Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
SANTA ROSA MOTEL CO. (PLN210091)
RESOLUTION NO. 24 -

Resolution by the County of Monterey Zoning Administrator:

1) Find the project categorically exempt from environmental review pursuant to Section 15302 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2) Approving an Administrative Permit and Design Approval for development in the Site Plan Review and Design Control district overlays to allow facility renovations to the Portofino Inn consisting of the demolition & rebuild of nine existing buildings (Building A, 1,709 sq. ft. caretaker residence proposed to be reduced to 1,188 sq. ft., Building B, 2,411 sq. ft. barn proposed to be rebuilt as 2,444 sq. ft. with a new 120 sq. ft. covered entrance, Building C, 5,974 sq. ft. clubhouse proposed to be rebuilt as 6,006 sq. ft., Building D, 410 sq. ft. pool house/exercise room proposed to be rebuilt in the same footprint with a basement, existing cabins E1.A (1,720 sq. ft.), E1.B (1,720 sq. ft.), E2.A (1,149 sq. ft.), E2.B (1,149 sq. ft.) and E3 (577 sq. ft.) full remodel, demolition/relocation of the pool from 2,322 sq. ft. to 420 sq. ft. and spa from 60 sq. ft. to 301 sq. ft. and construction of new approximately 900 sq. ft. covered patio. Project includes onsite wastewater treatment system upgrade, rehabilitation of flatwork (walkways, parking areas & hardscape) and landscape rehabilitation. Project also includes the removal of two Oak trees: one single trunk (7.5 inches diameter) and one landmark tree with a cluster of trunks (10, 5, 10, 14.5, 5, 8, and 12 inches diameter).

[PLN210091 Santa Rosa Motel Co., 10 Country Club Way, Carmel Valley, Carmel Valley Master Plan. (APN 187-252-011-000)]

The SANTA ROSA MOTEL CO. (AKA PORTOFINO INN) application (PLN210091) came on for a public hearing before the County of Monterey Zoning Administrator on November 14, 2024. 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) The project as conditioned and mitigated is consistent with the policies of the
   - 2010 County of Monterey General Plan;
   - Carmel Valley Master Plan (CVMP);
   - County of Monterey Zoning Ordinance (Title 21); and
   - Applicable County health, safety, and welfare ordinances related to land use development.

   No conflicts were found to exist; communications received during review of the project have been addressed and did not alter this conclusion.

b) The project involves the extensive remodel (including selective demolition and rebuild of portions of structures) of nine structures and site renovations to the existing Portofino Inn. The project requires removal of two oak trees, including one landmark tree, and associated drainage, wastewater, driveway, and landscaping.

c) The property is located at 10 Country Club Way, Carmel Valley, Carmel Valley, Carmel Valley Master Plan (APN 187-252-011-000), which is zoned Visitor Serving/Professional Office Zoning District with Design Control, Site Plan Review and Residential Allocation District overlays (VO-D-S-RAZ). VO zoning allows construction and restoration of a visitor-serving hotel and spa subject to an Administrative Permit, Site Review and Design Approval (Title 21 Section 21.22.050.C and E). Associated removal of two oak trees can be granted by the Chief of Planning and is included in this Permit.

d) Land Use Element of the 2010 General Plan. The project's ability to conform with 2010 General Plan policies were analyzed during review of the application. Key policies from Land Use Element that relate to the Project are Policy LU-1.13, which controls exterior lighting and off-site glare. Onsite lighting is proposed in the application plans, control of exterior glare is achieved through the height and design of the fixtures. Standard condition of approval for review and approval of a final exterior lighting plan has been incorporated to ensure consistency (Condition No. 19).

e) Lot Legality. The lot has been confirmed legal as shown in 1972 Assessor's Parcel Map Volume 187 page 25. The APN is identified as assessor's lot 13 and 14, sub. E of Parcel 3, Rancho Los Laureles.

f) Development Standards. Development standards for the VO zoning district are identified in Title 21 Section 21.22.070. The maximum building site coverage in the zoning district is 50 percent. The lot area

is 6.76 acres, or 394,465 square feet and the proposed development has a total building site coverage of 4 percent. Setbacks for development in the VO district shall be established by the approval of a General Development Plan. The project incorporates reuse of existing buildings rather than a complete demolition and rebuild of a new facility. Thus, the project would maintain the existing development setbacks which are between 15 and 30 feet from property lines, except for the structures closest to Carmel Valley Road. Building "D", pool house, is currently setback 15 feet from the property line. Building "C" (clubhouse) is setback approximately 30 feet from the property line, while Building "A" (caretaker residence) is approximately 90 feet and cabins "E3" and "E2.B" are setback approximately 60 feet from the property line. CVMP Policy CV-3.1 requires a 100 foot minimum setback for all properties abutting Carmel Valley Road. However, an exception may be granted in cases where an existing structure permitted prior to adoption of the original CVMP (1986) would become legal nonconforming. In this case, the rebuilding of Building "D" and extensive remodel of Buildings "A", "C", "E3" and "E2.B" qualify for this exception as allowing maintenance of the existing structural footprint would result in no change in establishment of structures when viewed from Carmel Valley Road and avoids development within undisturbed areas of the site. However, as proposed the project includes two new covered patios within the Carmel Valley Road 100 foot setback. One patio is currently proposed to be a 4-sides open canopy wood timber structures of approximately 900 sq. ft. with a standing seam metal roof max height of approximately 16 feet. The other patio is proposed adjacent to Building C, approximately 450 sq. ft. with stone columns and standing seam metal roof of 11 feet, four inches. These patios shall not have permanent structures of 2 feet above natural grade or greater if they are to be located where proposed. Updated rooves as part of the overall project have a maximum height of 23 feet above average natural grade which is below the maximum allowed height of 35 feet in this zoning district and CVMP Policy CV-1.21. Therefore, as amended, the project conforms to applicable development standards regarding building site coverage, setbacks, and height.

g) Traffic. The proposed project would not generate additional daily trips or peak-hour trips when compared to the former on-site uses. A project-specific traffic report by Luis Descanzo and Robert Del Rio of Hexagon Transportation Consultants, Inc. (HCD-Planning Library Doc. No. LIB230333) found the proposed project is estimated to generate 10 a.m. peak-hour trips (6 inbound and 4 outbound) and 13 p.m. peak-hour trips (7 inbound and 6 outbound) during weekdays. During Saturdays, the proposed hotel would generate 16 afternoon peak-hour trips (9 inbound and 7 outbound). Traffic flow with ancillary services is typical for hotels so they were included in the trip rate estimates. Since the project proposes to reoccupy a vacant hotel facility, the net new vehicle traffic to be added to the surrounding roadway network by the proposed project was considered. The traffic study focused on the Level of Service (LOS) at Carmel Valley Road and County Club Drive, and at Country Club Drive and Country Club

Way/Terrace Way. The intersection of Carmel Valley Road and Country Club Drive currently operates at an acceptable LOS C or better under existing conditions, and the addition of project traffic would not result in the degradation of the study intersection's LOS during the a.m., p.m. and Saturday peak hours. Additionally, peak-hour volumes at the study intersection would not meet signal warrant thresholds. The study intersection of Country Club Drive and Country Club Way/Terrace Way currently operates at an acceptable LOS A under existing conditions, and the addition of project traffic would not result in the degradation of the study intersection's LOS during the a.m., p.m. and Saturday peak hours. Like the other study intersection, peak-hour volumes at the study intersection would not meet signal warrant thresholds.

h) Parking. The Portofino Inn has 26 paved and 22 unpaved parking spaces. The proposed project includes 49 spaces and four spaces under a porte cochere. Title 21 Chapter 21.58 provides parking code for inland areas. Hotels are required to provide 1 space/unit plus 2 spaces/3 employees on largest shift. The project includes 22 rooms and maximum 8 employees on largest shift. Therefore, per the current code, the project is required to provide a minimum of 28 onsite parking spaces. Parking code requires one onsite parking space for every four seats in a restaurant and one onsite parking space for every three seats in a lounge. With a fixed seating restaurant with 80 seats and a lounge with 15 seats, an additional 25 seats would be required. Total required parking for the project pursuant to code would be 53 spaces. The existing parking is 49 spaces. This number is legal non-conforming because it was allowable onsite parking established prior to the adoption of the 2010 General Plan. As there is no proposed increase in rooms and the restaurant use is not greater than the use previously established, the legal nonconforming parking can be supported. Similarly, the Portofino Inn was used for special events, such as weddings. In the application package, such events are anticipated and only during those events, the restaurant would be closed to guests and serve as a meeting room. Therefore, for events, as an alternative use to the hotel-type use, the restaurant would guide the parking requirement as 1 space/50 square feet, or 30 spaces. With an anticipated 25 percent of the rooms to serve the conference, and the same number of employees (8), the total parking for the project would be 53 spaces. As there is no proposed increase in rooms and the special event use is not greater than the use previously established, the proposed 49 onsite spaces plus four spaces under the porto-cochere can be supported.

i) Site Plan Review. The property is subject to the Site Plan Review or "S" overlay zoning district, which is intended to provide regulations for where development, by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. In addition, CVMP Policy 1.20 provides guidelines for site plan review which include minimizing grading, modification of landforms and erosion. As demonstrated in the evidence below and Findings 2, 3, 4, 5 and supporting evidence, the development complies with the purpose of the S District.

j) CVMP – Land Use. The project site is a lot within in Carmel Valley and the project includes visitor accommodations. CVMP CV-1.15 states that visitor accommodation uses shall follow guidelines including (a) expansion of existing hotels, motels, and lodges should be favored over the development of new projects, (b) visitor accommodation projects must be designed so that they respect the privacy and rural residential character of adjoining properties, and (f) as a provision for lower cost housing and a contribution toward lessening traffic in the valley, large-scale visitor-serving development requiring employees should comply with the provisions of the Inclusionary Housing Ordinance. As demonstrated in the findings and evidence contained in this resolution, the project is consistent with this policy as the project is redevelopment of existing visitor accommodation rather than new development, the entrance to the site is off of a local street connected to Carmel Valley Road and is on a large, wooded lot so it does not interfere with privacy and the rural residential character of the area. The project is not large and therefore no onsite employee housing is required. However, there is a caretaker residence as part of the project which was established in historical use of the Portofino Inn.

k) Cultural Resources. The lot is in an area identified as high sensitivity for archaeological resources. When the application was submitted, no new structures were proposed, so the application checklist did not require a Phase 1 archaeological report. Areas proposed to be disturbed are already within the previously development area. There are no known archaeological or tribal cultural resources nearby. As a precaution, however, due to the high sensitivity rating for the area, if any potential cultural resource is inadvertently uncovered during ground disturbance, work within 165 feet will be halted and a qualified archaeologist will be contacted to assess the find (Condition No. 3).

l) Landscaping. Consistent with CVMP Policy CV-1.21, a draft Landscape Plan was included in the application. Parking areas shall be screened with exclusive use of native plants or compatible plant materials, and at least seven larger trees are proposed. The site development includes proposed landscaping on 23,400 square feet of the lot, as shown in the attached plans on the "L" set of plan sheets. A standard condition requiring review and approval of a final landscape plan is incorporated (Condition No. 18).

m) Design. Pursuant to CVMP Policy 1.20 and Title 21 Chapter 21.44, the proposed project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures so they are consistent with neighborhood character. Supplemental guidance in Policy CV-1.20 includes: visual compatibility with the character of the valley and immediate surrounding areas, use of materials and colors compatible with the structural system of the building and with the appearance of the building's natural and man-made surroundings; retaining appropriate scale through controlling height and bulk in order to retain an appropriate scale, and minimizing disruption of views from existing homes. Proposed materials are board and batten vertical siding,

horizontal wood siding, stone veneer siding, and standing seam metal roofs. Stone veneer walls will be constructed as retaining walls throughout the swimming pool and patio area. Material colors will consist of natural earth tones of gray, beige and brown. Architectural renderings are included within the application package. The development assures visual continuity and meets Design Control standards consistent with Policy CV-1.20. The exterior colors and materials are consistent with the Carmel Valley Road and Country Club Drive neighborhood setting. The project is consistent with the size and scale of surrounding development, and the proposed bulk and mass with the historic use which is established as part of the neighborhood character. The dwellings in the neighborhood and professional/visitor serving buildings within a mile on Carmel Valley Road have a variety of architectural styles. A sign design was not included in the PLN210091 project application plan set. Therefore, should the rehabilitated Portofino Inn apply for a sign permit, a separate Design Approval will be required.

n) 2010 General Plan – Visual Resources. Development in designated visually sensitive areas shall be subordinate to the natural features of the area, pursuant to 2010 General Plan Policy OS-1.9, Development that protects and enhances the County's scenic qualities shall be encouraged and Policy OS-1.12, the significant disruption of views from designated scenic routes shall be mitigated through use of appropriate materials, scale, lighting and siting of development. Consistency is demonstrated by the design presented in the project plans. Existing large trees and proposed new trees effectively screen areas of the development, while the visual character of the lot was already established long before the 2010 General Plan. As demonstrated in Evidence "m" above and "o" below, CVMP visual resources policies are also met and the colors and materials are muted.

o) CVMP – Visual Resources. The project's effect upon visual resources conforms with the spirit of the CVMP expressed by Policy CV-1.1, which recommends development preserve the rural character of Carmel Valley and follow a rural architectural theme with design review. The proposed development includes overall design with a rural architectural theme. The gate is proposed to be brown wood 20 feet wide doors hung from gray stone veneer columns. Fencing is proposed to extend the stone base with a slotted wood upper fence. The pool/spa fence is smaller (8 feet wide) and of the same colors and materials. Pursuant to CVMP Policy CV-3.2, public vista areas shall be provided and improved along Carmel Valley Road. The project site is located on the side of Carmel Valley Road at the longest property line and has provided the same limited view of development through the forested frontage. No public vistas are located behind the project, while vistas of Garland Park are on the opposite side of Carmel Valley Road. Carmel Valley Road's public viewshed is further protected by the CVMP Policy CV-3.1. CVMP Policy CV-3.1 requires a 100 foot minimum setback for all properties abutting Carmel Valley Road. However, an exception may be granted in cases where an existing structure permitted prior to adoption of the original CVMP (1986) would become legal nonconforming. In this case, the rebuilding of Building "D" and

extensive remodel of Buildings "A", "C", "E3" and "E2.B" qualify for this exception as allowing maintenance of the existing structural footprint would result in no change in establishment of structures when viewed from Carmel Valley Road and avoids development within undisturbed areas of the site. Proposed new covered patios which are not supported as designed are discussed in Finding 1, Evidence "f". Therefore, as amended, the project would not obstruct public views of the vistas as seen from Carmel Valley Road. Pursuant to CVMP Policy CV-3.3, views of the river and the hills as seen from key public viewing areas are not disturbed. There is no view of the river or the hills from a public vista point that would cross the subject parcel.

p) Tree removal. Pursuant to CVMP Policy CV-3.11, the County shall discourage the removal of healthy native oak and madrone and redwood trees in the CVMP Area. A permit shall be required for the removal of any of these trees with a trunk diameter in excess of six inches, measured two feet above ground level. Where feasible, trees removed will be replaced by nursery-grown trees of the same species and not less than one gallon in size. Pursuant to Title 21 Section 21.64.260.D.2, removal of two protected trees does not require a Use Permit. The subject property contains several oak trees and the project includes the removal of two of the trees; one single trunk (7.5 inches diameter) and one landmark tree with a cluster of trunks (10, 5, 10, 14.5, 5, 8, and 12 inches diameter). The landmark tree removal is unavoidable due to its location where the driveway must be wide enough to accommodate emergency vehicle access. The smaller oak tree is proposed to be removed for development to the southeast of Building C where walking paths are proposed. In accordance with Title 21 Section 21.64.260.D.4, the project has been conditioned requiring replacement planting at a one to one ratio for tree no. 40 and three to one ratio for the 7.5 inch oak and three to one for the landmark oak (Condition No. 17). The draft Landscape Plans ("L" sheet set of the attached Plans) includes planting of seven coast live oak trees.

q) Fire Hazards. The subject property is in a State Responsibility Area and is classified as a Very High Fire Hazard Severity Zone. By design, the project minimizes potential to increase fire hazard with the use of flame resistant materials for construction and strict rules pertaining to fire sprinkler installation and adherence with County and State regulations for storage of hazardous materials in project operations. As demonstrated in Finding 4, Evidence "d", remaining fire hazards will be addressed through incorporation of safety measures as part of the construction permit process.

r) Land Use Advisory Committee (LUAC) Review. The Carmel Valley LUAC reviewed the project at their duly-noticed public meeting on May 16, 2022. The LUAC voted 5 – 0, with one absent member, to support the project with recommendations for downlighting and shading of skylights; noise attenuation for adjacent neighbors; add a condition limiting special events. The architect explained before the LUAC that the project would comply with exterior lighting requirements per County code and add shading to the skylights. Lighting plans in the plan set submittal dated June 26, 2023 show downlit, shaded exterior lights (Sheets AS 121-125). Special events

which require an encroachment permit from Public Works are reviewed on a case-by-case basis through the process described in Title 21, Chapter 14.04. The Operations Plan for the project suggests up to 208 events per year, typically on Thursdays through Saturdays. The owner did not offer to reduce this estimate and staff did not propose a cap, as the purpose of the zoning district is to provide locations for such events and all potential impacts are regulated by the County codes and regulations, the limits of the onsite wastewater treatment system, and applied conditions of approval.

s) 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 PLN210091.

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

EVIDENCE: a) The project has been reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and the Monterey County Regional Fire District. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development.

b) The following technical reports have been prepared:

- "Geotechnical Investigation for proposed new hotel building to replace the existing resort buildings located at 10 Country Club Way, APN 187-252-011-000," August 18, 2020, (HCD Library Document No. LIB220097) Belinda Taluban, Soil Surveys Group, Inc., Salinas, California;
- "Phase I Historic Review of Portofino Inn," February 11, 2020, (HCD Library Doc. No. LIB220102), Kent Seavey, Pacific Grove, California
- "Traffic (Vehicle Miles Traveled) report and Trip Generation and Operations Analysis for the Proposed Portofino Inn in Carmel Valley, California" November 13, 2023, (HCD Library Doc. No. LIB220333), Luis Descanzo and Robert Del Rio, Hexagon Transportation Consultants, Inc., Gilroy, California
- "Portofino Project Assessment Arborist Report," June 16, 2022, Frank Ono, Pacific Grove CA, as addendum to "Arborist Report," revised May 22, 2023. (HCD-Planning Library Document No. LIB230178), Jake Minnick, San Luis Obispo, California

c) County staff reviewed the reports listed in Evidence "b" independently and concurs with their conclusions. There are no physical or environmental constraints that are presented in these reports for this project. The property is suitable for the use proposed.

d) Stormwater on the site currently percolates into the soil and drains toward the Carmel Valley Road. The Geotechnical Report found the soils to have a tendency to be loose and expansive, with a tendency to erode easily. According to the draft erosion control and drainage plans submitted as part of the application, the proposed project would cut 766 cubic yards and fill 1,466 cubic yards of soil. It would

introduce approximately 1.75 acres of impervious surfaces to the site which would alter drainage. However, the project includes straw wattle, silt fence and storm drain outlets to control erosion hazards and stormwater. Condition Nos. 4, 8, 9, 10 and 13 ensure adherence with County erosion control regulations pursuant to Title 18 and Central Coast Regional Water Quality Control Board requirements as part of construction permitting and the operations phase of the project. The project will be required to comply with the recommendations of the project geotechnical report as part of the construction permitting process administered by HCD – Environmental Services.

e) Adequate road and transportation facilities exist for the use (see Finding 1, Evidence "g.") To ensure traffic related to the project does not negatively affect the traffic flow on Carmel Valley Road or Country Club Drive, Public Works conditions were added requiring the applicant to install a stop sign at Country Club Way and Terrace Way, a speed advisory sign on County Club Drive, and other improvements (Condition Nos. 6, 11 and 12). CVMP Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution No. 95-410, adopted September 12, 1995 and Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90 do not apply to the project as it was established as an existing use.

f) The project planner reviewed submitted plans and conducted a site visit on May 16, 2022, to verify that the project conforms to the plans listed above and that the project area is suitable for this use.

g) 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 PLN210091.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Monterey County Regional Fire District, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) The project site is served by California American Water (Cal-Am) for potable water to the project site. The project application provided water bills from the recent years that the Portofino Inn functioned, existing fixture inspection report, and an email record from Cal-Am with a civil engineer on the flow tests for the service connection. Because the project proposes to use approximately 5.06 acre-feet per year (AFY), less water used for the reduced swimming pool and only minimal additional landscaping, water use will not exceed the water

usage of 5.23 AFY that was established for the Portofino Inn. The flow tests were found adequate for Cal-Am to state that the company can serve the project. Based on these facts, HCD-Planning and the County of Monterey Environmental Health Bureau (EHB) determined that the proposed water quality and source would be sufficient to serve the project. (See attached Operations Plan and Use History for details on water use.)

c) A preliminary Onsite Wastewater Treatment System (OWTS) was prepared with a feasibility study by 831 Septic Services dated May 12, 2023. The OWTS design and study demonstrates wastewater feasibility for the proposed project. The design includes replacement of several septic tanks and installation of new leach field systems. Some design details, such as engineered backfill for the leach field to support commercial traffic and verification of permeable cover materials will be required to be included as part of a final OWTS design (Condition No. 7).

d) In order to reduce exposure to people or structures to a significant risk of loss, injury or death involving wildland fires where residences are intermixed with wildlands, construction permits have requirements to ensure that individual property owners provide structural safeguards that would reduce the need for rapid response of fire resources. This will include but not be limited to the installation of fire sprinklers throughout every structure. To that end, the plans provided by the applicant for this development permit propose structural fire safety measures, including a metal roof and sprinklers. Overall, the owners are aware of the fire danger on the property and will reduce the risk of loss, injury or death and reduce the need for rapid response of fire resources where and when it is preventable. Impacts related to wildfire within the strict regulatory environment of Monterey County development services and, as the parcel is within the state responsibility area, following Cal Fire safety codes for hazardous vegetation and fuel management regulations.

e) Construction of the project would produce solid waste during construction. The project applicant would be required to recycle or salvage at least 50 percent of non-hazardous construction debris pursuant to the California Green Building Standards Code. The amount of construction waste is not specifically known. However, construction waste is not anticipated to affect the permitted landfill capacity at either of the two active solid waste landfills, Johnson Canyon Sanitary Landfill, located at 31400 Johnson Canyon Road in Gonzales, and Monterey Peninsula Landfill, located at 14201 Del Monte Boulevard in Marina. Johnson Canyon Sanitary Landfill has an estimated six million cubic yards of remaining capacity until the year 2055. Monterey Peninsula Landfill has an estimated 48 million cubic yard of remaining capacity and is expected to reach full capacity in 2107. Operation of the project would not result in a substantial increase of solid waste production as hotels and restaurants are required to reduce solid waste through recycling and composting.

f) The project is expected to produce normal noise associated with the historical use of the Portofino Inn. The Operations Plan that was part of

the submittal (attached to this Resolution) considers as many as 208 separate events per year, estimating they will be between Thursday and Sunday and be limited to 150 people. As special events are anticipated for the project, a neighbor raised concern with noise in a letter to County in response to the LUAC meeting notice. The project will not significantly increase noise in the neighborhood. This is mainly because the project would be required to comply with Monterey County Code Chapter 10, section 10.60.040, which limits "loud and unreasonable" sound during the hours of 9 p.m. to 7 a.m. As described herein and in other findings and evidence, the project conforms with other related County codes.

g) The project planner reviewed submitted plans and conducted a site visit on May 16, 2022, to verify that the project, as proposed and conditioned/mitigated, would not impact public health and safety.

h) 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 PLN210091.

4. **FINDING:** **CEQA (Categorical Exemption) -** 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 15302 categorically exempts reconstruction of primary and accessory structures.

b) The project includes demolition and reconstruction of an existing inn, restaurant, and accessory structures, which meets this exemption.

c) No significant adverse environmental effects were identified during staff review of the development application or during a site visit by staff on May 16, 2022.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Removal of two native trees and replanting of seven will not result in an adverse environmental impact or significant long-term impacts at this location. There is no cumulative impact with prior successive projects of the same type in the same place, over time. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. An historical resource report was prepared for the project which concluded the project would not cause a substantial adverse change in the significance of a historical resource. Although the project is located along Carmel Valley Road, no adverse visual impacts are anticipated as the viewshed through the forested frontage of the subject parcel will not be significantly changed. The project will not affect a public vista points, as it is on the valley floor with a residential neighborhood behind and above it. The project involves reuse of an existing developed area, therefore would not contribute to cumulative impacts to cultural, biological, aesthetic, hydrologic or other cumulative effects. The project will include the return of traffic to the area at a similar rate and flow pattern as the historical use. This traffic was analyzed in cumulative

modeling with existing traffic in the area and was not found to cross state thresholds for VMT. Therefore, the project is categorically exempt.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210091.

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

EVIDENCE:

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

b) 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 PLN210091.

6. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the County of Monterey Planning Commission.

EVIDENCE:

a) Pursuant to Title 21 Section 21.80.040.B, the Planning Commission is the appeal authority of discretionary decisions of the Zoning Administrator.

DECISION

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

A. Find the project involves reconstruction of an inn and accessory structures, which qualifies as Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and

B. Approve an Administrative Permit and Design Approval for development in the Site Plan Review and Design Control district overlays to allow facility renovations to the Portofino Inn consisting of the demolition & rebuild of nine existing buildings (Building A, 1,709 sq. ft. caretaker residence proposed to be reduced to 1,188 sq. ft., Building B, 2,411 sq. ft. barn proposed to be rebuilt as 2,444 sq. ft., Building C, 5,974 sq. ft. clubhouse proposed to be rebuilt as 6,006 sq. ft., Building D, 410 sq. ft. pool house/exercise room proposed to be rebuilt at same size but add a second floor, existing cabins E1.A (1,720 sq. ft.), E1.B (1,720 sq. ft.), E2.A (1,149 sq. ft.), E2.B (1,149 sq. ft.) and E3 (577 sq. ft.) full remodel, demolition/relocation of the pool from 2,322 sq. ft. to 420 sq. ft. and spa from 60 sq. ft. to 301 sq. ft. Project includes onsite wastewater treatment system upgrade, rehabilitation of flatwork (walkways, parking areas & hardscape) and landscape rehabilitation. Project also includes the removal of two Oak trees: one single trunk (7.5 inches diameter) and one landmark tree with a cluster of trunks (10, 5, 10, 14.5, 5, 8, and 12 inches diameter).

All work must be in general conformance with the attached plans and this approval is subject to 21 conditions, all being attached hereto and incorporated herein by reference;

PASSED AND ADOPTED this 14th day of November, 2024.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE PLANNING COMMISSION CLERK (HCD PERMIT CENTER) ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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 County of Monterey 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 County of Monterey HCD-Planning and HCD-Building Services offices in Salinas.

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

County of Monterey HCD Planning

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

PLN210091

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN210091) allows demolition & rebuild of nine existing buildings (Building A, 1,709 sq. ft. caretaker residence proposed to be reduced to 1,188 sq. ft., Building B, 2,411 sq. ft. barn proposed to be rebuilt as 2,444 sq. ft. with a new 120 sq. ft. covered entrance, Building C, 5,974 sq. ft. clubhouse proposed to be rebuilt as 6,006 sq. ft., Building D, 410 sq. ft. pool house/exercise room proposed to be rebuilt in the same footprint with a basement, existing cabins E1.A (1,720 sq. ft.), E1.B (1,720 sq. ft.), E2.A (1,149 sq. ft.), E2.B (1,149 sq. ft.) and E3 (577 sq. ft.) full remodel, demolition/relocation of the pool from 2,322 sq. ft. to 420 sq. ft. and spa from 60 sq. ft. to 301 sq. ft. and construction of new approximately 900 sq. ft. covered patio. Project includes onsite wastewater treatment system upgrade, rehabilitation of flatwork (walkways, parking areas & hardscape) and landscape rehabilitation. Project also includes the removal of two Oak trees: one single trunk (7.5 inches diameter) and one landmark tree with a cluster of trunks (10, 5, 10, 14.5, 5, 8, and 12 inches diameter).. The property is located at 10 Country Club Way, Carmel Valley(Assessor's Parcel Number 187-252-011-000), Carmel Valley Master 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 HCD Chief of 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:
"An Administrative Permit and Design Approval (Resolution Number -----) was approved by the Zoning Administrator for Assessor's Parcel Number 187-252-011-000 on November 14, 2024. The permit was granted subject to 20 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 HCD Chief of 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. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD - Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning Department and the
Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

5. PW0007 - PARKING STANDARD

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The parking stalls and circulation shall meet County standards, and shall be subject to the approval of the RMA.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, the Owner's/Applicant's engineer/architect shall prepare a parking plan and submit plans for review and approval.

6. PW0001 – FRONTAGE IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct a paveout and driveway connection, together with required drainage facilities, along the frontage of Country Club Way. The design and construction is subject to the approval of the HCD. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the PWFP, obtain an encroachment permit from the HCD prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

7. EHSP01 – ONSITE WASTEWATER TREATMENT SYSTEM DESIGN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A preliminary Onsite Wastewater Treatment System (OWTS) was prepared by 831 Septic Services demonstrating wastewater feasibility for the proposed development. The design includes replacement of several septic tanks and installation of new leachfield systems. Some design details, such as engineered backfill for the leachfield to support commercial traffic and verification of permeable cover materials will be required to be included as part of a final OWTS design.

Submit a final OWTS design for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board, and Monterey County Local Agency Management Program (LAMP).

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit an OWTS application and design plans for review and approval by the EHB. Applicant shall obtain a permit to install the OWTS from EHB.

Prior to final inspection, all permitted OWTS improvements related to the proposed development shall be completed.

8. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to HCD-Environmental Services. In lieu of a SWPPP, a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

9. OPERATION AND MAINTENANCE PLAN (PR 2-4)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Operation and Maintenance Plan prepared by a registered Professional Engineer that includes, at a minimum, the following:

- A site map identifying all structural Stormwater Control Measures requiring O&M practices to function as designed.
- O&M procedures for each structural Stormwater Control Measure including, but not limited to, LID facilities, retention/detention basins, and proprietary devices.

The O&M Plan shall include short- and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit the O&M Plan to HCD-Environmental Services for review and approval.

10. OPERATIONS AND MAINTENANCE AGREEMENT (PR2-4)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall enter into a Maintenance Agreement (Agreement) that clearly identifies the responsible party for ongoing maintenance of structural Stormwater Control Measures. The Agreement shall contain provisions for an annual drainage system report, prepared by a registered Professional Engineer, that includes the status of all structural stormwater control measures and maintenance recommendations. The annual report shall be submitted to HCD-Environmental Services, for review and approval, no later than August 15th. All recommended maintenance shall be completed by October 15th of the same year. If maintenance is required, certification shall be provided that all recommended maintenance has been completed before the start of the rainy season.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit the signed and notarized Agreement to HCD-Environmental Services for review and approval. The approved Agreement shall be recorded, and a copy of the recorded document shall be provided to HCD-Environmental Services.

A copy of the standard Agreement can be obtained at HCD – Environmental Services.

11. PW0024 - STOP SIGN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Install and maintain a stop sign and pavement marking (R1-1 per California MUTCD 2014 Sign Chart) on Country Club Way and Terrace Way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the PWFP, obtain an encroachment permit from the HCD prior to issuance of building or grading permits, and construct and complete improvements prior to occupying or commencement of use. The applicant is responsible for obtaining all permits and environmental clearances. The applicant shall install and maintain a stop sign.

12. PW0025 – SPEED ADVISORY SIGN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Install and maintain a speed advisory sign on Country Club Drive, driving downhill before the curve and approaching Country Club Way. Install W1-2a (25 MPG) or similar per California MUTCD 2014 Sign Chart.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the PWFP, obtain an encroachment permit from the HCD prior to issuance of building or grading permits, and construct and complete improvements prior to occupying or commencement of use. The applicant is responsible for obtaining all permits and environmental clearances. The applicant shall install and maintain speed advisory signs on the Country Club Drive sign.

13. STORMWATER CONTROL PLAN (PR2-4)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan and Stormwater Control Report prepared by a registered professional engineer, to HCD-Environmental Services for review and approval. The plan and report shall address the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region. The plan shall include retention/detention facilities designed to limit post-development runoff rates to pre-development rates for the 2, 5, 10, 25, 50, and 100-year 24-hour design storms. The plan shall include the location of the drainage facilities, construction details and construction inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the Stormwater Control Plan for conformance with their geotechnical recommendations.

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

Prior to issuance of any grading or construction permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the stormwater control plan
for conformance with their geotechnical recommendations.

14. CC01 INDEMNIFICATION AGREEMENT

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.

Owner/Applicant shall execute and cause to be notarized an agreement to this effect concurrent with the issuance of building permits, use of the property, filing of the final map, recordation of the certificates of compliance, or demand of the County Counsel's office, whichever occurs first and as applicable. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to Housing and Community Development – Planning for the County's review and signatures. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits , the Owner/Applicant shall submit such signed and notarized Indemnification Agreement to Housing and Community Development – Planning for the County's review and signatures.

Owner/Applicant shall execute and cause to be notarized an agreement to this effect concurrent with the issuance of building permits, use of the property, filing of the final map, recordation of the certificates of compliance, or demand of the County Counsel's office, whichever occurs first and as applicable.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the HCD and Office of County Counsel-Risk Management.

15. 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.

16. 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.

17. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of construction permit issuance, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratios: 1:1 for protected trees, 3:1 for landmark trees.

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.

18. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to issuance of building permits, a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

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

Prior to 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 "Non-Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency 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 installed and inspected.

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

19. 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.

20. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

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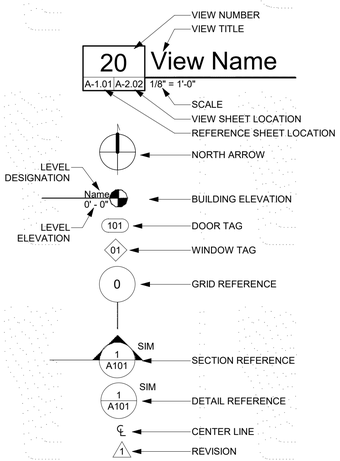
PORTOFINO

10 COUNTRY CLUB WAY, CARMEL VALLEY, CA 93924

ABBREVIATIONS

ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT
B.O.	BOTTOM OF
BALC	BALCONY
BD	BOARD
BET	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
BOT	BOTTOM
BRKT	BRACKET
BULKHD	BULKHEAD
BUR	BUILT UP ROOF
C.G.	CORNER GUARD
CAB	CABINET
CALK	CAULKING
CEM	CEMENT
CER	CERAMIC
CJ	CONTROL JOINT
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CO.	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
ELEC	ELECTRIC
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EW	EACH WAY
EXP. JT.	EXPANSION JOINT
EXST	EXISTING
F.O.	FACE OF
FA	FIRE ALARM
FAP	FIRE ANNUNCIATOR PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER PANEL
FG	FINISH GROUP
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FLUOR	FLOURESCENT
FT	FOOT OR FEET
FUR	FURRING
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GND	GROUND
GWB	GYPSUM BOARD
GYP	GYPSUM
H.W.H.	HOT WATER HEATER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
ID	INNER DIAMETER
INCAN	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
LAM	LAMINATE
LAV	LAVATORY
LB(S)	POUNDS
LDG	LANDING
LT	LIGHT
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.P.	OVERFLOW PIPE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
PART	PARTITION
PERIM	PERIMETER
PG	PAINT GRADE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PT	PAINT
PTD	PAINTED
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE	REFER
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT (MECH)
S	SOUTH
SAFB	SOUND ATTENUATION FIBER BATT
SC	SCUPPER
SCHED	SCHEDULE
SEAL	SEALANT
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQURE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUPSPENDED
SYM	SYMMMETRICAL
T	TREAD
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TER	TERRAZZO
THK	THICK
THR	THRESHOLD
TO	TOP OF
TYP	TYPICAL
UC	UNDERCUT
UNFIN	UNFINISHED
UNO	ULNESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT TERMINATION PIPE
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATERCLOSET
WIN	WINDOW
WP	WATERPROOF
WS	WETSTACK
WSCT	WAINSCOT
WT	WEIGHT

SYMBOLS



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SAN LUIS OBISPO, CA 93401
PHONE (805) 540-5115 **FAX:**
CONTACT JEAN THARALDSEN
EMAIL: JEAN@ABOVEGRADEENGINEERING.COM

MECHANICAL ENGINEER:
METRICS MECHANICAL
ADDRESS:
510 STATE STREET, #285
SANTA BARBARA, CA 93101
PHONE (805) 543-3190 **FAX:**
CONTACT TYLER REYNOLDS
EMAIL: TREYNOLDS@METRICSMECH.COM

GEOTECHNICAL ENGINEER:
SOIL SURVEYS GROUP, INC.
ADDRESS:
103 CHURCH ST,
SALINAS, CA 93901
PHONE (831) 757-2172 **FAX:**
CONTACT TAYLER REEDER
EMAIL: info@soilsurveys.net

AGENCIES

PLANNING DEPARTMENT:
COUNTY OF MONTEREY PLANNING SERVICES
ADDRESS:
1441 SCHILLING PLACE
SALINAS, CA 93901
PHONE (831) 757-5025 **FAX:** (831) 757-9516
CONTACT
EMAIL:

BUILDING DEPARTMENT:
COUNTY OF MONTEREY BUILDING SERVICES
ADDRESS:
141 SCHILLING PLACE
SALINAS, CA 93901
PHONE (831) 755-5027 **FAX:** (831) 757-9516
CONTACT
EMAIL:

PROJECT SCOPE

1. REMODEL OF BUILDINGS A, B, C, & D. SITE GRADING, LANDSCAPE, POOLS AND ASSOCIATED RETAINING WALLS AND WATER FEATURES.
2. ALL SITE WORK WITHIN THE PROPERTY LINE.
3. ALL WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
4. SELECTIVE DEMOLITION OF EXISTING BUILDINGS

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS
2. PREMANUFACTURED ROOF TRUSSES
3. POOL @ SPA

UTILITIES

WATER AND SEWER SERVICE	CALIFORNIA AMERICAN WATER
ELECTRICAL SERVICE	PG&E
GAS SERVICE	PG&E
TELEPHONE SERVICE	AT&T
GARBAGE SERVICE	WASTE MANAGEMENT
CABLE SERVICE	AT&T

PROJECT DATA

DESCRIPTION: REMODEL OF (3) EXISTING SINGLE STORY BUILDINGS.

SITE INFORMATION:

STREET ADDRESS:		10 COUNTRY CLUB DRIVE CARMEL VALLEY, CA 93924
APN:		187-252-011-000
ZONING:		VO-D-S-RAZ
LOT SIZE:		394,465 S.F. (6.76 ACRES)
LOT COVERAGE:	16,819 SF EXISTING	15,994 SF PROPOSED
LANDSCAPE		PLANTED 23,400 SF NATURAL 330,000 SF

BUILDING INFORMATION:

NUMBER OF STORIES:		1
OCCUPANCY GROUP:		A-2 / B / R-2
CONSTRUCTION TYPE:		V-B
SPRINKLERED:		NFPA 13
MAX. HEIGHT ALLOWED:		40'
MAX. HEIGHT PROPOSED:		(SEE ELEVATIONS)
BUILDING A : 15'-8"	BUILDING D : 16'-0"	CABIN E3: 13'-0"
BUILDING B : 23'-0"	CABIN E1.A & E1.B: 13'-0"	
BUILDING C : 17'-0"	CABIN E2.A & E2.B: 13'-0"	

BUILDING A

EXISTING	1709 S.F.
PROPOSED	1188 S.F. (639 RESIDENTIAL + 549 COMMERCIAL)
REDUCTION	521 S.F.

