Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
ARDUA 31 LLC (PLN220251)

RESOLUTION NO. 25--

Resolution by the County of Monterey Planning Commission:

1) Finding the project Categorically Exempt from CEQA Guidelines pursuant to section 15303, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Combined Development Permit consisting of:
    a. Coastal Administrative Permit and Design Approval to allow construction of a 5,412 square foot single-family dwelling with an attached 984 square foot garage and associated site improvements; and
    b. Coastal Development Permit to allow the removal of 56 Monterey pines.

[PLN220251, Ardua 31 LLC, 1272 Viscaino Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-231-003-000)]

The Ardua 31 LLC application (PLN220251) came on for hearing before the County of Monterey Planning Commission on June 26, 2024, August 14, 2024, and May 28, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (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 the construction of a 6,396 square foot single-family dwelling with an attached garage, and associated site improvements on a vacant lot in Pebble Beach. The project also includes the removal of 56 protected Monterey pines.

c) Allowed Use. The property is located at 1272 Viscaino Road, Pebble Beach (APN: 008-231-003-000), 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 a 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). Therefore, the project is an allowed use for this site.

d) Site Inspection. The project planner conducted site inspections on December 21, 2022 and April 24, 2024, to verify that the project on the subject parcel conforms to the plans listed above.

e) Lot Legality. The property is shown in its current configuration as Lot 3, Block 231 in the Monterey County Assessor's Maps – El Pescadero Ro Book 8, Page 23. The lot is shown in the same configuration in the County's assessor maps from 1962 and 1973. It is also shown in the same configuration on a record of survey which was prepared for E. McMenamim and filed with the Monterey County's Recorder's Office on February 5, 1952. Therefore, the County recognizes the parcel 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 require 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 lap siding and stucco for the exterior walls of the home, brown asphalt shingles and copper-like standing seam metal roofing, black window and door frames, and vertical stained wood accent beams. The project also proposes a 6-foot-tall deer fence that surrounds the property. This fence will be comprised of wire and wood and will be consistent with the deer fences on neighboring properties. Consistent with the DMF LUP Scenic and Visual Resources Key Policy, the proposed development will not block significant public views or have significant adverse impacts on public views and scenic character of the surrounding area.

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 site development standards. The allowed site coverage for this lot is 15% (9,472 square feet), and the proposed site coverage is 8.8% (5,570 square feet). The proposed two story single family dwelling will have a total floor area ratio (FAR) of 10.12% (6,396 square feet), which is below the maximum

allowed 17.5% (11,051 square feet). The structure will exceed the required minimum 30-foot front setback and 20-foot side and rear setbacks with a proposed front setback of 59 feet, side setbacks of 21 and 32 feet, and a rear setback of 165 feet. The proposed height of the structure is 26 and one-half feet, below the allowed 30-foot maximum height.

h) Pescadero Watershed. The undeveloped lot is within the Pescadero Watershed and is limited to a total impervious coverage of 9,000 square feet, pursuant to section 20.147.030 of the DMF CIP and Policy 77 within the DMF LUP. In compliance with the regulation, the project has a total impervious coverage of 8,367 square feet.

i) Cultural Resources. The project site is not within 750 feet of known archaeological resources, however, section 20.147.080 DMF CIP requires an archaeological survey for each new development project within any potential archaeological resource areas. Therefore, an Archaeological Assessment (LIB230102) was prepared for this project. The survey was negative for potentially significant resources and did not recommend further investigation (See Finding 5 and supporting evidence). The potential for inadvertent impacts to cultural resources is limited and will be controlled by 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.

j) Biological Resources. The project site is an undeveloped lot dominated by Monterey Pine Forest, which is a known habitat for multiple special status species. To evaluate potential impacts on biological resources, a Biological Assessment and Spring Plant Survey (County of Monterey Library No. LIB230102) was prepared. Both surveys were negative for special status species, and the biologist did not recommend further investigation or mitigation (See Finding 6 and supporting evidence).

k) Tree Removal. Due to the dense forest on the subject parcel and the dispersal pattern of the trees, 56 protected Monterey Pine trees are proposed for removal to allow the proposed development. A Coastal Development Permit is required for the removal of any protected tree pursuant to section 20.147.050 of the DMF CIP. As demonstrated in Finding 7 and supporting evidence, the necessary findings to grant a Coastal Development Permit have been made.

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

m) 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 found in Project File PLN220251.

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, 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, soil/slope stability, sensitive biological resources and protected trees. The following reports have been prepared:

- "Phase 1 Inventory of Archaeological Resources" (LIB230102) prepared by Rubén G. Mendoza, Salinas, California, March 13, 2023.
- "Tree Assessment" (LIB220356) prepared by Frank Ono, Pacific Grove, California, September 20, 2022 and amended on November 18, 2022.
- "Geotechnical Investigation" (LIB220353) prepared by Belinda Taluban, Salinas, California, January 14, 2022.
- "Biotic Assessment" (LIB220352) prepared by Robert Burton, Prunedale, CA November 14, 2022 and amended May 1, 2023.

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

c) The Tree Assessment (County of Monterey Library No. LIB220356) was amended on November 18, 2022 to update the proposed tree removal to reflect design changes of the structure. (See Finding 7 and supporting evidence.)

d) The Biological Assessment was prepared in November, outside of some special-status plants' blooming periods. Therefore, a spring survey was conducted in April of 2023 to rule out the presence of special status species within the project site, including Marsh microseris, Hickman's onion and others (See Finding 6 and supporting evidence).

e) Staff conducted site inspections on December 21, 2022 and April 24, 2024 to verify that the site is suitable for this use.

f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN220251.

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 Community Services District, HCD-Environmental Services and Environmental Health Bureau. The

respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public utilities will be provided. The applicant submitted a water permit demonstrating they have sufficient water credits to support the project. A Can and Will Serve letter from CalAm was submitted confirming their ability to provide potable water for the proposed development. Pebble Beach Community Services District will provide sewage services for the proposed project.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN220251.

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 Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted site inspections on December 21, 2022 and April 24, 2024 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 PLN220251.

5. **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 (County of Monterey Library No. LIB220356) were submitted to evaluate the proposed tree removal and address potential impacts to forest resources.

b) The 1.45-acre property is a heavily forested lot containing over 150 trees and no natural clearing for development of site. The project includes the removal of 56 Monterey Pine trees. Pursuant to section 20.147.050.A, a Coastal Development Permit has been applied to this project to allow the removal of the protected trees.

c) The Tree Assessment prepared on September 20, 2022 listed 45 protected pines as candidates for removal. This report was amended on November 18, 2022 to reflect updated architectural plans and the applicant's request for additional tree removal. This amended report recommended the removal of 58 Monterey pines, 10 of which are dead. In July 2024, updated civil plans were submitted and proposed the removal of 66 Monterey pines. After discussions with HCD Planning, updated architectural and civil plans were submitted in April 2025, showing the removal of 56 Monterey Pines to accommodate the project. This redesign reduced total ground disturbance by approximately 1,800

square feet and retained six Landmark Monterey pines and four smaller unimpacted trees.

d) The Del Monte Forest Land Use Plan protected landmark trees, which are defined as those native trees that are 24 inches or more in diameter when measured at breast height or trees that are visually significant, historically significant, exemplary of their species, and/or more than 1,000 years old. CIP section 20.147.050(C)(4) requires that tree removal be minimized to the extent feasible, retention of trees located near construction areas, and careful siting of driveways. There are thirteen total dead pine trees on the property, four of which are within the footprint of the proposed home. Twenty-three Monterey pines are located within the footprint of the residence and the proposed hardscape. Fifteen Monterey pines are located within 5 feet of the proposed footprint or are within the associated grading and therefore need to be removed. No landmark Monterey Pines are proposed for removal. Monterey Pine trees are equally dispersed throughout the entire lot, making it necessary to remove trees to build a single-family dwelling. Consistent with DMF CIP section 20.147.050.C.5, the proposed development is sited near the front of the property, close to the main road, to minimize the amount of ground disturbance from construction of the driveway. The project has been redesigned multiple times to preserve landmark Pines and other smaller trees. In this case, the removal of 56 trees is the minimum necessary under these circumstances.

e) CIP section 20.147.070(B)(10) requires the "Siting and design of structures shall be such that tree removal and alteration to natural landforms is minimized. New structures shall be designed to harmonize with the natural setting…" In comparison to the original scope of work, the proposed project reduces the size of the original ancillary patios and reconfigures the walkways to better align with the footprint of the residence.

f) Existing trees not being removed shall be protected through construction (Condition No. 7). The arborist recommended protective fencing around the trees within the project vicinity that are not being removed. This condition also requires construction vehicles, heavy equipment, and stockpiles to be located outside of the fenced-off areas and away from the protected trees. Additionally, Condition No. 7 requires monitoring and hand-trenching around specific trees identified as having potential impacts from implementation of the project.

g) Due to the dense forest on the property, the arborist did not recommend replanting to avoid overcrowding. The DMF LUP Policy #35 allows an exception to the 1:1 replacement ratios when replanting would result in an overcrowded, unhealthy environment. This exception is appropriate in this case as it has been determined by a professional arborist that replacing the trees onsite would result in overcrowding. Staff conducted multiple site visits to this property and agrees that there are no clearings onsite that would be ideal locations for tree replacement.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220251.

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 Article 19 Section 15303 categorically exempts the construction of new structures, including single family dwellings.

b) The proposed project included the construction of a single-family dwelling on a residentially zoned parcel. Associated site improvements include tree removal, walkways, a driveway, hardscape, and necessary grading. Therefore, the proposed project qualifies for the Class 3 Categorical Exemption.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports, which may cause a substantial adverse change in the significance of a historical resource. The proposed project will not damage resources within a scenic highway and will not adversely impact public viewsheds. Removal of 56 native trees will not result in an adverse environmental impact or significant long-term impacts.

d) Staff conducted a site inspection on December 21st, 2022 and April 24th, 2024 to verify that the site and proposed project meet the criteria for an exemption.

e) See supporting Finding Nos. 1, 2, 5, 6 and 7. 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 PLN220251.

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

EVIDENCE:

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

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

c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).

e) 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 PLN220251.

8 **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: f) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Planning Commission to the Board of Supervisors.

g) Coastal Commission. Pursuant to Section 20.86.080.A.1. of the Monterey County Zoning Ordinance (Title 20), the project is appealable to the California Coastal Commission, as it is located between the sea and the first through public road paralleling the sea; and it involves tree removal, which is a conditional use allowed.

DECISION

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

1. Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2; and
2. Approve a Combined Development Permit consisting of:
    a. Design Approval to allow construction of a 5,412 square foot single-family dwelling with an attached 984 square foot garage and associated site improvements; and
    a. Coastal Development Permit to allow the removal of 56 Monterey pine trees.

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

PASSED AND ADOPTED this 28th day of May, 2025:

_____

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF 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.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN220251

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN220251) allows the construction of a 5,412 square foot single-family dwelling with an attached 984 square foot garage and associated site improvements, including the removal of 56 Monterey pine trees and 595 cubic yards of cut and 415 cubic yards of fill. The property is located at 1272 Viscaino Road (Assessor's Parcel Number 008-231-003-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 008-231-003-000 on June 26, 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 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(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.

5. 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.

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

Responsible Department: Planning

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

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

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

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

7. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and should be placed to the farthest extent possible from the tree base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree). Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or
near fenced areas.

During grading and construction activities, all trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones. The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed. Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 3-inches diameter shall be bridged or pruned appropriately. Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock-saw, narrow trencher with sharp blades, or other approved root pruning equipment. Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.
Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval. Owner shall also submit signed contract with the project arborist that will monitor excavation activities.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

8. 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.

9. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County County's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

10. 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.

11. 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.

12. 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.

13. STORMWATER_CONTROL_PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: STORMWATER CONTROL PLAN (2010 General Plan)
The applicant shall provide a stormwater control plan to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by HCD-Environmental Services. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a stormwater control plan to HCD-Environmental Services for review and approval.

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GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH 2022 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA ENERGY CODE (CENC) & CALIFORNIA GREEN BUILDING CODE (CALGREEN).

ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODE AND ORDINANCE REQUIREMENTS SET FORTH BY THE PREVAILING GOVERNING BODY.

THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED AND CERTIFIED CONTRACTOR.

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER AND OR ENGINEERS OR RECORD PRIOR TO ORDERING MATERIALS.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

ADDRESS IDENTIFICATION:
PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN Ø.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AD THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

PROJECT DIRECTORY

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Daniel & Patricia Mansur
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SYMBOL KEY

