County of Monterey

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

Meeting Agenda - Final

Wednesday, April 1, 2026
8:00 AM

Government Center
1441 Schilling Place
Salinas, CA 93901

Administrative Permit

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:

Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

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

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

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

Notice is hereby given that on April 1, 2026, 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, March 31, 2026. 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. PLN250063 - LEE ROBERT TR

Administrative Hearing to consider action to allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements.

Project Location: 1298 Portola Drive, Pebble Beach, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

2. PLN210266-AMD1 - CASTLE PINES LLC

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN210266) that allowed the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; allowed development within 750 feet of known archaeological resources; and allowed for removal of six protected trees [consisting of five Coast Live Oak and one Landmark Monterey Pine]. This Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements.

Project Location: 3418 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan.

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

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Final Resolution PLN210266
Exhibit C - Vicinity Map

3. PLN250203 - BAXTER JAMES ROBERT & YEN KIM

HCD-Planning File No. PLN250203 proposes a Coastal Administrative Permit and Design Approval to allow construction of a 9,342 square foot single family dwelling with an 889 square foot attached garage, 1,435 square foot associated site improvements; and the removal of 26 Pine trees. The property is located at 34 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-015-000), Del Monte Forest Land Use Plan, Coastal Zone. This project is scheduled for the Chief of Planning's consideration on April 1, 2026.

Staff recommends a continuance of this item in order to allow staff additional time to obtain adequate project materials. The project will be re-noticed and scheduled for a future Chief of Planning hearing.

Attachments: Staff Report
MEMO_CONTINUANCE_PLN250203_032626

4. PLN250294 - ESALEN INSTITUTE

Administrative hearing to consider action on the installation of a test well within 750 feet of a known archaeological resource.

Project Location: 54105 Highway 1, Big Sur, CA 93920

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

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

5. PLN240265 - GODINEZ NATHAN ANTHONY & ALELY

Administrative hearing to allow a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements.

Project Location: 20B Gregory Road, Royal Oaks

Proposed CEQA action: Find the project qualifies for Class 3 Categorical Exemption pursuant to section of the 15303 CEQA Guidelines, and there are no exceptions pursuant to section 15300.2..

Attachments: Staff Report
Exhibit A - Draft Resolution

County of Monterey

Board Report

Legistar File Number: AP 26-031

Item No.1

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

April 01, 2026

Introduced: 3/24/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250063 - LEE ROBERT TR
Administrative Hearing to consider action to allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements.
Project Location: 1298 Portola Drive, Pebble Beach, CA
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Administrative Permit and Design Approval to allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION
Agent: Kristina Honda
Property Owner: Robert Lee
APN: 008-302-034-000
Parcel Size: 55, 926 square feet
Zoning: Low Density Residential, with a Building Site 6 Overlay and a Design Overlay in the Coastal Zone, or "LDR/B-6-D (CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes

SUMMARY
Staff is recommending approval of a Coastal 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 April 1st, 2026, 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, March 31st, 2026. 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 Service District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Robert Lee, Property Owner; Kristina Honda, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250063

County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 26-031

April 01, 2026

Introduced: 3/24/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250063 - LEE ROBERT TR

Administrative Hearing to consider action to allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements.

Project Location: 1298 Portola Drive, Pebble Beach, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Coastal Administrative Permit and Design Approval to allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: Kristina Honda
Property Owner: Robert Lee
APN: 008-302-034-000
Parcel Size: 55, 926 square feet
Zoning: Low Density Residential, with a Building Site 6 Overlay and a Design Overlay in the Coastal Zone, or "LDR/B-6-D (CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Coastal 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 April 1st, 2026, 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, March 31st, 2026. 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 Service District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Robert Lee, Property Owner; Kristina Honda, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250063

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
LEE ROBERT TR (PLN250063)
RESOLUTION NO. 26-031
Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
2) Approving a Coastal Administrative Permit and Design Approval to allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements.

[PLN250063 Robert Lee, 1298 Portola Rd, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-302-034-000)]

The LEE ROBERT TR application (PLN250063) came on for an administrative decision hearing before the County of Monterey Chief of Planning on April 1st, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey 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 1982 Monterey County General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP); 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) Project Scope. The property is located at 1298 Portola Drive, Pebble Beach, within the Del Monte Forest Land Use Plan (Assessor's Parcel Number 008-302-034-000). The parcel is already developed with an existing 7,125 square foot single family dwelling, two attached single car garages, and a courtyard. On September 9, 2025, the applicant submitted an application seeking to construct an 801 square foot

addition to an existing 7,125 square foot single family dwelling with associated site improvements. The associated site improvements include 720 square foot swimming pool, a water feature, and less than 20 yards of grading. Therefore, the project is an allowed land use for this site.

c) Allowed Use. The parcel is zoned Low Density Residential, with a Building Site 6 Overlay and a Design Overlay in the Coastal Zone, or "LDR/B-6-D (CZ)". LDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.14.040.A. Additions to existing single family dwellings are typically exempt as outlined in Title 20 section 20.70.120.A; however, the project meets the exception section 20.70.120.A.4, which states if the project is on property located between the sea and the first public road parallelling the sea that would result in an increase of 10% or more of the internal floor area of an existing structure, a discretionary permit is required. The project would result in an 801 square foot addition to an existing 7,125 square foot single family dwelling, more than 10% of the existing internal floor area. Therefore, the proposed development is subject to the granting of a Coastal Administrative Permit in this case.
The Design Control overlay requires the granting of a Design Approval for all structures as further discussed in evidence "e" below. Therefore, the project is an allowed use.

d) Lot Legality. The subject property (55,926 square feet, or 1.795 acres), APN: 008-302-034-000, is identified in its current configuration as Lot 9 on the Cities & Towns Map of the Griffin Subdivision in Rancho el Pescadero Tract No. 1228 (Volume 18, Page 56), recorded on May 12th, 1998. Therefore, the County recognizes this lot as a legal lot of record.

e) Design/Neighborhood and Community Character. The project site and surrounding area are designated as being within a Design Control District or "D" overlay subject to the regulations outlined in Title 20 Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. The proposed addition will be consistent to the existing single-family dwelling's contemporary blend of southwestern modernism and pueblo revival, with the warm orange smooth stucco exterior and geometrical massing. The proposed colors and materials for the proposed addition on the existing single-family dwelling are consistent with the surrounding neighborhood character and will not detract from the immediate surrounding neighborhood character. General Plan Policy LU- 1.13 requires for all exterior lighting to be down-lit, unobtrusive, and harmonious with the areas. Consistent with this policy, Condition No. 4 has been applied to require the installation of down-lit unobtrusive exterior lighting.

DMF LUP Figure 3 identifies the subject property to be within the public viewshed when viewed from Point lobos, a public viewing area pursuant to DMF LUP Policy 47. Although the subject property is identified to be within the viewshed from Point Lobos, the proposed development is not visible from public access areas and vista points, or

along ridgelines, as the staking required by DMF CIP section 20.147.070.A.1 and flagging was provided which showed the subject property was not visible from Point Lobos. Additionally, existing topography and vegetation screen the subject property from both Highway 1 and Point Lobos. Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.

f) Development Standards. The project meets all required development standards for Low Density Residential zoning district, which are identified in Title 20 section 20.14.060. Pursuant to Title 20 section 20.42.030.C, development within this district shall meet the required setbacks unless combined with a "B" district. Title 20 section 20.42.030.F outlines more restrictive setbacks due to the Building Site 6 overlay. Pursuant to Title 20 section 20.42.030.F, the required setbacks are 30 feet (front), 10 percent of average lot width in feet(side), and 20 feet (rear). The single-family dwelling will continue to meet the setbacks of around 60 feet (front), 20 feet (side), over 60 feet (side), and around 30 feet (rear), with the only setbacks that change with the proposed development are the side left and rear. The LDR zoning district allows a maximum height of 30 feet for main structures, and the single-family dwelling will continue to have a height of 16 feet 8 inches. The LDR zoning district allows a maximum building site coverage of 15% and the allowed Floor Area Ratio (FAR) is 17.5%. The proposed project will have a building site coverage of 7,926 square feet or 14% and an FAR of 7,926 square feet, or 14%. Therefore, the project meets all required development standards.

g) Cultural Resources. The Monterey County Geographic Information System (GIS) identifies the subject property to a high archaeological sensitivity. Pursuant to DMF CIP Part 5 section 20.147.080.B.1, a Memorandum in Support of the Phase I Archaeological Report Waiver (County of Monterey Library No. LIB250314) was prepared. The survey found no indicators of culturally significant materials on site. There is no evidence that any cultural resources would be disturbed by this project. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.

h) Public Access. As demonstrated in Finding 6, the development is consistent with public access policies in the DMF LUP and DMF CIP.

i) Land Use Advisory Committee (LUAC) Review. Based on the LUAC guidelines, the project was not referred to the Del Monte Forest Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.

j) The project planner conducted a site inspection on March 10th, 2026, to verify that the project on the subject parcel conforms to the plans listed above.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250063.

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 Service 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:

- "Memorandum in Support of the Phase I Archaeological Report Waiver" (LIB250314) prepared by Susan Morley M.A. RPA, Marina, CA, August 1st, 2025.

County staff independently reviewed this report 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 site inspection on March 10th, 2026, 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 County of Monterey HCD-Planning found in Project File PLN250063.

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 Service 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) All necessary public facilities are available to the subject property. Domestic water and sewage services are currently, and will continue to be, provided by California American Water Company (Cal Am) and the Pebble Beach Community Services District. Potable water is provided by Cal Am through the Monterey Peninsula Water Management District

(MPWMD). The project includes additional fixtures in which the applicant purchased water credits from Pebble Beach and obtained a water entitlement from MPWMD. Sewer service will be provided by the Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility.

c) Staff conducted a site inspection on March 10th, 2026, 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 County of Monterey HCD-Planning found in Project File PLN250063.

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

EVIDENCE:

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

b) Staff conducted a site inspection on March 10th, 2026, 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 County of Monterey HCD-Planning found in Project File PLN250063.

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 15301, categorically exempts minor alterations of existing public or private structures that will not result in an increase of more than 2,500 square feet.

b) The project proposes 801 square foot additions to an existing 7,125 square foot single family dwelling with associated site improvements. Therefore, the proposed development qualifies as a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The historical report concluded that the existing main residence has no historical significance

or integrity. The Phase I archaeological report concluded that there will be no impact on archaeological resources with the implementation of the project. Construction of the proposed residential development will neither create nor significantly contribute to geologic instability or geologic hazards, and the project will not lead to an unacceptable level of risk to life and property. See Finding Nos. 2 and 3 and supporting evidence. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a significant cumulative impact.

d) 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 PLN250063.

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) 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).

c) As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123 and 137 and will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250063.

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. Section 20.80.040.D of the Monterey County Zoning Ordinance (Title 20) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

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;

2. Approve the Coastal Administrative Permit and Design Approval to allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements.

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 1st day of April 2026.

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 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.

County of Monterey HCD Planning

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

PLN250063

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN250063) allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements. The property is located at 1298 Portola Rd, Pebble Beach (Assessor's Parcel Number 008-302-034-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

"A Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 008-302-034-000 on April 1st, 2026. The permit was granted subject to 4 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. 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.

1298 PORTOLA ROAD



SHEET INDEX

A0.1 PROJECT DATA
A0.2 EXISTING ELEVATIONS
A1.0 PROPOSED SITE PLAN
A1.1 EXISTING FLOOR PLAN
A1.2 DEMOLITION PLAN
A1.3 PROPOSED FLOOR PLAN
A1.4 PROPOSED ELEVATIONS
A1.5 PROPOSED ELEVATIONS
A1.6 PROPOSED ELEVATIONS

PROJECT DATA

PROPERTY OWNER: BBD 2012 GIFT TRUST
PO BOX 7464
CARMEL, CA 93921

PROJECT ADDRESS: 1298 PORTOLA ROAD
PEBBLE BEACH, CA 93953

APPLICANT: STOCKER & ALLAIRE, INC.
21B MANDEVILLE CT.
MONTEREY, CA. 93940
PH: (831) 375-1890

A.P.#: 008-302–034-000

ZONING: LDR/1.5-D(CZ)

PROJECT CODE COMPLIANCE: 2022

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: VB

TOPOGRAPHY: SLOPES DOWNWARD TO THE NORTH

SEWER: PBCSD

WATER: CAL Am Water

SPRINKLERS: YES

BUILDING HEIGHT: ***NO CHANGE***

TREE REMOVAL: NONE

GRADING: LESS THAN 20 YDS

LOT SIZE: 55,926 SQ FT

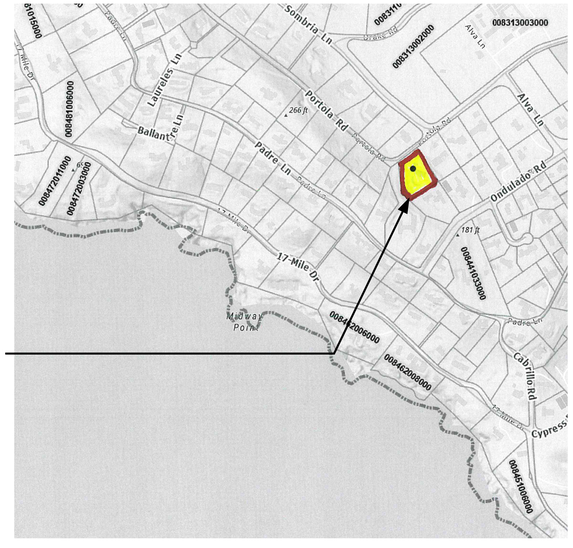
BUILDING SITE COVERAGE: 8,389 SQ FT ALLOWED (15%)
7,926 SQ FT PROPOSED (14%)
7,125 SQ FT EXISTING (12.7%)

FAR: 9,787 SQ FT ALLOWED (17.5%)
7,926 SQ FT PROPOSED (14%)
7,125 SQ FT EXISTING (12.7%)

DESCRIPTION

PROPOSAL IS TO REMODEL AN EXISTING 7,125 SQ. FT. SINGLE FAMILY RESIDENCE AND ADD 801 SQ. FT. ADDITION TO INCLUDE AN OFFICE,POWDER ROOM, LAUNDRY, (1) GUEST ROOM, AND (1) GARAGE.
ALSO, A 720 SQ. FT. SWIMMING POOL AND A WATER FEATURE WILL BE INSTALLED.
MATERIALS TO MATCH EXISTING.

VICINITY MAP



Stocker & Allaire
General Contractors, Inc.
Lic. # 504797
21 Mandeville Court Monterey, CA 93940
Ph 831.375.1890 Fax 831.375.1480

1298 Portola Road
Pebble Beach, CA 93953

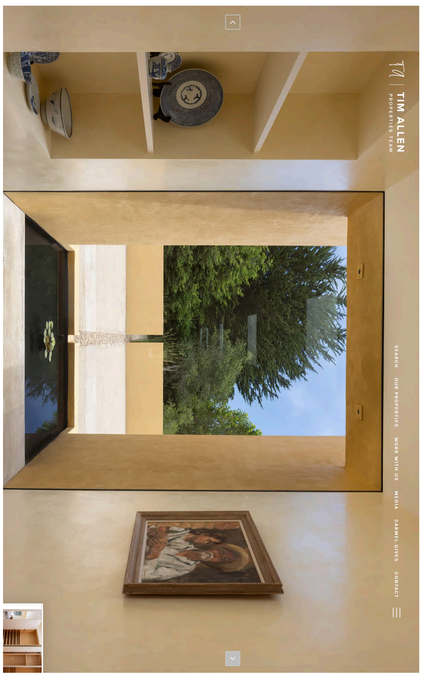
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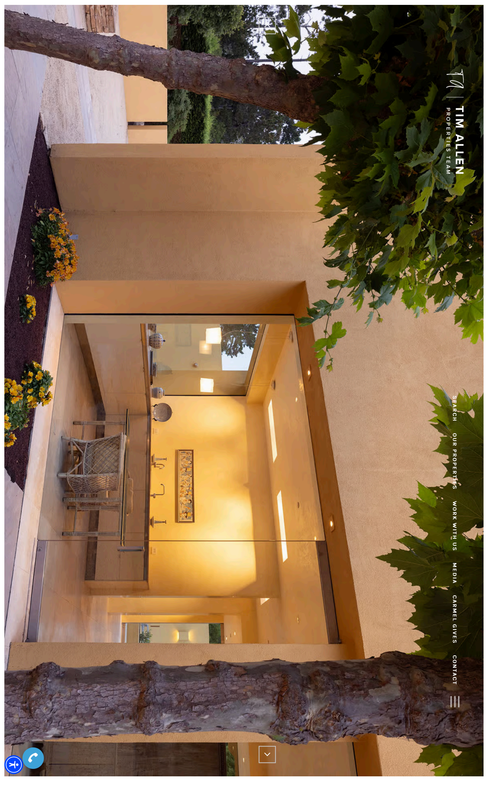
JANUARY 10th, 2025

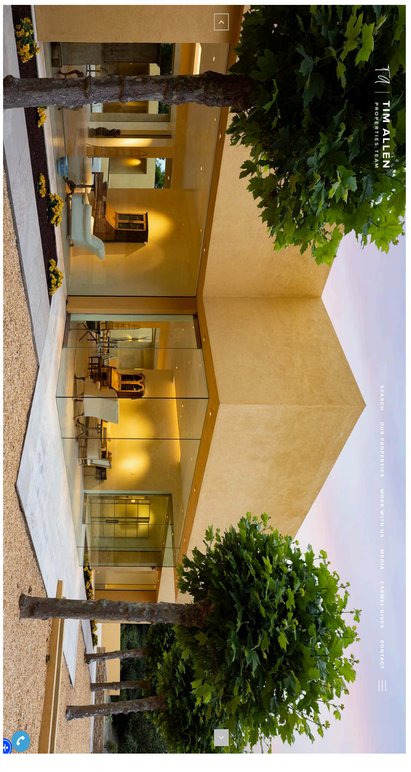
RESIDENCE
COVERSHEET

Revisions:

A0.1

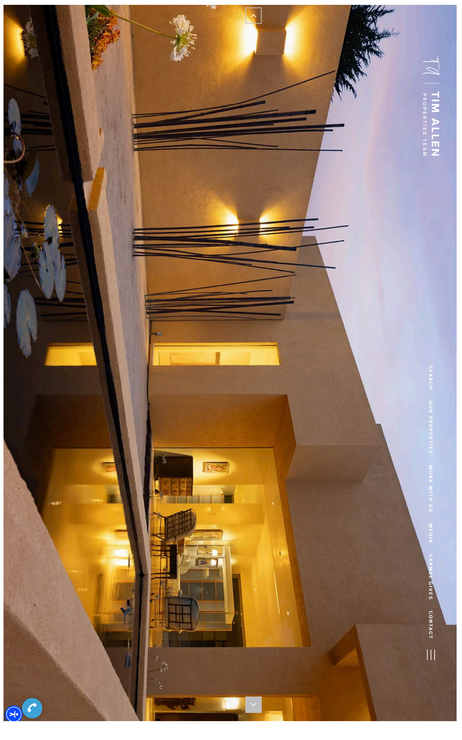


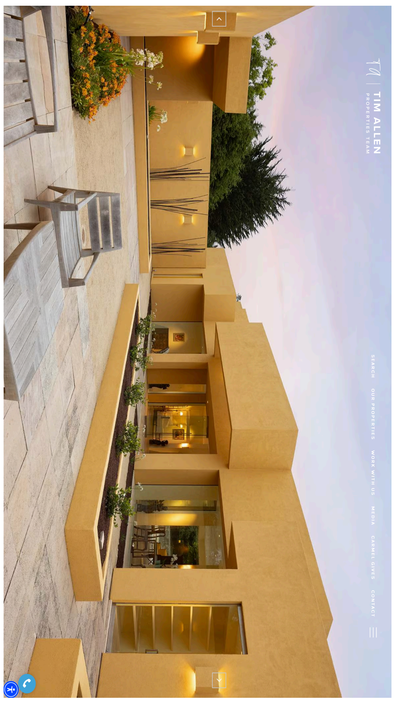




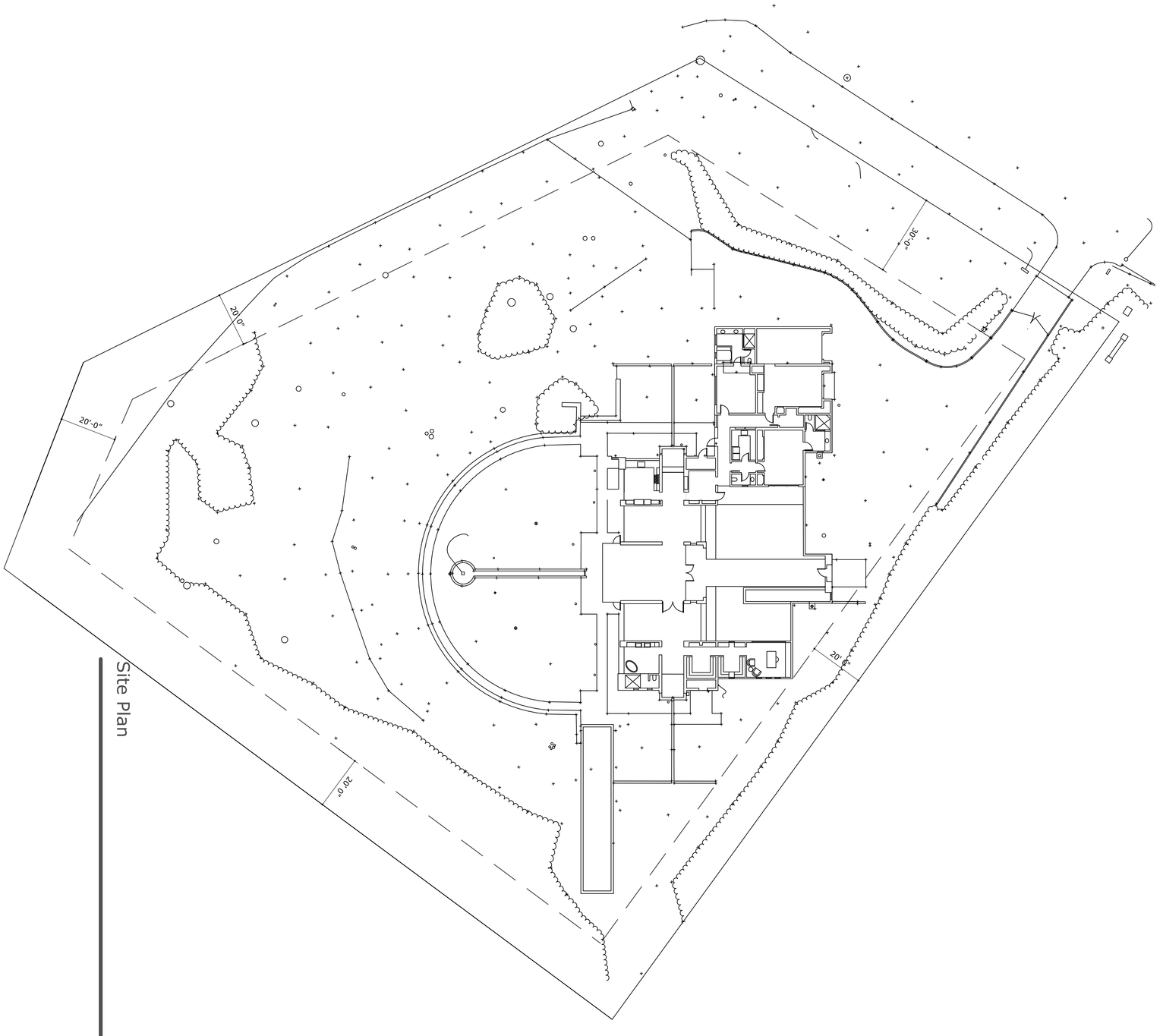








A0.2	Revisions:	**RESIDENCE** **EXISTING IMAGES**	1298 Portola Road Pebble Beach, CA 93953 JANUARY 10th, 2025 APN: 008-302-034-000	Stocker & Allaire General Contractors, Inc. Lic. # 504797 21 Mandeville Court Monterey, CA 93940 Ph 831.375.1890 Fax 831.375.1480



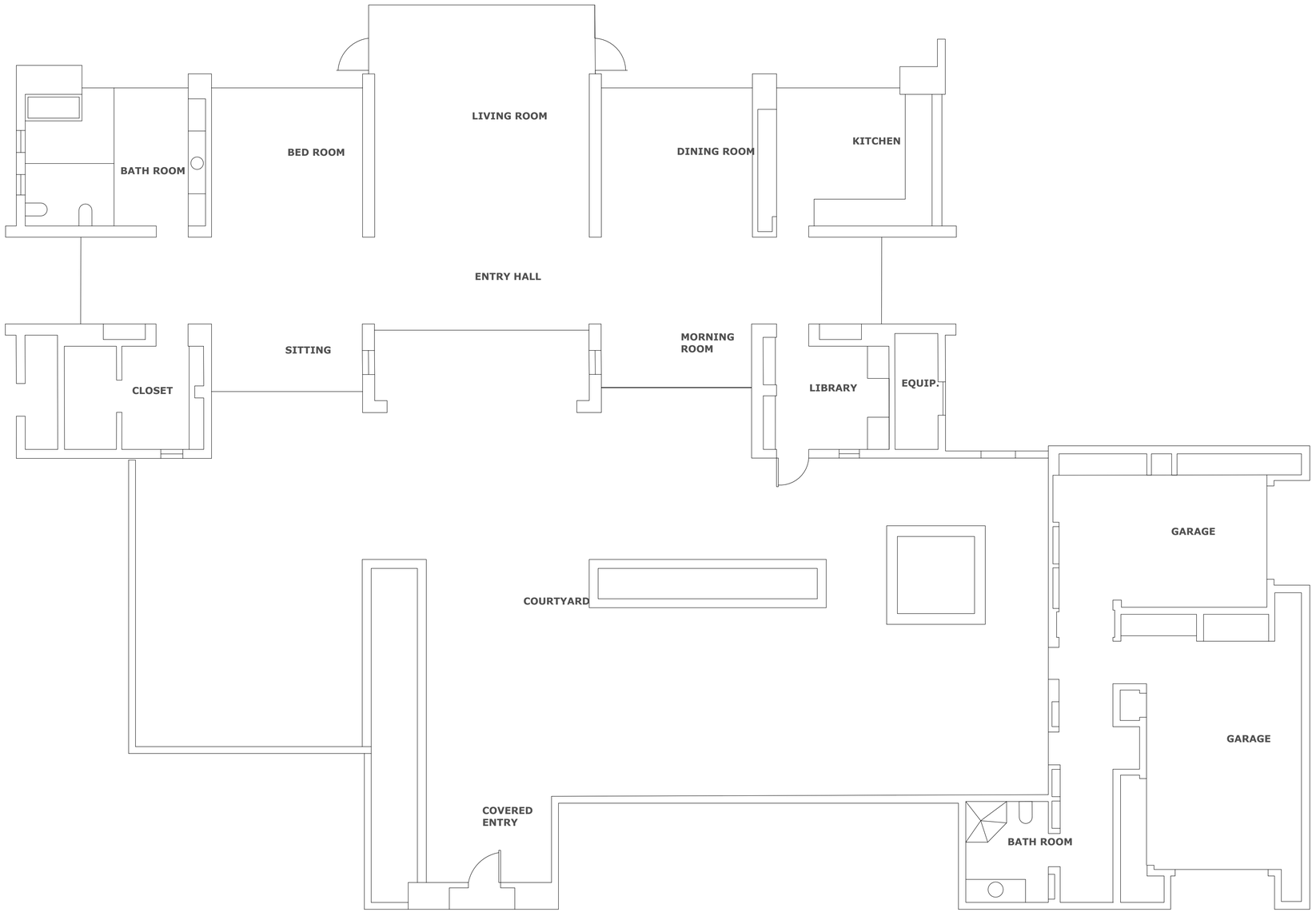
Site Plan

SCALE: 1" = 20'

A1.0	Revisions:	**RESIDENCE** **SITE PLAN**	1298 Portola Road Pebble Beach, CA 93953 JANUARY 10th, 2025 APN: 008-302-034-000	Stocker & Allaire General Contractors, Inc. Lic. # 504797 21 Mandeville Court Monterey, CA 93940 Ph 831.375.1890 Fax 831.375.1480

LEGEND

- PROPOSED WALLS
- EXISTING WALLS
- WALLS TO BE DEMOLISHED



EXISTING FLOOR Plan

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

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797
21 Mandeville Court Monterey, CA 93940
Ph 831.375.1880 Fax 831.375.1480

1298 Portola Road
Pebble Beach, CA 93953

APN: 008-302-034-000

JANUARY 10th, 2025

RESIDENCE

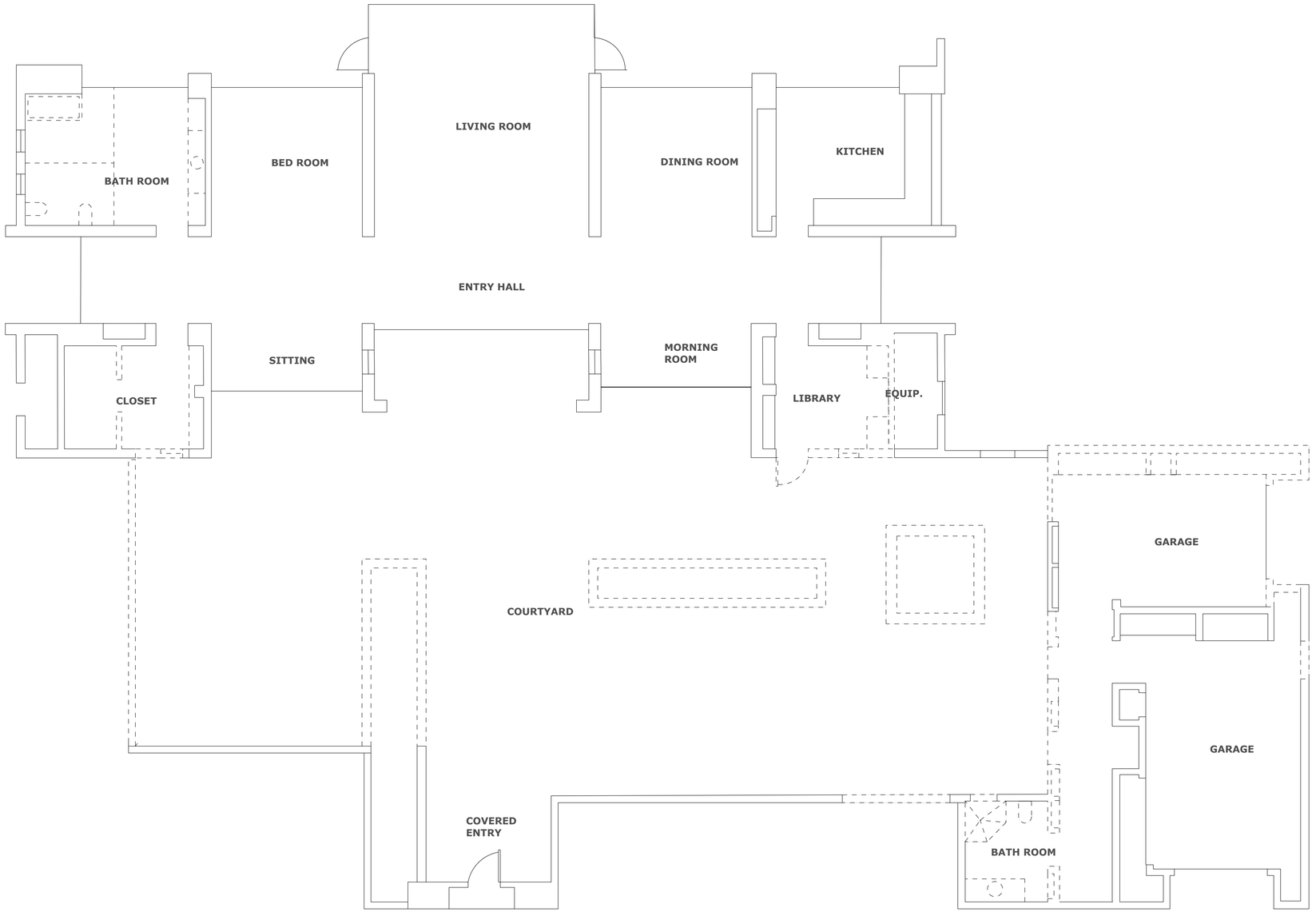
EXISTING FLOORPLAN

Revisions:

A1.1

LEGEND

- PROPOSED WALLS
- EXISTING WALLS
- WALLS TO BE DEMOLISHED



DEMOLITION PLAN

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

Stocker & Allaire
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Lic. # 504797
21 Mandeville Court Monterey, CA 93940
Ph 831.375.1690 Fax 831.375.1480

1298 Portola Road
Pebble Beach, CA 93953

APN: 008-302-034-000

JANUARY 10th, 2025

RESIDENCE

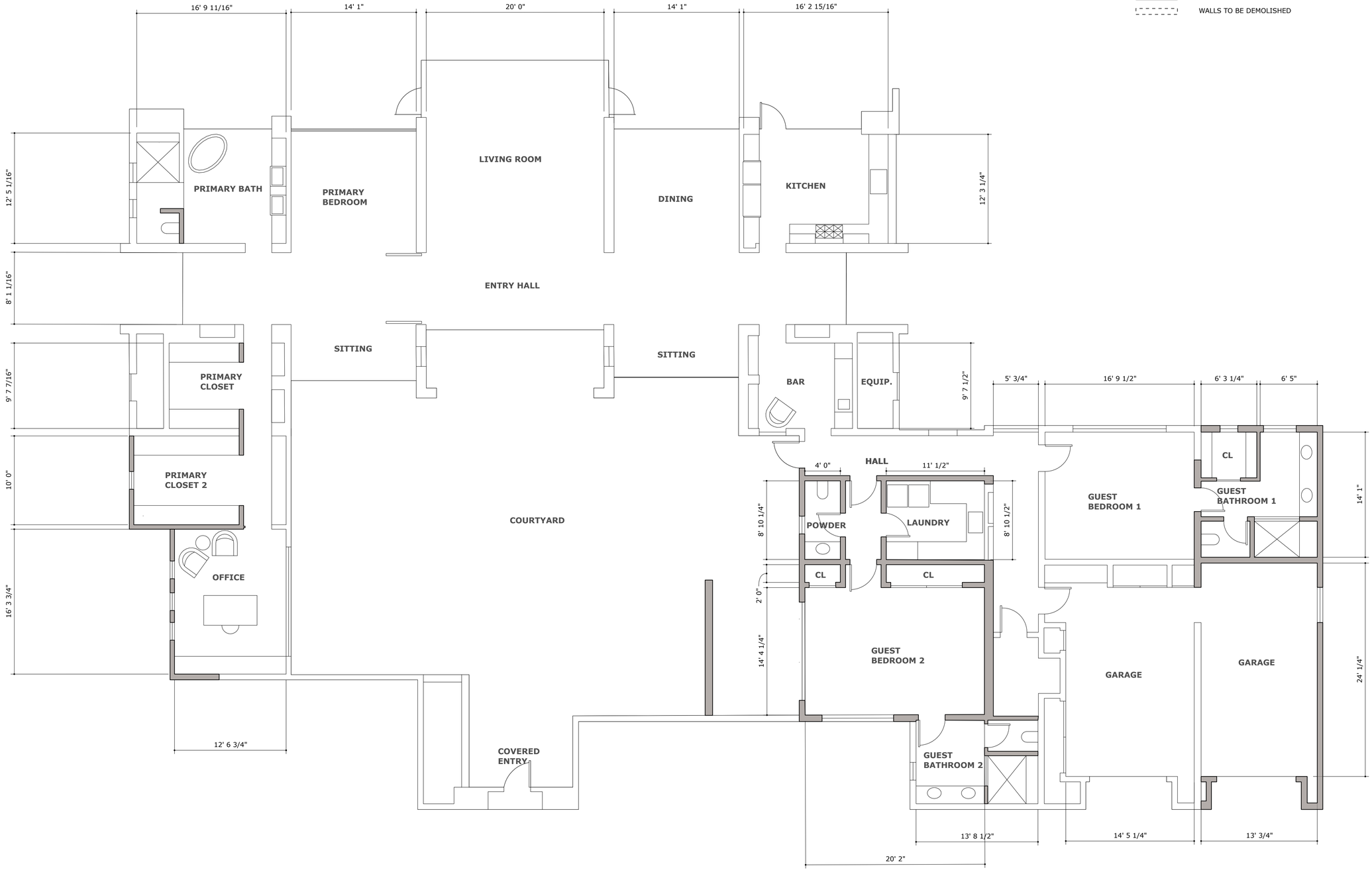
DEMOLITION PLAN

Revisions:

A1.2

LEGEND

- PROPOSED WALLS
- EXISTING WALLS
- WALLS TO BE DEMOLISHED



PROPOSED FLOOR Plan

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

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1298 Portola Road
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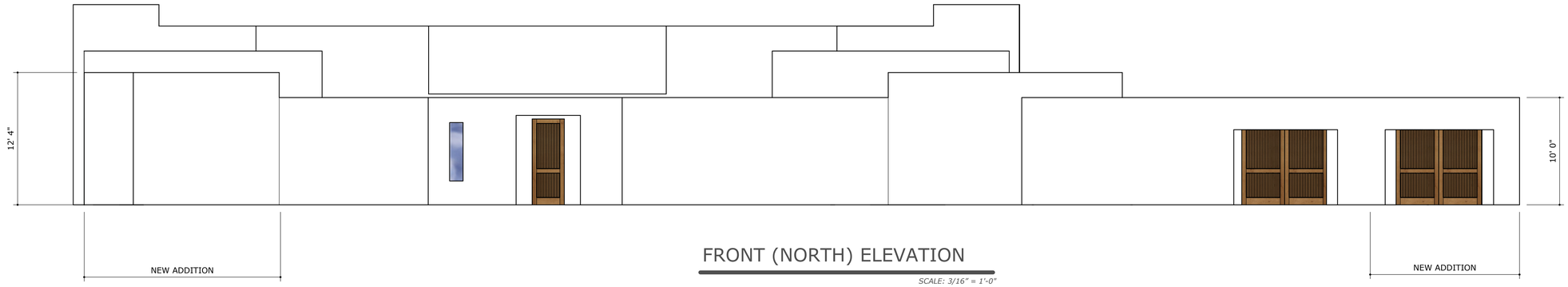
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RESIDENCE

PROPOSED FLOORPLAN

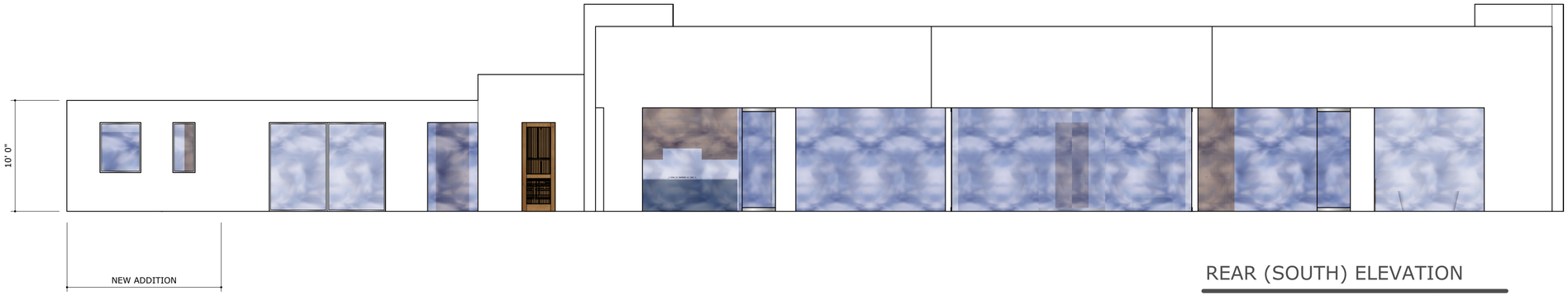
Revisions:

A 1.3



FRONT (NORTH) ELEVATION

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



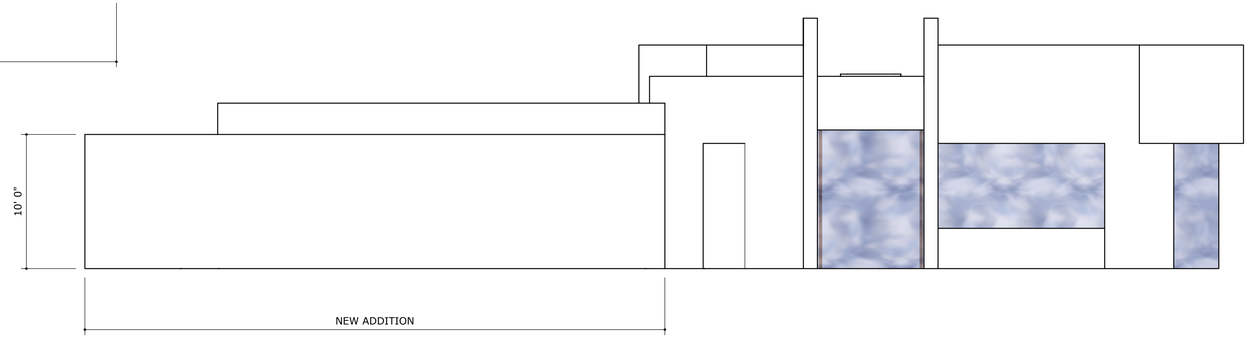
REAR (SOUTH) ELEVATION

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



SIDE (EAST) ELEVATION

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



SIDE (WEST) ELEVATION

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

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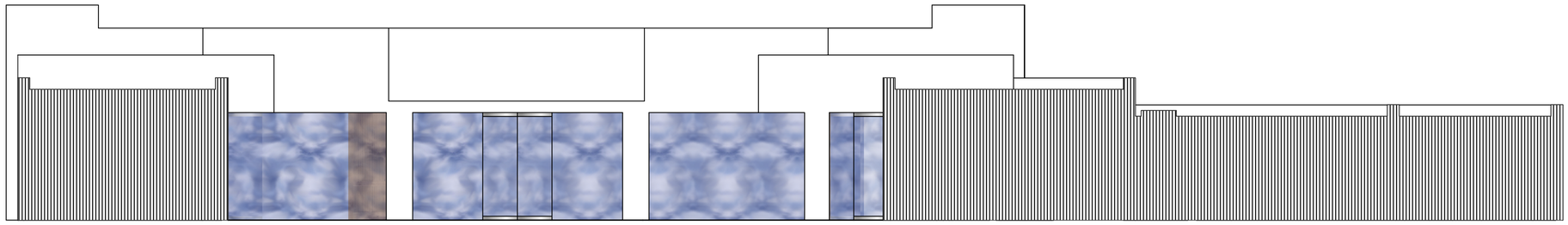
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RESIDENCE

PROPOSED ELEVATIONS

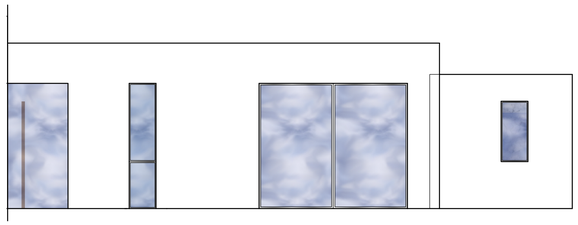
Revisions:

A 3.0



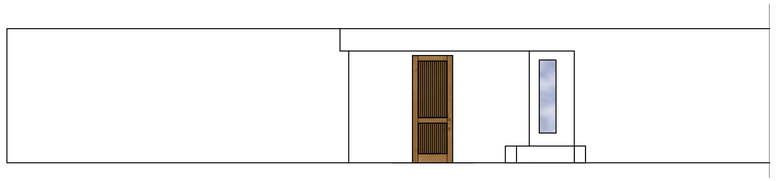
FRONT INTERIOR COURTYARD(NORTH) ELEVATION

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



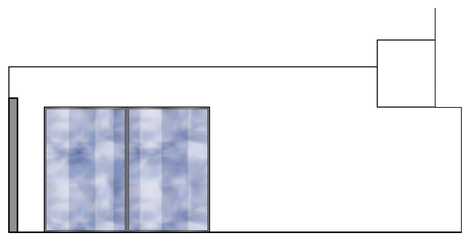
SIDE INTERIOR COURTYARD (WEST) ELEVATION

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



INTERIOR COURTYARD FRONT DOOR (SOUTH) ELEVATION

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



SIDE INTERIOR COURTYARD (EAST) ELEVATION

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

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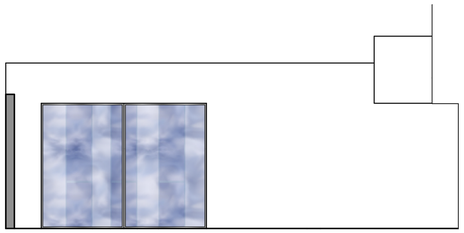
JANUARY 10th, 2025

RESIDENCE

PROPOSED ELEVATIONS

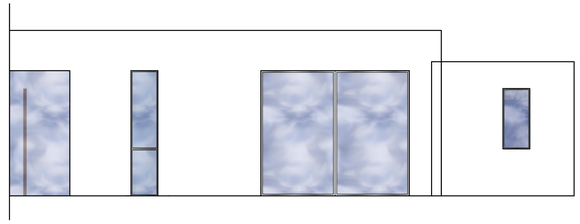
Revisions:

A 1.5



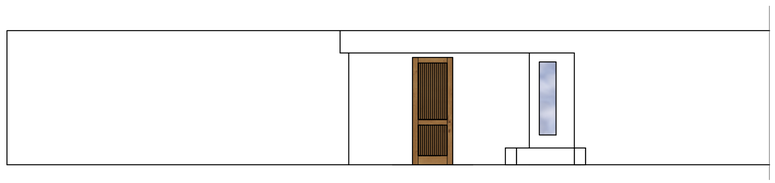
FRONT INTERIOR COURTYARD(NORTH) ELEVATION

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



SIDE INTERIOR COURTYARD (WEST) ELEVATION

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



INTERIOR COURTYARD FRONT DOOR (SOUTH) ELEVATION

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

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JANUARY 10th, 2025

RESIDENCE

PROPOSED ELEVATIONS

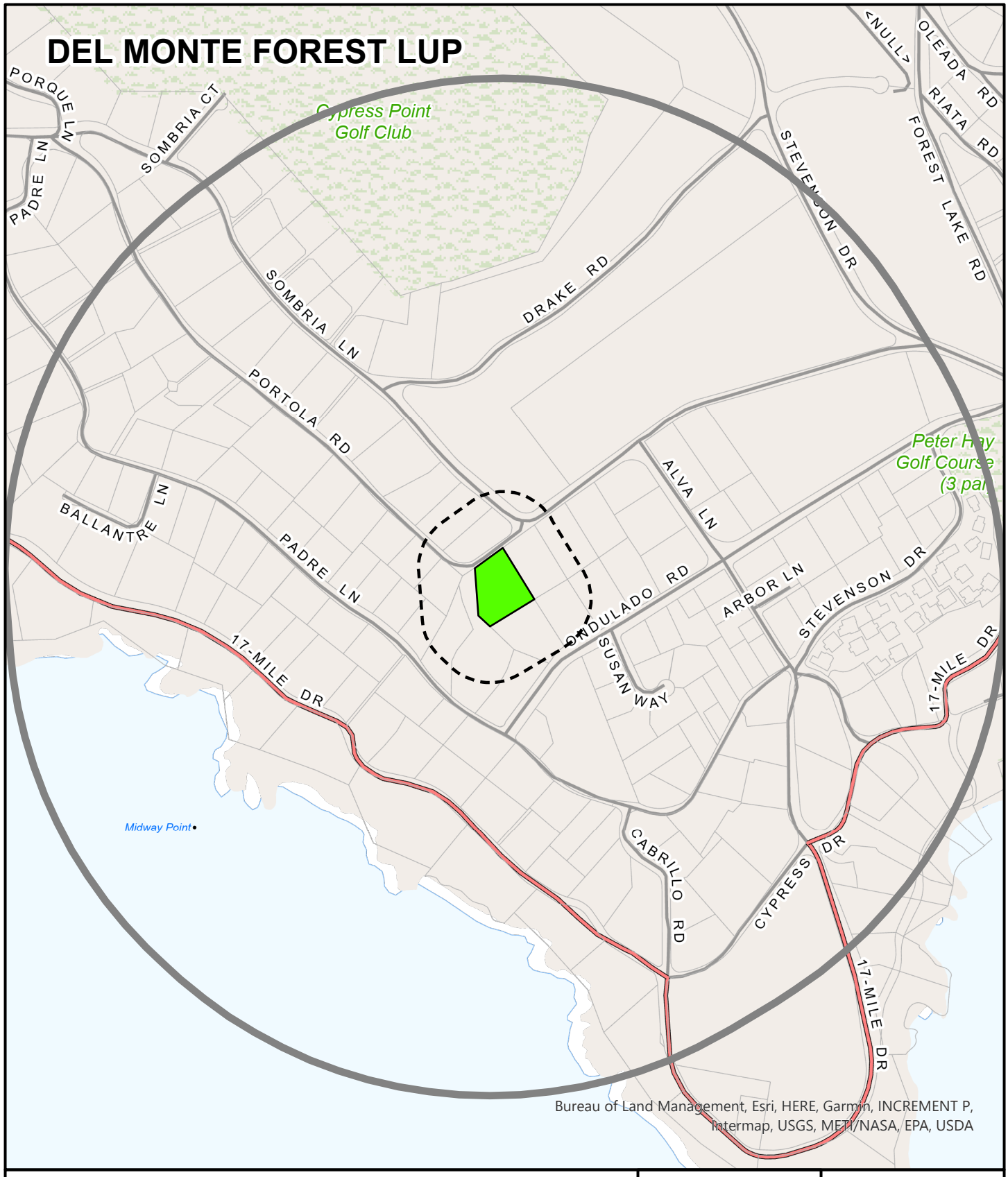
Revisions:

A 1.6

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Exhibit B

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APPLICANT: LEE ROBERT TR

APN: 008302034000 **FILE #** PLN250063

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOW

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Introduced: 3/24/2026 **Current Status:** Agenda Ready

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

PLN210266-AMD1 - CASTLE PINES LLC

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN210266) that allowed the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; allowed development within 750 feet of known archaeological resources; and allowed for removal of six protected trees [consisting of five Coast Live Oak and one Landmark Monterey Pine]. This Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements.

Project Location: 3418 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan.

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

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Minor and Trivial Amendment to previously approved Combined Development Permit (PLN210266) that allowed the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; allowed development within 750 feet of known archaeological resources; and allowed for removal of six protected trees [consisting of five Coast Live Oak and one Landmark Monterey Pine]. This Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements.

PROJECT INFORMATION

Agent: Cynthia Spellacy
Property Owner: Christopher Christensen
APN: 008-381-020-000
Zoning: Low Density Residential, 1.5 acres per unit, with a Design Control Overlay in the Coastal Zone, or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: No

SUMMARY

The proposed project is a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN210266) that allowed construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill, allow development within 750 feet of known archaeological resources, and removal of six protected trees.

This Minor and Trivial Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements, 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 April 1 2026, 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 Monday, March 30th, 2026. 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 Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

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
Aromas Tri-County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner x7065
Reviewed 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 - Zoning Administrator Resolution 24-001
Exhibit C - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Pebble Beach Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Chirstopher Christensen, Property Owner; Cynthia Spellacy, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN210266-AMD1

County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-032

April 01, 2026

Introduced: 3/24/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN210266-AMD1 - CASTLE PINES LLC
Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN210266) that allowed the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; allowed development within 750 feet of known archaeological resources; and allowed for removal of six protected trees [consisting of five Coast Live Oak and one Landmark Monterey Pine]. This Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements.
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Property Owner: Christopher Christensen
APN: 008-381-020-000
Zoning: Low Density Residential, 1.5 acres per unit, with a Design Control Overlay in the Coastal Zone, or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: No

SUMMARY

The proposed project is a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN210266) that allowed construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill, allow development within 750 feet of known archaeological resources, and removal of six protected trees.

This Minor and Trivial Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements, 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 April 1 2026, 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 Monday, March 30th, 2026. 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 Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

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
Aromas Tri-County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner x7065
Reviewed 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 - Zoning Administrator Resolution 24-001
Exhibit C - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Pebble Beach Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Chirstopher Christensen, Property Owner; Cynthia Spellacy, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN210266-AMD1

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
CASTLE PINES LLC (PLN210266-AMD1)
RESOLUTION NO. 26-032
Resolution by the County of Monterey Chief of Planning:

1) Finding the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and no exceptions to section 15300.2 apply; and
2) Approving a Minor and Trivial Amendment to previously approved Combined Development Permit (PLN210266) that allowed the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; allowed development within 750 feet of known archaeological resources; and allowed for removal of six protected trees [consisting of five Coast Live Oak and one Landmark Monterey Pine]. This Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements.

[PLN210266-AMD1 CASTLE PINES LLC, 3418 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, APN: 008-381-020-000].

The CASTLE PINES LLC application (PLN210266-AMD1) came before the County of Monterey Chief of Planning on April 1, 2026. Having considered all the written and documentary evidence, the administrative record, and the staff report, the Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **PROCESS REQUIREMENTS** – The County has received and processed an amendment to previously approved Combined Development Permit (HCD Planning File No. PLN210266; Planning Commission Resolution No. 24-001).

EVIDNECE: a) On November 3rd, 2025, an application for a Minor and Trivial Amendment (**PLN210266-AMD1**) was submitted to HCD-Planning staff.

b) On January 11, 2024, the Monterey County Planning Commission approved PLN210266 for a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 3) Coastal Development Permit for removal of six (6) protected trees. Approval of this permit included 13 conditions of approval.

c) Conditions of Approval. All previously approved conditions under PLN210266 except for the Specific Uses Only and Permit Approval Notice (Original Condition Nos. 1 and 2) have been carried forward to this amendment, PLN210266-AMD1.

d) Operating Permit. The findings and evidence from PLN210266 (Resolution No. 24-001) are incorporated by reference herein. The Minor and Trivial Amendment (PLN210266-AMD1) will be the operating permit for the subject property.

e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN210266 and PLN210266-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:

- 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP); and
- Monterey County Zoning Ordinance - Coastal (Title 20).

No conflicts were found to exist and no communications indicating inconsistencies with applicable text, policies, and regulations of Monterey County Code were received during the course of review of the project.

b) Amendment. The Project includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements. The Amendment would decrease the floor area square footage from the previously approved two-story single-family dwelling under PLN210266, Resolution No. 24-001, including the removal of a basement from the scope of work, a decrease in garage size, an increase in main and upper floor square footage, and minimal changes to the building footprint with no additional impacts to resources. The previously approved project (PLN210266) included the following:

- main floor: 3,716 square feet
- upper floor: 2,894 square feet
- garage: 1,085 square feet
- basement: 5,581 square feet

This Amendment will modify the square footage to be the following:

- main floor: 4,322 square feet
- upper floor: 2,910 square feet
- garage: 883 square feet
- basement: 0 square feet

The Amendment also includes minor modifications to the exterior colors and materials as described in evidence "e" below and illustrated in the attached plans. Associated site improvements include minor modifications to the driveway, patio areas and landscape features. The remaining entitlements for development with 750 feet of a known archaeological resource and removal of removal of six protected trees still remains as part of the original approval under PLN210266.

c) Allowed Use. The property is located at 3418 17 Mile Drive in Pebble Beach, Del Monte Forest Land Use Plan, APN: 008-381-020-000. The parcel is zoned Low Density Residential, 1.5 acres per unit, Design Control overlay, in the Coastal Zone or "LDR/1.5-D(CZ)", which allows for a single family dwelling subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.14.040.A. Therefore, the project is an allowed use. allows for construction of accessory structures to any permitted use. The application is for a Minor and Trivial Amendment as described in evidence "b" above and is being processed pursuant to Title 20 section 21.76.120.A.

d) Lot Legality. An unconditional certificate of compliance (CC120015) was recorded for the subject property following a lot line adjustment (PLN110274) in 2012. The certificate of compliance refers to the lot by it's previous APN: 008-381-018-000 (Lot 2), after the certificates were issued the lot received a new APN in accordance with the County's lot line adjustment process. The property's description on the certificate of compliance matches the current configuration of the parcel. The lot has not undergone any lot line adjustments, subdivisions or mergers since the certificate was issued; therefore, the County recognizes it as a legal lot of record.

e) Critical Viewshed/Design. The project site and surrounding area are designated as being within a Design Control District or "D" overlay subject to the regulations outlined in Title 20 Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. The proposed colors and materials include light beige stone veneer, horizontal wood siding, and dark bronze metal panels and window framing, the structure will have a metal fascia, standing seam roof. The glass windows and doors will be non-reflective and have bronze frames and a clear glass railing will surround each deck. The exterior finishes will not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character.

DMF LUP Figure 3 identifies the subject property to be within the public viewshed when viewed from 17 Mile Drive and Vista Points, as

well as Point Lobos, a public viewing area pursuant to DMF LUP Policy 47. Although the subject property is identified to be within these viewsheds, the proposed development is not visible from public access areas, vista points, Point Lobos, or along ridgelines besides 17 Mile Drive, as the staking and flagging required by DMF CIP section 20.147.070.A.1 provided aid in said visibility determination of the subject property. The proposed house is consistent in design and massing to those in the neighborhood. Although the new structure will be visible from 17 Mile Drive, there are existing trees blocking the ocean view where the house is proposed. The applicants have sited the house to be partially screened by existing vegetation lining 17 Mile Drive. The home is setback over 80 feet from the center line of 17 Mile Drive. Pursuant to policy 84 of the DMF LUP, the development must be screened by vegetation since it does not meet the 100 foot buffer from 17 Mile Drive. Additionally, existing topography and vegetation screen the subject property from both Highway 1 and Point Lobos. Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.

f) Development Standards. The subject property is zoned low density residential. The proposed development conforms with all regulated site development standards outlined in Title 20 section 20.14.060. The allowed site coverage for this lot is 15% (7,197 square feet), what was previously approved was 13.8% (6,656 square fett), and the proposed site coverage of this amendment is 14.9% (7,182 square feet). The proposed single-family dwelling will have a total floor area ratio (FAR) of 16.9% (8,115 square feet), in comparison to the previously approved FAR excluding its basement was 16% (7,695 square feet); this is below the maximum allowed 17.5% (8,397 square feet). The proposed development will be within all required setbacks. The structure will have a front setback of around 70 feet, the side setbacks will be around 21 feet and 25 feet, and the rear setback is proposed at around 35 feet; these exceed the required minimum 30 foot front setback and 20 foot side and rear setbacks. The proposed height of the structure is 26 feet and 6 inches in comparison to the previously approved structural height of 26 feet and 3 inches, consistent with the allowed maximum 30 foot height limit for LDR zoning districts.

g) Cultural Resources. According to County resources maps, the subject property is located within 750 feet of a known archaeological resource. Pursuant to Section 20.145.120.B.1 of the Coastal Implementation Plan, Part 3, an archaeological survey (LIB230163) was previously prepared for the site as part of the original approval. The results of the pedestrian survey were negative, and the overall conclusion was that the proposed project would not likely have a significant impact on any archaeological resources. The archaeologist stated further investigation is not warranted and did not recommend mitigation. The original condition of approval for the County's standard archaeological/cultural resource condition has

been carried forward to this Amendment in the event of a resource being uncovered at the site, work will be halted immediately within 50 meters of the find until a qualified professional archaeologist can evaluate it.

h) Tree Removal. Pursuant to CIP section 20.147.050, a Coastal Development Permit is required for the removal of sensitive trees. The project (PLN210266) included the removal of 6 protected trees to accommodate the original proposed development. An Arborist report (HCD-Planning Library Document No. LIB230162) was prepared for the project to evaluate potential impacts on the forest due to the construction of the proposed project. All of the recommendations for tree protection and replacement contained in the arborist report have been incorporated into the proposed project design. No additional tree removal is proposed for this Minor and Trivial Amendment.

i) Pescadero Watershed. DMF LUP identifies the subject property to be within the Pescadero Watershed (Area of Drainage of Carmel Area A.S.B.S). Pursuant to section 20.147.030 of the DMF CIP and Policy 77 within the DMF LUP, the property has a maximum of 9,000 square feet of impervious coverage. Consistent with the policies and regulations, the Amendment includes a total impervious coverage of 8,950 square feet.

j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current Board of Supervisors adopted LUAC Guidelines (Resolution No. 15-043), this project did not warrant referral because the original project was reviewed by the LUAC on November 16th, 2023. As a Minor and Trivial Amendment, the proposed project is not subject to public hearing review and approval. The amendment involves slight modifications to the architectural style and orientation of the single family dwelling while colors and materials and general siting on the property are the same (PLN210266).

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210266 and PLN210266-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, CalFire (Big Sur), and the Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following technical reports were previously prepared for this property and are applicable to the proposed development:
   - "Preliminary Cultural Resources Reconnaissance" (LIB230163) prepared by Susan Morley, Marina, California, July 1, 2021.
   - "Tree Assessment and Forest Management Plan" (LIB230162) prepared by Frank Ono, Pacific Grove, California, August 3, 2021.

- "Biological Report" (LIB230164) prepared by Pat Regan, Pebble Beach, CA July 12, 2021.
- "Geotechnical Investigation: Design Phase" prepared by Greg Bloom and Scott Clark, Watsonville, California, March 19th, 2026.

Upon independent review, staff concurs with the conclusions of the report. There are no physical or environmental constrains that render the site unsuitable for the proposed project.

c) Staff conducted a site inspection on March 10th, 2026, 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 PLN210266 and PLN210266-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-Developmental Services, HCD-Environmental Services, CalFire (Big Sur), and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary facilities are provided. Necessary public utilities including water and sewage services will continue be provided by Pebble Beach CSD. This Amendment would not alter these facilities. The Environmental Health Bureau has reviewed the project and made no comments.

c) Staff conducted a site inspection on March 10th, 2026, 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 PLN210266 and PLN210266-AMD1.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210266 and PLN210266-AMD1.

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 Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) DMF LUP Figure 3 – Visual Resources, illustrates that the site is located within the viewshed of Point Lobos and 17-Mile Drive. The home has been sited to minimize impacts to views of the ocean and views of the forest from Point Lobos. The lot slopes downward towards the back of the property allowing the finished floor level of the home to be located below the street level, allowing pedestrians to maintain a partial ocean view from 17 Mile Drive.

b) In accordance with section 20.147.070.B.2, native plants will be used to help screen the development from the view of 17 Mile Drive.

c) The applicants have sited the proposed single family dwelling as far from the edge of 17 Mile Drive (64 and a half feet) while maintaining as many protected trees as possible. In accordance with the purpose of section 20.147.070.B.13, the applicants will use native vegetation to screen the development since it does not meet the required 100 foot setback from 17 Mile Drive.

d) Staff conducted a site inspection March 10th, 2026. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN210266 and PLN210266-AMD1.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts replacement structures where the new structures will be located on the same site and have substantially the same purpose and capacity as the structure replaced.

b) The project includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements. Therefore, the project is consistent with the categorical exemption requirements of CEQA guidelines section 15303.

c) No adverse environmental effects were identified during staff review of the development application or during a site visit on November 12, 2025.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, nor development that would result in a cumulatively significant impact. Although the project is visible from Highway 1 and constitutes development within the Critical Viewshed, as demonstrated in Finding Nos. 2 and 6, supporting evidence, the development is rural in design, compatible with the surrounding environment, and will not have an adverse impact on public or visual access. There are no unusual circumstances associated with undertaking

the project that would create a reasonable possibility that the project would have a significant effect on the environment.

e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN210266 and PLN210266-AMD1.

8. 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) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the first public road and the sea.

DECISION

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

1. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and no exceptions to section 15300.2 apply; and

2. Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN210266) that allowed the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; allowed development within 750 feet of known archaeological resources; and allowed for removal of six protected trees [consisting of five Coast Live Oak and one Landmark Monterey Pine]. This Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements.

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 1st day of April 2026.

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

   Additionally, the Zoning Ordinance provides that no construction 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

PLN210266-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment (PLN210266-AMD1) allows construction of an 8,115 square foot two-story single-family dwelling, spa, and associated site improvements. The property is located at 3418 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-020-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation 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 008-381-020-000 on April 1st, 2026. The permit was granted subject to 14 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. 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.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

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

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

6. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

7. 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.

8. 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.

9. 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 Tree Assessment (Library No. LIB230162), was prepared by Frank Ono on 08/03/2021 and is on file in Monterey County HCD - Planning. 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.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1
- Replacement ratio recommended by arborist: 1:1
- Other:

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

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

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

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

11. 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.

12. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

13. 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. (Public Works)

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.

14. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

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A NEW DESIGN FOR THE

CHRISTENSEN RESIDENCE

3418 17 MILE DRIVE

PEBBLE BEACH, CALIFORNIA 93953

PROJECT DATA

ZONING - LDR/1.5(CZ)

LOT SIZE - 1.1 ACRES (47,982)

OCCUPANCY GROUP - R-3

CONSTRUCTION TYPE - VB

TOPOGRAPHY - SLOPING SOUTHWARD

FLOOR AREA ALLOWED (FAR) - 47,982 X 17.5 % = 8,397 SF

FLOOR AREA PROPOSED - 8,115 SF (16.9%)

SITE BUILDING COVERAGE ALLOWED - 47,982 X 15 % = 7,197 SF

SITE BUILDING COVERAGE PROPOSED - 7,182 SF (14.9 %)

PESCADERO COVERAGE ALLOWED - 9,000 SF

PESCADERO COVERAGE PROPOSED - 8,950 SF

MAX BUILDING HEIGHT ALLOWED - 30 FT

AVERAGE NATURAL GRADE - 966 - 0"

LOWEST NATURAL GRADE - 959' - 9"

HIGHEST NATURAL GRADE - 972' - 3"

HIGHEST BUILDING ROOF ELEVATION - 992 - 6"

MAX BUILDING HEIGHT PROPOSED - 26' 6"

APPROVALS

DRAWING SET TITLE

SQUARE FOOTAGE

LOCATION	SQUARE FOOTAGE
GARAGE	883 SF
MAIN LEVEL	4,322 SF
UPPER LEVEL	2,910 SF
TOTAL FLOOR AREA	8,115 SF

Index of Drawings

Sheet Number	Sheet Name
Architectural	
OT-1	TITLE
TOPO	SURVEY
A1.7	COVERAGE PLAN
A2.1	1/8" MAIN LEVEL PLAN
A2.2	1/8" UPPER LEVEL PLAN
A2.7	FLOOR AREA PLANS
A3.0	3D AXONOMETRIC VIEWS
A3.2	1/8" ELEVATIONS
A3.7	COLOR BOARD
A3.8	1/4" SECTION
A3.9	1/4" SECTION
A3.10	1/4" SECTION
A4.1	ROOF PLAN

Project Floor Elevations

UPPER LEVEL	977 - 0"
MAIN LEVEL	965 - 0"

Project Revisions

#	DATE	DESCRIPTION

22 MAY 2025

REVISIONS

THE IDEAS, DRAWINGS AND SPECIFICATIONS INCLUDE, EXCLUDE AND ARRANGEMENTS EXPRESSED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN AND ARE NOT TO BE USED IN CONNECTION WITH ANY WORK ON PROJECT OTHER THAN SPECIFICALLY DESIGNED FOR THIS PROJECT. ANY WORK ON PROJECT OTHER THAN SPECIFICALLY DESIGNED FOR THIS PROJECT OR ANY REUSE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM UPWALL DESIGN IS UNLAWFUL. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE HEREBY EXPRESSLY RESERVED. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DRAWINGS. SUBMITTED DRAWINGS MUST BE STAMPED BY THE ARCHITECT AND APPROVED BY THIS OFFICE BEFORE CONSTRUCTION IS STARTED. NO APPROVAL MEANS APPROVAL OF A DEVIATION UNLESS SUCH DEVIATION HAS BEEN SPECIFICALLY POINTED OUT IN WRITING AND APPROVED AS SUCH. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM BUILDING CODE, CONSULT LOCAL ORDINANCES FOR ADDITIONAL REQUIREMENTS.

A NEW DESIGN FOR THE :
CHRISTENSEN RESIDENCE
3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

OT-1

ARCHITECT

UPWALL DESIGN
JOSH ARRINGTON
1930 SOUTH 1100 EAST
SALT LAKE CITY, UTAH 84106
(801) 485-0708
EMAIL:josh@upwalldesign.com

OWNER

CHRISTOPHER & CLAUDIA CHRISTENSEN
8300 BIG VIEW DRIVE
AUSTIN, TEXAS 78730
(949) 230-5302
claudiachristensen@ymail.com
cchristensen@ensignservices.net

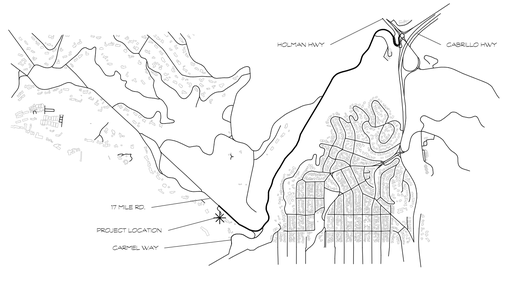
STRUCTURAL ENGINEER

CANYONS STRUCTURAL
CAMBRIA FLOWERS
1245 E BRICKYARD RD SUITE 200
SALT LAKE CITY, UTAH 84106
(801) 486-8848
EMAIL:cambria@canyonsstructural.com

GENERAL CONTRACTOR

STOCKER & ALLAIRE
DAVID STOCKER
21 MANDEVILLE COURT
MONTEREY, CA 93940
(831) 375-1890
EMAIL:dstocker@stockerallaire.com

VICINITY MAPS



DEFERRED SUBMITTAL

ALL DEFERRED SUBMITTALS AND CHANGES TO PLANS MUST BE:
'-FIRST APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL.
'-STRUCTURAL ENGINEER TO APPROVE ALL STRUCTURAL PLANS.

1. FIRE SPRINKLER PLANS (Modified NFPA 13D)
2. GAS PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTOR
3. LANDSCAPE SPRINKLER PLAN
4. SPECIAL INSPECTION CERTIFICATE FROM OUTSIDE INSPECTIONS FOR ALL WELDING ON THIS PROJECT
5. CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS PRIOR TO FOUR-WAY INSPECTION. MUST MEET DARK SKY COMPLIANCE
6. (3) BACKFLOW PREVENTERS TO BE INSTALLED
7. POOL DESIGN BY OTHERS (IF APPLICABLE)

CODE ANALYSIS

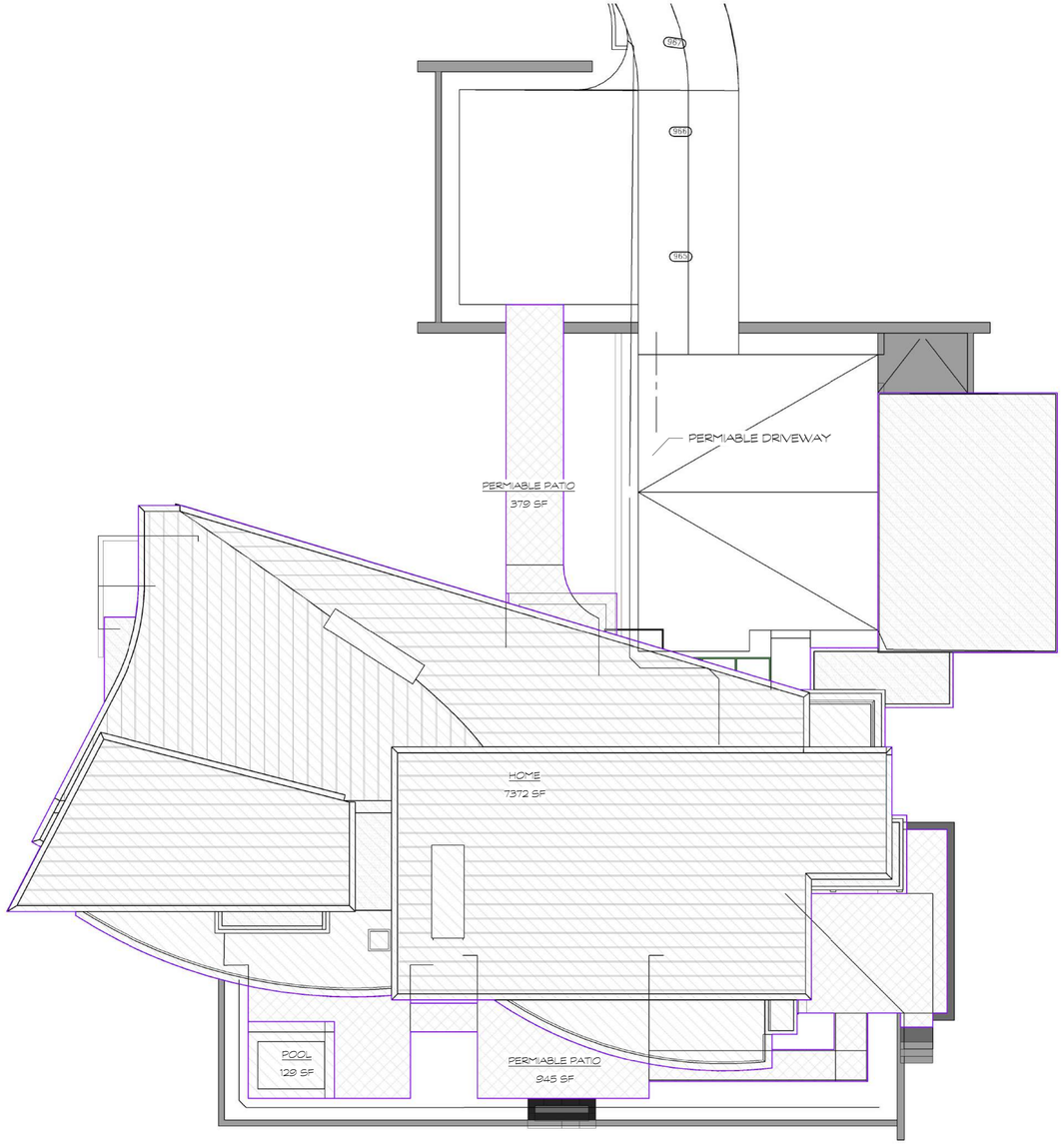
- CALIFORNIA STATE ADOPTED CODES AS OF JULY 1, 2023

- 2022 CRC
- 2022 CBC
- 2022 CPC
- 2022 CMC
- 2022 CEC
- 2022 CFC
- CALIFORNIA ENERGY CODE AND GREEN BUILDING CODE

-BUILDING OCCUPANCY
-R-3
-TYPE 5B CONSTRUCTION
-TWO STORIES

ADDITIONAL PERMITS

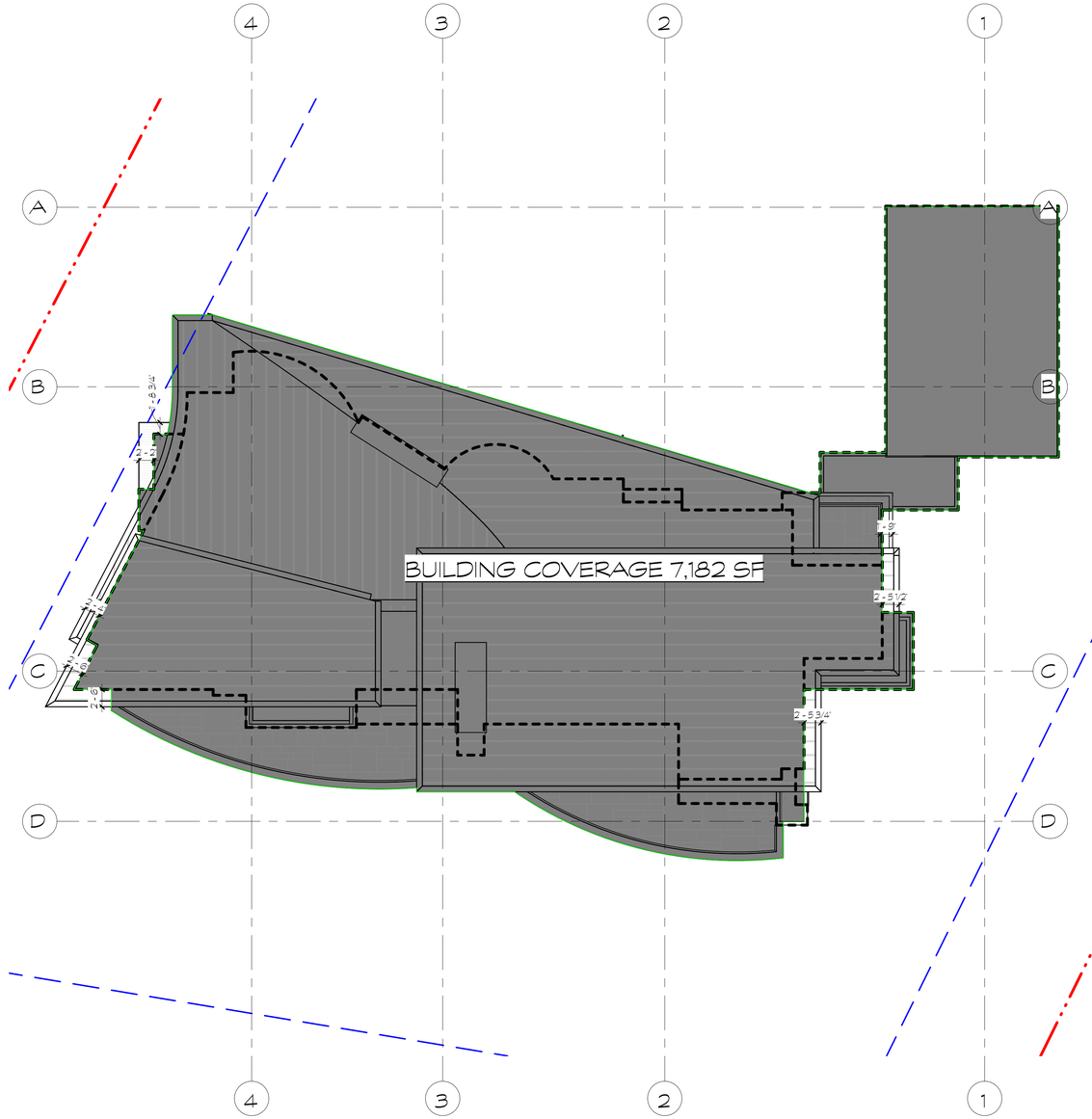
RETAINING WALLS (>4' OR SUPPORTING A SURCHARGE) AND SWIMMING POOLS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.



PESCADERO COVERAGE
PLAN

SCALE: 1" = 10'-0"

0 2.5 5 10 20



BUILDING COVERAGE
PLAN

SCALE: 1" = 10'-0"

0 2.5 5 10 20

APPROVALS

22 MAY 2025

REVISIONS

THE IDEAS, DRAWINGS AND SPECIFICATIONS AND USE WHICH ARE EXHIBITED AND EXPRESSED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN AND SHALL NOT BE USED IN WHOLE OR IN PART ON ANY OTHER PROJECT EXCEPT BY AGREEMENT WITH AND WRITTEN PERMISSION OF UPWALL DESIGN. ANY WORK OR PRODUCT DERIVED FROM THESE PLANS WITHOUT SUCH PERMISSION SHALL BE CONSIDERED AN INFRINGEMENT OF COPYRIGHT AND SUBJECT TO LEGAL ACTION. THESE PLANS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED AND PUBLISHED. ANY REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF UPWALL DESIGN IS PROHIBITED BY LAW. COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS MAY BE ASSERTED TO PREVENT UNAUTHORIZED USE OF THESE PLANS. IF THE CLIENT BREACHES THIS AGREEMENT, THE ARCHITECT SHALL BE ENTITLED TO RECOVER ALL COSTS OF LITIGATION, INCLUDING REASONABLE ATTORNEY'S AND EXPERT WITNESS FEES. THE CLIENT SHALL ALSO BE LIABLE FOR ANY DAMAGES RESULTING FROM THE UNAUTHORIZED USE OF THESE PLANS. THE CLIENT SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. SUBMISSION OR DELIVERY OF THESE PLANS IS NOT TO BE CONSTRUED AS PUBLICATION IN VIOLATION OF THE RIGHTS OF REPRODUCTION OF UPWALL DESIGN. ALL RIGHTS RESERVED.

A NEW DESIGN FOR THE :
CHRISTENSEN RESIDENCE
3418 TT MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A1.7
COVERAGE PLAN

APPROVALS

SQUARE FOOTAGE

LOCATION	SQUARE FOOTAGE
GARAGE	883 SF
MAIN LEVEL	4,322 SF
UPPER LEVEL	2,910 SF
TOTAL FLOOR AREA	8,115 SF

22 MAY 2025

REVISIONS

1 00/00/2022

THE IDEAS, DRAWINGS AND SPECIFICATIONS INCLUDE, EXCLUDE AND REPRESENTED IN THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN AND WERE CREATED FOR USE ON THE SPECIFIED PROJECT. ANY WORK OR PRODUCT CREATED ANY OTHER, COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE WRITTEN AND VISUAL CONSENT OF UPWALL DESIGN. CONSULTANTS SHALL CORRECT ANY AND ALL DIMENSIONS ON THE DRAWINGS PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO UPWALL DESIGN IMMEDIATELY. UPWALL DESIGN IS NOT RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY UPWALL DESIGN ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF UPWALL DESIGN.

A NEW DESIGN FOR THE :

CHRISTENSEN RESIDENCE

3418 FT MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

MAIN LEVEL

PLAN

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

GARAGE 883 SF
MAIN LEVEL 4,322 SF

0 2 4 8 16

A2.1

1/8" MAIN LEVEL PLAN

APPROVALS

SQUARE FOOTAGE	
LOCATION	SQUARE FOOTAGE
GARAGE	883 SF
MAIN LEVEL	4,322 SF
UPPER LEVEL	2,910 SF
TOTAL FLOOR AREA	8,115 SF

22 MAY 2025

REVISIONS

THE IDEAS, DRAWINGS AND SPECIFICATIONS INCLUDE, EXCLUDE AND REPRESENTS PURPOSEFULLY PREPARED FOR AND INTENDED FOR USE WITH THIS SPECIFIC PROJECT AND ARE CONNECTED AND WORK OR PRODUCT OTHER THAN THEIR INTENDED PROJECT (FOR WHICH THEY WERE RESEARCHED AND DEVELOPED) IS PROHIBITED. ALL RIGHTS RESERVED. COPYRIGHT © 2025 UPWALL DESIGN. ALL RIGHTS RESERVED. UNAUTHORIZED USE OF THIS DESIGN IS ILLEGAL AND PUNISHABLE BY LAW. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF UPWALL DESIGN AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF UPWALL DESIGN. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY PUBLICATION OR USE OF THESE DRAWINGS OR SPECIFICATIONS IN THE ABSENCE OF A WRITTEN AGREEMENT AND CONDITIONS ON THE PART OF UPWALL DESIGN SHALL BE AN INFRINGEMENT OF COPYRIGHT AND UPWALL DESIGN SHALL BE ENTITLED TO INJUNCTIVE RELIEF AND DAMAGES. ANY OPINIONS EXPRESSED BY THE DESIGNER ARE THOSE OF THE DESIGNER AND NOT NECESSARILY THOSE OF THE OWNER OR ANY OTHER PERSON OR ENTITY. ANY USE OF THESE DRAWINGS, IMPLEMENTATION OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS INDICATED THEREIN BY ANY PERSON, FIRM OR CORPORATION OTHER THAN THE OWNER FOR WHOM THEY WERE PREPARED, OR FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE SPECIFICALLY PREPARED BY UPWALL DESIGN, IS PROHIBITED, AND WITHOUT LIMITING THE FOREGOING, ANY SUCH USE WITHOUT THE PRIOR WRITTEN CONSENT OF UPWALL DESIGN SHALL BE AT THE RECIPIENT'S SOLE RISK AND THE RECIPIENT SHALL INDEMNIFY AND HOLD HARMLESS UPWALL DESIGN AGAINST ALL DAMAGES, LIABILITIES AND COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS, ARISING DIRECTLY OR INDIRECTLY FROM SUCH USE.

A NEW DESIGN FOR THE :

CHRISTENSEN RESIDENCE

3418 ST MALO DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

UPPER LEVEL
PLAN

SCALE: 1/8" = 1'-0"
UPPER LEVEL 2,910 SF

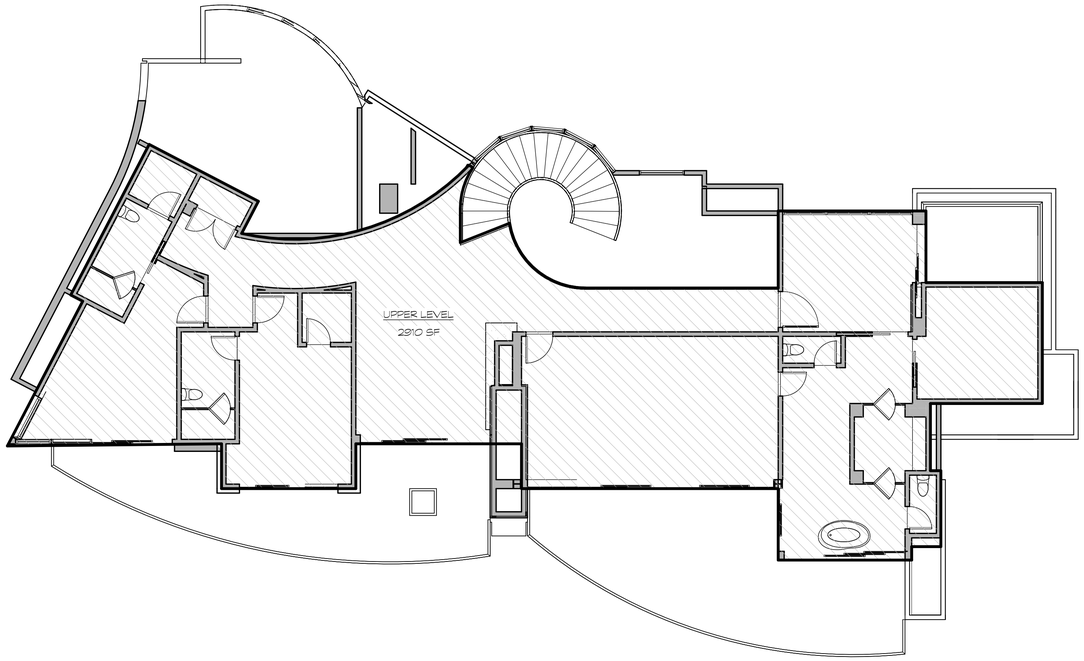
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A2.2
1/8" UPPER LEVEL PLAN

APPROVALS

SQUARE FOOTAGE

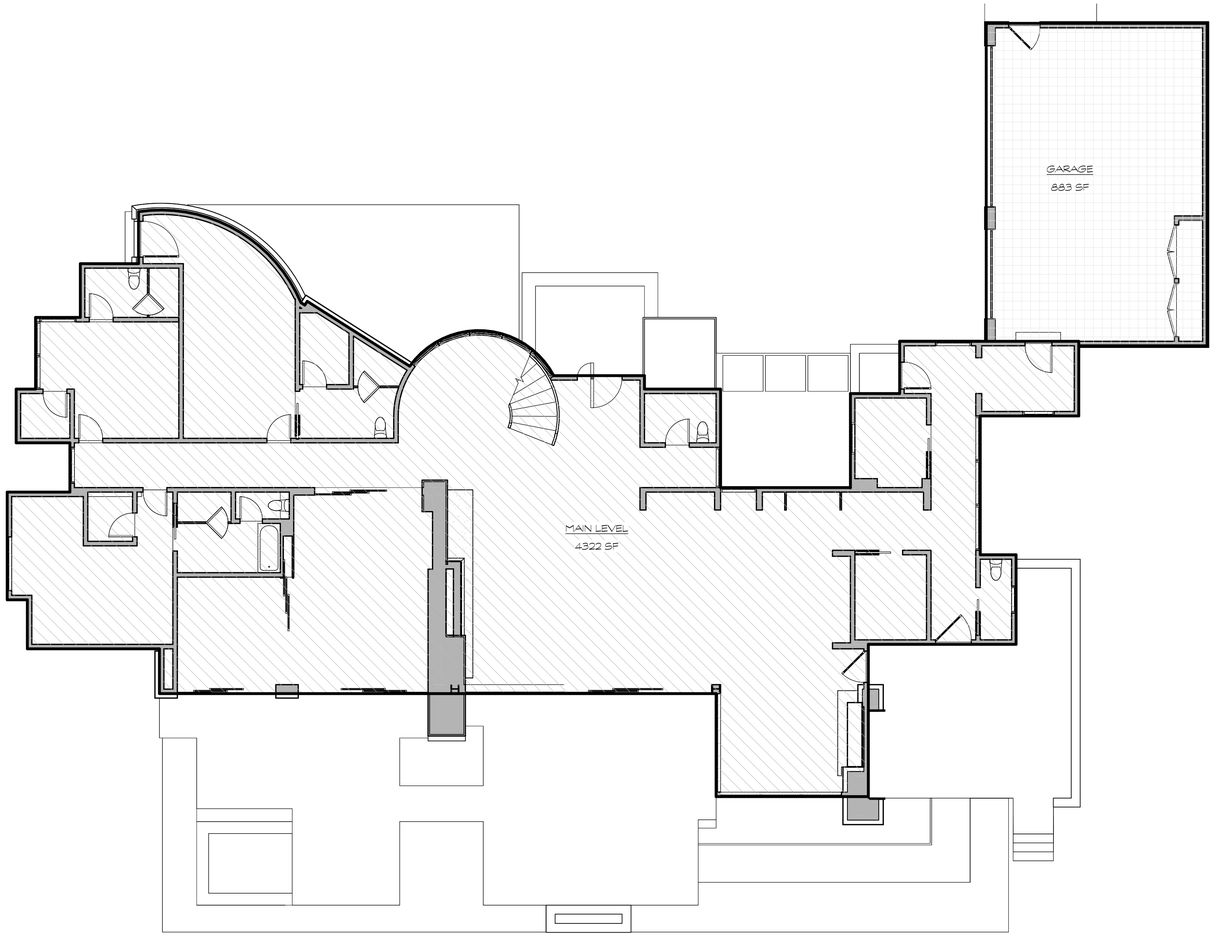
LOCATION	SQUARE FOOTAGE
GARAGE	883 SF
MAIN LEVEL	4,322 SF
UPPER LEVEL	2,910 SF
TOTAL FLOOR AREA	8,115 SF



UPPER LEVEL AREA
PLAN

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

0' 2 4 8 16



MAIN LEVEL AREA
PLAN

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

0' 2 4 8 16

22 MAY 2025

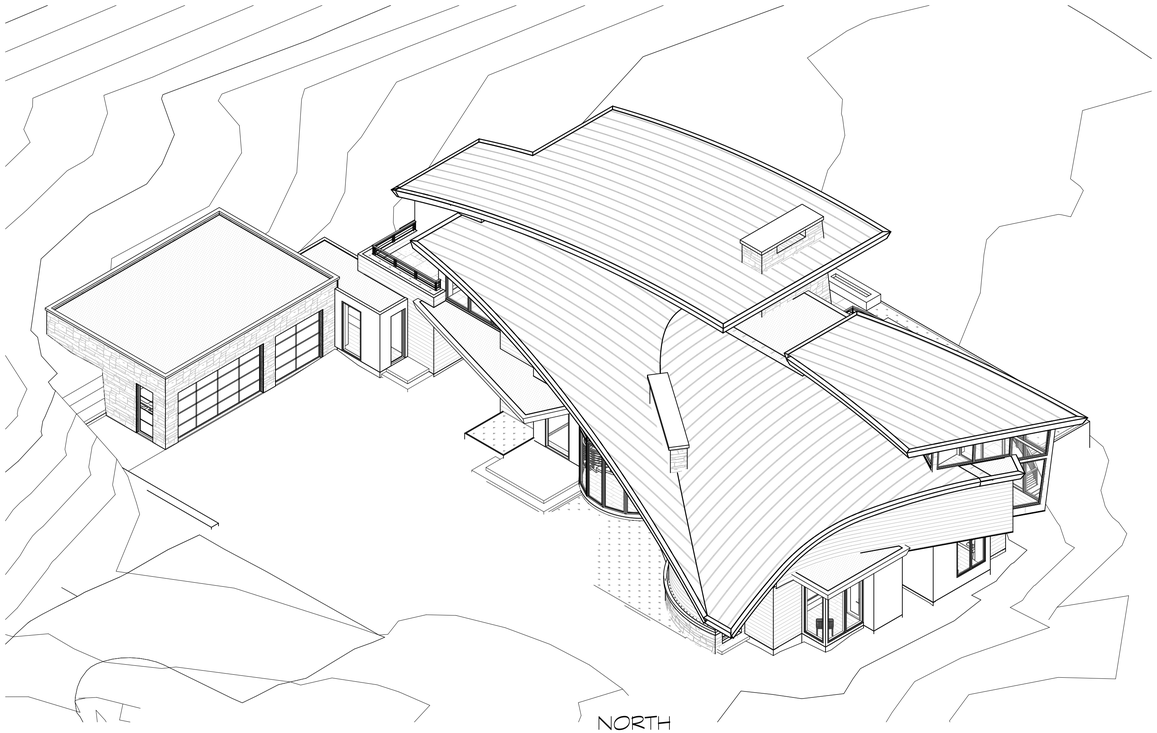
REVISIONS

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A NEW DESIGN FOR THE :
CHRISTENSEN RESIDENCE
3418 ET MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A2.7
FLOOR AREA PLANS



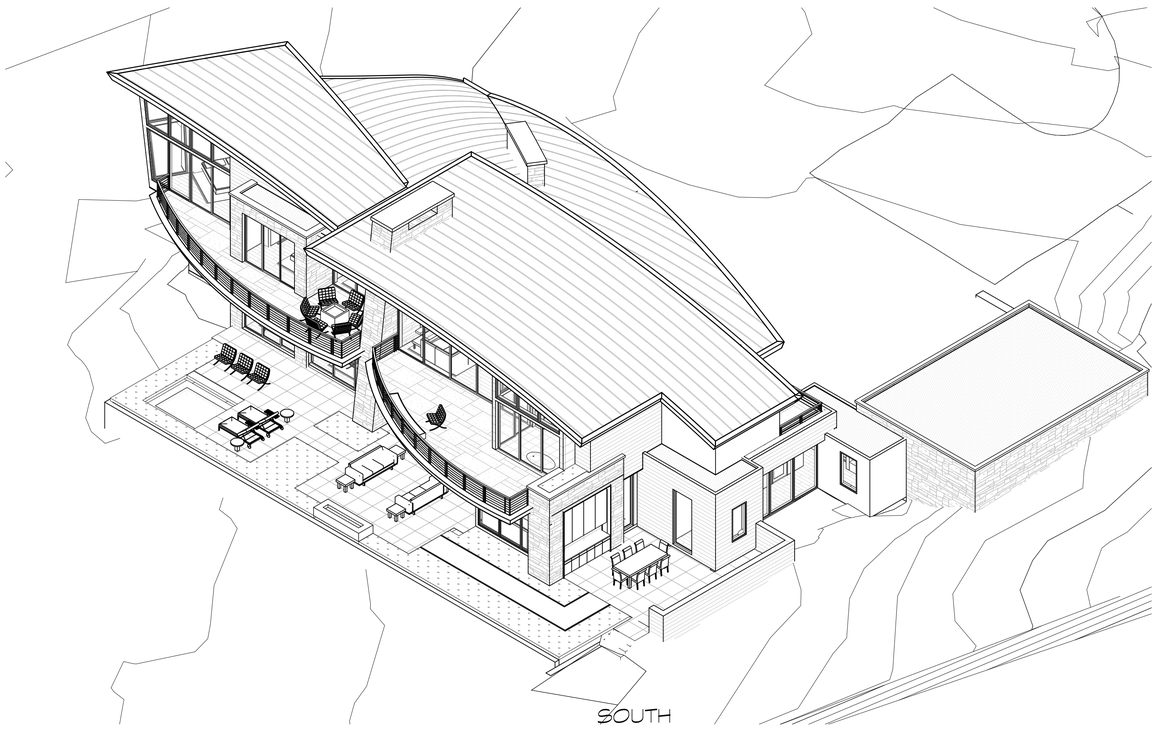
NORTH

AXONOMETRIC VIEW



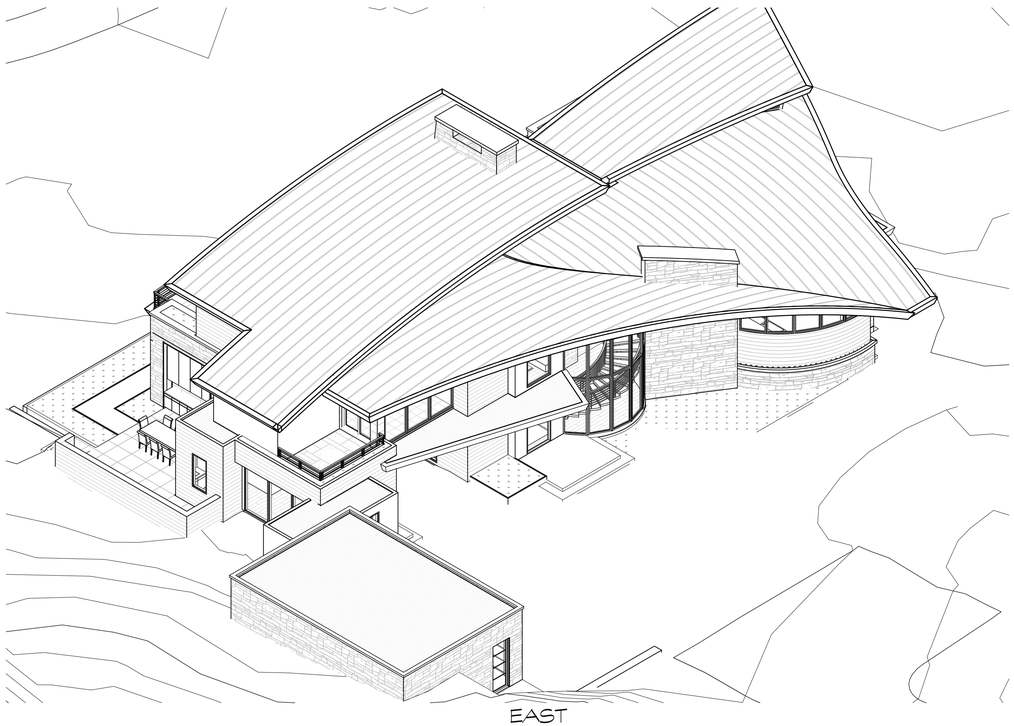
WEST

AXONOMETRIC VIEW



SOUTH

AXONOMETRIC VIEW



EAST

AXONOMETRIC VIEW

APPROVALS

22 MAY 2025

REVISIONS

THE IDEAS, DRAWINGS AND SPECIFICATIONS INCLUDE, EXCLUDE AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN AND MAY NOT BE USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED AND DEVELOPED WITHOUT THE WRITTEN PERMISSION AND CONSENT OF UPWALL DESIGN. UPWALL DESIGN SHALL NOT BE HELD LIABLE FOR ANY DEFICIENCIES THAT MAY ARISE FROM CONSTRUCTION WORK PERFORMED THAT IS NOT IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SUBMITTED DIMENSIONS TO THIS OFFICE FOR APPROVAL, MUST SPECIFICALLY BE REQUESTED.

A NEW DESIGN FOR THE :

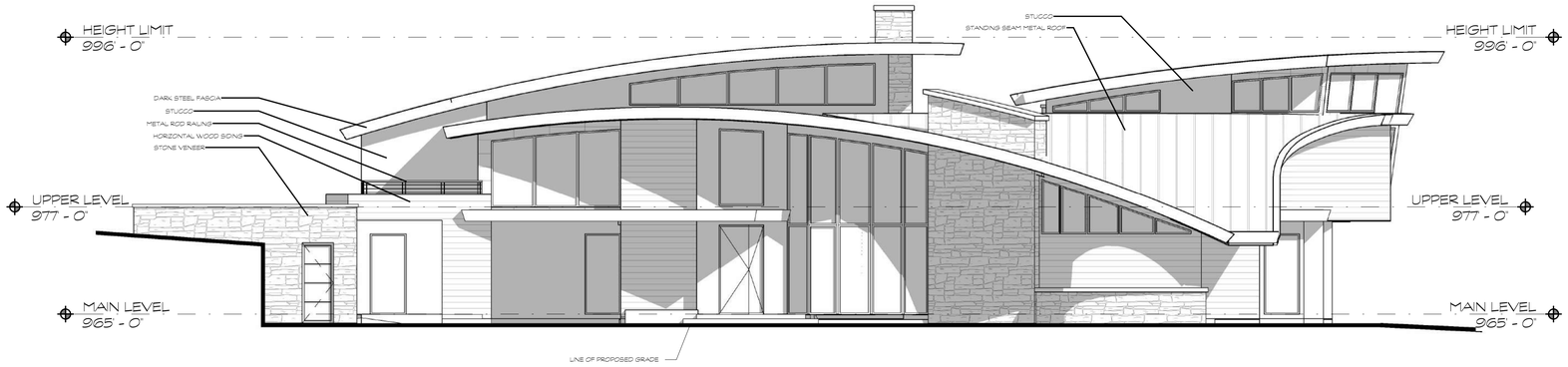
CHRISTENSEN RESIDENCE

3418 ST MLE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

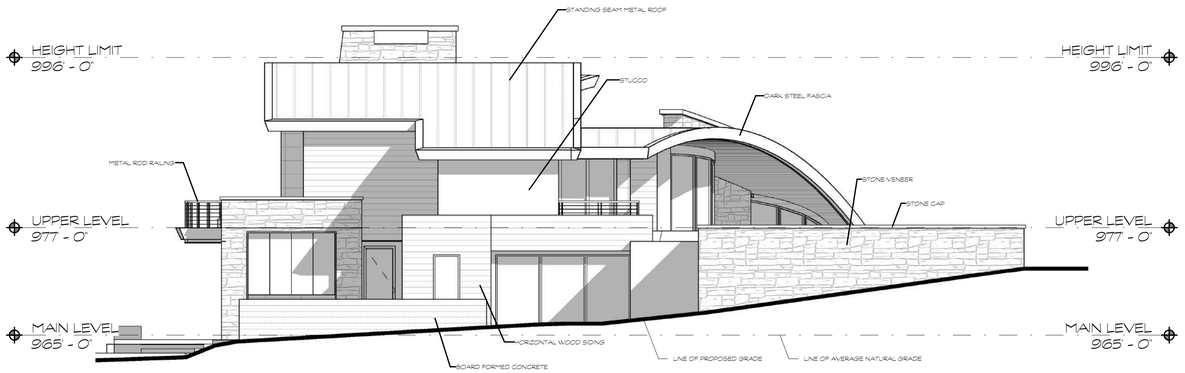
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3D AXONOMETRIC VIEWS



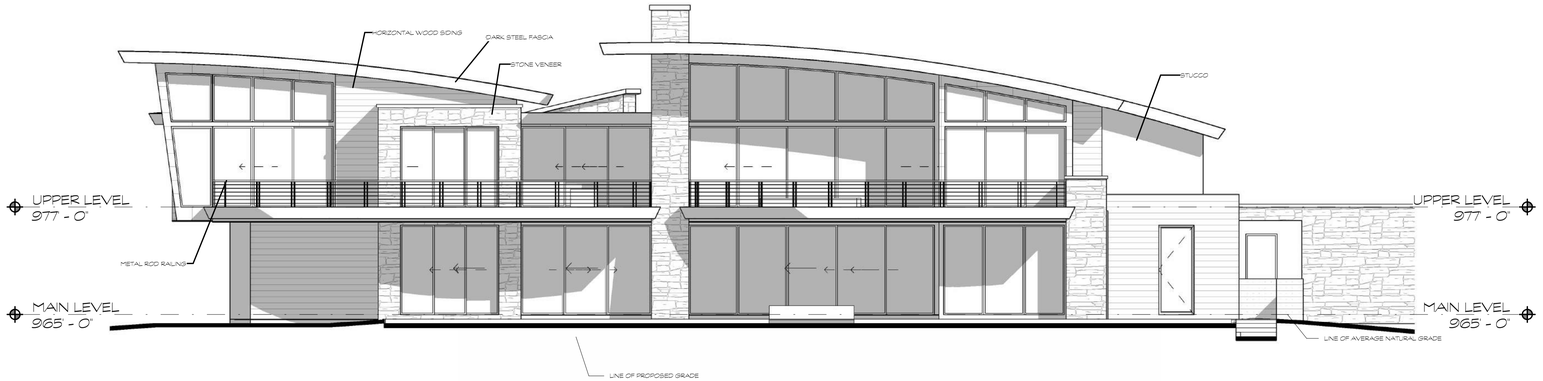
NORTH
A ELEVATION
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'



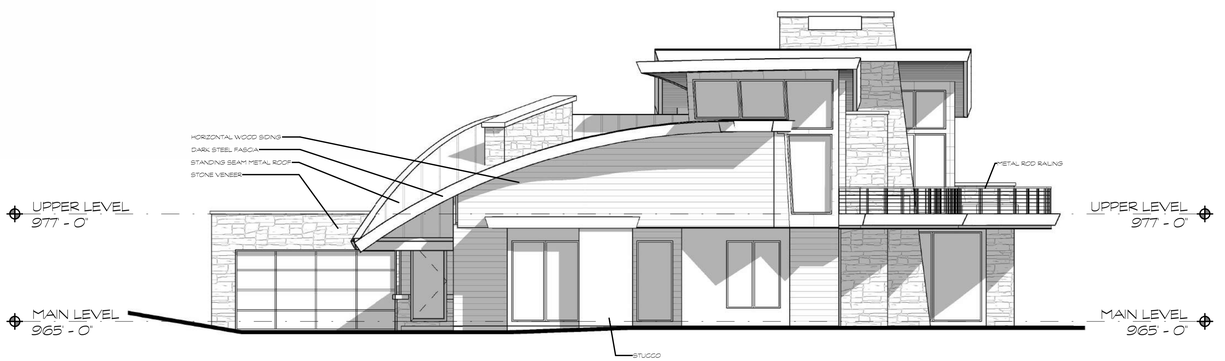
EAST
B ELEVATION
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'



SOUTH
C ELEVATION
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'



WEST
D ELEVATION
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'

APPROVALS

22 MAY 2025

REVISIONS

THE IDEAS, DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS SET ARE THE PROPERTY OF UPWALL DESIGN AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR WHERE THEY HAVE BEEN REVISED AND CONSTRUCTED BY ANY OTHER ARCHITECT OR DESIGNER WITHOUT THE EXPRESS WRITTEN CONSENT OF UPWALL DESIGN. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, IN THESE DRAWINGS AND SPECIFICATIONS ARE RESERVED BY UPWALL DESIGN. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. SUBMITTAL OF SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR APPROVAL WHICH DEVIATE FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS MUST BE SPECIFICALLY DESCRIBED AS A DEVIATION IN THE SUBMITTAL OR THEY WILL NOT BE APPROVED. NO CHANGE OR MODIFICATION OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF UPWALL DESIGN.

A NEW DESIGN FOR THE :
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PEBBLE BEACH, CALIFORNIA 93953

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A3.2
1/8" ELEVATIONS



STONE VENEER



HORIZONTAL
WOOD SIDING



STANDING SEAM
ROOFING

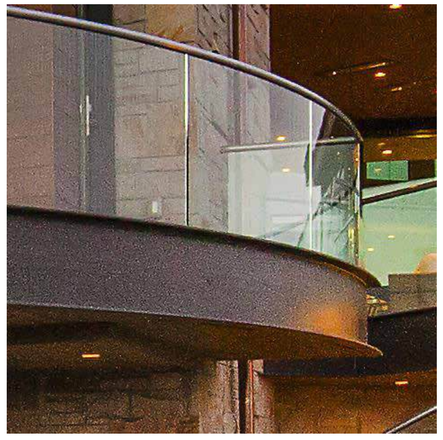
STUCCO



DARK STEEL
METAL FASCIA



BRONZE WINDOW
FRAME



GLASS RAILING



WOOD SOFFIT

APPROVALS

22 MAY 2025

REVISIONS

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A NEW DESIGN FOR THE :

CHRISTENSEN RESIDENCE

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A3.7

COLOR BOARD

APPROVALS

KEYNOTES

NUMBER	DESCRIPTION

22 MAY 2025

REVISIONS

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A NEW DESIGN FOR THE :

CHRISTENSEN RESIDENCE

3418 TT MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

BUILDING
A SECTION

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

0 1 2 4 8

A3.8

1/4" SECTION

APPROVALS

KEYNOTES

NUMBER	DESCRIPTION

22 MAY 2025

REVISIONS

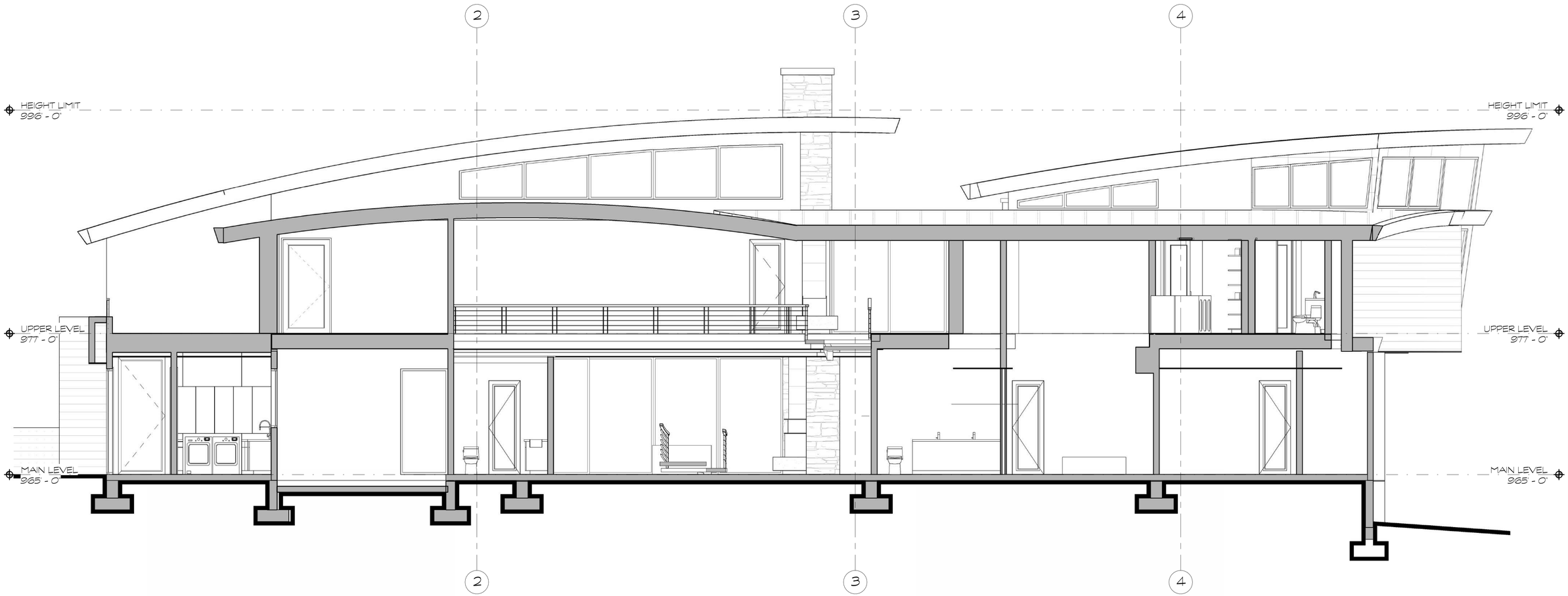
THE IDEAS, DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS AND ARRANGEMENTS EXPRESSED HEREIN, ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR WORK BY ANY OTHER PERSON, FIRM OR CORPORATION WITHOUT THE EXPRESS WRITTEN PERMISSION OF UPWALL DESIGN. ANY WORK OR PRODUCT DONE BY ANY OTHER PERSON, FIRM OR CORPORATION NOT UNDER THE DIRECT SUPERVISION OF UPWALL DESIGN IS NOT THE RESPONSIBILITY OF UPWALL DESIGN. ANY VIOLATION OF THIS PROJECT (TO WHICH THEY WERE RESERVED) AND COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS. IN THE EVENT OF UNAUTHORIZED USE OF THESE DRAWINGS, UPWALL DESIGN SHALL BE ENTITLED TO WHOLE DAMAGES, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES AND COURT COSTS. CONSULTANTS AND CONSULTANT'S CONSULTANTS SHALL INDEMNIFY UPWALL DESIGN AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSS, EXPENSES, ATTORNEY FEES AND COURT COSTS ARISING OUT OF OR RESULTING FROM THE USE OF THESE DRAWINGS BY ANY PERSON, FIRM OR CORPORATION NOT UNDER THE DIRECT SUPERVISION OF UPWALL DESIGN. CONSULTANTS AND CONSULTANT'S CONSULTANTS SHALL CARRY PROFESSIONAL LIABILITY INSURANCE AND SHALL PROVIDE UPWALL DESIGN WITH A CERTIFICATE OF INSURANCE NAMING UPWALL DESIGN AS AN ADDITIONAL INSURED PRIOR TO THE RELEASE OF ANY DRAWINGS. ANY DISPUTES MUST BE SUBMITTED TO THE AMERICAN INSTITUTE OF ARCHITECTS FOR MEDIATION. ALL DISPUTES SHALL BE SETTLED IN A COURT OF LAW IN SALT LAKE COUNTY, UTAH.

A NEW DESIGN FOR THE :

CHRISTENSEN RESIDENCE

3418 TT MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

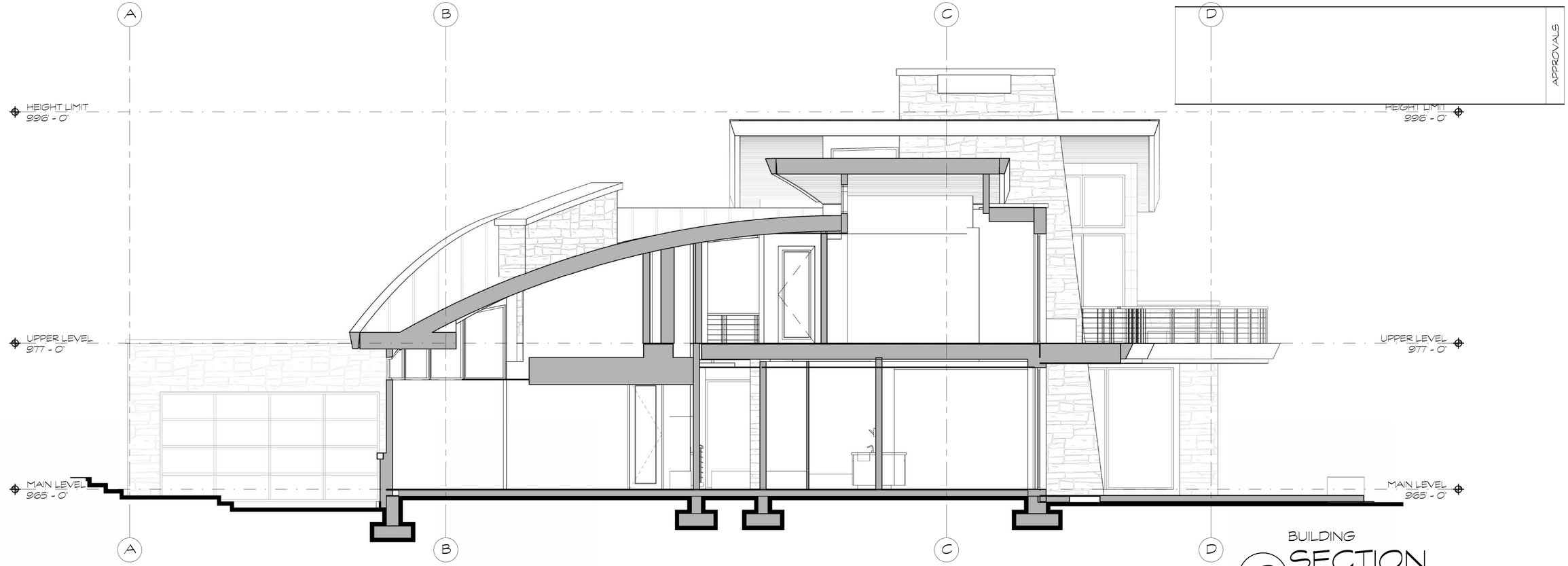
UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708



BUILDING
B SECTION
SCALE: 1/4" = 1'-0"

0 1 2 4 8

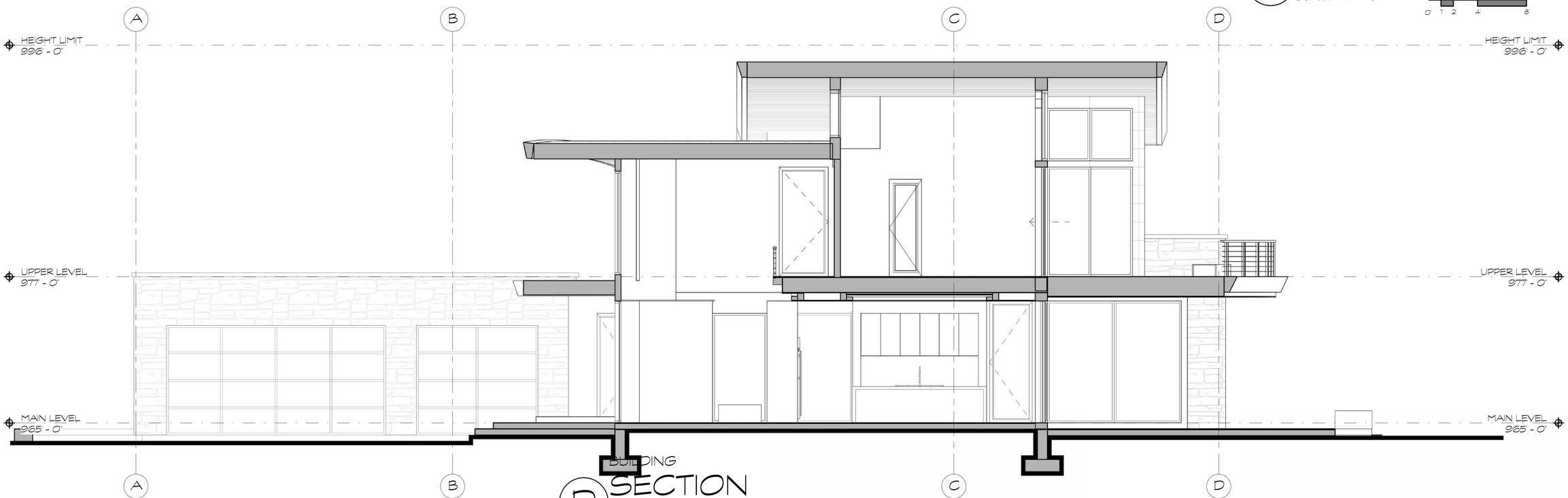
A3.9
1/4" SECTION



BUILDING
C SECTION

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

0 1 2 4 8



BUILDING
D SECTION

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

0 1 2 4 8

APPROVALS

22 MAY 2025

REVISIONS

THE IDEAS, DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN AND WERE CREATED AND DEVELOPED FOR USE ON THE PROJECT AS SHOWN. THEY MAY NOT BE USED IN PART OR WHOLE, OR IN ANY OTHER PROJECT OR ANYWHERE ELSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF UPWALL DESIGN. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS WILL BE AT THE SOLE RISK AND RESPONSIBILITY OF THE USER. ALL RIGHTS RESERVED AND COPYRIGHTED. © 2025 UPWALL DESIGN.

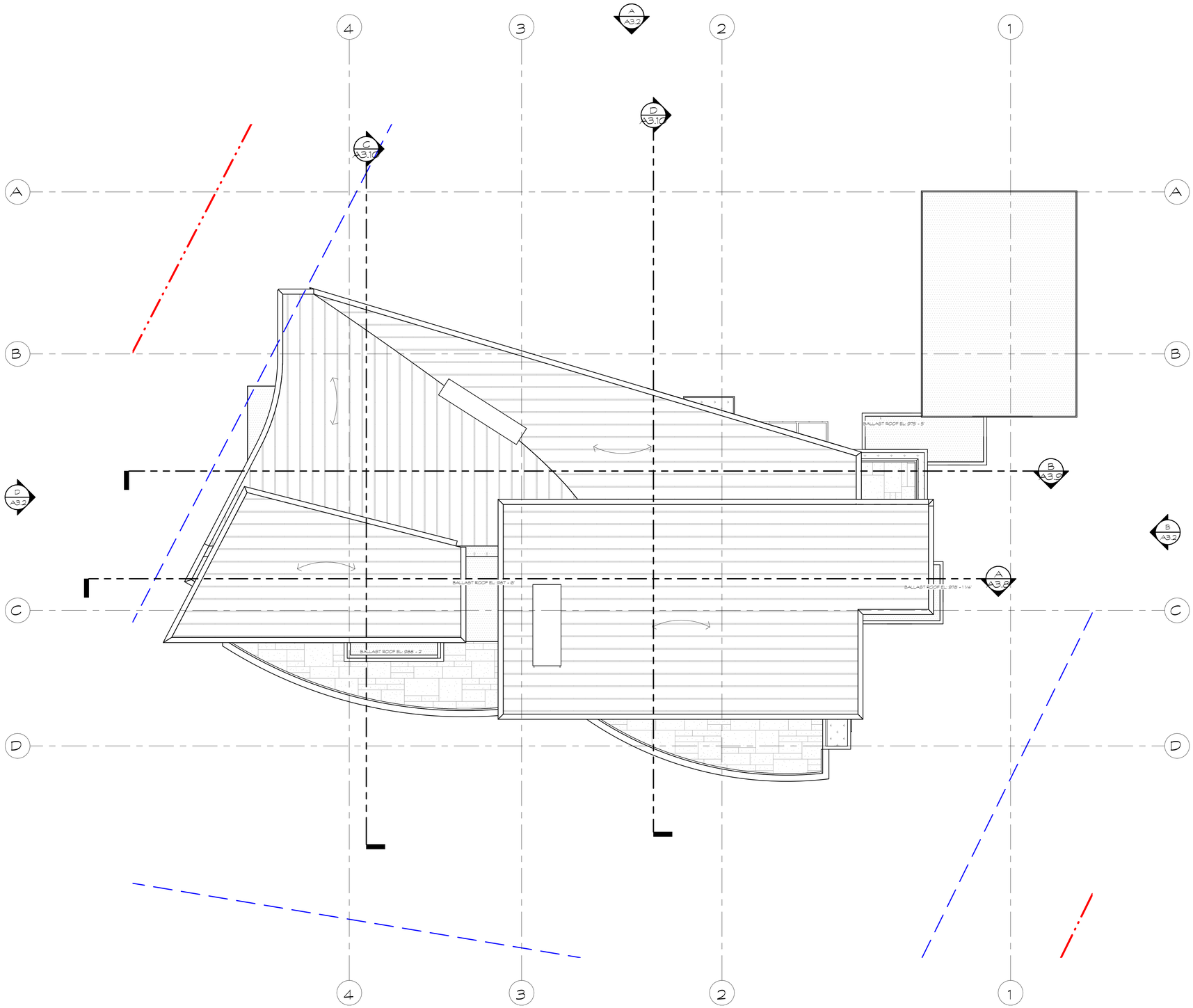
A NEW DESIGN FOR THE :
CHRISTENSEN RESIDENCE

3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
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(801)485-0708

A3.10

1/4" SECTION



APPROVALS

Project Floor Elevations	
UPPER LEVEL	977 - 0"
MAIN LEVEL	965 - 0"

FIELD VERIFY DIMENSIONS AND T.O.P. W/ FLOOR PLANS AND ELEVATIONS

MINIMUM 1 - 0" BALLAST VEGETATION-FREE ZONE REQUIRED AROUND ALL GREEN ROOF PERIMETERS AND PENETRATIONS

STANDING SEAM METAL ROOFING

1-1/2" - 2" DARK GRAY RIVER ROCK BALLAST

ROOF
PLAN

SCALE: 1/8" = 1-0"

0 2 4 8 16

22 MAY 2025

REVISIONS

THE IDEAS, DRAWINGS AND SPECIFICATIONS AND THE SPACES, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN AND NO PART THEREOF SHALL BE USED OR DISCLOSED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF UPWALL DESIGN. ANY WORK OR PRODUCT DERIVED FROM THESE DRAWINGS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN UPWALL DESIGN AND THE OWNER FOR WHOM THE PROJECT FOR WHICH THEY WERE RESPONSIBLE WAS PREPARED AND UPWALL DESIGN SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ANY DAMAGES, LIABILITY OR CLAIMS ARISING OUT OF ANY REUSE OF THE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR ANY PERSON OR ENTITY THAT ACQUIRES OR OBTAINS THE DRAWINGS AND SPECIFICATIONS FROM THE OWNER, WITHOUT LIMITING THE FOREGOING, ALL PERSONS AND ENTITIES ENTITLED TO RELY ON THE DRAWINGS AND SPECIFICATIONS PREPARED BY UPWALL DESIGN SHALL BE DEEMED TO HAVE AGREED TO OBTAIN ALL INFORMATION, DIMENSIONS AND PLANS PERTAINING TO THEIR CONTRACT AND SHALL BE RESPONSIBLE FOR ANY AND ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. UPWALL DESIGN SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS ON THESE DRAWINGS AND SPECIFICATIONS AND MUST APPROVE ANY SUBSTITUTIONS BEFORE PROCEEDING WITH THE RELEVANT PORTION OF THE WORK. UPWALL DESIGN SHALL BE GIVEN THE OPPORTUNITY TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES FOR ALL PORTIONS OF THE WORK. NOTIFICATIONS SHALL BE GIVEN IN SUFFICIENT TIME TO PREVENT DELAY IN THE WORK. ANY PORTION OF THE WORK COMMENCED BEFORE SUCH REVIEW IS COMPLETE SHALL BE PERFORMED AT THE CONTRACTOR'S RISK AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE IF NOT IN ACCORDANCE WITH THE INTERPRETATION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. IN THE EVENT OF DISPUTE ARISING OUT OF OR RELATING TO THESE DRAWINGS AND SPECIFICATIONS, UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE, THE PARTIES AGREE THAT IT SHALL BE SUBJECT TO MEDIATION AS A CONDITION PRECEDENT TO THE INSTITUTION OF LEGAL PROCEEDINGS BY EITHER PARTY. THESE DRAWINGS AND SPECIFICATIONS SHALL BE GOVERNED BY THE LAWS OF THE STATE OF UTAH.

A NEW DESIGN FOR THE :
CHRISTENSEN RESIDENCE
3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
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(801)485-0708

A4.1
ROOF PLAN

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   - A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
     - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
     - CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
   - B. THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
   - C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   - D. THE PROJECT PLANS AND SPECIFICATIONS
   - E. THE 2023 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   - F. THE 2023 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: NEW SINGLE-FAMILY RESIDENCE, ATTACHED GARAGE, DRIVEWAY AND ASSOCIATED SITEWORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
7. ESTIMATED START: TBD, ESTIMATED COMPLETION: TBD.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. 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) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA –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 THE RECOVERY. RMA – PLANNING, THE ARCHAEOLOGIST, AND LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.
10. PARKING NOTE: ALL VEHICLES TO BE PARKED ON SITE OR PROVISIONS MADE PRIOR TO CONSTRUCTION FOR OFF-SITE PARKING.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 2210 CY

F = 1070 CY

EXPORT = 925 CY (ASSUMES 20% SHRINKAGE)

ESTIMATED AREA OF SOIL DISTURBANCE = 0.7 AC

1. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS. 20% SHRINKAGE WAS ESTIMATED.
2. THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
   - 2.1. CLEARING AND STRIPPING
   - 2.2. REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
   - 2.3. BULKING/SHRINKAGE
   - 2.4. OVER-EXCAVATION AND RECOMPACTION
   - 2.5. UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
3. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
4. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY SHOWN IS BASED UPON A SURVEY PERFORMED BY WHITSON ENGINEERS ON JANUARY 11, 2021. BENCHMARK: REBAR AND CAP, ELEVATION 959.73' (ASSUMED).
2. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
3. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
4. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
5. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
6. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
7. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:

   GEOTECHNICAL INVESTIGATION DESIGN PHASE FOR 3418 17 MILE DRIVE, PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA PREPARED BY BUTANO GEOTECHNICAL ENGINEERING, INC. DATED JANUARY 25, 2024, PROJECT NO. 23-274-M

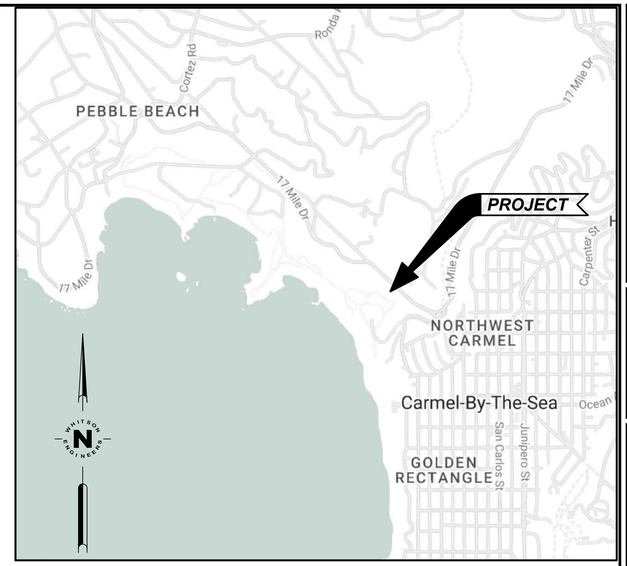
2. ON SITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. NOTIFY BUTANO GEOTECHNICAL ENGINEERING AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR OTHER EARTHWORK OPERATIONS IN ORDER TO OBSERVE THE STRIPPING AND DISPOSAL OF UNSUITABLE MATERIALS AND TO ENSURE COORDINATION WITH THE GRADING CONTRACTOR. DURING THIS PERIOD, A PRECONSTRUCTION MEETING SHALL BE HELD ON SITE.
4. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
5. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
6. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION, OR PLACING ANY FILL OR BASE COURSE MATERIAL PROPOSED FOR IMPORT.
7. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
8. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
9. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
10. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
11. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
12. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
13. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 5 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
14. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
15. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED TO WITHIN 2 PERCENT OVER OPTIMUM MOISTURE, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. THE COMPACTED SUBGRADE SHOULD EXTEND 3 FEET LATERALLY FROM ANY PROPOSED IMPROVEMENTS.
16. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
17. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
18. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER
19. WHERE EXISTING GRADE IS AT A SLOPE OF 5:1 OR STEEPER, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 2% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
20. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY. THIS SHALL EXTEND A MINIMUM OF 2 FEET LATERALLY FROM ALL PAVED AREAS.
21. ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22. ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF DEBRIS AND OTHER DELETERIOUS MATERIALS.
    - ROCK OVER 2.5 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
    - SOIL SHALL CONTAIN LESS THAN 3 PERCENT ORGANICS
23. IMPORTED FILL MATERIAL SHOULD BE APPROVED BY A REPRESENTATIVE OF BUTANO GEOTECHNICAL ENGINEERING PRIOR TO IMPORTING. IMPORTED FILL SHALL BE PRIMARILY GRANULAR WITH NO MATERIAL GREATER THAN 2.5 INCHES IN DIAMETER AND NO MORE THAN 20 PERCENT OF THE MATERIAL PASSING THE #200 SIEVE. THE FINES FRACTION OF THE FILL SHALL NOT CONSIST OF EXPANSIVE MATERIAL.
24. CONCRETE SLABS-ON-GRADE SHALL BE FOUNDED ON A MINIMUM OF 24 INCHES OF ENGINEERED FILL (NEAR SURFACE GRADE). CONCRETE SLAB-ON-GRADES AT THE BASEMENT LEVEL MAY BE FOUNDED ON IN-SITU SOIL.
25. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
26. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
27. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
28. RETAINING WALL DRAINAGE SHALL BE DRAINED TO A SUMP AND REMOVED WITH A SUMP PUMP SYSTEM, OR TO GRAVITY DRAINAGE IF FEASIBLE.
29. ALL NEW CUT AND FILL SLOPES AS WELL AS DISTURBED SOIL AREAS MUST BE SEEDED WITH EROSION CONTROL GRASSES OR LANDSCAPE PLANTS FOR EROSION CONTROL. SEE LANDSCAPE DRAWINGS FOR PLANTING PLAN AND SHEET C3.1 FOR TEMPORARY EROSION CONTROL PLAN.

