and harmoniously blend into the site's surroundings. The fencing will be open to not obstruct views. The fencing at the rear of the property will be split rail and wire. The retaining walls are proposed as stone walls except for the site wall that runs between the main dwelling and ADU, which is proposed as wood. The surrounding neighborhood includes a mix of older, traditional style houses and newer contemporary style houses, all of which are similar in massing and size. Therefore, the architectural style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 20 section 20.14.060 and will be controlled by the County's standard conditions (Condition No. 4 and Condition No. 6).

i) Biological Resources. The California Natural Diversity Data Base (CNDDB) identifies the potential for native plant communities

including Maritime Chaparral, Monterey Pine Forest, Monterey Cypress Forest, Coast Live Oak Forest, Grasslands, and Dune Habitat in the vicinity of the project site. A Biological Assessment (LIB230228 – see Finding 2, Evidence "b") was prepared by Fred Ballerini, who confirmed that the project site has been altered to the point that the parcel lacks significant native habitat within the proposed areas of construction. During the site visit, several bird and mammal species were observed on neighboring parcels containing adequate vegetative cover. The recommendation to implement a native oak woodland grassland restoration plan will greatly enhance the habitat values of the parcel. Ballerini recommended implementation of an invasive species eradication plan, installation of temporary perimeter exclusionary fencing to allow for native grasses to become established, and ceasing irrigation of existing Coast live oak trees within the critical root zones to minimize potential spread of soil fungus to the trees. These recommendations have been incorporated as part of the project's preliminary landscape plan. They will be implemented by Condition No. 4. In accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey is required by Condition No. 5.

j) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with CIP section 20.147.080.B, an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A Phase I Archaeological Report (LIB230227 – see Finding 2, Evidence "b") was prepared by Achasta Archaeological Services (Achasta) in January 2022. The assessment included a records search that identified several known resources within 750-feet of the proposed development. The assessment also included a field survey of the subject property and archival research to determine if resources extend into the project site. Achasta's pedestrian survey of the Project Area produced negative results and indicated that significant cultural materials are not located within the project area. Their analysis also indicated the proposed renovations would not affect a historical resource. No further archeological investigation was recommended. The County reviewed the report and agreed with its conclusions. However, due to the site's high archaeological sensitivity and the proximity of known resources, a standard condition of approval has been incorporated, Condition No. 3, which requires the applicant to stop work if any cultural resources or human remains are identified during grading and construction.

k) Historical Resources. The existing dwelling on the property was built in 1928 for Edward S. Hunter and his son, Robert Hunter, who he passed the property to upon his death. Robert Hunter may be considered an important figure in California history as the owner of a well-known brokerage firm; however, although a building at his San Francisco office location, the Hunter-Dunlin Building, is in the National Registry, it is more closely associated with Hunter. Hunter engaged architect Wallace Neff to design his vacation home in Del Monte Forest, which was

constructed in 1928. The vacation home also has the potential to be significant as an example of the Spanish Colonial Revival architecture that Neff was known for. The Hunter vacation house has multi-leveled roof lines and balconies, decorative tiles, an elaborate chimney cap, and an enclosed courtyard with a fountain. However, starting in 1953, the house underwent several alterations over two decades. The alterations included replacing three pairs of French doors in the sun porch with three sliding-glass doors, relocating the fireplace from the south end to the west side of the living room and adjoining the room to the sunroom and verandah, installing two enormous windows at the south end overlooking the 13th hole, and drastically altering the south side of the house. A one-story addition to the east wing was added and a chimney was removed. At an unknown date, possibly in the 1960s or 1970s, all the original wood-sash windows were replaced with vinyl-sash windows, altering the character of the house. A Phase I Historical Assessment (LIB230226– see Finding 2, Evidence "b") prepared by Anthony Kirk concludes that due to the significant changes, the house has lost its historic integrity and is no longer able to convey its original character. A Peer Review Letter provided by Meg Clovis (LET_CLOVIS – see Finding 2, Evidence "b") agrees with Anthony Kirk's assessment that the house has lost its historical integrity and is not a historic resource.

l) Land Use Advisory Committee (LUAC) Review. County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Staff received and forwarded a letter from a neighbor to the LUAC prior to the public meeting. The letter requested the LUAC consider that the proposed location of the house does not extend past the neighbor's house. The LUAC reviewed the project at a duly noticed public meeting on October 5, 2023. The neighbor was in attendance at the meeting and made a public comment addressing her concerns regarding the location. The neighbor requested to move the house two feet further back, to which the Agent agreed to explore the opportunity to re-site the house with the Applicants. Subsequent to the LUAC meeting, several attempts were made to set up a meeting between the neighbors and Applicants, and an agreement has not been reached. The proposed project meets all of the setback requirements. The LUAC voted 6-0 to support the project as proposed with the recommendation that the neighbors meet to resolve issues.

m) The project planner reviewed the project via the County's GIS records, and conducted a site visit on October 5, 2023, to verify that the proposed project conforms to the applicable plans and Monterey County Code.

n) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230140.

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

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

b) The following reports have been prepared:
- "Biological Assessment" (LIB230228) prepared by Fred Ballerini, Pacific Grove, CA, June 29, 2023.
- "Geotechnical Report" (LIB230229) prepared by Greg Bloom, PE, GE, Butano Geotechnical Engineering, Inc., Watsonville, CA, June 20, 2023.
- "Phase I Archaeological Assessment" (LIB230227) prepared by Susan Morley, M.A., RPA, Achasta Archaeological Services, Marina, CA, January 2022 (revised August 2023).
- "Supplemental Memorandum" (LET_MORLEY) prepared by Susan Morley, M.A., RPA, Achasta Archaeological Services, Marina, CA, September 28, 2023.
- "Phase I Historical Assessment" (LIB230226) prepared by Anthony Kirk, Ph.D., Santa Barbara, CA, August 6, 2021.
- "Peer Review" (LET_CLOVIS) prepared by Margaret Clovis, M.A., Salinas, CA, September 16, 2021.

Staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230140.

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, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available to serve the proposed development. The original fixture count has been reduced. Water will

be provided by CalAm, as managed by the Monterey Peninsula Water Management District with no proposed increase to the water service. Sewer will be provided by the Carmel Area Wastewater District through the Pebble Beach Community Services District. Service for the project will be provided through the same connections used by the existing development.

c) The project is located on 17 Mile Drive, a frequently traveled road for tourism. To minimize the overall construction impacts to the neighborhood, approval and implementation of a Construction Management Plan is required (Condition No. 7). The Construction Management Plan will limit parking areas, hours of construction, and identify haul routes for grading exports.

d) Staff conducted a site inspection on October 5, 2023, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230140.

5. FINDING: **NO VIOLATIONS –** The subject property complies with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of the County's zoning ordinance. No violations exist.

EVIDENCE:

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

b) Staff conducted a site inspection on October 5, 2023, and researched County records for possible violations on the property. None were found.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230140.

6. 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 is categorically exempt from environmental review pursuant CEQA Guidelines section 15302, Replacement. The project consists of demolition and re-construction of a single-family dwelling and accessory dwelling unit that will be located on the same site, and will have substantially the same capacity and purpose as the structure being replaced.

b) The project is also categorically exempt from environmental review pursuant to CEQA Guidelines section 15303, New Construction. The proposed project is the construction of a single-family residence in a residential zone.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply. CEQA section 15302 is not qualified by consideration of the project location; section 15303 does qualify by consideration of the project

location, however, the project does not impact environmental resources of hazardous or critical concern where designated (see Findings 2 and 3, and supportive evidence); the project does not contribute to any cumulative environmental effects (see Finding 2, Evidence "i" and Finding 3 ,and supportive evidence); there is no reasonable possibility that the project would cause an impact due to unusual circumstances (see Findings 2 and 3, and supportive evidence); based on the project location, and its topographical relationship to visual public access points in the area, the proposed development will not interfere with visual access along 17-Mile Drive, is not visible from Point Lobos or Carmel Beach without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the parcel, will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity; is not a hazardous waste site or any list compiled pursuant to Government Code section 65962.5; and does not involve any identified historical resources (see Finding 2, Evidence "k").

d) No adverse environmental effects were identified during staff review of the development application during a site visit on October 5, 2023.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230140.

7. FINDING: **PUBLIC ACCESS** – The project conforms 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 polices. Further, it will not interfere with any historic public use or trust rights.

EVIDENCE: a) No access is required, so the project will have no substantial adverse impact on access, either individually or cumulatively. The requirements of DMF CIP, section 20.147.130 have been met.

b) Staff has investigated, but has found no evidence or documentation of a historic public use or trust rights over this property.

c) The subject property is not in an area in which 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 not in an area in which the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).

e) The parcel is located within the 17-Mile Drive and Pt. Lobos viewsheds (see Finding 2, Evidence "h"). Based on the project location, and its topographical relationship to visual public access points in the area, the proposed development will not interfere with visual access along 17-Mile Drive. The proposed development is not visible from Point Lobos or Carmel Beach without aided vision due to distance, topography, and existing mature vegetation, including several trees surrounding the parcel. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean or

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 County of Monterey HCD-Planning for the proposed development are found in Project File PLN230140.

8. FINDING: **APPEAL –** the Board of Supervisors has considered the contentions made in the appeal and all other documentary, oral and written evidence. After review of this evidence, the Board responds as follows to the Appellant's contentions:

EVIDENCE: a) The Appellants (The Thomas Family), pursuant to Title 20 section 20.86.030.C, timely filed as appeal from the January 25, 2024, decision of the Zoning Administrator (see also Finding No. 1, Process). The appeal challenged the Zoning Administrator's approval of the Hodge/Keare Permit contending that the findings were not supported by the evidence and the decision was contrary to law.

In summary, the Notice of Appeals submitted on February 9, 2024, contend that there was a lack of fair or impartial hearing; there are inconsistencies with Policies contained in the Del Monte Forest Land Use Plan such as visual impacts in the public viewshed and development within environmentally sensitive habitat areas.

The contentions in the appeal are responded to in as follows:

b) **Appellant's Contention 1:** *"The applicant argued points made by the Thomas family members at the Del Monte Forest Land Use Advisory Committee (LUAC) indicating they requested the residence be moved back two (2) feet. The representation was not made by Thomas Family members, they have requested it be moved back six (6) feet."*

During the January 25, 2024 hearing, the Zoning Administrator received testimony that the proposed design of the house includes preserving and showcasing an existing oak tree located along the south elevation. If the house is moved further away from the ocean by more than two feet, a significant redesign of the house would need to be completed to preserve the existing tree at its current location. Because of this constraint, the Zoning Administrator approved the project contingent on updating Condition No. 1 to include the following sentence: "The County shall allow flexibility to re-site the main dwelling up to two feet toward 17 Mile Drive." The Applicant agreed to this condition.

c) **Appellant's Contention 2**: *"The findings are replete with statements that are not supported by substantial evidence. For example:"*

d) **Appellant's Contention 2a**: *"Contrary to the findings, the site is not suitable for the project. The project site is in an archaeological resource. The site is in an area identified in County records as having high archaeological sensitivity pursuant to "Phase 1 Archaeological*

Assessment" (LIB230227) prepared by Susan Morely (SIC) revised August 2023."

Pursuant to the DMF LUP Policy 58, a Phase 1 Archaeological Survey prepared by Susan Morley, M.A., RPA, Achasta Archaeological Services, was conducted on the proposed project site yielding negative results. Potential for impacts to archaeological resources are described in Findings 2 and 3 above.

e) **Appellant's Contention 2b**: *"Contrary to the findings, his site is not suitable for the project. The project site has been identified within the regional area through the California Natural Diversity Data Base for various native plants including but not limited to Maritime Chapparal, Monterey Pine Forest, Monterey Cypress Forest, Coast Live Oak Forest, Grasslands, and Dune Habitat pursuant to Biological Assessment" (LIB230228) prepared by Fred Ballerini June 29, 2023."*

A Biological Assessment was conducted on the project site by a qualified biologist, Fred Ballerini. The assessment found that the project site is void of any significant native habitat community due to the site being heavily altered throughout the years. The assessment did not yield evidence of special status wildlife species or vegetation due to the lack of suitable habitat on the project site.

The proposed project includes removing the existing manicured lawn and returning the project site to native oak woodland and prairie grassland habitat. A non-standard Restoration Condition has been included in the Conditions of Approval to ensure the establishment of native plantings, success criteria, ongoing monitoring, and the eradication of invasive species. The proposed construction project will have a less than significant impact on special natural communities.

f) **Appellant's Contention 3**: *"The findings are not supported by substantial evidence."*

g) **Appellant's Contention 4**: *"The project is inconsistent with the Del Monte Forest Land Use Plan; Del Monte Forest Coastal Implementation Plan, Title 20, Coastal Act, and General Plan in that it:"*

h) **Appellant's Contention 4a**: *"Approves demolition of a 6,256 square foot, two-story single-family dwelling with an attached guest house and two-car garage and construction of an 8,467 square foot single-family dwelling and a 960 square foot two-story detached assessor (SIC) dwelling unit in a highly sensitive archaeological location."*

The Del Monte Forest Land Use Plan Policy No. 58 states: "Whenever development is proposed, it shall be determined whether the affected property has received an archaeological survey… The survey should describe the sensitivity of the site and make appropriate recommendations concerning needed protection of the resource."

A Phase 1 archaeological survey report (LIB230227) was prepared in January 2022. The report identified known resources in the vicinity through a records check with the Northwest Information Center at Sonoma State. The archaeologist conducted a survey of the site and found no evidence of potentially cultural materials in the project area (see Finding 2, Evidence "j"). Additionally, the proposed development of the main dwelling, detached accessory dwelling unit, and associated site improvements are within the same footprint as the previous residence, driveway, and landscaping that has been heavily developed.

i) **Appellant's Contention 4b**: *"Approves a house on 17 Mile Drive in conflict with the Design Control District (Title 20 Section 20.44.010) and Policies 51, 56, and 57 of the Del Monte Forest Land Use Plan which call for new development to be compatible with the neighborhood and for protection of the public viewshed."*

The DMF LUP Policy 51 states "Live tree removal shall be prohibited in undeveloped areas unless it is consistent with all other LUP policies and any Forest Management Plan applicable to the area in question." The proposed project does not include removal of trees.

The DMF LUP Policy 56 states that new development including ancillary structures between 17-Mile Drive and the sea shall be designed and sited to minimize obstruction of views of the sea. The proposed main dwelling is within the height limitations of Title 20 section 20.14.060.C.1. The proposed height is 26 feet 1 inch, while the maximum height is 30 feet. The topography of the parcel slopes downward to the west and will not obstruct the ocean views along 17-Mile Drive. The proposed fencing is open-spaced to allow for unobstructed viewing along 17-Mile Drive (see Finding 2, Evidence "h"). Proposed landscaping includes the planting of Coast live oak trees to be strategically placed to provide privacy while leaving open views of the sea.

The DMF LUP Policy 57 states "the timely identification and evaluation of archaeological, historical, and paleontological resources, and coordination with applicable Native American representatives, is encouraged, so that these resources are given full consideration during the conceptual design phase of land use planning for project development." As described in this Resolution, archaeological investigations and historic resource evaluations have been conducted and no potentially significant impacts to such resources are anticipated. This project is categorically exempt pursuant to CEQA. No official consultation with Native American tribes is required.

The proposed project is similar in design with other residential homes found throughout Pebble Beach and along 17-Mile Drive. The design was reviewed and unanimously approved for recommendation by the DMF

LUAC at a duly noticed meeting on October 5, 2023. The design was also reviewed and approved by the Zoning Administrator at a duly noticed public hearing on January 25, 2024. The approved project is consistent with the Design Control District (Title 20 section 20.44.010).

j) **Appellant's Contention 4c**: *"Ignores the fact that the current home is a Spanish Colonial Revival home Wallace Neff was known for designing. The proposed new home is an incompatible development with the surrounding coastline as is not consistent with the surrounding development along 17 Mile Drive and does not compliment the natural scenic assets of this area such as the ocean view and view of Point Lobos."*

A Phase 1 Historical Assessment (LIB230226) conducted by Anthony Kirk acknowledges the contributions of Wallace Neff, however, the main dwelling has lost its historical integrity due to significant alterations over the years (see Finding 2, Evidence "k"). A Peer Review provided by Meg Clovis (LET_CLOVIS) concurs with Kirk's assessment that the residence no longer conveys its original character and has lost its historical integrity.

The proposed design is consistent with other residential homes in the neighborhood and meets the standards as set forth in Title 20 section 20.44.010 (see Finding 2, Evidence "h"). Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive. The proposed development is not visible from Point Lobos without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the parcel. Consistent with DMF LUP Policies 123 and 137, the proposed development will neither block significant public views toward the ocean nor adversely impact the public viewshed or scenic character in the project vicinity.

k) **Appellant's Contention 4d**: *"Ignores the fact that the location of the proposed modern residence in direct contrast with the current Spanish Colonial Revival home is in the direct viewshed of the appellant. It has been requested the residence be set back an additional six (6) feet. The proposed location of the residence will sit directly in front of appellant's residence and is hedging closer and closer to the ocean, significantly interfering with their views of Point Lobos, the ocean and Pebble Beach Golf Links. Moreover by placing a residence six (6) feet in front of the adjoining property coupled with permitting a swimming pool and hot tub in such close proximity to an established residence will create a precedent allowing each new development to move closer to the golf course that will increase the hazard for public walking or golfing on the Pebble Beach Golf Links."*

All proposed development including ancillary development and design control meets the development standards within Title 20 section 20.14

(see Finding 2, Evidence "e") and DMF LUP Policy 58 (see Finding 8, Evidence "j"). Views from private property are not protected in the Del Monte Forest Land Use Plan area.

l) **Appellant's Contention 4e**: *"Ignores the fact that the establishment, maintenance and operation of this project under the circumstances of this particular case will be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing in the neighborhood."*

As demonstrated in the preceding and subsequent findings, the project will not be detrimental to health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood, as well as the general visitor serving public. There is no evidence that the replacement of a single-family dwelling and accessory dwelling unit on a residential lot that conforms to the applicable regulations would be detrimental to health, safety, peace, morals, comfort or welfare of persons in the neighborhood.

m) **Appellant's Contention 4f**: *"The project as proposed includes a large swimming pool that encroaches a few feet within the eastern property line's twenty (20) foot set back and the hot tub and swimming pool are located directly adjacent to the southeast corner of the applicant's residence and are basically as close as possible to the appellant's residence. The swimming pool and hot tub are basically as close to the appellant's property as possible. It should be noted that it is not the custom, pattern and practice for parcels located on the Pebble Beach Golf Links to have swimming pools on the golf course greens and in using Google Earth not one other swimming pool is shown on the course. Swimming pools this close in proximity to one of the most prestigious golf courses in the world are detrimental to not only the safety of those swimming, but the comfort and general warfare of those travelling the course. See attached photos of the proposed location of the swimming pool in relation to the golf course (13th hole) and the appellant's residence.*

It is unclear how a private pool along a golf course would create a health or safety impact other than from the potential for errant golf balls present along a golf course irrespective of the presence of a pool. As demonstrated in the preceding and subsequent findings, the project will not be detrimental to safety, comfort, and general welfare of the persons residing or working in the neighborhood, as well as the general visitor serving public and those travelling the golf course.

n) **Appellant's Contention 4g**: *"Approves a development in conflict with Policy 64 of the Del Monte Forest Land Use Plan which states that no development proposals with the potential to damage an archaeologically sensitive area shall be categorically exempt from environmental review."*

DMF LUP Policy 64 states, "Development and use of the land, whether public or private, shall conform to the policies and shall meet resource

protection requirements as set forth in this LUP. This includes development on legal lots of record as well as new subdivisions." Potential hazards to biological resources, cultural resources, and historical resources were identified during Staff's review of the proposed development. Assessments were conducted (see Finding 3, Evidence "b") to verify that the project conforms to the applicable policies and regulations. Recommended conditions have been incorporated. The proposed development is consistent with the text, policies, and regulations in the 1982 Monterey County General Plan, Del Monte Forest LUP, Del Monte Forest CIP, and Title 20 (See Finding 2).
Categorical Exemptions are found within CEQA policies. They are not addressed within the DMF LUP, CIP or Title 20.

o) **Appellant's Contention 5**: *"The project as proposed is not categorically exempt from CEQA for the below reasons":*

p) **Appellant's Contention 5a**: *"The project site is environmentally sensitive in specified respects pursuant to the following reports submitted with the application:*

- *"**Biological Assessment**" (LIB230228)*
- *"**Geotechnical Assessment**" (LIB230229)*
- *"**Phase 1 Archaeological Assessment**" (LIB230229)*

The Biological Assessment states that the proposed construction project will have no impacts on special natural communities (see Finding 2, Evidence "i" and Finding 8, Evidence "e").

There were no hazards or concerns addressed within the Geotechnical Assessment. The site is suitable for residential development from a geotechnical perspective.

The Phase 1 Archaeological Assessment uncovered no archaeological or cultural resources (see Finding 2, Evidence "j" and Finding 8, Evidence "h").

q) **Appellant's Contention 5b**: *"The project may result in damage to scenic resources.*"

As demonstrated in preceding and subsequent findings (also, see Finding 2, Evidence "h"; Finding 6, Evidence "c"; Finding 7. Evidence "e"; and Finding 8, Evidence "i"), the project will not damage scenic resources.

r) **Appellant's Contention 5c**: *"The project and successive projects of the same time in the same place will result in cumulative impacts."*

As demonstrated in preceding and subsequent findings (also, see Finding 6, Evidence "c"; Finding 2, Evidence "i"; and Finding 3, and supportive evidence), the project will not cause cumulative impacts. This project involves replacement of a single-family dwelling and accessory structure in a residential area.

9. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the California Coastal Commission.

EVIDENCE: a) Title 20 section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20), the project is appealable to the California Coastal Commission, as it involves non-exempt development requiring a Coastal Development Permit pursuant to Title 20 section 20.14.030.F (development within 750 feet of a known archaeological site), and is therefore conditionally allowable development under the base zoning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1) Find that the project qualifies for both a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply;
2) Deny the appeal filed by the Thomas Family challenging the Zoning Administrator's approval of a Combined Development Permit (HCD-Planning File No. PLN230140/Hodge and Keare); and
3) Approve the Combined Development Permit consisting of:
    a. Coastal Administrative Permit and Design Approval to allow the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool and associated site improvements;
    b. Coastal Administrative Permit and Design Approval to allow construction of 960 square foot accessory dwelling unit with an attached three-car garage; and
    c. Coastal Development Permit for development within 750 feet of known archaeological resources.

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

PASSED AND ADOPTED on this 14th day of May 2024, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams
NOES: None
ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on May 14, 2024.

Dated: May 17, 2024
File ID: RES 24-082
Agenda Item No. 12

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

Emmanuel H. Santos

Emmanuel H. Santos, Deputy

County of Monterey HCD Planning

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

PLN230140

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230140) allows the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 960 square foot detached accessory dwelling unit with an attached garage, 320 square foot pool and associated site improvements. The property is located at 3406 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-002-000), 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. The County shall allow flexibility to re-site the main dwelling up to two feet toward 17 Mile Drive. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 24-153) was approved by the Board of Supervisors for Assessor's Parcel Number 008-381-002-000 on May 14, 2024. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD0012(D) - LANDSCAPE PLAN AND MAINTENANCE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, an electronic copy of the final landscaping plan shall be submitted to HCD - Planning. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The landscaping plan shall balance the proposed oak woodland planting to preserve ocean views and not overwhelm the public viewshed. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD- Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD– Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Agent/Contractor shall submit final landscape plans and contractor's estimate to HCD- Planning for review and approval prior to issuance of Building Permits. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Owner/Applicant/Agent/Contractor shall submit to HCD– Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval prior to issuance of Building Permits.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal or construction activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD – Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Contractor shall submit to HCD-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

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

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: The lighting shall be installed and maintained in accordance with the approved plan.

Owner/Applicant/Agent shall submit and electronic copy of the lighting plans to HCD - Planning for review and approval prior to the issuance of building permits. Approved lighting plans shall be incorporated into final building plans.

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

8. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable.

Owner/Applicant/Agent shall submit signed and notarized Indemnification Agreement to the Director of HCD – Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to HCD – Planning.

9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

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

10. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A biological report has been prepared for this parcel by Fred Ballerini, dated June 29, 2023, and is on record in Monterey County HCD-Planning, Library No. 230228. All development shall be in accordance with this report."

Compliance or Monitoring Action to be Performed: Submit proof that all development has been implemented in accordance with the report to HCD-Planning for review and approval.

Submit signed and notarized document to the HCD-Planning for review and signature by the County.

11. RESTORATION AND MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a restoration plan in accordance with the recommendations contained in the Biological Assessment (LIB230228) to HCD-Planning for review and approval. The restoration plan shall include the following: use local plant sources for seed and container plant revegetation material, removal of exotic species, revegetation, success criteria, yearly monitoring, establishment of a monitoring program to track the success of non-native vegetation control and establishment of native species, and establishment of an ongoing maintenance program for non-native plant control and other actions noted during monitoring. Quarterly monitoring of the restoration area will occur during the first year and then yearly for the following 3 years.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit a restoration plan detailing the recommendations of LIB230228 and this condition to HCD-Planning for review and approval.

Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit to HCD-Planning a copy of a contract between the owner/applicant and a qualified biologist indicating that the restoration plan and monitoring program will be implemented.

Prior to final inspection, the Project Biologist shall prepare and submit to HCD-Planning for review and approval, a report confirming that exotic species have been removed, and all replanting and revegetation activities have successfully occurred.

On an ongoing basis for the duration of the required monitoring period, annual reports shall be submitted to HCD-Planning for review and approval detailing compliance the approved restoration plan.

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GENERAL NOTES

COORDINATION

1. IF THESE DRAWINGS ARE NOT **24" x 36"** THEY HAVE BEEN REDUCED OR ENLARGED
2. THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS
3. **ALL WORK SHALL COMPLY w/ THE 2022 CALIFORNIA BUILDING CODE (2022 CABC), 2022 CALIFORNIA PLUMBING CODE (2022 CPC), CALIFORNIA MECHANICAL CODE (2022 CMC), CALIFORNIA ELECTRICAL CODE (2022 CEC), AND THE 2021 NFPA 101 LIFE SAFETY CODE; AND ALL OTHER APPLICABLE STATE & LOCAL CODES, RULES, AND REGULATIONS**
4. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
5. DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
6. DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK

CONTRACTOR DUTIES

7. THE CONTRACTOR SHALL:

   A. FURNISH, PAY FOR, AND FILE ALL NECESSARY PERMITS, FEES, INSPECTIONS, ETC. EXCEPT FOR PLAN CHECK, ZONING, AND SCHOOL FEES WHICH WILL BE PAID FOR BY THE OWNER

   B. GUARANTEE ALL WORK FOR ONE YEAR AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE OF PAYMENT

   C. PROVIDE RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS BEFORE FINAL PAYMENT IS MADE

   D. FILE WORKMAN'S COMPENSATION

   E. ARRANGE FOR ALL INSPECTIONS AS CALLED FOR IN SECTION 108.4 OF THE 2010 CABC
8. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES
9. CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND ADJACENT SITE IMPROVEMENTS FROM DAMAGE DURING THE COURSE OF THE WORK
10. CONTRACTOR SHALL BRACE STRUCTURE AS REQUIRED DURING CONSTRUCTION
11. CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEANUP TO REMOVE DUST AND DEBRIS FROM CONSTRUCTION AREA
12. ALL SPECIAL INSPECTION AGENCIES, INDIVIDUALS, AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION FOR APPROVAL
13. CONTRACTOR SHALL PROVIDE PLANS OF GAS LINE SIZING TO THE BUILDING INSPECTION OFFICE PRIOR TO CALLING FOR INSPECTION

GENERAL

14. ALL STAIRS WITH MORE THAN THREE RISERS SHALL HAVE ONE (1) 1-1/4" - 2" DIAMETER HANDRAIL w/ 1-1/2" CLEARANCE FROM THE WALL. ALL RAILS SHALL BE BETWEEN 34" AND 38" ABOVE NOSING OF THE TREAD AND BE CONTINUOUS FROM THE TOP RISER TO THE BOTTOM RISER -- 2022 CABC SEC.1011
15. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER - 2022 CRC SEC. R312
16. FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE w/ 2022 CABC SEC. 718
17. HEARTHS SHALL EXTEND 20" IN FRONT AND 12" BEYOND EACH SIDE OF FIREPLACE OPENING
18. FIREPLACE SHALL HAVE TIGHT FITTING METAL OR GLASS DOOR AND OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL
19. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED -- 2022 CABC SEC. 2406

ENERGY

20. THIS BUILDING MEETS THE ENERGY BUILDING DESIGN REQUIREMENTS OF TITLE 24 PART 6. SEE **SHEET #** FOR CERTIFICATE OF COMPLIANCE.
21. ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N.
22. INSULATION SHALL MEET THE CALIFORNIA ENERGY COMMISSION (C.E.C.) QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
23. ALL FREEZERS, REFRIGERATORS, AND FLUORESCENT LAMP BALLASTS SHALL BE CERTIFIED BY THE C.E.C.
24. ALL HVAC EQUIPMENT, WATER HEATERS, FAUCETS, AND SHOWER HEADS SHALL BE CERTIFIED BY THE C.E.C.
25. ALL TOILETS ARE TO BE ULTRA LOW FLOW 1.6 GALLONS MAXIMUM FLUSH CAPACITY
26. THERMOSTATS SHALL BE OF A PROGRAMMABLE DUAL SET BACK TYPE.
27. WATER HEATER SHALL BE INSULATED WITH R-12 BLANKET AND PIPES WITHIN FIRST FIVE FEET OF TANK WITH R-4
28. ALL GENERAL LIGHTING SHALL BE HIGH EFFICACY & COMPLY w/ TITLE 24 CALCULATIONS -- 2022 CEC TABLE 150.0-A

LIFE SAFETY

29. BUILDINGS TO BE FULLY SPRINKLERED IN ACCORDANCE w/ 2022 CRC SEC. 313 AND NFPA 101 13D. DRAWINGS TO BE SUBMITTED FOR PERMIT BY DESIGN/BUILD SUBCONTRACTOR
30. SMOKE DETECTORS SHALL BE HARD-WIRED IN CEILINGS AND EQUIPPED w/ A BATTERY BACKUP. SEE REFLECTED CEILING AND MECHANICAL PLANS FOR EXACT LOCATIONS -- 2022 CABC SEC. 907
31. ALL SMOKE DETECTORS TO BE WIRED FOR 24 HOUR MONITORING BY REMOTE ANSWERING STATION PER NFPA 72

MEP

32. ALL GAS APPLIANCES SHALL HAVE GAS IGNITER TYPE PILOTS AND INTERMITTENT IGNITION DEVICES
33. CLOTHES DRYERS SHALL BE VENTED TO THE OUTSIDE. PROVIDE BACKDRAFT DAMPER
34. WATER HEATERS SHALL BE SECURELY FASTENED TO PREVENT OVERTURNING -- 2022 CPC SEC. 507.2
35. ALL HOT WATER FAUCETS WITH 10 FEET OR MORE OF PIPE BETWEEN FAUCET AND WATER HEATER ARE TO BE EQUIPPED WITH HOT WATER RECIRCULATING SYSTEM
36. ALL SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE
37. ALL HOSE BIBBS SHALL HAVE APPROVED NON-REMOVABLE BACK FLOW PREVENTION DEVICES -- 2022 CPC CHAPTER 6
38. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER 2022 CMC
39. EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS
40. ALL ELECTRICAL OUTLETS IN EXTERNAL WALLS SHALL HAVE INSULATING GASKETS
41. NO LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE CLOSER THAN 12" TO COMBUSTIBLE STORAGE ITEMS -- 2022 CEC ARTICLE 410
42. ALL 120V / 1-PH / 15- & 20- AMP BRANCH CIRCUITS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER -- 2022 CEC ARTICLE 210.12