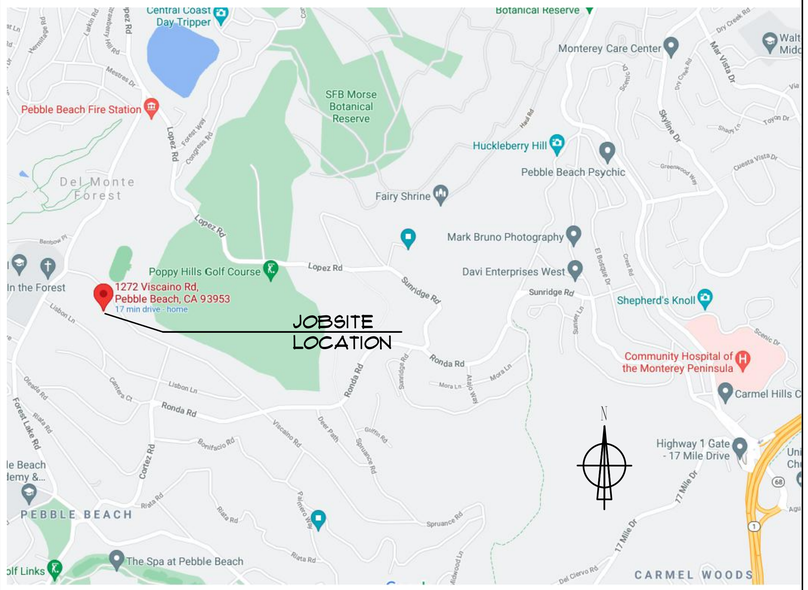
SECTION TAG
A — SECTION NUMBER/LETTER
A1 — SHEET NUMBER

PLAN CHECK
1 — REVISION NUMBER

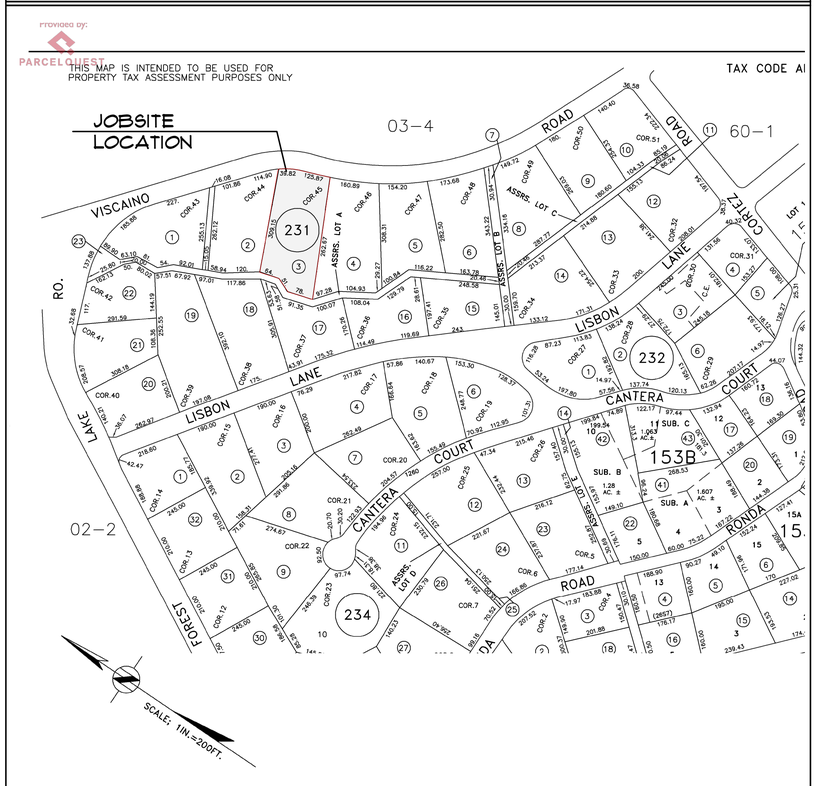
ABBREVIATIONS

A.B.	ANCHOR BOLT	GA	GAUGE	PT.	POINT
A.C.	ASPHALTIC CONCRETE	GALV.	GALVANIZED	PR.	PAIR
A/C	AIR CONDITIONING	G.I.	GALVANIZED IRON	R.A.	RETURN AIR
ALUM.	ALUMINUM	GFI	GROUND FAULT INTERRUPTER	RAD.	RADIUS
APPROX.	APPROXIMATE	GL	GLASS	RD.	ROUND
ARCH.	ARCHITECTURAL	GND.	GROUND	REC.	RECESSED
ANOD.	ANODIZED	GYP. BD.	GYPSUM BOARD	REF.	REFRIGERATOR
				RENF.	REINFORCED/ING
BD.	BOARD	H.C.	HOLLOW CORE	RES.	RESILIENT
BLDG.	BUILDING	H.D.	HOLD DOWN	RM.	ROOM
BLKG.	BLOCKING	HDR.	HEADER	R.O.	ROUGH OPENING
BM.	BEAM	HDWD.	HARDWOOD	REQ.	REQUIRED
BOTT.	BOTTOM	HORIZ.	HORIZONTAL	R/W	RIGHT OF WAY
		HR.	HOUR	RWD.	REDWOOD
CAB.	CABINET	H.B.	HOSE BIBB	R.W.L.	RAINWATER LEADER
CEM.	CEMENT	HT.	HEIGHT		
C.T.	CERAMIC TILE	HC.	HANDICAP	SCHED.	SCHEDULE
C.I.	CAST IRON	HVAC	HEATING VENTILATION & AIR CONDITIONING	S.C.	SOLID CORE
CLR.	CLEAR			SECT.	SECTION
CLST.	CLOSET	HW	HOT WATER	S.F.	SQUARE FOOT/FEET
COMP.	COMPOSITION			SH	SINGLE HUNG
CONC.	CONCRETE	I.D.	INSIDE DIAMETER	SHT.	SHEET
CLG.	CEILING	INS.	INSULATION	SHWR.	SHOWER
C.M.U.	CONCRETE MASONRY UNIT	INT.	INTERIOR	SIM.	SIMILAR
C.O.	CLEAN OUT			SLD	SLIDER
COL.	COLUMN	J.B.	JUNCTION BOX	SLD. GL. DR.	SLIDING GLASS DOOR
CONN.	CONNECTION	JST.	JOIST	SPECS.	SPECIFICATIONS
CONST.	CONSTRUCTION			SQ.	SQUARE
CSMT.	CASEMENT	KIT.	KITCHEN	SQ.FT.	SQUARE FEET
C.W.	COLD WATER	KP	KICKER POST	STD.	STANDARD
		KS	KING STUD	STL.	STEEL
DBL.	DOUBLE			STOR.	STORAGE
DET.	DETAIL	LAV	LAVATORIES	STRUCT.	STRUCTURAL
DF.	DOUGLAS FIR	LIN.	LINEN	SS	STAINLESS STEEL
DIA. OR Ø	DIAMETER	LT.	LIGHT	SYM.	SYMMETRICAL
DIM.	DIMENSION				
D.S.	DOWNSPOUT	MAT.	MATERIAL	TB	TOWEL BAR
DRY	DRYER	MAX.	MAXIMUM	TEL.	TELEPHONE
DW	DISHWASHER	M.B.	MACHINE BOLT	TEMP.	TEMPERED
DWG	DRAWING	MECH.	MECHANICAL	THRSH.	THRESHOLD
		M.A.	MEDICINE CABINET	T&G	TONGUE & GROOVE
EA.	EACH	MFR.	MANUFACTURER	T.O.F.	TOP OF FOOTING
ELEC.	ELECTRICAL	MIN.	MINIMUM	T.O.	TOP OF
ELEV.	ELEVATION	MISC.	MISCELLANEOUS	T.O.P.	TOP OF PLATE
ENCL.	ENCLOSURE	MTD.	MOUNTED	T.O.S.	TOP OF SLAB
EQ	EQUAL			T.O.W.	TOP OF WALL
EXH.	EXHAUST	(N)	NEW	TP	TOILET PAPER
EXP.	EXPANSION	N.I.C.	NOT N CONTRACT	TYP.	TYPICAL
EXIST. OR (E)	EXISTING	NO. OR #	NUMBER		
EXT.	EXTERIOR	N.T.S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
FBRGL.	FIBERGLASS	O/	OVER	VERT.	VERTICAL
FD	FLOOR DRAIN	O.C.	ON CENTER		
FND.	FOUNDATION	O.F.S.	OUTSIDE FACE OF STUD	W/	WITH
F.F.	FINISH FLOOR	OPP.	OPPOSITE	WAINS	WAINSCOT
F.G.	FINISH GRADE	O.A.	OUTSIDE DIAMETER	WC	WATER CLOSET
FLR.	FLOOR			WD	WOOD
FL.	FLUORESCENT	℄	PLATE	WDW	WINDOW
F.O.C.	FACE OF CONCRETE	P/L	PROPERTY	W/O	WITH OUT
F.O.S.	FACE OF STUD	PLAS.	PLASTER	WP	WATERPROOF
FR. DR.	FRENCH DOOR	PLY.	PLYWOOD	WWP	WELDED WIRE FABRIC
FT.	FOOT OR FEET	PNL.	PANEL		
FTG.	FOOTING	P & S	POLE & SHELF		

VICINITY MAP



APN MAP



DRAWING INDEX

T1 Title Sheet
G1 General Notes

1 Topographic Survey

CIVIL
C1 Grading, Drainage, & Erosion Control Plan
C2 Grading Sections
C3 Erosion & Sediment Control Plan
C4 Construction Management Plan

ARCHITECTURAL
A1 Site Study, Tree Inventory & Exterior Lighting Specifications
A2 Roof Plan & Site Plan
A3 Entry Level Floor Plan
A3.1 Lower Level Floor Plan (Partial)
A3.2 Lower Level Floor Plan (Cont.)
A4 Upper Level Floor Plan
A5 Exterior Elevations
A6 Exterior Elevations
A7 Color Rendering of Front Elevations & Materials
A8 Architectural Details
A9 Skylight Details

SCOPE OF WORK

Construction of a new Single Family Residence with 3 car garage, and driveway on a vacant lot. Construction to include tree removals, landscaping, site work, utilities, fencing and entry gate.

PROJECT DATA

BUILDING CODE DATA:

Occupancy:	R-3
Construction Type:	VB
Fire Sprinklers:	Required (Deferred Submittal)
Solar:	Yes (Deferred Submittal)

LOT DATA:

Project Address:	1272 Viscaino Road, Pebble Beach, CA
APN:	008-231-003-000
Parcel Size:	1.44971 ACRES (63,149.3676 sq. ft.)
Zoning:	LDR/1.5-D-(CZ)
Planning Area:	Del Monte Forest LUP
Sub-Planning Area:	Pebble Beach/Middlefork

HOUSE DATA:

F.A.R. Calculations:

Entry Level Living Area	2,657 SF
Hobby Level Living Area	765 SF
Game Level Living Area	1,566 SF
Upper Level Living Area	424 SF
Garage Area	984 SF
Total Enclosed Floor Area:	6,396 SF
Floor Area Ratio (FAR)	10.13%
FAR Allowed	17.5% (11,051.1393 SF)

See Sheet C1 for Cut/Fill and Site Coverages.

Revision/Issue	Date
4 CLIENT REVS	1/1/24
5 CLIENT REVS	6/26/24
6 CLIENT REVS	4/16/25

HASTINGS CONSTRUCTION, INC.
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LIC#: 791539 CLASS: A/B

Drawing Title: TITLE SHEET
Job Title: MANSUR RESIDENCE
Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA APN: 008-231-003-000

Project: HC21018
Date: 4/16/2025
Drawn By: AAP
Scale: N.T.S.
Sheet: T1

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

GENERAL NOTES

GENERAL NOTES:

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2022 EDITION:
CRC - CALIFORNIA RESIDENTIAL CODE, PART 2.5
CBC - CALIFORNIA BUILDING CODE, PART 2, VOL. 1 & 2
CEC - CALIFORNIA ELECTRICAL CODE, PART 3
CMC - CALIFORNIA MECHANICAL CODE, PART 4
CPC - CALIFORNIA PLUMBING CODE, PART 5
CENC - CALIFORNIA ENERGY CODE, PART 6
CFC - CALIFORNIA FIRE CODE, PART 9
CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10
CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART 11

DURING THE COURSE OF CONSTRUCTION, THE PREVAILING BEST MANAGEMENT PRACTICE (BMP'S) SHALL BE O BSERVED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

WOODS & PLASTICS:
ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER.

JOIST HANGERS SHALL BE IN ACCORDANCE WITH ASTM D7147 (PER CBC 2303.5).

ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.

NAILS AND STAPLES SHALL CONFORM TO REQUIREMENTS OF ASTM F1667, INCLUDING SUPPLEMENT 1, PER CBC 2303.6.

CONNECTORS AND FASTENERS USED IN CONVENTIONAL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF CBC SECTION 2304.10.

FRAMING OF EXTERIOR AND INTERIOR WALLS SHALL CONFORM WITH THE PROVISIONS SPECIFIED IN CBC SECTION 2308.

FOUNDATION PLATES OR SILLS RESTING ON CONCRETE OR MASONRY FOUNDATIONS SHALL COMPLY WITH CBC SECTION 2304.3.1.

STUDS SHALL HAVE FULL BEARING ON A 2-INCH-THICK (ACTUAL 11/2-INCH, 38 MM) OR LARGER PLATE OR SILL HAVING A WIDTH NOT LESS THAN EQUAL TO THE WIDTH OF THE STUDS (PER CBC 2304.3.1)

STRUCTURAL SAWN LUMBER; END-JOINTED LUMBER; PREFABRICATED WOOD I-JOISTS; STRUCTURAL GLUED-LAMINATED TIMBER; WOOD STRUCTURAL PANELS; FIBERBOARD SHEATHING (WHERE USED STRUCTURALLY); HARDBOARD SIDING (WHERE USED STRUCTURALLY); PARTICLEBOARD; PRESERVATIVE-TREATED WOOD; STRUCTURAL LOG MEMBERS; STRUCTURAL COMPOSITE LUMBER; ROUND TIMBER POLES AND PILES; FIRE-RETARDANT-TREATED WOOD; HARDWOOD PLYWOOD; WOOD TRUSSES; JOIST HANGERS; NAILS; AND STAPLES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF CBC SECTION 2303.1.

WOOD SHALL BE AT A MOISTURE CONTENT OF 19 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, FLOOR COVERING OR OTHER MATERIALS (PER CBC 2303.1.9.2).

FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH CBC 2308.3.1

SOLID BLOCKING SHALL BE NOT LESS THAN 2 INCHES (51 MM) IN THICKNESS AND THE FULL DEPTH OF THE JOIST. JOIST FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION SHALL BE LAPPED NOT LESS THAN 3 INCHES (76 MM) OR THE OPPOSING JOISTS SHALL BE TIED TOGETHER IN AN APPROVED MANNER. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES (51 MM BY 51 MM).

COMBUSTIBLE FRAMING SHALL BE NOT LESS THAN 2 INCHES (51 MM), BUT SHALL BE NOT LESS THAN THE DISTANCE SPECIFIED IN SECTIONS 2111 AND 2113 AND THE CALIFORNIA MECHANICAL CODE, FROM FLUES, CHIMNEYS AND FIREPLACES, AND 6 INCHES (152 MM) AWAY FROM FLUE OPENINGS (PER CBC 2304.5).

LUMBER, TIMBER, PLYWOOD, PILES AND POLES SUPPORTING PERMANENT STRUCTURES REQUIRED BY CBC SECTION 2304.12 TO BE PRESERVATIVE TREATED SHALL CONFORM TO AWPA U1 AND M4. LUMBER AND PLYWOOD USED IN PERMANENT WOOD FOUNDATION SYSTEMS SHALL CONFORM TO CBC CHAPTER 18 (PER CBC 2303.1.9).

WALL SHEATHING ON THE OUTSIDE OF EXTERIOR WALLS, INCLUDING GABLES, AND THE CONNECTION OF THE SHEATHING TO FRAMING SHALL BE DESIGNED IN ACCORDANCE WITH THE GENERAL PROVISIONS OF CBC CHAPTER 23 AND SHALL BE CAPABLE OF RESISTING WIND PRESSURES IN ACCORDANCE WITH CBC SECTION 1609.

STRUCTURAL FLOOR SHEATHING AND STRUCTURAL ROOF SHEATHING SHALL COMPLY WITH CBC SECTIONS 2304.8.1 AND 2304.8.2, RESPECTIVELY.

GIRDERS FOR SINGLE-STORY CONSTRUCTION SHALL COMPLY WITH CBC 2308.4.1.

FLOOR JOISTS SHALL COMPLY TO CBC SECTION 2308.4.2.

SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH CBC TABLE 2308.4.2.1(1) OR 2308.4.2.1(2) OR THE AWC STJR.

WALL CONSTRUCTION (*CONVENTIONAL LIGHT-FRAME*) SHALL BE IN ACCORDANCE WITH CBC 2308.5.

HARDWOOD AND DECORATIVE PLYWOOD SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN HPVA HP-1 (PER CBC 2303.3).

PROVIDE BLOCKING IN WALLS @ TOWEL BAR LOCATIONS

RODENT PROOFING
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), CHAPTER 4, DIVISION 4.4.

DOOR & WINDOW NOTES:
WINDOW AND DOOR SIZES SHOWN FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW AND DOOR SIZES SHALL BE FRAMED & SET PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY SIZES AND SELECT NEAREST MANUFACTURER'S SIZES PRIOR TO ORDERING.

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CRC SECTIONS R308.3 & R308.4. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

TYPICAL HEADER DOOR & WINDOW HEADER HEIGHT IS 8'-0" U.N.O.

ALL HARDWARE & FINISHES SHALL BE SELECTED BY OWNER.

ALL EXTERIOR DOORS SHALL BE SOLID CORE AND AT LEAST 1¾" THICK.

NON-EGRESS DOORS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 ¾" BELOW TOP OF THRESHOLD (PER CRC R311.3.2)

FINISHES & FURNISHINGS
ALL FINISHES, INCLUDING CABINETS, COUNTERTOPS, TILE, GROUT, PAINT, ETC. SHALL BE SELECTED BY OWNER.

TRIM, CASING & BASEBOARDS ARE TO BE PRIMER GRADE WOOD OR MDF U.N.O. - SELECTION BY OWNER OR DESIGNER.

ALL EXPOSED SURFACES THAT ARE NOT FINISHED FROM THE FACTORY, SHALL BE PAINTED OR STAINED; COLORS TO BE SELECTED BY OWNER.

GYPSUM BOARD, GYPSUM PANEL PRODUCTS, LATH, GYPSUM PLASTER, CEMENT PLASTER AND REINFORCED GYPSUM CONCRETE SHALL COMPLY WITH CBC CHAPTER 25.

GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN CBC TABLE 2506.2. LATHING AND PLASTERING MATERIALS SHALL CONFORM TO THE STANDARDS LISTED IN TABLE 2507.2.

GYPSUM WALL BOARD PANELS SHALL BE TAPED AND FINISHED. ALL JOINT & TAPE PRODUCTS SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS. METAL OR VINYL BEAD SHALL BE USED AT ALL CORNERS (U.N.O.). CEMENT BOARD SHALL BE USED UNDER ALL TILE APPLICATIONS.

PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE FABRIC LATH OR GYPSUM BOARD BACKING AS SPECIFIED IN CBC SECTION 2510.5 AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY OR CONCRETE.

WATER-RESISTANT GYPSUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC 2509.3:
1) OVER VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.
2) WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840 AND THE MANUFACTURER'S RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840.

PROVIDE MOISTURE RESISTANT UNDERLAYMENT TO A MIN. HEIGHT OF 72" ABOVE DRAIN IN ALL SHOWERS W/TEMPERED GLASS ENCLOSURE PER CBC 807.1.3.

TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)

MATERIALS USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS SHALL BE GLASS MAT GYPSUM PANEL, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT + REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (R702.4.2)

MECHANICAL & HVAC (AS APPLICABLE)
MECHANICAL DEVISES& DUCTING SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER'S FINAL APPROVAL AND/OR REVISIONS.

CONTRACTOR TO PROVIDE OWNER MANUALS FOR ALL NEWLY INSTALLED APPLIANCES AND DEVICES SUCH AS: HEATING & COOLING SYSTEMS, LIGHTING, SECURITY SYSTEMS, ETC.

INSTALLATION OF ALL LISTED EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS; SPECS SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER CMC 303.1

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CMC CHAPTER 7 & CPC CHAPTER 5.

A "BATHROOM" WHICH CONTAINS A BATHTUB, SHOWER, TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED WITH AN EXHAUST FAN THAT COMPLIES WITH CGBS 4.506 AND SHALL INCLUDE THE FOLLOWING:
- HAVE A MINIMUM VENTILATION RATE OF 50 CFM AND BE ENERGY STAR COMPLIANT AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
- HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 80%. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN.
- ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FAN(S) OR IF FAN IS INTEGRAL WITH LIGHTING IT SHALL BE POSSIBLE FOR LIGHTING TO MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD.

ALL EXHAUST OUTLETS SHALL MAINTAIN A 3'-0" CLEARANCE FROM ANY OPERABLE OPENING.

WATERHEATER(S), HEAT PUMP SYSTEMS, AND FURNACES TO BE CEC CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES AND DISCHARGE TO OUTSIDE PER CBC 608.5.

PLUMBING FIXTURES - WATER EFFICIENCY STANDARDS:
COMPLIANT WATER-CONSERVING PLUMBING FIXTURES SHALL BE INSTALLED PER MONTEREY PENINSULA WATER MANAGEMENT DISTRICTS (MPWMD) AND/OR PER CALIFORNIA ENERGY COMMISSION REQUIREMENTS:
- KITCHEN FAUCETS: 1.8 GPM @ 60 PSI, KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE MAX FLOW RATE, BUT NOT TO EXCEED 2.2 GPM @ 60 PSI.
- LAVATORY FAUCETS: 1.2 GPM @ 60 PSI MAX, 0.8 GPM @ 20 PSI MIN.
- SHOWERHEAD: 1.8 GPM @ 80 PSI
- TOILETS: HIGH EFFICIENCY (HET): 1.28 GPF OR ULTRA-HIGH EFFICIENCY (UHET): 0.8 GPF.
- HIGH EFFICIENCY CLOTHES WASHERS: 5.0 WATER FACTOR OR LESS
- HIGH EFFICIENCY DISHWASHERS: 5.8 GPC

ALL PLUMBING FINISHES & TRIM TO BE SELECTED BY OWNER.

WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL MEET PERFORMANCE STANDARDS BY A.N.S.I.S. A112.19.2 H&S CODE, SECT 17921.3 (B).

IN SHOWERS & TUB/SHOWER COMBOS, CONTROL VALVES & SHOWER HEADS SHALL BE LOCATED IN SUCH A WAY SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE OF THE COMPARTMENT, AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.

PROVIDE MOISTURE RESISTANT UNDERLAYMENT TO A MIN. HEIGHT OF 72" ABOVE DRAIN IN ALL SHOWERS W/TEMPERED GLASS ENCLOSURE PER CBC 807.1.3.

SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION, PER CPC SECT 410.7.

CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY (CPC 408.9).

NO UNDER FLOOR CLEAN-OUT SHALL BE LOCATED MORE THAN 20 FEET FROM ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE PER CPC SECT 707.10.

TANKLESS WATER HEATER NOTES:
INSTALL MANUAL CONTROL VALVES ON THE INLET & OUTLET AND USE REMOVABLE UNIONS OR CONNECTIONS TO FACILITATE MAINTENANCE OR SERVICE IF NECESSARY.

IF WATER HEATER IS INSTALLED IN A CLOSED WATER SYSTEM, MEANS SHALL BE PROVIDED TO CONTROL THERMAL EXPANSION.

AN APPROVED PRESSURE RELIEF VALVE MUST BE INSTALLED ON THE HOT LINE OUT W/NO CHECK VALVES OR CONTROL VALVES BETWEEN THE UNIT AND THE RELIEF VALVE.

THE PRESSURE RELIEF VALVE MUST COMPLY WITH THE STANDARD FOR RELIEF VALVES AND AUTOMATIC GAS SHUT-OFF DEVICES FOR HOT WATER SUPPLY SYSTEMS ANSI Z21.22. (150 PSI PRESSURE RATED).

ALL SOLDERING MATERIALS AND PIPING MUST BE COMPATIBLE WITH POTABLE WATER.

