

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

In the matter of the application of:

**NUNNELEE MICHAEL J & LELA SAGHEB TRS
(PLN250169) RESOLUTION NO. 26-019**

Resolution by the County of Monterey Planning
Commission

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303, and none of the exceptions pursuant to Section 15300.2 apply; and
- 2) Approve a Combined Development Permit consisting of a:
 - a) Coastal Administrative Permit and Design Approval to allow the construction of 3,430 square-foot single-family dwelling with a 930 square foot attached garage, a detached 440 square foot garage, and associated site improvements;
 - b) Coastal Administrative Permit and Design Approval to allow construction of a 700 square foot Accessory Dwelling Unit; and
 - c) Coastal Development Permit to allow the removal of 21 protected trees.

[PLN250169, NUUNEELEE MICHAEL J & LELA SAGHEB TRS, 3144 Spruance Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-501-004-000)]

The NUNNELEE MICHAEL J & LELA SAGHEB TRS application (PLN250169) came on for public hearing before the County of Monterey Planning Commission on June 10, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral 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 (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Coastal Implementation Plan Part 5 (DMF CIP);
 - Monterey County Zoning Ordinance (Title 20);

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

- b) The proposed project includes the construction of a 3,430 square foot single-family dwelling with a 930 square foot attached garage, a 440 square foot detached garage, and associated site improvements. Associated site improvements include a 700 square foot Accessory Dwelling Unit, 1,070 square feet of hardscape (site walls and impermeable driveway, walkways), a pool, and approximately 478 cubic yards of cut and 597 cubic yards of fill. The project proposes the removal of twenty-one total Monterey Pine trees.
- c) Allowed Use. The property is located at 3144 Spruance Road in Pebble Beach (Assessor's Parcel Number: 008-501-004-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with 1 acre per unit density, and a Design Control Overlay, or "LDR/1-D(CZ)", which allows for the construction of a single-family dwelling and accessory structures, subject to a Coastal Administrative Permit and Design Approval in each case, per Title 20 section 20.14.040A and Chapter 20.44. The project also proposes the removal of 21 Monterey Pine trees. Therefore, a Coastal Development has been applied pursuant to Del Monte Forest Coastal Implementation Plan 20.147.050 (see Finding 6). Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject property (APN: 008-501-004-000) is approximately 1 acre and is identified in its current configuration as Lot 4 of the Pescadero Heights Subdivision No. 2, Tract No. 463, as shown on the Cities and Towns Map, Volume 8, Page 21, in Block 1, dated June 30, 1969. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling, attached garage, detached garage, and ADU will have a minimalist modern architectural style in a natural setting, and exterior colors and materials that consist of: walnut-colored concrete panels, dark-stain treated pine board, bronze light fixtures, lava stone veneer, and brown finish metal roofing. The residences within the vicinity are eclectic in architectural style, ranging from Spanish-Mediterranean to modern craftsman-style homes. Residences in the area range from 4,000 to 8,000 square feet. Therefore, the proposed exterior finishes and massing do not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. The property is surrounded by mature Monterey pines and other native vegetation, along with nearby residences. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. The proposed residence will be positioned towards the center of the property, and the replacement trees will be replanted along the perimeter of the property; thus, further

reducing the visibility of the residence and accessory structure from nearby properties and roadways. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy 26.1.20. The project, as designed and sited, assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity. Also see subsequent evidence “g”.

- f) Development Standards. The project meets all required development standards. Pursuant to Title 20 section 20.14.060.C.1, the subject main structures shall have setbacks of at least 30 feet for the front, 20 feet for the sides, and 20 feet for the rear, a first-floor setback of ten feet and a second-floor setback of 20 feet, and a maximum allowable height of 30 feet. One of the garages is structurally attached to the proposed residence and therefore is subject to the site development standards of a main structure in accordance with Title 20 section 20.62.040.K. The subject property is subject to two front setbacks along Spruance Road and Deer Path. As proposed, the residence and attached structure will be setback over 80 feet 6 inches (front facing Spruance Road), 24 feet (side), 58 feet 6 inches (side), 36 feet (front facing the deer path), and have a height of 20 feet as measured from the average natural grade.

Pursuant to Title 20 section 20.64.030.E.3.a, the required minimum setbacks for ADUs are 50 feet (front) and 4 feet (side and rear), and the maximum allowed height is 16 feet. The ADU will have setbacks of around 100 feet 10 inches (front facing Spruance Road), 6 feet (side), 148 feet (side), 50 feet (front facing Deer Path), with a height of 13 feet 8 inches.

Pursuant to Title 20 section 20.14.060.C.3, non-habitable accessory structures shall have setbacks of at least 50 feet in the front, at least 6 feet on the front half of the property, and 1 foot on the rear one-half of the property on the sides, and at least one foot in the rear, with a max height of 15 feet. The detached garage will have setbacks of 53 feet 8 inches (front facing Spruance Road), 24 feet (side), 183 feet 8 inches (side), and 140 feet (front facing Deer Path), with a height of 15 feet.

The subject property has an allowable building site coverage of 15 percent and a floor area ratio of 20 percent, and as proposed, the lot coverage will be 14.77 percent with 6,440 square feet, while the floor area ratio will be 12.3 percent with 5,370 square feet. Therefore, the property complies with the required site development standards based on the applicable zoning district.

- g) Scenic and Visual Resources. Policy 47 of the Del Monte Forest LUP establishes that view from designated public access areas and vista points, such as Highway 1 and 17-Mile Drive corridors, and those viewing areas identified on Figure 3, shall be protected as resources of public importance. Additionally, this policy further states that development that could adversely impact such views shall only be allowed where it protects, preserves, and, if feasible, enhances, such scenic resources. DMF LUP Figure 3 identifies the subject property to

be within the public viewshed when viewed from Point Lobos. The site is not located along a scenic corridor such as 17 Mile Drive. Staking and flagging was installed as required by DMF CIP section 20.147.070.A.1. Staff conducted a site visit on May 12, 2026, and determined that the project would not be visible from any common public viewing area, including 17 Mile Drive and Highway 1, or from public access areas and vista points, including Point Lobos. Therefore, the proposed project is consistent with the Scenic and Visual Resources Policy of the Del Monte Forest LUP and would have no impact on visual resources.

- h) Cultural Resources. As shown according to County GIS records, the subject parcel is identified as having moderate archaeological sensitivity and not within 750 feet of any known archaeological resource. In accordance with DMF CIP Policy 20.147.080, an archaeological report was no prepared as there is no evidence indicating the property contains an archaeological resource and the property is not with 750 feet of a known archaeological resource. Standard Condition No. 3 has been included to require that if during the course of construction, any resources are uncovered at the site that work will be immediately halted and a professional archaeologist will be contacted to evaluate the resource. Therefore, as designed and sited, the project won't negatively impact any cultural or archaeological resources and complies with the applicable Policies under the 1982 General Plan and the Del Monte Forest Coastal Implementation Plan (CIP).
- i) Forest Resources. The project includes the removal of 21 Monterey Pine trees. Del Monte Forest CIP section 20.147.050 requires that a Coastal Development Permit be applied to a project that requires tree removal, for trees that are not deemed hazardous as determined by an arborist. As described in Finding No. 6, all 21 of the trees proposed for removal require the granting of a Coastal Development Permit, and the criteria to grant the permit have been met.
- j) Land Use Advisory Committee (LUAC). Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the Del Monte Forest LUAC because the project involves a Design Approval subject to the consideration by the Planning Commission. On May 21, 2026, the Del Monte Forest LUAC voted 6-0 in support of the project, with no members absent. The LUAC meeting minutes were not available prior to this hearing.
- k) The project planner conducted a site inspection on May 12, 2026, to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN250169.

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, Pebble Beach Community Services Fire Protection District, HCD-Engineering Services, 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. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to forest resources, soils and geologic hazards. The following reports have been prepared:
 - “Geotechnical Investigation” (County of Monterey Library No. LIB250353) prepared by Greg Bloom with Butano Geotechnical Engineering, Watsonville, CA, May 8, 2024.
 - “Tree Impact Assessment” (County of Monterey Library No. 250352) prepared by Vaughan Forestry, Felton, CA, February 13, 2026.

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) Staff conducted a site inspection on May 12, 2026, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250169.

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, Pebble Beach Community Services Fire Protection District, HCD-Engineering Services, Environmental Health Bureau, and HCD - Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided to the proposed residence. The property will be served potable water by CalAM and will connect to Pebble Beach Community Services District (PBCSD) for sewer.
 - c) Staff conducted a site inspection on May 12, 2026, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250169.

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 12, 2026, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250169.

5. **FINDING:** **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 allows the construction of new residences and accessory structures on residentially zoned properties.
 - b) The project proposes construction of the first single-family dwelling, with a detached garage and an accessory dwelling unit on a residentially zoned property. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor (see Finding 1), and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction see (Finding 6). There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - d) No adverse environmental effects were identified during staff review of the development application.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning can be found in Project File PLN250169.

6. **FINDING:** **TREE REMOVAL** – The siting, location, size and design has been established to minimize tree removal and has been limited to that required for overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) The project includes application for the removal of twenty-one Monterey Pine trees. In accordance with Del Monte Forest CIP section 20.147.050, a Coastal Development Permit is required to authorize the removal of native trees. The criteria to grant said permit have been met.
 - b) Pursuant to DMF CIP section 20.147.050, an arborist report (County of Monterey Library No. LIB250352) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 61

trees within the subject property and determined that the condition of these trees range to be in fair, poor/fair, and poor. The original project scope included the removal of 40 native trees. After discussions with HCD-Planning staff, the project scope was revised to reduce the tree removal to 24, and ultimately to 21. Revisions requested by staff to reduce tree removal, in accordance with DMF LUP Policies 20.147.050.C & 20.147.070.B, included relocating the proposed ADU to save a 38-inch Monterey pine, enhancing tree protection around a cluster of 11 Monterey pines, and reconfiguring the driveway. Therefore, as proposed, the project includes the removal of 21 Monterey Pine trees, with only one landmark Pine proposed for removal. The DMF LUP prohibits the removal of Coast live oak trees and does not place the same level of protection on Monterey pine trees. Fourteen of the trees sited for removal are within the building footprint, and the remaining seven are adjacent to the residence and would likely be impacted as a result of construction and excavation.

- c) The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested. The site's trees are located sporadically throughout the property and more heavily clustered in the center. Thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood, which range from approximately 4,000 to 8,000 square feet (see Finding No. 1, Evidence "e"). Fourteen of the trees to be removed are within the development footprint. The remaining trees to be removed are either within grading limits, or are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State's fuel management requirements and guidelines.
- d) If the project were to reconfigure the footprint of the residence, new (additional) trees may be impacted as a result due to the sporadic location of trees. The clustered design of the structures reduces the overall footprint of the development. Additionally, relocation of the proposed residence would not lessen the impact to trees and make it more difficult for the residence to conform to the required setbacks outlined in Title 20 section 20.14.060. As described above, the project has been modified to reduce the number of trees needing removal from 40 to 21. Therefore, the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.
- e) Title 20 requires a 1:1 replanting ratio, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. The project arborist recommends the replanting of twenty-two Monterey Pine and Monterey Cypress trees, with the minimum planting size to be 5-gallon containers per pine and cypress

tree (Condition No. 8). Replanting these twenty-two trees will continue to ensure the property's fuel loads can be adequately managed.

- f) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation, and bridging roots (Condition No. 5).
- g) No significant long-term effects on the forest ecosystem are anticipated. The project, as proposed, will not significantly reduce the availability of wildlife habitat over the long term as the site has surrounding forest areas which are to remain untouched.
- h) Staff conducted a site inspection on May 12, 2026, to verify that the tree removal is the minimum necessary for the project.
- i) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in Project File PLN250169.

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 public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.095.I. of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Del Monte Forest, Figure 8, Major Public Access and Recreational Facilities).

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because the site involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1) and conditionally allowed uses (i.e. tree removal).

DECISION

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

1. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and none of the exceptions pursuant to Section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow construction of 3,430 square foot single-family dwelling with a 440 square foot detached garage, a 700 square foot accessory dwelling unit, and associated site improvements; and 2) Coastal Development Permit to allow the removal of 21 trees.

PASSED AND ADOPTED this 10th day of June 2026, upon motion of Commissioner Diehl, seconded by Commissioner Gomez, by the following vote:

AYES: Getzelman, Mendoza, Gonzalez, Work, Diehl, Roberts, Monsalve, Gomez, Shaw

NOES: None

ABSENT: Hartzell

ABSTAIN: None

Signed by:

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Sarah Wikle
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUNE 15, 2026**.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JUNE 25, 2025**.

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250169

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN250169) allows allow the construction of a 3,300 square foot single family residence, a 935 square foot attached garage, a 452 square foot detached garage, associated site improvements and a 780 square foot accessory dwelling unit; and the removal of 21 trees. The property is located at 3144 Spruance Road, Pebble Beach (Assessor's Parcel Number 008-501-004-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 26-019) was approved by the Planning Commission for Assessor's Parcel Number 008-501-004-000 on June 10th, 2026. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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

Responsible Department: Planning

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

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

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

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

8. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: Title 20 requires a 1:1 replanting ratio, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. The project arborist recommends the replanting of twenty-two Monterey Pine and Monterey Cypress trees, with the minimum planting size to be 5-gallon containers per pine and cypress tree.
Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

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. 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.

12. 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.

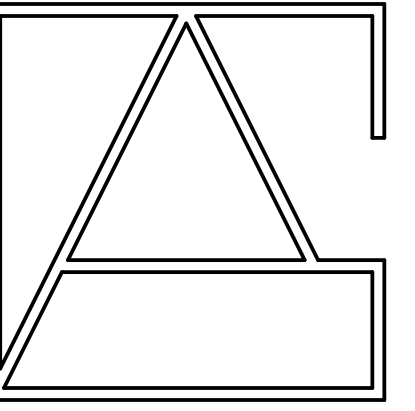
The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition.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

DEER PATH RESIDENCE

3144 SPRUANCE RD
PEBBLE BEACH, CA 93953



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PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABASAS, CA 91302

AUTHOR:

GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:

- 2025.05.12 PEBBLE BEACH ARB SUBMITTAL
- 2025.06.18 PLANNING SUBMITTAL 1
- 2025.09.30 PLANNING SUBMITTAL 2
- 2025.12.05 BUILDING & SAFETY SUBMITTAL 1
- 2026.01.09 PLANNING SUBMITTAL 3
- 2026.02.25 PLANNING SUBMITTAL 4



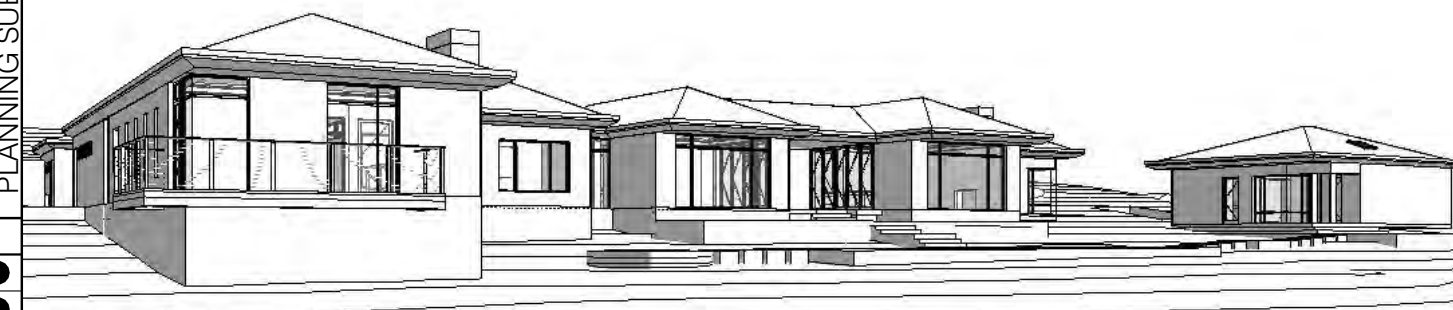
5/14/2026

G0.00

COVER SHEET

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		PLANNING SUBMITTAL 1			
		PLANNING SUBMITTAL 2			
		PLANNING SUBMITTAL 3			
		BUILDING & SAFETY SUBMITTAL 1			
		PLANNING SUBMITTAL 4			

3144 SPRUANCE RD PEBBLE BEACH, CA 93953



PROJECT TEAM

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AMANDA STJÄRNSTRÖM
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LOS ANGELES, CA 90035
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SURVEYOR
LANDSET ENGINEERS, INC.
520 CRAZY HORSE CANYON ROAD, UNIT B
SALINAS, CA 93907
GUY R. GIRAURDO
T: 831.443.6970

PROJECT DESCRIPTION:
NEW 3,430 SF 4 BED 4 BATH END-USER SINGLE FAMILY RESIDENCE WITH ATTACHED FOUR-CAR GARAGE AND DETACHED ONE-CAR GARAGE TOTALING 5,370 GROSS SF. SITE WORK INCLUDES POOL, SPA, SITE WALLS, AND DRIVEWAY. NEW 700 SF 2 BED 2 BATH ADU. PROJECT APPROVED BY PEBBLE BEACH CO. ARCHITECTURE REVIEW BOARD ON MAY 22, 2025
PLN#: PLN250169
BLD#: 25CP04123

PROPERTY INFORMATION:
ADDRESS: 3144 SPRUANCE RD, PEBBLE BEACH, CA 93953
APN: 008-501-004-000
TRACT: 501
LOT: 3
LOT AREA: 43,581 SF

ZONING INFORMATION:
LUP: Pebble Beach East
ZONING: Low Density Residential (LDR-1)
COASTAL: Coastal Zone
FIRE: Very High Fire Severity Zone
SETBACKS: FRONT (SPRUANCE): 30'-0" MAIN / 50'-0" ACCESSORY
FRONT (DEER PATH): 30'-0" MAIN / 50'-0" ACCESSORY
SIDE: 20'-0" MAIN / 6'-0" ACCESSORY
HEIGHT: ALLOWABLE: 30'-0" MAIN / 15'-0" ACCESSORY
PROPOSED: 15'-0" MAIN / 15'-0" ACCESSORY

PER MONTEREY COUNTY MUNICIPAL CODE TITLE 20 COASTAL ZONING CHAPTER 20.14.060 SITE DEVELOPMENT STANDARDS

AREA CALCULATIONS:
PROPOSED MAIN STRUCTURE GROSS SQUARE FOOTAGE: 5,370 SF
MAIN STRUCTURE = HOUSE (3,840 SF) + ATTACHED GARAGE (1,025 SF) + DETACHED GARAGE (505 SF)
PROPOSED ADU GROSS SQUARE FOOTAGE: 780 SF
GROSS SQUARE FOOTAGE OF ALL AREA WITHIN EXTERIOR FACE OF EXTERIOR WALLS
ADU GROSS SQUARE FOOTAGE < 800SF THEREFORE A STATE EXEMPT ADU

PROPOSED MAIN STRUCTURE NET SQUARE FOOTAGE: 3,430 SF
PROPOSED ADU NET SQUARE FOOTAGE: 700 SF
NET SQUARE FOOTAGE OF ALL AREA WITHIN INTERIOR FACE OF EXTERIOR WALLS, EXCLUDING GARAGE AREA

FAR: 20% MAX LOT AREA (8,716 SF)
PROPOSED FAR: 5,370 SF/LOT AREA = 12.3%
PER MONTEREY COUNTY MUNICIPAL CODE TITLE 20 COASTAL ZONING CHAPTER 20.14.060 SITE DEVELOPMENT STANDARDS

BUILDING SITE COVERAGE:
PER ZONING REGULATIONS WITHIN THE DEL MONTE FOREST:
THE AREA COVERED BY A STRUCTURE(S) INCLUDING DECKS OR TERRACES THAT ARE 24" OR MORE ABOVE GROUND OR EAVES THAT EXCEED 30', DIVIDED BY THE LOT SQUARE FOOTAGE
ALLOWABLE BUILDING SITE COVERAGE: 15% LOT AREA = 6,537 SF
PROPOSED BUILDING SITE COVERAGE: 6,440 SF

IMPERVIOUS SURFACE COVERAGE:
PER MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN 20.147.030 A.1.(b) FRESHWATER AND MARINE RESOURCES: IMPERVIOUS SURFACE (STRUCTURAL AND SITE IMPROVEMENTS) COVERAGE FOR RESIDENTIAL DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 9,000 SF
ALLOWABLE IMPERVIOUS SURFACE: 9,000 SF
PROPOSED IMPERVIOUS SURFACE: 8,520 SF
- MAIN STRUCTURE: 6,440 SF
MAIN HOUSE + DETACHED GARAGE
- SITE FEATURES: 630 SF
POOL + SPA + FIRE PIT + PATIO
- EQUIPMENT: 380 SF
HVAC + POOL EQUIPMENT
- HARDSCAPE: 1,070 SF
SITE WALLS + IMPERMEABLE HARDSCAPE

PROPOSED ESTIMATED CUT: 478 CY
PROPOSED ESTIMATED FILL: 597 CY
SEE CIVIL DOCUMENT EW-1 FOR REFERENCE

CONSTRUCTION NOTES:
ALL CONSTRUCTION RELATED VEHICLES SHALL BE PARKED ON THE PROPERTY DURING CONSTRUCTION.
WHEN NO SPACE IS AVAILABLE ON THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PARKING OFF-SITE. IN THE EVENT OF OBSTRUCTION TO THE ROAD RIGHT-OF-WAY OR THE FLOW OF TRAFFIC IN ANY WAY, INCLUDING THE TEMPORARY PARKING OF CONSTRUCTION RELATED VEHICLES, THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FACILITIES AND MEASURES, INCLUDING COMPETENT FLAG PEOPLE AT BOTH ENDS OF THE OBSTRUCTION, TO ASSIST IN THE SAFE FLOW OF TRAFFIC.

PLEASE REFER TO A1.5 FOR CONSTRUCTION PARKING PLAN
CONSTRUCTION ESTIMATED TO COMMENCE FALL OF 2026
CONSTRUCTION ESTIMATED AT 24 MONTHS

APPLICABLE CODES:
ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL AND STATE CODES, ORDINANCES, & REGULATIONS
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA ENERGY STANDARDS
- INCLUDING ALL CODES, ORDINANCES, & AMENDMENTS BY MONTEREY COUNTY

PROJECT VALUATION:
MAIN STRUCTURE: 3,300 SF X \$400 = \$1,320,000
GARAGES: 1,390 SF X \$250 = \$347,500
ADU: 640 SF X \$400 = \$256,000
WALLS/HARDSCAPE: 1,940 SF X \$150 = \$291,000
LANDSCAPE: 35,040 SF X \$5 = \$175,200
TOTAL: = \$2,133,700

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CE-6	SCHEMATIC GRADING & DRAINAGE P...								
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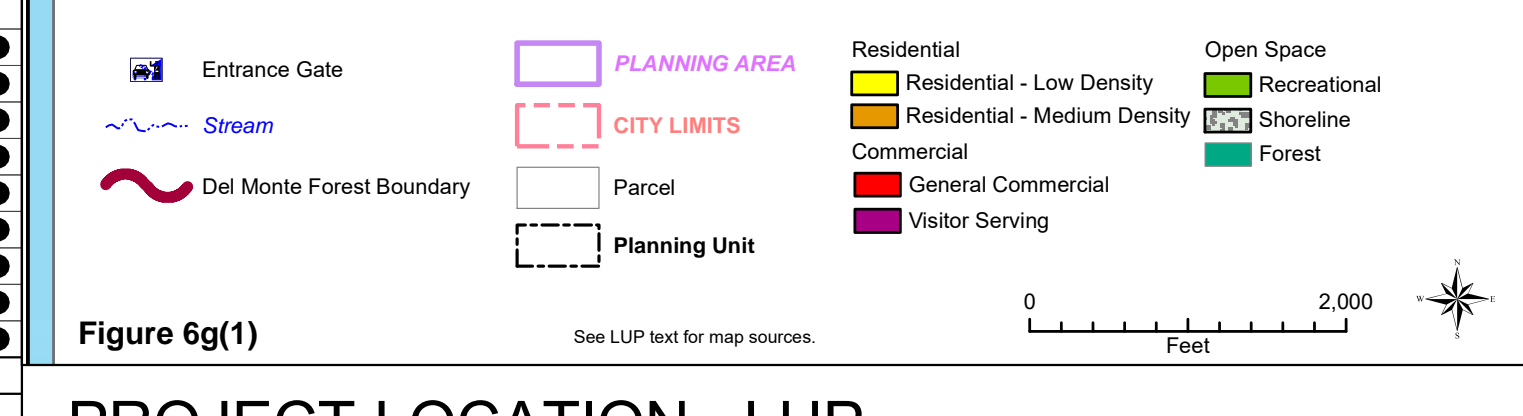
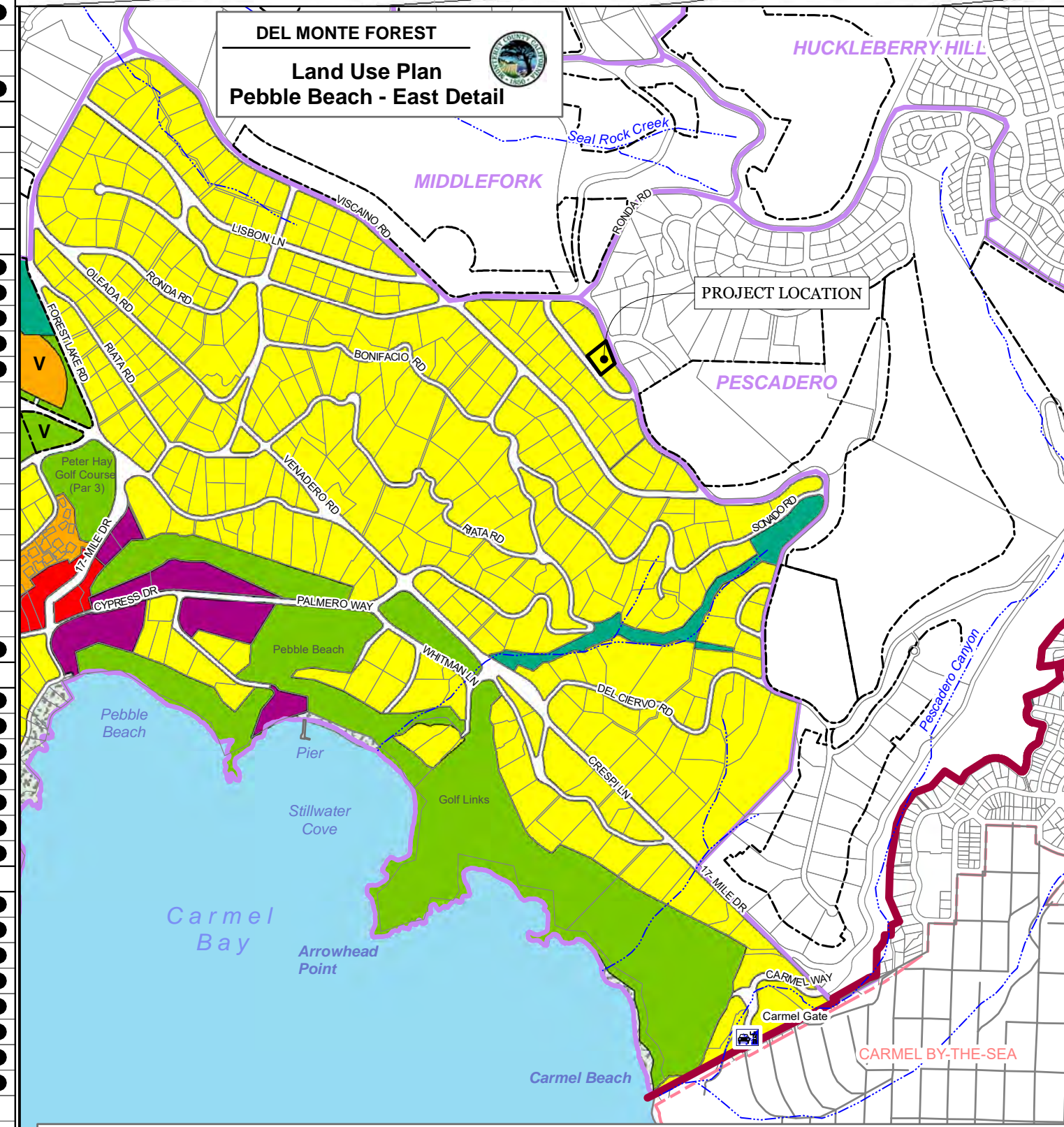
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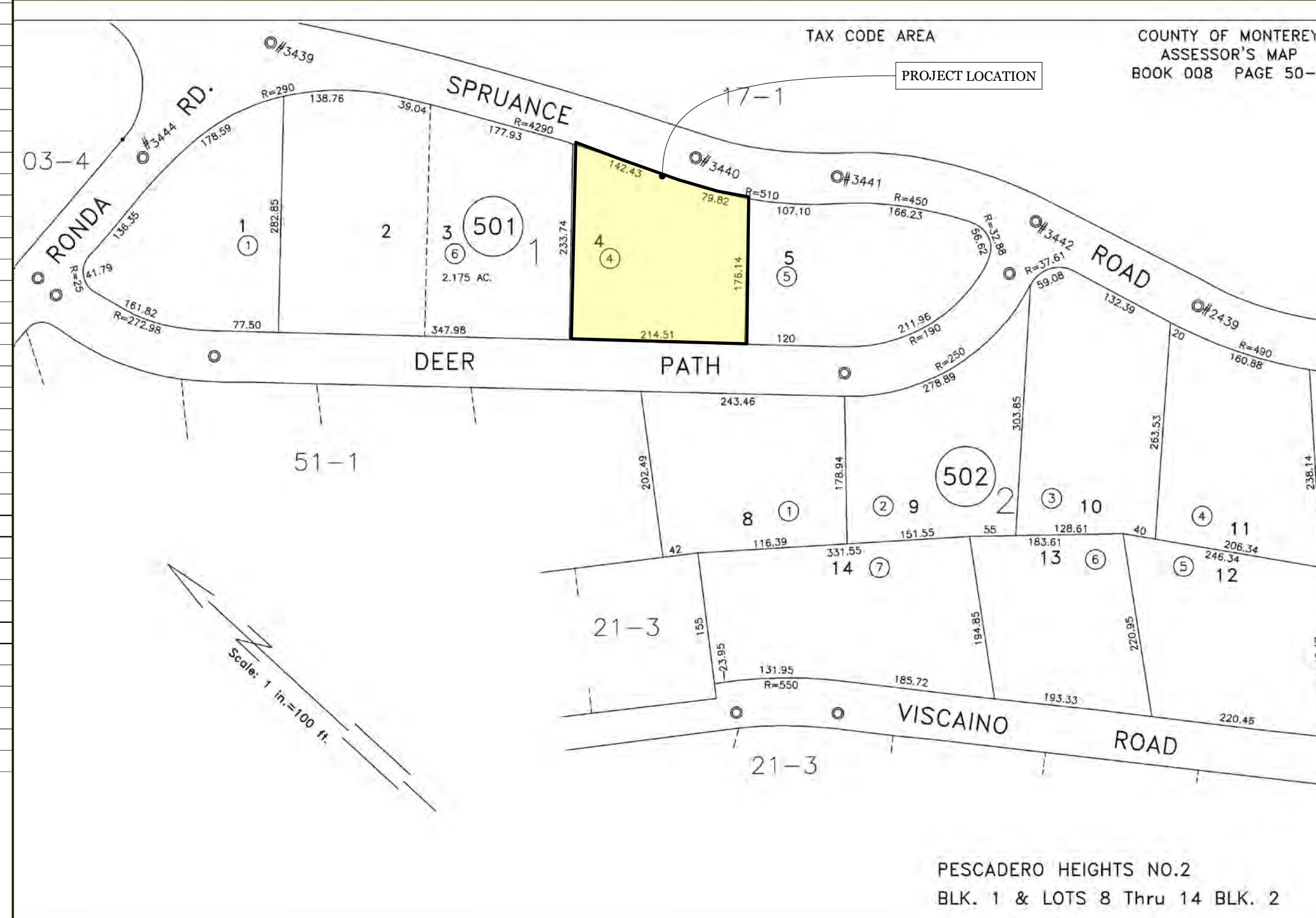
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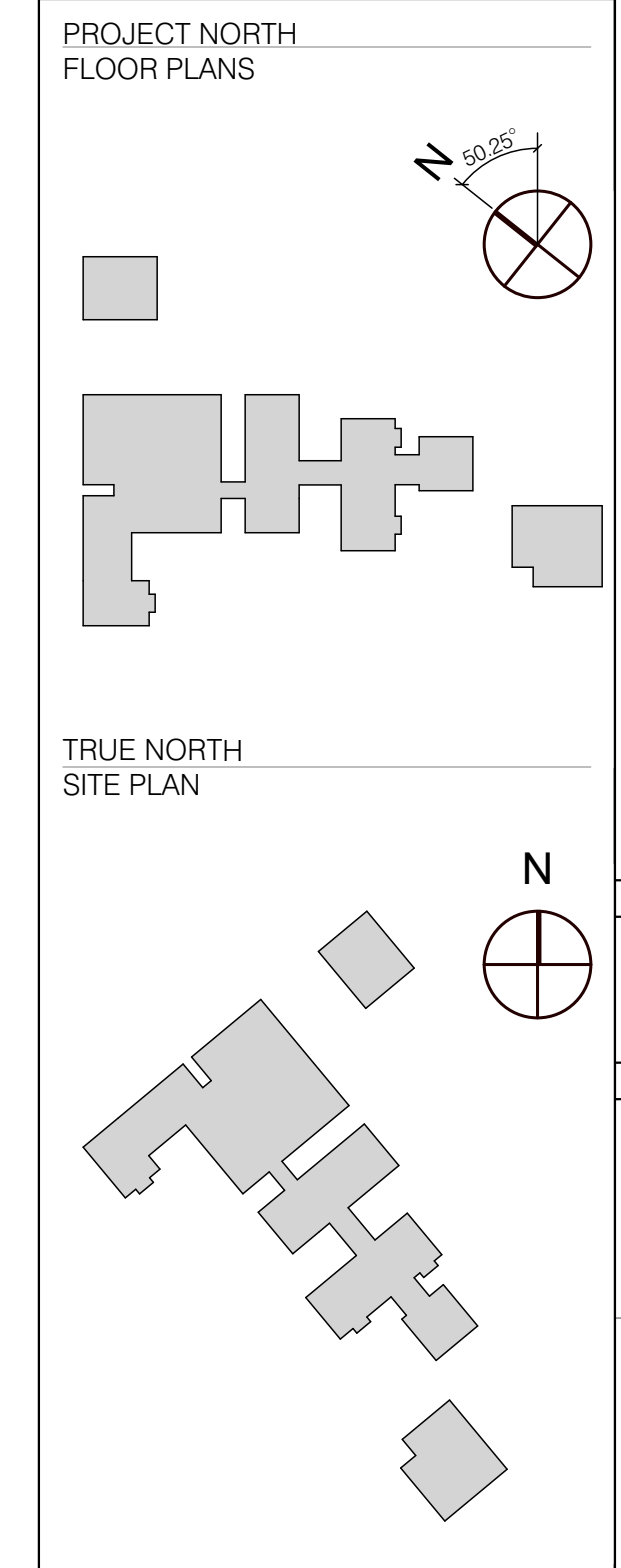
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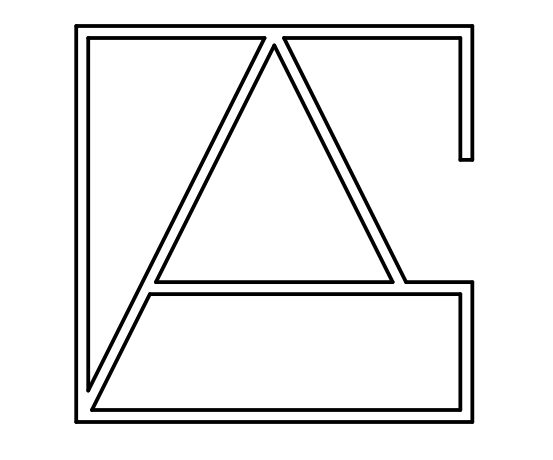
PROJECT LOCATION - LUP



PROJECT LOCATION - ASSESSOR



ORIENTATION KEY



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PROJECT:
DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953
OWNER:
LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABAS, CA 91302
AUTHOR:
GRANT NUNNELEE &
AMANDA STJÄRNSTRÖM

ISSUANCE:
2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.05.16
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2
2025.12.05
BUILDING & SAFETY SUBMITTAL 1
2026.01.05
PLANNING SUBMITTAL 3
2026.02.25
PLANNING SUBMITTAL 4

5/14/2026

G1.00

PROJECT INFORMATION

SCHEDULE B EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession or the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

END OF SCHEDULE B - PART I

- owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.
Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.
3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT
The Insured must notify the Company promptly in writing if the Insured has Knowledge of:
a. any litigation or other matter for which the Company may be liable under this policy; or
b. any rejection of the Title as Unmarketable Title.
If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.
4. PROOF OF LOSS
The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.
5. DEFENSE AND PROSECUTION OF ACTIONS
a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to choose for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its option, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.
6. DUTY OF INSURED CLAIMANT TO COOPERATE
a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide the defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.
When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:
i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.
If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.
b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6.b. will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.
7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY
In case of a claim under this policy, the Company has the following additional options:
a. To Pay or Tender Payment of the Amount of Insurance
To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

SCHEDULE B EXCEPTIONS FROM COVERAGE (continued)

PART II

- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.
2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
3. The herein described Land is within the boundaries of the Mello-Roos Community Facilities District(s). The annual assessments, if any, are collected with the county property taxes. Failure to pay said taxes prior to the delinquency date may result in the above assessment being removed from the county tax roll and subjected to Accelerated Judicial Bond Foreclosure. Inquiry should be made with said District for possible stripped assessments and prior delinquencies.
4. The herein described property lies within the boundaries of a Mello-Roos Community Facilities District (CFD) as follows:
CFD No.: 2016-01
For: Community Facilities District
Disclosed by: Official Records
Recording Date: April 11, 2017
Recording No.: 2017-19116, of Official Records
This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City of Pebble Beach, County of Monterey. The tax may not be prepaid.
Further information may be obtained by contacting:
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pacific Gas and Electric Company
Purpose: right of way
Recording Date: June 4, 1975
Recording No.: Book 981, Page 632, of Official Records

SCHEDULE B EXCEPTIONS FROM COVERAGE (continued)

- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording Date: January 3, 1977
Recording No.: Reel 1109, Page 335, Official Records
Said Covenants, Conditions and restrictions do provide for reversion of title in the event of a breach thereof.
A Notice
Entitled: Notice of Intent to Preserve Interest
Executed by: Pebble Beach Company, A California Partnership
Recording Date: January 8, 1988
Recording No.: Reel 2187, Page 720, Official Records
Reference is hereby made to said document for full particulars.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:
Reserved by: Del Monte Properties Company, a California Corporation
Purpose: Public utilities, pole lines, pipe lines, gas, water, sewer and telephone services and open culverts for the conveyance of surface water, ingress and egress
Recording Date: January 3, 1977
Recording No.: Reel 1109, Page 335, Official Records
Affects: A strip of land five feet in width along the rear and side lines of said land
8. Matters contained in that certain document
Recording Date: April 15, 2005
Recording No.: 2005-36940, of Official Records
Reference is hereby made to said document for full particulars.
9. A Notice
Entitled: County of Monterey Proposed by annexation in the Future to California Home Finance Authority, Community Facilities District No. 2014-1 (Clean Energy)
For: To Form Community Facilities District
Recording Date: March 18, 2016
Recording No.: 2016014152 of Official Records
Reference is hereby made to said document for full particulars.

