

Exhibit D

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Hallgrimson Residence Tree Assessment Forest Management Plan

Prepared for:

Mr. Erik Hallgrimson

Prepared by:

Frank Ono

Forester

Society of American Foresters I.D.# 48004

Certified Arborist #536

1213 Miles Avenue

Pacific Grove, CA 93950

November 26, 2018

Owner:

Erik Hallgrimson
300 Santana Row
San Jose, CA 95128

Architect:

International Design Group
721 Lighthouse Ave
Pacific Grove, CA 93950

Forester and Arborist

Frank Ono, Society of American Foresters # 048004, Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed for this site located at 1039 Broncho Road, Pebble Beach CA. Because native oak and pine tree species forest this site, a tree assessment/arborist report has been prepared that identifies and addresses the affects that the project will have to the existing tree resources on site as well as a list of recommendations for the project.

The project proposes to demolish an existing single family residence and build a new two story single family residence with attached garage and an accessory dwelling unit near native Monterey pine and Coast live oak trees. The project will require the removal of several trees located on the site and protection of others identified for retention. In studying the project, four trees are proposed for removal with this project (two-3" diameter pines, one 7" diameter pine and one 14" diameter oak; the oak is badly infected with fungus and will need removal regardless if the project is accepted). Since two of the pines are less than 6" in diameter, the count for protected tree removal is two trees. Remaining trees that are adjacent to the proposed construction which are considered to range in fair to poor condition both structurally and in health are to be protected and retained.

ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owner, Mr. Erik Hallgrimson has requested an assessment of the trees in proximity to proposed development areas and an arborist report for trees that are adjacent to these areas on this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for each tree within or adjacent (25 feet or less) to proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by International Design Group, Architects.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me by International Design Group dated October 8, 2018 to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health.

PURPOSE

This tree assessment/forest management report is prepared for this parcel due to proposed construction activities that are intent on demolishing the existing structure and constructing a new one located at 1039 Broncho Road in Pebble Beach CA. The purpose of the site visit was to give an independent assessment of the existing trees that are on site and to determine the number of protected trees to be affected by the proposed project. Oak and pine trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance.

GOAL

The goal of this plan is to protect and maintain the Greater Monterey Area’s forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this Arborist report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This forest management plan is prepared for Mr. Erik Hallgrimson owner of the lot located at 1039 Broncho Road in Pebble Beach, CA by Frank Ono, Urban Forester and Certified Arborist, S.A.F. Member #48004 and ISA #536 due to construction. Monterey County's (Coastal Implementation Plan Sec. 20.146.060) requires a forest management plan when tree removal is necessary of native trees six inches diameter or greater so as to preserve and maintain the forest and its beneficial uses. The County identifies Monterey pine and Coast live oak trees as native tree species that require special consideration for management.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 007-271-014-000
- 2) Location: 1039 Broncho Road, Pebble Beach, CA 93953
- 3) Parcel size: 0.23 Acres
- 4) Existing Land Use: The parcel is developed and is zoned for residential use
- 5) Slope: The parcel is mid-slope. Slopes range from 2% to 9%
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils Survey as "Tangair fine sand" about 60 to 65 inches deep. Runoff is very low and erosion hazard is low.
- 7) Vegetation: The vegetation is of the Monterey Pine Forest type. It is a mixture of some Monterey Pine forest with planted acacia, ornamental trees, and coastal live oak understory present.
- 8) Forest Condition and Health: The forest condition and health is evaluated with the use of the residual trees and those of the surrounding Monterey Pine Forest as a stand. This is a mature urbanized Monterey Pine Forest with many mature overstory trees in the surrounding area declining and dying. The native vegetation has been highly impacted by development and the native overstory trees have slowly been replaced with ornamental plantings.

BACKGROUND/PROJECT DESCRIPTION

In November 2018, I (Frank Ono, F.O. Consulting) I was contacted by International Design Group who requested that I visit the site owned by Mr. Erik Hallgrimson for an assessment of trees adjacent or within the proposed construction areas. IDG who represents Mr. Hallgrimson, requested the findings from the review and assessment of trees that occupy the land at 1039 Broncho Road in Pebble Beach that are adjacent to the proposed design development be prepared and documented in a report that would work in conjunction with other conditions for approval of the building permit application.

A site visit was taken to the property on November 26, 2018 where trees were assessed for health and condition at that time. The assessment focused on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. During this site visit, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed and general aesthetic quality of the area while complying with county codes. A study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. As a result trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree. All meetings and field review were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site, and summarizes details discussed during this stage of the planning process.