BUILDING B

EXISTING	2411 S.F.
PROPOSED	2444 S.F.
ADDITION	33 S.F.

BUILDING C

EXISTING	5974 S.F.
PROPOSED	6006 S.F.
ADDITION	32 S.F.

BUILDING D

EXSTING	410 S.F.
PROPOSED	410 S.F.
ADDITION	0 S.F.

SWIMMING POOL

EXISTING	2322 S.F.
PROPOSED	420 S.F.
REDUCTION	1902 S.F.

HOT TUB

EXISTING	60 S.F.
PROPOSED	301 S.F.
ADDITION	241 S.F.

CABIN E1.A &E1.B

EXISTING	NO CHANGE	1720 SF + 1720 sf = 3440 DF

CABIN E2.A & E2.B

EXISTING	NO CHANGE	1149 SF + 1149 sg = 2298 SF

CABIN E3

EXISTING	NO CHANGE	577 SF

PARKING CALCULATIONS

CALCULATIONS PER COUNTY OF MONTEREY ZONING ORDINACE CHAPTER 21.58
Required by uses

Primary use:	calculation		required
Hotel: 22 single bed rooms			
Guest	1 space / Room (single bed room)	=	**22**
Employees:	2 space / 3 employees	8 Employees	**6**
Restaurant:			
Fixed seating Restaurant 80 seats		Restaurant	20
Fixed seating lounge 15 seats		Lounge	4
		Primary Use Total Required:	**52**

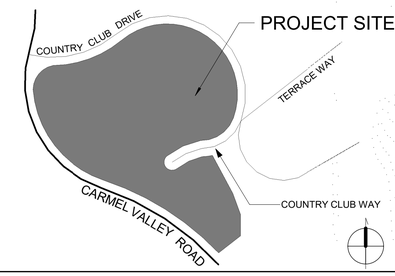
Secondary / Concurrent Use:			required
Meeting/conference: restaurant will be closed to guests and used for catering only.			
(1461 sf multi-purpose / meeting space gross)		1 space / 50 sf =	30
Reduction for hotel guest concurrent use 25% of rooms =			-5
		Total meeting/conference concurrent use parking req. =	**25**
Hotel: 22 single bedrooms			
Guest	1 space / Room (single bedroom)		22
Employees:	2 space / 3 employees	8 Employees	**6**
		Secondary Concurrent Use Total Required:	**53**

Accessory Uses for hotel guests' exclusive use:	no additional parking needed
Spa/Treatment	
Pool	
Total Parking provided:	**55**

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AA-103 BLDG A - ROOF PLAN
AA-201 BLDG A - EXISTING EXTERIOR ELEVATIONS
AA-202 BLDG A - EXTERIOR ELEVATIONS
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VICINITY MAP



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COVER SHEET

CONSTRUCTION DOCUMENTS

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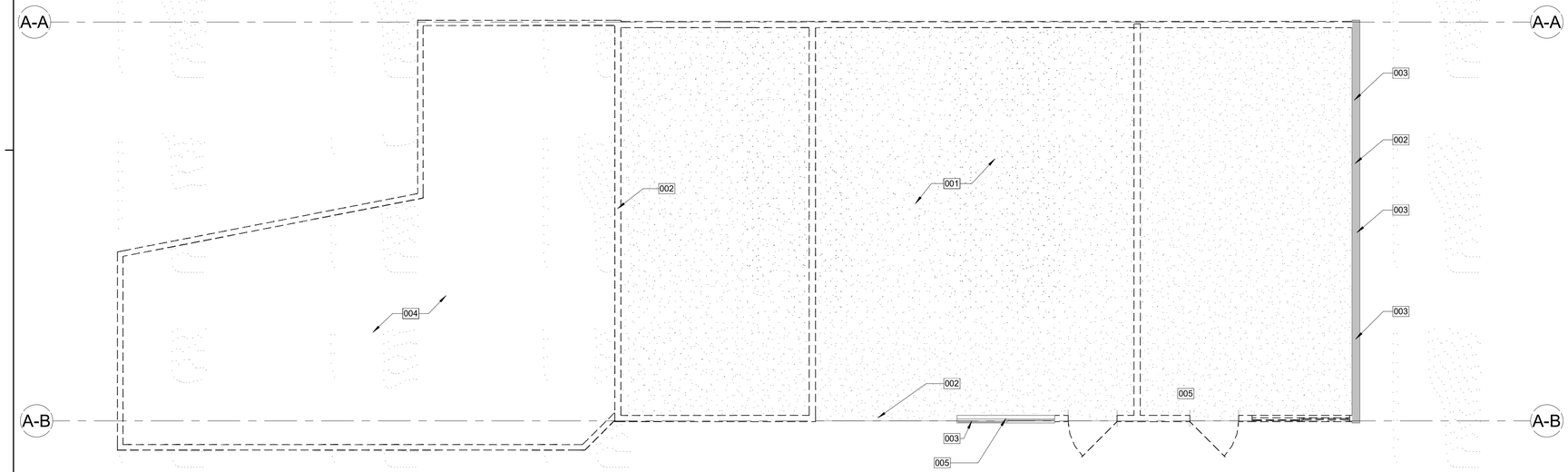
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DATE
MARCH 25, 2022

PROJECT NUMBER
1383-02-CO19

SHEET
G-001

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1 BUILDING A - ENTRY - DEMOLITION PLAN
AA-101 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
5. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION.
6. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT INFORMATION.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.

KEYNOTES

001	DEMOLISH EXISTNG INTERIOR WALLS COMPLETE, U.O.N.
002	EXISTING EXTERIOR WALL TO REMAIN. REMOVE EXISTING FINISH AND SUBSTRATE COMPLETE. REPLACE EXISTNG STUDS AS REQUIRED.
003	REMOVE PORTION OF EXISTING WALL FOR NEW DOOR/WINDOW. COORDINATE LOCATION WITH NEW WORK.
004	REMOVE EXISTING "SHED" COMPLETE.
005	DEMOLISH EXISTNG DOOR/WINDOW.

LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

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BLDG A - DEMOLITION PLAN

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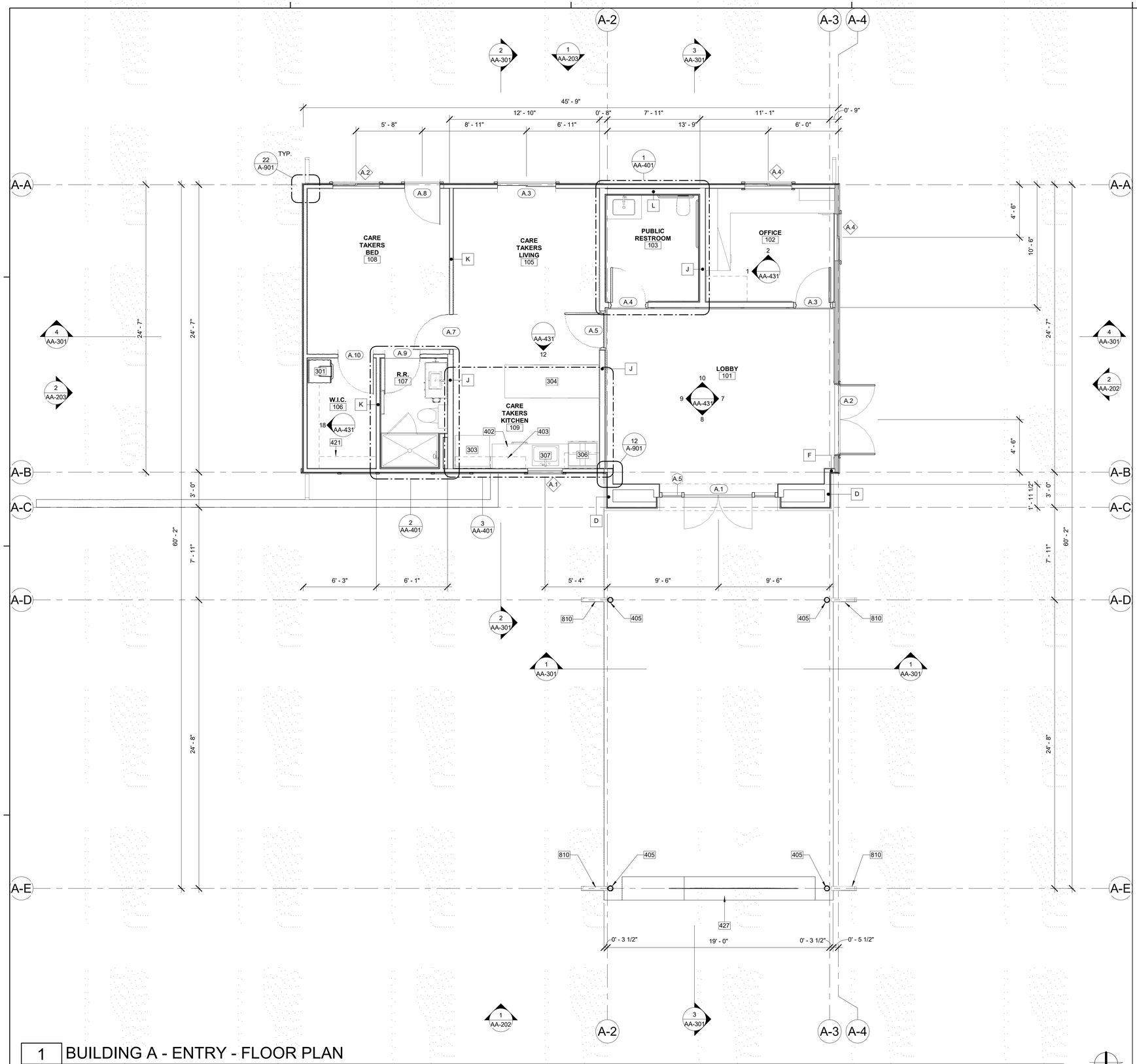
DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AA-101

CONSTRUCTION DOCUMENTS

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1 BUILDING A - ENTRY - FLOOR PLAN
AA-102 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
5. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION.
6. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT INFORMATION.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.

KEYNOTES

301	WASHING MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX.
303	REFRIGERATOR LOCATION, 36" CLEAR.
304	25" DEEP COUNTER DEPTH 24" DEEP, 36" HIGH BASE CABINET BELOW UPPER CABINETS.
306	COOK TOP WITH HOOD ABOVE.
307	KITCHEN SINK. 27" SINGLE.
402	25" DEEP COUNTER WITH 24" DEEP, 36" HIGH BASE CABINET BELOW
403	UPPER CABINETS
405	STEEL COLUMN PER STRUCTRUAL DRAWINGS.
421	CLOSET SHELF POLE. 14" DEPTH.
427	MONUMENT SIGN
810	DOWNSPOUT.

LEGEND

S	WALL TYPE. REFER TO SHEET A-601
101	DOOR TYPE. REFER TO DOOR SCHEDULE
A	WINDOW TYPE. REFER TO WINDOW SCHEDULE
1i	STOREFRONT TYPE. REFER TO CURTAIN WALL TYPES

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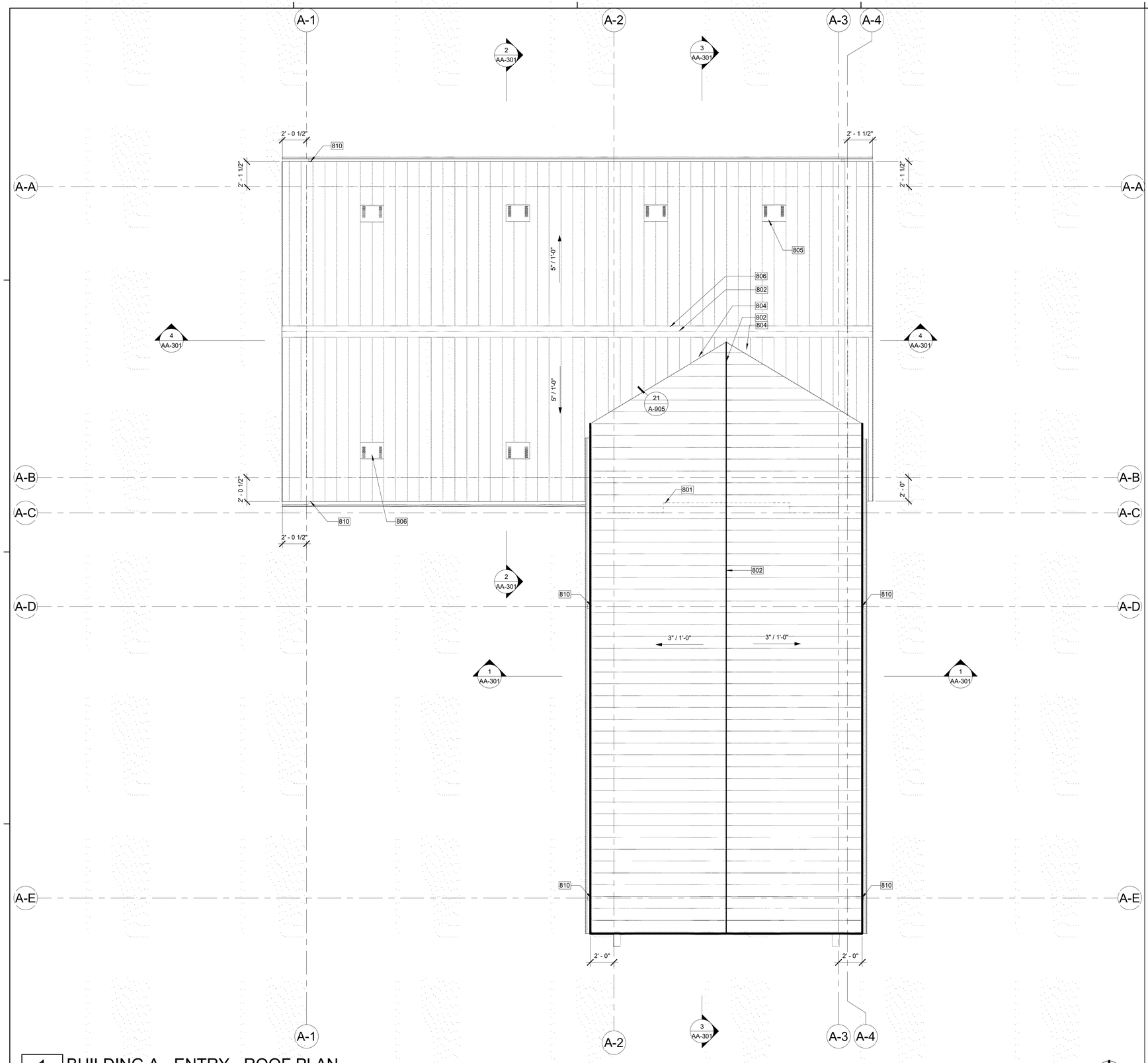
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SHEET: AA-102

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1 AA-103 BUILDING A - ENTRY - ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
3. VERIFY ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT.
4. REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
5. PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
6. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
7. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

ROOF VENTILATION NOTES

*PER 2019 CBC - **SECTION 1202.2** and **1202.2.1***

1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW.
2. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1-INCH SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.
3. THE NET-FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
4. THE NET-FREE CROSS VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE RQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED INT HE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
5. VENTILATORS SHALL BE INSTALLED IN ACCORDACE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. EXTERIOR OPENINGS INTO THE ATTIC SPACE OF ANY BUILDING INTENDED FOR HUMAN OCCUPANCY SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.
7. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16-INCH AND NOT MORE THAN 1/4-INCH SHALL BE PERMITTED.
8. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4-INCH SHALL BE PROVIDED WITH WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16-INCH AND NOT MORE THAN 1/4-INCH.

VENT CALCULATIONS

UPPER VENTS: *O'HAGIN TAPERED LOW PROFILE STANDARD LINE*
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

LOWER VENTS: *EAVE VENTS 24" WITH (3) 3" HOLES = 0.05 SF*

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.05 SF)

AREA	REQUIRED ATTIC VENTING SF (1/300)	UPPER VENTS PROVIDED (50% OF TOTAL) - Shingles	LOWER EAVE VENTS PROVIDED (50% OF TOTAL) - Shingles
1101 SF	3.67 SF	4	37

KEYNOTES

801	BUILDING LINE BELOW.
802	RIDGE LINE.
804	VALLEY LINE.
805	ROOF RIDGE VENT. PROVIDE VENTING PER ATTIC VENT CALCULATIONS SCHEDULE.
806	ROOF VENT. PROVIDE VENTING PER ATTIC VENT CALCULATIONS SCHEDULE.
810	DOWNSPOUT.

LEGEND

- 2" / 12" — ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-002. COORDINATE ORIENTATION WITH SITE PLAN
- ALTERNATIVE FUTURE SOLAR READY ZONE. REFER TO SOLAR READY NOTES ON SHEET G-002. COORDINATE ORIENTATION WITH SITE PLAN

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BLDG A - ROOF PLAN

CONSTRUCTION DOCUMENTS

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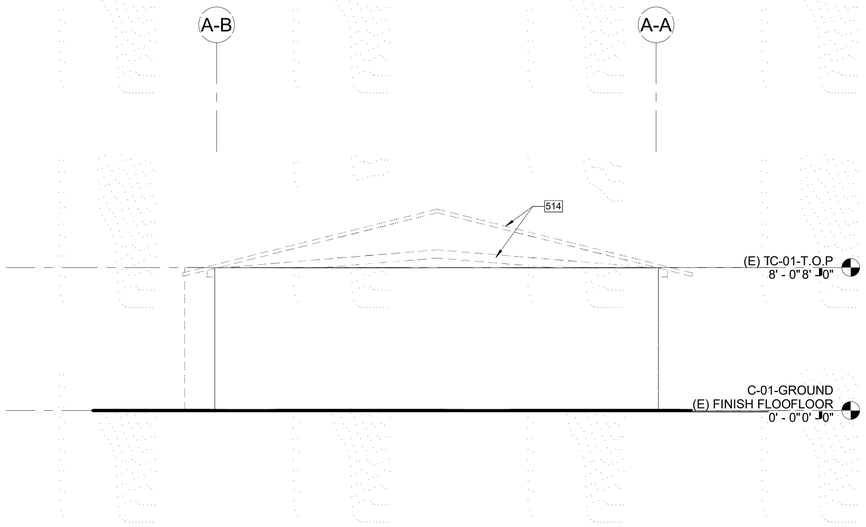
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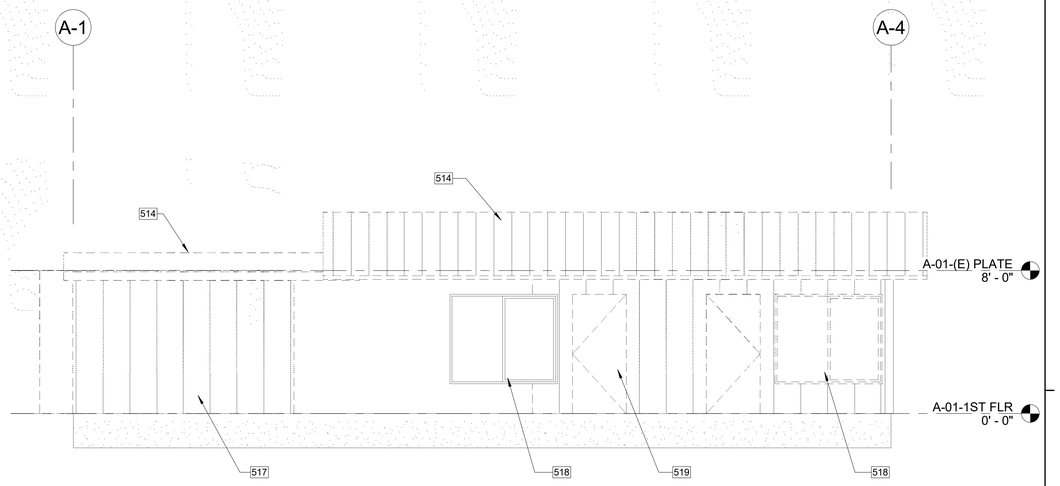
PROJECT NUMBER: 1383-02-CO19

SHEET: AA-103

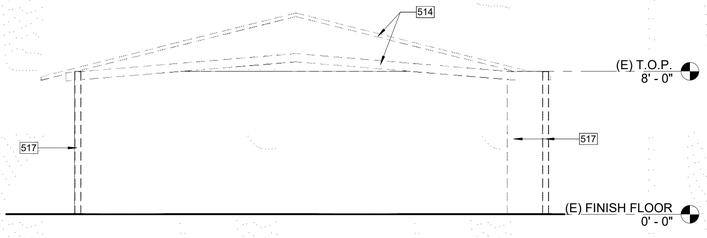
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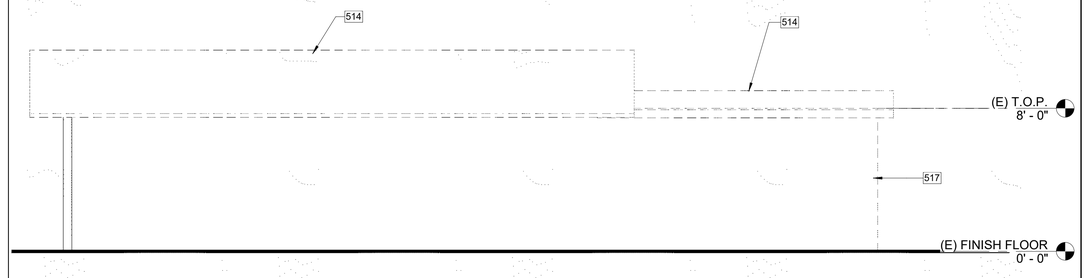
1 BUILDING A - ENTRY - NORTH ELEVATION - EXISTING
AA-201 1/4" = 1'-0"



2 BUILDING A - ENTRY - EAST ELEVATION - EXISTING
AA-201 1/4" = 1'-0"



3 BUILDING A - ENTRY - SOUTH ELEVATION - EXISTING
AS6 AA-201 1/4" = 1'-0"



4 BUILDING A - ENTRY - WEST ELEVATION - EXISTING
AA-201 1/4" = 1'-0"

GENERAL NOTES

1. EXISTING ELEVATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY.
2. REFER TO DEMOLITION PLANS FOR SELECTIVE DEMOLITION AND PORTIONS OF BUILDING TO REMAIN.

KEYNOTES

514	EXISTING ROOF TO BE DEMOLISHED.
517	PORTION OF EXISTING WALL TO BE DEMILOISHED.
518	EXISTING WINDOW TO BE DEMOLISHED.
519	EXISTING DOOR TO BE DEMOLISHED.

LEGEND

- STONE
- BOARD AND BATT VERTICAL SIDING
- STANDING SEAM METAL ROOF
- HORIZONTAL WOOD SIDING
- RETAINING WALL

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BLDG A - EXISTING EXTERIOR ELEVATIONS

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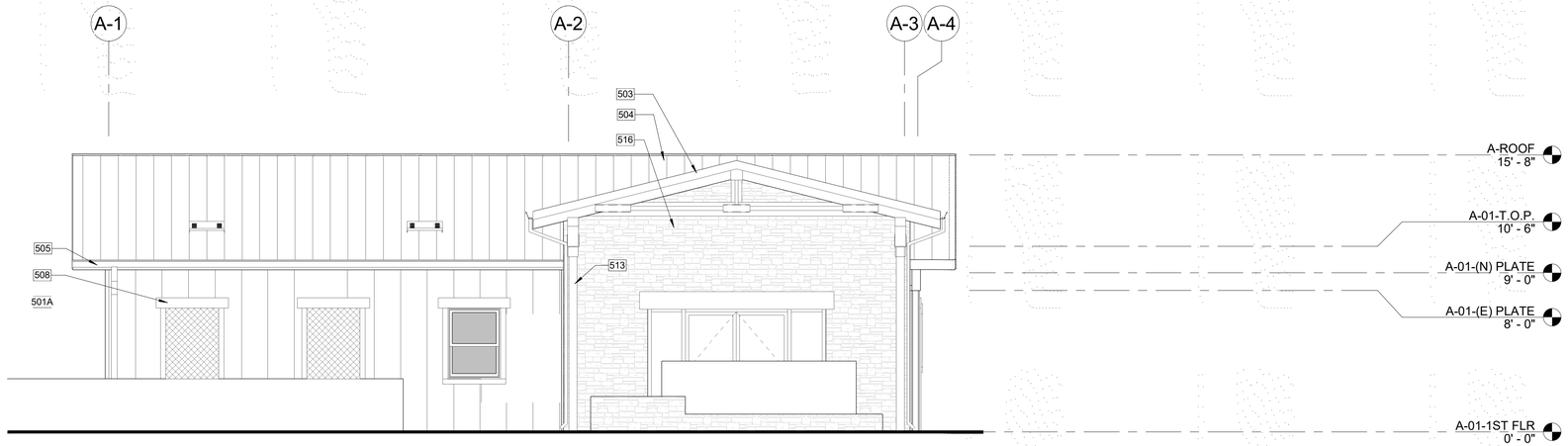
DATE
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PROJECT NUMBER
1383-02-CO19

SHEET
AA-201

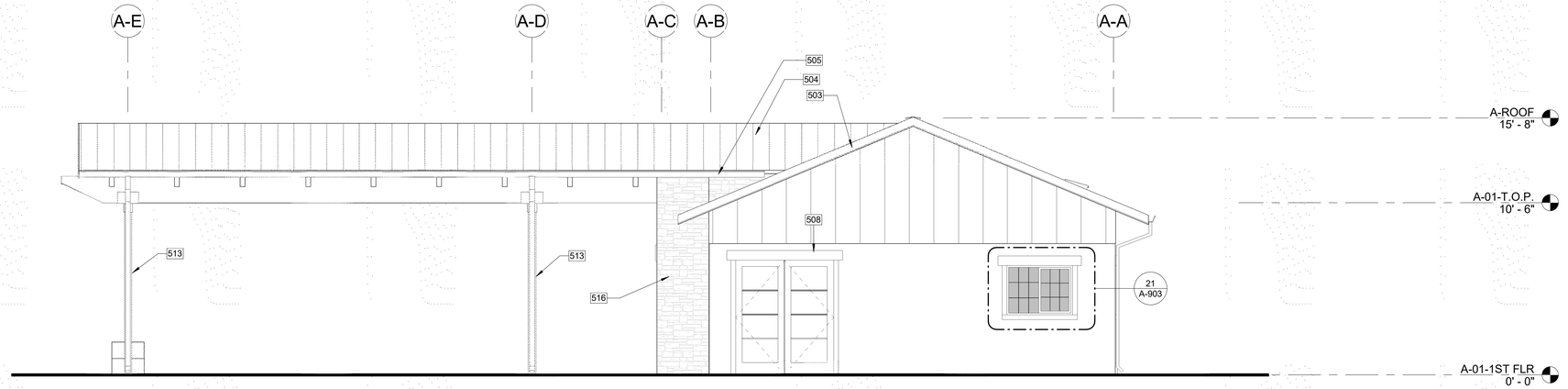
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1 BUILDING A - ENTRY - EAST ELEVATION

AA-102 AA-202 1/4" = 1'-0"



2 BUILDING A - ENTRY - NORTH ELEVATION

AA-102 AA-202 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

503	2x8 WOOD FASCIA, TYP.
504	WOOD ROOF FRAMING PER STRUCTURAL DRAWINGS.
505	5" PREFINISHED ALUMINUM GUTTER.
508	DOOR/WINDOW TRIM, TYP.
513	4" DIA. STEEL POST.
516	ADHERED VENEER SIDING - REFER TO COLOR SCHEME ON COLOR MATERIALS BOARD FOR REFERENCE.

LEGEND

- STONE
- BOARD AND BATT VERTICAL SIDING
- STANDING SEAM METAL ROOF
- HORIZONTAL WOOD SIDING
- RETAINING WALL

CONSTRUCTION DOCUMENTS

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BLDG A - EXTERIOR ELEVATIONS

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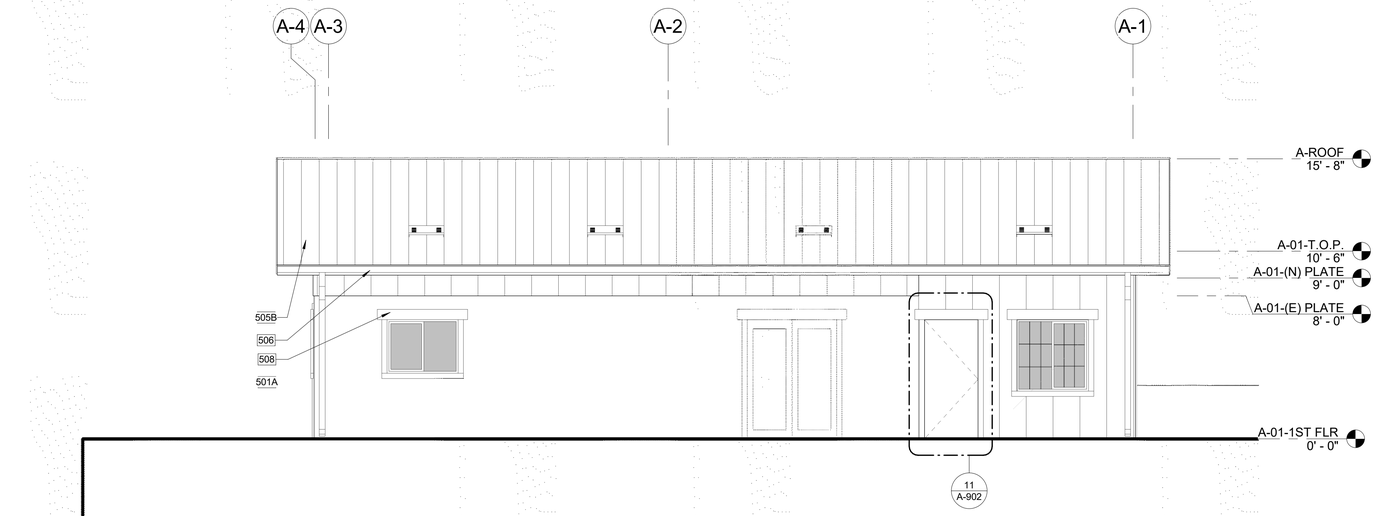
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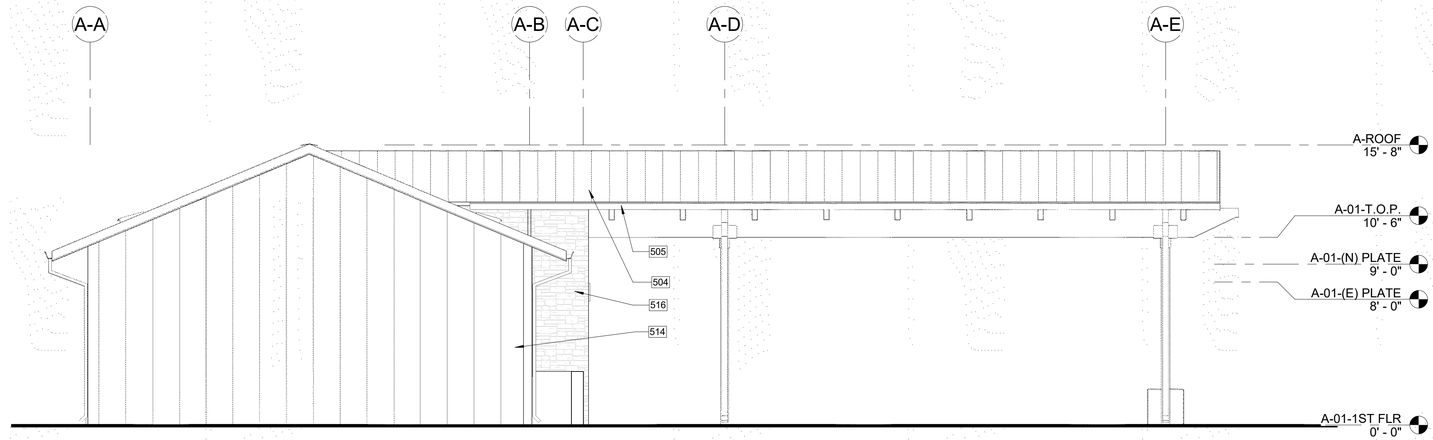
PROJECT NUMBER
1383-02-CO19

SHEET
AA-202



1 BUILDING A - ENTRY - WEST ELEVATION

AA-102 AA-203 1/4" = 1'-0"



2 BUILDING A - ENTRY - SOUTH ELEVATION

AA-102 AA-203 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

504	WOOD ROOF FRAMING PER STRUCTURAL DRAWINGS.
505	5" PREFINISHED ALUMINUM GUTTER.
505B	
506	EXISTING CMU BLOCK RETAINING WALL.
508	DOOR/WINDOW TRIM, TYP.
514	EXISTING ROOF TO BE DEMOLISHED.
516	ADHERED VENEER SIDING - REFER TO COLOR SCHEME ON COLOR MATERIALS BOARD FOR REFERENCE.

LEGEND

STONE

BOARD AND BATT VERTICAL SIDING

STANDING SEAM METAL ROOF

HORIZONTAL WOOD SIDING

RETAINING WALL

CONSTRUCTION DOCUMENTS

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PROJECT NUMBER: 1383-02-CO19

SHEET: AA-203



1 BUILDING B - BARN- DEMOLITION PLAN
AB-101 1/4" = 1'-0"

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GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
5. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION.
6. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT INFORMATION.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.

KEYNOTES

001	DEMOLISH EXISTNG INTERIOR WALLS COMPLETE, U.O.N.
002	EXISTING EXTERIOR WALL TO REMAIN. REMOVE EXISTING FINISH AND SUBSTRATE COMPLETE. REPLACE EXISTNG STUDS AS REQUIRED.
005	DEMOLISH EXISTNG DOOR/WINDOW.

LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

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BLDG B - DEMOLITION PLAN

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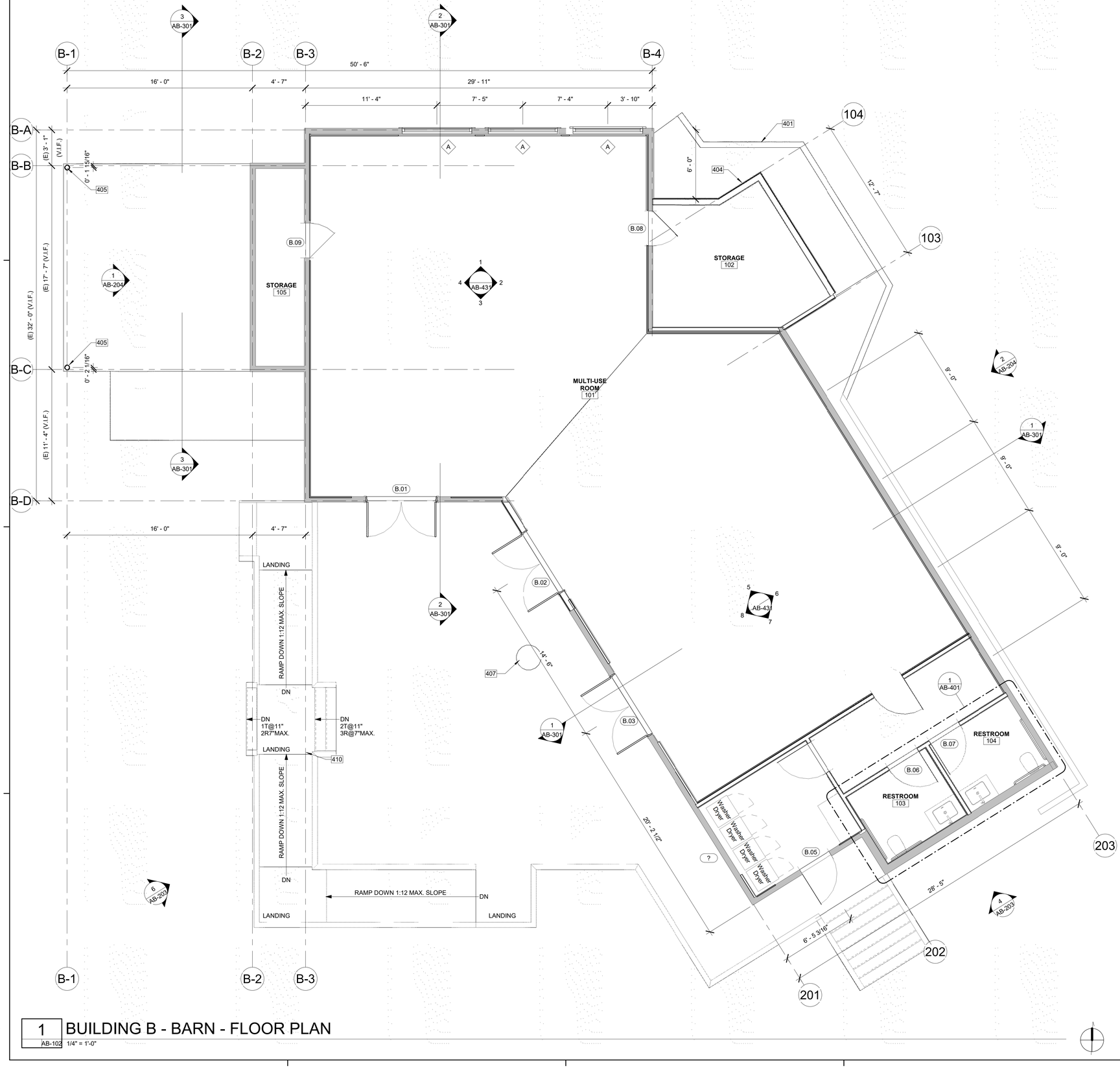
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DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AB-101

CONSTRUCTION DOCUMENTS



1 BUILDING B - BARN - FLOOR PLAN
AB-102 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
5. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION.
6. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT INFORMATION.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.

