

**ATTACHMENT A
DRAFT RESOLUTION**

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

In the matter of the application of:

**BARDIS, CHRIS & SARA (PLN140715-AMD1)
RESOLUTION NO. ----**

Resolution by the Monterey County Board of
Supervisors:

- 1) Denying the Appeal filed by Tracy Alford from the Planning Commission's decision approving the application by Christopher & Sara Bardis for a Coastal Development Permit and Design Approval to construct driveway improvements, including construction of an approximate 12.5-foot-tall retaining wall (running 56 linear feet), to accommodate ADA and emergency vehicle access on slopes in excess of 30 percent; and
- 2) Finding the project Categorical Exempt per Section 15304; and
- 3) Approving a Coastal Development Permit and Design Approval to construct driveway improvements, including construction of an approximate 12.5-foot-tall retaining wall (running 56 linear feet), to accommodate ADA and emergency vehicle access on slopes in excess of 30 percent.

[PLN140715-AMD1, BARDIS, Chris & Sara, 1525 Riata Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-341-026-000)]

The appeal by Tracy Alford from the Planning Commission's approval of the Coastal Development Permit and Design Approval application (Christopher & Sara Bardis/PLN140715-AMD1) came on for public hearing before the Monterey County Board of Supervisors on July 11, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY/SITE SUITABILITY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development. The site is physically suitable for the use proposed.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan Part 5;
- 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 property is located at 1525 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-026-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, Coastal Zone [LDR/1.5 - D (CZ)], which allows residential development. This resolution grants a Coastal Development Permit and Design Approval to construct driveway improvements, including construction of an approximate 12.5-foot-tall retaining wall (running 56 linear feet), to accommodate vehicle access on slopes in excess of 30 percent. The project proposes the expansion of the development of a parking turn-around and grading into slopes in excess of 30 percent. The enlarged parking area and turn-around is intended to accommodate ADA and emergency vehicle access to the existing residence. Therefore, the project is an allowed land use for this site.
- c) The Coastal Development Permit and Design Approval approved by this application (PLN140715-AMD1) is supplemental to the previously approved Coastal Development Permit and Design Approval (ZA Resolution 13-020) inclusive of minor amendments under PLN150379 and PLN170482 which expanded an existing home. To the extent this permit and the prior approvals have any conflict with respect to the driveway improvements and wall, this permit is controlling.
- d) Private Viewshed.
There are no provisions that provide protection of private viewsheds. Chapter 2 of the Del Monte Forest Land Use Plan, Resource Management Element, requires protection of public views from designated vista points, 17-Mile Drive, and from Point Lobos. Figure 3 of the Del Monte Forest Land Use Plan, Visual Resources, identifies the Bardis property as being in a location within the Point Lobos viewshed. Upon review, the project site cannot be seen from 17-Mile Drive, designated vista points, or from Point Lobos.
- e) Pescadero Watershed Limitation.
The project is located within the Pescadero Watershed, which the Monterey County Coastal Implementation Plan for the Del Monte Forest (CIP) limits impervious surface coverage to not exceed 9,000 square feet (Section 20.147.030.A.1(b), CIP). The subject property has prior approvals to exceed the impervious coverage limitation of the Pescadero Watershed:
- On May 30, 2013, the Planning Commission approved a Combined Development (PLN120663), which included a Variance to the exceed the 9,000-square foot Pescadero Watershed impervious coverage limitation, and allowed a total imperious coverage of 14,994 square feet, finding that the 2013 approval made the project more conforming to the site coverage

regulations than conditions then existing. (Finding 7 of PC Resolution No. 13-020.)

- On December 10, 2014, the Zoning Administrator approved a Minor and Trivial Amendment (PLN140715) to allow minor structural additions. This project resulted in further reductions to impervious site coverage, lowering the total to 12,768 square feet, which is consistent and in compliance with the prior Variance approval.
 - This project (PLN140715-AMD1) remains consistent with the prior Variance approval and will again reduce the total impervious coverage to 11,493 square feet. The revised driveway and proposed turnout area will be constructed of pervious materials and will therefore allow a reduction in impervious surfaces.
- f) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on April 20, 2017. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project includes a Design Approval which is under review before the Planning Commission and Board of Supervisors. The LUAC recommended approval of the project as proposed with a 5-0 vote (2 members absent).
- g) The project has been reviewed for site suitability by RMA- Planning. The project does not present changes which would review by other agencies.
- h) Staff conducted various site inspections to verify that the site is suitable for this use.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140715-AMD1.

2. **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) Necessary public facilities are in place for the existing residence. The parking turn-out expansion does not require or alter existing on-site public facilities.
- b) The project improves emergency access to the site.
- c) See preceding and following Findings and Evidence.

3. **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 RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Recent allegations have surfaced that violations exist with respect to the “patio/courtyard” that was formerly a portion of the driveway area. In light of these allegations, staff has reviewed permit records and the improvements. Two minor permits have been granted as it relates to the driveway/patio area; Design Approval PLN150379 which allowed the placement of planter boxes in the area of the “patio/courtyard”; and Design Approval PLN170482 which allowed replacement of an existing stucco wall with a small wood fence wall along the edge of the driveway. No other permits would have been required for the conversion of a portion of the driveway to a patio area. With the two design approvals and given the scope of the alleged work, staff concluded that the allegations have no merit.
 - c) There are no known violations on the subject parcel.
 - d) See preceding and following Findings and Evidence.

4. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review because the project is within the category of minor alteration to land, and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15304, categorically exempts minor public and/or private alterations in the condition of land, water and/or vegetation which do not involve removal of healthy, mature, or scenic trees.
 - b) The project involves a minor alteration to land in the form of slight grading (305 cubic yards) and does not involve the removal of healthy, mature, or scenic trees.
 - c) No adverse environmental effects were identified during staff review of the development application during a various site visits conducted by RMA-Planning.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from others in the exempt class. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, or unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
 - e) See preceding and following Findings and Evidence.

5. **FINDING:** **DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies and objectives of the 1982 Monterey County General Plan and Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.

- EVIDENCE:**
- a) In accordance with the applicable policies of the Del Monte Forest Land Use Plan and Monterey County Code section 20.64.230.E, a Coastal Development Permit is required and the criteria to grant said permit

have been met. The purpose of the project is to allow adequate space for van accessible and emergency vehicle parking and turn-around.

- b) The project includes application for development on slopes exceeding 30 percent. Based on the site topography and existing development (residence) there is no other feasible option than to cut into the adjacent slope. The project also involves the relocation and construction of existing retaining walls to ensure appropriate turn-around space.
- c) The subject project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the applicable area plan and zoning codes. The enlarged parking area and turn-around is intended to accommodate ADA and emergency vehicle access to the existing residence. The project involves the minimum required area to ensure that adequate turn-out space is provided. The estimated cut of the adjacent slope is roughly 305 cubic yards.
- d) Del Monte Forest Land Use Plan Policy 78 states *“Development on slopes of 30 percent or more is prohibited unless such siting better addresses LUP objectives as a whole when compared to other possible siting alternatives on slopes of less than 30 percent associated with projects and/or sites.”* In this case, the project involves a modification to an existing driveway/parking area, to accommodate ADA and emergency vehicle access. The increased turnout area will be constructed of pervious materials and will necessitate the construction of a retaining wall with a maximum height of 13.5 feet. Based on the topography of the site (steep upwards slopes to the east; steep downward slopes to the north; existing residence to the west; and existing driveway to the south), there is no way to enlarge the turnout area without encroaching into slopes more than 30 percent.
- e) See preceding and following Findings and Evidence.

6. **FINDING:** **PROCEDURAL BACKGROUND** – The project has been processed in compliance with County regulations, and due process has been afforded to the applicant and the public.