SYMBOLS

GRID LINE - F.O.S. UNLESS OTHERWISE NOTED

4'-0" DIMENSION TO FACE OF FRAMING

4'-0" DIMENSION TO CENTERLINE

4'-0" DIMENSION TO FACE OF FINISH

DETAIL REFERENCE SHEET LOCATION

X / AX.X DETAIL REFERENCE SHEET LOCATION

2 / 1 AX.X 3 / 4 INTERIOR ELEVATION KEY AND SHEET LOCATION

X DOOR NUMBER, SEE DOOR SCHEDULE

109 WINDOW NUMBER, SEE WINDOW SCHEDULE

296'-0 3/4" ELEVATION DATUM POINT

X / AX.X SECTION SHEET LOCATION

X / AX.X EXTERIOR ELEVATION SHEET LOCATION

30'-0" SPOT ELEVATION

1 DRAWING KEYNOTE

MATCH LINE MATCH LINE

DRAWING REVISION

X DRAWING REVISION REFERENCE

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	K.D.	KILD DRIED
A.B.	ANCHOR BOLT	L.H.	LEFT HAND
ABV.	ABOVE	LAV.	LAVATORY
A.C.	AIR CONDITIONING	LT.	LIGHT
ADJ.	ADJUSTABLE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MED.	MEDIUM
ASPH.	ASPHALT	MFR.	MANUFACTURER
B.O.	BOTTOM OF	MIN.	MINIMUM
B.U.R.	BUILT-UP ROOFING	MIR.	MIRROR
BD	BOARD	MTD.	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BLKG.	BLOCKING	(N)	NEW
BLW.	BELOW	N.T.S.	NOT TO SCALE
BM.	BEAM	NIC	NOT IN CONTRACT
BRZ.	BRONZE	O/	OVER
BTW.	BETWEEN	O.C.	ON CENTER
C.I.	CAST IRON	OPG.	OPENING
C.I.P.	CAST IN PIPE	P.T.	PRESSURE TREATED
C.O.	CLEAN OUT	PL.	PLATE
CAB.	CABINET	PLAM.	PLASTIC LAMINATE
CL	CENTER LINE	PLYWD.	PLYWOOD
CLG.	CEILING	PNL.	PANEL
CLO.	CLOSET	PR.	PAIR
CLR.	CLEAR	PTD.	PAINTED
CMU	CONCRETE MASONRY UNIT	R	RISER
COL.	COLUMN	R.H.	RIGHT HAND
CONC.	CONCRETE	R.O.	ROUGH OPENING
CONT.	CONTINUOUS	R.W.L.	RAIN WATER LEADER
CSK.	COUNTERSINK	RAD. / R.	RADIUS
CSMT.	CASEMENT	REINF.	REINFORCED
CTR.	CENTER	REQ'D	REQUIRED
CW	COLD WATER	RESIL.	RESILIENT
DF	DOUGLAS FIR	RM.	ROOM
DH	DOUBLE HUNG	RWD.	REDWOOD
DIA.	DIAMETER	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DIM.	DIMENSION	S.C.	SOLID CORE
DISP.	GARBAGE DISPOSAL	S.C.D.	SEE CIVIL DRAWINGS
DN.	DOWN	S.L.D.	SEE LANDSCAPE DRAWINGS
DR.	DOOR	S.P.	SOLID PIPE
DTL	DETAIL	S.S.	STAINLESS STEEL
DW	DISHWASHER	S.S.D.	SEE STRUCTURAL DRAWINGS
DWG.	DRAWING	S.T.	STEEL TROWEL
DWR.	DRAWER	SH.	SHELF
(E)	EXISTING	SHWR.	SHOWER
EA.	EACH	SIM.	SIMILAR
EL.	ELEVATION	SPK.	SPEAKER
ELEV.	ELEVATOR (OR ELEVATION)	STL.	STEEL
EQ	EQUAL	STN.	STAIN
EXP.	EXPOSED	T&G	TONGUE & GROOVE
EXT.	EXTERIOR	T	TREAD
F.G.	FINISHED GRADE / FIXED GLASS	T.O.	TOP OF
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
F.O.F.	FACE OF FINISH	T.O.P.	TOP OF PLATE
F.O.S.	FACE OF STUD	T.O.S.	TOP OF STEEL / SLAB
FD	FLOOR DRAIN	T.O.W.	TOP OF WALL
FDN.	FOUNDATION	T.S.	TUBE STEEL
FIN.	FINISH	THK.	THICKNESS
FLR.	FLOOR	TYP.	TYPICAL
FRPR.	FIREPROOFING	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING	V.I.F.	VERIFY IN FIELD
G.I.	GALVANIZED IRON	V.T.R.	VENT THROUGH ROOF
G.W.B.	GYPSUM WALLBOARD	V.P.	VENT PIPE
GA.	GAUGE	W.O.	WHERE OCCURS
GL.	GLASS	W.P.	WATERPROOFING
H.C.	HOLLOW CORE	W.S.	WEATHER STRIPPING
H.W.	HOT WATER	W/	WITH
HB	HOSEBIB	WC	WATER CLOSET
HDR.	HEADER	WD.	WOOD
HOR.	HORIZONTAL	WNDW.	WINDOW
HT	HEIGHT	WH	WATER HEATER
HTR.	HEATER		
I.D.	INSIDE DIAMETER		
INS.	INSULATION		
INT.	INTERIOR		
J.H.	JOIST HANGER		
JB	JUNCTION BOX		
JST.	JOIST		
JT	JOINT		

DIRECTORY

OWNER:	HODGE/KEARE FAMILY TRUST 3406 17 MILE DRIVE PEBBLE BEACH, CA 93953
ARCHITECT:	WALKER WARNER ARCHITECTS 353 FOLSOM STREET, SAN FRANCISCO, CA 94105 TEL: 415-318-8900 EMAIL: GWARNER@WALKERWARNER.COM
GENERAL CONTRACTOR:	STOCKER & ALLAIRE 21 MANDEVILLE COURT MONTEREY, CA 93940 CONTACT: DAVID STOCKER TEL: 831-375-1890 EMAIL: DSTOCKER@STOCKERLLAIRE.COM
LANDSCAPE ARCHITECT:	LUTSKO ASSOCIATES 3295 MISSION ST SAN FRANCISCO, CA 94110 CONTACT: MYRA MESSNER TEL: 415-914-7124 EMAIL: MYRA@LUTSKOASSOCIATES.COM
STRUCTURAL ENGINEER:	STRANDBERG ENGINEERING 1511 15TH STREET SAN FRANCISCO, CA 94103 CONTACT: JOYCE FENG TEL: 415-906-2438 EMAIL: JOYCE@STRANDBERGENG.COM
CIVIL ENGINEER:	SHERWOOD DESIGN ENGINEERS 625 2ND STREET, SUITE 202 PETALUMA, CA 94952 CONTACT: CHRISTINA NICHOLSON TEL: 707-773-7829 EMAIL: CNICHOLSON@SHERWOODENGINEERS.COM
M/E/P ENGINEERS:	AXIOM ENGINEERS + COLEBREIT ENGINEERING 22 LOWER RAGSDALE DR, SUITE A MONTEREY, CA 93940 CONTACT: BILL ESTES TEL: 831-649-8000 EMAIL: BILLE@AXIOMENGINEERS.COM
GEOTECHNICAL ENGINEER:	BUTANO GEOTECHNICAL ENGINEERING, INC. 231 GREEN VALLEY RD FREEDOM, CA 95019 TEL: 831-724-2612
LIGHTING DESIGNER:	VITA PEHAR DESIGN 10005 BODEGA HIGHWAY SEBASTOPOL, CA 95472 CONTACT: VITA PEHAR TEL: 707-829-6363

PROJECT DATA

LOCATION:	3406 17 MILE DRIVE PEBBLE BEACH CA 93953
APN:	008-381-002
LOT SIZE:	102,107 sq. ft.
ZONING:	LDR/1.5-D (CZ)
BLDG USE:	SINGLE FAMILY RESIDENTIAL
OCC. GROUP:	R-3
CONST. TYPE:	TYPE V
CLIMATE ZONE:	3
GENERAL PLAN LAND USE DESIGNATION:	DEL MONTE FOREST LAND USE PLAN
WATER PROVIDER:	CALIFORNIA-AMERICAN WATER
SEWER PROVIDER:	PEBBLE BEACH CSD
BLDG. CODE:	2022 CA RESIDENTIAL BUILDING CODE (CRC) 2022 CA MECHANICAL CODE (CMC) 2022 CA ELECTRICAL CODE (CEC) 2022 CA PLUMBING CODE (CPC) 2022 CA ENERGY CODE (CEC) 2022 CA GREEN BUILDING CODE (CGBC) 2021 NFPA 101 LIFE SAFETY CODE ALL OTHER APPLICABLE STATE & LOCAL RULES AND REGULATIONS
FIRE SPRINKLERS:	NFPA 13D COMPLIANT
PROJECT SCOPE:	REPLACE EXISTING SINGLE FAMILY RESIDENCE, DETACHED ACCESSORY DWELLING UNIT AND ASSOCIATED SITE WORK WITH NEW MAIN RESIDENCE AND DETACHED 2-CAR GARAGE WITH ACCESSORY DWELLING UNIT ABOVE. NEW MAIN RESIDENCE TO INCLUDE A BASEMENT STORAGE AREA (FULLY BELOW GRADE), NEW POOL AND SPA AND ASSOCIATED SITE WORK.

GRADING

PROPOSED CUT	6,000	cubic yds
PROPOSED FILL	1,500	cubic yds

BUILDING FLOOR AREA

LOT SIZE:	102,107	sq. ft.
MAX. ALLOWABLE FLOOR AREA:	17.5%	
MAX. ALLOWABLE FLOOR AREA:	**17,868**	sq. ft.
PROPOSED FLOOR AREA:		
SECOND FLOOR	1,524	sq. ft.
FIRST FLOOR	7,117	sq. ft.
ACCESSORY DWELLING UNIT	960	sq. ft.
GARAGE	960	sq. ft.
PROPOSED BUILDING FLOOR AREA:	**10,561**	sq. ft. (10.3%)
BASEMENT (FULLY BELOW GRADE)	2,723	sq. ft.
CRAWL SPACE	4,373	sq. ft.

BUILDING SITE COVERAGE:

LOT SIZE:	102,107	sq. ft.
MAX. ALLOWABLE BSC PERCENTAGE:	15.0%	
MAX. ALLOWABLE BSC:	**15,317**	sq. ft.
PROPOSED BSC:		
BUILDING	8,077	sq. ft.
TERRACES OVER 24" ABOVE NAT. GRADE	0	sq. ft.
EAVES & AWNINGS OVER 30" DEEP	219	sq. ft.
PROPOSED BUILDING SITE COVERAGE:	**8,296**	sq. ft. (7.9%)

PESCADERO WATERSHED COVERAGE:

MAXIMUM ALLOWED:	**9,000**	sq. ft.
EXISTING:		
(E) MAIN HOUSE:	4,305	sq. ft.
(E) ACCESSORY DWELLING UNIT:	1,386	sq. ft.
(E) SHED:	105	sq. ft.
(E) HARDSCAPE:	15,007	sq. ft.
(E) IMPERMEABLE LOT COVERAGE:	**20,803**	sq. ft.
PROPOSED:		
MAIN HOUSE:	7,117	sq. ft.
GARAGE / ACCESSORY DWELLING UNIT:	960	sq. ft.
HARDSCAPE:	700	sq. ft.
DECKS & TERRACES >24" HIGH:	0	sq. ft.
ROOF OVERHANGS & EAVES >30":	219	sq. ft.
PROPOSED IMPERMEABLE LOT COVERAGE:	**8,996**	sq. ft.
PROPOSED PERMEABLE LOT COVERAGE:	18,573	sq. ft.

BUILDING HEIGHTS

EXISTING MAIN HOUSE:	
AVERAGE NATURAL GRADE:	109.06'
EXISTING BUILDING HEIGHT:	25'-8" (134.72')
EXISTING ADU:	
AVERAGE NATURAL GRADE:	114.95'
EXISTING BUILDING HEIGHT:	14'-9" (129.7')
PROPOSED MAIN HOUSE:	
AVERAGE NATURAL GRADE:	109'-8" (109.67')
ALLOWABLE BUILDING HEIGHT:	+30'-0" (139.67')
PROPOSED BUILDING HEIGHT:	**26'-1"** (135.75')
PROPOSED GARAGE/ADU:	
AVERAGE NATURAL GRADE:	122'-8" (122.63')
ALLOWABLE BUILDING HEIGHT:	+15'-0" (137.63')
PROPOSED BUILDING HEIGHT:	**14'-6"** (137.13')

DRAWING INDEX

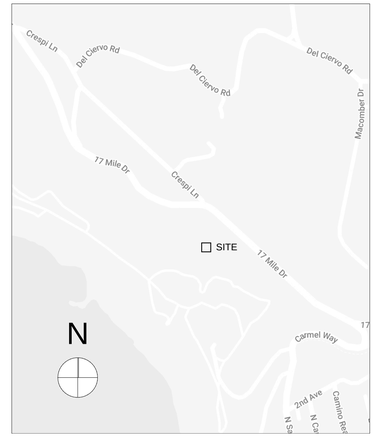
ARCHITECTURAL

A0.0	COVER SHEET
A0.1	COLOR & MATERIAL PALETTE
A0.2	COLOR & MATERIAL PALETTE
A0.3	PROPOSED FLOOR AREA & BUILDING CALCULATIONS
A0.4	PROPOSED HARDSCAPE REDUCTION PLAN
A0.5	SITE SURVEY
A1.0	PROPOSED SITE PLAN
AA2.0	MAIN HOUSE - BASEMENT
AA2.1	MAIN HOUSE - FIRST FLOOR
AA2.2	MAIN HOUSE - SECOND FLOOR, LOW ROOF & DECK
AA2.3	MAIN HOUSE - HIGH ROOF & TRELLIS
AA3.0	MAIN HOUSE - ELEVATIONS
AA3.1	MAIN HOUSE - ELEVATIONS
AA4.0	MAIN HOUSE - SECTIONS
AA4.1	MAIN HOUSE - SECTIONS
AB2.0	GARAGE/ADU - PLANS
AB3.0	GARAGE/ADU - ELEVATIONS/SECTIONS

LANDSCAPE

L1.1	LANDSCAPE SITE PLAN
L2.1	STREET ELEVATIONS
L3.1	PLANTING PLAN
L3.2	PLANTING SCHEDULE AND NOTES
L4.1	LANDSCAPE LIGHTING PLAN
L4.2	LANDSCAPE LIGHTING SPECIFICATIONS

VICINITY MAP



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www.walkerwarner.com

HODGE PEBBLE BEACH

APN: 008-381-002

3406 17 MILE DRIVE ,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

COVER SHEET

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A0.0**

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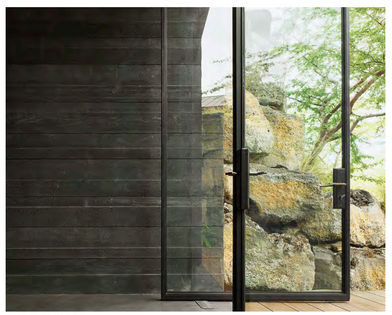
1. CONCRETE



2. WOOD



3. METAL



4. OPENINGS



5. TILE

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ISSUED:

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PLANNING RE-SUBMITTAL	2024-01-09

COLOR & MATERIAL PALETTE

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A0.1**





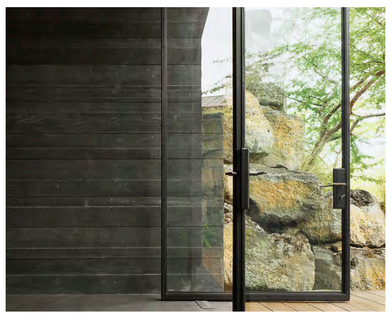
1. CONCRETE



2. WOOD



3. METAL



4. OPENINGS



5. TILE

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PLANNING RE-SUBMITTAL	2024-01-09

COLOR & MATERIAL PALETTE

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A0.2**

NOTES - PROPOSED FLOOR AREA:

FLOOR AREA

(N) MAIN HOUSE:	
SECOND FLOOR:	1,524 sq ft
FIRST FLOOR:	7,117 sq ft
SUB-TOTAL:	8,641 sf ft
(N) ADU:	960 sq ft
(N) GARAGE:	960 sq ft
TOTAL FLOOR AREA:	**10,561 sq ft**

BASEMENT (FULLY BELOW GRADE)

(N) MAIN HOUSE:	2,723 sq ft

CRAWL SPACE AREA

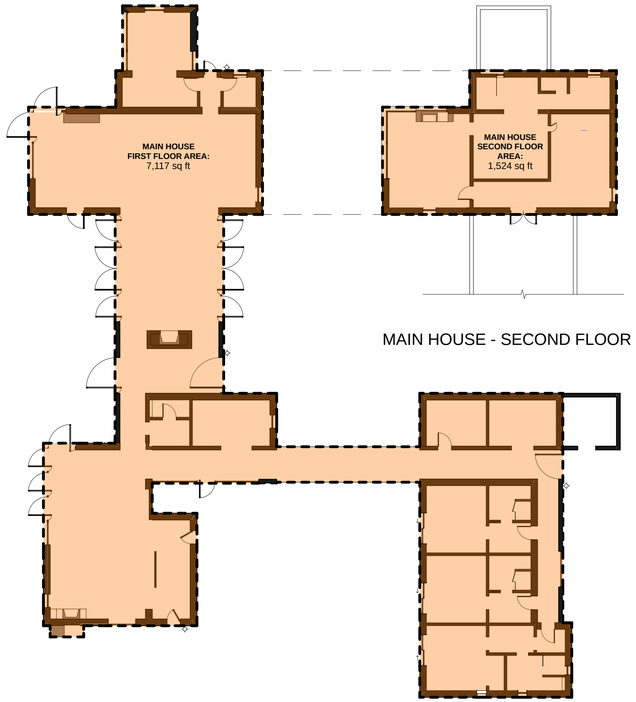
(N) MAIN HOUSE:	4,373 sq ft

LEGEND - FLOOR AREA

FLOOR AREA

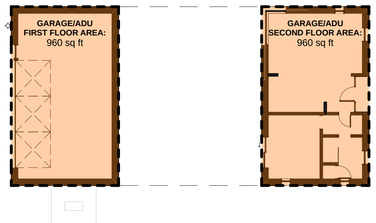
BASEMENT FLOOR AREA

CRAWLSPACE FLOOR AREA



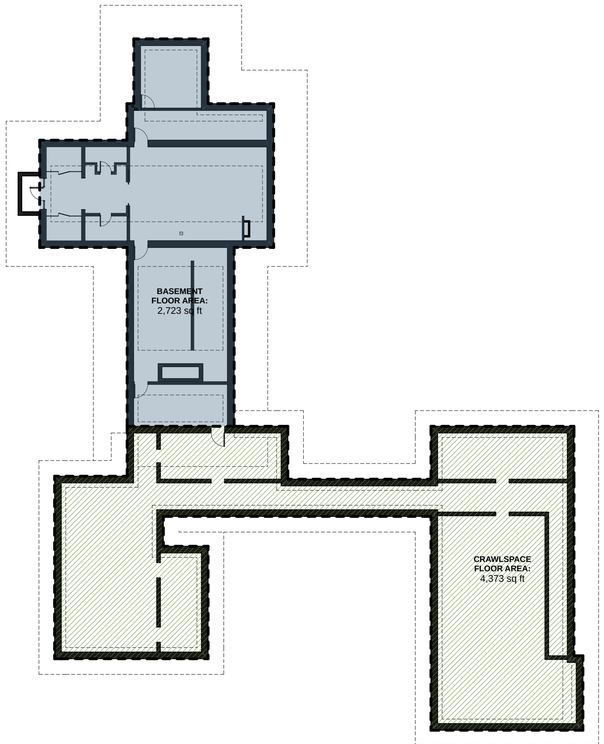
MAIN HOUSE - FIRST FLOOR

MAIN HOUSE - SECOND FLOOR



GARAGE/ADU - FIRST FLOOR

GARAGE/ADU - SECOND FLOOR



MAIN HOUSE - BASEMENT

1
A0.3

PROPOSED FLOOR AREA

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

North

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ISSUED:

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PLANNING RE-SUBMITTAL	2024-01-09

PROPOSED FLOOR AREA & BUILDING CALCULATIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A0.3**

NOTES - LOT COVERAGE:

EXISTING LOT COVERAGE:

(E) MAIN HOUSE COVERAGE:	4,305 sq. ft.
(E) ACCESSORY DWELLING UNIT:	1,386 sq. ft.
(E) SHED	105 sq. ft.
(E) HARDSCAPE:	15,007 sq. ft.
EXISTING LOT COVERAGE TOTAL:	**20,803 sq. ft.**

PROPOSED LOT COVERAGE (IMPERMEABLE):

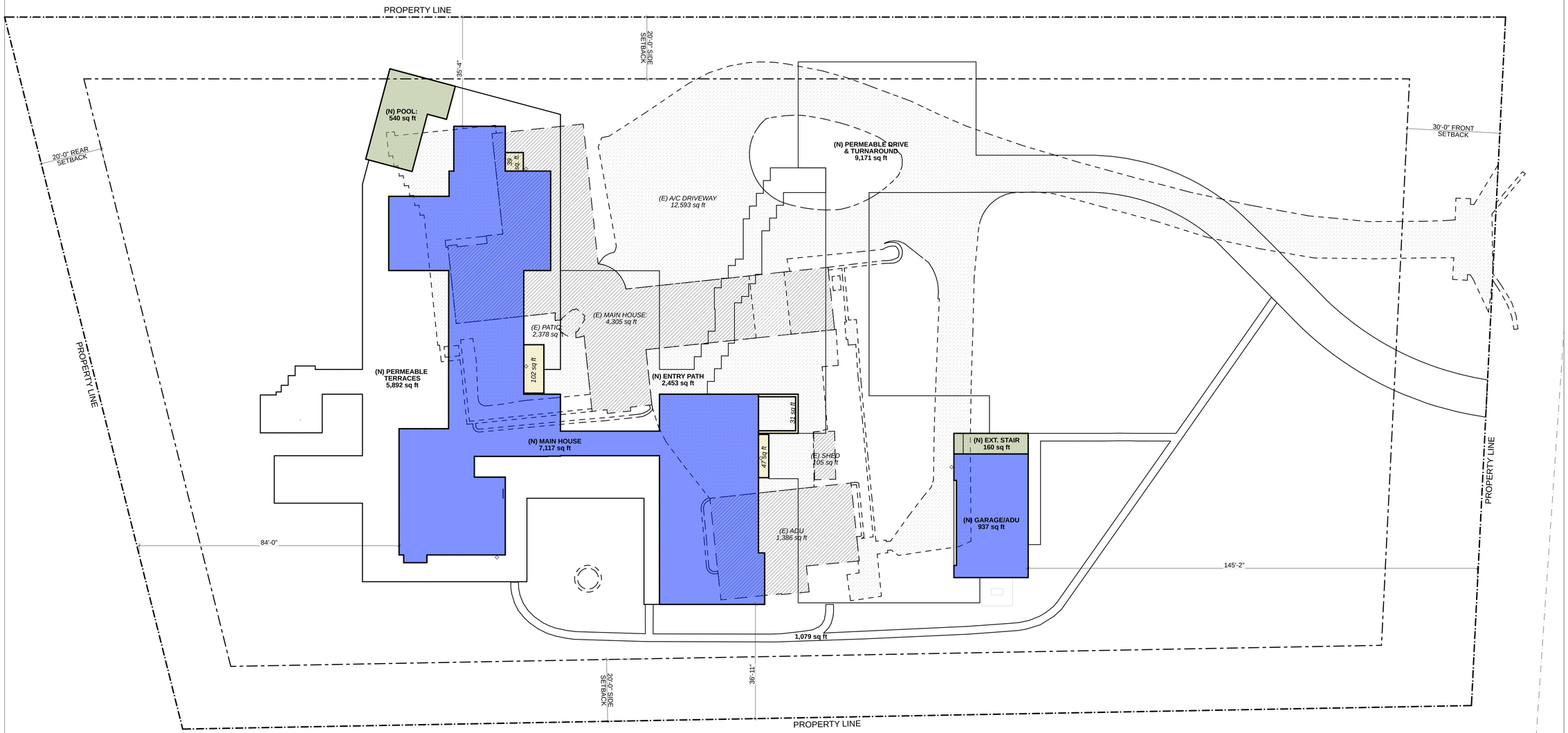
PROPOSED HOUSE COVERAGE:	7,117 sq. ft.
PROPOSED ADU COVERAGE:	960 sq. ft.
PROPOSED HARDSCAPE:	700 sq. ft.
DECKS & TERRACES >24" HIGH:	0 sq. ft.
ROOF OVERHANGS & EAVES >30":	219 sq. ft.
PROPOSED LOT COVERAGE TOTAL:	**8,996 sq. ft.**

PROPOSED LOT COVERAGE (PERMEABLE):

PROPOSED LOT COVERAGE TOTAL:	18,573 sq. ft.

LEGEND - LOT COVERAGE:

- EXISTING BUILDING COVERAGE
- EXISTING HARDSCAPE/DEVELOPED AREA
- PROPOSED BUILDING COVERAGE
- PROPOSED BUILDING COVERAGE - ROOF OVERHANGS
- PROPOSED HARDSCAPE
- PROPOSED PERMEABLE PAVING



1 A0.4 LOT COVERAGE SITE PLAN

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

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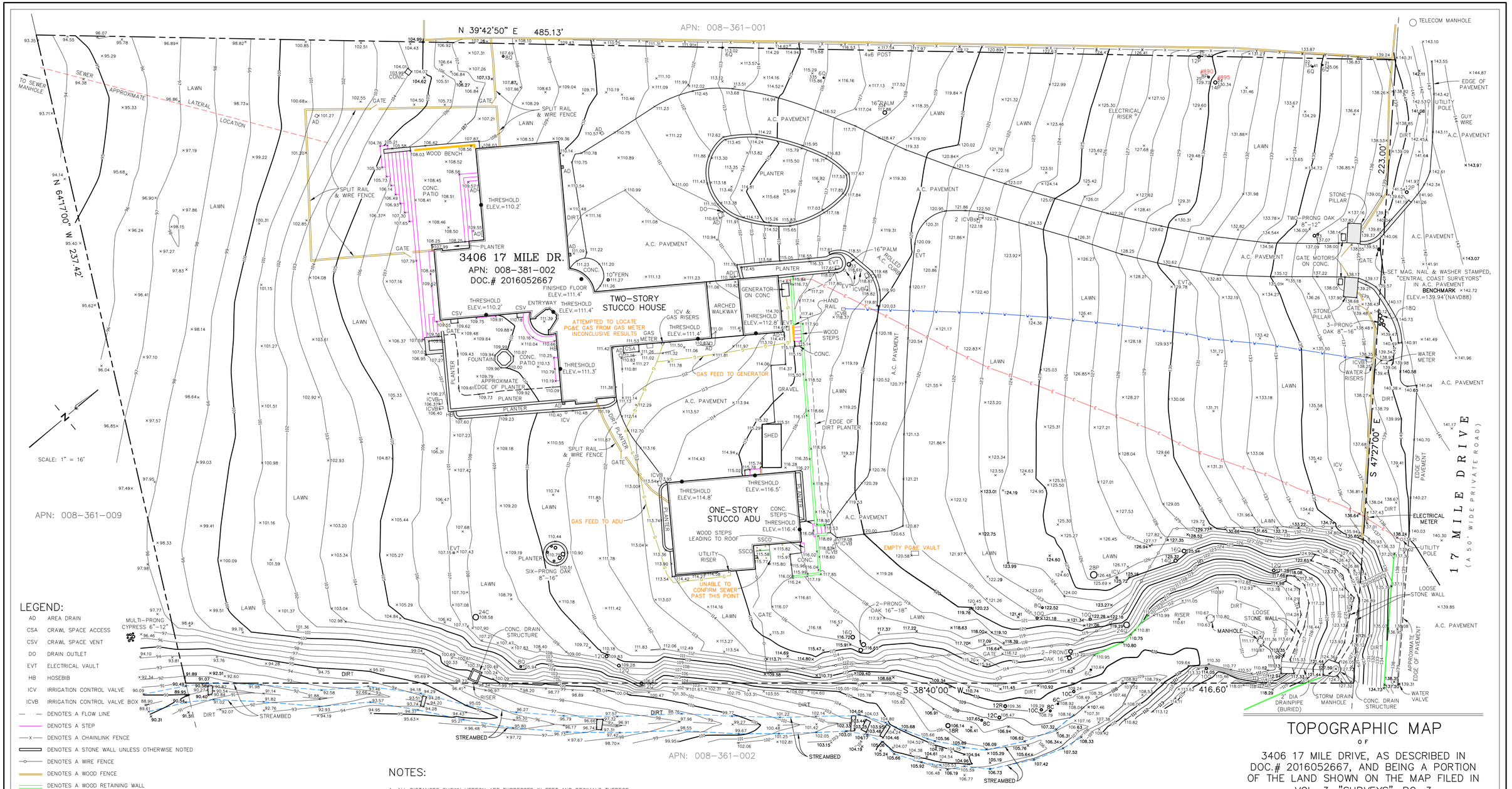
PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

PROPOSED HARDSCAPE REDUCTION PLAN

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A0.4**



LEGEND:

- AD — AREA DRAIN
- CSA — CRAWL SPACE ACCESS
- CSV — CRAWL SPACE VENT
- DO — DRAIN OUTLET
- EVT — ELECTRICAL VAULT
- HB — HOSEBIB
- ICV — IRRIGATION CONTROL VALVE
- ICVB — IRRIGATION CONTROL VALVE BOX
- DENOTES A FLOW LINE
- DENOTES A STEP
- DENOTES A CHAINLINK FENCE
- DENOTES A STONE WALL UNLESS OTHERWISE NOTED
- DENOTES A WIRE FENCE
- DENOTES A WOOD FENCE
- DENOTES A WOOD RETAINING WALL
- 12C — DENOTES A 12"CYPRESS TREE (TYP.)
- 12Q — DENOTES 12"OAK TREE (TYP.)
- 12P — DENOTES A 12"PINE TREE (TYP.)
- 12R — DENOTES A 12"REDWOOD TREE (TYP.)
- DENOTES A 4"x4" WOOD SUPPORT POST FOR STAIRS
- DENOTES MAIN UNDERGROUND ELECTRICAL LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND SEWER LINE
- DENOTES UNDERGROUND WATER LINE
- TEXT — NOTE FROM COAST WIDE UTILITY LOCATORS LLC AS OF 9/22
- DENOTES UPDATED TOPO AREA AS OF 5/08/23

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OUTSIDE OF THE MAIN GATE.

   ELEVATION = 139.94 FEET (NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. ORIGINAL FIELDWORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 1, 2022.