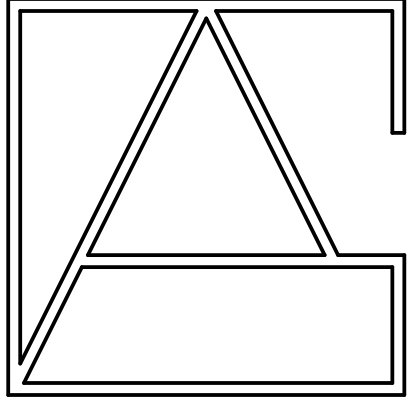
END OF SCHEDULE B - PART II

- 13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT
a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.
14. POLICY ENTIRE CONTRACT
a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
i. modify any prior endorsement,
ii. extend the Date of Policy,
iii. insure against loss or damage exceeding the Amount of Insurance, or
iv. increase the Amount of Insurance.
15. SEVERABILITY
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.
16. CHOICE OF LAW AND CHOICE OF FORUM
a. Choice of Law
The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.
The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.
b. Choice of Forum
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.
17. NOTICES
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:
Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department
18. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH THIS POLICY, ARE BROUGHT AS A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY, NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.
19. ARBITRATION
a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is Two Million and No/100 Dollars (\$2,000,000) or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than Two Million and No/100 Dollars (\$2,000,000), any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.altarules.com. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

CONDITIONS

- 1. DEFINITION OF TERMS
In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:
a. "Affiliate": An Entity:
i. that is wholly owned by the Insured; or
ii. that wholly owns the Insured; or
iii. that Entity and the Insured are both wholly owned by the same person or entity.
b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
c. "Date of Policy": The Date of Policy stated in Schedule A.
d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
iii. asserts a right to enforce a PACA-PSA Trust.
f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
g. "Insured":
i. (a). The Insured named in Item 1 of Schedule A;
(b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
(c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
(d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity, or
(e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
(1). an Affiliate;
(2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
(3). a spouse who receives the Title because of a dissolution of marriage;
(4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
(5). another Insured named in Item 1 of Schedule A.
ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.
2. CONTINUATION OF COVERAGE
This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:
a. retains an estate or interest in the Land;

END OF CONDITIONS



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABAS, CA 91302

AUTHOR:

GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:

2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.05.15
PLANNING SUBMITTAL 1
2025.05.31
PLANNING SUBMITTAL 2
2025.12.05
BUILDING & SAFETY SUBMITTAL 1
2026.01.09
PLANNING SUBMITTAL 3
2026.02.25
PLANNING SUBMITTAL 4

- ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 19. The arbitrator does not have authority to conduct any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims under any circumstance.
c. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 19, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 19.
d. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

2/25/2026

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION
 NOTE: When approved and signed by the Jurisdiction, this form must be submitted with complete Construction Plans to conserve@mpwmd.net

5 Harris Court, Bldg. G (Ryan Ranch) • Monterey, CA 93940 • (831) 658-5601
 Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.
ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:
 Name: Michael & Lela Nunnelee
 Daytime telephone: 818-456-2734
 E-Mail Address: lunnelee@att.net

2. AGENT/REPRESENTATIVE INFORMATION:
 Name: GRANT NUNNELEE & AMANDA STJARNSTRÖM
 Daytime telephone: 818-326-0362
 E-Mail Address: nunneleeg@gmail.com

3. PROPERTY INFORMATION:
 Address: 3144 Spruance Rd, Pebble Beach, CA 93959
 Water Company serving parcel: California American Water Assessor's Parcel Number (APN) 008 501 004
 Is a Water Meter needed? YES or NO If yes, how many? 2
 NOTE: Separate Water Meters are required for each User, other than certain Residential uses that may qualify for in-line meters.

4. PROJECT DESCRIPTION (Be thorough and detailed):
 NEW 1300 SF 4 BED 4 BATH END USER SINGLE FAMILY RESIDENCE WITH ATTACHED FOUR CAR GARAGE AND DETACHED ONE CAR GARAGE. TOTALING 4,000 SF. SITE WORK INCLUDES POOL, SPA, SITE WALLS AND DRIVEWAY.
 NEW 750SF 2 BED 2 BATH ADU. PROJECT APPROVED BY PEBBLE BEACH CO. ARCHITECTURE REVIEW BOARD ON MAY 22, 2025

5. INSTRUCTIONS: Table No. 1 should list the fixtures on the property as they exist before the project. Table No. 2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per Dwelling Unit.

Table No. 1 Existing Property Fixture Count (All fixtures before project)				Table No. 2 Post Project Fixture Count (All fixtures after project)			
Type of Fixture	Fixture	Value	Count	Type of Fixture	Fixture	Value	Count
Washbasin	x	1.0	0	Washbasin	x	1.0	5
Two Washbasins in the Master Bathroom	x	1.0	0	Two Washbasins in the Master Bathroom	x	1.0	2
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	x	1.8	0	Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	x	1.8	10.8
Toilet, High Efficiency (HET)	x	1.3	0	Toilet, High Efficiency (HET)	x	1.3	0
Toilet, Ultra High Efficiency (UHET)	x	0.8	0	Toilet, Ultra High Efficiency (UHET)	x	0.8	0
Urinal, Pst (0.125 gallon maximum)	x	0.1	0	Urinal, Pst (0.125 gallon maximum)	x	0.1	0
Urinal, Zero Water Consumption	x	0.0	0	Urinal, Zero Water Consumption	x	0.0	0
Master Bath (one per Dwelling) Tub&Shower Stall	x	3.0	0	Master Bath (one per Dwelling) Tub&Shower Stall	x	3.0	3
Large Bathtub (may have Showerhead above)	x	3.0	0	Large Bathtub (may have Showerhead above)	x	3.0	3
Standard Bathtub or Shower Stall (one head)	x	2.0	0	Standard Bathtub or Shower Stall (one head)	x	2.0	6
Additional shower heads, body spray, etc	x	2.0	0	Additional shower heads, body spray, etc	x	2.0	2
Shower System, Rain Bar/ Custom Shower (spec's)	x	2.0	0	Shower System, Rain Bars/Custom Shower (spec's)	x	2.0	0
Kitchen Sink (with optional Dishwasher)	x	2.0	0	Kitchen Sink (optional dishwasher)	x	2.0	0
Kitchen Sink with High Efficiency Dishwasher	x	1.5	0	Kitchen Sink with High Efficiency Dishwasher	x	1.5	4.5
Dishwasher, each additional (optional sink)	x	2.0	0	Dishwasher, each additional (optional sink)	x	2.0	0
Dishwasher, High Efficiency (with opt. sink)	x	1.5	0	Dishwasher, High Efficiency (with opt. sink)	x	1.5	0
Laundry Sink/Utility Sink (one per Site)	x	2.0	0	Laundry Sink/Utility Sink (one per Site)	x	2.0	0
Clothes Washer	x	2.0	0	Clothes Washer	x	2.0	0
Clothes Washer, (HECW)	x	1.0	0	Clothes Washer, (HECW)	x	1.0	2
Bidet	x	2.0	0	Bidet	x	2.0	0
Bar Sink	x	1.0	0	Bar Sink	x	1.0	1
Entertainment Sink	x	1.0	0	Entertainment Sink	x	1.0	0
Vegetable Sink	x	1.0	0	Vegetable Sink	x	1.0	1
Swimming Pool (each 100 sq-ft of pool surface)	x	1.0	0	Instant-Access-Hot-Water System (fixture credit)	x	-0.5	0
Other	x			Subtotal proposed indoor fixtures			40.3
Other	x			Landscape - Refer to District Rule 142.1			67.6
Other	x			"Water Efficient Landscape Requirements"			
Other	x			Swimming Pool (each 100 sq-ft of pool surface)	x	1.0	2

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 0 **PROPOSED FIXTURE UNIT COUNT TOTAL = 110.9**

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the project's Capacity to use water. "PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.

6. I certify under penalty of perjury that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

[Signature] **GRANT NUNNELEE (AGENT)** 9-30-2025
 Signature of Owner/Agent Print Name Date

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

Pure Water Water Entitlement Public Credits Paratub/Pre-Paratub Allocation WDS (Private Well) Other

Second Bathroom Protocol No Water Needed

Authorized by: _____ Date _____ Amount _____ Notes _____

City/County Permit Number _____

This form expires after five years from date of authorization for this project by the Jurisdiction or more frequently as determined by the Jurisdiction.

Capitalized terms are defined in MPWMD Rule 11, Definitions
 U:\demand\Work\Forms\Applications\Residential Water Release & Permit Application Revised 20250301.pdf

WPWMD

County of Monterey Housing & Community Development ADDRESS REQUEST FORM

Planning - Building - Housing
 2442 Schilling Place, South 2nd Floor
 Salinas, California 93901-4527
 (831) 755-5025

General Information
 Current Parcel Owner: Lela and Michael Nunnelee Applicant Name: Grant Nunnelee
 Address: 23558 Park Hacienda, Calabasas, CA, 91302 Phone: 818-326-0362
 Email: nunneleeg@gmail.com

Address Assignment Information
 Purpose of Request: (check one)
 New Address for a New Parcel No related permits to this request
 Additional Address for Existing Parcel Related to a Planning Application: Submittal Imminent
 Change or Replace Addresses or Unit Numbers Related to a Construction Permit: _____

Current Address(es): (#, road name, and unit) 3144 Spruance Rd, Pebble Beach, CA, 93953
 Current Assessor's Parcel Number(s): (list all affected APNs) 008-501-004-000

Proposed Address(es): (#, road name, and unit)
3144 Spruance Rd, Pebble Beach, CA, 93953

Retired Address(es): (if applicable)
 N/A

Address Assignment Conditions
 Ownership: Addresses may be issued only to parcel owners. If you are a representative, please provide a completed Agent Declaration form.
 Address Plan: Provide a site plan or map including parcel boundary, driveway location, current or proposed structure locations, and front door locations.
 Fees: The first address assignment is free of charge. For each additional address, please refer to the adopted HCD land use fee schedule found on the HCD website <http://www.cpuc.monterey.ca.us/~/media/CommunityDevelopment/Development/PermitCenter/permits-fee-schedule>

Applicant Acknowledgement
 I/We attest that I/we are the current owners of the property(ies) affected by this address request form and that the above information is true to the best of my/our knowledge.
[Signature] 2/10/2025
 Parcel Owner's Signature Date

FOR OFFICE USE ONLY: New Address: _____ City/Community: _____ By: _____
 Road: Private County: _____ Date: _____

Address Assignment Process
 1. **Submittal:** Applicant submits the application form to Email 299-addressrequest@co.monterey.ca.us or online at: <https://aca-prod.accela.com/MONTEREY/Default.aspx>
 2. **Review:** Staff will review the application and obtain approvals. If the request is not acceptable, the applicant will be contacted to revise. Address requests require up to 5 working days following payment receipt to process.
 3. **Notification:** Once approved, staff will process the assignments and notify the Property Owner, County Departments, the US Postal Service, and utility companies.

Address Request Form 02/26/2024

ADDRESS REQUEST FORM

RECORDING REQUESTED BY:
 Chicago Title Company

Kochiti Marina Camacho
 Monterey County Clerk-Recorder
 Received at the request of
 CHICAGO TITLE CARMEL - 3765

2024007514
 03/05/2024 08:31:54
 Titles: 1 Pages: 3
 Fees: \$38.00
 Taxes: \$2259.00
 AMT PAID: \$2338.00

#Parcel ID(s): 008-501-004-000

Dated: February 16, 2024
 IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Vanessa W. Lok, Trustee of The V. W. Lok Living Trust dated September 27, 2018, as to such undivided 70% interest
 BY: [Signature]
 Vanessa W. Lok
 Trustee
 Vanessa W. Lok

Escrow No.: FWMN-5272300403
 Property Address: 3144 Spruance Rd, Pebble Beach, CA 93953
 APN/Parcel ID(s): 008-501-004-000

GRANT DEED

The undersigned grantor(s) declare(s)
 This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$2,299.00 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.
 The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Vanessa W. Lok, Trustee of The V. W. Lok Living Trust dated September 27, 2018, as to such undivided 70% interest and Vanessa W. Lok, an unmarried woman, as her sole and separate property, an undivided 30% interest

hereby GRANT(S) to Michael J. Nunnelee and Lela Sagheb Nunnelee, Trustees of The Michael Nunnelee and Lela Sagheb Nunnelee Revocable Trust

the following described real property in the Unincorporated Area of the County of Monterey, State of California:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
 PROPERTY COMMONLY KNOWN AS: 3144 Spruance Rd, Pebble Beach, CA 93953

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Printed: 03/01/24 @ 08:32 AM
 CA-CT-FWMN-02180-05457-FWMN-5272300403

CALIFORNIA AMERICAN WATER

August 25, 2025

Lela & Michael Nunnelee
 1715 S Garth Ave
 Los Angeles CA 90035

Owners: Lela & Michael Nunnelee
 Service Address: 3144 Spruance Road, Pebble Beach CA 93953
 APN: 008-501-004-000

TO WHOM IT MAY CONCERN:

This letter serves as notification that the above-referenced property (the "Service Address") is located within the California American Water ("CAW") water service area. CAW will provide water service to the Service Address pursuant to the rules, regulations, and tariffs of the California Public Utilities Commission (CPUC), and in accordance with all applicable federal, state and local laws, regulations, rules, ordinances and restrictions, including those of the Monterey Peninsula Water Management District (MPWMD), and including any order of the California State Water Resources Control Board (SWRCB) that may be issued prior to the date service is initiated.

A party wishing to initiate water service (the "Applicant") must comply with all CAW Tariff Schedules that are on file with the CPUC, as they may be amended from time to time. Among other things, the Tariff Schedules require that the Applicant submit an application to CAW, obtain all required permits (which may include a water permit from MPWMD), and pay all required fees as a condition of initiation of service. CAW's Tariff Schedules are available on its website, www.californiaamwater.com. Availability of water service to the Service Address is subject to change before the Applicant has applied for water service and has received all required permits and paid all applicable fees required to initiate such service.

Sincerely,
[Signature]
 Tim O'Halloran, P.E.
 Engineering Manager, Coastal Division
nunneleeg@gmail.com
l.nunnelee@att.net

WE KEEP LIFE FLOWING™

California American Water P 888-237-1333 californiaamwater.com
 511 Forest Lodge Road, Suite 100
 Pacific Grove, CA 93950

CAN & WILL SERVE - WATER

GRANT DEED
 (continued)

#Parcel ID(s): 008-501-004-000

Dated: February 16, 2024
 IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Vanessa W. Lok, Trustee of The V. W. Lok Living Trust dated September 27, 2018, as to such undivided 70% interest
 BY: [Signature]
 Vanessa W. Lok
 Trustee
 Vanessa W. Lok

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
 County of SAN MATEO

On 02-26-2024 before me, MA S. OO (here insert name and title of the officer) Notary Public,

personally appeared VANESSA W. LOK who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Signature]
 Signature MA S. OO, Notary Public

Printed: 02/26/24 @ 09:04 AM
 CA-CT-FWMN-02180-05457-FWMN-5272300403

GRANT DEED

Nicholas R. Becker, General Manager/Secretary

PEBBLE BEACH COMMUNITY SERVICES DISTRICT
 3101 FOREST LAKE ROAD • PEBBLE BEACH, CALIFORNIA 93953 • (831) 373-1274 • www.pbcsd.org

July 24, 2025

Re: **Will Serve Letter for New Service Connection**
3144 Spruance Rd, Pebble Beach, CA
APN: 008-501-004

Dear Grant Nunnelee,

The Pebble Beach Community Services District confirms that it has reserved wastewater capacity and will serve the property referenced above. The District will review the proposed plans for the property as part of the County plan review process and will request several conditions be met prior to connection to the District wastewater collection system.

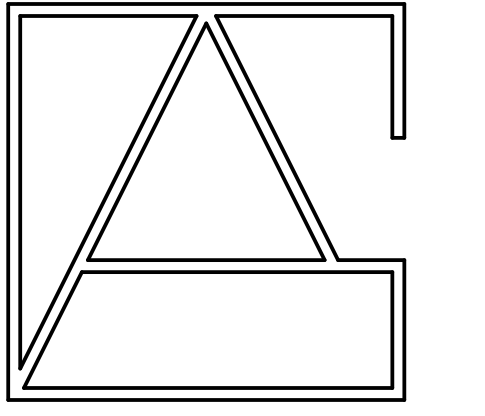
Please call (831-647-5609) or email (csimmons@pbcsd.org) if you have any questions or require additional information.

Sincerely,
[Signature]
 Chris Simmons, P.E.
 Principal Engineer

cc: Michael & Lela Nunnelee, Owners

BOARD OF DIRECTORS
 Jeffrey B. Froke, Ph.D. • Richard B. Gebhart • Leo M. Laska • Peter B. McKee • Richard D. Verbanec

CAN & WILL SERVE - SEWER



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PROJECT:
 DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA 93953

OWNER:
 LELA & MICHAEL NUNNELEE
 23358 PARK HACIENDA
 CALABASAS, CA 91302

AUTHOR:
 GRANT NUNNELEE &
 AMANDA STJARNSTRÖM

ISSUANCE:
 2025.05.12
 PEBBLE BEACH ARB SUBMITTAL
 07/29/25
 PLANNING SUBMITTAL 1
 07/29/25
 PLANNING SUBMITTAL 2
 2025.12.05
 BUILDING & SAFETY SUBMITTAL 1
 2026.01.05
 PLANNING SUBMITTAL 3
 2026.07.25
 PLANNING SUBMITTAL 4

2/25/2026

G1.02

PROPERTY DOCUMENTS



BUTANO GEOTECHNICAL ENGINEERING, INC.
 404 WESTRIDGE DRIVE, WATSONVILLE, CALIFORNIA 95076
 PHONE: 831.724.2612
 WWW.BUTANOGEOTECH.COM

November 17, 2025
 Project No. 24-101-M

Michael and Lela Nunnelee
 C/O Sotheby's International Realty
 3775 Via Nona Marie, Suite 100
 Carmel, CA 93923

ATTENTION: Michele Altman

SUBJECT: **GEOTECHNICAL PLAN REVIEW**
 Proposed Residential Project
 3144 Spruance Road
 Pebble Beach, Monterey County, California
 APN 008-501-004

REFERENCE: Butano Geotechnical Engineering, Geotechnical Investigation – Design Phase, Proposed Residential Construction, 3144 Spruance Road, Pebble Beach, Monterey County, California, Project No. 24-101-M, Dated May 8, 2024.

1. INTRODUCTION

- a. Per your request, we have reviewed the following plans for the proposed structure.
 - Civil Engineering by RJR Civil Engineering, Inc., Sheets: CE-1, CE-2, CE-3, EC-4, CE-5, CE-6, CE-7, CE-8, RW-1, RW-2, RW-3, RW-4, RW-5, RW-6, RW-7, EW-1, Dated November 14, 2025.
 - Structural Engineering by Ek Structural Engineers, Inc., Sheets: S0.01, S0.02, S0.03, S0.04, S1.12, S1.13, S2.00, S2.01, S2.02, S3.01, S3.02, S4.02, Dated November 11, 2025.
- b. The purpose of our review was to ensure the conformance of the geotechnical aspects of the plans with the geotechnical conditions present on the site and with the recommendations provided in the referenced report.

Geotechnical Plan Review
 3144 Spruance Road
 Monterey County, California

November 17, 2025
 Project No. 24-101-M
 Page 2

2. CONCLUSIONS AND RECOMMENDATIONS

- a. It is our opinion that the plans reviewed are in general conformance with the geotechnical conditions present and with the recommendations presented in the referenced report.
- b. The recommendations presented herein and in the referenced report should not be considered to preclude more restrictive criteria by the governing agencies or by structural considerations.
- c. In the event that changes are made to the plans, the revised plans should be forwarded to the Geotechnical Engineer to review for conformance with the previous recommendations.
- d. Observation and testing services should be provided by Butano Geotechnical Engineering, Inc. during construction of the subject project. All earthwork must be observed and approved by the Geotechnical Consultant. Any earthwork performed without the full knowledge and observation of Butano Geotechnical Engineering, Inc. will render the recommendations of this review invalid. During grading, all excavation, fill placement and compaction operations should be observed and field density testing should be performed to evaluate the suitability of the fill, and to determine that the applicable recommendations are incorporated during construction.

3. LIMITATIONS

- a. Our review was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented in this review.
- b. As in most projects, conditions revealed during construction may be at variance with preliminary findings. Should this occur, the changed conditions must be evaluated by the Geotechnical Engineer and revised recommendations provided as required.
- c. This report is issued with the understanding that it is the responsibility of the Owner, or his Representative, to ensure that the information and recommendations presented herein are brought to the attention of the Architect and Engineers for the

Geotechnical Plan Review
 3144 Spruance Road
 Monterey County, California

November 17, 2025
 Project No. 24-101-M
 Page 3

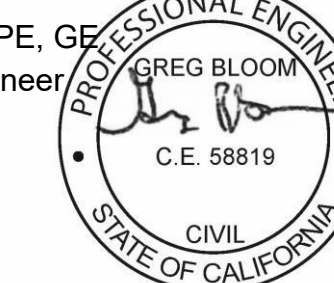
- d. project and incorporated into the plans, and that the Contractor and Subcontractors implement such recommendations in the field.
- d. This firm does not practice or consult in the field of safety engineering. We do not direct the Contractor's operations, and we are not responsible for other than our own personnel on the site, therefore, the safety of others is the responsibility of the Contractor. The Contractor should notify the Owner if he considers any of the recommended actions presented herein to be unsafe.
- e. The findings of this review are considered valid as of the present date. However, changes in the conditions of a site can occur with the passage of time, whether due to natural events or human activity on this or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur as a result of legislation or a broadening of knowledge. Accordingly, this review may become invalidated, wholly or partially, by changes outside our control. Therefore, this report is subject to review and revision as changed conditions are identified.

It is a pleasure being associated with you on this project. If you have any questions or if we may be of further assistance please do not hesitate to contact our office.

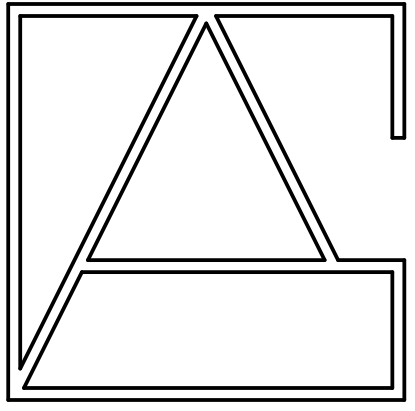
Sincerely,

BUTANO GEOTECHNICAL ENGINEERING, INC.

Greg Bloom, PE, GE
 Principal Engineer



Eugenio Jimenez
 Staff Engineer
 EIT. 182532



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PROJECT:

DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
 23358 PARK HACIENDA
 CALABASAS, CA 91302

AUTHOR:

GRANT NUNNELEE &
 AMANDA STJARNSTRÖM

ISSUANCE:

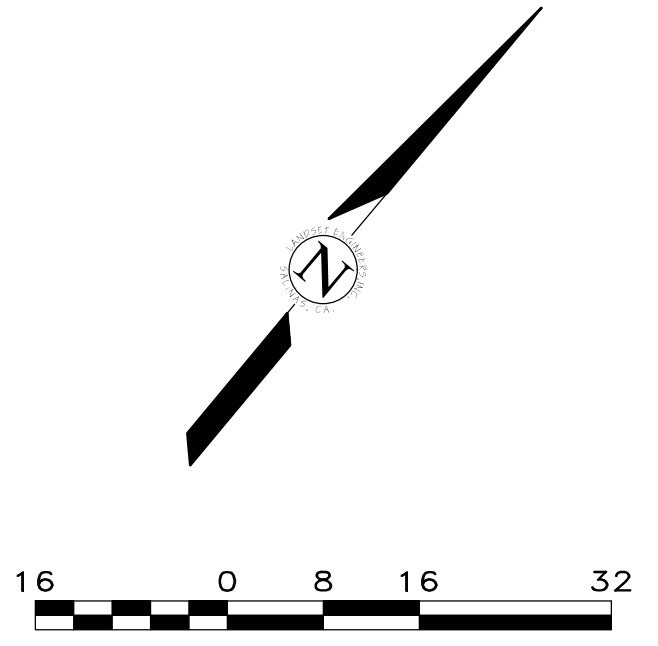
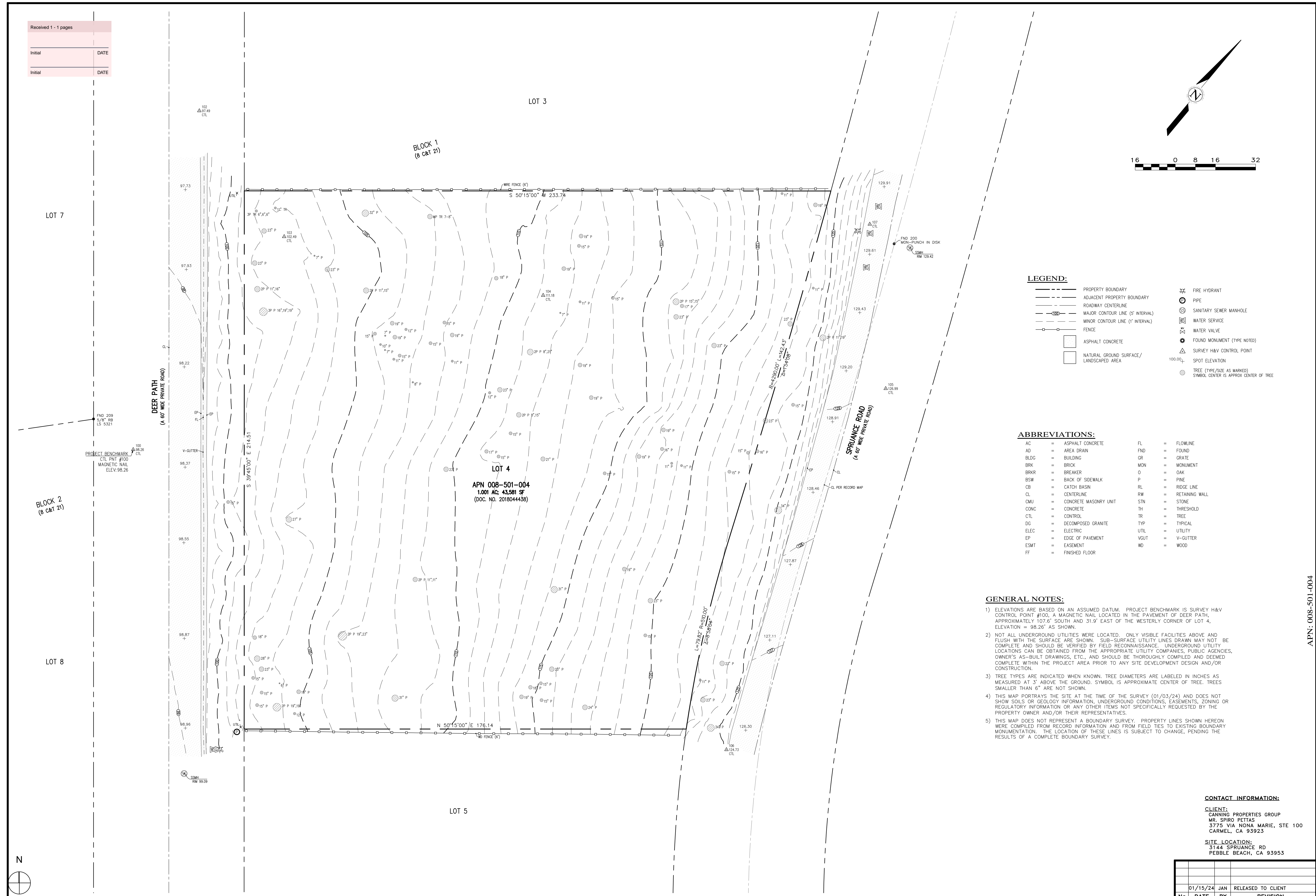
- 2025.05.12 PEBBLE BEACH ARB SUBMITTAL
- 2025.06.18 PLANNING SUBMITTAL 1
- 2025.09.31 PLANNING SUBMITTAL 2
- 2025.12.05 BUILDING & SAFETY SUBMITTAL 1
- 2026.01.09 PLANNING SUBMITTAL 3
- 2026.02.25 PLANNING SUBMITTAL 4

2/25/2026

G1.03

PROPERTY DOCUMENTS

Received 1 - 1 pages	
Initial	DATE
Initial	DATE



LEGEND:

- | | | | |
|-------|--|---|--|
| --- | PROPERTY BOUNDARY | ⊕ | FIRE HYDRANT |
| - - - | ADJACENT PROPERTY BOUNDARY | ⊙ | PIPE |
| --- | ROADWAY CENTERLINE | ⊗ | SANITARY SEWER MANHOLE |
| --- | MAJOR CONTOUR LINE (5' INTERVAL) | ⊕ | WATER SERVICE |
| --- | MINOR CONTOUR LINE (1' INTERVAL) | ⊕ | WATER VALVE |
| --- | FENCE | ⊕ | FOUND MONUMENT (TYPE NOTED) |
| □ | ASPHALT CONCRETE | ⊕ | SURVEY H&V CONTROL POINT |
| □ | NATURAL GROUND SURFACE/
LANDSCAPED AREA | ⊕ | SPOT ELEVATION |
| | | ⊕ | TREE (TYPE/SIZE AS MARKED) |
| | | ⊕ | SYMBOL CENTER IS APPROX CENTER OF TREE |

ABBREVIATIONS:

- | | | | | | |
|------|---|-----------------------|------|---|----------------|
| AC | = | ASPHALT CONCRETE | FL | = | FLOWLINE |
| AD | = | AREA DRAIN | FND | = | FOUND |
| BLDG | = | BUILDING | GR | = | GRATE |
| BRK | = | BRICK | MON | = | MONUMENT |
| BRKR | = | BREAKER | O | = | OAK |
| BSW | = | BACK OF SIDEWALK | P | = | PINE |
| CB | = | CATCH BASIN | RL | = | RIDGE LINE |
| CL | = | CENTERLINE | RW | = | RETAINING WALL |
| CMU | = | CONCRETE MASONRY UNIT | STN | = | STONE |
| CMWC | = | CONCRETE | TH | = | THRESHOLD |
| CTL | = | CONTROL | TR | = | TREE |
| DC | = | DECOMPOSED GRANITE | TYP | = | TYPICAL |
| ELEC | = | ELECTRIC | UTIL | = | UTILITY |
| EP | = | EDGE OF PAVEMENT | VQUT | = | V-GUTTER |
| ESMT | = | EASEMENT | WD | = | WOOD |
| FF | = | FINISHED FLOOR | | | |

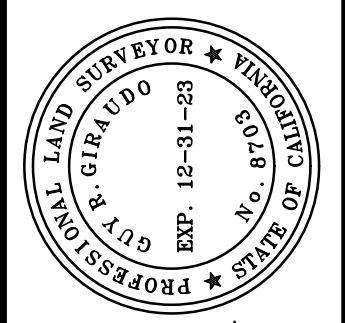
GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF DEER PATH, APPROXIMATELY 107.6' SOUTH AND 31.9' EAST OF THE WESTERLY CORNER OF LOT 4, ELEVATION = 98.26' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (01/03/24) 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 AND/OR THEIR REPRESENTATIVES.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

CLIENT:
CANNING PROPERTIES GROUP
MR. SPIRO PETTAS
3775 VIA NOMA MARIE, STE 100
CARMEL, CA 93923

SITE LOCATION:
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953



APPROVED BY:
Guy R. Girard
GUY R. GIRARD
P.L.S. No. 8703



APN: 008-501-004
TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2018044438
OFFICIAL RECORDS OF MONTEREY COUNTY
PEBBLE BEACH, CALIFORNIA
FOR
CANNING PROPERTIES GROUP

SCALE: 1" = 16'
DATE: JAN 2024
JOB NO. 2741-01
SHEET 1
OF 1 SHEETS

No.	DATE	BY	REVISION
	01/15/24	JAN	RELEASED TO CLIENT

2022 RESIDENTIAL STANDARD PLAN NOTES (CONTINUED)

ELECTRICAL

- NO ELECTRICAL PANELS IN CLOTHES CLOSETS OR BATHROOMS. MAINTAIN 36" FRONT CLEARANCE, 30" WIDE OR WIDTH OF EQUIPMENT & 6'-6" HEADROOM. (CEC 110.26)
- PROVIDE MIN. 3 LUG INTERSYSTEM BONDING BUS BAR AT MAIN SERVICE. (CEC 250.94)
- AUTOMATIC GARAGE DOOR OPENERS SHALL HAVE A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE. (SB-969)
- A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20" OF REBAR OR #4 COPPER WIRE IN BOTTOM OF A FOOTING REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A)(3)) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
- ALL 15/20-AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)
- ALL BRANCH CIRCUITS SUPPLYING 15/20-AMP OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBO TYPE AFCI. (CEC 210.12) PROVIDE A MINIMUM OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11)(C)(2)
- PROVIDE AT LEAST ONE 20A CIRCUIT FOR BATHROOM OUTLETS. (CEC 210.11)(C)(3)
- PROVIDE AT LEAST ONE OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES & WITHIN 3' OF OUTSIDE OF EACH BATHROOM BASIN. (CEC 210.52 (D), (F) & (G))
- FURNACES INSTALLED IN ATTICS AND CRAWL SPACES SHALL HAVE AN ACCESS PLATFORM, LIGHT SWITCH & SERVICE RECEPTACLE. (CEC 210.63)
- ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT FRONT & BACK (CEC 210.52(F))
- GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE GARAGE. EXCEPTION: READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS. ((CEC 210.11 (C)(4)) A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE. (210.52(G) (1))
- AT LEAST ONE WALL SWITCHED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED & DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC.). (CEC 210.70)
- KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4' O.C., WITHIN 24" OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C)) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN 2 MAY BE REQUIRED. 1 RECEPTACLE REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF COUNTER DEPTH BEHIND SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS. (CEC 210.52(C)(1))
- MAIN SERVICE DISCONNECT RATED NOT LESS THAN 100 AMPS. C.E.C. 230.79(C)
- RECEPTACLES SHALL BE INSTALLED AT 12" O.C. MAX IN WALLS STARTING AT 6" MAX FROM THE WALL END. WALLS 2" OR LONGER SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER THAN 10' SHALL HAVE A RECEPTACLE IN HALLWAYS. (CEC 210.52(A))
- RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C)) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC. SHALL NOT BE LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (CEC 410.10(D))
- LIGHTING/FAN FIXTURES IN WET/DAMP AREAS RATED FOR APPLICATION. (CEC 410.10)
- GFCI OUTLETS REQUIRED: ALL KITCHEN RECEPTACLES FOR COUNTERTOPS, DISHWASHERS, BATHROOMS, UNDER-FLOOR SPACES, UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, EXTERIOR OUTLETS, WITHIN 6' OF LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS, AND ALL GARAGE OUTLETS INCLUDING FOR A SINGLE DEVICE OR GARAGE DOOR OPENER. (CEC 210.8)
- ALL 15/20 AMP RECEPTACLES IN WET LOCATIONS SHALL HAVE BUBBLE COVERS. ALL RECEPTACLES IN WET LOCATIONS LISTED WEATHER-RESISTANT TYPE. (CEC 406.9(B)(1))
- CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES (CRC R315):
 - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
 - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

SMOKE ALARMS SHALL BE INSTALLED (CRC R314):

- IN EACH ROOM USED FOR SLEEPING PURPOSES.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
- IN EACH STORY, INCLUDING BASEMENTS.
- AT TOP OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.
- SHALL NOT BE INSTALLED WITHIN 20' HORIZONTALLY OF COOKING APPLIANCES & NO CLOSER THAN 3' TO REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314.3(4)).
- ALL SMOKE AND CO2 ALARMS HARDWIRED W/BATTERY BACKUP (CRC R314.4 & R315.1.2)
- WITHIN 10' TO 20' OF STOVE W/ALARM SILENCING SWITCH. CRC R314.3.3.