- EVIDENCE:**
- a) On March 16, 2016, Christopher & Sara Bardis filed an application for a Coastal Development Permit and Design Approval to construct driveway improvements, including construction of an approximate 12.5-foot-tall retaining wall (running 56 linear feet), to accommodate ADA and emergency vehicle access on slopes in excess of 30 percent.
 - b) The Coastal Development Permit (PLN140715-AMD1) was deemed complete on March 21, 2017.
 - c) The project was brought to public hearing before the Monterey County Planning Commission on April 26, 2017. On April 26, 2017, the Planning Commission found the project consistent with the 1982 General Plan and Del Monte Forest Land Use Plan, as well as the requirements for development on slopes in excess of 30 percent and approved the Coastal Development Permit application (PC Resolution No. 17-010) with a 9-0 vote (1 member absent).
 - d) An appeal from the Planning Commission’s denial of the Coastal Development Permit was timely filed by Tracy Alford (“appellant”) on May 12, 2017.

- e) The Board of Supervisors held a public hearing on the appeal on July 11, 2017. At least 10 days prior to the public hearing on July 11, 2017, notices of the public hearing were published in the *Monterey County Weekly* and were posted on and near the property and mailed to the property owners within 300 feet of the subject property as well as interested parties.
- f) Staff Report, minutes of the Planning Commission and Board of Supervisors, information and documents in Planning file PLN140715; PLN140715-AMD1; PLN150379; and PLN170482, and documents in the files of the Clerk of the Board.

7. **FINDING:**

APPEAL AND APPELLANT CONTENTIONS – The appellant requests that the Board of Supervisors grant the appeal and deny the Coastal Development Permit application (PLN140715-AMD1). The appeal alleges: the findings or decision or conditions are not supported by the evidence and the decision was contrary to law. The contentions are listed below with responses. The Board of Supervisors denies the appeal based on the following findings regarding the appellant’s contentions and the findings and evidence set forth above.

Contention 1 – Finding 1 and Evidence a and d:

The appellant contends the project is inconsistent with the Del Monte Forest Land Use Plan (Policy 78), the Coastal Implemental Plan (CIP) Section 20.147.030.A.1.a, and Monterey County Zoning Code Chapter 20.64.230. The appellant further contends that the project will not reduce total impervious surface coverage, in so being that the area calculated by staff as constituting a reduction was already counted as pervious in the original project approval (PLN120663), and that the current proposed project will in fact result in an increase in impervious coverage, which is a violation of CIP Section 20.147.030.A.1.b. The appellant references Attachments 1 and 2 of the appeal as supporting evidence to these allegations.

Response:

Finding 1 Evidence (d) specifically addresses consistency with CIP Section 20.147.030. As explained in Finding 1, Evidence (d), The project site was granted a Variance to exceed the allowable impervious site coverage restriction(s) in May 2013, via a discretionary permit approval (PLN120663) which included a Variance to the exceed the 9,000-square foot Pescadero Watershed impervious coverage limitation, and allowed a total imperious coverage of 14,994 square feet. The proposed site, including the proposed project, remains under the 14,994-square foot impervious surface threshold established by the prior Variance entitlement; therefore, the proposed project is not inconsistent with the requirements of the CIP.

Finding 5 specifically addresses consistency with Monterey County Zoning Code (Title 20) Section 20.64.230 and Policy 78 of the Del Monte Forest Land Use Plan, both which apply to development on slopes in excess of 30 percent.

The project is consistent with the Del Monte Forest Land Use Plan (LUP) and Coastal Implementation Plan given that the project improves functionality of the driveway, is consistent with previous approvals for impervious area in the Pescadero Watershed, cannot be relocated to avoid development on slopes, and will not have any other impacts on visual, biological, or other resources protected under the LUP.

Contention 2 – Finding 3 and Evidence a and b:

The appellant contends the current project is not in compliance with all rules and regulations pertaining to zoning and permits. The appellant alleges that a code violation exists on the project site and that no action on the application can be taken until the violation is corrected. The appellant states that County staff was aware of the violation and represented information that the alleged “unpermitted patio/courtyard” had been approved as part of a Design Approval granted in May 2015. The appellant states that the Design Approval granted in May 2015 approved “a cantilevered planter box”; not the patio/courtyard. The appellant further states that a formal code enforcement complaint has now been filed. The appellant references Attachments 1, 2, and 3 of the appeal as supporting evidence to these allegations.

Response:

Recent allegations have surfaced that violations exist with respect to the “patio/courtyard” that was formerly a portion of the driveway area. In light of these allegations, staff has reviewed permit records and the improvements. Two minor permits have been granted as it relates to the driveway/patio area; Design Approval PLN150379 which allowed the placement of planter boxes in the area of the “patio/courtyard”; and Design Approval PLN170482 which allowed replacement of an existing stucco wall with a small wood fence wall along the edge of the driveway. No other permits would have been required for the conversion of a portion of the driveway to a patio area. With the two design approvals and given the scope of the alleged work, staff concluded that the allegations have no merit.

Contention 3 – Finding 4 and Evidence a, b, c, and d:

The appellant contends that California Environmental Quality Act (CEQA) Section 15304 does not apply to slopes in excess of 30 percent, and that the amount of grading (305 cubic yards) requiring the construction of 12.5-foot-high retaining wall is neither “slight” nor a minor alteration to land. The appellant further contends that a substantial cut into a 30-60 percent slope (subject to a special land use policy and requiring a special permit, and requiring special findings) constitutes an unusual circumstance evoking a reasonable possibility of erosion, slope failure, and requiring a retaining wall, gives rise to an exception from any exemption. The appellant references Attachment 1 and re-asserts that the project is inconsistent with applicable land use policies.

Response:

CEQA allows the application of exemptions (categorically and statutorily) based on classes of development. In this particular case, CEQA offers a potential category of exemption (Class 4) to projects involving minor public and/or private alterations in the condition of land, water and/or vegetation which do not involve removal of healthy, mature, or scenic trees.

In this particular case, the project fits within the category. It involves a minor alteration to land in the form grading (305 cubic yards) and does not involve the removal of healthy, mature, or scenic trees. The development area (driveway and adjacent slope) does not contain any special, sensitive or protected vegetation, will not result in visual impacts, and is ordinary in its scope and location as to fit well within the Class 4 exemptions.

Furthermore, 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, development located near or within view of a scenic highway, and there is no substantial evidence of unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

Contention 4 – Finding 5 and Evidence a, b, c and d:

The appellant contends the project does not better achieve the goals, policies and objectives of the Local Coastal Program (LCP), in some much as the adequate space for access (emergency vehicle and ADA) already exists as originally approved (PLN120663) and there is no “need” for the proposed project or a cut of 30 percent slopes to accommodate access. The appellant contends that turnaround space constraints are the same between the original project (PLN120663) and the proposed project (PLN140715-AMD1) and access is better under the original project, and the minimal amount of cut into 30 percent slope to accommodate access is therefore zero/none. The appellant again contends that the proposed project is inconsistent with applicable land use policies and no cut into slopes is necessary, and refers to previous contentions. The appellant reference Attachments 1 and 2 of the appeal as supporting evidence.

Response:

See response to Contention 1 above and Finding 5 specifically.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Board of Supervisors does hereby:

1. Deny the Appeal filed by Tracy Alford from the Planning Commission’s decision approving the application by Christopher & Sara Bardis for a Coastal Development Permit and Design Approval to construct driveway improvements, including construction

- of an approximate 12.5-foot-tall retaining wall (running 56 linear feet), to accommodate ADA and emergency vehicle access on slopes in excess of 30 percent; and
2. Find the project Categorical Exempt per Section 15304 of the CEQA Guidelines; and;
 3. Approve a Coastal Development Permit and Design Approval to construct driveway improvements, including construction of an approximate 12.5-foot-tall retaining wall (running 56 linear feet), to accommodate ADA and emergency vehicle access on slopes in excess of 30 percent.

This project is approved in general conformance with attached plans and subject to six conditions all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th of July 2017 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

I, Gail T. Borkowski, 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 _____ for the meeting on _____.