KEYNOTES

401	NEW RETAINING WALL, SEE CIVIL DRAWINGS"
404	NEW STUD WALL PER STRUCTURAL DRAWINGS.
405	STEEL COLUMN PER STRUCTRUAL DRAWINGS.
407	OPENING IN DECK SURFACE TO ALLOW FOR EXISTING TREE. VERIFY SIZE AND LOCATION ON SITE.
410	42" TALL RAILING

LEGEND

- S — WALL TYPE. REFER TO SHEET A-601
- 101 — DOOR TYPE. REFER TO DOOR SCHEDULE
- A — WINDOW TYPE. REFER TO WINDOW SCHEDULE
- 1i — STOREFRONT TYPE. REFER TO CURTAIN WALL TYPES

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BLDG B - FLOOR PLAN

CONSTRUCTION DOCUMENTS

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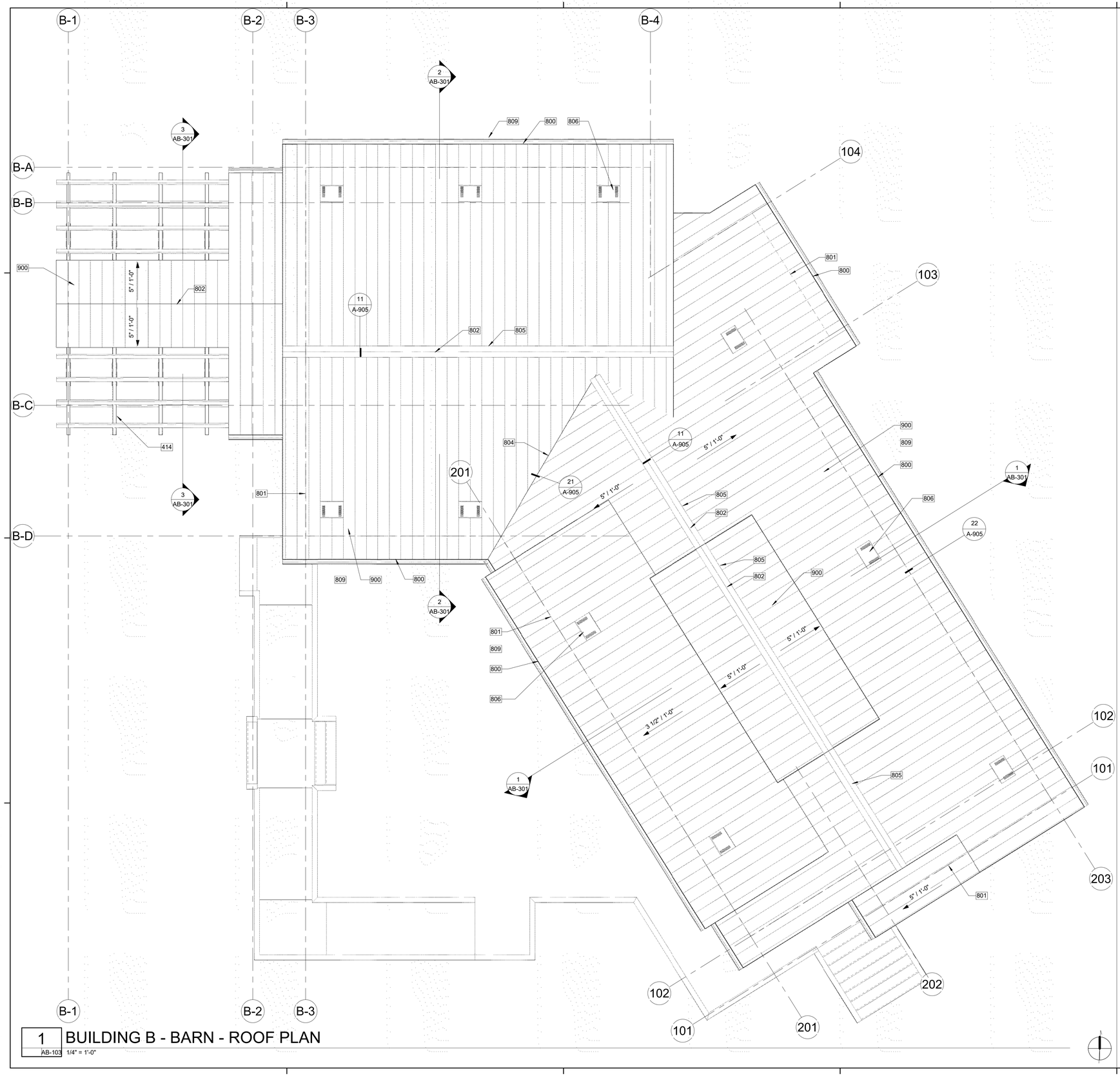
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PROJECT NUMBER
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SHEET
AB-102

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1 BUILDING B - BARN - ROOF PLAN
AB-103 1/4" = 1'-0"

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GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
3. VERIFY ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT.
4. REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
5. PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
6. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
7. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

ROOF VENTILATION NOTES

*PER 2019 CBC - **SECTION 1202.2** and **1202.2.1***

1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW.
2. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1-INCH SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.
3. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
4. THE NET-FREE CROSS VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE RQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED INT HE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
5. VENTILATORS SHALL BE INSTALLED IN ACCORDACE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. EXTERIOR OPENINGS INTO THE ATTIC SPACE OF ANY BUILDING INTENDED FOR HUMAN OCCUPANCY SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.
7. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16-INCH AND NOT MORE THAN 1/4-INCH SHALL BE PERMITTED.
8. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4-INCH SHALL BE PROVIDED WITH WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16-INCH AND NOT MORE THAN 1/4-INCH.

VENT CALCULATIONS

UPPER VENTS: *O'HAGIN TAPERED LOW PROFILE STANDARD LINE*
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

LOWER VENTS: *EAVE VENTS 24" WITH (3) 3" HOLES = 0.05 SF*

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.05 SF)

AREA	REQUIRED ATTIC VENTING SF (1/300)	UPPER VENTS PROVIDED (50% OF TOTAL) - Shingles	LOWER EAVE VENTS PROVIDED (50% OF TOTAL) - Shingles
115 SF	0.38 SF	1	4
75 SF	0.25 SF	1	3

KEYNOTES

414	WOOD ROOF RAFTERS PER STRUCTURAL DRAWINGS
800	ROOF EDGE/FASCIA.
801	BUILDING LINE BELOW.
802	RIDGE LINE.
804	VALLEY LINE.
805	ROOF RIDGE VENT. PROVIDE VENTING PER ATTIC VENT CALCULATIONS SCHEDULE.
806	ROOF VENT. PROVIDE VENTING PER ATTIC VENT CALCULATIONS SCHEDULE.
809	GUTTER. CONNECT TO V.
900	STANDING SEAM METAL ROOFING

LEGEND

- 2" / 12" — ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
  DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-002. COORDINATE ORIENTATION WITH SITE PLAN
- ALTERNATIVE FUTURE SOLAR READY ZONE. REFER TO SOLAR READY NOTES ON SHEET G-002. COORDINATE ORIENTATION WITH SITE PLAN

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BLDG B - ROOF PLAN

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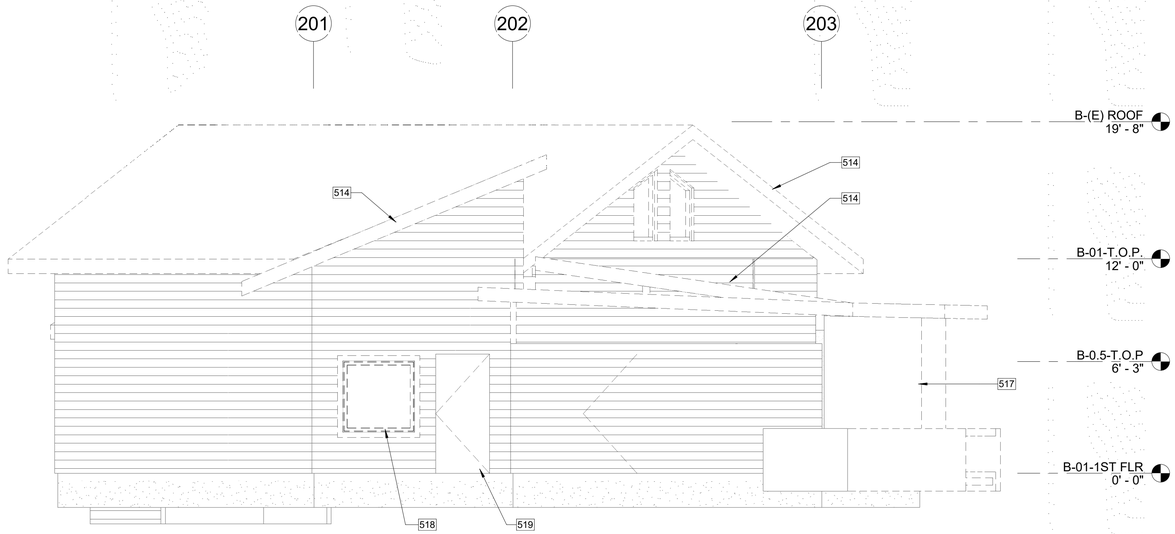
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DATE
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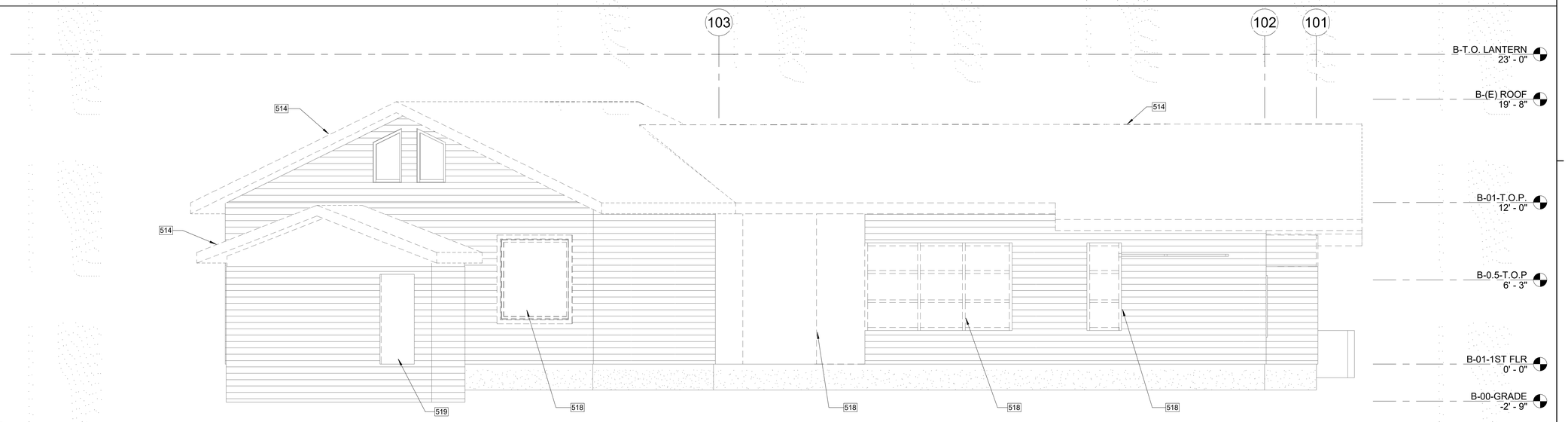
PROJECT NUMBER
1383-02-CO19

SHEET
AB-103



1 BUILDING B - BARN- SOUTH EAST ELEVATION - EXISTING

AB-101\AB-201 1/4" = 1'-0"



2 BUILDING B - BARN- SOUTH WEST ELEVATION - EXISTING

AB-101\AB-201 1/4" = 1'-0"

GENERAL NOTES

1. EXISTING ELEVATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY.
2. REFER TO DEMOLITION PLANS FOR SELECTIVE DEMOLITION AND PORTIONS OF BUILDING TO REMAIN.

KEYNOTES

514 EXISTING ROOF TO BE DEMOLISHED.
517 PORTION OF EXISTING WALL TO BE DEMILOISHED.
518 EXISTING WINDOW TO BE DEMOLISHED.
519 EXISTING DOOR TO BE DEMOLISHED.

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BLDG B - EXISTING EXTERIOR ELEVATIONS

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		

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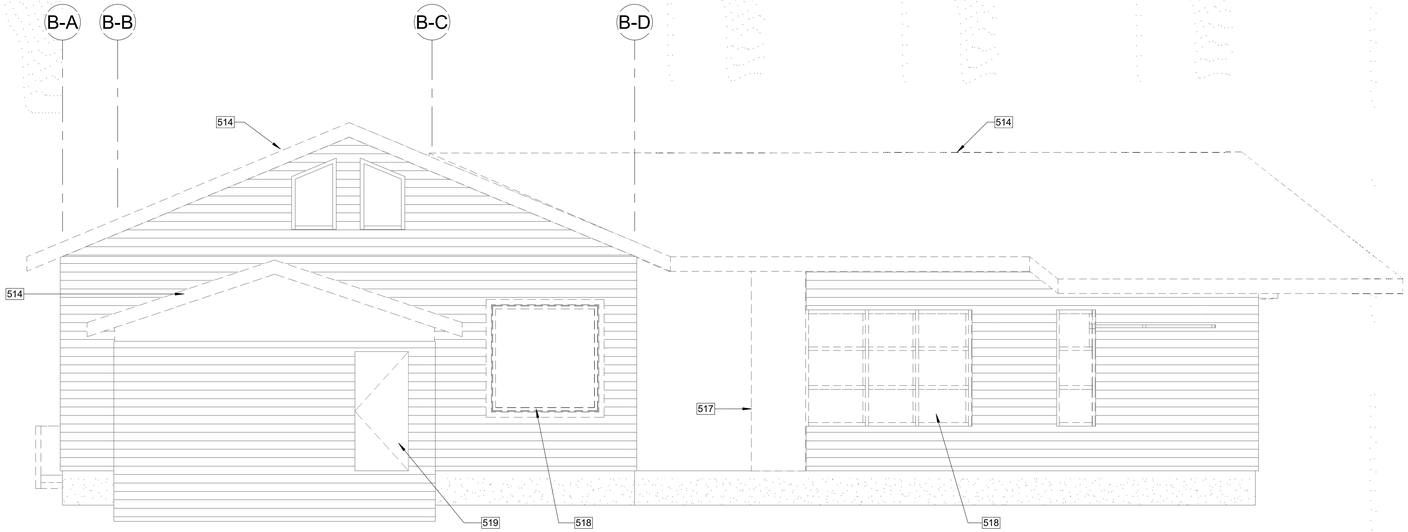
DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AB-201

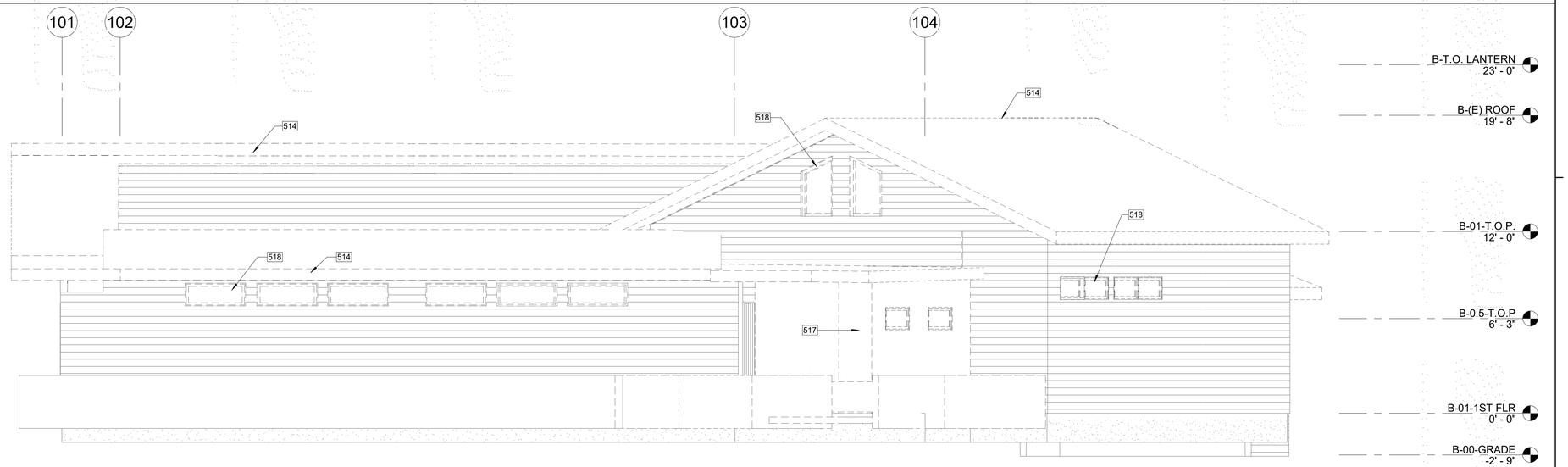
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1 BUILDING B - BARN- WEST ELEVATION - EXISTING

AB-101 AB-202 1/4" = 1'-0"



2 BUILDING B - BARN- NORTH EAST ELEVATION - EXISTING

AB-101 AB-202 1/4" = 1'-0"

GENERAL NOTES

1. EXISTING ELEVATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY.
2. REFER TO DEMOLITION PLANS FOR SELECTIVE DEMOLITION AND PORTIONS OF BUILDING TO REMAIN.

KEYNOTES

514 EXISTING ROOF TO BE DEMOLISHED.
517 PORTION OF EXISTING WALL TO BE DEMILOISHED.
518 EXISTING WINDOW TO BE DEMOLISHED.
519 EXISTING DOOR TO BE DEMOLISHED.

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BLDG B - EXISTING EXTERIOR ELEVATIONS

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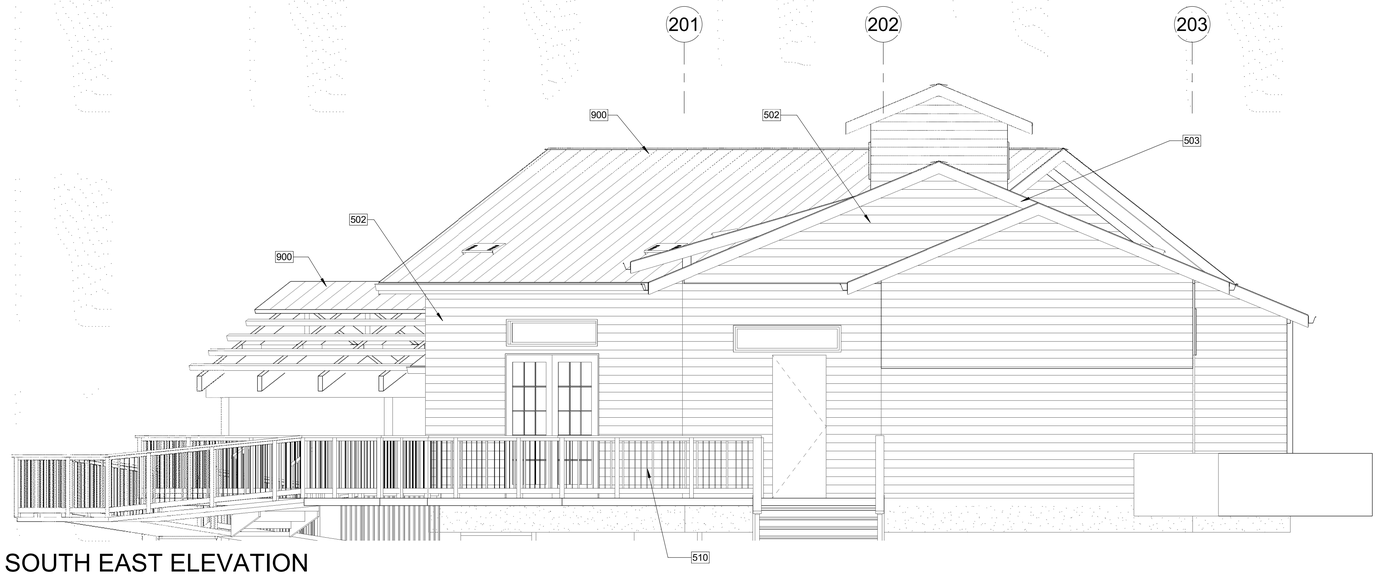
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4 BUILDING B - BARN- SOUTH EAST ELEVATION

AB-102AB-203 1/4" = 1'-0"



6 BUILDING B - BARN- SOUTH WEST ELEVATION

AB-102AB-203 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

502	8" HORIZ. COMPOSITE WOOD SIDING OVER VAPER BARRIER TO REPLACE EXISTING SIDING.
503	2x8 WOOD FASCIA, TYP.
504	WOOD ROOF FRAMING PER STRUCTURAL DRAWINGS.
510	42" TALL GUARDRAIL.
900	STANDING SEAM METAL ROOFING

LEGEND

- STONE
- BOARD AND BATT VERTICAL SIDING
- STANDING SEAM METAL ROOF
- HORIZONTAL WOOD SIDING
- RETAINING WALL

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BLDG B - EXTERIOR ELEVATIONS

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DRAWN BY: AG
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DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AB-203

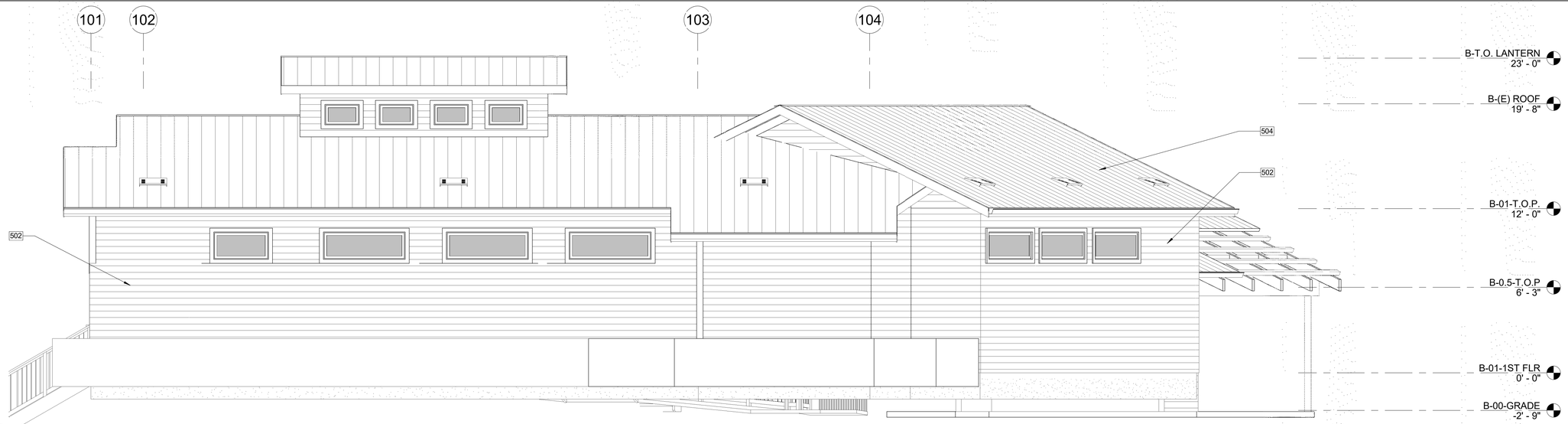
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1 BUILDING B - BARN- WEST ELEVATION

AB-102AB-204 1/4" = 1'-0"



2 BUILDING B - BARN- NORTH EAST ELEVATION

AB-102AB-204 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

502	8" HORIZ. COMPOSITE WOOD SIDING OVER VAPER BARRIER TO REPLACE EXISTING SIDING.
503	2x8 WOOD FASCIA, TYP.
504	WOOD ROOF FRAMING PER STRUCTURAL DRAWINGS.
510	42" TALL GUARDRAIL.
511	4 WOOD RAFTER PER STRUC, TYP.
513	4" DIA. STEEL POST.

LEGEND

- STONE
- BOARD AND BATT VERTICAL SIDING
- STANDING SEAM METAL ROOF
- HORIZONTAL WOOD SIDING
- RETAINING WALL

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BLDG B - EXTERIOR ELEVATIONS

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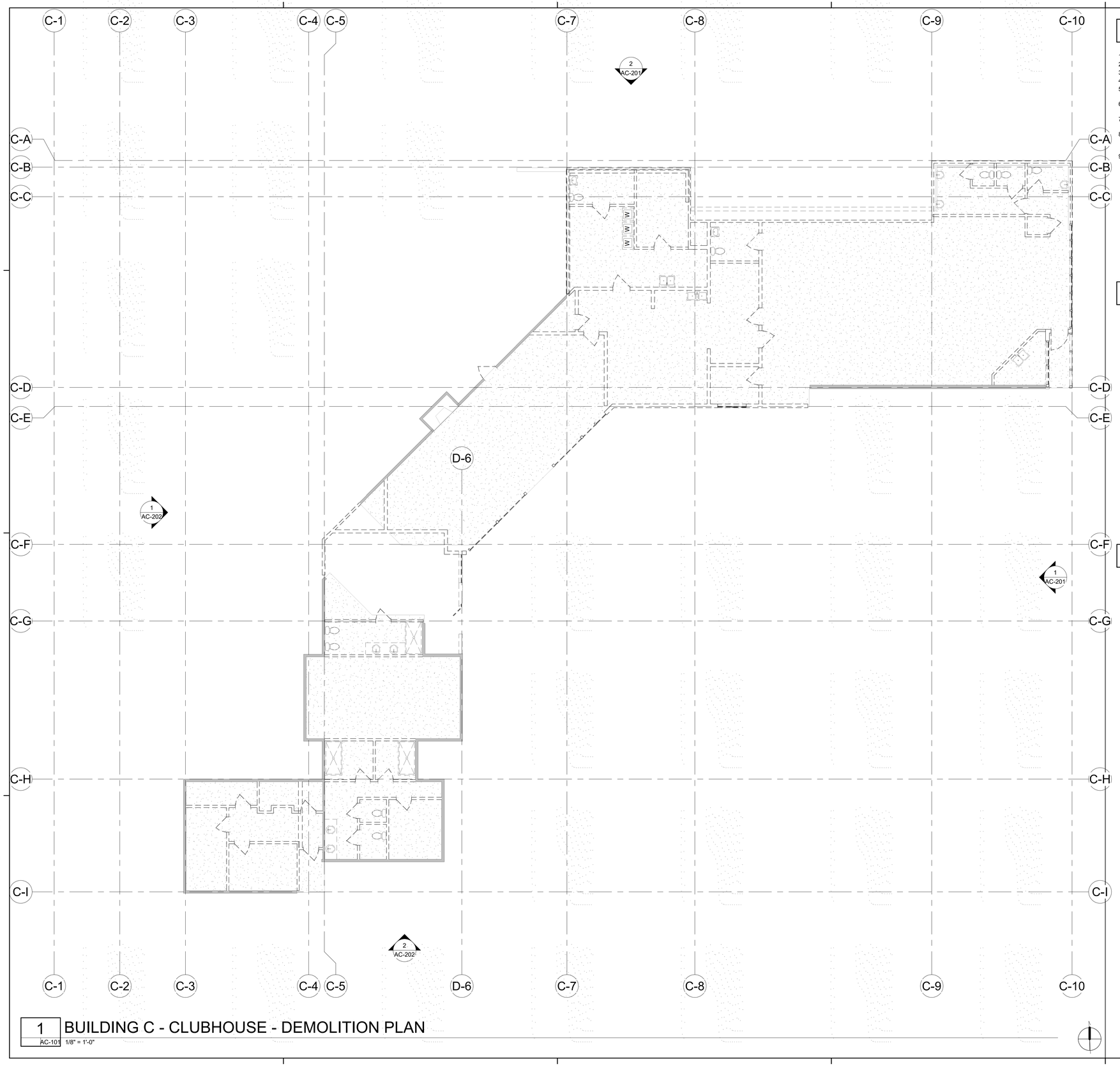
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PROJECT NUMBER: 1383-02-CO19

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1 BUILDING C - CLUBHOUSE - DEMOLITION PLAN
AC-101 1/8" = 1'-0"

GENERAL NOTES

1. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
5. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
6. REFER TO FINISH PLAN AND SCHEDULE FOR INTERIOR WALL, CEILING AND FLOOR FINSH INFORMATION.
7. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
8. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
9. PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.

KEYNOTES

LEGEND

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BLDG C - DEMOLITION PLAN

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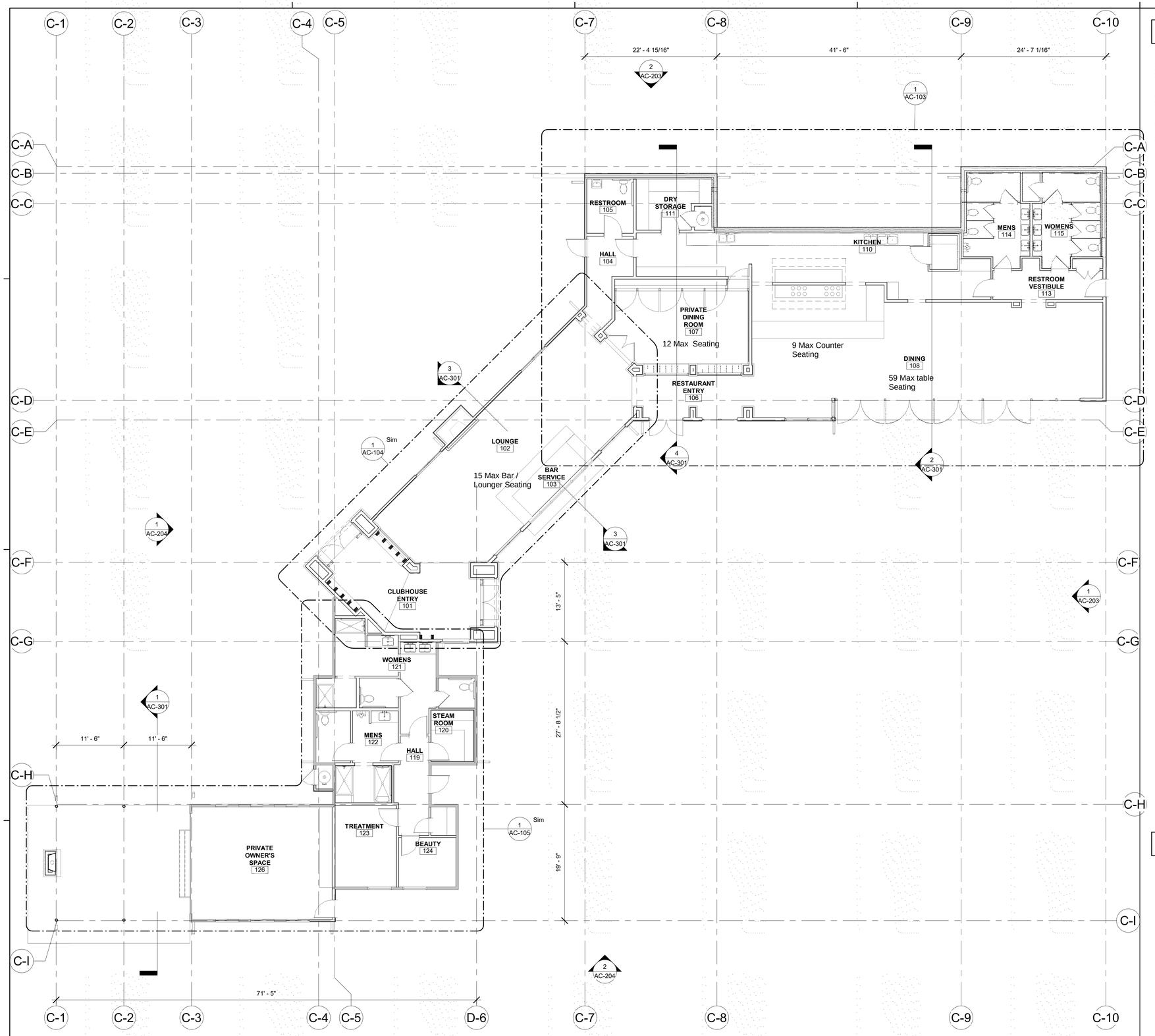
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PROJECT NUMBER: 1383-02-CO19

SHEET: AC-101

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1 AC-102 **BUILDING C - CLUBHOUSE - FLOOR PLAN**

1/8" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
5. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION.
6. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT INFORMATION.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.

LEGEND

- S — WALL TYPE. REFER TO SHEET A-601
- 101 — DOOR TYPE. REFER TO DOOR SCHEDULE
- A — WINDOW TYPE. REFER TO WINDOW SCHEDULE
- 1i — STOREFRONT TYPE. REFER TO CURTAIN WALL TYPES

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BLDG C - OVERALL FLOOR PLAN

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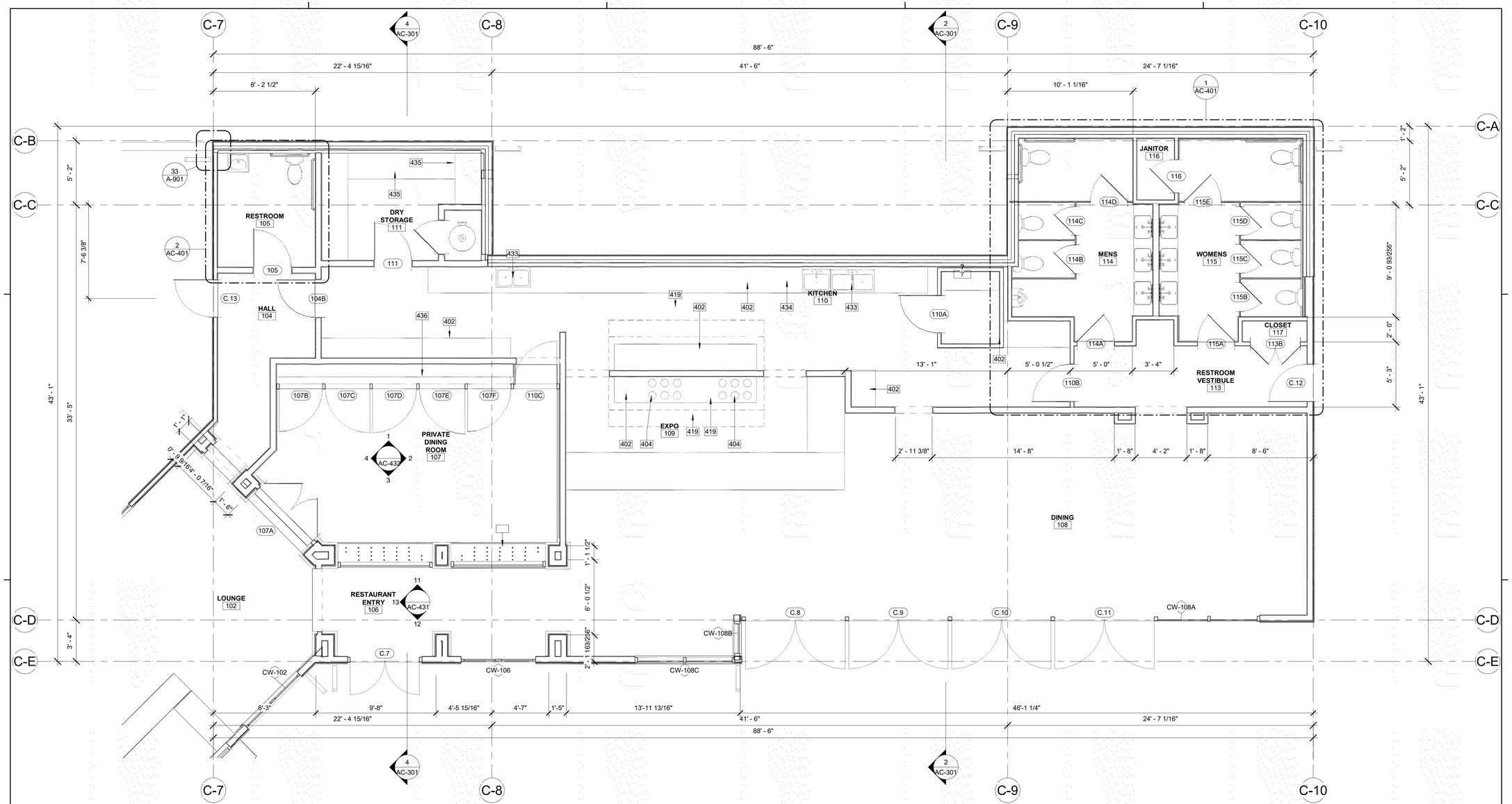
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PROJECT NUMBER: 1383-02-CO19

SHEET: AC-102

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1 BUILDING C - CLUBHOUSE - ENLARGED FLOOR PLAN - RESTAURANT

AC-102 AC-103 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
5. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION.
6. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT INFORMATION.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.

KEYNOTES

402	25" DEEP COUNTER WITH 24" DEEP, 36" HIGH BASE CABINET BELOW
404	NEW STUD WALL PER STRUCTURAL DRAWINGS.
419	LINE OF SOFFIT ABOVE.
433	KITCHEN SINK. 21" DOUBLE.
434	KITCHEN SINK. 21" SINGLE.
435	25" DEEP SHELVES.
436	12" DEEP SHELVES.

LEGEND

- S — WALL TYPE. REFER TO SHEET A-601
- 101 — DOOR TYPE. REFER TO DOOR SCHEDULE
- A — WINDOW TYPE. REFER TO WINDOW SCHEDULE
- 1i — STOREFRONT TYPE. REFER TO CURTAIN WALL TYPES

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BLDG C - ENLARGED FLOOR PLAN

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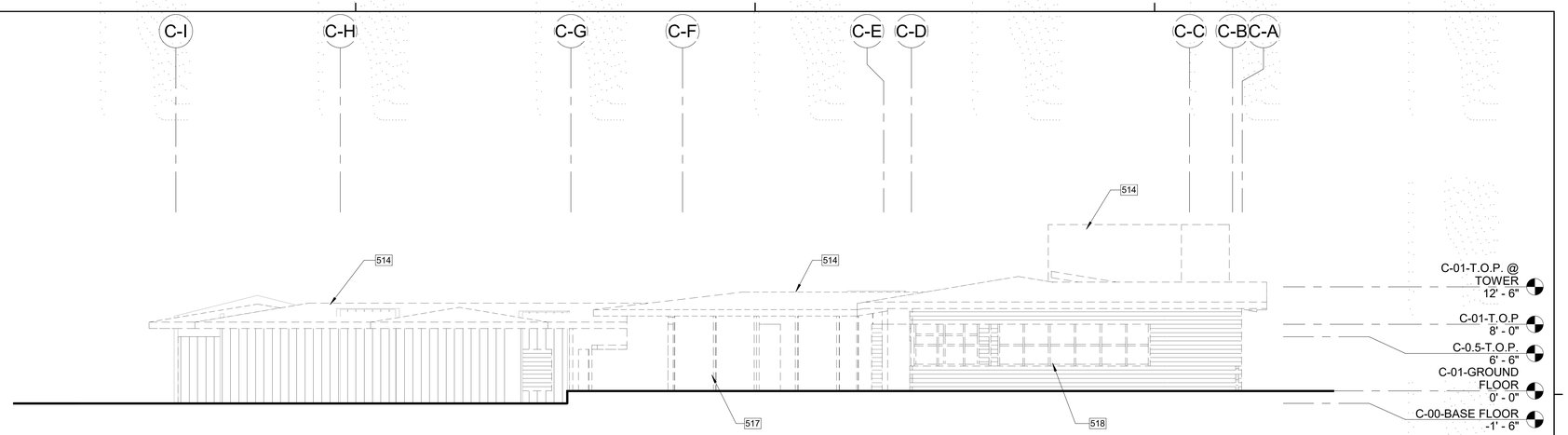
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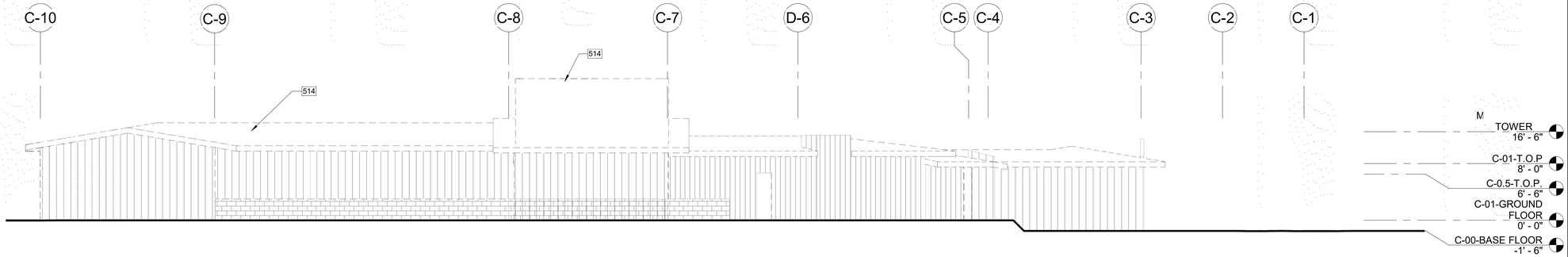
PROJECT NUMBER: 1383-02-CO19

SHEET: AC-103



1 BUILDING C - CLUBHOUSE - SOUTHEAST ELEVATION - EXISTING

AC-101 AC-201 1/8" = 1'-0"



2 BUILDING C - CLUBHOUSE - NORTHEAST ELEVATION - EXISTING

AC-101 AC-201 1/8" = 1'-0"

GENERAL NOTES

1. EXISTING ELEVATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY.
2. REFER TO DEMOLITION PLANS FOR SELECTIVE DEMOLITION AND PORTIONS OF BUILDING TO REMAIN.