LICENSED LAND SURVEYOR
DAVID T. EDSON
No. 4974
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

3406 17 MILE DRIVE, AS DESCRIBED IN DOC.# 2016052667, AND BEING A PORTION OF THE LAND SHOWN ON THE MAP FILED IN VOL. 3, "SURVEYS", PG. 3 OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
John Hodge

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 22-03 FEBRUARY 2022

PREPARER: JTI

APN 008-381-002

UNDERGROUND UTILITIES & RAVINE ADDED 9/30/22
RAVINE UPDATED 5/08/23 and 6/05/23

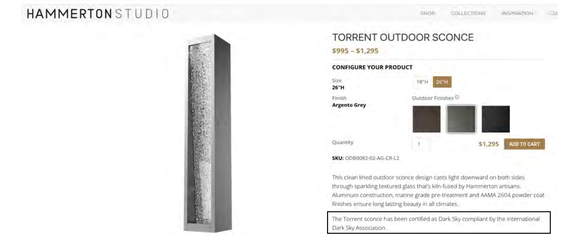
NOTES - SITE PLAN:

1. EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING
2. S.C.D. FOR DRAINAGE INFORMATION
3. NOT USED
4. NOT USED

LEGEND - SITE PLAN:

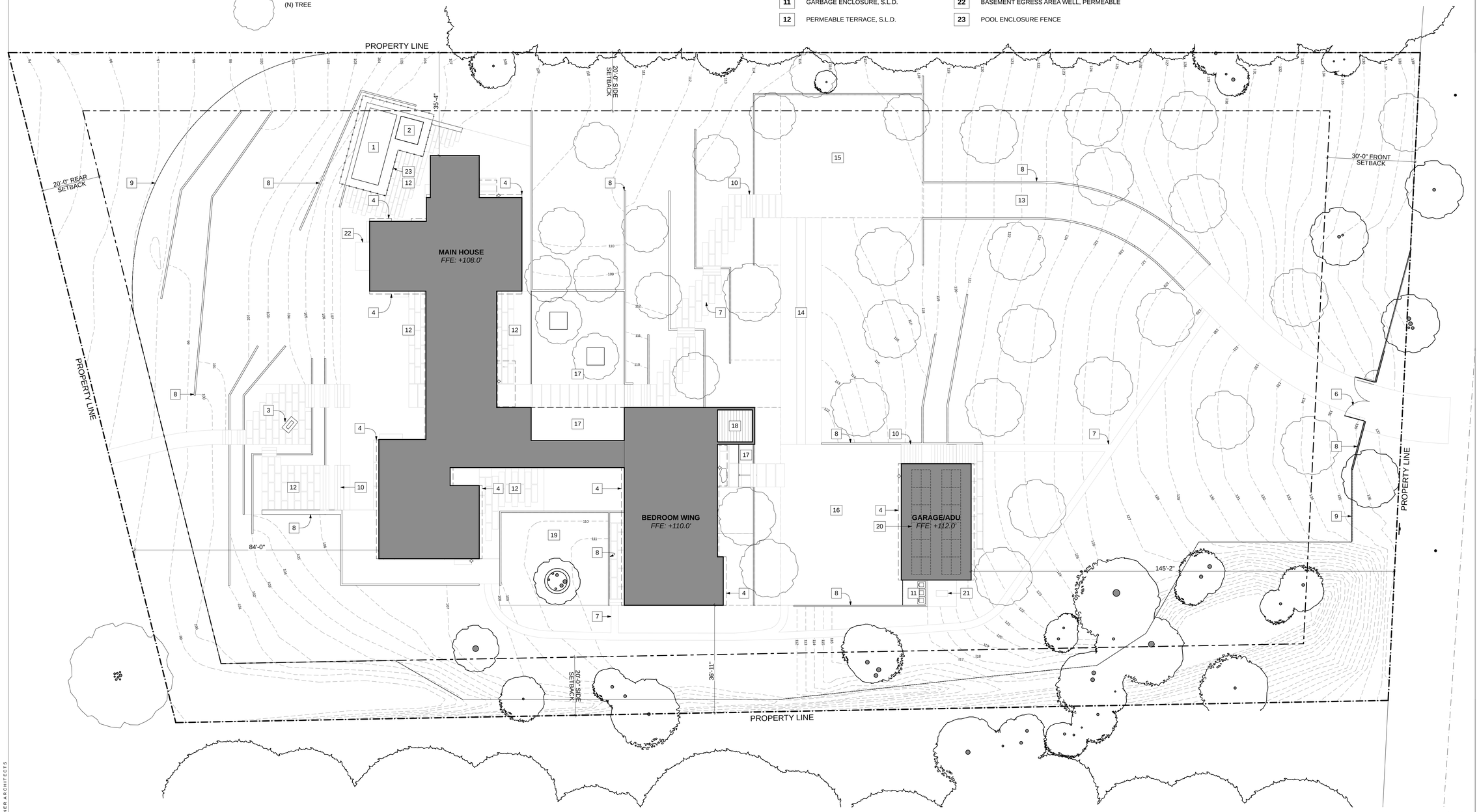
- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOURS
- (N) STRUCTURES
- (N) HARDSCAPE, SEE SITE COVERAGE PLAN
- LOW WATTAGE, DOWN-LIT EXTERIOR LIGHT FIXTURE PER SPECIFICATION
- (E) TREE TO REMAIN
- (N) TREE

EXTERIOR FIXTURE SPECIFICATION:



KEYNOTES - SITE PLAN:

1	POOL
2	HOT TUB
3	FIREPLACE, S.L.D.
4	LINE OF OVERHANG ABOVE
6	GATE, S.L.D.
7	PATH, S.L.D.
8	SITE WALL, S.L.D.
9	FENCE, S.L.D.
10	STAIR, S.L.D.
11	GARBAGE ENCLOSURE, S.L.D.
12	PERMEABLE TERRACE, S.L.D.
13	PERMEABLE PAVED DRIVEWAY, S.L.D.
14	PERMEABLE GRASSCRETE DRIVEWAY, S.L.D.
15	PERMEABLE PAVED HAMMERHEAD TURNAROUND, S.L.D.
16	PERMEABLE PAVED AUTOCOURT, S.L.D.
17	GRAVEL ZEN GARDEN, S.L.D.
18	OUTDOOR WASH, PERMEABLE
19	OAK GARDEN
20	ROOFTOP SOLAR PANEL ARRAY
21	EMERGENCY BACK-UP GENERATOR
22	BASEMENT EGRESS AREA WELL, PERMEABLE
23	POOL ENCLOSURE FENCE



1 / A1.0 SITE PLAN

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

North

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HODGE PEBBLE BEACH

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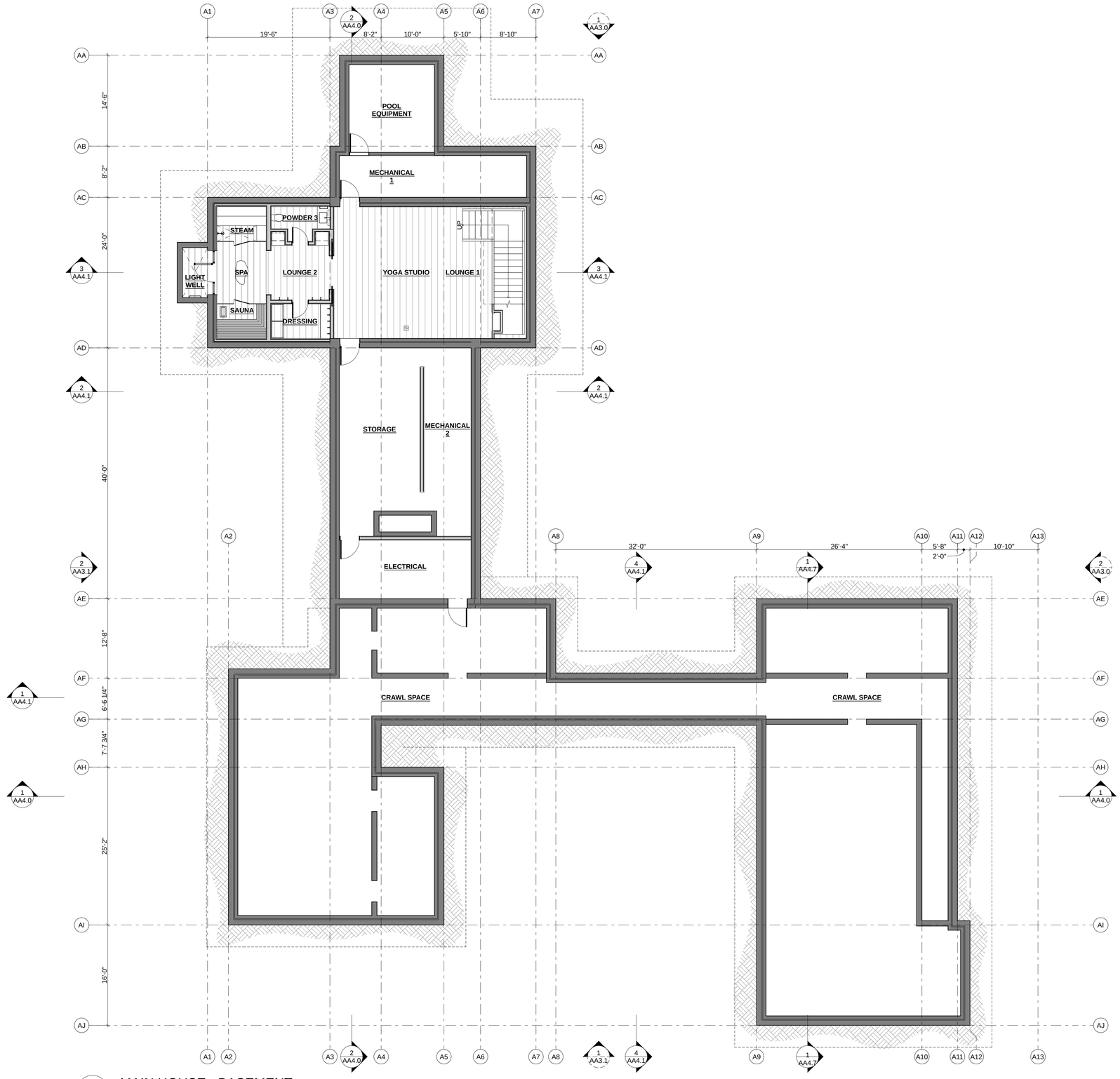
PROPOSED SITE PLAN

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **A1.0**

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1 AA2.0 MAIN HOUSE - BASEMENT

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

GENERAL NOTES - LAYOUT PLAN

-- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.

-- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET

-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

-- NOT USED

LEGEND - LAYOUT PLAN:

PROPOSED 2X WOOD FRAMED WALL

PROPOSED CONCRETE WALL, S.S.D.

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ISSUED:

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PLANNING RE-SUBMITTAL	2024-01-09

MAIN HOUSE - BASEMENT

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA2.0**

North

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GENERAL NOTES - LAYOUT PLAN

-- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.

-- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET

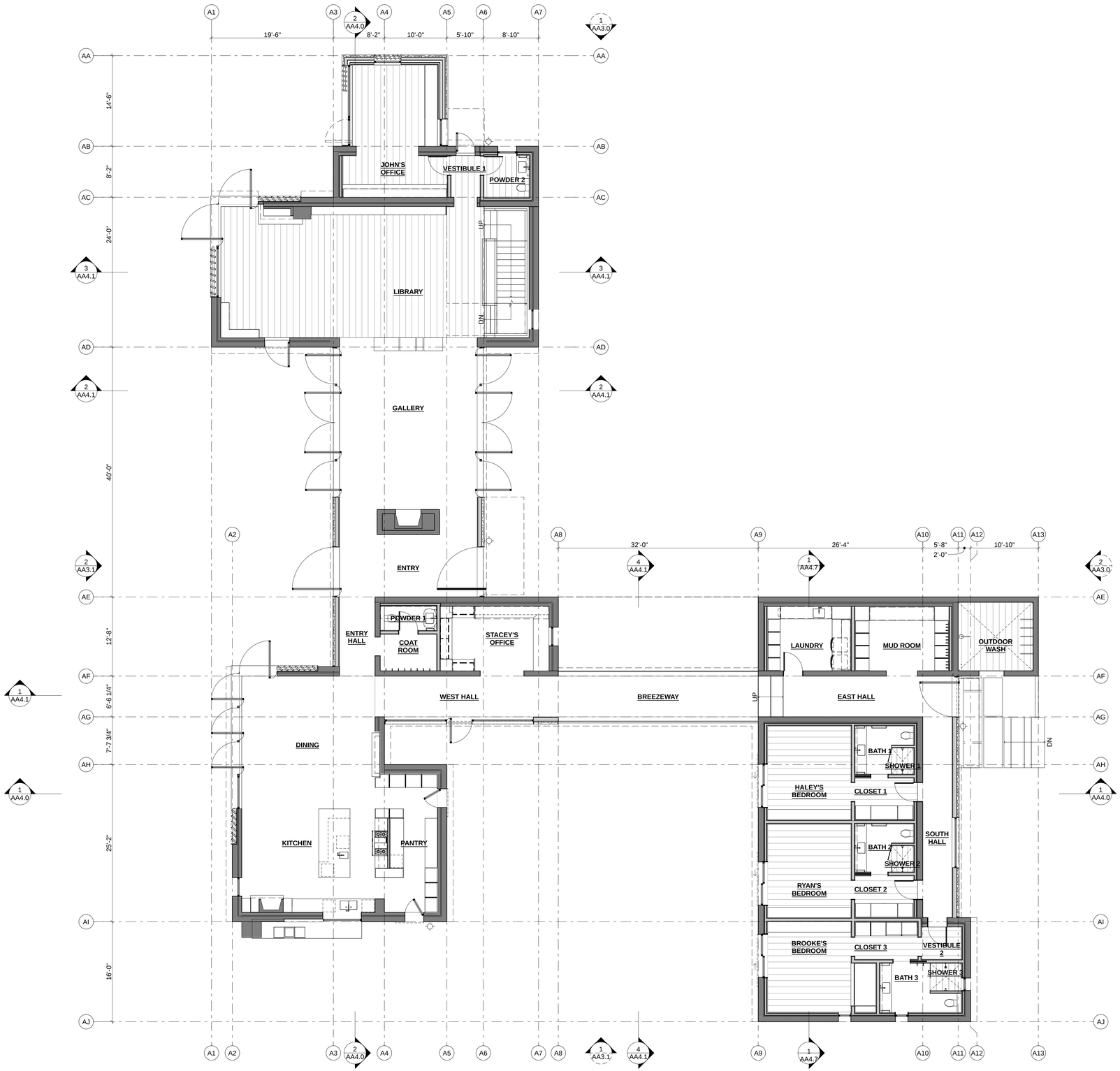
-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

-- NOT USED

LEGEND - LAYOUT PLAN:

PROPOSED 2X WOOD FRAMED WALL

PROPOSED CONCRETE WALL, S.S.D.



1 AA2.1 MAIN HOUSE - FIRST FLOOR

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

North

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A P N : 0 0 8 - 3 8 1 - 0 0 2

HODGE PEBBLE BEACH

3406 17 MILE DRIVE ,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

MAIN HOUSE - FIRST FLOOR

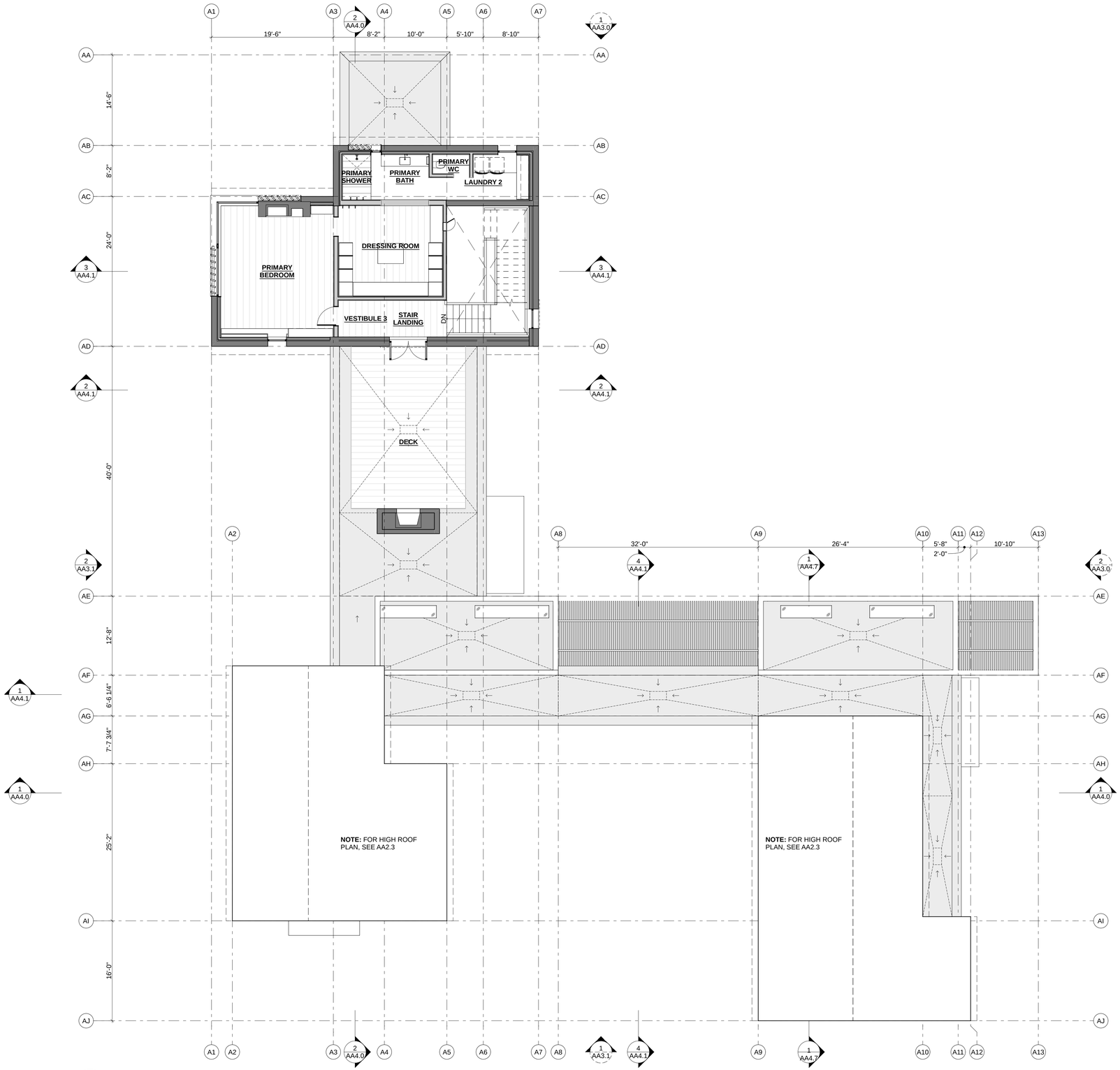
SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA2.1**

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1 AA2.2 MAIN HOUSE - SECOND FLOOR

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

GENERAL NOTES - LAYOUT PLAN

-- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.

-- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET

-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

-- NOT USED

LEGEND - LAYOUT PLAN:

PROPOSED 2X WOOD FRAMED WALL

PROPOSED CONCRETE WALL, S.S.D.

North

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ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

MAIN HOUSE - SECOND FLOOR, LOW ROOF & DECK

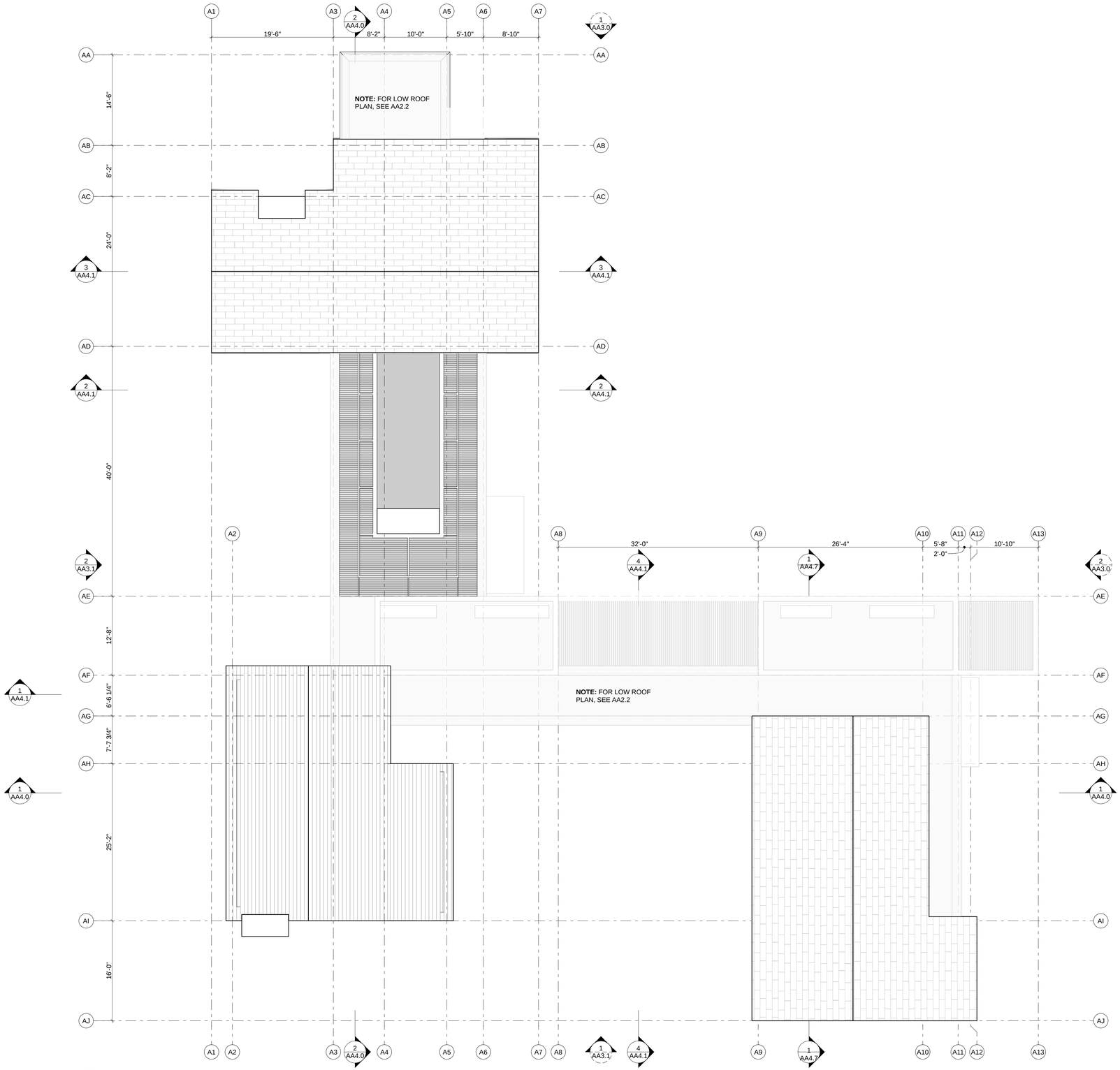
SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA2.2**

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1 AA2.3 MAIN HOUSE - ROOF PLAN

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

GENERAL NOTES - LAYOUT PLAN

-- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.

-- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET

-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

-- NOT USED

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HODGE PEBBLE BEACH

3406 17 MILE DRIVE ,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

MAIN HOUSE - HIGH ROOF & TRELLIS

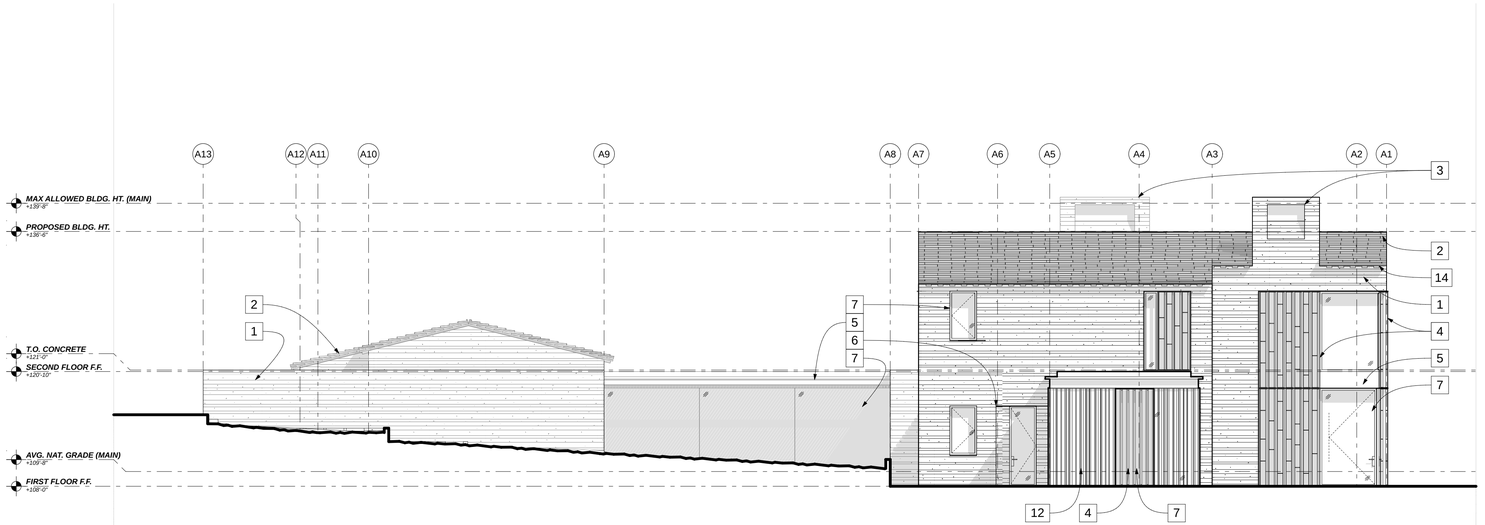
SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA2.3**

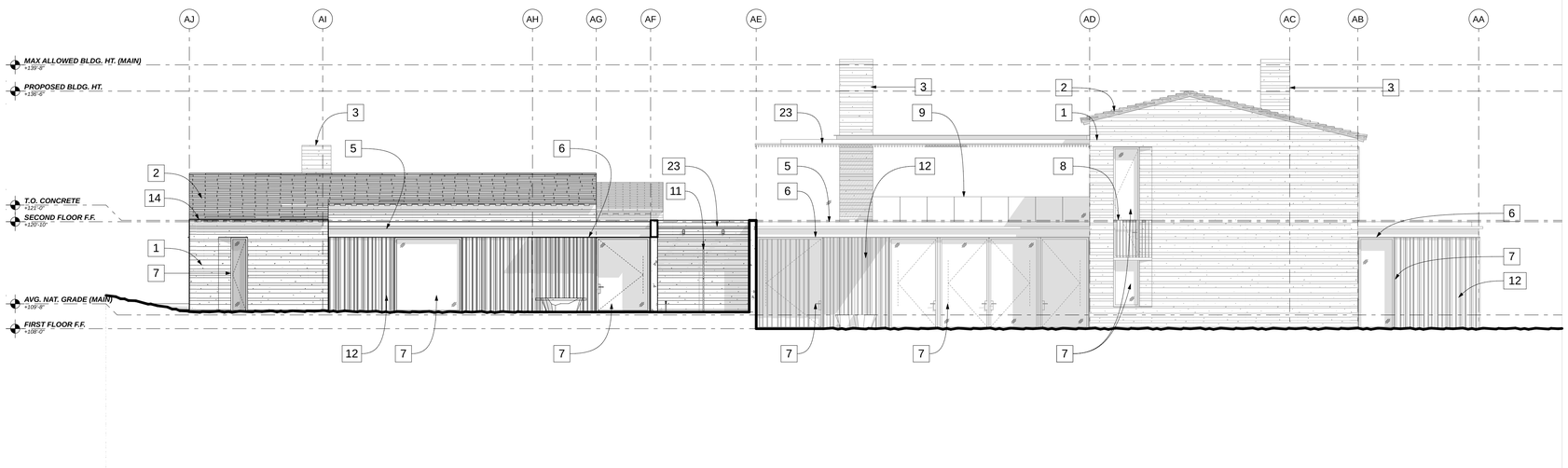
North

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1 AA3.0 MAIN HOUSE - NORTH ELEVATION - 1/8"

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



2 AA3.0 MAIN HOUSE - EAST ELEVATION - 1/8"

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

NOTES - ELEVATION / SECTION:

-- S.C.D. FOR DRAINAGE INFORMATION

-- NOT USED

-- NOT USED

KEYNOTES - ELEVATION / SECTION:

1	CONCRETE WALL
2	CLAY ROOF TILE
3	CONCRETE CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
4	OPERABLE WOOD LOUVERS SET IN SLIDING METAL FRAME
5	METAL FASCIA
6	METAL AWNING
7	METAL DOOR OR WINDOW SYSTEM
8	METAL GUARDRAIL @ 42" A.F.F.
9	GLASS GUARDRAIL @ 42" A.F.F.
10	OVERHEAD GARAGE DOOR
11	OUTDOOR WASH
12	EXT. WOOD WALL CLADDING
13	BUILT-IN BBQ
14	EXPOSED ROOF RAFTER
15	ROOF STRUCTURE
16	LOW SLOPE MEMBRANE ROOF
17	NOT USED
18	SLAB ON GRADE, S.S.D.
19	RAT SLAB, S.S.D.
20	INT. DROPPED CEILING ASSEMBLY
21	FIREPLACE W/ HEARTH
22	FIXED SKYLIGHT O/ CURB & FLASHING
23	WOOD & METAL. TRELLIS
24	SITE WALL
25	LINE OF EXISTING GRADE
26	CONCRETE FOOTING, S.S.D.
27	TRASH ENCLOSURE

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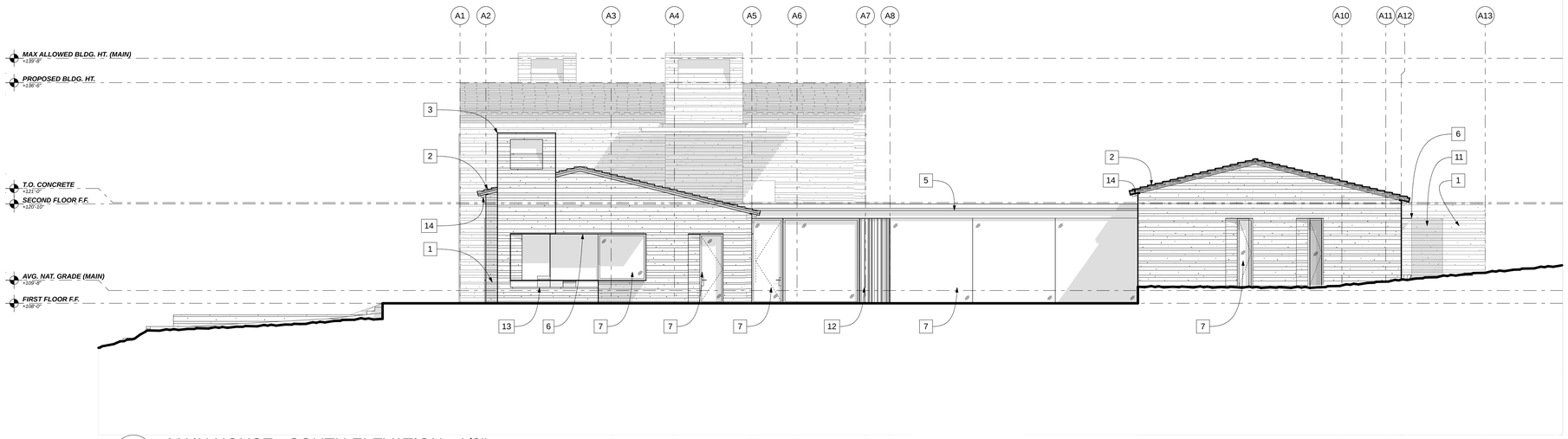
MAIN HOUSE - ELEVATIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