PLUMBING

- UNDERFLOOR CLEANOUTS LOCATED NOT MORE THAN 5' FROM UNDERFLOOR ACCESS. (CPC 707.9)
- ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CPC 312.13)
- PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR UV PROTECTED. (CPC 312.14)
- UNDERGROUND WATER LINES SHALL HAVE 14 AWG BLUE TRACER WIRE. (CPC 604.10.1)
- THE ADJACENT SPACE TO SHOWERS WITHOUT THRESHOLDS CONSIDERED A "WET LOCATION" WHEN USING THE CRC, CBC, AND THE CEC. (CPC 408.5)
- SHOWER COMPARTMENT MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (32" BY 32") AND CAPABLE OF ENCOMPASSING A 30" CIRCLE, MEASURED AT HEIGHT EQUAL TO TOP OF THE THRESHOLD AND MAINTAINED TO A POINT NOT LESS THAN 70" ABOVE SHOWER DRAIN OUTLET. (CPC 408.6) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH. (CPC 408.5)
- SHOWERS AND TUB SHOWERS, NON- ABSORBENT SURFACE UP TO 6" ABOVE THE FLOOR. (CRC R307.2) MINIMUM SHOWER RECEPTOR SLOPE IS 1/8" PER FOOT. (CPC 408.5)
- DOMESTIC HOT WATER LINES INSULATED TO THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE AND MINIMUM 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER. (CPC 609.11)
- WATER HEATERS LOCATED IN ATTICS, CEILING AND RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MINIMUM 1 1/2" DEEP PAN UNDER THE WATER HEATER WITH A MINIMUM 3/4 INCH DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 507.5)
- WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH (15" ON EACH SIDE) AND 24" MINIMUM CLEARANCE IN FRONT. (CPC 402.5)
- MAX HOT WATER TEMP FOR A BATHTUB OR WHIRLPOOL 120 DEGREES F. (CPC 408.3)
- PRESSURE RELIEF VALVE DRAINED TO OUTSIDE FOR WATER HEATER. (CPC 504.6)
- PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD (CPC 507.2)

TITLE 24 ENERGY

- PROVIDE COMPLIANCE DOCUMENTATION FOR MANDATORY MEASURES TO SHOWN THROUGHOUT THE PLANS. ALL DUCTS IN CONDITIONED SPACES MUST INCLUDE R-4.2 INSULATION. (CALIFORNIA ENERGY CODE 150 (I)(9)) MINIMUM HEATING AND COOLING FILTER RATINGS SHALL BE MRV 13. (CALIFORNIA ENERGY CODE 150.0(M) 12)
- ISOLATION WATER VALVES REQUIRED FOR INSTANTANEOUS WATER HEATERS 6.8K BTU/HR AND ABOVE. VALVES SHALL BE INSTALLED ON BOTH COLD AND HOT WATER LINES. EACH VALVE WILL

- NEED A HOSE BIB OR OTHER FITTING ALLOWING FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. (CALIFORNIA ENERGY CODE 110.3(C)(6))
- ALL LUMINAIRES MUST BE HIGH EFFICACY (150.0(K)1A) LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (150.0(K)1C):
 - THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
 - THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
 - THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN HOUSING AND CEILING TO PREVENT FLOW OF AIR OUT OF LIVING AREAS AND INTO THE CEILING CAVITY.
 - HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT READILY ACCESSIBLE FROM BELOW CEILING W/O CUTTING HOLES IN CEILING.
 - THEY MAY NOT CONTAIN A SCREW BASE SOCKET.
 - IN BATHROOMS, GARAGES, LAUNDRY, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY OR OCCUPANT SENSOR PROVIDED OCCUPANT SENSOR IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION). (150.0(K)2I)
 - JOINT APPENDIX A (JAS) CERTIFIED LAMPS SHALL BE CONSIDERED HIGH EFFICACY & CONTROLLED BY A VACANCY SENSOR OR DIMMER. (EXCEPTION:-70SF CLOSETS AND HALLWAY) (150.0(K)2K)
 - UNDER-CABINET LIGHTING SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (150.0(K)2L)
 - ALL EXTERIOR LIGHTING HIGH EFFICACY, CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (150.0(K)3A):
 - PHOTO-CONTROL AND MOTION SENSOR
 - PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL
 - ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF DURING THE DAY.
 - ALL HIGH EFFICACY LIGHT FIXTURES CERTIFIED AS "HIGH EFFICACY" LIGHT FIXTURES BY THE CEC.
 - CONTRACTOR SHALL PROVIDE HOMEOWNER LIGHTING SCHEDULE (10-103(B))
 - BLANK ELECTRICAL BOXES MORE THAN 5' ABOVE FINISHED FLOOR SHALL NOT BE GREATER THAN NUMBER OF BEDROOMS & SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (150(K)1B)
 - PROVIDE A GASKET/ INSULATION ON ALL INTERIOR ATTIC/UNDER-FLOOR ACCESSES. (110.7)
 - BUILDING TO MEET MINIMUM VENTILATION AND INDOOR AIR QUALITY REQUIREMENTS PER ASHRAE STANDARD 62.2. WINDOW OPERATION NOT ALLOWED FOR REQUIRED WHOLE BUILDING VENTILATION, SUBJECT TO HERS TESTING. ATTACH FOLLOWING LABEL TO THE FAN SWITCH: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN BUILDING IS OCCUPIED, UNLESS THERE'S SEVERE OUTDOOR AIR CONTAMINATION." (150.0(J))
 - A MINIMUM 100 CFM HERS VERIFIED INDOOR AIR QUALITY FAN REQUIRED IN KITCHEN MINIMUM HEATING AND COOLING FILTER RATINGS SHALL BE MRV 13. (150.0(M)12)
 - ENERGY STORAGE SYSTEM (ESS) RATED. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
 - ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
 - A DEDICATED RACEWAY FROM THE MAIN SERVICE PANEL TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE FOLLOWING BRANCH CIRCUITS: REFRIGERATOR, LIGHTING CIRCUIT NEAR PRIMARY EGRESS DOOR, WALKING ROOM RECEPTACLE AND ONE ADDITIONAL. 225-AMP MAIN PANEL BUSBAR RATING WITH SPACE FOR SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3". INSTALL RACEWAYS BETWEEN PANE & ISOLATION EQUIPMENT FOR BACKUP POWER SOURCE.
 - HEAT PUMP SPACE HEATER READY. GAS OR PROPANE FURNACE SHALL HAVE DEDICATED 240-VOLT BRANCH CIRCUIT WITHIN 3' RATED AT 30 AMPS MINIMUM. MAIN ELECTRICAL SERVICE SHALL HAVE SPACE FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER, PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (150.0(T))
 - ELECTRIC COOKTOP READY. GAS OR PROPANE COOKTOP SHALL HAVE A DEDICATED 240-VOLT BRANCH CIRCUIT WITHIN 3' OF THE COOKTOP RATED AT 50 AMPS MINIMUM. THE MAIN ELECTRICAL SERVICE SHALL HAVE SPACE FOR DOUBLE POLE CIRCUIT BREAKER, PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (150.0(U))
 - ELECTRICAL CLOTHES DRYER READY. SYSTEMS USING A GAS OR PROPANE DRYER SHALL INCLUDE A DEDICATED 240-VOLT BRANCH CIRCUIT WITH 3' OF THE CLOTHES DRYERS. THE BRANCH CIRCUIT RATED AT 30 AMPS MINIMUM.
 - ELECTRICAL SERVICE SHALL HAVE SPACE FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER, PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (150.0(V)) LIGHTING IN HABITABLE SPACES (LIVING ROOMS, DINING ROOMS, KITCHENS, AND BEDROOMS, ETC. SHALL HAVE READILY ACCESSIBLE DIMMING CONTROLS. (CEC 150(K)1)
 - RADIANT BARRIER SHALL BE INSTALLED ON ALL GABLE ENDS PER THE MANUFACTURER SPECIFICATIONS.

GREEN BUILDING

- PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION, AND RETAIN SOIL RUNOFF ON THE SITE (CGBCS 4.106.2):
 - RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE.
 - STORM WATER CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY A WATTLE, ETC. OR APPROVED BY THE ENFORCING AGENCY.
- RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL-BASED CONTROLLERS AND/OR WEATHER-BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBCS 4.304)
- ALL NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOWING FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS (CGBCS 4.106.4):
 - INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208-240V BRANCH CIRCUIT FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL.
 - MAIN PANEL/SUBPANEL, 40-AMP DEDICATED BRANCH CIRCUIT, LABELED "EV CAPABLE".
 - MULTIPLE SHOWER HEADS SERVING A SINGLE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 1.8 GPM OR ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (CGBCS 4.303.1.3.2)
 - 65% MINIMUM OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE REUSED/RECYCLED. CGBC 4.408.1
 - AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC. SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBCS 4.410)
- DIRECTIONS THAT MANUAL SHALL REMAIN ON SITE FOR THE LIFE OF THE BUILDING.
- OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAINAGE, IRRIGATION SYSTEMS, ETC.
- INFORMATION FROM LOCAL UTILITY, WATER, AND WASTE RECOVERY PROVIDERS
- PUBLIC TRANSPORTATION AND CARPOOL OPTIONS
- MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT.
- INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES
- STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION
- A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)
- THE PROJECT SHALL MEET MINIMUM POLLUTANT CONTROL REQUIREMENTS FOR ADHESIVES,
- HVAC DUCTS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL TO REDUCE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM. (CGBCS 4.504.1)
- PROVIDE ENERGY STAR RATED BATHROOM FAN PER CGBC SECTION 4.506. CONTROLLED WITH HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%

SPECIAL NOTES:

- IN THE EVENT OF A CONFLICT BETWEEN ANY REFERENCED STANDARD, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTOR AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS.
- CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECT PLANS AND SPECIFICATIONS FOR SITE DEVELOPMENT CONSTRUCTION DETAILS AND DIMENSIONING INCLUDING THOSE FOR WALKWAYS, DRIVEWAYS, WALLS/FENCES, PLUMBING, ELECTRICAL, UTILITIES, LANDSCAPING, AND IRRIGATION.
- ALL SITE WORK AND TESTING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS CONTAINED IN THE FOLLOWING GEOTECHNICAL ENGINEERING REPORT FOR THIS PROJECT.
- THE PROJECT GEOTECHNICAL REPORT AND ALL ADDENDUMS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SHEELED OUT IN THEIR ENTIRETY HEREON. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW THE APPLICABLE GEOTECHNICAL REPORTS. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBTAIN OR REVIEW COPIES OF THESE REPORTS AND AGENDA.
- PRIOR TO BIDDING, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO DETERMINE THE LOCATION AND DEPTH OF ALL TEST BORINGS AND EXPLORATORY PITS AND EXCAVATIONS. CONTRACTOR SHALL DETERMINE FROM THE GEOTECHNICAL ENGINEER WHAT REMEDIAL WORK IS RECOMMENDED TO MAKE THESE DISTURBED LOCATIONS SUITABLE FOR THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS FOR THE RECOMMENDED REMEDIAL WORK AND SHALL ADJUST HIS OPERATIONS TO PROPERLY SEQUENCE THE WORK TO ACCOMMODATE REMEDIAL WORK WITH CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE'S DIVISION OF INDUSTRIAL SAFETY AND OSHA.
- ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE; TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL MANNER.
- ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED AND OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR COMPACTION AND APPROVED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.
- BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT PUBLIC WORKS AND UTILITY COMPANIES OR OTHER OWNERS OF SUBSURFACE FACILITIES WITHIN THE WORK SITE AND SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION, AND SHALL DETERMINE SITE SPECIFIC REQUIREMENTS FOR EXCAVATION.
- CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION PER ALL REQUIREMENTS OF THE STATE'S DIVISION OF INDUSTRIAL SAFETY AND OSHA.
- CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION OF RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT, OTHER THAN THESE NOTED CHANGES, "THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS." WARNING: ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY PREPARER.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR IMPLIED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL/SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

TRENCHING AND BACKFILL NOTES:

- ALL TRENCHING, BEDDING AND BACKFILL MATERIAL AND CONSTRUCTION, SHALL BE IN ACCORDANCE WITH THESE PLANS, INCLUDING THE PIPE TRENCH DETAIL.
- TRENCH OR STRUCTURE EXCAVATION SUBGRADE SHALL BE OBSERVED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY

ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER TO BE INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.

WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.

BEDDING AND BACKFILL MATERIAL AND COMPACTED DENSITY, SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.

CLASS I OR CLASS II (TRENCH) BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.

COMPACTION BY FLOODING OR LETTING IS NOT PERMITTED.

CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT(S), THE PROJECT WORK AREA AND VICINITY, AND SHALL FAMILIARIZE HIMSELF WITH THE WORK AREA CONDITIONS. CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUB-SURFACE CONDITIONS WILL AFFECT OR BE AFFECTED BY HIS CONSTRUCTION OPERATIONS, INCLUDING THE NATURE OF MATERIALS TO BE EXCAVATED, THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SUBSURFACE CONDITIONS INCLUDING GROUNDWATER, AND SHALL ACCEPT FULL RESPONSIBILITY THEREOF.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF EXISTING PAVEMENT ALONG AND BEHIND THE TRENCH SAWCUT LINES DURING CONSTRUCTION. IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE (1-FOOT MINIMUM) BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND/OR IRREGULARITY ALONG THE CONFORM LINE.

DEMOLITION NOTES:

- THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURE SHOWN ON THESE PLANS ARE OBTAINED BY THE AVAILABLE RECORDS PROVIDED. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES, NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO WORK OR POTHOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS NOTED OTHERWISE. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
- ALL JOIN LINES SHALL BE SAWCUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN, THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RE-CUT PRIOR TO JOINING.
- ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES, APPURTENANCES, TREES, SIGNS, STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS NOTED OTHERWISE HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY THEIR OPERATIONS. ANY CURBS DAMAGED DURING THEIR OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING A CITY CONSTRUCTION AND DEMOLITION MANAGEMENT PLAN.

STORM DRAIN NOTES:

- ALL PRIVATE STORM DRAIN MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, INCLUDING THE PIPE TRENCH DETAIL.
- CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.
- GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
- POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 15" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3212 AND F-477, RESPECTIVELY. INSTALLATION SHALL COMPLY WITH

UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE ALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 12" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERRO, OR EQUIVALENT APPROVED BY THE ENGINEER.

GRADED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL SHOWN HEREON.

QUALITY REVIEW AND REPORTING MEASUREMENTS.

CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER INSTALLATION AND ASSEMBLY OF STORM DRAINAGE PIPING, BUT BEFORE COVERING.

CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER FORMING AND PLACING REINFORCING STEEL FOR CAST-IN-PLACE DRAINAGE STRUCTURES, BUT BEFORE SCHEDULING THE CONCRETE POUR.

WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION RECORD DRAWING OF THE SYSTEM TO INCLUDE TOP OF GRATE OR COVER AND INLET AND OUTLET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES. ELEVATION MEASUREMENTS SHALL BE ACCURATE TO 0.01 FEET.

UPON COMPLETION OF CONSTRUCTION OF THE STORM DRAIN SYSTEM AND WITH 48 HOURS NOTICE TO ENGINEER OF WORK, CONTRACTOR SHALL THOROUGHLY CLEAN AND WASH DOWN ALL INLETS AND STORM DRAIN PIPING USING FIRE HYDRANT FLOWS AND VACUUM ALL RUN-OFF.

SEWER NOTES:

- ALL PUBLIC SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT SPECIFIC AND STANDARD REQUIREMENTS AND STANDARD DRAWINGS OF THE GOVERNING AGENCY.
- ALL PRIVATE SEWER MATERIALS AND CONSTRUCTION, INCLUDING BUILDING SEWERS, SHALL COMPLY WITH THE UNIFORM PLUMBING CODE, CURRENT EDITION, AND WITH THE GOVERNING AGENCY CODE.
- ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF CRITERIA FOR SEPARATION OF WATER MAINS AND SAFETY SEWERS.
- GRAVITY SEWER CONSTRUCTION SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
- CONTRACTOR SHALL MAINTAIN RECORDS OF THE EXACT LOCATIONS AND DEPTHS OF ALL SEWER MANHOLES CLEANOUTS, MAIN STUBS, AND LATERALS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. SAID RECORDS SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE GOVERNING AGENCY.
- ALL SEWER MANHOLE AND CLEAN-OUT RIMS SHALL BE ADJUSTED TO FINISH GRADE IN PAVED AREAS.

DRIVEWAY PAVEMENT AND APPURTENANT CONCRETE NOTES:

- UNLESS MODIFIED OR OTHERWISE SPECIFIED BY THE CONSTRUCTION NOTES THAT FOLLOW HEREON INCLUDING THOSE UNDER SEPARATE HEADINGS, PRIVATE ROADWAY MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPSWC), CURRENT EDITION PER LOCATION.
- ~~RUBBERIZED ASPHALT CONCRETE MATERIAL FOR THE TOP LIFT SHALL BE ARHM 60-C OR EQUIVALENT. THE ASPHALT CEMENT USED TO CONFORM TO PG 64-16 FOR PERFORMANCE GRADE RUBBER. AN EXAMPLE MIX DESIGN IS #5799 FROM VULCAN MATERIALS COMPANY. PLANT INSPECTION SPECIAL TRANT INSPECTOR DURING THE PROGRESSING PROCESS SHALL BE INCORPORATED INTO THE CONTRACTOR'S QUALITY CONTROL PROGRAM AND ALL COST ASSOCIATED TO BE PAID FOR BY THE CONTRACTOR. THICKNESS AS FOLLOWS:~~
 - FINISH COURSE: E2-PG 64-10
 - BASE COURSE:
 - (IF MORE THAN 1 LAYER) B-PG 64-10
 - OVERLAY: E2-PG 64-10
- BEFORE PAVING, A PAINT BINDER (TACK COAT) OF ASPHALTIC EMULSION SHALL BE APPLIED TO ALL EXISTING VERTICAL SURFACES AGAINST WHICH PAVING IS TO BE PLACED AND BETWEEN PAVEMENT COURSES CONSTRUCTED MORE THAN 24 HOURS APART.
- THE COMPOSITION OF ALL CUTBACK AND EMULSIFIED ASPHALT USED IN THE MANUFACTURE PLACEMENT OR MAINTENANCE OF ASPHALT CONCRETE PAVEMENT SHALL CONFORM WITH THE AIR POLLUTION CONTROL DISTRICT RULE 329. CONTRACTOR SHALL MAINTAIN RECORDS AVAILABLE FOR INSPECTION FOR A PERIOD OF 2 YEARS WHICH DOCUMENT THE TYPES AND AMOUNTS OF ASPHALTS USED.
- BASE MATERIAL SHALL BE CRUSHED MISCELLANEOUS BASE IN CONFORMANCE WITH 200-2.2 OF THE STANDARD SPECIFICATIONS.
- THE PRELIMINARY ESTIMATED ASPHALT PAVEMENT STRUCTURAL SECTION IS AS SHOWN ON THE PLAN DETAILS AND CONSTRUCTION NOTES. ACTUAL THICKNESS OF PAVEMENT SURFACING AND BASE COURSES SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER COMPLETION OF ROUGH GRADING BASED ON "R" VALUE TESTS OF COMPLETED SUBGRADE MATERIAL AND THE TRAFFIC INDEXES (T.I.S) SHOWN ON THE PLAN DETAILS, SUBJECT TO APPROVAL BY THE ENGINEER. PREPARATION OF AREAS TO RECEIVE PAVEMENT AND APPURTENANT CONCRETE IMPROVEMENTS, INCLUDING REMOVAL AND RECOMPACTION OF EXISTING SOIL AND PLACEMENT OF FILL SOIL, SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.
- COMPACTION OF FILL, SUBGRADE AND BASE COURSES AS WELL AS ALL TRENCH BEDDING AND BACKFILL SHALL BE OBSERVED AND TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.
- ALL CONCRETE FOR CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, DRAINAGE STRUCTURES, AND PAVEMENT SHALL BE CLASS 560-A-3250, UNLESS OTHERWISE SPECIFIED IN THE PROJECT DETAILS.
- WHERE GUTTER GRADIENT IS LESS THAN 1.0% FORM ELEVATIONS SHALL BE CONFIRMED BY LICENSED LAND SURVEYOR PRIOR TO POURING CONCRETE.
- REINFORCING STEEL SHALL BE GRADE 60 BILLET STEEL CONFORMING TO ASTM A 615. STEEL BENDING PROCESS SHALL CONFORM TO THE REQUIREMENTS OF MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE. BENDING OR STRAIGHTENING SHALL BE ACCOMPLISHED SO THAT THE STEEL WILL NOT BE DAMAGED. KINKED BARS SHALL NOT BE USED.

COUNTY APPROVAL		ENGR	APPROVAL	DATE
BY		INIT	DATE	
DESCRIPTION		RWA		
No.				
<p>RJR CIVIL ENGINEERING, INC <i>Planning/Civil Engineering/Field Control/Hydrology</i> Storm Water Management/Land Planning/Estimating 2011 Sperry Avenue, Suite 46, Van Nuys, CA 91410 (805) 485-9303 Email: rjrcivil@rrr.com</p>				
<p>REGISTERED PROFESSIONAL ENGINEER R. J. ROBERTSON CIVIL STATE OF CALIFORNIA C-658383 Exp. 12/31/2025</p>				
RJR PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY
7022.60	1/11/2025	AS SHOWN	RWA	TTA
		BY	CHECKED BY	RWA
<p>DEER PATH RESIDENCE 3144 SPRUANCE ROAD COUNTY OF MONTEREY, CALIFORNIA</p>				
<p>SCHEMATIC GRADING & DRAINAGE PLAN</p>				
SHEET NUMBER				
CE-2				

SPECIAL NOTES (CONTINUED):

11. JOINTS IN CONCRETE PAVEMENT
- A. WEAKENED PLANE CRACK CONTROL (CONTRACTOR) JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 10-FEET EACH WAY (LONGITUDINAL AND TRANSVERSE) AND AT ADDITIONAL LOCATIONS AS MAY BE CALLED FOR IN THE FIELD. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.2 OF THE SSPWC AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. REINFORCEMENT SHALL BE CONTINUOUS THROUGH JOINTS. DEPTH OF JOINTS SHALL BE 1/4 SLAB THICKNESS +1/2 INCH FOR 6-INCH SLAB). JOINTS SHALL BE CONSTRUCTED BY SAWCUTTING GROOVES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT RAVELING (USUALLY 4 TO 24 HOURS AFTER PLACEMENT). JOINTS SHALL BE FILLED WITH JOINT SEALANT (SIRKAFLEX-2CNS OR EQUIVALENT, COLOR LIMESTONE GRAY) AS SOON AFTER COMPLETION OF THE CURING PERIOD AS IS FEASIBLE AND BEFORE PAVEMENT IS OPENED TO TRAFFIC. JOINTS SHALL BE CLEANED OF ALL FOREIGN MATERIAL, INCLUDING MEMBRANE CURING COMPOUNDS, AND SHALL BE SURFACE-DRY WHEN SEALANT IS INSTALLED. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES SUCH AS CURBS AND GUTTERS. ALONG CURVES, TRANSVERSE JOINTS SHALL BE RADIAL.
- B. EXPANSION JOINTS SHALL BE CONSTRUCTED AT LOCATIONS CALLED FOR ON THE PLANS. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.2 AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. JOINTS SHALL BE CONSTRUCTED 1/2-INCH WIDE USING ONE PIECE OF PREFORMED JOINT FILLER INSTALLED FROM BOTTOM OF SLAB TO WITHIN 1" OF CONCRETE SURFACE. THE RESULTING RESERVOIR SHALL BE FILLED WITH JOINT SEALANT TO WITHIN 1/4" OF CONCRETE SURFACE AS SOON AFTER COMPLETION OF THE CURING PERIOD AS IS FEASIBLE AND BEFORE PAVEMENT IS OPENED TO TRAFFIC. JOINTS SHALL BE CLEANED OF ALL FOREIGN MATERIAL, INCLUDING MEMBRANE CURING COMPOUND, AND SHALL BE SURFACE-DRY WHEN SEALANT IS INSTALLED. REINFORCING BARS SHALL BE INTERRUPTED 3 INCHES CLEAR OF EXPANSION JOINTS AND MINIMUM 14-INCH LONG SMOOTH DOWELS INSTALLED ACROSS, AND CENTERED ON, THE JOINT. DOWEL DIAMETER SHALL BE 1/8 SLAB THICKNESS (I.E., 1" FOR 8" SLAB, 3/4" FOR 6" SLAB). ONE-HALF (ONE END) OF THE DOWEL SHALL BE INSTALLED WITHIN A "SPEED DOWEL" TUBE WITH A 1-INCH GAP BETWEEN THE END OF THE DOWEL AND THE SEALED END OF THE TUBE. DOWELS SHALL BE INSTALLED AT 12 INCHES ON CENTER HORIZONTALLY, CENTERED IN THE SLAB VERTICALLY, AND A MINIMUM OF 3 INCHES CLEAR OF ANY REBAR. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES SUCH AS CURBS AND GUTTERS. ALONG CURVES, TRANSVERSE JOINTS SHALL BE RADIAL.
12. JOINTS IN CURBS, GUTTERS AND WALKS
- A. TRANSVERSE WEAKENED PLANE CRACK CONTROL JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 10-FEET, DIRECTLY ABOVE DRAIN PIPES THAT OUTLET THROUGH CURB AND AT ADDITIONAL LOCATIONS AS MAY BE CALLED FOR ON THE PLANS. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.3 PARAGRAPH B OF THE SSPWC AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. REINFORCEMENT SHALL BE CONTINUOUS THROUGH JOINTS. JOIN LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES. ALONG CURVES AND WALK RETURNS, JOINTS SHALL BE RADIAL.
- B. TRANSVERSE EXPANSION JOINTS SHALL BE CONSTRUCTED AT BCR, ECR, AND AT REGULAR INTERVALS NOT EXCEEDING 30-FEET; ALONG EDGES OF DRIVEWAYS, WHEELCHAIR RAMPS, AND FIXED OBJECTS AND STRUCTURES (FIRE HYDRANT, LIGHT STANDARD, UTILITY POLE, DRAIN INLET, MANHOLE OR VALVE COVER, SCREEN/RETAINING WALL, BUILDING WALL, ETC.); AT ADDITIONAL LOCATIONS AS MAY BE CALLED FOR ON THE PLANS. EXPANSION JOINTS SHALL NOT BE CONSTRUCTED IN CROSS OR VALLEY GUTTER WHICH IS SEPARATE FROM CURB. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.2 OF THE SSPWC AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. JOINTS SHALL BE CONSTRUCTED 3/8-INCH WIDE USING ONE PIECE OF PREFORMED JOINT FILLER INSTALLED FROM BOTTOM OF SLAB TO WITHIN 1-INCH OF CONCRETE SURFACE. THE RESULTING RESERVOIR SHALL BE FILLED WITH JOINT SEALANT TO WITHIN 1/4-INCH OF CONCRETE SURFACE AS SOON AFTER COMPLETION OF THE CURING PERIOD AS IS POSSIBLE. JOINTS SHALL BE CLEANED OF ALL FOREIGN MATERIAL, INCLUDING MEMBRANE CURING COMPOUNDS, AND SHALL BE SURFACE-DRY WHEN SEALANT IS INSTALLED. LONGITUDINAL REINFORCING BARS SHALL BE INTERRUPTED 3 INCHES CLEAR OF EXPANSION JOINTS AND MINIMUM 14-INCH LONG #5 SMOOTH DOWELS INSTALLED ACROSS, AND CENTERED ON, THE JOINT. ONE-HALF (ONE END) OF THE DOWEL SHALL BE INSTALLED WITHIN A "SPEED DOWEL" TUBE WITH A 1-INCH GAP BETWEEN THE END OF THE DOWEL AND THE SEALED END OF THE TUBE. DOWELS SHALL BE CENTERED VERTICALLY IN THE CONCRETE AND A MINIMUM OF 3 INCHES CLEAR HORIZONTALLY OF ANY REBAR. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES. ALONG CURVES AND THROUGH WALK RETURNS, JOINTS SHALL BE RADIAL.
13. ALL EXISTING AND PROPOSED VALVE AND UTILITY BOXES AND MANHOLE FRAMES AND COVERS SHALL BE ADJUSTED TO FINISH GRADE.
14. AFTER CONSTRUCTION OF A.C. PAVEMENT AND APPURTENANT CONCRETE FEATURES, A FLOOD TEST SHALL BE CONDUCTED TO REVIEW SURFACE DRAINAGE, AS FOLLOWS:
- A. WATER SHALL BE SUPPLIED AND DISCHARGED IN SUFFICIENT QUANTITY TO COMPLETELY WET AND COVER ALL A.C. PAVEMENT AND CONCRETE GUTTER AREAS; THE OUTLINE LIMITS OF RESIDUAL STANDING/PONDED WATER SHALL THEN BE MARKED.
- B. A.C. PAVEMENT, CONCRETE, AND PAVER IMPROVEMENTS SHALL BE REMOVED AND REPLACED, AT NO ADDITIONAL COST TO THE OWNER, AS NECESSARY TO PROVIDE POSITIVE SURFACE DRAINAGE AND TO PREVENT PONDING OF WATER ON PAVEMENT SURFACES AND IN GUTTERS.
- C. ADDITIONAL FLOOD TESTING SHALL BE CONDUCTED TO CONFIRM SUCCESS OR CORRECTIVE MEASURES.

- D. WHERE SAWCUT LINE IS CONSTRUCTED ALONG CONFORM LINE WITH EXISTING A.C. PAVEMENT, IT IS CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF THE PAVEMENT ALONG AND BEHIND THE SAWCUT LINE DURING CONSTRUCTION; IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND/OR IRREGULARITY ALONG THE CONFORM LINE.

USE OF PLANS:

1. THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY, IF REQUESTED BY THE USER, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS RJR FOR ALL COSTS AND DAMAGES IF USED.

USE OF ELECTRONIC INFORMATION:

1. ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE, UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.
2. ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS.; INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.
3. PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.
4. DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.
5. IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEY REGISTERED IN THE STATE OF CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.
6. THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTORS GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

DRAINAGE DEVICE TESTING:

1. AT THE COMPLETION OF THE PROJECT, PRIOR TO THE FINAL SIGN OFF, THE CONSTRUCTOR WILL FIELD WATER TEST ALL PAVEMENT SURFACES TO VERIFY DRAINAGE. ALL DRAINAGE DEVICES (C.B., PIPES, ETC.) SHALL BE PERFORMANCE TESTED AND VERIFIED BY RJR.

EXISTING UTILITY LOCATION:

1. POT HOLE ALL UTILITIES PRIOR TO INITIATION OF CONSTRUCTION. IF THE CONTRACTOR IDENTIFIED ANY CONFLICTS, THEY SHOULD NOTIFY THE ARCHITECT OR CIVIL ENGINEER PRIOR TO CONSTRUCTION.

DESIGN INTENT:

1. THESE PLANS ARE PROVIDED BY THE DESIGN CIVIL ENGINEER TO CONVEY THE INTENT OF THE GRADING AND DRAINAGE OF THE PROJECT BASED ON THE ARCHITECTURAL DESIGN AND GEOTECHNICAL RECOMMENDATIONS. THE HORIZONTAL AND VERTICAL ELEMENTS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY THE LICENSED LAND SURVEYOR. RJR HAS PROVIDED THE NOTES, DETAILS, CALLOUTS AND SPECIFICATIONS THEY DEAM NECESSARY TO CONVEY THE DESIGN INTENT. THE EXPERIENCE, MEANS AND METHODS, SEQUENCING, ECONOMICS AS WELL AS OTHER FACTORS MAY HAVE SIGNIFICANT IMPACTS ON THESE PLANS. THE CONTRACTOR SHOULD DIRECT ALL QUESTIONS, CONCERNS, OR ALTERNATIVE DESIGNS TO RJR BEFORE CONSTRUCTION.

RFI REQUEST:

1. ALL CHANGES TO THESE PLANS SHALL BE EXECUTED BY RFTS PRIOR TO ANY CHANGES OR REVISIONS. FAILURE BY THE CONTRACTOR TO OBTAIN THE NECESSARY APPROVALS BEFORE CONSTRUCTION SHALL BE AT THEIR SOLE LIABILITY AND EXPENSE.
2. RFTS SHALL BE USED FOR ANY PLAN CHANGES, CHANGE IN FIELD CONDITION, OR MODIFICATION BY CONTRACTOR.
3. AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL PROVIDE RED-LINE MARK UP PLANS (AS-BUILTS) OF ANY ELEVATION AND OTHER MINOR REVISIONS NOT CAPTURED IN THE RFI PROCESS. RJR WILL THEN COMPLETE RECORD DRAWINGS TO MEMORIALIZE THE FINAL GRADING AND DRAINAGE.

EARTHWORK VOLUME QUANTITIES:

1. THE EARTHWORK SUMMARY IS PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNER AND IS FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATIONS BASED ON DIFFERENCES BETWEEN EXISTING GROUND AND PROPOSED FINISHED GRADE AND DOES NOT ACCOUNT FOR STRIPPING, BENCHING, KEYWAYS AND SUBEXCAVATIONS, AS WELL AS THE CONTRACTORS SEQUENCING AND MEANS AND METHODS. FOR THIS REASON AND BECAUSE OF VARIABLES ASSOCIATED WITH GRADING AND COMPACTION, THE VOLUME OF MATERIALS MOVED IN THE FIELD WILL LIKELY DEVIATE FROM THE CALCULATED VOLUMES. THE EARTHWORK SUMMARY DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO DETERMINE THE ADJUSTED QUANTITY OF MATERIALS THAT WILL BE REQUIRED FOR COMPLETING THE NECESSARY GRADING.

QUANTITIES:

CUT	478	cy
FILL	597	cy
OVER-EXCAVATION		cy
IMPORT	BALANCED ON SITE*	
EXPORT		cy
IMPORT LOCATION:		

*BALANCE EARTHWORK DURING FINE GRADE (USE OF FOOTING SPOILS, TRENCHING, ETC. TO BALANCE)

SCHEDULING:

1. THE FOLLOWING ARE THE ESTIMATED STARTING AND COMPLETION DATES FOR THE GRADING OF THE PROJECT.

START DATE: OCTOBER 2026 COMPLETION DATE: OCTOBER 2028

FIRE DEPARTMENT NOTES:

FIRE SPRINKLERS REQUIRED

1. THE RESIDENCE SHALL BE PROTECTED WITH AUTOMATIC FIRE SPRINKLERS SYSTEMS(S) AS REQUIRED BY THE CURRENT EDITION OF THE CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS. FIRE SPRINKLERS ARE REQUIRED IN ATTACHED GARAGES. INSTALLATION, APPROVAL, AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTIONS ASSOCIATION STANDARD 13D AND LOCAL AMENDMENTS. THE EDITION(S) OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. PLANS FOR FIRE SPRINKLERS SYSTEMS(S) MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION FROM THE BUILDING INSPECTION DEPARTMENT.

FIRE PROTECTION WATER SUPPLY (SINGLE PARCEL)

1. FOR DEVELOPMENT OF STRUCTURES TOTALING LESS THAN 3,000 SQUARE FEET ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 4,900 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING 3,000 SQUARE FEET OR MORE ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 9,800 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING MORE THAN 10,000 SQUARE FEET ON A SINGLE PARCEL, THE REVIEWING AUTHORITY MAY REQUIRE ADDITIONAL FIRE PROTECTION WATER SUPPLY.

FIRE ALARM FLOW SWITCH

1. FIRE ALARM FLOW SWITCH SHALL BE WIRED TO THE KITCHEN REFRIGERATOR CIRCUIT. ANY DEVIATIONS REQUIRE APPROVAL FROM THE FIRE DEPARTMENT.

ADDRESS NUMBERS POSTED

1. ADDRESS NUMBERS TO BE POSTED. BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUEST OF A FINAL INSPECTION. ALL ADDRESS NUMBERS (PERMANENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD. WHERE VISIBILITY CANNOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBER POSTED SHALL BE "ARABIC" (1, 2, 3 ETC.), NOT "ROMAN" (I, VI, X, ETC) OR WRITTEN OUT IN WORDS (THIRTEEN, SEVENTY-SIX, ETC.). ADDRESS NUMBERS POSTED SHALL BE A MINIMUM NUMBER HEIGHT OF 4 INCHES, 3/8 INCH WIDE STROKE, AND CONTRASTING WITH THE BACKGROUND COLORS OF THE SIGN. NOTE: IF NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTORS WILL NOT GRANT A FINAL INSPECTION.

SEPARATE ADDRESS REQUIRED

1. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS.

ROOFING CLASS "A" or "B" REQUIRED

1. ROOFING REQUIREMENTS FOR ALL NEW BUILDINGS IN VERY HIGH HAZARD SEVERITY ZONES SHALL BE A MINIMUM CLASS "A" ROOF ASSEMBLY AS DEFINED BY THE INTERNATIONAL BUILDING CODE.
2. ROOFING REQUIREMENTS FOR ALL NEW BUILDINGS IN NON-VERY HIGH HAZARD SEVERITY ZONES SHALL BE A MINIMUM CLASS "B" ROOF ASSEMBLY AS DEFINED BY THE INTERNATIONAL BUILDING CODE.

CLEAR VEGETATION

1. CLEAR VEGETATION. ALL FLAMMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN CLEAR DISTANCE OF NOT LESS THAN 30 FEET ON EACH SIDE FROM STRUCTURES OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE. ADDITIONAL FIRE PROTECTION OR FIREBREAK MAY BE REQUIRED WHEN, BECAUSE OF EXTRA HAZARDOUS CONDITIONS, A FIREBREAK OF ONLY 30 FEET AROUND SUCH STRUCTURE IS NOT SUFFICIENT TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREA MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY THE FIRE CHIEF AND DIRECTOR OF PLANNING AND BUILDING. THIS PROJECT REQUIRES 30 FEET CLEARANCE AND 100' OF DEFENSIBLE SPACE.

ACCESS DRIVEWAYS (GENERAL)

1. ACCESS DRIVEWAYS SHALL BE ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS (22 TONS) NOT LESS THAN 12 FEET OF UNOBSTRUCTED WIDTH, A MINIMUM OF 13'6" OR 15'0" VERTICAL CLEARANCE, AND A MAXIMUM 15 PERCENT GRADE.

DRIVEWAYS - TURNOUT REQUIRED

1. DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED. ALL DRIVEWAYS EXCEEDING 250 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET IN LENGTH, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400 FOOT INTERVALS.
2. IF THE ACCESS ROAD HAS A DEAD-END AND IS MORE THAN 150 FEET LONG, ADD A TURN AROUND TO THE ACCESS ROAD DRAWING ON THE PROJECT PLANS (SEE EXAMPLE B). ALSO, PLACE THE FOLLOWING NOTE ON THE PROJECT PLANS:

ACCESS ROADWAYS - TURNAROUND REQUIRED

1. ALL DEAD-END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH THE PROVISION FOR THE TURNING AROUND OF FIRE APPARATUS.

PRIVACY GATES

1. ELECTRIC GATES SHALL BE PROVIDED WITH A KEYED SWITCH MEETING FIRE DEPARTMENT SPECIFICATIONS (KNOX SWITCH). MANUAL GATES SHALL BE PROVIDED WITH FIRE DEPARTMENT PADLOCKS MEETING FIRE DEPARTMENT SPECIFICATIONS. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE, BUT IN NO CASE LESS THAN 12 FEET WIDE. UNOBSTRUCTED VERTICAL CLEARANCE SHALL NO NOT LESS THAN 15 FEET.

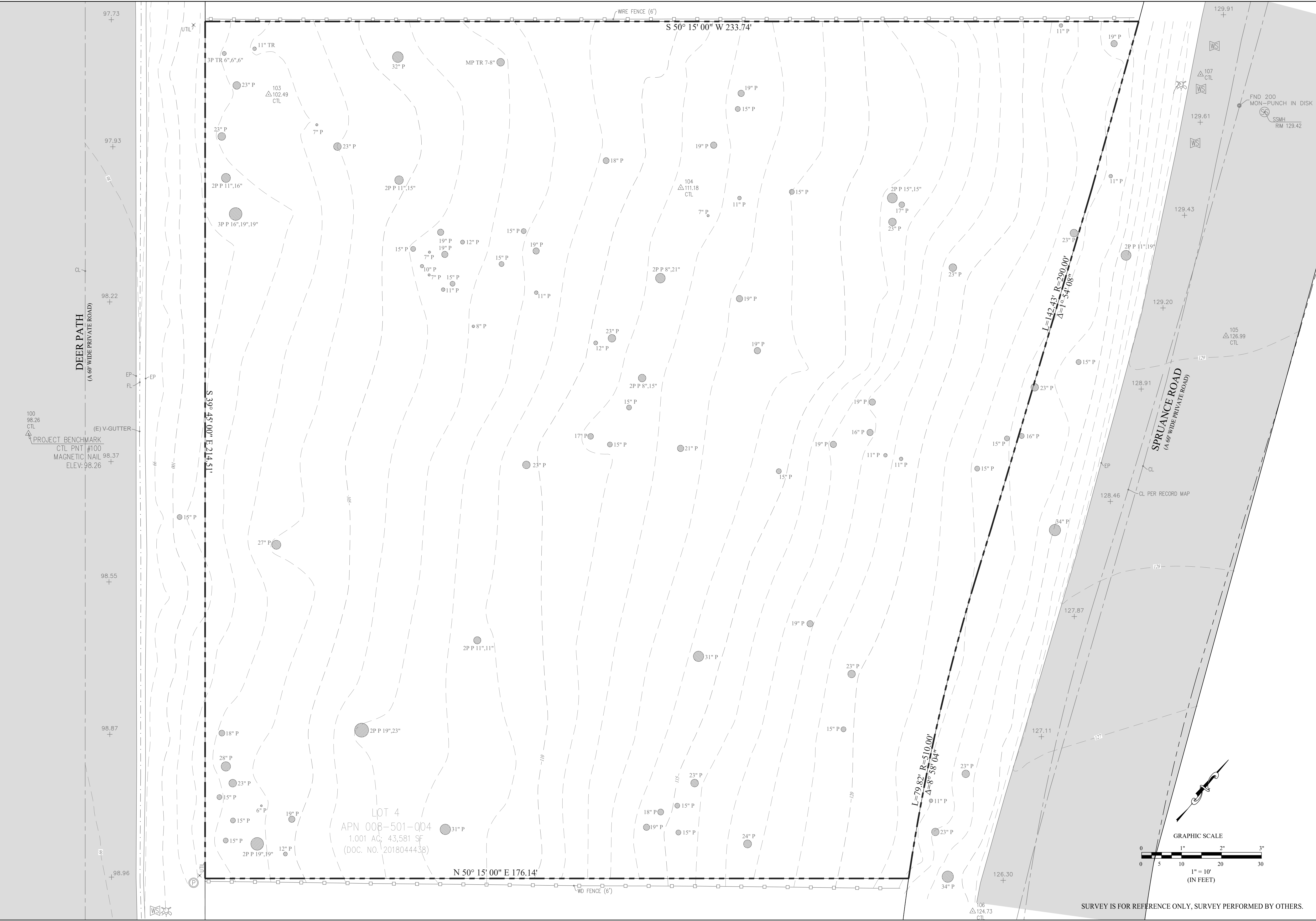
BRIDGES

1. ALL NEW BRIDGES SHALL BE AT LEAST THE WITH OF THE EXISTING ROADBED AND BERMS BUT IN NO CASE LESS THAN 12 FEET WIDE BRIDGE WIDTH ON ALL ROADS EXCEEDING TERTIARY STANDARDS SHALL NOT BE LESS THAN THE WIDTH OF TWO LANES WITH BERMS. ALL BRIDGES SHALL BE DESIGNED FOR HS 20-44 LOADING (STANDARD SPECIFICATION FOR HIGHWAY BRIDGES) AND HAVE GUARD RAILS.