KEYNOTES

514 EXISTING ROOF TO BE DEMOLISHED.
517 PORTION OF EXISTING WALL TO BE DEMILOISHED.
518 EXISTING WINDOW TO BE DEMOLISHED.

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BLDG C - EXISTING EXTERIOR ELEVATIONS

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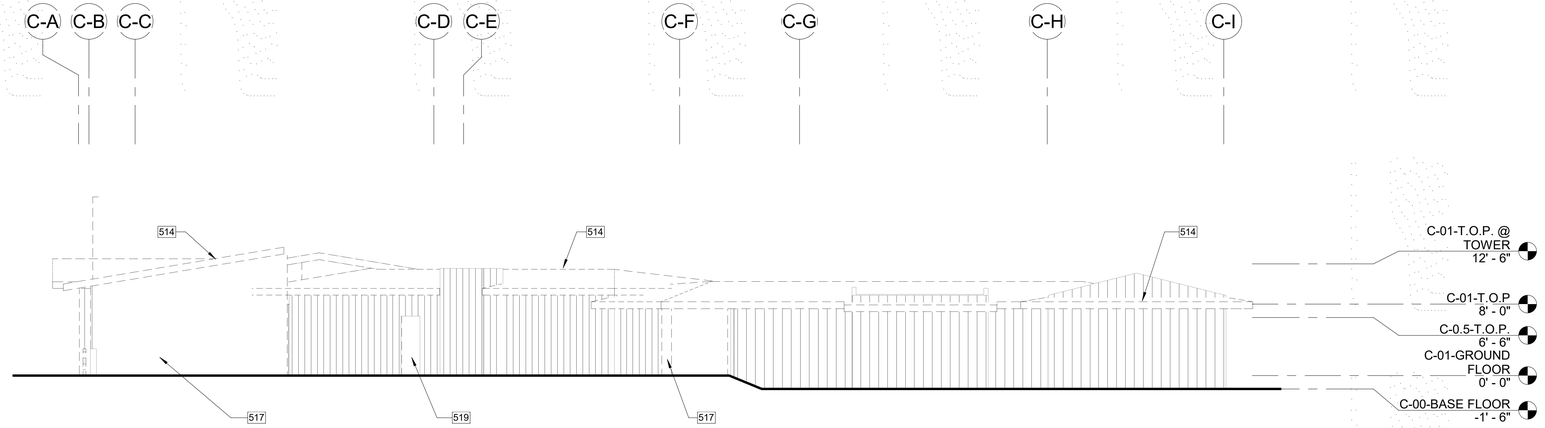
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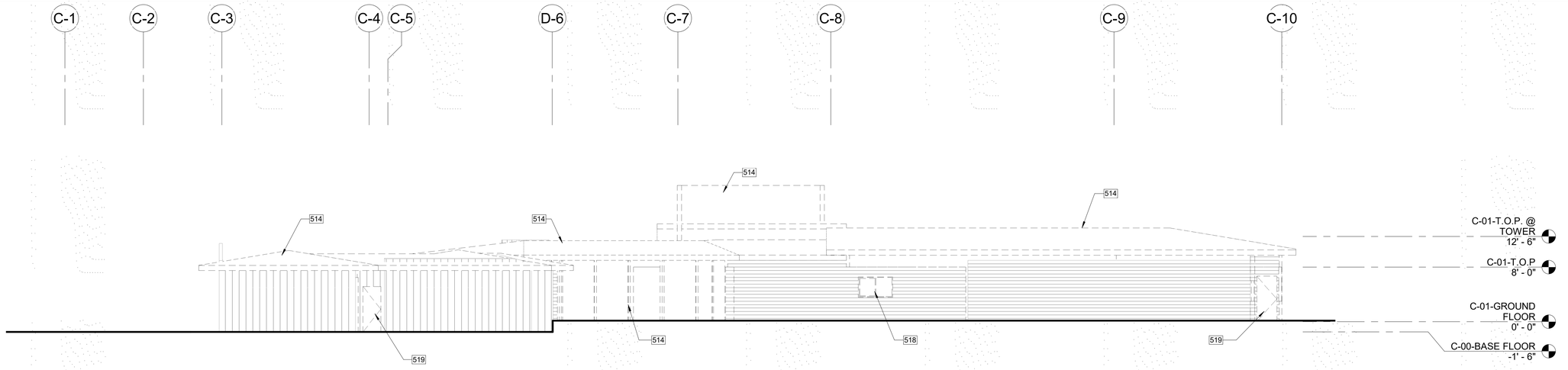
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1 BUILDING C - CLUBHOUSE - NORTHWEST ELEVATION - EXISTING

AC-101 AC-202 1/8" = 1'-0"



2 BUILDING C - CLUBHOUSE - SOUTHWEST ELEVATION - EXISTING

AC-101 AC-202 1/8" = 1'-0"

GENERAL NOTES

1. EXISTING ELEVATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY.
2. REFER TO DEMOLITION PLANS FOR SELECTIVE DEMOLITION AND PORTIONS OF BUILDING TO REMAIN.

KEYNOTES

514	EXISTING ROOF TO BE DEMOLISHED.
517	PORTION OF EXISTING WALL TO BE DEMILOISHED.
518	EXISTING WINDOW TO BE DEMOLISHED.
519	EXISTING DOOR TO BE DEMOLISHED.

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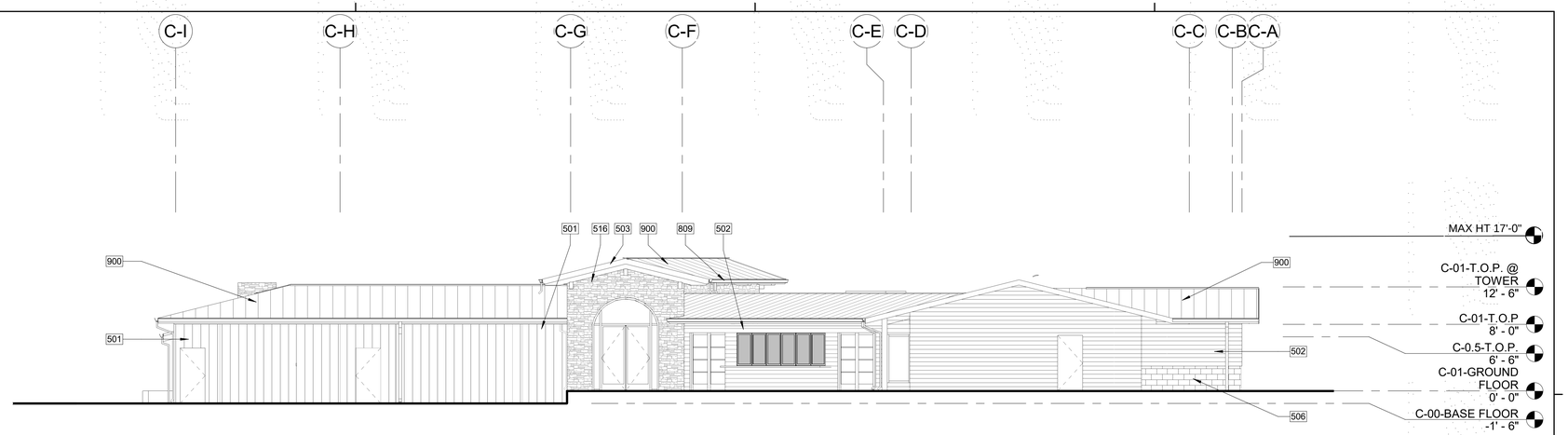
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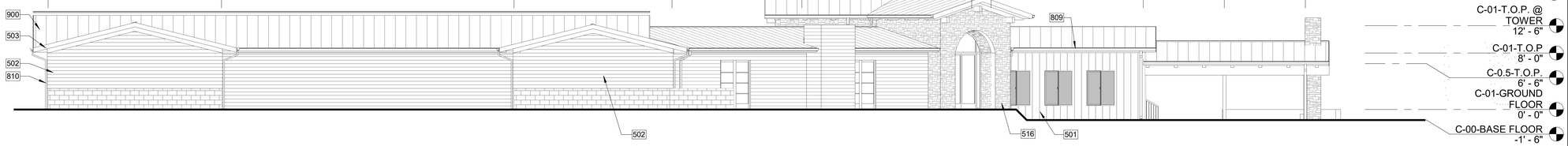
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1 BUILDING C - CLUBHOUSE - SOUTHEAST ELEVATION

AC-102 AC-203 1/8" = 1'-0"



2 BUILDING C - CLUBHOUSE - NORTHEAST ELEVATION

AC-102 AC-203 1/8" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

501	VERTICAL BOARD AND BATT FIBER CEMENT SIDING.
502	8" HORIZ. COMPOSITE WOOD SIDING OVER VAPER BARRIER TO REPLACE EXISTING SIDING.
503	2x8 WOOD FASCIA, TYP.
506	EXISTING CMU BLOCK RETAINING WALL.
516	ADHERED VENEER SIDING - REFER TO COLOR SCHEME ON COLOR MATERIALS BOARD FOR REFERENCE.
809	GUTTER. CONNECT TO V.
810	DOWNSPOUT.
900	STANDING SEAM METAL ROOFING

LEGEND

- STONE
- BOARD AND BATT VERTICAL SIDING
- STANDING SEAM METAL ROOF
- HORIZONTAL WOOD SIDING
- RETAINING WALL

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BLDG C - EXTERIOR ELEVATIONS

CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE

PROJECT MANAGER

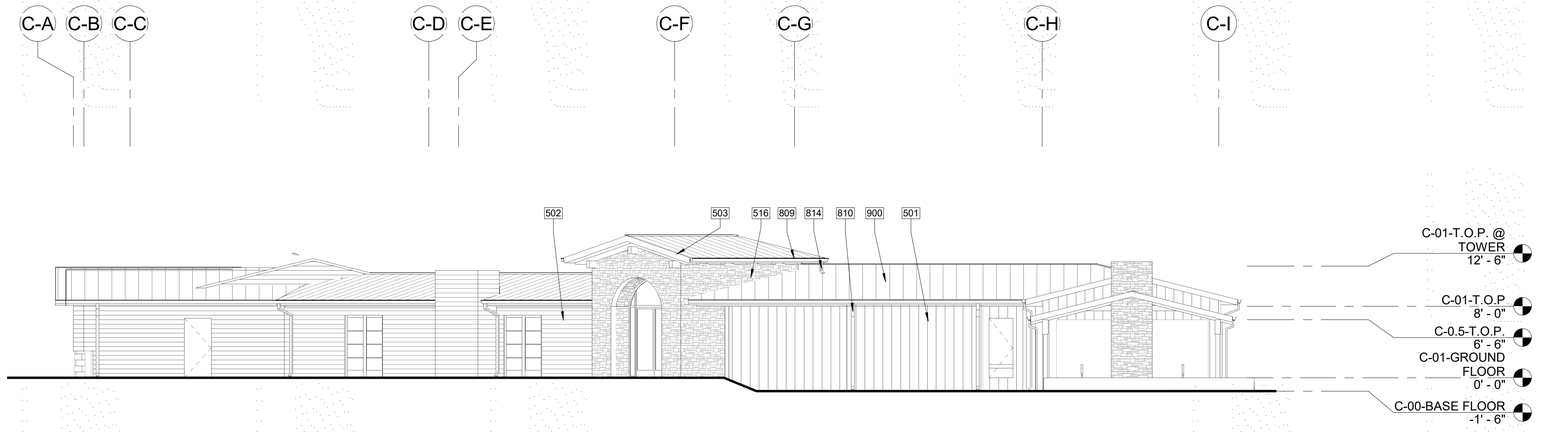
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DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AC-203

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1 BUILDING C - CLUBHOUSE - NORTHWEST ELEVATION

AC-102 AC-204 1/8" = 1'-0"



2 BUILDING C - CLUBHOUSE - SOUTHWEST ELEVATION

AC-102 AC-204 1/8" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

500	CHIMNEY
501	VERTICAL BOARD AND BATT FIBER CEMENT SIDING.
502	8" HORIZ. COMPOSITE WOOD SIDING OVER VAPER BARRIER TO REPLACE EXISTING SIDING.
503	2x8 WOOD FASCIA, TYP.
516	ADHERED VENEER SIDING - REFER TO COLOR SCHEME ON COLOR MATERIALS BOARD FOR REFERENCE.
809	GUTTER. CONNECT TO V.
810	DOWNSPOUT.
814	DOWNSPOUT TO ROOF BELOW.
900	STANDING SEAM METAL ROOFING

LEGEND

- STONE
- BOARD AND BATT VERTICAL SIDING
- STANDING SEAM METAL ROOF
- HORIZONTAL WOOD SIDING
- RETAINING WALL

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CONSTRUCTION DOCUMENTS

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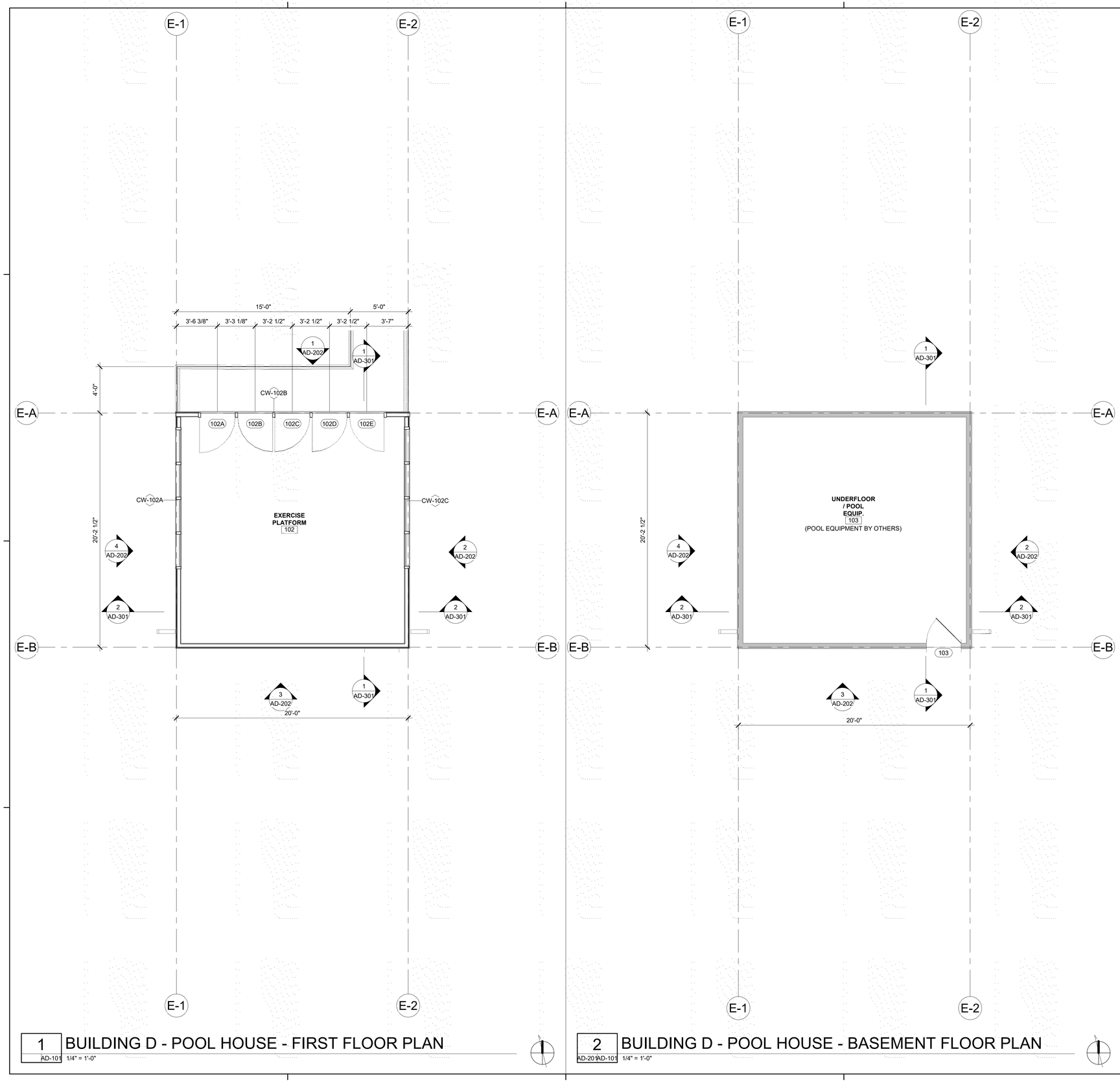
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1 AD-101 BUILDING D - POOL HOUSE - FIRST FLOOR PLAN
1/4" = 1'-0"

2 AD-201 AD-101 BUILDING D - POOL HOUSE - BASEMENT FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
5. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION.
6. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT INFORMATION.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.

KEYNOTES

LEGEND

- S — WALL TYPE. REFER TO SHEET A-601
- 101 — DOOR TYPE. REFER TO DOOR SCHEDULE
- A — WINDOW TYPE. REFER TO WINDOW SCHEDULE
- 1i — STOREFRONT TYPE. REFER TO CURTAIN WALL TYPES

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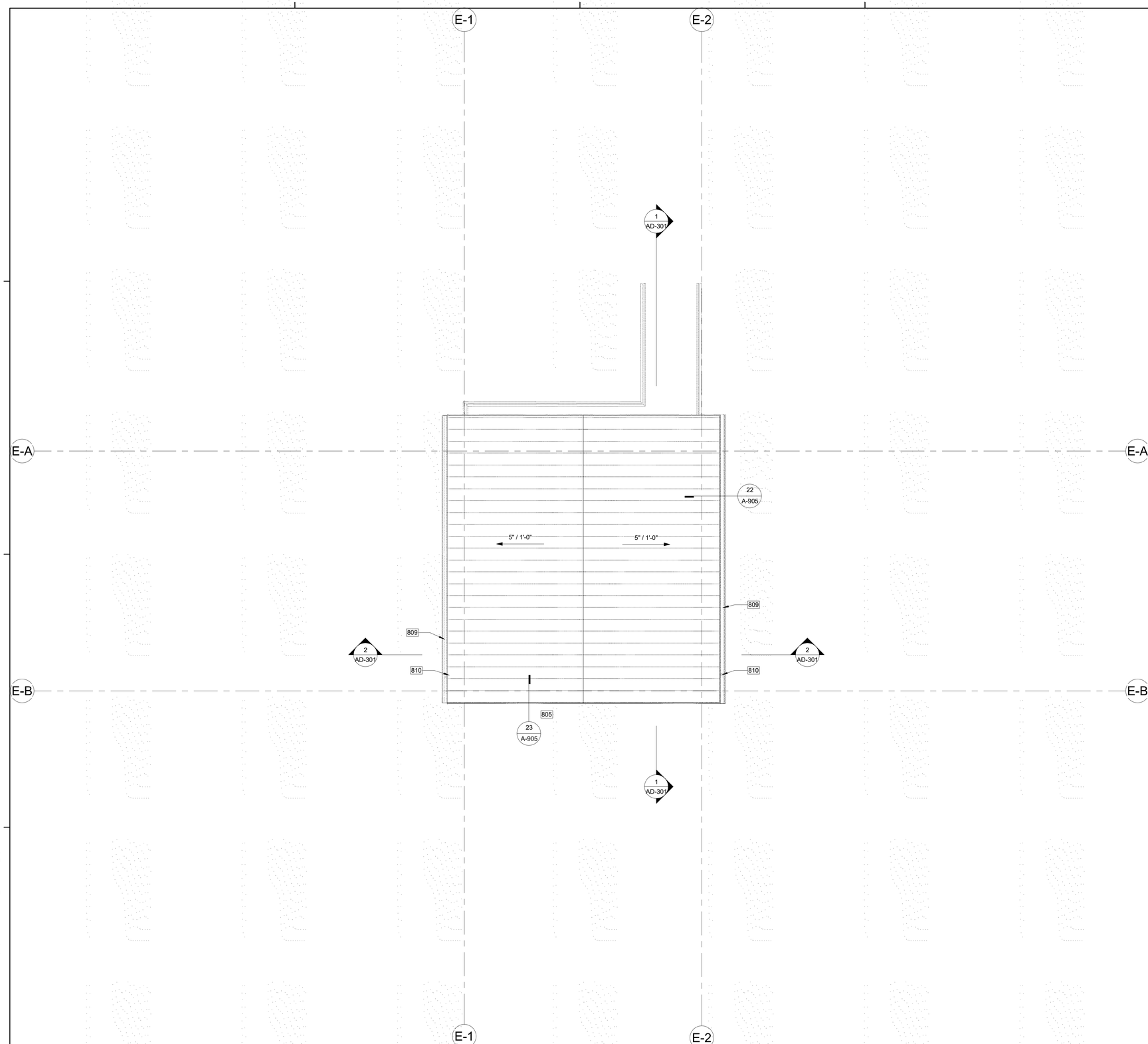
DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AD-101

CONSTRUCTION DOCUMENTS

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1 AD-121 BUILDING D - POOL HOUSE - ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
3. VERIFY ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT.
4. REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
5. PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
6. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
7. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

ROOF VENTILATION NOTES

*PER 2019 CBC - **SECTION 1202.2** and **1202.2.1***

1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW.
2. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1-INCH SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.
3. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
4. THE NET-FREE CROSS VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE RQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED INT HE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
5. VENTILATORS SHALL BE INSTALLED IN ACCORDACE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. EXTERIOR OPENINGS INTO THE ATTIC SPACE OF ANY BUILDING INTENDED FOR HUMAN OCCUPANCY SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.
7. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16-INCH AND NOT MORE THAN 1/4-INCH SHALL BE PERMITTED.
8. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4-INCH SHALL BE PROVIDED WITH WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16-INCH AND NOT MORE THAN 1/4-INCH.

VENT CALCULATIONS

UPPER VENTS: *O'HAGIN TAPERED LOW PROFILE STANDARD LINE*
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

LOWER VENTS: *EAVE VENTS 24" WITH (3) 3" HOLES = 0.05 SF*

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.05 SF)

SOLAR READY ZONE CALCS.

SOLAR READY ZONE:	XXX SF
TOTAL ROOF SF:	XXX SF
PERCENTAGE:	**XX.X%**
TOTAL REQUIRED:	XX%

KEYNOTES

809	GUTTER. CONNECT TO V.
810	DOWNSPOUT.

LEGEND

- 2" / 12" — ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
- DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-002. COORDINATE ORIENTATION WITH SITE PLAN
- ALTERNATIVE FUTURE SOLAR READY ZONE. REFER TO SOLAR READY NOTES ON SHEET G-002. COORDINATE ORIENTATION WITH SITE PLAN

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BLDG D - ROOF PLAN

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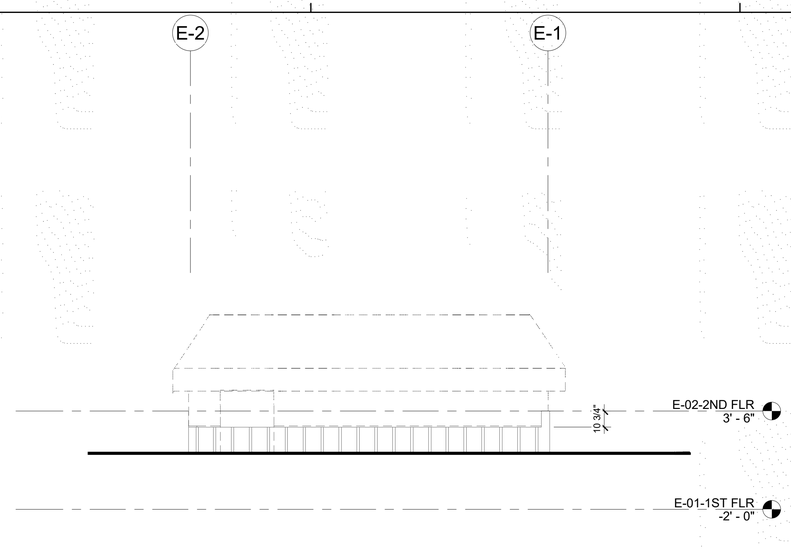
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PROJECT NUMBER: 1383-02-CO19

SHEET: AD-121

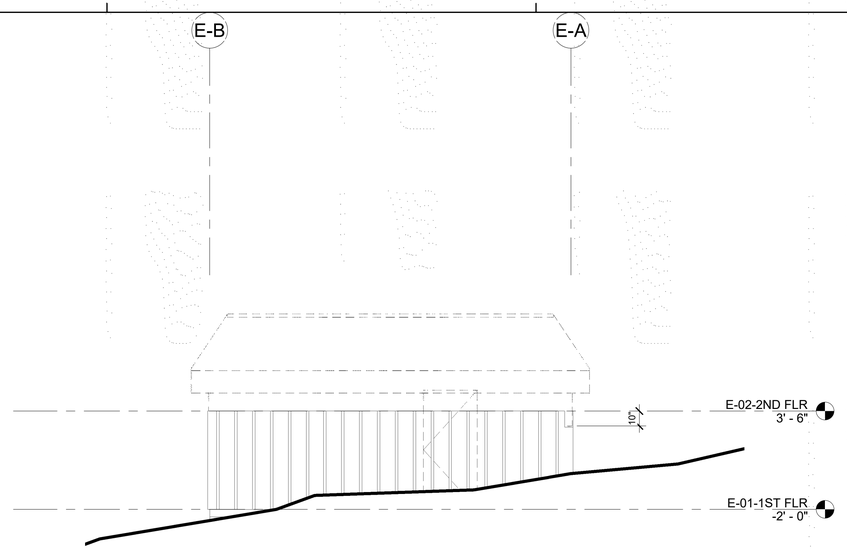
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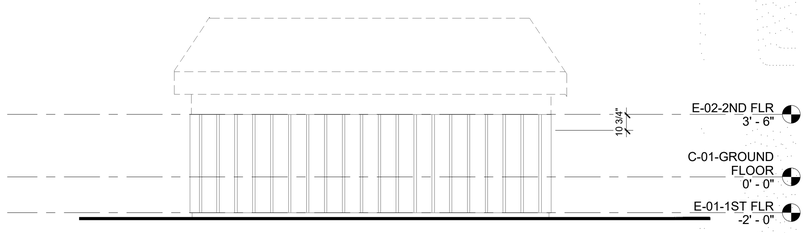
1 BUILDING D- POOL HOUSE - NORTH ELEVATION - EXISTING

AD-201 1/4" = 1'-0"



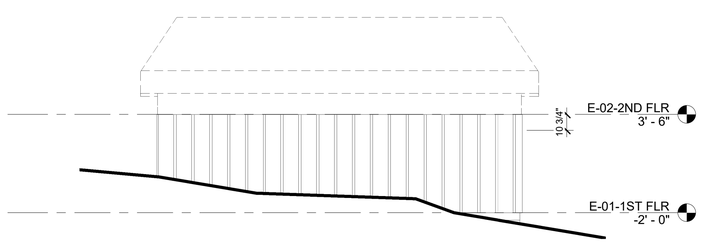
3 BUILDING D - POOL HOUSE - EAST ELEVATION - EXISTING

AD-201 1/4" = 1'-0"



2 BUILDING D - POOL HOUSE- SOUTH ELEVATION - EXISTING

AD-201 1/4" = 1'-0"



4 BUILDING D - POOL HOUSE - WEST ELEVATION - EXISTING

AD-201 1/4" = 1'-0"

GENERAL NOTES

1. EXISTING ELEVATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY.
2. REFER TO DEMOLITION PLANS FOR SELECTIVE DEMOLITION AND PORTIONS OF BUILDING TO REMAIN.

KEYNOTES

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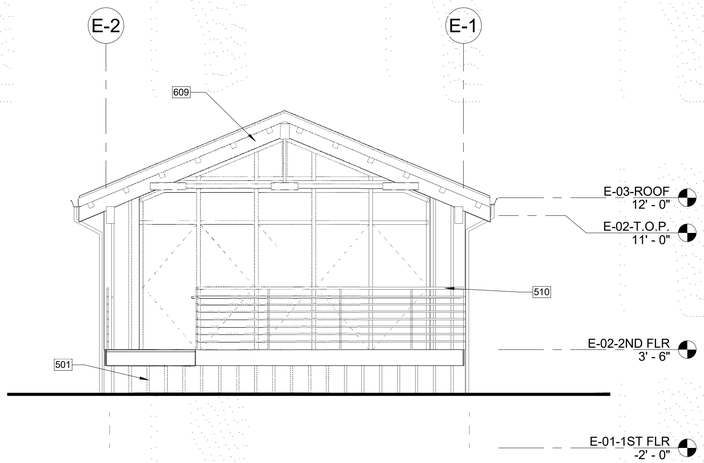
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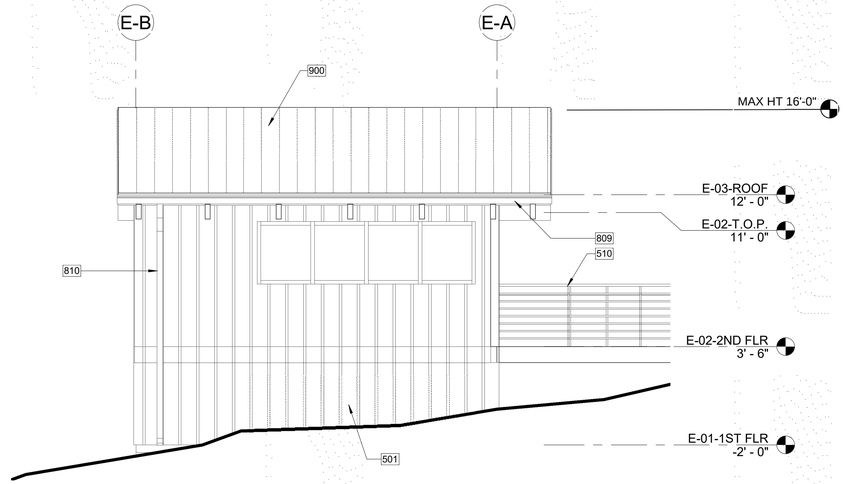
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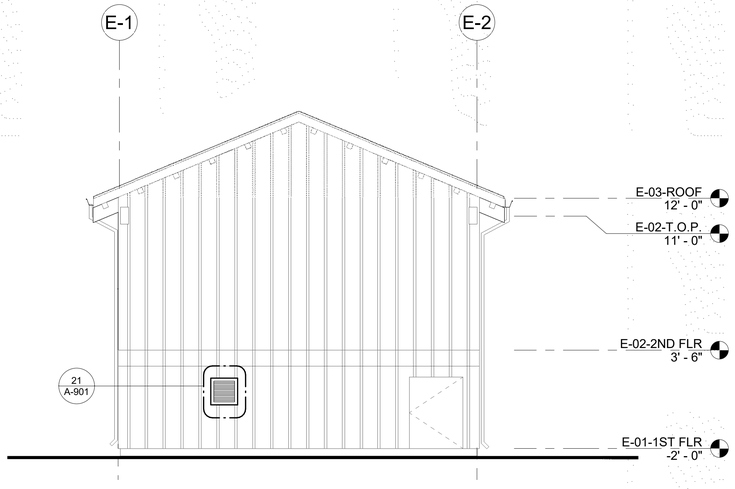
1 BUILDING D - POOL HOUSE - NORTH ELEVATION

AD-101\AD-202 1/4" = 1'-0"



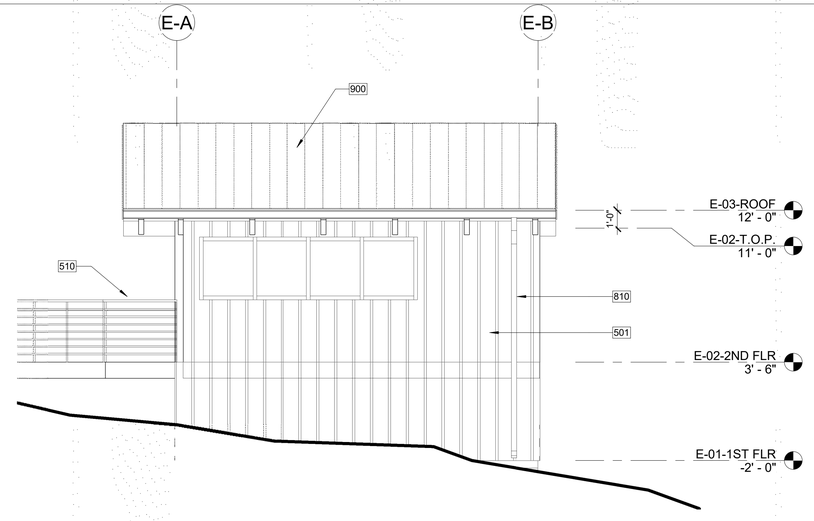
2 BUILDING D - POOL HOUSE - EAST ELEVATION

AD-101\AD-202 1/4" = 1'-0"



3 BUILDING D - POOL HOUSE- SOUTH ELEVATION

AD-101\AD-202 1/4" = 1'-0"



4 BUILDING D - POOL HOUSE - WEST ELEVATION

AD-101\AD-202 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

501	VERTICAL BOARD AND BATT FIBER CEMENT SIDING.
510	42" TALL GUARDRAIL.
609	ROOF TRUSS. PER STRUCTURAL.
809	GUTTER. CONNECT TO V.
810	DOWNSPOUT.
900	STANDING SEAM METAL ROOFING

LEGEND

- STONE
- BOARD AND BATT VERTICAL SIDING
- STANDING SEAM METAL ROOF
- HORIZONTAL WOOD SIDING
- RETAINING WALL

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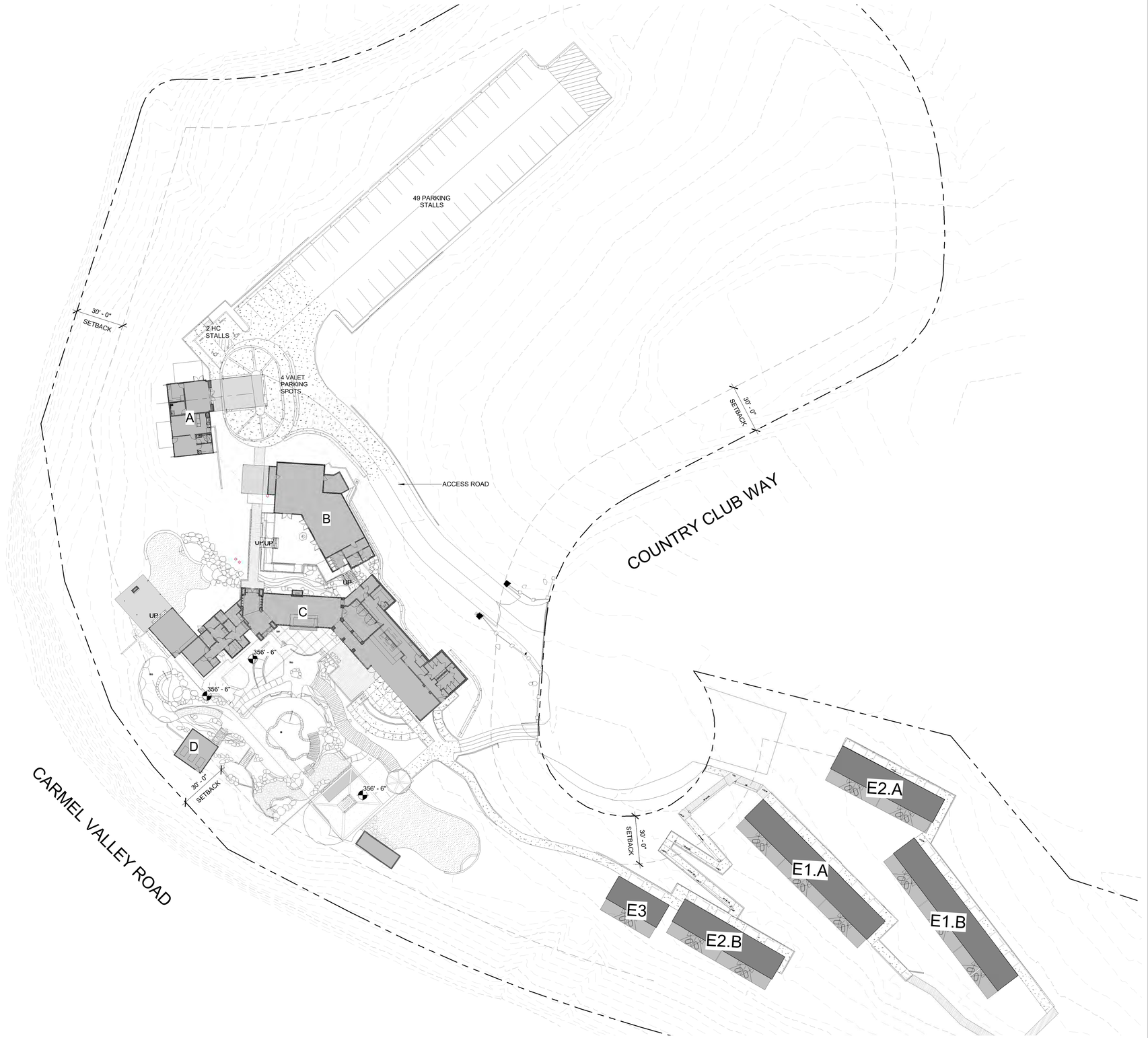
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1 OVERALL SITE PLAN - PROPOSED
AS101A 1" = 30'-0"

GENERAL NOTES (SITE)

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVELS EXCEEDING 1/2", AND SHALL BE A MIN. OF 48" IN CLEAR WIDTH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GRATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4"" MAY BE VERTICAL.
2. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60"X60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48"X44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
3. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 5%, IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1114A AS A PEDESTRIAN RAMP.
4. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET.
5. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE, ENTRANCE OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 1143A.
6. REFER TO ACCESSIBILITY DETAILS ON **SHEET AS106**.
7. REFER TO CIVIL PLANS FOR FURTHER INFORMATION.
8. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
9. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
10. REFER TO ELETRICAL PLANS FOR FURTHER INFORMATION.
11. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.