Dated:

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____

Deputy

Monterey County RMA Planning

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

PLN140715-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit and Design Approval (PLN140715-AMD1) allows construction of driveway improvements, including construction of an approximate 12.5 foot tall retaining wall (running 56 linear feet), to accommodate ADA and emergency vehicle access on slopes in excess of 30%. The property is located at 1525 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-026-000), Del Monterey Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - 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. (RMA - 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: RMA-Planning

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

"A Coastal Development Permit to allow development on slopes in excess of 30%; and Amendment to a previously-approved Combined Development Permit (PLN120663) to allow a driveway expansion to accommodate ADA and emergency vehicle access and construction of an approximate 13.5 foot retaining wall.(Resolution Number ***) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 008-341-026-000 on April 26, 2017. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-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.

4. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

5. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on April 26, 2020 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

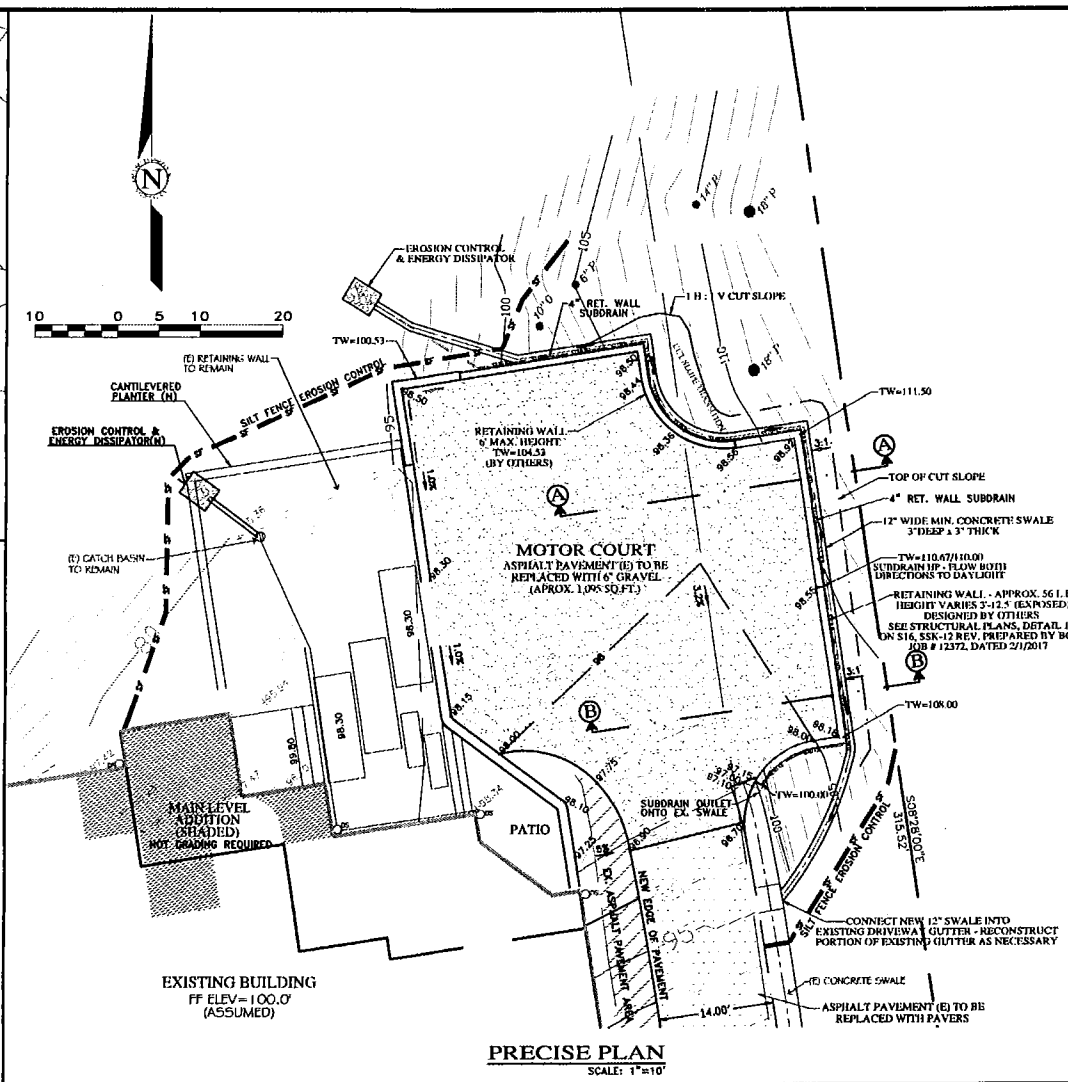
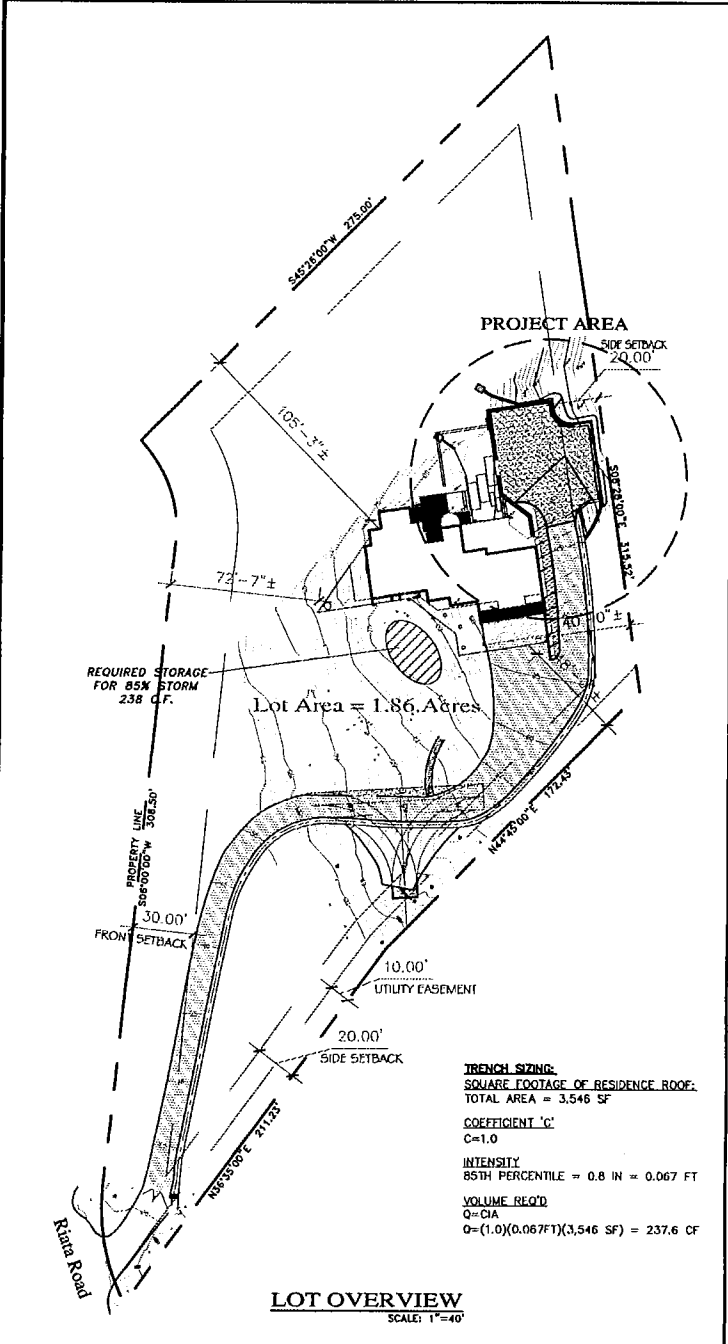
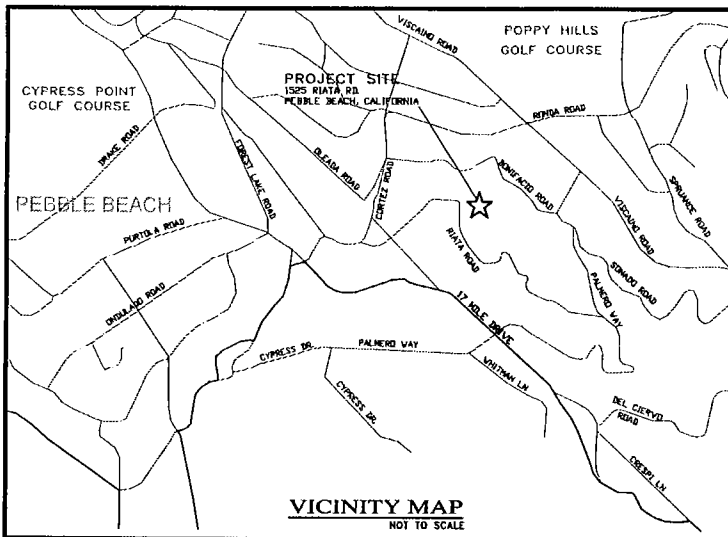
6. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner 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 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance 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. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.