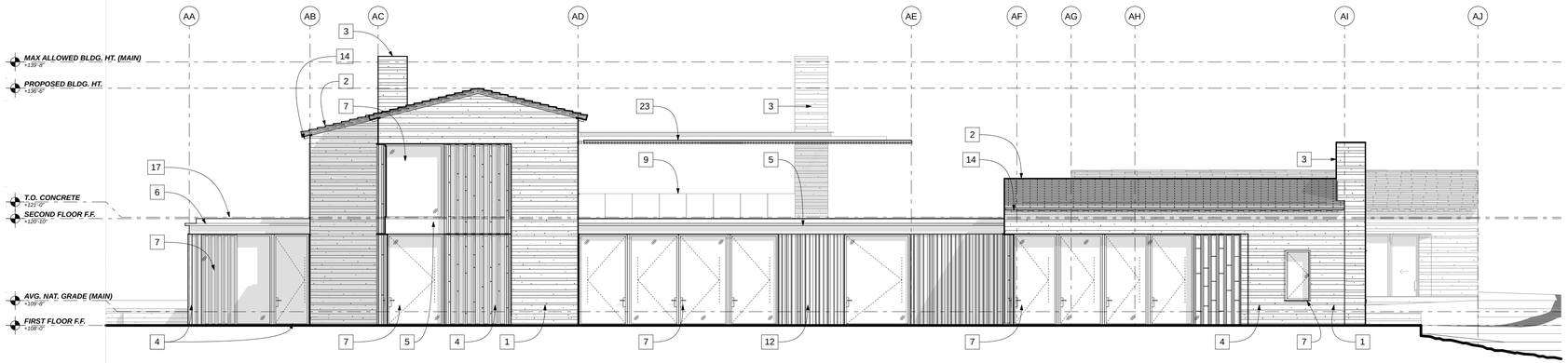
SHEET : **AA3.0**

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1 / AA3.1 MAIN HOUSE - SOUTH ELEVATION - 1/8"

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



2 / AA3.1 MAIN HOUSE - WEST ELEVATION - 1/8"

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

NOTES - ELEVATION / SECTION:

-- S.C.D. FOR DRAINAGE INFORMATION

-- NOT USED

-- NOT USED

KEYNOTES - ELEVATION / SECTION:

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3	CONCRETE CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
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9	GLASS GUARDRAIL @ 42" A.F.F.
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11	OUTDOOR WASH
12	EXT. WOOD WALL CLADDING
13	BUILT-IN BBQ
14	EXPOSED ROOF RAFTER
15	ROOF STRUCTURE
16	LOW SLOPE MEMBRANE ROOF
17	NOT USED
18	SLAB ON GRADE, S.S.D.
19	RAT SLAB, S.S.D.
20	INT. DROPPED CEILING ASSEMBLY
21	FIREPLACE W/ HEARTH
22	FIXED SKYLIGHT O/ CURB & FLASHING
23	WOOD & METAL. TRELLIS
24	SITE WALL
25	LINE OF EXISTING GRADE
26	CONCRETE FOOTING, S.S.D.
27	TRASH ENCLOSURE

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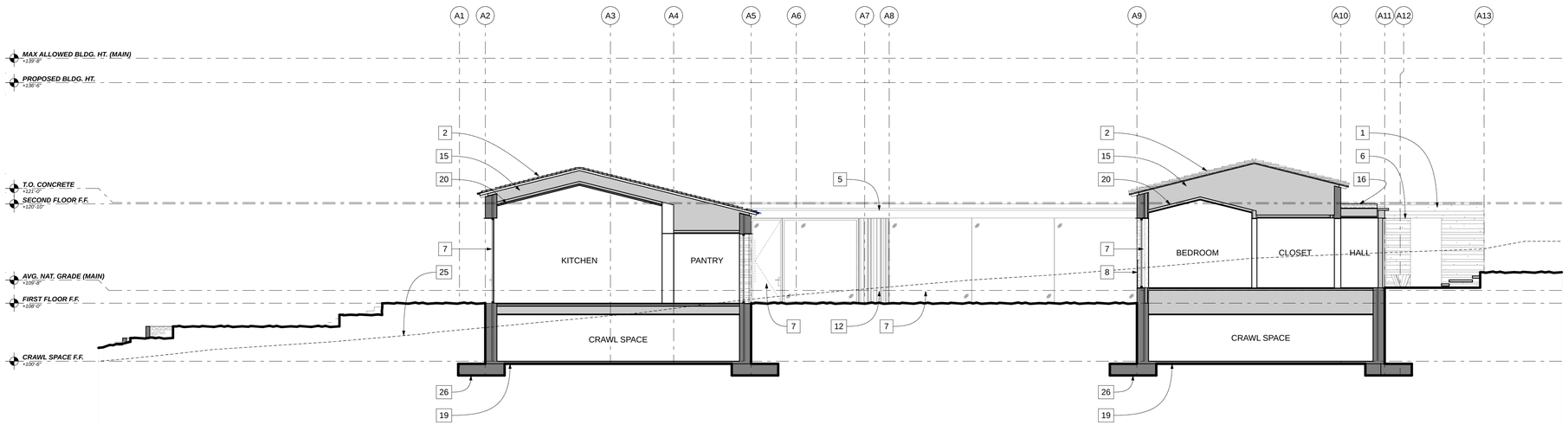
MAIN HOUSE - ELEVATIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

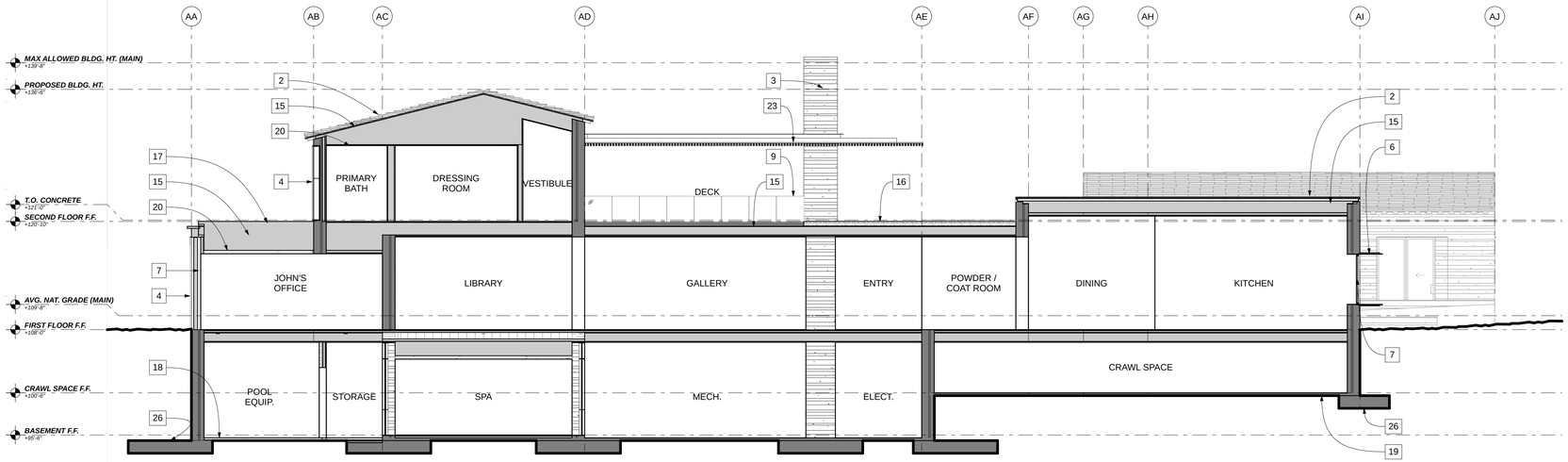
SHEET : **AA3.1**

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1 AA4.0 MAIN HOUSE - E/W SECTION (KITCHEN/BEDROOM)

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



2 AA4.0 MAIN HOUSE - N/S SECTION (OFFICE/KITCHEN)

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

NOTES - ELEVATION / SECTION:

-- S.C.D. FOR DRAINAGE INFORMATION

-- NOT USED

-- NOT USED

KEYNOTES - ELEVATION / SECTION:

1	CONCRETE WALL
2	CLAY ROOF TILE
3	CONCRETE CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
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15	ROOF STRUCTURE
16	LOW SLOPE MEMBRANE ROOF
17	NOT USED
18	SLAB ON GRADE, S.S.D.
19	RAT SLAB, S.S.D.
20	INT. DROPPED CEILING ASSEMBLY
21	FIREPLACE W/ HEARTH
22	FIXED SKYLIGHT O/ CURB & FLASHING
23	WOOD & METAL. TRELLIS
24	SITE WALL
25	LINE OF EXISTING GRADE
26	CONCRETE FOOTING, S.S.D.
27	TRASH ENCLOSURE

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HODGE PEBBLE BEACH

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ISSUED:

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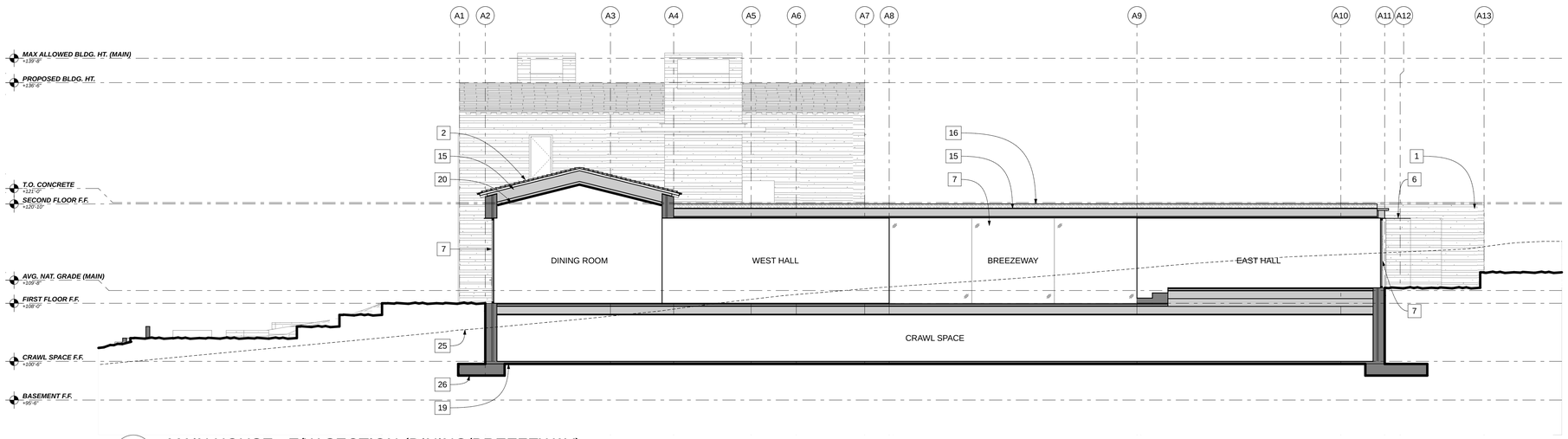
MAIN HOUSE - SECTIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA4.0**

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1 AA4.1 MAIN HOUSE - E/W SECTION (DINING/BREEZEWAY)

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

NOTES - ELEVATION / SECTION:

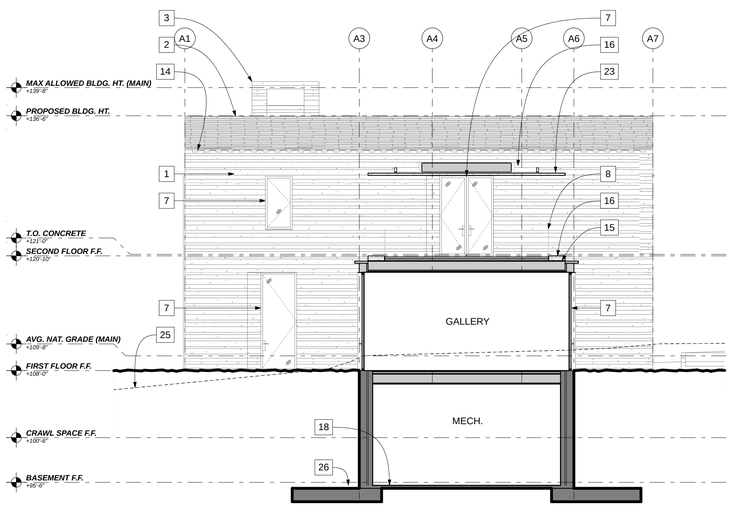
-- S.C.D. FOR DRAINAGE INFORMATION

-- NOT USED

-- NOT USED

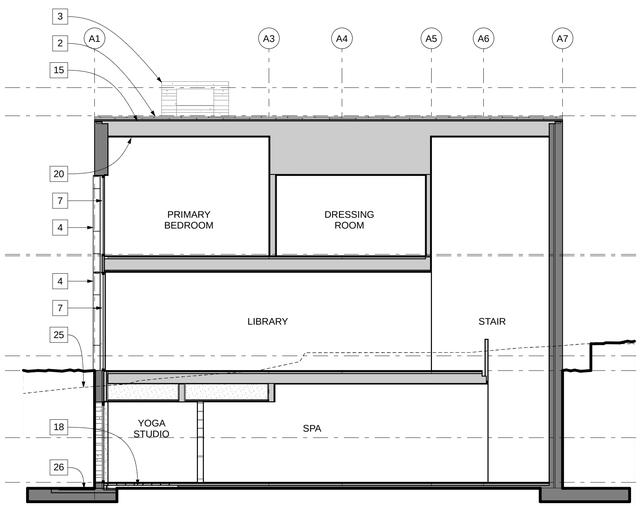
KEYNOTES - ELEVATION / SECTION:

1	CONCRETE WALL
2	CLAY ROOF TILE
3	CONCRETE CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
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15	ROOF STRUCTURE
16	LOW SLOPE MEMBRANE ROOF
17	NOT USED
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19	RAT SLAB, S.S.D.
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24	SITE WALL
25	LINE OF EXISTING GRADE
26	CONCRETE FOOTING, S.S.D.
27	TRASH ENCLOSURE



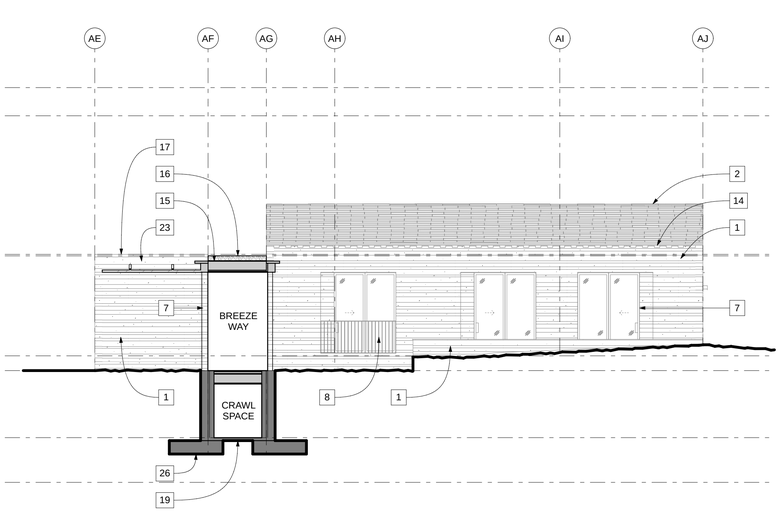
2 AA4.1 MAIN HOUSE - E/W SECTION (GALLERY)

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



3 AA4.1 MAIN HOUSE - E/W SECTION (THE ROOM)

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



4 AA4.1 MAIN HOUSE - N/S SECTION (HALLWAY)

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

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HODGE PEBBLE BEACH

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ISSUED:

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PLANNING RE-SUBMITTAL	2024-01-09

MAIN HOUSE - SECTIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AA4.1**

GENERAL NOTES - LAYOUT PLAN

-- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.

-- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET

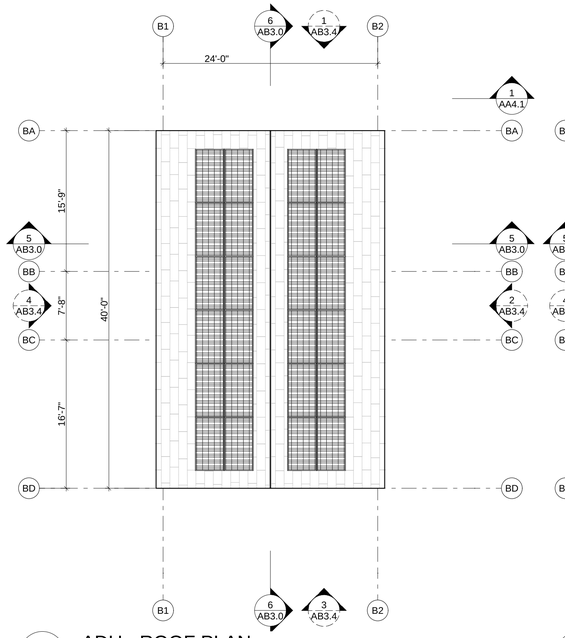
-- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

-- NOT USED

LEGEND - LAYOUT PLAN:

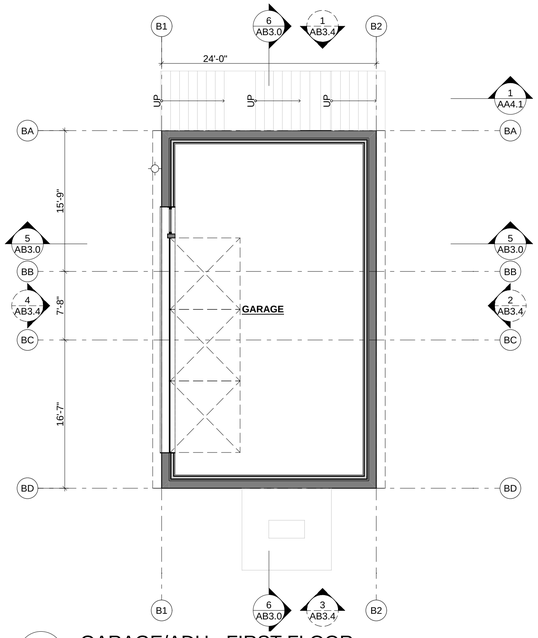
PROPOSED 2X WOOD FRAMED WALL

PROPOSED CONCRETE WALL, S.S.D.



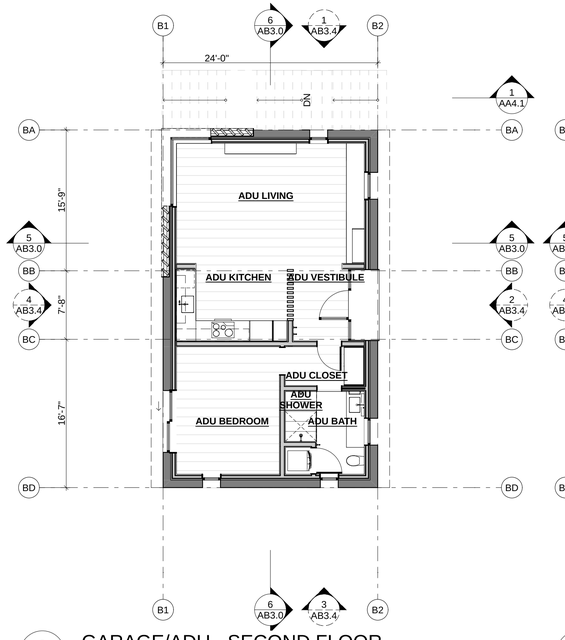
1 AB2.0 ADU - ROOF PLAN

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



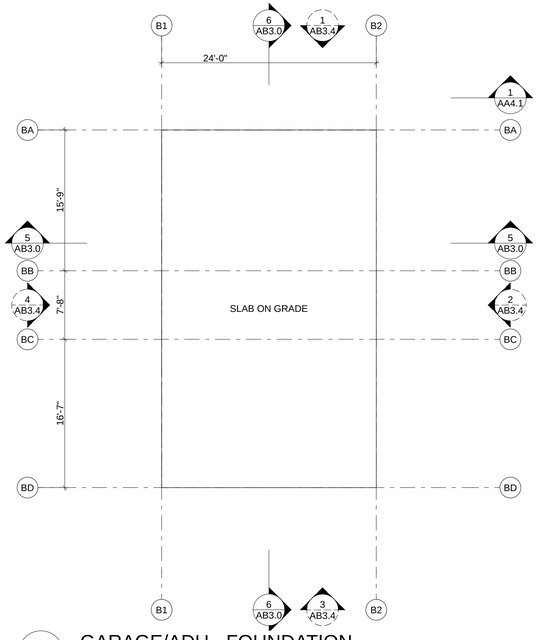
3 AB2.0 GARAGE/ADU - FIRST FLOOR

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



2 AB2.0 GARAGE/ADU - SECOND FLOOR

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



4 AB2.0 GARAGE/ADU - FOUNDATION

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

North

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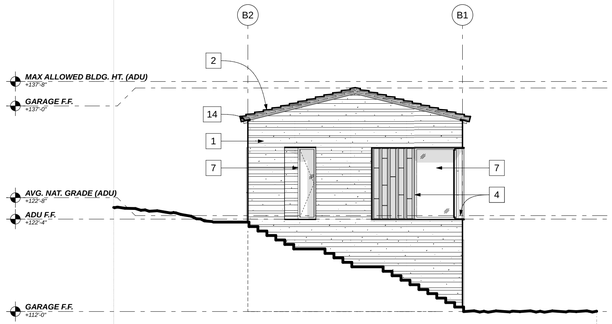
GARAGE/ADU - PLANS

SCALE : AS NOTED

JOB NUMBER : 2022_07

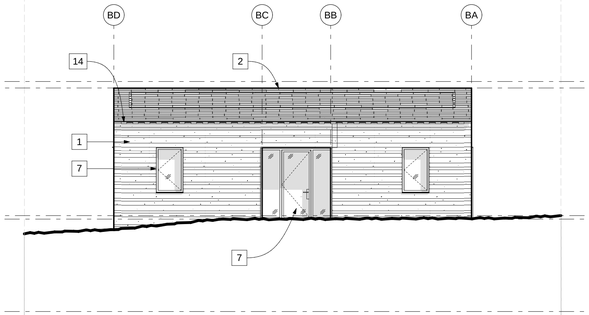
SHEET : **AB2.0**

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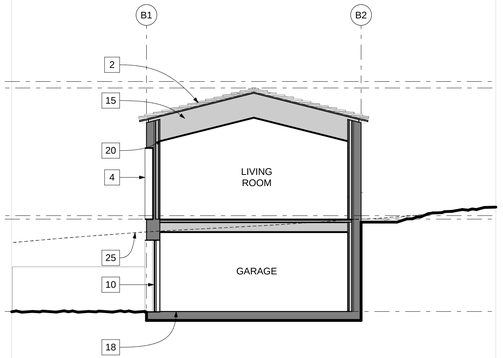
1 AB3.0 GARAGE/ADU - NORTH ELEVATION - 1/8"

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



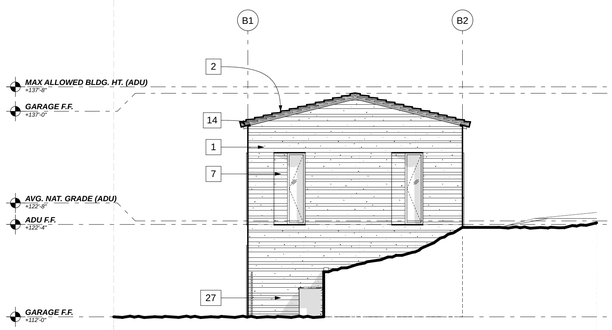
2 AB3.0 GARAGE/ADU - EAST ELEVATION - 1/8"

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



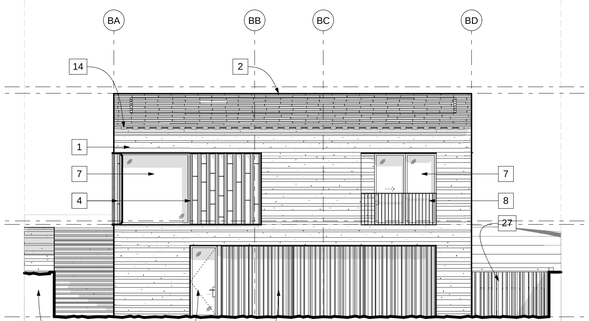
5 AB3.0 GARAGE/ADU - E/W SECTION

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



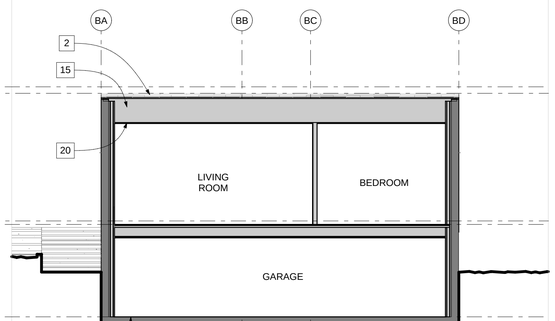
3 AB3.0 GARAGE/ADU - SOUTH ELEVATION - 1/8"

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



4 AB3.0 GARAGE/ADU - WEST ELEVATION - 1/8"

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



6 AB3.0 GARAGE/ADU - N/S SECTION

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

NOTES - ELEVATION / SECTION:

-- S.C.D. FOR DRAINAGE INFORMATION

-- NOT USED

-- NOT USED

KEYNOTES - ELEVATION / SECTION:

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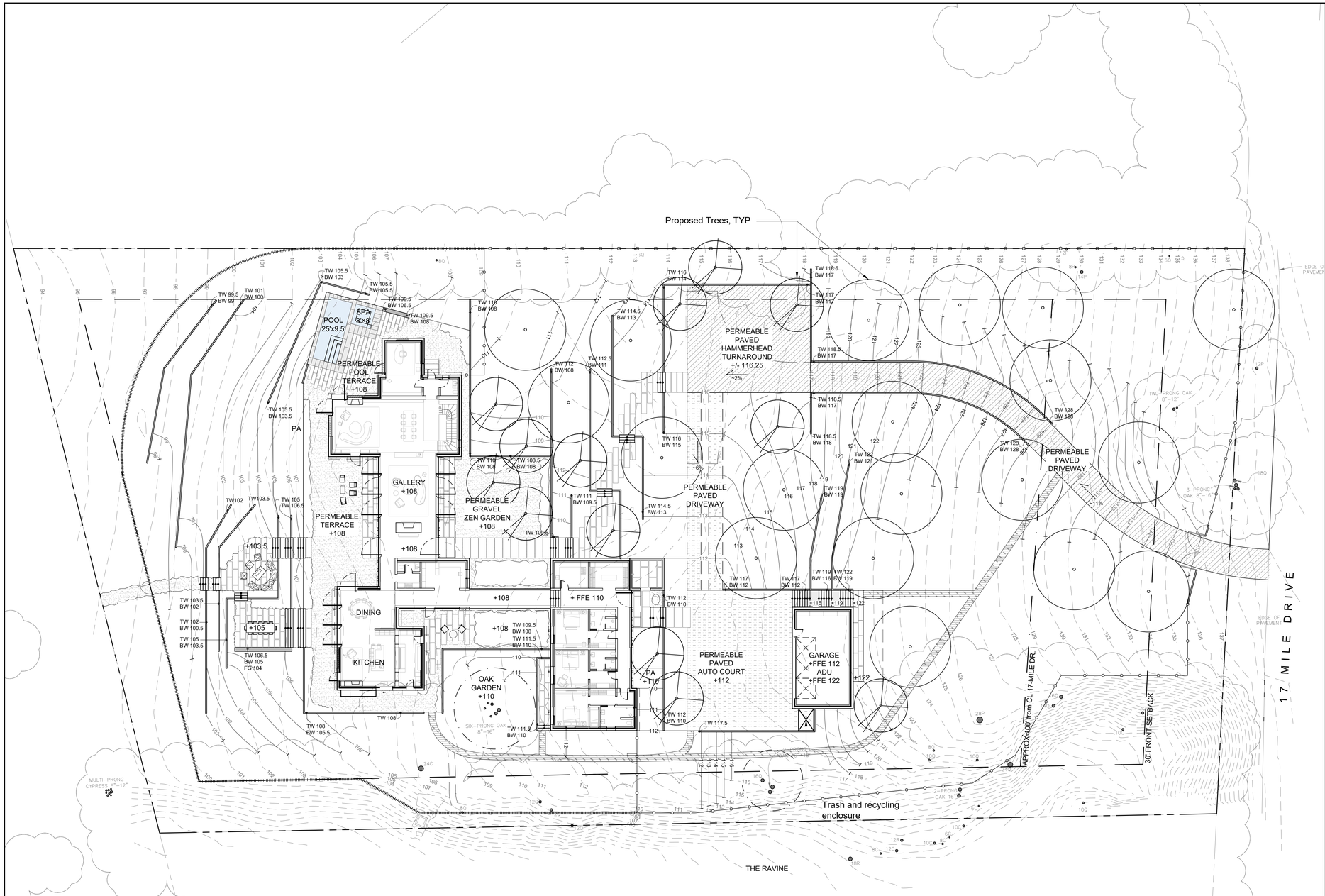
GARAGE/ADU - ELEVATIONS/SECTIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : **AB3.0**

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LEGEND

- PROPERTY LINE
- 20' SIDE/ 30' FRONT SET BACK LINE
- 100' SET BACK FROM CENTER LINE OF 17 MILE DR
- ENTRY GATE
- 6FT DEER FENCE
- 6FT SCREENING FENCE
- 3 1/2 FT DOG FENCE
- GRANITECRETE DRIVEWAY AND HAMMERHEAD TURNAROUND
- COBBLESTONE PAVING WITH PERMEABLE JOINTS
- STONE PAVING WITH PERMEABLE JOINTS
- DECOMPOSED GRANITE PATHWAY
- DECOMPOSED GRANITE TERRACE AND GARDEN
- WOOD MULCH SITE PATHWAY
- POOL AND SPA
- STONE PAVING ON CONCRETE STONE SLAB (IMPERVIOUS)
- CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE

NOTES:

1. EXISTING TREES TO BE PRESERVED AND PROTECTED THROUGHOUT CONSTRUCTION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS.
3. REFER TO ARCHITECTURAL DRAWINGS.
4. REFER TO PLANTING PLAN, SHEET L3.1.
5. REFER TO BIOLOGICAL REPORT.