SETBACK FOR STRUCTURE DEFENSIBLE SPACE (30ft.)

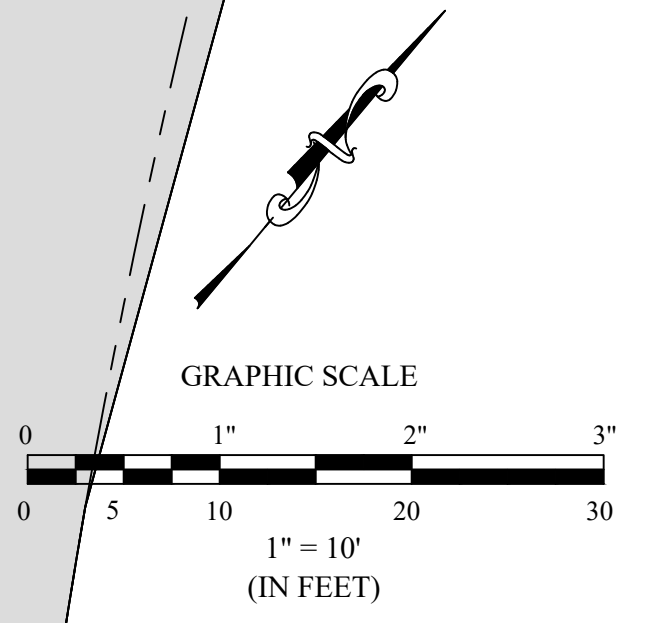
1. ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30 FOOT SETBACK FOR BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD. FOR PARCELS LESS THAN 1 ACRE, OR WHEN A 30 FOOT MINIMUM SETBACK CANNOT BE REACHED, ALTERNATE FUEL MODIFICATION STANDARDS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVED THE SAME PRACTICAL EFFECT.

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			INIT	BY	DATE																									
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40%;"> <p style="text-align: center;">RJR CIVIL ENGINEERING, INC</p> <p style="font-size: 8px; text-align: center;">Planning-Civil Engineering-Field Control/Hydrology Storm Water Management-Land Planning/Estimation 201 Sperry Avenue, Suite 46, Ventura, CA 91303 (805) 483-9033 E-mail: rjrcorp@gmail.com</p> </div> <div style="width: 10%; text-align: center;"> </div> <div style="width: 40%; text-align: center;"> </div> </div>																														
<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td style="width: 15%;">RJR PROJECT</td> <td style="width: 15%;">7022 60</td> <td style="width: 15%;">DATE</td> <td style="width: 15%;">1/11/2025</td> <td style="width: 15%;">SCALE</td> <td style="width: 15%;">AS SHOWN</td> <td style="width: 15%;">DESIGNED BY</td> <td style="width: 15%;">RVA</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>DRAWN BY</td> <td>TTA</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>CHECKED BY</td> <td>RVA</td> </tr> </table>							RJR PROJECT	7022 60	DATE	1/11/2025	SCALE	AS SHOWN	DESIGNED BY	RVA							DRAWN BY	TTA							CHECKED BY	RVA
RJR PROJECT	7022 60	DATE	1/11/2025	SCALE	AS SHOWN	DESIGNED BY	RVA																							
						DRAWN BY	TTA																							
						CHECKED BY	RVA																							
<p style="font-weight: bold; font-size: 12px;">DEER PATH RESIDENCE</p> <p style="font-size: 10px;">3144 SPRUANCE ROAD COUNTY OF MONTEREY, CALIFORNIA</p>																														
<p style="font-weight: bold; font-size: 12px;">SCHEMATIC GRADING & DRAINAGE PLAN</p>																														
<p style="font-size: 8px;">SHEET NUMBER</p> <p style="font-size: 14px; font-weight: bold;">CF-3</p>																														



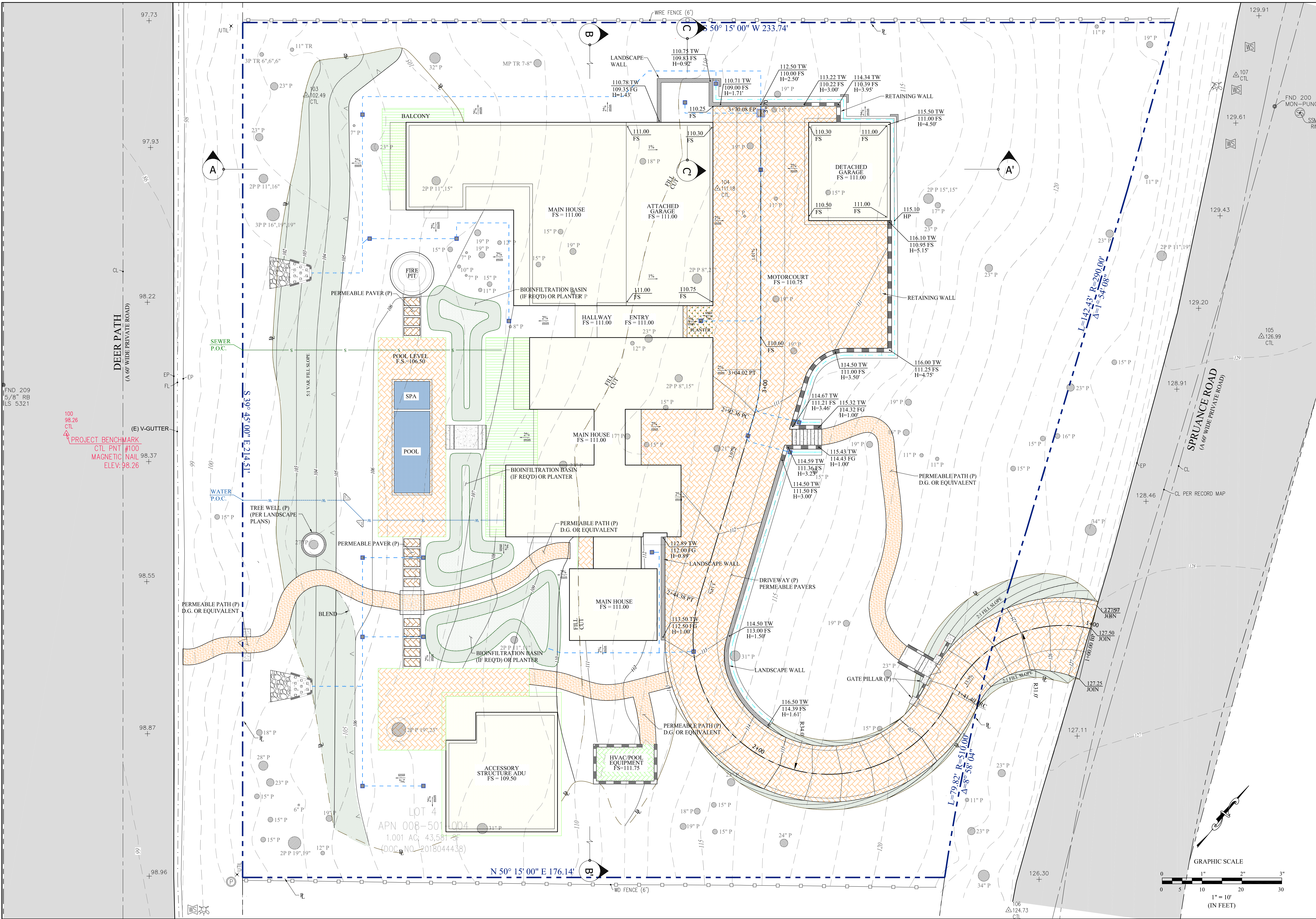
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98.26
CTL
PROJECT BENCHMARK
CTL PNT #100
MAGNETIC NAIL 98.37
ELEV: 98.26
(E) V-GUTTER

LOT 4
APN 008-501-004
1.001 AC; 43,581 SF
(DOC. NO. 2018044438)



SURVEY IS FOR REFERENCE ONLY, SURVEY PERFORMED BY OTHERS.

No.	DESCRIPTION	ENGR	INIT	DATE
		RWA		
COUNTY APPROVAL				
LANDSET ENGINEERS, INC. 5208 Cozy Horse Canyon Road Salinas, California 95007 Office (831) 443-6970 Fax (831) 443-3801 www.landseteng.com				
Prepared by:				
R/R PROJECT	7022.60	DATE	11/18/2025	SCALE
DESIGNED BY	RWA	DRAWN BY	TTA	CHECKED BY
DEER PATH RESIDENCE 3144 SPRUANCE ROAD COUNTY OF MONTEREY, CALIFORNIA				
SCHEMATIC GRADING & DRAINAGE PLAN				
SHEET NUMBER				
CE-4				

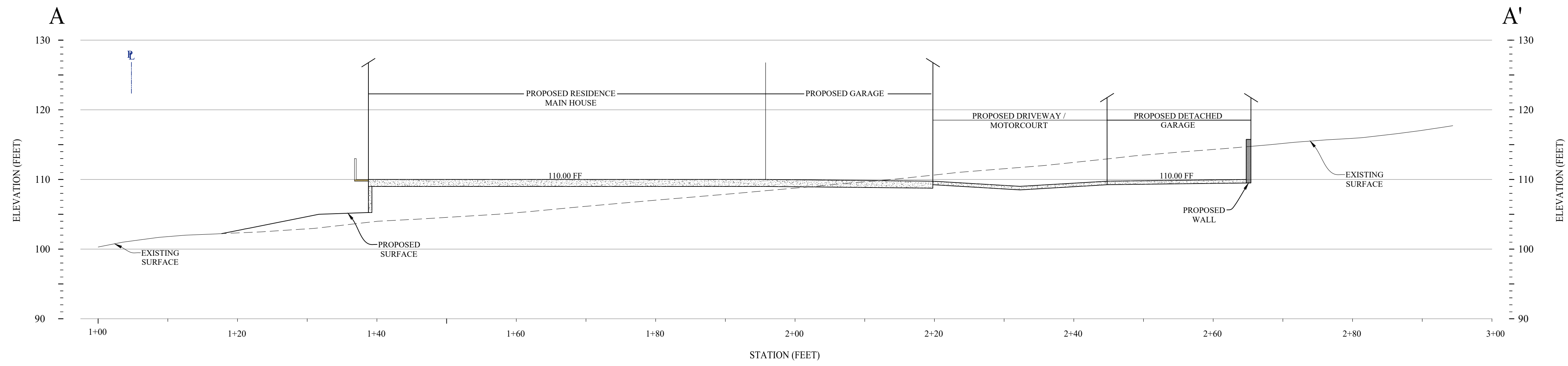


COUNTY APPROVAL		DESCRIPTION		No.	
ENGR	DATE	INT	BY	WA	VA

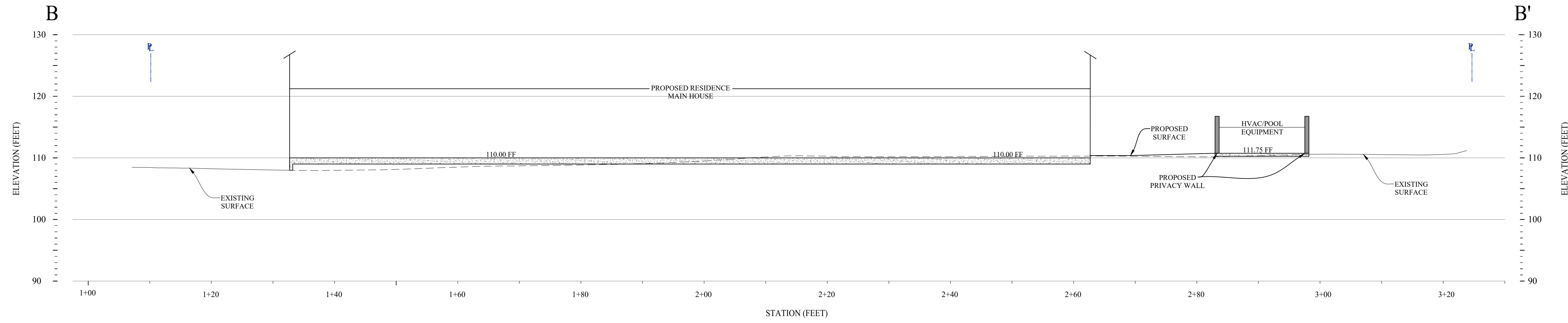
RJR CIVIL ENGINEERING, INC. Planning-Civil Engineering-Field Control/Hydrology Storm Water Management-Land Planning/Estimating 201 Sperry Avenue, Suite 46, Ventura, CA 93003 (805) 465-9035 Email: rjr@rjr.com					
RJR PROJECT	702260	DATE	2/23/2026	SCALE	AS SHOWN
DESIGNED BY	RVA	DRAWN BY	TTA	CHECKED BY	RVA

DEER PATH RESIDENCE 3144 SPRUANCE ROAD COUNTY OF MONTEREY, CALIFORNIA	
SCHEMATIC GRADING & DRAINAGE PLAN	
SHEET NUMBER	CE-5

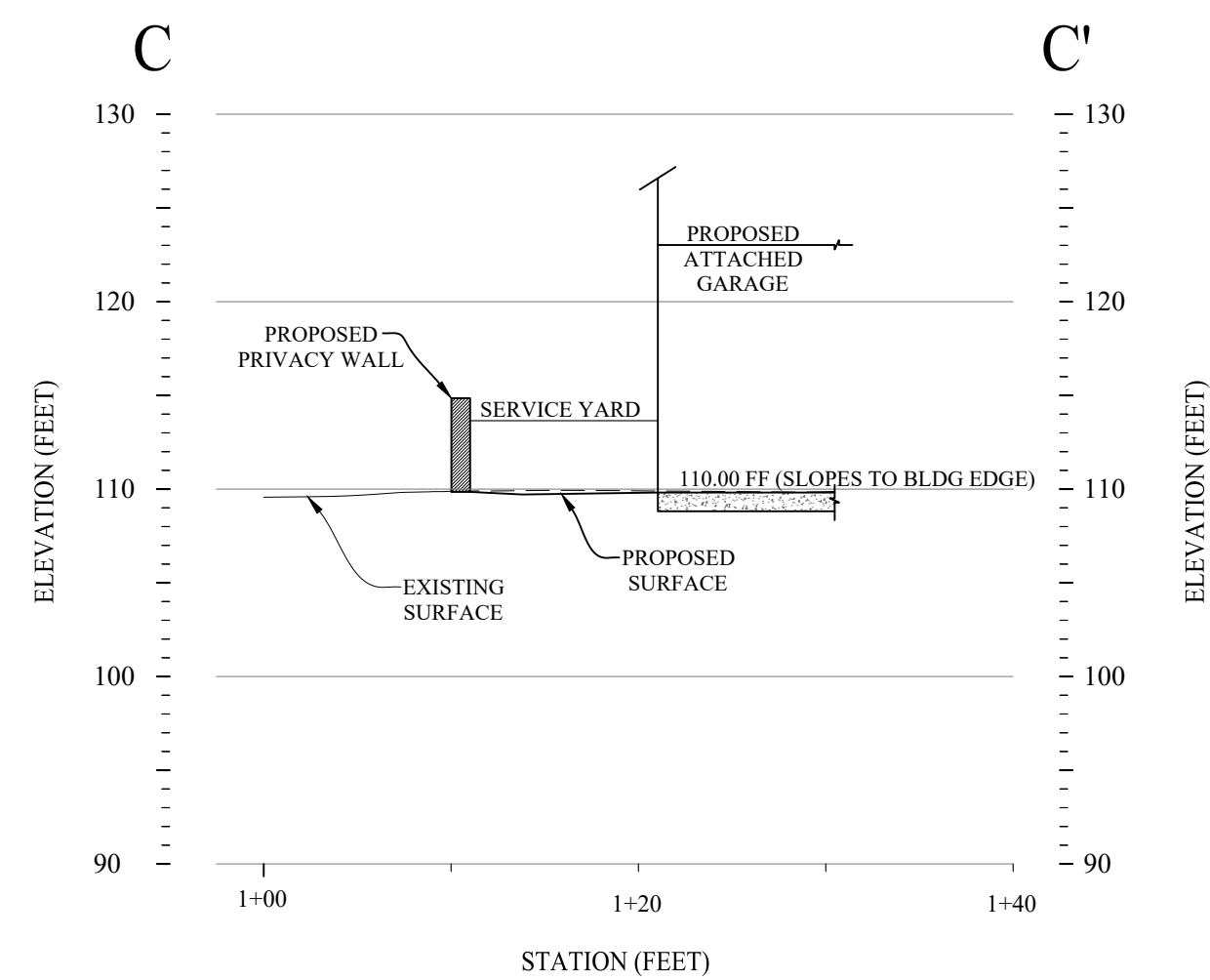
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CROSS SECTION A-A'
SCALE: 1"=10'



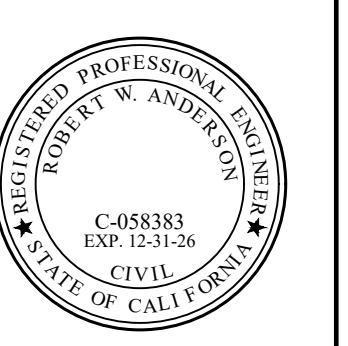
CROSS SECTION B-B'
SCALE: 1"=10'



CROSS SECTION C-C'
SCALE: 1"=10'

No.	DESCRIPTION	COUNTY APPROVAL	
		ENGR INIT	DATE
▲	NA		

Prepared by:
RJR CIVIL ENGINEERING, INC
 Planning-Civil Engineering-Paved Control/Hydrology
 Storm Water Management-Land Planning/Estimations
 2011 Speer Avenue, Suite 46, Ventura, CA 93003
 (805) 485-3903
 E-mail: rjr@rjreng.com

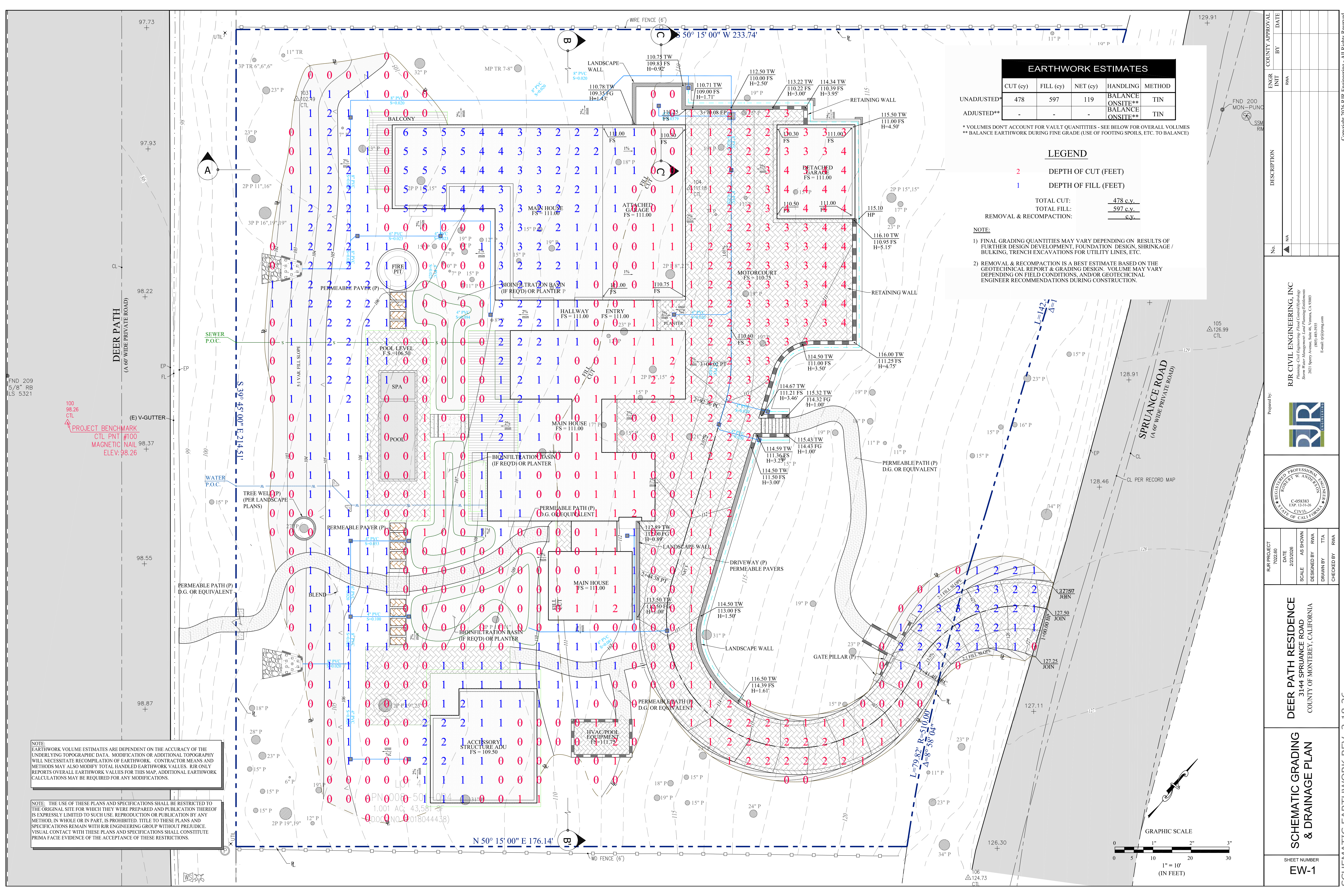


RJR PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
1472.61	11/18/2025	AS SHOWN	RWA	TTA	RWA

3144 SPRUANCE ROAD
 DEER PATH RESIDENCE
 3144 SPRUANCE ROAD, PEBBLE BEACH,
 COUNTY OF MONTEREY, CALIFORNIA

**SCHEMATIC
 GRADING &
 DRAINAGE PLAN**

SHEET NUMBER
CE-6



EARTHWORK ESTIMATES

	CUT (cy)	FILL (cy)	NET (cy)	HANDLING	METHOD
UNADJUSTED*	478	597	119	BALANCE	TIN
ADJUSTED**	-	-	-	ONSITE**	TIN
				BALANCE	
				ONSITE**	

* VOLUMES DON'T ACCOUNT FOR VALLT QUANTITIES - SEE BELOW FOR OVERALL VOLUMES
 ** BALANCE EARTHWORK DURING FINE GRADE (USE OF FOOTING SPOILS, ETC. TO BALANCE)

LEGEND

- 2 DEPTH OF CUT (FEET)
- 1 DEPTH OF FILL (FEET)

TOTAL CUT: 478 c.y.
 TOTAL FILL: 597 c.y.
 REMOVAL & RECOMPACTION: c.y.

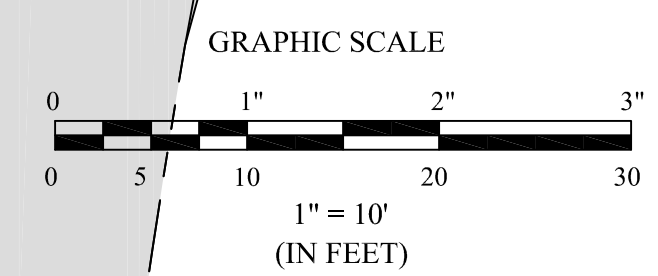
NOTE:

- 1) FINAL GRADING QUANTITIES MAY VARY DEPENDING ON RESULTS OF FURTHER DESIGN DEVELOPMENT, FOUNDATION DESIGN, SHRINKAGE / BULKING, TRENCH EXCAVATIONS FOR UTILITY LINES, ETC.
- 2) REMOVAL & RECOMPACTION IS A BEST ESTIMATE BASED ON THE GEOTECHNICAL REPORT & GRADING DESIGN. VOLUME MAY VARY DEPENDING ON FIELD CONDITIONS, AND/OR GEOTECHNICAL ENGINEER RECOMMENDATIONS DURING CONSTRUCTION.

	COUNTY APPROVAL	DATE			
	ENGR	INT	RWA		
	DESCRIPTION				
No.					
<p>Prepared by:</p> <p>RJR CIVIL ENGINEERING, INC. Planning-Civil Engineering-Field Control/Hydrology Storm Water Management-Land Planning/Estimating 201 Sperry Avenue, Suite 46, Ventura, CA 93003 (805) 465-9303 Email: rjr@rjr.com</p>					
RJR PROJECT	702260	DATE	2/23/2026	SCALE	AS SHOWN
DESIGNED BY	JOHN	DRAWN BY	JOHN	CHECKED BY	JOHN
<p>DEER PATH RESIDENCE 3144 SPRUANCE ROAD COUNTY OF MONTEREY, CALIFORNIA</p>					
<p>SCHEMATIC GRADING & DRAINAGE PLAN</p>					
<p>SHEET NUMBER EW-1</p>					

NOTE: EARTHWORK VOLUME ESTIMATES ARE DEPENDENT ON THE ACCURACY OF THE UNDERLYING TOPOGRAPHIC DATA. MODIFICATION OR ADDITIONAL TOPOGRAPHY WILL NECESSITATE RECOMPIATION OF EARTHWORK. CONTRACTOR MEANS AND METHODS MAY ALSO MODIFY TOTAL HANDLED EARTHWORK VALUES. RJR ONLY REPORTS OVERALL EARTHWORK VALUES FOR THIS MAP. ADDITIONAL EARTHWORK CALCULATIONS MAY BE REQUIRED FOR ANY MODIFICATIONS.

NOTE: THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS REMAIN WITH RJR ENGINEERING GROUP WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



PLANT SCHEDULE

SYMBOL **BOTANICAL / COMMON NAME** **SIZE** **QTY**

TREES

	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	15 GAL.	10
	ACER PALMATUM 'SANGO-KAKU' / CORAL BARK JAPANESE MAPLE	15 GAL.	6
	ARBUTUS MENZIESII / PACIFIC MADRONE	24"	3
	ARCTOSTAPHYLOS X 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	15 GAL.	4
	CEANOTHUS THYRSIFLORUS 'SNOW FLURRY' / SNOW FLURRY BLUEBLOSSOM	5 GAL.	19
	CEDRUS ATLANTICA 'GLAUCA PENDULA' / WEEPING BLUE ATLAS CEDAR	24"	3
	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS	24"	4
	PINUS RADIATA / MONTEREY PINE	24"	12

SYMBOL **BOTANICAL / COMMON NAME** **SIZE** **QTY**

SHRUBS

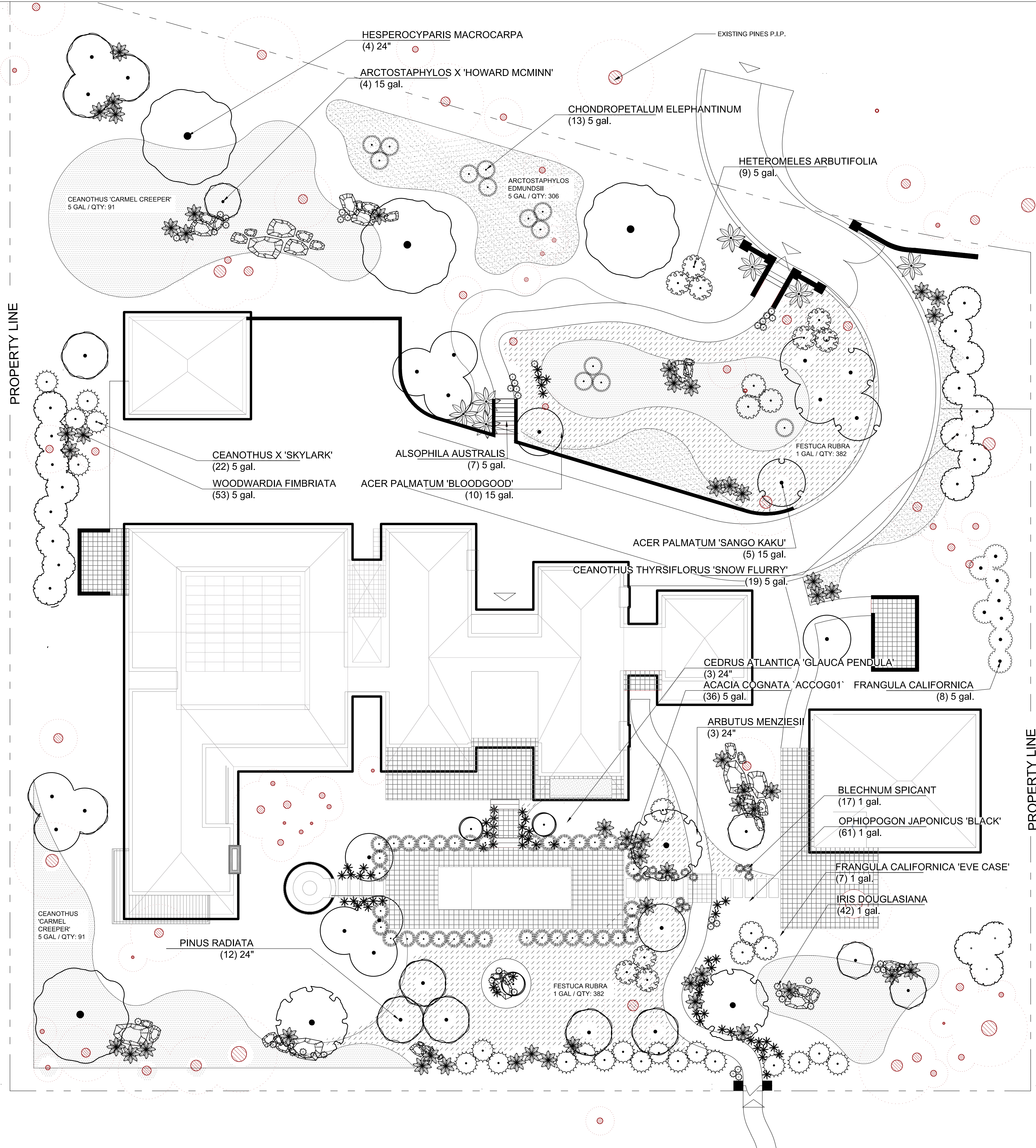
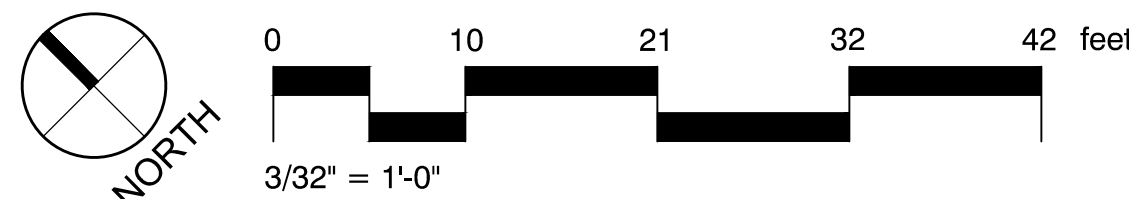
	ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE	5 GAL.	36
	ALSOPHILA AUSTRALIS / AUSTRALIAN TREE FERN	5 GAL.	7
	BLECHNUM SPICANT / DEER FERN	1 GAL.	17
	CEANOTHUS X 'SKYLARK' / SKYLARK WILD LILAC	5 GAL.	22
	CHONDRPETALUM ELEPHANTINUM / LARGE CAPE RUSH	5 GAL.	13
	FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY	5 GAL.	8
	FRANGULA CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY	1 GAL.	7
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.	9
	IRIS DOUGLASIANA / DOUGLAS IRIS	1 GAL.	42
	OPHIPOGON JAPONICUS 'BLACK' / BLACK MONDO GRASS	1 GAL.	61
	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL.	53

GROUND COVERS

	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA	5 GAL.	306
	CEANOTHUS GRISEUS HORIZONTALIS / CARMEL CREEPER	5 GAL.	91
	FESTUCA RUBRA / RED FESCUE	1 GAL.	382

PLANTING NOTES

- ALL AREAS OF THE PROPERTY SHALL BE TREATED AND MANAGED TO ELIMINATE, AS REASONABLY POSSIBLE, INVASIVE PLANT MATERIALS.
- EXISTING TREES AND PLANTS TO REMAIN - PROTECT ALL EXISTING PLANTS TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ALL TRENCHING WITHIN ROOT ZONES OF TREES TO REMAIN TO BE DONE CAREFULLY AND BY HAND, PRESERVING ALL ROOTS 1.5" DIAMETER AND GREATER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST IN PLANTING AREAS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO COMPLETE ALL SOIL AMENDING, FINISH GRADING AND REMOVAL OF ANY AND ALL CONSTRUCTION DEBRIS FROM THE PLANTING AREAS BEFORE THE LAYING OUT OF APPROVED PLANT MATERIAL.
- CONTRACTOR SHALL LAYOUT ALL PLANTS IN THEIR CONTAINERS AS PER THIS PLAN AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER+ LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT FOR APPROVAL OR ALTERNATE CHOICES.
- ALL PLANTS SHALL BE HEALTHY, PEST AND DISEASE FREE, FREE OF GIRDLING ROOTS AND WELL ESTABLISHED IN THE CONTAINER.
- TREES SHALL BE LOCATED A MINIMUM OF 5 FT. FROM WALLS, OVERHEADS, WALKS, HEADERS AND OTHER TREES WITHIN THE PROJECT, UNLESS SHOWN OTHERWISE. NO PLANT SHALL BE PLANTED WITH ROOTBALLS OR PLANTING PITS IN A DRY CONDITION.
- WATER ALL PLANTS BY HANDHELD HOSE WITH WATERING WAND ATTACHMENT IMMEDIATELY AFTER PLANTING (NO WATER 'JETTING'). NO PLANT SHOULD BE OUT OF ITS CONTAINER MORE THAN TWENTY MINUTES BEFORE BEING PLANTED AND WATERED. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATING ALL NEW PLANTINGS UNTIL THE ENTIRE PROJECT HAS BEEN COMPLETED AND ACCEPTED BY THE OWNER.
- NO PLANT SHALL BE PLANTED WITH ROOTBALLS OF NEW TREES. NO PLANT SHALL BE PLANTED INTO PLANTING PITS IN A DRY CONDITION.
- IMMEDIATELY AFTER EXCAVATION OF PLANT PITS, TEST DRAINAGE OF PITS BY FILLING WITH WATER. GIVE WRITTEN NOTIFICATION OF CONDITIONS PERMITTING THE RETENTION OF WATER IN PITS FOR MORE THAN (3) HOURS. CONTRACTOR SHALL SUBMIT TO OWNER AND LANDSCAPE ARCHITECT FOR ACCEPTANCE A WRITTEN PROPOSAL AND COST ESTIMATE FOR THE CORRECTION OF POOR DRAINAGE CONDITIONS BEFORE PROCEEDING WITH PLANTING.
- ALL NEWLY PLANTED CONTAINER PLANTS AND TREES SHALL RECEIVE WATERING REGIMEN 3 TIMES THE SIZE OF THE ROOT BALL UPON PLANTING, UNLESS OTHERWISE SHOWN ON DRAWINGS.
- PLANTING AREAS SHALL RECEIVE A 2" LAYER OF MULCH UNLESS NOTED OTHERWISE. VERIFY SPECIFICATION WITH LANDSCAPE ARCHITECT.
- MULCH DEPTH TO TAPER DOWN CLOSE TO BASE OF PLANT OR TRUNK OF TREE AND BE HELD BACK A MINIMUM OF 2" FROM ROOT FLARE OF TREES AND TRUNKS OF SHRUBS.
- ALL PLANT MATERIAL SHOWN ON THE PLANTING PLAN IS SUBJECT TO THE ADVERSE EFFECTS OF NATURE INCLUDING, BUT NOT LIMITED TO, FIRE, EARTHQUAKE, FLOODING, FREEZE, DROUGHT, EROSION AND FORAGING PREDATORS. THE LANDSCAPE ARCHITECT CANNOT, AND DOES NOT, GUARANTEE OR IMPLY WARRANTY THAT SPECIFIED PLANTS WILL SURVIVE THESE ACTS OF NATURE. ALL PLANTS SPECIFIED SATISFY THE GENERAL CLIMATIC CONDITIONS SET FORTH BY THE U.S. DEPARTMENT OF AGRICULTURE.
- ANY NURSERY TO BE USED BY THE CONTRACTOR FOR PLANT SOURCING MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.



CARMEL POINT LANDSCAPES

LIC # 106873
 P.O. BOX 4195,
 Carmel-by-the-Sea,
 CA. 93921
 (831)574-9837
 carmelpointlandscapes.com

PROJECT:
 DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA

OWNER / CLIENT:
 NUNNELEE

SCOPE:

CONCEPTUAL
 PLANTING PLAN

PROGRESS ISSUE:
 NAME:

PROGRESS SUBMIT:	DATE:
AH DRAFT 1	5/9/25
AH DRAFT 2	6/17/25
AH DRAFT 3	8/27/25
AH DRAFT 4	1/6/26
AH DRAFT 5	2/17/26

NOTES FOR CONSTRUCTION:

DISCLAIMER:
 All plans created by Carmel Point Landscapes are made exclusively for landscape purposes and do not constitute civil engineering or architecture plans. Carmel Point Landscapes shall not be held liable for any damages or claims arising from the use of these plans by other contractors or installers. Field verify all measurements before commencing construction.

SHEET TITLE:
 PLANTING PLAN

SCALE: 3/32" = 1' FEBRUARY 2026
 SHEET NUMBER:

LA - 1.00

TREES



ACER PALMATUM
'BLOODGOOD'



ACER PALMATUM
'SANGO-KAKU'



ARCTOSTAPHYLOS
'HOWARD MCMINN'



PINUS RADIATA



CEDRUS ATLANTICA
'GLAUCA PENDULA'



CUPRESSUS MACROCARPA



ARBUTUS MENZIESII

SHRUBS



ACACIA COGNATA
'COUSIN ITT'



CEANOTHUS THYRSIFLORUS
'SNOW FLURRY'



CEANOTHUS
'SKYLARK'



FRANGULA
CALIFORNICA



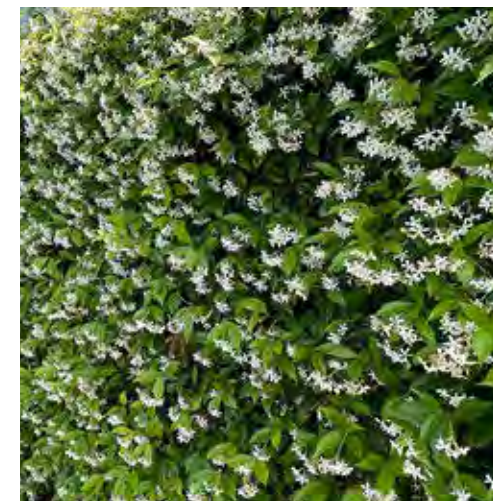
FRANGULA
CALIFORNICA 'EVE CASE'



IRIS DOUGLASIANA



CHONDROPETALUM
ELIPHANTINUM



TRACHELOSPERMUM
JASMINOIDES



WOODWARDIA FIMBRIATA



OPHIOPOGON
JAPONICUS



HETEROMELES
ARBUTIFOLIA



BLECHNUM
SPICANT



ALSOPHILA AUSTRALIS

GROUNDCOVERS



ARCTOSTAPHYLOS
EDMUNDSII
'CARMEL SUR'



CEANTOHUS
'CARMEL CREEPER'



FESTUCA RUBRA



**CARMEL POINT
LANDSCAPES**

LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea,
CA. 93921
(831)574-9837
carmelpointlandscapes.com

PROJECT:
DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA

OWNER/ CLIENT:
NUNNELEE

SCOPE:

LANDSCAPE PACKET

PROGRESS ISSUE:
NAME:

	PROGRESS SUBMIT:	DATE:
AH	DRAFT 1	5/9/25
AH	DRAFT 2	6/17/25
AH	DRAFT 3	1/7/26
AH	DRAFT 5	2/17/26

NOTES FOR CONSTRUCTION:

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SHEET TITLE:

PLANT PALETTE

SCALE: N/A FEBRUARY 2026

SHEET NUMBER:

LA - 1.01

FUEL MANAGEMENT ZONES KEY

- EMBER RESISTANT ZONE
- GREEN ZONE
- MANAGEMENT ZONE
- TREES TO BE REMOVED AND REPLACED IN SITE AS PER PEBBLE BEACH TREE REPLACEMENT STANDARDS.