GENERAL NOTES:

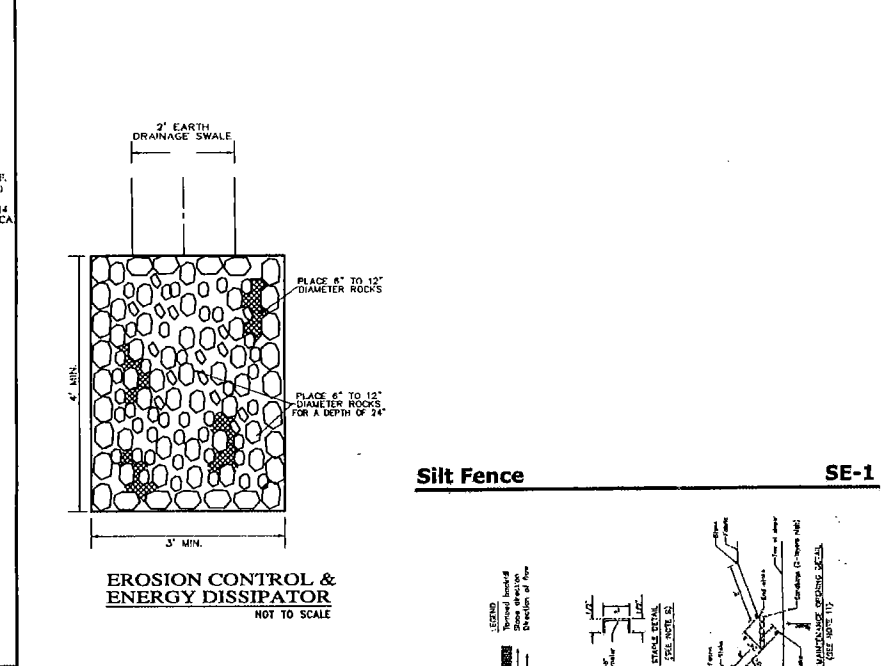
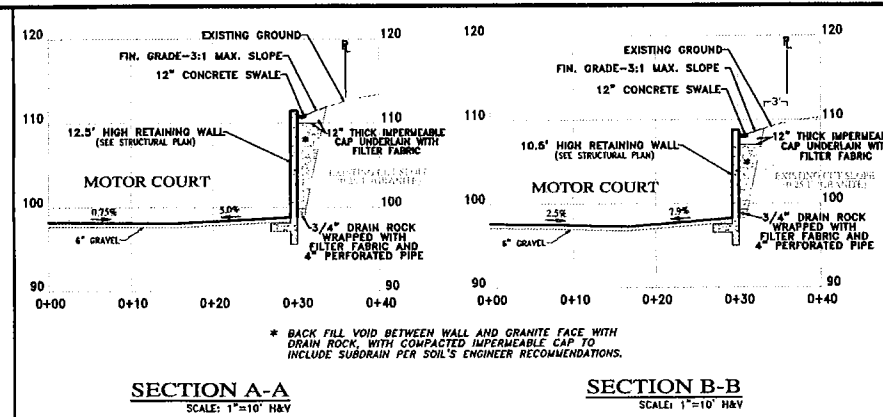
- PROJECT DESIGN BASED IN INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR 1525 RIATA ROAD SHEET A1.0 PREPARED BY INTERNATIONAL DESIGN GROUP, DATED 12/15/15.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA. PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. SURVEY PERFORMED BY OTHERS.

DRIVEWAY RECONSTRUCTION:

THERE IS APPROXIMATELY 1,820 SQ.FT. OF EXISTING PAVEMENT TO BE REMOVED AND REPLACED WITH 725 SQ.FT. OF LANDSCAPE & 1,095 SQ.FT. OF DECOMPOSED GRANITE. FOR THE UPPER MOTOR COURT TURNAROUND ADDITION THERE ARE APPROXIMATELY 305 C.Y. OF EXCAVATION AND 10 C.Y. OF FILL. SURPLUS MATERIAL SHALL BE HAULED OFF-SITE.

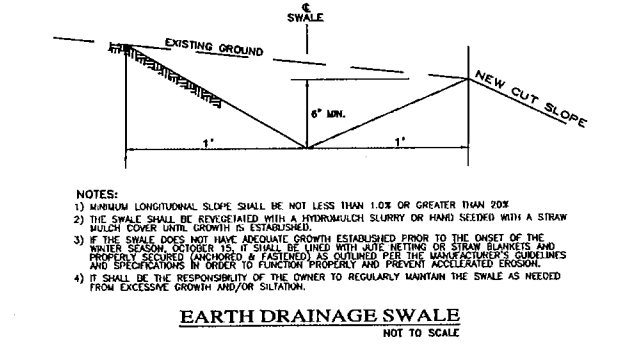
GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE COUNTY OF MONTEREY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE. THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S REPORT PREPARED BY GRICE ENGINEERING, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, AND THESE PLANS.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDINGS AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- SURFACE SHEET FLOW RUN-OFF FOR THE UPPER MOTOR COURT AREA IN HIGH INTENSITY STORM EVENTS SHALL BE COLLECTED BY DRAINAGE SWALES OUTLETTING IN A NON-EROSIVE MANNER INTO EXISTING CONCRETE SWALE.
- SUBSURFACE DRAINAGE FOR RETAINING WALLS IS REQUIRED AND WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. REL. COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

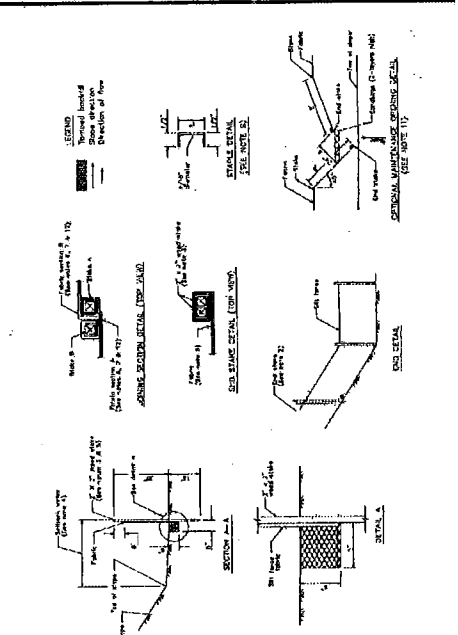


EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES (IF APPLICABLE).
- DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- ANY SURFACE ORGANICS STOCKPILE SHALL BE PROTECTED FROM EROSION.