DO NOT PLUG OR INSTALL ANT REDUCING FITTINGS OR OTHER RESTRICTIONS TO THE RELIEF LINE. THE RELIEF LINE SHOULD ALLOW COMPLETE DRAINAGE OF THE VALVE AND LINE.

UNIT REQUIRES 120VAC/60HZ GFI.

A DISCONNECT SWITCH MUST BE PROVIDED AND INSTALLED FOR THE INCOMING 120VAC POWER. THIS SWITCH SHOULD BE SUITABLE FOR OUTDOOR USE.

A 4" DIA VENT PIPE IS REQUIRED. DO NOT COMMON VENT THIS APPLIANCE WITH ANY OTHER VENTED APPLIANCE. THE VENTING SYSTEM MUST NOT EXCEED A LENGTH OF 35 FT. MINUS 5FT FOR EVERY ELBOW. DO NOT USE MORE THAN 3 ELBOWS.

UNIT CAN BE VENTED EITHER UP AND OUT THE ROOF OR DIRECTLY THROUGH A WALL. IF VENTING THRU WALL, USE A CATEGORY III VENT. LOCATE VENT TERMINATOR TO ANSI Z223.1/NFPA 54 AND APPLICABLE LOCAL CODES.

EQUIPMENT & ELECTRICAL NOTES:
ELECTRICAL AND LIGHTING DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR TO MEET WITH OWNER'S FINAL APPROVAL AND/OR REVISIONS.

VERIFY PHONE & TV JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL.

CONTRACTOR TO PROVIDE OWNER MANUALS FOR ALL NEWLY INSTALLED APPLIANCES AND DEVICES SUCH AS: HEATING & COOLING SYSTEMS, LIGHTING, SECURITY SYSTEMS, ETC.

INSTALLATION OF ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER CMC 303.1

ALL ELECTRICAL FIXTURES & APPLIANCES MAKE & MODELS PER OWNER'S SPECIFICATIONS SHALL BE INSTALLED PER MANUFACTURER'S SPECS AND SHALL COMPLY WITH 2019 CA ENERGY CODE.

INSTALLED LUMINARIES SHALL BE CLASSIFIED AS HIGH-EFFICACY OR LOW-EFFICACY FOR COMPLIANCE WITH CENC SECTION 150.0(K) IN ACCORDANCE WITH TABLE 150.0-A OR TABLE 150.0-B, AS APPLICABLE.

HYBRID LUMINARIES: WHEN A HIGH EFFICACY AND LOW EFFICACY LIGHTING SYSTEM ARE COMBINED TOGETHER IN A SINGLE LUMINAIRE, THE HIGH EFFICACY AND LOW EFFICACY LIGHTING SYSTEMS SHALL SEPARATELY COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 150.0(K).

THE WATTAGE AND CLASSIFICATION OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHEN SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 130.0(C).

BALLASTS FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.

PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS SHALL BE RATED TO CONSUME NO MORE THAN FIVE WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN AS DETERMINED IN ACCORDANCE WITH SECTION 130.0(C). NIGHT LIGHTS SHALL NOT BE REQUIRED TO BE CONTROLLED BY VACANCY SENSORS.

LIGHTING INTEGRAL TO EXHAUST FANS SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 150.0(K) EXCEPT LIGHTING INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS.

EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS PER TO SECTION 150.0(K)2B. EXCEPTION: LIGHTING INTEGRAL TO AN EXHAUST FAN MAY BE ON THE SAME SWITCH AS THE FAN PROVIDED THE LIGHTING CAN BE SWITCHED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150(K)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.

NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).

LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.

THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY.

BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

AT LEAST ONE LIGHT INSTALLED IN BATHROOMS, ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS.

ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY AND MEET THE REQUIREMENTS IN 2022 CENC TABLE 150.0-A.

LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT MANUALLY TURN THE LIGHTS ON/OFF AND IN HABITABLE SPACES LIGHTING SHALL ALSO HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS. [150.0(K)F].

LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED "SUITABLE FOR WET/DAMP LOCATIONS".

RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE. SURGE PROTECTION DEVICE (SPD), TYPE 1 OR TYPE 2, REQUIRED FOR ALL SERVICES SUPPLYING DWELLING UNITS (MAIN SERVICE ENTRANCE AND EACH MAIN PANEL) AS AN INTEGRAL PART OF SERVICE EQUIPMENT OR LOCATED IMMEDIATELY ADJACENT TO IT.

PROVIDE RESERVED SPACES IN PANELBOARD AND INSTALL OUTLET RECEPTACLES WITH DEDICATED 240 VOLT BRANCH CIRCUIT WIRING FOR A FUTURE ELECTRIC COOKTOP (50 AMPS) AND ELECTRIC CLOTHES DRYER (30 AMPS); OUTLETS SHALL BE INSTALLED WITHIN 3 FT. OF THE GAS UNITS; INSTALL BLANK COVERS IDENTIFIED AS 240V READY."

FOR FUTURE ENERGY STORAGE SYSTEM (ESS), SINGLE-FAMILY RESIDENCES MUST EITHER HAVE ESS-READY INTERCONNECTION EQUIPMENT WITH BACKED UP CAPACITY OF 60 AMPS MIN. AND FOUR OR MORE ESS SUPPLIED BRANCH CIRCUITS OR A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A SUBPANEL THAT SUPPLIES A MIN. OF FOUR DESIGNATED BRANCH CIRCUITS: AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING NEAR PRIMARY EGRESS AND ONE FOR SLEEPING ROOM OUTLET.

MAIN PANELBOARD MUST HAVE A MIN. 225 AMPS AND; SUFFICIENT SPACE SHALL BE RESERVED FOR A FUTURE TRANSFER SWITCH WITHIN 3 FEET OF THE PANELBOARD. COMPLY
WITH CA ENERGY CODE SECT. 150.0(S)."

LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

A. BE LISTED, AS DEFINED IN SECTION 100.1, FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND

B. HAVE A LABEL THAT CERTIFIES THAT THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND

C. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK; AND

D. FOR RECESSED COMPACT FLUORESCENT LUMINAIRES WITH BALLASTS TO QUALIFY AS HIGH EFFICACY FOR COMPLIANCE WITH SECTION 150.0(K), THE BALLASTS SHALL BE CERTIFIED TO THE COMMISSION TO COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTION 110.9; AND

E. ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING.

RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY AN ENERGY MANAGEMENT CONTROL SYSTEM.

LUMINARIES INSTALLED IN CLOSETS SHALL COMPLY WITH CEC SECTIONS 410.2 & 410.16. ONLY LUMINAIRES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET:
1. SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINAIRES WITH COMPLETELY ENCLOSED LIGHT SOURCES
2.SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINAIRES
3. SURFACE-MOUNTED FLUORESCENT OR LED LUMINAIRES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE

THE MINIMUM CLEARANCE BETWEEN LUMINAIRES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:
1. 12 IN. FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2. 6 IN. FOR SURFACE-MOUNTED FLUORESCENT LUMINAIRES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3. 6 IN. FOR RECESSED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
4. 6 IN. FOR RECESSED FLUORESCENT LUMINAIRES INSTALLED IN THE WALL OR THE CEILING.
5. SURFACE-MOUNTED FLUORESCENT OR LED LUMINAIRES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE.

A RECEPTACLE OUTLET SHALL BE INSTALLED IN KITCHEN AND DINING AREA COUNTER WALL SPACE 12" OR WIDER SO THAT NO POINT IS MORE THAN 24", MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET. EXCEPTION: RECEPTACLE OUTLETS ARE NOT REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT OR SINK.

A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR KITCHEN OUTLETS PER CEC 210.11C.1.

AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 210.52(F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST 1-20 AMP CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES ARE TO BE LABELED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS."

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION.
ALL 1220-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE. GUESTROOMS (210-18) AND GUEST SUITES THAT ARE PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI [210-12(B)]

GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION REQUIRED AT; BATHROOMS; GARAGES AND ACCESSORY BUILDINGS; OUTDOORS; CRAWL SPACES; UNFINISHED BASEMENTS; KITCHENS; LAUNDRY; UTILITY AND WET BARS WHERE THE RECEPTACLE IS WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE SINK [210-8(B)]

SMOKE DETECTORS:
VERIFY EXISTING SMOKE DETECTORS OR INSTALL NEW PER BELOW:
1. A SMOKE DETECTOR, APPROVED AND LISTED BY THE STATE FIRE MARSHAL PURSUANT TO SECTION 13114, SHALL BE INSTALLED, IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS (CRC R314.3).
3. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED (CRC R314.5).
4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION (CRC R314.4).
   EXCEPTIONS:
   1. SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED IN BUILDINGS THAT ARE NOT SERVED FROM A COMMERCIAL POWER SOURCE.
   2. SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED IN EXISTING AREAS OF BUILDINGS UNDERGOING ALTERATIONS OR REPAIRS THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR BUILDING WIRING WITHOUT THE REMOVAL OF INTERIOR FINISHES.

CO_2 DETECTORS/ALARMS:
CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS R315.1.

CARBON MONOXIDE ALARMS REQUIRED BY SECTION R315.1 SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) (CRC R315.1.4).

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION. (CRC R315.1.2)
EXCEPTIONS:
1. IN DWELLING UNITS WHERE THERE IS NO COMMERCIAL POWER SUPPLY CARBON MONOXIDE ALARMS MAY BE SOLELY BATTERY OPERATED
2. OTHER POWER SOURCES RECOGNIZED FOR USE BY NFPA 720 WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL (CRC R315.1.3).

ROOF PLAN NOTES:
ARROWS INDICATE DIRECTION OF ROOF SLOPE. NEW ROOF SLOPE TO MATCH EXISTING.

ROOFING SHALL BE RATED CLASS 'A' OR HIGHER AND INSTALLED PER MANUFACTURER'S SPECS.

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTINS WHEREVER THIS IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM THE WHERE THE EAVE OF A SLOPED ROOF INTERSECTS WITH A VERTICAL WALL (PER R903.2.1)

ROOF SLOPES FROM 2:12 TO 4:12 UNDERLAYMENT SHALL BE TWO LAYERS; FLAT AREAS SHALL HAVE THREE LAYERS (PER TABLE R905.1.1(2)).

UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I; ASTM D4869 TYPE I, II, III OR IV; ASTM D6757 AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION (TABLE R905.1.1(1)).

DRAINAGE NOTES:
DRAINAGE FROM DOWNSPOUTS AND PAVED AREAS SHALL BE DIRECTED TO LANDSCAPED AREAS, OR COLLECTED IN FRENCH DRAINS OR SUBGRADE PERFORATED PIPE COLLECTORS, AND CONVEYED TO INFILTRATION BEST MANAGEMENT PRACTICES (BMP) SUCH AS RAIN GARDENS OR INFILTRATION TRENCHES.

RAIN GARDENS SHALL BE DESIGNED IN ACCORDANCE WITH THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) PUBLICATION RAIN GARDENS, STORMWATER CONTROL FOR SMALL PROJECTS.

THE LANDSCAPED AREAS USED FOR INFILTRATION SHALL BE AT LEAST 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS SURFACE.

RUNOFF SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATIONS.

AGING IN PLACE DESIGN AND FALL PROTECTION [2022 CRC, SECTION R327]:
- AT LEAST ONE BATHROOM (CONTAINING A TUB/SHOWER) ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION;
- THE ENTRY, BATHROOM (W/REINF.) AND AT LEAST ONE BEDROOM SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF 32-INCHES;
- OUTLETS, SWITCHES AND CONTROLS SHALL BE LOCATED 15-INCHES MIN. AND 48-INCHES MAX. ABOVE FIN. FLR.;
- DOORBELLS SHALL BE LOCATED 48-INCHES MAX. ABOVE FLOOR/ LANDING."

WILDLIFE URBAN INTERFACE NOTES:
NEW BUILDINGS AND STRUCTURES LOCATED IN "HIGH" FIRE HAZARD SEVERITY ZONES IN A (SRA) STATE RESPONSIBILITY AREA FOR WHICH THE APPLICATION DATE FOR A BUILDING PERMIT IS SUBMITTED ON OR AFTER JULY 1, 2008 SHALL COMPLY WITH THE REQUIREMENTS OF CBC AND, CHAPTER 7A SECTION 701A.1. & CRC, CHAPTER 3, SECTION 337R:

ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (R337.5.4B)

ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH. (R337.6.2)

VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES, UNLESS THE VENTS ARE APPROVED TO RESIST THE INTRUSION OF FLAME AND EMBERS, THE ATTIC SPACE IS SPRINKLERED IN ACCORDANCE WITH CBC SEC. 903.3.1.1, OR IF THE EXTERIOR WALL AND UNDERSIDE OF THE EAVE ARE OF IGNITION RESISTANT MATERIALS AND THE VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE. (R337.6.3)

EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SFM 12-7A-1 FOR 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. (R337.7.3) SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AND EAVES AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. (R337.7.3.1)

THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY. (R337.7.4) SEE EXCEPTIONS TO THESE SECTIONS FOR OTHER ALTERNATIVES.

EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. (R337.8.2.1)

EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. (R337.8.3).

Revision/Issue	Date

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Map Legend:

Basis of Bearings: A calculated line between a monument marked "LS 2746" at Corner 45 (R1) and a 3/4" IP with a plastic plug marked "LS 2689" at Corner 49 (R1) with bearing and distance S46° 12' 38"W 655.29', as partially shown hereon.

Vertical Datum: Assumed.

Site Benchmark: Control Point 102 as shown hereon.

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

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

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

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

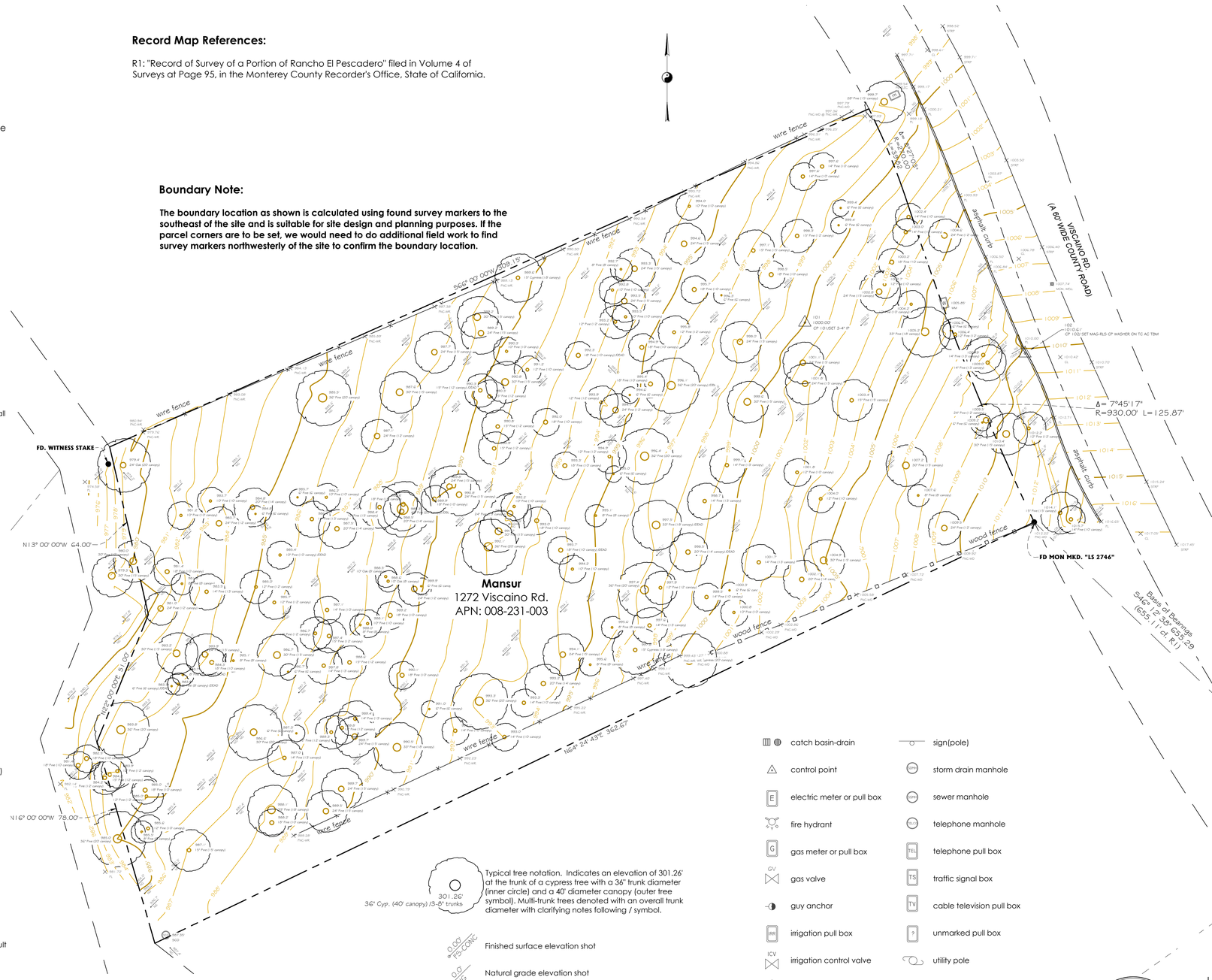
Utility Legend
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD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

Record Map References:

R1: "Record of Survey of a Portion of Rancho El Pescadero" filed in Volume 4 of Surveys at Page 95, in the Monterey County Recorder's Office, State of California.

Boundary Note:

The boundary location as shown is calculated using found survey markers to the southeast of the site and is suitable for site design and planning purposes. If the parcel corners are to be set, we would need to do additional field work to find survey markers northwesterly of the site to confirm the boundary location.



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

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

0.00 FS-CONC — Finished surface elevation shot

0.0 NG — Natural grade elevation shot

Indicates monument found as noted.