LEGEND

- PROPERTY LINE
- ACCESSIBLE ROUTE PER CBC 11B-206
- LINE OF BUILDING SETBACKS AND/OR EASEMENT AS NOTED PER PLANS
- STANDARD ACCESSIBLE STALL
- VAN ACCESSIBLE STALL (VAN)
- EXISTING BUILDING NOT PART OF THIS SUBMITTAL

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OVERALL SITE PLAN

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY: AG | CHECKED BY:

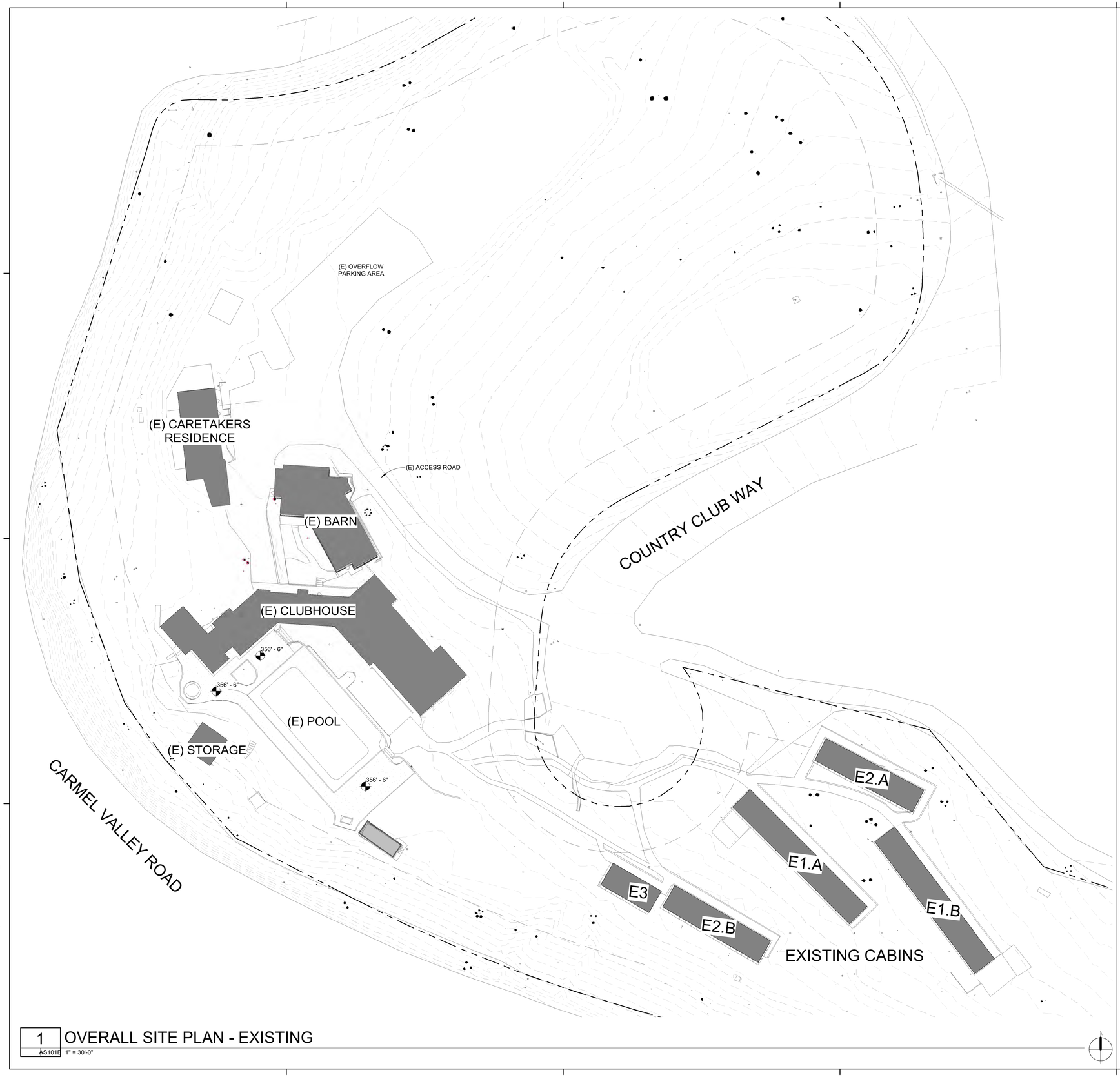
DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AS101A

CONSTRUCTION DOCUMENTS

3/24/2022 4:50:18 PM
C:\Users\mjenkins\Documents\1383-02 Carmel Valley Spa and Resort Site_CENTRAL_mjenkins.rvt



1 OVERALL SITE PLAN - EXISTING
AS101B 1" = 30'-0"

GENERAL NOTES (SITE)

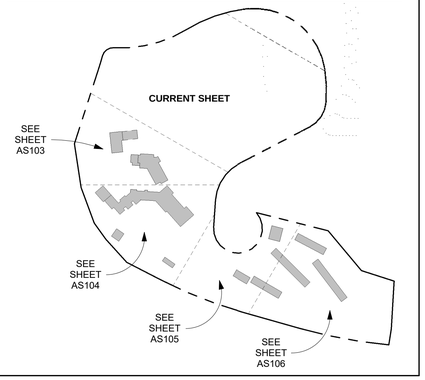
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6. REFER TO ACCESSIBILITY DETAILS ON **SHEET AS106**.
7. REFER TO CIVIL PLANS FOR FURTHER INFORMATION.
8. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
9. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
10. REFER TO ELETRICAL PLANS FOR FURTHER INFORMATION.
11. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.

KEYNOTES

LEGEND

- PROPERTY LINE
- ACCESSIBLE ROUTE PER CBC 11B-206
- LINE OF BUILDING SETBACKS AND/OR EASEMENT AS NOTED PER PLANS
- STANDARD ACCESSIBLE STALL
- VAN ACCESSIBLE STALL (VAN)
- EXISTING BUILDING NOT PART OF THIS SUBMITTAL

KEY PLAN



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EXISTING SITE PLAN

CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE

PROJECT MANAGER

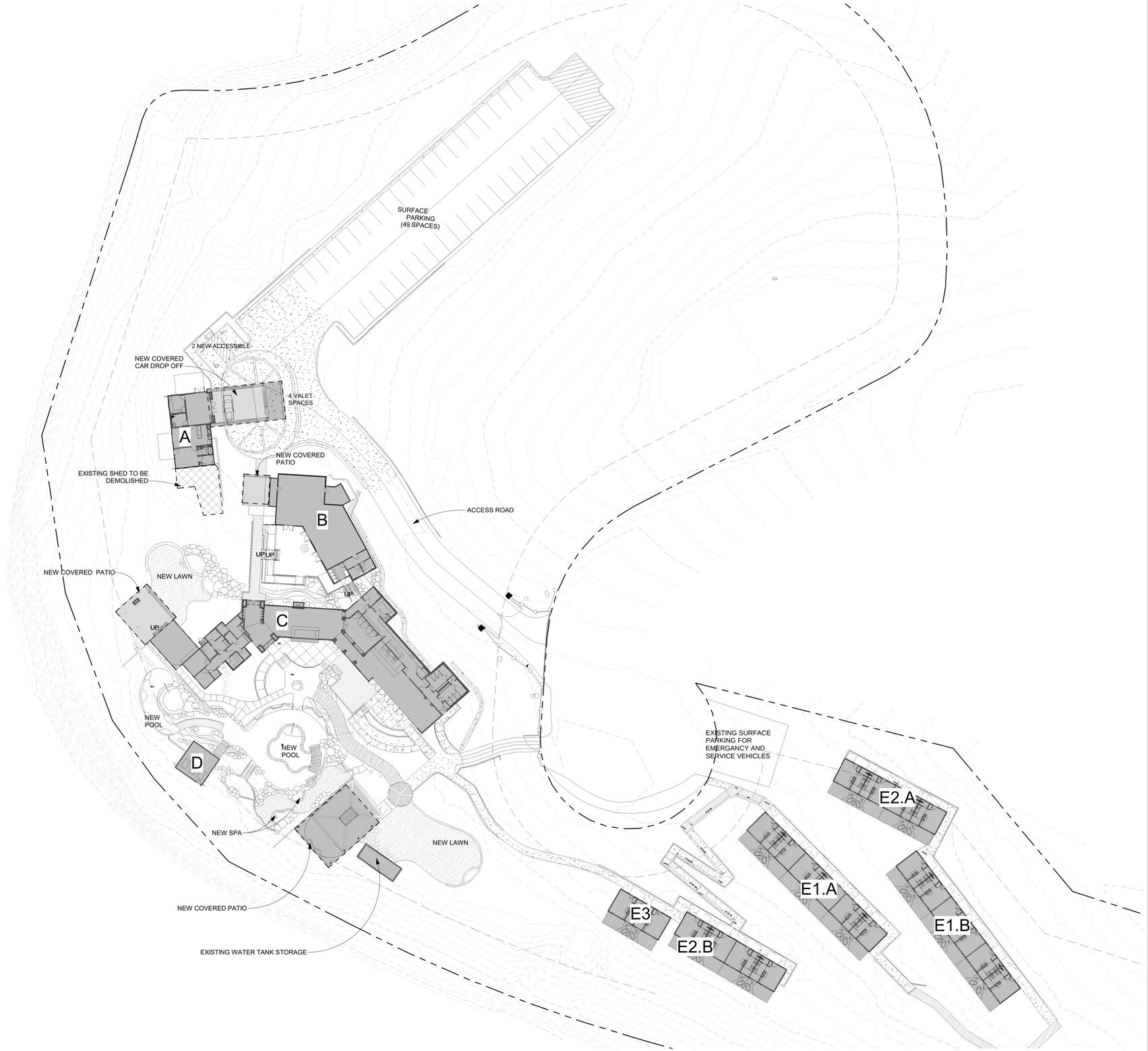
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AG	

DATE
MARCH 25, 2022

PROJECT NUMBER
1383-02-CO19

SHEET
AS101B

3/24/2022 4:50:24 PM
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1 OVERALL SITE PLAN - DELTA
AS101C 1" = 30'-0"

GENERAL NOTES (SITE)

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVELS EXCEEDING 1/2", AND SHALL BE A MIN. OF 48" IN CLEAR WIDTH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GRATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4"" MAY BE VERTICAL.
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KEYNOTES

LEGEND

- PROPERTY LINE
- ACCESSIBLE ROUTE PER CBC 11B-206
- LINE OF BUILDING SETBACKS AND/OR EASEMENT AS NOTED PER PLANS
- STANDARD ACCESSIBLE STALL
- VAN ACCESSIBLE STALL (VAN)
- EXISTING BUILDING NOT PART OF THIS SUBMITTAL

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DELTA SITE PLAN

NO.	REVISION	DATE

CONSTRUCTION DOCUMENTS

PROJECT MANAGER

DRAWN BY	CHECKED BY
AG	

DATE
MARCH 25, 2022

PROJECT NUMBER
1383-02-CO19

SHEET
AS101C

3/24/2022 4:50:32 PM
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1 AS102 ENLARGED SITE PLAN - NORTH PARKING LOT
1" = 10'-0"

GENERAL NOTES (SITE)

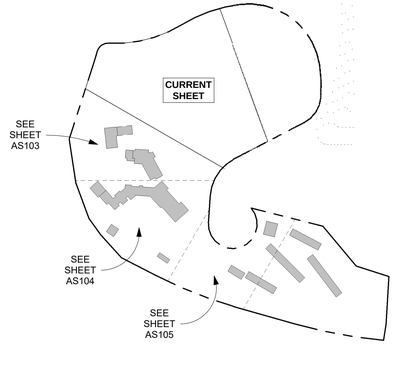
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10. REFER TO ELETRICAL PLANS FOR FURTHER INFORMATION.
11. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.

KEYNOTES

LEGEND

- PROPERTY LINE
- ACCESSIBLE MEANS OF EGRESS ROUTE PER CBC SEC. 1009 AND CHAPTER 11B
- ACCESSIBLE ROUTE PER CBC 11B-206
- LINE OF BUILDING SETBACKS AND/OR EASEMENT AS NOTED PER PLANS
- STANDARD ACCESSIBLE STALL
- VAN ACCESSIBLE STALL

KEY PLAN



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ENLARGED SITE PLAN - NORTH PARKING LOT

CONSTRUCTION DOCUMENTS

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER

DRAWN BY: AG
CHECKED BY:

DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AS102

3/24/2022 4:50:41 PM
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1 ENLARGED SITE PLAN - OAK LAWN & LOBBY
AS103 1" = 10'-0"

GENERAL NOTES (SITE)

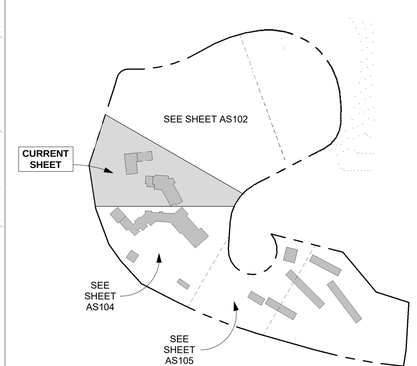
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KEYNOTES

LEGEND

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- VAN ACCESSIBLE STALL (VAN)
- EXISTING BUILDING NOT PART OF THIS SUBMITTAL

KEY PLAN



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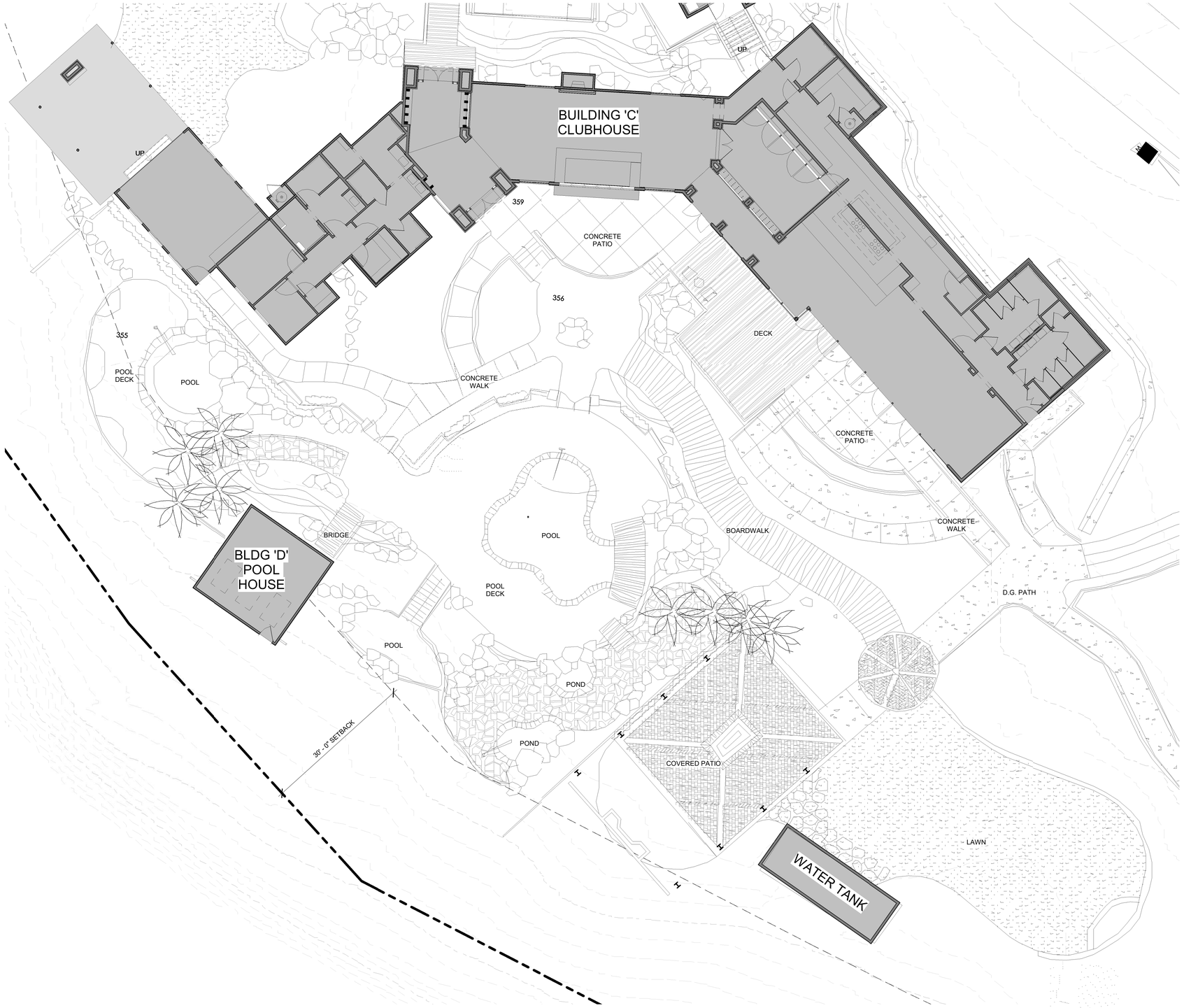
PORTOFINO
10 COUNTRY CLUB WAY, CARMEL VALLEY, CA 93924
ENLARGED SITE PLAN - LAWN & LOBBY

NO.	REVISION	DATE

CONSTRUCTION DOCUMENTS

PROJECT MANAGER
DRAWN BY: AG
CHECKED BY:
DATE: MARCH 25, 2022
PROJECT NUMBER: 1383-02-CO19
SHEET: AS103

3/24/2022 4:50:51 PM
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1 ENLARGED SITE PLAN - CLUBHOUSE AND POOL
AS104 1" = 10'-0"

GENERAL NOTES (SITE)

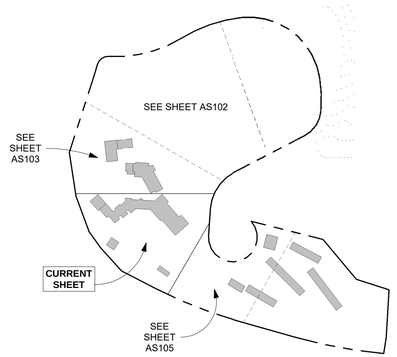
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KEYNOTES

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KEY PLAN



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ENLARGED SITE - CLUBHOUSE AND POOL

CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY: AG | CHECKED BY:

DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AS104

3/24/2022 4:51:01 PM
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1 ENLARGED SITE PLAN - CUL DE SAC
AS105 1" = 10'-0"

GENERAL NOTES (SITE)

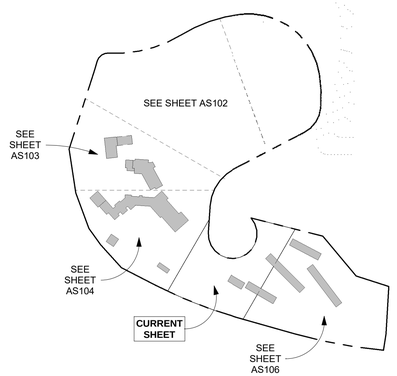
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- VAN ACCESSIBLE STALL (VAN)
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KEY PLAN



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ENLARGED SITE PLAN - CUL DE SAC

CONSTRUCTION DOCUMENTS

NO	REVISION	DATE
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PROJECT MANAGER

DRAWN BY: AG | CHECKED BY:

DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AS105

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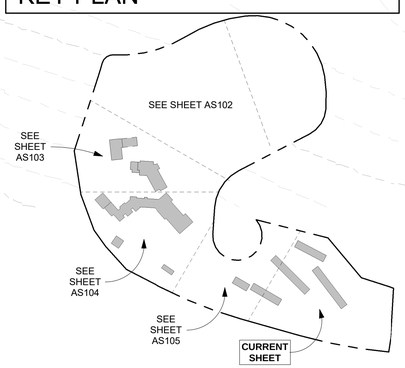
GENERAL NOTES (SITE)

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVELS EXCEEDING 1/2", AND SHALL BE A MIN. OF 48" IN CLEAR WIDTH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GRATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4"" MAY BE VERTICAL.
2. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60"X60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48"X44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
3. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 5%, IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1114A AS A PEDESTRIAN RAMP.
4. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET.
5. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE, ENTRANCE OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 1143A.
6. REFER TO ACCESSIBILITY DETAILS ON **SHEET AS106**.
7. REFER TO CIVIL PLANS FOR FURTHER INFORMATION.
8. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
9. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
10. REFER TO ELETRICAL PLANS FOR FURTHER INFORMATION.
11. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.

LEGEND

- PROPERTY LINE
- ACCESSIBLE ROUTE PER CBC 11B-206
- LINE OF BUILDING SETBACKS AND/OR EASEMENT AS NOTED PER PLANS
- STANDARD ACCESSIBLE STALL
- VAN ACCESSIBLE STALL
- EXISTING BUILDING NOT PART OF THIS SUBMITTAL

KEY PLAN



1 AS106 ENLARGED SITE PLAN - CUL DE SAC
1" = 10'-0"

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CONSTRUCTION DOCUMENTS

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ENLARGED SITE PLAN - CABINS

NO	REVISION	DATE
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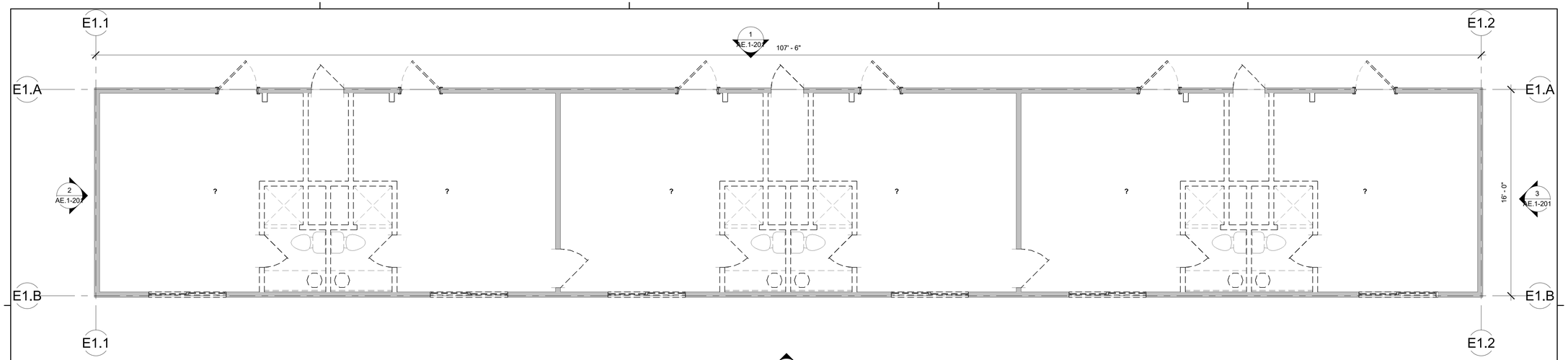
PROJECT MANAGER

DRAWN BY: AG
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DATE: MARCH 25, 2022

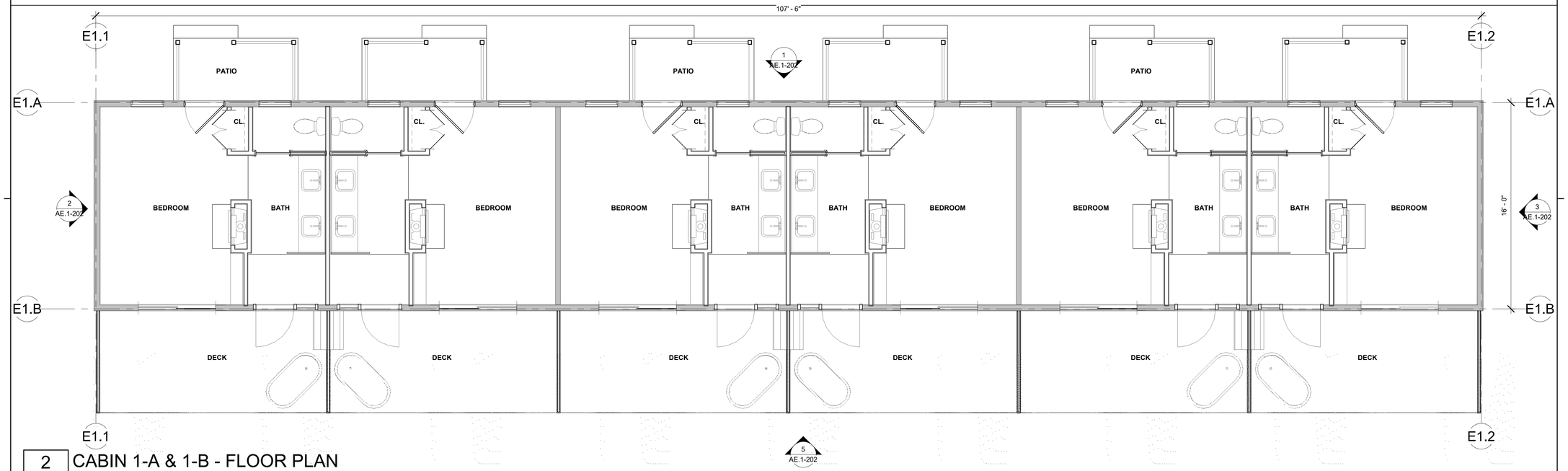
PROJECT NUMBER: 1383-02-CO19

SHEET: AS106



1 CABIN 1-A & 1-B - EXISTING FLOOR PLAN

AE.1-10 1/4" = 1'-0"



2 CABIN 1-A & 1-B - FLOOR PLAN

AE.1-10 1/4" = 1'-0"

LEGEND

KEYNOTES

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
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9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.

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CABIN E1 - FLOOR PLAN

NO.	REVISION	DATE
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PROJECT MANAGER

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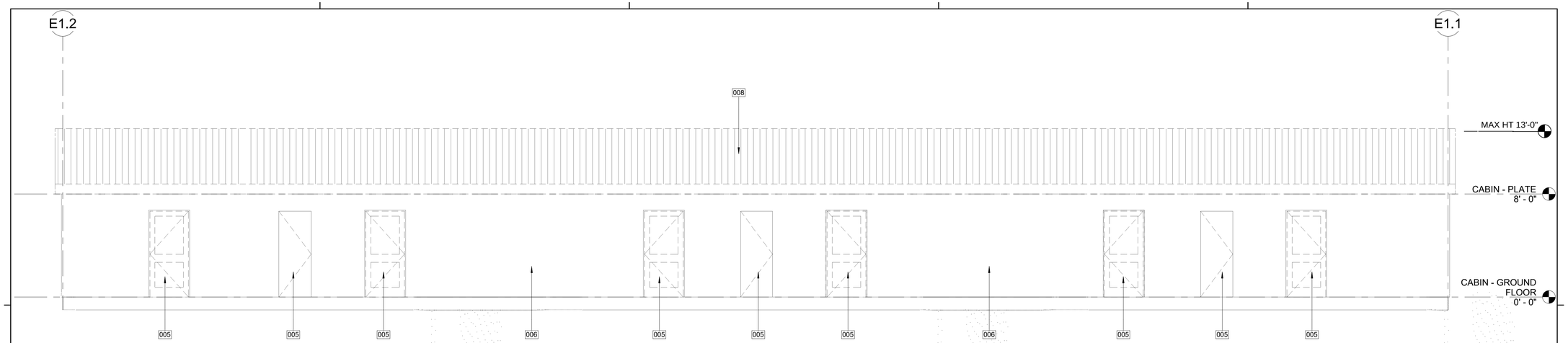
DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AE.1-101

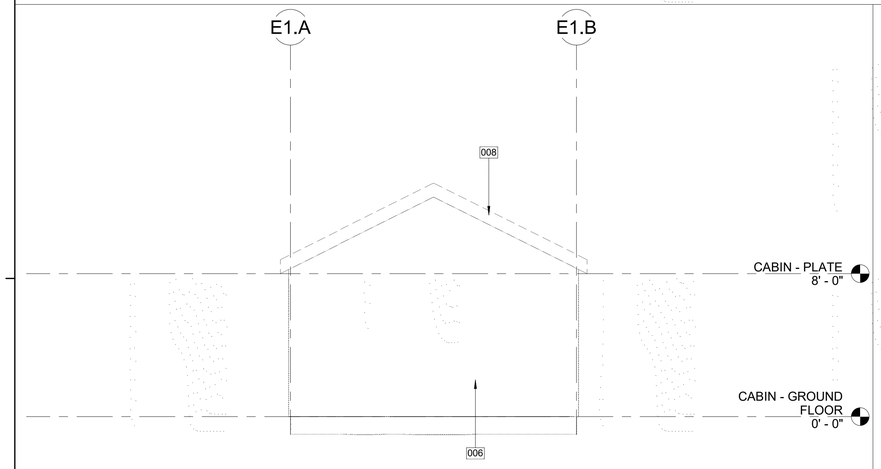
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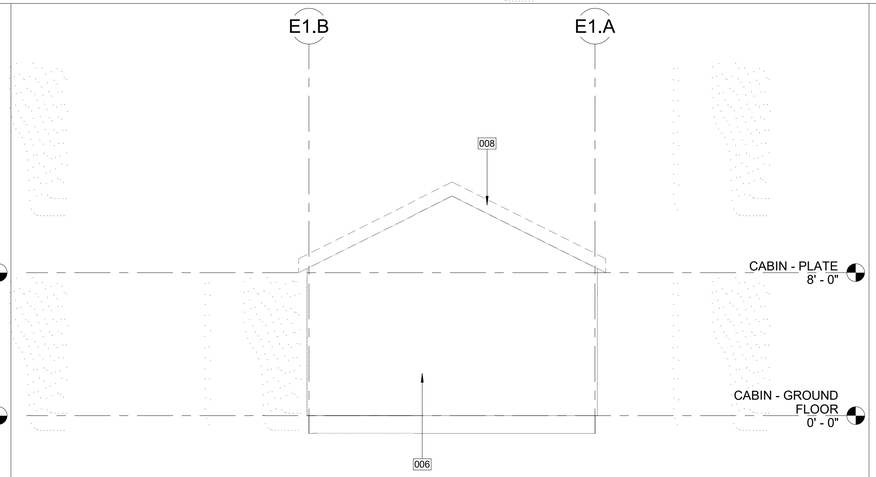
1 FRONT ELEVATION

AE.1-101 AE.1-201 1/4" = 1'-0"



2 LEFT ELEVATION

AE.1-101 AE.1-201 1/4" = 1'-0"



3 RIGHT ELEVATION

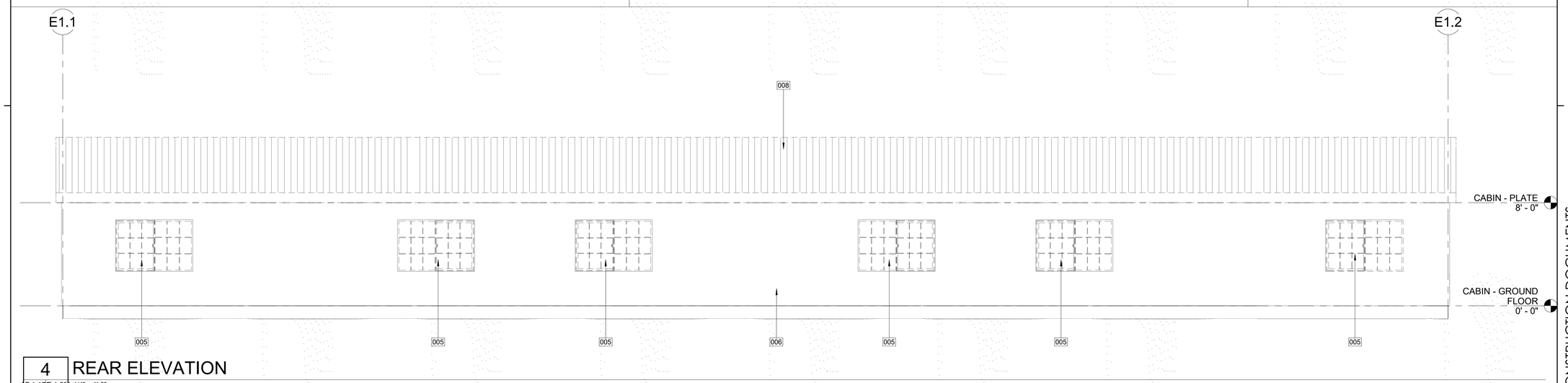
AE.1-101 AE.1-201 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

005	DEMOLISH EXISTNG DOOR/WINDOW.
006	DEMOLISH EXISTING PLASTER SIDING
008	DEMOLISH EXISTING ROOF



4 REAR ELEVATION

AE.1-101 AE.1-201 1/4" = 1'-0"

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CABIN E1 - EXISTING BUILDING ELEVATIONS

NO.	REVISION	DATE

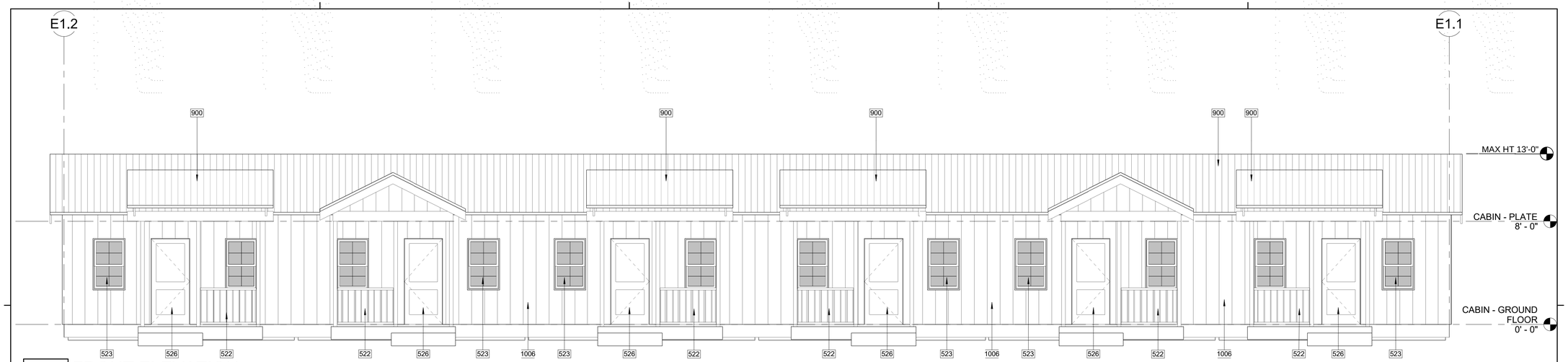
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DATE: MARCH 25, 2022

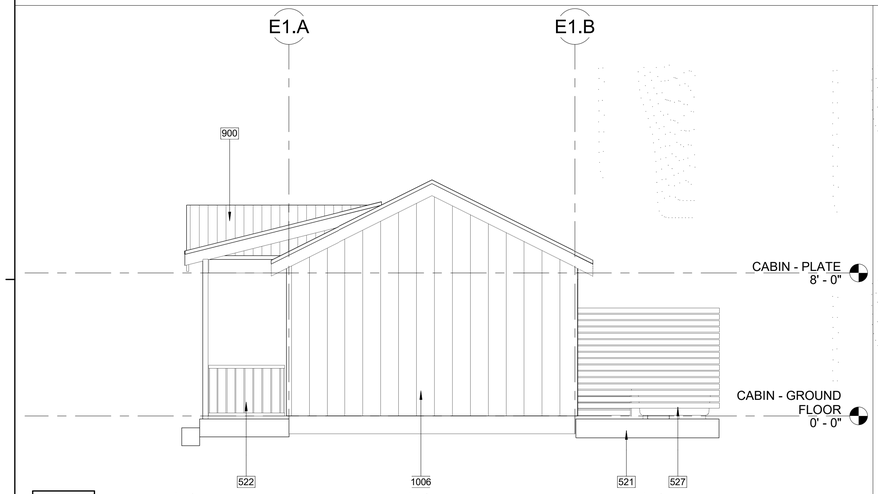
PROJECT NUMBER: 1383-02-CO19

SHEET: AE.1-201



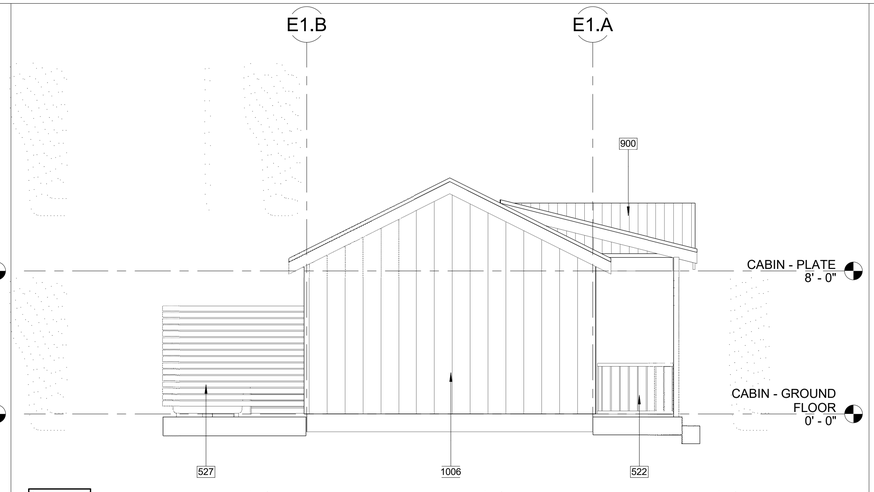
1 FRONT ELEVATION

AE.1-101 AE.1-202 1/4" = 1'-0"



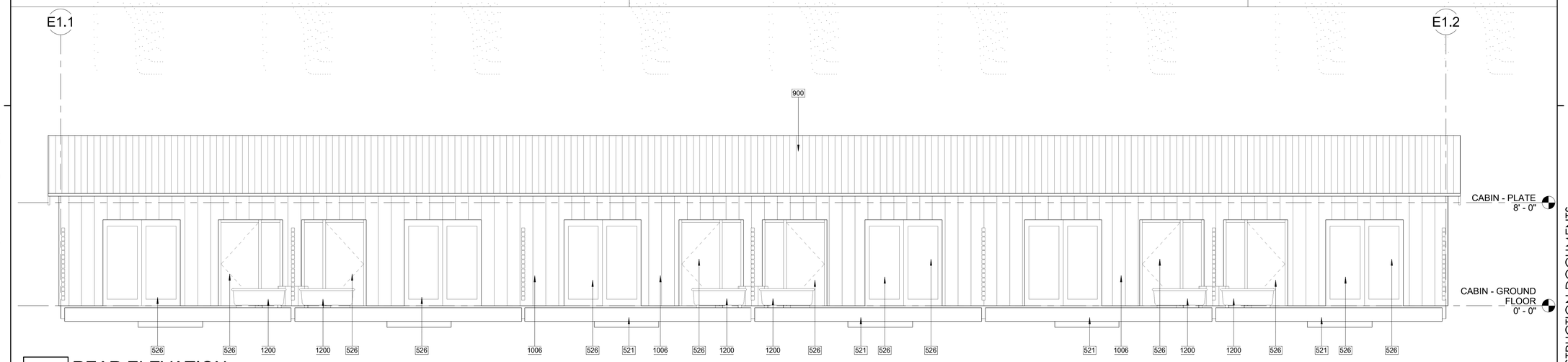
2 LEFT ELEVATION

AE.1-101 AE.1-202 1/4" = 1'-0"



3 RIGHT ELEVATION

AE.1-101 AE.1-202 1/4" = 1'-0"



5 REAR ELEVATION

AE.1-101 AE.1-202 1/4" = 1'-0"

GENERAL NOTES

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KEYNOTES

521	NEW WOOD DECK FRAMING WITH COMPOSITE DECKING.
522	36" TALL WOOD GUARDRAIL.
523	NEW WINDOW AS SCHEDULED.
526	NEW DOOR AS SCHEDULED.
527	6' TALL WOOD HORIZONTAL SLAT PRIVACY WALL.
900	STANDING SEAM METAL ROOFING
1006	FIBERCEMENT BOARD & BATT SIDING
1200	CLAWFOOT BATH TUB.