0' 20' 40'

Scale: 1"=20'-0"

LUTSKO ASSOCIATES
landscape

3295 Mission Street
San Francisco, CA 94110-2002
t: 415.920.2600

Consultant:

Stamp:

LICENSED LANDSCAPE ARCHITECT
RON LUTSKO LIC. NO. 2340
09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:

Pebble Beach Residence

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:

Concept Landscape Plan

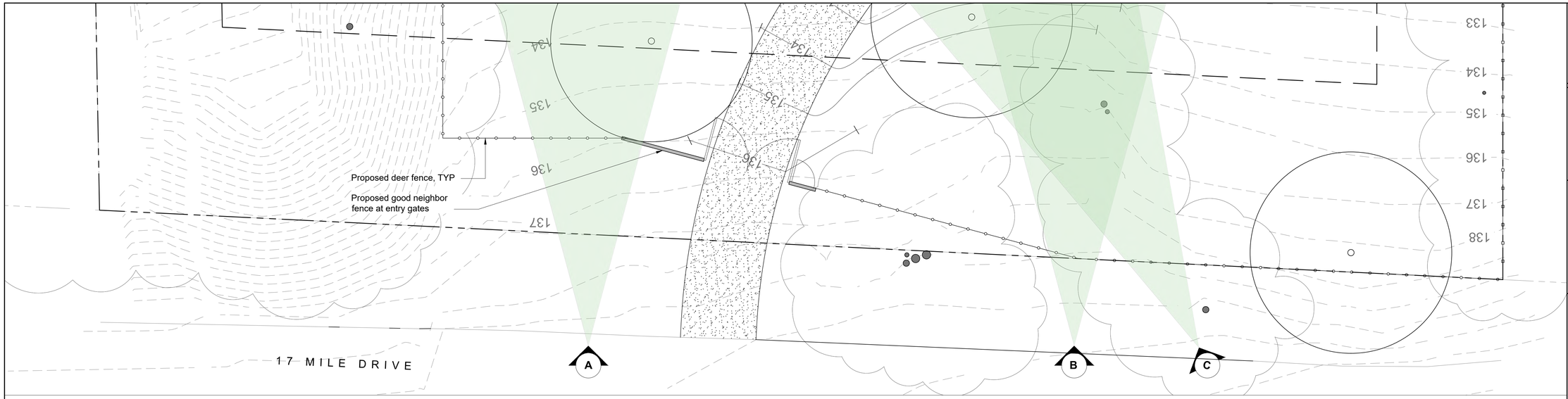
Submittal:	Date:
Planning Application	08-01-2023

Revision:	Date:

scale: as noted

sheet: L1.1

NOT FOR CONSTRUCTION



0' 5' 10' 15'

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

EXISTING FENCING - VIEW A



EXISTING FENCING - VIEW B



EXISTING FENCING - VIEW C



RENDERED VIEWSHED FENCING - VIEW A



RENDERED VIEWSHED FENCING - VIEW B



RENDERED VIEWSHED FENCING - VIEW C



LUTSKO ASSOCIATES
landscape

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San Francisco, CA 94110-2002
t: 415.920.2600

Consultant:

Stamp:

LICENSED LANDSCAPE ARCHITECT
KIM LUTSKO, ★ LIC. NO. 2340 ★
09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:

Pebble Beach Residence

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:

Fence Elevations

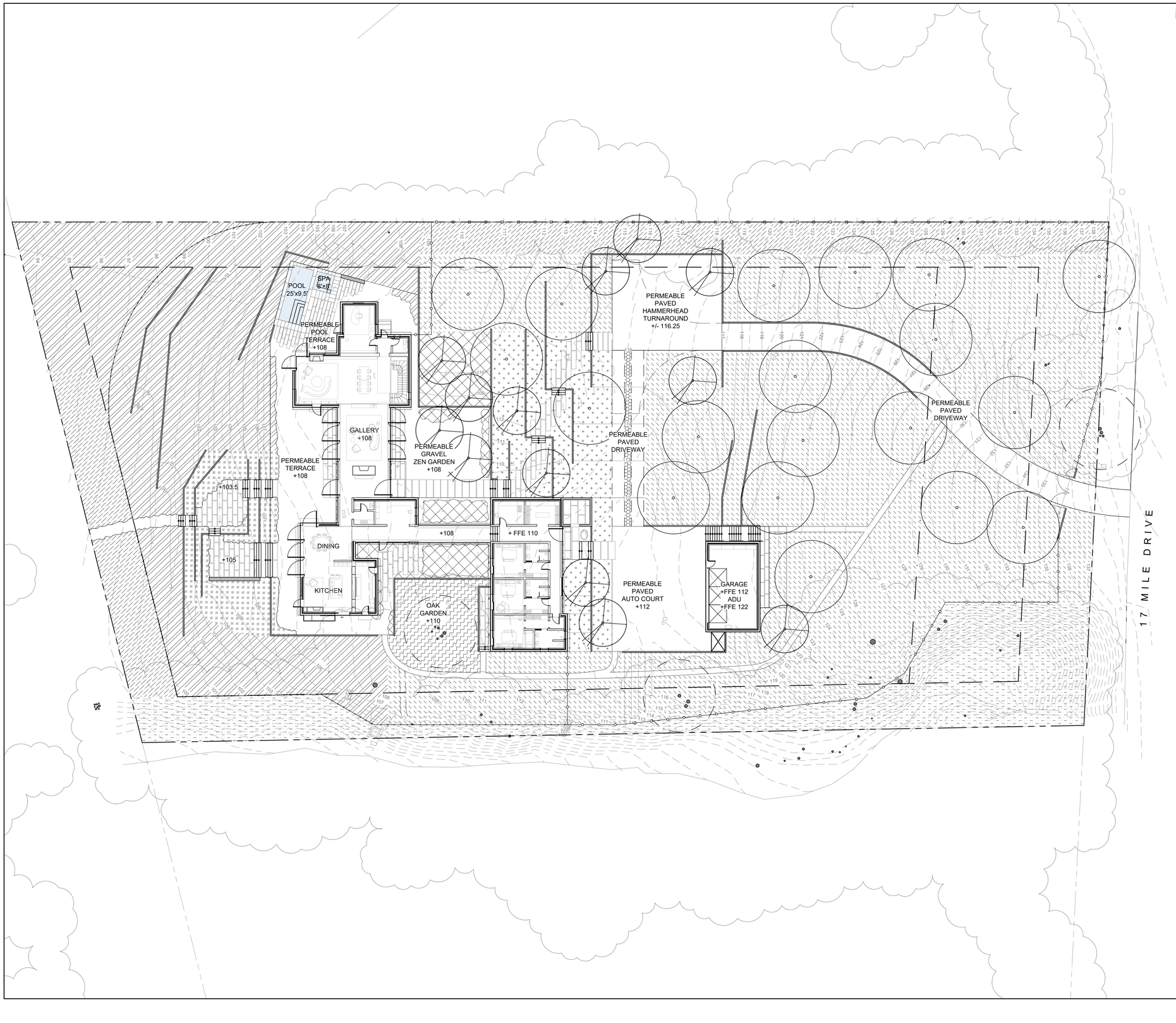
Submittal:	Date:
Planning Application	08-01-2023

Revision: Date:

scale: as noted

sheet: L2.1

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LEGEND

- PROPERTY LINE
- MEDITERRANEAN CLIMATE ORNAMENTAL GARDEN
- ORNAMENTAL GARDEN- OAK WOODLAND TRANSITION
- ORNAMENTAL GARDEN- COASTAL SCRUB TRANSITION
- NATIVE SCREENING SHRUBS
- NATIVE SEDGE GROUNDCOVER DRIVEWAY
- COAST LIVE OAK WOODLAND
- SPECIMEN COAST LIVE OAK GARDEN
- COASTAL SCRUB
- WEED CONTROL + RE-VEGETATION
- CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- NEW TREES- QUERCUS AGRIFOLIA
- NEW TREES- CERCIS OCCIDENTALIS

PLANTING NOTES:

1.When applicable, native remnant plant species on site shall be salvaged and propagated by a contract-to-grow nursery for replanting grassland areas.
2. All seed collection areas shall be reviewed with biologist and landscape architect prior to collecting.
3. Documentation of seed source location shall be recorded and reviewed with biologist and landscape architect.

0' 20' 40'

Scale: 1"=20'-0"

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LICENSED LANDSCAPE ARCHITECT
REBECCA LUTSKO, LIC. NO. 2340
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08-01-23
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Project Name:

Pebble Beach Residence

3406 17 Mile Drive,
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Sheet Title:

Planting Plan

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sheet: L3.1

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PLANT SCHEDULE

MEDITERRANEAN CLIMATE ORNAMENTAL GARDEN	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	Deschampsia cespitosa	Tufted Hairgrass	1gallon	Low
	Epilobium canum	California Fuchsia	1gallon	Low
	Festuca rubra	Creeping Red Fescue	1gallon	Low
	Grevillea 'Kings Fire'	Kings Fire Grevillea	1gallon	Low
	Leucospermum 'Maui Magic'	Maui Magic Pincushion	1gallon	Low
	Lobostemon frutescens	Cape Rain Daisy	1gallon	Unknown
	Perovskia atriciplifolia	Russian Sage	1gallon	Low
	Phlomis purpurea	Jerusalem Sage	1gallon	Low
	Salvia clevelandii 'Winifred Gilman'	Winifred Gilman Cleveland Sage	1gallon	Low
	Salvia x 'Costa Rica Blue'	Costa Rica Blue Sage	1gallon	Low
	Salvia leucantha 'Velour White'	Velour White Mexican Bush Sage	1gallon	Low
	Salvia leucophylla 'Amethyst Bluff'	Amethyst Bluff Purple Sage	1gallon	Low
	Stipa lepida	Foothill Needlegrass	1gallon	Very Low
	Stipa pulchra	Purple Needlegrass	1gallon	Very Low
	Tagetes lemmonnii	Copper Canyon Daisy	1gallon	Low
ORNAMENTAL GARDEN-OAK WOODLAND TRANSITION	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Deschampsia cespitosa	Tufted Hairgrass	1gallon	Low
	Festuca rubra	Creeping Red Fescue	1gallon	Low
	Lavandula stoechas 'Leucantha'	Spanish Lavender	1gallon	Low
	Phlomis 'Ed Bowles'	Ed Bowles Phlomis	1gallon	Low
	Galvezia speciosa	Island Snapdragon	1gallon	Low
	Salvia clevelandii 'Winifred Gilman'	Winifred Gilman Cleveland Sage	1gallon	Low
	Stipa lepida	Foothill Needlegrass	1gallon	Very Low
	Stipa pulchra	Purple Needlegrass	1gallon	Very Low
ORNAMENTAL GARDEN-COASTAL SCRUB TRANSITION	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Artemesia 'Powis Castle'	Powis Castle Wormwood	1gallon	Low
	Convovulus cneorum	Silver Bush Morning Glory	1gallon	Low
	Erigeron glaucus	Seaside Daisy	1gallon	Low
	Euphorbia rigida	Gopher Spurge	1gallon	Low
	Galvezia speciosa	Island Snapdragon	1gallon	Low
	Lavandula stoechas 'Leucantha'	Spanish Lavender	1gallon	Low
	Phlomis 'Ed Bowles'	Ed Bowles Phlomis	1gallon	Low
	Salvia chamaedryoides	Germander Sage	1gallon	Low
NATIVE SCREENING SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Quercus agrifolia	Coast Live Oak	1gallon	Very Low
	Ceanothus 'Concha'	Concha California Lilac	1gallon	Low
	Garrya elliptica	Coast Silk Tassel	1gallon	Low
	Heteromeles arbutifolia	Toyon	1gallon	Low
	Rhamnus californica	California Coffeeberry	1gallon	Low
NATIVE SEDGE GROUNDCOVER DRIVEWAY	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Carex praegracilis	Clustered Field Sedge	1gallon	Moderate

PLANT SCHEDULE

COAST LIVE OAK WOODLAND	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	Deschampsia cespitosa	Tufted Hairgrass	1gallon	Low
	Festuca rubra	Creeping Red Fescue	1gallon	Low
	Holodiscus discolor	Cream Bush	1gallon	Low
	Iris douglasiana	Douglas Iris	1gallon	Low
	Mimulus aurantiacus	Sticky Monkeyflower	1gallon	Very Low
	Muhlenbergia rigens	Deergrass	1gallon	Low
	Rhamnus cal. 'Eve Case'	California Coffeeberry 'Eve Case'	1gallon	Low
	Ribes sangiuneum var. glutinosum	Pink-Flowering Currant	1gallon	Low
	Ribes malvaceum	Chaparral Currant	1gallon	Very Low
	Salvia spathacea	Hummingbird Sage	1gallon	Low
	Sisyrinchium bellum	Blue-eyed Grass	1gallon	Very Low
	Stipa lepida	Foothill Needlegrass	1gallon	Very Low
	Stipa pulchra	Purple Needlegrass	1gallon	Very Low
SPECIMEN COAST LIVE OAK GARDEN	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Iris douglasiana	Douglas Iris	1gallon	Low
	Polypodium californicum	California Polypody	1gallon	Very Low
	Salvia spathacea	Hummingbird Sage	1gallon	Low
	Satureja douglasiana	Yerba Buena	1gallon	Low
COASTAL SCRUB	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Achillea millefolium	Yarrow	1gallon	Low
	Arctostaphylos pumila	Sandmat Manzanita	1gallon	Low
	Artemisia californica	California Sagebrush	1gallon	Low
	Artemisia pcynocephala	Beach Sagebrush	1gallon	Low
	Baccharis pilularis	Coyote Brush	1gallon	Low
	Ceanothus dentatus	Sandscrub Ceanothus	1gallon	Low
	Deschampsia cespitosa	Tufted Hairgrass	1gallon	Low
	Erigeron glaucus	Seaside Daisy	1gallon	Low
	Eriogonum parvifolium	Seacliff Buckwheat	1gallon	Low
	Eriophyllum staechadifolium	Lizard Tail	1gallon	Low
	Festuca rubra	Creeping Red Fescue	1gallon	Low
	Garrya elliptica	California Christmas Berry	1gallon	Low
	Grindelia stricta var. platyphylla	Coastal Gum Plant	1 gallon	Low
	Iris douglasiana	Douglas Iris	1gallon	Low
	Mimulus aurantiacus	Sticky Monkeyflower	1gallon	Very Low
	Salvia mellifera	Black Sage	1gallon	Low
	Scrophylaria californica	California Bee Plant	1gallon	Low
	Stipa lepida	Foothill Needlegrass	1gallon	Very Low
	Stipa pulchra	Purple Needlegrass	1gallon	Very Low
WEED CONTROL+RE-VEGATATION	Creek Erosion Control Mix, species TBD			
TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOL**
	Cercis occidentalis	Western Redbud	1gallon	Very Low
	Quercus agrifolia	Coast Live Oak	1gallon	Very Low

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Consultant:

Stamp:

LICENSED LANDSCAPE ARCHITECT
JON LUTSKO, JR. LIC. NO. 2549
09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:
Pebble Beach Residence

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:
Planting Schedule and Notes

Submittal:	Date:
Planning Application	08-01-2023

Revision: Date:

scale: as noted

sheet: L3.2

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PLAN NOTES LEGEND

1. APPROXIMATE LOCATION OF EXISTING DOMESTIC WATER METER SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
2. APPROXIMATE ROUTING OF DOMESTIC WATER LINE TO BUILDING SHOWN FOR REFERENCE ONLY. REFER TO CIVIL/PLUMBING DRAWINGS FOR EXACT ROUTING.
3. 1" STUB-OUT AND GATE VALVE FOR IRRIGATION FROM DOMESTIC WATERLINE TO BUILDING TO BE PROVIDED BY PLUMBING CONTRACTOR. MAXIMUM IRRIGATION DEMAND: 18 GPM AT 70 PSI STATIC PRESSURE AT STUB-OUT LOCATION. IF PRESSURE EXCEDS MORE THAN 75 PSI, INSTALL A PRESSURE REDUCING VALVE. SET DISCHARGE PRESSURE AT PRESSURE REDUCING VALVE TO 65 PSI PRESSURE UNDER A MAXIMUM FLOW CONDITION.
4. INSTALL A 1" SUB-METER FOR IRRIGATION AT THIS APPROXIMATE LOCATION.
5. INSTALL A 1" BACKFLOW PREVENTER FOR IRRIGATION AT THIS APPROXIMATE LOCATION.
6. INSTALL A MASTER VALVE AND FLOW SENSOR FOR IRRIGATION AT THIS APPROXIMATE LOCATION.
7. IRRIGATION CONTROLLER "C". MOUNT ON INTERIOR WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
8. WIRELESS WEATHER SENSOR AND RAIN SENSOR. MOUNT ON EAVE OF BUILDING. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

0' 20' 40'

Scale: 1"=20'-0"

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Consultant:

Stamp:

LICENSED LANDSCAPE ARCHITECT
REBECCA LUTSKO, JR. LIC. NO. 3240
09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:
Pebble Beach Residence

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:
IRRIGATION PLAN

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sheet: L4.1

NOT FOR CONSTRUCTION

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

9. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

10. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.

11. INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

12. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.

13. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

14. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

16. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

17. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

18. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.

19. LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.

20. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

21. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

23. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

25. IRRIGATION DEMAND: REFER TO PLANS.

26. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

28. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

29. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

30. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

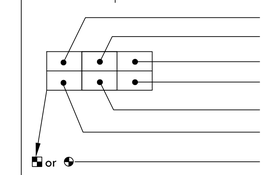
31. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

32. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

33. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
⊖ ⊕	PROS-06-PRS40-CV/ MP1000-90	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.37,0.19	40	12-14
◒	PROS-06-PRS30-CV/ MP1000-90	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.32	30	10-12
◆ ◆	PROS-06-PRS40-CV/ MP800SR-90	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.42,0.23	40	8-10
⊞	PROS-06-PRS40-CV/ MPLCS515 OR MPRCS515	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.22	30	5 x 15
⧗	PCB-25	HUNTER BUBBLER (SHRUB)	0.25	30	TRICKLE
■	PCB-25	HUNTER BUBBLER (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
——	T-DPC04-MA-BLK-S	TORO NGE EMITTER	1 GPH	30	DRIP
——	T-DPC08-MA-RED-S	TORO NGE EMITTER	2 GPH	30	DRIP
●+	T-FJQ16	TORO FIGURE-EIGHT END CLAMP			
◙	ECO-ID	HUNTER ECO-INDICATOR			
◆	PGV-101G	HUNTER REMOTE CONTROL VALVE			
◪	PCZ-101-40	HUNTER REMOTE CONTROL DRIP KIT WITH 40 PSI REGULATOR			
⋈	T-FP600A-LF-1"	NIBCO 1" BRASS BALL VALVE			
▣	975XL2SEU-1"/PBB-20	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET.			
SM	M70-100LNSX-HL	BADGER RECORDALL 1" WATER METER			
PRV	500XLHLR-1"	WILKINS PRESSURE REDUCING VALVE			
MV	3100100	SUPERIOR MASTER VALVE-1" (NORMALLY OPEN)			
FS	HC-100-FLOW	HUNTER 1" FLOW SENSOR (0.3 - 30 GPM)			
MS	SOIL-CLICK	HUNTER SOIL CLIK SENSOR AND RECEIVER.			
C	A2C-1200M/ A2M-600 (4)	HUNTER ACC 12 STATION CONTROLLER WITH 4 - 6 STATION PLUG IN MODULES FOR 36 STATION TOTAL IN A METAL WALL MOUNTED ENCLOSRUE.			
WS	WSS-SEN	HUNTER WIRELESS SOLAR SENSOR SYSTEM AND RECEIVER UNIT.			



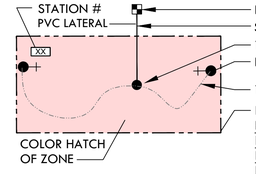
CONTROLLER AND STATION NUMBER
REMOTE CONTROL VALVE SIZE (IN INCHES)
FLOW (GPM)
WATER USE CLASSIFICATION OF ZONE
APPLICATION RATE (IN/HR) or DRIPLINE SPACING
AREA (SQ. FT.)
ASSOCIATED REMOTE CONTROL VALVE

MAIN LINE: 1.5" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.



DRIPLINE REMOTE CONTROL VALVE
SCH 40 PVC PIPE FROM DRIP REMOTE CONTROL VALVE
TRANSITION POINT FROM SCH 40 PVC TO DRIP TUBING
DRIP FLUSH VALVE
TORO BLUE STRIPE TUBING
EXTEND OF DRIP EMITTER AREA. TORO BLUE STRIPE DRIP TUBING ROUTED THROUGH PLANTS WITH TORO NGE PUNCH-IN EMITTERS. DO NOT EXCEED 250 FEET OR 3 GPM PER SINGLE LINE OF TUBING. SEE EMITTER SCHEDULE FOR NUMBER OF EMITTERS PER PLANT. INSATLL FLUSH VALVES AT END OF EACH ZONE

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08-01-23
STATE OF CALIFORNIA

Project Name:
Pebble Beach Residence

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Pebble Beach, California

Sheet Title:
IRRIGATION NOTES AND LEGEND

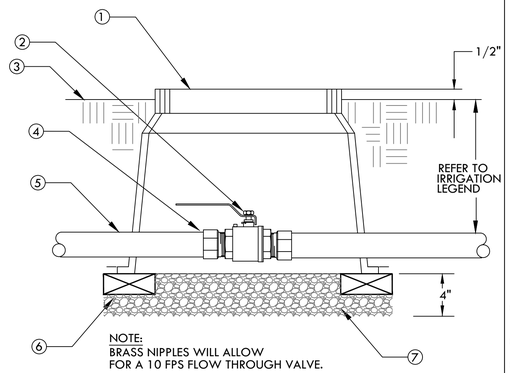
Submittal:	Date:
Planning Application	08-01-2023

Revision: Date:

scale: as noted

sheet: L4.2

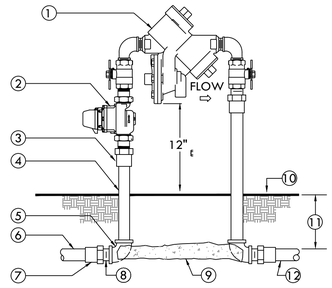
NOT FOR CONSTRUCTION



1. 10" ROUND X 12" DEEP PLASTIC VALVE BOX
2. BRASS BALL VALVE
3. FINISH GRADE
4. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.
5. PVC MAIN LINE
6. COMMON BRICK, TWO TOTAL-180° APART
7. PEA GRAVEL (NO SOIL IN VALVE BOX)

1 BALL VALVE-BRASS

SCALE: NONE

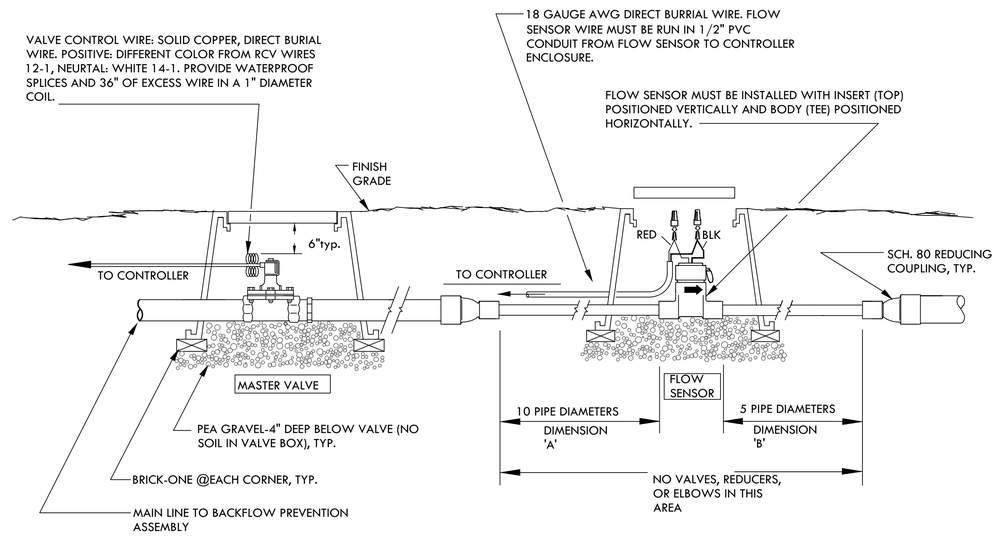


1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. NETAFIM SUB-METER.
3. WROUGHT COPPER MALE ADAPTER-2 OTAL (SOLDER x THREAD CONNECTION).
4. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
5. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
6. PVC MAIN LINE TO POINT OF CONNECTION.
7. BUSH AS NECESSARY FOR SIZE TRANSITION.
8. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
9. CONCRETE SUPPORT BLOCK.
10. FINISH GRADE.
11. REFER TO IRRIGATION LEGEND.
12. PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.

2 REDUCED PRESSURE BACKFLOW ASSEMBLY

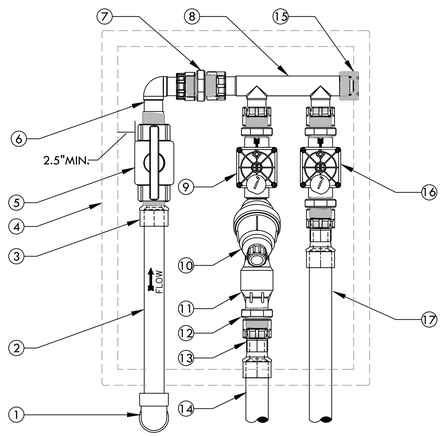
SCALE: NONE



3 INSTALLATION DETAIL - MASTER VALVE/FLOW SENSOR

SCALE: NONE

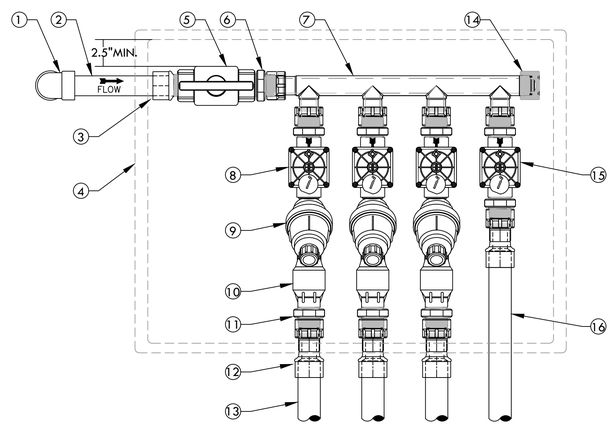
1. SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2. SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3. SCH 80 PVC MALE ADAPTER.
4. CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5. NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6. DURA 1" MIPT x 1" SWIVEL 90° (PART #306-009)
7. DURA 1"x1" THREADED ADAPTER (PART #08303) 4 TOTAL.
8. DURA 1" MULTI-PORT MANIFOLD (PART #301-010-2)
9. DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
10. FILTER. REFER TO LEGEND FOR MODEL.
11. 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
12. DURA 1" x 3/4" MALE ADAPTER (PART #08303-131). ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
13. DURA 1" SLIP X 1" SWIVEL (PART #329-011) 2 TOTAL.
14. SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
15. DURA 1" CAP (PART #348-010)
16. BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
17. SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.



4 TWO REMOTE VALVE MANIFOLD DETAIL (1" VALVES ONLY)

SCALE: NONE

1. SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2. SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3. SCH 80 PVC MALE ADAPTER.
4. CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5. NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6. DURA 1"x1" THREADED ADAPTER (PART #08303) 6 TOTAL.
7. DURA 1" MULTI-PORT MANIFOLD (PART #301-010-4)
8. DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
9. FILTER. REFER TO LEGEND FOR MODEL.
10. 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
11. DURA 1" x 3/4" MALE ADAPTER (PART #08303-131) 3 TOTAL. ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
12. DURA 1" SLIP X 1" SWIVEL (PART #329-011) 4 TOTAL.
13. SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
14. DURA 1" CAP (PART #348-010)
15. BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
16. SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.



5 FOUR REMOTE VALVE MANIFOLD DETAIL (1" VALVES ONLY)

SCALE: NONE

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09-30-24
08-01-23
STATE OF CALIFORNIA

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3406 17 Mile Drive,
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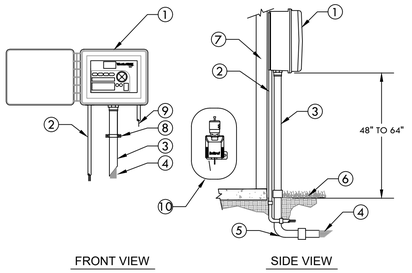
Submittal: Date:
Planning Application 08-01-2023

Revision: Date:

scale: as noted

sheet: L4.3

NOT FOR CONSTRUCTION

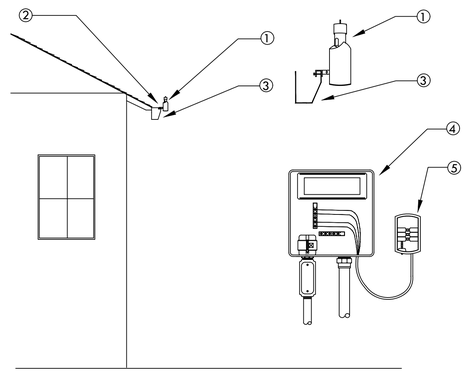


NOTE:
INSTALL ALL WIRING PER LOCAL CODE.

1. WEATHERTRAK LC+ CENTRAL AUTOMATIC IRRIGATION CONTROLLER SECURED TO WALL WITH APPROPRIATE FASTENERS.
2. 120 VOLT ELECTRICAL POWER WIRES WITH GROUND WITHIN CONDUIT FOR AUTOMATIC CONTROLLER. SIZE AND INSTALL PER CODE.
3. 1", 1-1/2" AND 2" PVC CONDUIT-SIZE AS REQUIRED.
4. CONTROL WIRING TO ELECTRIC CONTROL VALVES.
5. PVC ELECTRICAL SWEEP ELL-SAME SIZE AS CONTROL WIRE CONDUIT.
6. FINISH GRADE.
7. WALL
8. SECURE CONDUIT TO WALL WITH 'C' OR 'U' CLAMP. SIZE AS REQUIRED.
9. 3/4" CONDUIT WITH #6 BARE COPPER WIRE TO GROUND ROD OR GROUND PLATE.
10. RAIN SENSOR PER SPECS. (WIRELESS SHOWN)

3 CONTROLLER OUTDOOR WALL MOUNT - WeatherTRAK LC+

SCALE: NONE

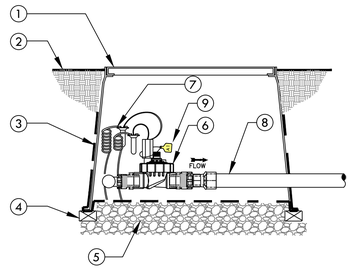


NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

1. WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
2. MOUNT RAIN SENSOR ON GUTTER/EVE
3. GUTTER
4. CONTROLLER
5. RAIN SENSOR RECEIVER

2 WIRELESS RAIN SENSOR-GUTTER MOUNT

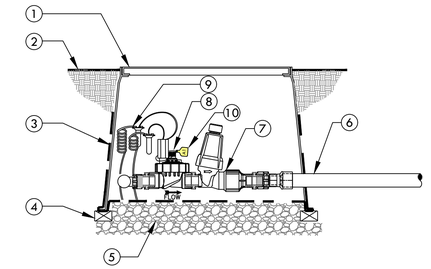
SCALE: NONE



1. CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
2. FINISH GRADE
3. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
4. BRICK-1 EACH CORNER
5. PEA GRAVEL OR 3/4" DRAIN ROCK-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
6. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
7. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
8. SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY
9. VALVE I.D. TAG (WITH CONTROL AND STATION NUMBER).