Silt Fence SE-1



May 2011 California Stormwater BMP Handbook Portal
Construction
www.csbp.org

CONTACT INFORMATION:
PRIMARY: OWNER
MR. & MRS. CHRIS BARDIS
1525 RIATA RD.
PEBBLE BEACH, CA

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MR. ANATOLI OSTRETSOV
721 LIGHTHOUSE AVENUE
PACIFIC GROVE, CA 93950
PH (831)646-1261

NO.	DATE	BY	REVISION
03/22/17	AMS		RETAINING WALL AT GRANITE CUT
01/06/16	AMS		RELEASED TO CLIENT



APPROVED BY:
GUY R. GIRARDO
3/2/17



GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
BARDIS RESIDENCE
A.P.N.: 008-341-026
FOR
MR. CHRIS BARDIS
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

SCALE: AS SHOWN
DATE: DEC. 2015
JOB NO. 1164-01
SHEET **C1**
OF 1 SHEETS

SHEAR WALL SCHEDULE

MARK	MATERIAL	EDGE NAIL ①	FIELD NAIL	PLATE NAIL ②	BLK'G NAIL ③	ANCHOR BOLT* ④	HOLD-DOWNS	REMARKS
A	1/2" STRUCT 1 CDX. PLY. OR OSB ONE SIDE	8d @ 6" O.C.	8d @ 12" O.C.	16d @ 6" O.C.	PLYWOOD OR A35 @ 16" O.C. AT RIM JOIST	5/8" x 12" @ 48" O.C.	HDU5	2x NOMINAL U.N.O.
B	1/2" STRUCT 1 CDX. PLY. OR OSB ONE SIDE	8d @ 4" O.C.	8d @ 12" O.C.	16d @ 4" O.C.	PLYWOOD OR A35 @ 8" O.C. AT RIM JOIST	5/8" x 12" @ 32" O.C.	HDU5	2x NOMINAL U.N.O.
C	1/2" STRUCT 1 CDX. PLY. OR OSB ONE SIDE	8d @ 3" O.C. STAGGER @ 3x STUD	8d @ 12" O.C.	16d @ 3" O.C.	LTP-4 OR A35 @ 8" O.C. STAGGER	5/8" x 12" @ 24" O.C.	HDU8	3x NOMINAL PLWD ADJOINING EDGE U.N.O.
D	1/2" STRUCT 1 CDX. PLY. OR OSB ONE SIDE	8d @ 2" O.C. STAGGER @ 3x STUD	8d @ 12" O.C.	16d @ 3" O.C.	LTP-4 OR A35 @ 8" O.C. STAGGER	5/8" x 12" @ 1'-4" O.C.	HDU8	3x NOMINAL PLWD ADJOINING EDGE U.N.O.
AA	1/2" STRUCT 1 CDX. PLY. OR OSB ONE SIDE	8d @ 6" O.C.	8d @ 12" O.C.	16d @ 6" O.C.	PLYWOOD OR A35 @ 16" O.C. AT RIM JOIST	-	MST48	2x NOMINAL U.N.O.
BB	1/2" STRUCT 1 CDX. PLY. OR OSB ONE SIDE	8d @ 4" O.C.	8d @ 12" O.C.	16d @ 4" O.C.	PLYWOOD OR A35 @ 8" O.C. AT RIM JOIST	-	MST48	2x NOMINAL U.N.O.
CC	1/2" STRUCT 1 CDX. PLY. OR OSB ONE SIDE	8d @ 3" O.C. STAGGER @ 3x STUD	8d @ 12" O.C.	16d @ 3" O.C.	LTP-4 OR A35 @ 8" O.C. STAGGER	-	MST60	3x NOMINAL PLWD ADJOINING EDGE U.N.O.
DD	1/2" STRUCT 1 CDX. PLY. OR OSB ONE SIDE	8d @ 2" O.C. STAGGER @ 3x STUD	8d @ 12" O.C.	16d @ 3" O.C.	LTP-4 OR A35 @ 8" O.C. STAGGER	-	HDU11	3x NOMINAL PLWD ADJOINING EDGE U.N.O.
EE	3/8" STRUCT 1 CDX. PLY. OR OSB EA. SIDE	8d @ 4" O.C. STAGGER @ 3x STUD	8d @ 12" O.C.	1/2"x7" LG LAG SCREWS @ 8" O.C.	LTP-4 OR A35 @ 8" O.C. STAGGER	-	HDU8	3x NOMINAL PLWD ADJOINING EDGE U.N.O.

SHEAR WALL NOTES

- ALL EDGES ARE BLOCKED.
- REFER TO FOUNDATION AND FLOOR PLANS FOR HOLD-DOWN LOCATIONS.
- REFER TO THIS SHEET FOR TYPICAL SHEARWALL DETAILS.

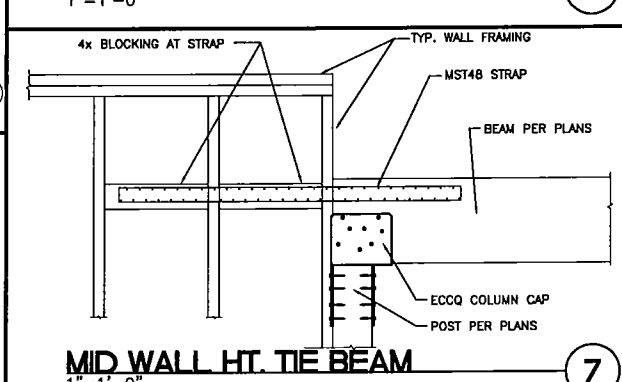
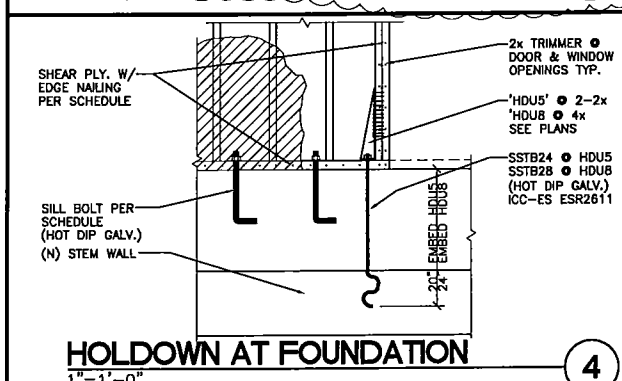
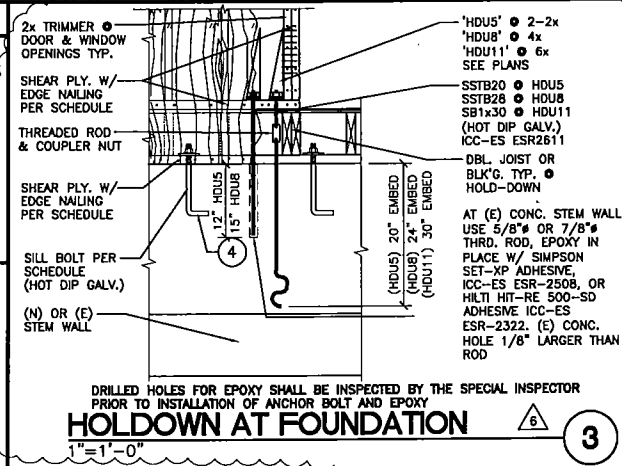
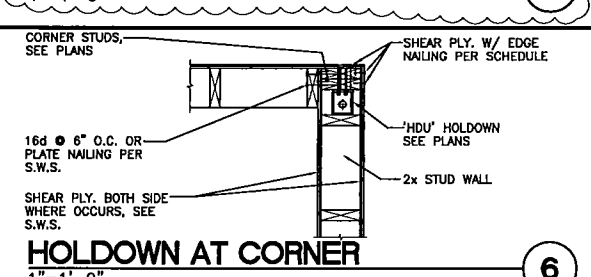
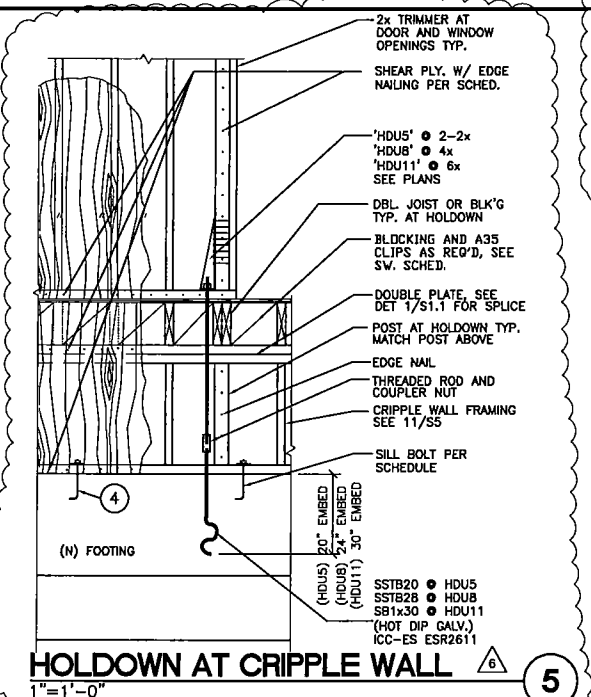
- VERIFY ALL DIMENSIONAL AND EMBEDMENT REQUIREMENTS OF THE HOLD-DOWN WITH THE MANUFACTURER, "SIMPSON" OR EQUAL.
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" PLYWOOD WITH 8d AT 6" O.C. EDGES AND 12" O.C. THE FIELD UNLESS OTHERWISE NOTED IN THE SHEAR WALL SCHEDULE.
- ANY WALL WITH 8d @ 3" O.C. OR TIGHTER NAILING SHALL HAVE 3x MEMBER WHERE A PLYWOOD EDGE ADJOINS.