FUEL MANAGEMENT PLAN FOR 3144 SPRUANCE RD. PEBBLE BEACH, CA

ZONE 0: EMBER-RESISTANT ZONE (0-5 FEET FROM STRUCTURES)

GOAL: PREVENT IGNITION FROM WIND-BLOWN EMBERS BY USING NON-COMBUSTIBLE MATERIALS AND MINIMAL VEGETATION.

MANAGEMENT GUIDELINES:

NO WOODY OR RESINOUS PLANTS DIRECTLY ADJACENT TO STRUCTURES. USE CRUSHED GRAVEL, STONE, OR PAVERS FOR HARDSCAPE. MAINTAIN CLEAN, DEBRIS-FREE GUTTERS AND ROOFS. AVOID MULCH; USE INORGANIC GROUND COVERS (E.G., GRAVEL OR DECOMPOSED GRANITE). STORE FIREWOOD AND FLAMMABLE ITEMS AT LEAST 30 FT FROM STRUCTURES. PLANTING RECOMMENDATIONS (IF ANY): LOW-GROWING, SUCCULENT NATIVE GROUNDCOVERS ONLY, SPACED WELL AND KEPT MOIST. DUDLEYA SPP. (LIVEFOREVERS) ARCTOSTAPHYLOS LIVA-URSI (BEARBERRY) – KEEP TRIMMED, IF USED ERIOGONUM NUDUM VAR. AURICULATUM (NAKED BUCKWHEAT) – SPARING USE

ZONE 1: GREEN ZONE (5-30 FEET FROM STRUCTURES)

GOAL: CREATE A DEFENSIBLE, IRRIGATED BUFFER OF FIRE-RESISTANT NATIVE PLANTS MAINTAINED FOR LOW FLAMMABILITY.

MANAGEMENT GUIDELINES:

GROUP PLANTS IN SMALL, WIDELY SPACED CLUSTERS. MAINTAIN VERTICAL AND HORIZONTAL SEPARATION BETWEEN VEGETATION. REMOVE DEAD/DRY MATERIAL REGULARLY. USE NON-RESINOUS, LOW-OIL, LOW-HEIGHT SPECIES. INCORPORATE MOISTURE-RETAINING MULCH LIKE COMPOSTED WOOD CHIPS AT LEAST 2-3" THICK, BUT KEEP MULCH AWAY FROM STRUCTURES.

ZONE 2: MANAGEMENT ZONE (30 FEET AND BEYOND)

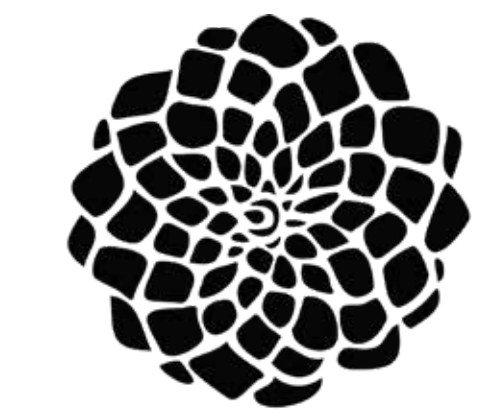
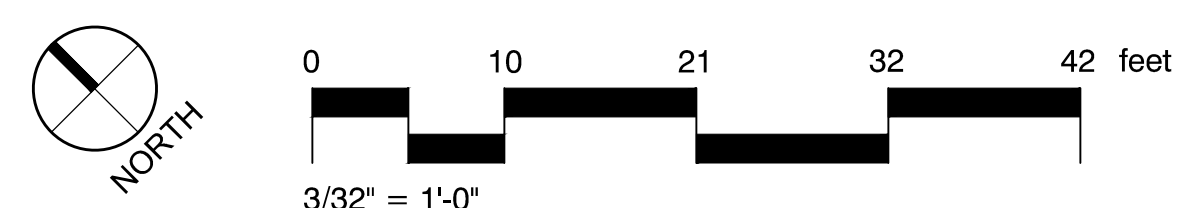
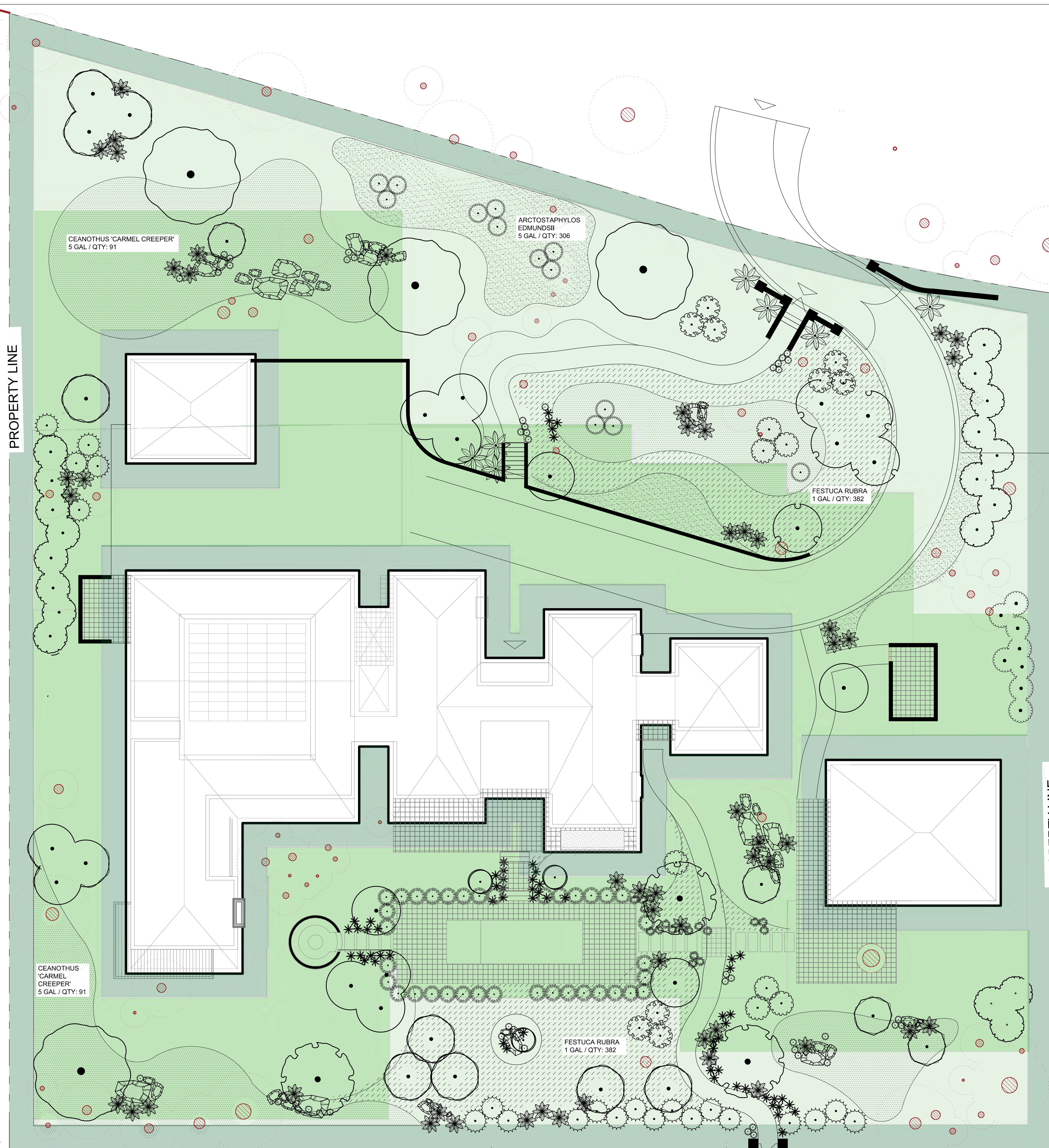
GOAL: MANAGE VEGETATION TO REDUCE FIRE INTENSITY AND SPREAD BY REMOVING LADDER FUELS AND MAINTAINING PLANT HEALTH.

MANAGEMENT GUIDELINES:

SELECTIVELY THIN TREES AND SHRUBS TO BREAK UP FUEL CONTINUITY. PRUNE LOWER TREE LIMBS (AT LEAST 6-10 FEET OFF GROUND, OR 1/4 OF TREE HEIGHT). REMOVE LADDER FUELS BETWEEN GROUND AND CANOPY. MOW OR GRAZE ANNUAL GRASSES BEFORE THEY CURE (SPRING). RETAIN LARGE, HEALTHY COASTAL PINES AND OAKS, ESPECIALLY IF NATIVE, BUT MONITOR HEALTH AND SPACING.

PROPERTY LINE

PROPERTY LINE



CARMEL POINT LANDSCAPES

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PROJECT:
 DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA

OWNER/ CLIENT:
 NUNNELEE

SCOPE:

LANDSCAPE PACKET

PROGRESS ISSUE NAME:

	PROGRESS SUBMIT:	DATE:
AH	DRAFT 1	8/27/25
AH	DRAFT 2	1/6/26
AH	DRAFT 5	2/17/26

NOTES FOR CONSTRUCTION:

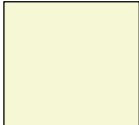
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SHEET TITLE:
FUEL MANAGEMENT PLAN

SCALE: 3/32" = 1' FEBRUARY 2026

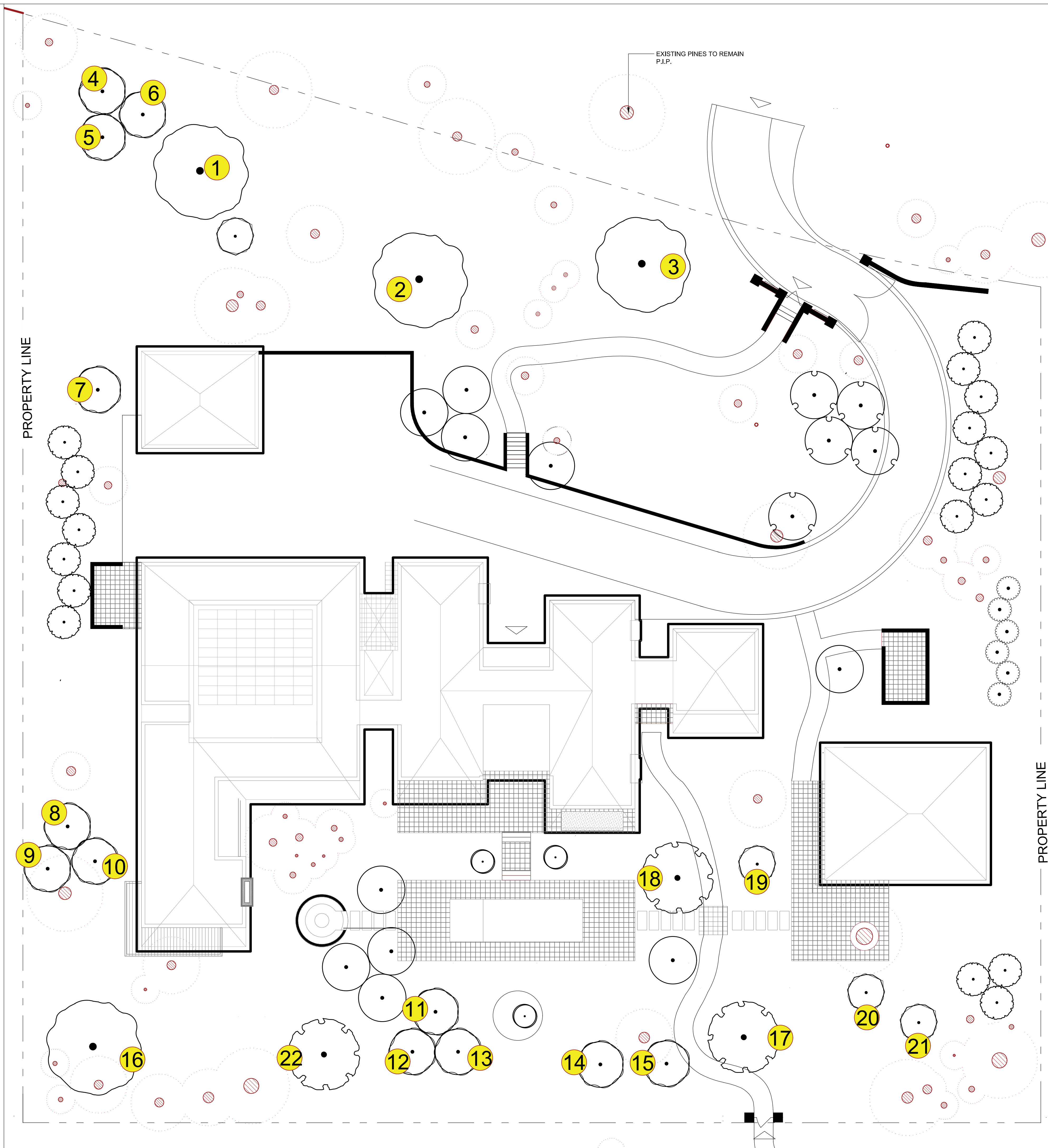
SHEET NUMBER:
LA - 1.02

TREE REPLACEMENT KEY

 NATIVE TREES/SHRUBS TO BE ADDED AS PER PEBBLE BEACH STANDARDS (QTY: 42)

PLANT SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	15 GAL.	10
	ACER PALMATUM 'SANGO-KAKU' / CORAL BARK JAPANESE MAPLE	15 GAL.	6
	ARBUTUS MENZIESII / PACIFIC MADRONE	24"	3
	ARCTOSTAPHYLOS X 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	15 GAL.	4
	CEANOTHUS THYRSIFLORUS 'SNOW FLURRY' / SNOW FLURRY BLUEBLOSSOM	5 GAL.	19
	CEDRUS ATLANTICA 'GLAUCA PENDULA' / WEEPING BLUE ATLAS CEDAR	24"	3
	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS	24"	4
	PINUS RADIATA / MONTEREY PINE	24"	12

1 #1-#22 NATIVE TREES REQUIRED TO BE REPLACED AS EXISTING APPROVED PINES ARE REMOVED.



CARMELO POINT LANDSCAPES

LIC # 106873
 P.O. BOX 4195,
 Carmel-by-the-Sea,
 CA. 93921
 (831)574-9837
 carmelpointlandscapes.com

PROJECT:
DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA

OWNER/ CLIENT:
NUNNELEE

SCOPE:

LANDSCAPE PACKET

PROGRESS ISSUE NAME:

PROGRESS SUBMIT:	DATE:
AH DRAFT 1	8/27/25
AH DRAFT 5	2/17/26
AH DRAFT 6	5/1/26
AH DRAFT 7	5/11/26

NOTES FOR CONSTRUCTION:

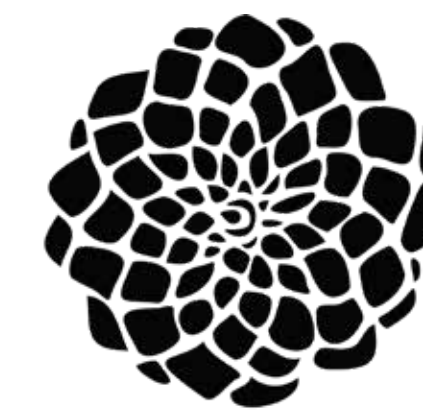
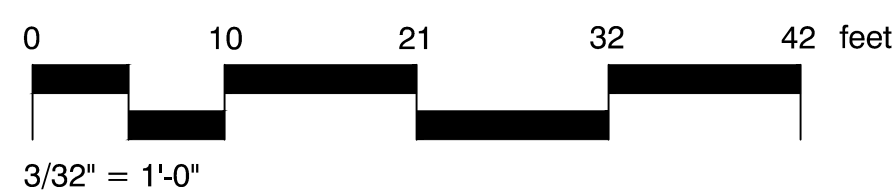
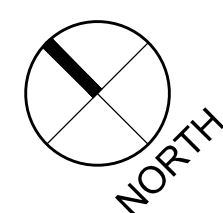
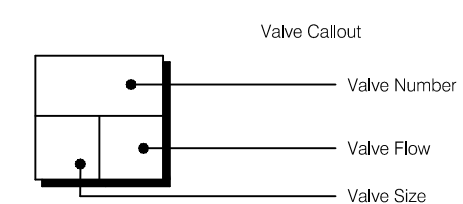
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SHEET TITLE:
TREE REPLACEMENT PLAN

SCALE: 3/32" = 1' MAY 2026

SHEET NUMBER:
LA - 1.03

IRRIGATION SCHEDULE		
SYMBOL	MANUFACTURE R/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XT025 W/ XERI-BUG 1/2IN. FPT X BARB GREY TRANSFER FITTING WITH 1 XERI-BUG EMITTER. BLUE=0.5 GPH, BLACK=1.0 GPH, RED=2.0 GPH.	8,771 SF
SYMBOL	MANUFACTURE R/MODEL/DESCRIPTION	QTY
	RAIN BIRD ASVF 3/4" ELECTRIC REMOTE CONTROL VALVE, WITH ATMOSPHERIC BACKFLOW PREVENTER. 3/4IN., 1IN. AVAILABLE.	9
	BRASS SHUT OFF VALVE LINE-SIZE BRASS GATE VALVE PER MANUFACTURERS RECOMMENDATIONS.	4
	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3IN., 16IN., 20IN., AND 24IN. EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.	1
	RAIN BIRD ESP-2WIRE (120VAC) 50 STATION 2-WIRE, INDOOR/ OUTDOOR CONTROLLER W/ DECODER AUTO-ADDRESS. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY. USE WITH 2W-1 SINGLE STATION DECODERS AND STANDARD DIRECT BURIAL WIRE.	1
	DRIP EMITTER RAIN BIRD XT025 W/ XERI-BUG 1/2" FPT X BARB GREY TRANSFER FITTING WITH 1 XERI-BUG EMITTER.	216
	POINT OF CONNECTION 1 1/2" SUB-METER	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,739 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	842.2 LF
	PIPE SLEEVE: PVC CLASS 200 SDR 21	15.0 LF



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SCOPE:

LANDSCAPE PACKET

PROGRESS ISSUE:
NAME:

PROGRESS SUBMIT:	DATE:
AH DRAFT 1	5/9/25
AH DRAFT 2	6/17/25
AH DRAFT 5	2/17/26

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SHEET TITLE:
IRRIGATION PLAN

SCALE: 3/32" = 1' FEBRUARY 2026

SHEET NUMBER:

LA - 2.00

Reference Evapotranspiration (ETo) Coastal Mixed Fog Area: 39.00"

WATER EFFICIENCY TABLE							
Regular Landscape Areas							
HYDROZONE # ^a	PLANT FACTOR (PF)	IRRIGATION METHOD ^b	IRRIGATION EFFICIENCY (IE) ^c	EVAPORATION ADJUSTMENT ETAF (PF/IE)	LANDSCAPE AREA (SQFT)	ETAF x AREA	Estimated Total Water Use (ETWU) ^d
1	0.3	DRIP	0.81	0.3704	1209.00	447.78	9994.40
2	0.3	DRIP	0.81	0.3704	2252.0000	834.07	17065.16
3	0.3	DRIP	0.81	0.3704	2396.92	887.75	18163.33
4	0.3	DRIP	0.81	0.3704	977.17	361.91	7404.78
5	0.3	DRIP	0.81	0.3704	89.96	33.32	681.70
6	0.3	DRIP	0.81	0.3704	263.97	97.77	2000.31
7	0.3	DRIP	0.81	0.3704	1300.00	481.48	9851.11
8	0.3	DRIP	0.81	0.3704	1687.00	624.81	12783.71
9	0.3	DRIP	0.81	0.3704	19.00	7.04	143.98
				TOTALS	8895.02	2662.60	55309.66
					MAX ALLOWED WATER USAGE (MAWA) ^e		100095.66
					MAWA > ETWU TOTAL		PASS
					100095.66 > 55309.66		

^aHydrozone #/Planting Description
For example:
1.) "front lawn"
2.) "low water use plantings"
3.) "medium water use plantings"

^bIrrigation Method
overhead spray or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) =
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential areas.

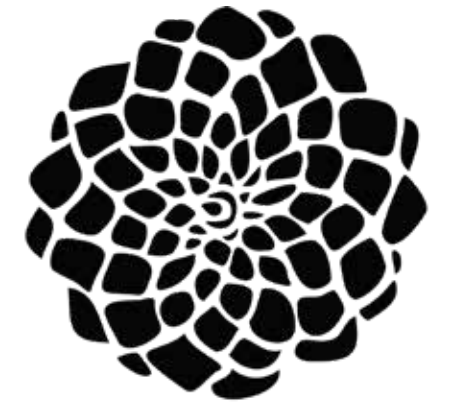
ETAF CALCULATIONS	
Total ETAF x Area	2662.60
Total Area	8895.02
Sitewide ETAF	0.2993
ETAF: 0.2993 < 0.3704	PASS

EFFICIENCY TABLE NOTES:

- No Special Landscape Areas (SLA) on site.
- Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for Non-Residential Areas.

GENERAL IRRIGATION NOTES

- LANDSCAPE CONTRACTOR WILL FOLLOW INDUSTRY STANDARDS FOR THE INSTALLATION OF THE IRRIGATION SYSTEM. ANY PROPOSED CHANGES TO THE IRRIGATION SYSTEM WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE CHANGES BEING MADE. CONTRACTOR TO VERIFY IN FIELD THE CONIDITIONS OF THE LANDCAPE AREAS PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM.
- MAINLINE PIPE SHALL BE NO LESS THAN CLASS 315 FOR PIPE SIZED 3" AND GREATER AND SCHEDULE 40 FOR PIPE SIZED 2 1/2" AND SMALLER. MAINLINE PIPING SHALL BE INSTALLED AT A MINIMUM DEPTH TO ENSURE 18" OF COVER AND SHALL BE INSTALLED IN SUCH A MANNER AS TO NOT INTERFERE WITH THE STORMWATER AND OTHER UTILITIES SYSTEMS.
- LATERAL PIPING SHALL BE CLASS 200 PIPE AND INSTALLED ONLY TO A MINIMUM DEPTH TO ENSURE 12" OF COVER.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING, TREE ROOT ZONES AND ARCHITECTURAL FEATURES.
- SYSTEM SHALL RECIEVE AN INTERIOR MOUNTED IRRIGATION CONTROLLER. CONTRACTOR VERIFY IN FIELD LOCATION PRIOR TO INSTALLATION. ELECTRICAL CONNECTION BY OTHERS.
- LANDSCAPE IRRIGATION SYSTEMS SHALL BE INSTALLED TO PREVENT OVER-SPRAY ON STRUCTURES.
- IRRIGATION DEMAND: 20 GPM AT 80 PSI. FIELD VERIFY EXACT PRESSURE PRIOR TO START OF WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.



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PROJECT:
DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA

OWNER/ CLIENT:
NUNNELEE

SCOPE:

LANDSCAPE PACKET

PROCESS ISSUE NAME:

PROGRESS SUBMIT:	DATE:
AH DRAFT 1	5/9/25
AH DRAFT 2	6/17/25
AH DRAFT 3	1/6/26
AH DRAFT 5	2/17/26

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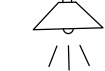
SHEET TITLE:
IRRIGATION DETAILS


SCALE: N/A FEBRUARY 2026
SHEET NUMBER:

LA - 2.01

LIGHTING SCHEDULE SEE A-5.0 FOR APPROPRIATE SPEC

- 
FXLUMINAIRE PATH LIGHT
QTY: 24

- 
FXLUMINAIRE IN GRADE PATH LIGHT
QTY: 13

- 
FXLUMINAIRE WALL LIGHT
QTY: 6

- 10 GAUGE ELECTRICAL WIRE**
QTY: 1,074 LF

- 300 WATT SOLOS TRANSFORMER**
QTY: 2

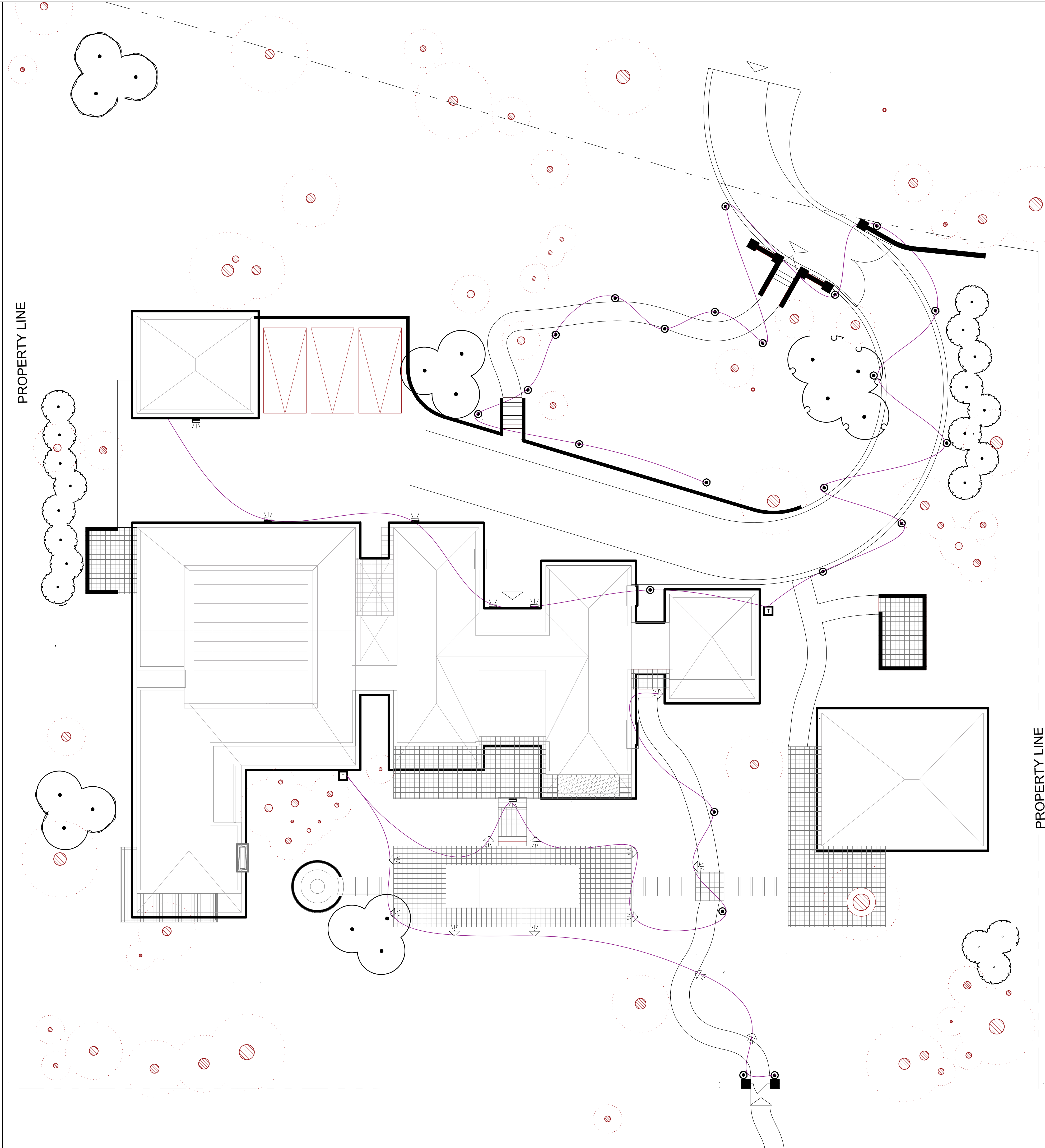
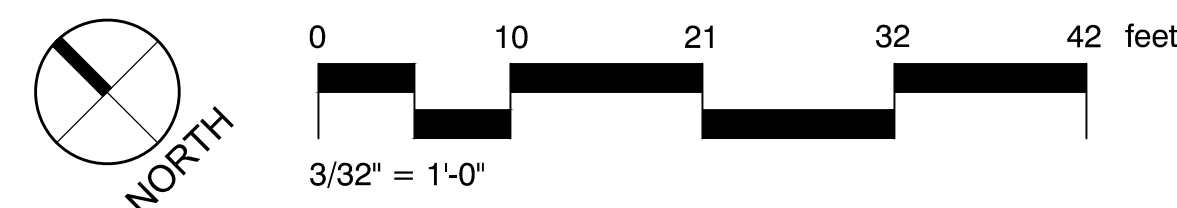
GENERAL LIGHTING NOTES:

THE LIGHTING PLAN IS DIAGRAMMATIC. ALL WIRING SHOWN WITHIN BUILDING AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS WHERE POSSIBLE. AVOID CONFLICTS WITH IRRIGATION SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES.

AS FIELD CONDITIONS CHANGE FROM THE LANDSCAPE PLAN TO INSTALLATION AND FINAL CONSTRUCTION, THE CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD ADJUSTMENTS AND TO GUARANTEE LIGHTING FUNCTION.

ALL LIGHTING MATERIALS SHALL BE IN NEW AND PERFECT CONDITIONS WITH WARRANTY. ALL WIRING CONNECTIONS SHALL MEET BOTH MONTEREY COUNTY AND NEC CODES.

CONTRACTOR SHALL DEMONSTRATE THE OPERATION OF THE LIGHTING SYSTEM TO THE OWNER AND PROVIDE THEM WITH A COPY OF THE OPERATION MANUAL AND WARRANTY.



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AH	DRAFT 1	5/9/25
AH	DRAFT 2	6/17/25
AH	DRAFT 3	1/7/26
AH	DRAFT 5	2/17/26

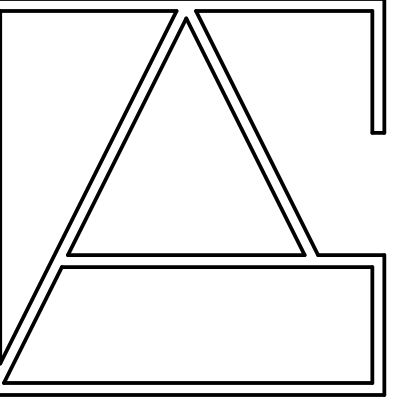
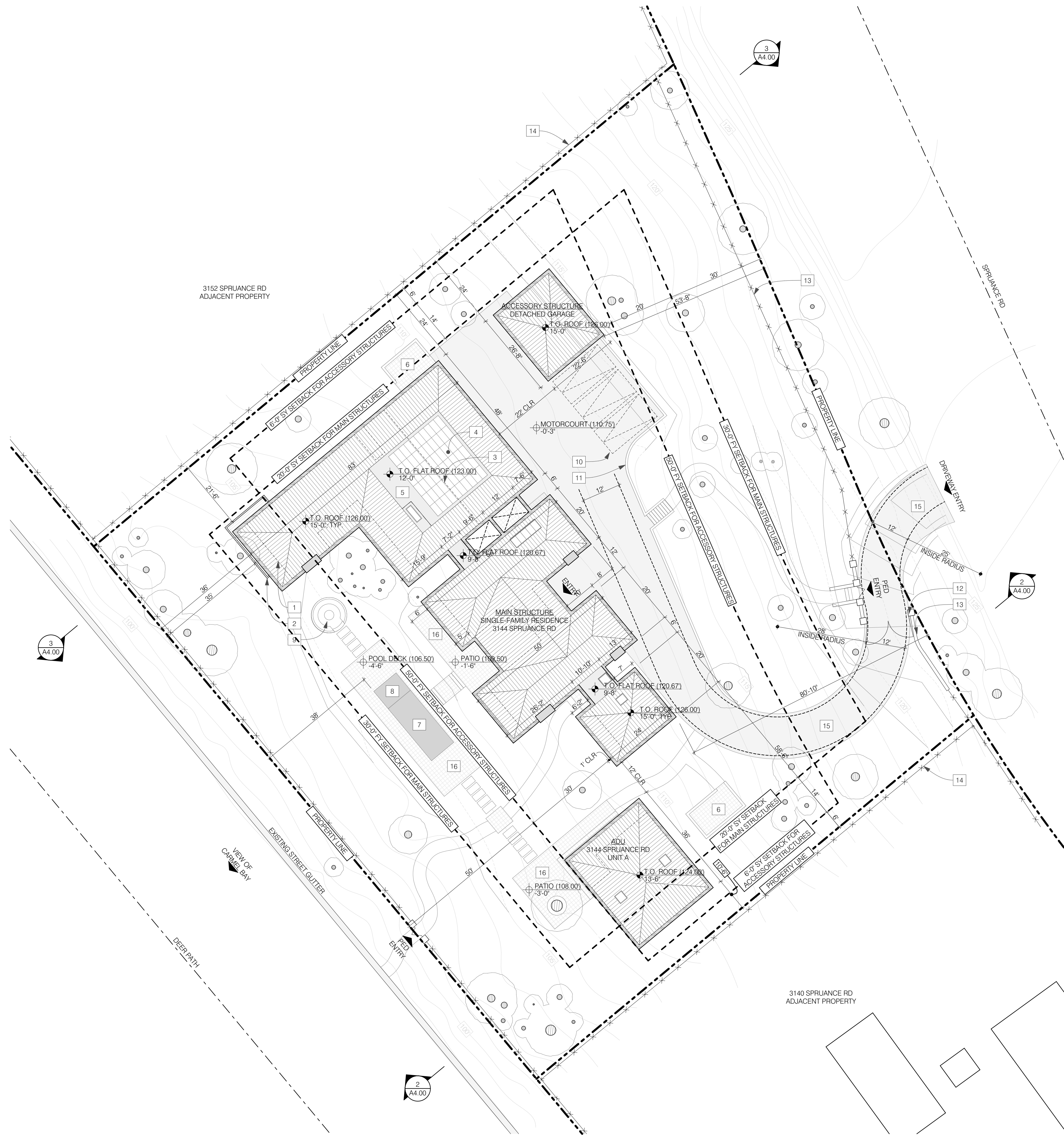
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SHEET TITLE:
LIGHTING PLAN

SCALE: 3/32" = 1' FEBRUARY 2026
 SHEET NUMBER:

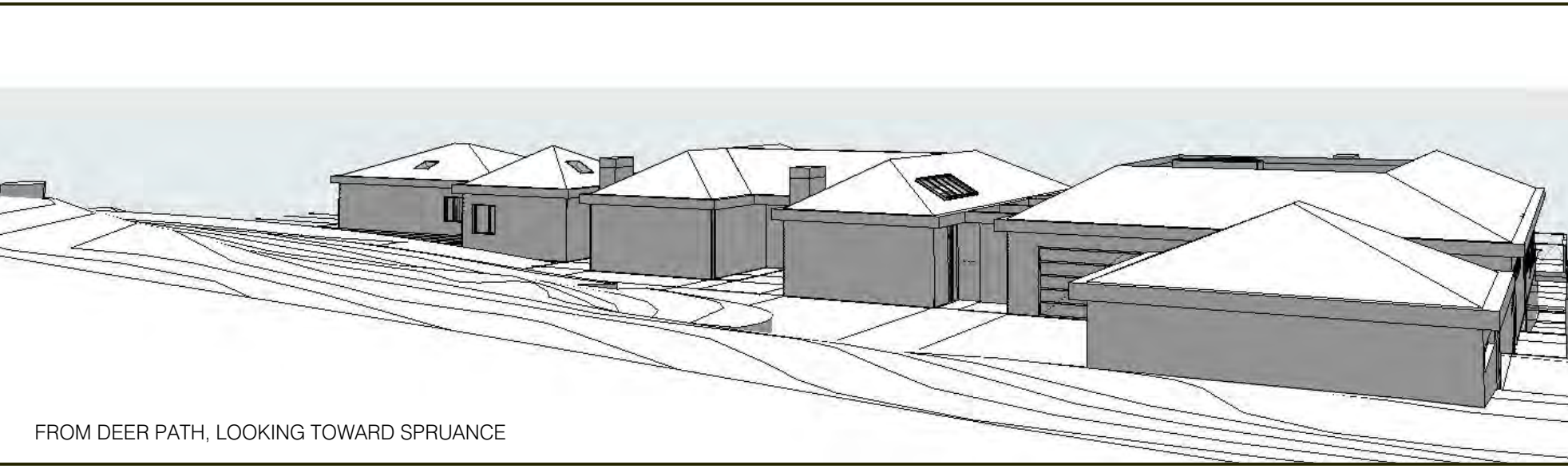
LA - 3.00



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PROJECT:
 DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA 93953
 OWNER:
 LELA & MICHAEL NUNNELEE
 23358 PARK HACIENDA
 CALABASAS, CA 91302
 AUTHOR:
 GRANT NUNNELEE &
 AMANDA STJARNSTRÖM

ISSUANCE:
 2025.05.12 PEBBLE BEACH ARB SUBMITTAL
 2025.06.18 PLANNING SUBMITTAL 1
 2025.09.31 PLANNING SUBMITTAL 2
 2025.12.05 BUILDING & SAFETY SUBMITTAL 1
 2026.01.09 PLANNING SUBMITTAL 3
 2026.02.25 PLANNING SUBMITTAL 4



FROM DEER PATH, LOOKING TOWARD SPRUANCE



FROM DEER PATH, LOOKING TOWARD SPRUANCE

IEWS



FROM DEER PATH, LOOKING TOWARD SPRUANCE



FROM SPRUANCE, LOOKING TOWARD DEER PATH

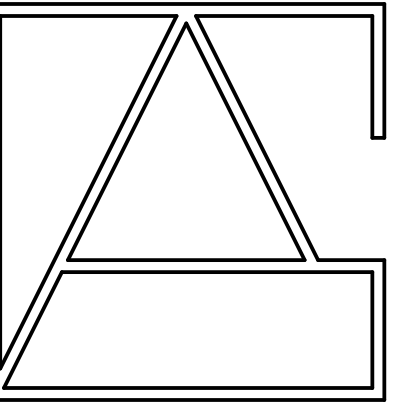


SITE PHOTOS

KEYNOTES			
1	LINE OF EXTERIOR WALL, BELOW	6	SERVICE YARD
2	LINE OF BALCONY, BELOW	7	POOL
3	LINE OF GARAGE WALL, BELOW	8	SPA
4	SOLAR ZONE	9	FIRE PIT
5	EQUIPMENT ZONE	10	GUEST PARKING, TYP (9'-0"X18'-0" SPACE)
11	RETAINING WALL	12	SITE WALL
13	FENCE	14	(E) FENCE
15	DRIVEWAY	16	PERMEABLE PATIO