3 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

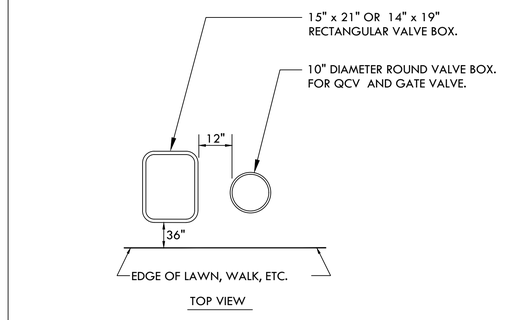
SCALE: NONE



1. CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
2. FINISH GRADE
3. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
4. BRICK-1 EACH CORNER
5. PEA GRAVEL OR 3/4" DRAIN ROCK-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
6. SCH 40 PVC LATERAL LINE TO DRIPLINE OR DRIP.
7. DRIP FILTER AND REGULATOR
8. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
9. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
10. VALVE I.D. TAG (WITH CONTROL AND STATION NUMBER).

4 DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

SCALE: NONE

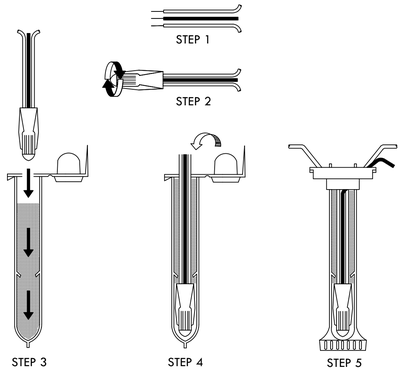


INSTRUCTIONS:

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVES TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

5 VALVE BOX INSTALLATION

SCALE: NONE



NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:

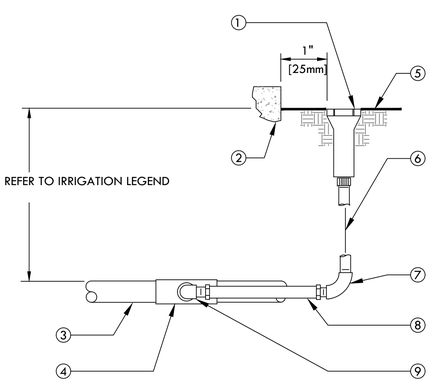
- 3-#14 GAUGE
- 2-#12 GAUGE

INSTRUCTIONS:

1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

6 WEATHERPROOF WIRE SPLICE ASSEMBLY

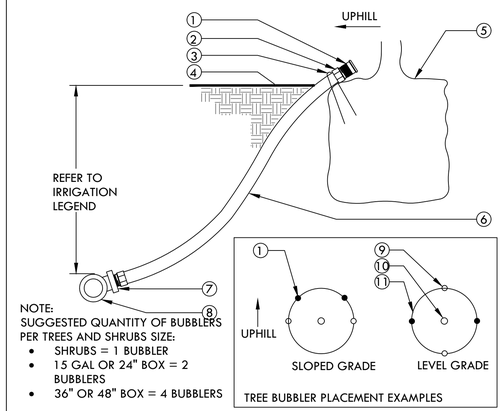
SCALE: NONE



1. POP-UP LAWN SPRAY SPRINKLER.
2. WALL, WALK, CURB OR BUILDING.
3. PVC LATERAL LINE.
4. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
5. FINISH GRADE.
6. 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED - TYPICAL).
7. 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
8. 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" x 6" [13mm x 150mm] FLEXIBLE SWING JOINT WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa]
9. 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.

7 POP-UP SPRAY SPRINKLER - TURF

SCALE: NONE



1. BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2. 1/2" SCH. 40 MALE ADAPTER (2 TOTAL).
3. 6" STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" IPS FLEXIBLE PVC. USE WELD-ON 795 SOLVENT CEMENT OR EQUAL WHEN BONDING PVC HOSE TO FITTINGS.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PVC LATERAL LINE.
9. TREE STAKES.
10. TREE OR SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

8 TREE AND SHRUB BUBBLER

SCALE: NONE

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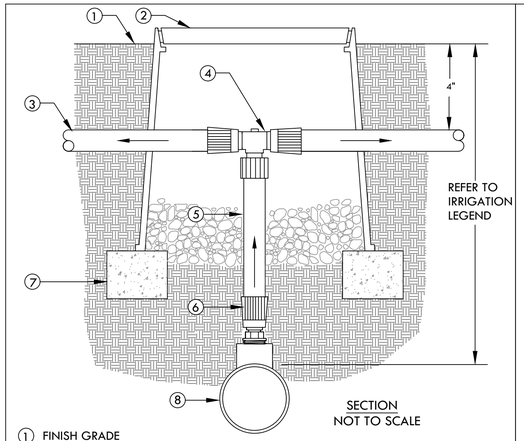
Submittal:	Date:
Planning Application	08-01-2023

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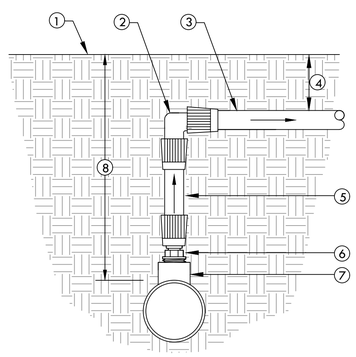


SECTION
NOT TO SCALE

1. FINISH GRADE
2. CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
3. DRIPLINE TUBING
4. TORO TRI-LOC TEE
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. TORO TRI-LOC MPT ADAPTER (TL-M50)
7. BRICK (1 OF 2)
8. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

NOTE:
USE ONLY WHEN THE TOTAL LENGTH OF DRIP LINE SERVICED FROM THIS PVC CONNECTION IS LESS THAN 300 FT.

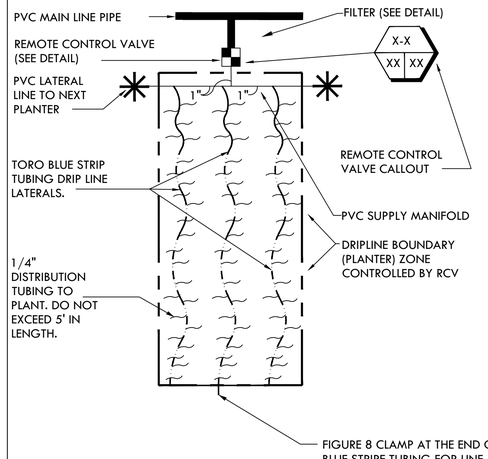
1 DRIPLINE TO PVC CONNECTION-SINGLE SOURCE DRIP AREAS ONLY
SCALE: NONE



SECTION/ELEVATION
NOT TO SCALE

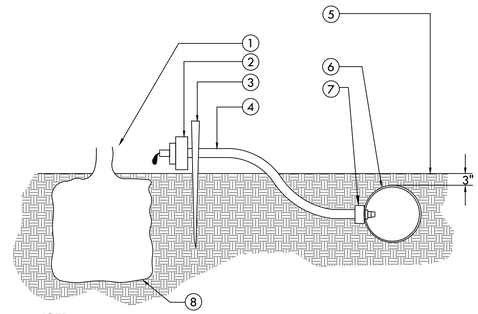
1. FINISH GRADE
2. TORO TRI-LOC ELBOW (TL-E)
3. DRIPLINE TUBING
4. DEPTH OF TUBING PER IRRIGATION LEGEND.
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. TORO TRI-LOC MPT ADAPTER (TL-M50)
7. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

2 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE



NOTES:
1. SEE IRRIGATION NOTES,LEGEND/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. ALL TREES TO BE PLANTED WITHIN CENTER OF DRIP LINE RUNS.
3. BURY DRIPLINE 3" BELOW GRADE.
4. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATION. TORO COMPRESSION FITTINGS OR APPROVED EQUAL.

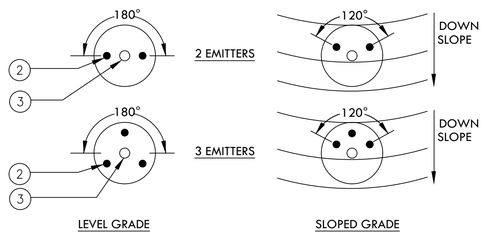
3 TORO BLUE STRIP TUBING DRIP ZONE SAMPLE LAYOUT
Scale: NONE
DET 153



NOTE:
TO INSERT BARBED CONNECTOR INTO POLYETHYLENE TUBING, USE TORO INSERTION TOOL (FMP16). WHERE POLYETHYENE TUBING CAN BE PLACED ADJACENT TO SHRUB ROOTBALL, A BARBED EMITTER MAY BE INSTALLED DIRECTLY INTO POLYETHYENE TUBING AND DISTRIBUTION TUBING ELIMINATED. POINT OF WATER EMISSION FROM BARBED EMITTER MUST DRIP WATER DIRECTLY ON ROOTBALL.

1. SHRUB STEM.
2. TORO 1/4" BUG CAP (BC-025)
3. TORO 1/4" TUBING SUPPORT STAKES (IPS0104)
4. TORO 1/4" BLUE STRIPE LANDSCAPE DRIPLINE TUBING DO NOT EXCEED 5' IN LENGTH.
5. FINISH GRADE.
6. TORO 3/4" BLUE STRIPE TUBING (MODEL T-EHD2057). INSTALL 3" BELOW FINISH GRADE.
7. TORO EMITTER REFER TO EMITTER SCHEDULE FOR MODEL NUMBER AND QUANTITY OF EMITTERS PER PLANT.
8. EDGE OF ROOTBALL.

4 TORO EMITTER AND DRIP INSTALLATION WITHIN DRIPZONE
SCALE: NONE
DET: --------



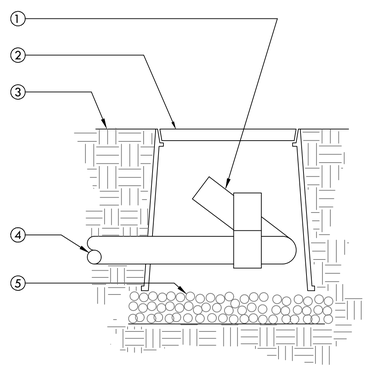
1. EDGE OF ROOTBALL (TYPICAL)
2. EMITTER OR DISTRIBUTION TUBE OUTLET (TYPICAL)
3. SHRUB STEM (TYPICAL)

EMITTER SCHEDULE

PLANT SIZE	EMITTER SPECIFICATION	FLOW (GPH)/PER EMITTER OR OUTLET	QUANTITY OF EMITTERS PER SHRUB/TREE
1 GALLON SHRUBS	T-DPC04-MA	1 GPH	2
5 GALLON SHRUBS	T-DPC08-MA	2 GPH	2
15 GALLON	T-DPC08-MA	2 GPH	3

MAXIMUM AMOUNT OF FLOW PER DRIP TUBING RUN IS 240 GPH

5 TORO EMITTER PLACEMENT AND SCHEDULE
SCALE: NONE
DET: EMITTER-PL/SCH

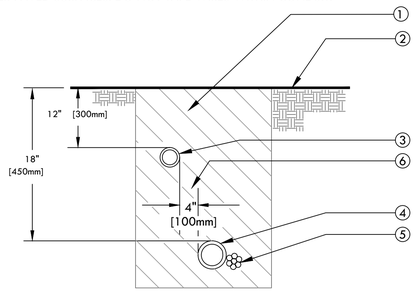


NOTES:
INSTALL A MINIMUM OF ONE END CLAMP AT THE END OF EACH DRIP ZONE REGION

1. EXTEND DRIP LINE A MINIMUM 4" BEYOND FIGURE-EIGHT END CLAMP
2. 6" ROUND VALVE BOX WITH BOLT DOWN LID
3. FINISH GRADE
4. TORO BLUE STRIPE TUBING
5. 3" DEPTH 3/4" DRAIN ROCK

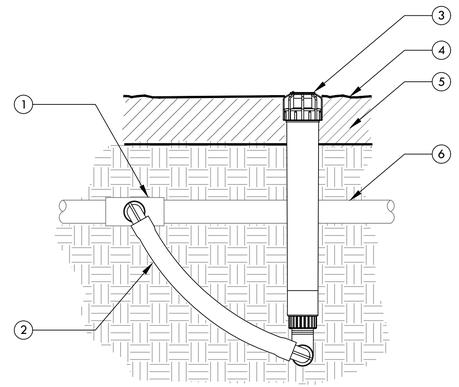
6 TORO DRIP ZONE FIGURE EIGHT END CLAMP
SCALE: NONE
DET: ----

NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.



1. CLEAN BACKFILL MATERIAL.
2. FINISH GRADE.
3. LATERAL LINE.
4. MAIN LINE.
5. LOW VOLTAGE CONTROL WIRE. TAPE AND BUNDLE TUBING OR WIRING AT 10 FT. INTERVALS. WIRING SHALL BE LAID OUT LOOSELY IN THE TRENCH.
6. TYPICAL DISTANCE BETWEEN PIPES.

7 TRENCHING
SCALE: NONE



1. UPC APPROVED SCHEDULE 40 PVC TEE, ELBOW OR BARB x THREAD DRIP FITTING TEE OR ELBOW WITH 3/4" OUTLET.
2. 1/2" X 3/4" X 6" HUNTER SWING JOINT (SJ-7506)
3. ECO INDICATOR
4. FINISHED GRADE
5. MULCH
6. PVC LATERAL PIPE OR DRIPLINE

8 DRIPLINE OPERATION INDICATOR
SCALE: NONE

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Stamp:

LICENSED LANDSCAPE ARCHITECT
ROB LUTSKO, JR. LIC. NO. 3240
09-30-24
08-01-23
STATE OF CALIFORNIA

Project Name:
Pebble Beach Residence

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:
IRRIGATION DETAILS

Submittal: Date:
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IRRIGATION WATER USE CALCULATIONS

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	35.9

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS/GC	LOW	0.3	DRIP	0.81	0.37	21,014	**7,783**	173,233	0.53	231.60	27%
2	SHRUBS/GC	LOW	0.3	SPRAY	0.75	0.40	15,797	**6,319**	140,644	0.43	188.03	20%
3	TREES	LOW	0.3	BUBBLER	0.81	0.37	2,560	**948**	21,104	0.06	28.21	3%
4	GRASSES	MOD	0.5	SPRAY	0.75	0.67	4,064	**2,709**	60,304	0.19	80.62	5%
5	WOODLAND	LOW	0.3	SPRAY	0.75	0.40	34,807	**13,923**	309,894	0.95	414.30	44%
6	POOL/SPA	HIGH	0	-	-	1.00	301	**301**	6,700	0.02	8.96	0%
					TOTALS		**78,242**	**31,682**	**705,179**	**2.16**	**942.75**	**100%**

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
-					1							0%
					TOTALS		0					0%

MAWA	GALLONS/YR	957,831
	ACRE FEET/YR	2.94
	HCF/YR	1,280.52
ETWU	GALLONS/YR	705,179
	ACRE FEET/YR	2.16
	HCF/YR	942.75

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
0.45= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
76.8%	0.31	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	31,682
TOTAL AREA	78,242
AVG. ETAF	40.49%

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Sheet Title:
IRRIGATION WATER USE CALCULATIONS

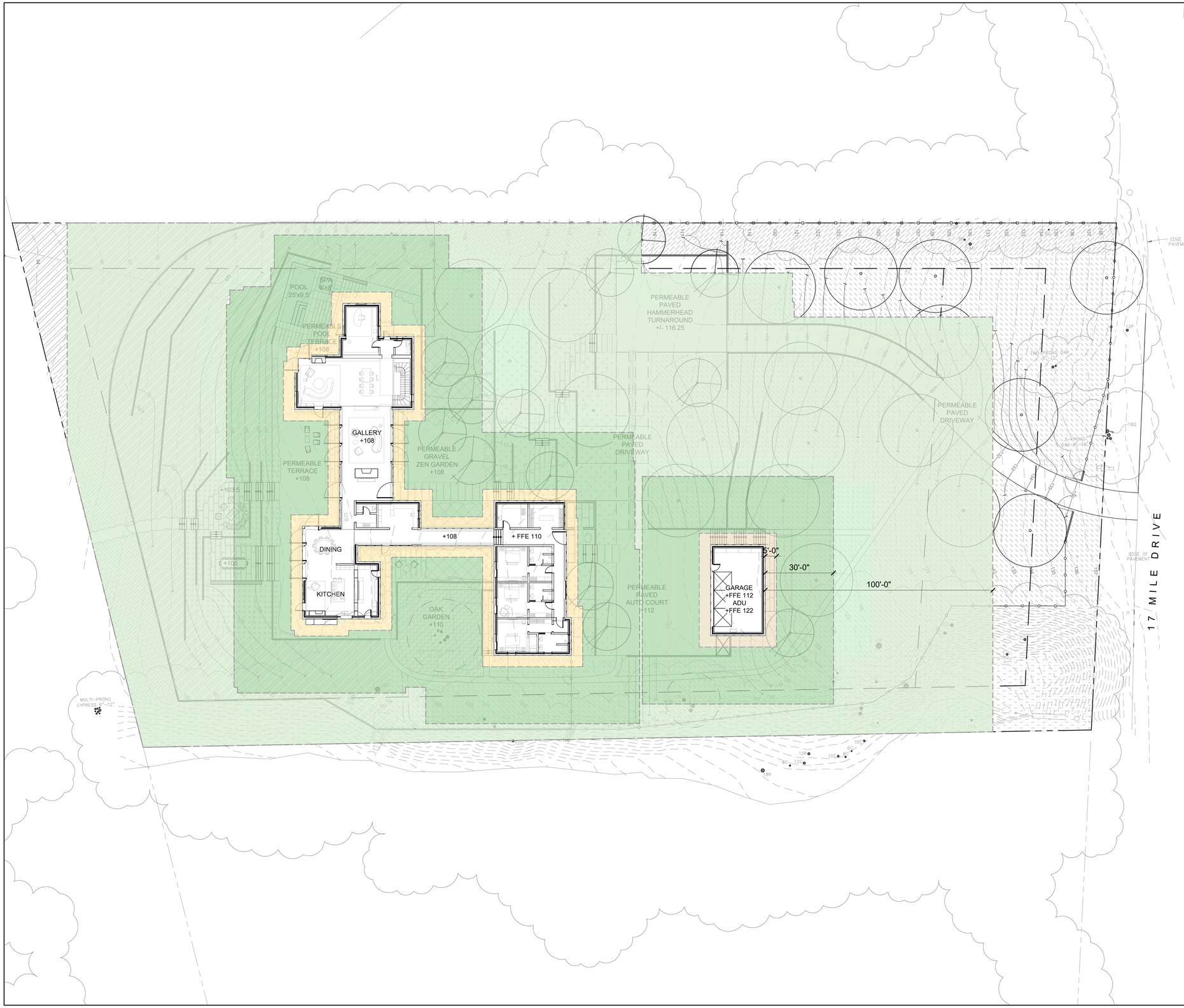
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sheet: L4.6

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LEGEND

- PROPERTY LINE
- NON-COMBUSTIBLE ZONE (0-5')
- RESTORATION AND LANDSCAPE ZONE (5-30')
- FUEL REDUCTION ZONE (30-100')
- MEDITERRANEAN CLIMATE ORNAMENTAL GARDEN
- ORNAMENTAL GARDEN-OAK WOODLAND TRANSITION
- ORNAMENTAL GARDEN-COASTAL SCRUB TRANSITION
- NATIVE SCREENING SHRUBS
- NATIVE SEDGE GROUNDCOVER DRIVEWAY
- COAST LIVE OAK WOODLAND
- SPECIMEN COAST LIVE OAK GARDEN
- COASTAL SCRUB
- WEED CONTROL + RE-VEGETATION
- CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- NEW TREES-QUERCUS AGRIFOLIA
- NEW TREES-CERCIS OCCIDENTALIS

0' 20' 40'

Scale: 1"=20'-0"

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08-01-23
STATE OF CALIFORNIA

Project Name:

Pebble Beach Residence

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Pebble Beach, California

Sheet Title:

Fuel Management Plan

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NOT FOR CONSTRUCTION

FUEL MANAGEMENT ZONES

I. NON-COMBUSTIBLE ZONE (0 - 5 FEET)

THE NON-COMBUSTIBLE ZONE SHOULD BE MAINTAINED WITHIN A BUFFER OF 5-FEET AROUND THE EDGE OF ALL STRUCTURES.

HARDSCAPE SURFACES INCLUDING GRAVEL, STONE PAVERS, DECOMPOSED GRANITE, AND BARE SOILS ARE ALL APPROVED NON-COMBUSTIBLE SURFACES.

THE FINAL LANDSCAPE PLAN SHALL CONFORM TO A DESIGN STANDARD THAT ENSURES THERE IS ADEQUATE SPACE WITHIN THE STRUCTURE BOUNDARY TO MAINTAIN A 5-FOOT NON-COMBUSTIBLE ZONE.

NO WOODEN TRELLIS, CLIMBING VINES, TREES, OR SHRUB MATERIALS SHOULD BE INTEGRATED AGAINST THE STRUCTURES.

2 RESTORATION/LANDSCAPE ZONES (5 - 30 FEET)

THE RESTORATION AND LANDSCAPE ZONES INCORPORATES EIGHT PLANTING TYPES AS DESCRIBED BELOW. ALL ZONES ARE PROPOSED WITH FIRE-APPROPRIATE PLANT MATERIALS AND SPACING.

THE PROPOSED MEDITERRANEAN CLIMATE ORNAMENTAL ZONE PLANT MATERIALS WILL BE UTILIZED IN THE CENTRAL PORTION OF THE SITE. THESE PLANTINGS WILL CONSIST OF HERBACEOUS GROUNDCOVER, NATIVE GRASSES AND SHRUB COMPONENTS SPACED TO DECREASE RATE OF POTENTIAL FIRE SPREAD AND SITED AWAY FROM EXISTING OAK TREES TO PREVENT LADDER FUELS. SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH.

THE PROPOSED OAK WOODLAND AND ORNAMENTAL GARDEN-OAK WOODLAND TRANSITION PLANT ZONES WILL BE UTILIZED IN AREAS ALONG NORTH AND SOUTH PORTIONS OF THE MAIN BUILDING AND THE EASTERN PORTIONS OF THE PROPERTY. THESE PLANTINGS WILL BE A MIX OF HERBACEOUS GROUNDCOVER, NATIVE GRASSES AND SHRUB COMPONENTS, SPACED TO DECREASE RATE OF POTENTIAL FIRE SPREAD AND SITED AWAY FROM EXISTING OAK TREES TO PREVENT LADDER FUELS. SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH.

THE PROPOSED COASTAL SCRUB AND ORNAMENTAL GARDEN-COASTAL SCRUB TRANSITION ZONES WILL BE UTILIZED ALONG THE WESTERN PORTION OF THE SITE. PLANT MATERIALS ARE MIXED DROUGHT TOLERANT FORBS, SHRUBS AND GROUNDCOVER SPECIES SELECTED FOR LOW HAZARDOUS FUELS AND DESIGNED TO BE INSTALLED IN DISCONTINUOUS GROUPINGS. DISTANCE BETWEEN GROUPINGS TO BE AT LEAST 2 TIMES THE HEIGHT OF THE TALLEST SHRUB SPECIES. SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH.

THE PROPOSED SPECIMEN COAST LIVE OAK GARDEN LOCATED IN A CENTRAL PORTION OF THE SITE CONSISTS OF LOW NATIVE HERBACEOUS PERENNIALS AND GROUNDCOVERS. SPECIES ARE SELECTED TO BE OF LOW FIRE HAZARD, TO BE LOW HEIGHT, AND TO PROVIDE AN UNDERSTORY BENEFICIAL TO OAK ROOT HEALTH.

THE PROPOSED NATIVE SCREENING SHRUB ZONE PLANT MATERIALS ARE UTILIZED ALONG NORTHERN AND WESTERN PORTIONS OF THE PROPERTY. PLANT SPECIES ARE DROUGHT TOLERANT NATIVE SHRUBS THAT WILL BE MAINTAINED TO PREVENT BUILDUP OF DEAD WOOD AND WILL BE SPACED AS DESCRIBED ABOVE.

THE PROPOSED NATIVE SEDGE GROUNDCOVER DRIVEWAY PLANT MATERIALS WILL BE UTILIZED ALONG THE DRIVEWAY. SPECIES ARE 12" OR LESS IN HEIGHT.

MAINTENANCE IN ALL RESTORATION + LANDSCAPE ZONES TO INCLUDE DEAD WOOD REMOVAL AND MAINTENANCE OF SPACING BETWEEN PLANT GROUPINGS. GRASS SPECIES IN ALL ZONES SHOULD BE CUT AFTER THE END OF NESTING SEASON (SEPTEMBER 15) TO REMOVE THATCH LAYER OF DRY INFLORESCENCE AND LEAVES.

3. FUEL REDUCTION ZONE (30-100 FEET)

FUEL REDUCTION ZONES (30 TO 100 FEET) WILL BE EXTENSIONS OF THE RESTORATION ZONES AS DETAILED ABOVE. THE GOAL OF THE FUEL MODIFICATION IN THESE OUTER AREAS IS TO FIND AN EQUILIBRIUM BETWEEN FUEL REDUCTION, HABITAT RESTORATION, AND EROSION CONTROL.

SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH, AS DESCRIBED ABOVE.

TALLER (>18") AND WOODY SUB-SHRUB OR GRASS SPECIES WILL REQUIRE PERIODIC MANAGEMENT THROUGH PRUNING TO REDUCE FUEL LOADS. THE RESTORED SHRUB SPECIES CAN TOLERATE HEAVY PRUNING OF LONGER WOODY OR DEAD LIMBS AND WILL RESPOND WITH VIGOROUS STUMP-SPROUTING. THE RETENTION OF ROOT STRUCTURES IS CRITICAL TO SOIL STABILIZATION.

GRASS SPECIES SHOULD BE CUT AFTER THE END OF NESTING SEASON (SEPTEMBER 15) TO REMOVE THATCH LAYER OF DRY INFLORESCENCE AND LEAVES.

DEAD LIMBS AND WOODY DEBRIS SHOULD BE REMOVED FROM SCREENING SHRUBS AND TREES IN ALL ZONES LISTED ABOVE.

REMOVE ALL EXOTIC SPECIES PER THE RECOMMENDATIONS OF THE BIOLOGICAL ASSESSMENT.

THE PROPOSED WEED CONTROL+RE-VEGETATION ZONE IS LOCATED ALONG SOUTHERN PORTIONS OF THE PROPERTY AT THE EXISTING RAVINE EDGE. PLANT SPECIES SHALL BE DROUGHT TOLERANT NATIVE GRASSES AND FORBS THAT PROVIDE EROSION CONTROL AND SPECIES HABITAT. GRASS AND FORB SPECIES SHOULD BE CUT REGULARLY AS DESCRIBED ABOVE.

FUEL MANAGEMENT - INTRODUCTION

THIS FUEL MANAGEMENT PLAN HAS BEEN PREPARED AS A GUIDELINE FOR THE IMPLEMENTATION OF DEFENSIBLE SPACE VEGETATION MANAGEMENT FOR THE FIRE SAFETY AROUND THE RESIDENCE, GARAGE AND ACCESSORY DWELLING UNIT (ADU) AT 3406 SEVENTEEN MILE DRIVE IN PEBBLE BEACH.

CALIFORNIA PUBLIC RESOURCE CODE 4291 REQUIRES LAND OWNERS TO MAINTAIN DEFENSIBLE SPACE OF 100-FEET FROM EACH SIDE OF STRUCTURES, WITH THE AMOUNT OF FUEL MODIFICATION SPECIFIC TO THE FLAMMABILITY OF THE STRUCTURES AS AFFECTED BY BUILDING MATERIAL, BUILDING STANDARDS, LOCATION AND VEGETATION TYPE. FUELS ARE TO BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE INTENSITY OF FUELS MANAGEMENT VARIES WITHIN THE 100-FOOT PERIMETER OF THE STRUCTURE, WITH MORE INTENSE FUEL REDUCTIONS REQUIRED BETWEEN 5 AND 30 FEET AROUND THE STRUCTURE, AND AN EMBER-RESISTANT ZONE BEING REQUIRED WITHIN 5 FEET OF THE STRUCTURES. SITE SPECIFIC RECOMMENDATIONS FOR THE VARIOUS MANAGEMENT ZONES BASED ON THE RESTORED NATURAL VEGETATION COMMUNITIES OF THE PARCEL AND TREE LOCATIONS ARE INCLUDED BELOW TO COMPLY WITH STATE AND COUNTY DEFENSIBLE SPACE GUIDELINES.

THE FUEL MANAGEMENT ZONES ARE SPECIFIC TO THE AREAS WHERE VEGETATION HAS BEEN REMOVED, RESTORED OR MODIFIED IN A MANNER THAT INCREASES THE LIKELIHOOD THAT STRUCTURES WILL SURVIVE WILD FIRES, IMPROVE THE DEFENSIBLE SPACE AROUND THE STRUCTURE NEEDED FOR FIREFIGHTING ACTIVITIES, AND PREVENTS DIRECT FLAME CONTACT WITH STRUCTURES. FUEL MANAGEMENT ZONES ARE CREATED TO PROTECT STRUCTURES FROM WILDFIRE BY REDUCING THE AMOUNT OF FUEL AVAILABLE FOR A WILDFIRE. THE REDUCTION IN AVAILABLE FUEL AFFECTS THE FLAME LENGTHS AND AMOUNT OF HEAT PRODUCED BY THE FIRE, AS WELL AS ELIMINATING THOSE AREAS IN LANDSCAPE WHERE EMBERS CAN IGNITE VEGETATION.

TREE PRUNING

MOST EXISTING TREES ON SITE ARE LOCATED AT THE PERMIMETER OF THE PROPERTY. RESTORATION AND LANDSCAPE ZONES WILL INCLUDE NEW TREE PLANTINGS.

1. WITHIN 30 FEET OF THE STRUCTURES, COAST LIVE OAK TREE BRANCHES UNDER 3 INCHES IN DIAMETER SHOULD BE REMOVED UP TO 8 FEET ABOVE THE GROUND OR PROVIDE A VERTICAL CLEARANCE OF 3 TIMES THE HEIGHT OF UNDERSTORY PLANTINGS, WHICHEVER IS GREATER TO REDUCE POTENTIALLY HAZARDOUS LADDER FUELS.

2. ALL DEAD BRANCHES SMALLER THAN 3 INCHES IN DIAMETER SHOULD BE REMOVED.

3. DEAD LIMBS GREATER THAN 3 INCHES IN DIAMETER SHALL BE REMOVED AT THE DISCRETION OF THE PROJECT ARBORIST IF SUCH LIMBS ARE DEEMED HAZARDOUS FOR HUMAN SAFETY.

4. INITIAL PRUNING SHOULD BE FOLLOWED WITH A YEARLY INSPECTION AND INTERVAL PRUNING AS NEEDED TO MAINTAIN VERTICAL CLEARANCE AND DEAD LIMB REMOVAL, ESPECIALLY WITH ANY TREE ADJACENT TO THE RESIDENCE THAT OVERHANGS THE ROOF.

5. ALL PRUNING SHOULD BE CONDUCTED OUTSIDE OF THE NESTING WINDOW (FEBRUARY 1 -SEPTEMBER 15) IN ORDER TO AVOID IMPACTS TO POTENTIAL NESTING SPECIES THAT MAY INCLUDE MIGRATORY, RAPTORS, OR OTHER LISTED SPECIES.