Subject Parcel Boundary

Parcel Boundary

Right of Way

Right of Way Center Line

catch basin-drain
control point
electric meter or pull box
fire hydrant
gas meter or pull box
gas valve
guy anchor
irrigation pull box
irrigation control valve
light standard
manhole
point on line
sewer clean out
sign(pole)
storm drain manhole
sewer manhole
telephone manhole
telephone pull box
traffic signal box
cable television pull box
unmarked pull box
utility pole
water meter
water valve
well

DRAWING REVISIONS:
March 2021 - Original Survey

Surveyor's Notes:

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

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

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

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

LICENSED LAND SURVEYOR
ROGER PETERSON
No. 5958
STATE OF CALIFORNIA

Topographic Survey

1272 Viscaino Rd., APN: 008-231-003
Located in Pebble Beach, Monterey County, State of California

Prepared For and Requested By: Dan Mansur

March 2021

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

RLS W.O. # 2021-025 Mansur

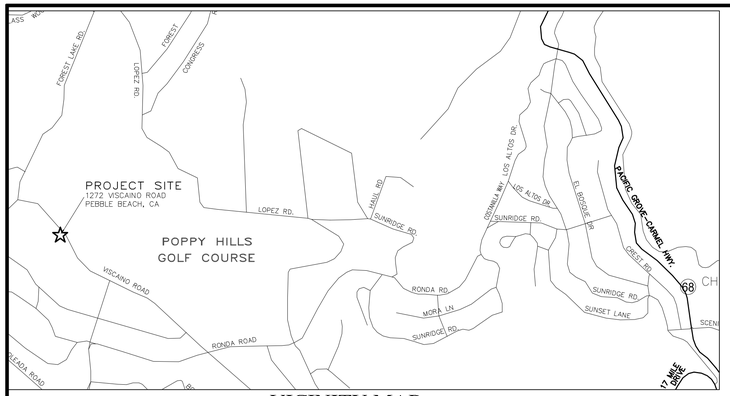
Plotted On: 3/30/2021 8:09 PM File Name: G:\Shared Jrives\Civil 3D Projects 2020-2029\2021 Projects\2021-025 Mansur\dwg\Topo Survey 1272 Viscaino Rd 2021-025 Mansur.dwg

STORM WATER CONTROL NOTES:

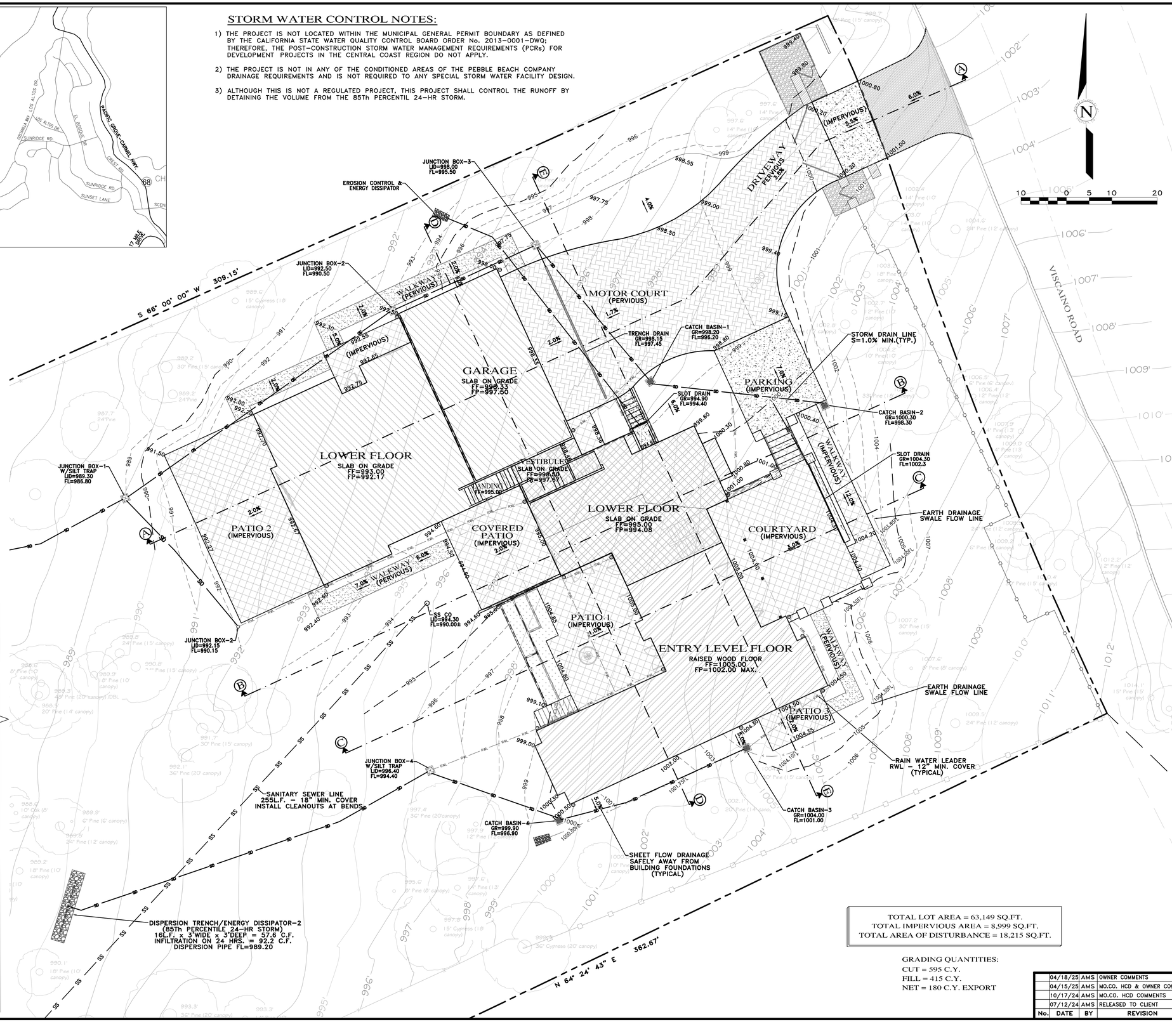
1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.

3) ALTHOUGH THIS IS NOT A REGULATED PROJECT, THIS PROJECT SHALL CONTROL THE RUNOFF BY DETAINING THE VOLUME FROM THE 85Th PERCENTIL 24-HR STORM.



VICINITY MAP
NOT TO SCALE



TOTAL LOT AREA = 63,149 SQ.FT.
TOTAL IMPERVIOUS AREA = 8,999 SQ.FT.
TOTAL AREA OF DISTURBANCE = 18,215 SQ.FT.

GRADING QUANTITIES:
CUT = 595 C.Y.
FILL = 415 C.Y.
NET = 180 C.Y. EXPORT

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "

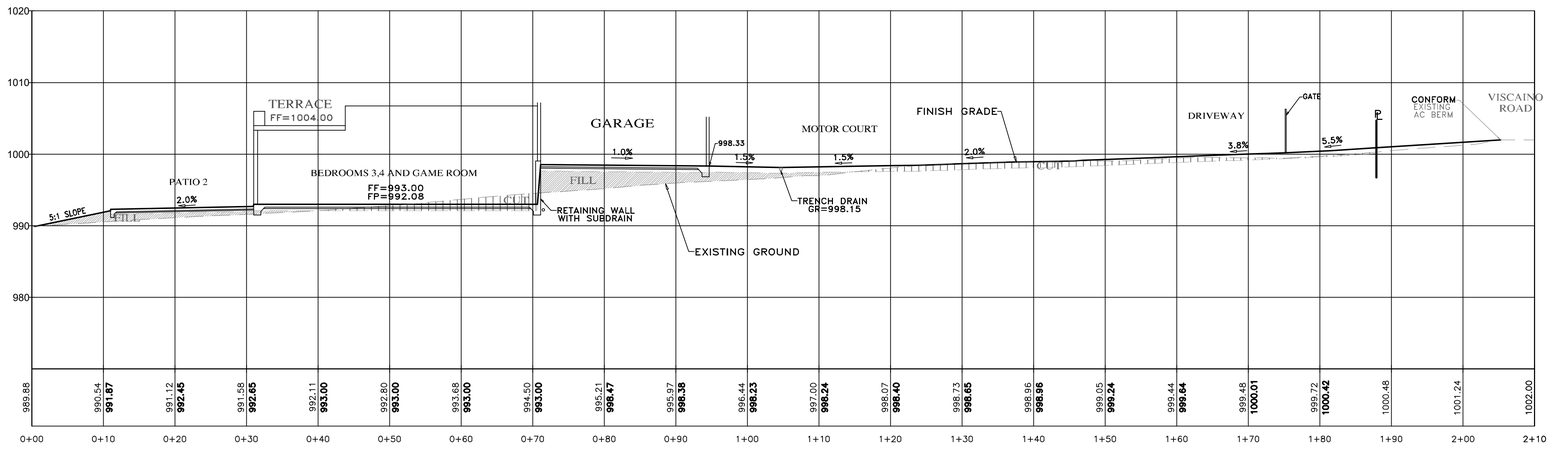
OF
MANSUR RESIDENCE
A.P.N.: 008-231-003
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. DANIEL & PATRICIA MANSUR

SCALE: 1"=10'
DATE: JULY 2024
JOB NO. 2804-01

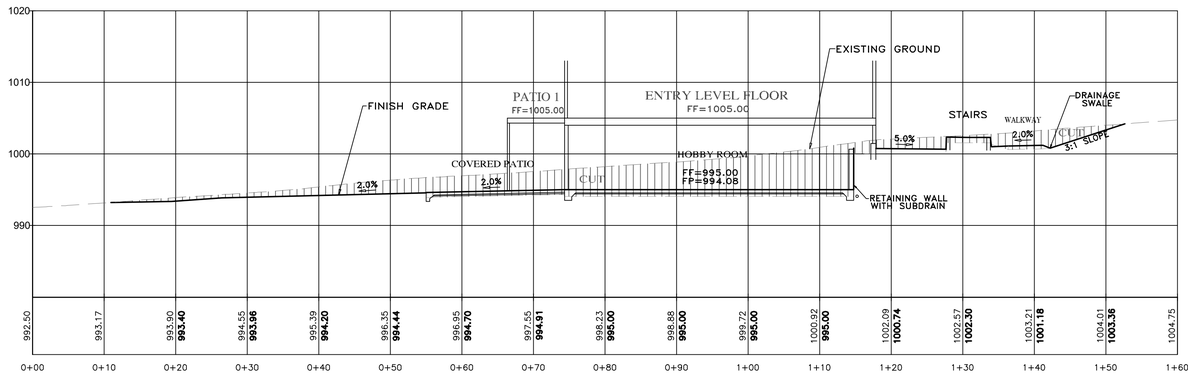
No.	DATE	BY	REVISION
	04/18/25	AMS	OWNER COMMENTS
	04/15/25	AMS	MO.CO. HCD & OWNER COMMENTS
	10/17/24	AMS	MO.CO. HCD COMMENTS
	07/12/24	AMS	RELEASED TO CLIENT

SHEET C1
OF 4 SHEETS

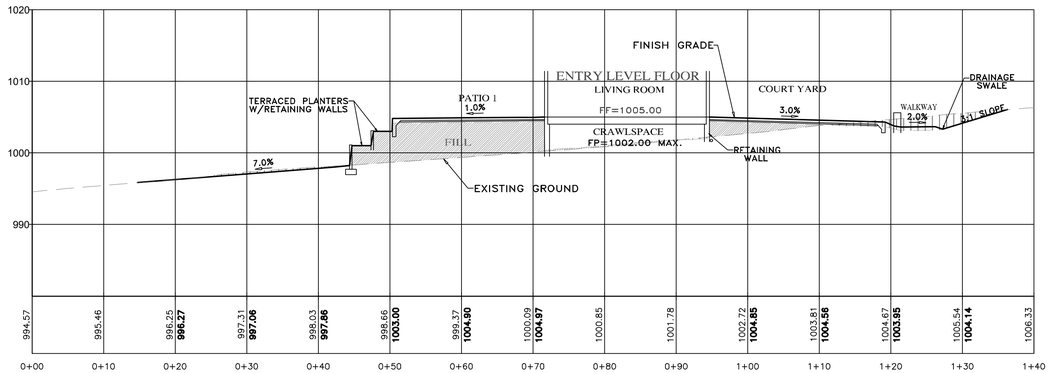
L:\PROJ\2804-MANSUR\2804-CIVIL\DWG\2804-GDECP.DWG/24x36C1



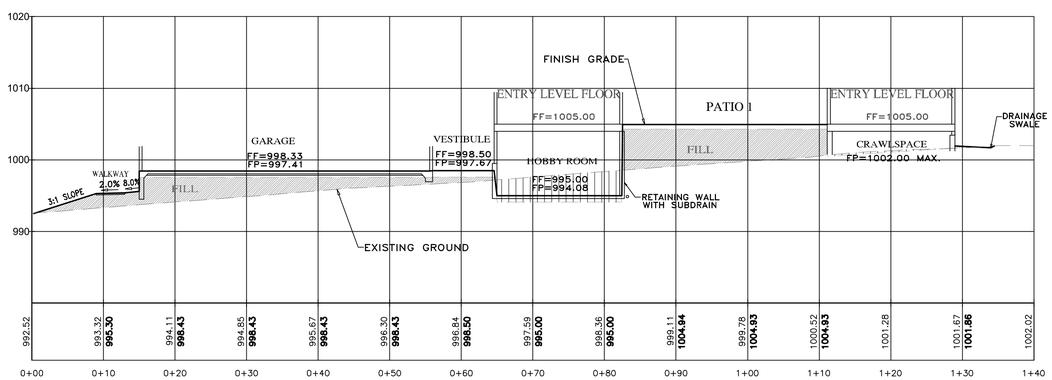
SECTION A-A
SCALE: 1"=10' H&V



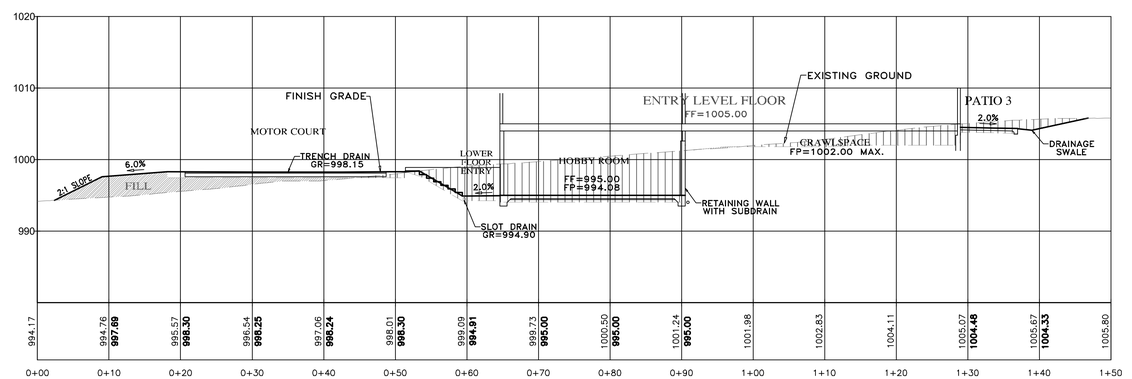
SECTION B-B
SCALE: 1"=10' H&V



SECTION C-C
SCALE: 1"=10' H&V



SECTION D-D
SCALE: 1"=10' H&V



SECTION E-E
SCALE: 1"=10' H&V

APPROVED BY:

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www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" GRADING SECTIONS "

OF
MANSUR RESIDENCE
A.P.N.: 008-231-003
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. DANIEL & PATRICIA MANSUR

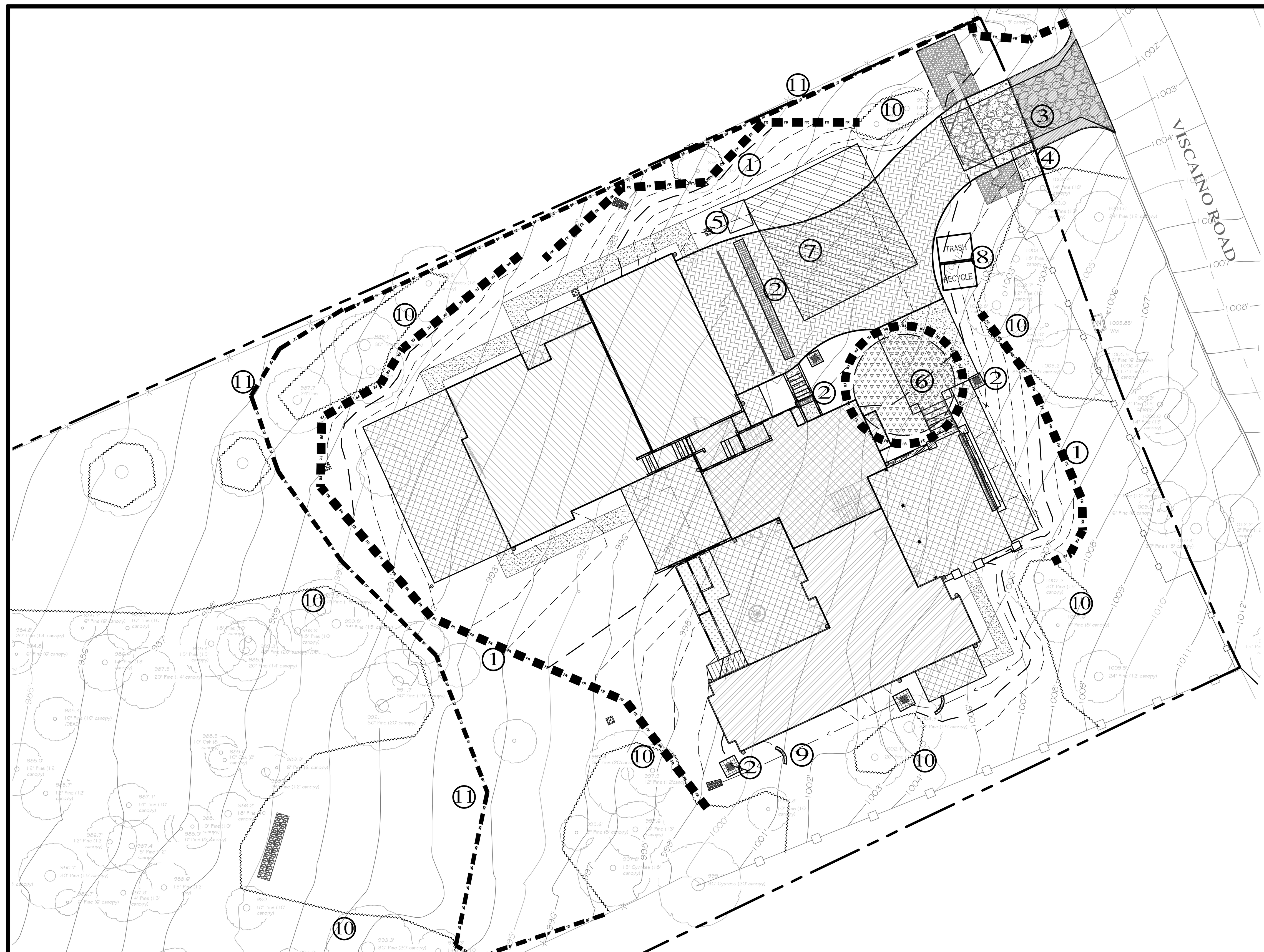
SCALE: 1"=5' H&V
DATE: JULY 2024
JOB NO. 2804-01