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTER LINE
	EX DIRT ROAD
	EX AC LIMITS
	LIMITS OF GRADING
	SUBDRAIN & PERFORATED PIPE
	RETAINING WALL
△100	CONTROL POINT
BM	BENCHMARK
F3P LS0000	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
CUM BM#301	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
BH-1	BORE HOLE / BORING LOCATION
+ 928.30	SPOT GRADE
12" OAK	TREE
	STUMP OR SNAG (DEAD)
	TREE DRIP LINE
	DRAINAGE PATH
	CREEK/RIVER FLOW
100.00	WATER SURFACE ELEVATION
	FLOW LINE
	AREA OF 30% OR GREATER SLOPE
	SIGN
OH	OVERHEAD UTILITY LINE(S)
E	UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
LT	LIGHT, ELECTROLIER
G	GAS LINE
GV ICV	GAS VALVE, IRRIGATION CONTROL VALVE
	STORM DRAIN LINE
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
DS	DOWNSPOUT
SS	SANITARY SEWER LINE (GRAVITY)
SSFM	SANITARY SEWER FORCE MAIN
	SANITARY SEWER MANHOLE
SSCO	CLEAN OUT
T	UNDERGROUND TELEPHONE LINE
W	WATER LINE
	WELL
WV	WATER VALVE
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
BFP	HOSE BIB
	UTILITY VAULT
C F	CUT/FILL LINE
TW 780.0	TOP OF WALL ELEVATION

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
BW	BACK OF WALK
C&G	CURB AND GUTTER
CATV	CABLE TV
℄	CENTERLINE
CL	CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGE OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACTON CENTER
O.C.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PTDF	PRESSURE TREATED DOUG-FIR
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
RW	RECYCLED WATER
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SL	STREET LIGHT
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UFF	UPPER FINISH FLOOR
UG	UNDERGROUND
U.O.A.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE



VICINITY MAP

TEAM DIRECTORY

SITE ADDRESS & APN
CHRISTENSEN RESIDENCE
3418 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-381-020-000

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1930 SOUTH 1100 EAST
SALT LAKE CITY, UT 84106

TEL. (801) 485-0708

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BERGHOFF DESIGN GROUP
4561 EAST MCDOWELL ROAD, SUITE 200
PHOENIX, AZ 85008

TEL. (480) 481-3433

CONTRACTOR
STOCKER & ALLAIRE
DAVID STOCKER
21 MANDEVILLE COURT
MONTEREY, CA 93940

TEL. (831) 375-1890

CIVIL SHEET INDEX

C0.1	CIVIL COVER SHEET
C0.2	CIVIL DETAILS
C0.9	EXISTING CONDITIONS
C1.0	OVERALL SITE PLAN
C1.1	DRIVEWAY PLAN AND PROFILE
C1.2	CIVIL GRADING AND DRAINAGE PLAN
C2.0	CIVIL SECTIONS
C3.0	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN – NOTES
C3.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C4.0	CONSTRUCTION MANAGEMENT PLAN

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	

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RICHARD P. WEBER
PROFESSIONAL ENGINEER
No. 55219
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

1	11/15/2024	PLANNING SUBMITTAL
IB		
2	5/20/2025	SITE REVISION PLANNING SUBMITTAL
HK/EI		

3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA
APN 008-381-020-000

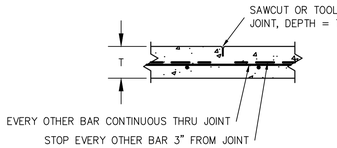
CIVIL COVER SHEET

SCALE:
DRAWN: HK
JOB No.: 4315.01
SHEET C0.1 OF 10

Know what's below. Call before you dig.

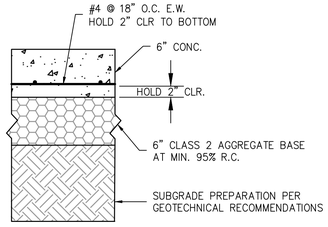
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T:\Monterey Projects\4315 - 3414 17 Mile Dr - RB\CAD\4315-CIVIL-2.dwg Heidee May 29, 2025 - 1:52pm



CONTROL JOINTS SHALL BE NO GREATER THAN 10' IN SPACING

CONTROL JOINT

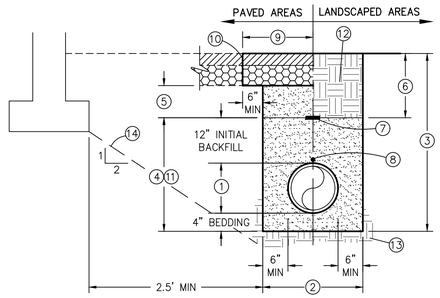


TYPICAL SECTION

FINISH, COLOR, AND SCORING SHALL BE AS DIRECTED BY THE OWNER OR ARCHITECT

1 — VEHICULAR CONCRETE PAVEMENT

SCALE: NONE

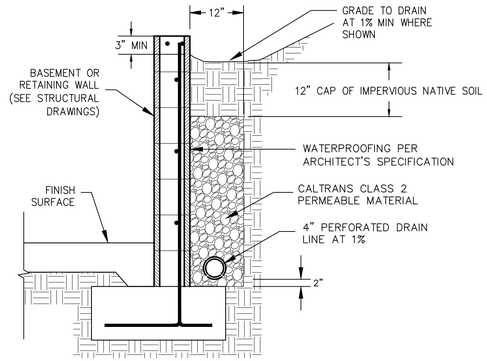


KEYNOTES

1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487–10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM 2487–10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"–WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON–METALLIC WATER AND GAS PIPES 4"–DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
10. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1–1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
11. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5–SACK CONCRETE.
12. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
13. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
14. UTILITY TRENCHES THAT ARE PARALLEL TO THE SIDES OF BUILDINGS OR WALL FOOTINGS SHALL BE LOCATED SO THAT THE TRENCHES DO NOT EXTEND BELOW AN IMAGINARY LINE SLOPING DOWN AT A 2:1 (H:V) SLOPE FROM THE BOTTOM OUTSIDE EDGE OF THE FOOTINGS.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

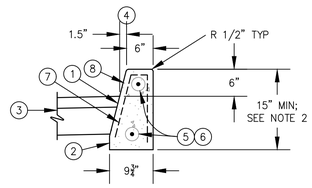
2 — PRIVATE UTILITY TRENCHING

SCALE: NONE



3 — WALL DRAIN

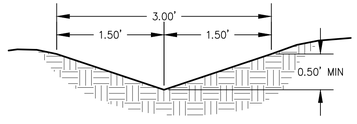
SCALE: NONE



KEYNOTES:
1. APPLY TACK COAT TO FACE OF CURB PRIOR TO PAVING
2. EXTEND CURB MIN 2" BELOW BOTTOM OF AGGREGATE BASE COURSE
3. NEW AC PAVEMENT
4. CURB LINE PER PLANS
5. SLIP DOWEL EXPANSION JOINTS WITH TWO 12"–LONG #4 SMOOTH DOWELS. PROVIDE EXPANSION JOINTS AT CURB RETURNS, POINTS OF CURVATURE, AND EVERY 60' MAX.
6. DOWEL CONSTRUCTION JOINTS WITH TWO 12"–LONG #4 DEFORMED BAR DOWELS.
7. PROVIDE 1–1/2"–DEEP WEAKENED PLANE JOINTS AT MAXIMUM 12–FOOT INTERVALS. JOINTS SHOULD CORRESPOND TO SIDEWALK JOINT LOCATIONS WHERE ADJOINING.
8. TOP AND FRONT OF ALL CURBS SHALL BE FINE BROOM FINISHED. WHERE CURB ABUTS PLANTER, BACK OF CURB SHALL ALSO BE FINISHED TO 6" BELOW FINISH PLANTER GRADE.

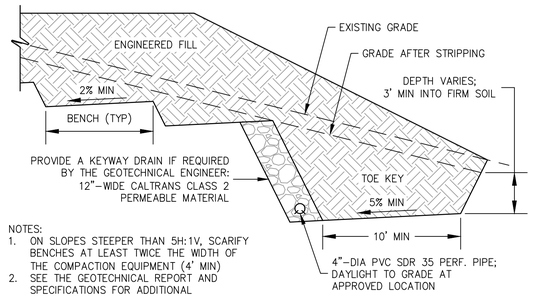
4 — CONCRETE VERTICAL CURB

SCALE: NONE



5 — GRADED SWALE

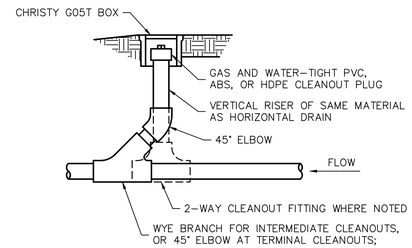
SCALE: NONE



NOTES:
1. ON SLOPES STEEPER THAN 5H:1V, SCARIFY BENCHES AT LEAST TWICE THE WIDTH OF THE COMPACTION EQUIPMENT (4' MIN)
2. SEE THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6 — KEYING AND BENCHING

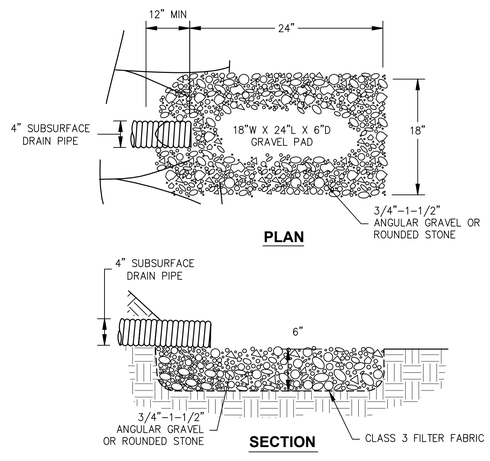
SCALE: NONE



NOTE: IN CONCRETE AREAS, CLEAN OUT COVERS SHALL BE ZURN Z1400–BZ1 OR APPROVED EQUAL

7 — STORM CLEAN OUT

SCALE: NONE



NOTES:
1. LANDSCAPE ARCHITECT/OWNER SHALL DIRECT THE SHAPE OF THE DRAIN APRON, HOWEVER IT SHALL MEET THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN HEREON.
2. ROCK SOURCE SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND ENGINEER

8 — SUBSURFACE DRAIN APRON

SCALE: NONE

SANITARY SEWER

GENERAL

SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH:

1. THE CALIFORNIA PLUMBING CODE
2. THE REQUIREMENTS, SPECIFICATIONS AND STANDARD DETAILS OF THE PEBBLE BEACH COMMUNITY SERVICES DISTRICT
3. PUBLIC SEWER SYSTEM WORK SHALL CONFORM TO THE UTILITY OWNER'S REQUIREMENTS
4. ASTM D2321 – PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWER AND OTHER GRAVITY–FLOW APPLICATIONS
5. MANUFACTURER'S INSTALLATION REQUIREMENTS
6. THESE SPECIFICATIONS

BUILDING SEWERS (SEWER LATERALS)

1. BUILDING SEWER LATERALS SHALL BE PLACED AT 2% OR GREATER SLOPE, UNLESS A LESSER SLOPE IS SHOWN ON THE PLANS.
2. PROVIDE CLEANOUTS ON BUILDING SEWERS:
   - AT THE UPSTREAM TERMINUS OF EACH BRANCH
   - WHERE THE BUILDING DRAIN EXITS THE BUILDING, A COMBINATION SEWER RELIEF VALVE AND CLEANOUT SHALL BE USED.
   - AT EACH HORIZONTAL CHANGE IN DIRECTION OF 90° OR GREATER
   - FOR EVERY AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135°
   - AT INTERVALS NOT TO EXCEED 100'

SEWER PIPE

4" AND LARGER PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE AND FITTINGS CONFORMING TO ASTM D–3034, SDR 26.

ALTERNATE, 4" BUILDING SEWERS (SEWER LATERALS) ONLY: SOLVENT WELD ABS SEWER PIPE AND FITTINGS CONFORMING TO ASTM D–2661, SCH 40.

BUILDING SEWER (SEWER LATERAL) TESTING AND ACCEPTANCE

FOLLOWING PLACEMENT AND COMPACTION OF BACKFILL, AND PRIOR TO THE PLACEMENT OF PERMANENT PAVEMENT, SEWER LATERALS SHALL BE CLEANED, VIDEO INSPECTED, AND TESTED BY PLUGGING THE BUILDING SEWER AT THE POINT OF CONNECTION TO THE PUBLIC SEWER OR PRIVATE SEWAGE DISPOSAL SYSTEM AND COMPLETELY FILLED TO ITS HIGHEST POINT. THE BUILDING SEWER SHALL BE WATER–TIGHT.

STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D–3034, SDR 35 OR SDR 26. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D–2661, SCH 40.

8" AND LARGER PIPE: HDPE TYPE "S" (SMOOTH INTERIOR, CORRUGATED EXTERIOR) PIPE WITH WATERTIGHT JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D–3034, SDR 35 OR SDR 26.

PERFORATED PIPE

SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D–1785, SCH 40; ASTM D–3034, SDR 35 OR SDR 26; OR ASTM D–2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D–2661, SCH 40.

PERFORATION PATTERN SHALL CONFORM TO AASHTO M–27 OR ASTM D–2729.

PERMEABLE MATERIAL

PERMEABLE MATERIAL (DRAIN ROCK) SHALL CONFORM TO THE PROVISIONS IN SECTION 68, "SUBSURFACE DRAINS," OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

FILTER FABRIC

FILTER FABRIC SHALL CONFORM TO AASHTO M288 CLASS 2 (MIRAFI 160N OR APPROVED EQUAL) OR CLASS 3 (MIRAFI 140N OR APPROVED EQUAL). IF NOT OTHERWISE NOTED, USE CLASS 3 FILTER FABRIC.

CONCRETE DRAINAGE STRUCTURES

CONCRETE DRAINAGE STRUCTURES SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" AND THESE SPECIAL PROVISIONS. PRECAST MEMBERS SHALL CONFORM TO SECTION 70–1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.

PRECAST UNIT JOINTS SHALL BE SEALED WITH PREFORMED BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C–990.

PLASTIC PIPE CONNECTIONS TO CONCRETE STRUCTURES SHALL BE FITTED WITH AN ELASTOMERIC GASKET OR WATERSTOP CONFORMING TO ASTM C–923 OR ASTM C–1478 (FOR PVC PIPE), OR ASTM F–2510 (FOR HDPE TYPE 'S' PIPE).

THE BASE OF CONCRETE INLETS AND MANHOLES, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE TO THE PIPE SPRING LINE (HALF–BENCH). THE INVERT PAVING THICKNESS IN PRECAST BASE UNITS SHALL BE AT LEAST 4"–THICK BELOW THE BOTTOM OF PIPE.

ALL CONCRETE DRAINAGE STRUCTURES SHALL BE H–20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE. CONCRETE DRAIN INLET WALL THICKNESS "T" SHALL BE 4" FOR 12" INLETS, 5" FOR 15"–27" INLETS, AND 6" FOR 30" AND LARGER INLET SIZES.

ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA–COMPLIANT. ADA–COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PATH OF TRAVEL. ALL GRATES SHALL BE BOLT– OR LOCK–DOWN

INLET SCHEDULE

12"AD:	12" ADS INLINE DRAIN INLET
8" AD:	8" ROUND ADS INLINE DRAIN

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Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WERER No. 55219 CIVIL STATE OF CALIFORNIA

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11/15/2024	IB	PLANNING SUBMITTAL
5/20/2025	HK/EI	SITE REVISION PLANNING SUBMITTAL

3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA
APN 008-381-020-000

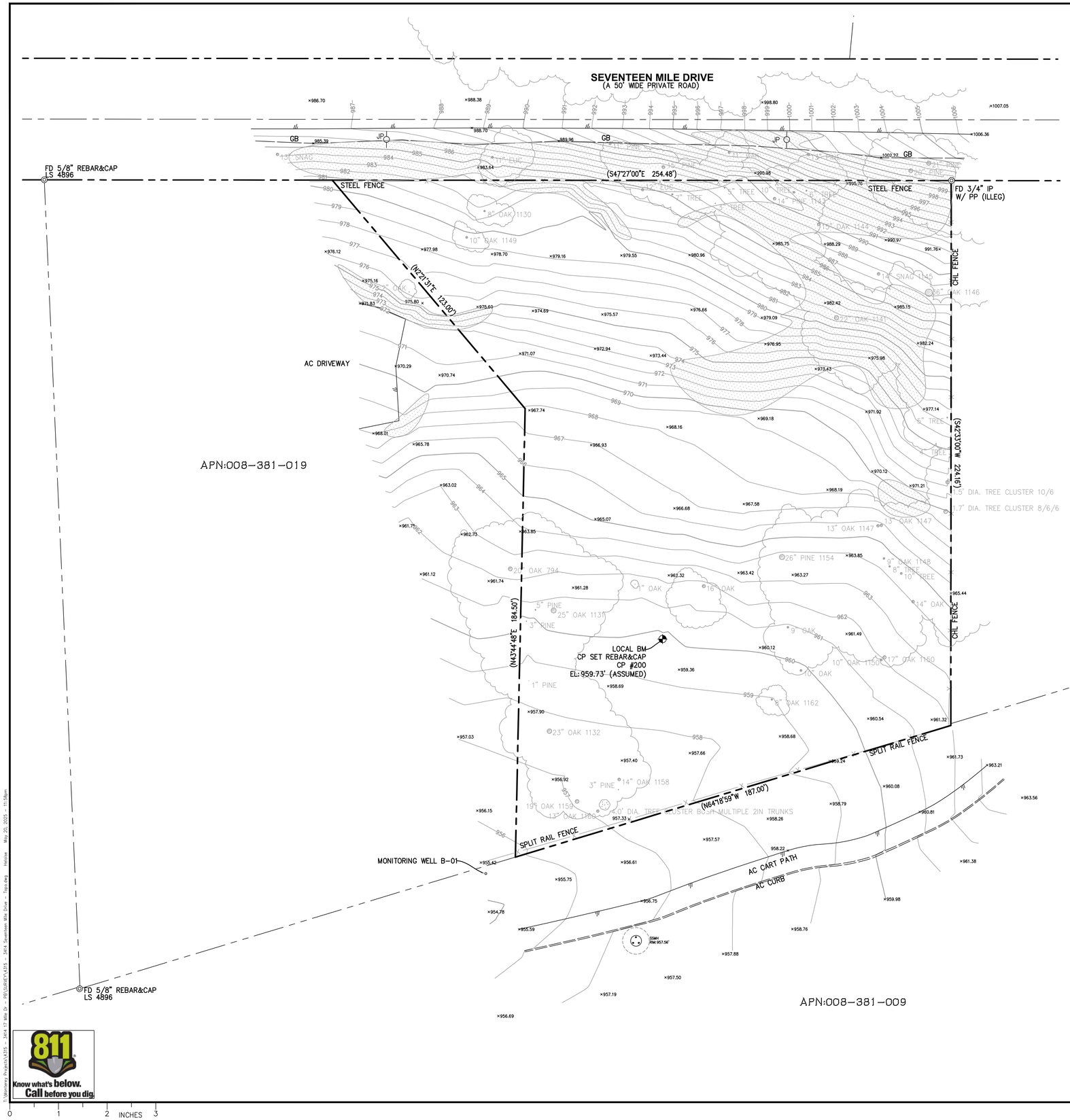
CIVIL DETAILS

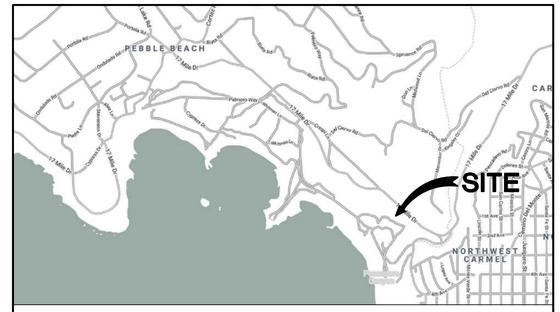
SCALE:	
DRAWN:	HK
JOB No.:	4315.01

SHEET C0.2 OF 10

T:\Monterey Projects\4315 – 3414 17 Mile Dr – PB\CAD\4315–CIVIL–2.dwg Heloise May 29, 2025 – 11:56pm

0 1 2 INCHES 3





VICINITY MAP SCALE: NTS

TOPOGRAPHIC MAP NOTES:

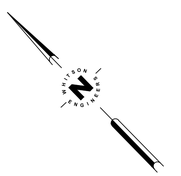
1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON 2021-0111. BACKGROUND ORTHORECTIFIED AERIAL IMAGERY DISPLAYED HEREON IS BASED ON AERIAL PHOTOGRAPHY ACQUIRED WITH A SMALL UNMANNED AIRCRAFT ON 2021-0111.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED. PARENTHESES DENOTE RECORD DATA PER THAT CERTIFICATE OF COMPLIANCE RECORDED MAY 15, 2012 AS DOC. 201202875 OFFICIAL RECORDS OF MONTEREY COUNTY.
5. BENCHMARK: REBAR AND CAP. ELEVATION: 959.73' (ASSUMED)
6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE NOT SHOWN.
7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

LEGEND

- SUBJECT PROPERTY LINE
- RIGHT OF WAY BOUNDARY
- ROAD CENTERLINE
- ADJACENT PROPERTY LINE
- EDGE OF PAVEMENT
- 100 GROUND CONTOUR
- GRADE BREAK
- X FENCE
- TREE DRIP LINE
- BM BENCHMARK
- 12" OAK XXXX TREE & NUMBER
- FOUND PROPERTY CORNER, TAGGED AS NOTED
- UTILITY POLE
- AREA OF GREATER THAN 25% SLOPES

LEGEND

AC	ASPHALT
CHL	CHAIN LINK
CP	CONTROL POINT
DIA	DIAMETER
DW	DRIVEWAY
EUC	EUCALYPTUS
ELEV	ELEVATION
FD	FOUND
IP	IRON PIPE
MH	MANHOLE
RBR	REBAR
SS	SANITARY SEWER



Know what's below. Call before you dig.

0 1 2 INCHES 3

T:\Monterey Projects\4315 - 3414 17 Mile Dr - PRV\SURVEY\4315 - 3414 Seventeen Mile Drive - Topo.dwg Heloise May 20, 2025 - 11:58pm

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Whitson ENGINEERS

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

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1	11/15/2024	IB	PLANNING SUBMITTAL
	5/20/2025	HK/EI	SITE REVISION PLANNING SUBMITTAL

Pebble Beach, California

APN 008-381-020

3418 17 MILE DRIVE

EXISTING CONDITIONS

SCALE:	1" = 20'
DRAWN:	AWS
JOB No.:	4315

SHEET C0.9 OF 10

20 0 20 40 60 Feet

SCALE: 1" = 20'

FD 5/8" REBAR&CAP LS 4896

SEVENTEEN MILE DRIVE (A 50' WIDE PRIVATE ROAD)

STEEL FENCE

AC DRIVEWAY

APN:008-381-019

SEE SHEET C1.1 FOR DRIVEWAY PLAN AND PROFILE

(S47°27'00"E 254.48')

FD 3/4" IP W/ PP (LLEG)

CRE FENCE

SEE SHEET C1.2 FOR RESIDENCE GRADING AND DRAINAGE PLAN

(N43°24'48"E 184.50')

(S42°33'00"W 224.16')

APN:008-381-006

MONITORING WELL B-01

FD 5/8" REBAR&CAP LS 4896

(N64°18'59"W 187.00')

SPLIT RAIL FENCE

AC CART PATH

AC CURB

0 1 2 INCHES 3

Know what's below. Call before you dig.

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11/15/2024	IB	PLANNING SUBMITTAL
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3418 17 MILE DRIVE

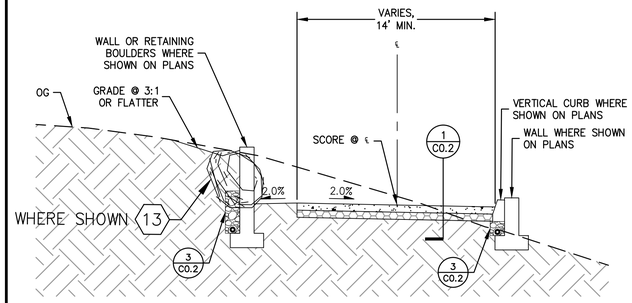
PEBBLE BEACH, CALIFORNIA

APN 008-381-020-000

OVERALL SITE PLAN

SCALE:	1"=20'
DRAWN:	HK
JOB No.:	4315.01

SHEET C1.0 OF 10



TYPICAL DRIVEWAY SECTION

SCALE: 1" = 5'

KEY NOTES

1. GRADING LIMITS
2. PERMEABLE PATIO; S.A.D.
3. POOL; S.A.D.
4. WALL SUBDRAIN PER 3 | C0.2
5. STORM DRAIN CLEAN OUT PER 6 | C0.2
6. ROOF OVERHANG
7. FIRE PIT; S.A.D.
8. MECHANICAL ROOM; S.A.D.
9. 8" AD PER INLET SCHEDULE | C0.2
10. SUBSURFACE DRAIN APRON PER 8 | C0.2
11. VERTICAL CURB PER 4 | C0.2
12. GRADED SWALE AT 2% MIN PER 5 | C0.2
13. BOULDER WALL; S.L.D.
14. 12" AD PER INLET SCHEDULE | C0.2
15. TERRACED RETENTION POND
16. PERMEABLE PAVING; S.A.D.

SEVENTEEN MILE DRIVE
(A 50' WIDE PRIVATE ROAD)

GARAGE
FS 964.50

MAIN RESIDENCE
FF 965.00

SEE SHEET C1.2 FOR RESIDENCE GRADING AND DRAINAGE PLAN

RETAINING WALL #1

RETAINING WALL #2

TW 984.5
BW 983.0

TW 984.50

TW 984.50
G.B.

TW 978.0
BW 975.0

TW 980
BW 975

TW 980.0

TW 971.0

TW 973.0

TW 975.0

TW 976.0

TW 967.50

TW 968.00

TW 970.00
BW 966.00

GRT 964.25
INV 961.93

GRT 966.90
INV 962.40

GRT 977.50
INV 974.50

GRT 964.25
INV 960.92

GRT 964.75
INV 962.00

966.55 FS

964.80 FS

964.92 FS

965.02 FS

FG 969.0±

FG 968.5±

(967.19±)

INV 971.5

INV 964.1

BEGIN

0+03.72
987.69 FS

0+00

1+00

2+00

2+06

26.28'

R=32'

R=36'

10.46'

7'

2%

5:1

4.50'

1.5%

5.9%

5.2%

4.50%

LOCAL BMP
(REBAR & CAP #200
(ASSUMED)

PINE 1154

PINE 1143

OAK 1141

OAK 1147

13" OAK 1147

15" OAK 1147

25" OAK 1147

DRIVEWAY PROFILE

SCALE: 1" = 10'

PVI STA = 0+30.00
PVI ELEV = 985.98
GRADE CHANGE = −8.50%
K = 5.88

50' VC

BVCS = 0+05.00
BVCE = 987.60

EVCS = 0+55.00
EVCE = 982.23

−6.50%

STA: 0+52.55
ELEV: 984.50

STA: 0+29.80
ELEV: 984.50

STA: 0+29.60
ELEV: 984.50

GBS: 0+03.72
GBE: 987.69

RETAINING WALL #2

RETAINING WALL #1

FS AT CENTERLINE

STA: 0+81.38
ELEV: 980.00

−15.00%

STA: 1+06.67
ELEV: 978.00

PVI STA = 1+57.64
PVI ELEV = 966.83
GRADE CHANGE = 9.66%
K = 5.18

50' VC

BVCS = 1+32.64
BVCE = 970.58

FS AT CENTERLINE

OG AT BOULDER WALL

OG AT CENTERLINE

EVCS = 1+82.64
EVCE = 965.50

−5.34%

GBS: 2+05.64
GBE: 964.27

SEE SHEET C1.2 FOR CONTINUATION

1000
990
980
970

10 0 10 20 30 Feet

SCALE: 1" = 10'

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0 1 2 INCHES 3

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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55219
CIVIL
STATE OF CALIFORNIA

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5/20/2025	SITE REVISION PLANNING SUBMITTAL	
IB		
HK/EI		

3418 17 MILE DRIVE

PEBBLE BEACH, CALIFORNIA

APN 008-381-020-000

DRIVEWAY PLAN AND PROFILE

SCALE:
DRAWN: HK
JOB No.: 4315.01

SHEET C1.1 OF 10

8 0 8 16 24 Feet
SCALE: 1/8" = 1'-0"

SURFACE AREA = 440 SF MAX DEPTH 9"
ROCK SPILLWAY; TYP. EL: 960.0
SURFACE AREA = 340 SF MAX DEPTH 9"
ROCK SPILLWAY; TYP. EL: 959.0
SURFACE AREA = 400 SF MAX DEPTH 9"
ROCK SPILLWAY; TYP. EL: 958.5
SURFACE AREA = 770 SF MAX DEPTH 9"
PEBBLE BEACH GOLF LINKS 12TH HOLE
ROCK SPILLWAY AND CHANNEL
RETENTION POND SURFACE AREA = 230 SF MAX DEPTH 9"
OVERLAND RELEASE EL: 956.0

SURFACE: 960.0 BOTTOM: 959.25
SURFACE: 959.0 BOTTOM: 958.25
SURFACE: 958.5 BOTTOM: 957.75
SURFACE: 958.0 BOTTOM: 957.25
SURFACE: 956.0 BOTTOM: 955.25

INV 960.05 FG 961.0 3" COVER
INV 960.0
NO MOW GRASS, S.L.D.
S: 1.5% 6" SD
INV 960.49
(962.90±)
ON GRADE PATH, S.L.D.
TW 966.00
959.3±
958.5±
4.0" DIA. TREE CLUSTER BUSH HEIGHT
TS 964.57 BS (963.55±) 2R @ 6.1"
STEP 0.67 OFF: 0.00'
SPA COPING 964.71
MAIN LEVEL FF 965.00
MUD ROOM FF 965.00
GARAGE FS 964.50
TW 969.5
TW 968.0
TW 971.0
TW 974.0
TW 975.0
TW 978.0
TW 967.5
TW 964.70 BW 961.33
TW 964.71 BW 962.62
INV 958.00
INV 958.15 FG 959.3± 6" COVER
INV 958.87 OG 960.1±
INV 959.60 FG 962.9± 2.5' COVER
INV 961.2±
FL 964.50
FL 962.90
FG 964.23
(959.18±)
(959.44±)
(960.41±)
(960.51±)
(966.67±)
TS 964.70 BS 961.80 5R @ 7"
TS 965.00 BS 964.50 1R @ 6"
TS 964.83 BS 964.50 1R @ 4"
S: 2% 4" SD
S: 2% 8" SD
TRASH
FLAGSTONE PATH, S.L.D.
BUILDING SETBACK
PROPERTY LINE
SEE SHEET C1.1 FOR DRIVEWAY GRADING AND DRAINAGE PLANE

GRT 964.40 INV 960.62
GRT 964.40 INV 961.06
GRT 964.40 INV 960.79
GRT 964.50 INV 961.67
GRT 964.50 INV 961.34
GRT 964.50 INV 961.84
GRT 964.50 INV 962.12
GRT 964.2± INV 961.20
GRT 964.29 INV 961.00
GRT 964.29 INV 961.27
GRT 964.17 INV 960.94
GRT 964.60 INV 962.42
GRT 964.60 INV 962.75
GRT 964.52 INV 962.19
GRT 964.42 INV 961.18
GRT 963.93 INV 961.40
GRT 963.90 INV 962.04
GRT 963.90 INV 961.86
GRT 963.60 INV 961.60
GRT 972.8± INV 969.80
GRT 963.48 INV 961.82
GRT 963.58 INV 962.02
GRT 963.68 INV 962.24
GRT 963.61 INV 962.48
GRT 964.36 INV 962.35
GRT 964.00 INV 962.02
GRT 963.76 INV 960.80
GRT 963.60 INV 960.33
GRT 964.25 INV 961.04
GRT 963.90 INV 962.16
GRT 963.66 INV 961.14
GRT 964.08 INV 960.56
GRT 963.11 INV 959.87

964.56 964.57 964.60 964.66 964.71 964.75 964.67 964.90 964.91 964.92 964.87 964.85 964.77 964.49 964.61 964.78 964.86 964.54 964.27 964.50 964.47 964.46 963.83 964.33

RETENTION POND SIZING

IMPERVIOUS AREA:	9,110± SF
HOUSE/ROOF:	6,700 SF
DRIVEWAY:	2,340 SF
POOL:	70 SF

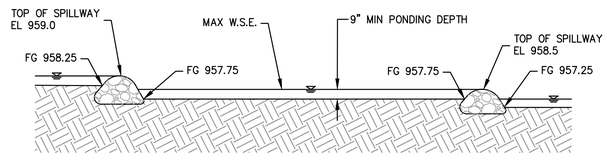
(MOTOR COURT AND ALL PATIOS ARE PERVIOUS)

VOLUME REQUIRED: 1,230 CF
(BASED ON 135 CF REQUIRED FOR EVERY 1000 SF OF IMPERVIOUS AREA)

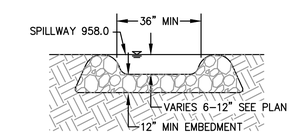
9" DEEP PONDING TERRACES SHOWN: 1,300 CF

KEY NOTES

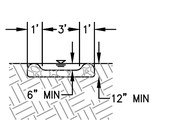
1. GRADING LIMITS
2. PERMEABLE PATIO; S.A.D.
3. POOL; S.A.D.
4. WALL SUBDRAIN PER 3 | C0.2
5. STORM DRAIN CLEAN OUT PER 6 | C0.2
6. ROOF OVERHANG
7. FIRE PIT; S.A.D.
8. MECHANICAL ROOM; S.A.D.
9. 8" AD PER INLET SCHEDULE | C0.2
10. SUBSURFACE DRAIN APRON PER 8 | C0.2
11. VERTICAL CURB PER 4 | C0.2
12. GRADED SWALE AT 2% MIN PER 5 | C0.2
13. BOULDER WALL; S.L.D.
14. 12" AD PER INLET SCHEDULE | C0.2
15. TERRACED RETENTION POND
16. PERMEABLE PAVING; S.A.D.



A — RETENTION POND SECTION
NOT TO SCALE



B — ROCK SPILLWAY SECTION
NOT TO SCALE



C — ROCK CHANNEL SECTION
NOT TO SCALE

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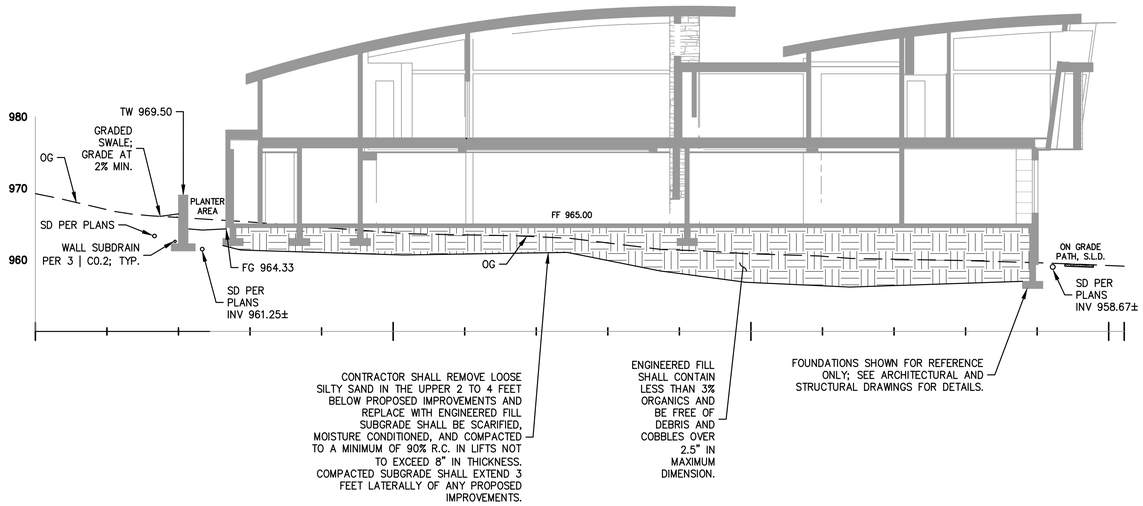
3418 17 MILE DRIVE

CIVIL GRADING AND DRAINAGE PLAN

SCALE:
DRAWN: HK
JOB No.: 4315.01
SHEET C1.2 OF 10

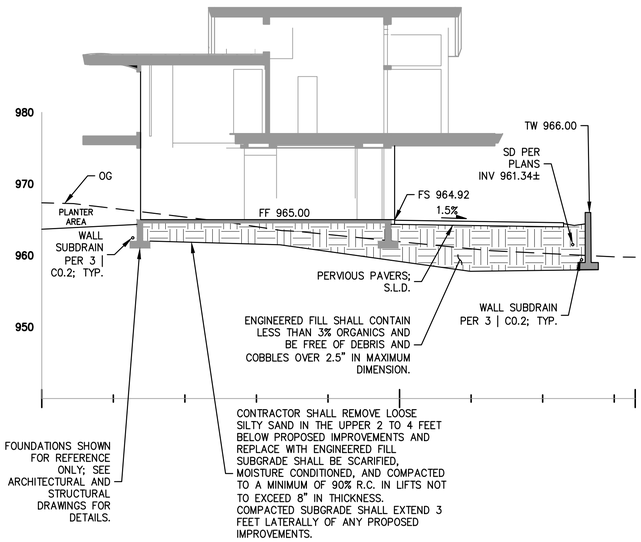
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0 1 2 INCHES 3



D CIVIL SECTION

SCALE: 1" = 10'



E CIVIL SECTION

SCALE: 1" = 10'

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REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

11/15/2024	IB	PLANNING SUBMITTAL
5/20/2025	HK/EI	SITE REVISION PLANNING SUBMITTAL

3418 17 MILE DRIVE

PEBBLE BEACH, CALIFORNIA

APN 008-381-020-000

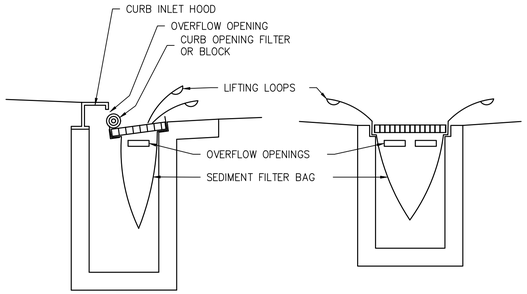
CIVIL SECTIONS

SCALE:
DRAWN: HK
JOB No.: 4315.01

SHEET C2.0 OF 10

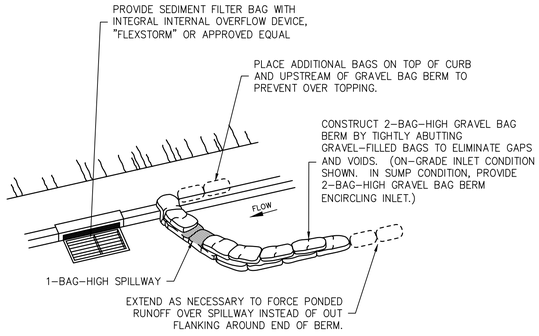
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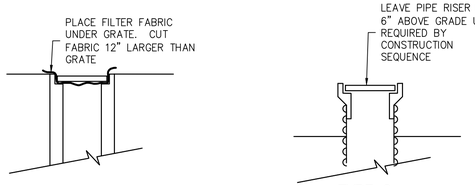


TYPE 5 (COMBINATION INLET)

TYPE 5 (FLAT GRATE INLET)



TYPE 3



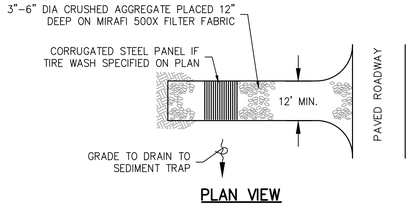
TYPE 1

TYPE 2

NOTES:
1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

SE-10 -- STORM DRAIN INLET PROTECTION

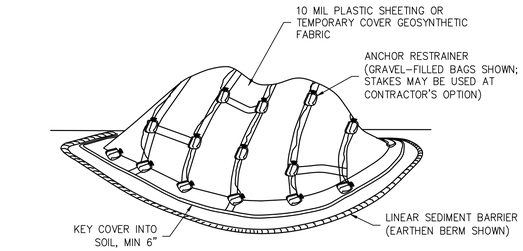
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PLAN VIEW

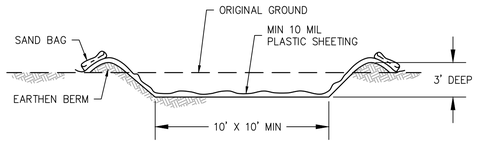
TC-1 -- STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



WM-3 -- TEMPORARY COVER ON STOCKPILE

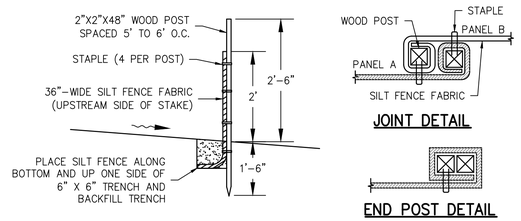
SCALE: NONE



NOTES:
1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

WM-8 -- TEMPORARY CONCRETE WASHOUT FACILITY

SCALE: NONE



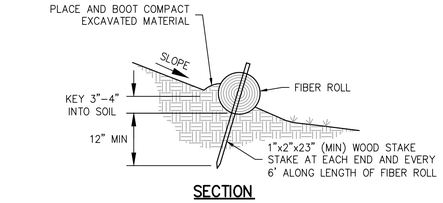
JOINT DETAIL

END POST DETAIL

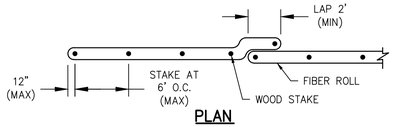
NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

SE-1 -- TEMPORARY SILT FENCE

SCALE: NONE



SECTION



PLAN

NOTES:
1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
3. AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

SE-5 -- FIBER ROLL

SCALE: NONE

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

1. THIS PROJECT IS NOT SUBJECT TO THE CONSTRUCTION GENERAL PERMIT. AREA OF DISTURBANCE: 0.70 ACRES.
2. THIS PLAN DOES NOT NECESSARILY REFLECT THE BMP DEPLOYMENT REQUIRED DURING ALL CONSTRUCTION STAGES OR FOR ALL CONSTRUCTION SITE CONDITIONS. THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER (WPCM) IS RESPONSIBLE FOR REGULARLY EVALUATING SITE CONDITIONS AND IMPLEMENTING BMP'S NECESSARY TO PROTECT WATER QUALITY AND TO COMPLY WITH ALL RULES, REGULATIONS AND PERMITS.
3. BEST MANAGEMENT PRACTICES (BMP'S) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   A. THE 2019 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG,
   B. THE 2023 EDITION OF THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
   BMP DESIGNATIONS REFER TO THE DESIGNATIONS GIVEN IN THE CASQA BMP MANUAL.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
6. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
7. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL PERSONS WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER IF THE PROJECT DOES NOT HAVE A SWPPP, OR BY THE CONTRACTOR-PROVIDED QSP IF THE PROJECT DOES HAVE A SWPPP. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO: GOOD HOUSEKEEPING, MATERIAL MANAGEMENT PRACTICES, SPILL PREVENTION AND RESPONSE, LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, AND FINES AND PENALTIES

BEST MANAGEMENT PRACTICES

1. SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
2. PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND STABILIZED CONSTRUCTION ENTRANCE AND EXIT (BMP TC-1) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER BMP (E.G., LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE ENGINEER. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
3. PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED ONTO THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
4. LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING:
   SE-5 FIBER ROLL
   SE-12 MANUFACTURED LINEAR SEDIMENT BARRIER
   SE-13 COMPOST SOCK OR COMPOST BERM
5. FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "INACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW. FOR FINISH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:
   EC-3 TEMPORARY HYDRAULIC MULCH
   EC-4 TEMPORARY HYDROSEED
   EC-6 TEMPORARY STRAW MULCH
6. SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.
7. FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKED STRAW AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIFIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.
8. PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
9. PROVIDE VELOCITY DISSIPATION DEVICE (BMP EC-10) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.
10. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO COLLECT AND CONVEY CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE WPCM SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
11. IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S) AND MATERIAL MANAGEMENT BMP'S (WM- SERIES BMP'S).
12. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.

MONTEREY COUNTY REQUIREMENTS

1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL 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.
4. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL 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.
5. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
6. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
7. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
8. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   B. RUNOFF 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 SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
10. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

BMP OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMP'S) AS FOLLOWS:
   A. WEEKLY, AND
   B. WITHIN 72 HOURS PRIOR TO EACH STORM EVENT, AND
   C. WITHIN 96 HOURS AFTER EACH STORM EVENT.
   D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMP'S WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMP'S BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMP'S DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACK-WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

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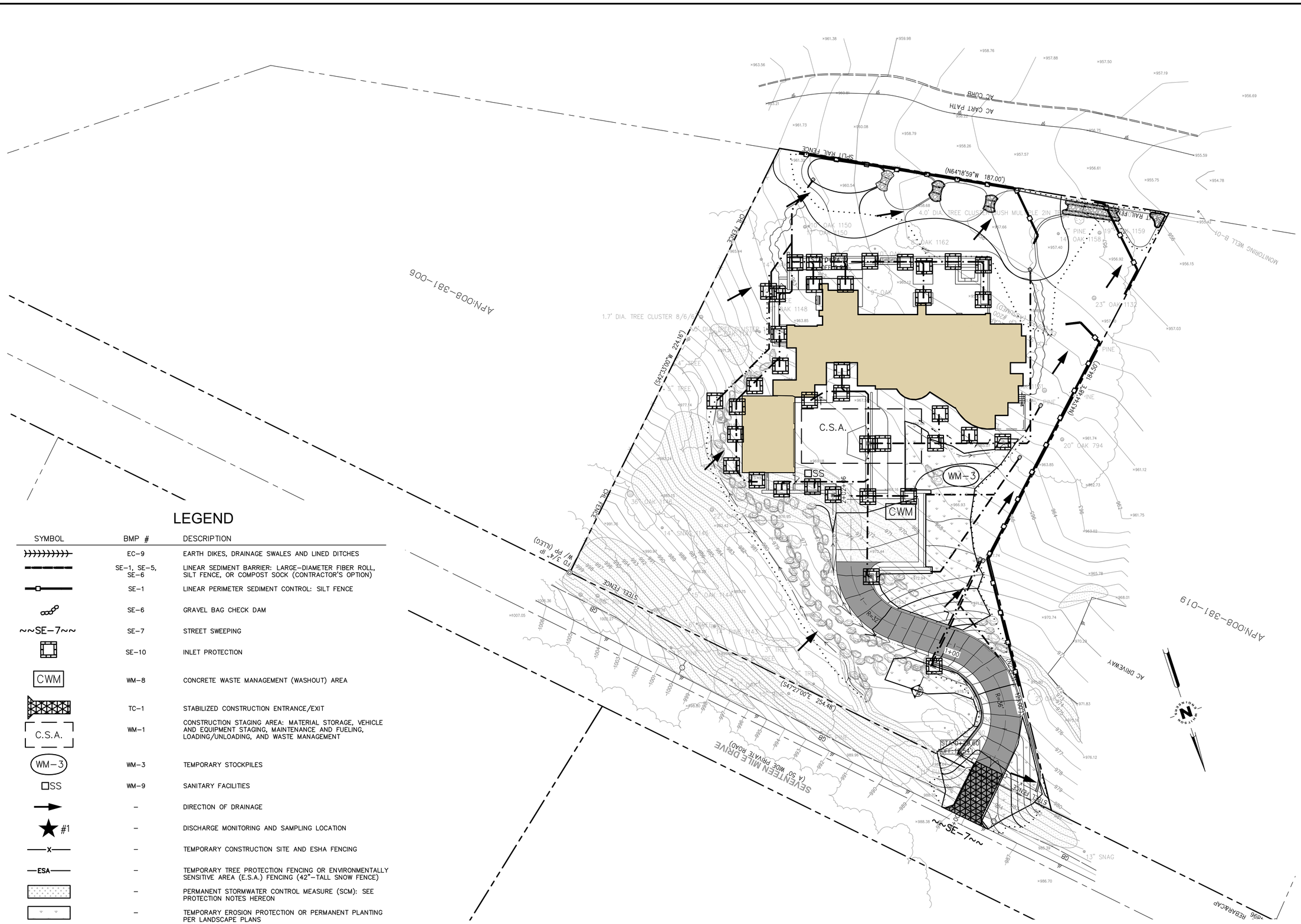
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PEBBLE BEACH, CALIFORNIA
APN 008-381-020-000

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN - DETAILS

SCALE:
DRAWN: HK
JOB No.: 4315.01
SHEET C3.0 OF 10

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LEGEND

SYMBOL	BMP #	DESCRIPTION
	EC-9	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	LINEAR PERIMETER SEDIMENT CONTROL: SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
~~SE-7~~	SE-7	STREET SWEEPING
	SE-10	INLET PROTECTION
CWM	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
C.S.A.	WM-1	CONSTRUCTION STAGING AREA: MATERIAL STORAGE, VEHICLE AND EQUIPMENT STAGING, MAINTENANCE AND FUELING, LOADING/UNLOADING, AND WASTE MANAGEMENT
WM-3	WM-3	TEMPORARY STOCKPILES
SS	WM-9	SANITARY FACILITIES
	–	DIRECTION OF DRAINAGE
#1	–	DISCHARGE MONITORING AND SAMPLING LOCATION
—x—	–	TEMPORARY CONSTRUCTION SITE AND ESHA FENCING
—ESA—	–	TEMPORARY TREE PROTECTION FENCING OR ENVIRONMENTALLY SENSITIVE AREA (E.S.A.) FENCING (42"-TALL SNOW FENCE)
	–	PERMANENT STORMWATER CONTROL MEASURE (SCM): SEE PROTECTION NOTES HEREON
	–	TEMPORARY EROSION PROTECTION OR PERMANENT PLANTING PER LANDSCAPE PLANS

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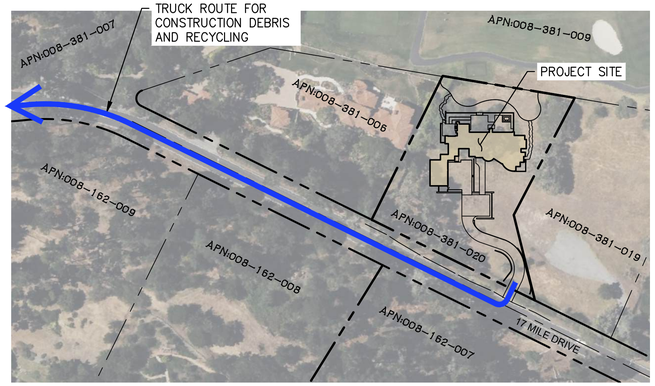
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'
DRAWN: HK
JOB No.: 4315.01

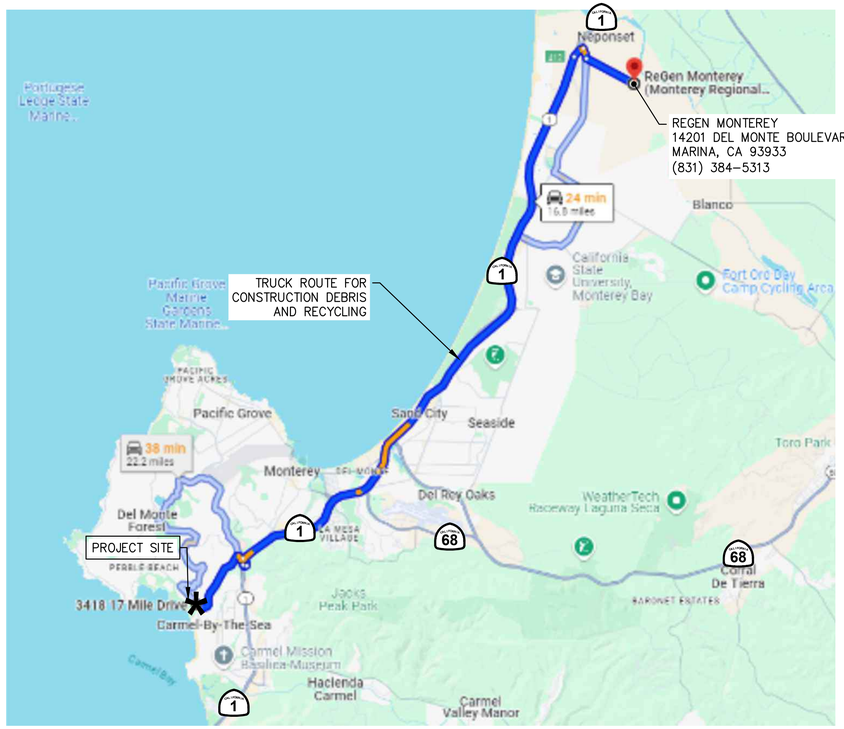
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OF 10

LEGEND

- PROPERTY LINE
- WORKER PARKING
- EQUIPMENT PARKING
- TRUCK ROUTE FOR CONSTRUCTION DEBRIS AND RECYCLING
- WM–3 — TEMPORARY STOCKPILES (LOCATIONS WILL VARY)
- SS — SANITARY FACILITIES (LOCATIONS WILL VARY)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH



A CM1 OVERALL SITE PLAN
SCALE: 1"=100'



B CM1 TRUCK ROUTING PLAN
SCALE: 1"=5,000'

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 IN READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (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.

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS TO BE DETERMINED. EXACT DURATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT ISSUANCE.
2. NOISE–GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET (B|C4.0) UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT AND/OR RECYCLING.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 5 TO 20.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE EROSION CONTROL PLAN (SHEETS C3.0 AND C3.1)
6. STATIONARY NOISE–GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS AS POSSIBLE.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE–DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.

EARTHWORK QUANTITIES

2,210 CY CUT
1,070 CY FILL

925 CY EXPORT (ASSUMES 20% SHRINKAGE)

CONTACT INFO

ARCHITECT

UPWALL DESIGN
1930 SOUTH 1100 EAST
SALT LAKE CITY, UT 84106

TEL: (801) 485–0708

CONTRACTOR

STOCKER & ALLAIRE
21 MANDEVILLE COURT
MONTEREY, CA 93940

TEL: (831) 375–1890



C CM1 CONSTRUCTION SITE PLAN
SCALE: 1"=30'

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Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55019
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

11/15/2024	IB	PLANNING SUBMITTAL
5/20/2025	IB	SITE REVISION PLANNING SUBMITTAL
	HK/EI	

PEBBLE BEACH, CALIFORNIA
APN 008-381-020-000

3418 17 MILE DRIVE

CONSTRUCTION MANAGEMENT PLAN

SCALE:	VARIES
DRAWN:	IB
JOB No.:	4315.01

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OF 10

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GENERAL STRUCTURAL NOTES

GENERAL

A. UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CBC 2022.
B. NOTES AND DETAILS ON THE PLANS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, & SPECIFICATIONS.
C. CONTRACTOR SHALL COMPARE ALL DISCREPANCIES ON DRAWINGS AT THE SITE. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE STRUCTURAL DRAWINGS SHALL BE RESOLVED BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN THE CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE DESIGNER WITHOUT ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL COORDINATE & VERIFY ALL DIMENSIONS & ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS WITH SITE CONDITIONS. THE ARCHITECT SHOULD BE INFORMED OF ANY DISCREPANCIES.
D. DETAILS, SECTIONS, & NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL & SHALL APPLY TO SIMILAR SITUATIONS WHERE APPROPRIATE UNLESS NOTED OR SHOWN OTHERWISE. PLEASE NOTE THAT DETAILS ARE NOT DRAWN TO SCALE.
E. SHORING AND BRACING REQUIREMENTS: WALLS ABOVE GRADE SHALL BE BRACED UNTIL THE STRUCTURAL SYSTEM IS COMPLETE. WALLS ARE NOT SELF-SUPPORTING.
F. FLOOR AND ROOF STRUCTURES: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD & SEQUENCE OF ALL STRUCTURAL ERECTION. THEY SHALL PROVIDE TEMPORARY SHORING & BRACING AS THEIR METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL & LATERAL SUPPORT. SHORING & BRACING SHALL REMAIN IN PLACE AS THE CHOSEN METHOD REQUIRES UNTIL ALL PERMANENT MEMBERS ARE IN PLACE & ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS. THE BUILDING SHALL NOT BE CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETE.
G. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES & ALL ITEMS TO BE INTEGRATED INTO STRUCTURAL SYSTEM. OPENINGS OR PENETRATIONS THROUGH, OR ATTACHMENTS TO THE STRUCTURAL SYSTEM THAT ARE NOT INDICATED ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR & SHALL BE COORDINATED WITH THE ARCHITECT/ENGINEER. THE ORDER OF CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE ITEMS NECESSARY FOR THE CHOSEN PROCEDURE.
H. OBSERVATION VISITS TO THE SITE BY ARCHITECTS/ENGINEER'S REPRESENTATIVES SHALL NOT BE CONSTRUED AS INSPECTIONS NOR APPROVALS OF CONSTRUCTION.
I. ALL CONSTRUCTION AND INSPECTIONS SHALL BE IN ACCORDANCE WITH THE CBC 2022. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS & SHALL NOT PROCEED WITH THE WORK INVOLVED UNTIL THE INSPECTIONS HAVE BEEN COMPLETED & THE WORK APPROVED.
J. THE CONTRACTOR MUST SUBMIT A WRITTEN REQUEST & OBTAIN THE ARCHITECT'S, AND/OR STRUCTURAL ENGINEER'S PRIOR WRITTEN APPROVAL FOR ALL CHANGES, MODIFICATIONS, OMISSIONS, AND/OR SUBSTITUTIONS.
K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTIONS IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES. ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE & PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL PROCEDURES OF SOIL EXCAVATION, BACKFILL, & SUPPORT OF ADJACENT PROPERTY DURING EARTHWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
L. ALL DIMENSIONS INDICATED ON PLANS SHALL BE TO FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF ROUGH CONCRETE, CENTERLINE OF COLUMNS, TOP OF SHEATHING, & TOP OF SLAB, UNLESS NOTED OTHERWISE. REFER TO ARCH. DRAWINGS FOR ALL DIMENSIONS NOT INDICATED ON STRUCTURAL DRAWINGS.

DESIGN CRITERIA

A. GOVERNING BUILDING CODE: CBC 2022 (ASCE 7-16 STANDARD)
B. GRAVITY DEAD LOADING: REFER TO FRAMING PLANS
   1. TYPICAL ROOF: 15 PSF
   2. PAVERED or BALLASTED ROOF: 25 PSF (Belgard concrete pavers 24-psf)
   3. TYPICAL FLOOR: 15 PSF
   4. TYPICAL DECK: 35 PSF
C. GRAVITY LIVE LOADING: REFER TO FRAMING PLANS
   1. GROUND SNOW (Pg): 0 PSF
   2. ROOF LIVE: 20 PSF
   3. TYPICAL FLOOR LIVE: 40 PSF
   4. COVERED DECK LIVE: 60 PSF
   5. STAIRWAY LIVE: 100 PSF
D. SEISMIC FORCES
   1. SEISMIC DESIGN CATEGORY: D
   2. SOIL SITE CLASS: C
   3. Ss: 1.268
   4. S1: 0.479
   5. Sds: 1.015
   6. Sd1: 0.479
   7. BASE SHEAR, V: 0.156W
   8. RESPONSE MODIFICATION FACTOR, R: 6.5 (LIGHT-FRAMED SHEARWALL PANELS)
   9. RISK CATEGORY: II
E. WIND FORCE
   1. VELOCITY: 91 MPH
   2. EXPOSURE: C
   3. RISK CATEGORY: II
F. FOUNDATION
   1. SOIL BEARING PRESSURE: 2000 psf
   2. GEOTECHNICAL REPORT: BUTANO GEOTECHNICAL ENGINEERING, #23-274-M, dated 1/25/2024.

SHOP DRAWINGS

A. ALL ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE CERTIFICATION STAMP AND SIGNATURE OF A QUALIFIED PROFESSIONAL ENGINEER WHO IS LICENSED IN THE STATE OF CALIFORNIA.
B. SHOP DRAWINGS SHALL BE SUBMITTED FOR THE FOLLOWING ITEMS: STRUCTURAL STEEL.

ITEMS EXCLUDED FROM THE SEOR SCOPE OF WORK TO BE DESIGNED BY OTHERS

A. THE FOLLOWING ITEMS SHALL BE DESIGNED BY A THIRD-PARTY AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF CALIFORNIA: STEEL STAIR DESIGN.
B. ALL ITEMS DESIGNED BY OTHERS SHALL BE SUBMITTED FOR REVIEW A MINIMUM OF 30 DAYS PRIOR TO INSTALLATION AND SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED FOR GENERAL CONFORMANCE TO THE DRAWINGS BY THE GENERAL CONTRACTOR, THE STRUCTURAL ENGINEER OF RECORD, AND THE BUILDING OFFICIAL. A COPY OF THE DESIGN SHALL BE FORWARDED TO THE CITY AFTER THE STRUCTURAL ENGINEER OF RECORD HAS REVIEWED THE DOCUMENTS AND PRIOR TO ERECTION OF THE DESIGNED ITEMS.