6. OAK WOOLAND UNDERSTORY PLANTS UNDER THE SHADOW OF OAK CANOPIES ARE GENERALLY A MATRIX OF NATIVE SHRUBS, GRASSES AND GROUNDCOVER HERBACEOUS SPECIES SUCH AS CREAM BUSH, DOUGLAS IRIS, STICKY MONKEY FLOWER, CALIFORNIA COFFEEBERRY, CHAPARRAL CURRANT, HUMMINGBIRD SAGE, AND NATIVE GRASSES. THESE LOW-GROWING, SITE SPECIFIC INDIGENOUS, GROUNDCOVER PLANTS WILL BE UTILIZED FOR RESTORATION PLANTINGS WITH GROUPINGS OF PLANTS SPACED SO BARE OR MULCHED SOILS ARE DISTANCED AT LEAST 2 TIMES THE HEIGHT OF THE TALLEST SHRUB SPECIES.

6. NATURAL PLANT RECRUITMENT SHOULD BE ENCOURAGED BY REMOVING DEAD TREE LIMB OR OTHER ORGANIC DEBRIS ON THE GROUND (EXCLUDING MULCHING), THINNING AND/OR SPACING OF ANY LARGE NATIVE SHRUBS, AND SYSTEMATIC REMOVAL OF ANY INVASIVE SPECIES THAT MAY ENCROACH THE SITE.

DRIVEWAY

DRIVEWAY CLEARANCE IS REQUIRED TO MAINTAIN SAFE PASSAGE AND PROVIDE SAFE INGRESS/EGRESS FOR FIRE SAFETY EQUIPMENT AND PERSONNEL.

1. ALL TREE BRANCHES EXTENDING OVER DRIVEWAY SURFACE SHOULD BE PRUNED TO A MINIMUM 13 FOOT CLEARANCE TO ENSURE VERTICAL CLEARANCE IS MAINTAINED FOR FIRE TRUCK EQUIPMENT AND PERSONNEL.

2. LARGE TREES OR SHRUB SPECIES SHOULD BE EXCLUDED ALONG THE DRIVEWAY EDGES IN ORDER TO MINIMIZE FUEL LOADS ALONG THE ACCESS ROUTE.

3. RESTORATION SPECIES AS SPECIFIED ON THE LANDSCAPE PLAN ARE TO BE USED TO RESTORE AREAS ALONG THE DRIVEWAY WHERE INVASIVE SPECIES HAVE BEEN REMOVED.

4. MAINTENANCE OF DEAD WOODY DEBRIS/LIMBS FROM SHRUB MATERIALS SHOULD BE FLUSH CUT TO LIVE TISSUES OR PLANT BURLS.

STRUCTURES AND SITE MAINTENANCE

FUEL MANAGEMENT PLANS ARE NOT STATIC AS THE LANDSCAPE AND NATURAL VEGETATION WILL CONTINUE TO CHANGE OVER TIME. LONG-TERM MAINTENANCE IS REQUIRED TO ENSURE THAT DEFENSIBLE SPACE IS MAINTAINED AND SHOULD INCLUDE VEGETATION AND STRUCTURAL MANAGEMENT. IN ADDITION TO THE PRESCRIPTIONS DESCRIBED ABOVE, THE FOLLOWING GUIDELINES WILL ASSIST IN MAINTAINING COMPLIANCE WITH DEFENSIBLE SPACE MANDATES:

1. SITE AND BUILDING MAINTENANCE TO DECREASE POTENTIAL FIRE FUELS BY MAINTAINING SURFACE LITTER INCLUDING DEAD/FALLEN OAK TREE LIMBS, AND TWIG DEBRIS. FALLEN OAK LEAF LAYER SHALL STAY IN PLACE AS A NATURAL MULCHING AND OAK ACORNS SHALL REMAIN ON SITE AS PART OF THE MULCHING TO ALLOW FOR NEXT GENERATION PIONEERING OF INDIGENOUS COAST LIVE OAK TREES.

2. REMOVAL OF DEAD, WOODY DEBRIS AND OTHER LANDSCAPE MAINTENANCE TYPE GREEN WASTE PILES.

3. RELOCATE STACKED FIREWOOD PILES TO A FIRESAFE LOCATION (NOT UNDER OAK TREE CANOPIES, AGAINST OAK TRUNKS OR WITHIN 5 FEET OF THE ADU OR RESIDENTIAL STRUCTURES)

4. PROVIDE SUFFICIENT HORIZONTAL AND VERTICAL SPACING BETWEEN VARIOUS VEGETATION TYPES AND MAINTAINED BY REMOVING DEAD AND UNHEALTHY COMBUSTIBLE MATERIALS.

5. MAINTAIN ROOF AND GUTTERS OF THE STRUCTURES FREE OF LEAVES OR OTHER DEAD VEGETATIVE GROWTH.

6. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING THE RESIDENCE OR GUESTHOUSE FREE OF DEAD WOOD.

7. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE.

8. INSTALL AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NON-FLAMMABLE MATERIAL AND OPENINGS NOT TO EXCEED ON-HALF INCH IN SIZE.

9. ENSURE HOUSE NUMBERS ARE POSTED PER FIRE DEPARTMENT REQUIREMENTS.

10.ADJACENT PROPERTY OWNERS SHOULD BE APPROACHED TO DISCUSS FUEL MANAGEMENT ON THEIR PROPERTY THAT IS CONSISTENT WITH THE STANDARDS IN THIS FUEL MANAGEMENT PLAN

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09-30-24
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Fuel Management Notes

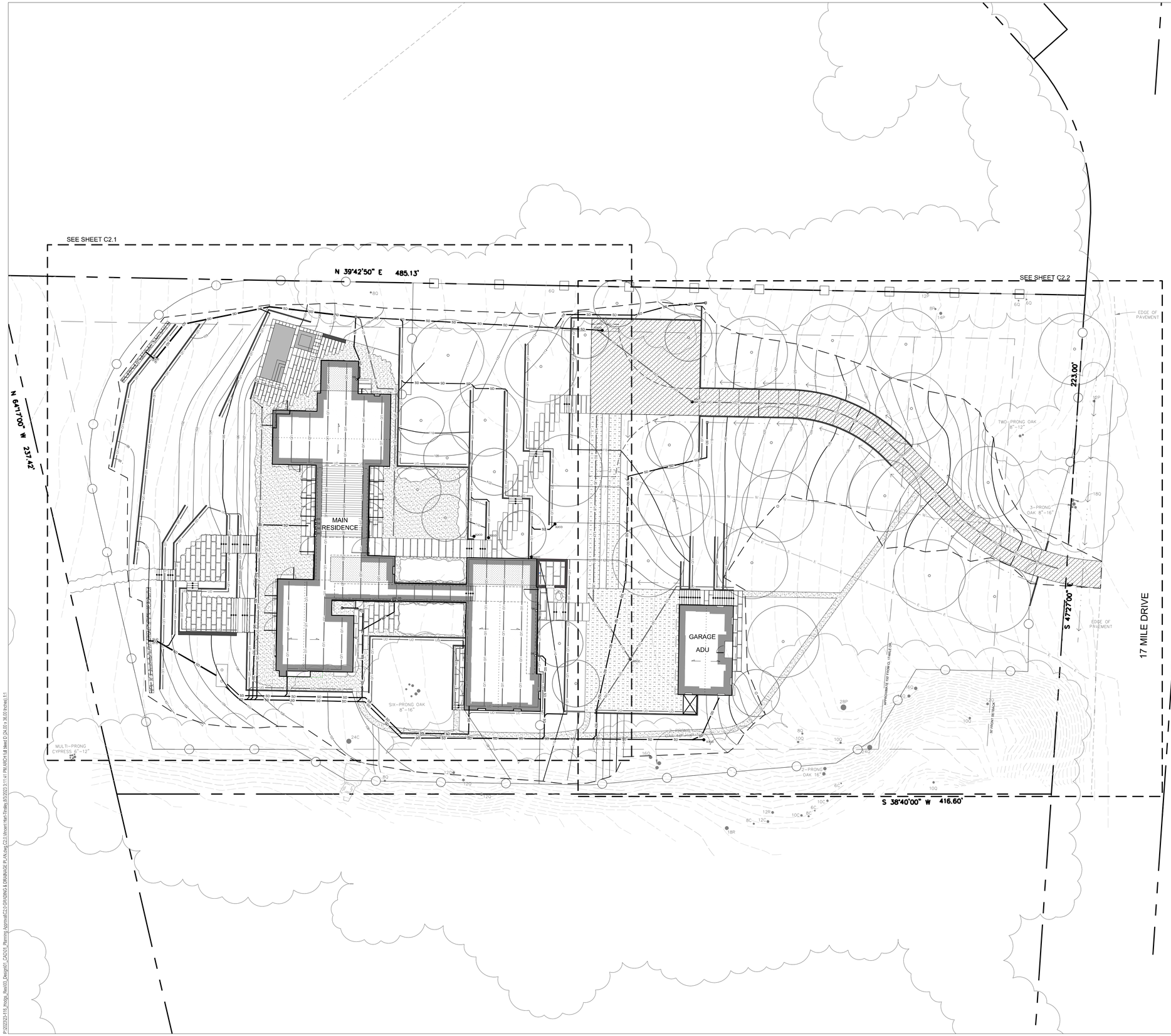
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NOT FOR CONSTRUCTION



GRADING NOTES

1. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT REFERENCED UNDER GENERAL NOTES.
2. SEDIMENT AND EROSION CONTROL MEASURES, AS SPECIFIED IN THE ATTACHED EROSION CONTROL PLAN AND DETAILS SHALL BE INSTALLED PRIOR TO START OF GRADING ACTIVITIES.
3. WHEN GRADING ACTIVITIES COMMENCE MORE THAN 30 DAYS AFTER GRUBBING ACTIVITIES, THE AREA SHALL BE SEEDED WITH PLANT MATERIAL TO CONTROL EROSION. ROOT DEPTH OF SUCH PLANT MATERIAL NOT TO EXCEED 4 INCHES.
4. ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING INSPECTIONS.
5. CUT AND/OR FILL SLOPES SHALL NOT EXCEED SLOPE RECOMMENDED BY GEOTECHNICAL ENGINEER. (TEMPORARY SLOPE [1V:1H] ; PERMANENT SLOPE [1V:2H])
6. MAINTAIN MIN. 5% SLOPE AWAY FROM BUILDING IN SOFTSCAPE OR 2% AWAY FROM BUILDING IN HARDSCAPE UNLESS OTHERWISE SHOWN ON PLANS.
7. PROVIDE MIN. SOIL COMPACTION OF 90% RELATIVE COMPACTION FOR FILLS BENEATH PROPOSED FLATWORK; 95% RELATIVE COMPACTION FOR FILLS BENEATH VEHICULAR PAVEMENT; AND 85% IN SOFTSCAPE OR LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.

EARTHWORK ANALYSIS

	CUT ANALYSIS (CUBIC YARDS)	FILL ANALYSIS (CUBIC YARDS)
PROJECT (APN 008-381-002)	7500	1000
NET	6500 CU YDS (EXPORT)	

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SHERWOOD
DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTINA GRAY NICHOLSON
EXP: 01/31/24
No. 84701
CIVIL
STATE OF CALIFORNIA

SCALE: 1" = 20'
0 1"
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PROJECT NO. 23-116
DATE AUGUST 1, 2023
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DESIGNED VHT/DN
CHECKED DN

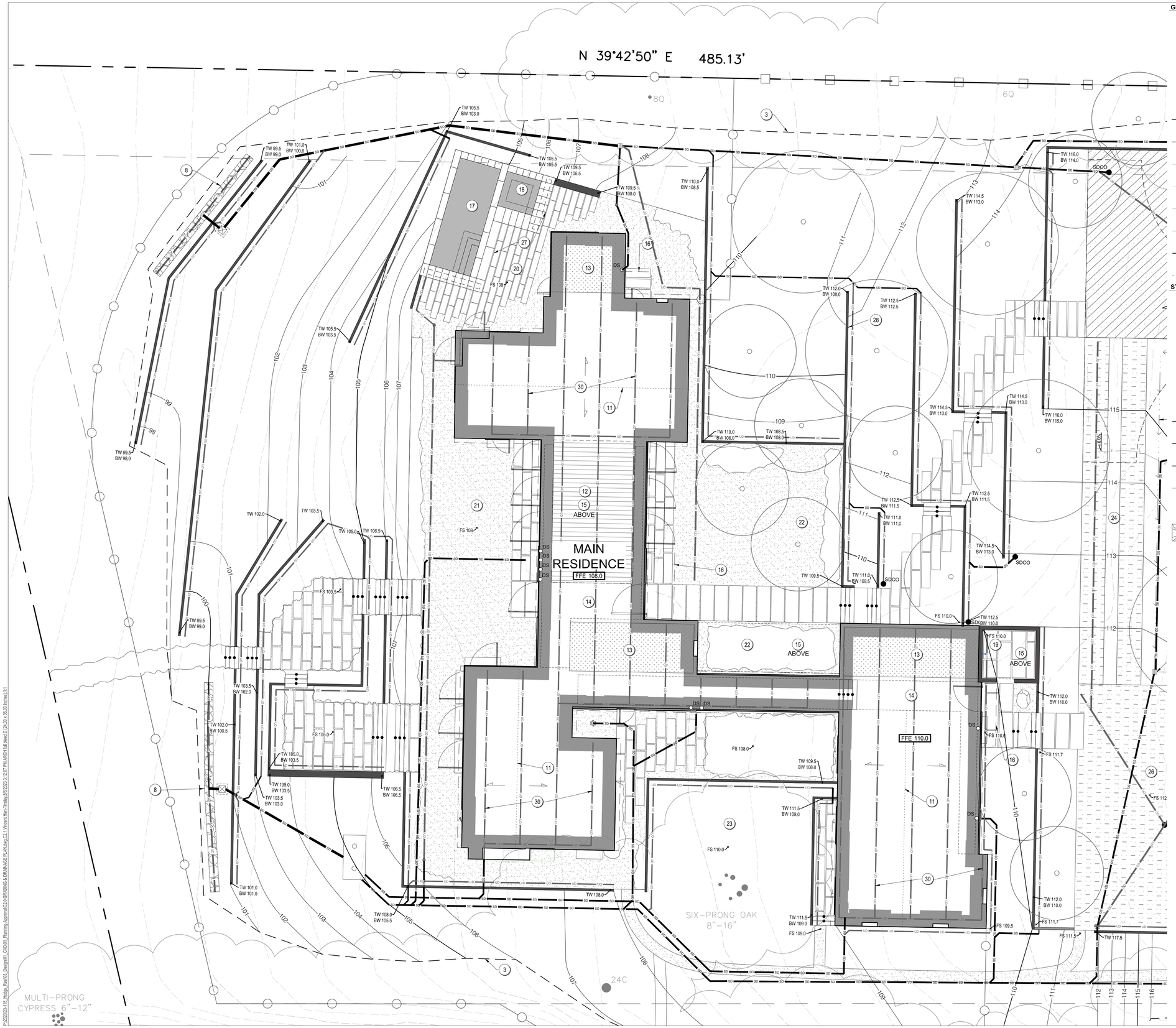
PLANNING APPROVAL

HODGE RESIDENCE
HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH CA

GRADING & DRAINAGE PLAN

DRAWING NO.
C2.0
1 OF 6

P:\2023\23-116_Hodge_Res\03_Design\01_CAD\01_Planning_Approval\C2.0 GRADING & DRAINAGE PLAN.dwg C2.0 Vincent Hen-Tinsley 6/5/2023 3:11:41 PM ARCH full bleed D (24.00 x 36.00 Inches) 1:1



GRADING LEGEND

- FG 100.00 — SPOT ELEVATION
- 1.0% — HARDSCAPE SLOPE
- 1.0% — SOFTSCAPE SLOPE
- FFE 100.0 — FINISH FLOOR ELEVATION
- 100 — (P) MAJOR CONTOUR
- 102 — (P) MINOR CONTOUR
- 100 — (E) MAJOR CONTOUR
- 102 — (E) MINOR CONTOUR
- 1 — (E) FLOWLINE
- 2 — 18" x 3" LANDSCAPE SWALE
- 3 — LIMIT OF WORK
- (P) GRADE BREAK

STORM DRAIN LEGEND

- 4 — (P) AREA DRAIN
- 5 — (P) DRAIN INLET
- 6 — (P) TRENCH DRAIN
- SDCO — (P) SD CLEAN OUT
- DS — (P) DOWNSPOUT
- SD — (P) STORM DRAIN PIPE
- FD — (P) FOUNDATION/FRENCH DRAIN PIPE
- PD — (P) PERIMETER DRAIN PIPE
- UD — (P) UNDER DRAIN PIPE / BACK OF WALL DRAIN PER GEOTECHNICAL REPORT
- 7 — (P) ROCK INLET/OUTLET PROTECTION
- 8 — LEVEL SPREADER
- 9 — BUILDING OUTLINE
- 10 — BUILDING OVERHANG
- 11 — ROOF RIDGELINE ABOVE, SAP
- 12 — DECK, SAP
- 13 — PLANTED GREEN ROOF, SAP
- 14 — LOW SLOPE MEMBRANE ROOF, SAP
- 15 — WOOD & METAL TRELLIS, SAP
- 16 — METAL AWNING, SAP
- 17 — POOL
- 18 — SPA
- 19 — OUTDOOR WASH
- 20 — STONE PAVERS WITH GRAVEL/SAND/GRASS JOINTS
- 21 — GRAVEL
- 22 — PERMEABLE GRAVEL ZEN GARDEN
- 23 — OAK GARDEN
- 24 — TWO TRACKS OF COBBLE WITH 1/4" SAND-SWEPT JOINTS, MIDDLE STRIP IS PLANTED
- 25 — TERRAPAVE, ORGANIC ROCK, OR SIMILAR
- 26 — SAND-SET COBBLE WITH 1/4" SAND-SWEPT JOINTS
- 27 — POOL COPING AND HOUSING, IMPERMEABLE
- 28 — RETAINING WALL, TYP
- 29 — (E) CONCRETE DRAIN STRUCTURE
- 30 — BASEMENT MANIFOLD DRAIN W/ SUMP PER GEOTECH REPORT

0 5' 10' 20' North

PLANNING APPROVAL

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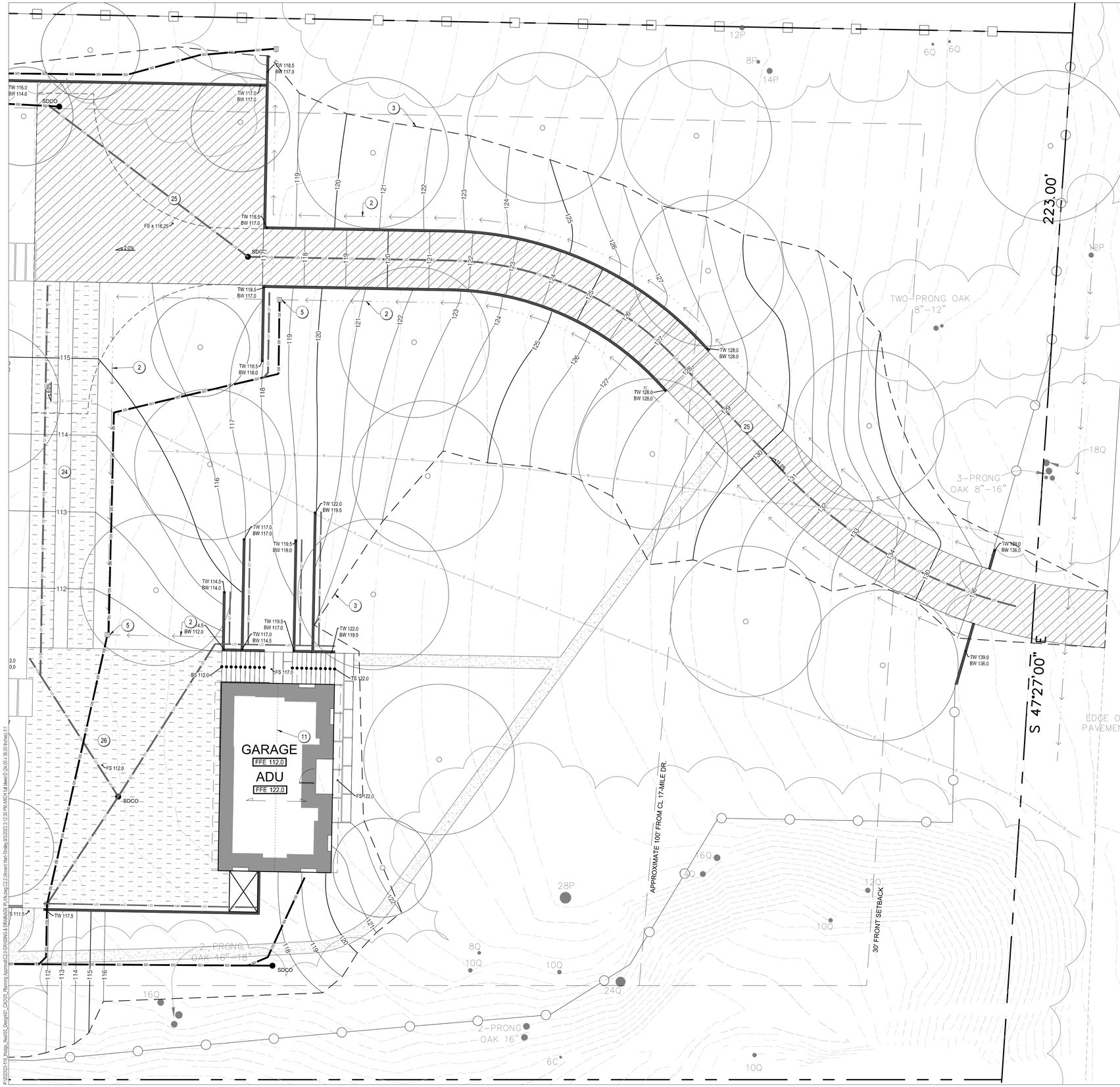
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RESIDENCE AREA GRADING & DRAINAGE PLAN

DRAWING NO.
C2.1
2 OF 6

P:\2023\23-116_Hodge_Res\03_Design\01_CAD\01_Planning Approval\C2.0 GRADING & DRAINAGE PLAN.dwg C2.1 Vincent Hoh-Thralley 8/3/2023 3:12:07 PM ARCH 1st (sheet) D (24.00 x 36.00 Inches) 1:1



GRADING LEGEND

- FG 100.00 — SPOT ELEVATION
- 1.0% — HARDSCAPE SLOPE
- 1.0% — SOFTSCAPE SLOPE
- FFE 100.0 — FINISH FLOOR ELEVATION
- 100 — (P) MAJOR CONTOUR
- 102 — (P) MINOR CONTOUR
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STORM DRAIN LEGEND

- 4 — (P) AREA DRAIN
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- 6 — (P) TRENCH DRAIN
- SDCO — (P) SD CLEAN OUT
- DS — (P) DOWNSPOUT
- SD — (P) STORM DRAIN PIPE
- FD — (P) FOUNDATION/FRENCH DRAIN PIPE
- PD — (P) PERIMETER DRAIN PIPE
- UD — (P) UNDER DRAIN PIPE / BACK OF WALL DRAIN PER GEOTECHNICAL REPORT
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- 28 — RETAINING WALL, TYP
- 29 — (E) CONCRETE DRAIN STRUCTURE
- 30 — BASEMENT MANIFOLD DRAIN W/ SUMP PER GEOTECH REPORT

0 5' 10' 20' North

PLANNING APPROVAL

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San Francisco, CA 94110
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REGISTERED PROFESSIONAL ENGINEER
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DRIVEWAY GRADING & DRAINAGE PLAN

DRAWING NO.
C2.2
3 OF 6

P:\223223-116 Hodge_Res\03_Design\01_CAD\01_Planning Approval\C2.0 GRADING & DRAINAGE PLAN.dwg C2.2 Vincent Hoh-Tinsley 8/3/2023 3:12:39 PM ARCH full bleed D (24.00 x 36.00 Inches) 1:1

EROSION CONTROL LEGEND

1	FIBER ROLLS PER DETAIL A/C5.1
2	SILT FENCE PER DETAIL B/C5.1
3	CONCRETE WASHOUT PER DETAIL C/C5.1
4	CONSTRUCTION ENTRANCE PER DETAIL D/C5.1
5	TREE PROTECTION (VERIFY TREE PROTECTION WITH PROJECT BIOLOGIST)
6	INLET PROTECTION PER DETAIL F/C5.1
7	STOCKPILE PER DETAIL G/C5.1
8	TEMPORARY CONSTRUCTION FENCING
9	PORTABLE SANITATION FACILITIES
10	WASTE COLLECTION AREA
11	EQUIPMENT STAGING AREA

N 39°42'50" E 485.13'

N 64°17'00" W 237.42'

S 47°27'00" E 223.00'

S 38°40'00" W 416.60'

17 MILE DRIVE

EDGE OF PAVEMENT

TWO-PRONG OAK 6"-12"

3-PRONG OAK 8"-16"

SIX-PRONG OAK 8"-16"

MULTI-PRONG CYPRESS 6"-12"

2-PRONG OAK 16"

0 10' 20' 40' North

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CHECKED	DN

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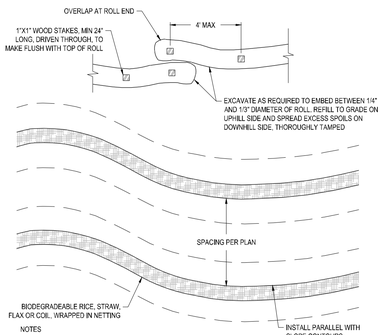
HODGE RESIDENCE
HODGE RESIDENCE
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PEBBLE BEACH CA

EROSION CONTROL PLAN

DRAWING NO.
C5.0
4 OF 6

P:\2022\23-116_Hodge_Res\03_Design\01_CAD\01_Planning Approval\C5.0 EROSION CONTROL PLAN.dwg,C5.0,Vincent Hee-Tinsley,8/3/2023 3:13:12 PM,ARCH E full bleed D (24.00 x 36.00 Inches),1:1

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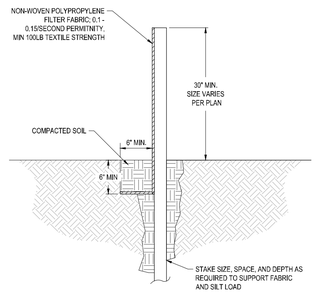


NOTES

1. FIBER ROLLS SHALL BE MANUFACTURED PRODUCTS CONSISTING OF RICE, STRAW, FLAX, COIL OR SIMILAR BIODEGRADABLE MATERIAL WRAPPED INTO A TUBULAR SHAPE WITH NETTING.
2. CONTRACTOR TO USE ERTEC STRAW WATTLES OR APPROVED EQUAL.

A FIBER ROLLS

SCALE: NTS

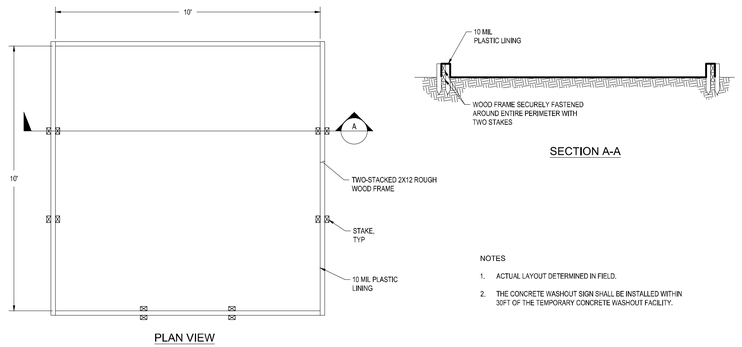


NOTES

1. REFER TO CASQUA BMP DETAIL SE-1 FOR ADDITIONAL INSTALLATION DETAILS AND MAINTENANCE INSTRUCTIONS.
2. ALTERNATE INSTALLATION: ERTEC S-FENCE, 10 HIGH, OR EQUAL BY APPROVED MANUFACTURERS, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B SILT S-FENCE

SCALE: NTS

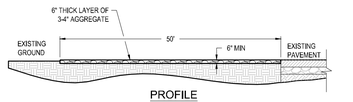


NOTES

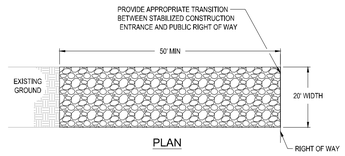
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

C CONCRETE WASHOUT

SCALE: NTS



PROFILE



PLAN

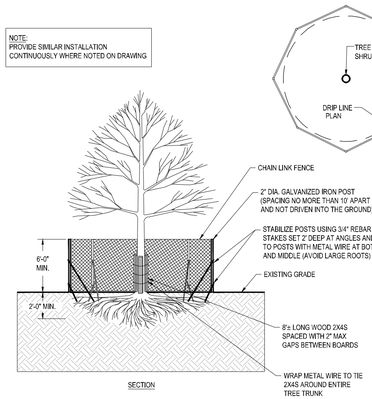
NOTES

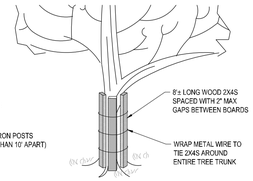
1. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
2. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONES AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

D CONSTRUCTION ENTRANCE ALTERNATE

SCALE: NTS

NOTE:
PROVIDE SIMILAR INSTALLATION CONTINUOUSLY WHERE NOTED ON DRAWING



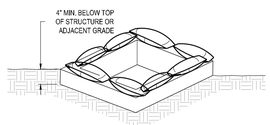


NOTES

1. ARBORIST OR LANDSCAPE ARCHITECT TO INSPECT TREES DURING CONSTRUCTION.
2. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES, OR EQUIPMENT.
5. PROTECTIVE FENCING MUST NOT BE REMOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT.
6. A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT SHALL SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF THE EXISTING TREES.
7. NO MATERIALS, INCLUDING EXCAVATED SOILS, SHALL BE STORED, DUMPED, OR BURIED INSIDE THE DRIPLINE OF TREES TO BE PRESERVED.
8. TREE PROTECTION AREA LIMITS ARE TO BE AT THE PERIMETER OF 5' OFFSET FROM THE CROWN DRIP LINE UNLESS OTHERWISE DIRECTED BY APPROVED ARBORIST OR LANDSCAPE ARCHITECT. TREE PROTECTION TO BE INSTALLED AT ALL LOCATIONS SPECIFIED ON THE EROSION CONTROL PLANS. SEE EXISTING TREE LOCATION, REMOVAL AND PROTECTION PLANS FOR FENCE ALIGNMENT.

E TREE PROTECTION

SCALE: NTS



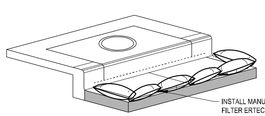
DRAIN INLET - LANDSCAPE AREAS

NOTES

1. ENSURE TEMPORARY CONSTRUCTION MATERIALS OR DEBRIS NEAR PROTECTED INLETS WILL NOT DAMAGE ADJACENT IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY IMPROVEMENTS OR FACILITIES.
2. MANUFACTURED PRODUCTS SHOULD BE ERTEC COMBO GUARD OR APPROVED EQUAL WITH MAX 425Y FILTER OPENINGS.
3. ALTERNATE INSTALLATION AT BYPASS INLETS NOT AT A LOW POINT: NO INFLOW REQUIRED: PLACE FILTER FABRIC (MIRAFI 140 N OR APPROVED EQUAL) OVER ENTIRE STRUCTURE OPENING, AND INSTALL GRATE TO HOLD IN PLACE. WRAP OVER VERTICAL OPENING AND CURB INLETS AND HOLD IN PLACE WITH SAND BAGS.