DESIGN INFORMATION

SEISMIC DESIGN CATEGORY = E
 I = 1.00 LESS THAN 250 OCCUPANTS
 R = 6.5
 Fa = 1 Fv = 1.3
 Ss = 1.55 S1 = 0.678
 Sms = 1.55 Sds = 1.03 Sd1 = 0.588
 SITE CLASS = C
 V = SDS/W F = 0.186W
 V = 0.133 W WORKING STRESS
 WIND LOAD = 85 MPH EXP. C. w=1.21 AND w=1

ROOF LOAD DL = 15 PSF LL = 20 PSF
 FLOOR LOAD DL = 13 PSF LL = 40 PSF
 DECK LOAD DL = 26 PSF LL = 40 PSF

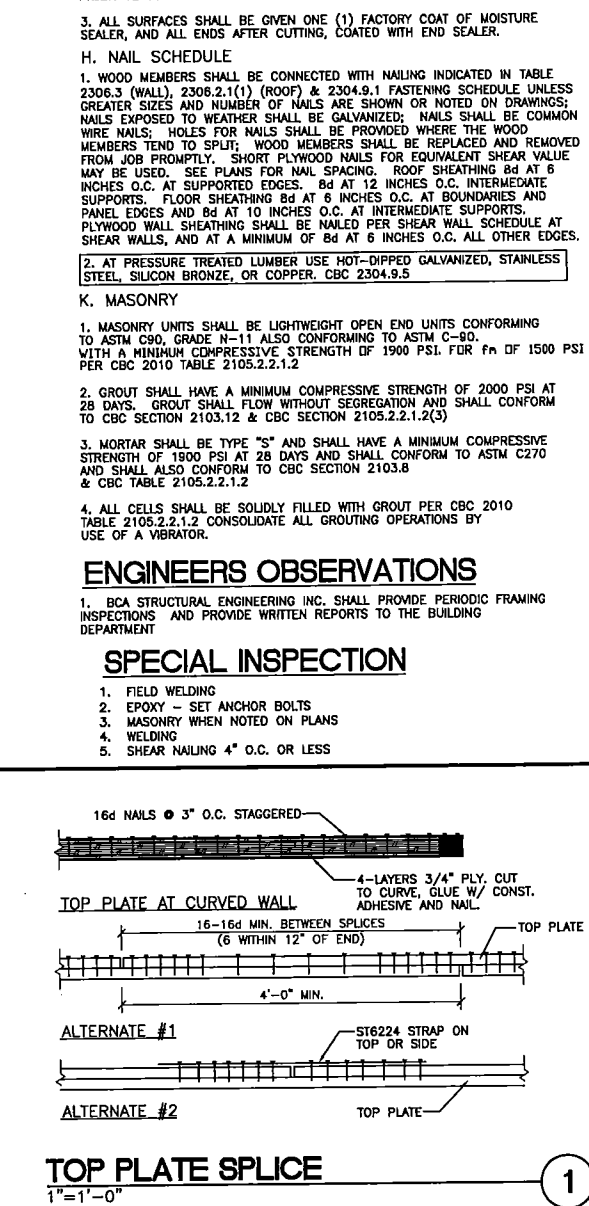
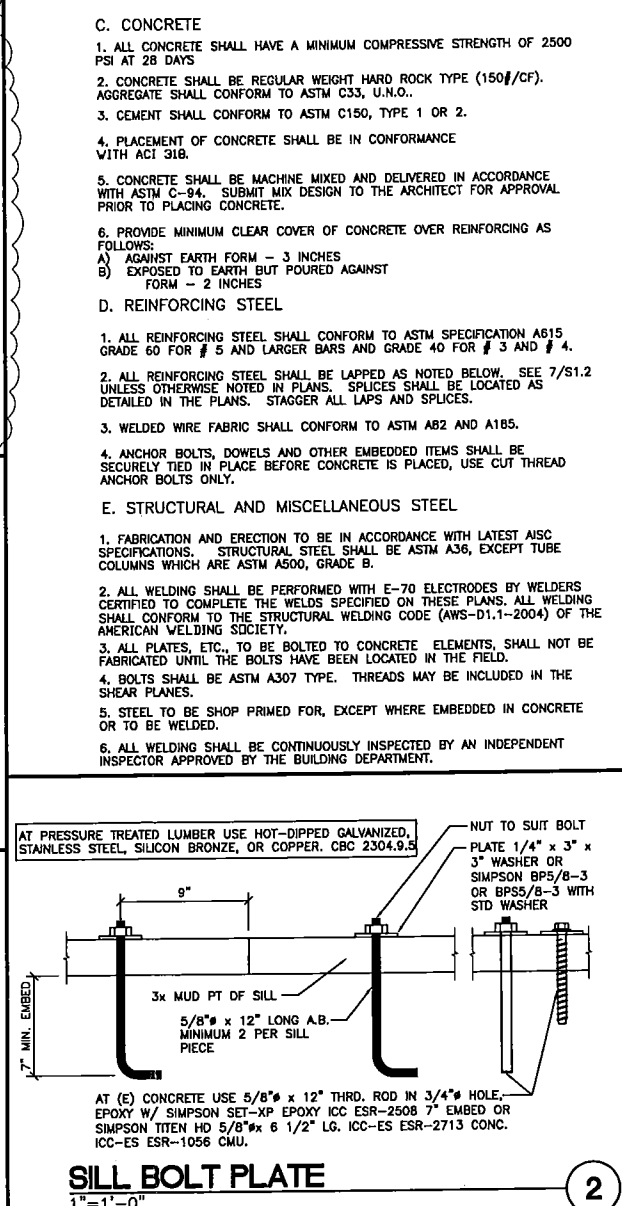
ANALYSIS PROCEDURE SIMPLIFIED METHOD
 SEISMIC FORCE RESISTING SYSTEM WOOD SHEAR WALLS