ABBREVIATIONS

BM	BEAM	GA	GAUGE	SW	SHEAR WALL
CJ	CONTROL JOINT	GSN	GENERAL STRUCTURAL NOTES	TOS	TOP OF SLAB
CL	CENTER LINE	NIC	NOT IN CONTRACT	TOW	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE	W/	WITH
COL	COLUMN	OC	ON CENTER	WWF	WIRE MESH
C/W	COMPLETE WITH	PL	PLATE	U.N.O	UNLESS NOTED OTHERWISE
EF	EACH FACE	R/W	REINFORCED WITH		
EW	EACH WAY	SAD	SEE ARCH DWG		

CONCRETE

A. ALL CONCRETE MATERIALS SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE ACI 318 BUILDING CODE. EACH MIX DESIGN SHALL BE REVIEWED BY AN APPROVED INDEPENDENT LABORATORY & SHALL BE SUBMITTED TO THE ENGINEER AT LEAST 2 WEEKS PRIOR TO THE PLACEMENT OF CONCRETE. CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST 2 DAYS PRIOR TO PLACING ANY CONCRETE, SO THE ENGINEER MAY HAVE THE OPPORTUNITY TO APPROVE THE WORK. SPECIAL INSPECTIONS OF CONCRETE IS NOT REQUIRED.
B. GENERAL CONCRETE REQUIREMENTS:
   1. COMPRESSIVE STRENGTHS OF CONCRETE (28 DAY) AS FOLLOWS:
      a. FOOTINGS.....3000 PSI
      b. SLABS ON GRADE.....4000 PSI
      c. WALLS.....3000 PSI
      d. COLUMNS.....3000 PSI
      e. BEAMS.....3000 PSI
      f. PT SLAB.....5000 PSI
      (PLEASE NOTE 2500-PSI CONCRETE USED FOR DESIGN, HIGHER STRENGTHS SPECIFIED HERE FOR QUALITY CONTROL & TO FOREGO REQUIREMENT FOR SPECIAL INSPECTIONS.)
   2. CONCRETE DENSITY: NORMAL WEIGHT CONCRETE SHALL HAVE A UNIT WEIGHT OF 145 TO 155 PCF. LIGHTWEIGHT CONCRETE SHALL HAVE A UNIT WEIGHT NOT TO EXCEED 110 PCF.
   3. REINFORCEMENT STEEL: GRADE 60
C. FORM WORK SHALL COMPLY WITH ACI STANDARDS PUBLICATION 347 AND THE PROJECT SPECIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT, AND REMOVAL OF THE FORM WORK AND SHORES.
D. ANY CONCRETE THAT FAILS TO MEET SPECIFICATIONS SHALL BE REMOVED & REPLACED AT THE EXPENSE OF THE CONTRACTOR.
E. CONCRETE COVER REQUIREMENTS:
   1. UNFORMED SURFACES IN CONTACT WITH EARTH.....3"
   2. FORMED SURFACES IN CONTACT WITH EARTH.....2"
   3. CONCRETE NOT EXPOSED TO OUTSIDE WEATHER.....1-1/2"
   4. SLABS AND WALLS NOT EXPOSED TO WEATHER.....3/4"
   5. CLEAR DISTANCE BETWEEN BARS.....2"
F. CONSTRUCTION JOINTS & CONTROL JOINTS:
   1. ALL THE HORIZONTAL & VERTICAL CONSTRUCTION JOINTS SHALL HAVE A CONTINUOUS 2"X4" KEY WAY ALONG THE JOINT, UNLESS NOTED OTHERWISE, SEE DETAILS. JOINTS IN WALLS REQUIRE. WATER STOPS.
   2. PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING AT THE JOINT, UNLESS NOTED OTHERWISE.
   3. SLABS-ON-GRADE SHALL HAVE CONSTRUCTION OR CONTROL JOINTS PLACED IN LENGTHS NOT TO EXCEED 36 TIMES THE SLAB THICKNESS IN ANY DIRECTION. CONSTRUCTION JOINTS WILL NOT EXCEED A DISTANCE OF 75'-0" O.C. IN ANY DIRECTION.
      a. CONTROL JOINTS SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTROL JOINTS MAY BE INSTALLED BY SAW-CUTTING DEPTH OF 1/4 THE THICKNESS OF THE SLAB.
      b. TOOLED JOINTS = 1/4 THE THICKNESS OF THE SLAB.
   4. CONTROL JOINTS IN VISUALLY EXPOSED WALLS, U.N.O.: (JOINTS SHALL LINE UP WITH MASONRY & ARCHITECTURAL JOINTS, SEE PLANS.)
      a. VERTICAL CONTROL JOINTS AT 10'-0" O.C.
      b. REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL & CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE.
      c. CONTROL JOINTS IN CONCRETE FOUNDATION WALLS SHALL LINE UP WITH MASONRY CONTROL JOINTS.
G. REINFORCEMENT& DETAILING: ALL REINFORCING INCLUDING WWF SHALL BE DETAILED, BOLSTERED, & SUPPORTED TO COMPLY WITH ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES" & CRSI RECOMMENDATIONS. REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN ON DRAWINGS.
   1. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60, Fy = 60 KSI MIN, U.N.O..
   2. BARS SHALL BE TIED SECURE PRIOR TO PLACEMENT OF CONCRETE TO MAINTAIN PROPER PLACEMENT AFTER CONCRETE IS IN PLACE.
   3. LAP BARS PER THE SCHEDULE PROVIDED BELOW.
   4. SPLICE BARS ONLY WHERE SHOWN ON THE PLANS.
   5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. LAP FABRIC 8 INCHES MINIMUM.
   6. ALL EMBEDMENT & DOWELS SHALL BE SECURELY TIED TO FORM WORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.
   7. USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY CRSI TO SUPPORT & TIE REINFORCEMENT BARS & WWF PRIOR TO TO PLACING CONCRETE.
   8. PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE & SPACING AS THE HORIZONTAL WALL REINFORCING. CORNER BAR LAP LENGTHS SHALL CONFORM TO REINFORCING BAR LAP SPLICE LENGTHS.
   9. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS OR THE STRUCTURE BELOW. DOWELS SHALL BE THE SAME SIZE & AT THE SAME SPACING AS THE VERTICAL WALL REINFORCING SCHEDULED FOR THE WALL ABOVE. DOWELS SHALL EXTEND INTO FOOTINGS WITH A 90 DEGREE STANDARD ACI HOOK & TO WITHIN 4" OF THE BOTTOM OF THE FOOTING.
   10. HORIZONTAL WALL REINFORCING SHALL TERMINATE AT THE ENDS OF WALLS, CORNERS, & OPENINGS INTO THE FAR ENDS OF THE JAMB COLUMN WITH A 90 DEGREE HOOK + A 6-BAR DIAMETER EXTENSION, UNLESS SHOWN OTHERWISE. SPLICES IN HORIZONTAL REINFORCEMENT SHALL BE STAGGERED. SPLICES IN TWO CURTAINS, WHERE USED, SHALL NOT OCCUR IN THE SAME LOCATIONS.
   11. UNLESS NOTED OTHERWISE, PLACE (2) - #4 BARS AROUND ALL OPENINGS 8" OR LARGER IN ANY DIRECTION, & EXTEND REINFORCING BARS A MINIMUM OF 24" BEYOND THE CORNER OF THE OPENINGS. WHERE 24" IS NOT AVAILABLE, EXTEND BARS AS FAR BEYOND THE OPENING AS POSSIBLE, & TERMINATE THEM WITH A 90 DEGREE STANDARD ACI HOOK. PROVIDE 2 - #4 X 4'-0" DIAGONAL AT THE CORNERS OF EACH OPENING.
   12. CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL CURBS, DOWELS, SLEEVES, CONDUITS, BOLTS, & INSERTS PRIOR TO CONCRETE PLACEMENT.
H. WALL REINFORCING SHALL FOLLOW SCHEDULE PROVIDED. PLACE STEEL IN THE CENTER OF THE WALL (EXCEPT IN WALLS THICKER THAN 10" & WHERE SHOWN OTHERWISE). WALLS THICKER THAN 10" SHALL HAVE TWO CURTAINS OF REINFORCING (PLACED NEAR EACH FACE OF THE WALL), UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS. SPACING SHALL NOT EXCEED THREE TIMES THE WALL THICKNESS OR 18".

REBAR LAP SCHEDULE

TENSION BARS "Ld"

BAR SIZE	Fc = 3000 psi				Fc=4000 psi				Fc=5000 psi+			
	REG. CLASS		TOP CLASS		REG. CLASS		TOP CLASS		REG. CLASS		TOP CLASS	
	A	B	A	B	A	B	A	B	A	B	A	B
#3	17"	22"	22"	28"	15"	19"	19"	24"	13"	17"	17"	22"
#4	22"	29"	29"	38"	19"	25"	26"	33"	17"	22"	22"	29"
#5	28"	36"	37"	48"	24"	31"	32"	42"	21"	28"	28"	36"
#6	33"	43"	45"	58"	29"	37"	39"	50"	25"	33"	33"	43"
#7	48"	63"	63"	82"	42"	55"	55"	71"	37"	48"	48"	63"
#8	55"	72"	72"	93"	48"	63"	63"	81"	42"	55"	55"	72"
#9	62"	81"	81"	105"	54"	71"	71"	92"	48"	62"	62"	81"
#10	70"	91"	91"	118"	61"	79"	79"	103"	53"	69"	69"	90"
#11	78"	101"	101"	131"	68"	88"	88"	114"	58"	76"	76"	99"

NOTES
1. THE SCHEDULE SHOWN APPLIES TO REGULAR WEIGHT CONCRETE WITH 60ksi GRADE REINFORCING BARS.
2. TOP BARS ARE HORIZONTAL BARS WITH 12" (OR MORE), OF FRESH CAST BELOW THE BARS.
3. CLASS "A" SPLICES SHALL BE USED WHEN 50% (OR LESS) OF BARS SPLICED WITHIN LAP.
4. CLASS "B" SPLICES SHALL BE USED FOR ALL ELSE, TYPICALLY WITH SHEARWALLS, COLUMNS, BEAMS, AND SLABS.
5. FOR EPOXY COATED BARS, INCREASE LAP LENGTHS AS FOLLOWS: TOP BARS - Ld x 1.7, REGULAR BARS - Ld x 1.5.
6. FOR BUNDLED BARS, INCREASE LAP LENGTHS AS FOLLOWS: BUNDLED BARS THREE OR LESS - Ld x 1.2, BUNDLED BARS FOUR OR MORE - Ld x 1.33. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP.
7. LAP SPLICES ARE NOT ALLOWED FOR TIES AND STIRRUPS.

STRUCTURAL STEEL

A. STRUCTURAL STEEL MINIMUM YIELD STRENGTH:
   1. TUBE STEEL: A500 GRADE C STEEL (Fy = 50 KSI)
   2. WIDE FLANGE SECTIONS: A992 STEEL (Fy = 50 KSI)
   3. CHANNELS AND ANGLES: A36 STEEL (Fy = 36 KSI)
   4. PLATES: A36 STEEL (Fy = 36 KSI)
   5. BOLTS: FOR STEEL, USE A325; FOR WOOD, USE A307 GR. A
   6. ANCHOR BOLTS: A307 OR A36
B. ALL STRUCTURAL STEEL AND STRUCTURAL STEEL WORK SHALL COMPLY WITH "SPECIFICATIONS FOR THE DESIGN, FABRICATIONS, AND ERECTIONS OF STRUCTURAL STEEL FOR BUILDINGS OF THE A.I.S.C. CODE OF STANDARD PRACTICE".
C. ALL WELDS AND WELDING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE "THE AMERICAN WELDING SOCIETY."
D. ALL WELDS SHALL BE 3/16" FILLET CONTINUOUS ALL AROUND UNLESS NOTES OTHERWISE.
E. PRIOR TO FABRICATION & PLACEMENT, SHOP DRAWINGS FOR ALL STEEL ITEMS SHALL BE SUBMITTED ACCORDING TO THE SHOP DRAWINGS SECTION OF THESE NOTES.
F. ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES AND BY WELDERS CERTIFIED BY AWS STANDARDS WITHIN THE LAST 12 MONTHS.

WOOD FRAMING NOTES

A. STRESS GRADE:
   FRAMING LUMBER: DOUGLAS FIR-LARCH (SURFACED DRY NOT TO EXCEED MAXIMUM 19% MOISTURE). CONFORMING TO NDS & APPLICABLE STANDARDS IN THE FOLLOWING GRADES, U.N.O.:
   - DIMENSIONED LUMBER-BEAMS: JOISTS-#2 OR BETTER (Fb = 900 PSI, Fc = 1350 PSI, Fv = 180 PSI, E=1600 KSI)
   - ROUGH SAWN BEAMS (LARGER THAN 5"x5"): DOUGLAS FIR-LARCH #1 (Fb = 1550 PSI, Fc = 1100 PSI, Fv = 170 PSI, E=1700 KSI)
   - POSTS, TIMBERS (8X8 & LARGER): DOUGLAS FIR-LARCH #1 (Fb = 1400 PSI, Fc = 1200 PSI, Fv = 170 PSI, E = 1700 KSI)
   - STUDS: DOUGLAS FIR-LARCH STUD GRADE (Fb = 700 PSI, Fc = 850 PSI, Fv = 180 PSI, E = 1400 KSI)
   - BUILT-UP COLUMNS: DOUGLAS FIR-LARCH #2 OR BETTER (Fb = 900 PSI, Fc=1350 PSI, Fv=180 PSI, E=1600 KSI)
   - BUILT-UP COLUMNS: DOUGLAS FIR-LARCH SELECT STRUCTURAL (Fb = 1350 PSI, Fc = 1350 PSI, Fv = 180 PSI, E = 1900 KSI)
B. ALL SIMPLE-SPAN GLUE LAMINATED TIMBER MEMBERS SHALL BE GRADE 24F-V4 DF/DF (Fb = 2400 PSI, Fv = 265 PSI, E=1800 KSI), FOR CANTILEVERED OR CONTINUOUS GLULAM BEAMS U.N.O., USE 24F-V8 (Fb = 2400 PSI, Fv = 265 PSI, E = 1800 PSI). FOR GLULAM COLUMNS, USE 24F-V8
C. PROVIDE SOLID BLOCKING AT LEAST 1-1/2" THICK AT ENDS & AT EACH SUPPORT OR JOIST. PROVIDE APPROVED BRIDGING AT A MAXIMUM 8'-0" O.C. BETWEEN SUPPORTS OR AS REQUIRED BY THE JOIST MANUFACTURER.
D. NAILING SHALL CONFORM TO STANDARD NAILING SCHEDULE OF THE NDS, U.N.O. ON PLANS OR SCHEDULES. ALL NAILS SHALL BE COMMON NAILS.
E. BUILT-UP BEAMS OF 2X MEMBERS SHALL BE NAILED TOGETHER WITH (2) 16D NAILS AT 12" O.C. STAGGERED. USE (2) 16D COMMON NAILS AT ALL SUPPORTS.
F. ALL HEADERS SHALL BEAR ON MINIMUM ON ONE CRIPPLE & HAVE ONE KING STUD AT EACH END, U.N.O..
G. ALL WOOD POST BUILT-UP COLUMNS SHALL BE CONTINUOUS TO FOUNDATION OR BEAM, SOLID BLOCK ALL POSTS OR COLUMNS AT FLOOR LINES.
H. PROVIDE DOUBLE JOIST BENEATH ALL WALLS RUNNING PARALLEL AND HAVING A LENGTH GREATER THAN HALF JOIST SPAN.
I. ALL METAL HANGERS SHALL BE "SIMPSON" OR EQUAL. USE SIMPSON HANGERS FOR ALL FLUSH CONNECTIONS. USE STRONGEST HANGER COMPATIBLE WITH MEMBER SIZE & NAIL PER MANUFACTURER. SPECIFICATIONS TO OBTAIN MAXIMUM LOAD-CARRYING CAPACITY.
J. SILL PLATES SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR-LARCH (FC = 625 PSI) WHEN IN CONTACT WITH CONCRETE.
K. DOUBLE TOP PLATES TO BE LAPPED 4'-0" AT SPLICE AND CONNECT WITH 16D COMMON NAILS @ 3" O.C. STAGGERED.
L. BOLTS: HOLES IN WOOD 1/16" OVERSIZE MAX. USE MI WASHERS AGAINST WOOD EXCEPT SILL PLATES. RETIGHTEN ALL BOLTS BEFORE CLOSING IN. PRE-DRILL HOLES FOR LAG AND TURN BOLTS INTO HOLES, DO NOT DRIVE IN.
M. LAMINATED VENEER LUMBER: ALL LAMINATED VENEER LUMBER SHALL CONFORM TO THE SPECIFICATIONS OF TRUSS-JOIST WEYERHAEUSER FOR MICROLAM LAMINATED VENEER LUMBER, OR ENGINEER-APPROVED EQUAL. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE TRUSS-JOIST WEYERHAEUSER PRODUCT GUIDE, LATEST EDITION. LAMINATED VENEER PRODUCTS TO CONFORM TO THE ICC ES ESR-1387 REPORT.
N. SHEATHING
   1. ROOF SHEATHING: 7/16" OSB OR 1/2" CDX TYP. (U.N.O.)
      a. EDGE BLOCKING OF UNSUPPORTED EDGES OF PLYWOOD SHEATHING ONLY REQUIRED WHERE NOTED ON PLANS. PLYCLIPS OR APPROVED EQUAL CONNECTOR SHALL BE INSTALLED AT MIDSPAN BETWEEN EACH SUPPORT WHEN RAFTER SPACING EXCEEDS 16" AND EDGE BLOCKING IS NOT SPECIFIED.
      b. TYPICAL NAILING SHALL BE 8D @ 6" O.C. AT SUPPORTED EDGES AND OVER SHEAR WALLS AND 8D @ 12" O.C. ALL INTERMEDIATE SUPPORTS (U.N.O.).
   2. FLOOR SHEATHING: 3/4" T&G TYP. (U.N.O.)
      a. EDGE BLOCKING OF UNSUPPORTED EDGES OF PLYWOOD SHEATHING ONLY REQUIRED WHERE NOTED ON PLANS IN WHICH CASE T&G PLYWOOD SHALL BE USED.
      b. TYPICAL NAILING SHALL BE 10D @ 6" O.C. AT SUPPORTED EDGES, AND OVER SHEAR WALLS AND 10D @ 12" O.C. ALL INTERMEDIATE SUPPORTS (U.N.O.) USE RING SHANK NAILS.
      c. ALL FLOOR SHEATHING SHALL BE GLUED TO JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION. GLUE SHALL BE APPLIED TO THE JOISTS AND TO THE GROOVE IN THE EDGE OF THE T&G PANELS. GLUE SHALL MEET THE REQUIREMENTS IN THE AMERICAN PLYWOOD ASSOCIATION ADHESIVE SPEC. AFG-01 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAT BE APPLIED MANUALLY OR WITH PNEUMATIC OR ELECTRIC EQUIPMENT.
   3. WALL SHEATHING: 7/16" OSB TYP. (U.N.O.)
      a. TYPICAL NAILING SHALL BE 8D @ 6" O.C. ALL EDGES, AND 8D @ 12" O.C. ALL INTERMEDIATE SUPPORTS (U.N.O.) WHERE PLYWOOD SHEATHING IS USED ON SHEAR WALLS, SEE SCHEDULES.
   4. CONTRACTOR TO TAKE CARE TO PROTECT ALL OSB SHEATHING FROM WATER DAMAGE. ANY OSB EXPOSED TO SIGNIFICANT MOISTURE, SHALL BE ASSESSED BY BUILDING INSPECTOR OR REPLACED.
O. ALL FASTENERS WHICH ARE INSTALLED IN PRESERVATIVE TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.

EPOXY ANCHORS

A. ACCEPTABLE MANUFACTURERS (EPOXY TYPE):
   1. HILTI.....HIT-HY 200
   2. SIMPSON.....SET-3G OR AT-3G FOR COLD WEATHER APPLICATIONS
B. ANCHOR INSTALLATION:
   1. DRILL HOLE TO THE EMBEDMENT DEPTH NOTED ON PLANS. DRILL BIT DIAMETER TO BE DETERMINED PER ANCHOR DIAMETER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
   2. INSTALL ANCHORS PER MANUFACTURER'S REQUIREMENTS. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, HOLE PREPARATION, EPOXY PROPORTIONS AND QUANTITIES, INSTALLATION TEMPERATURE, AND CURE TIMES.
   3. CLEAR OUT ALL DUST AND FRAGMENTS FROM THE HOLE PRIOR TO INJECTION OF EPOXY USING A BRUSH AND COMPRESSED AIR. COMPRESSED AIR TO BE INJECTED INTO THE HOLE USING A WAND TO BLOW THE DUST FROM THE BACK OF THE HOLE FORWARD THROUGH THE OPENING. ENSURE ALL DUST HAS BEEN REMOVED PRIOR TO INJECTING EPOXY.
   4. INJECT EPOXY INTO HOLE. AMOUNT OF EPOXY TO BE DETERMINED BY MANUFACTURER'S REQUIREMENTS FOR ANCHOR DIAMETER AND EMBEDMENT DEPTH.
   5. INSERT ANCHOR AND TWIST 1/2 ROTATION UNLESS NOTED OTHERWISE IN INSTALLATION INSTRUCTIONS.
   6. REMOVE EXCESS EPOXY FROM SURFACE.
   7. ALLOW EPOXY TO CURE PER MANUFACTURER'S SPECIFICATIONS.

MASONRY VENEER NOTES

A. MASONRY VENEERS SHALL CONFORM TO ARCHITECTURAL PLANS AND ELEVATIONS.
B. REQUIREMENTS FOR CORROSION PROTECTION AND FIRE RESISTANCE MUST BE INCLUDED IN VENEERS.
C. PROPER DRAINAGE REQUIRES WEEP HOLES AND A CLEAR AIR SPACE.
   1. WEEP HOLES IN EXTERIOR VENEER WALL SYSTEMS SHALL BE AT 3" IN DIAMETER AND SPACED LESS THAN 33" ON AT LEAST 16" CENTER.
   2. AIR SPACE SHALL BE A MINIMUM OF 1". WHERE 1" AIR SPACE IS NOT PRACTICAL, IT IS ACCEPTABLE TO PROVIDE A WIDER AIR SPACE, PROVIDE A VENTED AIR SPACE, OR USE THE RAIN SCREEN PRINCIPLE.
D. FOR ANCHORED MASONRY VENEERS, THE BRICK INDUSTRY ASSOCIATION (BIA) HAS STATED THAT THE APPROPRIATE DEFLECTION SHALL BE BETWEEN L/600 AND L/720. A DEFLECTION LIMIT OF L/200 MULTIPLIED BY THE SPECIFIED VENEER THICKNESS PROVIDES A MAXIMUM UNIFORM CRACK WIDTH FOR VARIOUS HEIGHTS AND THICKNESS.
E. ANCHORED VENEER WITH A WOOD FRAME BACKING SHALL NOT EXCEED 30 FT ABOVE THE FOUNDATION AT PLATE, OR 38 FEET ABOVE THE FOUNDATION AT GABLE.
F. EXTERIOR MASONRY VENEER HAVING AN INSTALLED WEIGHT OF 40 PSF OR LESS AND AN UNSUPPORTED HEIGHT OF NO MORE THAN 12 FT-8" SHALL BE PERMITTED TO BE SUPPORTED ON WOOD CONSTRUCTION. SEE DETAILS FOR LEDGER ANGLES AT HIGHER HEIGHTS. A VERTICAL MOVEMENT JOINT IN THE MASONRY VENEER SHALL BE USED TO ISOLATE THE VENEER SUPPORTED BY WOOD CONSTRUCTION FROM THAT SUPPORTED BY THE FOUNDATION. MASONRY SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS NOT IN DIRECT CONTACT WITH WOOD. THE HORIZONTALLY SPANNING ELEMENT SUPPORTING THE MASONRY VENEER SHALL BE DESIGNED SO THAT DEFLECTION DUE TO DEAD PLUS LIVE LOADS DOES NOT EXCEED L/600 OR 3".
G. MASONRY UNITS SHALL BE AT NO LESS THAN 2-5/8" IN ACTUAL THICKNESS.
H. ANCHORS SHALL BE HOHMANN & BARNARD SEISMIC VENEER ANCHOR OR EQUIVALENT.
I. SPACE ANCHORS AT A MAXIMUM OF 16" HORIZONTALLY AND 16" VERTICALLY. PROVIDE AT LEAST ONE ANCHOR FOR EACH 2.00 SQUARE FEET OF WALL AREA.
J. PROVIDE ADDITIONAL ANCHORS AROUND OPENINGS LARGER THAN 16" IN EITHER DIMENSION. SPACE ANCHORS AROUND PERIMETER OF OPENING AT A MAXIMUM OF 3 FT ON CENTER. PLACE ANCHORS WITHIN 12" OF OPENINGS.
K. MORTAR BED JOINT THICKNESS SHALL BE AT LEAST TWICE THE THICKNESS OF THE EMBEDDED ANCHOR.
L. ATTACH EACH VENEER ANCHOR TO WOOD STUDS OR WOOD FRAMING WITH A CORROSION-RESISTANT 8d RING-SHANK NAIL, A No. 10 CORROSION-RESISTANT SCREW WITH A MINIMUM NOMINAL SHANK DIAMETER OF 0.19", OR A FASTENER HAVING EQUIVALENT OR GREATER PULLOUT STRENGTH.
M. FOR SEISMIC ANCHORS, A MAXIMUM DISTANCE BETWEEN THE INSIDE FACE OF THE VENEER AND THE WOOD STUD/FRAMING OF 4-1/2" SHALL BE SPECIFIED.
N. ANCHORED VENEER NOT LAID IN RUNNING BOND SHALL HAVE JOINT REINFORCEMENT OF AT LEAST ONE WIRE OR SIZE WI.7, SPACED AT A MAXIMUM OF 18" ON CENTER VERTICALLY.
O. ISOLATE THE SIDES AND TOP OF ANCHORED VENEER FROM THE STRUCTURE SO THAT VERTICAL AND LATERAL SEISMIC FORCES RESISTED BY THE STRUCTURE ARE NOT IMPARTED TO THE VENEER.
P. LADDER-TYPE OR TAB-TYPE JOINT REINFORCEMENT IS PERMITTED. CROSS WIRES USED TO ANCHOR MASONRY VENEER SHALL BE AT LEAST WIRE SIZE WI.7 AND SHALL BE SPACED AT A MAXIMUM OF 16" ON CENTER. CROSS WI

RESIDENTIAL SPECIAL INSPECTIONS SCHEDULE

SPECIAL INSPECTIONS: GENERAL

A. CONTRACTOR SHALL READ AND UNDERSTAND THEIR DUTIES IN THE SPECIFICATION AND UNDER THE BUILDING CODE FOR SPECIAL INSPECTIONS AND COORDINATE AS NECESSARY THE OWNER'S RESPONSIBILITIES.
B. THE SPECIAL INSPECTORS SHALL BE PROVIDED AND SHALL ONLY USE APPROVED SHOP DRAWINGS.
C. SPECIAL INSPECTION REPORTS ARE TO BE SUBMITTED IMMEDIATELY TO THE SER, ARCHITECT, AND CONTRACTOR DAILY WHEN INSPECTIONS ARE PERFORMED.
D. THE GENERAL CONTRACTOR SHALL PROVIDE TIMELY NOTICE TO THE SPECIAL INSPECTOR AND SUFFICIENT TIME FOR THE INSPECTOR TO PERFORM THEIR INSPECTION.

SPECIAL INSPECTIONS STATEMENT

A. SPECIAL INSPECTIONS AND STRUCTURAL TESTING SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER FOR THE ITEMS IDENTIFIED IN THIS SECTION AND IN OTHER AREAS OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS, UNLESS WAIVED BY THE BUILDING OFFICIAL (SEE CBC CHAPTER 17).
B. THE NAMES AND CREDENTIALS OF THE SPECIAL INSPECTORS TO BE USED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL.
C. DUTIES OF THE SPECIAL INSPECTOR:
   1. THE SPECIAL INSPECTOR SHALL REVIEW ALL WORK LISTED ABOVE FOR CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AND THE 2022 CBC.
      a. THE SPECIAL INSPECTOR SHALL FURNISH SPECIAL INSPECTION REPORTS TO THE EOR, CONTRACTOR, OWNER, AND BUILDING OFFICIAL ON A WEEKLY BASIS, OR MORE FREQUENTLY AS REQUIRED BY THE BUILDING OFFICIAL. ALL ITEMS NOT IN COMPLIANCE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, AND IF UNCORRECTED, TO THE EOR AND THE BUILDING OFFICIAL.
      b. ONCE CORRECTIONS HAVE BEEN MADE BY THE CONTRACTOR, THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AS WELL AS THE APPLICABLE WORKMANSHIP PROVISIONS OF THE 2022 CBC.
   2. DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:
      a. THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER AND THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK. IN ACCORDANCE WITH CBC 1704.4, THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED WITHIN THIS "STATEMENT OF SPECIAL INSPECTIONS."
      b. THE CONTRACTOR SHALL NOTIFY THE RESPONSIBLE SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.
      c. ALL WORK REQUIRING SPECIAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL IT HAS BEEN OBSERVED BY THE SPECIAL INSPECTOR.
   3. PLEASE SEE THE "SPECIAL INSPECTION SCHEDULE" FOR THE TYPES, EXTENTS, AND FREQUENCY OF SPECIFIC ITEMS REQUIRING SPECIAL INSPECTIONS AND STRUCTURAL TESTS AS PART OF THIS PROJECT.

SPECIAL INSPECTIONS SCHEDULE

AREAS REQUIRING SPECIAL INSPECTION:	FREQUENCY		COMMENTS:
	CONTINUOUS	PERIODIC	
FABRICATORS (CBC 1704.2.5)			
	◆		IF FABRICATOR IS APPROVED, ON-SITE INSPECTION IS NOT REQUIRED BUT A CERTIFICATE MUST BE PROVIDED TO THE B.O.
SOILS (CBC 1705.6)			
CLASSIFICATION AND TESTING OF FILL MATERIALS - IF MORE THAN 12" OF FILL IS REQUIRED.		◆	CHECK CLASSIFICATION AND GRADATIONS AT EACH LIFT, BUT NOT LESS THAN ONCE FOR EACH 10,000 FT^2 OF SURFACE AREA.
CONCRETE CONSTRUCTION (CBC 1705.3)			
POST-INSTALLED ANCHORS		◆	IN ACCORDANCE WITH APPROVED ICC-ES REPORT. PERIODIC INSPECTIONS ALLOWED IF STATED IN ES REPORT.
STRUCTURAL STEEL CONSTRUCTION (CBC 1705.2, 1705.12, 1705.13)			
- PRIOR TO WELDING			
VERIFY WELDING PROCEDURES	◆		-
MATERIAL IDENTIFICATION		◆	VERIFY TYPE AND GRADE OF MATERIAL.
WELDER IDENTIFICATION		◆	VERIFY THERE IS A SYSTEM IN PLACE TO IDENTIFY THE WELDER WHO HAS WELDED A JOINT OR MEMBER.
FIT-UP GROOVE WELDS		◆	VERIFY JOINT PREPARATION, DIMENSIONS, CLEANLINESS, TACKING, AND BACKING.
ACCESS HOLES		◆	VERIFY CONFIGURATION AND FINISH.
FIT-UP FILLET WELDS - 5/16" AND LARGER		◆	VERIFY ALIGNMENT, GAPS AT ROOTS, CLEANLINESS OF STEEL SURFACES, TACK WELD QUALITY, AND LOCATION.
- DURING WELDING			
USE OF QUALIFIED WELDERS		◆	VERIFY THAT WELDERS ARE APPROPRIATELY QUALIFIED.
CONTROL AND HANDLING OF WELDING CONSUMABLES		◆	VERIFY PACKAGING AND EXPOSURE CONTROL.
CRACKED TACK WELDS		◆	VERIFY WELDING IS NOT OVER A CRACKED TACK WELD.
ENVIRONMENTAL CONDITIONS		◆	VERIFY WIND SPEED IS WITHIN LIMITS AS WELL AS PRECIPITATION AND TEMPERATURE.
WPS FOLLOWED		◆	VERIFY ITEMS SUCH AS WELDING EQUIPMENT SETTINGS, TRAVEL SPEED, WELDING MATERIALS, SHIELDING GAS TYPE/FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED, AND PROPER POSITION.
WELDING TECHNIQUES		◆	VERIFY INTERPASS AND FINAL AND FINAL CLEANING, EACH PASS IS WITHIN PROFILE LIMITATIONS AND PROPER POSITION.
- AFTER WELDING - FOR CJP, PJP, & FILLETS 5/16" OR LARGER ONLY			
WELDS CLEANED		◆	VERIFY THAT WELDS HAVE BEEN PROPERLY CLEANED.
SIZE, LENGTH, AND LOCATION OF WELDS		◆	-
WELDS MEET VISUAL ACCEPTANCE CRITERIA		◆	-
ARC STRIKES		◆	-
K-AREA		◆	-
BACKING AND WELDING TABS REMOVED		◆	-
REPAIR ACTIVITIES		◆	-
DOCUMENT ACCEPTANCE / REJECTION OF WELD		◆	-
- NONDESTRUCTIVE TESTING			
CJP WELDS (RISK CAT. II)		◆	ULTRASONIC TESTING SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING IN MATERIALS 5/16" THICK OR GREATER. TESTING RATE MUST BE INCREASED IF >5% OF WELDS HAVE UNACCEPTED DEFECTS.
- OTHER STEEL INSPECTIONS			
STRUCTURAL STEEL DETAILS		◆	ALL FABRICATED STEEL AND THEIR CONNECTIONS SHALL BE INSPECTED TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN IN THE APPROVED PLANS.
ANCHOR ROD / EMBEDS SUPPORTING STRUCTURAL STEEL		◆	SHALL BE ON THE PREMISES DURING THE PLACEMENT OF ANCHOR RODS / EMBEDMENTS. VERIFY DIAMETER, GRADE, TYPE, AND LENGTH OF ELEMENTS AND THE EXTENT OR DEPTH OF EMBEDMENT PRIOR TO PLACEMENT OF CONCRETE.
REDUCED BEAM SECTIONS (RBS)		◆	VERIFY CONTOUR AND FINISH AS WELL AS DIMENSIONAL TOLERANCES (SEE TABLE J8-1 OF AISC 341).
PROTECTED ZONES		◆	VERIFY THAT NO HOLES OR UNAPPROVED ATTACHMENTS ARE MADE WITHIN THE PROTECTED ZONE (SEE TABLE J8-1 OF AISC 341).

IMPORTANT ADWISORY: THE CITY/COUNTY/PEER REVIEW PROCESS TYPICALLY RESULTS IN ADJUSTMENTS NEEDING TO BE MADE TO STAMPED PLAN SHEETS. QUANTITY & PRICING ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING OFFICIAL'S STAMP OF APPROVAL ALLOWING CONSTRUCTION SHOULD BE CONSIDERED PRELIMINARY
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PEBBLE BEACH, CA 93953

REGISTERED PROFESSIONAL ENGINEER
ALEKSYS ALEXANDER
No. C-98567
Exp. 03/31/2026
03/31/2025
CIVIL
STATE OF CALIFORNIA

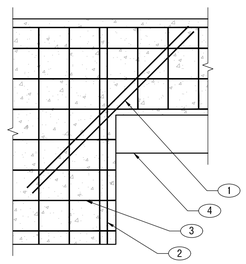
SHEET TITLE
SPECIAL INSPECTIONS SCHEDULE

ISSUE DATE
31 MARCH 2025

SHEET REVISION DATE

SHEET NUMBER
S0.1

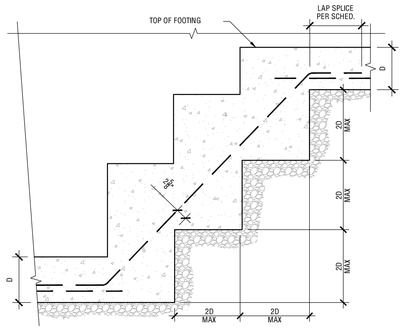
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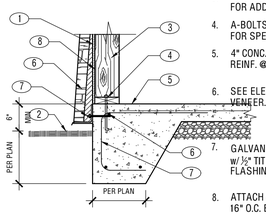
KEYNOTES:

1. (2) #4 x 5'-0".
2. (2) #4 VERTICAL.
3. WALL REINFORCING PER SCHEDULE THIS SHEET.
4. STRIP FOOTING PER PLAN.

1 TYPICAL FOUNDATION WALL STEP
S3.1 NO SCALE



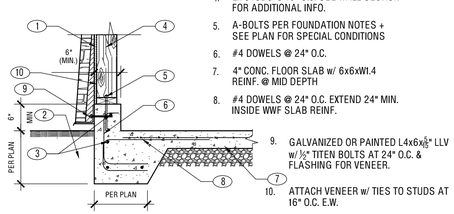
2 TYPICAL FOOTING STEPS
S3.1 NO SCALE



KEYNOTES:

1. APA RATED SHEATHING
2. FINISH GRADE, EXTERIOR SLAB MAY OCCUR
3. 2x STUDS @ 16" O.C., SEE WALL SECTION FOR ADDITIONAL INFO.
4. A-BOLTS PER FNDN. NOTES + SEE PLAN FOR SPECIAL CONDITIONS.
5. 4" CONC. FLOOR SLAB w/ 6x6xWI.4 WWF REINF. @ MID DEPTH
6. SEE ELEVATIONS FOR STONE OR BRICK VENEER.
7. GALVANIZED OR PAINTED L4x6x$\frac{5}{16}$" LLV w/ ½" TITEN BOLTS AT 24" O.C. & FLASHING FOR VENEER.
8. ATTACH VENEER w/ TIES TO STUDS AT 16" O.C. E.W.

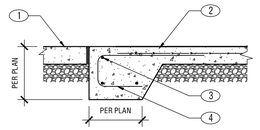
3 WALKOUT CONDITION AT FOUNDATION-NO STEM OPTION
S3.1 NO SCALE



KEYNOTES:

1. APA RATED SHEATHING
2. FINISH GRADE EXTERIOR SLAB MAY OCCUR
3. #4 HORZ. BAR
4. 2x STUDS @ 16" O.C. SEE WALL SECTION FOR ADDITIONAL INFO.
5. A-BOLTS PER FOUNDATION NOTES + SEE PLAN FOR SPECIAL CONDITIONS
6. #4 DOWELS @ 24" O.C.
7. 4" CONC. FLOOR SLAB w/ 6x6xWI.4 REINF. @ MID DEPTH
8. #4 DOWELS @ 24" O.C. EXTEND 24" MIN. INSIDE WWF SLAB REINF.
9. GALVANIZED OR PAINTED L4x6x$\frac{5}{16}$" LLV w/ ½" TITEN BOLTS AT 24" O.C. & FLASHING FOR VENEER.
10. ATTACH VENEER w/ TIES TO STUDS AT 16" O.C. E.W.

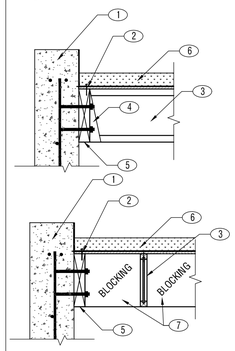
4 WALKOUT CONDITION AT FOUNDATION-STEM OPTION
S3.1 NO SCALE



KEYNOTES:

1. EXTERIOR CONC. SLAB
2. 4" CONC. FLOOR SLAB w/ 6x6xWI.4 WWF REINF. @ MID DEPTH
3. #4 HORZ. BAR
4. #4 VERT. @ 24" O.C., EXTEND 24" MIN. INSIDE WWF SLAB REINF.

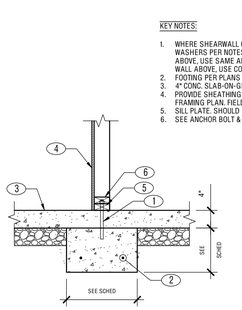
5 WALKOUT CONDITION AT FOUNDATION-OPENING
S3.1 NO SCALE



KEYNOTES:

1. CONCRETE BASEMENT WALL PER SCHEDULE. PARAPET MAY OR MAY NOT OCCUR. ENSURE (2) #5 BAR BOND BEAM AT ROOF BEARING ELEVATION.
2. ROOF SHEATHING FOR PAVERED ROOF. EDGE NAIL TO LEDGER & FIELD NAIL TO RAFTERS PER NOTES.
3. ROOF FRAMING PER PLAN. SLOPED PER ARCH.
4. INSTALL SIMPSON JOIST HANGER PER 16/S4.1 TO SUIT RAFTER SIZE.
5. LVL ROOF LEDGER W/ (2) $\frac{5}{16}$" DIA. SIMPSON TITEN HDs @ 16" O.C., W/ 6" EMBEDMENT.
6. ROOF SYSTEM & WATERPROOFING PER ARCH.
7. BLOCKING (2) RAFTER SPACES DEEP AT 24" O.C.

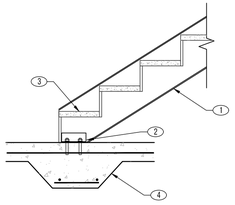
6 ROOF FRAMING AT CONCRETE WALL
S3.1 NO SCALE



KEY NOTES:

1. WHERE SHEARWALL OCCURS ABOVE, PROVIDE ANCHOR BOLTS & 3x3x1/4 WASHERS PER NOTES A & ANCHOR BOLT SCHEDULE. IF BEARING WALL ONLY ABOVE, USE SAME ANCHOR BOLTS SPACED @ 32" O.C. IF NON-STRUCTURAL WALL ABOVE, USE CONCRETE NAILS @ 32" O.C.
2. FOOTING PER PLANS & SCHEDULE.
3. 4" CONC. SLAB-ON-GRADE PER NOTES OR CRAWLSPACE RAT SLAB PER G.C.
4. PROVIDE SHEATHING PER SCHEDULE IF DESIGNATED AS SHEARWALL ON FRAMING PLAN. FIELD NAIL INTO SILL PLATE.
5. SILL PLATE. SHOULD BE TREATED.
6. SEE ANCHOR BOLT & SHEARWALL SCHEDULE FOR SILLPLATE REQUIREMENTS.

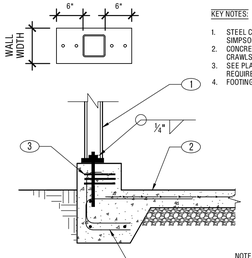
7 INTERIOR FOOTING
S3.1 NO SCALE



KEY NOTES:

1. STEEL STAIR STRINGER BY STAIR MANUFACTURER. CAN BE 12" DEEP FLATE OR 12" CHANNEL.
2. L3x3x3/16 w/ (2) 3/8"x4" WEDGE ANCHOR @ CONCRETE SLAB @ EA. STRINGER MINIMUM.
3. PRECAST CONCRETE, METAL PAN AND CONCRETE, OR METAL GRATE STAIRS PER ARCH. AND STAIR MANUFACTURER.
4. SHOVEL FOOTING PER PLAN & SCHEDULE.

8 TYPICAL STEEL STRINGER @ SHOVEL FOUNDATION
S3.1 NO SCALE



KEY NOTES:

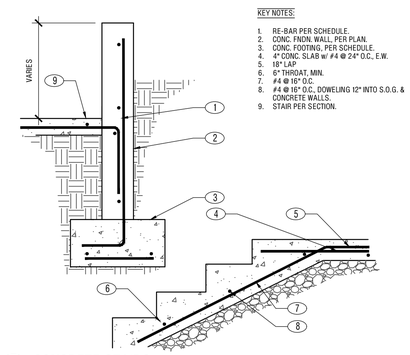
1. STEEL COLUMN PER PLAN w/ 3/4" BASE PL. & (4) 3/4" DIA. SIMPSON TITEN HD ANCHORS w/ 8" EMBEDMENT.
2. CONCRETE SLAB-ON-GRADE & TOPPING PER NOTES OR CRAWLSPACE RAT SLAB PER G.C.
3. SEE PLAN AND COLUMN SCHEDULE FOR REINFORCEMENT REQUIREMENTS.
4. FOOTING SIZE & REINF. PER SCHEDULE ON FOOTING PLAN.

NOTES:

A. WHERE COLUMN IS TILTING ABV. FULL-PENETRATION WELDS REQUIRED TO BASEPLATE PER PLANS.

B. MODIFY BASEPLATE AT CORNERS AS REQUIRED. (4) BOLTS STILL REQ'D.

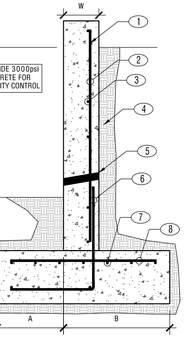
9 STEEL COLUMN BEARING ON FOUNDATION WALL
S3.1 NO SCALE



KEY NOTES:

1. RE-BAR PER SCHEDULE.
2. CONC. FNDN. WALL, PER PLAN.
3. CONC. FOOTING, PER SCHEDULE.
4. 4" CONC. SLAB w/ #4 @ 24" O.C., E.W.
5. 18" LAP.
6. 6" THROAT, MIN.
7. #4 @ 16" O.C.
8. #4 @ 16" O.C., DOWELING 12" INTO S.O.G. & CONCRETE WALLS.
9. STAIR PER SECTION.

10 CONCRETE STAIRS
S3.1 NO SCALE



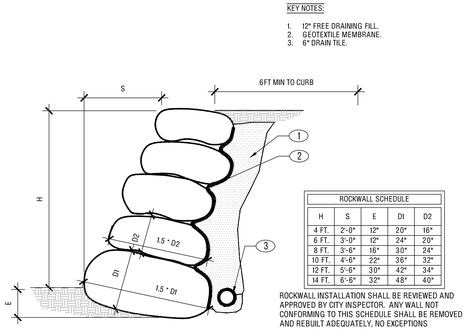
SCHEDULE-1500-PSF BEARING PRESSURE, NO SLAB

H	A	B	C	D	W	T
2 FT.	0'-8"	1'-4"	#5	14"	8"	12"
4 FT.	1'-3"	2'-0"	#5	14"	8"	12"
6 FT.	2'-0"	2'-9"	#5	14"	8"	12"
8 FT.	2'-6"	4'-0"	#6	10"	10"	14"
10 FT.	3'-0"	5'-0"	#6	8"	12"	16"
12 FT.	4'-6"	6'-6"	#8	10"	12"	20"
14 FT.	5'-6"	8'-6"	#8	6"	13"	24"

KEY NOTES:

1. 2" COVER TO VERT.
2. "C" VERT AT "D" O.C.
3. #4 HORZ. AT 16" O.C.
4. FREE DRAINING BACKFILL MATERIAL (NO SILTY OR SANDY SOILS)
5. 1-½" WEEP HOLE AT 36" O.C. w/ 12" ROUND GRAVEL TRENCH RUNNING BEHIND, NOT REQ'D FOR WALLS <4'-0". ALTERNATIVE: CAN USE 6" DIA. DRAIN TILE BEHIND WALL.
6. "C" DWL AT "D" O.C. w/ 30" LAP.
7. (7) #4 CONT. AS SHOWN.
8. "C" TRANSVERSE AT "D" O.C.
9. MIN. 18" EXCEPT 6" ALLOWED FOR 2'-0" WALLS.

11 SITE RETAINING WALL SCHED. SINGLE TIER (NO SURCHARGE)
S3.1 NO SCALE



ROCKWALL SCHEDULE

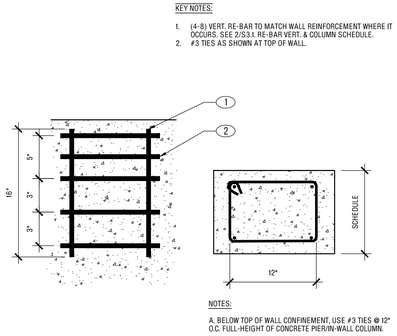
H	S	E	D1	D2
4 FT.	2'-0"	12"	20"	16"
6 FT.	3'-0"	12"	24"	20"
8 FT.	3'-6"	16"	30"	24"
10 FT.	4'-6"	22"	36"	32"
12 FT.	5'-6"	30"	42"	34"
14 FT.	6'-6"	32"	48"	40"

KEY NOTES:

1. 12" FREE DRAINING FILL.
2. GEOTEXTILE MEMBRANE.
3. 6" DRAIN TILE.

ROCKWALL INSTALLATION SHALL BE REVIEWED AND APPROVED BY CITY INSPECTOR. ANY WALL NOT CONFORMING TO THIS SCHEDULE SHALL BE REMOVED AND REBUILT ADEQUATELY, NO EXCEPTIONS

12 ROCK PROTECTED SLOPES-SINGLE TIER (NO SURCHARGE)
S3.1 NO SCALE



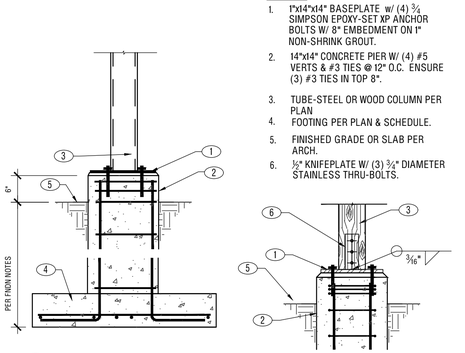
KEY NOTES:

1. (4-8) VERT. RE-BAR TO MATCH WALL REINFORCEMENT WHERE IT OCCURS. SEE 2/S3.1. RE-BAR VERT. & COLUMN SCHEDULE.
2. #3 TIES AS SHOWN AT TOP OF WALL.

NOTES:

A. BELOW TOP OF WALL CONFINEMENT, USE #3 TIES @ 12" O.C. FULL-HEIGHT OF CONCRETE PIER/IN-WALL COLUMN.

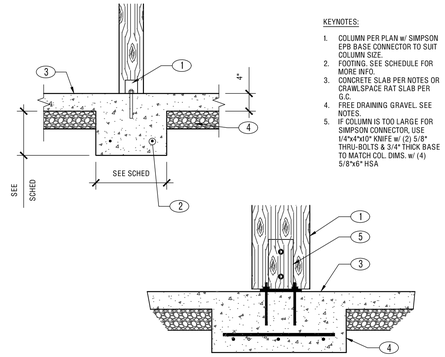
13 WALL CONFINEMENT
S3.1 NO SCALE



KEYNOTES:

1. APA RATED SHEATHING
2. FINISH GRADE EXTERIOR SLAB MAY OCCUR
3. #4 HORZ. BAR
4. 2x STUDS @ 16" O.C. SEE WALL SECTION FOR ADDITIONAL INFO.
5. A-BOLTS PER FOUNDATION NOTES + SEE PLAN FOR SPECIAL CONDITIONS
6. #4 DOWELS @ 24" O.C.
7. 4" CONC. FLOOR SLAB w/ 6x6xWI.4 REINF. @ MID DEPTH
8. #4 DOWELS @ 24" O.C. EXTEND 24" MIN. INSIDE WWF SLAB REINF.
9. GALVANIZED OR PAINTED L4x6x$\frac{5}{16}$" LLV w/ ½" TITEN BOLTS AT 24" O.C. & FLASHING FOR VENEER.
10. ATTACH VENEER w/ TIES TO STUDS AT 16" O.C. E.W.

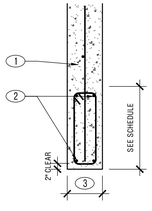
14 ISOLATED EXTERIOR COLUMN & PIER
S3.1 NO SCALE



KEYNOTES:

1. COLUMN PER PLAN w/ SIMPSON EPB BASE CONNECTOR TO SUIT COLUMN SIZE.
2. FOOTING. SEE SCHEDULE FOR MORE INFO.
3. CONCRETE SLAB PER NOTES OR CRAWLSPACE RAT SLAB PER G.C.
4. FREE DRAINING GRAVEL. SEE NOTES.
5. IF COLUMN IS TOO LARGE FOR SIMPSON CONNECTOR, USE 1/4"x4"x10" KNIFE w/ (2) 5/8" THRU-BOLTS & 3/4" THICK BASE TO MATCH COL DIMS. w/ (4) 5/8"x6" HSA

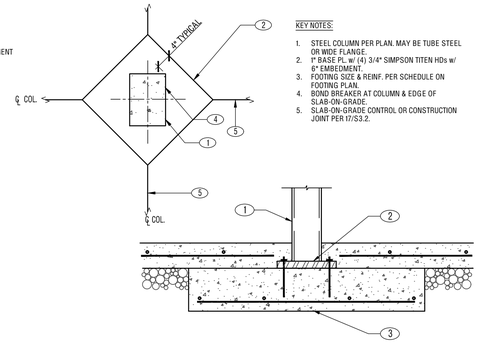
15 WOOD COLUMN @ SLAB-ON-GRADE
S3.1 NO SCALE



KEY NOTES:

1. FOUNDATION WALL ABV. LINTEL PER PLAN AND SCHEDULE.
2. CONCRETE LINTEL. SEE CONCRETE BEAM SCHEDULE FOR REINFORCEMENT INFORMATION.
3. WIDTH OF LINTEL TO MATCH WALL WIDTH.

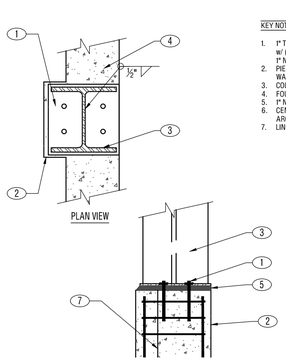
16 CONCRETE LINTEL
S3.1 NO SCALE



KEY NOTES:

1. STEEL COLUMN PER PLAN. MAY BE TUBE STEEL OR WIDE FLANGE.
2. 1" BASE PL. w/ (4) 3/4" SIMPSON TITEN HDs w/ 5" EMBEDMENT.
3. FOOTING SIZE & REINF. PER SCHEDULE ON FOOTING PLAN.
4. BOND BREAKER AT COLUMN & EDGE OF SLAB-ON-GRADE.
5. SLAB-ON-GRADE CONTROL OR CONSTRUCTION JOINT PER I7/S3.2.

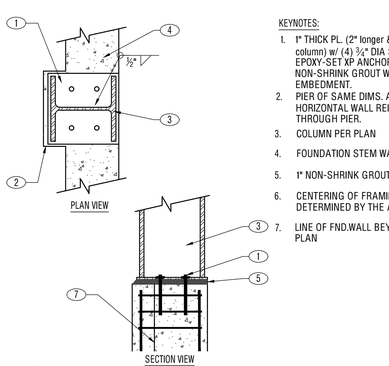
17 STEEL COLUMN @ SLAB-ON-GRADE
S3.1 NO SCALE



KEY NOTES:

1. 1" THICK PLATE. (2" LONGER & WIDER THAN COLUMN) w/ (4) 3/4" DIA. SIMPSON EPOXY-SET XP ANCHORS ON 1" NON-SHRINK GROUT w/ 12" EMBEDMENT.
2. PIER OF SAME DIMS. AS BASEPLATE. HORIZONTAL WALL REINFORCING TO RUN THROUGH PIER.
3. COLUMN PER PLAN.
4. FOUNDATION STEM WALL.
5. 1" NON-SHRINK GROUT
6. CENTERING OF FRAMING TO BE DETERMINED BY THE ARCHITECT.
7. LINE OF FND. WALL BEYOND PER PLAN.

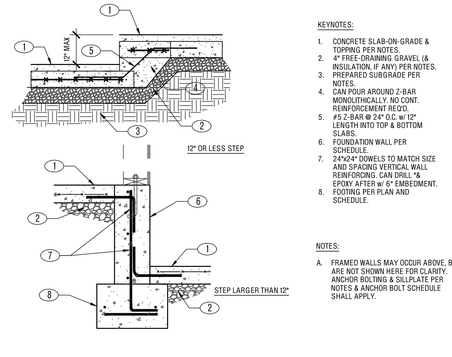
18 WIDE FLANGE COLUMN PARALLEL WITH STEMWALL
S3.1 NO SCALE



KEYNOTES:

1. 1" THICK PL. (2" longer & wider than column) w/ (4) ¾" DIA SIMPSON EPOXY-SET XP ANCHORS ON 1" NON-SHRINK GROUT W/ 12" EMBEDMENT.
2. PIER OF SAME DIMS. AS BASEPLATE. HORIZONTAL WALL REINFORCING TO RUN THROUGH PIER.
3. COLUMN PER PLAN
4. FOUNDATION STEM WALL
5. 1" NON-SHRINK GROUT
6. CENTERING OF FRAMING TO BE DETERMINED BY THE ARCHITECT
7. LINE OF FND.WALL BEYOND PER PLAN

19 WIDE FLANGE COLUMN PERPENDICULAR TO STEMWALL
S3.1 NO SCALE



KEYNOTES:

1. COLUMN CONCRETE SLAB-ON-GRADE & TOPPING PER NOTES.
2. 4" FREE-DRAINING GRAVEL (& INSULATION, IF ANY) PER NOTES.
3. PREPARED SUBGRADE PER NOTES.
4. CAN POUR AROUND Z-BAR MONOLITHICALLY. NO CONT. REINFORCEMENT REQ'D.
5. #5 Z-BAR @ 24" O.C. w/ 12" LENGTH INTO TOP & BOTTOM SLABS.
6. FOUNDATION WALL PER SCHEDULE.
7. 24"x24" DOWELS TO MATCH SIZE AND SPACING VERTICAL WALL REINFORCING. CAN DRILL *& EPOXY AFTER w/ 6" EMBEDMENT.
8. FOOTING PER PLAN AND SCHEDULE.

NOTES:

A. FRAMED WALLS MAY OCCUR ABOVE, BUT ARE NOT SHOWN HERE FOR CLARITY. ANCHOR BOLTING & SILLPLATE PER NOTES & ANCHOR BOLT SCHEDULE SHALL APPLY.

20 STEPS IN SLABS-ON-GRADE
S3.1 NO SCALE

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REGISTERED PROFESSIONAL ENGINEER
JESSYS A. FLORES
No. C-88567
EXP. 03/31/2026
03/31/2025
CIVIL
STATE OF CALIFORNIA

SHEET TITLE

FOUNDATION DETAILS

ISSUE DATE

31 MARCH 2025

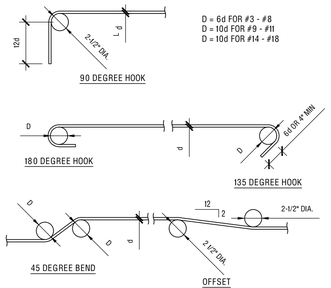
SHEET REVISION DATE

SHEET NUMBER

S3.1

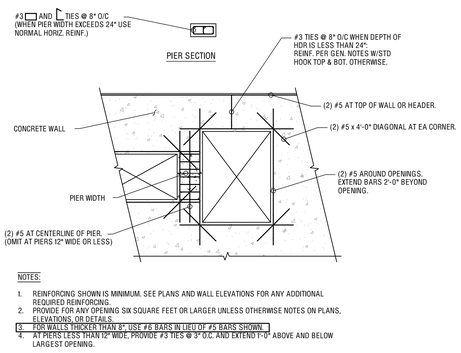
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1 S3.2 NOT USED
NO SCALE



6 S3.2 TYPICAL BARS, BENDS, & HOOKS IN CONCRETE
NO SCALE

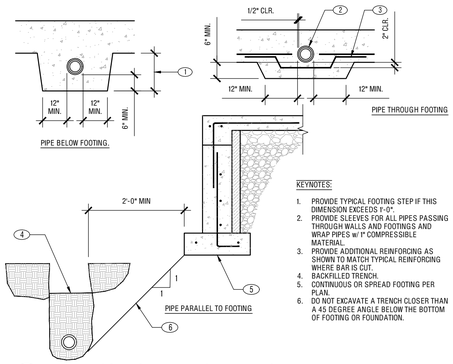
2 S3.2 NOT USED
NO SCALE



NOTES:
1. REINFORCING SHOWN IS MINIMUM. SEE PLANS AND WALL ELEVATIONS FOR ANY ADDITIONAL REQUIRED REINFORCING.
2. PROVIDE FOR ANY OPENING SIX SQUARE FEET OR LARGER UNLESS OTHERWISE NOTES ON PLANS, ELEVATIONS, OR DETAILS.
3. FOR WALLS THICKER THAN 8", USE #6 BARS IN LIEU OF #5 BARS SHOWN.
4. AT PIERS LESS THAN 12" WIDE, PROVIDE #3 TIES @ 3" O.C. AND EXTEND 1'-0" ABOVE AND BELOW LARGEST OPENING.

7 S3.2 TYPICAL OPENING REINFORCEMENT WALLS & SLABS
NO SCALE

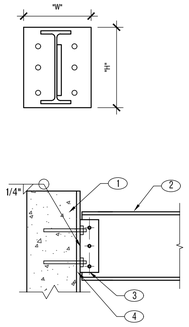
3 S3.2 NOT USED
NO SCALE



KEYNOTES:
1. PROVIDE TYPICAL FOOTING STEP IF THIS DIMENSION EXCEEDS 1'-0".
2. PROVIDE SLEEVES FOR ALL PIPES PASSING THROUGH WALLS AND FOOTINGS AND WRAP PIPES w/ 1" COMPRESSIBLE MATERIAL.
3. PROVIDE ADDITIONAL REINFORCING AS SHOWN TO MATCH TYPICAL REINFORCING WHERE BAR IS CUT.
4. BACKFILLED TRENCH.
5. CONTINUOUS OR SPREAD FOOTING PER PLAN.
6. DO NOT EXCAVATE A TRENCH CLOSER THAN A 45 DEGREE ANGLE BELOW THE BOTTOM OF FOOTING OR FOUNDATION.

8 S3.2 PIPE & FOOTING INTERFACE DETAILS
NO SCALE

4 S3.2 STEEL BEAM TO CONCRETE WALL
NO SCALE

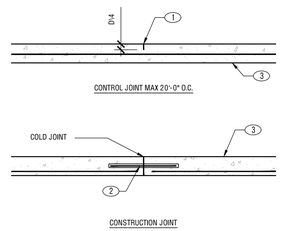


KEY NOTES:
1. CONCRETE FOUNDATION WALL.
2. BEAM PER PLAN.
3. SEE S/S43 FOR KNIFEPLATE & BOLT REQUIREMENTS.
4. STEEL FACE PLATE, ATTACH w/ 3/4"x8" SIMPSON TITEN HD ANCHORS. SEE SCHEDULE BELOW.

NOTES:
A. FLOOR FRAMING NOT SHOWN FOR CLARITY

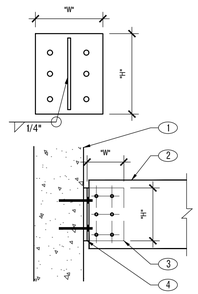
FACEPLATE SCHEDULE				
BEAM SIZE	"T"	"H"	"W"	BOLT #
W10, W12 & W14	½"	BM DEPTH +1"	BM WIDTH +2"	4
W16 & W18	½"			6
W21 & W24	⅝"			6
W27 & W30	¾"			8
W33 & W36	¾"			8

9 S3.2 TYPICAL SLAB-ON-GRADE JOINTS
NO SCALE



KEYNOTES:
1. PREFORMED "T" QUICK JOINT OR SAWCUT WITHIN 24 HOURS OF POUR. USE TOOLED JOINTS @ EXTERIOR SLABS.
2. 1/2" SMOOTH DOWEL x 18" @ 24" O.C. LUBRICATE (1) SIDE.
3. 4" OR 6" CONCRETE SLAB ON GRADE PER NOTE #7, t/S3.1.

5 S3.2 WOOD BEAM TO CONCRETE WALL
NO SCALE

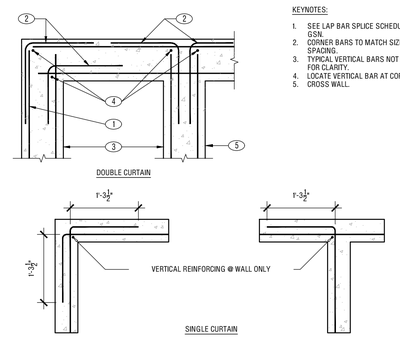


KEY NOTES:
1. CONCRETE FOUNDATION WALL.
2. BEAM PER PLAN.
3. STEEL KNIFEPLATE ATTACH w/ 3/4" A307 THRU-BOLTS. SEE SCHEDULE.
4. STEEL FACEPLATE ATTACH w/ 3/4"x8" SIMPSON TITEN HD ANCHORS. SEE SCHEDULE.

FACEPLATE SCHEDULE				
BEAM DEPTH	"T"	"H"	"W"	BOLT #
10"-12"	½"	BM DEPTH +1"	BM WIDTH +2"	4
13"-15"	½"			6
16"-18"	⅝"			6
19"-21"	½"			8
22"-24"	¾"			8

KNIFEPLATE SCHEDULE				
BEAM DEPTH	"T"	"H"	"W"	BOLT #
10"-12"	½"	BM DEPTH -1"	"4"	1 ROW OF 3
13"-15"	½"		"4"	1 ROW OF 3
16"-18"	⅝"		"6"	2 ROW OF 3
19"-21"	½"		"6"	2 ROW OF 4
22"-24"	¾"		"6"	2 ROW OF 4

10 S3.2 TYPICAL INTERSECTIONS OF CONCRETE WALLS AND FOOTINGS
NO SCALE



KEYNOTES:
1. SEE LAP BAR SPLICE SCHEDULE IN GSN.
2. CORNER BARS TO MATCH SIZE AND SPACING.
3. TYPICAL VERTICAL BARS NOT SHOWN FOR CLARITY.
4. LOCATE VERTICAL BAR AT CORNER.
5. CROSS WALL.

12 S3.2 NOT USED
NO SCALE

13 S3.2 NOT USED
NO SCALE

14 S3.2 NOT USED
NO SCALE

15 S3.2 NOT USED
NO SCALE

16 S3.2 NOT USED
NO SCALE

17 S3.2 NOT USED
NO SCALE

18 S3.2 NOT USED
NO SCALE

19 S3.2 NOT USED
NO SCALE

20 S3.2 NOT USED
NO SCALE

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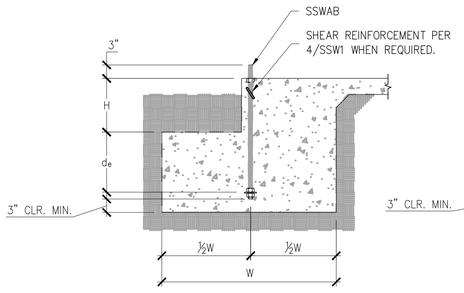
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FOUNDATION DETAILS

ISSUE DATE
31 MARCH 2025

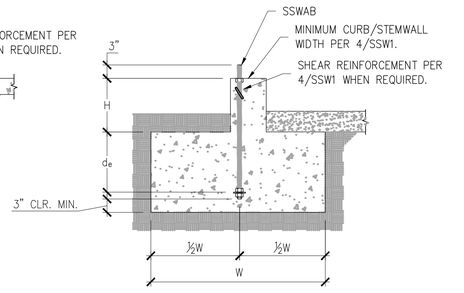
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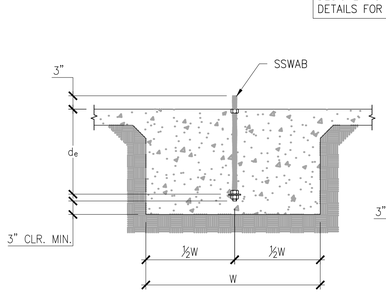


SLAB ON GRADE FOUNDATION

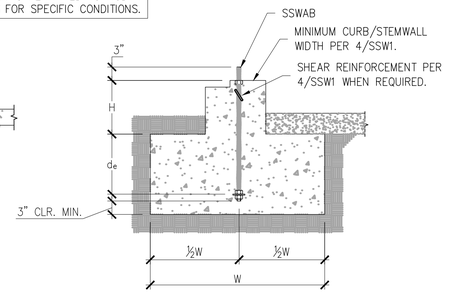


CURB OR STEMWALL FOUNDATION

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



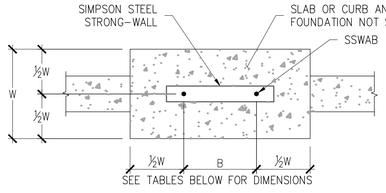
INTERIOR FOUNDATION



BRICK LEDGE FOUNDATION

NOTES :
1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = l_e – d_e. SEE 5/SSW1 AND 6/SSW1 FOR l_e.