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CABIN E1 - BUILDING ELEVATIONS

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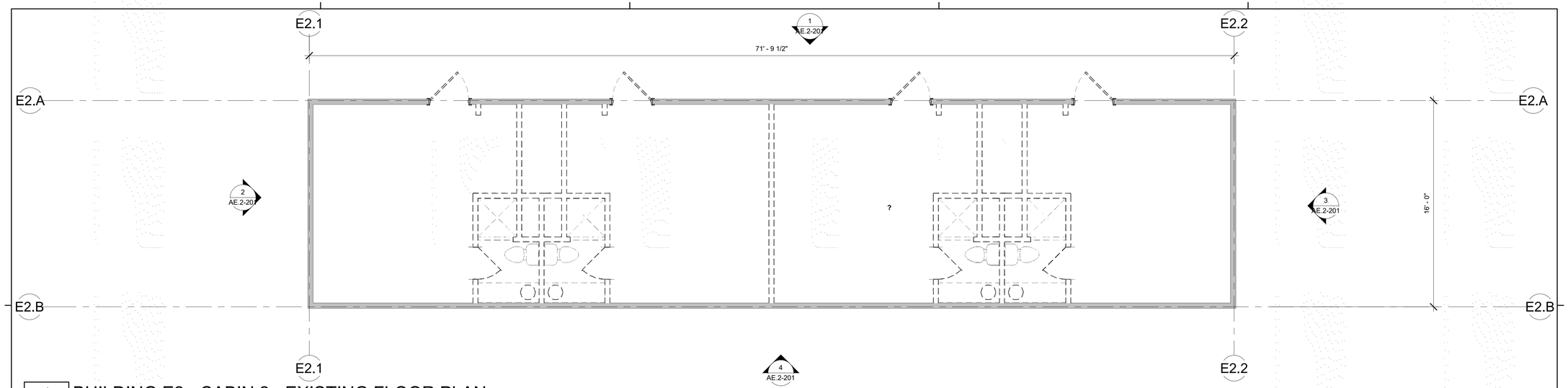
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PROJECT NUMBER: 1383-02-CO19

SHEET: AE.1-202

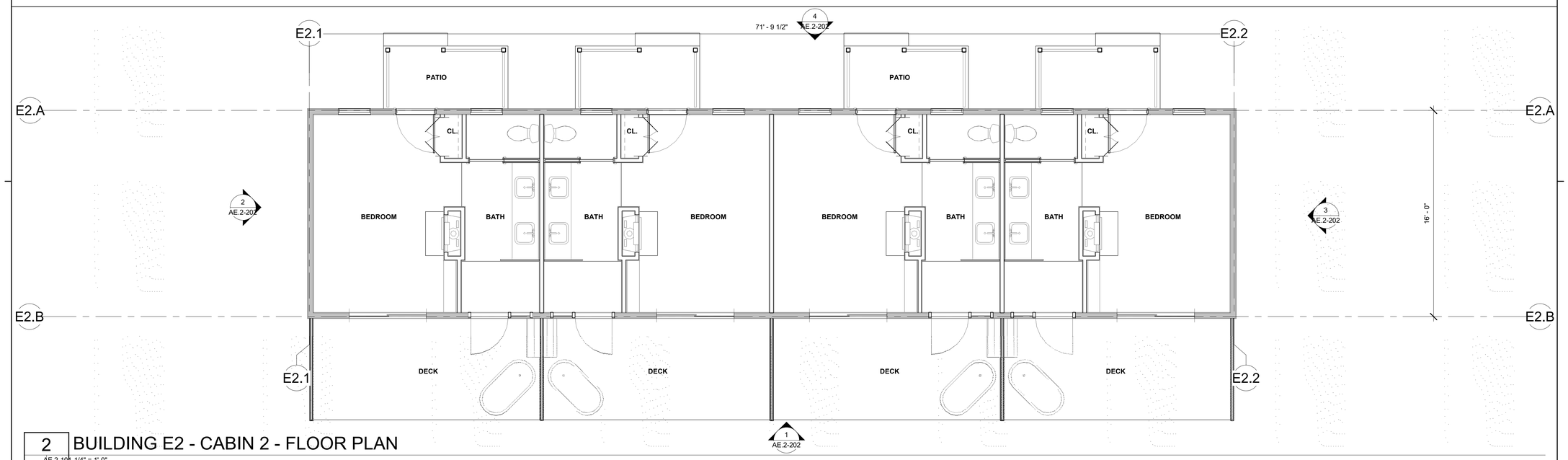
CONSTRUCTION DOCUMENTS

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1 BUILDING E2 - CABIN 2 - EXISTING FLOOR PLAN

AE.2-101 1/4" = 1'-0"



2 BUILDING E2 - CABIN 2 - FLOOR PLAN

AE.2-101 1/4" = 1'-0"

LEGEND

KEYNOTES

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
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CABIN E2 - FLOOR PLAN

NO.	REVISION	DATE
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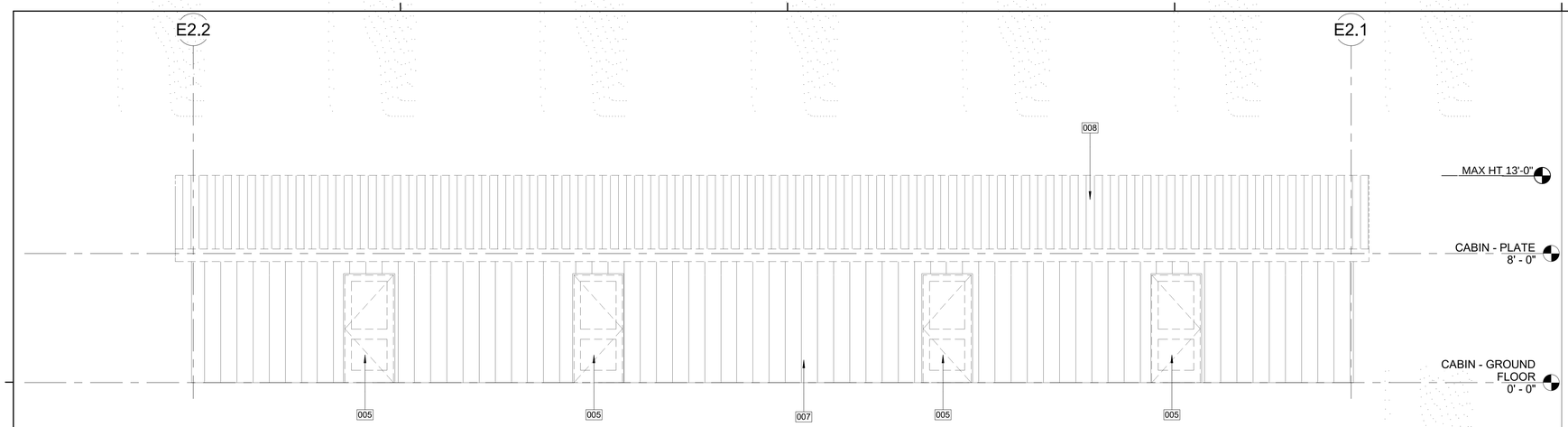
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PROJECT NUMBER: 1383-02-CO19

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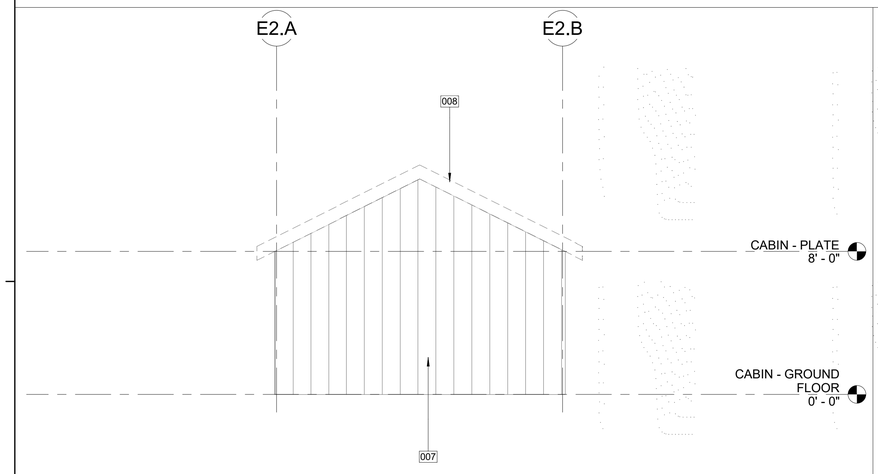
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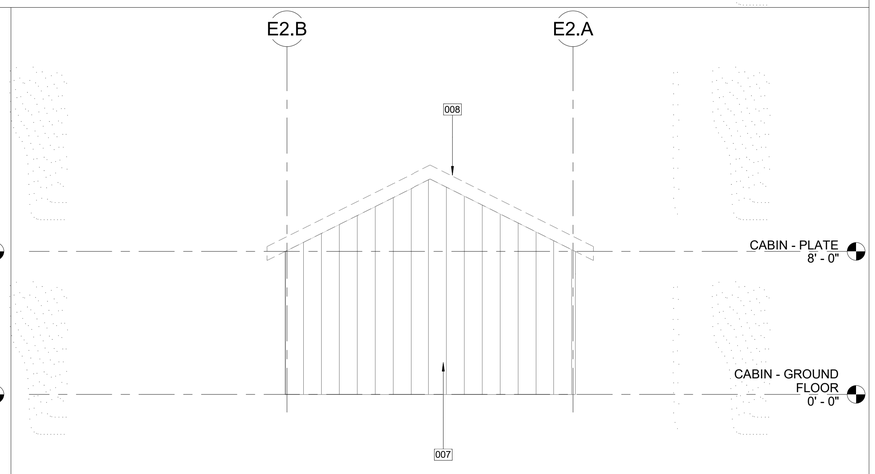
1 FRONT ELEVATION

AE.2-101 AE.2-201 1/4" = 1'-0"



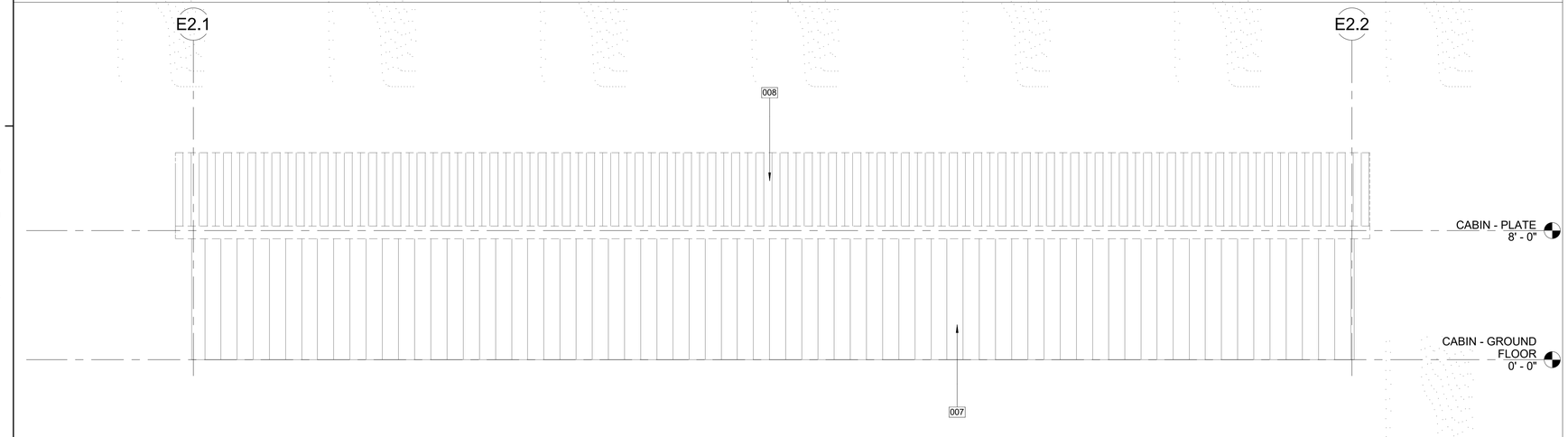
2 LEFT ELEVATION

AE.2-101 AE.2-201 1/4" = 1'-0"



3 RIGHT ELEVATION

AE.2-101 AE.2-201 1/4" = 1'-0"



4 REAR ELEVATION

AE.2-101 AE.2-201 1/4" = 1'-0"

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KEYNOTES

005	DEMOLISH EXISTNG DOOR/WINDOW.
007	DEMOLISH EXISTING WOOD SIDING
008	DEMOLISH EXISTING ROOF

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CABIN E2 - EXISTING BUILDING ELEVATIONS

NO.	REVISION	DATE

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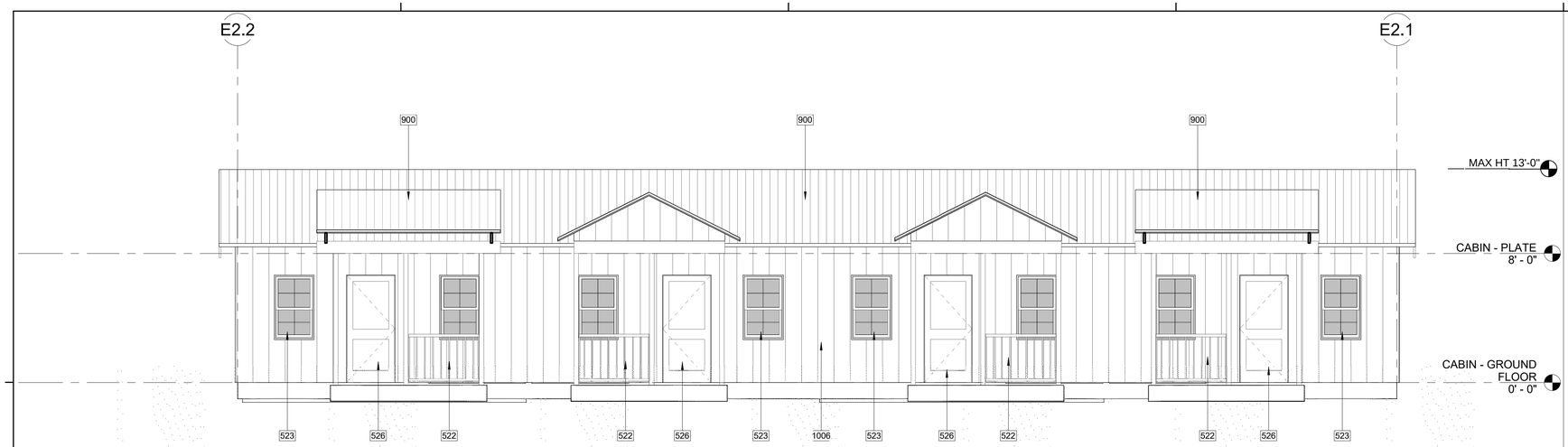
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PROJECT NUMBER: 1383-02-CO19

SHEET: AE.2-201

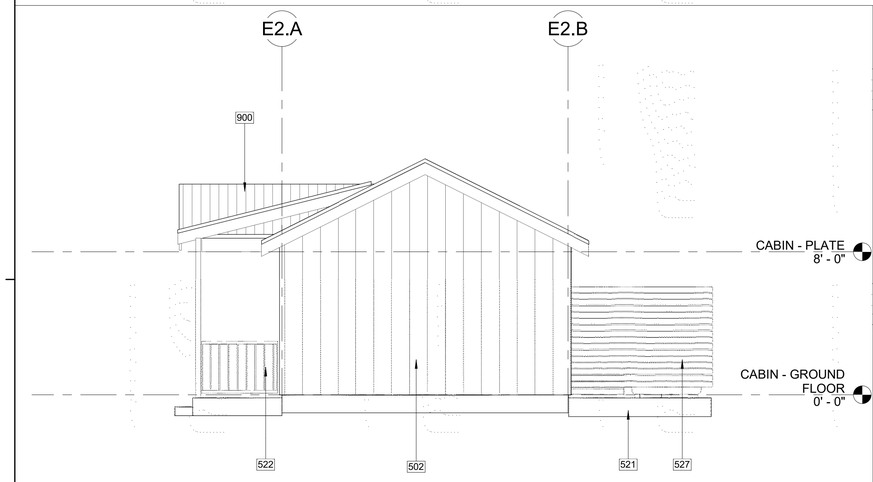
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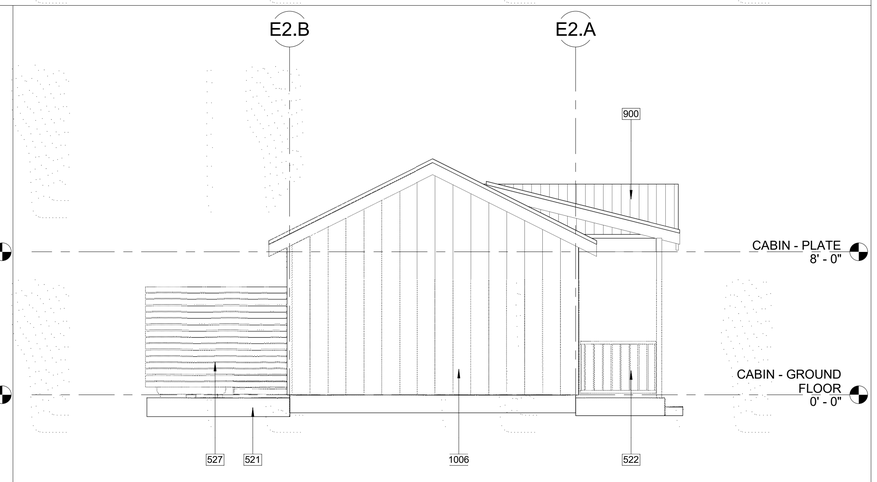
4 FRONT ELEVATION

AE.2-101 AE.2-202 1/4" = 1'-0"



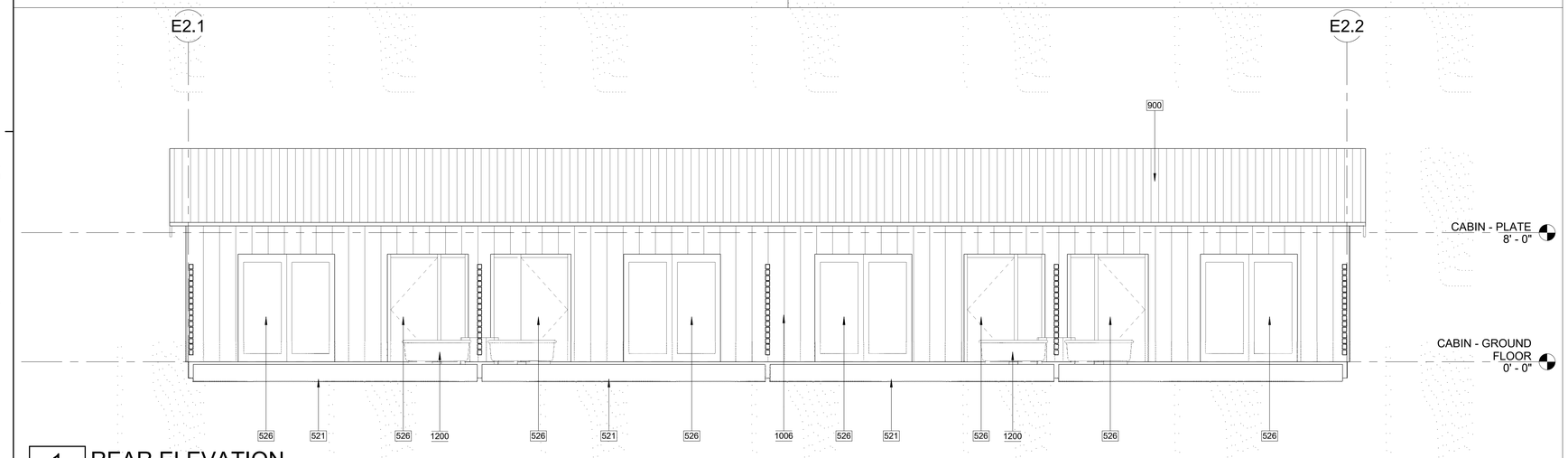
2 LEFT ELEVATION

AE.2-101 AE.2-202 1/4" = 1'-0"



3 RIGHT ELEVATION

AE.2-101 AE.2-202 1/4" = 1'-0"



1 REAR ELEVATION

AE.2-101 AE.2-202 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

502	8" HORIZ. COMPOSITE WOOD SIDING OVER VAPER BARRIER TO REPLACE EXISTING SIDING.
521	NEW WOOD DECK FRAMING WITH COMPOSITE DECKING.
522	36" TALL WOOD GUARDRAIL.
523	NEW WINDOW AS SCHEDULED.
526	NEW DOOR AS SCHEDULED.
527	6' TALL WOOD HORIZONTAL SLAT PRIVACY WALL.
900	STANDING SEAM METAL ROOFING
1006	FIBERCEMENT BOARD & BATT SIDING
1200	CLAWFOOT BATH TUB.

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CABIN E2 - BUILDING ELEVATIONS

CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE
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PROJECT MANAGER

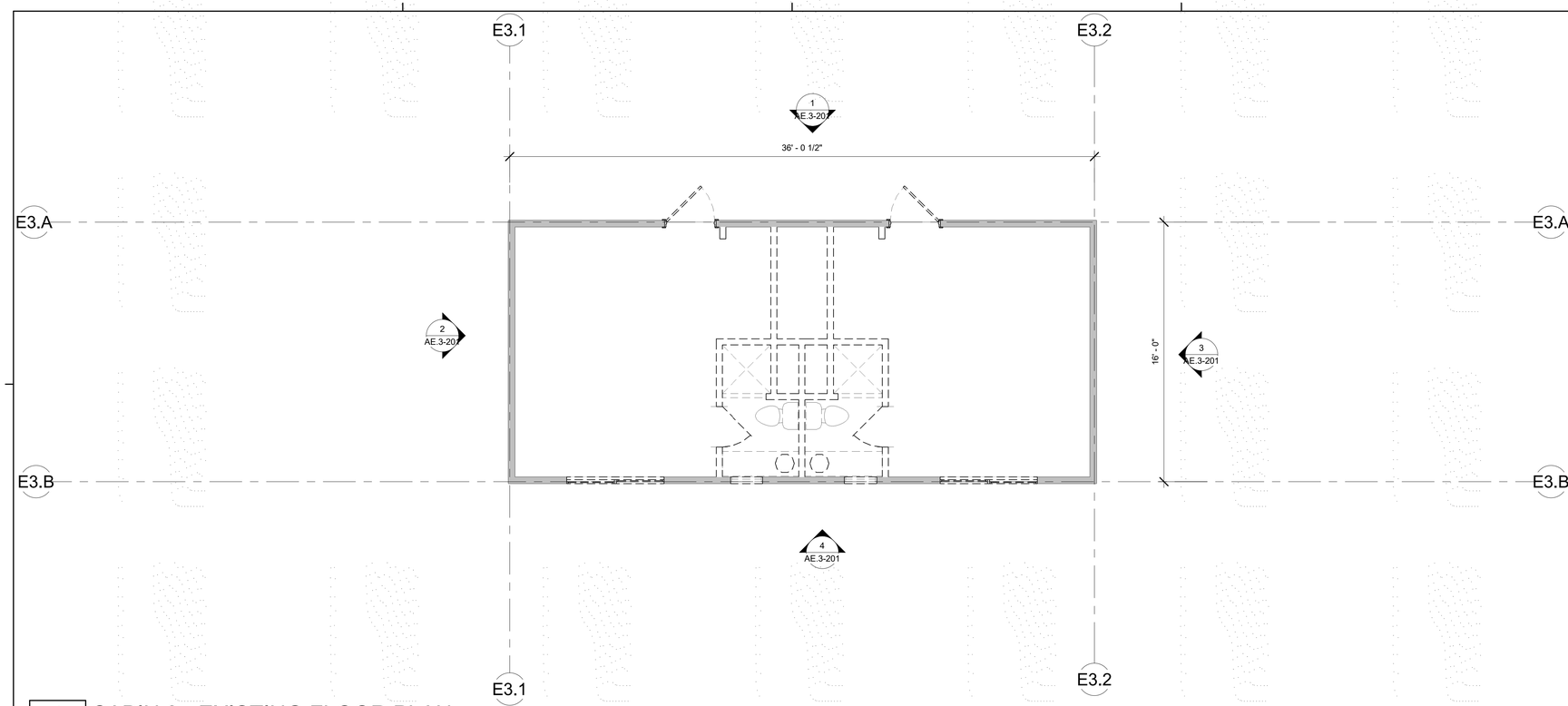
DRAWN BY: AG | CHECKED BY:

DATE: MARCH 25, 2022

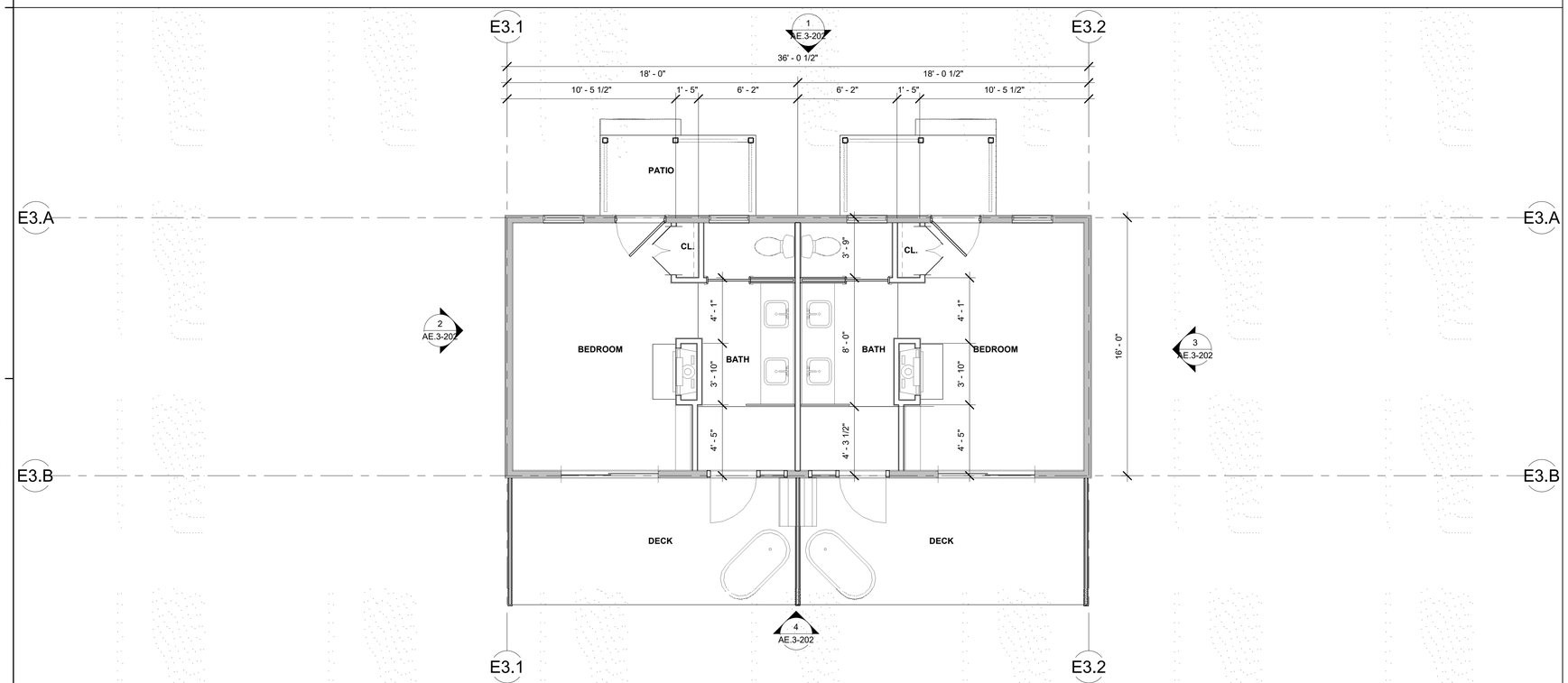
PROJECT NUMBER: 1383-02-CO19

SHEET: AE.2-202

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1 CABIN 3 - EXISTING FLOOR PLAN
AE.3-101 1/4" = 1'-0"



2 CABIN 3 - FLOOR PLAN
AE.3-101 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
5. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION.
6. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT INFORMATION.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.

KEYNOTES

LEGEND

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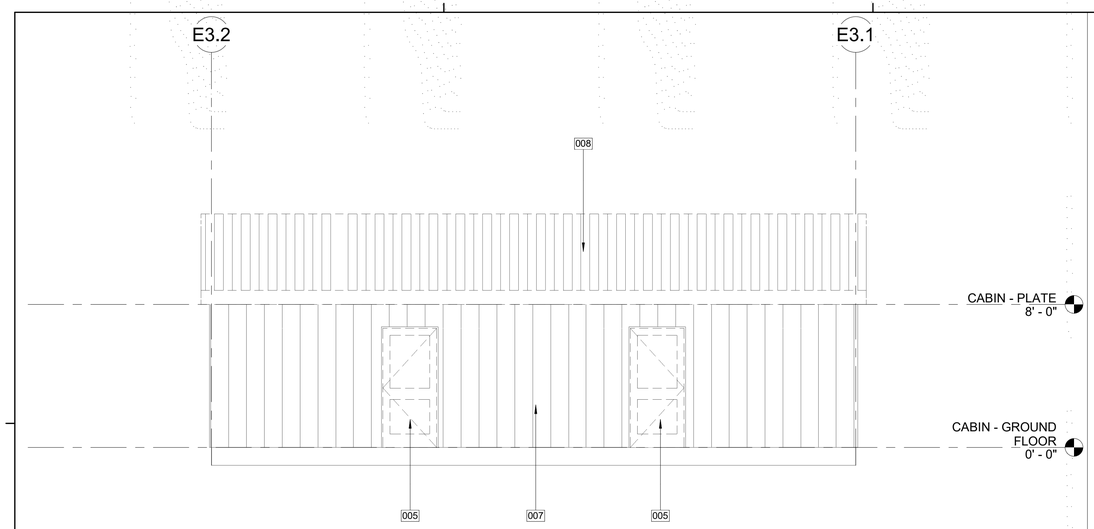
CABIN E3 - FLOOR PLAN

NO.	REVISION	DATE
1		
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PROJECT MANAGER
DRAWN BY: AG
CHECKED BY:
DATE: MARCH 25, 2022
PROJECT NUMBER: 1383-02-CO19
SHEET: AE.3-101

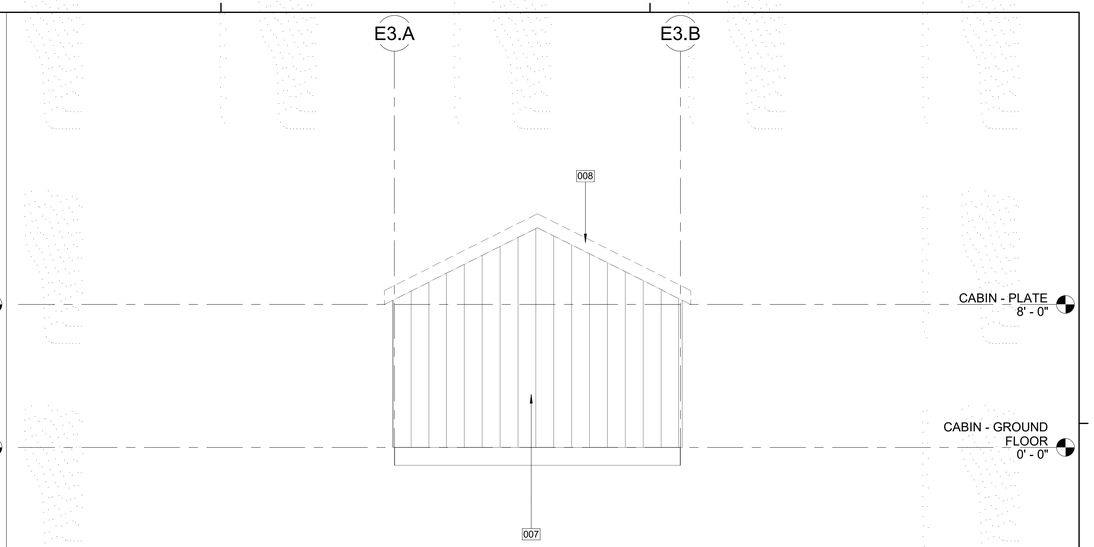
CONSTRUCTION DOCUMENTS

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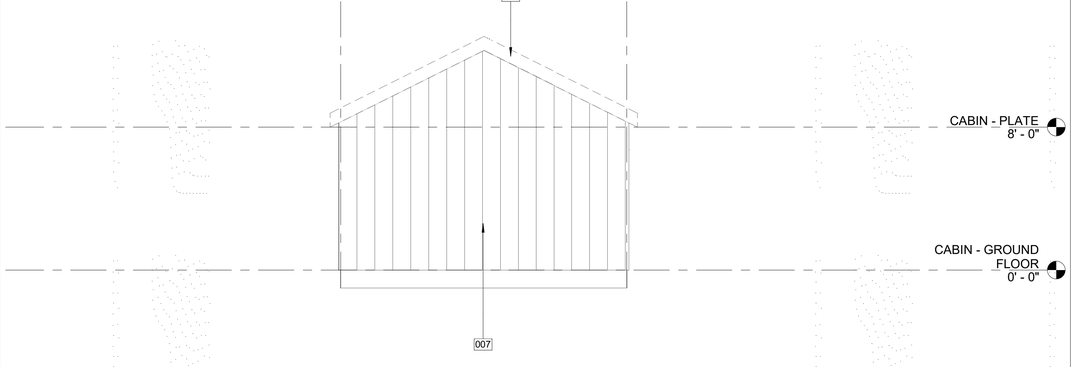
1 FRONT ELEVATION

AE.3-101 AE.3-201 1/4" = 1'-0"



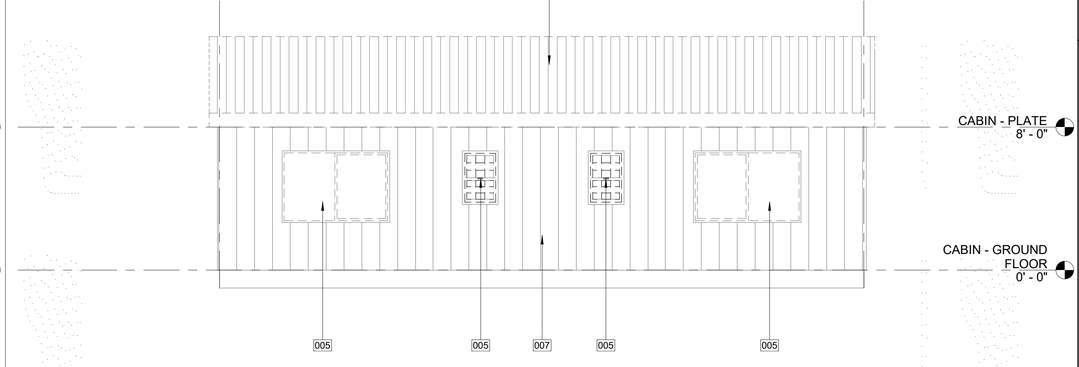
2 LEFT ELEVATION

AE.3-101 AE.3-201 1/4" = 1'-0"



3 RIGHT ELEVATION

AE.3-101 AE.3-201 1/4" = 1'-0"



4 REAR ELEVATION

AE.3-101 AE.3-201 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

005	DEMOLISH EXISTNG DOOR/WINDOW.
007	DEMOLISH EXISTING WOOD SIDING
008	DEMOLISH EXISTING ROOF

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CABIN E3 - EXISTING BUILDING ELEVATIONS

CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE
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PROJECT MANAGER

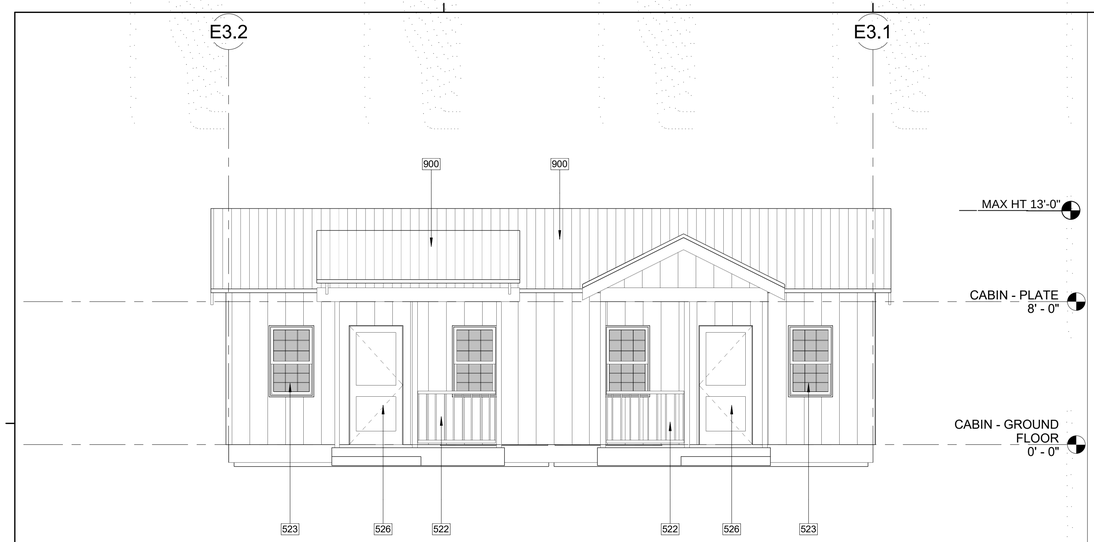
DRAWN BY: AG | CHECKED BY:

DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

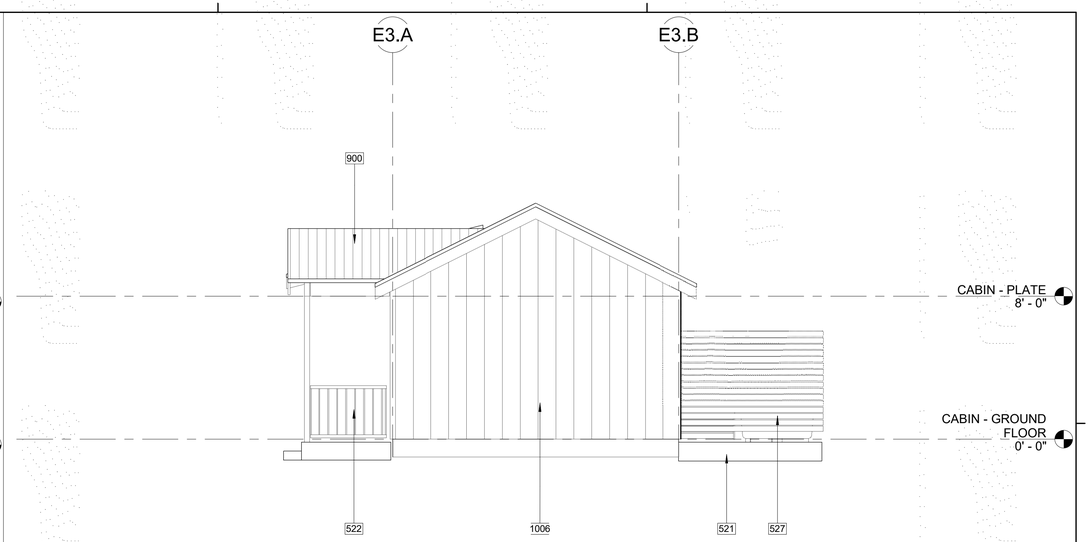
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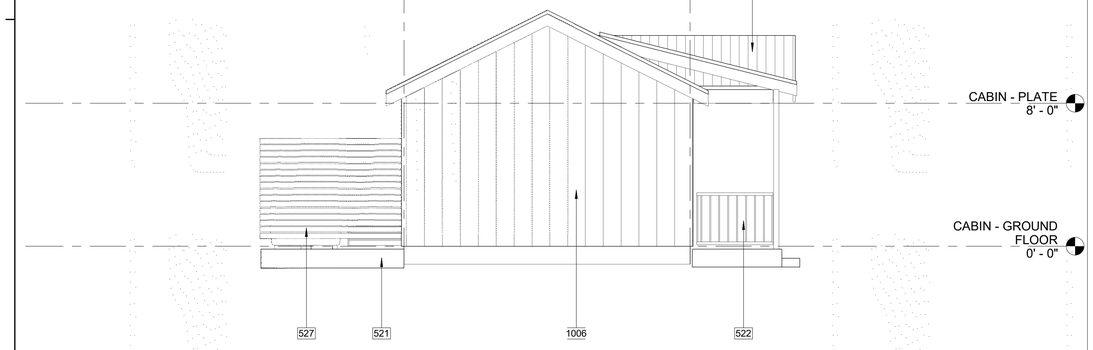
1 FRONT ELEVATION

AE.3-101 AE.3-202 1/4" = 1'-0"



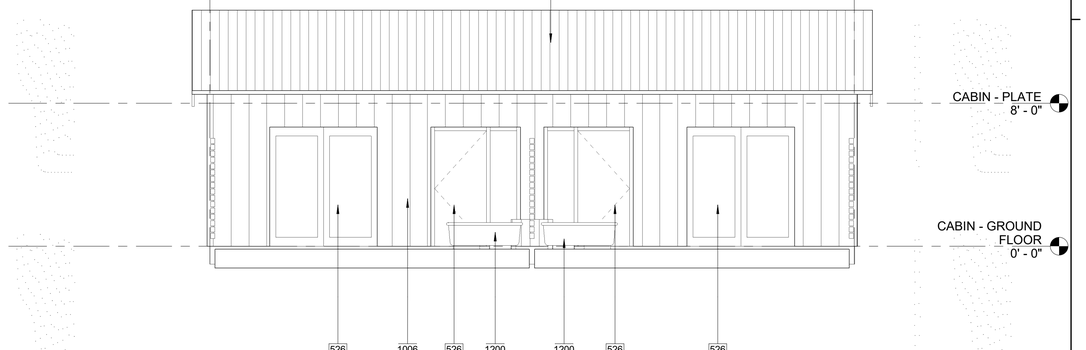
2 LEFT ELEVATION

AE.3-101 AE.3-202 1/4" = 1'-0"



3 RIGHT ELEVATION

AE.3-101 AE.3-202 1/4" = 1'-0"



4 REAR ELEVATION

AE.3-101 AE.3-202 1/4" = 1'-0"

GENERAL NOTES

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4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

521	NEW WOOD DECK FRAMING WITH COMPOSITE DECKING.
522	36" TALL WOOD GUARDRAIL.
523	NEW WINDOW AS SCHEDULED.
526	NEW DOOR AS SCHEDULED.
527	6' TALL WOOD HORIZONTAL SLAT PRIVACY WALL.
900	STANDING SEAM METAL ROOFING
1006	FIBERCEMENT BOARD & BATT SIDING
1200	CLAWFOOT BATH TUB.