No.	DATE	BY	REVISION
	04/18/25	AMS	OWNER COMMENTS
	04/15/25	AMS	MO.CO. HCD & OWNER COMMENTS
	10/17/24	AMS	MO.CO. HCD COMMENTS
	07/12/24	AMS	RELEASED TO CLIENT

SHEET C2

OF 4 SHEETS

LSPROJ\2804-MANSUR\2804-CIVIL\DWG\2804-GDECP.DWG/24x36 C2



PLAN
SCALE: 1"=20'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

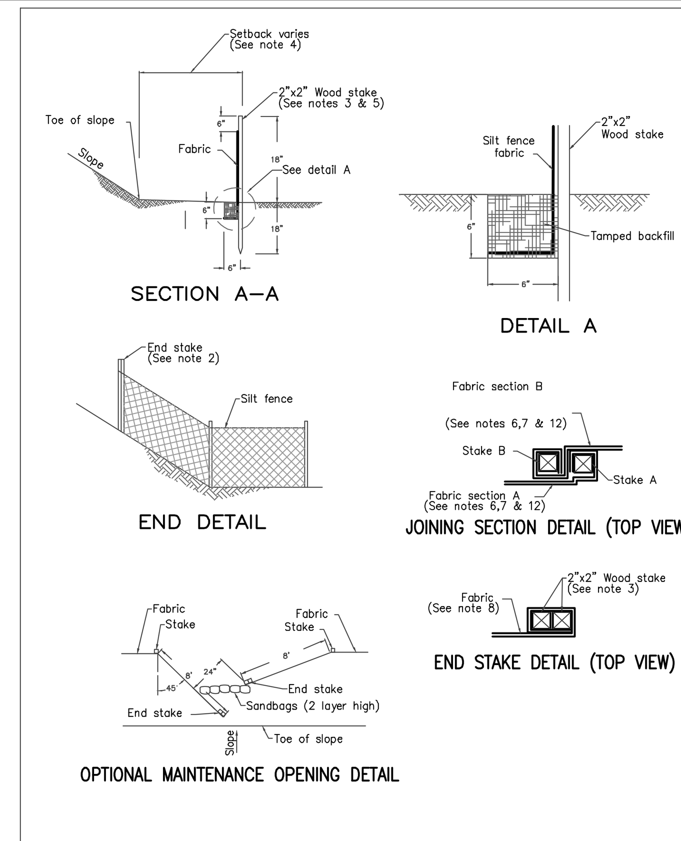
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

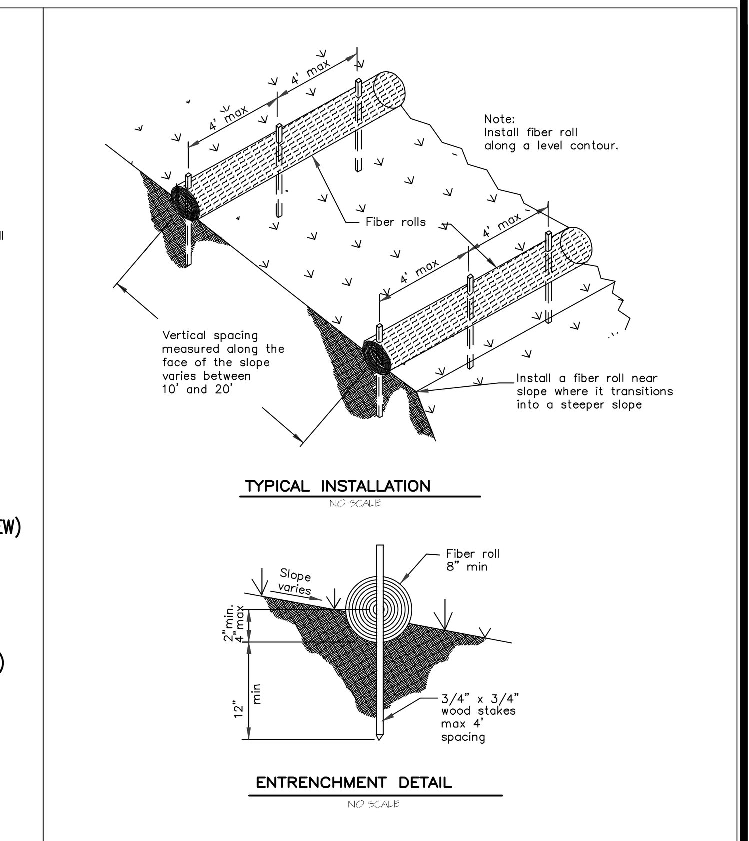
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

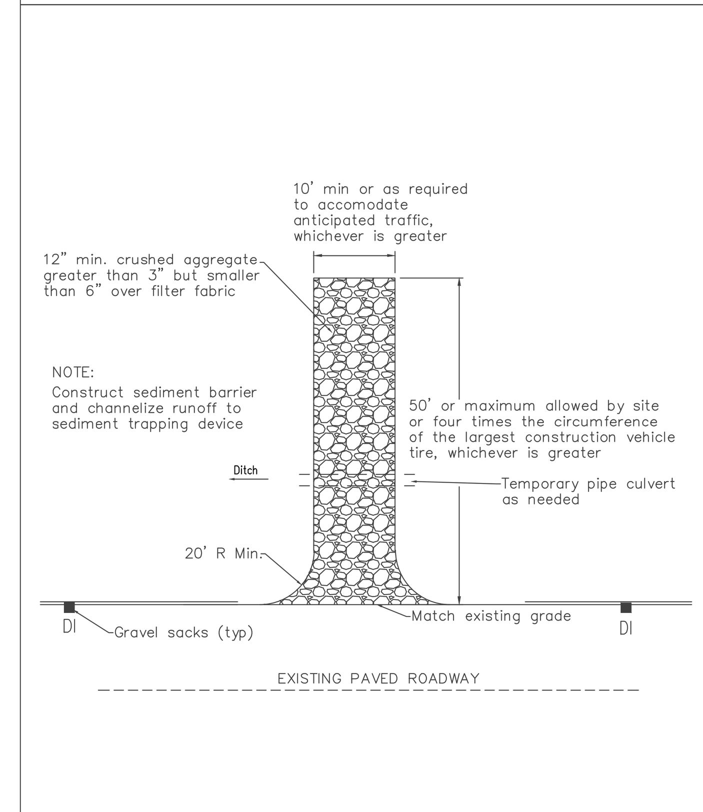
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



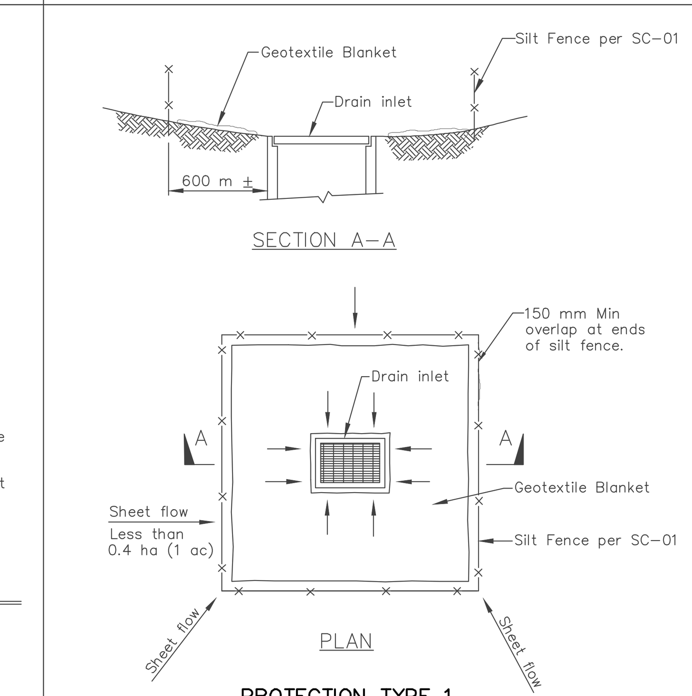
SILT FENCE — SE-1
California Stormwater BMP Handbook Construction – CASQA



FIBER ROLLS — SE-5
California Stormwater BMP Handbook Construction – CASQA



STABILIZED CONSTRUCTION ENTRANCE/EXIT — TC-1
California Stormwater BMP Handbook Construction – CASQA



NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

STORM DRAIN INLET PROTECTION — SE-10
California Stormwater BMP Handbook Construction – CASQA

LEGEND:

(1) — FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

(2) DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

(3) STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

(4) CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

(5) SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE

(6) STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..

(7) CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

(8) TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

(9) GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

(10) TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

(11) — SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

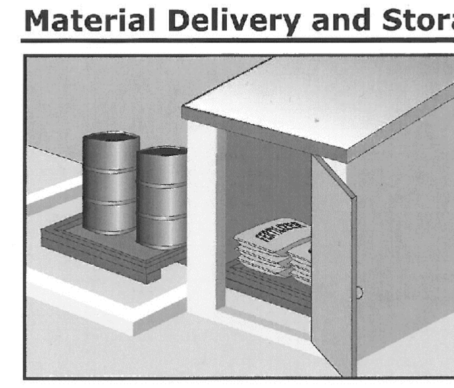
CONSTRUCTION INSPECTION REQUIREMENTS

A-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.

B-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.

C-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.

Material Delivery and Storage — WM-1



Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category ☒ Secondary Category

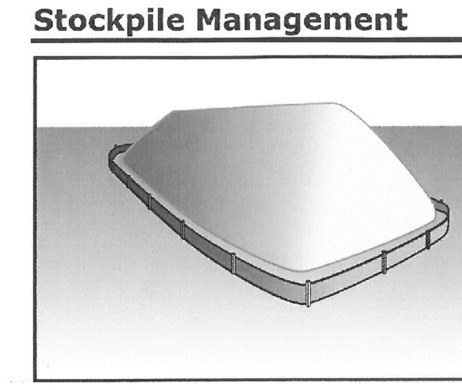
Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Targeted Constituents
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

Potential Alternatives
None

Stockpile Management — WM-3



Categories
EC Erosion Control
SE Sediment Control ☒
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control ☒
WM Waste Management and Materials Pollution Control ☑

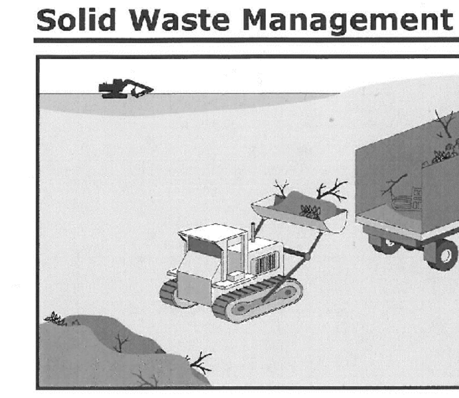
Legend: ☑ Primary Category ☒ Secondary Category

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Targeted Constituents
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

Potential Alternatives
None

Solid Waste Management — WM-5



Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

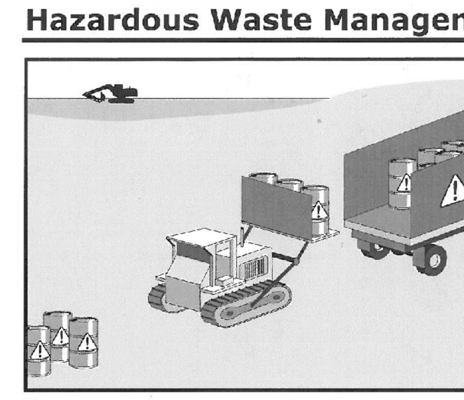
Legend: ☑ Primary Objective ☒ Secondary Objective

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Targeted Constituents
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

Potential Alternatives
None

Hazardous Waste Management — WM-6



Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Objective ☒ Secondary Objective

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

1

Targeted Constituents
Sediment
Nutrients ☑
Trash ☑
Metals ☑
Bacteria ☑
Oil and Grease ☑
Organics ☑

Potential Alternatives
None

Sanitary/Septic Waste Management — WM-9

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

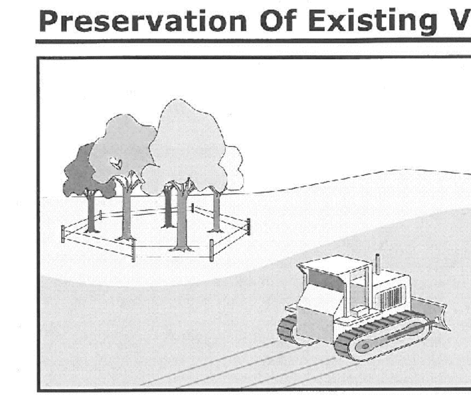
Legend: ☑ Primary Category ☒ Secondary Category

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Targeted Constituents
Sediment
Nutrients ☑
Trash ☑
Metals
Bacteria ☑
Oil and Grease
Organics ☑

Potential Alternatives
None

Preservation Of Existing Vegetation — EC-2



Categories
EC Erosion Control ☑
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend: ☑ Primary Objective ☒ Secondary Objective

Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Targeted Constituents
Sediment ☑
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

" EROSION & SEDIMENT CONTROL PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MANSUR RESIDENCE
A.P.N.: 008-231-003
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. DANIEL & PATRICIA MANSUR

REGISTERED PROFESSIONAL ENGINEER ★ STATE OF CALIFORNIA ★
Guy R. Giraudo
No. 56569
Exp. 06-30-25
CIVIL

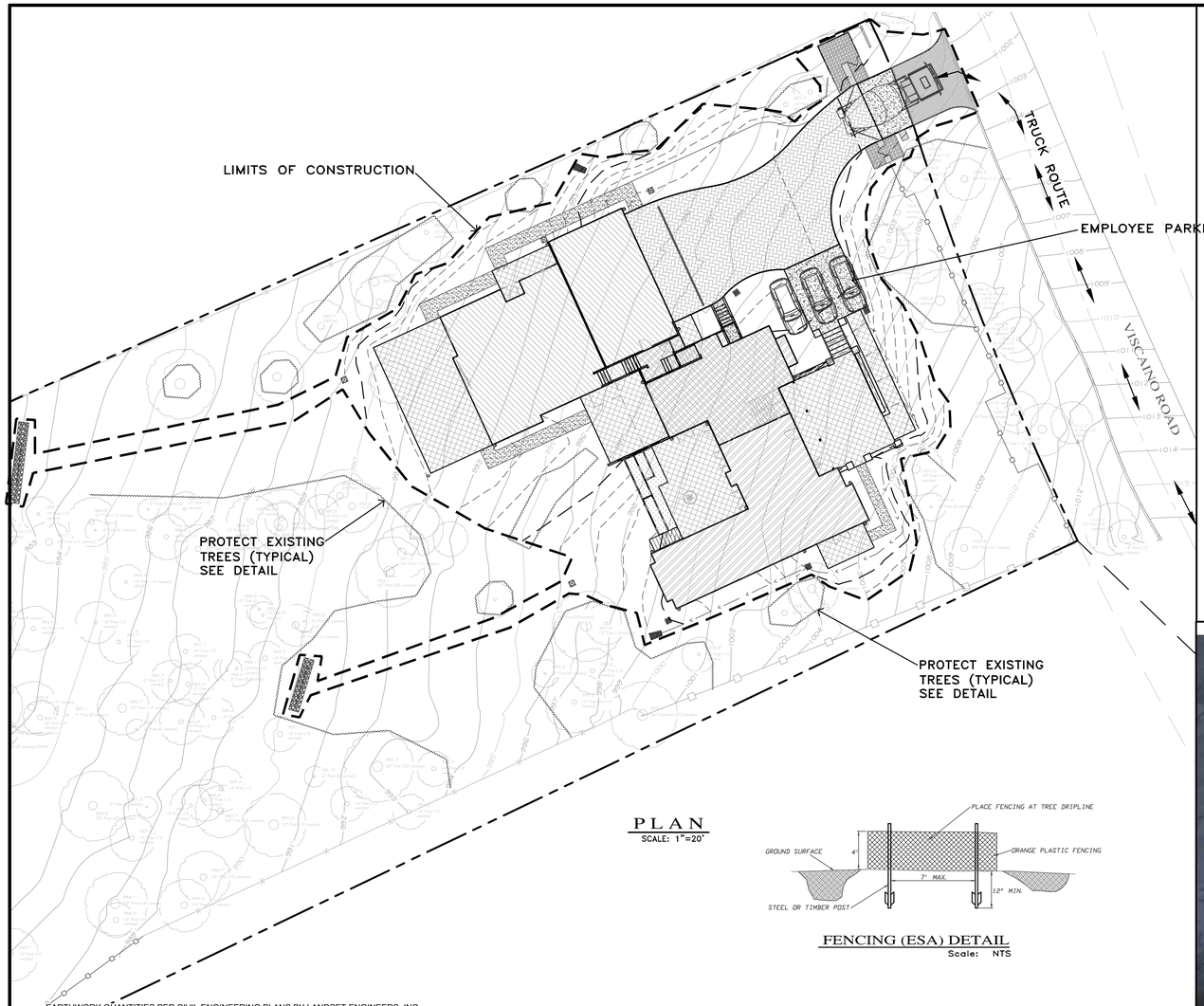
APPROVED BY:
4/18/25
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

SCALE: AS SHOWN
DATE: JULY 2024
JOB NO. 2804-01

SHEET C3 OF 4 SHEETS

No.	DATE	BY	REVISION
	04/18/25	AMS	OWNER COMMENTS
	04/15/25	AMS	MO.CO. HCD & OWNER COMMENTS
	10/17/24	AMS	MO.CO. HCD COMMENTS
	07/12/24	AMS	RELEASED TO CLIENT



PLAN
SCALE: 1"=20'

FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
595 CY CUT
415 CY FILL

CONSTRUCTION STAGING:

A. MOBILIZE, CLEAR & GRAB..

B. SITE GRADING.

C. UTILITY INSTALLATION.

D. CONSTRUCT STRUCTURE.

E. INSTALL PAVERS AND LANDSCAPING.

F. SITE CLEANING, PUNCH LIST.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON THE VISCAINO ROAD AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
HAUL TRUCKS ENTER THE SITE FROM THE 17 MILE DRIVE TO SUNRIDGE ROAD TO RONDA ROAD TO VISCAINO ROAD. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON THE VISCAINO ROAD. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREET ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY\ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE. ON-SITE PARKING SHALL BE IN THE PROPOSED PARKING AREA AND IN LEGAL SPACES ALONG THE VISCAINO ROAD, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS AND PINE TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	5	4
GRADING & SOIL REMOVAL (EXPORT)	9	2
ENGINEERING MATERIALS (IMPORT)	4	3
TOTALS	18	9