DRAIN INLET - PAVED SURFACE



CURB - PAVED SURFACE

F INLET PROTECTION - WITH SAND BAGS

SCALE: NTS



SILT FENCE

NOTES

1. INSTALL SILT FENCE (ERTEC S-FENCE OR APPROVED EQUAL) AT APPROXIMATE 3' FROM BASE OF STOCKPILE TO CONTAIN RUNOFF. REPLACE ANY PORTIONS REMOVED FOR ACCESS AT THE END OF WORKING DAY AND PRIOR TO ANY RAINFALL. TARP STOCKPILE AND SANDBAG BASE AT THE END OF EACH WORK DAY OR WHEN RAIN IS EXPECTED.

G STOCKPILE PROTECTION

SCALE: NTS

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CHRISTINA GRAY NICOLSON
EXP: 01/31/24
No. 84701
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SCALE: NTS
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PROJECT NO. 23-116

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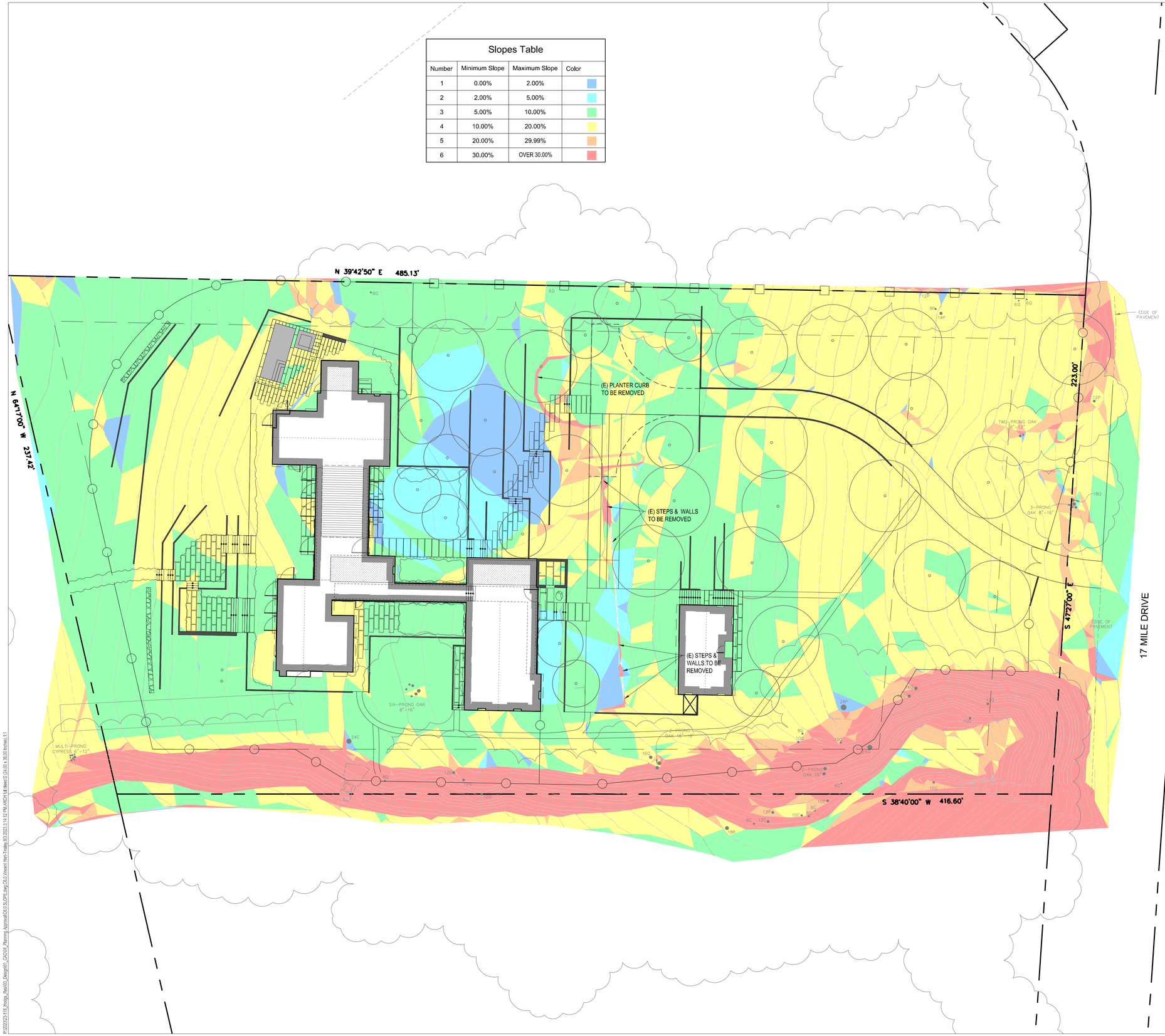
HODGE RESIDENCE
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3406 17 MILE DRIVE
PEBBLE BEACH CA

EROSION CONTROL DETAILS

DRAWING NO.
C5.1
5 OF 6

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	2.00%	
2	2.00%	5.00%	
3	5.00%	10.00%	
4	10.00%	20.00%	
5	20.00%	29.99%	
6	30.00%	OVER 30.00%	



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HODGE RESIDENCE
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PEBBLE BEACH CA

EXISTING SLOPE ANALYSIS

DRAWING NO.
C6.0
6 OF 6

P:\2023\23-116_Hodge_Res\03_Design\01_CAD\01_Planning_Approval\C6.0 SLOPE.dwg,C6.0 Vincent Ha<T:Trotter,8/3/2023 3:14:12 PM,ARCH full bleed D (24.00 x 36.00 Inches),1:1

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Exhibit E

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Aengus Jeffers

From: Jennifer S. Rosenthal, Esq. <jennifer@jsrlawoffices.com>
Sent: Tuesday, June 03, 2025 1:35 PM
To: Aengus Jeffers
Subject: RE: Pebble Beach: Thomas/Hodge Resolution?

Hi Angus,

My clients are not in opposition since they project is the same project that was just recently approved by the Del Monte Forest ARB.

Thanks,
Jennifer

Law Offices of Jennifer S. Rosenthal
A Professional Corporation
Jennifer Rosenthal, Esq.
Post Office Box 1021
Carmel Valley, California 93924
831.625.5193 - Office
831.601.9376 - Mobile
831.625.0470 - Fax

www.jsrattorneyatlaw.com

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From: Aengus Jeffers <aengus@aengusljeffers.com>
Sent: Tuesday, June 03, 2025 10:37 AM
To: Jennifer S. Rosenthal, Esq. <jennifer@jsrlawoffices.com>
Subject: RE: Pebble Beach: Thomas/Hodge Resolution?

Jennifer – This is not a nudge, just an fyi that I'm leaving for Ireland from 6/8 to 6/23 with my graduating senior. While it's the same project just approved by the Del Monte Forest ARB, if you have any questions or comments, I'm happy to chat before this Sunday 6/8 or after I get on 6/23.

All the Best - Aengus

From: Jennifer S. Rosenthal, Esq. <jennifer@jsrlawoffices.com>
Sent: Friday, May 23, 2025 4:15 PM
To: Aengus Jeffers <aengus@aengusljeffers.com>
Subject: RE: Pebble Beach: Thomas/Hodge Resolution?

Hi Aengus,

Thanks for the email. I will review and get back to you.

Best,
Jennifer

LAW OFFICES OF JENNIFER S. ROSENTHAL
A PROFESSIONAL CORPORATION
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From: Aengus Jeffers <aengus@aengusljeffers.com>
Sent: Friday, May 23, 2025 11:08 AM
To: Jennifer S. Rosenthal, Esq. <jennifer@jsrlawoffices.com>
Subject: RE: Pebble Beach: Thomas/Hodge Resolution?

Jennifer – Ugh! I just realized that I forgot to send you the link below at the end of April. Nothing was intended by this goof.

https://www.mediafire.com/file_premium/fnft1hjnv1gbsgo/PLN230140-AMD1_Application_Submittal.zip/file

The link will let you and your client download a compressed folder which contains our application to amend the prior project consistent with the substantially reduced project discussed below. This is also the same project that was approved by the Del Monte Forest ARB. If you have any questions or comments, just let me know. This application is still undergoing Completeness review by the County. This review should be completed by next week. As far as formal review by the County, we will be very, very lucky if this is reviewed by July but more likely August.

Lastly, following confirmation that this is the same project approved by the Del Monte Forest ARB, I was wondering whether you can send me (or Kayla Nelson at Count Planning: nelsonk@countyofmonterey.gov)

Ok, also not intended but Kayla just sent me an email letting me know the Amendment has been determined Complete and that she is aiming to process it administratively on July 2. I've attached the Complete letter which came in as I was writing this update. Apologies. That said, it really is the same project supported at the ARB.

Kind regards - Aengus

From: Jennifer S. Rosenthal, Esq. <jennifer@jsrlawoffices.com>
Sent: Wednesday, April 23, 2025 11:38 AM
To: Aengus Jeffers <aengus@aengusljeffers.com>
Subject: RE: Pebble Beach: Thomas/Hodge Resolution?

LAW OFFICES OF
JENNIFER S.
ROSENTHAL
A PROFESSIONAL CORPORATION

March 25, 2025

Pebble Beach Company
Architectural Review Office
Attention: Nikki Simon
Email: SimonN@pebblebeach.com

Sent via email only

RE: PLN230140

Dear Chair of the Architectural Review Board, Pebble Beach Company:

My firm represents the neighboring property owners of the above referenced project located at 3406 Seventeen Mile Drive. In April 2024 following approval of PLN230140 by the Zoning Administrator, a Notice of Appeal was filed with the Monterey County Board of Supervisors by my clients objecting to various components of the approved plan set. The Board of Supervisors upheld approval of the project. Through the applicant's attorney and my office, the parties reached a resolution and various changes were made to the project that appeased my clients whereby they no longer challenged the project.

The newly revised plan set that is before you today was sent to my clients by the applicants and is attached hereto as Exhibit 1 for reference. My clients are in support of the revised project as it has been represented to them via the attached plan set and through various email correspondence between counsel.

In the event there are proposed changes that my clients are unaware of, their position could change. However, given what has been represented to them, they are in support.

Thank you,

JRosenthal

Jennifer S. Rosenthal, Esq.

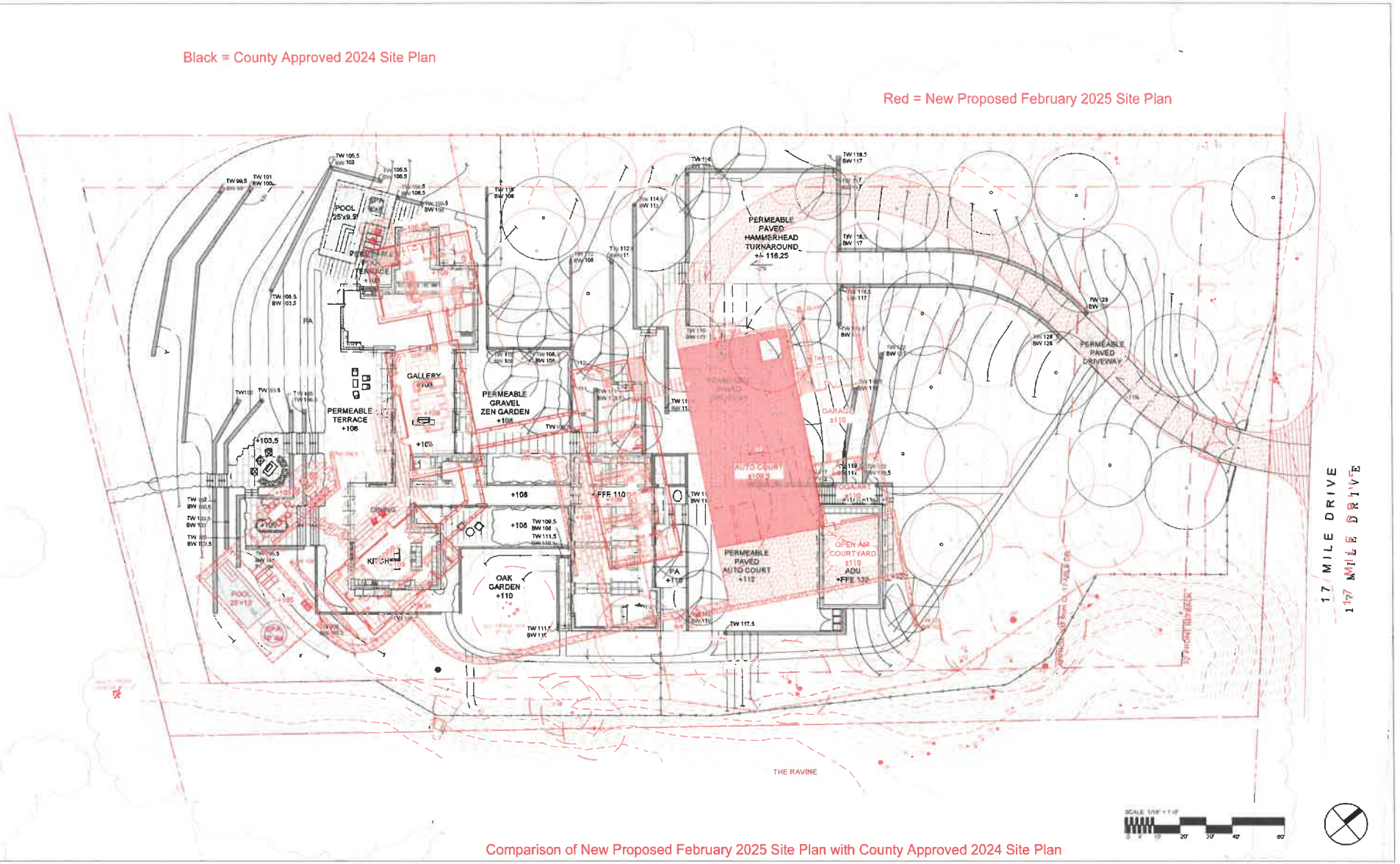
26364 CARMEL RANCHO LANE | SUITE 201 | CARMEL, CA 93923 | POST OFFICE BOX 1021 | CARMEL VALLEY, CA 93924
OFFICE 831 625 5193 | **MOBILE** 831 601 9376 | **FAX** 831 625 0470 | JENNIFER@JRILAWOFFICE.COM | **JRIATTORNEYATLAW.C**

EXHIBIT

1

Black = County Approved 2024 Site Plan

Red = New Proposed February 2025 Site Plan



Comparison of New Proposed February 2025 Site Plan with County Approved 2024 Site Plan

Hodge Pebble Beach - Landscape Site Plan - County Planning Application Plan with Current Design Overlay

3406 17 Mile Drive,
Pebble Beach, California

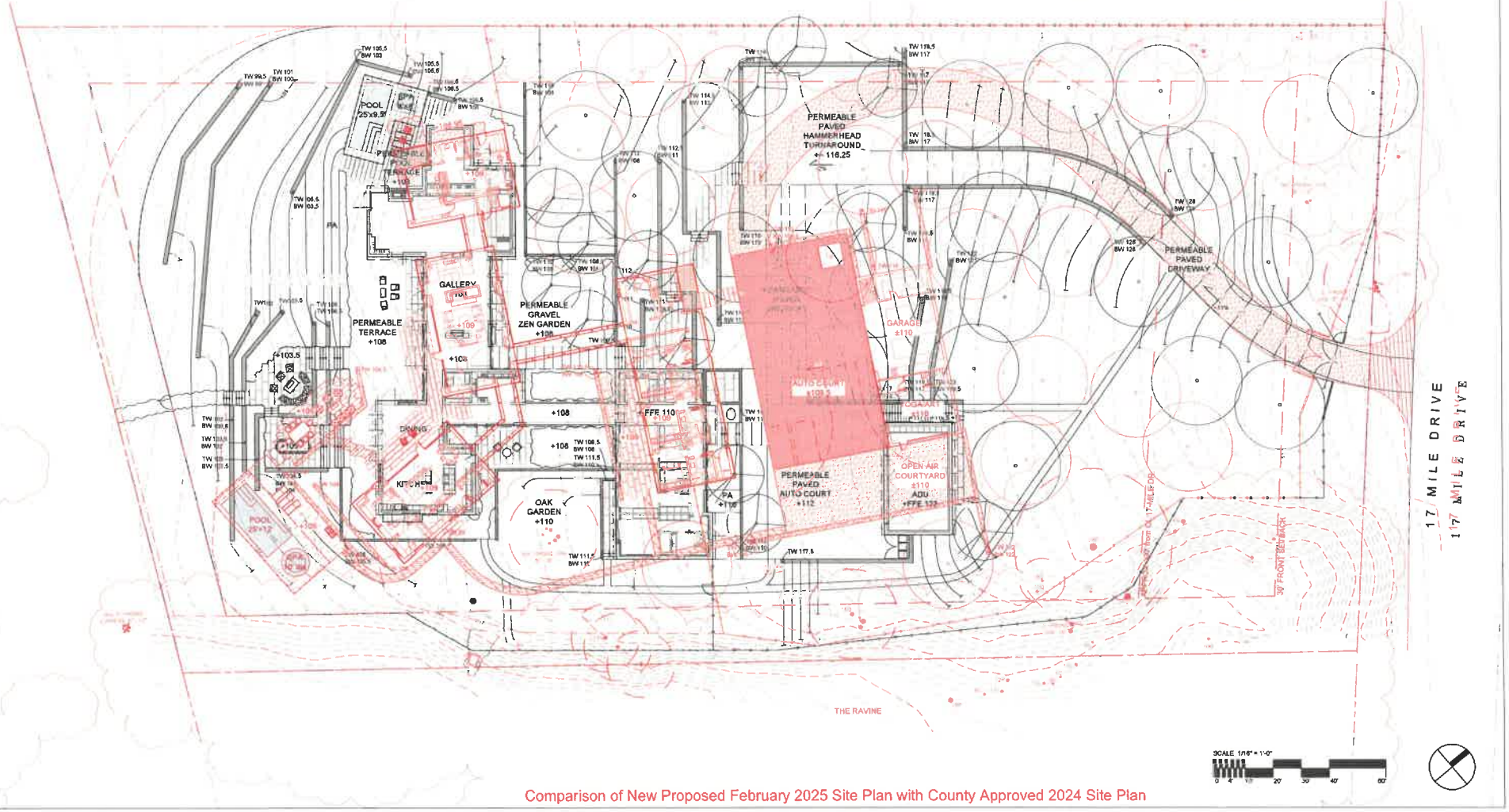
date: 08.21.2023
scale 1/16" - 1'-0"

LUTSKO ASSOCIATES
landscape

3295 Mission Street
San Francisco, CA 94110
t 415.920.2800

Black = County Approved 2024 Site Plan

Red = New Proposed February 2025 Site Plan



Comparison of New Proposed February 2025 Site Plan with County Approved 2024 Site Plan

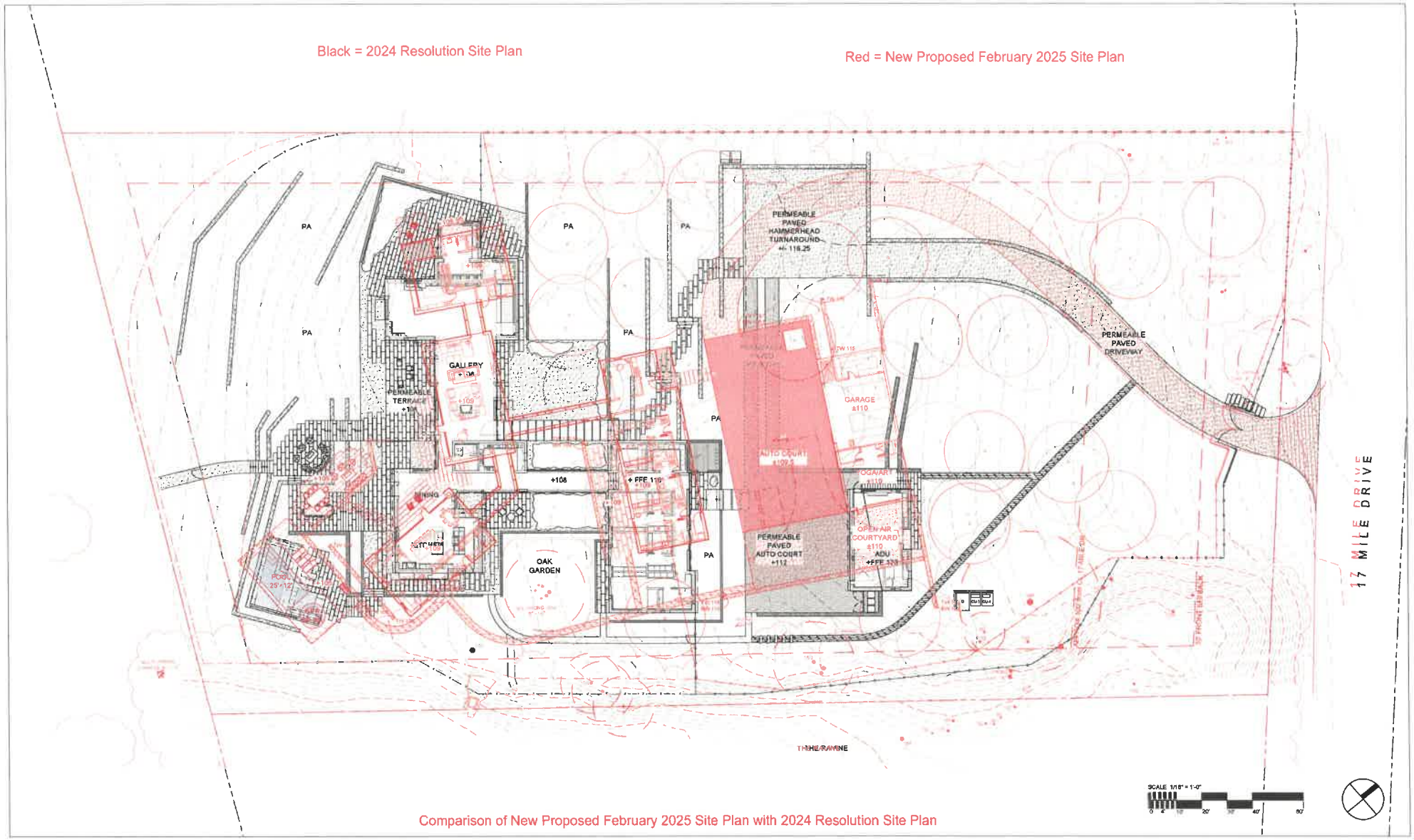
Hodge Pebble Beach - Landscape Site Plan - County Planning Application Plan with Current Design Overlay

3406 17 Mile Drive,
Pebble Beach, California

date: 09.21.2023
scale 1/16" = 1'-0"

LUTSKO ASSOCIATES
landscape

3366 Mission Street
San Francisco, CA 94110
t 415.920.2660

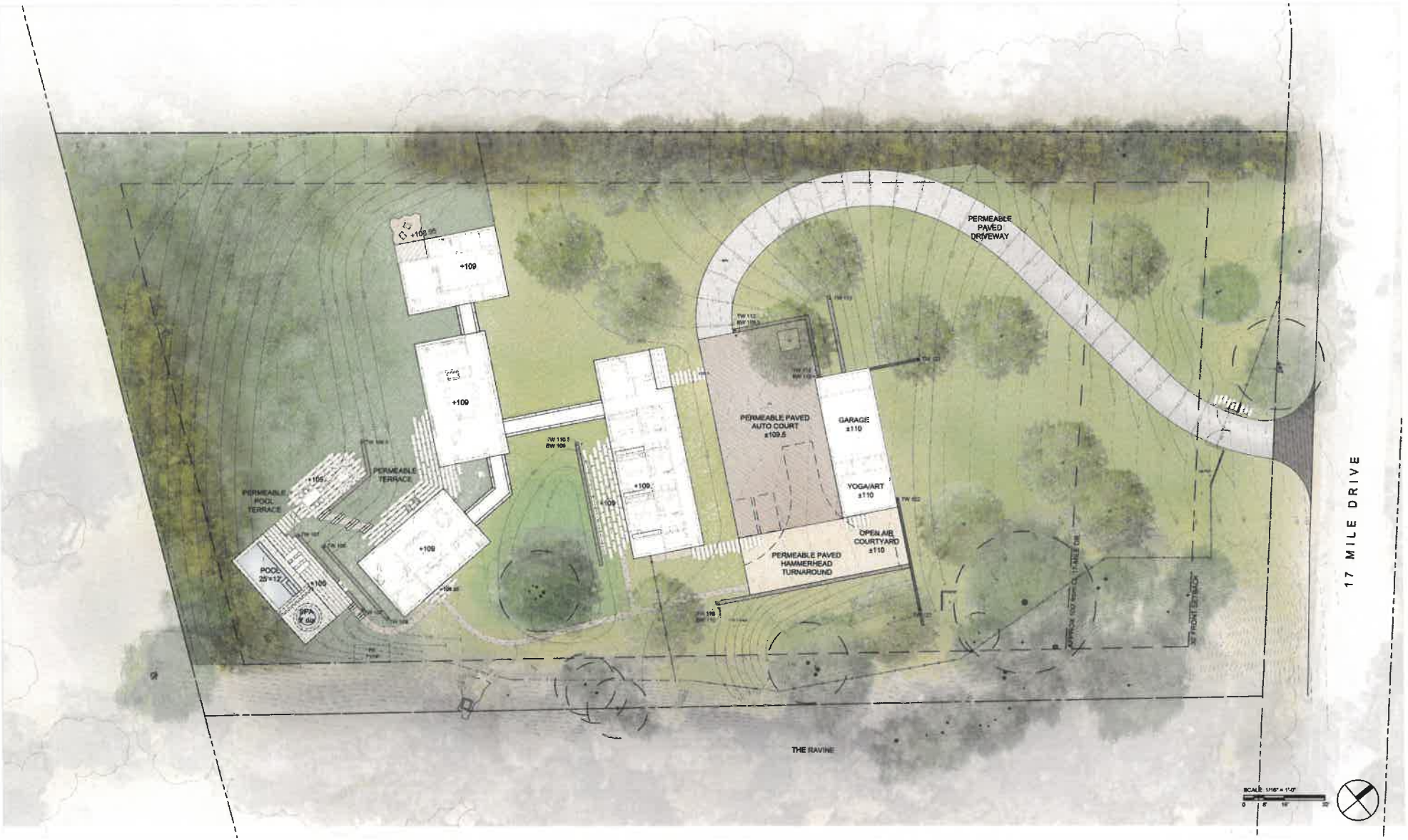


Hodge Pebble Beach - Landscape Site Plan **Pool Shift Plan with Current Design Overlay**

3406 17 Mile Drive,
Pebble Beach, California

date: 05.22.2024
scale 1/16" - 1'-0"

LUTSKO ASSOCIATES
landscape
3366 Mission Street
San Francisco, CA 94110
t: 415.821.2800



Hodge Pebble Beach - Landscape Site Plan

New Proposed Site Plan (February 2025)

3406 17 Mile Drive,
Pebble Beach, California

date: 02.20.2025
scale 1/16" - 1'-0"

LUTSKO ASSOCIATES
landscape

3288 Mission Street
San Francisco, CA 94110
t 415 552 2800



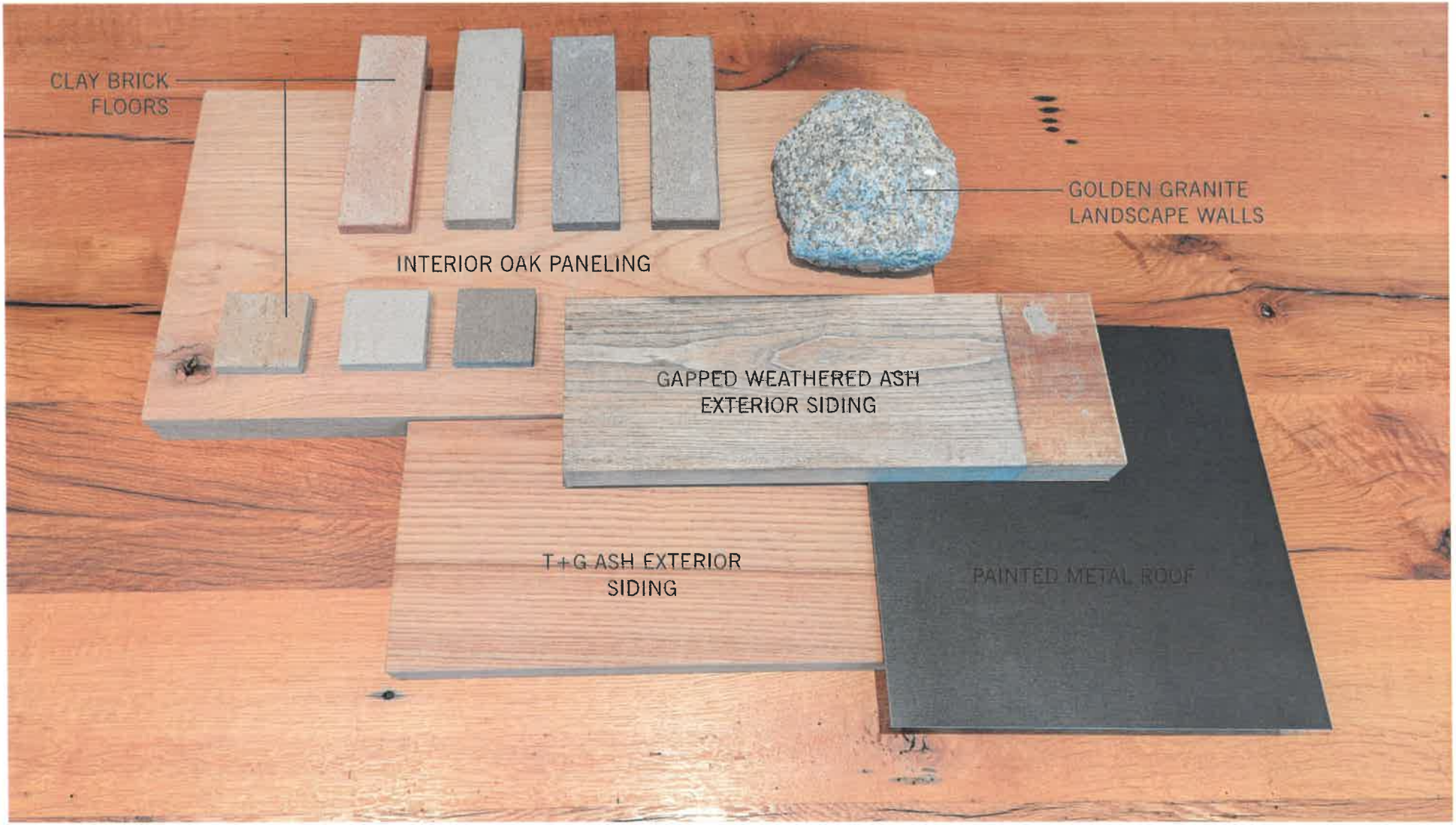
RENDER NW CORNER VIEW



RENDER DRIVEWAY



RENDER ENTRY GATE



PROJECT MATERIAL PALETTE