STEEL STRONG–WALL ANCHORAGE – TYPICAL SECTIONS | 1



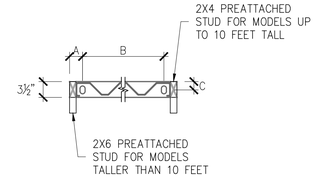
FOUNDATION PLAN VIEW

STEEL STRONG–WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB ¾" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	SSWAB ¾" ANCHOR BOLT W (in)	SSWAB ¾" ANCHOR BOLT d_e (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	SSWAB 1" ANCHOR BOLT W (in)	SSWAB 1" ANCHOR BOLT d_e (in)
SEISMIC	CRACKED	STANDARD	8,800	22	8	16,100	33	11
			9,600	24	8	17,100	35	12
		HIGH STRENGTH	18,500	36	12	33,000	51	17
			19,900	38	13	35,300	54	18
	UNCRACKED	STANDARD	8,800	19	7	15,700	28	10
			9,600	21	7	17,100	30	10
		HIGH STRENGTH	18,300	31	11	32,300	44	15
			19,900	33	11	35,300	47	16
WIND	CRACKED	STANDARD	5,100	14	6	6,200	16	6
			7,400	18	6	11,400	24	8
		HIGH STRENGTH	9,600	22	8	17,100	32	11
			11,400	24	8	21,100	36	12
			13,600	27	9	27,300	42	14
			15,900	30	10	31,800	46	16
	UNCRACKED	STANDARD	19,900	35	12	35,300	50	17
			5,000	12	6	6,400	14	6
			7,800	16	6	12,500	22	8
		HIGH STRENGTH	9,600	19	7	17,100	28	10
			12,500	22	8	21,900	32	11
			14,300	24	8	26,400	36	12
			17,000	27	9	31,500	40	14
			19,900	30	10	35,300	43	15

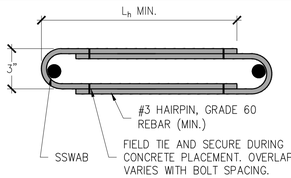
NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318–19, ACI 318–14 AND ACI 318–11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318–19 SECTION 17.10.5.3, ACI 318–14 SECTION 17.2.3.4.3 AND ACI 318–11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/SSW1 FOR d_e.

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI | 2

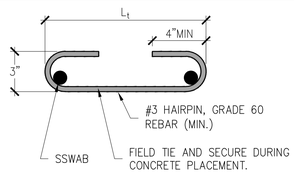


STEEL STRONG–WALL® ANCHOR BOLT LAYOUT

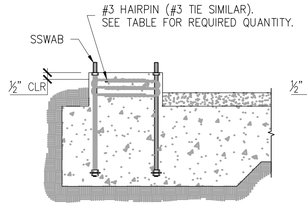
WALL MODEL	DISTANCE FROM END OF WALL TO CENTER OF SSWABs (A) (in.)	DISTANCE FROM CENTER TO CENTER OF SSWABs (B) (in.)	DISTANCE FROM EXTERIOR FACE OF WALL TO CENTER OF ALL SSWABs (C) (in.)
SSW12	2⅜	6⅞	2
SSW15	2⅞	9¼	1⅞
SSW18	2⅞	12¼	1⅞
SSW21	2⅞	15¼	1⅞
SSW24	2⅞	18¼	1⅞



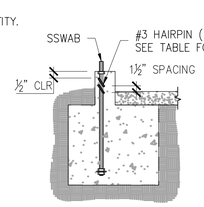
HAIRPIN SHEAR REINFORCEMENT



TIE SHEAR REINFORCEMENT



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)



SECTION A

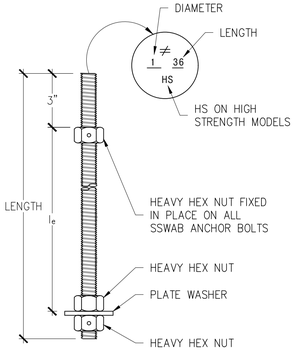
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STEEL STRONG–WALL SHEAR ANCHORAGE

MODEL	SEISMIC[3] L_t OR L_h (in.)	SEISMIC[3] SHEAR REINFORCEMENT	SEISMIC[3] MIN. CURB/STEMWALL WIDTH (in.)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MIN. CURB/STEMWALL WIDTH (in.)	WIND[4] ASD ALLOWABLE SHEAR LOAD V (lbs.)[6] 6" MIN CURB/STEMWALL UNCRACKED	6" MIN CURB/STEMWALL CRACKED	8" MIN CURB / STEMWALL UNCRACKED	8" MIN CURB / STEMWALL CRACKED
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	–	1230	880	1440	1030
SSW15	12	(2) #3 TIES	6	NONE REQUIRED	–	1590	1135	1810	1295
SSW18	14	(1) #3 HAIRPIN	8[5]	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG–WALL PANEL			
SSW21	15	(2) #3 HAIRPIN	8[5]	(1) #3 HAIRPIN	6				
SSW24	17	(2) #3 HAIRPIN	8[5]	(1) #3 HAIRPIN	6				

NOTES :
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318–19, ACI 318–14 AND ACI 318–11 AND ASSUME MINIMUM f'_c=2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG–WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318–19 SECTION 17.9.2, ACI 318–14 SECTION 17.7.2 AND ACI 318–11 D.8.2.

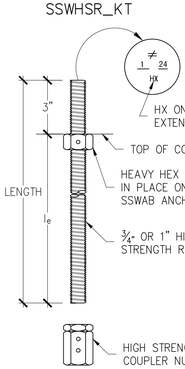
STEEL STRONG–WALL ANCHOR BOLT SHEAR ANCHORAGE | 4



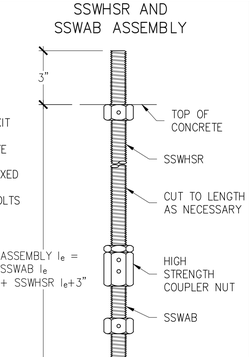
STEEL STRONG–WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l_e
12" MODEL	SSWAB3/4x24	¾"	24"	19"
	SSWAB3/4x24HS	¾"	24"	19"
	SSWAB3/4x30	¾"	30"	25"
	SSWAB3/4x30HS	¾"	30"	25"
	SSWAB3/4x36HS	¾"	36"	31"
15", 18", 21" AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

SSW ANCHOR BOLTS | 5

SSWHSR_KT



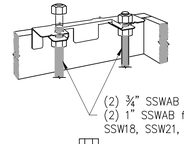
SSWHSR AND SSWAB ASSEMBLY



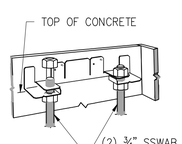
SSW WIDTH	MODEL NO.	DIAMETER	TOTAL LENGTH	l_e
12" MODEL	SSWHSR3/4–2KT	¾"	24"	21"
	SSWHSR3/4–3KT	¾"	36"	33"
15", 18", 21" AND 24" MODELS	SSWHSR1–2KT	1"	24"	21"
	SSWHSR1–3KT	1"	36"	33"

SSW ANCHOR BOLT EXTENSION | 6

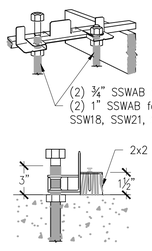
SSWT EXTERIOR INSTALLATION



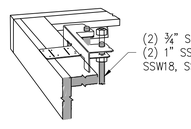
SSWTPF PANEL FORM INSTALLATION



SSWT INTERIOR INSTALLATION



SSWTBL BRICK LEDGE INSTALLATION



SSW ANCHOR BOLT TEMPLATES | 7

IMPORTANT ADVISORY: THE CITY/COUNTY/PEER REVIEW PROCESS TYPICALLY RESULTS IN ADJUSTMENTS NEEDING TO BE MADE TO STAMPED PLAN SHEETS. QUANTITY & PRICING ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING OFFICIAL'S STAMP OF APPROVAL ALLOWING CONSTRUCTION SHOULD BE CONSIDERED PRELIMINARY THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE. ARE THE INTELLECTUAL PROPERTY OF CANYONS, INC. AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, BUT NOT LIMITED TO, COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CANYONS, INC.

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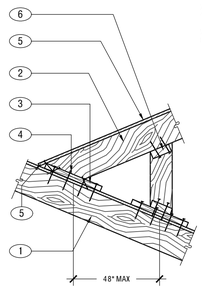
SHEET TITLE
STEEL STRONG WALL ANCHORAGE DETAILS

ISSUE DATE
31 MARCH 2025

SHEET REVISION DATE

SHEET NUMBER
S3.3

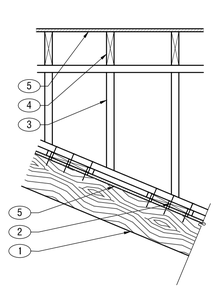
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KEY NOTES:

1. FRAMING PER PLAN.
2. 2x8 @ 16" O.C. BRACE @ 48" O.C. ON PONYWALL. PROVIDE 2x8 RIDGE/HIP NAILER.
3. 2x12 VALLEY SLEEPER w/ (4) 16d PER RAFTER.
4. (3) 16d TOENAIL & (1) 16d FACENAIL FROM JACK RAFTER TO VALLEY SLEEPER (TYP.)
5. SHEATHING PER NOTES w/ 10d @ 6" O.C. EDGES & @ 12" O.C. FIELD.
6. 2x4 PONYWALL PERP. TO STRUCTURAL ROOF FRAMING w/ 2x10 NAILER @ 48" O.C.

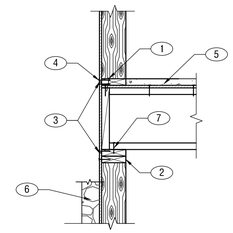
1 OVERBUILD PARALLEL TO ROOF FRAMING
S4.1 NO SCALE



KEY NOTES:

1. (E) ROOF FRAMING.
2. CONTINUOUS 2x0s ON FLAT @ 24" O.C. IF (E) ROOF STICK-FRAMED & @ EA. TRUSS WEB MEMBER BELOW IF (E) ROOF TRUSSED. ATTACH w/ (3) 16d NAILS @ EA. (E) FRAMING MEMBER BELOW.
3. 2x4 PONYWALL @ 48" O.C. & MIN. ONE @ RIDGE LINE.
4. OVERBUILD RAFTERS TO BE MIN. 2x6 @ 16" O.C.
5. ROOF SHEATHING PER NOTES w/ 10d @ 6" O.C. EDGES & 12" O.C. FIELD.

2 OVERBUILD PERPENDICULAR TO ROOF FRAMING
S4.1 NO SCALE



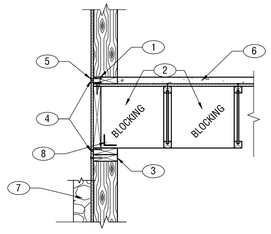
KEY NOTES:

1. 16d AT 6" O.C.
2. DBL. TOP PLATE 4'-0" MIN. LENGTH OF SPLICE & USE 16d NAILS EACH SIDE OF SPLICE.
3. LAP SHEATHING ON WALL PLATES OR ACROSS RIM BOARD.
4. SEE FRAMING NOTES FOR SHEATHING & NAILING.
5. FLOOR TOPPING PER ARCH.
6. VENEER PER ARCH. FOR VENEER HEIGHT > 12'-8", USE L4x6x5/16 LEDGER ANGLE, IN ADDITION TO TIES, PER 19/S4.2.
7. TOENAIL JOIST TO TOP PLATE PER G.SN. SIMPSON A35 BLOCK TO TOP PLATE PER SW SCHEDULE.

NOTES:

A. STONE VENEER w/ TIES TO STUDS @ 16" O.C. VERT. + 16" O.C., HORZ.

3 FLOOR BEARING AT SHEAR WALL
S4.1 NO SCALE



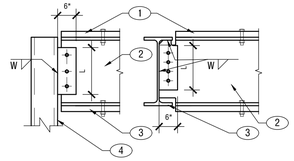
KEY NOTES:

1. 16d AT 6" O.C.
2. BLOCKING (2) JOIST SPACES DEEP 24" O.C.
3. DBL. TOP PLATE 4'-0" MIN. LENGTH OF SPLICE & USE 16d NAILS EACH SIDE OF SPLICE.
4. LAP SHEATHING ON WALL PLATES OR ACROSS RIM BOARD.
5. SEE FRAMING NOTES FOR SHEATHING NAILING.
6. FLOOR TOPPING PER ARCH.
7. VENEER PER ARCH. FOR VENEER HEIGHT > 12'-8", USE L4x6x5/16 LEDGER ANGLE, IN ADDITION TO TIES, PER 19/S4.2.
8. SIMPSON A35 RIM BOARD TO TOP PLATE PER SW SCHEDULE.

NOTES:

A. STONE VENEER w/ TIES TO STUDS @ 16" O.C. VERT. + 16" O.C., HORZ.

4 FLOOR PARALLEL TO SHEAR WALL
S4.1 NO SCALE



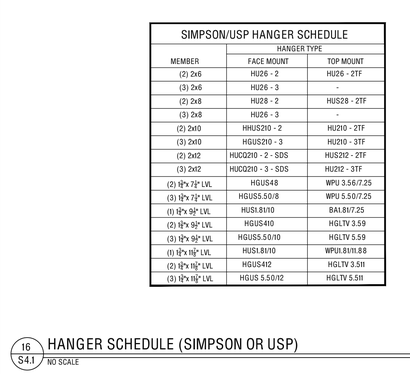
KEY NOTES:

1. 2x PLATE TOP & BOT. w/ ½" CARRIAGE BOLTS @ 24" O.C. STAGGERED.
2. BEAM 'A'.
3. BEAM PER PLAN.
4. COLUMN PER PLAN.

KNIFE PLATE CONNECTION SCHEDULE - BM/BM OR BM/COL.						
BEAM 'A'	L	T	# OF BOLTS	BOLT ROWS	BOLT DIA.	W
W10 OR LESS	8"	3/8"	2	1	3/4"	3/16"
W12 & W14	10"	3/8"	3	1	3/4"	3/16"
W16 & W18	14"	1/2"	4	2	3/4"	1/4"
W21 & W24	18"	1/2"	4	2	3/4"	1/4"
W27 & W30	24"	3/4"	6	2	3/4"	5/16"
W33 & W36	30"	3/4"	8	2	3/4"	5/16"

NOTE: FILLET WELD LENGTH IS FULL 'L' OF KNIFE PLATE & BOLTS SHALL BE A325 BOLTS.

5 TYPICAL STEEL-TO-STEEL CONNECTIONS
S4.1 NO SCALE



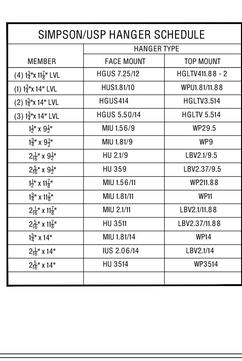
KEY NOTES:

1. HIGH ROOF FRAMING ATTACHED TO WALL PER 6/S4.1, 8/S4.1 OR 9/S4.1.
2. LOWER ROOF FRAMING PER PLAN. HANGER PER SCHEDULE.
3. ROOF SHEATHING PER NOTES.
4. 10d NAILS @ 4" O.C.
5. PONYWALL SHEARWALL PER PLANS & SCHED. SHEATHING TO BOTTOM OF BEAM.
6. 3x LEDGER w/ (2) ½" DIA. LAG SCREWS w. 3" EMBED. @ 16" O.C.
7. WOOD BEAM PER PLAN.
8. (2) 16d NAILS @ 4" O.C.
9. STEEL BEAM PER PLAN w/ NAILER PER 11/S4.1. PACK-OUT WEB PER 13/S4.2, IF REQ'D.

NOTES:

A. ORIENTATION OR SLOPE OF RAFTERS AT EITHER LEVEL MAY DIFFER. SEE PLANS & ADJUST AS REQ'D.
B. SEE ARCH WALL SECTIONS FOR MORE INFO.

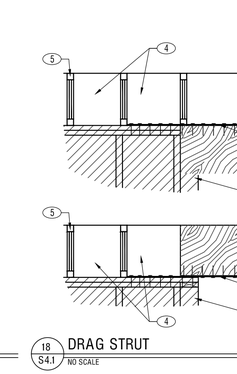
6 ROOF FRAMING AT CLERESTORY
S4.1 NO SCALE



KEYNOTES:

1. SHEARWALL W/ PARAPET. SEE PLANS. SHEATH INSIDE OF PARAPET AS SHOWN.
2. ¾" FLOOR SHEATHING FOR LIVE ROOF. EDGE NAIL TO LEDGER & FIELD NAIL TO RAFTERS PER NOTES.
3. ROOF FRAMING PER PLAN. SLOPED PER ARCH.
4. TOP-MOUNT SIMPSON JOIST HANGER PER S/S4.1 TO SUIT RAFTER SIZE.
5. LVL ROOF LEDGER W/ (2) 5/8" DIA. LAG SCREWS @ 16" O.C., W/ 4" ENGAGING STUDS. (CAN USE (2) 2x LEDGERS IF GLUED & SCREWED TOGETHER).
6. BALLAST OR OTHER ROOFING SURFACE PER ARCH.
7. BLOCKING (2) RAFTER SPACES DEEP AT 24" O.C.

7 FRAMING AT PARAPET WALLS
S4.1 NO SCALE



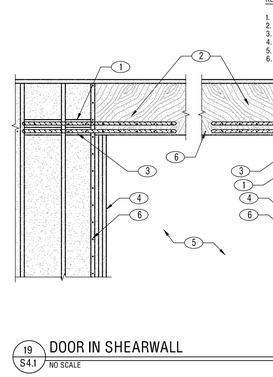
KEYNOTES:

1. RAFTER w/ SIMPSON VPA CLIP @ EA. END OR STEEL ROOF BEAM W/ NAILER PER 11/S4.1. TAPER PER ARCH.
2. CONT. 2x BLOCKING BETWEEN ROOF FRAMING OR ½" WEB STIFFENERS EA. FACE AT BEARING.
3. NAIL SHEATHING TO BLOCKING & FRAMING PER NOTES.
4. CONNECT BLOCKING TO TOP PLATE OR BEAM W/ SIMPSON A35 @ SPACING PER SW SCHEDULE.
5. BEAM/HDR. MAY OCCUR, SEE PLAN. FOR STEEL BEAM, USE NAILER PER 11/S4.1.
6. WOOD SHEARWALL MAY OCCUR BELOW. EXTEND SHEATHING TO TOP PLATE & EDGE NAIL PER SW SCHED.
7. HSS4x4x5/16 SPACER IF REQ'D. WELD TO BOTTOM & TOP OF BEAMS AS SHOWN.
8. SHOP WELD NEW BOTTOM FLANGE TO BEAM, AFTER TAPERING PER ARCH. THICKNESS TO MATCH TOP FLANGE THICKNESS.

SIDENOTES:

A. SEE WALL SECTION FOR ADDITIONAL INFO.

8 TAPERED ROOF EAVE
S4.1 NO SCALE



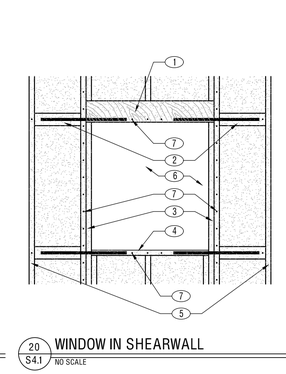
KEY NOTES:

1. SEE FRAMING NOTES FOR ROOF SHEATHING & NAILING. SEE ARCH FOR ROOFING.
2. LVL SOLID BLOCKING BTWN JOIST. OR CONT. SOLID LVL RIM BOARD. USE SIMPSON A35 @ SPACING PER SW SCHEDULE.
3. SHEARWALL. SHEATH PER PLAN NOTES & SCHEDULE.
4. 16d NAIL @ 4" O.C.
5. FRAMING PER PLAN.
6. SOLID BLOCKING @ 24" O.C. TWO JOIST BAYS ON EITHER SIDE OF SHEARWALLS.

NOTES:

A. SHEATHING MAY OCCUR AT BOTH SIDES OF SHEARWALL PER PLAN.

9 ROOF FRAMING AT SHEARWALL
S4.1 NO SCALE



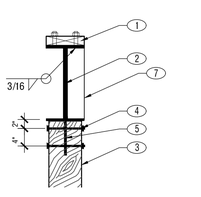
KEY NOTES:

1. SEE FRAMING NOTES FOR FLOOR SHEATHING & NAILING.
2. 2x SOLID BLOCKING BTWN JOIST OR LVL CONT. RIM BOARD. USE SIMPSON A35 AT SPACING PER SW SCHEDULE TO CONNECT TO TOP PLATE BELOW.
3. SHEARWALL. SHEATH PER PLAN NOTES & SCHEDULE.
4. SILL PLATE.
5. WALL MAY OR MAY NOT OCCUR ABOVE. SEE PLANS.

NOTES:

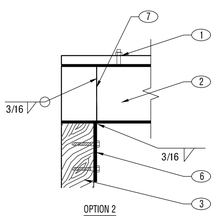
A. WALL MAY OR MAY NOT OCCUR ABOVE.

10 FRAMING BEARING ON BOTH SIDES OF WALL
S4.1 NO SCALE



KEY NOTES:

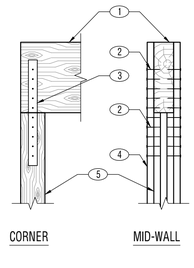
1. 2x PLATE TOP & BOTTOM w/ ½" STUD @ 24" O.C. STAGGERED.
2. STEEL BEAM PER PLAN.
3. COL. PER PLAN.
4. (2) ½" BOLTS.
5. 5"(W)x8"(H)x¼" STEEL PLATE WELDED TO U/S OF BEAM.
6. 4"(D)x½" PLATE w/ (2) ½" DIA. x 4" LAG BOLTS.
7. ½" WEB STIFFENER REQUIRED AT BEARING. ON SIDE ONLY.



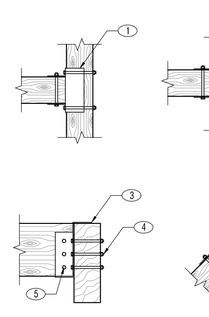
11 STEEL BEAMS TO WOOD POSTS
S4.1 NO SCALE

KEY NOTES:

1. BEAM PER PLANS.
2. (5) 16d NAILS EACH SIDE.
3. "SIMPSON" SCI16x24" STRAP ONE SIDE w/ 8d NAILS.
4. 2x STUD EACH SIDE OF BEAM.
5. BUILT UP 2x STUD COL OR SOLID SECTION. MIN. COL. SIZE AS PER PLAN.



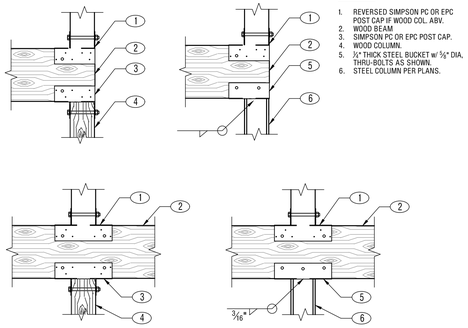
12 STANDARD WOOD BM/COL CONX.
S4.1 NO SCALE



KEY NOTES:

1. 4" MIN TOP FLANGE.
2. SADDLE OVER SUPPORTING BEAM.
3. ½" STEEL BUCKET TOP MOUNT.
4. (6) ⅝" THRU-BOLT
5. (3) ⅝" THRU-BOLT

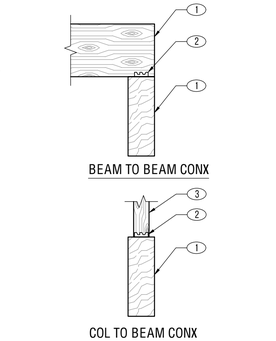
13 TYP. WOOD BEAM TO WOOD BEAM CONNECTIONS
S4.1 NO SCALE



KEY NOTES:

1. REVERSED SIMPSON PC OR EPC POST CAP IF WOOD COL. ABV.
2. WOOD BEAM
3. SIMPSON PC OR EPC POST CAP.
4. WOOD COLUMN.
5. ½" THICK STEEL BUCKET w/ 5/8" DIA. THRU-BOLTS AS SHOWN.
6. STEEL COLUMN PER PLANS.

14 TYPICAL BEAM-TO-COLUMN CONNECTIONS
S4.1 NO SCALE



KEY NOTES:

1. WOOD BEAM.
2. "SIMPSON" A35 EACH SIDE.
3. WOOD COLUMN.

15 BEAM OR COL. TRANSFER CONX. - CONCEALED
S4.1 NO SCALE

SIMPSON/USP HANGER SCHEDULE		
	HANGER TYPE	
MEMBER	FACE MOUNT	TOP MOUNT
(2) 2x6	HU26 - 2	HU26 - 2TF
(3) 2x6	HU26 - 3	-
(2) 2x8	HU28 - 2	HUS28 - 2TF
(3) 2x8	HU26 - 3	-
(2) 2x10	HHUS210 - 2	HU210 - 2TF
(3) 2x10	HGUS210 - 3	HU210 - 3TF
(2) 2x12	HUC0210 - 2 - SDS	HUS212 - 2TF
(3) 2x12	HUC0210 - 3 - SDS	HU212 - 3TF
(2) 1¾"x 7¼" LVL	HGUS48	WPU 3.56/7.25
(3) 1¾"x 7¼" LVL	HGUS5.50/8	WPU 5.50/7.25
(1) 1¾"x 9¼" LVL	HUS1.81/10	BA1.81/7.25
(2) 1¾"x 9¼" LVL	HGUS410	HGLTV 3.59
(3) 1¾"x 9¼" LVL	HGUS5.50/10	HGLTV 5.59
(1) 1¾"x 11⅞" LVL	HUS1.81/10	WPUI.81/11.88
(2) 1¾"x 11⅞" LVL	HGUS412	HGLTV 3.511
(3) 1¾"x 11⅞" LVL	HGUS 5.50/12	HGLTV 5.511

16 HANGER SCHEDULE (SIMPSON OR USP)
S4.1 NO SCALE

SIMPSON/USP HANGER SCHEDULE		
	HANGER TYPE	
MEMBER	FACE MOUNT	TOP MOUNT
(4) 1¾"x 11⅞" LVL	HGUS 7.25/12	HGLTV4II.88 - 2
(1) 1¾"x 14" LVL	HUS1.81/10	WPUI.81/11.88
(2) 1¾"x 14" LVL	HGUS414	HGLTV3.514
(3) 1¾"x 14" LVL	HGUS 5.50/14	HGLTV 5.514
1½" x 9¼"	MIU 1.56/9	WP29.5
1½" x 9¼"	MIU 1.81/9	WP9
2½" x 9¼"	HU 21/9	LBV2.1/9.5
2½" x 9¼"	HU 359	LBV2.37/9.5
1½" x 11⅞"	MIU 1.56/11	WP2II.88
1½" x 11⅞"	MIU 1.81/11	WPII
2½" x 11⅞"	MIU 2.1/11	LBV2.1/11.88
2½" x 11⅞"	HU 3511	LBV2.37/11.88
1½" x 14"	MIU 1.81/14	WPI4
2½" x 14"	IUS 2.06/14	LBV2.1/14
2½" x 14"	HU 3514	WP3514

17 HANGER SCHEDULE (SIMPSON OR USP)
S4.1 NO SCALE

KEY NOTES:

1. MST72 NAILED OR WELDED DEPENDING ON BEAM TYPE.
2. BEAM/JOIST PER PLAN.
3. COLUMN
4. BLOCKING
5. JOIST

NOTES:

PROVIDE STRAPPING & EDGE NAILING BOTH FACES @ DBL. SIDED SHEAR WALLS.

18 DRAG STRUT
S4.1 NO SCALE

KEY NOTES:

1. 2x4 BLOCKING ON FLAT.
2. BEAM PER PLAN.
3. (2) CS16x66" STRAP w/ 10d NAILS EVERY HOLE.
4. COLUMN PER PLAN.
5. DOOR OPENING.
6. PANEL EDGE NAILING PER SHEARWALL TYPE.

NOTES:

PROVIDE STRAPPING & EDGE NAILING BOTH FACES @ DBL. SIDED SHEAR WALLS.

19 DOOR IN SHEARWALL
S4.1 NO SCALE

KEY NOTES:

1. BEAM/HDR PER PLAN.
2. 2x4 BLOCKING ON FLAT w/ CS16x48 STRAP CENTERED ON FULL HEIGHT STUD.
3. COLUMN PER PLAN.
4. SILL PLATE.
5. WALL STUD.
6. WINDOW OPENING.
7. PANEL EDGE NAILING PER SHEARWALL TYPE.

NOTES:

PROVIDE STRAPPING & EDGE NAILING BOTH FACES @ DBL. SIDED SHEAR WALLS.

20 WINDOW IN SHEARWALL
S4.1 NO SCALE

IMPORTANT ADVISORY: THE CITY/COUNTY/PEER REVIEW PROCESS TYPICALLY RESULTS IN ADJUSTMENTS NEEDING TO BE MADE TO STAMPED PLAN SHEETS. QUANTITY & PRICING ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING OFFICIAL'S STAMP OF APPROVAL ALLOWING CONSTRUCTION SHOULD BE CONSIDERED PRELIMINARY THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE INTELLECTUAL PROPERTY OF CANYONS, INC. AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, BUT NOT LIMITED TO, COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CANYONS, INC.

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REGISTERED PROFESSIONAL ENGINEER
ALEXIS A. FLORES
No. C-88567
Exp. 03/31/2026
03/31/2025
CIVIL
STATE OF CALIFORNIA

SHEET TITLE

FRAMING DETAILS

ISSUE DATE

31 MARCH 2025

SHEET REVISION DATE

SHEET NUMBER

S4.1

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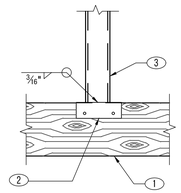
1 S4.2 NOT USED
NO SCALE

2 S4.2 NOT USED
NO SCALE

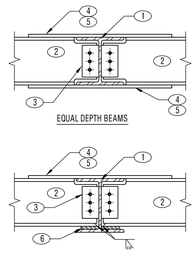
3 S4.2 STEEL COLUMN TO WOOD BEAM
NO SCALE

KEY NOTES:

1. WOOD BEAM PER PLAN.
2. REVERSED ¾" BENT PLATE SEAT w/ (2) ⅝" DIA. THRU-BOLTS.
3. STEEL COLUMN ABOVE.



4 S4.2 IN-LINE STEEL CANTILEVER
NO SCALE



KEY NOTES:

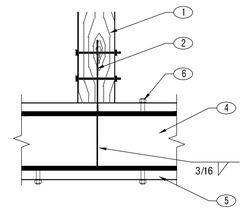
1. SUPPORT BEAM PER PLAN
2. THRU-BEAM PER PLAN
3. STANDARD GUSSET PLATE BM/BM CONX PER S/S4.1
4. SPLICE PLATE
   4.1. LENGTH = 3x THRU-BEAM DEPTH
   4.2. WIDTH = THRU-BEAM WIDTH - ½"
   4.3. THICKNESS = THRU-BEAM FLANGE THICKNESS + ½"
5. ⅜" FILLET WELD ALL AROUND
6. BACKER PLATE
   6.1. LENGTH = 2" MIN
   6.2. WIDTH = THRU-BEAM WIDTH + 1"
   6.3. THICKNESS = ½" MAX

IF DROPPED BEAM IS PREFERRED AT LOCATION OF DETAIL CUT, SEE DETAIL 7/S4.2.

5 S4.2 WOOD POST TO STEEL BEAM
NO SCALE

KEY NOTES:

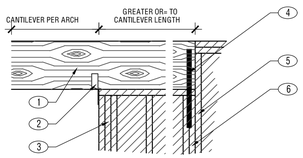
1. COLUMN PER PLAN.
2. 4"x4"x¼" PL. w/ (2) ½"x4" THRU-BOLT.
3. ¼" STIFFENER.
4. BEAM PER PLAN.
5. BOT. PLATE OPTIONAL.
6. 2x PLATE TOP & BOT. w/ ½" STUDS @ 24" O.C. STAGGERED.



6 S4.2 TYPICAL OUTLOOKER BEAM
NO SCALE

KEY NOTES:

1. BEAM PER SCHEDULE & PLAN.
2. SIMPSON A35 EA. SIDE OF BEAM.
3. MIN. (3) 2x6 END STUDS
4. SIMPSON ST2215 w/ (10) 16d EA. END.
5. (1) 2x6 KING STUD.
6. (2) 2x6 CRIPPLE STUDS.



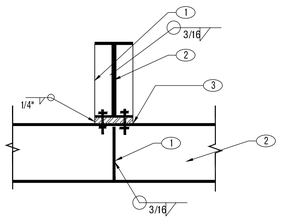
NOTES:

A. COLUMNS MAY BE STEEL. STRAPS SHOULD BE WELDED TO STEEL COLUMNS AS POSSIBLE.

7 S4.2 STEEL BEAM OVER STEEL BEAM
NO SCALE

KEY NOTES:

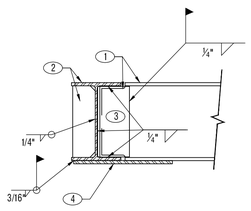
1. ½" THICK WEB STIFFENER BOTH SIDES.
2. STEEL BEAM PER PLAN.
3. (4) ⅞" A325 THRU-BOLTS & WHERE REQUIRED, WELD ⅜" STEEL PLATE SPACER TO DROPPED BEAM FOR DRYWALL.



8 S4.2 RIGID STEEL BEAM TO STEEL BEAM CONNECTION
NO SCALE

KEY NOTES:

1. STEEL BEAM PER PLAN WITH COPED FLANGES AT END FOR CONNECTION.
2. STEEL BEAM TO WHICH PERPENDICULAR CONNECTION WILL BE MADE, W/ ½" STL WEB STIFFENER ON FACE OPPOSITE CONNECTION.
3. (2) L4x4x½ STL ANGLES (ONE FRONT & ONE BACK) CONNECTING BEAMS TOGETHER, FIELD-WELDED IN PLACE AS SHOWN. CHOOSE ANGLE LENGTH TO BE AS TALL AS POSSIBLE WITHIN BEAM DEPTH. IF THRU-BOLTS ARE DESIRED INSTEAD OF FIELD-WELDS, USE A325 THRU-BOLTS PER E/S4.1 FOR BEAM DEPTHS.
4. ½" A36 STL PLATE FOR TORSIONAL STABILITY. WIDTH TO BE ½" LESS THAN BEAM "f" WIDTH. LENGTH TO BE TWICE THE WIDTH OF BEAM "2". FIELD WELD TO BOTTOM OF EACH BEAMS' FLANGES AS SHOWN.



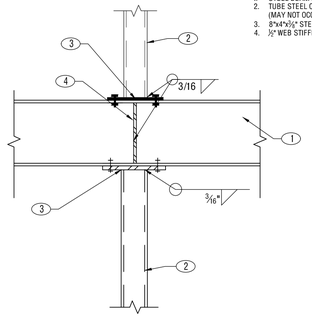
NOTES:

A. IF BEAM "f" IS DEEPER THAN BEAM "2", ADD AN HSS OR STEEL PLATE SPACER BELOW BEAM "2", CHOOSE THE DEPTH OF THE SPACER SO THAT THE BOTTOM OF BOTH BEAMS ARE ALIGNED. IF BEAM "f" IS SHALLOWER THAN BEAM "2", OR IF A SPACER IS NOT DESIRED, BEND THE TORSIONAL STABILITY PLATE IN TWO LOCATIONS TO MAKE UP THE DIFFERENCE IN BEAM DEPTHS.
B. IF DESIRING TO CONNECT BEAM "f" TO STL COLUMN, ADJUST ANGLE SIZES TO SURT COLUMN SIZE & BUTT-WELD BOTTOM PLATE TO COLUMN FACE. OR, DOUBLE SIDE PLATES CAN BE USED IN LIEU OF ANGLES IF COLUMN IS TOO NARROW.

9 S4.2 STEEL BEAM TO STEEL COLUMN
NO SCALE

KEY NOTES:

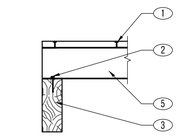
1. STEEL BEAM PER PLAN.
2. TUBE STEEL OR WIDE-FLANGE STEEL COLUMN PER PLAN (MAY NOT OCCUR ABV.)
3. 8"x4"x½" STEEL BASEPLATE w/ (4) ⅝" THRU-BOLTS.
4. ½" WEB STIFFENERS BOTH SIDES.



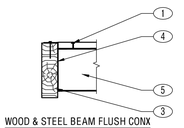
10 S4.2 STEEL BEAM TO WOOD BEAM
NO SCALE

KEY NOTES:

1. 2x PLATE TOP & BOTTOM w/ ½" DIA. STUD @ 24" O.C. STAGGERED.
2. (2) ½"x5" LAG SCREW TO TOP OF WOOD BEAM.
3. WOOD BEAM PER PLAN.
4. ½" BENT PLATE x BEAM WIDTH w/ (2) ⅝"x5" LAG SCREW TO TOP OF WOOD BEAM.
5. STEEL BEAM PER PLAN.



STEEL BEAM OVERTOP WOOD BEAM CONX

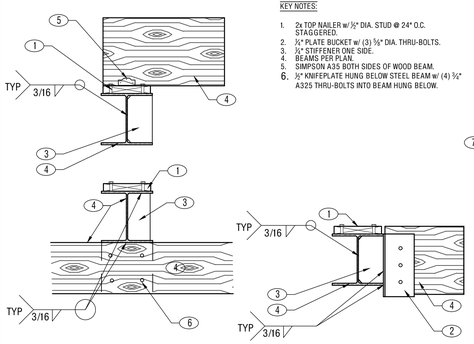


WOOD & STEEL BEAM FLUSH CONX

11 S4.2 WOOD BEAM TO STEEL BEAM
NO SCALE

KEY NOTES:

1. 2x TOP NAILER w/ ½" DIA. STUD @ 24" O.C. STAGGERED.
2. ½" PLATE BUCKET w/ (3) ⅝" DIA. THRU-BOLTS.
3. ¾" STIFFENER ONE SIDE.
4. BEAMS PER PLAN.
5. SIMPSON A35 BOTH SIDES OF WOOD BEAM.
6. 1 PIMFER PLATE HUNG BELOW STEEL BEAM w/ (4) ¾" A325 THRU-BOLTS INTO BEAM HUNG BELOW.

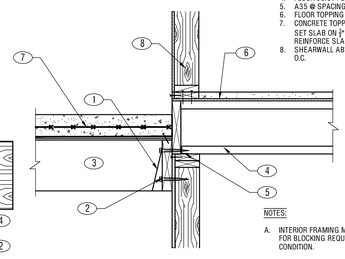


12 S4.2 TYPICAL DECK TO WALL FRAMING
NO SCALE

INSTALL (1) SIMPSON DTT2Z WITHIN 24" OF EACH OF END OF THE DECK LEDGER. INSTALLATION SHALL COMPLY WITH ALL MANUFACTURER SPECIFICATIONS. NEED DOUBLE LVL DRAG BEAMS ON THE INTERIOR TO WHICH DTT2Zs MUST CONNECT. SKEW DTT2Zs AS REQUIRED @ STEP.

KEY NOTES:

1. GALVANIZED HANGERS PER I/S4.1 FOR DECK FRAMING. USE BUCKETS PER N/S4.1 IF HANGER AVAILABILITY IS LIMITED.
2. TREATED 3x OR (2) 2x LEDGER w/ (2) ⅝"x6" LAG SCREWS @ 16" O.C. ENSURE EMBEDMENT IN WOOD BEYOND.
3. DECK JOIST PER PLAN.
4. FLOOR JOIST PER PLAN. ORIENTATION MAY VARY.
5. A35 @ SPACING CALLED OUT IN 2/S4.1.
6. FLOOR TOPPING PER ARCH.
7. CONCRETE TOPPING SLAB & WATERPROOFING PER ARCH. SET SLAB ON 2" FLOOR SHEATHING PER NOTES. REINFORCE SLAB w/ #4 REBAR @ 12" O.C. E.A. WAY.
8. SHEARWALL ABV. PER PLAN. NAIL SILL w/ (2) 16d @ 4" O.C.



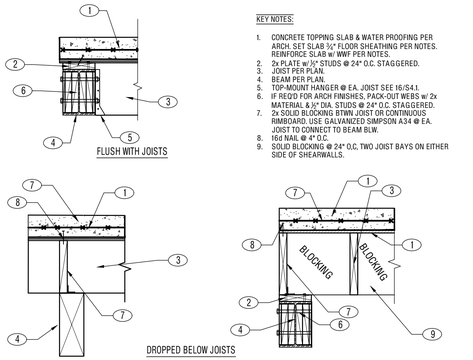
NOTES:

A. INTERIOR FRAMING MAY BE PARALLEL. SEE PLANS & 4/S4.1 FOR BLOCKING REQUIREMENTS AT PARALLEL FRAMING CONDITION.

13 S4.2 DECK BEAM
NO SCALE

KEY NOTES:

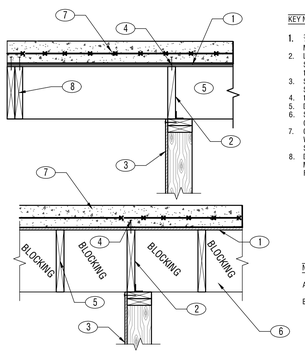
1. CONCRETE TOPPING SLAB & WATER PROOFING PER ARCH. SET SLAB ½" FLOOR SHEATHING PER NOTES. REINFORCE SLAB w/ WWF PER NOTES.
2. 2x PLATE w/ ½" STUDS @ 24" O.C. STAGGERED.
3. JOIST PER PLAN.
4. BEAM PER PLAN.
5. TOP-MOUNT HANGER @ EA. JOIST SEE 16/S4.1.
6. IF REQD FOR ARCH FINISHES, PACK-OUT WEBS w/ 2x MATERIAL & ½" DIA. STUDS @ 24" O.C. STAGGERED.
7. 2x SOLID BLOCKING BTWN JOIST OR CONTINUOUS RIMBOARD. USE GALVANIZED SIMPSON A34 @ EA. JOIST TO CONNECT TO BEAM BLW.
8. 16d NAIL @ 4" O.C.
9. SOLID BLOCKING @ 24" O.C. TWO JOIST BAYS ON EITHER SIDE OF SHEARWALLS.



14 S4.2 DECK OR TERRACE TO FRAMED WALL
NO SCALE

KEY NOTES:

1. ¾" PLYWOOD SHEATHING NAILED PER NOTES.
2. LVL SOLID BLOCKING BTWN JOIST. OR CONT. SOLID LVL RIM BOARD. USE SIMPSON A34 @ 18" O.C. TO CONNECT TO TOP PLATE BELOW.
3. SHEARWALL SHEATH PER PLAN NOTES & SCHEDULE.
4. 16d NAIL @ 4" O.C.
5. DECK FRAMING PER PLAN.
6. SOLID BLOCKING @ 24" O.C. TWO JOIST BAYS ON EITHER SIDE OF SHEARWALLS.
7. CONCRETE TOPPING SLAB & WATERPROOFING PER ARCH. REINFORCE SLAB w/ WWF PER NOTES.
8. DOUBLE JOIST OR BEAM AT DECK EDGE. MAY BE STEEL. SEE DECK EDGE DETAILS FOR MORE INFO.



NOTES:

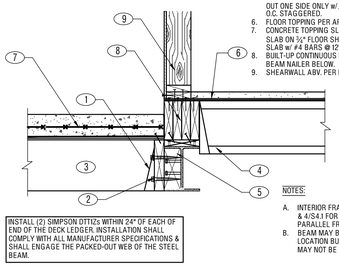
A. DECK MAY TERMINATE AT WALL & NOT CANTILEVER OVER AS SHOWN HERE.
B. DECK TAIL WALL MAY EXTEND ABOVE DECK SURFACE.

INSTALL (2) SIMPSON DTTI2s WITHIN 24" OF EACH OF END OF THE DECK LEDGER. INSTALLATION SHALL COMPLY WITH ALL MANUFACTURER SPECIFICATIONS & SHALL ENGAGE THE PACKED-OUT WEB OF THE STEEL BEAM.

15 S4.2 DECK FRAMING TO BEAM WITH WALL ABOVE
NO SCALE

KEY NOTES:

1. GALVANIZED HANGERS PER 16/S4.1 FOR DECK FRAMING. USE BUCKETS PER 13/S4.1 IF HANGER AVAILABILITY IS LIMITED.
2. LVL OR (2) 2x LEDGER w/ (2) ⅝"x6" LAG SCREWS @ 16" O.C. ENSURE EMBEDMENT IN WOOD BEYOND.
3. DECK JOIST PER PLAN.
4. FLOOR JOIST PER PLAN.
5. STEEL BEAM PER PLAN w/ NAILER PER 11/S4.1 & WEB PACK OUT ONE SIDE ONLY w/ ½" DIA. STUDS WELDED TO WEB @ 18" O.C. STAGGERED.
6. FLOOR TOPPING PER ARCH.
7. CONCRETE TOPPING SLAB & WATERPROOFING PER ARCH. SET SLAB ON ½" FLOOR SHEATHING PER NOTES. REINFORCE SLAB w/ #4 BARS @ 12" O.C. E.A. WAY.
8. BUILT-UP CONTINUOUS RIM BOARD SPACER TOE-NAILED TO BEAM NAILER BELOW.
9. SHEARWALL ABV. PER PLAN. NAIL SILL w/ (2) 16d @ 4" O.C.



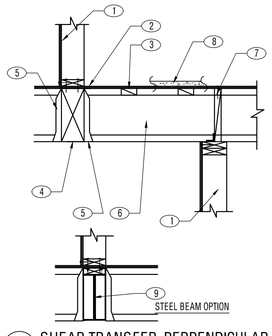
NOTES:

A. INTERIOR FRAMING MAY BE PARALLEL. SEE PLANS & 4/S4.1 FOR BLOCKING REQUIREMENTS AT PARALLEL FRAMING CONDITION.
B. BEAM MAY BE WOOD. SEE PLANS FOR EXACT LOCATION BUT PACK-OUT & WOOD SPACER MAY OR MAY NOT BE NECESSARY.

16 S4.2 SHEAR TRANSFER, PERPENDICULAR FRAMING
NO SCALE

KEY NOTES:

1. SHEARWALL PER PLAN AND NOTES.
2. FLOOR SHEATHING PER NOTES.
3. 2x4 BLOCKING ON FLAT @ 24" O.C. PERP. TO FRAMING, SEE PLAN FOR LOCATIONS.
4. BEAM OR BLOCKING PER PLAN.
5. SIMPSON HANGER TO SUIT JOIST SIZE.
6. FLOOR FRAMING PER PLAN.
7. INTERMEDIATE 2x BLOCKING w. SIMPSON A35 SPACING PER SW SCHEDULE TO SW BELOW, AS SHOWN.
8. CONCRETE TOPPING, IF ANY.
9. STEEL BEAM PER PLAN.



NOTES:

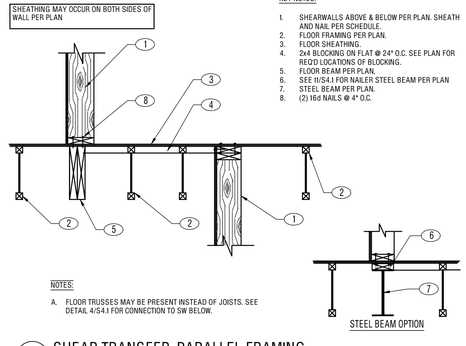
A. FLOOR TRUSS MAY BE PRESENT INSTEAD OF JOISTS. SEE DETAIL 3/S4.1 FOR CONNECTION TO SW BELOW.

17 S4.2 SHEAR TRANSFER, PARALLEL FRAMING
NO SCALE

SHEATHING MAY OCCUR ON BOTH SIDES OF WALL PER PLAN

KEY NOTES:

1. SHEARWALLS ABOVE & BELOW PER PLAN. SHEATH AND NAIL PER SCHEDULE.
2. FLOOR FRAMING PER PLAN.
3. FLOOR SHEATHING.
4. 2x4 BLOCKING ON FLAT @ 24" O.C. SEE PLAN FOR REQD LOCATIONS OF BLOCKING.
5. FLOOR BEAM PER PLAN.
6. SEE N/S4.1 FOR NAILER STEEL BEAM PER PLAN
7. STEEL BEAM PER PLAN.
8. (2) 16d NAILS @ 4" O.C.



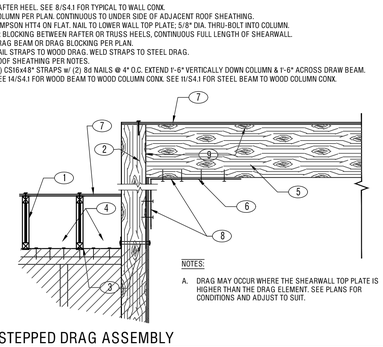
NOTES:

A. FLOOR TRUSSES MAY BE PRESENT INSTEAD OF JOISTS. SEE DETAIL 4/S4.1 FOR CONNECTION TO SW BELOW.

18 S4.2 STEPPED DRAG ASSEMBLY
NO SCALE

KEY NOTES:

1. RAFTER HEEL. SEE 8/S4.1 FOR TYPICAL TO WALL CONX.
2. COLUMN PER PLAN. CONTINUOUS TO UNDER SIDE OF ADJACENT ROOF SHEATHING.
3. SIMPSON HTT4 ON FLAT. NAIL TO LOWER WALL TOP PLATE; 5/8" DIA. THRU-BOLT INTO COLUMN.
4. 2x BLOCKING BETWEEN RAFTER OR TRUSS HEELS, CONTINUOUS FULL LENGTH OF SHEARWALL.
5. DRAG BEAM OR DRAG BLOCKING PER PLAN.
6. NAIL STRAPS TO WOOD DRAG. WELD STRAPS TO STEEL DRAG.
7. ROOF SHEATHING PER NOTES.
8. (2) CS16x48" STRAPS w/ (2) 8d NAILS @ 4" O.C. EXTEND 1'-6" VERTICALLY DOWN COLUMN & 1'-6" ACROSS DRAW BEAM.
9. SEE 14/S4.1 FOR WOOD BEAM TO WOOD COLUMN CONX. SEE 11/S4.1 FOR STEEL BEAM TO WOOD COLUMN CONX.



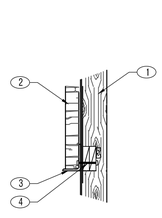
NOTES:

A. DRAG MAY OCCUR WHERE THE SHEARWALL TOP PLATE IS HIGHER THAN THE DRAG ELEMENT. SEE PLANS FOR CONDITIONS AND ADJUST TO SUIT.

19 S4.2 STONE VENEER LEDGER ATTACHMENT
NO SCALE

KEY NOTES:

1. SHEARWALL PER PLAN.
2. STONE VENEER.
3. PAINTED OR GALVANIZED L4x6x5/16" (LLV) LEDGER w/ ¾" THRU-BOLT @ 16" O.C. REQUIRED EVERY 12'-8" OF VENEER HEIGHT.
4. INTERMEDIATE DOUBLE 2x BLOCKING w/ SIMPSON A35 @ EA. END OF BLOCKING TO WALL STUD.



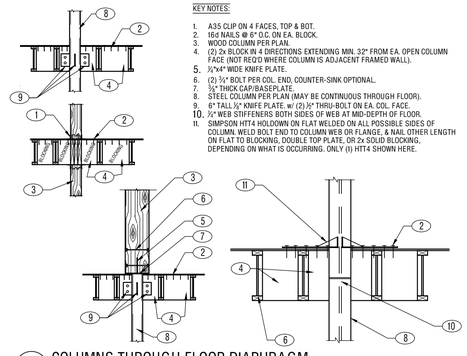
NOTES:

FLOOR/ROOF FRAMING SHEATHING NOT SHOWN FOR CLARITY.

20 S4.2 COLUMNS THROUGH FLOOR DIAPHRAGM
NO SCALE

KEY NOTES:

1. A35 CLIP ON 4 FACES, TOP & BOT.
2. 16d NAILS @ 6" O.C. ON EA. BLOCK.
3. WOOD COLUMN PER PLAN.
4. (2) 2x BLOCK IN 4 DIRECTIONS EXTENDING MIN. 32" FROM EA. OPEN COLUMN FACE (NOT REQ'D WHERE COLUMN IS ADJACENT FRAMED WALL).
5. ¾"x4" WIDE KNIFE PLATE.
6. (2) ½" BOLT PER COL. END, COUNTER-SINK OPTIONAL.
7. ⅜" THICK CAP/BASEPLATE.
8. STEEL COLUMN PER PLAN (MAY BE CONTINUOUS THROUGH FLOOR).
9. 6" TALL ¾" KNIFE PLATE. w/ (2) ½" THRU-BOLT ON EA. COL. FACE.
10. ¾" WEB STIFFENERS BOTH SIDES OF WEB AT MID-DEPTH OF FLOOR.
11. SIMPSON HTT4 HOLDOWN ON FLAT WELDED ON ALL POSSIBLE SIDES OF COLUMN. WELD BOLT END TO COLUMN WEB OR FLANGE, & NAIL OTHER LENGTH ON FLAT TO BLOCKING, DOUBLE TOP PLATE, OR 2x SOLID BLOCKING, DEPENDING ON WHAT IS OCCURRING. ONLY (1) HTT4 SHOWN HERE.



IMPORTANT ADVISORY: THE CITY/COUNTY/PEER REVIEW PROCESS TYPICALLY RESULTS IN ADJUSTMENTS NEEDING TO BE MADE TO STAMPED PLAN SHEETS. QUANTITY & PRICING ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING OFFICIAL'S STAMP OF APPROVAL ALLOWING CONSTRUCTION SHOULD BE CONSIDERED PRELIMINARY THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE INTELLECTUAL PROPERTY OF CANYONS, INC. AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, BUT NOT LIMITED TO, COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CANYONS, INC.

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REGISTERED PROFESSIONAL ENGINEER
ALEXSYS A. FLORES
No. C-88567
Exp. 03/31/2026
03/31/2025
CIVIL
STATE OF CALIFORNIA

SHEET TITLE
FRAMING DETAILS

ISSUE DATE
31 MARCH 2025

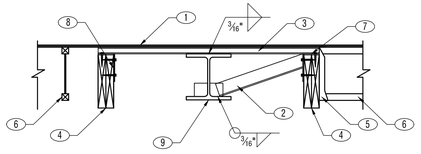
SHEET REVISION DATE

SHEET NUMBER
S4.2

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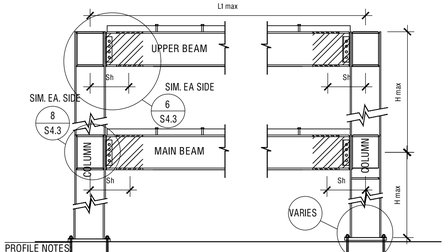
KEY NOTES:

1. FLOOR SHEATHING PER NOTES.
2. L3x3x¼ ANGLE TO BRACE BOTTOM FLANGE
3. HSS 3½x3½x¼ TO BRACE TOP FLANGE
4. BEAM OR BLOCKING PER PLAN.
5. SIMPSON HANGER TO SUIT JOIST SIZE.
6. FLOOR FRAMING PER PLAN.
7. 6x3½ STEEL PLATE w/ (2) ⅞"x6" LAG SCREWS
8. ½6x3½ STEEL PLATE w/ (4) ⅞"x6" LAG SCREWS
9. MOMENT FRAME STEEL BEAM PER PLAN.



1 S4.3 MOMENT FRAME BRACING
NO SCALE

2 S4.3 NOT USED
NO SCALE



PROFILE NOTES:
1. Do not weld, cut holes in, nor alter the bm/col conx. in any way in the shaded protected zones.
2. Do not paint moment frames (m.f.) until all field-welding is complete & the special inspector has approved conx.
3. See m.f. schedule & details for all req'd sizes, dims., welding, & other req'ments.
4. Nailers per H/S4.1 may be added to the tops of the beams using welded studs, but not in the protected zones.
5. For all frames, columns must be continuous from top of upper-most beam down to foundation.
6. All m.f. beam/column conx. must meet the req'ments set forth in the m.f. schedule & associated details.
7. Verify location of concrete piers to ensure precise placement of rebar confinement.
8. See special inspection schedule for all req'd m.f. inspection items.
9. There may be additional stories. Please see plans & ARCH model for verification.

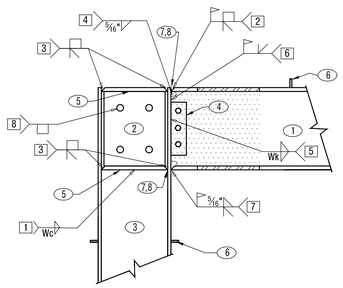
3 S4.3 1-BAY, 2-STORY MOMENT FRAME PROFILE
NO SCALE

4 S4.3 NOT USED
NO SCALE

5 S4.3 NOT USED
NO SCALE

KEY NOTES: (#)

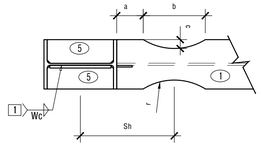
1. BEAM PER PLAN & M.F. SCHED.
2. DOUBLER PLATE, NEAR SIDE ONLY,"td" THICK
3. COLUMN PER PLAN & M.F. SCHED.
4. KNIFEPLATE & BOLTS PER M.F. SCHED.
5. CONTINUITY PLATE, TOP & BOT., BOTH SIDES,"tc" THICK.
6. ¾" DIA. STUDS, WELDED @ 24" O.C. FOR NAILER AND STUD ATTACHMENT; NONE IN PROTECTED ZONE.
7. COPE BEAM FLANGES & CONT. PLATES FOR CJP WELDS.
8. WELD ACCESS HOLES REQUIRED.



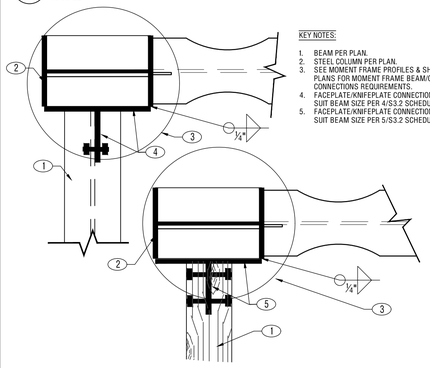
WELDING KEY NOTES: (#)

("DCW" INDICATES DEMAND CRITICAL WELDS.)

1. FILLET CONT. PLATE TO COLUMN WEB.
2. CJP, DCW, BACK-UP BAR TO REMAIN.
3. CJP, DCW, BACK-UP BAR MAY REMAIN, REMOVE WELD TABS.
4. WELD BACK-UP BAR TO COLUMN, TYPICAL.
5. FILLET, KNIFEPLATE TO COLUMN FLANGE.
6. DCW BEAM WEB TO COLUMN FLANGES.
7. CJP, DCW, REMOVE BACK-UP BAR, BACK GOUGE AND ADD 5/16" REINFORCING, FILLET AFTER WELD HAS BEEN CLEANED AND INSPECTED, REMOVE WELD TABS AND GRIND SMOOTH.
8. (4) PLUG WELDS, DIA. = Pd



6 S4.3 MOMENT FRAME UPPER BEAM/COLUMN CONNECTION
NO SCALE



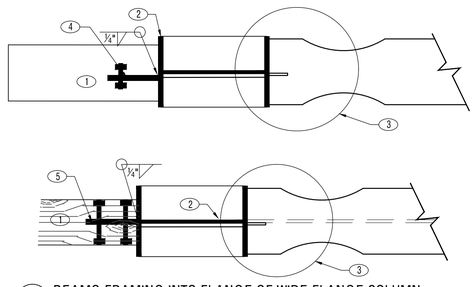
KEY NOTES:

1. BEAM PER PLAN.
2. STEEL COLUMN PER PLAN.
3. SEE MOMENT FRAME PROFILES & SHEAR PLANS FOR MOMENT FRAME BEAM/COLUMN CONNECTIONS REQUIREMENTS.
4. FACEPLATE/KNIFEPLATE CONNECTION TO SUIT BEAM SIZE PER 4/S3.2 SCHEDULE.
5. FACEPLATE/KNIFEPLATE CONNECTION TO SUIT BEAM SIZE PER 5/S3.2 SCHEDULE.

11 S4.3 BEAMS ATTACHED TO WEAK AXIS OF WIDE FLANGE COLUMN
NO SCALE

KEY NOTES:

1. BEAM CONNECTING TO WIDE FLANGE COLUMN.
2. STEEL COLUMN PER PLAN.
3. SEE PLANS & DETAILS TAGS FOR OTHER BEAM/COLUMN CONNECTION REQUIREMENTS.
4. KNIFEPLATE CONNECTION TO SUIT BEAM SIZE PER S/S4.1 SCHEDULE.
5. KNIFEPLATE CONNECTION TO SUIT DETAILING IN S/S3.2 SCHEDULE.

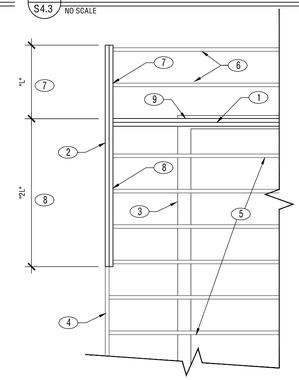


12 S4.3 BEAMS FRAMING INTO FLANGE OF WIDE FLANGE COLUMN
NO SCALE

13 S4.3 NOT USED
NO SCALE

KEY NOTES:

1. DOUBLE LVL OUTLOOKER RAFTER TO MATCH RAFTER DEPTH. MUST BE FRAMED ON TOP OF PERPENDICULAR WALL AT CORNER AS SHOWN. SPACE RAFTERS PER PLAN OF THIS BEAM.
2. FASCIA BEAM PER PLAN.
3. EXTERIOR BEARING WALL AND/OR SHEAR WALL.
4. EAVE NAILER PER ARCH.
5. RAFTERS CANTILEVERING OVER BEARING WALL.
6. EAVE RAFTERS BEYOND BEARING WALL.
7. UNSUPPORTED EAVE RAFTER TAILS HUNG ON FASCIA BEAM WITH NORMALLY ORIENTED TOP-MOUNT HANGERS.
8. FASCIA BEAM HUNG FROM SUPPORTED RAFTER TAILS WITH INVERTED (UPSIDE-DOWN) TOP-MOUNT HANGERS TO PREVENT FASCIA BEAM FROM ROTATING. UPSIDE-DOWN HANGER REQUIRED AT END OF OUTLOOKER TOO.
9. MUST CONNECT OUTLOOKER BEAM TO WALL PER 6/S4.2. BACK STRAP NOT REQ'D IF INSIDE CORNER OR PERP. BEAM OCCURS.

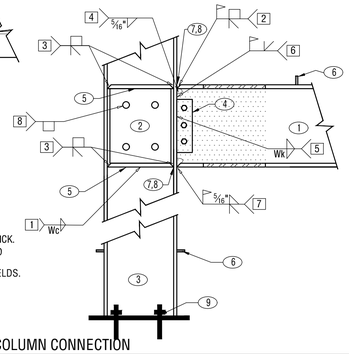


10 S4.3 FASCIA BEAM CONNECTION
NO SCALE

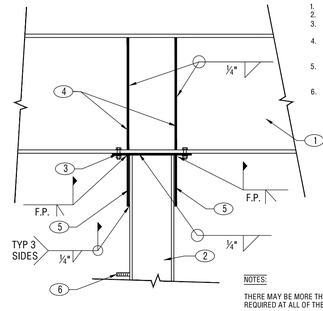
WELDING KEY NOTES: (#)

("DCW" INDICATES DEMAND CRITICAL WELDS.)

1. FILLET CONT. PLATE TO COLUMN WEB.
2. CJP, DCW, BACK-UP BAR TO REMAIN.
3. CJP, DCW, BACK-UP BAR MAY REMAIN, REMOVE WELD TABS.
4. WELD BACK-UP BAR TO COLUMN, TYPICAL.
5. FILLET, KNIFEPLATE TO COLUMN FLANGE.
6. DCW BEAM WEB TO COLUMN FLANGES.
7. CJP, DCW, REMOVE BACK-UP BAR, BACK GOUGE AND ADD 5/16" REINFORCING, FILLET AFTER WELD HAS BEEN CLEANED AND INSPECTED, REMOVE WELD TABS AND GRIND SMOOTH.
8. (4) PLUG WELDS, DIA. = Pd



8 S4.3 MOMENT FRAME FLOOR BEAM/COLUMN CONNECTION
NO SCALE



KEY NOTES:

1. STEEL BEAM PER PLAN.
2. STEEL COLUMN PER PLAN.
3. 18"x10"x½" STEEL CAPPLATE w/ (4) ⅞" A325 THRU-BOLTS.
4. ½" WEB STIFFENERS REQUIRED AS SHOWN ON BOTH SIDES OF BEAM (4 TOTAL).
5. ½"x10"x12" SIDE PLATES ON TWO SIDES OF COLUMN. FULL-PEN. WELDED TO CAP PLATE IN FIELD AS SHOWN.
6. ½" DIA. STUDS WELDED @ 24" O.C. STAGGERED TO ANY SIDE OF COLUMN ADJACENT WALL FRAMING.

NOTES:

THERE MAY BE MORE THAN ONE COLUMN. THIS DETAIL WILL BE REQUIRED AT ALL OF THE BEAM/COLUMN INTERFACES.