TRUCK TRIP GENERATION NOTES:

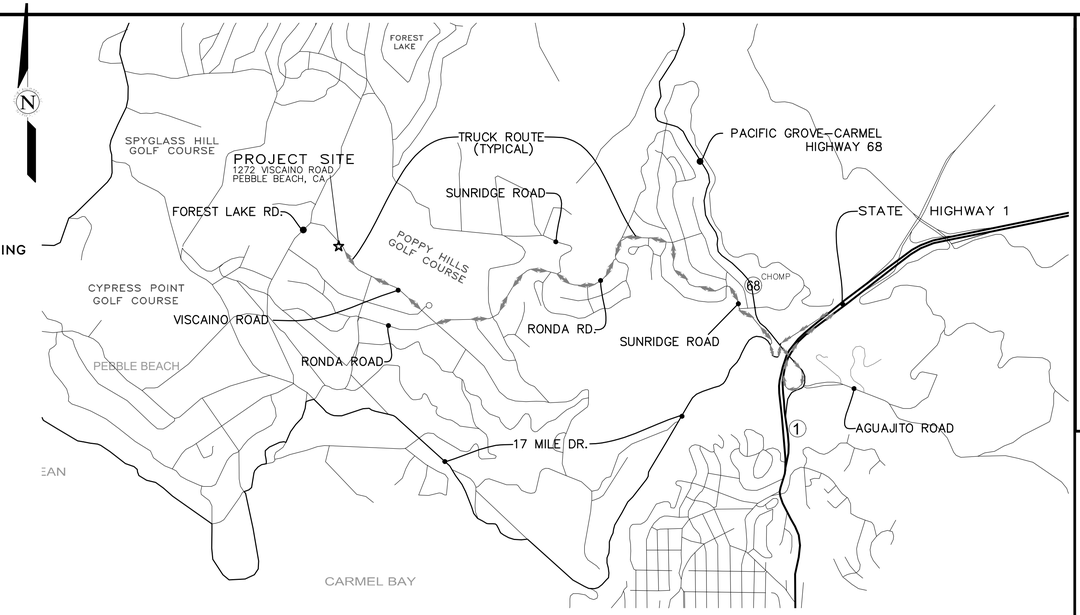
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 180 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 9 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 11 NOVEMBER 2024, 9 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN

Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
	04/18/25	AMS	OWNER COMMENTS
	04/15/25	AMS	MO.CO. HCD & OWNER COMMENTS
	10/17/24	AMS	MO.CO. HCD COMMENTS
	07/12/24	AMS	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRARDO

LANDSET ENGINEERS, INC.
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Office (831) 443-6970 Fax (831) 443-3801
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GRADING, DRAINAGE & EROSION CONTROL PLAN
" CONSTRUCTION MANAGEMENT PLAN "
OF
MANSUR RESIDENCE
A.P.N.: 008-231-003
FOR
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. DANIEL & PATRICIA MANSUR

SCALE: AS SHOWN
DATE: JULY 2024
JOB NO. 2804-01

SHEET C4
OF 4 SHEETS

TREE REMOVAL INVENTORY ⚠

381	20	MP	Dead	x
381 .1	33	MP	Dead	x
382	6	MP	Dead	x
383	18	MP	Dead	x
385	15	MP	Dead	x
388	24	MP	Dead	x
391	18	MP	Dead	x
393	8	MP	Dead	x
394	8	MP	Dead	x
396	10	MP	Dead	x
412	24	MP	Fair	x
413	15	MP	Fair	x
414	6	MP	Fair	x
415	6	MP	Fair	x
418	15	MP	Fair	x
419	15	MP	Fair	x
420	18	MP	Fair	x
421	24	MP	Fair	x
422	24	MP	Fair	x
423	12	MP	Fair	x
424	12	MP	Fair	x
427	14	MP	Fair	x
428	14	MP	Fair	x
429	30	MP	Fair	x
430	24	MP	Fair	x
431	6	MP	Fair	x
433	24	MP	Fair	x
434	18	MP	Fair	x
435	12	MP	Poor	x
436	36	MP	Fair	x
437	14	MP	Fair	x
438	6	MP	Fair	x
440	14	MP	Poor	x
441	36	MP	Fair	x
442	18	MP	Fair	x
443	24	MP	Fair	x
444	24	MP	Fair	x
445	18	MP	Fair	x
446	10	MP	Fair	x
447	24	MP	Fair	x
448	10	MP	Fair	x
449	12	MP	Fair	x
451	12	MP	Fair	x
452	24	MP	Poor	x
453	12	MP	Dead	x
454	6	MP	Fair	x
459	12	MP	Fair	x
460	8	MP	Fair	x
461	18	MP	Fair	x
462	18	MP	Dead	x
463	10	MP	Fair	x
464	30	MP	Fair	x
468	30	MP	Fair	x
469	15	MP	Poor	x
470	15	MP	Fair	x
471	15	MP	Fair	x
933	6	MP	Dead	x

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COASTAL ELEMENTS® COLLECTION

Light Fixture #1
Garage Lights

FORGE

MEDIUM WALL MOUNT LANTERN

1307096

Inspired by a lighting industry staple barn light, Forge showcases a timeless design that can withstand the elements. Whether it is enduring harsh sunrays, extreme cold or continuous salt air, Forge is built to last with an aluminum body and glass that is available in a Dark Bronze/Brushed Aluminum finish resistant to rust and corrosion with a 5-year warranty.

FINISH: Black
WIDTH: 18"
HEIGHT: 16.5"
LIGHT SOURCE: Socket
WATTAGE: 1-100w Med.

HINKLEY
3500 Pin Oak Parkway
Avon Lake, OH 44012
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539
hinkley.com

Light Fixture #2
Landscape Lights

ESSENCE PATH

ESSENCE LED PATH LIGHT

1400GC-LL

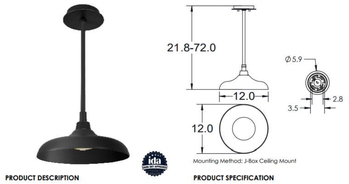
Hinkley Path Lights add impeccable style and safety to your outdoor living spaces. Low environments to create sophisticated curb appeal.

FINISH: Olde Copper
GLASS: Frosted Shield
WIDTH: 4"
HEIGHT: 17"
DEPTH: 6"
LIGHT SOURCE: LED Lamp
WATTAGE: 1-1.5ow T5 LED "Included
TRANSFORMER REQUIRED: Yes

HINKLEY
3500 Pin Oak Parkway
Avon Lake, OH 44012
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539
hinkley.com

HAMMERTON STUDIO™ | **OUTDOOR | RANCH PENDANT** | **PRODUCT #: OPB0074-01 L2**

All dimensions are shown in inches unless otherwise stated.



Mounting Method: J-Box Ceiling Mount

PRODUCT DESCRIPTION

A timeless vintage look makes the Ranch Pendant suit many of today's most popular architectural styles. AC LED lamping minimizes energy consumption and fixture maintenance. Choose from three AAMA 2604-rated all-climate finishes.

The Ranch Pendant is certified as Dark Sky Compliant by the International Dark Sky Association (IDA), and it includes a lifetime warranty to the original purchaser.

PRODUCT SPECIFICATION

Construction: Aluminum Body With Blown Glass
Finish Options: AZ, BK, BN
Glass Types: F
Suspension Method: Ceiling Mount
Weight(lbs.): 5
UL Rating: Wet
Top Diffuser: Closed
Bottom Diffuser: Closed Glass
Light Source: LED
Electrical Qty: 1
Wattage (Watts): 4.5
Voltage (Volts): 120
Source Lumens: 400

Light Fixture #3
Entry Porch Lights

COASTAL ELEMENTS® COLLECTION

Light Fixture #4
Exterior Door Lights

SILO

SMALL UP/DOWN LIGHT WALL MOUNT LANTERN

1806BK-LL

The perfect addition to modern coastal, Silo's compact design showcases a timeless look with exceptional durability. Part of the Coastal Elements collection, it is built to stand up to harsh climates while maintaining its bold finish. Silo is available in a Dark Bronze finish that is resistant to rust and dry compliancy and an up and down light for additional wall washing. Silo is available in three modern finishes: Black, Architectural Bronze and Matte White, which are resis...

FINISH: Black
GLASS: Etched
WIDTH: 4.5"
HEIGHT: 10"
LIGHT SOURCE: LED Lamp
WATTAGE: 2-6w GU10 LED "Included

HINKLEY
3500 Pin Oak Parkway
Avon Lake, OH 44012
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539
hinkley.com

LEGEND

- catch basin–drain
- control point
- electric meter or pull box
- fire hydrant
- gas meter or pull box
- gas valve
- guy anchor
- irrigation pull box
- irrigation control valve
- light standard
- manhole
- point on line
- sewer clean out
- sign(pole)
- storm drain manhole
- sewer manhole
- telephone manhole
- telephone pull box
- traffic signal box
- cable television pull box
- unmarked pull box
- utility pole
- water meter
- water valve
- well

#TREE REMOVE

301.26' 36" Cyp. (40' canopy) (3-6" trunks

Trees previously proposed to be removed, to now be kept - per HCD

Trees requiring additional monitoring & hand trenching - per HCD

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

1005.00 FG CONC.

1004.0 NAT

Finished surface elevation shot

Natural grade elevation shot

- **Indicates monument found as noted.**
- **Subject Parcel Boundary**
- **Parcel Boundary**
- **Right of Way**
- **Right of Way Center Line**

Revision/Issue	Date
⚠4 CLIENT REVS	1/1/24
⚠5 CLIENT REVS	6/26/24
⚠6 CLIENT REVS	4/16/25

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

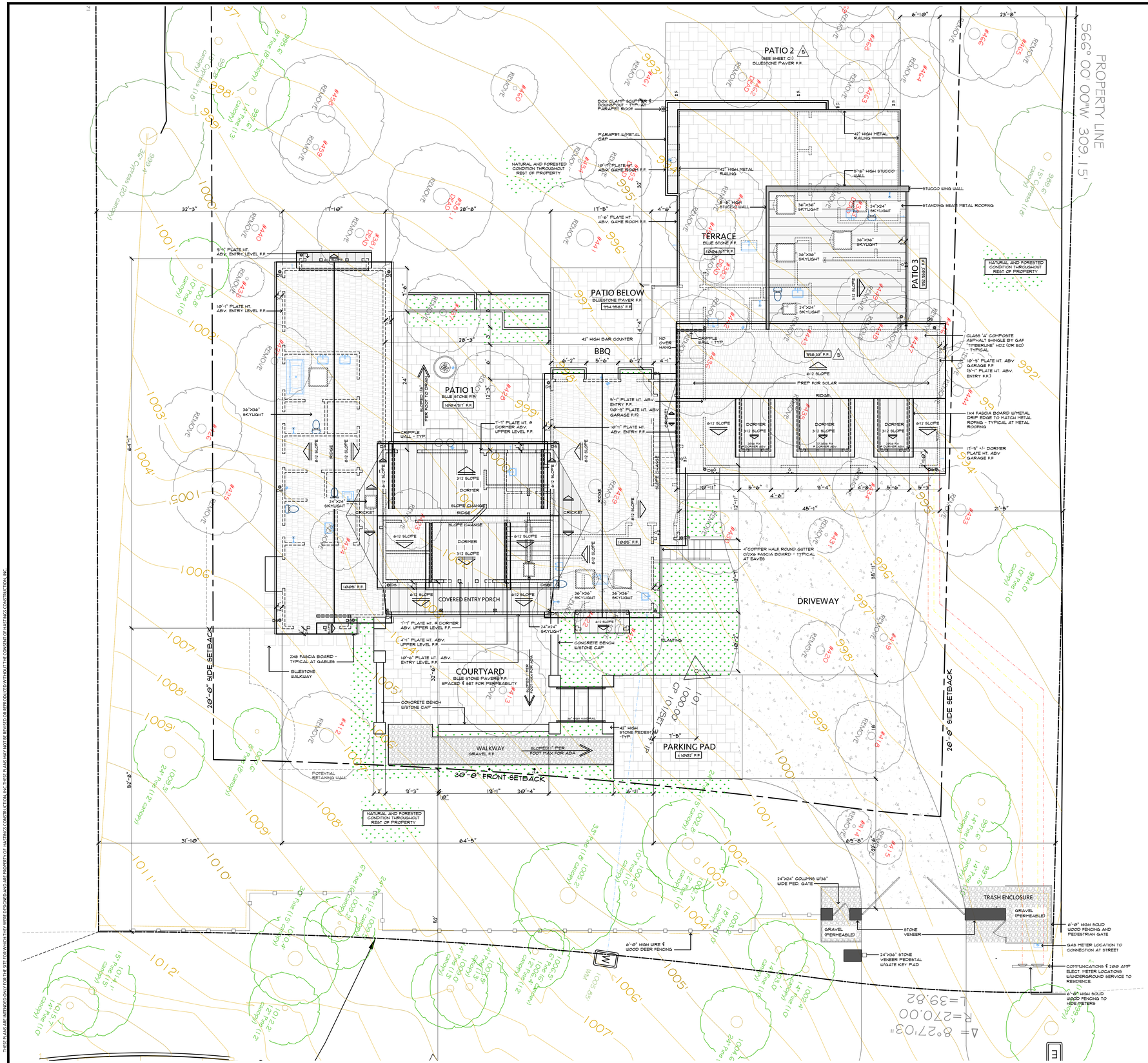
Drawing Title: SITE STUDY PLAN, TREE INVENTORY, & EXTERIOR LIGHT SPECIFICATIONS

Job Title: MANSUR RESIDENCE

Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

Project:	HC21018
Date:	4/17/2025
Drawn By:	AAP
Scale:	NOTED

Sheet: A1



ROOF & SITE PLANS

NOTE: SITE PLAN IS DESIGN CONCEPT ONLY.

ROOF PLAN NOTES:
ARROWS INDICATE DIRECTION OF ROOF SLOPE.

ROOFING SHALL BE RATED CLASS 'A' OR HIGHER AND INSTALLED PER MANUFACTURER'S SPECS.

SKYLIGHTS SHALL BE LOW PROFILE, NON-GLARE, DUAL PANE, TEMPERED GLASS - BY VELUX OR EQUAL

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTINS WHEREVER THIS IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM THE WHERE THE EAVE OF A SLOPED ROOF INTERSECTS WITH A VERTICAL WALL (PER R903.2.1)

ROOF SLOPES FROM 2:12 TO 4:12 UNDERLAYMENT SHALL BE TWO LAYERS: FLAT AREAS SHALL HAVE THREE LAYERS (PER TABLE R905.1.1(2)).

UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I, ASTM D4869 TYPE I, II, II OR IV, ASTM D6757 AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION (TABLE R905.1.1(1)).

DRAINAGE NOTES:
DRAINAGE FROM DOWNSPOUTS AND PAVED AREAS SHALL BE DIRECTED TO LANDSCAPED AREAS, OR COLLECTED IN FRENCH DRAINS OR SUBGRADE PERFORATED PIPE COLLECTORS, AND CONVEYED TO INFILTRATION BEST MANAGEMENT PRACTICES (BMP) SUCH AS RAIN GARDENS OR INFILTRATION TRENCHES.

RAIN GARDENS SHALL BE DESIGNED IN ACCORDANCE WITH THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) PUBLICATION RAIN GARDENS, STORMWATER CONTROL FOR SMALL PROJECTS.

THE LANDSCAPED AREAS USED FOR INFILTRATION SHALL BE AT LEAST 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS SURFACE.

RUNOFF SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATIONS.

SETBACK & HEIGHT CERTIFICATIONS
A STATE LICENSED SURVEYOR SHALL SURVEY AND CERTIFY THE FOLLOWING IN WRITING:

- THE FOOTING LOCATIONS FOR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO FOOTING/FOUNDATION INSPECTION

- THE ROOF HEIGHT FOR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION

WRITTEN CERTIFICATIONS PREPARED, SEALED & SIGNED BY THE SURVEYOR SHALL BE PROVIDED TO THE BUILDING INSPECTIONS AT THE TIME OF SPECIFIED INSPECTIONS.

LANDSCAPING GENERAL NOTES
ALL NEW LANDSCAPING IS SHOWN FOR DESIGN INTENT ONLY AND SHALL BE SELECTED AND APPROVED BY OWNER, PRIOR TO INSTALLATION.

LANDSCAPED AREAS SHALL BE IRRIGATED BY A DRIP/SPRINKLER SYSTEM SET ON A TIMER AND RAIN SENSOR.

TREES ON THE SITE SHALL ONLY BE REMOVED UPON THE APPROVAL OF THE FORESTER OR FOREST AND BEACH COMMISSION, AS APPROPRIATE. ALL REMAINING TREES WITHIN THE VICINITY OF CONSTRUCTION SHALL BE PROTECTED DURING CONSTRUCTION BY APPROVED METHODS.

ALL FOUNDATIONS WITHIN 15 FEET OF SIGNIFICANT TREES SHALL BE EXCAVATED BY HAND. IF ANY TREE ROOTS LARGER THAN TWO INCHES (2") ARE ENCOUNTERED DURING CONSTRUCTION, THE FORESTER SHALL BE CONTACTED BEFORE CUTTING THE ROOTS.