2/25/2026

A1.10
 SITE PLAN



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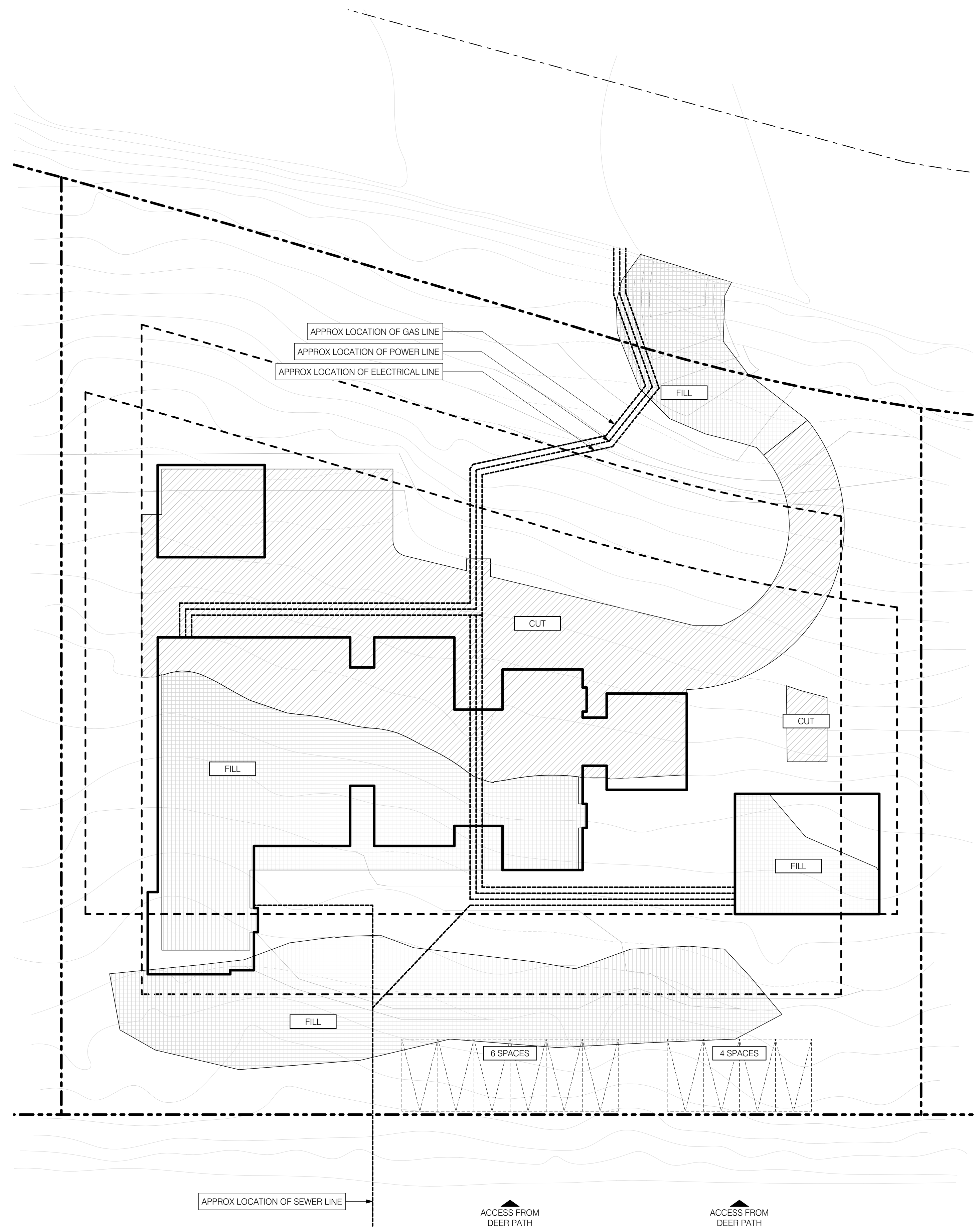
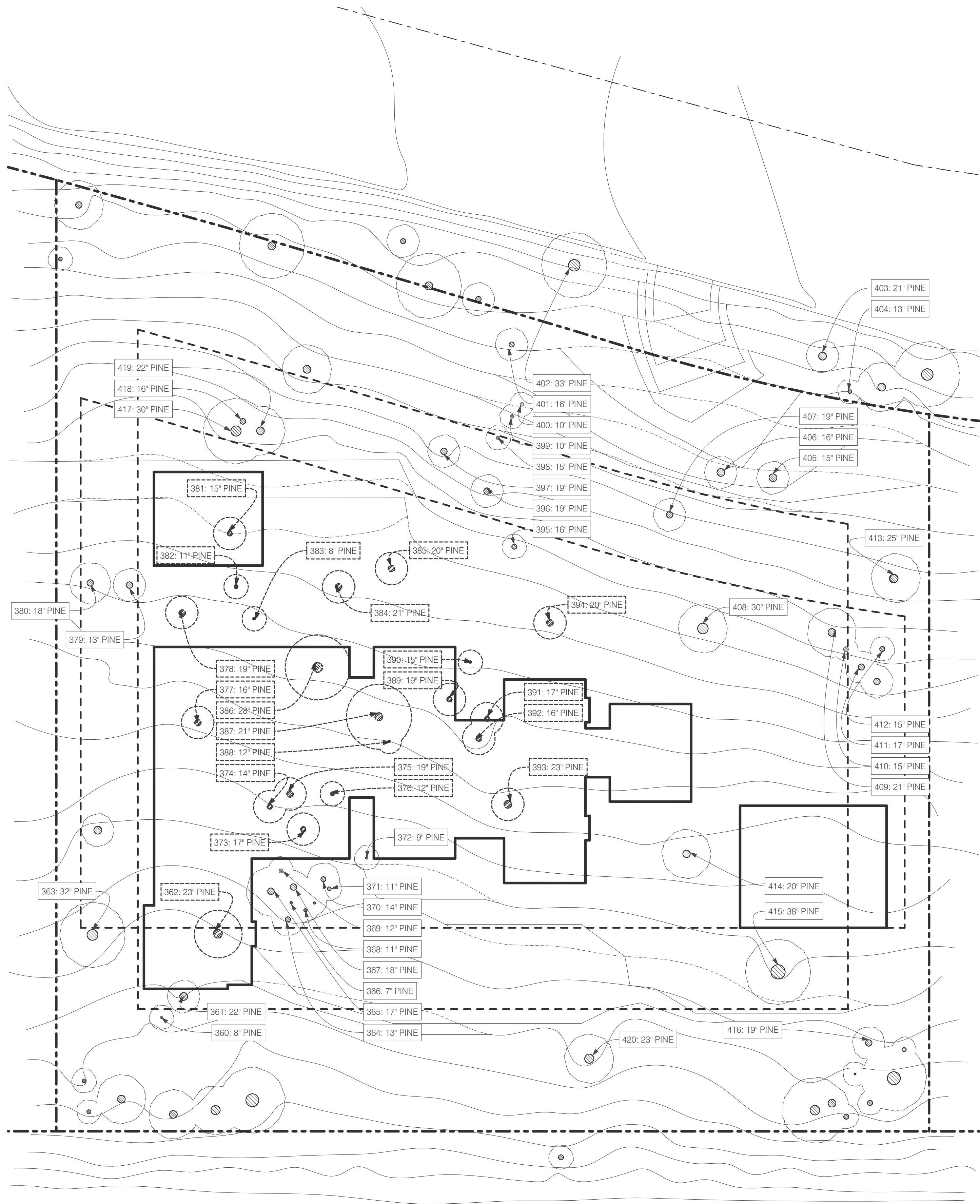
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2/25/2026

A1.11

SITE STRATEGIES



SITE PLAN - TREE REMOVAL

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

REFER TO '3144 SPRUANCE ROAD PRE-CONSTRUCTION TREE IMPACT ASSESSMENT' FOR DETAILED OUTLINE

THIS END-USER PROJECT HAS BEEN DESIGNED TO BEST AVOID TREE REMOVAL AT THE PROPERTY. DUE TO A CONSISTENT DISTRIBUTION OF TREES ACCROSS THE SITE AND ITS RELATIVELY STEEP GRADE, 21 TREES ARE SLATED FOR REMOVAL. MANY OF THESE TREES ARE IN POOR HEALTH AND THEIR REMOVAL WILL ALSO AVOID SIGNIFICANT GRADING ON THE SITE. THE SITE'S SLOPING NATURE AND LIMITED VIABLE VEHICULAR ACCESS POINTS HAS INFORMED ITS SITING. THE BUILDING PAD, POOL, AND SPA IS DESIGNED IN THE LEAST IMPACTFUL LOCATION.

SITE PLAN - CONSTRUCTION PARKING, GRADING, AND UTILITIES

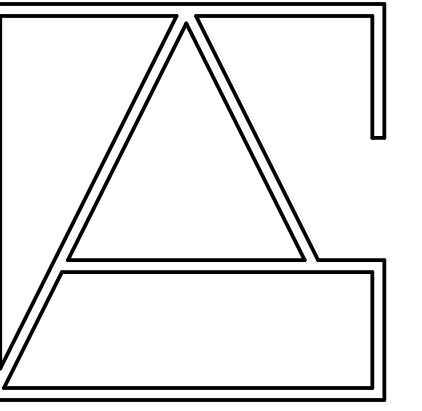
SCALE: 1/16" = 1'-0"

CONSTRUCTION PARKING NOTES:

10 ON-SITE CONSTRUCTION PARKING SPACES PROVIDED
 OFFSITE CONSTRUCTION PARKING TO BE LOCATED AT THE SHOPPING CENTER BY RIO RD.
 CONSTRUCTION WORKERS PARKED OFFSITE WILL BE BROUGHT TO THE SITE AS A GROUP, AS NEEDED

CONSTRUCTION MANAGEMENT PLAN:

CONTRACTOR NAME: TBD
 CONTRACTOR ADDRESS: TBD
 VEHICLE TYPES: TBD
 # OF TRIPS PER DAY: TBD
 # OF TRUCKLOADS OF EXPORTED GRADING: 0
 ACREAGE GRADING PER DAY: TBD
 HOURS OF OPERATION: TBD
 SCHEDULE: OCTOBER 2026 - OCTOBER 2028

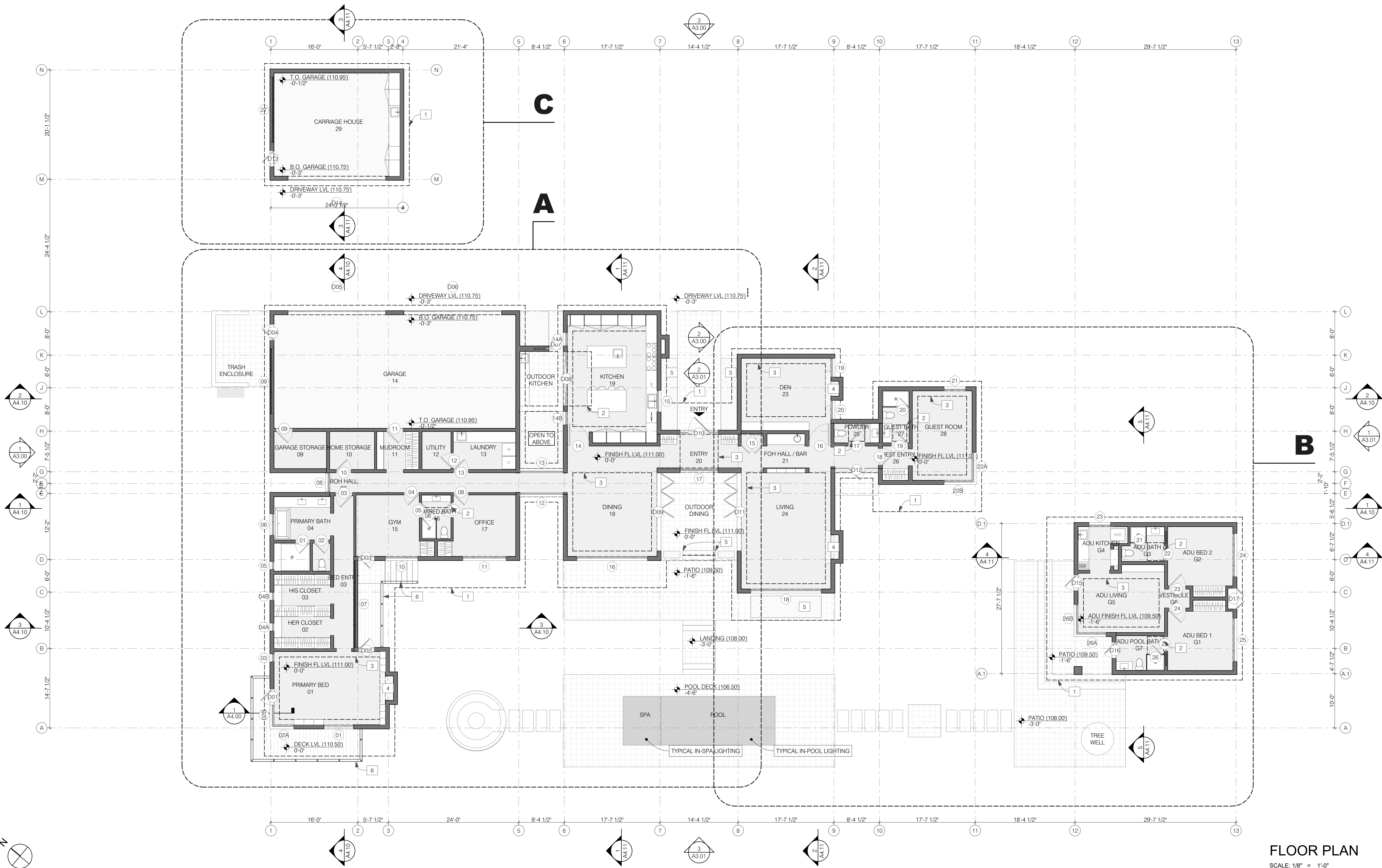


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2/25/2026

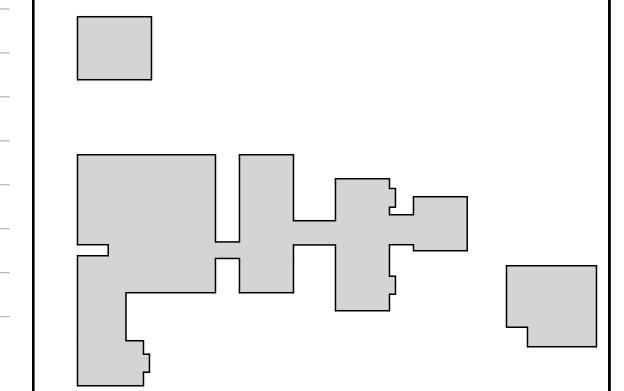


FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LEGEND		KEYNOTES	
	EXHAUST FAN	1	ROOF ABOVE, TYP.
	SMOKE DETECTOR	2	SKYLIGHT ABOVE
	SMOKE + CARBON MONOXIDE DETECTOR	3	SOFFIT ABOVE
		4	DIRECT-VENT, SEALED COMBUSTION, GAS FIREPLACE
		5	PLANTER
		6	GUARDRAIL, 42" AFF

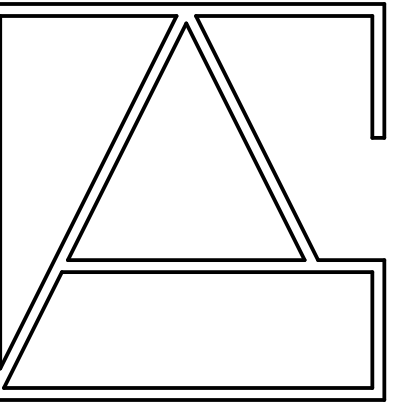
TYPE	MAIN STRUCTURE	ADU
SINK:	10	3
DISHWASHER:	2	0
POT FILLER:	1	0
SHOWER:	3	2
TUB FILLER:	1	0
WASHING MACHINE:	1	1
TOILET:	4	2

PLUMBING FIXTURE COUNT



KEYPLAN

A2.00
 FLOOR PLAN



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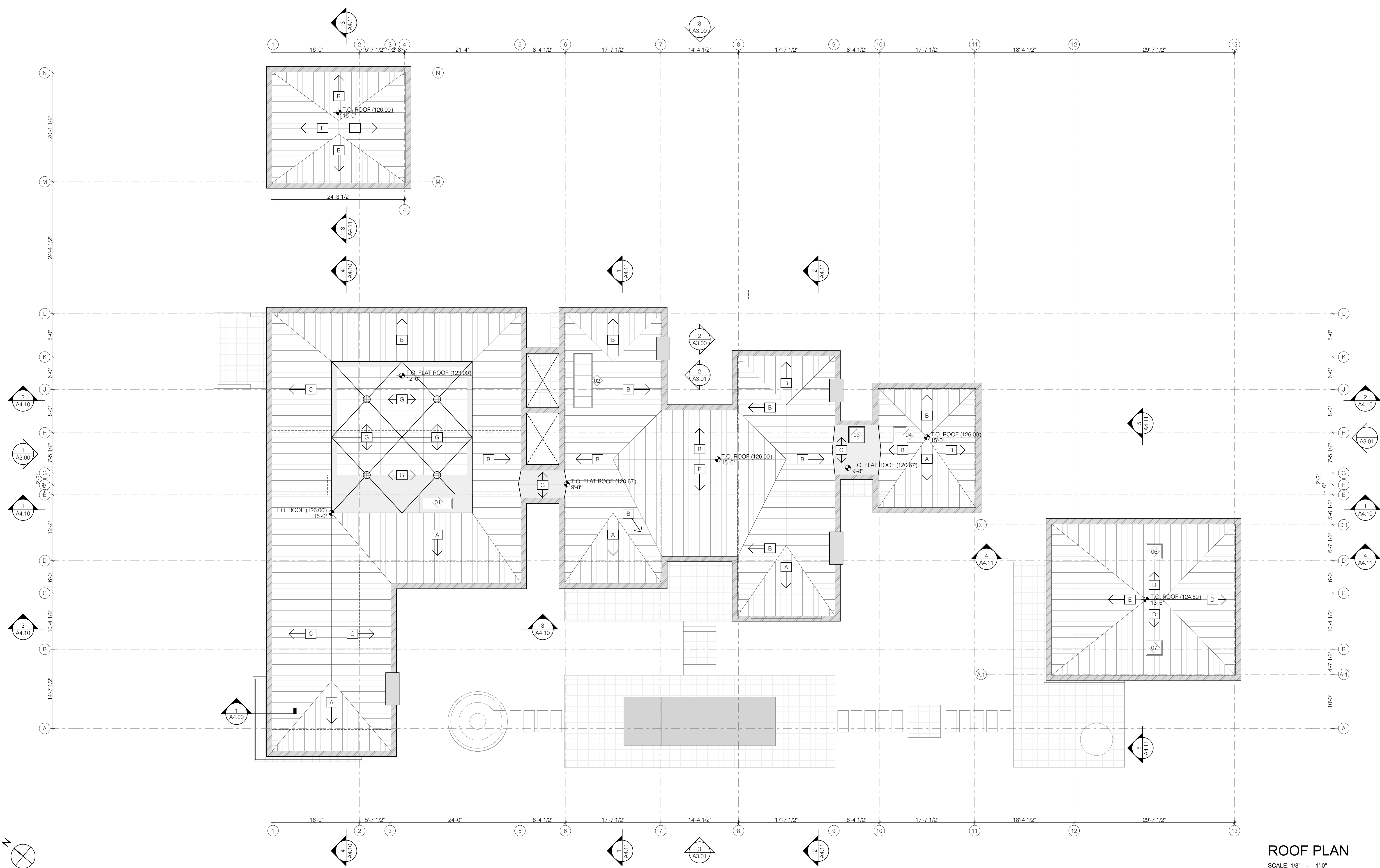
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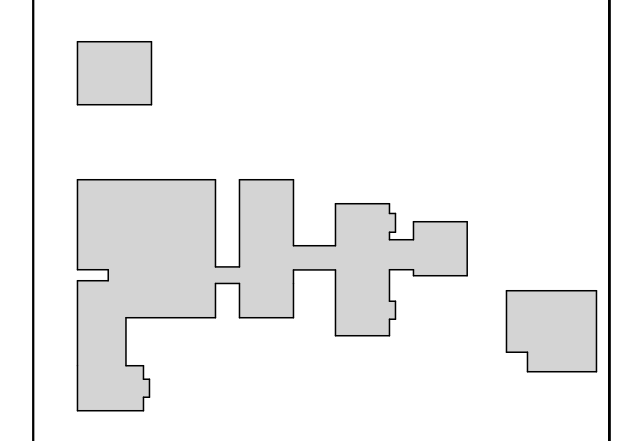
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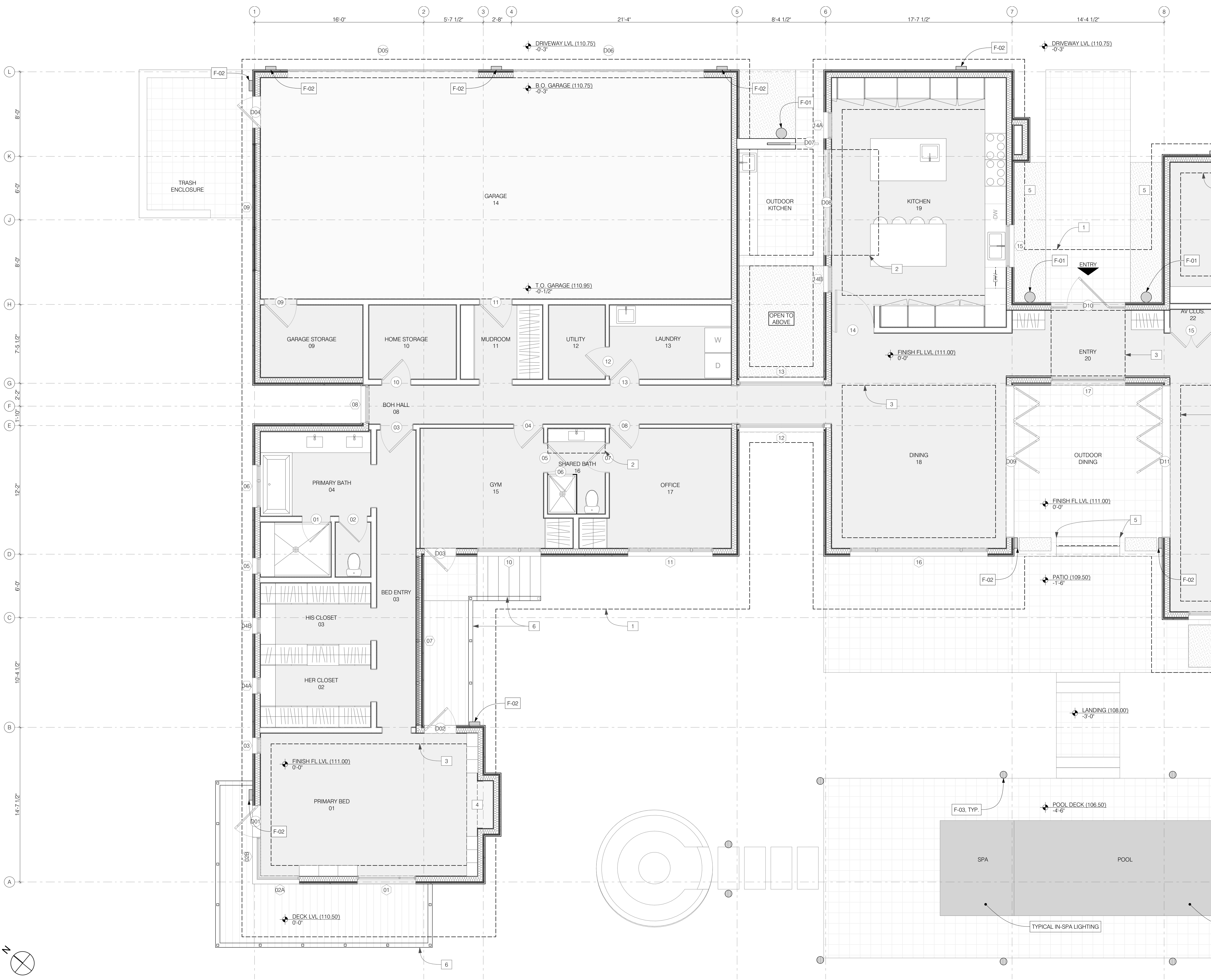
LEGEND		SLOPES		KEYNOTES	
	STANDING SEAM METAL ROOF	A	→ 5:12	1	CHIMNEY
	2-PLY 'CLASS A' MEMBRANE ROOF	B	→ 7:12	2	GUARDRAIL BELOW
	METAL CLAD EAVE AND FASCIA WITH INTEGRATED GUTTER	C	→ 5.75:12	3	DECK BELOW
	ROOF DRAIN WITH OVERFLOW	D	→ 4.75:12	4	SOLAR ZONE BELOW
	DS ● DOWNSPOUT	E	→ 3.75:12		
		F	→ 5.25:12		
		G	→ 0.5:12		

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



KEYPLAN

A2.10
ROOF PLAN



LEGEND

- EXHAUST FAN
- SMOKE DETECTOR
- SMOKE + CARBON MONOXIDE DETECTOR

- KEYNOTES**
- 1 ROOF ABOVE, TYP.
 - 2 SKYLIGHT ABOVE
 - 3 SOFFIT ABOVE
 - 4 DIRECT-VENT, SEALED COMBUSTION, GAS FIREPLACE
 - 5 PLANTER
 - 6 GUARDRAIL, 42" AFF

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PROJECT:
 DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA 93953

OWNER:
 LELA & MICHAEL NUNNELEE
 23358 PARK HACIENDA
 CALABASAS, CA 91302

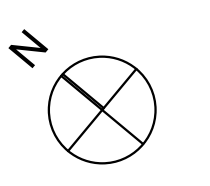
AUTHOR:
 GRANT NUNNELEE &
 AMANDA STJARNSTRÖM

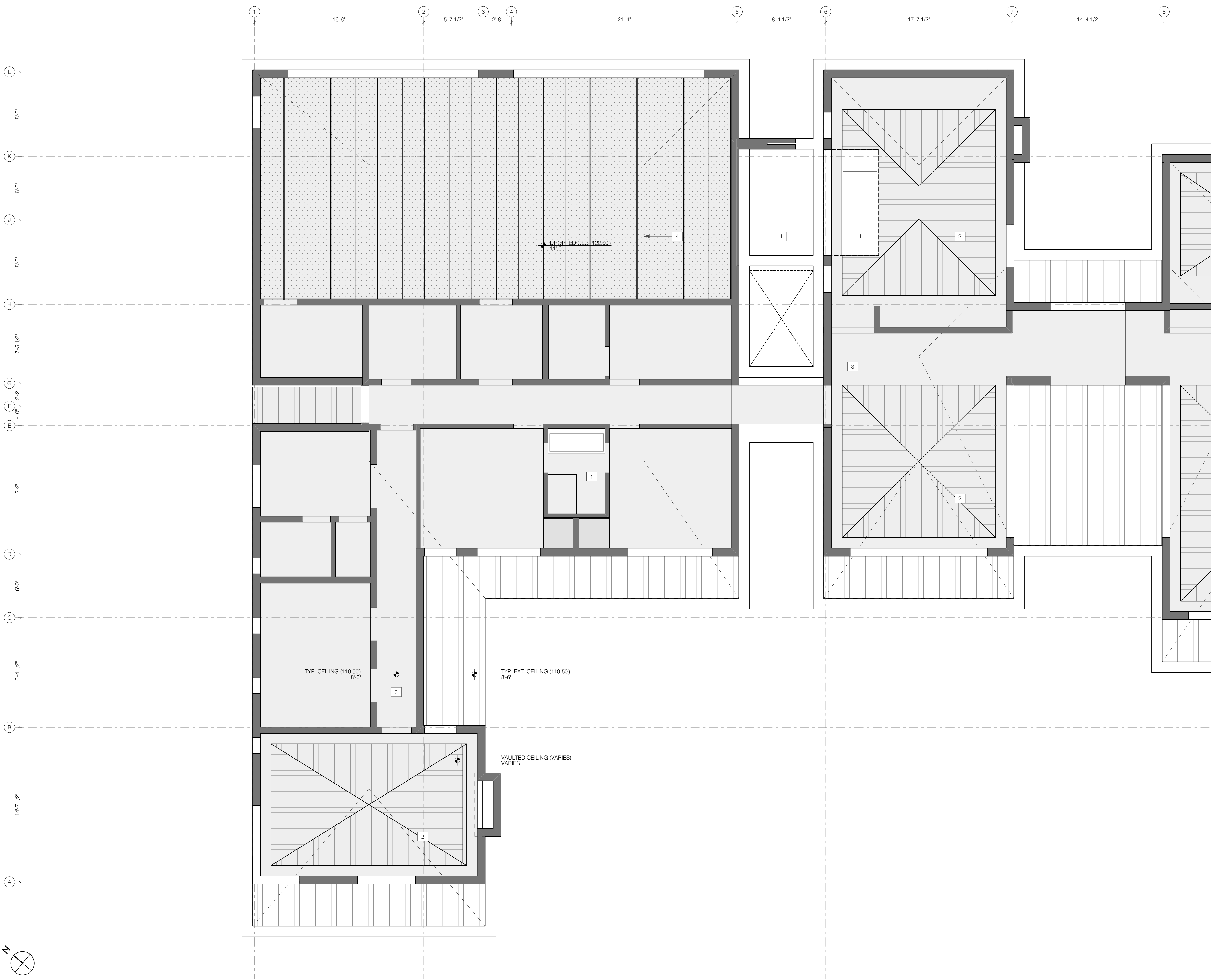
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 2026.02.25 PLANNING SUBMITTAL 4

FLOOR PLAN - A 2/25/2026
 SCALE: 1/4" = 1'-0"

KEYPLAN

A2.20
 PARTIAL FLOOR PLAN

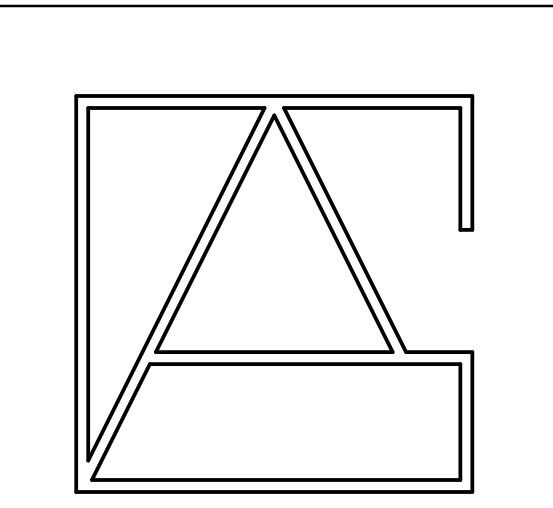




LEGEND

	INTERIOR T&G CEILING
	INTERIOR PAINTED GYPSUM CEILING
	EXPOSED, UNFINISHED GARAGE CLG
	EXTERIOR T&G CEILING

- KEYNOTES**
- 1 SKYLIGHT
 - 2 VAULTED CEILING
 - 3 FLAT CEILING
 - 4 DROPPED CEILING AT SOLAR ARRAY



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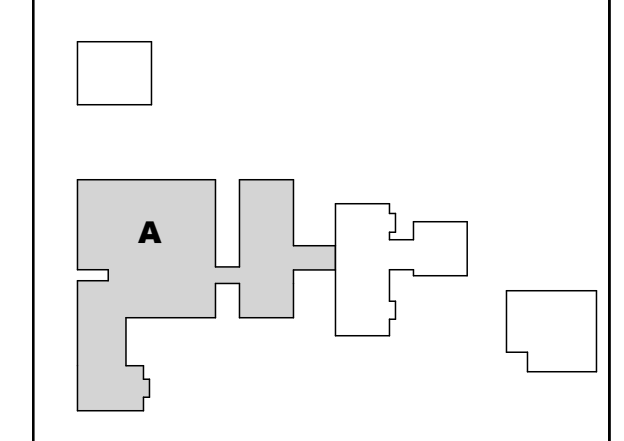
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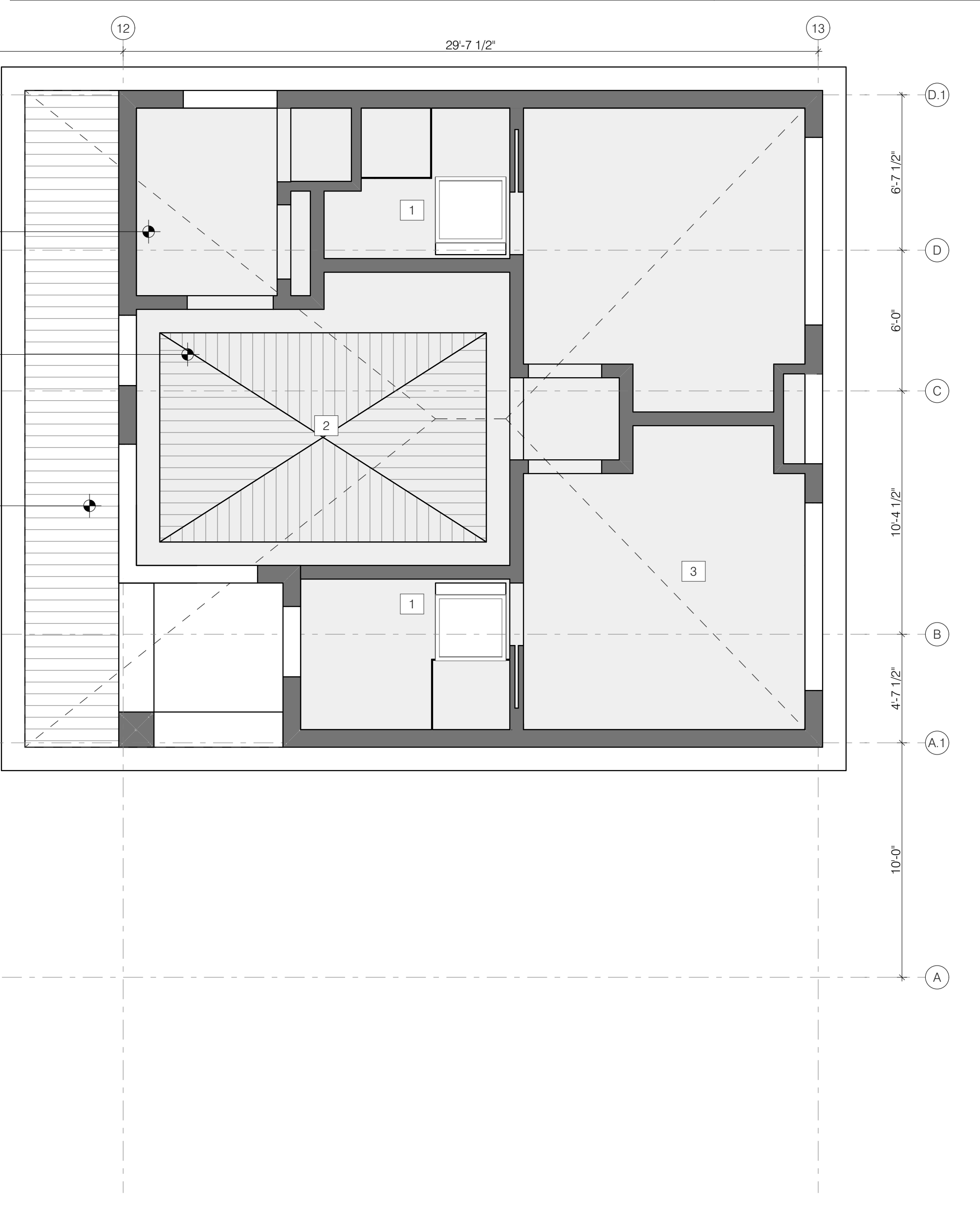
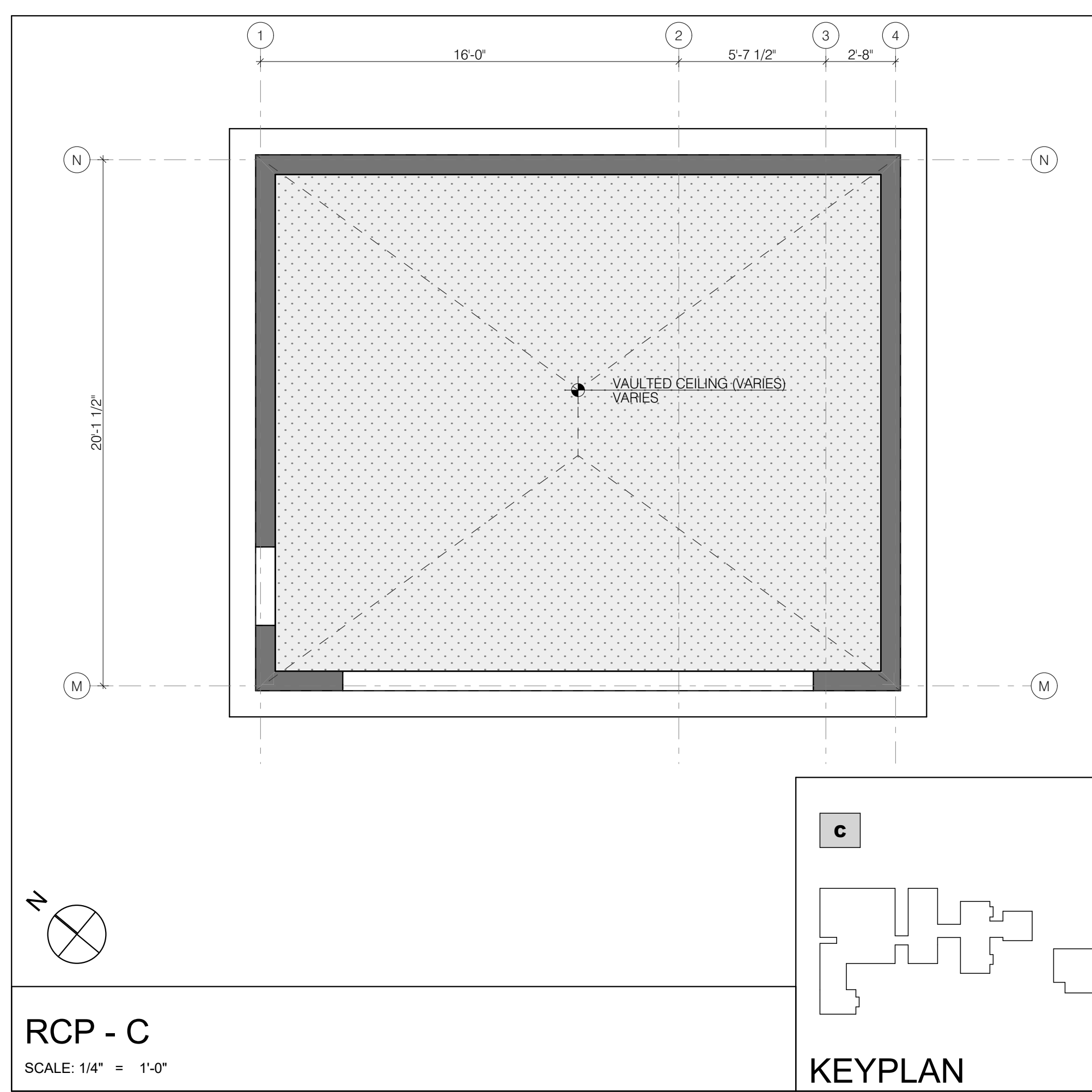
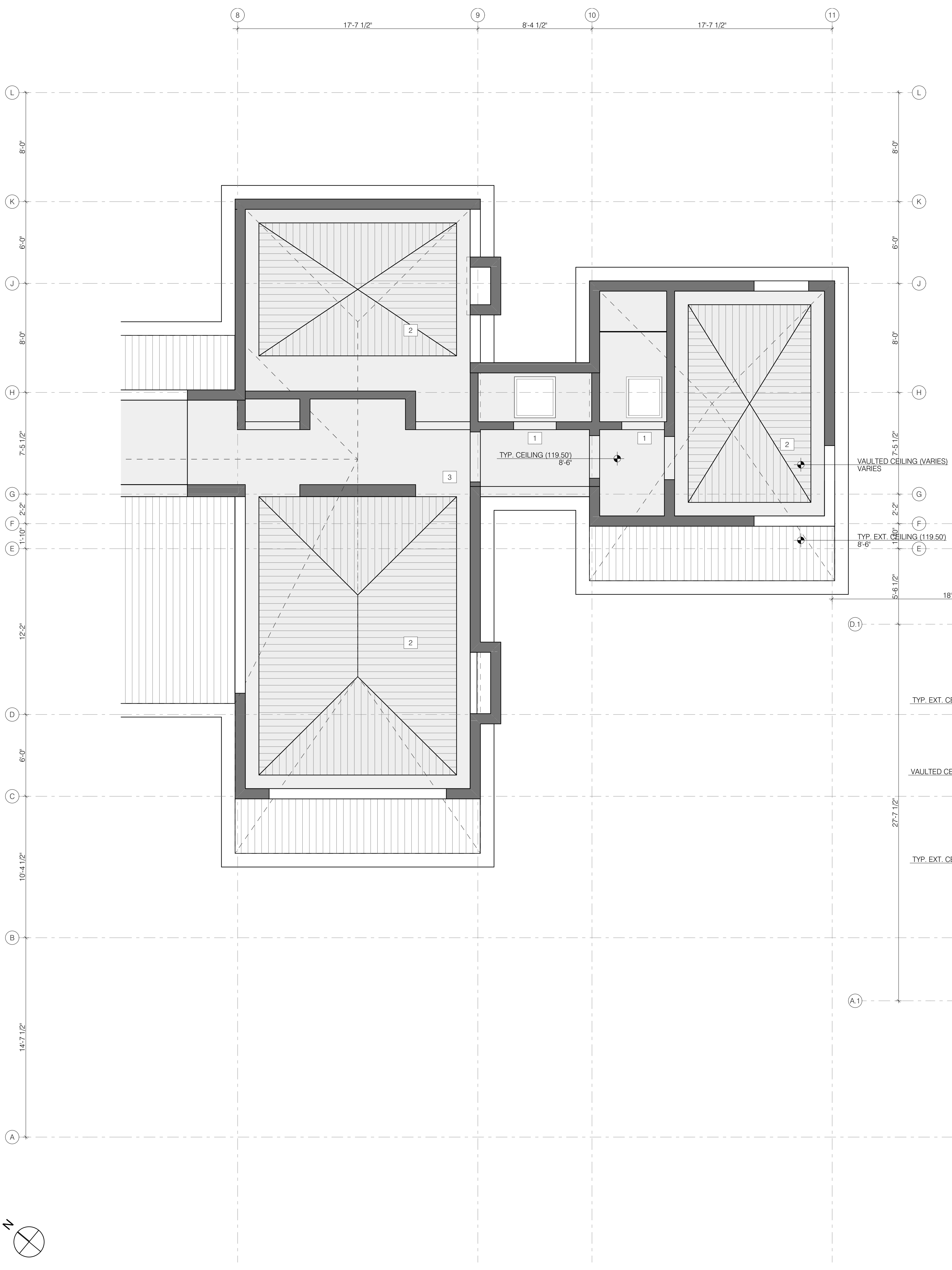
RCP - A
 SCALE: 1/4" = 1'-0"