- Building demolition and new construction will require considerable excavation of soils. The finish elevation of the lower floor will be cut back into the slope approximately seven feet from existing grade thus requiring tree removal in the cut areas.
- One (1) protected tree (#274, a 7 inch diameter pine) is proposed for removal for the proposed construction.
- One (1) protected tree (#269, a 14 inch diameter Coast live oak) is not within the proposed construction footprint but is located near the fence and pilaster; it is in poor condition with severe fungal activity. The tree will need removal, or it will fail in the short term.
- Two (2) Monterey pines (#268 and #273) are proposed for removal but are 3 inches in diameter and therefore under the 6 inch protected tree size threshold.
- Most of the remaining trees on the property are of moderate size (less than 24" in diameter" diameter) and compose the majority of the stand of trees; most of these trees are mixed ornamental trees.
- One (1) oak tree (#270) will need encroachment into root zones because of excavation and grading for proposed construction. The deep rooting nature of the oak tree coupled with the deep soil on the site should allow excavation to be relatively close to the tree.
- A 24" pine (#272) also located near the rear retaining wall requires some excavation into its root zone, it appears it will not be affected negatively.

TREE CHART

The following chart depicts the trees found during this study:

ID#	Species	Diameter	Structure	Health	Remove	Prune	Comments
267	Pine	19	Good	Good			
268	Pine	3	Good	Good	x		
269	Oak	14	Fair	Poor	x		Fungus
270	Oak	12, 10, 5	Fair	Fair			
271	Pine	14	Fair	Fair			
272	Pine	24	Fair	Fair			
273	Pine	3	Fair	Fair	x		
274	Pine	7	poor	Fair	x		Topped
275	Pine	12	poor	Fair			Topped
276	Pine	8	Fair	Fair			

PROJECT ASSESSMENT/CONCLUSION

This proposal to remodel an existing single family residence and build a new accessory dwelling unit and driveway is planned to maintain the existing pine forest environment and will allow the forest to continue to exist and regenerate over time. The vast majority of the property contains tree cover, which will remain undisturbed. No watercourses are near the planned construction. Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long-term as well. The greatest attempt has been made to identify and remove those trees likely to experience such a decline.

Trees #270 and #272 are an oak and a pine that will have roots removed to accommodate grading and will need root excavation monitoring.

Trees # 268 - pine, #269- oak, #273-pine and #274-pine are trees to be removed. (268 and #273 are under the protected size threshold.

Impacts

Site disturbance will occur during driveway and home construction. Approximately 2596 square feet of the parcel will be occupied by the new improvements planned (home site, driveway, and accessory dwelling unit). This is approximately 26% of the parcel size. The current site coverage is approximately 2974 square feet which is approximately 29.7% of the parcel size for a net gain of approximately 378 square feet, 3.7%. The moderate slope upon which the construction is planned is a factor in minimizing the disturbance that must take place for the construction. Short term site impacts are confined to the construction envelope and immediate surroundings where trees will be removed and trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term impact on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to recommend removing those trees likely to experience severe decline and death as a result of planned activities. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term.

RECOMMENDATIONS

Tree Removal

There are two (2) protected trees (#274 - pine and #269 - oak) and two pine trees (#268 and #273) under the protected tree size threshold to be removed with the design as stated in the previous tree removal chart. Tree removal contractor shall verify absence of active animal or bird nesting sites prior to any tree removal. If any active animal or bird nesting sites are found prior to tree removal, work shall be stopped until a qualified biologist is consulted for further recommendations.

Tree Planting

Because it is recommended that replacement of removed protected trees be undertaken replacement planting is necessary. The County requires a 2:1 replacement for removed trees protected by code which measure 24" or larger in diameter at breast height and/or a 1:1 ratio replacement for trees measuring less than 24" in diameter. It is therefore recommended replanting be with two (2) five gallon Monterey pines or Coast live oaks in locations near or adjacent the removed trees (if five gallon is unavailable, smaller sizes may be substituted). Trees should be planted in those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight, spacing between trees should be at least 8 feet. In addition, the County also requires independent monitoring of replanted trees to insure replanting is successful (the term of monitoring is at County discretion, typically one – three years dependent on the type of permit).

Best Management Practices (BMP)

The health of trees remaining should not be affected if the following best management practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.

- E) Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Protection Standards

Prior to the commencement of any construction activity the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials. No stripping of top soil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended a course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- 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 trees base to protect the area within the trees drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection it is permissible to protect the tree within the 10-12 foot distance after determination and approval by a qualified forester or arborist.
- 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 excavation 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. Again, no stripping of top soil 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.