Revision/Issue	Date
4 CLIENT REVS	1/1/24
5 CLIENT REVS	6/26/24
6 CLIENT REVS	4/16/25

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: ROOF PLAN & SITE PLAN
Job Title: MANSUR RESIDENCE
Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

Project:	HC21018
Date:	4/16/2025
Drawn By:	AAP
Scale:	NOTED

Sheet No. A2

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ELECTRICAL / MECHANICAL SYMBOLS LIST	
✳	SUSPENDED LIGHT FIXTURE
⊢○	WALL MOUNTED LIGHT FIXTURE
●	LED LANDSCAPE LIGHTING - FREESTANDING

SEE SHEET A3.1 & A3.2 FOR LOWER LEVEL FLOOR PLANS CONTINUED; SEE ROOF PLAN SHEET A2 FOR TERRACE PLAN

Revision/Issue		Date
A	CLIENT REVS	1/1/24
B	CLIENT REVS	6/26/24
C	CLIENT REVS	4/16/25

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: ENTRY LEVEL FLOOR PLAN (PARTIAL)
Job Title: MANSUR RESIDENCE
Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

ENTRY LEVEL FLOOR PLAN

Project:	HC21018
Date:	4/16/2025
Drawn By:	AAP
Scale:	NOTED
Sheet No.	A3

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

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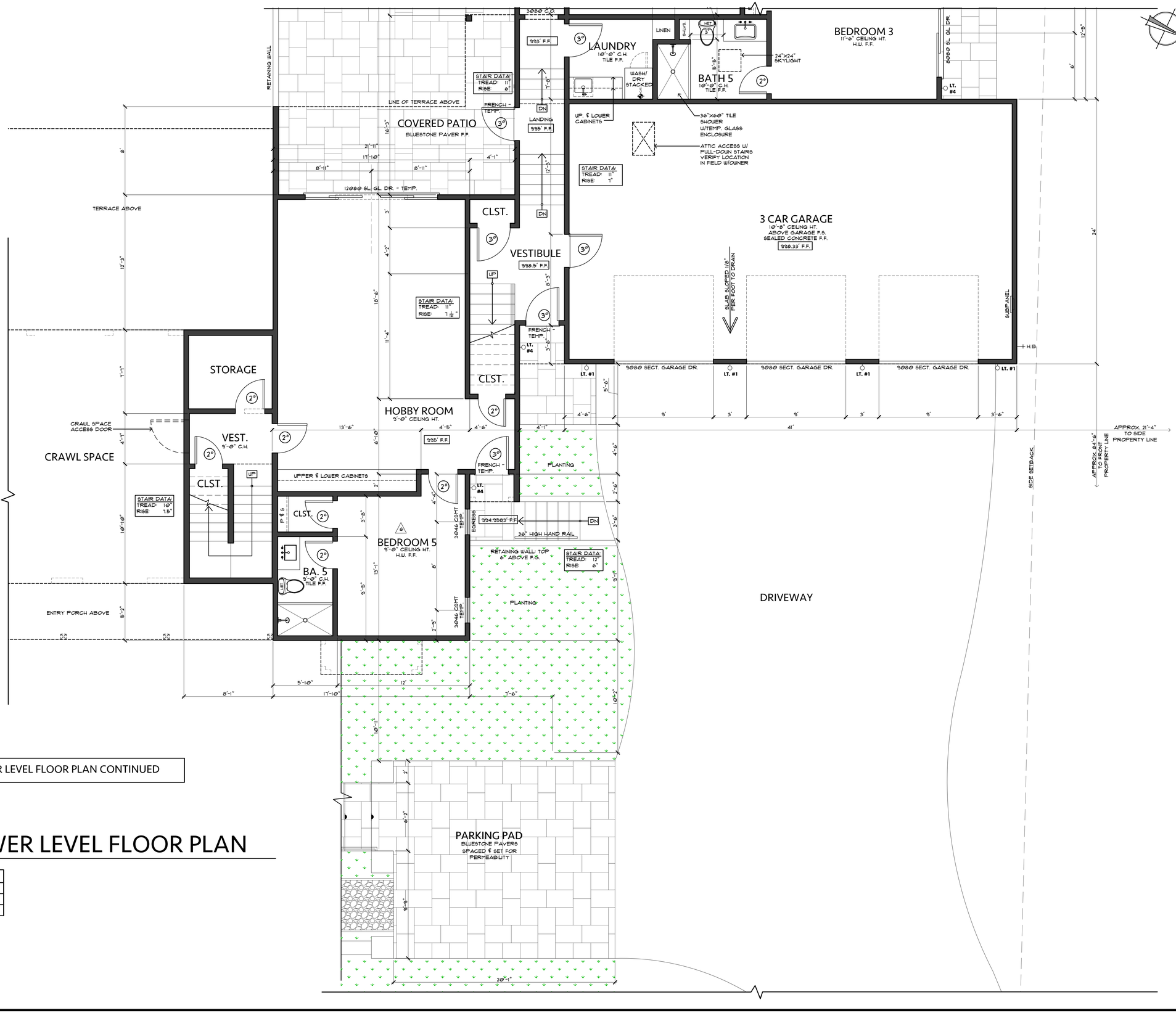

SEE SHEET A3 2 FOR LOWER LEVEL FLOOR PLAN CONTINUED

GARAGE & LOWER LEVEL FLOOR PLAN

ELECTRICAL / MECHANICAL SYMBOLS LIST	
✳	SUSPENDED LIGHT FIXTURE
HO	WALL MOUNTED LIGHT FIXTURE
●	LED LANDSCAPE LIGHTING - FREESTANDING

Revision/Issue		Date
4	CLIENT REVS	1/1/24
5	CLIENT REVS	6/26/24
6	CLIENT REVS	4/16/25

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LIC#: 791539 CLASS: A/B

Drawing Title: LOWER LEVEL FLOOR PLAN (CONTINUED)
Job Title: MANSUR RESIDENCE
Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA APN: 008-231-003-000

Project:	HC21018
Date:	4/16/2025
Drawn By:	AAP
Scale:	NOTED
Sheet No.	A3.1

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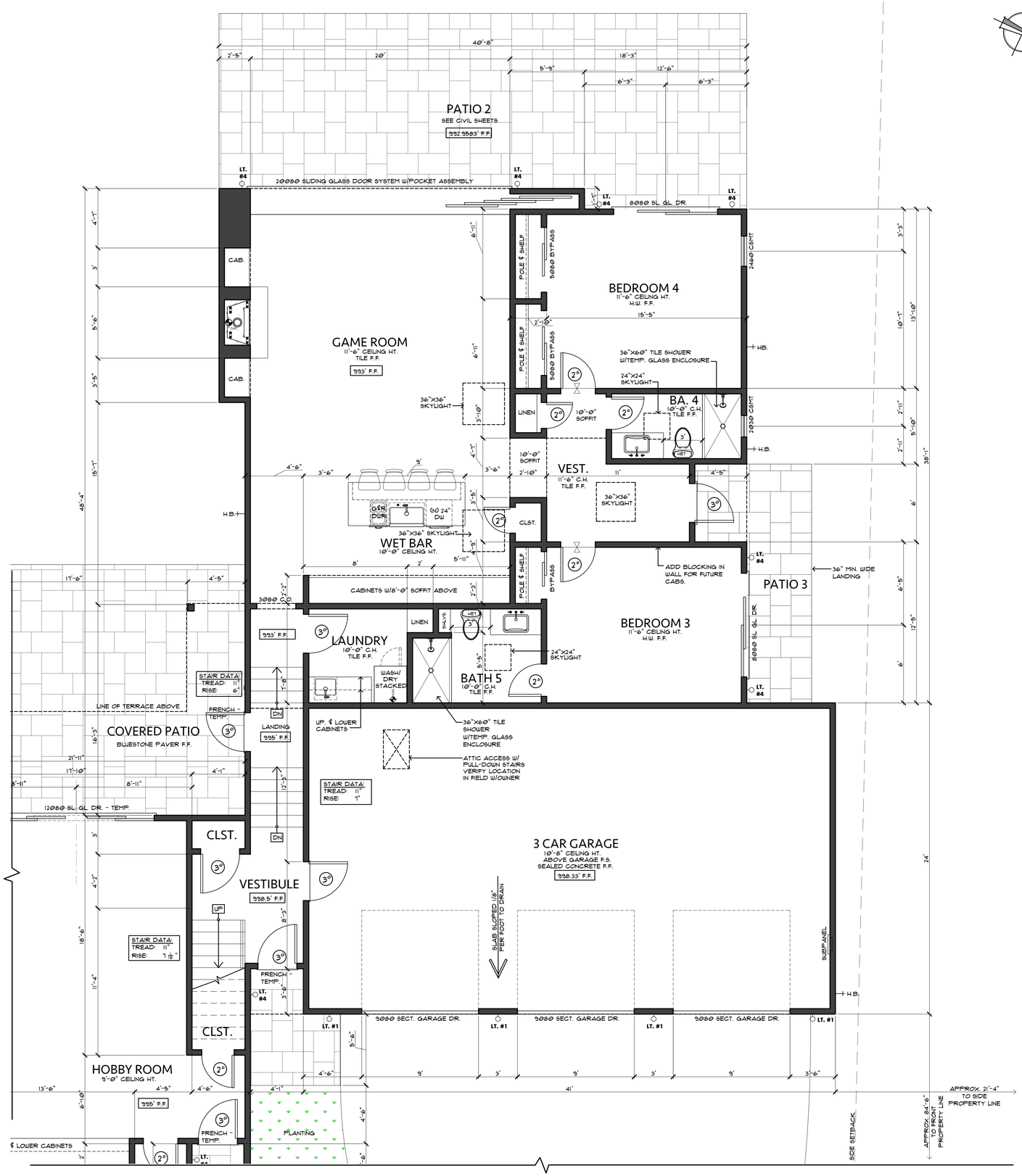

SEE SHEET A3.1 FOR LOWER LEVEL HOBBY ROOM FLOOR PLAN

LOWER LEVEL FLOOR PLAN CONTINUED

ELECTRICAL / MECHANICAL SYMBOLS LIST
SUSPENDED LIGHT FIXTURE
WALL MOUNTED LIGHT FIXTURE
LED LANDSCAPE LIGHTING - FREESTANDING

Revision/Issue		Date
4	CLIENT REVS	11/1/24
5	CLIENT REVS	6/26/24
6	CLIENT REVS	4/16/25

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: LOWER LEVEL FLOOR PLAN (CONTINUED)

Job Title: MANSUR RESIDENCE

Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

Project:	HC21018
Date:	4/16/2025
Drawn By:	AAP
Scale:	NOTED

Sheet No. A3.2

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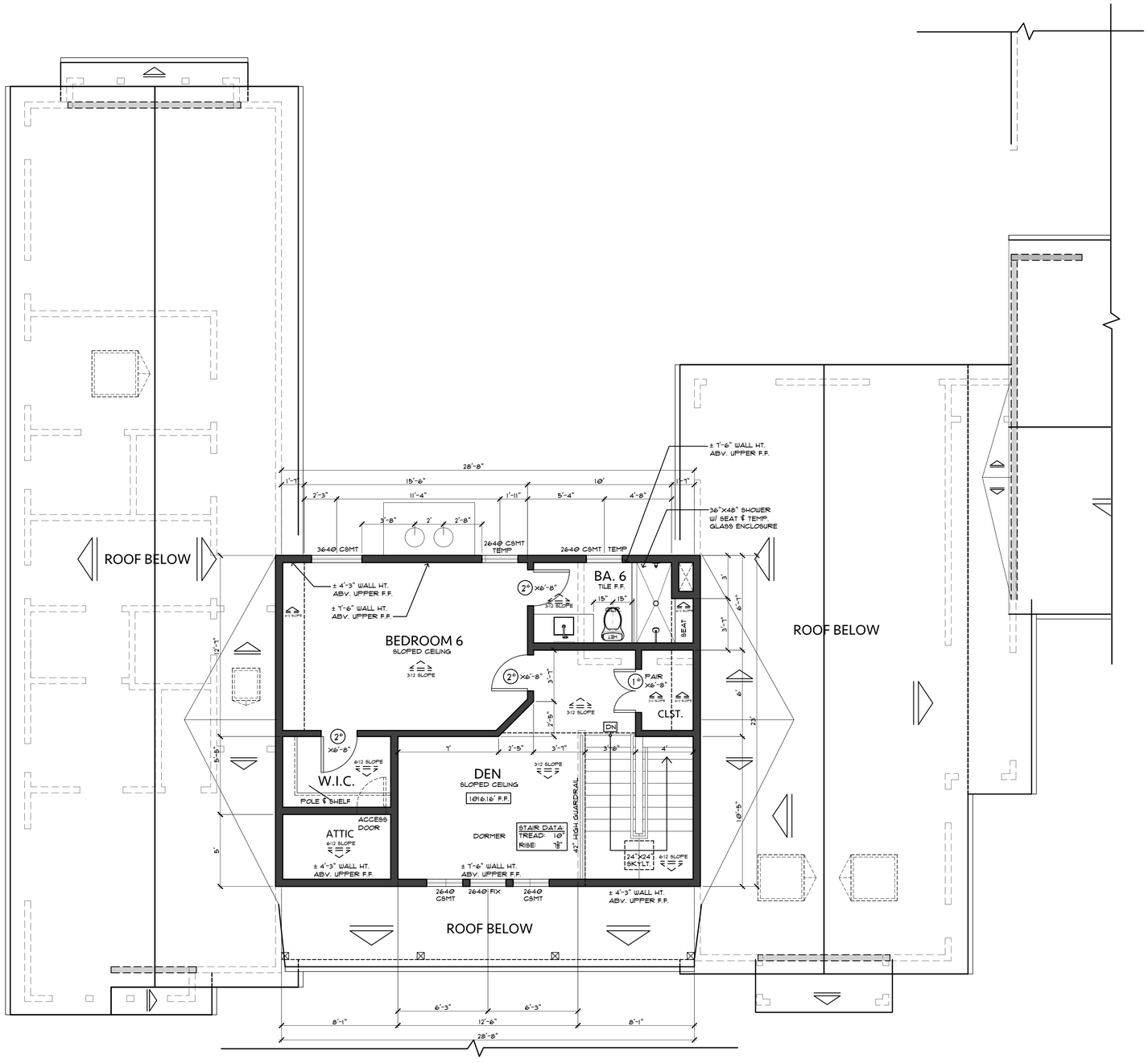

UPPER LEVEL FLOOR PLAN

Revision/Issue		Date
4	CLIENT REVS	1/1/24
5	CLIENT REVS	6/26/24
6	CLIENT REVS	4/16/25

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(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: UPPER LEVEL FLOOR PLAN

Job Title: MANSUR RESIDENCE

Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

Project: HC21018
Date: 4/16/2025
Drawn By: AAP
Scale: NOTED

Sheet No. A4

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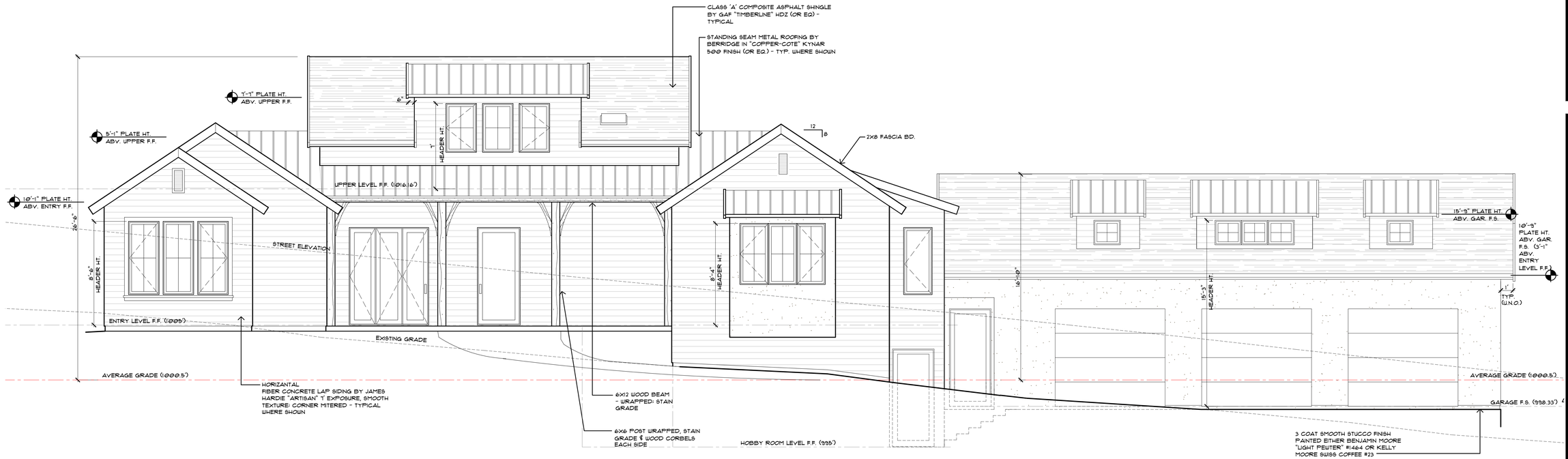
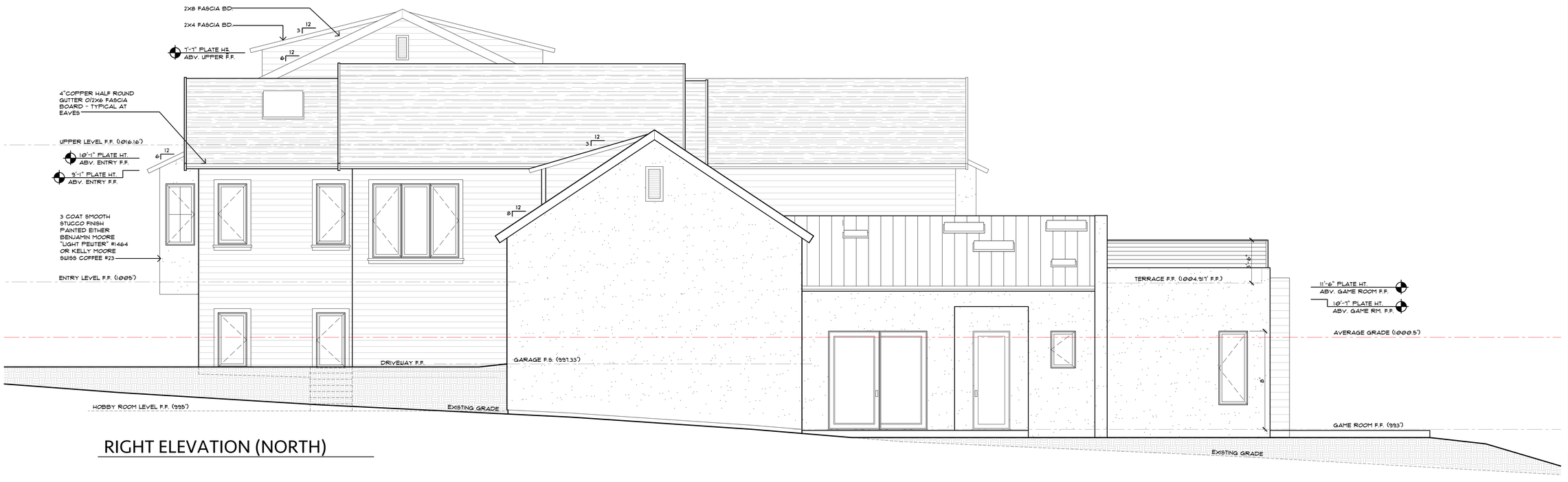