15 S4.3 MOMENT CONNECTION AT STEEL BEAM CANTILEVER
NO SCALE

SPECIAL REDUCED-BEAM SECTION (R.B.S.) MOMENT FRAME SCHEDULE

MARK	#OF BAYS	#OF STORIES	COLUMN	BEAMS		R.B.S. PARAMETERS					FRAME DIMS. (max.)			CONTINUITY PLATES				DOUBLER PLATES				KNIFEPLATES (36 ksi, A36)		
						a	b	c	r	Sh	L1	L2	H	tc	ASTM	Fy	Wc	td	ASTM	Fy	Pd	DIMS	Wk	BOLTS
MF1	1	2	W10x68	UPPER BEAM	W10x68	7.0"	8.0"	2.0"	5.0"	16.2"	29'-0"	-	13'-0" avg.	1"	A36	36 ksi	½"	½"	A36	36 ksi	5/16"	¼"x 3"x8"	3/16"	(2) ¾"
				MAIN BEAM	W10x68	7.0"	8.0"	2.0"	5.0"	16.2"	29'-0"	-	11'-0" avg.	1"	A36	36 ksi	½"	½"	A36	36 ksi	5/16"	¼"x 3"x8"	3/16"	(2) ¾"

NOTES:
1. COPE TOP AND BOTTOM BEAM FLANGES IN CIRCULAR ARC AS SHOWN. CUT EDGE TO BE GROUND SMOOTH w/ GRINDING PARALLEL TO FLANGE,
2. ALL SHOP DRAWINGS TO CLEARLY NOTE FINISH REQUIREMENTS.
3. CONSTRUCTION SEQUENCE:
   A. TIGHTEN ERECTION BOLTS, SNUG FIT.
   B. WELD TOP AND BOTTOM BEAM FLANGES.
   C. WELD BEAM WEB.
4. WHERE (2) DOUBLER PLATES ARE REQUIRED, ONE SHALL BE PUDDLE-WELDED TO EACH FACE OF THE COLUMN WEB.

16 S4.3 SPECIAL REDUCED BEAM SECTION MOMENT FRAME SCHEDULE
NO SCALE

18 S4.3 NOT USED
NO SCALE

20 S4.3 NOT USED
NO SCALE

IMPORTANT ADVISORY: THE CITY/COUNTY/PEER REVIEW PROCESS TYPICALLY RESULTS IN ADJUSTMENTS NEEDING TO BE MADE TO STAMPED PLAN SHEETS. QUANTITY & PRICING ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING OFFICIAL'S STAMP OF APPROVAL ALLOWING CONSTRUCTION SHOULD BE CONSIDERED PRELIMINARY THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE INTELLECTUAL PROPERTY OF CANYONS, INC. AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, BUT NOT LIMITED TO, COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CANYONS, INC.

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PEBBLE BEACH, CA 93953

REGISTERED PROFESSIONAL ENGINEER
ALEXIS YAEL ROSEN
No. C-88567
Exp. 03/31/2026
03/31/2025
CIVIL
STATE OF CALIFORNIA

SHEET TITLE

FRAMING DETAILS

ISSUE DATE

31 MARCH 2025

SHEET REVISION DATE

SHEET NUMBER

S4.3

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Exhibit B

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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:
Castle Pines LLC (PLN210266)

RESOLUTION NO. 24-001

Resolution by the Monterey County Zoning Administrator:

1) Considering the project exempt from CEQA pursuant to section 15303, new structures; and
2) Approving a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit and Design Approval to allow the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and approximately 6,000 cubic yards of cut and 650 cubic yards of fill;
   b. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
   c. Coastal Development Permit for removal of six protected trees including five Coast live oaks and one landmark Monterey Pine.

[PLN210266, Castle Pines LLC, 3418 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-381-020-000)]

The Castle Pines LLC application (PLN210266) came on for hearing before the Monterey County Zoning Administrator on January 11, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the 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 (DMF LUP);
   - Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and

- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (DMF CIP).

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) Project Scope. The project consists of construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and approximately 6,000 cubic yards of cut and 650 cubic yards of fill on a vacant lot in Pebble Beach. The project also includes development within 750 feet of known archaeological resources and the removal of six protected trees.

c) Allowed Use. The property is located at 3418 17 Mile Drive, Pebble Beach (APN: 008-381-020-000), in the Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a density of 1 unit per 1.5 acres with Design Control overlay district in the Coastal Zone or "LDR/1.5-D (CZ)", which allows the first single family dwelling on a lot pursuant to a Coastal Administrative Permit and Design Approval (Title 20 sections 20.14.030 and 20.44.030) and removal of protected trees pursuant to a Coastal Development Permit (DMF CIP section 20.147.050). Development within 750 feet of a known archaeological resource is also allowed pursuant to section 20.147.080 of the DMF CIP. Therefore, the project is an allowed use for this site.

d) Site Inspection. The project planner conducted a site inspection on July 14, 2023 and November 16, 2023 to verify that the project on the subject parcel conforms to the plans listed above.

e) Lot Legality. An unconditional certificate of compliance (CC120015) was recorded for the subject property following a lot line adjustment (PLN110274) in 2012. The certificate of compliance refers to the lot by its previous APN: 008-381-018-000 (Lot 2), after the certificates were issued the lot received a new APN in accordance with the County's lot line adjustment process. The property's description on the certificate of compliance matches the current configuration of the parcel. The lot has not undergone any lot line adjustments, subdivisions or mergers since the certificate was issued; therefore, the County recognizes it as a legal lot of record.

f) Design/Neighborhood and Community Character. The property is subject to the Design Control "D" overlay zoning district regulations which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. Consistent with Title 20, Chapter 20.44, a Design Approval Application was submitted. The proposed colors and materials include light beige stone veneer, limestone stucco and dark bronze metal panels for the exterior walls, the structure will have a metal fascia, pebble ballast roof. The glass windows and doors will be non-reflective and have bronze frames and a clear glass railing will surround each deck. The applicants lowered the height of the structure from original design to reduce the visual impacts from 17 Mile Drive (See Finding 8 and supporting

evidence). Currently, the lot is vacant so any development in the lot would change the view from 17 Mile Drive. The proposed house is consistent in design and massing to those in the neighborhood. Although the new structure will be visible from 17 Mile Drive, there are existing trees blocking the ocean view where the house is proposed. The applicants have sited the house to be partially screened by existing vegetation lining 17 Mile Drive. The home is setback approximately 80 feet from the center line of 17 Mile Drive. Pursuant to policy 84 of the DMF LUP, the development must be screened by vegetation since it does not meet the 100 foot buffer from 17 Mile Drive. In addition to the existing trees, the applicant will landscape to further soften the visual impact as well as plant the replacement trees (Condition No. 6) along the property line abutting 17 Mile Drive.

g) Development Standards. Development standards for the Low Density Residential zoning district can be found in Title 20 section 20.14.060. The proposed development conforms with all regulated site development standards. The allowed site coverage for this lot is 15% (7,197 square feet), the proposed site coverage is 13.8% (6,656 square feet). The proposed 2 story single family dwelling will have a total floor area ratio (FAR) of 16% (7,695 square feet); this is below the maximum allowed 17.5% (8,397 square feet). The structure includes a 5,581 square foot basement that is located entirely below grade and therefore does not count towards the FAR for the property. The proposed development will be within all required setbacks. The structure will have a front setback of 64 feet and 5 inches, the side setbacks will be 21 feet and 29 feet, and the rear setback is proposed at 71 feet and 6 inches; these exceed the required minimum 30 foot front setback and 20 foot side and rear setbacks. The proposed height of the structure is 26 feet and 3 inches, consistent with the allowed maximum 30 foot height limit for LDR zoning districts.

h) Tree Removal. The property has existing trees including protected Coast live oaks and Monterey Pines. A Coastal Development Permit is required, and has been applied, for the removal of protected trees pursuant to section 20.147.050 of the DMF CIP. A Tree Assessment (LIB230162) was prepared for the project to evaluate the proposed tree removal and address any potential impacts. The Tree Assessment also recommended replanting ratios and tree protection measures. Six protected trees are proposed for removal; all are within the footprint of the proposed development. One of these trees is a landmark Monterey Pine. As sited and designed, it is not feasible to retain these trees throughout construction. The proposed tree removal will not cause an adverse impact to forest resources. The required findings have been made to support the proposed tree removal; see Finding 7 and supporting evidences.

i) Archaeological Sensitivity. The project site is within 750 feet of known archaeological resources; pursuant to section 20.147.080 of the DMF CIP an archaeological survey (LIB230163) was prepared. The pedestrian survey was negative for potentially significant resources and the archaeologist did not recommend further investigation or mitigation. See Finding 5 and supporting evidences.

j) Pescadero Watershed Pursuant to section 20.147.030 of the DMF CIP and Policy 77 within the DMF LUP, the undeveloped parcel has an allowance of 9,000 square feet of impervious coverage as they are within the Pescadero Watershed. Consistent with the policies and regulations, the applicant has proposed a total impervious coverage of 8,862 square feet.

k) Land Use Advisory Committee. The project was brought before the Del Monte Forest Land Use Advisory Committee on November 16th, 2023. The committee unanimously recommended support of the application as proposed. No comments were made by the public or the committee at this meeting.

l) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development are found in Project File PLN210266.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, Pebble Beach Community Services District (CSD), HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

b) Staff identified potential impacts to archaeological resources, sensitive biological resources and protected trees. The following reports have been prepared:

- "Preliminary Cultural Resources Reconnaissance" (LIB230163) prepared by Susan Morley, Marina, California, July 1, 2021.
- "Tree Assessment and Forest Management Plan" (LIB230162) prepared by Frank Ono, Pacific Grove, California, August 3, 2021.
- "Biological Report" (LIB230164) prepared by Pat Regan, Pebble Beach, CA July 12, 2021.

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

c) Staff conducted a site inspection on July 14, 2023 and November 16, 2023 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN210266.

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

injurious to property and improvements in the neighborhood; or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD-Engineering Services, Pebble Beach CSD, HCD-Environmental Services and Environmental Health Bureau. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public utilities including water and sewage services will be provided by Pebble Beach CSD. The applicant submitted a water permit showing they will have enough water, 0.66 acre feet, to support the proposed development.

c) The Pebble Beach CSD reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN210266.

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 known violations exist on the property.

EVIDENCE:

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

b) Staff conducted a site inspection on July 14, 2023 and November 16, 2023 and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210266.

5. **FINDING:** **CULTURAL RESOURCES** – The proposed project will not have any adverse impacts to archaeological or cultural resources.

EVIDENCE:

a) Pursuant to DMF CIP section 20.147.080, a Coastal Development Permit was added to the entitlement and an archaeological survey was prepared for this project because the project site is within 750 feet of known archaeological resources.

b) A Preliminary Cultural Resources Reconnaissance (LIB230163) was prepared for this project. The results of the pedestrian survey were negative, and the overall conclusion was that the proposed project would not likely have a significant impact on any archaeological resources. The archaeologist stated further investigation is not warranted and did not recommend mitigation.

c) The County's standard archaeological/cultural resource condition has been applied to the project. In the event of a resource being uncovered at the site, work will be halted immediately within 50 meters of the find until a qualified professional archaeologist can evaluate it.

d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210266.

6. **FINDING:** **BIOLOGICAL RESOURCES –** The proposed project will not have adverse impacts on any environmentally sensitive habitat areas or sensitive species.

EVIDENCE:

a) County GIS data identified the project site as being within an area known to contain sensitive plant species including Hookers manzanita, Monterey pine forest and Oak woodland. Pursuant to DMF CIP section 20.147.040, a Biological Assessment (LIB230164) was prepared to address concerns of potential impacts to environmentally sensitive species and habitats within the subject parcel.

b) The biologist did not observe any protected or sensitive species during their site visit and did not recommend further investigation. The biologist concluded that special status species would not be impacted by the proposed development project.

c) The biologist did recommend a raptor survey prior to tree removal to avoid potential impacts to nesting birds. This recommendation has been implemented as a Condition of Approval, Condition No. 9.

d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210266.

7. **FINDING:** **TREE REMOVAL –** The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

EVIDENCE:

a) Consistent with section 20.147.050 of the DMF CIP, a Tree Assessment and Forest Management Plan (LIB230162) was submitted to evaluate the proposed tree removal and address potential impacts.

b) The project includes removal of approximately six protected trees included five Coast live oaks and one landmark Monterey pine. Pursuant to section 20.147.050.A, a Coastal Development Permit has been applied to this project for the proposed tree removal.

c) The Tree Assessment states the removal of these protected trees is necessary for the development to occur, all six trees are within the proposed development footprint.

d) The applicants have sited the single family dwelling to minimize tree removal; they are utilizing the most open area of the property to construct their dwelling. As designed, the structure could not be re-sited to avoid or further reduce tree removal.

e) The arborist confirmed the proposed tree removal would not have adverse impacts on forest resources. The stand on the property is made up of mainly pine and oak trees with multiple species of exotic ornamental trees including Acacia, Leptospermum, Eucalyptus and Pittosporum. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term as the site has surrounding forested areas which will remain untouched, adjacent residential homes, as well as a highly used recreational area.

f) The arborist has recommended a 1:1 replacement ratio for the oak trees and a 2:1 replacement ratio for the landmark pine tree. Therefore, the project has been conditioned (Condition No. 8) to replant seven trees following the construction. These trees should be planted in the immediate area in areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight with at least ten feet of space between each tree.

g) Existing trees within the vicinity of the project site that are not being removed will be protected throughout construction. Protective fencing will be installed around the drip line of the protected trees to ensure no development occurs within the critical root zone. This measure has been implemented as a Condition of Approval, Condition No. 4. The arborist report also requires construction vehicles, heavy equipment and stockpiles to be located outside of the fenced off areas and away from the protected trees.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210266.

8. **FINDING:** **VISUAL RESOURCES –** The proposed project will not have a significant impact on visual resources from 17 Mile Drive or Point Lobos State Park.

EVIDENCE:

a) DMF LUP Figure 3 – Visual Resources, illustrates that the site is located within the viewshed of Point Lobos and 17-Mile Drive. The home has been sited to minimize impacts to views of the ocean and views of the forest from Point Lobos. The lot slopes downward towards the back of the property allowing the finished floor level of the home to be located below the street level, allowing pedestrians to maintain a partial ocean view from 17 Mile Drive.

b) In accordance with section 20.147.070.B.2, native plants will be used to help screen the development from the view of 17 Mile Drive.

c) The applicants have sited the proposed single family dwelling as far from the edge of 17 Mile Drive (64 and a half feet) while maintaining as many protected trees as possible. In accordance with the purpose of section 20.147.070.B.13, the applicants will use native vegetation to screen the development since it does not meet the required 100 foot setback from 17 Mile Drive.

d) Staff conducted a site visit to Point Lobos on November 16, 2023 to view the property from across the bay at the State Park. The staking and flagging was barely visible through binoculars and was not visible from the naked eye. The new structure will be heavily screened by intervening vegetation and will not stand out or cause an adverse impact to visual resources. The subject parcel is surrounded by developed lots, the new structure will blend in with the existing man-made structures visible from Point Lobos.

e) Staff conducted a site visit to the project site on July 14, 2023 and November 16, 2023 to assess potential visual impacts from the view of 17 Mile Drive. The single family dwelling will block some ocean views from 17 Mile Drive as the lot is currently vacant. However, most of the ocean views are already impacted by existing vegetation and the new construction would not constitute a significant visual impact. The house

would be similar in size and mass to surrounding homes and would fit in with the eclectic Pebble Beach neighborhood.

f) The property is subject to a 30 foot maximum height limitation; however, the applicants have designed the structure to stand 26 feet and 3 inches from the average natural grade to decrease the vertical massing and allow some of the ocean view from the scenic road to remain.

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210266.

9. **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 Article 19 Section 15303 categorically exempts the construction of new structures including the first single family dwelling on a vacant lot.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:

- The location of a project site is not located within an environmentally sensitive area;
- Successive projects of the same type and in the same place would not contribute to a significant cumulative impact;
- There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1, 2, 5, 6, 7 and 8);
- The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
- The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.

c) Staff conducted a site inspection on July 14, 2023 and November 16, 2023 to verify that the site and proposed project meet the criteria for an exemption.

d) See supporting Finding Nos. 1, 2, 5, 6, 7 and 8. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210266.

10. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to/by the Board of Supervisors and the California Coastal Commission (CCC).

EVIDENCE:

a) Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Zoning Administrator to the Board of Supervisors.

b) Title 20 section 20.86.080 states an applicant or any aggrieved person who has exhausted all County appeals, or any two (2) members of the California Coastal Commission, may appeal any approved project located between the sea and the first public road paralleling the sea to the CCC. The project parcel is between the sea and the first public road, that road being Highway 1.

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DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1) Find the project exempt from CEQA pursuant to section 15303, new structures; and
2) Approve a Combined Development Permit consisting of a:
   d. Coastal Administrative Permit and Design Approval to allow the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill;
   e. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
   f. Coastal Development Permit for removal of six protected trees including five Coast live oaks and one landmark Monterey Pine.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions which are incorporated herein by reference.

PASSED AND ADOPTED this 11th day of January, 2024:

DocuSigned by:
Mike Novo
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Mike Novo AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JANUARY 11, 2024.

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JANUARY 22, 2024.

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.

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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

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

PLN210266

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN210266) allows construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and approximately 6,000 cubic yards of cut and 650 cubic yards of fill, development within 750 feet of known archaeological resources and removal of six protected trees including five Coast live oaks and one landmark Monterey Pine. The property is located at 3418 17 Mile Drive (Assessor's Parcel Number 008-381-020-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (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: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 24-001) was approved by the Zoning Administrator for Assessor's Parcel Number 008-381-020-000 on January 11, 2024. The permit was granted subject to 13 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 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 RMA - 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 RMA - 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.
(RMA - 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 RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

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

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

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

6. 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.

7. 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.

8. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio:
- Replacement ratio recommended by arborist:
- Other:

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

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

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

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

9. 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.

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 Tree Assessment (Library No. LIB230162), was prepared by Frank Ono on 08/03/2021 and is on file in Monterey County HCD - Planning. 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. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

12. 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. (Public Works)

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.

13. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

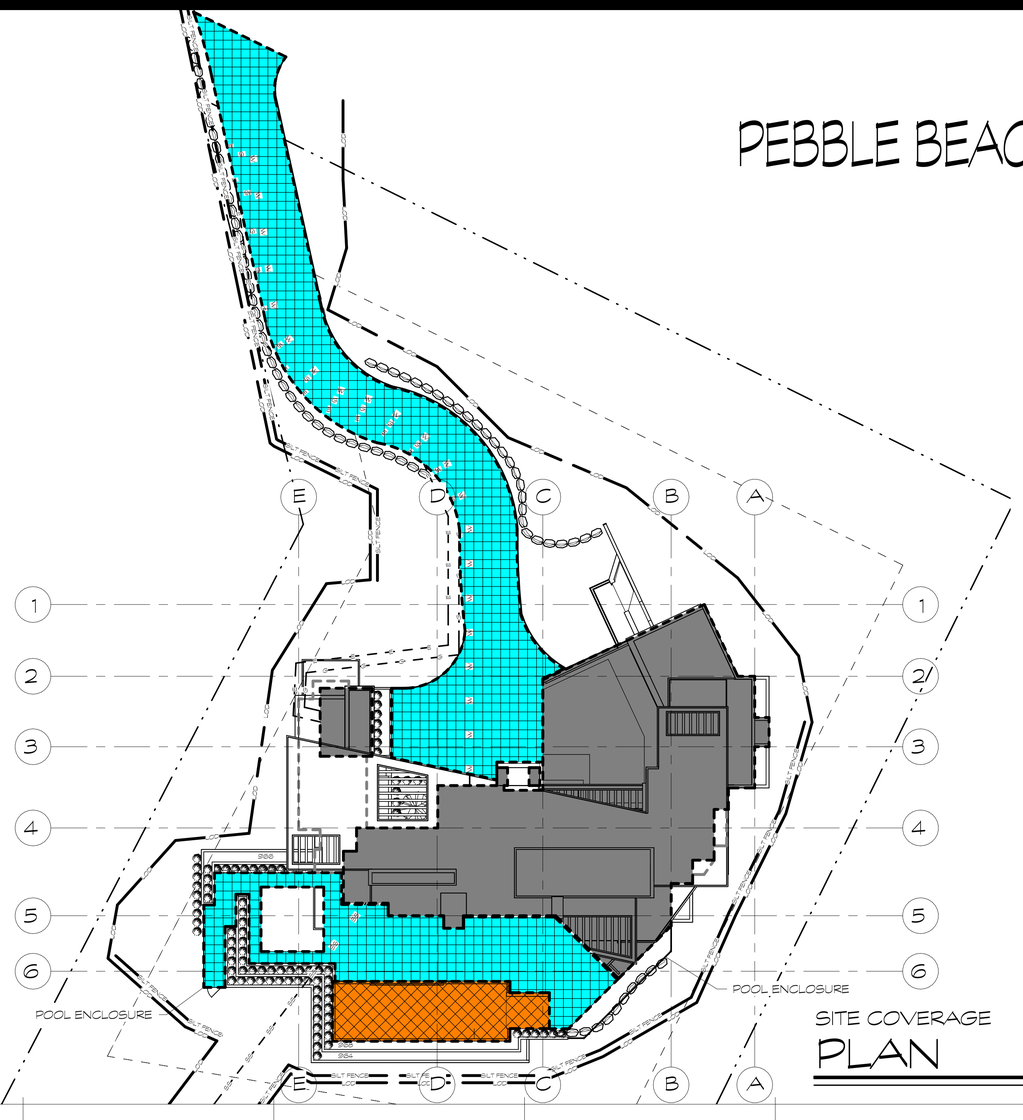
Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

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A NEW DESIGN FOR THE

C. CHRISTENSEN RESIDENCE

3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953



SITE COVERAGE
PLAN

PROJECT DATA

ZONING - LDR/1.5(CZ)

LOT SIZE - 1.1 ACRES (47,982)

OCCUPANCY GROUP - R-3

CONSTRUCTION TYPE - V

TOPOGRAPHY - SLOPING SOUTHWARD

FLOOR AREA ALLOWED - 47,982 X 17.5% = 8,397 SF

FLOOR AREA PROPOSED - 7,695 SF

SITE BUILDING COVERAGE ALLOWED - 47,982 X 15% = 7,197 SF

SITE BUILDING COVERAGE PROPOSED - 6,656 SF

PESCADERO COVERAGE ALLOWED - 9,000 SF

PESCADERO COVERAGE PROPOSED - 8,862 SF

MAX BUILDING HEIGHT ALLOWED - 30 FT

AVERAGE GRADE - 967 - 6"

HIGHEST BUILDING ROOF ELEVATION - 993 - 9 1/2"

MAX BUILDING HEIGHT PROPOSED - 26' - 3 1/2"

ADDITIONAL PERMITS

RETAINING WALLS (>4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

PROJECT REVISIONS

#	DATE	DESCRIPTION

SQUARE FOOTAGE CALCULATION

LOCATION	SQUARE FOOTAGE
MAIN LEVEL	3,716 SF
GARAGE	1,085 SF
UPPER LEVEL	2,894 SF
TOTAL ABOVE GRADE	7,695 SF
LOWER LEVEL	4,407 SF
STOR. / MECH.	546 SF
STOR. / MECH.	443 SF
MECH.	185 SF
TOTAL BELOW GRADE	5,581 SF

Cut/Fill Analysis

ESTIMATED CUT: 6,000 CUBIC YARDS
ESTIMATED FILL: 650 CUBIC YARDS
NET CUT/FILL: 5350 CUBIC YARDS OF CUT

DEFERRED SUBMITTAL

ALL DEFERRED SUBMITTALS AND CHANGES TO PLANS MUST BE:
*-FIRST APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL.
*-STRUCTURAL ENGINEER TO APPROVE ALL STRUCTURAL PLANS.

1. FIRE SPRINKLER PLANS (Modified NFPA 13D)
2. GAS PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTOR
3. TRUSS PLANS (IF APPLICABLE)
4. STUCCO SYSTEM (IF APPLICABLE)
5. LANDSCAPE SPRINKLER PLAN
6. CONSTRUCTION MITIGATION PLAN
7. GEOTECHNICAL SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL)
8. SPECIAL INSPECTION CERTIFICATE FROM OUTSIDE INSPECTIONS FOR ALL WELDING ON THIS PROJECT
9. CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS PRIOR TO FOUR-WAY INSPECTION
10. (3) BACKFLOW PREVENTORS TO BE INSTALLED
11. POOL DESIGN BY OTHERS (IF APPLICABLE)

Index of Drawings

Sheet Number	Sheet Name
Architectural	
OT-1	TITLE
TOPO	SURVEY
A1.1	OVERALL SITE PLAN
A1.2	SITE PLAN
A1.3	HEIGHT CALCULATION PLAN
A2.0	1/8" LOWER LEVEL PLAN
A2.1	1/8" MAIN LEVEL PLAN
A2.2	1/8" UPPER LEVEL PLAN
A2.3	1/4" LOWER LEVEL PLAN
A2.4	1/4" LOWER LEVEL PLAN
A2.5	1/4" MAIN LEVEL PLAN
A2.6	1/4" MAIN LEVEL PLAN
A2.7	1/4" MAIN LEVEL PLAN
A2.8	1/4" MAIN LEVEL PLAN
A2.9	1/4" UPPER LEVEL PLAN
A2.10	AREA PLANS
A3.0	3D AXONOMETRIC VIEWS
A3.1	1/8" ELEVATIONS
A3.2	1/4" ELEVATION
A3.3	1/4" ELEVATION
A3.4	1/4" ELEVATION
A3.5	1/4" ELEVATION
A3.8	1/4" SECTION
A3.9	WALL SECTIONS
A4.1	ROOF PLAN
E1.0	LOWER LEVEL ELECTRICAL PLAN
E1.1	MAIN LEVEL ELECTRICAL PLAN
E1.2	UPPER LEVEL ELECTRICAL PLAN

Code Analysis

- UTAH STATE ADOPTED CODES AS OF JULY 1, 2019

- 2019 CBC
- 2019 CRC
- 2019 CPC
- 2019 CEC
- 2019 CMC
- 2019 CFC
-CALIFORNIA ENERGY CODE & GREEN BUILDING CODE

ARCHITECT

UPWALL DESIGN
JOSH ARRINGTON
1930 SOUTH 1100 EAST
SALT LAKE CITY, UTAH 84106
(801) 485-0708
EMAIL:josh@upwalldesign.com

OWNER

CHRISTOPHER & CLAUDIA CHRISTENSEN
300 AVENIDA DE LAS PALMERA
SAN CLEMENTE, CALIFORNIA 92672
(949) 230-5302
claudiachristensen@ymail.com
cchristensen@ensignservices.net

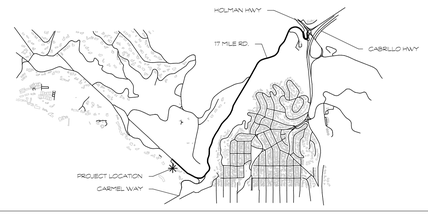
STRUCTURAL ENGINEER

-
-
-
-
-

GENERAL CONTRACTOR

-
-
-
-
-

VICINITY MAP



27 JULY 2023

REVISIONS

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND DEVELOPED. UNLESS OTHERWISE AGREED TO IN WRITING BY UPWALL DESIGN, NO PART OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE USED BY ANY PERSON OR ENTITY IN ANY MANNER FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED AND NO PART OF THESE DRAWINGS AND SPECIFICATIONS MAY BE DISCLOSED TO ANY UNAUTHORIZED PERSON OR ENTITY WITHOUT THE PRIOR WRITTEN PERMISSION OF UPWALL DESIGN, AND UPWALL DESIGN RESERVES ALL RIGHTS AT LAW OR IN EQUITY IN THE EVENT OF ANY UNAUTHORIZED USE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. THESE DRAWINGS ARE INVALID IF ALTERED IN ANY WAY. ANY ALTERATIONS MADE TO THESE DRAWINGS MUST BE APPROVED IN WRITING BY UPWALL DESIGN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH FABRICATION.

A NEW DESIGN FOR THE :
C. CHRISTENSEN RESIDENCE
3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

OT-1



SITE GENERAL NOTES

1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
3	REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
4	SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (IRC R401.3).
5	RETAINING WALLS (>4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC- AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

KEYNOTES

NUMBER	DESCRIPTION

23 FEBRUARY 2022

REVISIONS

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A NEW DESIGN FOR THE :

C. CHRISTENSEN RESIDENCE

3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

112

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

SITE
PLAN

SCALE: 1" = 20'-0"

0 5 10 20 40

A1.1

OVERALL SITE PLAN

91-019

SITE GENERAL NOTES

1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
3	REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
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KEYNOTES

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23 FEBRUARY 2022

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A NEW DESIGN FOR THE :

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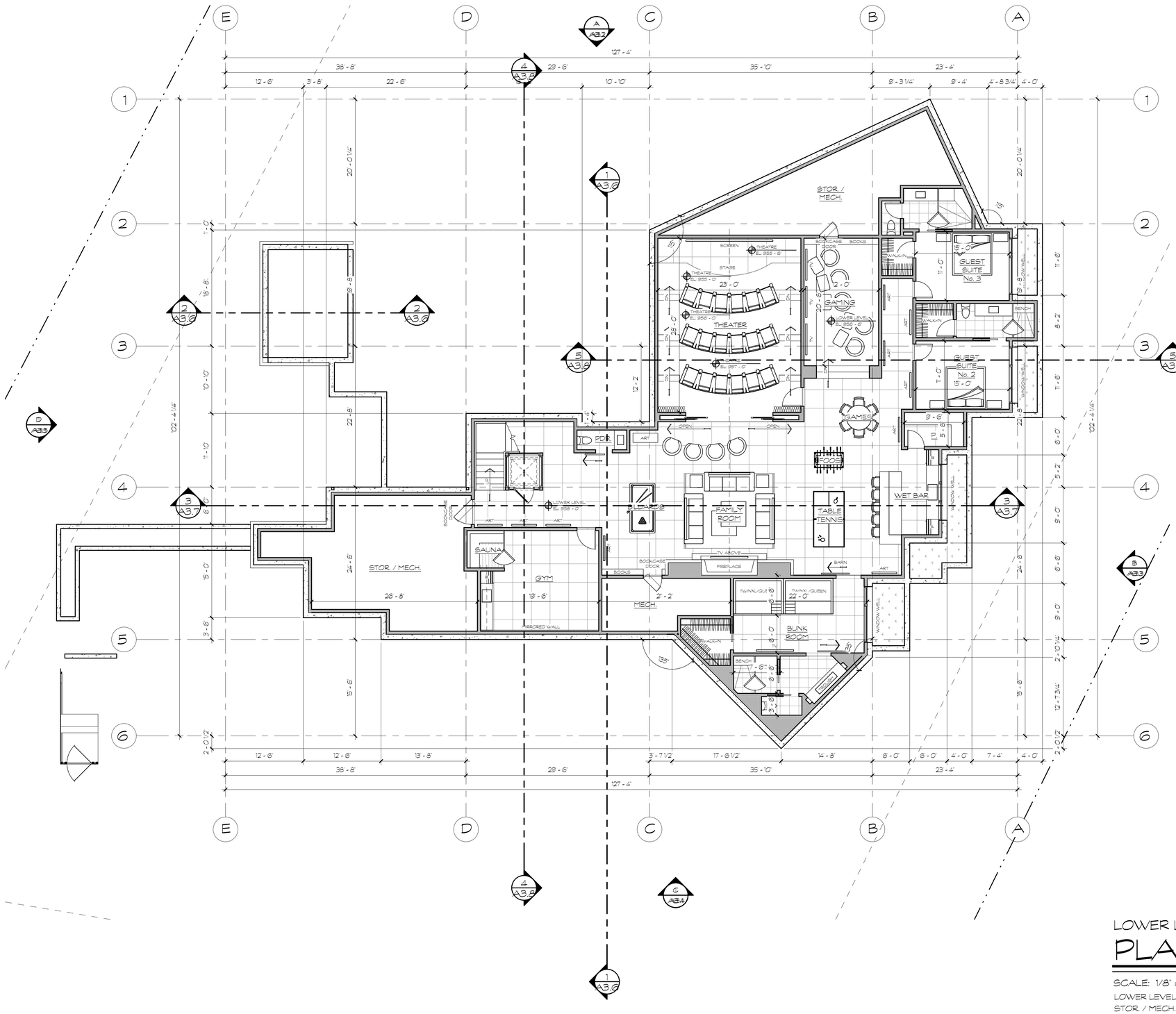
UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

SITE PLAN

SCALE: 1" = 10'-0"

0 2.5 5 10 20

A1.2
SITE PLAN



LOWER LEVEL

PLAN

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

LOWER LEVEL	4,407 SF
STOR. / MECH.	546 SF
STOR. / MECH.	443 SF
MECH.	185 SF

0 2 4 8 16

27 JULY 2023

REVISIONS

THE ARCHITECTURAL WORKS AS INSTRUMENTS OF SERVICE, INCLUDING BUT NOT LIMITED TO THESE PLANS, SPECIFICATIONS AND THREE DIMENSIONAL DESIGN, ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF UPWALL DESIGN. THE VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. THESE DRAWINGS ARE UNSUITABLE FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DO NOT SCALE DRAWINGS. CONTRACTORS SHALL NOTIFY AND OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH ANY CONSTRUCTION WORK IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. IN THE ABSENCE OF SPECIFIC DIRECTIONS, WORKMANSHIP AND MATERIALS SHALL BE OF THE BEST GRADE USED FOR THE PURPOSES IN THE LOCALITY OF THE WORK. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO ALL EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE GENERAL CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND THE PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT SITES AND UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND PROTECTION OF ALL PUBLIC AND PRIVATE PROPERTY AND STRUCTURES ON, ADJACENT TO, AND UNDER THE SITE, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN THE COURSE OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE GENERAL CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND THE PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT SITES AND UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND PROTECTION OF ALL PUBLIC AND PRIVATE PROPERTY AND STRUCTURES ON, ADJACENT TO, AND UNDER THE SITE, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.

A NEW DESIGN FOR THE :

C. CHRISTENSEN RESIDENCE

3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

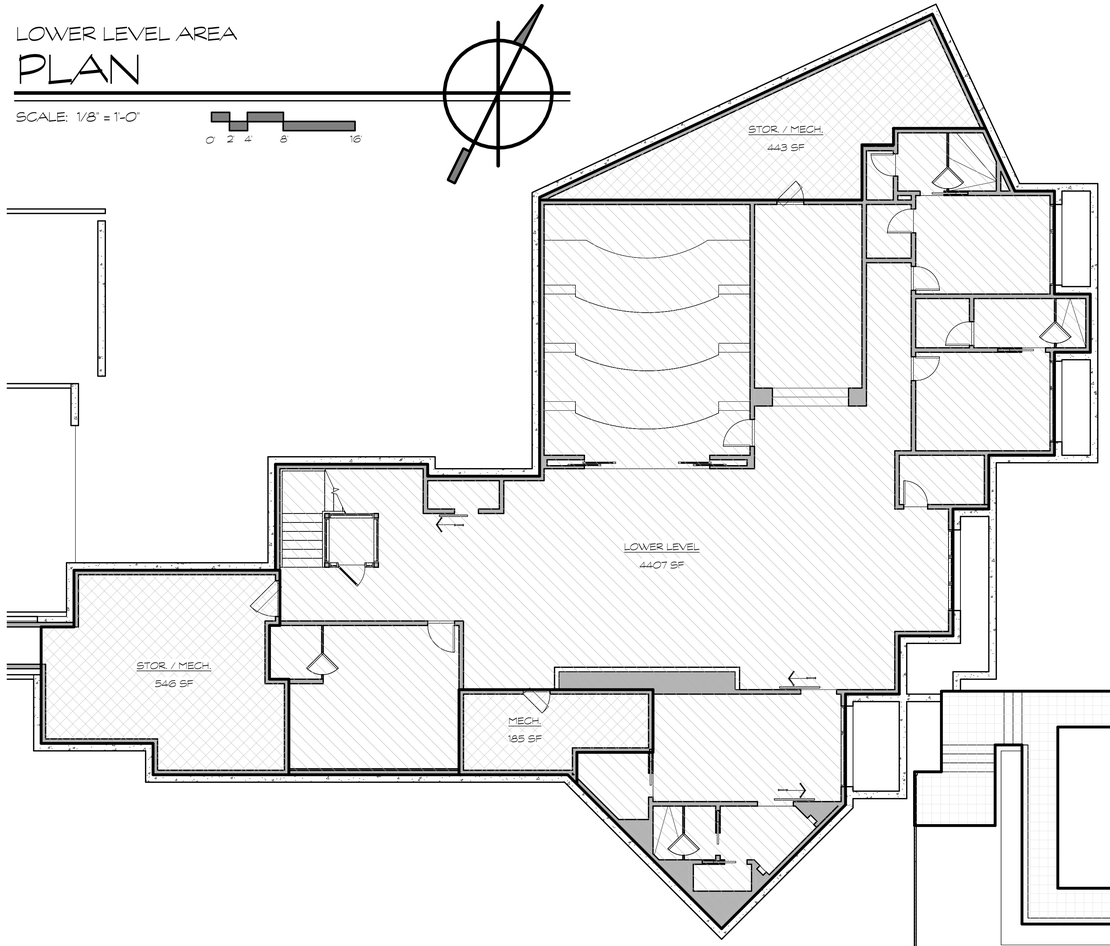
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1/8" LOWER LEVEL PLAN

LOWER LEVEL AREA
PLAN

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

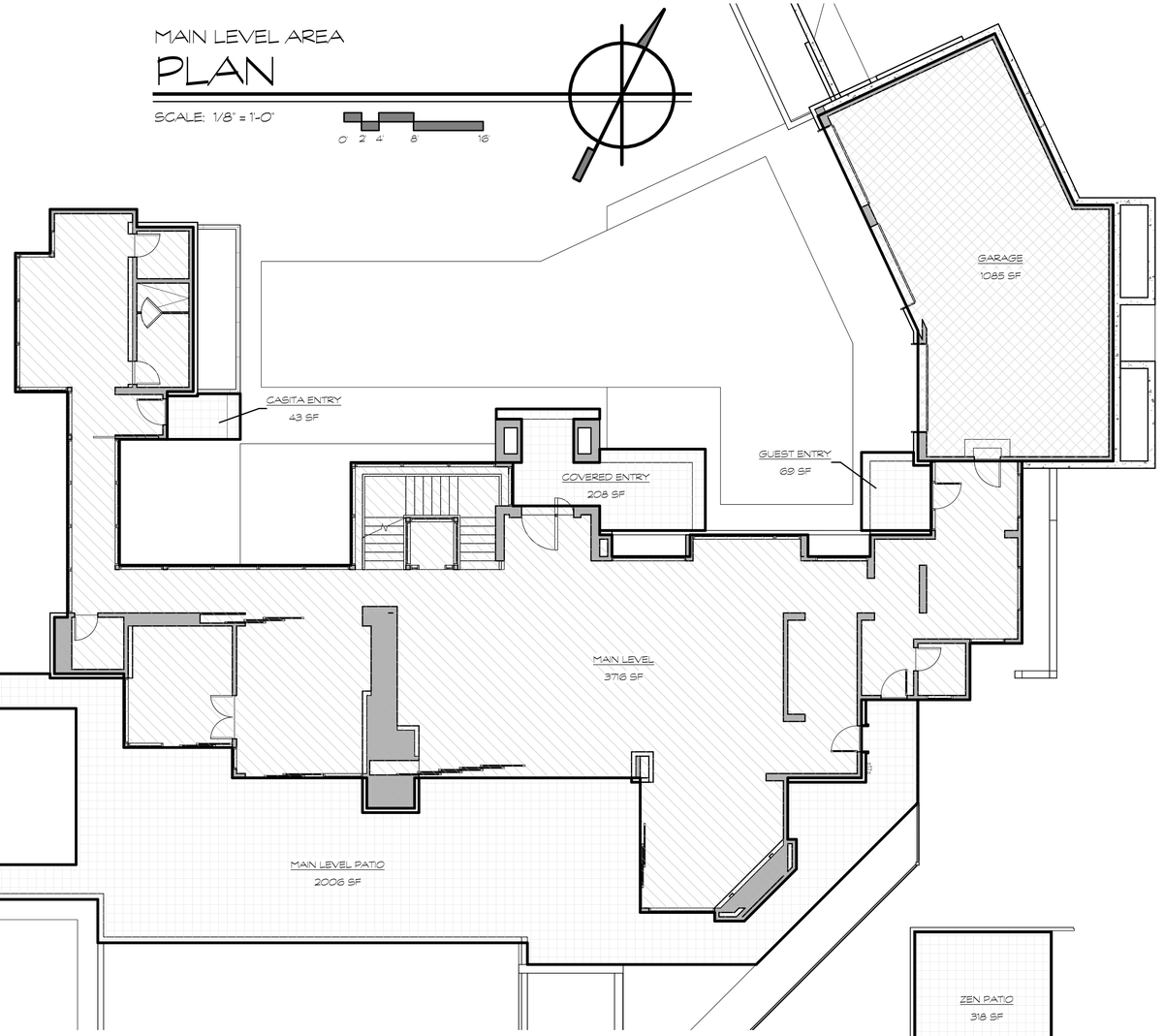
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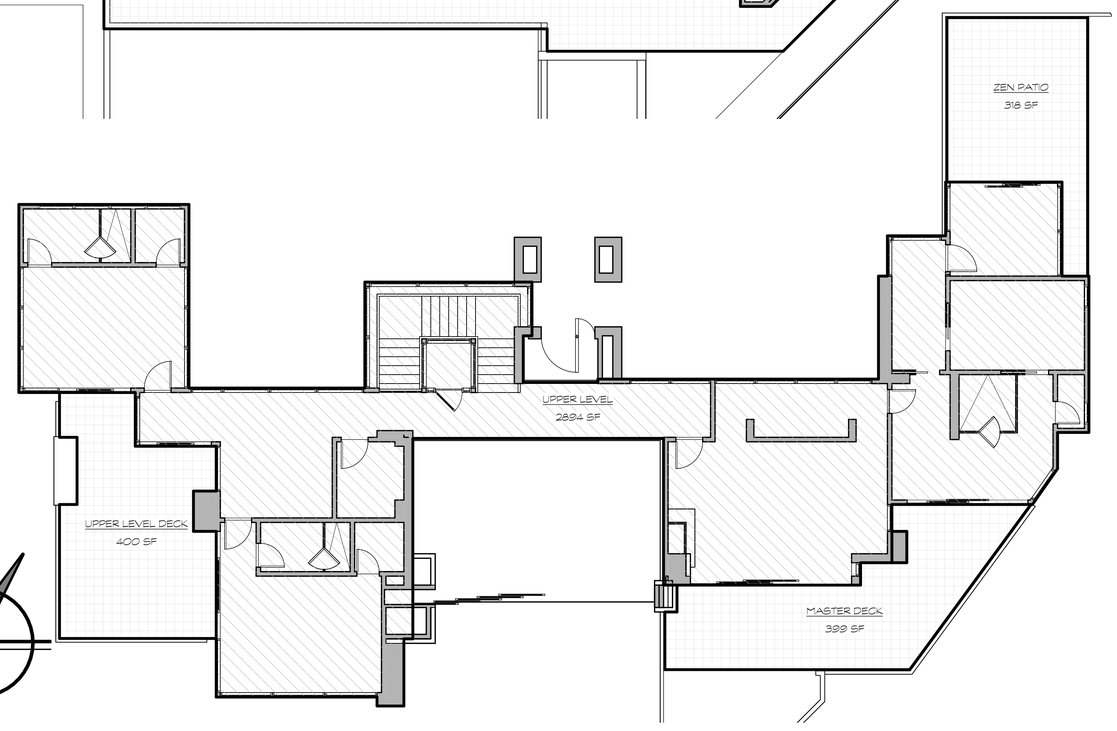


MAIN LEVEL AREA
PLAN

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

0 2 4 8 16





UPPER LEVEL AREA
PLAN

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

0 2 4 8 16

SQUARE FOOTAGE CALCULATION	
LOCATION	SQUARE FOOTAGE
MAIN LEVEL	3,716 SF
GARAGE	1,085 SF
UPPER LEVEL	2,894 SF
TOTAL ABOVE GRADE	7,695 SF
LOWER LEVEL	4,407 SF
STOR. / MECH.	546 SF
STOR. / MECH.	443 SF
MECH.	185 SF
TOTAL BELOW GRADE	5,581 SF

Deck/Patio SQFT	
LOCATION	SQUARE FOOTAGE
CASITA ENTRY	43 SF
COVERED ENTRY	208 SF
GUEST ENTRY	69 SF
MAIN LEVEL PATIO	2,006 SF
MASTER DECK	399 SF
UPPER LEVEL DECK	400 SF
ZEN PATIO	318 SF
TOTAL DECK/PATIO	3,444 SF

27 JULY 2023

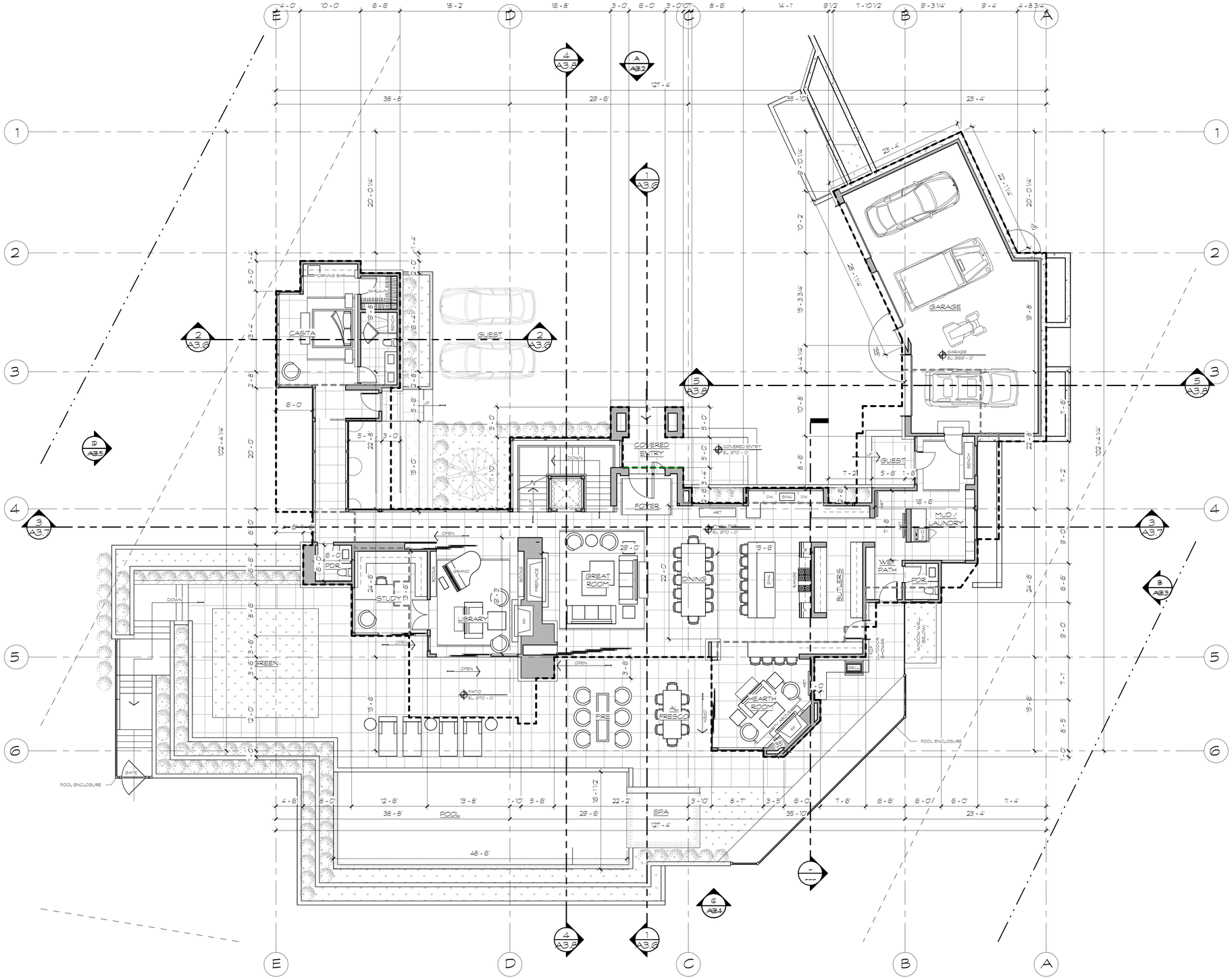
REVISIONS

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UPWALL DESIGN
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(801)485-0708

A2.10
AREA PLANS



MAIN LEVEL

PLAN

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

MAIN LEVEL	3,716 SF
GARAGE	1,085 SF

0 2 4 8 16

23 FEBRUARY 2022

REVISIONS

THE ARCHITECTURAL WORKS AS INSTRUMENTS OF SERVICE, INCLUDING THE ARCHITECTURAL DESIGN, DRAWINGS, SPECIFICATIONS AND THE ARRANGEMENT AND COMPOSITION OF SPACE AND ELEMENTS THEREIN, SHALL BE CONSIDERED ORIGINAL WORKS OF AUTHORSHIP AND THE PROPERTY OF THE ARCHITECT. USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED IS PROHIBITED WITHOUT THE ARCHITECT'S PRIOR WRITTEN PERMISSION. SUBMISSION OR DISTRIBUTION OF THESE DRAWINGS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR SIMILAR PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COPYRIGHT OR OTHER RESERVED RIGHTS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION.

A NEW DESIGN FOR THE :

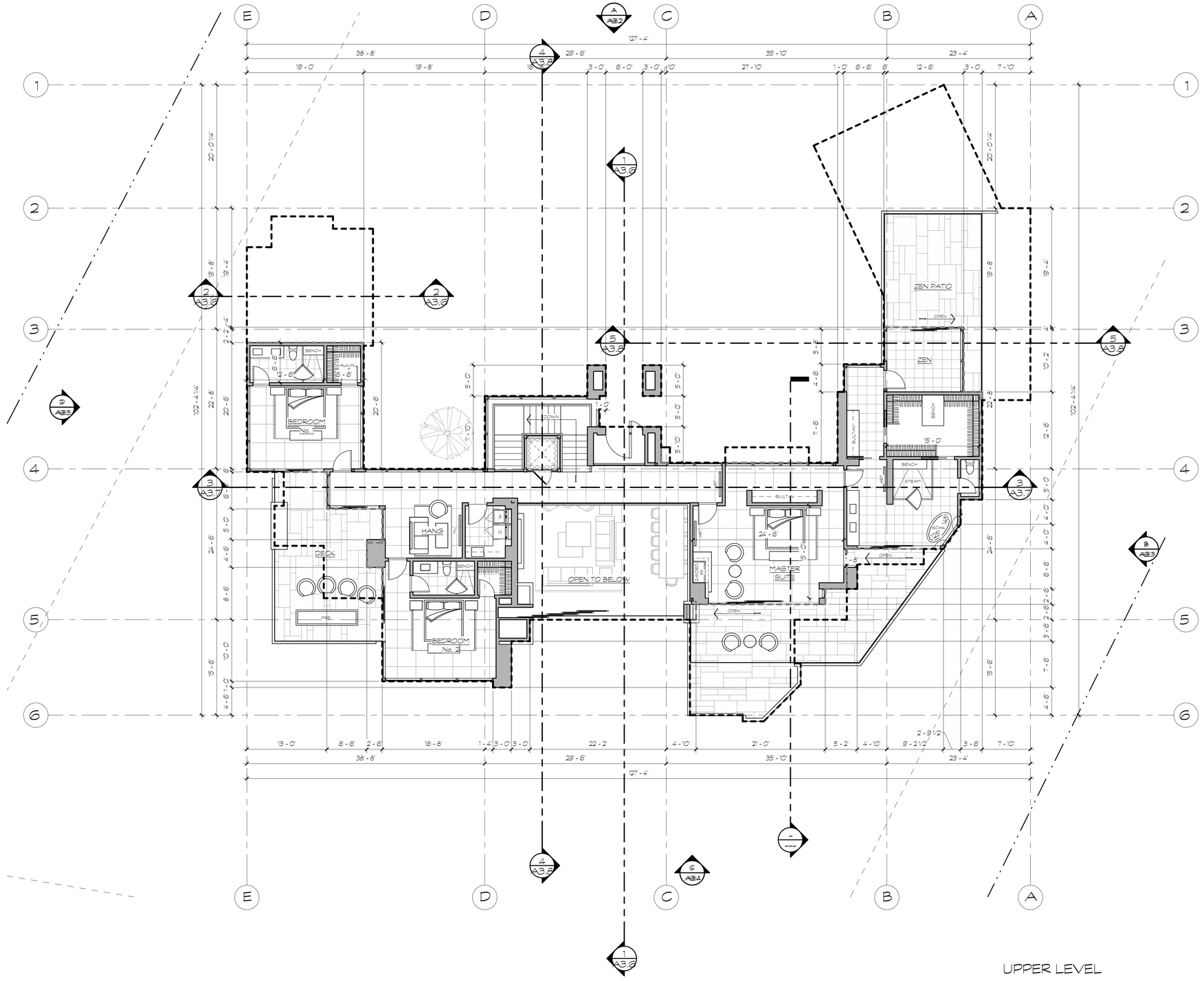
C. CHRISTENSEN RESIDENCE

3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A2.1

1/8" MAIN LEVEL PLAN



UPPER LEVEL
PLAN

SCALE: 1/8" = 1'-0"
UPPER LEVEL 2,894 SF

0 2 4 8 16

23 FEBRUARY 2022

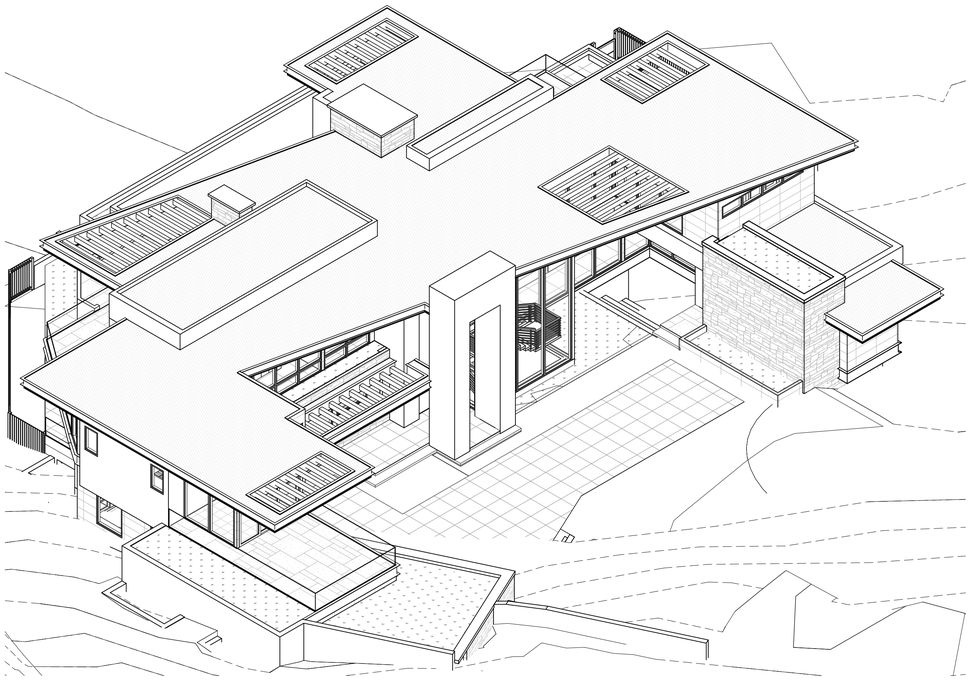
REVISIONS

THE ARCHITECTURAL WORKS AS DEPICTED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF UPWALL DESIGN AND SHALL NOT BE USED IN ANY WAY FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, NOR SHALL THEY BE LOANED, COPIED OR DISCLOSED TO ANY UNAUTHORIZED PERSON WITHOUT THE WRITTEN CONSENT OF UPWALL DESIGN. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED FOR BY AGREEMENT, ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY UPWALL DESIGN FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO UPWALL DESIGN. ANY MODIFICATION BY OWNER OR OTHERS OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN APPROVAL OF UPWALL DESIGN WILL RELEASE UPWALL DESIGN FROM ALL LIABILITY ARISING OUT OF SUCH MODIFICATIONS, AND OWNER AND OWNER'S OFFICERS, EMPLOYEES AND CONSULTANTS AGREE TO INDEMNIFY AND HOLD HARMLESS UPWALL DESIGN FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATIONS MUST BE APPROVED BY UPWALL DESIGN IN WRITING BEFORE PROCEEDING WITH FABRICATION.

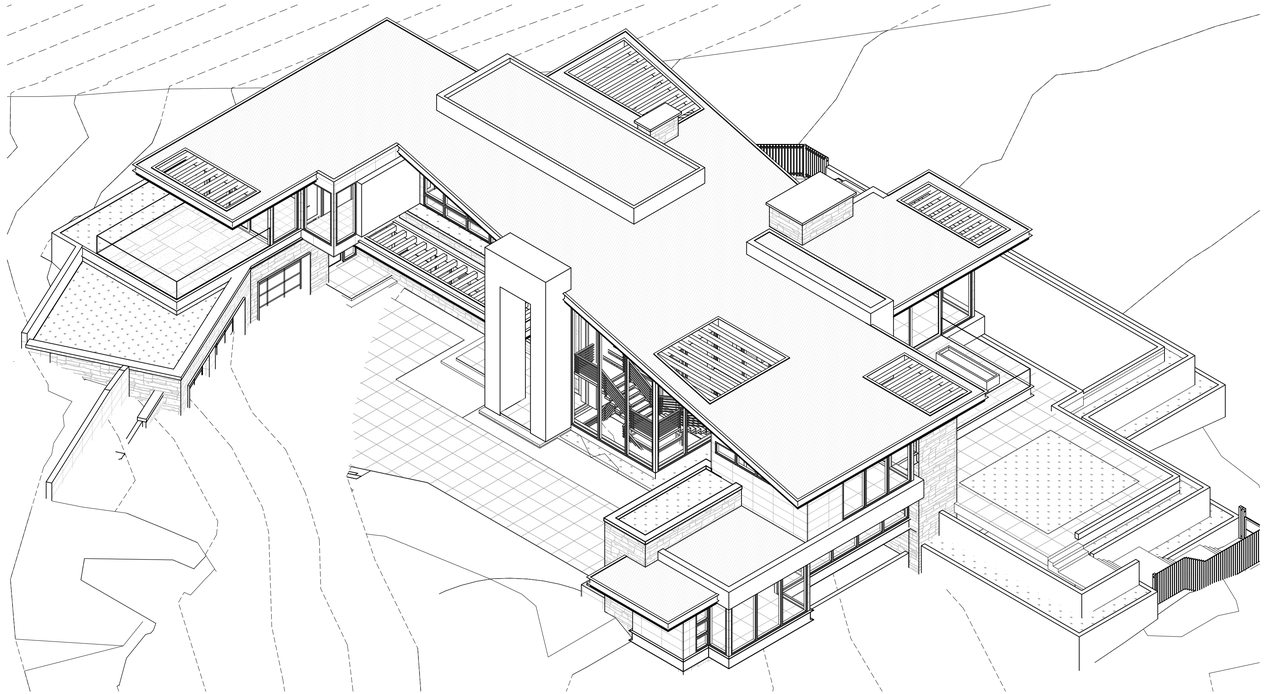
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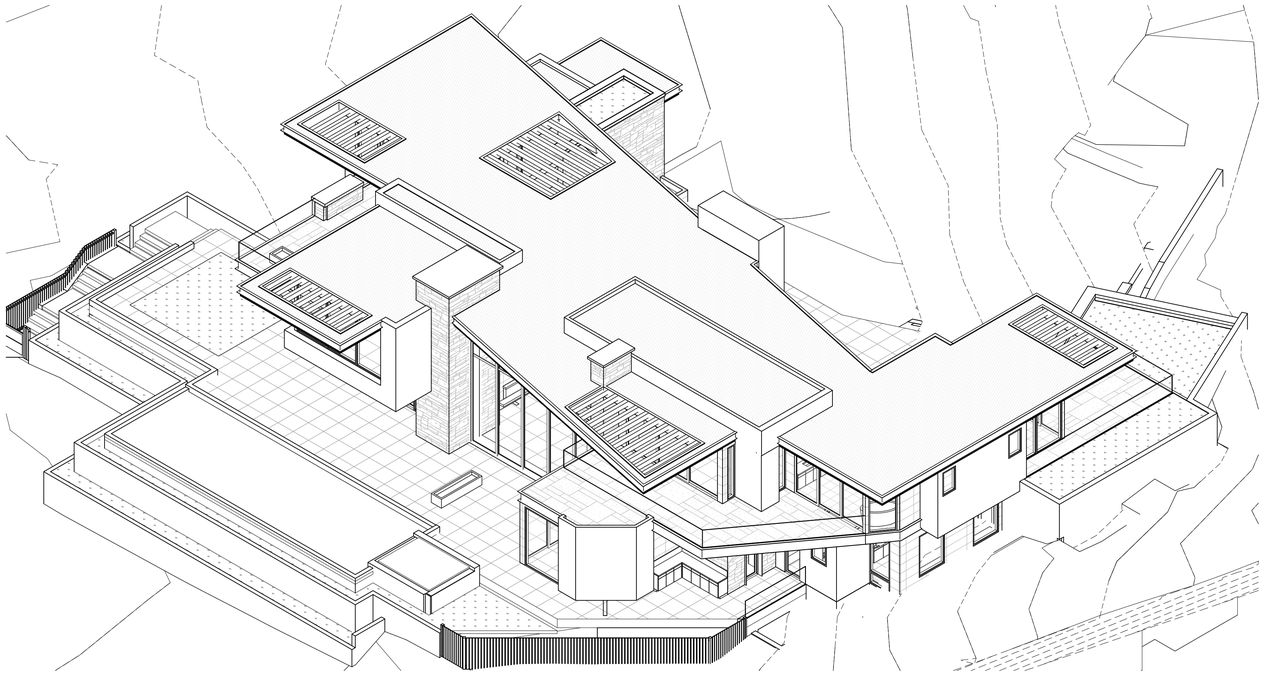
A2.2
1/8" UPPER LEVEL PLAN



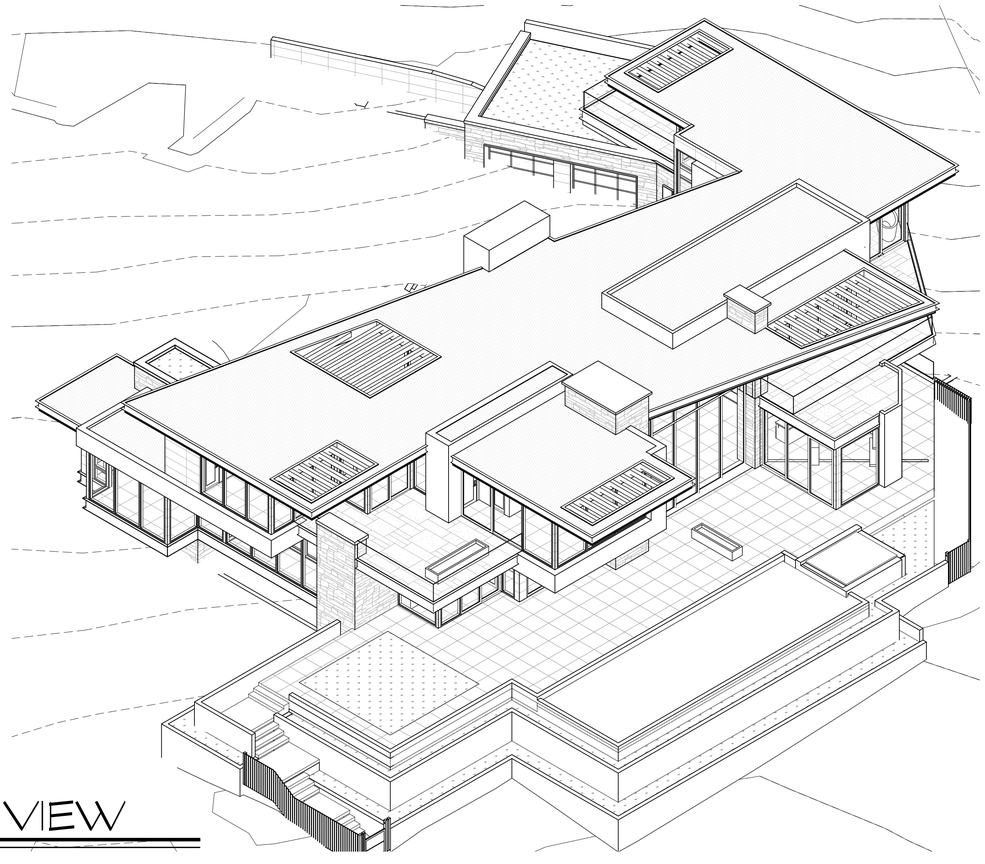
NORTHEAST
AXONOMETRIC VIEW



NORTHWEST
AXONOMETRIC VIEW



SOUTHEAST
AXONOMETRIC VIEW



SOUTHWEST
AXONOMETRIC VIEW

23 FEBRUARY 2022

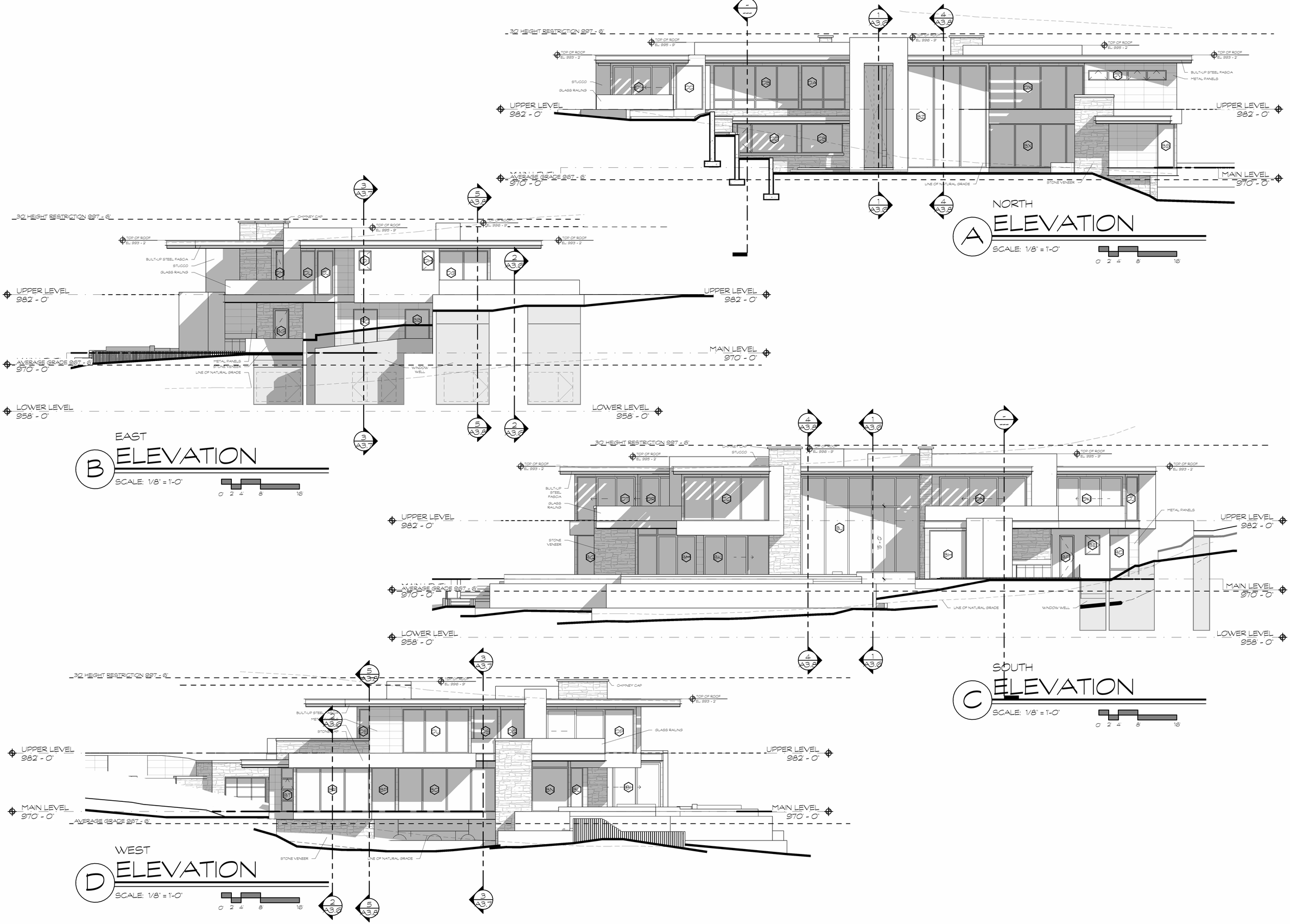
REVISIONS

THE ABOVE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF UPWALL DESIGN AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR WITHOUT THE WRITTEN PERMISSION OF UPWALL DESIGN. THEY SHALL BE RETURNED UPON REQUEST OR COMPLETION OF THE PROJECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE AGREED TO BY UPWALL DESIGN IN WRITING, SHALL NOT BE USED BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY UPWALL DESIGN FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO UPWALL DESIGN. OWNER SHALL INDEMNIFY AND HOLD HARMLESS UPWALL DESIGN AND ITS OFFICERS AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM REUSE OF THESE DRAWINGS AND SPECIFICATIONS. SUBMISSION OR DISTRIBUTION OF THESE DOCUMENTS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR SIMILAR PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF UPWALL DESIGN'S COPYRIGHT OR OTHER RESERVED RIGHTS. ANY UNAUTHORIZED USE, WITHOUT SPECIFIC WRITTEN AUTHORIZATION AND ADAPTATION BY UPWALL DESIGN FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO UPWALL DESIGN. OWNER SHALL INDEMNIFY AND HOLD HARMLESS UPWALL DESIGN AND ITS OFFICERS AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM REUSE OF THESE DRAWINGS AND SPECIFICATIONS. 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A NEW DESIGN FOR THE :
C. CHRISTENSEN RESIDENCE
3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A3.0
3D AXONOMETRIC VIEWS



23 FEBRUARY 2022

REVISIONS

THE ARCHITECTURAL WORKS AS INSTRUMENTS OF SERVICE, INCLUDING THE ARCHITECTURAL DESIGN, DRAWINGS, SPECIFICATIONS AND THE ARRANGEMENT THEREOF, SHALL BE CONSIDERED PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND PUBLISHED. ANY UNAUTHORIZED USE, REPRODUCTION OR PUBLICATION OF THE DESIGN, DRAWINGS CAN NOT BE DONE EXCEPT UNDER OR WITH THE WRITTEN PERMISSION OF THE ARCHITECT. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, TO THE DESIGN, DRAWINGS AND SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PROOF OF ACCEPTANCE OF THESE RESTRICTIONS. THESE DRAWINGS ARE AVAILABLE FOR REVIEW BY OWNERS, CONTRACTORS, CONSULTANTS AND GOVERNMENTAL OR REGULATORY AUTHORITIES AND FOR BIDDING OR CONSTRUCTION PURPOSES ONLY AFTER EXECUTION OF A WRITTEN AGREEMENT WITH THE ARCHITECT. ANY USE, REPRODUCTION OR PUBLICATION OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY PURPOSE OTHER THAN THOSE AUTHORIZED BY THE ARCHITECT IS PROHIBITED AND ANY UNAUTHORIZED USE, REPRODUCTION OR PUBLICATION SHALL BE DEEMED AN INFRINGEMENT OF COPYRIGHT AND OTHER RIGHTS. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PROOF OF ACCEPTANCE OF THESE RESTRICTIONS. THESE DRAWINGS ARE AVAILABLE FOR REVIEW BY OWNERS, CONTRACTORS, CONSULTANTS AND GOVERNMENTAL OR REGULATORY AUTHORITIES AND FOR BIDDING OR CONSTRUCTION PURPOSES ONLY AFTER EXECUTION OF A WRITTEN AGREEMENT WITH THE ARCHITECT. ANY USE, REPRODUCTION OR PUBLICATION OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY PURPOSE OTHER THAN THOSE AUTHORIZED BY THE ARCHITECT IS PROHIBITED AND ANY UNAUTHORIZED USE, REPRODUCTION OR PUBLICATION SHALL BE DEEMED AN INFRINGEMENT OF COPYRIGHT AND OTHER RIGHTS. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PROOF OF ACCEPTANCE OF THESE RESTRICTIONS.