- Trees #270 and #272 require special attention as 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.

If at any time potentially significant roots are discovered:

- Halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Tree Pruning

It is understood that the pruning of retained trees will be expected for this site, especially where the proposed addition is to be constructed. Pruning will also include the trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Those trees that may require pruning and possible monitoring are the closest to the proposed structure improvements. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning

- In general the trees will be pruned first for safety, next for health, and finally for aesthetics.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 1. Fine Detail pruning- limbs under 2 inch diameter are removed
 2. Medium Detail Pruning – Limbs between 2 and 4 inch diameter
 3. Structural Enhancement – limbs greater than 4 inch diameter.
 4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

Remedial pruning should occur prior to construction. Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction.

Agreement by Landowner

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion in order to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.
2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. Proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long term maintenance of the forest, as verified in this plan or in subsequent amendments to this plan.
3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1.000 years old.
4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed in order to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.
5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.
6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees which are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or

utility trenches and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

- A) Maintain a spark arrester screen atop each chimney.
- B) Maintain spark arresters on gasoline-powered equipment.
- C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
- D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing and mowing will normally be the methods of choice

10. Irrigation: In order to avoid further depletion of groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over watering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid introduction of the following pest species:

- A) Pampas grass
- B) Genista (Scotch broom, French broom)
- C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan, when the proposed removal falls within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information and justification for removal of trees outside of the developed area if proposed.

Compliance

It is further understood that failure to comply with this Plan will be considered as failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon sale of the property.

Report Prepared By:



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536 November 26, 2018
Date

Recommendations Agreed to by landowner:

Landowner _____
Date

Forest Management Plan approved by:

Director of Planning _____
Date

PHOTOGRAPHS



Trees #267 and #268 (to be removed)



Tree #270 (to be retained and protected)



Tree #269 is in poor condition (irreversible decline) and is recommended for removal.

Decay at the base of tree #269.



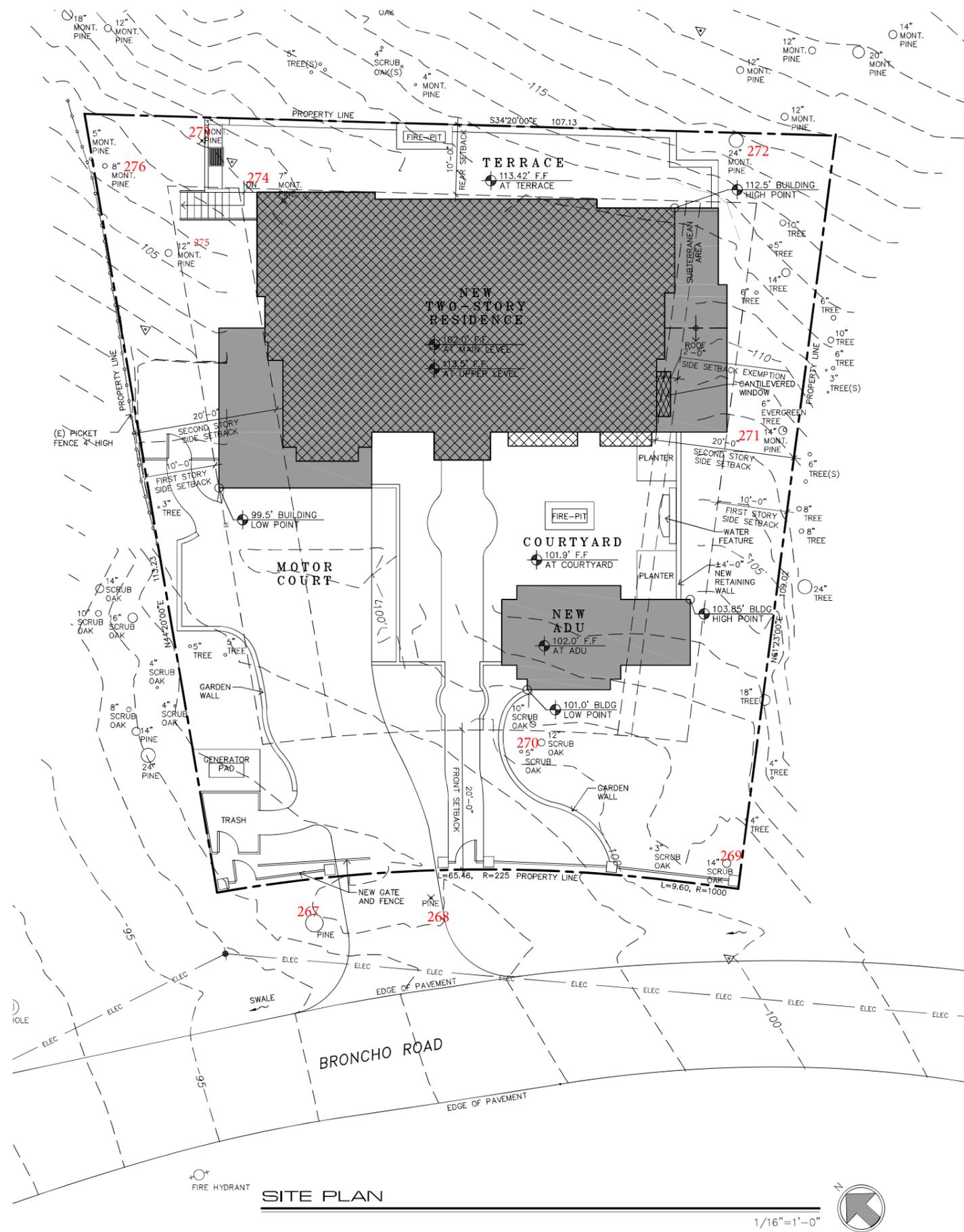
Emergence of fungal conks and bleeding stem are indicators of advanced decay