FRONT ELEVATION (EAST)



RIGHT ELEVATION (NORTH)

Revision/Issue		Date
4	CLIENT REVS	1/1/24
5	CLIENT REVS	6/26/24
6	CLIENT REVS	4/16/25

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11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: EXTERIOR ELEVATIONS

Job Title: MANSUR RESIDENCE

Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

Project:	HC21018
Date:	4/16/2025
Drawn By:	AAP
Scale:	1/4"=1'-0"

Sheet: A5

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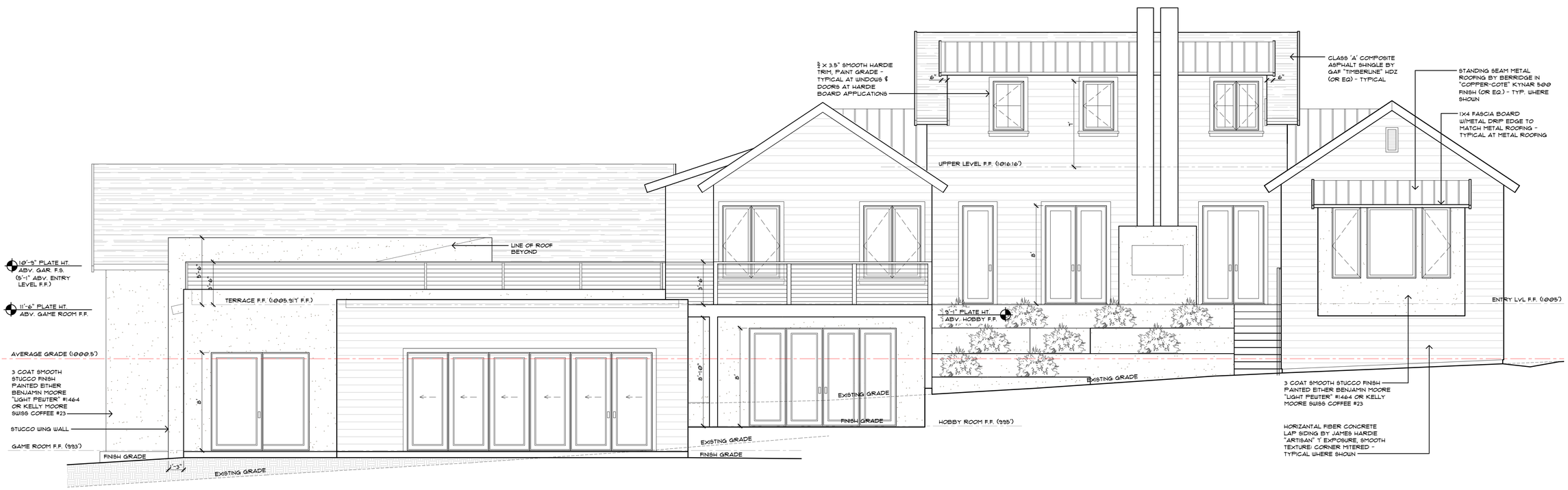
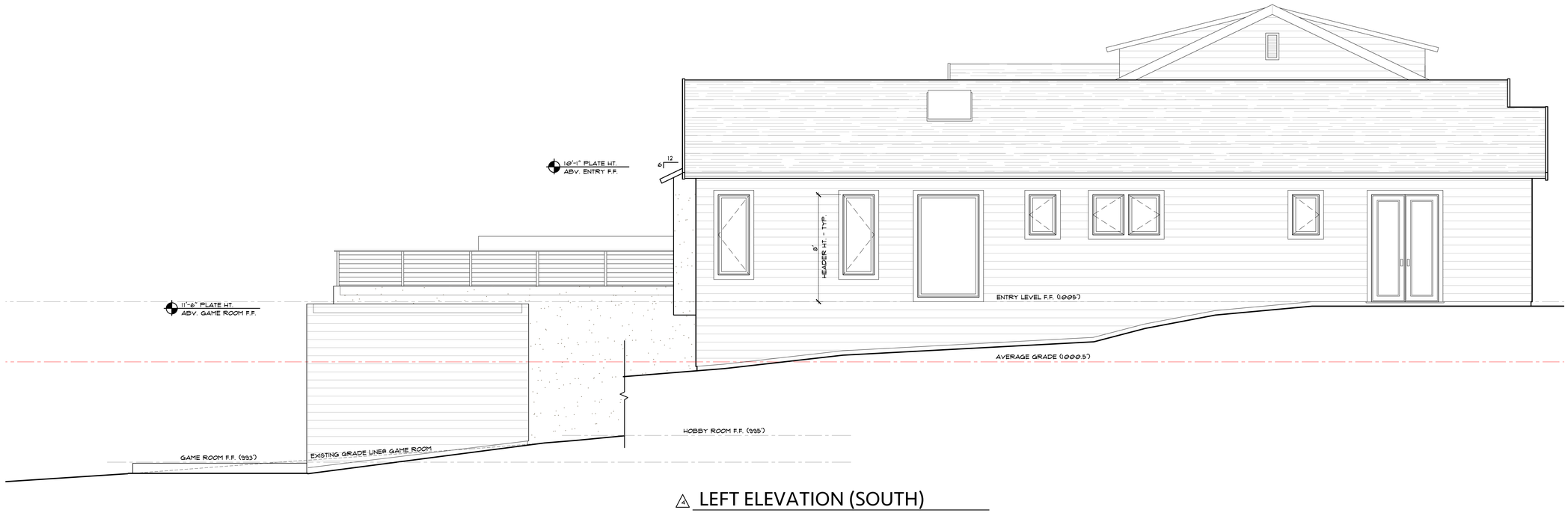


4 REAR ELEVATION (WEST)



5 LEFT ELEVATION (SOUTH)

Revision/Issue		Date
4	CLIENT REVS	1/1/24
5	CLIENT REVS	6/26/24
6	CLIENT REVS	4/16/25

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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: EXTERIOR ELEVATIONS

Job Title: MANSUR RESIDENCE

Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

Project: HC21018	Sheet: A6
Date: 4/16/2025	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

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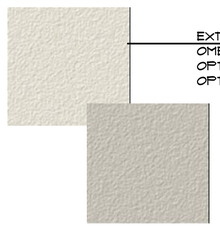
4 FRONT ELEVATION (EAST)

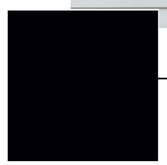


EXTERIOR STUCCO COLOR TO BE BY
OMEGA
OPT 1: #9205
OPT 2: #9225

EXTERIOR PAINT FOR SIDING AND FASCIA BOARDS TO BE EITHER:
OPT 1: BENJAMIN MOORE "LIGHT PEWTER" #1464
OPT 2: KELLY MOORE "SWISS COFFEE" #23
(KELLY MOORE OPTION SHOWN)

MAIN ROOF SHALL BE ASPHALT SHINGLES BY GAF TIMERLINE HDZ. COLOR SELECTION OPTIONS:
OPT 1: AGED CHESTNUT PLUS (RS+)
OPT 2: BARKWOOD

ROOF ACCENTS TO BE COPPER OR COPPER-LIKE
STANDING SEAM METAL ROOFING
GUTTERS TO BE COPPER OR COPPER-LIKE



Ebony

WINDOWS TO BE BY MARVIN WITH "EBONY" FINISH

Revision/Issue	Date
4 CLIENT REVS	1/1/24
5 CLIENT REVS	6/26/24
6 CLIENT REVS	4/16/25

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11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: COLOR RENDERING OF FRONT ELEVATION (STREET VIEW) & MATERIALS

Job Title: MANSUR RESIDENCE

Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

Project:	HC21018
Date:	4/16/2025
Drawn By:	AAP
Scale:	1/4"=1'-0"

Sheet: A7

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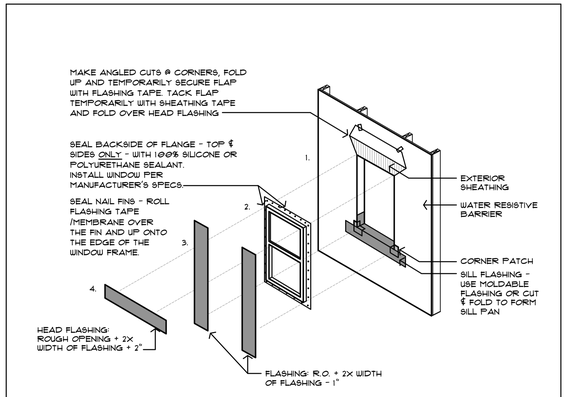
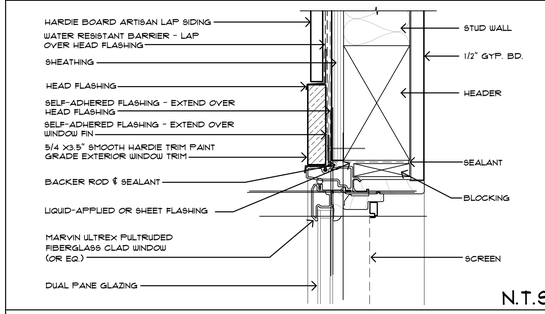


NOTE: FASTENERS SHALL NOT PENETRATE WINDOW FINS! ALL FASTENER PENETRATIONS SHALL BE SEALED.

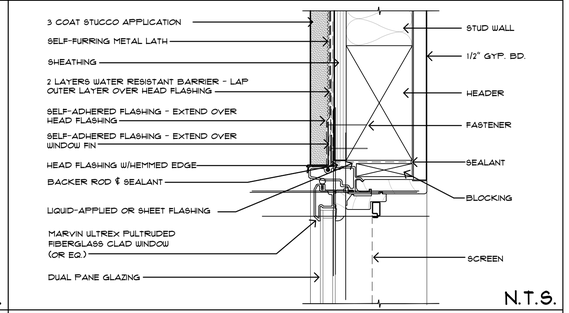
N.T.S.

TYPICAL WALL FRAMING DETAIL



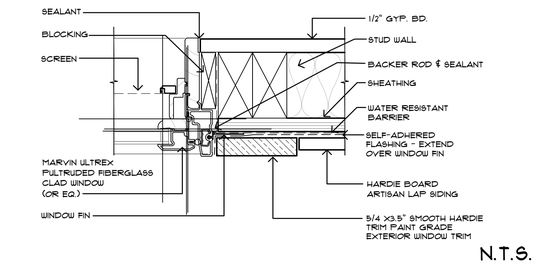
N.T.S.

TYPICAL WINDOW FLASHING DETAIL



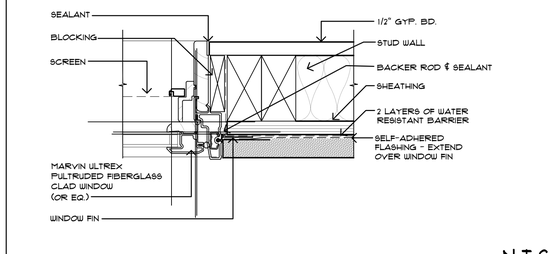
N.T.S.

WINDOW HEAD DETAIL - HARDIE BOARD APPLICATION



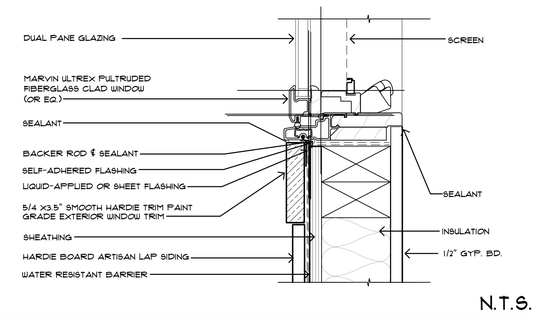
N.T.S.

WINDOW HEAD DETAIL - STUCCO APPLICATION



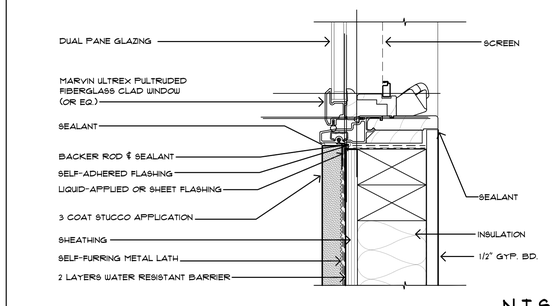
N.T.S.

WINDOW JAMB DETAIL - HARDIE BOARD APPLICATION



N.T.S.

WINDOW JAMB DETAIL - STUCCO APPLICATION



N.T.S.

WINDOW SILL DETAIL - HARDIE BOARD APPLICATION

WINDOW SILL DETAIL - STUCCO APPLICATION

Revision/Issue		Date
4	CLIENT REVS	1/1/24
5	CLIENT REVS	6/26/24
6	CLIENT REVS	4/16/25

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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: ARCHITECTURAL DETAILS

Job Title: MANSUR RESIDENCE

Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

Project:	HC21018
Date:	4/16/2025
Drawn By:	AAP
Scale:	NOTED

Sheet: A8

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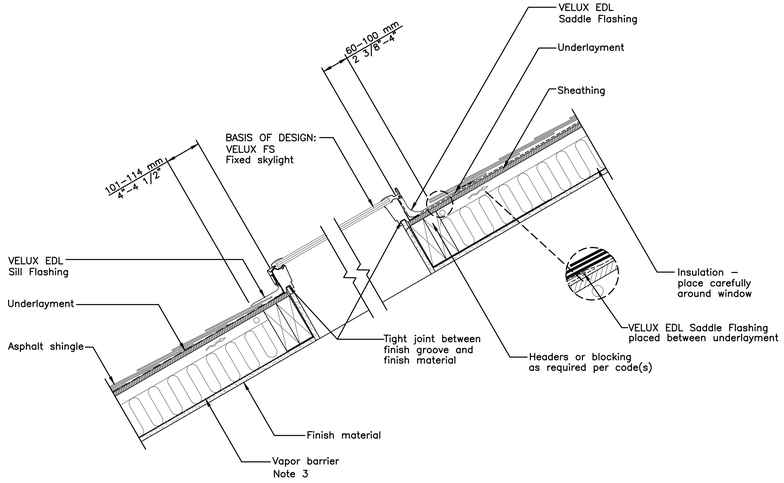
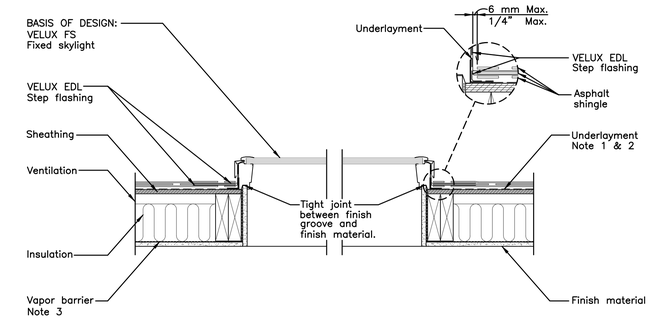
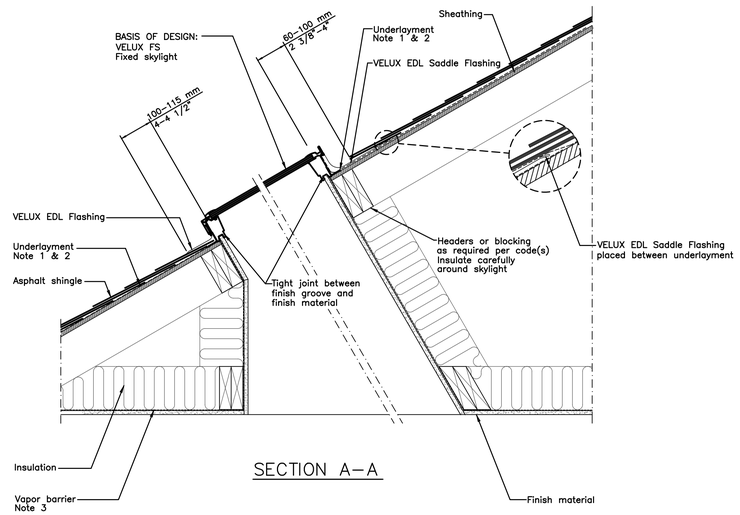


A-A SKYLIGHT SECTION - CATHEDRAL CEILING



B-B SKYLIGHT SECTION - CATHEDRAL CEILING



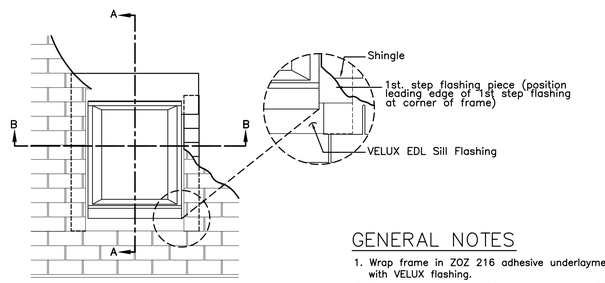
SECTION A–A

1. Wrap frame in ZOZ 216 adhesive underlayment included with VELUX flashing.
2. Underlayment to be folded up against all sides of skylight.
3. Vapor barrier should be used to avoid moisture.

A-A SKYLIGHT SECTION - LIGHT SHAFT

SECTION B–B

B-B SKYLIGHT SECTION - LIGHT SHAFT



ELEVATION

GENERAL NOTES

1. Wrap frame in ZOZ 216 adhesive underlayment included with VELUX flashing.
2. Underlayment to be folded up against all sides of frame.
3. Vapor barrier should be used to avoid moisture.

VELUX	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com		Name	Date
Sky-Product Management		Drawn by	JDH	Dec 08
FS Roof Section (Cathedral Ceiling with Asphalt Shingles)		Checked by	WQ	Dec 08
		SCALE: N.T.S.		

FS · EDL · Asphalt shingles

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VELUX	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com		Name	Date
Sky-Product Management		Drawn by	JDH	Dec 08
FS-Residential Roof Section (Light Shaft and Asphalt Shingles)		Checked by	WQ	Dec 08
		SCALE: N.T.S.		

FS · EDL · Asphalt shingles · Light shaft

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Revision/Issue		Date
A	CLIENT REVS	1/1/24
B	CLIENT REVS	6/26/24
C	CLIENT REVS	4/16/25

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LIC#: 791539 CLASS: A/B

Drawing Title: SKYLIGHT DETAILS

Job Title: MANSUR RESIDENCE

Project Address & APN: 1272 VISCAINO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

Project:	Sheet
HC21018	A9
Date: 4/16/2025	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

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