2/25/2026



KEYPLAN

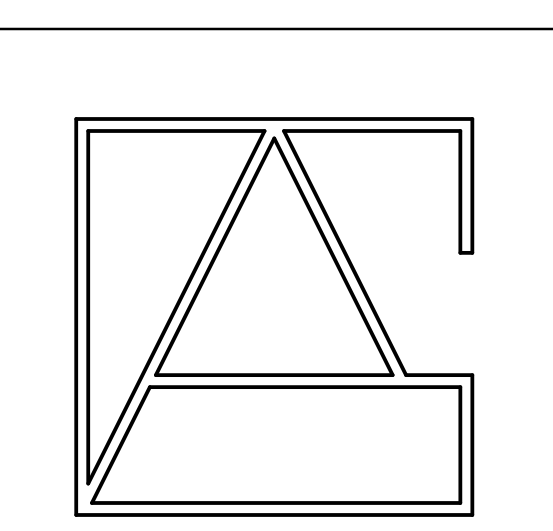
A2.30
 PARTIAL RCP



LEGEND

	INTERIOR T&G CEILING
	INTERIOR PAINTED GYPSUM CEILING
	EXPOSED, UNFINISHED GARAGE CLG
	EXTERIOR T&G CEILING

- KEYNOTES**
- 1 SKYLIGHT
 - 2 VAULTED CEILING
 - 3 FLAT CEILING
 - 4 DROPPED CEILING AT SOLAR ARRAY



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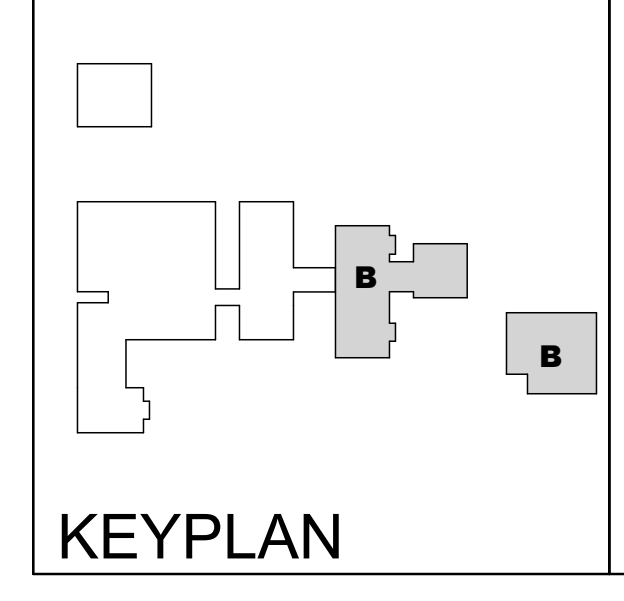
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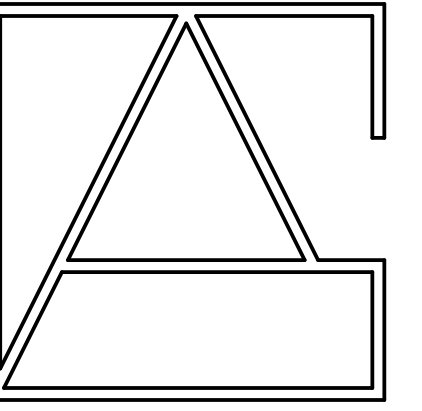
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RCP - B
 SCALE: 1/4" = 1'-0"



2/25/2026

A2.31
 PARTIAL RCP



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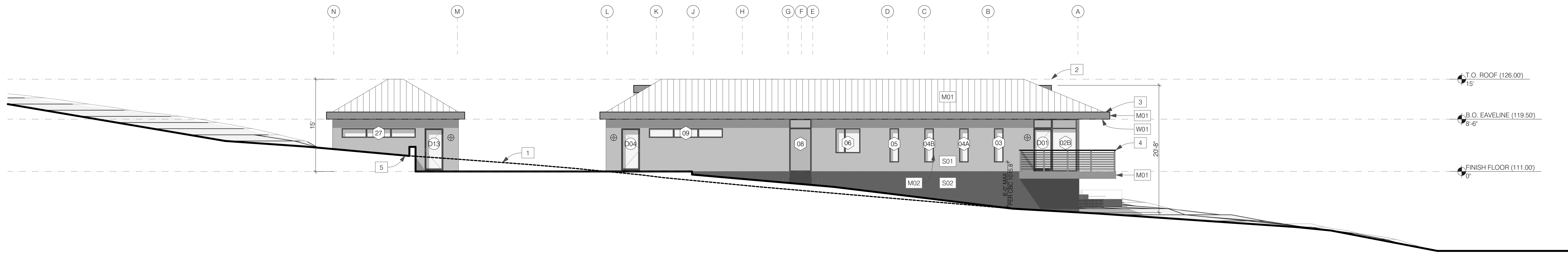
AUTHOR:

GRANT NUNNELEE &
AMANDA STJARNSTRÖM

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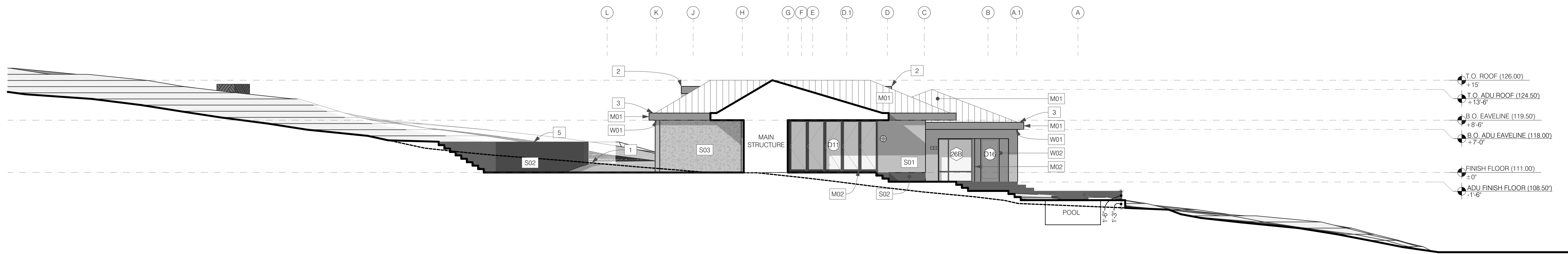
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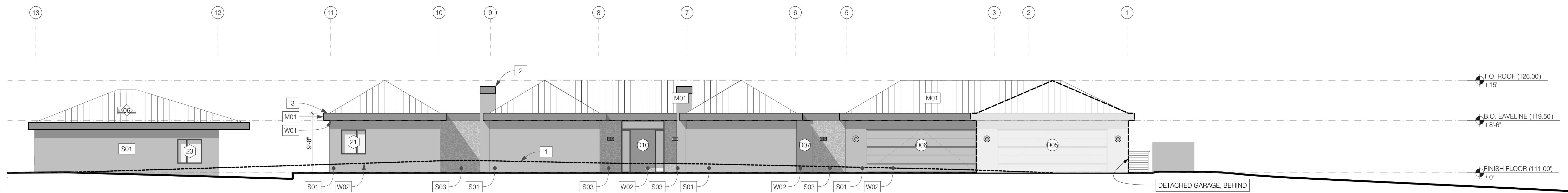
1 WEST ELEVATION

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



2 WEST ELEVATION - COURTYARD

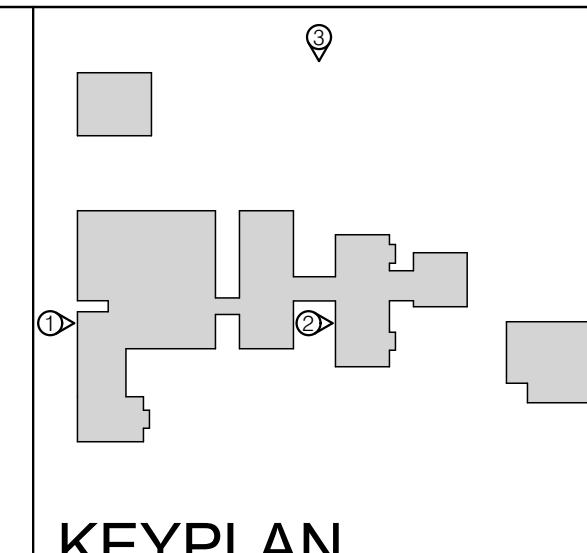
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

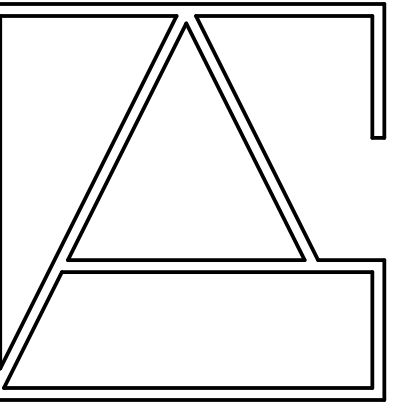
SCALE: 1/8" = 1'-0"

LEGEND	MATERIALS	KEYNOTES
EXTERIOR LIGHTING: F01	M01 ROOFING & EAVES STANDING SEAM METAL	1 NATURAL GRADE
EXTERIOR LIGHTING: F02	M02 D&W SYSTEM / ACCENT METAL OIL RUBBED BRONZE	2 CHIMNEY
	S01 CONCRETE PANEL	3 INTEGRATED GUTTER
	S02 LARGE FORMAT STONE	4 GUARDRAIL
	S03 STACKED STONE	5 RETAINING WALL
	W01 FIRE TREATED WOOD DARK STAIN	
	W02 FIRE TREATED WOOD NEUTRAL STAIN	



KEYPLAN

A3.00
ELEVATIONS



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OWNER:

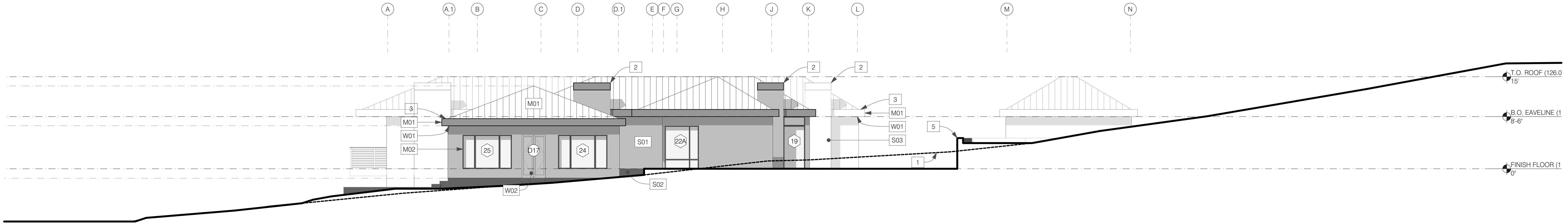
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CALABAS, CA 91302

AUTHOR:

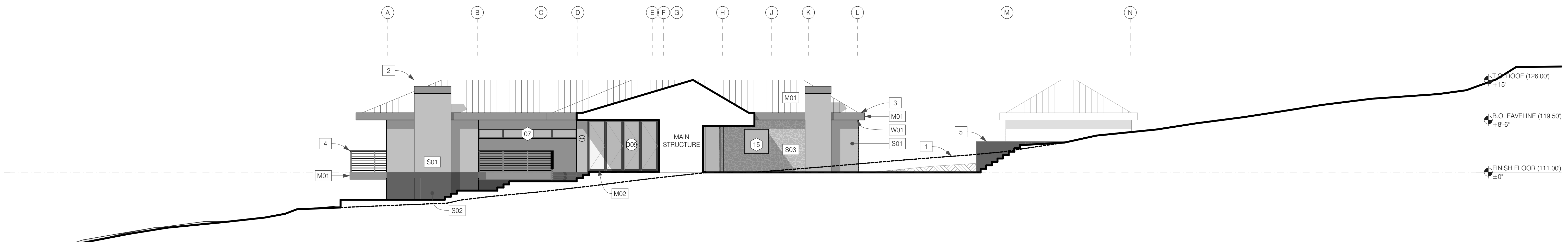
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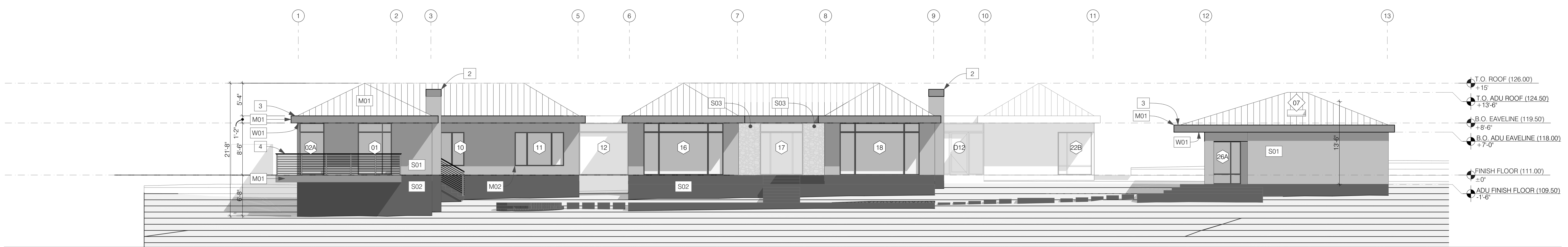
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

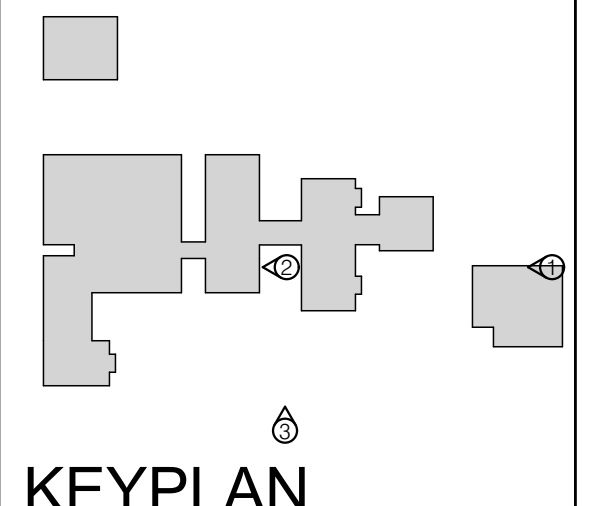


2 WEST ELEVATION - COURTYARD
SCALE: 1/8" = 1'-0"



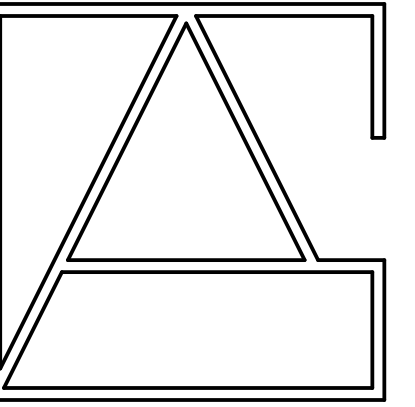
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND	MATERIALS	KEYNOTES
EXTERIOR LIGHTING: F01	M01 ROOFING & EAVES STANDING SEAM METAL	1 NATURAL GRADE
EXTERIOR LIGHTING: F02	M02 D&W SYSTEM / ACCENT METAL OIL RUBBED BRONZE	2 CHIMNEY
	S01 CONCRETE PANEL	3 INTEGRATED GUTTER
	S02 LARGE FORMAT STONE	4 GUARDRAIL
	S03 STACKED STONE	5 RETAINING WALL
	W01 FIRE TREATED WOOD DARK STAIN	
	W02 FIRE TREATED WOOD NEUTRAL STAIN	



2/25/2026

A3.01
ELEVATIONS



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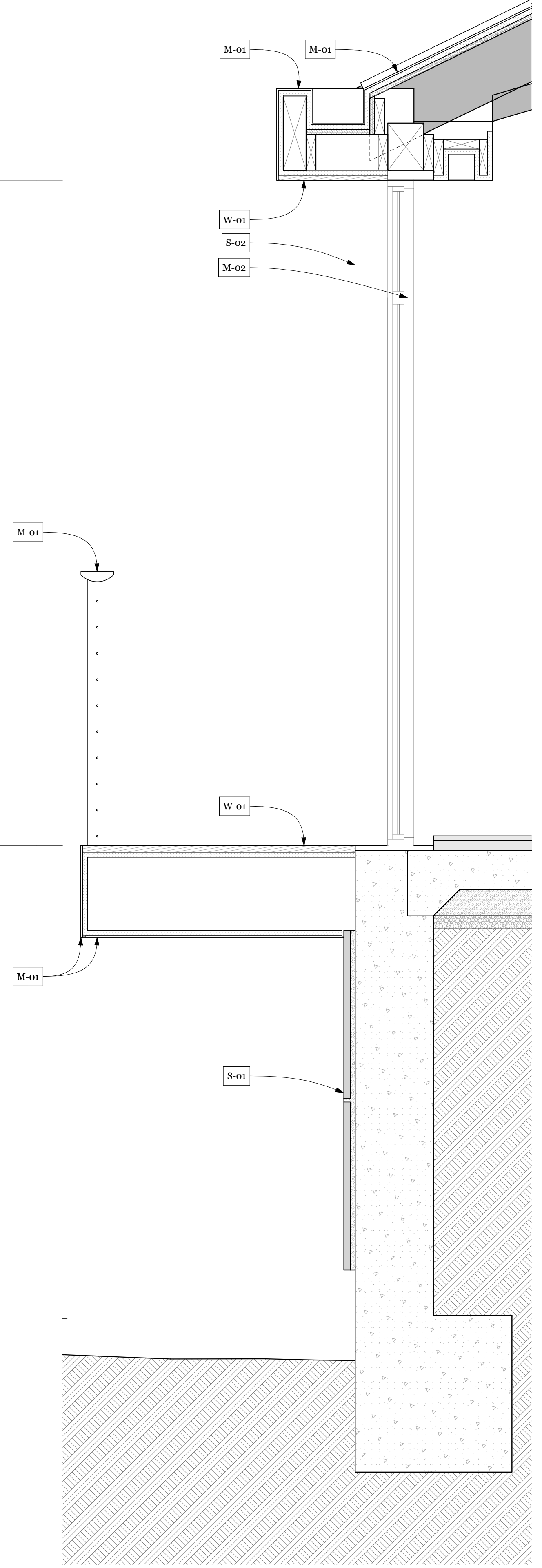
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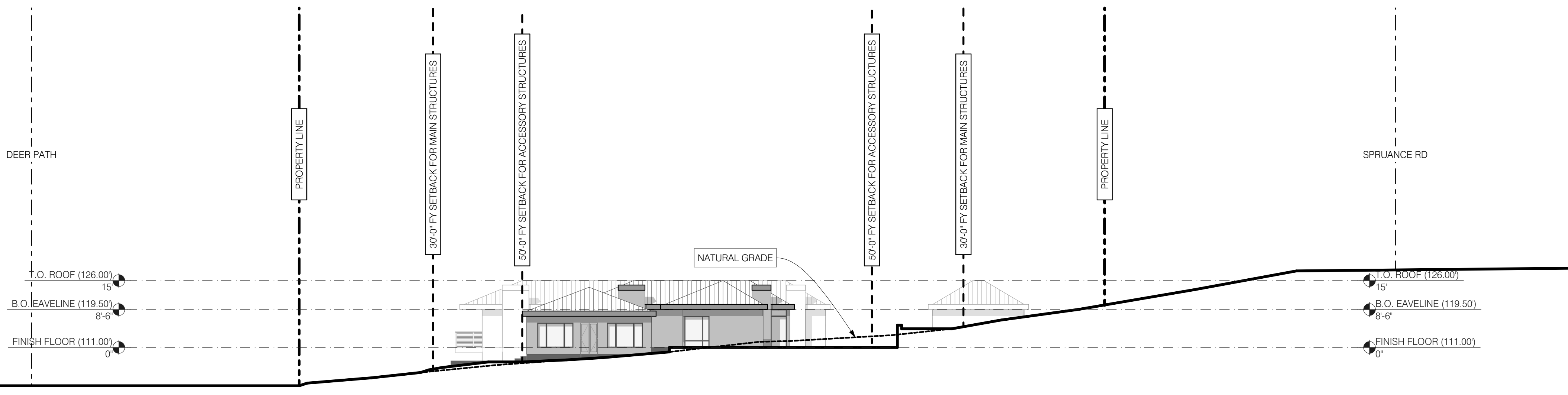
A4.00

SITE SECTIONS



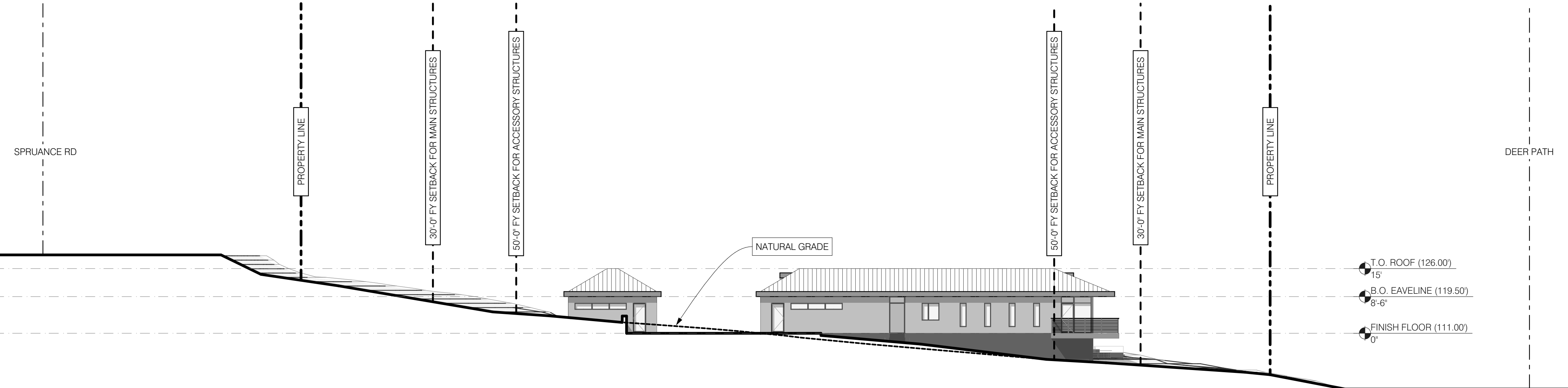
B.O. EAVELINE (119.50)
8'-6"

FINISH FLOOR (111.00)
0"



2 SITE SECTION

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

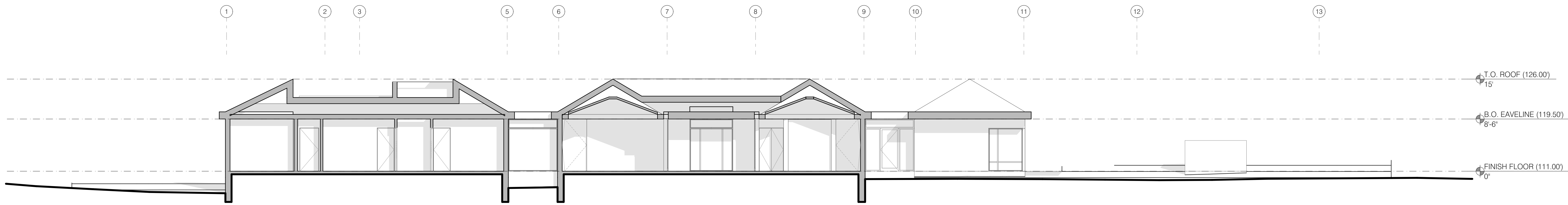


3 SITE SECTION

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

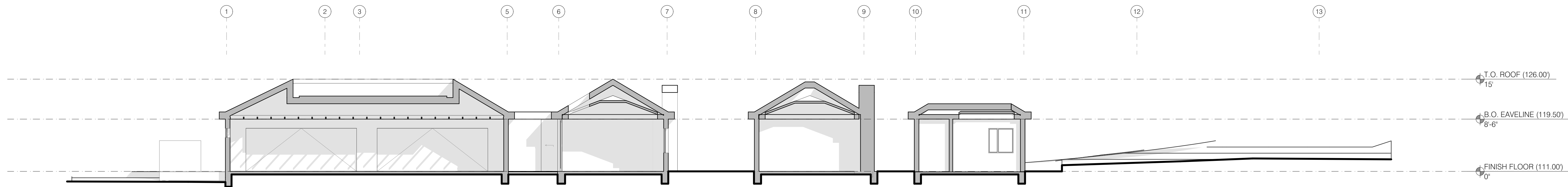
1 WALL SECTION

SCALE: 1" = 1'-0"



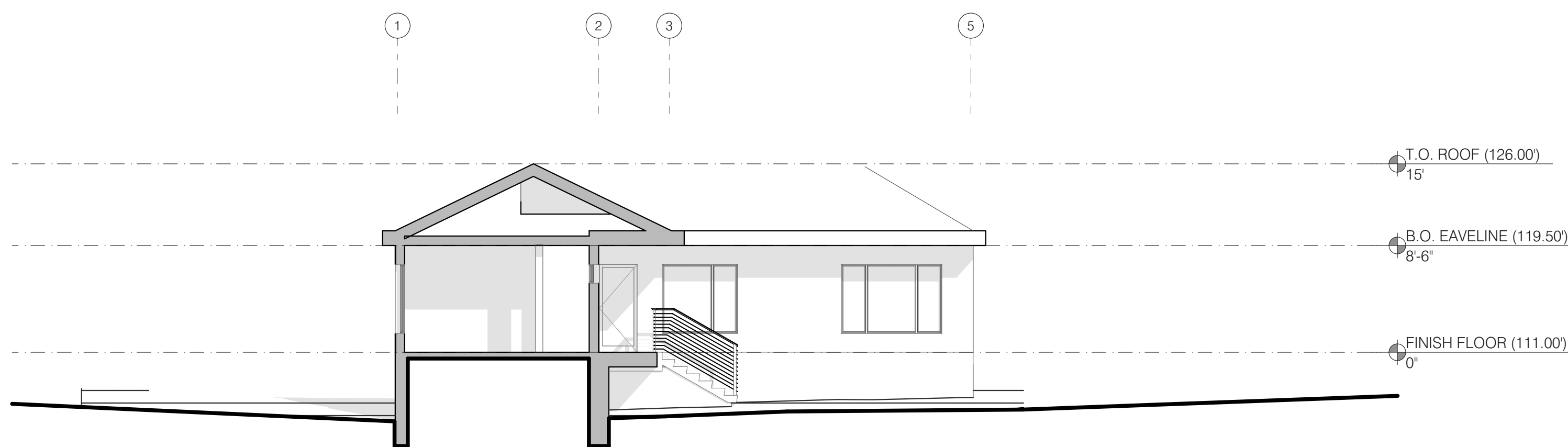
1 MAIN STRUCTURE: THRU OUTDOOR DINING

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



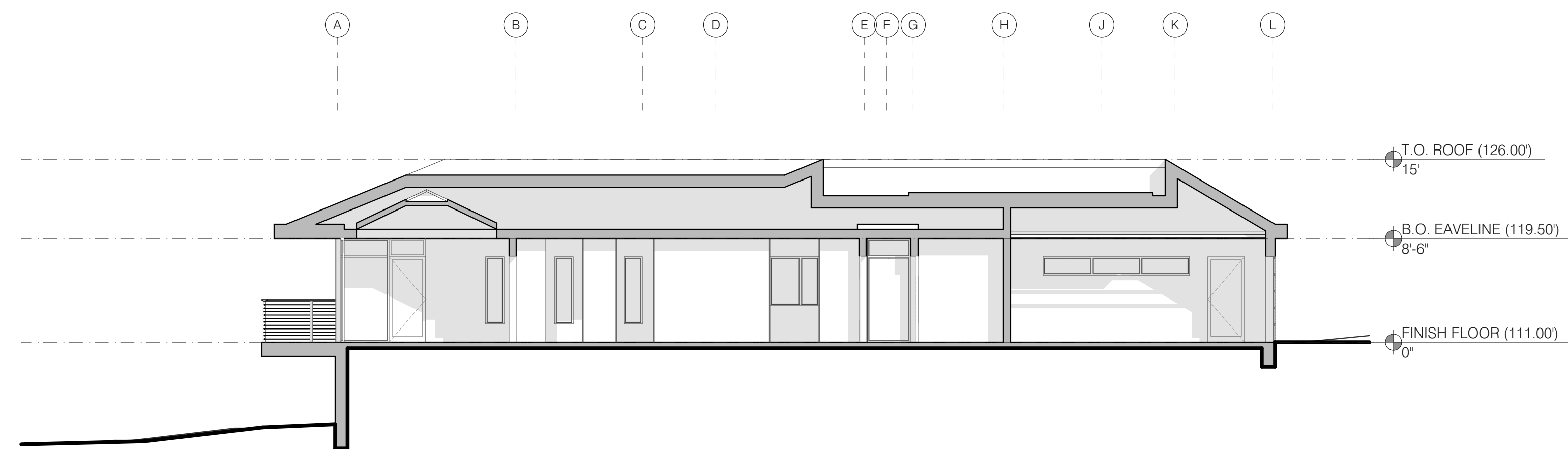
2 MAIN STRUCTURE: THRU ENTRY COURTYARD

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



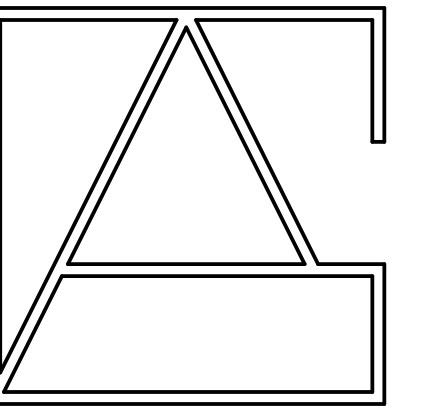
3 MAIN STRUCTURE: PRIMARY SUITE CROSS SECTION

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



4 MAIN STRUCTURE: PRIMARY SUITE LONG SECTION

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



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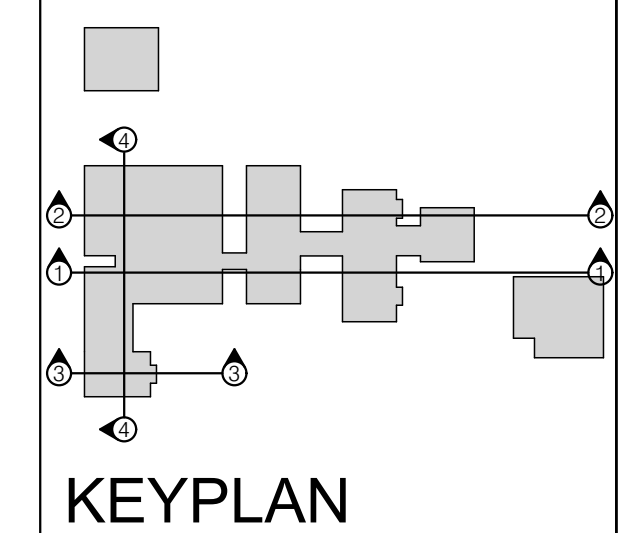
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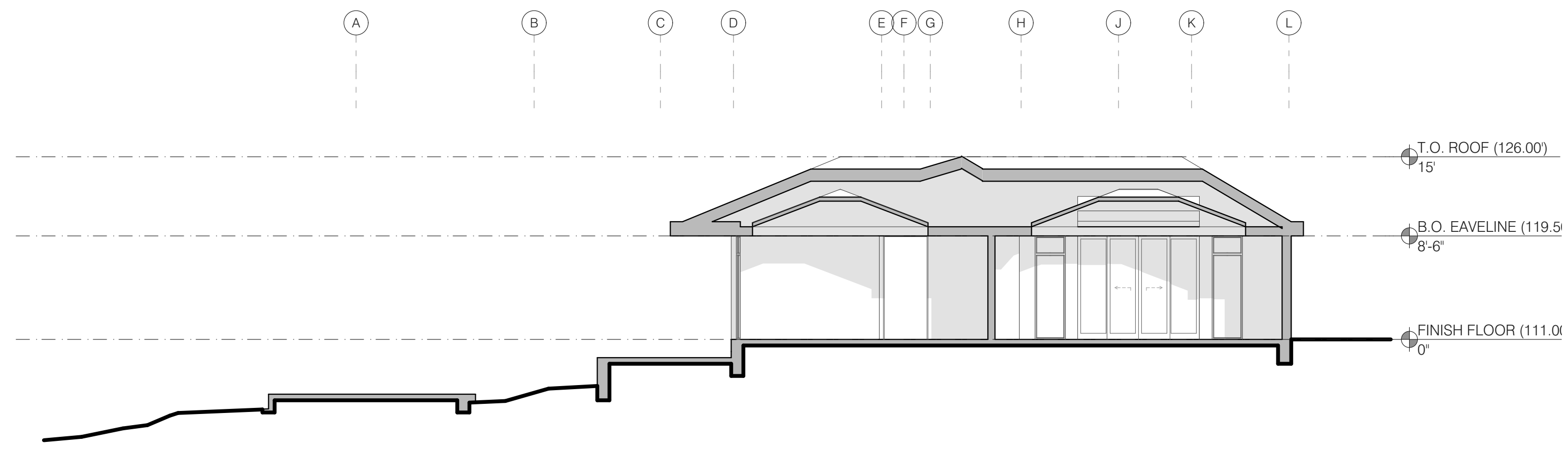
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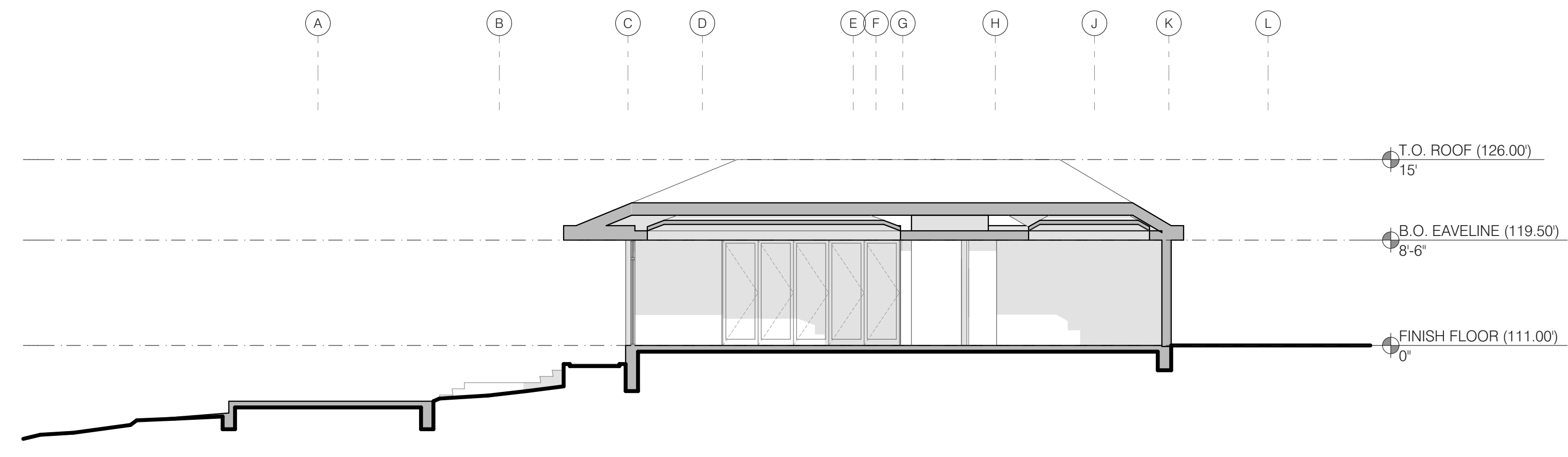
A4.10