GENERAL NOTES

- ### A. GENERAL
- ALL WORK SHALL CONFORM TO CURRENT CALIFORNIA BUILDING CODES, FEDERAL, STATE AND LOCAL CODE REQUIREMENTS, LAWS AND ORDINANCES.
 - THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
 - ANY OMISSIONS OR CONFLICTS BETWEEN THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE ANY RELATED WORK IS STARTED.
 - SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION, AND ALLOW REASONABLE TIME FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. ANY DEVIATIONS MUST BE APPROVED PRIOR TO ERECTION.
 - MECHANICAL EQUIPMENT INTENDED TO BE SUPPORTED ON, OR FROM THE STRUCTURE, UNLESS INDICATED WITHIN STRUCTURAL DRAWINGS, SHALL BE SUBMITTED TO THE ARCHITECT FOR ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
 - ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AND CHARACTER AS THOSE SHOWN FOR SIMILAR CONDITIONS.
- ### B. FOUNDATION
- FOUNDATION DESIGN IS BASED ON A REPORT BY GRICE ENGINEERING AND GEOLOGY INC. WITH PROJECT NO. 6034-12-10, ISSUE DATE JANUARY 14, 2013 DESIGN CRITERIA CONVENTIONAL FOUNDATION SOIL BEARING CAPACITY 4000 PSF CONT. FTG STARTING 18" DOWN INTO IN-SITU, NATIVE WEATHERED GRANITE.
 - SLABS SHALL BE SUPPORTED ON UNIFORM SUBGRADE MATERIAL - MOISTURE CONDITIONED. PROVIDE 4" FREE DRAINING GRAVEL BENEATH SLABS.
 - FOUNDATION EXCAVATIONS SHALL BE EXAMINED AND CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE.
- ### C. CONCRETE
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
 - CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150#/CF). AGGREGATE SHALL CONFORM TO ASTM C33, U.N.O.
 - CEMENT SHALL CONFORM TO ASTM C150, TYPE 1 OR 2.
 - PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACI 318.
 - CONCRETE SHALL BE MACHINE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94. SUBMIT MIX DESIGN TO THE ARCHITECT FOR APPROVAL PRIOR TO PLACING CONCRETE.
 - PROVIDE MINIMUM CLEAR COVER OF CONCRETE OVER REINFORCING AS FOLLOWS:
 A) AGAINST EARTH FORM - 3 INCHES
 B) EXPOSED TO EARTH BUT POURED AGAINST FORM - 2 INCHES
- ### D. REINFORCING STEEL
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND GRADE 40 FOR #3 AND #4.
 - ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED BELOW. SEE 7/S1.2 UNLESS OTHERWISE NOTED IN PLANS. SPLICES SHALL BE LOCATED AS DETAILED IN THE PLANS. STAGGER ALL LAPS AND SPLICES.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
 - ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS PLACED, USE CUT THREAD ANCHOR BOLTS ONLY.
- ### E. STRUCTURAL AND MISCELLANEOUS STEEL
- FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS. STRUCTURAL STEEL SHALL BE ASTM A36, EXCEPT TUBE COLUMNS WHICH ARE ASTM A500, GRADE B.
 - ALL WELDING SHALL BE PERFORMED WITH E-70 ELECTRODES BY WELDERS CERTIFIED TO COMPLETE THE WELDS SPECIFIED ON THESE PLANS. ALL WELDING SHALL CONFORM TO THE STRUCTURAL WELDING CODE (AWS-D1.1-2004) OF THE AMERICAN WELDING SOCIETY.
 - ALL PLATES, ETC., TO BE BOLTED TO CONCRETE ELEMENTS, SHALL NOT BE FABRICATED UNTIL THE BOLTS HAVE BEEN LOCATED IN THE FIELD.
 - BOLTS SHALL BE ASTM A307 TYPE. THREADS MAY BE INCLUDED IN THE SHEAR PLANES.
 - STEEL TO BE SHOP PRIMED FOR, EXCEPT WHERE EMBEDDED IN CONCRETE OR TO BE WELDED.
 - ALL WELDING SHALL BE CONTINUOUSLY INSPECTED BY AN INDEPENDENT INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.

- ### F. WOOD FRAME CONSTRUCTION
- GENERAL WOOD FRAMING: WOOD FRAMING THROUGHOUT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE (2010) AND THE STANDARD PRACTICES RECOMMENDED BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND WCLA GRADING. FOR NAILING SEE 2304.9.1. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH SQUARE 2x2x3/16 WASHERS. EXCEPT SILL PLATES SHALL HAVE PLATE 1/4x3x3 WASHER.
 - JOIST HANGER AND MISCELLANEOUS CONNECTORS: MEMBERS NOT RESTING ON, OR FRAMED OVER THEIR SUPPORT SHALL BE SUPPORTED BY MEANS OF "SIMPSON STRONG-TIE" JOIST HANGERS. HANGERS SHALL COMPLY WITH AND BE NAILED IN ACCORDANCE WITH MANUFACTURER'S ICC APPROVALS.
 - WOOD PLATES: BEARING DIRECTLY UPON CONCRETE SHALL BE PRESSURE TREATED D.F.
 - UNLESS OTHERWISE NOTED ON DRAWINGS OR IN SPECIFICATIONS FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADING:
 A) ALL BEAMS, COLUMNS, POSTS AND CANTILEVER JOISTS AT BALCONIES: DOUGLAS FIR, GRADE MARK - NO. 1.
 B) FRAMING: JOISTS, STUDS, PLATES, RAFTERS: DOUGLAS FIR, GRADE MARK - NO. 2.
 - PLYWOOD SHEATHING: SHALL BE DFPA CDX OR OSB OR EQUAL UNLESS OTHERWISE NOTED ON DRAWINGS; SOFTWOOD PLYWOOD USED STRUCTURALLY SHALL CONFORM TO PRODUCT STANDARDS PS 1-95 AND SHALL BEAR THE DFPA GRADE - TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ROOF SHEATHING SHALL BE 5/8" THICK (32/16), 5 PLY. FLOOR SHEATHING SHALL BE 3/4" THICK (48/24), TONGUE AND GROOVE AND SHALL BE GLUED AND NAILED. WALL SHEATHING SHALL BE A MIN. OF 1/2" THICK, U.N.O.
 - FRAMING CONTRACTOR SHALL PROTECT HIS WORK FROM ANY DAMAGES DUE TO WEATHER CONDITIONS AT TIME OF CONSTRUCTION.
- ### G. GLUED LAMINATED BEAMS
- GLU-LAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F, V-4 OR V-8, INDUSTRIAL APPEARANCE, AND SHALL CONFORM TO VOLUNTARY PRODUCT STANDARD PS86-83, STRUCTURAL GLUED LAMINATED TIMBER, UNLESS OTHERWISE NOTED. (USE TENSION LAMS AT TOP OF CANTILEVERED BEAMS).
 - ALL BEAMS SHALL BE STAMPED WITH IDENTIFYING NUMBER, ACCOMPANIED BY A CERTIFICATE OF INSPECTION BY AN APPROVED ICBO TESTING LABORATORY AND ATC, WHICH SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO DELIVERY.
 - ALL SURFACES SHALL BE GIVEN ONE (1) FACTORY COAT OF MOISTURE SEALER, AND ALL ENDS AFTER CUTTING, COATED WITH END SEALER.
- ### H. NAIL SCHEDULE
- WOOD MEMBERS SHALL BE CONNECTED WITH NAILING INDICATED IN TABLE 2306.3 (WALL), 2306.2.1(1) (ROOF) & 2304.9.1 FASTENING SCHEDULE UNLESS GREATER SIZES AND NUMBER OF NAILS ARE SHOWN OR NOTED ON DRAWINGS; NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED; NAILS SHALL BE COMMON WIRE NAILS; HOLES FOR NAILS SHALL BE PROVIDED WHERE THE WOOD MEMBERS TEND TO SPLIT; WOOD MEMBERS SHALL BE REPLACED AND REMOVED FROM JOB PROMPTLY. SHORT PLYWOOD NAILS FOR EQUIVALENT SHEAR VALUE MAY BE USED. SEE PLANS FOR NAIL SPACING, ROOF SHEATHING 8d AT 6 INCHES O.C. AT SUPPORTED EDGES. 8d AT 12 INCHES O.C. INTERMEDIATE SUPPORTS. FLOOR SHEATHING 8d AT 6 INCHES O.C. AT BOUNDARIES AND PANEL EDGES AND 8d AT 10 INCHES O.C. AT INTERMEDIATE SUPPORTS. PLYWOOD WALL SHEATHING SHALL BE NAILED PER SHEAR WALL SCHEDULE AT SHEAR WALLS, AND AT A MINIMUM OF 8d AT 6 INCHES O.C. ALL OTHER EDGES.
 - AT PRESSURE TREATED LUMBER USE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER. CBC 2304.9.5
- ### K. MASONRY
- MASONRY UNITS SHALL BE LIGHTWEIGHT OPEN END UNITS CONFORMING TO ASTM C90, GRADE N-11 ALSO CONFORMING TO ASTM C-90. WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI. FOR FM OF 1500 PSI PER CBC 2010 TABLE 2105.2.2.1.2
 - GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. GROUT SHALL FLOW WITHOUT SEGREGATION AND SHALL CONFORM TO CBC SECTION 2103.12 & CBC SECTION 2105.2.1.2(3)
 - MORTAR SHALL BE TYPE "S" AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI AT 28 DAYS AND SHALL CONFORM TO ASTM C270 AND SHALL ALSO CONFORM TO CBC SECTION 2103.8 & CBC TABLE 2105.2.2.1.2
 - ALL CELLS SHALL BE SOLIDLY FILLED WITH GROUT PER CBC 2010 TABLE 2105.2.2.1.2 CONSOLIDATE ALL GROUTING OPERATIONS BY USE OF A VIBRATOR.