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CABIN E3 - BUILDING ELEVATIONS

NO.	REVISION	DATE
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PROJECT MANAGER

DRAWN BY: AG | CHECKED BY:

DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AE.3-202

CONSTRUCTION DOCUMENTS

3/25/2022 11:57:09 AM
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1 AS121 ENLARGED LIGHTING SITE PLAN - NORTH PARKING LOT
1" = 10'-0"

LIGHTING LEGEND

EXTERIOR WALL SCONCE



Dunbroch 24 1/4" High Deep Bronze Brass Outdoor Wall Light

$246.00

or 4 interest-free payments of $61.50 with @ sezzle ⓘ

Ocean Blue Available

FREE SHIPPING & FREE RETURNS* | Low Price Guarantee
IN STOCK - Ships in 1 to 2 days

1 ADD TO CART SAVE

MORE OPTIONS

outdoor use

Product Details

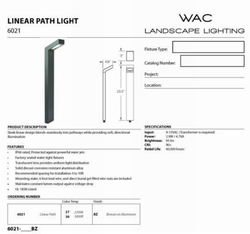
The cylindrical glass shade offers contemporary appeal for this deep bronze and brass outdoor wall light.

Additional Info:

Minimalist yet modern, this contemporary outdoor wall light comes with a stately deep bronze and brass exterior. The rectangular silhouette houses a clear cylindrical glass shade. This fixture is beautifully crafted from aluminum.

- 24 1/4" high x 8" wide. Extends 6 1/4" from the wall. Weighs 5 lbs.
- Uses one maximum 60 watt standard-medium base bulb (not included).
- Contemporary one-light outdoor wall sconce from the Dunbroch collection.
- Deep bronze and outdoor brass finish over aluminum frame. Clear cylindrical glass shade.

EXTERIOR BALLARD LIGHT



LINEAR PATH LIGHT
6021

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Sleek fixture design blends seamlessly into pathways while providing soft, directional illumination.

FEATURES
- IP66 rated, Protected against powerful water jets
- Factory-sealed water-tight fixtures
- Translucent lens provides uniform light distribution
- Die-cast aluminum housing with powder coat finish
- Recommended spacing for installation 5 to 10ft
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumens output against voltage drop
- UL 1838 Listed

ORDERING NUMBER

		Color Temp		Finish	
6021	(Linear Path)	27	(2700K)	BZ	(Bronze on Aluminum)
		30	(3000K)		

6021 ___ BZ

SPECIFICATIONS

Input:	6.5 VAC (Transformer is required)
Power:	2.08W / 4.76W
Lumens:	90 lm
CCT:	3K lm
Rated Life:	40,000 hours

PATHWAY LIGHT



Item # 4415501396
Justice Design Group Ambiance Single Light 8" Tall LED Outdoor Wall Sconce
Model CER-6610W-CRBZ
Write a Review

- Ceramic shade
- Integrated LED lighting
- Intended for outdoor use
- Dimmable with Incandescent/Triac or ELV dimmers (not included)
- Made in the United States
- UL rated for wet locations
- ADA compliant

Dimensions

- Height: 8"
- Width: 8"
- Extension: 3-1/4"

Electrical Specifications

- Wattage: 12 watts
- Lumens: 1000
- Color Temperature: 3000K
- Color Rendering Index: 90CRI

GENERAL NOTES

1. *ALL FIXTURES SHALL BE DESIGNED TO MEET LOCAL DARK SKIES REQUIREMENTS.*

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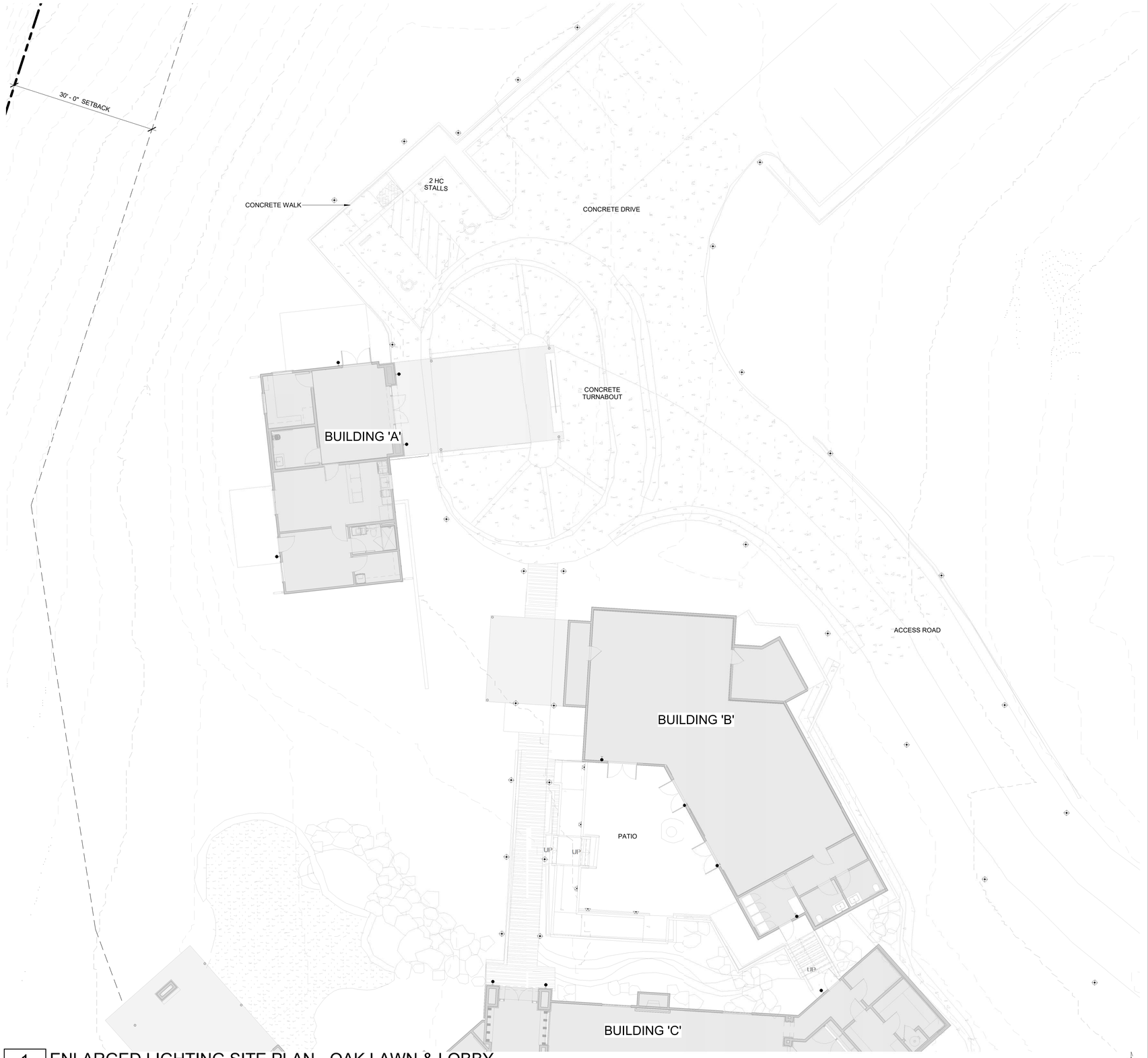
PORTOFINO
10 COUNTRY CLUB WAY, CARMEL VALLEY, CA 93924
ENLARGED SITE LIGHTING PLAN - NORTH PARKING LOT

NO.	REVISION	DATE
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PROJECT MANAGER
DRAWN BY: AG
CHECKED BY:
DATE: MARCH 25, 2022
PROJECT NUMBER: 1383-02-CO19
SHEET: AS121

CONSTRUCTION DOCUMENTS

3/24/2022 4:51:24 PM
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1 AS122 ENLARGED LIGHTING SITE PLAN - OAK LAWN & LOBBY

1" = 10'-0"

LIGHTING LEGEND

EXTERIOR WALL SCONCE



Dunbrooch 24 1/4" High Deep Bronze Brass Outdoor Wall Light

$246.00

or 4 interest-free payments of $61.50 with sezzle ⓘ

Open Box Available

FREE SHIPPING & FREE RETURNS* | Low Price Guarantee

IN STOCK - Ships in 1 to 2 Days

1 ADD TO CART SAVE

MORE OPTIONS

Product Details

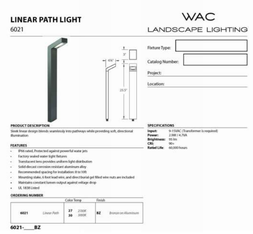
The cylindrical glass shade offers contemporary appeal for this deep bronze and brass outdoor wall light.

Additional Info:

Minimalist yet modern, this contemporary outdoor wall light comes with a stately deep bronze and brass exterior. The rectangular silhouette houses a clear cylindrical glass shade. This fixture is beautifully crafted from aluminum.

- 24 1/4" high x 8" wide. Extends 6 1/4" from the wall. Weighs 3 lbs.
- Uses one maximum 60 watt standard-medium base bulb (not included).
- Contemporary one-light outdoor wall sconce from the Dunbrooch collection.
- Deep bronze and outdoor brass finish over aluminum frame. Clear cylindrical glass shade.

EXTERIOR BALLARD LIGHT



LINEAR PATH LIGHT

6021

WAC LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Sleek brass design blends seamlessly into pathways while providing soft, directional illumination.

FEATURES

- Die-cast brass. Process-tied against powerful water jets
- Hardwire sealed water tight fixtures
- Translucent lens provides uniform light distribution
- Mounts to standard junction box (not included)
- Recommended spacing for installation: 8 to 10ft
- Mounting stake, 4 feet lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS

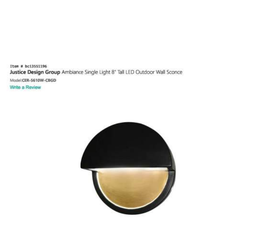
Input: 12 VDC / Transformer is required)
Power: 2.5W / 0.75W
Lumens: 80 lm
CRI: 82+
Rated Life: 50,000 hours

ORDERING NUMBER

	Color Temp		Finish	
6021 Linear Path	27 2700K 30 3000K	BZ	Bronze-on-Aluminum	

6021 BZ

PATHWAY LIGHT



Item #: 9x1555196

Justice Design Group Ambiance Single Light 8" Tall LED Outdoor Wall Sconce

Model:CER-5619W-CBDD

Write a Review

- Ceramic shade
- Integrated LED lighting
- Intended for outdoor use
- Dimmable with Incandescent/Triac or ELV dimmers (not included)
- Made in the United States
- UL rated for wet locations
- ADA compliant

Dimensions

- Height: 8"
- Width: 8"
- Extension: 3-1/4"

Electrical Specifications

- Wattage: 12 watts
- Lumens: 1000
- Color Temperature: 3030K
- Color Rendering Index: 90CRI

GENERAL NOTES

1. *ALL FIXTURES SHALL BE DESIGNED TO MEET LOCAL DARK SKIES REQUIREMENTS.*

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ENLARGED SITE LIGHTING PLAN - LAWN & LOBBY

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY: AG | CHECKED BY:

DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AS122

CONSTRUCTION DOCUMENTS

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1 ENLARGED SITE LIGHTINGPLAN - CLUBHOUSE AND POOL
AS123 1" = 10'-0"

LIGHTING LEGEND

EXTERIOR WALL SCONCE



Dunbrook 24 1/4"l High Deep Bronze Brass Outdoor Wall Light

$246.00
or 4 interest-free payments of $61.50 with @ sezzle ⓘ

Open Box Available

FREE SHIPPING & FREE RETURNS* | Low Price Guarantee
IN STOCK - Ships in 1 to 2 Days

1 ADD TO CART SAVE

MORE OPTIONS

Product Details

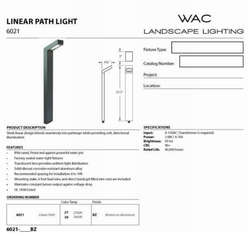
The cylindrical glass shade offers contemporary appeal for this deep bronze and brass outdoor wall light.

Additional Info:

Minimalist yet modern, this contemporary outdoor wall light comes with a stately deep bronze and brass exterior. The rectangular silhouette houses a clear cylindrical glass shade. This fixture is beautifully crafted from aluminum.

- 24 1/4" high x 8" wide. Extends 8 1/4" from the wall. Weighs 5 lbs.
- Uses one maximum 60 watt standard-medium base bulb (not included).
- Contemporary one-light outdoor wall sconce from the Dunbrook collection.
- Deep bronze and outdoor brass finish over aluminum frame. Clear cylindrical glass shade.

EXTERIOR BALLARD LIGHT



LINEAR PATH LIGHT
6021

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Sleek linear design blends seamlessly into pathways while providing soft, direct horizontal illumination.

FEATURES
- Die-cast metal, Protected against powerful water jets
- Factory-sealed Halo-light fixture
- Translucent lens provides uniform light distribution
- Silicone gasket prevents moisture intrusion
- Fully recommended spacing for installations 4 to 10ft
- Mounting stake, 4 hard-lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumen output regardless of voltage drop
- UL 1838 Listed

SPECIFICATIONS
Input: 6-15VAC (Transformer is required)
Watts: 4.7W
Brightness: 161lm
CCT: 3000K
Rated Life: 50,000 hours

ORDERING NUMBER

		Color Temp		Finish	
6021	Linear Path	27 2700K 30 3000K	BZ	Bronze on Aluminum	

6021-___BZ

PATHWAY LIGHT



Item # bn1555196
Justice Design Group Ambiance Single Light 8" Tall LED Outdoor Wall Sconce
Model# FSN-3619W-CRKD
Write a Review

- Ceramic shade
- Integrated LED lighting
- Intended for outdoor use
- Dimmable with Incandescent/Triac or ELV dimmers (not included)
- Made in the United States
- UL rated for wet locations
- ADA compliant

Dimensions

- Height: 8"
- Width: 8"
- Extension: 3-1/4"

Electrical Specifications

- Wattage: 12 watts
- Lumens: 1000
- Color Temperature: 3000K
- Color Rendering Index: 90CRI

GENERAL NOTES

1. *ALL FIXTURES SHALL BE DESIGNED TO MEET LOCAL DARK SKIES REQUIREMENTS.*

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rrmdesign.com | (805) 543-1794
3765 S. Higuera, San Luis Obispo, CA 93401

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PORTOFINO
10 COUNTRY CLUB WAY, CARMEL VALLEY, CA 93924
ENLARGED SITE LIGHTING PLAN - CLUBHOUSE AND POOL

CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE
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PROJECT MANAGER

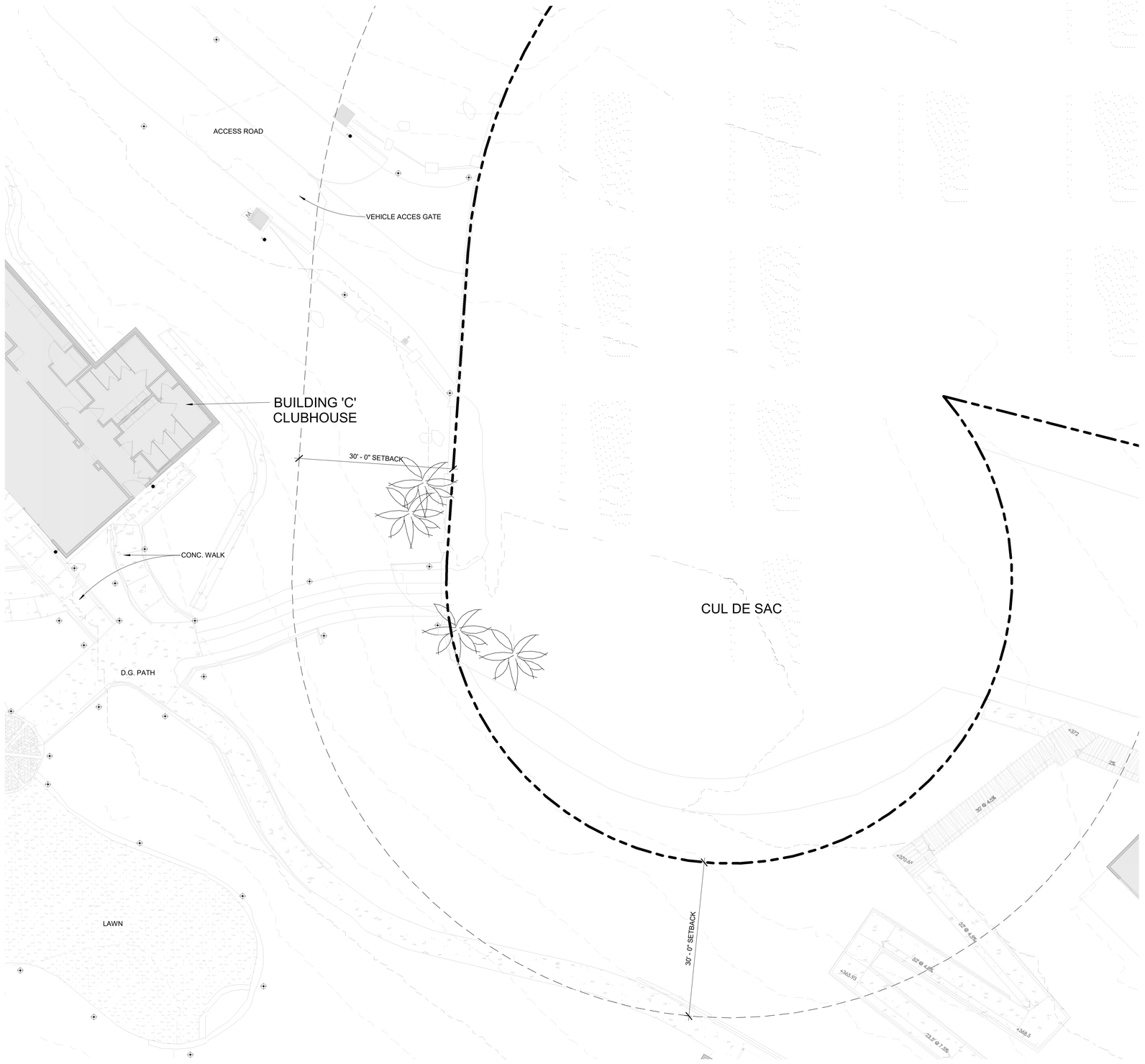
DRAWN BY: AG
CHECKED BY:

DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AS123

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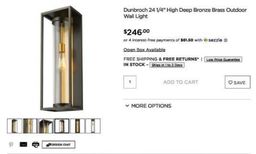


1 AS124 ENLARGED LIGHTING SITE PLAN - CUL DE SAC

1" = 10'-0"

LIGHTING LEGEND

EXTERIOR WALL SCONCE



Dunbrooch 24 1/4" High Deep Bronze Brass Outdoor Wall Light

$246.00

or 4 interest-free payments of $61.50 with ⓐ sezzle ⓘ

Down Size Available

FREE SHIPPING & FREE RETURNS* | Low Price Guarantee

IN STOCK - Ships in 1 to 2 days

1 ADD TO CART SAVE

MORE OPTIONS

BROWSE CHAT

Product Details

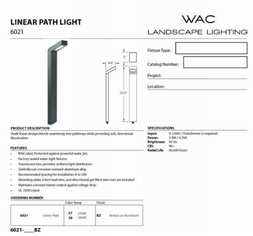
The cylindrical glass shade offers contemporary appeal for this deep bronze and brass outdoor wall light.

Additional Info:

Minimalist yet modern, this contemporary outdoor wall light comes finished in deep bronze and brass exteriors. The rectangular silhouette houses a clear cylindrical glass shade. This fixture is beautifully crafted from aluminum

- 24 1/4" high x 8" wide. Extends 6 1/4" from the wall. Weighs 3 lbs.
- Uses one maximum 60 watt standard-medium base bulb (not included).
- Contemporary one-light outdoor wall sconce from the Dunbrooch collection.
- Deep bronze and outdoor brass finish over aluminum frame. Clear cylindrical glass shade.

EXTERIOR BALLARD LIGHT



LINEAR PATH LIGHT

6021

WAC LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Sleek linear design discreetly illuminates key pathways while providing soft, directional illumination.

FEATURES

- IP65 rated. Protected against powerful water jets
- Die-cast aluminum housing and stem
- Frosted acrylic lens provides uniform light distribution
- Solid die-cast concealed-mounting hardware
- Recommended spacing for installations in lieu 4ft
- Mounting slots. 4 front bezel nuts, and direct burial grt filled wire nuts are included
- Integral gasketed harness reduces against voltage drop
- UL 1838 Listed

ORDERING NUMBER

		Color Temp		Finish	
6021	Linear Path	27	2700K (2000)	BZ	Bronze over Aluminum
		30	3000K (2000)		

6021____BZ

SPECIFICATIONS

Input:	12 Volts (Transformer is required)
Power:	2.5W / 4.7VA
Lumens:	82
CRI:	82+
Rated Life:	40,000 hours

PATHWAY LIGHT

Item # 941393108

Justice Design Group Ambiance Single Light 8" Tall LED Outdoor Wall Sconce

Model CER-5870W-CBKD

Write a Review



- Ceramic shade
- Integrated LED lighting
- Intended for outdoor use
- Dimmable with Incandescent/Triac or ELV dimmers (not included)
- Made in the United States
- UL rated for wet locations
- ADA compliant

Dimensions

- Height: 8"
- Width: 8"
- Extension: 3-1/4"

Electrical Specifications

- Wattage: 12 watts
- Lumens: 1000
- Color Temperature: 3000K
- Color Rendering Index: 90CRI

GENERAL NOTES

1. *ALL FIXTURES SHALL BE DESIGNED TO MEET LOCAL DARK SKIES REQUIREMENTS.*

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ENLARGED SITE LIGHTING PLAN - CUL DE SAC

CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY: AG | CHECKED BY:

DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AS124

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CUL DE SAC

30' - 0" SETBACK

+374

2%

+372.5

30' @ 4.0%

+370.65

32' @ 4.0%

53' @ 4.0%

365.93

+368.5

23.5' @ 7.0%

+364.17

23.5' @ 7.0%

+363

+367.92

+367.83

GENERAL NOTES

1. *ALL FIXTURES SHALL BE DESIGNED TO MEET LOCAL DARK SKIES REQUIREMENTS.*

LIGHTING LEGEND

PATHWAY LIGHT

Item # 363355196
Justice Design Group Ambiance Single Light 8" Tall LED Outdoor Wall Sconce
Model CER-6419W-CBGD
Write a Review



- Ceramic shade
- Integrated LED lighting
- Intended for outdoor use
- Dimmable with Incandescent/Triac or ELV dimmers (not included)
- Made in the United States
- UL rated for wet locations
- ADA compliant.

Dimensions

- Height: 8"
- Width: 8"
- Extension: 3-1/4"

Electrical Specifications

- Wattage: 12 watts
- Lumens: 1000
- Color Temperature: 3000K
- Color Rendering Index: 90CRI

EXTERIOR WALL SCONCE



Dunbrach 24 1/4" High Deep Bronze Brass Outdoor Wall Light

$246.00
or 4 interest-free payments of $61.50 with @ sezzle ⓘ
Open Box Available
FREE SHIPPING & FREE RETURNS! ⓘ Low Price Guarantee
IN STOCK - Ships in 1 to 2 Days
1 ADD TO CART SAVE
MORE OPTIONS

Product Details

The cylindrical glass shade offers contemporary appeal for this deep bronze and brass outdoor wall light.

Additional Info:

Minimalist yet modern, this contemporary outdoor wall light comes with a stately deep bronze and brass exterior. The rectangular silhouette houses a clear cylindrical glass shade. This fixture is beautifully crafted from aluminum.

- 24 1/4" high x 8" wide. Extends 6 1/4" from the wall. Weighs 5 lbs.
- Uses one maximum 60 watt standard-medium base bulb (not included).
- Contemporary one-light outdoor wall sconce from the Dunbrach collection.
- Deep bronze and outdoor brass finish over aluminum frame. Clear cylindrical glass shade.

EXTERIOR BALLARD LIGHT



LINEAR PATH LIGHT
6021

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Sleek linear design blends seamlessly into pathways while providing soft, directional illumination.

FEATURES
- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Frosted lens provides even light distribution
- Solid die-cast zinc construction aluminum alloy
- Recommended spacing for installation 8 to 10ft
- Mounting holes, face fixed wire, and direct burial get filled wire nuts are included
- Maintains a volume fulness output against voltage drop
- UL 1838 Listed

SPECIFICATIONS
Input: 9-15VAC (Transformer is required)
Watts: 3.5W / 5.5W
Brightness: 21 lm
CRI: 90+
Rated Life: 60,000 hours

ORDERING NUMBER

		Color Temp		Finish	
6021	Linear Path	27	2700K	BZ	Bronze on Aluminum
		30	3000K		

6021 ___ BZ

1 AS125 ENLARGED LIGHTING SITE PLAN - CUL DE SAC
1" = 10'-0"

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NOT FOR CONSTRUCTION

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CONSTRUCTION DOCUMENTS

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ENLARGED SITE LIGHTING PLAN - CABINS

NO	REVISION	DATE
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PROJECT MANAGER

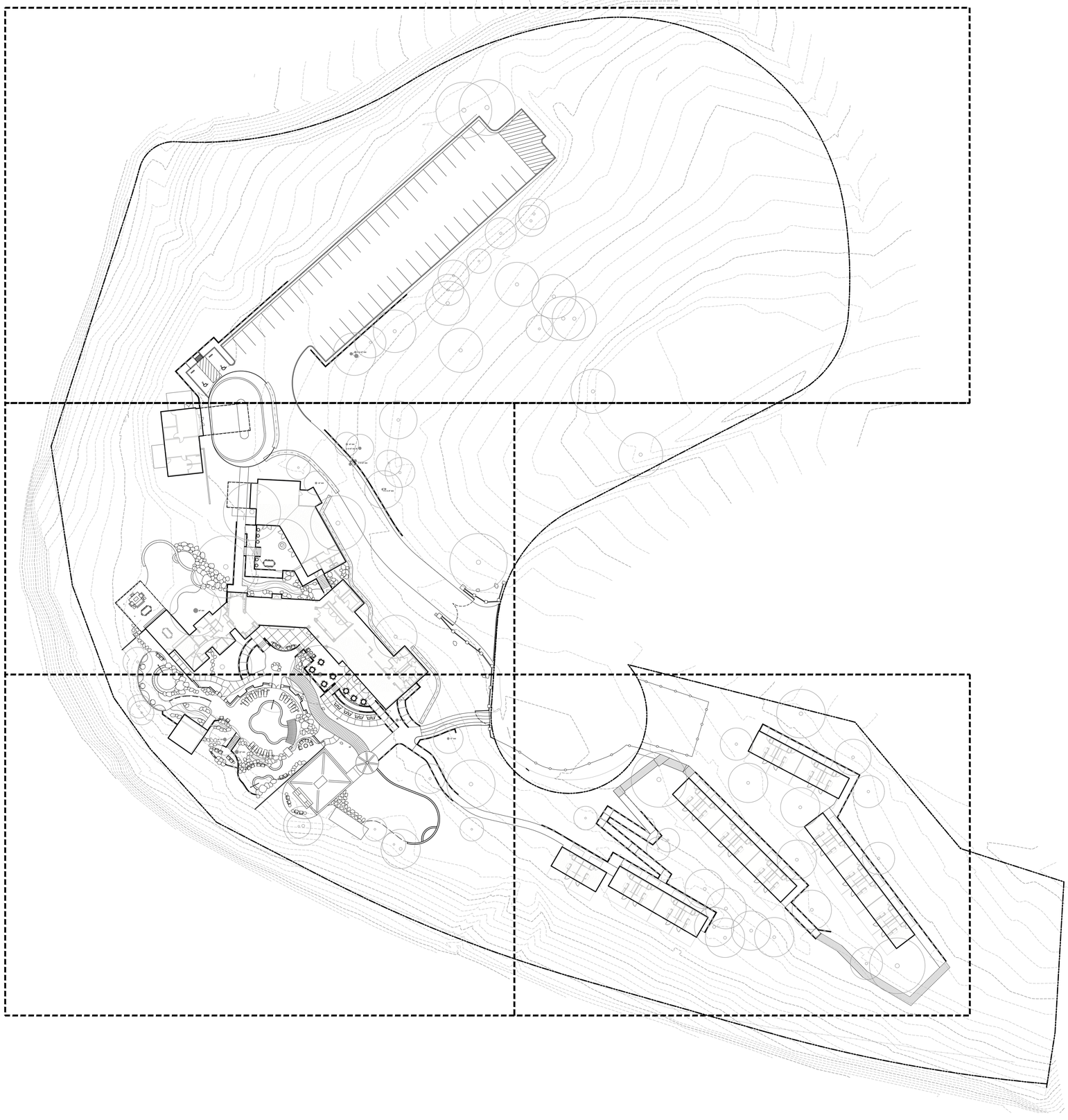
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CHECKED BY:

DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AS125

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NORTH

0 30 60 90 feet

1" = 30'

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LICENSED LANDSCAPE ARCHITECT
SCOTT NEUMAN
NO. 6104
Signature
3/25/22
Renewal Date
Date
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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10 COUNTRY CLUB WAY CARMEL VALLEY, CA

LANDSCAPE SITE PLAN

NO.	REVISION	DATE
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PROJECT MANAGER
SN

DRAWN BY
MM

CHECKED BY
SN

DATE
MARCH 25, 2022

PROJECT NUMBER
1383-02-CO18

SHEET
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75% CONSTRUCTION DOCUMENTS

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GENERAL CONSTRUCTION NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE, AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED AND RESOLVED.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PLANS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY AND RECEIVE DIRECTION FROM THE OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION.
3. ONLY "APPROVED" STAMPED AND SIGNED DRAWINGS SHALL BE USED FOR THE CONSTRUCTION OF THIS PROJECT.
4. NO CHANGES OR MODIFICATIONS TO THE PLANS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.
5. CONSULT WITH WITH A CERTIFIED ARBORIST PRIOR TO PRUNING OR WORKING WITHIN THE DRIPLINE OF ANY TREE. ALL PRUNING OF TREES SHALL BE KEPT TO A MINIMUM AND MUST FOLLOW CITY OF CARMEL STANDARDS.
6. NO TREES, OTHER THAN THOSE INDICATED ON THE DRAWINGS, SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE OWNER.
7. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE DRIPLINE OF ANY TREE.
8. ALL NUMERIC AND WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL SCALE DIMENSIONS.
9. DETAILS AND NOTES ON THE DRAWINGS TAKE PRECEDENCE OVER TYPICAL DETAILS AND GENERAL NOTES.
10. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS.
11. ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS, IN THE ABSENCE OF A SPECIFIED STANDARD OR SPECIFICATION, WORK SHALL CONFORM TO THE CURRENT CITY OF CARMEL STANDARDS. IF NONE EXISTS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), SHALL APPLY.
12. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT SOILS ENGINEERING REPORT PROVIDED BY EARTH SYSTEMS DATED OCTOBER 20, 2015 (REPORT NO.:15-10-54(REVISED)
13. CONTRACTOR SHALL TAKE ALL CARE TO PREVENT DISRUPTION OF PROJECT SITE IN AREAS OUTSIDE CONSTRUCTION ZONE.
14. THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 48 HOURS BEFORE COMMENCING WORK.
15. PROPOSED DEVIATIONS FROM THE PLANS MUST BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL, INCLUDING FIELD REVISIONS REQUESTED BY THE CITY INSPECTOR.
16. THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED OR NATIVE VEGETATION, AND DOMESTIC AND NON-DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM HIS OPERATIONS.
17. CONSTRUCTION LINE AND GRADE STAKES SHALL BE SET BY A CIVIL ENGINEER OR SURVEYOR LICENSED IN THE STATE OF CALIFORNIA.
18. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYORS ACT AT THE CONTRACTOR'S EXPENSE.
19. ALL PROTECTIVE DEVICES TO BE INSTALLED BY THE CONTRACTOR, SHALL BE IN PLACE AT THE END OF EACH WORK DAY.A SAFE PEDESTRIAN PATH OF TRAVEL SHALL BE PROVIDED AT ALL TIMES TO AND FROM BUILDING ENTRANCES TO PARKING FACILITIES. COORDINATE PEDESTRIAN WALK CLOSURES WITH OWNER PRIOR TO CONSTRUCTION.
20. CONTRACTOR SHALL REFER TO MATERIALS SPECIFICATIONS THROUGHOUT THE APPROVED PLAN SET AND SPECIFICATIONS. ANY SUBSTITUTIONS OF THE MATERIALS SPECIFIED IN THESE DOCUMENTS SHALL REQUIRE WRITTEN APPROVAL FROM THE OWNER.
21. DURING THE COURSE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE CITY OF ANAHEIM FOR TESTING AND INSPECTION 24 HOURS IN ADVANCE. WORK NOT PROPERLY TESTED AND INSPECTED WILL BE SUBJECT TO REJECTION.
22. WORK IN AND ALONG PUBLIC STREETS AND PARKING LOTS, ONCE BEGUN, SHALL PROCEED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO THE PUBLIC.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND REPAIRED BY THE CONTRACTOR IF DAMAGED.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL UTILITY COMPANIES 48 HOURS PRIOR TO THE BEGINNING OF WORK. BRING ANY CONFLICTS WITH NEW IMPROVEMENTS IMMEDIATELY TO THE ATTENTION OF THE OWNER.
25. NOTIFY UNDERGROUND SERVICE ALERT (USA) TOLL FREE AT 811 A MINIMUM OF FORTY-EIGHT WORKING HOURS PRIOR TO THE START OF CONSTRUCTION.
26. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND RELATED FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION. ALL UTILITIES THAT ARE NOT A MEMBER OF USA MUST ALSO BE NOTIFIED.
27. ENTRANCE TO THE SITE AND LAY DOWN AREA DURING CONSTRUCTION SHALL BE SPECIFIED BY THE OWNER.
28. CONTRACTOR SHALL PROVIDE DE-WATERING IF IT IS REQUIRED, COMPLY WITH ALL REQUIREMENTS OF THE REGIONAL WATER QUALITY CONTROL BOARD AND OTHER APPLICABLE AGENCIES.
29. CONTRACTOR SHALL PROVIDE A LEGIBLE AND COMPLETE SET OF PLANS IDENTIFYING ALL MODIFICATIONS MADE DURING CONSTRUCTION TO THE OWNER FOR THE PREPARATION OF RECORD DRAWINGS.
30. ALL CONSTRUCTION SHALL CONFORM TO LATEST EDITION OF CALIFORNIA BUILDING CODE TITLE 24.
31. ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO MONDAY THROUGH FRIDAY OF THE CALENDAR WEEK. NO WEEKEND WORK SHALL BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

POOL ENCLOSURE NOTES

POOL ENCLOSURE TO BE MINIMUM 5' HIGH MEASURED FROM OUTSIDE WITH NO OPENINGS OR GAPS GREATER THAN 4" APART. BOTTOM OF ENCLOSURE TO BE WITHIN 2 INCHES OF FINISH GRADE. ENCLOSURE TO BE CONSTRUCTED IN A MANNER THAT CHILDREN CANNOT READILY CLIMB IT. WHERE "ROCK" OUTCROPPINGS ARE INCORPORATED INTO THE ENCLOSURE, THE OUTSIDE FACE OF THE STONE SHALL BE MINIMUM 5' HIGH AND NON-CLIMBABLE. GATES AND DOORS TO BE EQUIPPED WITH SELF-CLOSING, SELF-LATCHING DEVICES AND CANNOT BE PROPPED OPEN. POOL ENCLOSURE GOES DOWN SLOPES OF SITE UNTIL THE TERRAIN BECOMES UNPASSABLE.