A NEW DESIGN FOR THE :

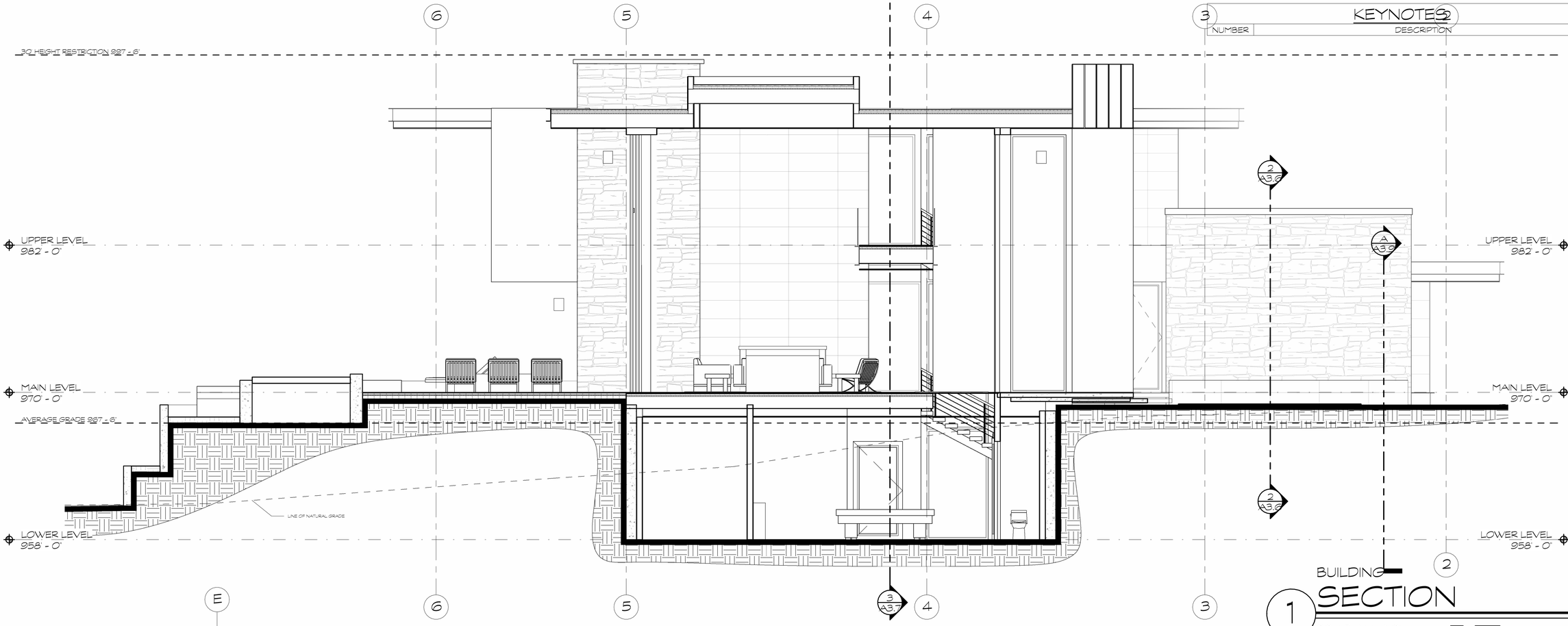
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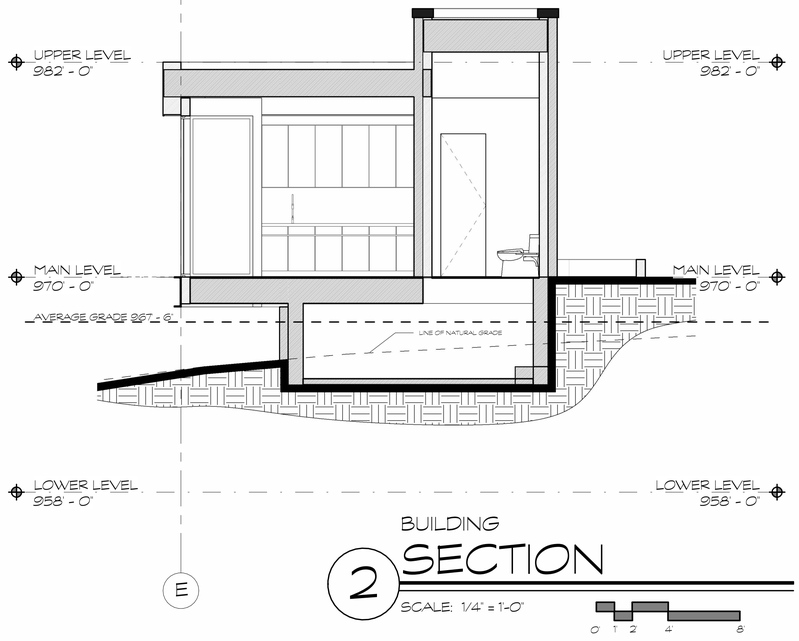
A3.1

1/8" ELEVATIONS



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

0' 1' 2' 4' 8'



BUILDING
2 SECTION
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8'

KEYNOTES

NUMBER	DESCRIPTION

23 FEBRUARY 2022

REVISIONS

THE ARCHITECTURAL DESIGN, DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF UPWALL DESIGN. THEY ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF UPWALL DESIGN. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS IS AT THE DUPLICATOR'S SOLE RISK AND WILL BE ENFORCED UNDER APPLICABLE STATE AND FEDERAL LAWS.

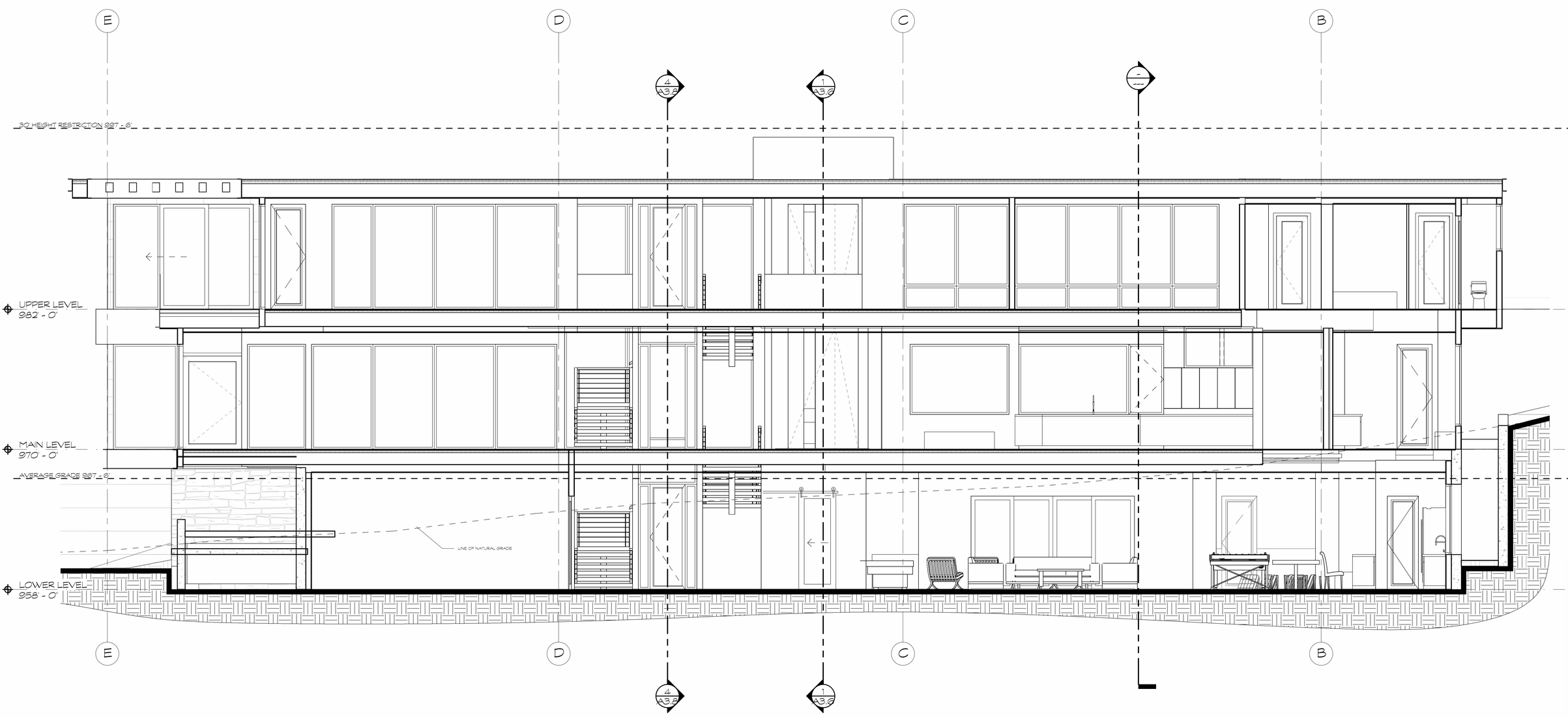
A NEW DESIGN FOR THE :
C. CHRISTENSEN RESIDENCE
3498 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A3.6
1/4" SECTION

KEYNOTES

NUMBER	DESCRIPTION



BUILDING
3 SECTION

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

0 1 2 4 8

23 FEBRUARY 2022

REVISIONS

THE ARCHITECTURAL WORKS AS INSTRUMENTS OF SERVICE, INCLUDING BUT NOT LIMITED TO THESE PLANS, SPECIFICATIONS AND DESIGNS, ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO UPWALL DESIGN. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, IN THE DESIGNS, DRAWINGS AND MODELS REMAIN THE PROPERTY OF UPWALL DESIGN REGARDLESS OF THE STATE OF COMPLETION. VISUAL CONTACT WITH THESE DRAWINGS OR MODELS SHALL CONSTITUTE PROOF OF ACCEPTANCE OF THESE RESTRICTIONS. THESE DRAWINGS ARE UNSUITABLE FOR USE BY ANY PERSON ON ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, AND ANY REUSE WITHOUT SPECIFIC WRITTEN VERIFICATION OR ADAPTATION BY UPWALL DESIGN FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO UPWALL DESIGN. THE USER SHALL INDEMNIFY AND HOLD HARMLESS UPWALL DESIGN AND ITS OFFICERS AND EMPLOYEES FROM ALL LOSSES AND EXPENSES INCLUDING LEGAL FEES FOR ANY CLAIMS OR LITIGATION ARISING FROM ANY REUSE OF THE PLANS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY UPWALL DESIGN FOR THE SPECIFIC PURPOSE INTENDED.

A NEW DESIGN FOR THE :

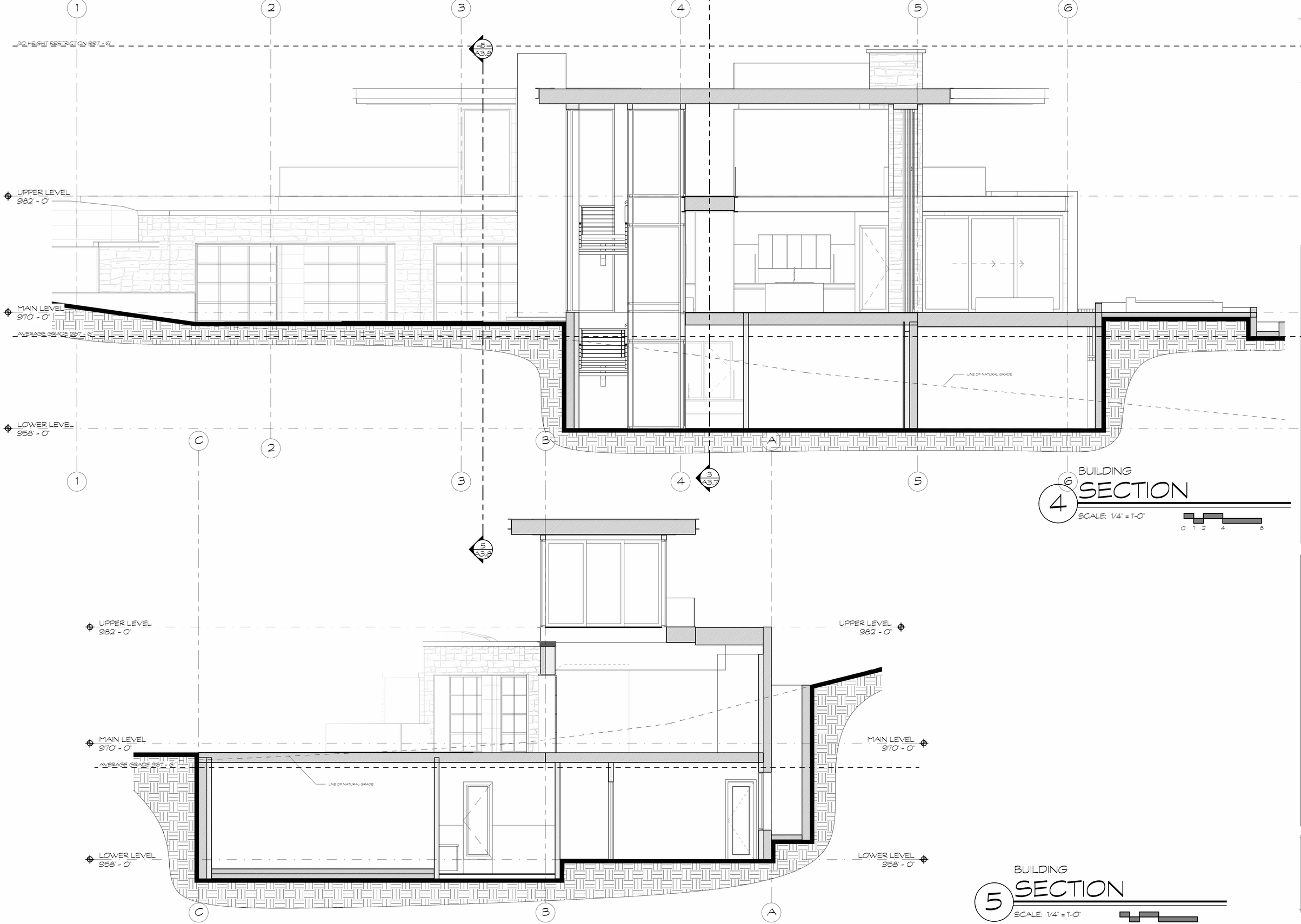
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PEBBLE BEACH, CALIFORNIA 93953

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A3.7

1/4" SECTION



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

0 1 2 4 8

BUILDING
5 SECTION
SCALE: 1/4" = 1'-0"

0 1 2 4 8

23 FEBRUARY 2022

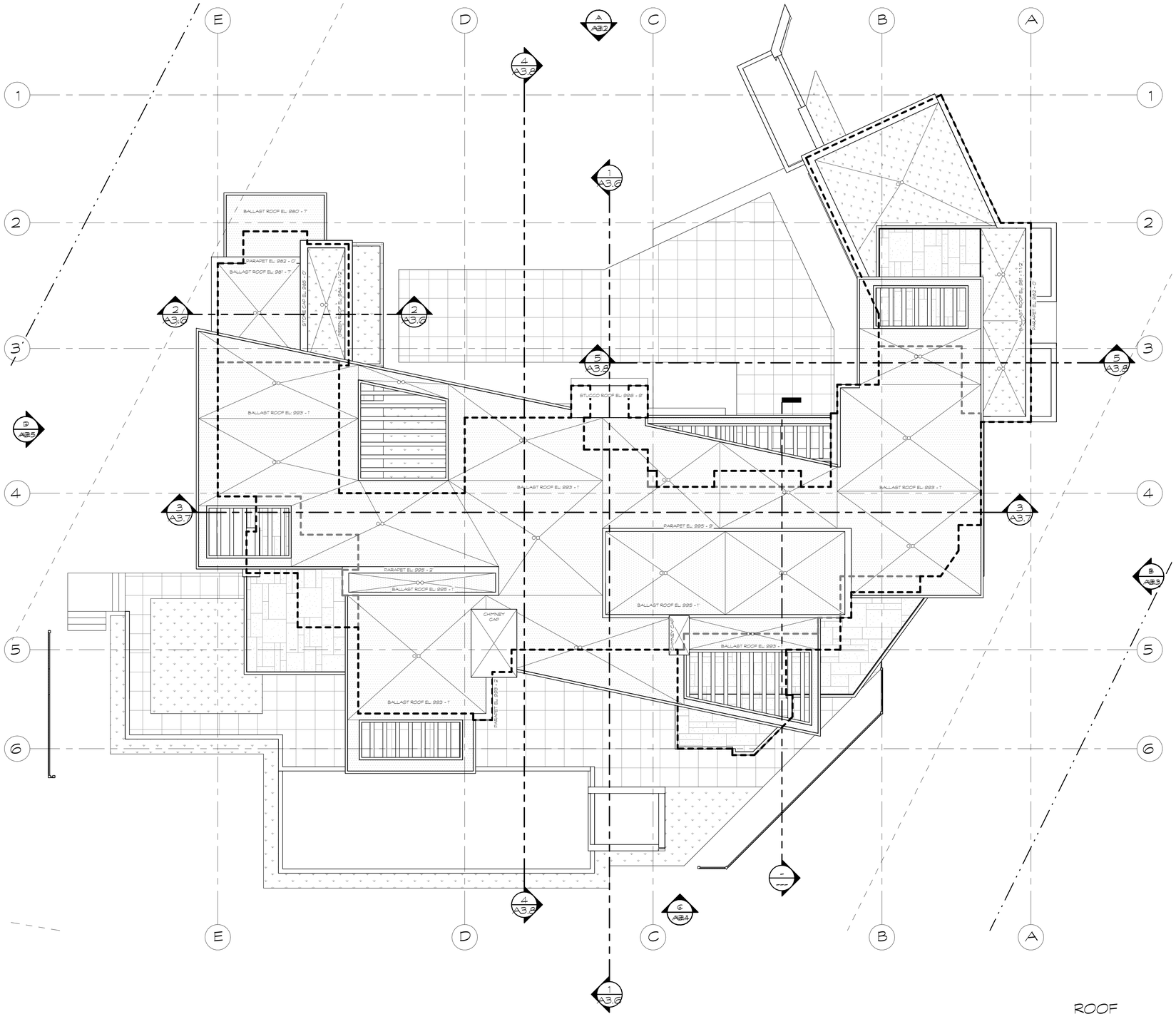
REVISIONS

THE ARCHITECTURAL WORKS EXPRESSED AND IMPLIED THROUGH THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF UPWALL DESIGN AND WERE CREATED FOR USE ON THIS SPECIFIC PROJECT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE COPIED, REPRODUCED OR USED IN ANY MANNER WHATSOEVER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY, WITHOUT THE PRIOR WRITTEN PERMISSION OF UPWALL DESIGN. THE VISUAL CONTENT OF THESE DRAWINGS AND SPECIFICATIONS IS PROTECTED BY COPYRIGHT LAW AND OTHER APPLICABLE LAWS. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL VOID THE LICENSE AGREEMENT UNDER WHICH THEY WERE PROVIDED AND MAY SUBJECT THE INFRINGER TO APPROPRIATE LEGAL ACTION. ALL RIGHTS RESERVED. © UPWALL DESIGN.

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(801)485-0708

A3.8
1/4" SECTION



FIELD VERIFY DIMENSIONS AND T.O.P. W/ FLOOR PLANS AND ELEVATIONS

ALL ROOF PENETRATIONS, INCLUDING PLUMBING AND MECHANICAL VENTS ARE TO BE GROUPED INTO A FALSE STONE FACED CHIMNEY.

PROVIDE CONCEALED ROOF HEATING SYSTEM UNDER COLD ROOF CONDITIONS, VALLEYS, CRICKETS, RADIUS INTERSECTIONS, AND PEDESTRIAN AREAS. CONSULT W/ ARCHITECT & ELECTRICTIAN

CONTRACTOR TO ENSURE ADEQUATE INSTALLATION OF HEAT TAPE AT ALL DRAINS, DOWNSPOUTS, & GUTTER LOCATIONS

ROOFING CONTRACTOR TO INSTALL STOW-STOP SYSTEM ON ALL ROOFS THAT SHED ONTO PATIOS, DECKS, DRIVEWAYS, OR ANY OTHER POTENTIALLY HAZARDOUS AREAS

STANDING SEAM METAL ROOFING

1 1/2" - 2" RIVER ROCK BALLAST

GREEN ROOF

ROOF PLAN

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

0 2 4 8 16

23 FEBRUARY 2022

REVISIONS

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF UPWALL DESIGN AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF UPWALL DESIGN. THEY ARE NOT TO BE CHANGED OR COPIED IN ANY FORM WHATSOEVER, FURTHER, NEITHER THE DRAWINGS OR THE IDEAS, DESIGNS, ARRANGEMENTS OR REPRESENTATIONS ARE TO BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY UPWALL DESIGN. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THE DRAWINGS AND SPECIFICATIONS ARE RESERVED TO UPWALL DESIGN. THESE DRAWINGS ARE INVALID IF NOT SIGNED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. DO NOT SCALE DRAWINGS. CONTRACTORS SHALL NOTIFY UPWALL DESIGN OF ANY DISCREPANCIES FOUND IN THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF ANY MATERIALS. BEFORE PROCEEDING WITH FABRICATION.

A NEW DESIGN FOR THE :

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PEBBLE BEACH, CALIFORNIA 93953

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1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A4.1

ROOF PLAN

A NEW DESIGN FOR:

C. CHRISTENSEN

3418 17 MILE DRIVE PEBBLE BEACH, CALIFORNIA 93953



STONE VENEER



LIMESTONE STUCCO



METAL FASCIA



METAL PANEL



BRONZE WINDOW/DOOR



PEBBLE BALLASST ROOF



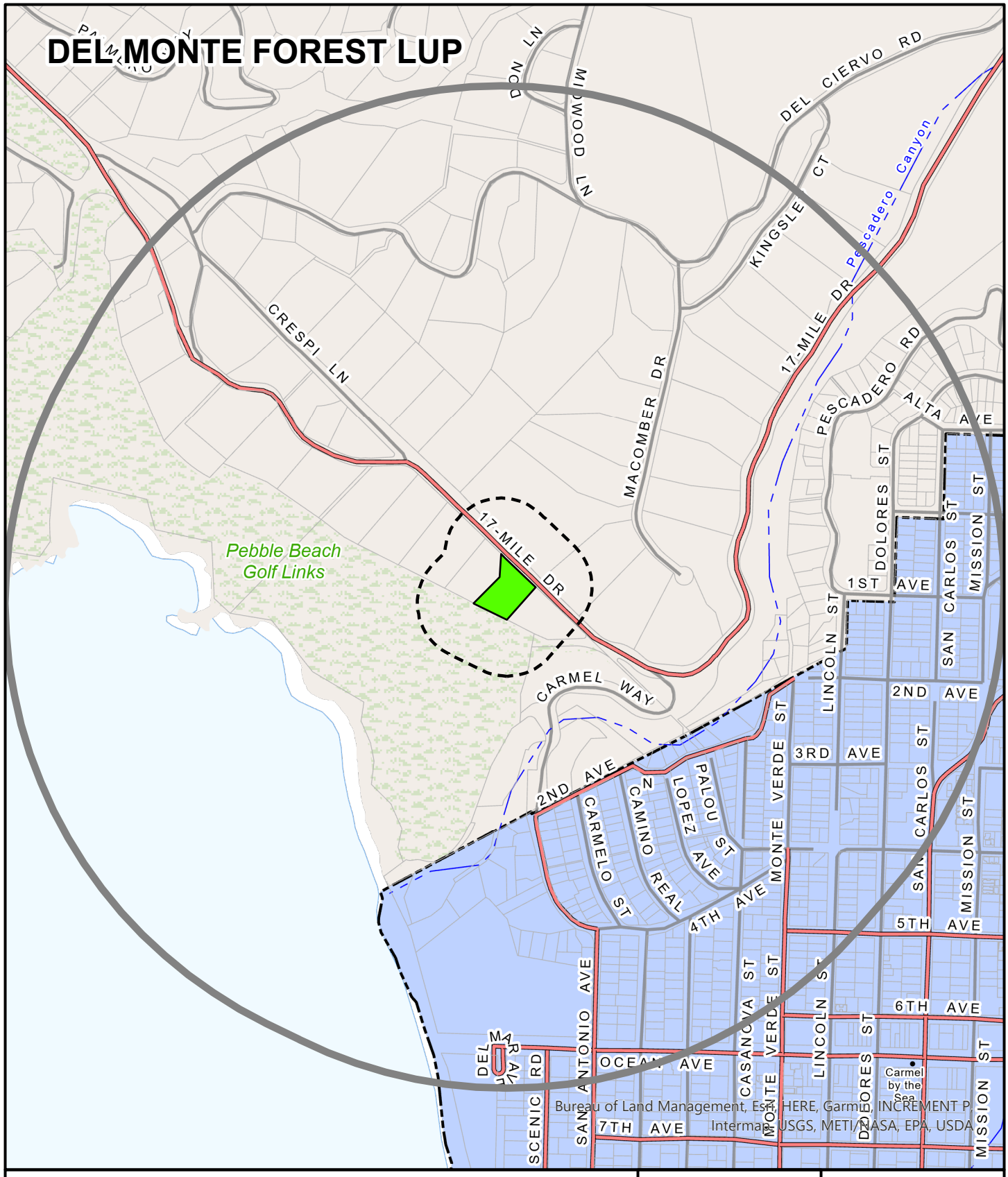
SOFFIT

UPWALL DESIGN

1930 S 1100 E, S.L.C. UT | 801.485.0708

Exhibit C

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APPLICANT: CASTLE PINES LLC

APN: 008-381-020-000 **FILE #** PLN210266

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: ZOE ZEPI

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County of Monterey

Board Report

Legistar File Number: AP 26-033

Item No.3

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

April 01, 2026

Introduced: 3/27/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250203 - BAXTER JAMES ROBERT & YEN KIM
HCD-Planning File No. PLN250203 proposes a Coastal Administrative Permit and Design Approval to allow construction of a 9,342 square foot single family dwelling with an 889 square foot attached garage, 1,435 square foot associated site improvements; and the removal of 26 Pine trees. The property is located at 34 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-015-000), Del Monte Forest Land Use Plan, Coastal Zone. This project is scheduled for the Chief of Planning's consideration on April 1, 2026.
Staff recommends a continuance of this item in order to allow staff additional time to obtain adequate project materials. The project will be re-noticed and scheduled for a future Chief of Planning hearing.

Prepared by: Jade Mason, Assistant Planner
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250203

County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 26-033

April 01, 2026

Introduced: 3/27/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250203 - BAXTER JAMES ROBERT & YEN KIM
HCD-Planning File No. PLN250203 proposes a Coastal Administrative Permit and Design Approval to allow construction of a 9,342 square foot single family dwelling with an 889 square foot attached garage, 1,435 square foot associated site improvements; and the removal of 26 Pine trees. The property is located at 34 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-015-000), Del Monte Forest Land Use Plan, Coastal Zone. This project is scheduled for the Chief of Planning's consideration on April 1, 2026.
Staff recommends a continuance of this item in order to allow staff additional time to obtain adequate project materials. The project will be re-noticed and scheduled for a future Chief of Planning hearing.

Prepared by: Jade Mason, Assistant Planner
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250203

COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT
CRAIG W. SPENCER, DIRECTOR

Planning – Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025
co.monterey.ca.us

MEMORANDUM

Date: March 26, 2026

To: Melanie Beretti, AICP, Chief of Planning

From: Jade Mason

Subject: Continuance on PLN250203 – Administrative Permit Agenda Item No. 03

cc: Project File, Interested Parties

HCD-Planning File No. PLN250203 proposes a Coastal Administrative Permit and Design Approval to allow construction of a 9,342 square foot single family dwelling with an 889 square foot attached garage, 1,435 square foot associated site improvements; and the removal of 26 Pine trees. The property is located at 34 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-015-000), Del Monte Forest Land Use Plan, Coastal Zone. This project is scheduled for the Chief of Planning's consideration on April 1, 2026.

Staff recommends a continuance of this item in order to allow staff additional time to obtain adequate project materials. The project will be re-noticed and scheduled for a future Chief of Planning hearing.

Introduced: 3/27/2026 **Current Status:** Agenda Ready

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

PLN250294 - ESALEN INSTITUTE

Administrative hearing to consider action on the installation of a test well within 750 feet of a known archaeological resource.

Project Location: 54105 Highway 1, Big Sur, CA 93920

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

RECOMMENDATIONS

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

1. Find the project exempt from CEQA pursuant to CEQA Guidelines Section 15303, new construction, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Administrative Permit to allow construction of a test well for irrigation and Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Laura Lawrence
Property Owner: Esalen Institute
APN: 421-011-018-000
Parcel Size: 15.67 acres
Zoning: Watershed Scenic Conservation with a maximum gross density of forty (40) acres per unit and a Design Control Overlay in the Coastal Zone or "WSC/40-D(CZ)"
Plan Area: Big Sur Land Use Plan
Flagged and Staked: No
Project Planner: Jade Mason, Assistant Planner, (831) 755-3759, masonj@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and 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 April 1, 2026, 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, March 31,2026. 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 County of Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission/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
Big Sur Volunteer Fire Brigade

Prepared by: Jade Mason, Assistant Planner
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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Big Sur Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Esalen Institute, Property Owners; Laura Lawrence Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250294.

County of Monterey

Item No.4

Administrative Permit

Legistar File Number: AP 26-034

April 01, 2026

Introduced: 3/27/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN250294 - ESALEN INSTITUTE
Administrative hearing to consider action on the installation of a test well within 750 feet of a known archaeological resource.
Project Location: 54105 Highway 1, Big Sur, CA 93920
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS
It is recommended that the County of Monterey Chief of Planning adopt a resolution to:

1. Find the project exempt from CEQA pursuant to CEQA Guidelines Section 15303, new construction, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Administrative Permit to allow construction of a test well for irrigation and Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION
Agent: Laura Lawrence
Property Owner: Esalen Institute
APN: 421-011-018-000
Parcel Size: 15.67 acres
Zoning: Watershed Scenic Conservation with a maximum gross density of forty (40) acres per unit and a Design Control Overlay in the Coastal Zone or "WSC/40-D(CZ)"
Plan Area: Big Sur Land Use Plan
Flagged and Staked: No
Project Planner: Jade Mason, Assistant Planner, (831) 755-3759, masonj@countyofmonterey.gov

SUMMARY
Staff is recommending approval of a Coastal Administrative Permit and 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 April 1, 2026, 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, March 31,2026. 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 County of Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission/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
Big Sur Volunteer Fire Brigade

Prepared by: Jade Mason, Assistant Planner
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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Big Sur Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Esalen Institute, Property Owners; Laura Lawrence Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250294.

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
ESALEN INSTITUTE (PLN250294)

RESOLUTION NO. 26-034

Resolution by the County of Monterey Chief of Planning:

1) Finding that the proposed test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Coastal Administrative Permit to allow construction of a test well; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN250294, Esalen Institute, 54105 Highway 1, Big Sur, Big Sur Land Use Plan, Coastal Zone, (Assessor's Parcel Number: 421-011-018-000)]

The ESALEN INSTITUTE application (PLN250294) came on for an administrative decision hearing before the County of Monterey Chief of Planning on April 1, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey 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 1982 Monterey County General Plan;
- Big Sur Coast Land Use Plan (BSC LUP);
- Coastal Implementation Plan, Part 3 (BSC CIP); and
- Monterey County Zoning Ordinance (Title 20).

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

b) Allowed Use. The property is located at 54105 Highway 1, Big Sur, Big Sur Coast Land Use Plan, (Assessor's Parcel Number 421-011-018-000). The parcel is zoned Watershed Scenic Conservation with a maximum

gross density of forty (40) acres per unit and a Design Control Overlay in the Coastal Zone or "WSC/40-D(CZ)", which allows for wells and small water systems serving 14 or fewer connections per Title 20 Section 20.17.040.J. Additionally, the well would have the ability to provide fire suppression in the event of an emergency to protect the existing residence on the property. The project does not require a design approval since no new structures were proposed as illustrated in the attached plans. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject 15.67 acre property (APN 421-011-018-000) is identified in its current configuration as Lot 1, of Section 5, Township 21 South, Range 3 East, Mount Diablo Base and Meridian, Lying Easternly of Center Line of the California State Highway (HWY 1). Therefore, the County recognizes the subject property as a legal lot of record.

d) Development Standards. The proposed test well has a required setback of 100 feet from a septic system. The test well will be located near a previously disturbed area of the subject parcel (road). The test well will be drilled approximately 80 feet from the north adjacent property line. The well will be situated approximately 155 feet from the existing septic system which serves a single family dwelling on the property. The location of the irrigation well maintains the required 100-foot radius from existing septic systems and future expansion leach fields in the area.

e) Cultural Resources. The Monterey County Geographic Informational System (GIS) records identify that the project site is within an area of high sensitivity for cultural resources and is within 750 feet of known archaeological resources. Pursuant to CIP Section 20.145.120.B, an archaeological report shall be required for development within an area of high sensitivity for cultural resources and is within 750 feet of a known archaeological resource. On September 24, 2025, archaeologists Susan Morley and Brenna Wheeler conducted a pedestrian survey (LIB260070) and found negative results and the project's area of potential effect is located within the boundaries of prior historic grading and excavation that likely corresponds with the parcel's initial development (see Finding 2, Evidence "b"). Big Sur Coast LUP Key Policy 3.11.1 states that archaeologically sensitive areas shall be maintained and protected for their scientific and cultural heritage values, and requires that impacts to archaeological resources be avoided or minimized to the extent feasible. No evidence of significant resources has been identified on the project parcel, but the report confirms that there are resources nearby, within 750 feet of the subject property. Therefore, a Coastal Administrative Permit is applied in such case. In addition, the standard condition of approval (Condition No. 3) has been incorporated into this project which requires the contractor to stop work if previously unidentified resources are discovered during construction.

f) Environmentally Sensitive Habitat Areas. The Monterey County GIS, specifically the California Natural Diversity Database (CNDDB), identifies the subject property as not to be within 100 feet of potential ESHA on the property; however, the parcel is located south of Burns Creek, and the adjacent parcels north of the test well are recorded to

have ESHA. The applicant submitted a biological report (LIB250420) as the development may have potentially been located within 100 feet of an environmentally sensitive habitat, pursuant to the BSC CIP section 20.145.040.A.1. The report indicated that there are no significant natural vegetation or habitat within the project area.

According to the project biologist's survey, there is a potential that the adjacent blue gum eucalyptus and Monterey cypress trees provide monarch butterfly overwintering habitat. Although Monarch butterflies are not special status species, their overwintering habitat is recognized by the Big Sur Coast LUP as ESHA. Thus, with the implementation of standard Condition No. 4 (tree and root protection), any potentially overwintering habitat would be protected in place. Although Monarch butterflies were not observed, should construction initiate between October 15 and February 28, Condition No. 5 will require a pre-construction survey for monarch butterflies and related overwintering habitat to be prepared, and necessary buffer zones to be installed if observed. As designed and sited, the project will have less than significant impacts on Monarch butterfly overwintering habitat, and as conditioned, would ensure no impacts occur. As proposed and conditioned, the project is consistent with the policies and regulations outlined in BSC LUP and BSC CIP and avoids impacts on nearby sensitive habitat areas and does not introduce any uses or development that are incompatible with the continuance of those habitat areas

g) Public Access. As demonstrated in Finding No. 5, the development is consistent with public access policies of the Big Sur Coast LUP.

h) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the County of Monterey Board of Supervisors per Resolution No. 08-338, this application does not meet any of the criteria in the guidelines requiring LUAC review because the project is for a test well and does not propose to build any new structures at this time.

i) The project planner conducted a virtual site inspection to verify that the project on the subject parcel conforms to the plans listed above.

j) The application, project plans, and related support materials submitted by the project applicant to HCD-Planning found in Project File PLN250294.

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, Environmental Health Bureau, and California Coastal Commission. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to biological and cultural resources. The following reports have been prepared:

- "Biological Assessment" (LIB250420) prepared by Toyon Consultants, Santa Cruz, CA, September 18, 2025.
- "Memorandum in Support of the Phase I Archaeological Waiver" (LIB260070) prepared by Achasta Archaeological Services, Marina, CA, September 24, 2025.

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 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 HCD-Planning found in Project File PLN250294.

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, Environmental Health Bureau, and California Coastal Commission. 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 water and sanitary facilities are available for the property. The property will continue to be served by a private water system and an existing private septic system. The Environmental Health Bureau imposed conditions on the project that would ensure that the project meet all State and County requirements regarding wastewater treatment.

c) Staff conducted a virtual site inspection 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 PLN250294.

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 virtual site inspection 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 PLN250294.

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

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Big Sur Coastal Implementation Plan 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 2, Major Public Access and Recreational Facilities, in the Big Sur Coast Land Use Plan).

d) Based on review the project will not intensify impacts on the viewshed. The proposed development is consistent with the Big Sur Coast Land Use Plan Policies 3.2.3 and 3.2.4 and will not block public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The test well will not intensify impacts on the viewshed. As proposed, the project is consistent with applicable visual resource and public access policies in the Big Sur Coast Land Use Plan

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250294.

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) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of small new facilities. The proposed project is to allow a test well for the purpose of irrigation. As a secondary measure, the irrigation would provide water for fire suppression for protection of the existing single family dwelling. Therefore, the project qualifies for a Class 3 categorical exemption.

b) 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, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The subject property is located in a high archeological sensitivity area; however, due to the limited nature of the development (above ground stockpiling and hauling off drill spoils) and confined area of disturbance for the well (10-feet by 10-feet), the project would not result in a significant impact to resources (see Finding No. 1, Evidence “f”) since the project.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on September 14, 2022.

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 PLN250294.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Section 20.86.030 of 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.

DECISION

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

1. Find the test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(d), and there are no exceptions pursuant to Section 15300.2;

2. Approve a Coastal Administrative Permit to allow construction of a test well; and a Coastal Administrative Permit to allow 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 1st day of April 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 NOT 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 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.

County of Monterey HCD Planning

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

PLN250294

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit (PLN250294) allows the installation of a test well. The property is located at 54105 Highway 1, Big Sur (Assessor's Parcel Number 421-011-018-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 421-011-18-000 on April 1, 2026. 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 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

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

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

5. PDSP004-MONARCH BUTTERFLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The monarch butterfly (Danaus plexippus) is noted to occur in nearby groves of eucalyptus, Monterey cypress, and Monterey pine trees. Butterfly overwintering roosting sites are recognized as Environmentally Sensitive Habitat Area in the Big Sur Coast Land Use Plan. Any disturbance to roosting trees or loud activities near roosting sites can disrupt the overwintering butterflies. The Monterey cypress trees on the parcel may provide potential overwintering roosts for the Monarch butterfly. Surveys were conducted for the development of this report but found no observations of overwintering on the bluff or inland parcels during 2026-2027 seasonal site monitoring. Though overwintering habitat is determined to be of low potential on the subject parcel, the potential does exist for the butterfly to overwinter on site. If proposed construction is proposed during nesting season, surveys should be conducted during observations times (mid-October – February) to determine their presence of lack thereof. If overwintering populations are observed, construction buffer zones shall be developed to limit unwarranted construction impacts from potentially impacting the butterflies.

Compliance or Monitoring Action to be Performed: The existing grove of blue gum eucalyptus and Monterey cypress trees should be preserved and protection fencing be installed to avert unwarranted construction impacts to the tree trunks, roots, and limbs

If construction is to be initiated between October 15 and February 28, the Project Biologist shall conduct a pre-construction survey for Monarch butterflies. Pre-construction surveys shall be conducted no more than 30 days prior to the start of construction. If overwintering populations are observed, construction buffer zones shall be developed to limit unwarranted construction impacts from potentially impacting the butterflies.

6. EHSP01- WELL CONSTRUCTION PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a water well construction permit from the Environmental Health Bureau pursuant to Monterey County Code Chapter 15.08, Water Wells.

Compliance or Monitoring Action to be Performed: Prior to drilling the well, a CA-licensed well drilling contractor shall obtain a water well construction permit from the Environmental Health Bureau on behalf of the property owner.

7. EHSP02 - NEW WELL SOURCE CAPACITY TEST IN NON-ALLUVIAL FORMATION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: In order to determine the yield of the well and demonstrate compliance with Section 601.1 of the Uniform Plumbing Code, all new or rehabilitated wells constructed in a non-alluvial formation that are proposed to serve as the sole source or be added to a potable water distribution system shall first undergo a minimum of a 72-hour continuous source capacity test, witnessed by the Environmental Health Bureau ("EHB"). The testing shall conform to the Source Capacity Test Procedure, available from the EHB. The source capacity testing must yield a sufficient quantity to support the proposed development, as determined by EHB. The applicant shall pay all associated fees to the EHB.

Source capacity testing shall only be completed during the dry season as specified by the Source Capacity Test Procedure, typically no earlier than August 1 of each year and no later than the first significant rainfall event of the wet season. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the EHB recommending that the test well being approved for conversion to a production well, contact Drinking Water Protection Services of the EHB to schedule a Source Capacity Test and obtain procedure guidelines. A qualified professional shall perform the test and prepare a report as detailed by the EHB Source Capacity Testing Procedure. Submit the report to EHB for review and acceptance.

8. EHSP03- NEW DOMESTIC WELL: WATER QUALITY (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, a new domestic well shall first undergo water quality testing. Sample collection shall be done after development of the well and shall include analysis of coliform bacteria, and primary inorganics and secondary compounds as listed in Tables 64431-A and 64449-A&B in Title 22 of the California Code of Regulations. Waivers for asbestos, MTBE, and thiobencarb may be available upon request. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP). If water quality results indicate that the well exceeds a primary drinking water standard(s), an EHB approved water treatment system shall installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a construction permit, the applicant shall submit water quality analysis results to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

If EHB determines that treatment is necessary:

- Prior to issuance of a construction permit, the applicant shall provide plans prepared by a qualified individual for a water treatment system to EHB for review and approval.

- Prior to occupancy of a building, the applicant shall install the EHB-approved water treatment system and provide to the EHB as-built plans prepared by a qualified individual and water quality analysis of samples of raw water and treated water that demonstrate the treatment system is able to reduce the contaminant(s) to Title 22, CCR primary drinking water standards.

The applicant shall submit a draft deed restriction for review and approval by EHB and County Counsel.

The applicant shall provide proof of recordation of the approved deed restriction to EHB and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

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Project Data Summary Table

1) Project Type: Coastal Administrative Permit (CAP) for a Test Well

2) File Number: PENDING

3) Project Address: 54105 Highway 1, Big Sur, CA 93920

4) Assessor Parcel Number: 421-011-018-000

5) Parcel Size: 17.1 acres

6) Land Use Designation: Watershed & Scenic Conservation, Design Control District, Coastal Zone

7) Zoning Designation & Density: WSC/40-D(CZ) & 40A/U

8) Well setbacks from existing and proposed expansion leachfields is shown.

9) Contour interval on survey map is two feet.

10) Well location is shown with a 100 / 50 / 25 ft. well radius setbacks

11) Development (# of connections) depends on the well's source capacity and groundwater quality.

12) Site Preparation:

No grading, cut, or fill of in-situ soils is needed for creation of the drilling pad and work area.

Approximately half of existing soil stockpile to be relocated to create a drilling pad.

No tree or vegetation removal.

13) Erosion Control Plan:

Silt fencing / hay wattles on downhill perimeter of the drilling pad

A 10 ft. wide by 20 ft. long by 5-10 ft. deep pit to be constructed to retain all drilling fluids and cuttings

Pit to be back-filled with all cuttings to remain on-site

14) No tree or vegetation removal is required.

15) SPECIAL NOTE: "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."

Areas of >30% slope near the development

Subject Parcel Boundary

1" = 30'

0' 30' 60' 90'

LICENSED LAND SURVEYOR P. ROLAND RASMUSSEN L.S. 9879 STATE OF CALIFORNIA

Proposed Well Site Plan

54105 Highway 1, APN: 421-011-018
Located in Big Sur, Monterey County, State of California

Prepared For: Esalen Institute
Requested By: Hugh Brownlee, brownlee PM & Aaron Bierman, Bierman Hydrogeologic

August 2025

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

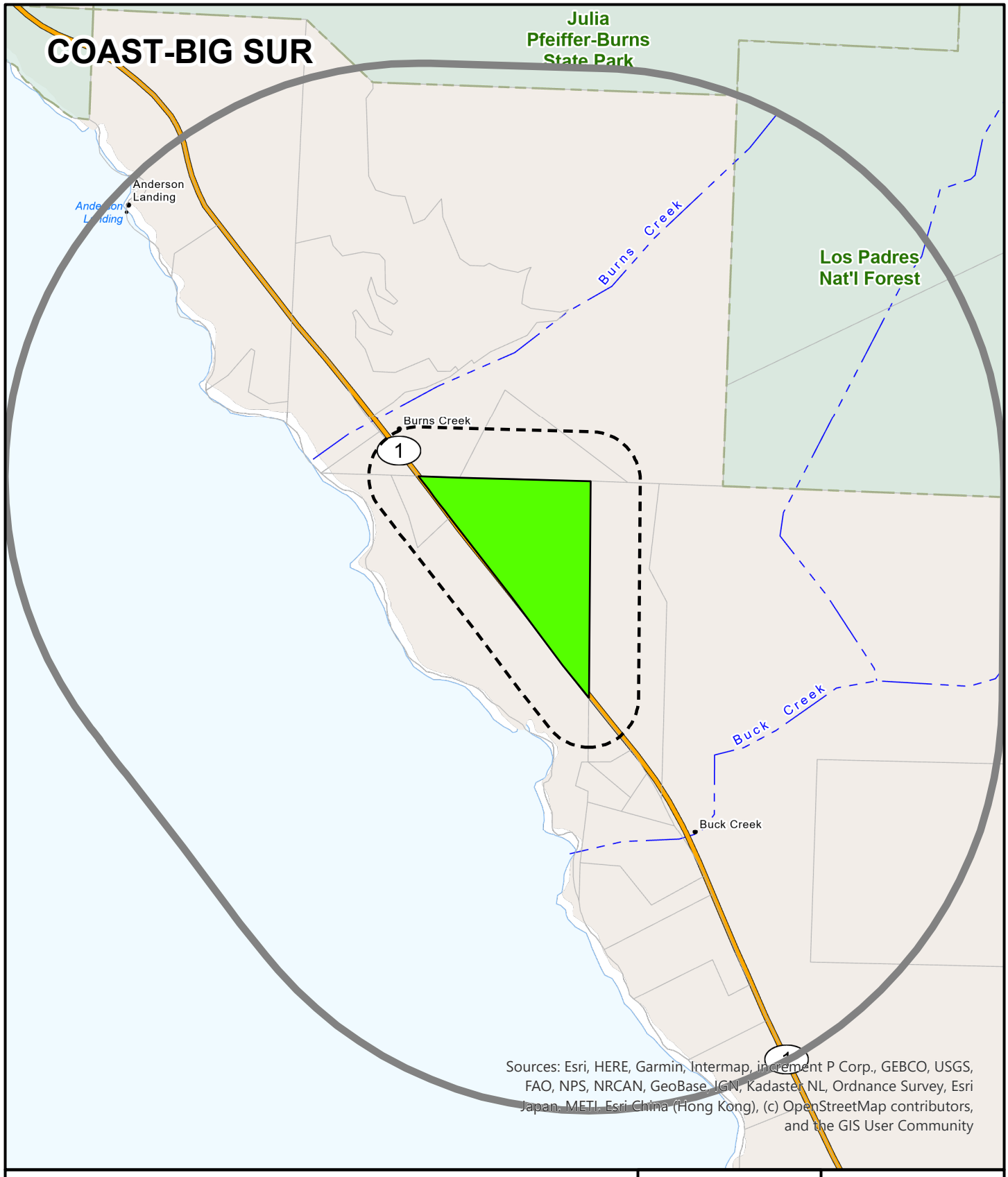
RLS W.O. # 21099

Sheet 1 of 1

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Exhibit B

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APPLICANT: ESALEN INSTITUTE

APN: 421011018000 **FILE #** PLN250294

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

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Introduced: 3/27/2026 **Current Status:** Agenda Ready

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

PLN240265 - GODINEZ NATHAN ANTHONY & ALELY

Administrative hearing to allow a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements.

Project Location: 20B Gregory Road, Royal Oaks

Proposed CEQA action: Find the project qualifies for Class 3 Categorical Exemption pursuant to section of the 15303 CEQA Guidelines, and there are no exceptions pursuant to section 15300.2..

RECOMMENDATIONS

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

a. Find the project qualifies for 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 the Coastal Administrative Permit to allow a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Jack Paquin
Property Owner: Nathan Anthony Godinez & Alely Godinez
APN: 119-171-018-000
Parcel Size: 0.503 acres (21,910 square feet)
Zoning: Medium Density Residential with a maximum gross density of 4 units per acre in the Coastal Zone or "MDR/4(CZ)"
Plan Area: North County Land Use Plan
Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit 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 April 1, 2026, 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, March 31, 2026. 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.

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
North County Fire Protection District
California Coastal Commission

Prepared by: Marlene Garcia, Associate Planner, x5114
Reviewed/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

cc: Front Counter Copy; Coastal Commission, North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Jacquelyn M. Nickerson, Principal Planner; Nathan Anthony Godinez & Alely Godinez, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240265

County of Monterey

Item No.5

Administrative Permit

Legistar File Number: AP 26-035

April 01, 2026

Introduced: 3/27/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN240265 - GODINEZ NATHAN ANTHONY & ALELY
Administrative hearing to allow a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements.
Project Location: 20B Gregory Road, Royal Oaks
Proposed CEQA action: Find the project qualifies for Class 3 Categorical Exemption pursuant to section of the 15303 CEQA Guidelines, and there are no exceptions pursuant to section 15300.2..

RECOMMENDATIONS
It is recommended that the County of Monterey Chief of Planning adopt a resolution to:

a. Find the project qualifies for 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 the Coastal Administrative Permit to allow a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION
Agent: Jack Paquin
Property Owner: Nathan Anthony Godinez & Alely Godinez
APN: 119-171-018-000
Parcel Size: 0.503 acres (21,910 square feet)
Zoning: Medium Density Residential with a maximum gross density of 4 units per acre in the Coastal Zone or "MDR/4(CZ)"
Plan Area: North County Land Use Plan
Flagged and Staked: No

SUMMARY
Staff is recommending approval of a Coastal Administrative Permit 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 April 1, 2026, 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, March 31, 2026. 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.

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
North County Fire Protection District
California Coastal Commission

Prepared by: Marlene Garcia, Associate Planner, x5114
Reviewed/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

cc: Front Counter Copy; Coastal Commission, North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Jacquelyn M. Nickerson, Principal Planner; Nathan Anthony Godinez & Alely Godinez, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240265

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
GODINEZ NATHAN ANTHONY & ALELY (PLN240265)

RESOLUTION NO. 26-035

Resolution by the County of Monterey Chief of Planning:

1) Find the project qualifies for Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Coastal Administrative Permit to allow a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements.

[PLN240265, Godinez Nathan Anthony & Alely Godinez, 20B Gregory Road, Royal Oaks, North County Land Use Plan, Coastal Zone (Assessor's Parcel Number: 119-171-018-000)]

The GODINEZ application (PLN240265) came on for an administrative decision hearing before the County of Monterey Chief of Planning on April 1, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey 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 1982 Monterey County General Plan;
- North County Land Use Plan (NC LUP);
- Monterey County Coastal Implementation Plan, Part 2 (CIP); and
- Monterey County Zoning Ordinance (Title 20).

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

b) Allowed Use. The property is located at 20B Gregory Road, Royal Oaks, North County Land Use Plan, Coastal Zone (Assessor's Parcel Number: 119-171-018-000). The parcel is zoned Medium Density Residential

with a maximum gross density of 4 units per acre in the Coastal Zone or "MDR/4(CZ)". MDR zoning allows for the first single family dwelling per legal lot of record subject to the granting of a Coastal Administrative Permit in each case, pursuant to Title 20 sections 20.12.040.A and 20.12.040.H
. The proposed project includes construction of a 2,400 square foot manufactured single family dwelling on a permanent foundation, a detached 1,200 square foot carport and associated site improvements. Minimum grading required for placement of footings is estimated to be less than 100 cubic yards.

Additionally, the applicants intend to temporarily reside onsite in an recreational vehicle during construction, and pursuant to Title 20 Section 20.64.070, the project is consistent with regulations to allow owner or builder to reside on the building site during the course of the actual construction of the first residence on the lot. The Owner may not begin the use of the temporary residence until a building permit for the permanent residence is issued; actual construction must begin withing the sixty (60) days of the issuance of the building permit; the use of temporary residence must cease within eighteen (18) months of the date of issuance of building permit or occupancy of the permanent dwelling whichever occurs first and be fully disconnected from all utilities, but need not to be removed from the property. Owner confirms that septic system connection will not be required as the motorized recreational vehicle is self contained and will be discharged at an approved site.

c) Lot Legality. The subject parcel, APN: 119-171-018-000, is identified in its current size and configuration in Vol. 2 Assessor's Parcel Book 119 Pg 17 Las Lomas Tract No. 5 – A Lots 1 thru 17. Therefore, the County recognizes the property as a legal lot of record.

d) Development Standards. The development standards for the MDR/4(CZ) zoning district are identified in Title 20 Section 20.12.060. Required setbacks in the MDR district for main structures shall not be less than 20 feet from the front of the property or 5 feet from the side or 10 from the rear property line. The maximum height shall be 30 feet. The proposed location of the manufactured home is 35 feet from the front (eastern side) property line, 25 feet from side (northern side) property line, 35 feet from side (southern side) of the property line, and over 100 feet from the rear (western side). The height is proposed to be approximately 16 feet from finished grade on nearly flat area of the parcel. The required minimum setbacks for accessory non-habitable structures are 50 feet (front), 6 feet (side) on front one-half of property; one foot on rear one-half of property, 1 foot (rear), a maximum height shall be 15 feet and a distance of 6 feet between accessory non-habitable and main structures. The proposed location of the 1,200 square foot detached carport is 6 feet between the proposed manufactured home, 25 feet from side (northern side) property line, 35 feet from side (southern side) of the property line, and over 75 feet from the rear (western side). Therefore, the proposed 2,400 square foot manufactured single family dwelling and detached carport conform and comply with all setback and height requirements pursuant of the Monterey County Code.

e) Site Coverage. Pursuant to Title 20 Section 20.16.060, the allowed site coverage maximum in the MDR/4 (CZ) zoning district is 35 percent. The lot size is 0.5036 acres, or approximately 21,940 square feet, which would allow site coverage of 7,679 square feet. Proposed lot coverage is approximately 6,620 square feet, or 0.06 percent. Therefore, as proposed, the project meets the required coverage limitations.

f) Cultural Resources. The project site is in an area identified in County records as having a low archaeological sensitivity; therefore, a Preliminary Archaeological Report was not required. The County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction was added as condition of approval for the proposed project.

g) Design/Neighborhood Character. The proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is consistent with the applicable scenic resource policies of the 1982 General Plan and the North County Coastal Land Use Plan. The proposed exterior colors and materials are consistent with the area's setting and surrounding residences. Exterior colors and materials of the ranch style manufactured home consist of earth tone color vertical siding panels at walls and trims at openings, and brown color roof which blend well with the surrounding natural environment. An exterior lighting plan has been made a condition of approval (Condition No. 5) and a landscape plan and maintenance has been made a condition of approval (Condition No. 6) to ensure compliance with Monterey County Code.

h) Parking. Pursuant to Title 20 section 20.58.050.F, at least one covered parking space and one uncovered parking space for each dwelling unit shall be provided, a total of 2 spaces required. As indicated on the attached plans, a minimum of 4 parking spaces are allocated on the site and therefore conform and comply with all regulations.

i) Public Access. The project will not conflict with an existing access point to the coastline and does not require new access pursuant to standards in the North County Coastal Land Use Plan and Coastal Implementation Plan, Part 2. See Finding No. 6.

j) Land Use Advisory Committee. The project was not referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, this project did not warrant referral because there is not a Design overlay associated with the property and the project proposal is not subject to approval by the Zoning Administrator.

k) The project planner conducted a site inspection on March 11, 2026 to verify that the project on the subject parcel conforms to the plans listed above.

l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240265.

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, North County Fire Protection District (FPD), and the California Coastal Commission. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to soil and onsite wastewater treatment system feasibility. The following report has been prepared:

- "Geotechnical Investigation" (LIB250374) prepared by Buckner Geotechnical and Coastal Engineers, Royal Oaks, CA, August 19, 2025.

County staff independently reviewed this report 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 this report.

c) Staff conducted a site inspection on March 11, 2026, 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 PLN240265.

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, North County Fire Protection District (FPD), and the California Coastal Commission. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities will be provided. A can and will serve letter was provided by California American Water, demonstrating the ability to serve the property for potable water. A can and will serve letter was provided by the Pajaro County Sanitation District (PCSD), demonstrating the ability to serve the property for sewer service.

c) Staff conducted a site inspection on March 11, 2026, 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 PLN240265.

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 no violations were found to exist on the property.

b) Staff conducted a site inspection on March 11, 2026, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240265.

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 for a Class 3 categorical exemption allows construction of a small structures and site improvements on a legal lot of record. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303.

b) None of the exceptions under CEQA Guidelines section 15300.2 apply. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, or development located near or within view of a scenic highway. Moreover, staff review has not found substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

c) Staff conducted a site visit on March 11, 2026 and reviewed satellite aerial imagery to verify that the site and proposed project meet the criteria for an exemption.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240265.

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 Section 20.144.150 of the Monterey County Coastal Implementation Plan (Part 2) can be demonstrated.

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

c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in North County Land Use Plan).

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240265.

7. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors but not 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 not subject to appeal by/to the California Coastal Commission because the new construction of an accessory structure is considered a principal use.

DECISION

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

1. Find the project qualifies for Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and

2. Approving a Coastal Administrative Permit to allow a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements.

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 1st day of April 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 NOT 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 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.

County of Monterey HCD Planning

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

PLN240265

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit (PLN240265) to allow the construction of a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements. The property is located at 20 Gregory Rd., Royal Oaks (Assessor's Parcel Number 119-171-018-000), North County Land Use Plan, Coastal Zone. 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 Coastal Administrative Permit (Resolution Number _____) was approved by the HCD Chief of Planning for Assessor's Parcel Number 119-171-018-000 on April 1, 2026. 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 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. 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.

5. 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.

6. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

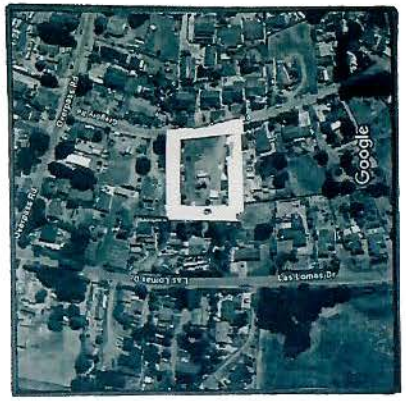
Responsible Department: Planning

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 and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

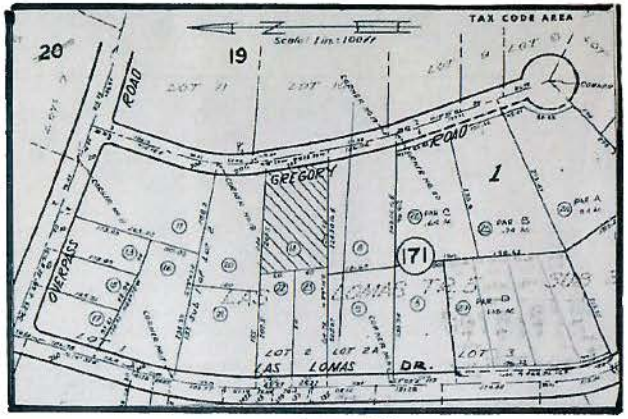
Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the 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 occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected .

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.



LOCATION MAP



PARCEL MAP

GENERAL NOTES:

Owner:	Nathan Godinez
Address:	20 B Gregory Road
APN#:	119-171-018-000
Lot Area:	25,200 sq./ft
Total Building Area:	2400 sq./ft
Lot Coverage:	.095 %

60'

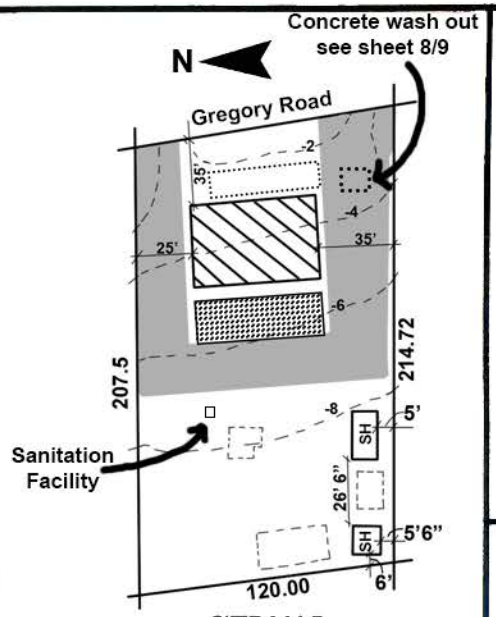
40'

STRUCTURAL AND DETAILS ON SHEETS 1/4 - 1/8

FOUNDATION LAYOUT

SHEET INDEX:

Site plan and general information	1
Floor plan	2
Elevations	3
Foundation Engineering Notes	4
Foundation Engineering Notes	5
Foundation Engineering Notes	6
Foundation Engineering Notes	7
Construction Notes/ Erosion	8
BMP'S	9



SITE MAP

SCALE 1" = 40' TOPO 2' intervals

- **Proposed Manuf. Home** (2,400sqft)(60'x40')
- **Proposed Carport** To fit min 4 Cars (1,200sqft) (20'x60')
- **SH** Shed (perm)
- **Temp** (will be removing)
- **Drive Ways** (Dirt Road)
- **Stock Pile and Material Storage** (900sqft)

SCOPE OF WORK:

Build a 40' x 60' foundation as per factory plans
Set 3 wide manufactured home on foundatio

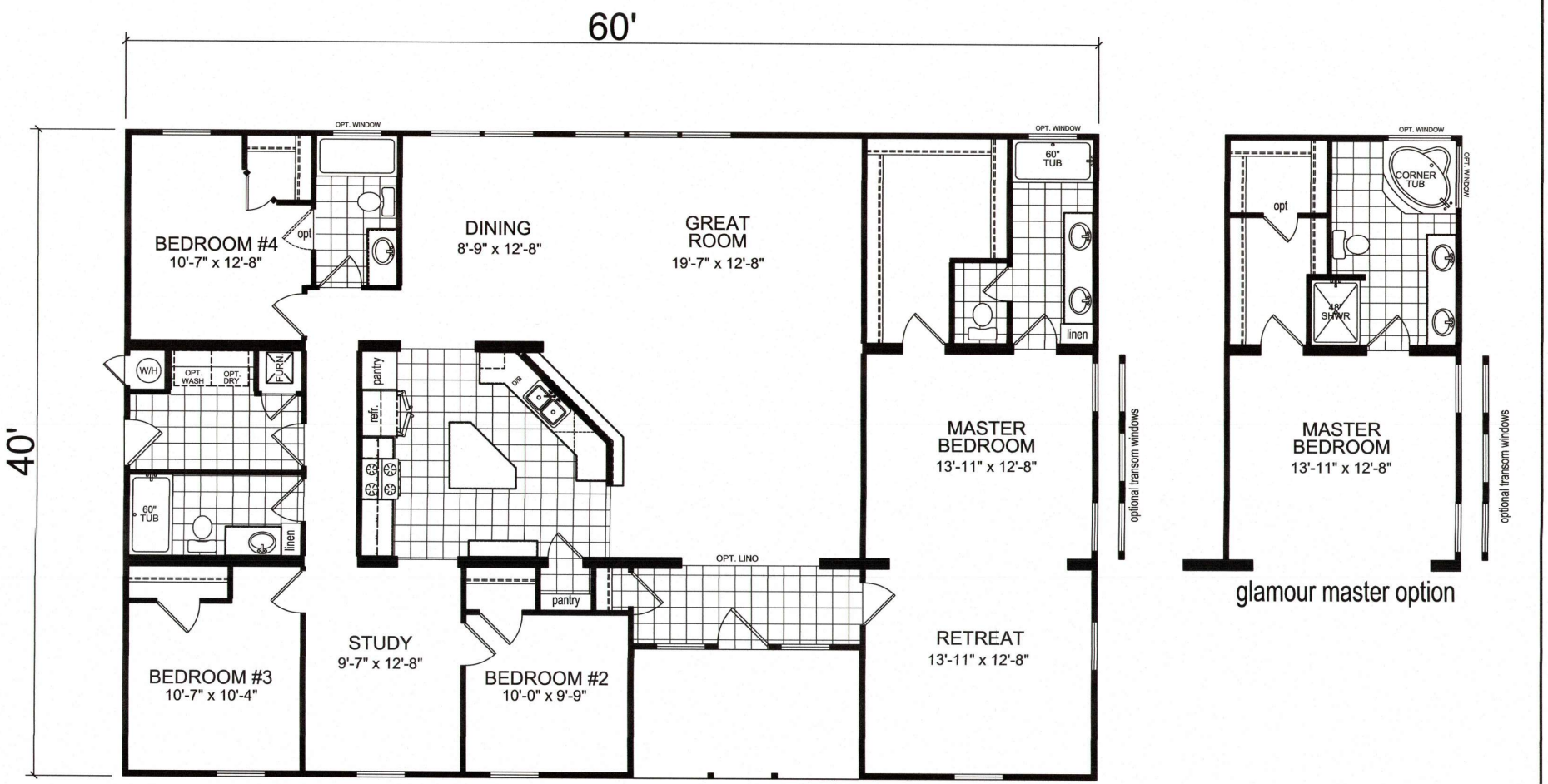
NOTE:
SILT FENCE FIBER ROLLS SEE PAGE 8/9
LAND DISTURBANCE - 3500 SQ/FT
NO NEW DRIVEWAY, TWO EXISTS ON SITE
NO SIDEWALKS

ENGINEER OF RECORD:
Structures Engineer Inc.
201 Calle Del Rey Oaks St. C
Del Rey Oaks, CA. 93940

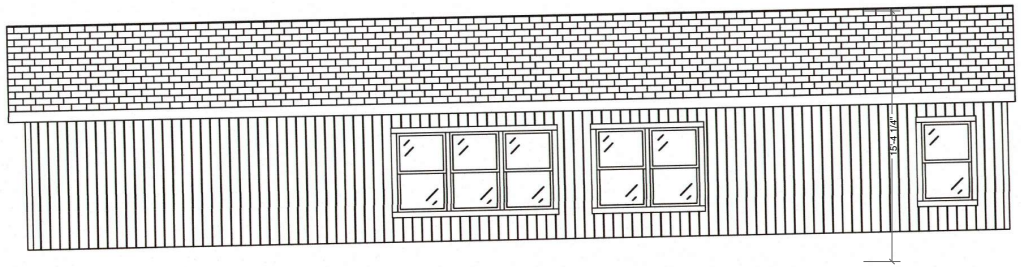
DRAWN BY:
Paquin Construction
448 Ramona Ave.
Monterey, CA. 93040

OWNER:
Mr. & Mrs. Godinez
20 B Gregory Road
Royal Oaks, CA. 95012

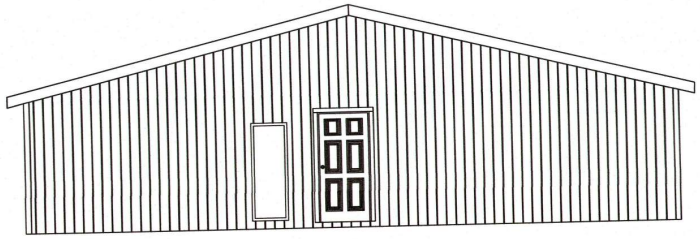
1/9



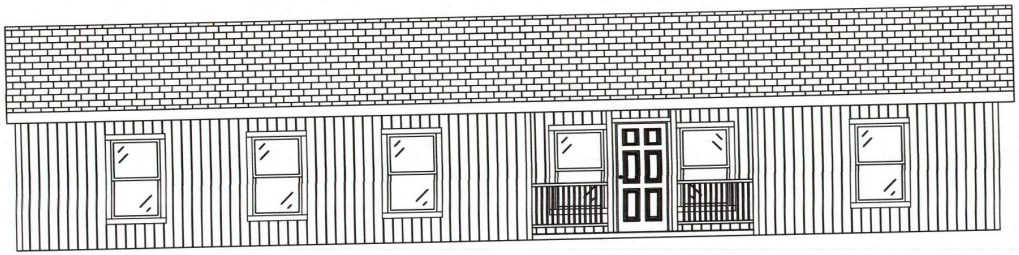
ALL DRAWINGS AND DIMENSIONS ARE APPROXIMATE, AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA



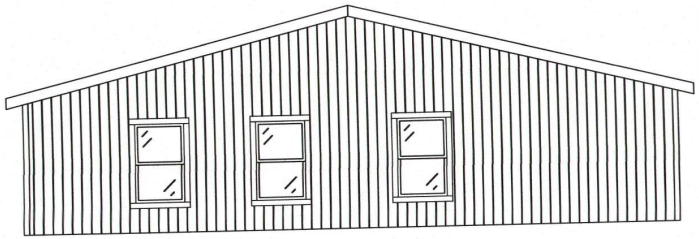
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION



HITCH END ELEVATION

CREEK SIDE MANOR

ALL DRAWINGS AND DIMENSIONS ARE APPROXIMATE, AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA

REDMAN HOMES
CHAMPION
840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS

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MODEL: 09-CM-7604B
Model Description

TITLE: ELEVATION PLAN

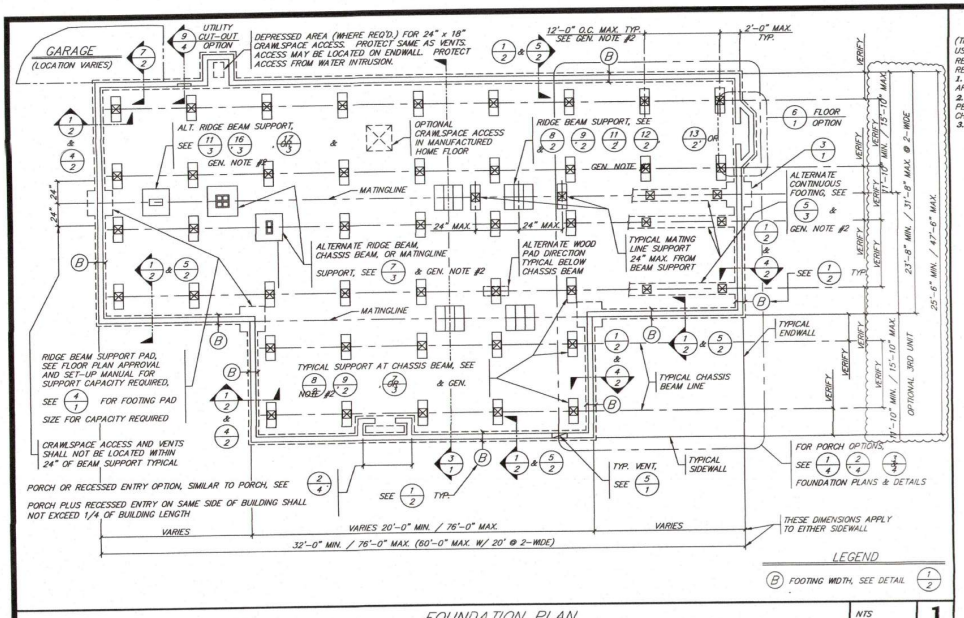
DRAWN BY: J. SERPAS

DATE: 2/9/16

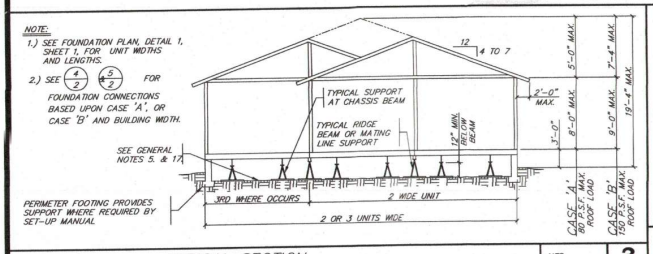
SCALE: N.T.S

APPLICABLE MODEL # 09-000

SHEET: EV-101 3/9



FOUNDATION PLAN — NTS — 1

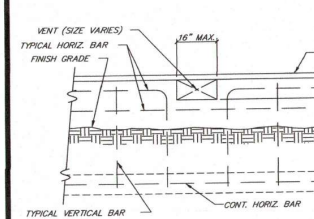


TYPICAL SECTION — NTS — 3

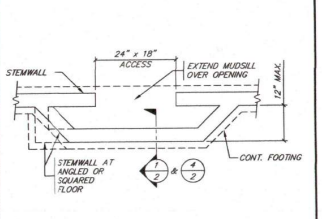
SUPPORT LOAD (WHEN REQ'D.) ①	CONCRETE PAD FOOTING SIZE
3,000#	12" CONTINUOUS FOOTING
6,000#	2'-6" x 2'-6" x 14" DEEP
9,000#	3'-0" x 3'-0" x 18" DEEP
12,000#	3'-6" x 3'-6" x 18" DEEP
18,000#	4'-3" x 4'-3" x 24" DEEP
22,500#	4'-9" x 4'-9" x 24" DEEP
28,000#	5'-4" x 5'-4" x 28" DEEP

① MAXIMUM RIDGE BEAM SUPPORT LOAD AT ENDWALL OR SIDEWALL.

PAD FOOTING SCHEDULE AT ENDWALL OR SIDEWALL — 4



FOOTING AT VENT — NTS — 5



OPTIONAL FLOOR AT ENDWALL

WALK-IN-BAY OPTION — NTS — 6

GENERAL NOTES

(THESE NOTES SHALL APPLY UNLESS OTHERWISE SHOWN ON PLAN. USE 2022 C.R.C. / C.B.C. REFERENCES AS DICTATED PER LOCAL REQUIREMENTS.) THIS DESIGN COMPLIES WITH THE 2022 C.R.C. REQUIREMENTS PER SECTION R301.1.3.

1. THIS FOUNDATION PLAN IS FOR USE ONLY WITH H.U.D. OR H.C.D. APPROVED HOMES AS MANUFACTURED BY SKYLINE CORPORATION.
2. SEE SKYLINE CORPORATION INSTALLATION INSTRUCTIONS / SET-UP / PERIMETER BLOCKING SUPPL. MANUAL FOR PIER LOADS AND SPACING AT CHASSIS BEAMS, MATING LINE, AND MATING LINE RIDGE BEAM SUPPORTS.
3. DESIGN LOADS:
   - A. LIVE LOADS (2022 C.R.C. / C.B.C.)
     ROOF: 20, 30, 40, 60, 80, 100, 120 OR 150 P.S.F. (SEE 3C.)
     FLOOR: 40 P.S.F.
     WIND: V_{ULT} = 115 M.P.H. EXPOSURE 'C'
     V_{ASD} = 90 M.P.H. EXPOSURE 'C'
     SEISMIC: $V_{ASD\ DESIGN}$ = 0.459W
     SOIL EQUIVALENT FLUID PRESSURE: 30 P.C.F.

     DEAD LOADS:
     ROOF = 10 P.S.F.
     FLOOR = 8 P.S.F.
     WALLS = 18 P.S.F. (INCLUDES OPTIONAL STUCCO ON EXTERIOR WALLS)

     THE DESIGN LIVE LOADS SHALL BE CONSISTENT WITH LOCAL REQUIREMENTS FOR PERMANENT STRUCTURES. ALL DEAD LOADS ARE SHOWN AS P.S.F. OF FLOOR AREA. 20# OF SNOW LOADS OVER 30 P.S.F. HAVE BEEN USED FOR EFFECTIVE SEISMIC WEIGHT.
   - B. SPECIAL LOADS & FLOOD LOADS – NONE
   - C. SNOW LOADS – SEE ROOF LOAD CONVERSION TABLE 1, BASED UPON FACTORS SHOWN BELOW.
     1.) P_g = GROUND SNOW LOAD
     2.) C_e = 1.2 TERRAIN CATEGORY B AND SHELTERED (MOST CRIT.)
     3.) C_t = 1.2 UNHEATED STRUCTURE (MOST SEVERE FACTOR)
     4.) I_S = 1.0 (RISK CATEGORY II) (IMPORTANCE FACTOR)
     5.) P_d = 0 NO DRIFTS.
     6.) W = 0 NO DRIFTS.

ROOF LOAD CONVERSION TABLE 1	
P_f ROOF LOAD (P.S.F.) PER MANUFACTURED HOME APPROVAL	P_g (P.S.F.) GROUND SNOW LOAD
20	15
30	30
SAME AS P_g	40 TO 150

FOOTNOTES TO TABLE 1

1.) WHERE ROOF OF BUILDING IS SUBJECT TO SNOW DRIFTS DUE TO ADJACENT BUILDINGS (WITHIN 20') OR TERRAIN FEATURES, CONSULT ENGINEER FOR APPROPRIATE P_f FOR LOCAL P_g
2.) BUILDING ROOF SHALL NOT BE SUBJECT TO SLIDING SNOW FROM ADJACENT ROOF.
3.) P_f MAY BE INCREASED BASED UPON SITE SPECIFIC FEATURES, CONSULT ENGINEER.

- D. WIND DESIGN DATA
  1.) BASIC WIND SPEED: V_{ULT} = 115 M.P.H. (3-SECOND GUST) V_{ASD} = 90 M.P.H. (3-SECOND GUST)
  2.) RISK CATEGORY II
  3.) EXPOSURE: 'C'
  4.) INTERNAL PRESSURE COEFFICIENT: GC_{pi} = ± 0.18 TYPICAL GC_{pi} = ± 0.55 AT PORCH
  5.) COMPONENTS AND CLADDING: N/A
  6.) BUILDING SHALL NOT BE LOCATED WHERE IT IS SUBJECT TO WIND SPEED-UP EFFECTS AT ISOLATED HILLS, RIDGES, AND ESCARPMENTS CONSTITUTING ABRUPT CHANGES IN GENERAL TOPOGRAPHY.
- E. EARTHQUAKE DESIGN DATA
  1.) I_E = 1.0 (IMPORTANCE FACTOR) AND RISK CATEGORY II.
  2.) S_S = 3.73g ; S_1 = 1.39g
  3.) SOIL SITE CLASS: D (Default)
  4.) S_{DS} = 2.984g ; S_{D1} = 1.575g
  5.) SEISMIC DESIGN CATEGORY: E (DO NOT LOCATE BUILDING NEAR A KNOWN ACTIVE FAULT WHERE SURFACE GROUND RUPTURE MAY OCCUR.)
  6.) BASIC SEISMIC FORCE-RESISTING SYSTEM: BEARING WALL SYSTEM, LIGHT FRAMED WALLS SHEATHED WITH MATERIALS SIMILAR TO WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.
  7.) DESIGN BASE SHEAR: $V_{ASD\ DESIGN}$ = 0.321W (A.S.D.)
  8.) SEISMIC RESPONSE COEFFICIENT: C_S = 0.459.
  9.) RESPONSE MODIFICATION FACTOR: R = 6.5
  10.) ANALYSIS PROCEDURE: Equivalent Lateral Force Analysis

4. FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA RESIDENTIAL CODE AND 2022 CALIFORNIA BUILDING CODE AND TITLE 25, CALIFORNIA CODE OF REGULATIONS, SECTION 1333 AND LOCAL CODES. ALL FOOTINGS SHALL BE 12" MIN. BELOW NATURAL AND FINISHED GRADE AND ALSO BELOW THE FROST LINE.
5. BEARING CAPACITY OF NATURAL SOIL OR COMPACTED FILL SHALL EQUAL OR EXCEED 1,000 P.S.F. FOR INTERIOR PADS ON GRADE AND 1,500 P.S.F. PER C.B.C. TABLE 1806.2 FOR CONCRETE FOOTINGS. LATERAL BEARING = 150 P.C.F. AND LATERAL SLIDING RESISTANCE = 130 P.S.F. PER TABLE 1806.2. GRAVEL BASE PROVIDES 1,000 P.S.F. MIN. BEARING FOR WOOD PADS AS AN ALTERNATE TO NATURAL GRADE OR COMPACTED FILL. THIS FOUNDATION SYSTEM SHALL NOT BE LOCATED IN AREAS WITH EXPANSIVE SOILS AND/OR SOILS OTHER THAN AS INDICATED IN THE C.B.C. TABLE 1806.2. THIS FOUNDATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO SCOUR AND WATER PRESSURE BY WIND AND WAVE ACTION OR AREAS SUBJECT TO FLOOD HAZARDS OR AREAS WHERE GROUND WATER IS WITHIN 6" OF GROUND SURFACE.
   EXCEPTION: THIS FOUNDATION MAY BE USED IN AREAS WITH EXPANSIVE OR UNUSUAL SOILS PROVIDED THAT A SOILS INVESTIGATION IS PERFORMED IN ACCORDANCE WITH C.B.C. SECTION 1803 AND THE NECESSARY RECOMMENDATIONS OF THE SOILS REPORT ARE INCLUDED INTO THE DESIGN AND THE CONSTRUCTION OF THE FOUNDATION.
6. PRESERVATIVE TREATED WOOD PADS MAY BE PLACED DIRECTLY IN CONTACT WITH THE APPROVED GRADE FOR FOOTINGS IN CRAWLSPACES. 2x12 P.T. PADS MAY BE INCISED OR NOT INCISED BASED UPON SPECIES AND TREATMENT. THE FOLLOWING GRADES AND SPECIES OR EQUAL SHALL BE USED.

INCISED LUMBER ①	LUMBER NOT INCISED
#1 & BTR DOUGLAS FIR	#2 DOUGLAS FIR
#1 & BTR HEM-FIR	#2 HEM-FIR
S.S. SPRUCE-PINE-FIR	#1 / #2 SPRUCE-PINE-FIR
#1 DENSE SOUTHERN PINE	#1 SOUTHERN PINE
	S.S. WESTERN WOODS

① INCISED LUMBER MAY BE INCISED PARALLEL TO GRAIN TO A MAXIMUM DEPTH OF 0.4 INCHES, A MAXIMUM LENGTH OF 3/8" AND DENSITY OF INCISIONS UP TO 1,100 PER SQ.FT.

THE GROUND UNDER THE FOOTING PAD SHALL BE CLEARED OF BRUSH, VEGETATION, OR LOOSE SOIL AND RAKED OR OTHERWISE LEVELED TO PROVIDE A FIRM, UNIFORM BEARING AREA FOR THE PIER PADS. WHERE EXISTING GRADE CAN NOT BE LEVELED FOR UNIFORM BEARING DUE TO ROCKS OR SOIL CONDITIONS, COARSE SAND SHALL BE USED TO CREATE A UNIFORM PAD AND SHALL EXTEND A MINIMUM OF FOUR INCHES BEYOND THE EDGES OF THE PRESSURE TREATED PAD AND SHALL NOT EXCEED TWO INCHES IN THICKNESS. CONCRETE FOOTINGS MAY BE SUBSTITUTED FOR WOOD PADS. PROVIDE CONCRETE FOOTING THE SAME SIZE AS THE WOOD PAD AND 8" DEEP. PROVIDE FLAT, SMOOTH AND LEVEL FINISH ON CONCRETE FOR UNIFORM BEARING OF PIER. FOR COMPLIANCE WITH NOTE 21, PROVIDE CONCRETE FOOTINGS WITH #4 REINFORCING STEEL @ 12" O.C. EACH WAY 3" CLEAR FROM BOTTOM OF CONCRETE FOOTING.

7. CONCRETE SHALL BE 2,500 P.S.I. @ 28 DAYS OR SHALL CONTAIN 5 SACKS OF CEMENT PER CUBIC YARD WITH A MAXIMUM OF 7 1/2 GALLONS OF WATER PER SACK OF CEMENT. (SPECIAL INSPECTION NOT REQUIRED). VERTICAL WALLS EXPOSED TO WEATHER SHALL BE 3,000 P.S.I. AT 28 DAYS.
8. CONCRETE MASONRY BLOCKS (C.M.U.) SHALL BE NORMAL WEIGHT UNITS CONFORMING TO A.S.T.M. SPECIFICATION C-90 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2,000 P.S.I. MINIMUM WITH TYPE 'S' MORTAR.
9. MORTAR MIX ($f'm$ = 1,800 P.S.I. MINIMUM) SHALL BE TYPE 'S' OR SHALL BE PARTS BY VOLUME 1-CEMENT, 3 1/2 SAND, AND 1/4 LIME. GROUT MIX ($f'm$ = 2,000 P.S.I. MINIMUM) SHALL BE COARSE OR SHALL BE PARTS BY VOLUME 1-CEMENT, 3-SAND, 2-3/8" PEA GRAVEL AND 1/10 LIME WITH SUFFICIENT WATER TO PERMIT POURING WITHOUT SEGREGATION OF CONSTITUENTS. SPECIAL INSPECTION IS NOT REQUIRED UNLESS REQUIRED BY LOCAL JURISDICTION. (MASONRY DESIGN COMPRESSIVE STRENGTH $f'm$ = 1,500 P.S.I.)
10. REINFORCEMENT FOR CONCRETE AND MASONRY SHALL BE DEFORMED BARS OF GRADE 40 OR 60 STEEL CONFORMING TO THE LATEST A.S.T.M. A615, AND INSTALLED IN ACCORDANCE WITH THE C.B.C. LAP #4 BARS 24" MINIMUM, UNLESS NOTED.
11. TYPICAL LOAD BEARING STEEL PIERS ARE AN ALTERNATIVE TO CONCRETE PIERS AND SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY. PIER BASE SHALL BE 9"x9" MIN., 11"x11" MAX. PIERS SHALL BE ATTACHED TO CHASSIS BEAM WITH WELD, BOLT, CLAMP, SCREW, OR POWDER SHOT. CONCRETE SUPPORTING STEEL PIERS SHALL BE SMOOTH, FLAT, AND LEVEL FOR UNIFORM BEARING OF PIER. PIERS SHALL BE FASTENED TO WOOD PADS OR CONCRETE BY AN APPROVED METHOD.
12. LUMBER SHALL BE GRADE STAMPED BY AN APPROVED AGENCY, W.C.L.B., W.W.P.A., OR EQUAL IN ACCORDANCE WITH AMERICAN SOFTWOOD LUMBER STANDARD PS20-05. RATED PANEL SHEATHING & RATED PANEL SIDING SHALL BE WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE, AND SHALL BE GRADED AND STAMPED IN ACCORDANCE WITH THE DEPARTMENT OF COMMERCE PS-1-09, CONSTRUCTION AND INDUSTRIAL PLYWOOD OR PS-2-10 PERFORMANCE STANDARD FOR WOOD BASED STRUCTURAL-USE PANELS. WHERE PERMANENTLY EXPOSED TO OUTDOOR APPLICATIONS, PANEL SHALL BE EXTERIOR TYPE. FOR PANEL SIDING, THE NAILED EDGES SHALL COMPLY WITH THE THICKNESS SPECIFIED.
13. ALL LUMBER & PLYWOOD FOR USE IN GROUND CONTACT SHOWN AS PRESERVATIVE TREATED (P.T.) SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVER'S ASSOCIATION STANDARD A.W.P.A. UCS-U1-04, USE CATEGORY UC4B, AND SHALL BE STAMPED AS SUCH BY AN APPROVED AGENCY. WOOD THAT IS CUT OR DRILLED AFTER TREATMENT SHALL BE FIELD TREATED IN ACCORDANCE WITH A.W.P.A. STANDARD M4-2 AND THE PRODUCT LABEL OF THE FIELD TREATMENT PRESERVATIVE. BORED HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL-TAR ROOFING CEMENT MEETING A.S.T.M. D4022 INTO HOLES USING GREASE GUN OR SIMILAR DEVICE.
14. MUDSILLS SHALL BE PRESSURE TREATED DOUGLAS FIR-LARCH OR P.T. HEM-FIR PER A.W.P.A. UCS-U1-04, USE CATEGORY UC2, OR FOUNDATION GRADE REDWOOD.
15. LIGHT GAGE STEEL SHALL BE GALVANIZED AND CONFORM TO A.S.T.M. SPECIFICATIONS FOR MINIMUM YIELD STRENGTH OF 36,000 P.S.I. (F_y = 36 K.S.I.)
16. VENTILATION FOR UNDERFLOOR AREA SHALL HAVE A NET AREA OF ONE SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR AREA. LOCATE OPENINGS TO PROVIDE CROSS VENTILATION. COVER OPENINGS WITH CORROSION RESISTANT 0.035 INCH WIRE MESH OR OPENINGS OF 1/4 INCH MAXIMUM OR OTHER APPROVED MATERIAL PER SECTION 1203.4.1. SEE SECTION 1203.4.2. FOR EXCEPTIONS AND ALTERNATES.
17. WATER SHALL BE PREVENTED FROM ENTERING THE UNDERFLOOR AREA BY SLOPING FINISHED GRADE AWAY FROM MANUFACTURED HOME TO DRAINAGE SWALE, AND/OR AS REQUIRED BY LOCAL CONDITIONS AND LOCAL GRADING REQUIREMENTS. SLOPE 6" MINIMUM WITHIN FIRST 10 FEET (5% SLOPE).
18. FASTENERS IN P.T. WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL. BOLTS IN P.T. MUDSILLS MAY BE UNCOATED STEEL. BOLTS OR MAY BE MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH A.S.T.M. B695, CLASS 55 MINIMUM. NAILS OR SCREWS IN MUDSILLS MAY BE HOT DIPPED ZINC COATED STEEL CONFORMING TO A.S.T.M. STANDARD A153. STAINLESS STEEL PARTS AND GALVANIZED STEEL PARTS SHALL NOT BE PLACED IN CONTACT WITH ONE ANOTHER. FASTENERS IN WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. NAILS SHALL CONFORM TO A.S.T.M. F1667. BOLTS SHALL COMPLY WITH A.S.T.M. A307. HOLES FOR BOLTS IN STEEL OR WOOD SHALL BE BOLT DIAMETER PLUS 1/16".
19. ABBREVIATIONS: D.F.-L = DOUGLAS FIR-LARCH; S.P. = SOUTHERN PINE; W.W. = WESTERN WOODS; P.T. = PRESERVATIVE TREATED; M.B. = MACHINE BOLT; C.L. = CENTER LINE; M.L. = MATING LINE; F.F. = FINISH FLOOR; CLR. = CLEAR.
20. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING FOUNDATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF HOME DIMENSIONS VARY FROM THOSE SHOWN IN DETAIL 1 OR 2, CONTACT ENGINEER.
21. THIS FOUNDATION PLAN COMPLIES WITH THE PERMANENT FOUNDATIONS GUIDE FOR MANUFACTURED HOUSING, SEPTEMBER 1996 AS PUBLISHED FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. SEE NOTE 6.

GENERAL NOTES — 2

APPROVAL STAMP

MANUFACTURED HOME FOUNDATION SYSTEM
HEALTH AND SAFETY CODE, SECTION 18551
APPROVED
JAN 12 2023
APPROVAL DOES NOT AUTHORIZE OR APPROVE ANY OMISSION OR DEVIATION FROM THE REQUIREMENTS OF APPLICABLE STATE LAWS AND REGULATIONS
State of California
Department of Housing and Community Development
DIVISION OF CODES AND STANDARDS
BY: DATE: 1/16/24
STATE Approval Expires: 2-27-25

Lorenzo Cruz Dimalanta
Digitally signed by Lorenzo Cruz Dimalanta
Date: 2024.01.10 15:43:02 -05'00'

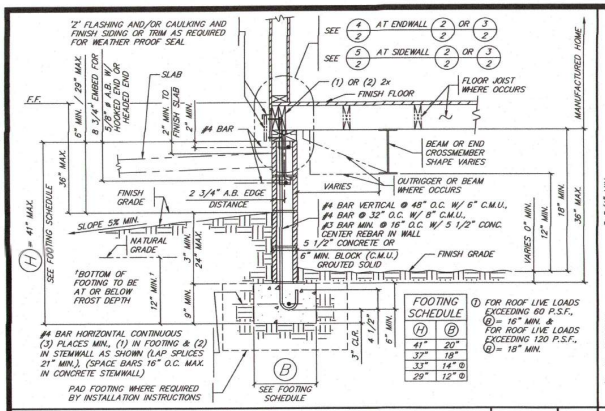
Silvercrest
SKYLINE
REDMAN HOMES
CHAMPION HOME BUILDERS

MANUFACTURED HOME FOUNDATION
MODEL No: SC-F01

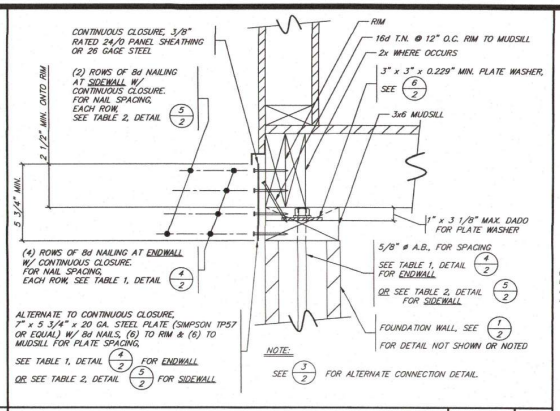
CHAMPION HOME BUILDERS
755 W. BIG BEAVER ROAD
SUITE 100
TROY, MI 48084

DRAWN
REVISION d — 01-10-2024
DATE 12-31-2019
SCALE AS SHOWN
JOB NO.

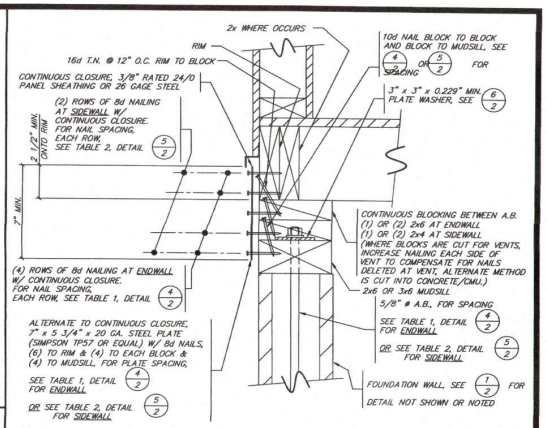
OF 4/9



TYPICAL FOOTING AT SIDEWALL OR ENDWALL | NTS | 1



CONNECTION DETAIL | NTS | 2



ALTERNATE CONNECTION DETAIL | NTS | 3

ENDWALL CONNECTION TABLE 1 SEE 2/2 OR 3/2

CONNECTION	SPACING OF CONNECTION (O.C.) ③ CASE 'A' 80 P.S.F. MAX. ROOF LIVE LOAD ④	CASE 'B' 150 P.S.F. MAX. ROOF LIVE LOAD ④
5/8" ø A.B. ⑤	3'-4"	2'-0"
10d NAIL ①	6"	4"
8d NAIL AT CONTINUOUS CLOSURE, EACH ROW (4 ROWS TOTAL) ②	4"	3"
7" x 5 3/4" x 20 GA. PLATE	1'-4"	1'-0"

① SEE ALTERNATE CONNECTION DETAIL 3/2 BLOCK TO BLOCK AND BLOCK TO MUDSILL NAILING.
② SEE 2/2 3/2 FOR ROW LOCATIONS.
③ SPACING MAY VARY SLIGHTLY. THE AVERAGE SPACING, FULL LENGTH OF WALL, SHALL NOT EXCEED SPACING SHOWN.
④ SEE 3/1 FOR CASE 'A' & 'B' SECTION DIMENSIONS.
⑤ 7½" MINIMUM EMBEDMENT DEPTH.

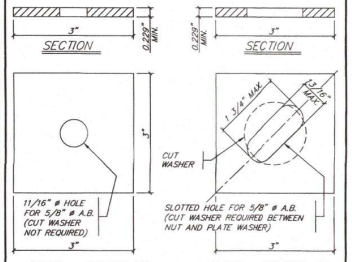
ENDWALL CONNECTIONS TABLE 1 | 4

SIDEWALL CONNECTION TABLE 2 SEE 2/2 OR 3/2

CONNECTION	SPACING OF CONNECTION (O.C.) ④ CASE 'A' 80 P.S.F. MAX. ROOF LIVE LOAD ⑥ WITHOUT PORCH	CASE 'A' WITH PORCH ①	CASE 'B' 150 P.S.F. MAX. ROOF LIVE LOAD ⑥ WITHOUT PORCH	CASE 'B' WITH PORCH ①
5/8" ø A.B. ⑦	6'-0"	4'-0"	4'-8"	3'-4"
10d NAIL ②	12"	10"	10"	6"
8d NAIL ③ ⑤ AT CONTINUOUS CLOSURE, EACH ROW (2 ROWS TOTAL)	4"	3"	3"	2"
7" x 5 3/4" x 20 GA. PLATE	2'-6"	1'-10"	2'-0"	1'-6"

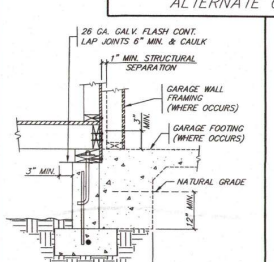
① SPACING SHOWN IS REQUIRED WHEN PORCH OCCURS ON SIDEWALL. SEE 1/2 2/2 3/2 4/2 FOR PORCH OPTIONS & LIMITATIONS.
② SEE ALTERNATE CONNECTION DETAIL 3/2 BLOCK TO BLOCK AND BLOCK TO MUDSILL NAILING.
③ SEE 2/2 3/2 FOR ROW LOCATIONS.
④ SPACING MAY VARY SLIGHTLY. THE AVERAGE SPACING, FULL LENGTH OF WALL, SHALL NOT EXCEED SPACING SHOWN.
⑤ WHERE 8d NAIL SPACING IS LESS THAN 3" O.C., NAILS SHALL BE STAGGERED.
⑥ SEE 3/1 FOR CASE 'A' & 'B' SECTION DIMENSIONS.
⑦ 7½" MINIMUM EMBEDMENT DEPTH.

SIDEWALL CONNECTIONS TABLE 2 | 5



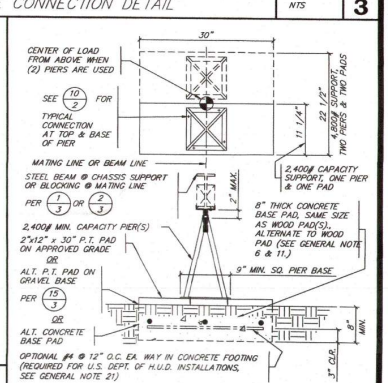
OPTIONS FOR 5/8" DIA. A.B.

STEEL PLATE WASHER OPTIONS | 6

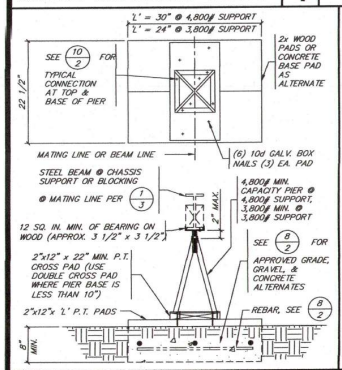


SIDEWALL OR ENDWALL

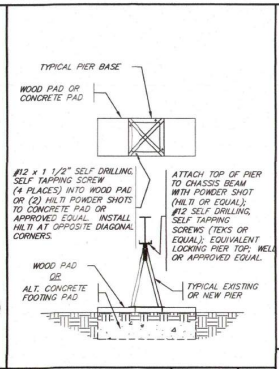
FOOTING AT GARAGE | NTS | 7



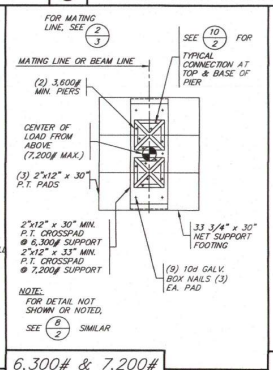
2,400# & 4,800# SUPPORT | NTS | 8



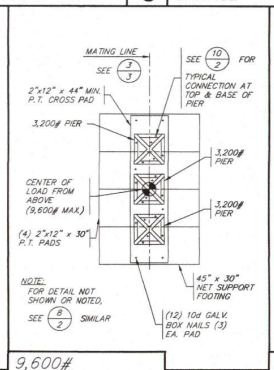
3,800# & 4,800# SUPPORT | NTS | 9



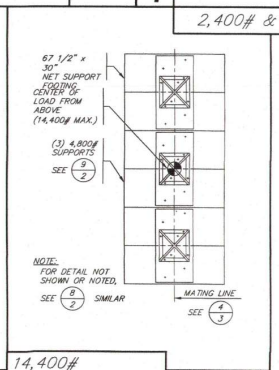
PIER CONNECTION | NTS | 10



6,300# & 7,200# SUPPORT AT M.L. | NTS | 11



9,600# SUPPORT AT M.L. | NTS | 12



14,400# SUPPORT AT M.L. | NTS | 13

5/9

APPROVAL STAMP

Lorenzo Cruz Dimalanta — Digitally signed by Lorenzo Cruz Dimalanta Date: 2024.01.10 15:43:19 -05'00'

Silvercrest | SKYLINE | REDMAN HOMES | CHAMPION HOME BUILDERS

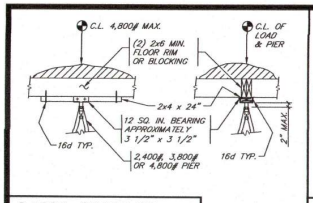
MANUFACTURED HOME FOUNDATION

CHAMPION HOME BUILDERS
735 W. BIG BEAVER ROAD
SUITE 100
TROY, MI 48084

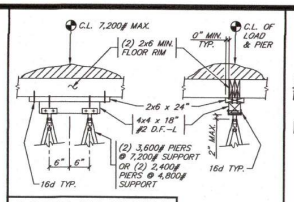
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DATE 12-21-2019
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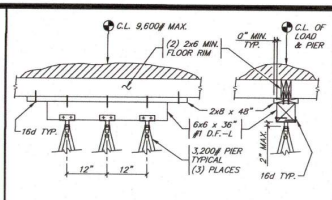
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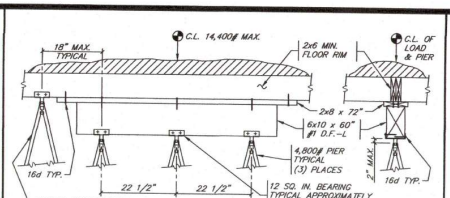
2,400#, 3,800# OR 4,800# SUPPORT AT M.L. NTS **1**



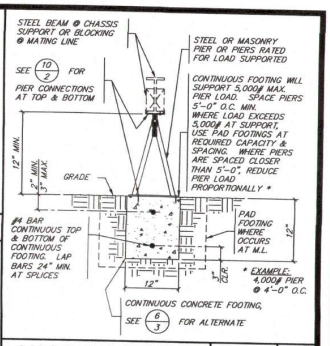
4,800# OR 7,200# SUPPORT AT M.L. NTS **2**



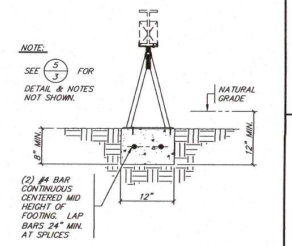
9,600# SUPPORT AT M.L. NTS **3**



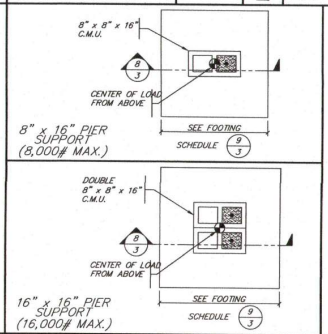
14,400# SUPPORT AT M.L. NTS **4**



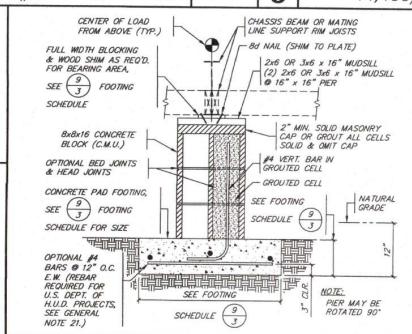
CONTINUOUS FOOTING NTS **5**



ALT. CONTINUOUS FOOTING NTS **6**



C.M.U. SUPPORT NTS **7**



C.M.U. SUPPORT NTS **8**

C.M.U. FOOTING SCHEDULE

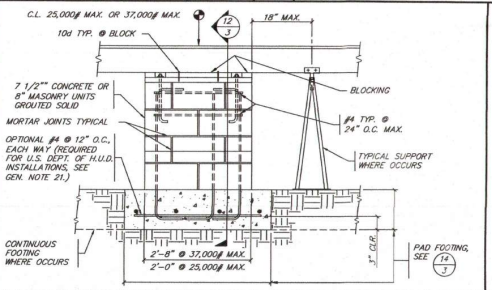
SQUARE PAD FOOTING SIZE	FOOTING THICKNESS (IN.)	ALLOWABLE LOADS (LBS.)	C.M.U. PIER SIZE (IN. x IN.)	AREA (SQ. IN.) ①
1'-6"	8	2,820	8 x 16	7
1'-8"	8	3,570	8 x 16	9
1'-10"	8	4,360	8 x 16	11
2'-0"	8	5,270	8 x 16	13
2'-2"	12	6,260	8 x 16	16
2'-4"	12	7,270	8 x 16	18
2'-6"	12	8,000	8 x 16	20
2'-8"	8	8,960	16 x 16	23
2'-10"	12	10,130	16 x 16	25
3'-0"	12	11,480	16 x 16	29
3'-4"	12	14,300	16 x 16	36
3'-6"	12	16,000	16 x 16	40

① BEARING AREA REQUIRED AT TOP, FLOOR TO SHIMS, SHIMS TO BLOCKING, AND BLOCKING TO MUDSILL.

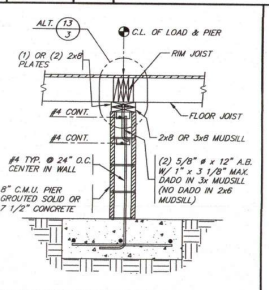
NOTE: FOR C.M.U. PIER DETAILS, SEE 7/3 8/3

C.M.U. FOOTING SCHEDULE NTS **9**

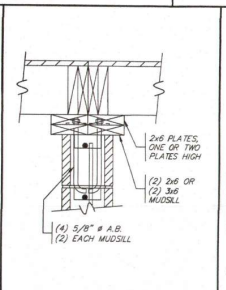
NOT USED **10**



25,000# MAX. OR 37,000# MAX. SUPPORT AT M.L. NTS **11**



SUPPORT NTS **12**



ALT. DETAIL NTS **13**

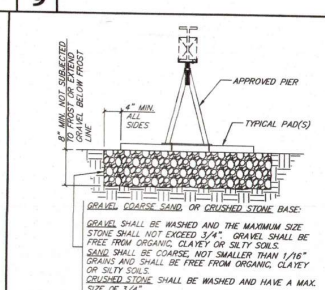
FOOTING PAD LOAD CAPACITY (LBS.)

PAD SIZE (MIN.) ①	SOIL BEARING (P.S.F.) 1,500 ②	2,000 ②
12" x 12" x 8"	1,400#	1,900#
16" x 16" x 8"	2,490#	3,380#
24" x 24" x 8"	5,600#	7,600#
30" x 30" x 11"	8,520#	11,640#
36" x 36" x 14"	11,930#	16,430#
42" x 42" x 17"	15,780#	21,900#
48" x 48" x 20"	20,000#	28,000#
54" x 54" x 22"	24,800#	34,930#
57" x 57" x 22"	27,640#	38,920#
60" x 60" x 22"	30,625#	43,125#
63" x 63" x 22"	33,760#	47,550#
66" x 66" x 22"	37,060#	50,000#

① FOR U.S. DEPT. OF H.U.D. INSTALLATIONS, PROVIDE #4 BAR @ 12" O.C. E.A. WAY, 3" CLEAR FROM BOTTOM OF FOOTING PAD. (SEE GENERAL NOTE #21).
② ALLOWABLE SOIL BEARING IN P.S.F. VERIFY WITH LOCAL JURISDICTION AND/OR SOILS REPORT.

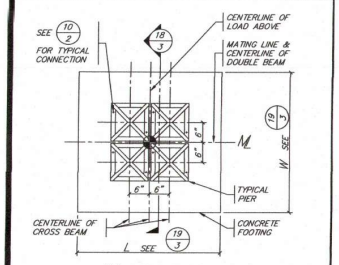
NOTE: FOR TYPICAL PIER DETAILS, SEE 11/3

FOOTING PAD LOAD CAPACITY **14**



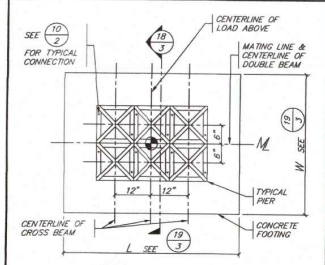
NOTE: GRAVEL AND CRUSHED STONE SHALL NOT CONTAIN MORE THAN 10 PERCENT OF FINE MATERIAL THAT PASSES A NO. 4 (3/16") SIEVE.

ALTERNATE GRAVEL FOOTING NTS **15**



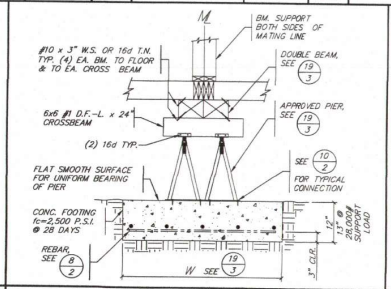
(4) PIERS TOTAL

15,000# MAX. SUPPORT NTS **16**



(6) PIERS TOTAL

28,000# MAX. SUPPORT NTS **17**



DETAIL NTS **18**

PIER SUPPORT SCHEDULE

SUPPORT LOAD (LB)	QUANTITY OF PIERS & CAPACITY (LB)	DOUBLE BEAM	FOOTING L	FOOTING W
12,000	(4) 3,000	6x6 #1 D.F.-L 32" LONG	3'-0"	3'-0"
15,000	(4) 3,750	6x6 #1 D.F.-L 32" LONG	3'-0"	4'-0"
18,000	(6) 3,000	6x6 #1 D.F.-L 48" LONG	3'-6"	4'-0"
22,500	(6) 3,750	8x6 #1 D.F.-L 48" LONG	4'-2"	4'-0"
28,000	(6) 4,750	8x6 #1 D.F.-L 48" LONG	5'-4"	4'-0"

SEE 16/3 17/3 FOR PIER SUPPORT DETAILS.

PIER SUPPORT SCHEDULE **19**

APPROVAL STAMP

Lorenzo Cruz Dimalanta
Digitally signed by Lorenzo Cruz Dimalanta
Date: 2024.01.10 15:45:52 -05'00'

Silvercrest SKYLINE

REDMAN HOMES. CHAMPION HOME BUILDERS

MANUFACTURED HOME FOUNDATION

CHAMPION HOME BUILDERS
755 W BIG BEAVER ROAD SUITE 1000
TROY, MI 48084

MODEL No: SC-F01

DRAWN

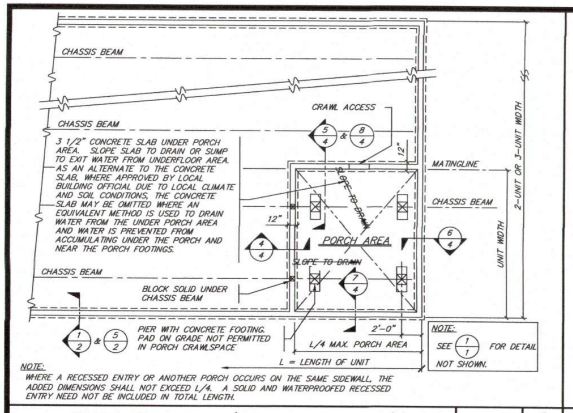
REVISION d — 01-10-2024

DATE 12-11-2019

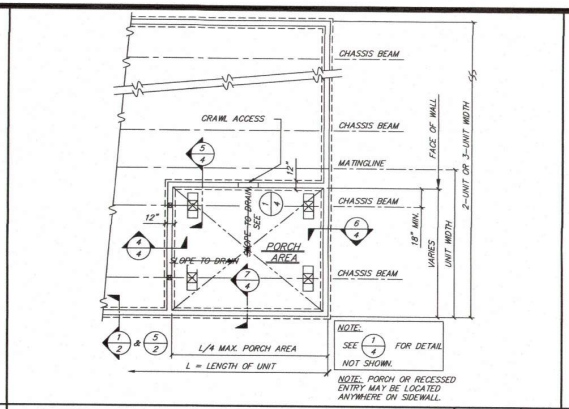
SCALE AS SHOWN

JOB NO.

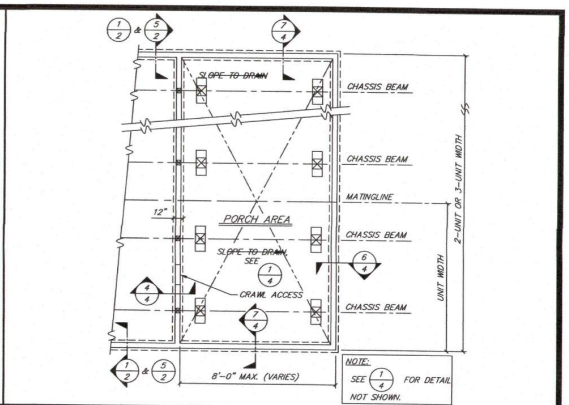
OF 6/9



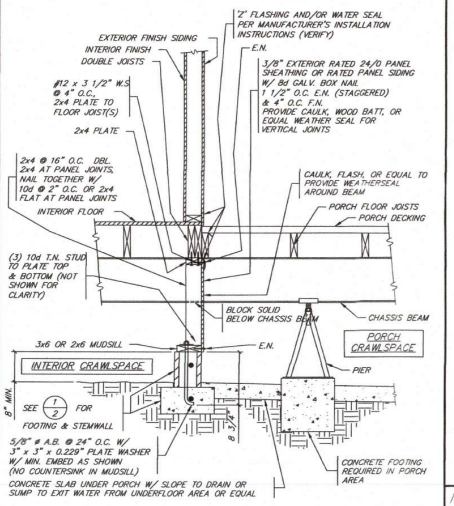
FOUNDATION PLAN (UNIT WIDTH PORCH) | NTS | 1



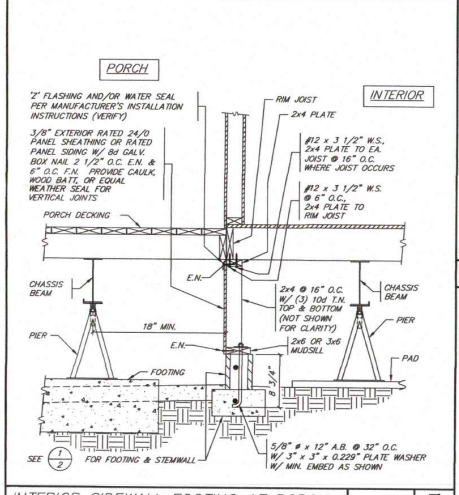
FOUNDATION PLAN (VARIABLE PORCH OR RECESSED ENTRY) | NTS | 2



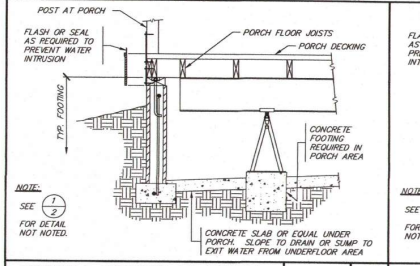
FOUNDATION PLAN (FULL WIDTH PORCH) | NTS | 3



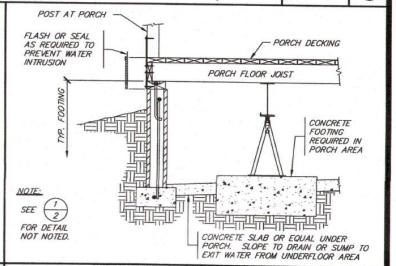
ENDWALL FOOTING AT PORCH | NTS | 4



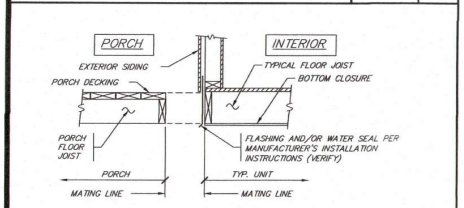
INTERIOR SIDEWALL FOOTING AT PORCH | NTS | 5



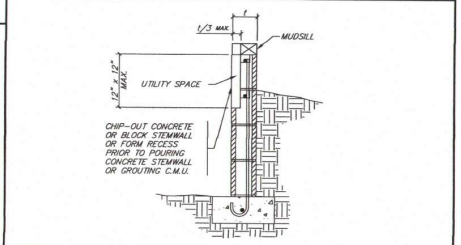
ENDWALL FOOTING AT PORCH | NTS | 6



SIDEWALL FOOTING AT PORCH | NTS | 7



CONNECTION AT MATING LINE | NTS | 8



UTILITY CUT-OUT | NTS | 9

APPROVAL STAMP

Lorenzo Cruz Dimalanta
Digitally signed by Lorenzo Cruz Dimalanta
Date: 2024.01.10 15:45:27 -05'00'

Silvercrest
SKYLINE
REDMAN HOMES
CHAMPION HOME BUILDERS

MANUFACTURED HOME FOUNDATION

CHAMPION HOME BUILDERS
755 W. BIG BEAVER ROAD
SUITE 100
TROY, MI 48084

MODEL No: SC-F01

DRAWN
REVISION d — 01-10-2024
DATE 12-31-2019
SCALE AS SHOWN
JOB NO.

OF 7/9

182

CONTRUCTION NOTES

STAIR & LANDING REQUIREMENTS
LANDING AT DOOR NOT REQUIRED ON INTERIOR FLIGHT IN DWELLING OR GARAGE WHEN DOOR (EXCEPT SCREEN DOORS) DOES NOT SWING OVER THE STAIRS. (1008.14 EXP . 3 1009.4 EXP . 3

THERE SHALL BE A FLOOR AND LANDING AT EACH STAIRWAY OR STAIR R,UN LANDING SHALL HAVE A IN THE DIRECTION OF TRAVEL OF AT LEAST 36" PER (CBC 1008.51)

SOILD RIZER OR MAX 4" SHERE – 6" OPENING AT TRIANGLE AT STAIR TREAD/LOWER RAIL (1009.5.3)

STAIR FRAME
- ALL FRAME TO BE PTDF (ACZA)
- ALL FASTERS & HANGERS TO BE GALVANIZED
- POSTS & RAILS TO BE REDWD. (U.O.N.) - MATCHING EXISTIN4
- 2X6 RDWD. DECKING (U.O.N.)

GUARDRAILS
REQUIRED WHEN MORE THAN 30" ABOVE GRADE OR FLOOR.

ALL UNENCLOSED FLOOR AND ROOF OPENING, OPEN AND GLASSED SIDES OF LANDINGS AND RAMPS, BALCONIES, OR PORCHES WHICH ARE MORE THAN 30 INCHES ABOVE GRADE, OR THE FLOOR BELOW, AND ROOFS USED FOR OTHER THAN SERVICE OR BUILDINGS SHALL BE PROTECTED BY A GUARDRAIL.

GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT, EXCEPT ON STAIRWAYS WHERE THEY MAY BE 34"-38". *OPEN GUARDRAILS AND STAIRS SHALL* HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTEN SUCH THAT A SPHERE 4 INCH IN DIAMETER CANNOT PASS THROUGH. (CBC SEC 1013)

HANDRAILS (1009.10)

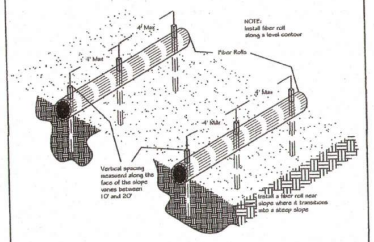
NOT REQUIRED ON A CONTINOUS RUN LESS THAT FOUR RISERS. (1009.10 EXP. 2)

STAIRWAYS SHALL HAVE AT LEAST ON HANDRAIL, AND HANDRAILS SHALL BE INSTALLED ON OPEN SIDES OF STAIRWAYS. THE TOP OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34 INCHES OR MORE THAN 38 INCHES ABOVE THE NOSING OF TREADS. THEY SHALL BE CONTINOUS THE FULL LENGTH OF THE STAIR. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFTY TERMINALS.

HANDRALS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. THE HAND GRIP PORTION OF THE HANDRAILS SHALL NOT BE LESS THAN 1-1/2 INCHES OR MORE THAT 2 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUVALENT GRIPPING SURFACE. THE HAND GRIP PORTION SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.

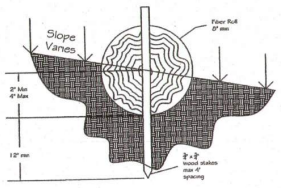
Seed and Straw Mulch

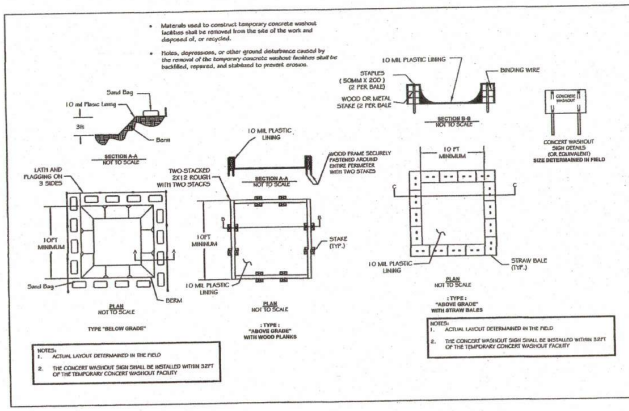
Seed and straw mulch is to be used for soil disturbed area as a means for temporary protection until permanent stabilization is established. It may be used on slopes up to 3:1 H:V (33%). Seed and straw mulch shall consist of spreading seed (a minimum of 5lbs/1000 sq ft.) over disturbed areas, then placing a uniform layer of straw (2-3 bales/1000 sq ft.) incorporating it into the soil with a studded roller, or anchoring it with a trackifier stabilizing emulsion. Note: In areas that are not sensitive habitat, the seed shall be annual winter barley, and the straw shall be derived from rice, barley, or wheat. In areas that are sensitive habitat, the seed mix, and straw shall be as recommended by the project biologist, be indicated on the plans, and approved by the Planning Department.



TYPICAL FIBER ROLL INSTALLATION

N.T.S





WINTER OPERATION NOTES
OCTOBER 15 THRU APRIL 15

WHEN WINTER OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES MUST E TAKEN TO PREVENT ACCELERATED EROSION.

A. VEGETATION REMOVAL BETWEEN OCT. 15 AND APRIL 15 SHALL NOT PROCEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD , EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
B. BETWEEN OCT. 15 AND APRIL 15 DISTURBED SURFACES NOT INVOLVED ION THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OR SOIL PROTECTION.
C.RUN-OFF FROM THE SITE SHALL BE DETERMAINED OR FILTERED BY BERMS, VEGETATED FILTER SRIPS AND/ OR CATCH BASINS TO PREVENT THE ESCAPE OR SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGH THE LIFE OF THE PROJECT.
D. EROSION CONTROL MEASURES SHALL BE AT THE END OF EACH DAY'S WORK
E. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGES FACILITIES SUFFICIENT TO PROVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
F. THE DIRECTOR OF THE BUILDING INSPECTION DEPT. MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMAINS THAT EROSIONS PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY

REV.	DATE

STUCTURES ENG., INC.
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stuctures@stucturesenginic.com

JACK PAQUIN CONSTUCTION
448 RAMONA ST.
MONTEREY, CA 93940
831.915.2026
paquin37@yahoo.com

CONSTRUCTION NOTES, ENTRENCHMENT DETAIL, WASH-OUT DETAIL, WINTER OPERATION NOTES

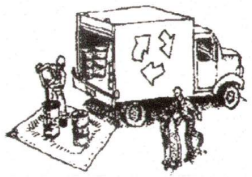
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8/9

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.

** Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program*

Equipment Management & Spill Control



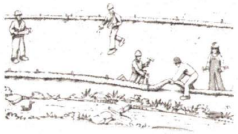
Maintenance and Parking

- ❑ 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



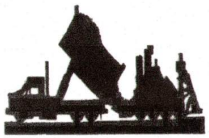
Erosion Control

- ❑ 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

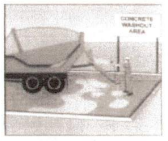


- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel 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

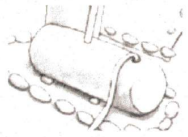
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



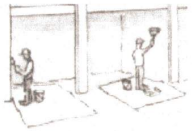
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden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

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.

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.

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.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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