BCA

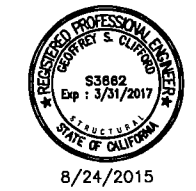
STRUCTURAL ENGINEERING, INC.

1300 Industrial Road Unit 1
 San Carlos, California 94070
 [T] 650.508.2500
 [F] 650.508.2505
 www.BCAeng.net

REVISION HISTORY	DATE
PC COMMENTS	4/11/2013
OWNER REV.	10/21/2013
OWNER REV.	2/4/2014
OWNER REV.	7/9/2014
PC COMMENTS	9/2/2014
OWNER REV.	8/4/2015

ADDITION & REMODEL AT THE BARDIS RESIDENCE

1525 RIATA ROAD
 PEBBLE BEACH, CALIFORNIA



8/24/2015

ENGINEERS OBSERVATIONS

- BCA STRUCTURAL ENGINEERING INC. SHALL PROVIDE PERIODIC FRAMING INSPECTIONS AND PROVIDE WRITTEN REPORTS TO THE BUILDING DEPARTMENT

SPECIAL INSPECTION

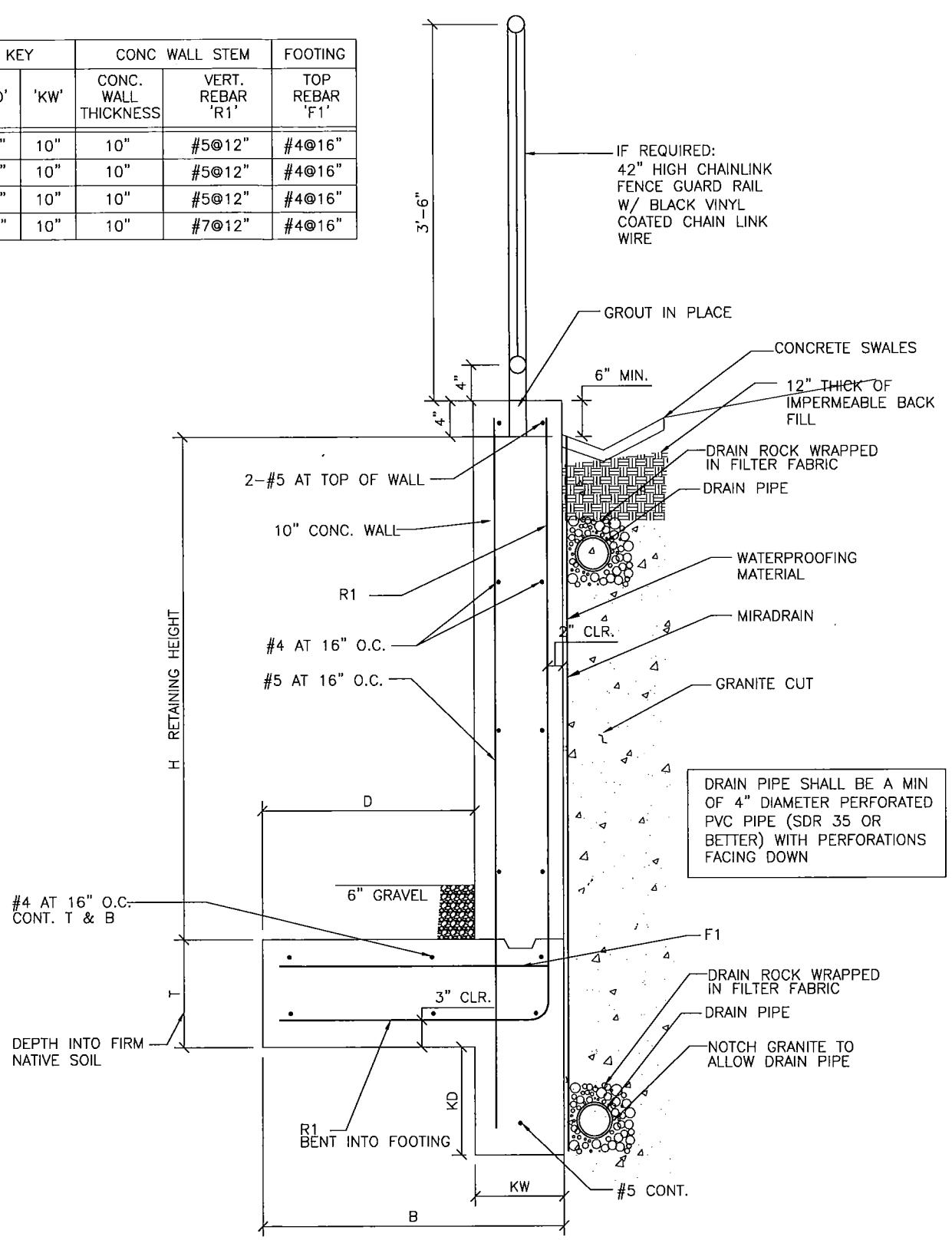
- FIELD WELDING
- EPOXY - SET ANCHOR BOLTS
- MASONRY WHEN NOTED ON PLANS
- WELDING
- SHEAR NAILING 4" O.C. OR LESS

STANDARD DETAILS

Date: 11/12/2012
 Drawing Number: 12372
 Scale: AS NOTED
 Project Number: 12372

S11

WALL HEIGHT 'H'	WALL DIMENSIONS			KEY		CONC WALL STEM		FOOTING
	'B'	'D'	'T'	'KD'	'KW'	CONC. WALL THICKNESS	VERT. REBAR 'R1'	TOP REBAR 'F1'
6'-0"	3'-0"	2'-2"	12"	12"	10"	10"	#5@12"	#4@16"
8'-0"	4'-0"	3'-2"	12"	12"	10"	10"	#5@12"	#4@16"
10'-0"	5'-0"	4'-2"	12"	15"	10"	10"	#5@12"	#4@16"
13'-6"	6'-6"	5'-8"	14"	20"	10"	10"	#7@12"	#4@16"



6'-0" TO 13'-0" SITE RETAINING WALL (14)
 1"=1'-0"
 SSK SCALE 3/4"=1'-0"

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 San Carlos, California 94070
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 www.BCAeng.net



Sheet Title:
SITE RETAINING WALL DETAIL

Project Name:
THE BARDIS RESIDENCE
 1525 RIATA ROAD
 PEBBLE BEACH, CA.

Revision: _____ REFERENCE SHEET:
S16
 Date: _____ Drawing Number
 3/21/2017
 Scale: _____
 3/4"=1'-0"
 Project Number: _____
 12372
SK-12
REV