BUILDING SECTIONS

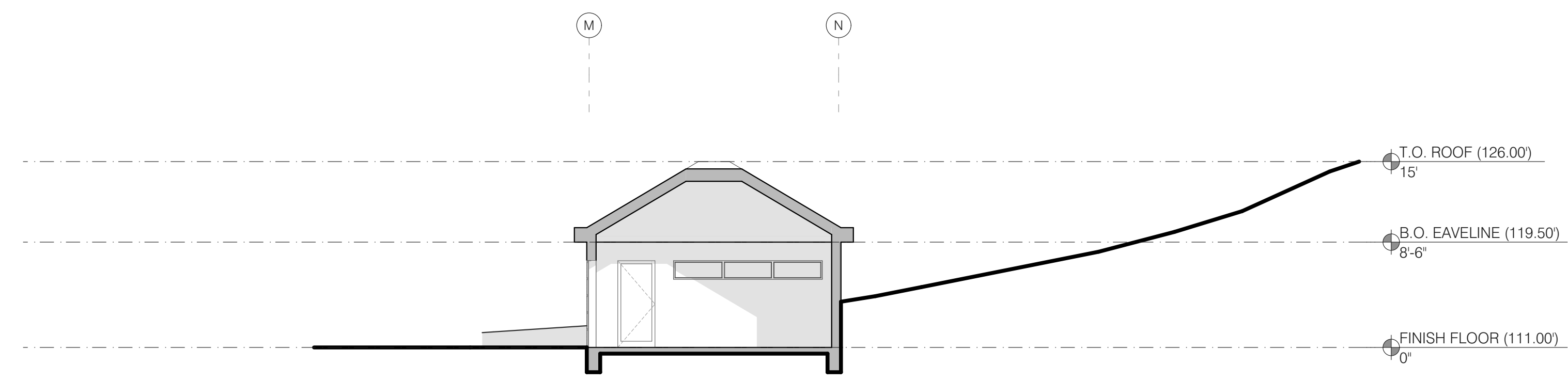
KEYPLAN



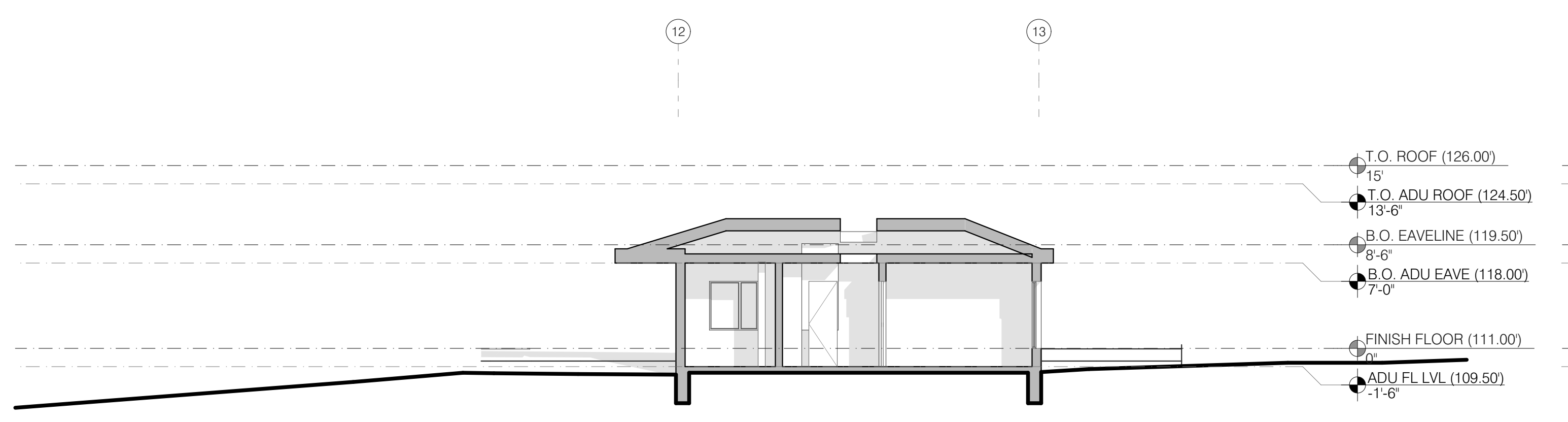
1 MAIN STRUCTURE: KITCHEN-DINING LONG SECTION
SCALE: 1/8" = 1'-0"



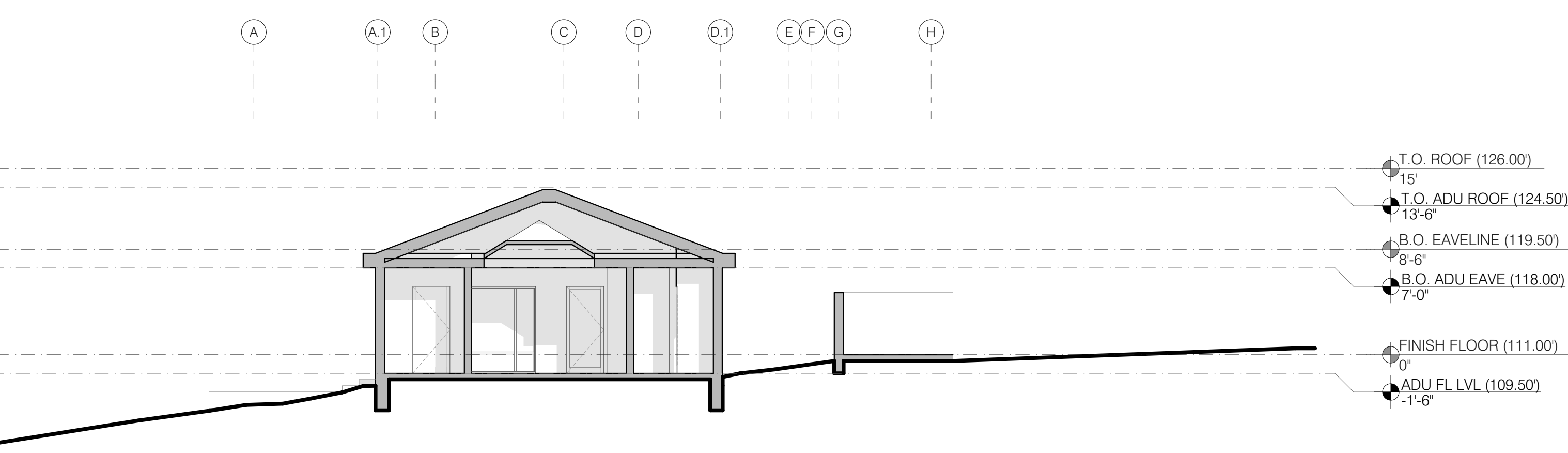
2 MAIN STRUCTURE: LIVING-MEDIA LONG SECTION
SCALE: 1/8" = 1'-0"



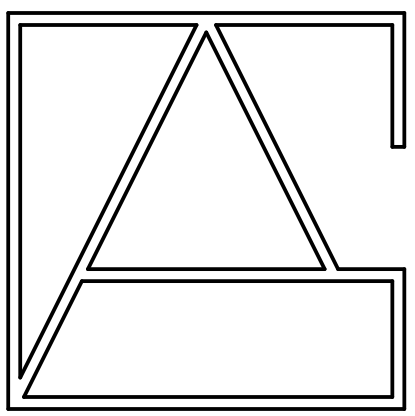
3 DETACHED GARAGE
SCALE: 1/8" = 1'-0"



4 ADU: LONG SECTION
SCALE: 1/8" = 1'-0"



5 ADU: CROSS SECTION
SCALE: 1/8" = 1'-0"



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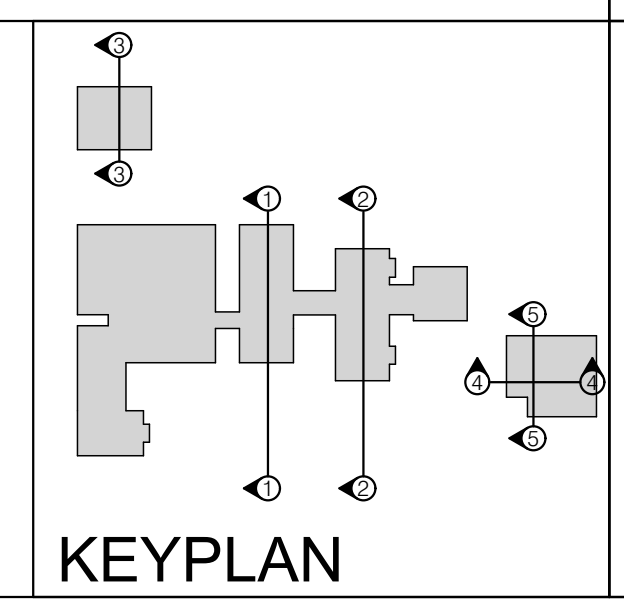
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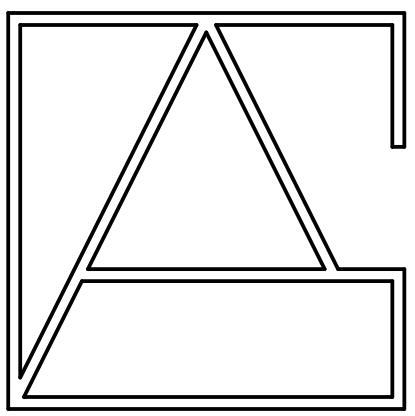
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2/25/2026



KEYPLAN

A4.11
BUILDING SECTIONS



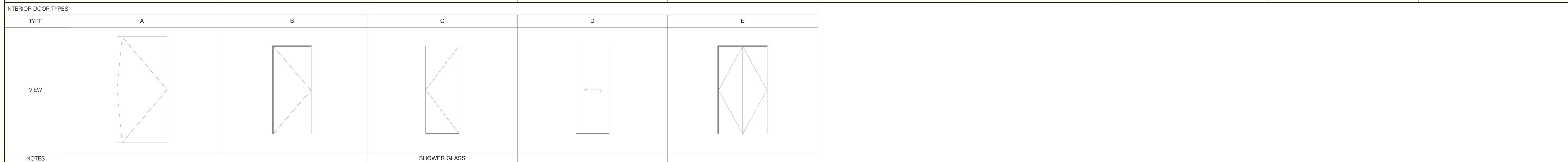
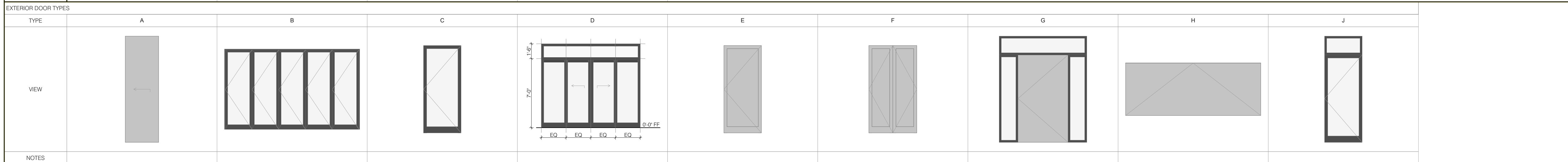
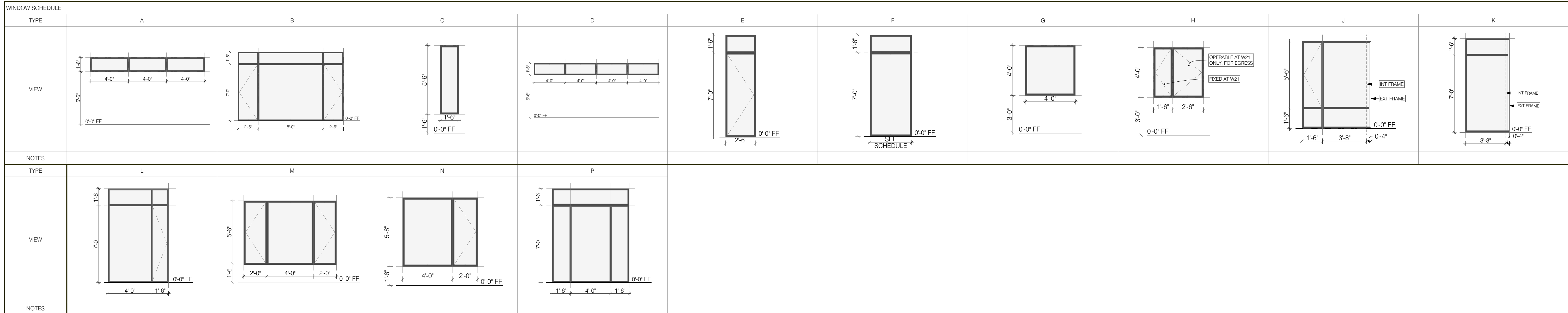
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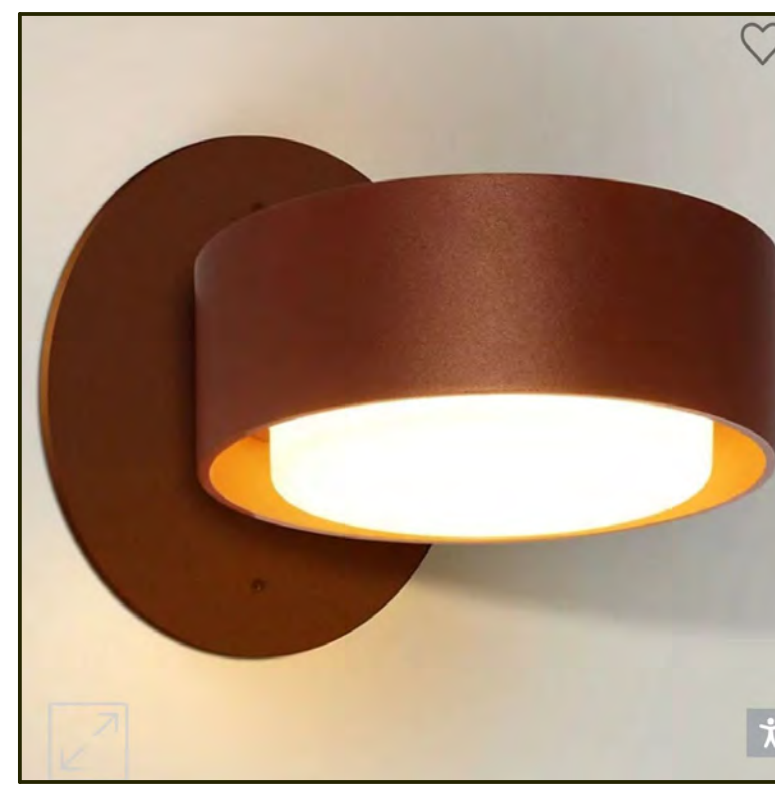
2/25/2026

A5.00
 DOOR & WINDOW SCHEDULE

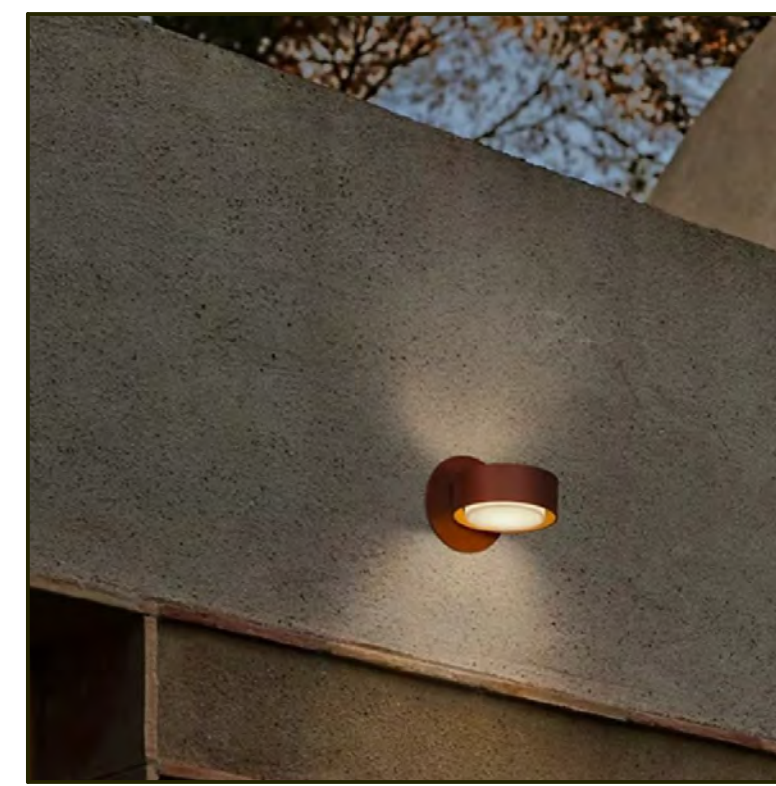


WINDOW SCHEDULE										EXTERIOR DOOR SCHEDULE										INTERIOR DOOR SCHEDULE									
ID	TYPE	DIMENSIONS	MATERIAL	GLAZING TYPE	DETAIL			NOTES	ID	TYPE	DIMENSIONS	MATERIAL	GLAZING TYPE	DETAIL			NOTES	ID	TYPE	DIMENSIONS	MATERIAL	GLAZING TYPE	DETAIL			NOTES			
					HEAD	JAMB	SILL							HEAD	JAMB	THRESH							HEAD	JAMB	THRESH				
01	L	5'-6" x 8'-6"						D01	J	3'-0" x 7'-0"	-					01	C	2'-8" x 7'-0"	-										
02A	F	3'-8" x 8'-6"					CORNER WINDOW	D02	C	3'-0" x 7'-0"	-					02	C	2'-8" x 7'-0"	-										
02B	K	3'-8" x 8'-6"					CORNER WINDOW	D03	C	3'-0" x 7'-0"	-					03	B	3'-0" x 7'-0"	-										
03	C	1'-6" x 5'-6"						D04	C	3'-0" x 7'-0"	-					04	B	2'-8" x 7'-0"	-										
04A	C	1'-6" x 5'-6"						D05	H	18'-0" x 7'-0"	-					05	B	2'-8" x 7'-0"	-										
04B	C	1'-6" x 5'-6"						D06	H	18'-0" x 7'-0"	-					06	C	2'-4" x 7'-0"	-										
05	C	1'-6" x 5'-6"						D07	A	2'-8" x 8'-6"	-					07	B	2'-8" x 7'-0"	-										
06	H	4' x 4'						D08	D	10'-0" x 8'-6"	-					08	B	2'-8" x 7'-0"	-										
07	D	16' x 1'-6"						D09	B	14'-3" x 8'-6"	-					09	B	3'-0" x 7'-0"	-										
08	F	3'-6" x 8'-6"						D10	G	4'-0" x 7'-0"	-					10	B	2'-8" x 7'-0"	-										
09	A	12' x 1'-6"						D11	B	14'-3" x 8'-6"	-					11	B	3'-0" x 7'-0"	-										
10	N	6' x 5'-6"						D12	C	3'-0" x 7'-0"	-					12	B	2'-8" x 7'-0"	-										
11	M	8' x 5'-6"						D13	C	3'-0" x 7'-0"	-					13	B	2'-8" x 7'-0"	-										
12	F	8' x 8'-6"						D14	H	18'-0" x 7'-0"	-					14	A	4'-0" x 8'-6"	-										
13	F	8' x 8'-6"						D15	C	3'-0" x 7'-0"	-					15	E	3'-10 1/2" x 7'-0"	-										
14A	E	2'-6" x 8'-6"						D16	E	3'-0" x 7'-0"	-					16	A	4'-0" x 8'-6"	-										
14B	E	2'-6" x 8'-6"						D17	F	3'-10" x 7'-0"	-					17	B	3'-0" x 7'-0"	-										
15	G	4' x 4'													18	B	3'-0" x 7'-0"	-											
16	B	13' x 8'-6"													19	B	3'-0" x 7'-0"	-											
17	P	7' x 8'-6"													20	C	2'-4" x 7'-0"	-											
18	B	13' x 8'-6"													21	C	2'-4" x 7'-0"	-											
19	E	3'-6" x 8'-6"													22	D	2'-8" x 7'-0"	-											
20	E	3'-6" x 8'-6"													23	B	3'-0" x 7'-0"	-											
21	H	4' x 4'													24	B	3'-0" x 7'-0"	-											
22A	J	5'-2" x 7'					CORNER WINDOW								25	D	2'-8" x 7'-0"	-											
22B	J	5'-2" x 7'					CORNER WINDOW								26	C	2'-4" x 7'-0"	-											
23	H	4' x 4'																											
24	M	8' x 5'-6"																											
25	M	8' x 5'-6"																											
26A	J	5'-2" x 7'					CORNER WINDOW																						
26B	J	5'-2" x 7'					CORNER WINDOW																						
27	A	12' x 1'-6"																											

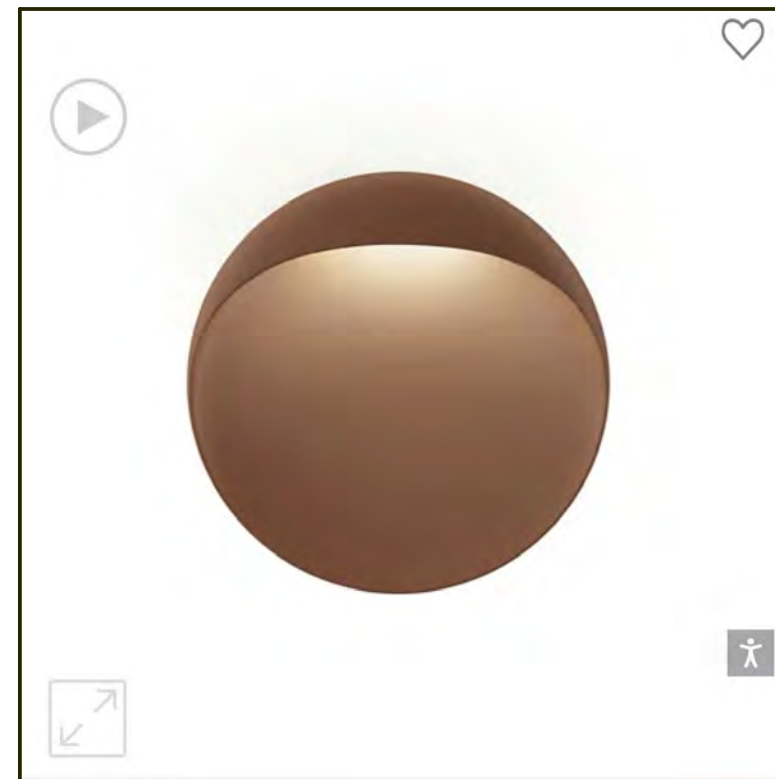
SKYLIGHT SCHEDULE									
ID	TYPE	DIMENSIONS	MATERIAL	GLAZING TYPE	DETAIL			NOTES	
					HEAD	JAMB	SILL		
01		5'-5" x 2'							
02		10' x 4'							
03		3' x 3'							
04		3' x 3'							
06		3' x 3'							
07		3' x 3'							



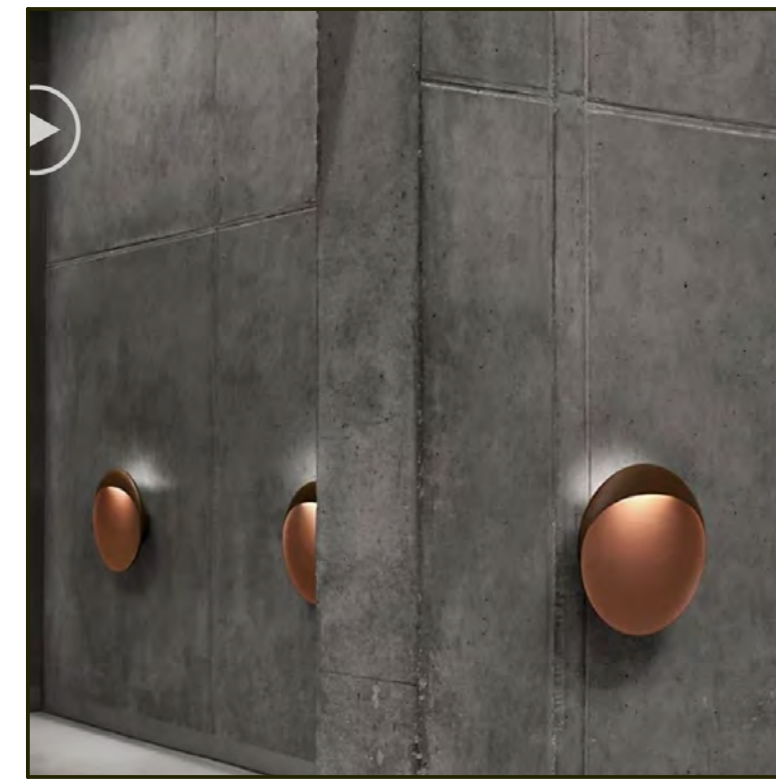
F-01 : OUTDOOR SCONCE



PLAFF-ON! OUTDOOR DISC LED WALL SCONCE, RUST BROWN



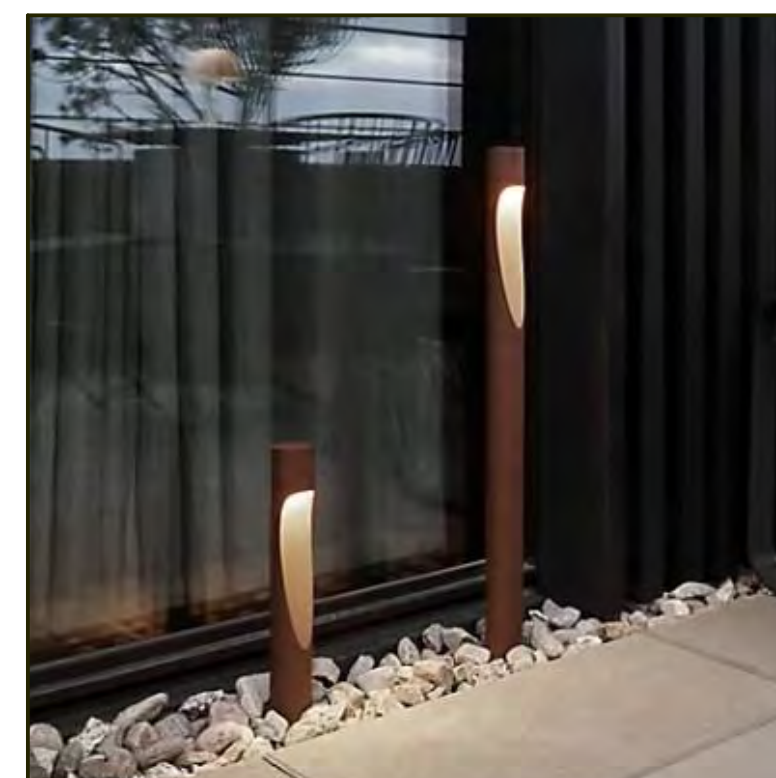
F-02 : OUTDOOR SCONCE



FLINDT LED OUTDOOR WALL SCONCE, CORTEN



F-03 : OUTDOOR BOLLARD



FLINDT GARDEN LED BOLLARD, CORTEN

Mansard Brown

PAC-CLAD Standard Colors

Cool Colors

24 ga Steel

22 ga Steel

.032 Aluminum

.040 Aluminum

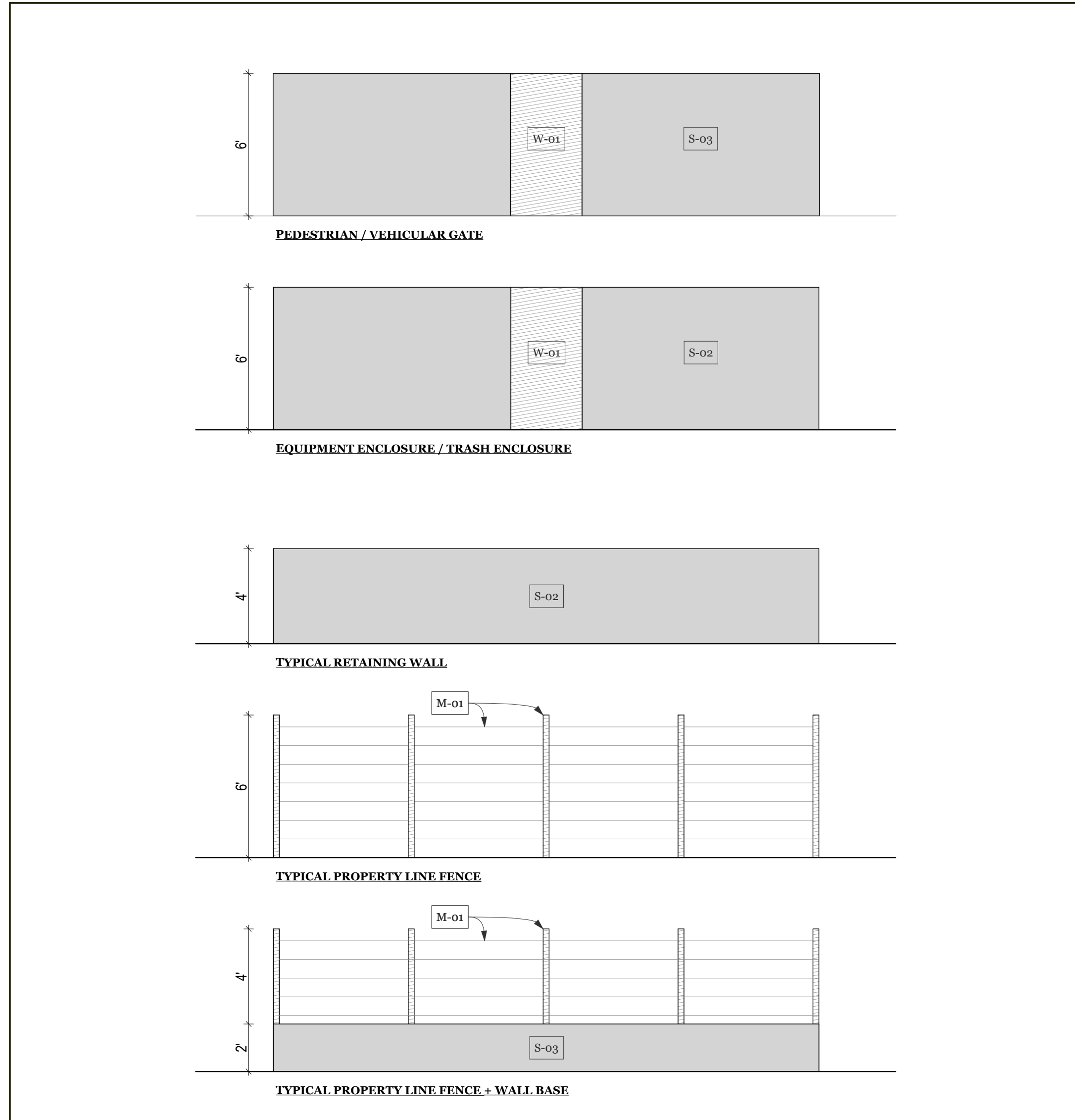
.050 Aluminum

24 ga Coil

.032 Coil

Reflectivity	0.31	3 Yr Exposure	0.31
Emissivity	0.86	SRI	31

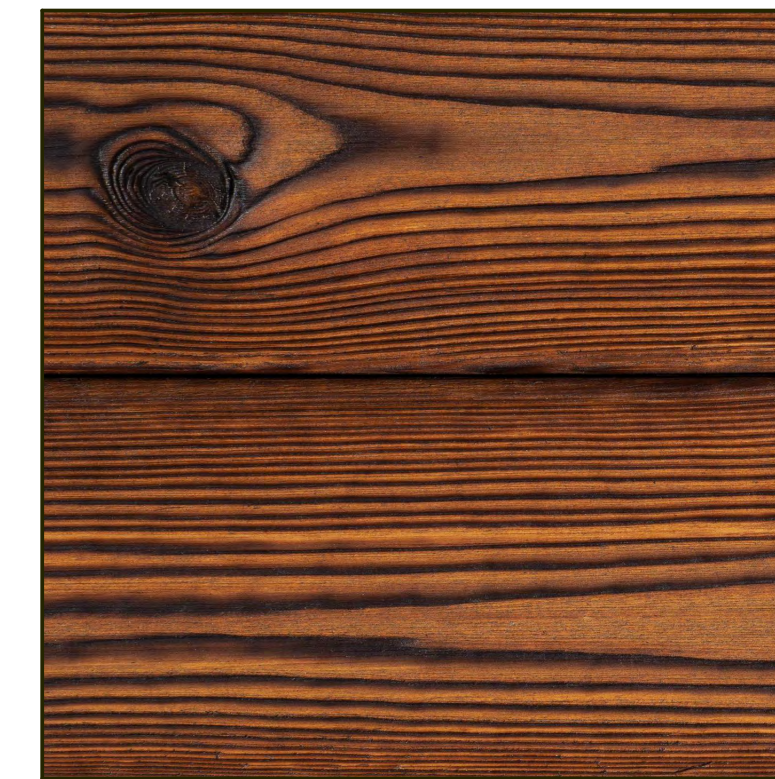
M-01 : METAL ROOFING SYSTEM
PAC-CLAD, BROWN FINISH



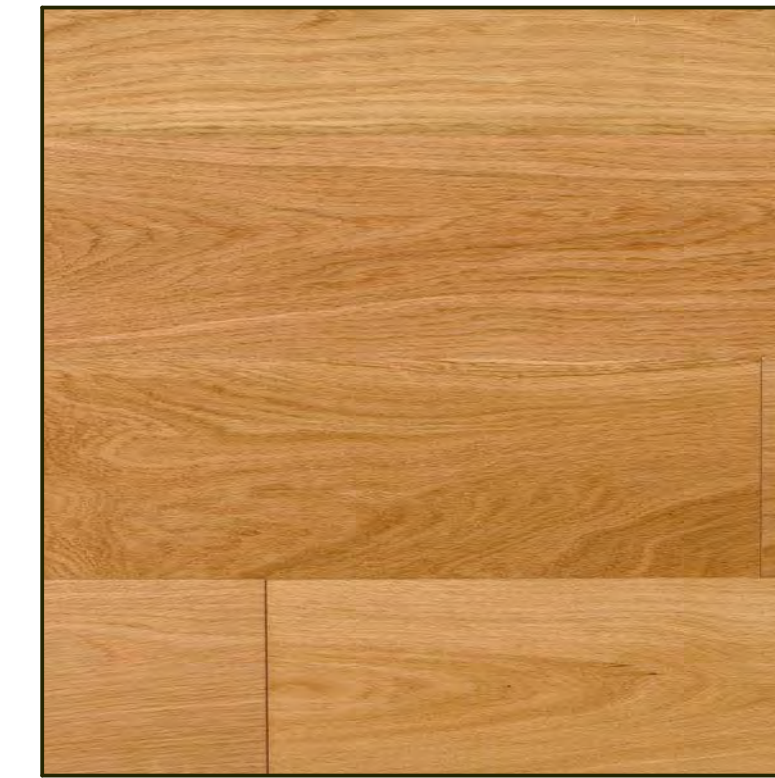
SITE FENCES AND WALLS



M-02 : STEEL WINDOW SYSTEM
OIL RUBBED BRONZE



W-01 : TREATED PINE BOARDS
DARK STAIN



W-01 (ALT): TREATED OAK BOARDS
NEUTRAL STAIN



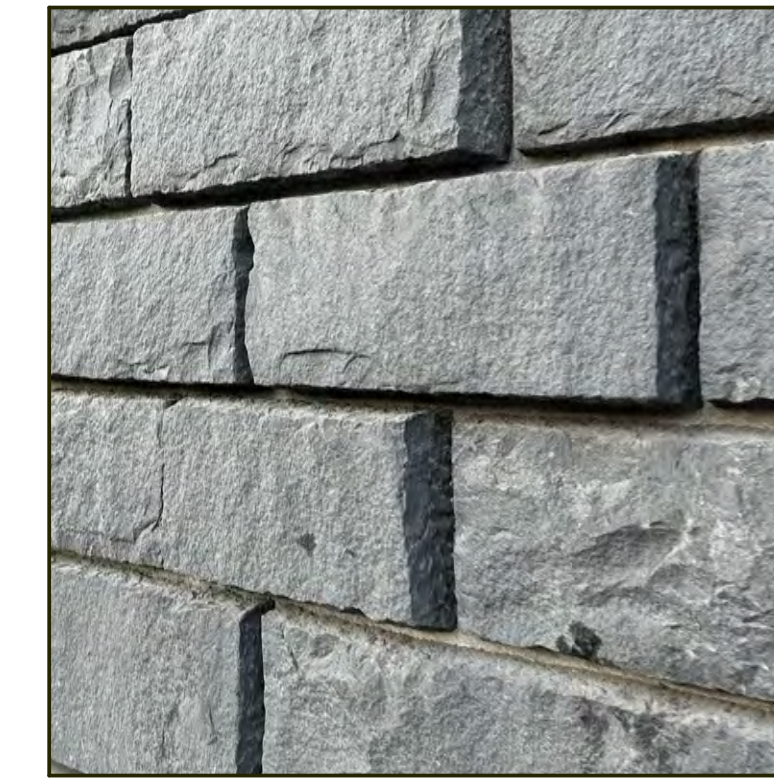
PP-01 : PERMEABLE PAVER
BELGARD - RIO
AQUALINE SERIES, HARDSCAPE



S-01 : CONCRETE PANEL
WALNUT



S-02 : LAVA STONE
ROUGH CUT, LARGE FORMAT

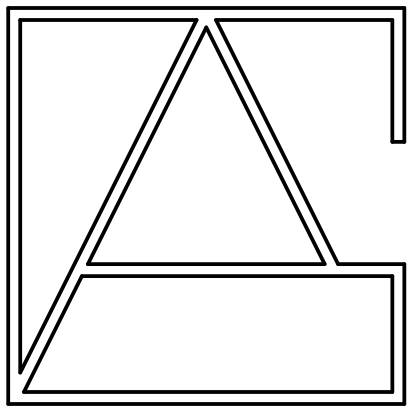


S-03 : LAVA STONE
BLOCK, STACKED



PP-02 : PERMEABLE PAVER,
BELGARD - TOSCANA
AQUALINE SERIES, DRIVEWAY

NOTE:
MATERIAL SELECTIONS ARE PRESENTED FOR DESIGN INTENT ONLY
MATERIAL AND LIGHTING SPECS MAY DEVIATE FROM ITEMS PRESENTED DUE TO FACTORS SUCH AS BUDGET AND SCHEDULE



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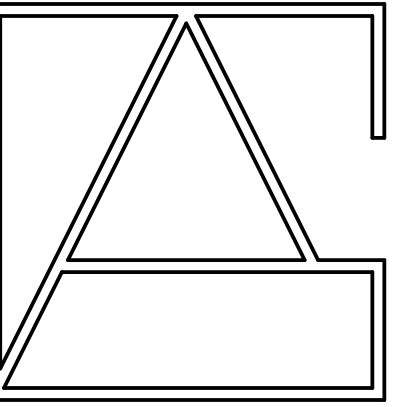
GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:

2025.05.12 PEBBLE BEACH ARB SUBMITTAL
2025.06.18 PLANNING SUBMITTAL 1
2025.09.31 PLANNING SUBMITTAL 2
2025.12.05 BUILDING & SAFETY SUBMITTAL 1
2026.01.09 PLANNING SUBMITTAL 3
2026.02.25 PLANNING SUBMITTAL 4

2/25/2026

A5.20
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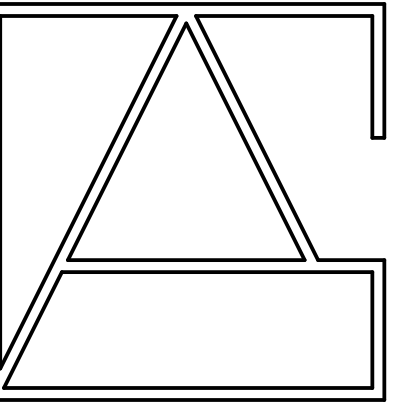


VIEW FROM DEER PATH

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IMAGERY



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- 2026.02.25 PLANNING SUBMITTAL 4



VIEW FROM SPRUANCE RD

2/25/2026

A5.22

IMAGERY