Trees #274 and #273 are proposed for removal because of excavation and grading.



Tree #274 has been topped, it is within the new building foot print.



SITE PLAN

1/16"=1'-0"



PLANNING INFO.

- PROPERTY OWNER:
ERIK HALLGRIMSON
300 SANTANA ROW
SAN JOSE, CA 95128
PH. (408) 615-3435
- PROJECT ADDRESS:
1039 BRONCHO ROAD
PEBBLE BEACH, CA.
- PROJECT SCOPE:
DEMOLISH EXISTING SINGLE FAMILY RESIDENCE
NEW TWO STORY SINGLE FAMILY RESIDENCE
WITH ATTACHED 2-CAR GARAGE
NEW ADU
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 007-271-014
- LEGAL DESC.: LOT: 13 BLOCK: 219
- ZONE: MDR/B-6-D-RES
- STORIES: TWO
- MAX BLDG. HT: 27 FT
- GRADING: X CY
- TREE REMOVAL: THREE
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
2016 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & 2016 CALIFORNIA ENERGY CODE
- LOT AREA: 10,000 S.F. (0.2296 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
BUILDINGS	2,974	2,426	(2,974)	2,426
TERRACES	0	170	0	170
TOTAL	2,974	2,596	(2,974)	2,596

- LOT COVERAGE ALLOWED: 3,500 SF (35%)
- LOT COVERAGE PROPOSED: 2,596 SF (25.9%)

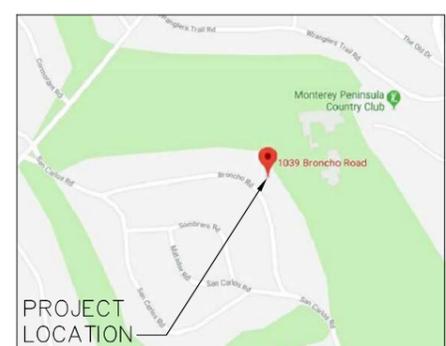
■ F.A.R. CALCULATIONS

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING				
MAIN FLOOR	645	783	(645)	793
UPPER FLOOR	2,136	1,836	(2,136)	1,829
GARAGE	590	566	(590)	502
GUEST SUITE/ADU	0	332	0	332
TOTAL	3,371	3,517	0	3,517

*NOTE: 1,240 S.F. OF THE MAIN LEVEL IS COMPLETELY SUBTERRANEAN AND SQUARE FOOTAGE IS NOT COUNTED IN FAR

- F.A.R. ALLOWED: 3,500 SF (35%)
- F.A.R. PROPOSED: 3,517 SF (35.17%)

VICINITY MAP



PROJECT LOCATION

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 648-1261
FAX ■ (831) 648-1290
EMAIL ■ idg@idg-inc.com
WEB ■ idg-inc.com

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STAMPS:

PROJECT/CLIENT:

**HALLGRIMSON
RESIDENCE**

PROJECT ADDRESS:

**1039 BRONCHO RD.
PEBBLE BEACH, CA
93953**

APN: 007-271-014

DATE: OCTOBER 8, 2018
CLIENT REVIEW

- REVISIONS:
- ① _____
 - ② _____
 - ③ _____
 - ④ _____
 - ⑤ _____
 - ⑥ _____

**SITE
PLAN**

SHEET NO.

A1.0