CONSTRUCTION NOTES

1. APPROVED PLANS - NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY OWNER. THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR WITHOUT NOTIFICATION TO THE OWNER MAY BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK. THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED PLANS FOR THIS PROJECT ON THE SITE AT ALL TIMES, AND SHALL BE FAMILIAR WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
2. UNDERGROUND UTILITIES - PRIOR TO BEGINNING ANY EXCAVATION OR BORING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL FACILITIES PRIOR TO THE EXCAVATION. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA), TOLL FREE AT 811 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
3. EXISTING UNDERGROUND UTILITIES - THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND FACILITIES, WHERE SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS, AND MAY NOT ACCURATELY REFLECT THE ACTUAL LOCATION OR ELEVATION. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR PROTECTING THE SAME DURING THE COURSE OF THE PROJECT. ANY DEVIATIONS FROM THE LOCATIONS SHOWN ON THE PLAN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CITY GENERAL SERVICES AGENCY.
4. SAFETY - THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR SAFETY OF THE JOB SITE AND THE CONSTRUCTION WORK. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CITY INSPECTOR MAY NOTIFY THE CONTRACTOR OF ANY UNSAFE CONDITIONS WHICH MAY BE OBSERVED, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY TAKING ALL SUCH MEASURES AS WILL CORRECT THE UNSAFE CONDITION.
5. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF HIS WORK, AND SHALL EXERCISE DUE CAUTION TO ITS ORIGINAL CONDITION. ALL IMPROVEMENTS OR PROPERTY WHICH IS DAMAGED OR REMOVED (UNLESS DESIGNATED FOR REMOVAL ON THE PLANS) AS A RESULT OF HIS OPERATIONS.
6. SITE CONDITIONS - THE CONTRACTOR SHALL CONTINUALLY REVIEW JOB SITE CONDITIONS. CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD. ALL SUCH CHANGES TO THE CONSTRUCTION SHALL BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
7. CONTRACTOR'S RECORD OF CHANGES - THE CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL CHANGES FROM THE CONSTRUCTION AS SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING THE ENGINEER OF RECORD WITH A BASIS FOR THE PREPARATION OF RECORD DRAWINGS.
8. HOURS OF WORK - PROJECT CONSTRUCTION WITHIN 500 FEET OF ANY EXISTING BUSINESSES SHALL BE COORDINATED DIRECTLY WITH THE OWNER. A WORK SCHEDULE SHALL BE PROVIDED AND APPROVED BY THE OWNER INDICATING HOURS OF CONSTRUCTION PRIOR TO WORK COMMENCING.
9. EXISTING SURVEY MONUMENTS - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYOR'S ACT AT THE CONTRACTOR'S OWN EXPENSE.
10. OFF-SITE GRADING OR OTHER CONSTRUCTION WORK NOT PERMITTED WITHOUT PRIOR PERMISSION OF THE OFF-SITE PROPERTY OWNER AND THE ANAHEIM CITY BUILDING DEPARTMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR CLEANING CITY/STATE STREETS, CURBS, GUTTERS AND SIDEWALKS OF DIRT TRACKED FROM THE SUBJECT SITE. THE FLUSHING OF DIRT AND DEBRIS TO STORM DRAIN OR SANITARY SEWER FACILITIES SHALL NOT BE PERMITTED. THE CLEANING SHALL BE DONE AFTER EACH DAY'S WORK OR AS DIRECTED BY THE PROJECT INSPECTOR.
12. ALL LARGE CONSTRUCTION EQUIPMENT IS TO BE EQUIPPED WITH "CRITICAL" GRADE NOISE MUFFLERS. NOISE LEVEL REDUCTIONS ASSOCIATED WITH THE USE OF "CRITICAL" RATHER THAN "STOCK" GRADE MUFFLERS CAN BE AS HIGH AS 5dBA. ENGINES WILL BE TUNED TO INSURE LOWEST POSSIBLE NOISE LEVELS. BACK UP BEEPERS ARE TO BE TUNED TO INSURE LOWEST POSSIBLE NOISE LEVELS AS ALLOWED BY OSHA.
13. IN THE EVENT THAT GRADING OR OTHER OPERATIONS DO UNCOVER BURIED ARTIFACTS, ALL CONSTRUCTION ACTIVITIES SHALL BE HALTED TO PREVENT FURTHER DISRUPTION OF THE NEWLY DISCOVERED ARCHAEOLOGICAL SITE. A QUALIFIED ARCHAEOLOGIST SHOULD THEN EVALUATE THE DISCOVERY AND RECOMMEND THE APPROPRIATE DISPOSITION OF THE RESOURCES. THE CITY GENERAL SERVICES AGENCY SHALL BE NOTIFIED. ALL STATE AND FEDERAL LAWS SHALL BE COMPLIED WITH.
14. CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANAHEIM CITY BUILDING INSPECTORS, THE OWNER AND THE ENGINEER OF RECORD 24 HOURS PRIOR TO THE MEETING. THIS MEETING SHALL INCLUDE THE SPECIAL INSPECTION REPORTING REQUIREMENTS, DISCUSSION OF THE EROSION CONTROL, DISABLED ACCESS COMPLIANCE & REPORTS REQUIRED. CALL CITY OF ANAHEIM FOR INSPECTIONS.
15. CONCRETE CUTTING REQUIRES COMPLETE RECOVERY OF THE SLURRY VIA VACUUM SYSTEM OR OTHER LIKE SYSTEM.
16. WHEN POURING OR PATCHING CONCRETE, WASHOUT IS REQUIRED TO BE USED ONSITE.

REFERENCE NOTES SCHEDULE

SYMBOL	02 EXISTING CONDITIONS DESCRIPTION	QTY	DETAIL
02-01	(E) DRIVE		

SYMBOL	03 CONCRETE DESCRIPTION	QTY	DETAIL
03-01	COLORED CONCRETE 01		
03-03	CONCRETE STAIRS		

SYMBOL	05 METAL FABRICATIONS DESCRIPTION	QTY	DETAIL
05-01	METAL HEADER		

SYMBOL	06 WOOD DESCRIPTION	QTY	DETAIL
06-01	WOOD DECK		
06-02	WOOD BOARDWALK		

SYMBOL	12 SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
12-01	LOUNGE CHAIR WITH SIDE TABLE		
12-02	COFFEE TABLE		
12-03	DINING TABLE		
12-04	PICNIC TABLE		
12-05	BUILT IN DINING TABLE		
12-06	LOUNGE FURNITURE		
12-07	DOUBLE SIDED FIREPLACE		
12-08	CHAISE LOUNGE		
12-09	POT		

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
32-01	BOULDER		
32-02	SANDSTONE PAVERS		
32-03	POOL COPING PAVER		
32-04	HERRINGBONE BRICK PAVER		
32-05	HANGING CHAIR		
32-06	CONCRETE DRIVEWAY		
32-07	POOL FENCE		
32-08	STONE WALL		
32-09	WALL FOUNTAIN		
32-10	WATER FEATURE 01		
32-11	WATER FEATURE 02		
32-12	LAWN		
32-13	DECORATIVE BRICK BAND		
32-14	GRAVEL DRIVEWAY		
32-15	MAINTENANCE ROAD		
32-16	ENTRY GATE		
32-17	ENTRY FENCE		
32-21	DRIVEWAY ROUNDABOUT		
32-22	POOL		
32-23	HOT TUB		
32-24	THERMAL POOL		
32-25	GUARDRAIL		
32-26	HANDRAIL		
32-27	WOOD GUARDRAIL		
32-28	DECOMPOSED GRANITE PATH		
32-29	MAINTENANCE GATE		
32-30	TREE WELL, SEE CIVIL		

MATERIALS LIST

*CONTRACTOR TO SUBMIT SAMPLES OF ALL FOLLOWING ITEMS TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING. LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ANY ALTERNATE MATERIALS. CONTRACTOR SHALL PROVIDE SAMPLES OF THOSE ALTERNATIVES FOR APPROVAL ALONG WITH SOURCE INFO PRIOR TO CONSTRUCTION;

MOCK UP SAMPLES FOR ALL PAVING MATERIALS SHALL BE 3'X3' MIN. SQUARE AREA OF THE PAVING TYPE, DEMONSTRATING ALL COLORS. INCLUDE ONE MOCK UP OF SITE WALLS SHOWING SIDES, TOPS, AND CORNERS.

SANDSTONE PAVERS:
COLOR: MONTECITO
PRODUCT: MEGA-LIBRE
PATTERN: RUNNING BOND
UNIT: LARGE UNIT
MANUFACTURER: BELGARD

POOL COPING PAVERS:
COLOR: MONTECITO
PRODUCT: MARINA COPING
SIZE: 6 x 12 x 2 3/8"
MANUFACTURER: BELGARD

INTEGRAL COLOR CONCRETE 01
COLOR: CARAMEL BY DAVIS COLORS
FINISH: TOPCAST 05

INTEGRAL COLOR CONCRETE 02
COLOR: BAYOU BY DAVIS COLORS
FINISH: TOPCAST 05

WOOD DECKING:
MATERIAL: 2X6 CEDAR
STRUCTURE: PTDF

BOULDERS A:
COLOR: SUNRISE
SIZE: 12" - 18"
MANUFACTURER: GRANITE ROCK

BOULDERS B:
COLOR: WILLOW CREEK
SIZE: 36"-48"
MANUFACTURER: GRANITE ROCK

POOL FENCE:
WOOD MATERIAL: CEDAR
ROCK MATERIAL: FLAGSTONE
STONE CAP MATERIAL: FLAGSTONE

STONE WALL:
COLOR: FOND DU LAC RUSTIC
PRODUCT #: 1011796
SIZE: 3/4" - 1 1/4" THICKNESS
MANUFACTURER: GRANITE ROCK

POOL FENCE COLUMN:
WOOD MATERIAL: CEDAR
ROCK MATERIAL: FLAGSTONE
STONE CAP MATERIAL: FLAGSTONE

POOL FENCE COLUMN STONE VENEER:
COLOR: FOND DU LAC RUSTIC
PRODUCT #: 1011796
SIZE: 3/4" - 1 1/4" THICKNESS
MANUFACTURER: GRANITE ROCK

METAL HEADER
MATERIAL: 3/16" x 5" CORTEN HEADER WITH METAL STAKES
MANUFACTURER: VILLA ROOT BARRIER

HERRINGBONE BRICK PAVER
MATERIAL: FULL 4x8 TUMBLED PUEBLO - FLASHED
MANUFACTURER: PACIFIC CLAY
SUBSTRATE: MORTAR SET OVER 4" PEDESTRIAN CONCRETE

DECORATIVE BRICK BAND
MATERIAL: FULL 4x8 TUMBLED PUEBLO - FLASHED
MANUFACTURER: PACIFIC CLAY
SUBSTRATE: MORTAR SET OVER 6" THICK VEHICULAR CONCRETE

GRAVEL DRIVEWAY
3/8" DIA. 'LIGHT GREY GRAVEL'
MANUFACTURER: EARTH STONE ROCK
BASE: GRAVELPAVE2 BY INVISIBLE STRUCTURES

MAINTENANCE ROAD
CONCRETE BAND: NATURAL GREY
FINISH: BROOM
GRAVEL DRIVE PRODUCT: 3/8" DIA. 'LIGHT GREY GRAVEL'
MANUFACTURER: EARTH STONE ROCK

DECOMPOSED GRANITE PATH:
PRODUCT: 'GRAPHITE GREY'
MANUFACTURER: EARTH STONE ROCK
1.5" DG OVER 3" ROAD BASE WITH METAL HEADER EDGES

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LICENSED LANDSCAPE ARCHITECT
SCOTT NEIMAN
NO. 6104
Signature
03/28/22
Registered Date
Date
STATE OF CALIFORNIA

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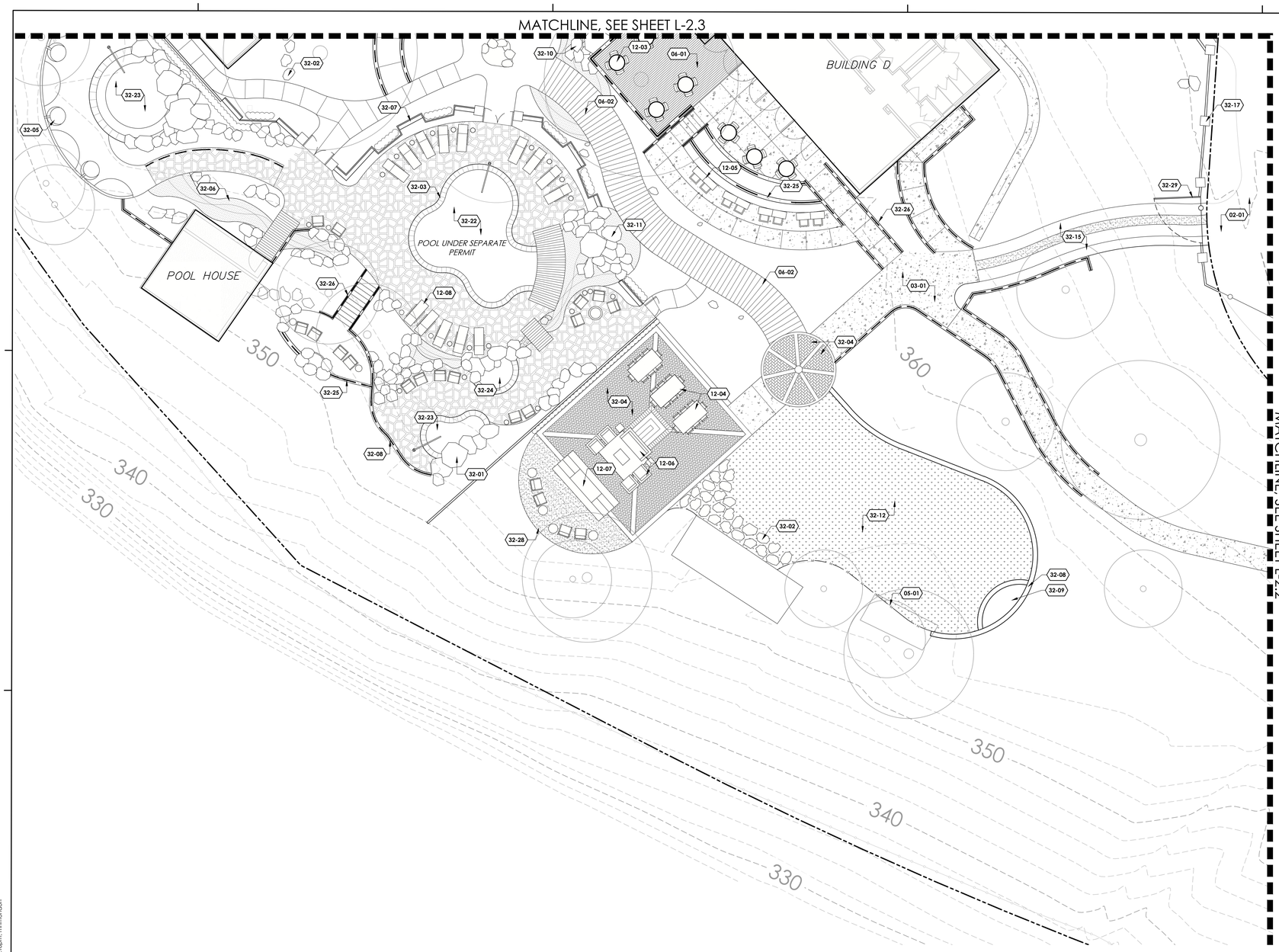
CONSTRUCTION SCHEDULE AND NOTES

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER: SN
DRAWN BY: MM
CHECKED BY: SN
DATE: MARCH 25, 2022
PROJECT NUMBER: 1383-02-CO18
SHEET: L-2.0

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REFERENCE NOTES SCHEDULE L-2.1

SYMBOL	02 EXISTING CONDITIONS DESCRIPTION	QTY	DETAIL
02-01	(E) DRIVE		

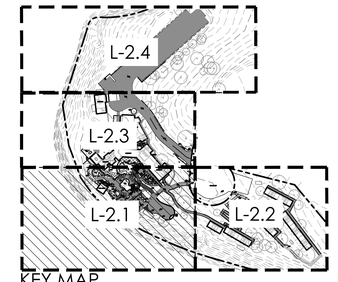
SYMBOL	03 CONCRETE DESCRIPTION	QTY	DETAIL
03-01	COLORED CONCRETE 01		

SYMBOL	05 METAL FABRICATIONS DESCRIPTION	QTY	DETAIL
05-01	METAL HEADER		

SYMBOL	06 WOOD DESCRIPTION	QTY	DETAIL
06-01	WOOD DECK		
06-02	WOOD BOARDWALK		

SYMBOL	12 SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
12-03	DINING TABLE		
12-04	PICNIC TABLE		
12-05	BUILT IN DINING TABLE		
12-06	LOUNGE FURNITURE		
12-07	DOUBLE SIDED FIREPLACE		
12-08	CHAISE LOUNGE		

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
32-01	BOULDER		
32-02	SANDSTONE PAVERS		
32-03	POOL COPING PAVER		
32-04	HERRINGBONE BRICK PAVER		
32-05	HANGING CHAIR		
32-06	CONCRETE DRIVEWAY		
32-07	POOL FENCE		
32-08	STONE WALL		
32-09	WALL FOUNTAIN		
32-10	WATER FEATURE 01		
32-11	WATER FEATURE 02		
32-12	LAWN		
32-15	MAINTENANCE ROAD		
32-17	ENTRY FENCE		
32-22	POOL		
32-23	HOT TUB		
32-24	THERMAL POOL		
32-25	GUARDRAIL		
32-26	HANDRAIL		
32-28	DECOMPOSED GRANITE PATH		
32-29	MAINTENANCE GATE		



KEY MAP

NORTH

0 10 20 30 feet

1" = 10'

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LICENSED LANDSCAPE ARCHITECT
SCOTT NEIMAN
NO. 6104
Signature
Date
Renewal Date
STATE OF CALIFORNIA

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CONSTRUCTION PLAN

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PROJECT MANAGER
SN

DRAWN BY
MM

CHECKED BY
SN

DATE
MARCH 25, 2022

PROJECT NUMBER
1383-02-CO18

SHEET
L-2.1

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REFERENCE NOTES SCHEDULE L-2.2

SYMBOL	02 EXISTING CONDITIONS DESCRIPTION	QTY	DETAIL
02-01	(E) DRIVE		

SYMBOL	03 CONCRETE DESCRIPTION	QTY	DETAIL
03-01	COLORED CONCRETE 01		

SYMBOL	06 WOOD DESCRIPTION	QTY	DETAIL
06-02	WOOD BOARDWALK		

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
32-28	DECOMPOSED GRANITE PATH		

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LICENSED LANDSCAPE ARCHITECT
SCOTT NEIMAN
NO. 6104
Signature
03/28/22
Renewal Date
Date
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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CONSTRUCTION PLAN

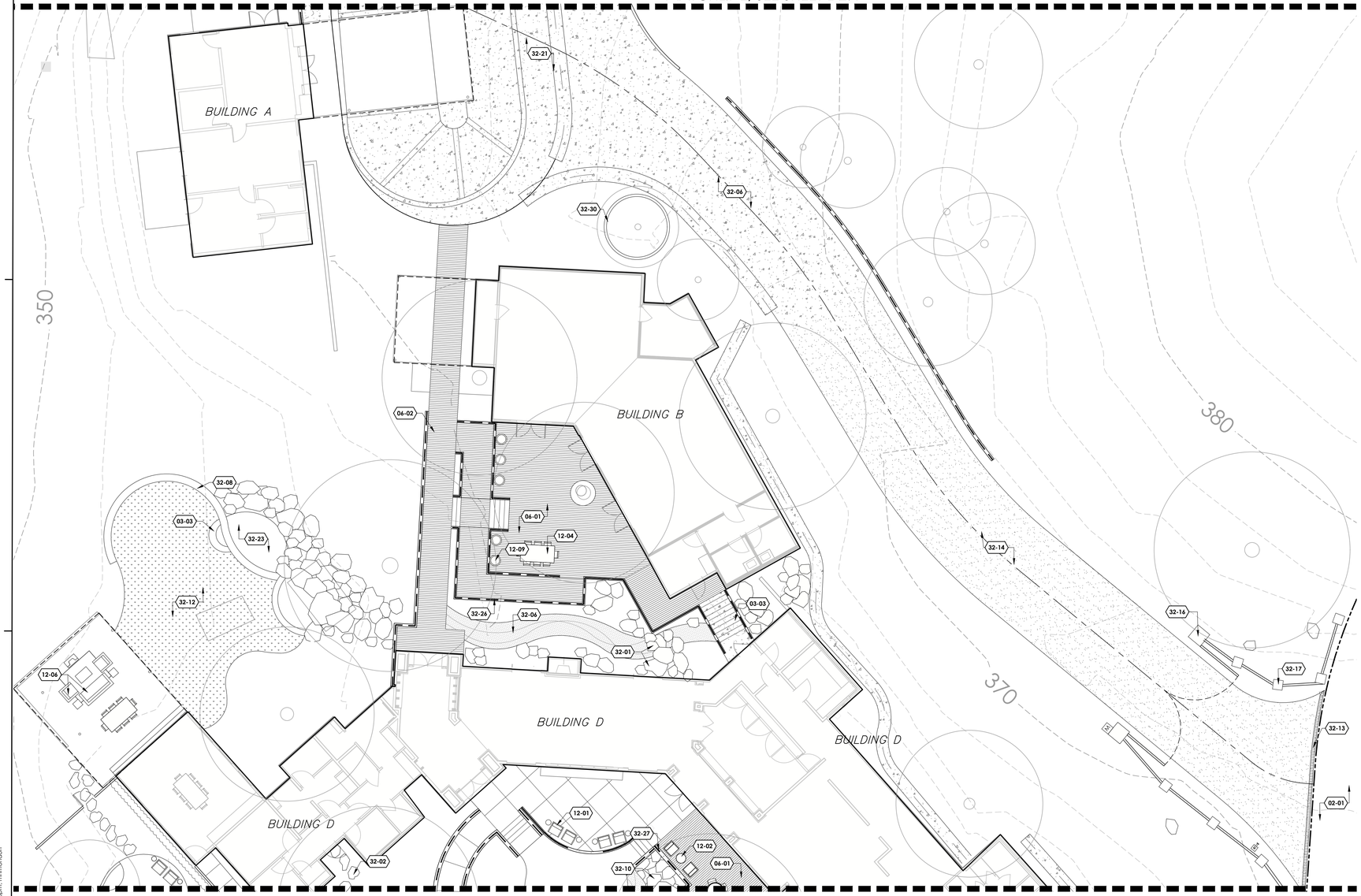
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NO.	REVISION	DATE

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DRAWN BY: MM
CHECKED BY: SN
DATE
MARCH 25, 2022
PROJECT NUMBER
1383-02-CO18
SHEET
L-2.2

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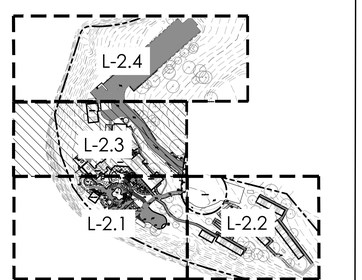
MATCHLINE, SEE SHEET L-2.4



MATCHLINE, SEE SHEET L-2.1

REFERENCE NOTES SCHEDULE L-2.3

SYMBOL	02 EXISTING CONDITIONS DESCRIPTION	QTY	DETAIL
02-01	(E) DRIVE		
SYMBOL	**03 CONCRETE DESCRIPTION**	**QTY**	**DETAIL**
03-03	CONCRETE STAIRS		
SYMBOL	**06 WOOD DESCRIPTION**	**QTY**	**DETAIL**
06-01	WOOD DECK		
06-02	WOOD BOARDWALK		
SYMBOL	**12 SITE FURNISHINGS DESCRIPTION**	**QTY**	**DETAIL**
12-01	LOUNGE CHAIR WITH SIDE TABLE		
12-02	COFFEE TABLE		
12-04	PICNIC TABLE		
12-06	LOUNGE FURNITURE		
12-09	POT		
SYMBOL	**32 EXTERIOR IMPROVEMENTS DESCRIPTION**	**QTY**	**DETAIL**
32-01	BOULDER		
32-02	SANDSTONE PAVERS		
32-06	CONCRETE DRIVEWAY		
32-08	STONE WALL		
32-10	WATER FEATURE 01		
32-12	LAWN		
32-13	DECORATIVE BRICK BAND		
32-14	GRAVEL DRIVEWAY		
32-16	ENTRY GATE		
32-17	ENTRY FENCE		
32-21	DRIVEWAY ROUNDABOUT		
32-23	HOT TUB		
32-26	HANDRAIL		
32-27	WOOD GUARDRAIL		
32-30	TREE WELL, SEE CIVIL		



KEY MAP

NORTH 1" = 10'

0 10 20 30 feet

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LICENSED LANDSCAPE ARCHITECT
SCOTT NEIMAN
NO. 6104
Signed
Planted Date
Date
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STATE OF CALIFORNIA

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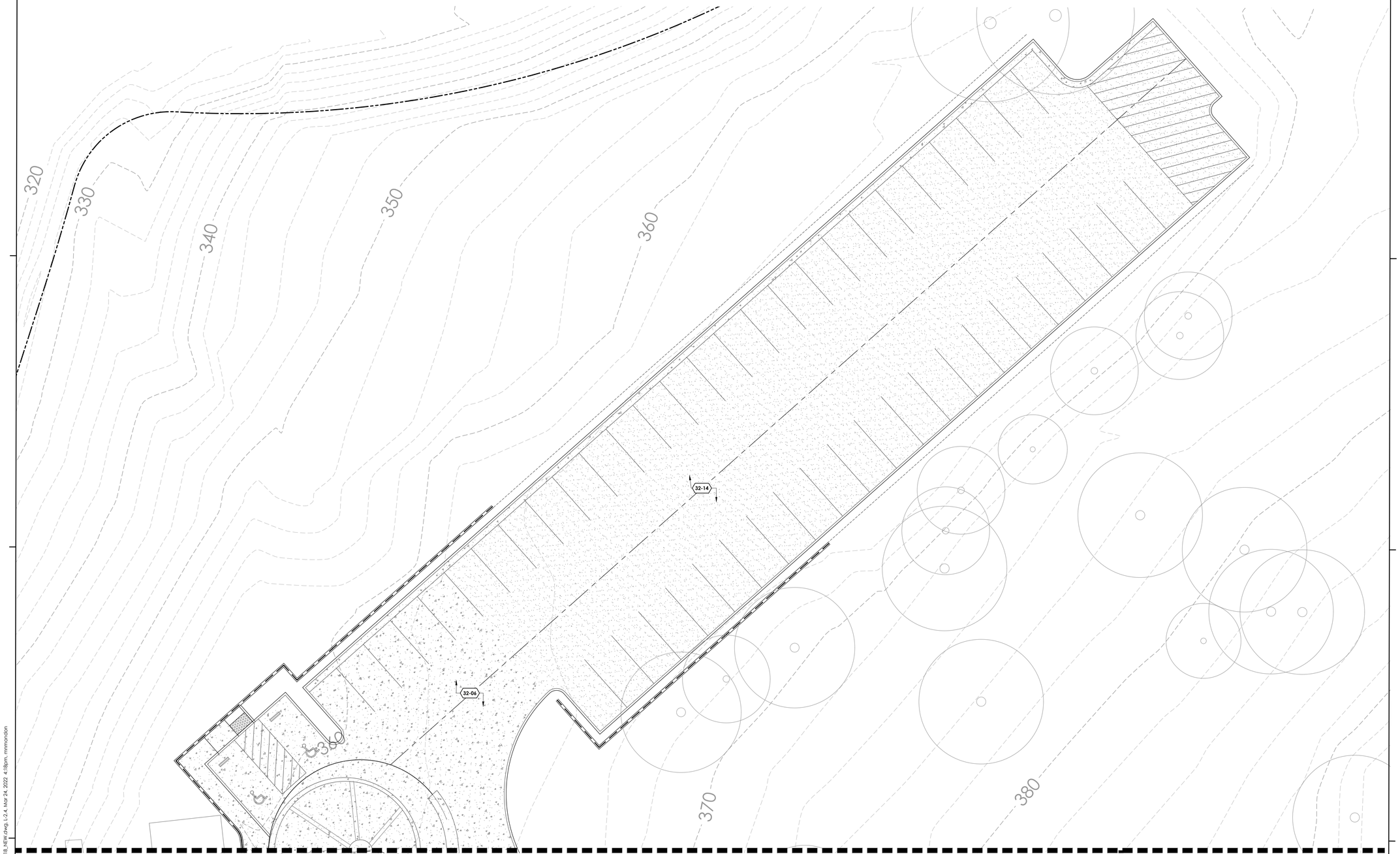
CONSTRUCTION PLAN

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NO.	REVISION	DATE

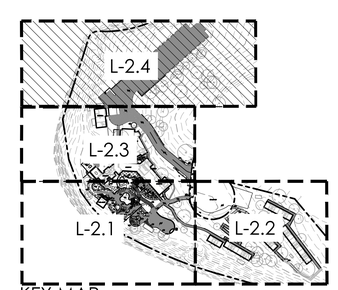
PROJECT MANAGER
SN
DRAWN BY
MM
CHECKED BY
SN
DATE
MARCH 25, 2022
PROJECT NUMBER
1383-02-CO18
SHEET
L-2.3

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REFERENCE NOTES SCHEDULE L-2.4

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
32-06	CONCRETE DRIVEWAY		
32-14	GRAVEL DRIVEWAY		



KEY MAP

NORTH

0 10 20 30 feet

1" = 10'

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SCOTT NEIMAN
NO. 6104
Signature
3/24/22
Renewal Date
Date
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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CONSTRUCTION PLAN

NO.	REVISION	DATE

PROJECT MANAGER
SN

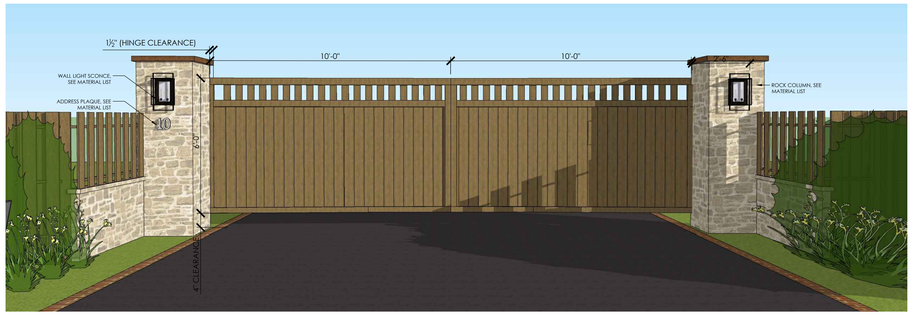
DRAWN BY: MM
CHECKED BY: SN

DATE
MARCH 25, 2022

PROJECT NUMBER
1383-02-CO18

SHEET
L-2.4

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NOTE:
1. SEE MATERIALS LIST FOR ROCK AND WOOD SELECTION.
2. ALL HARDWARE AND LOCKS WILL BE PROVIDED BY CONTRACTOR.

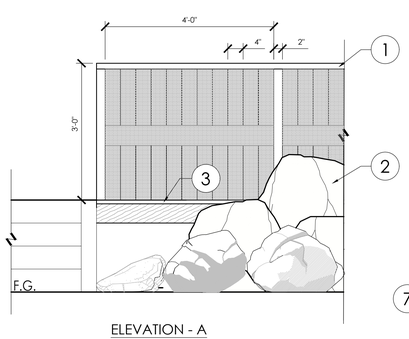
10 ENTRY VEHICULAR GATE
3/4" = 1'-0" RRM-CA3-57



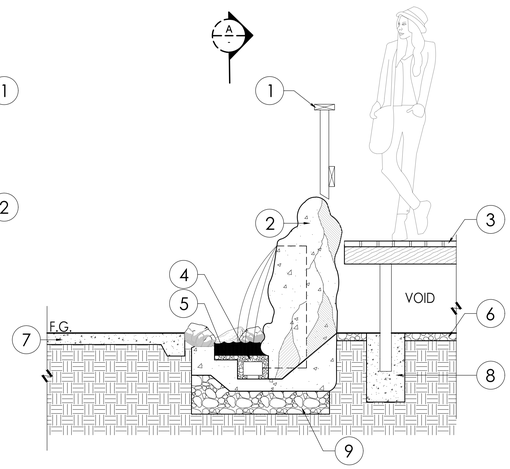
NOTE:
1. VERIFY POST AND FOOTING SIZE WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. SEE L0.401 FOR GATE CLEARANCES.
3. ALL HARDWARE AND LOCKS WILL BE PROVIDED BY OWNER.

9 POOL GATE & FENCE
1/2" = 1'-0" RRM-CA3-56

1. CUSTOM GUARDRAIL CUT TO TOP OF WALL FRAME
2. "STONE EFFECT" CONCRETE WATER FEATURE
3. WOOD DECK
4. RE-CIRCULATING PUMP
5. MAX 12" DEEP BASIN WITH RIVER ROCK
6. GRAVEL LAYER
7. CONCRETE PAVING
8. CONCRETE FOOTING, PER STRUCTURAL
9. AGGREGATE BASE



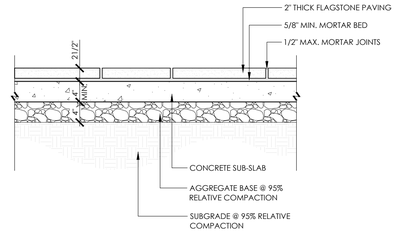
ELEVATION - A



SECTION - B

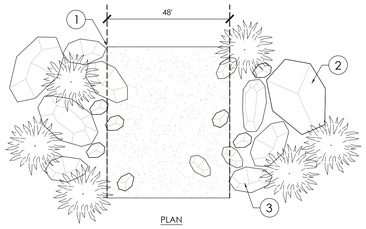
NOTES:
1.) FOOTINGS AND CONNECTIONS PER CONTRACTOR.

8 WOOD DECK GUARDRAIL
3/4" = 1'-0" RRM-CA3-55

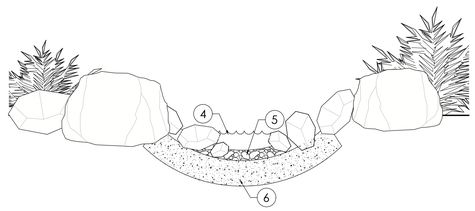


7 FLAGSTONE PAVING
1" = 1'-0" RRM-CA3-59

1. EXTENT OF CONTAINED SWALE
2. BOULDERS 3" DIA MINIMUM
3. STONES 6" - 14" DIA.
4. WATER LEVEL
5. 3" DIA. RIVER ROCK
6. CONCRETE BASIN



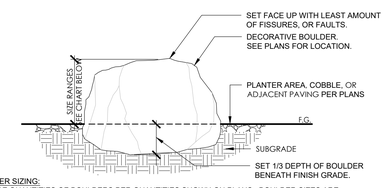
PLAN



SECTION

NOTE:
1. SEE MATERIALS LIST FOR BOULDER INFORMATION.
2. REFER TO PLANS FOR LOCATION.
3. ALL WATER FEATURES ARE DESIGN/BUILD BY WATER FEATURE CONSULTANT.

6 TYPICAL STREAM SECTION
3/4" = 1'-0" RRM-CA3-58

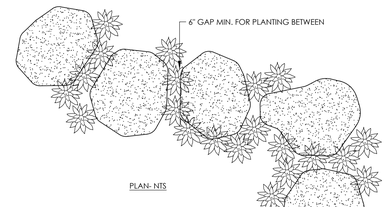


BOULDER SIZING:
PROVIDE QUANTITIES OF BOULDERS PER QUANTITIES SHOWN ON PLANS. BOULDER SIZES ARE LABELED ON PLANS PER THE SYMBOLS SHOWN BELOW:

SYMBOL	SIZE RANGE
A	30"Ø
B	36"Ø
C	42"Ø
D	60"Ø
E	72"Ø

NOTES:
1. PROVIDE TYPICAL PHOTOGRAPHS OF BOULDERS FOR APPROVAL FROM AUTHORIZED REPRESENTATIVE PRIOR TO PURCHASING.
2. FINAL PLACEMENT AND DEPTH SHALL BE DETERMINED IN FIELD UNDER DIRECTION OF OWNER AND/OR LANDSCAPE ARCHITECT.

5 LANDSCAPE BOULDER INSTALLATION
3/4" = 1'-0" RRM-CA3-34

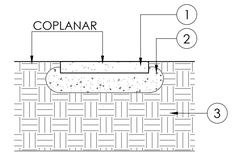


PLAN- NTS

NOTES:
1. GROUPS OF STONE PAVERS PER PLANS. REVIEW LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. HAND-TIGHT JOINTS.
3. SEE MATERIALS LIST FOR STONE COLOR AND SIZE.

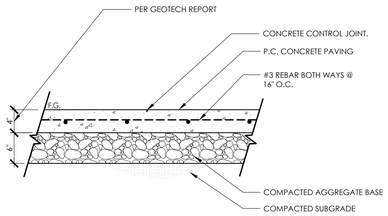
4 TYPICAL STONE PAVER LAYOUT
1 1/2" = 1'-0" RRM-CA3-14

1. STONE PAVER MORTARED ONTO CONCRETE BASE
2. 3" CONCRETE BASE
3. CLASS II AGGREGATE @ 95% RELATIVE COMPACTION



NOTE-
1. REFER TO PLAN FOR PAVER LOCATION.

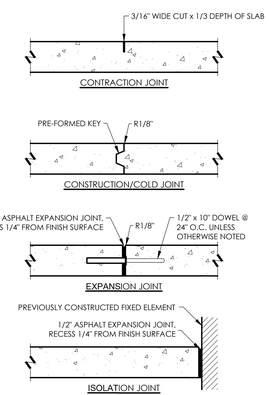
3 PUDDLE-SET STONE PAVER
1" = 1'-0" RRM-CA3-01



NOTE:
1. PROVIDE CONCRETE JOINTS AS SHOWN ON PLANS.
2. SEE MATERIALS LIST FOR COLOR, TYPE, AND FINISHES.

2 CONCRETE PAVING
3/4" = 1'-0" RRM-CA3-27

NOTES:
1. REFER TO PLANS FOR JOINT LOCATIONS/LAYOUT.
2. PROVIDE ISOLATION JOINT AGAINST ALL PREVIOUSLY CONSTRUCTED FIXED ELEMENTS.
3. SEAL ALL ISOLATION AND EXPANSION JOINTS PER MANUFACTURER'S INSTRUCTIONS.



1 CONCRETE JOINTS
1 1/2" = 1'-0" RRM-CA3-15

rrmdesign.com | (805) 543-1794
3765 S. Higuera, San Luis Obispo, CA 93401

LICENSED LANDSCAPE ARCHITECT
SCOTT NEUMAN
NO. 6104
Signature
12/08/22
Renewal Date
Date
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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PORTOFINO
10 COUNTRY CLUB WAY CARMEL VALLEY, CA

CONSTRUCTION DETAILS

75% CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE

PROJECT MANAGER
SN
DRAWN BY: MM
CHECKED BY: SN
DATE
MARCH 25, 2022
PROJECT NUMBER
1383-02-CO18
SHEET
L-2.5

N:\2020\1383-02-CO19-Carmel-Valley-Resort-Con-Docs\Planning\Landscape Submittal\AutoCAD\CP-1383-02-CO18_NEW.dwg, L-2.5, Mar 24, 2022 4:18pm, mmondon

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
		OLEA EUROPAEA	OLIVE MULTI-TRUNK	15 GAL
		PLATANUS X ACERIFOLIA	LONDON PLANE TREE MULTI-TRUNK	15 GAL
	7	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
AM	66	ACANTHUS MOLLIS	BEAR`S BREECH	1 GAL	48" o.c.
AXM	46	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	1 GAL	24" o.c.
A	42	ANEMONE X HYBRIDA	JAPANESE ANEMONE	1 GAL	12" o.c.
AD	75	ARCTOSTAPHYLOS DENSIFLORA `HARMONY`	HARMONY VINE HILL MANZANITA	1 GAL	48" o.c.
AU	7	ARCTOSTAPHYLOS UVA-URSI `RADIANT`	RADIANT KINNIKINNICK	1 GAL	48" o.c.
AEC	25	ARCTOSTAPHYLOS X `EMERALD CARPET`	EMERALD CARPET MANZANITA	1 GAL	48" o.c.
APC	49	ARTEMISIA X `POWIS CASTLE`	POWIS CASTLE ARTEMISIA	1 GAL	36" o.c.
CT	82	CALAMAGROSTIS FOLIOSA	REED GRASS	1 GAL	24" o.c.
CN	107	CALAMAGROSTIS NUTKAENSIS	REED GRASS	1 GAL	96" o.c.
CS	180	CAREX BUCHANANII	LEATHER LEAF SEDGE	1 GAL	24" o.c.
CG	21	CEANOTHUS GRISEUS	WILD LILAC	1 GAL	72" o.c.
CGH	45	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER	1 GAL	48" o.c.
CS	24	CISTUS SALVIIFOLIUS `PROSTRATUS`	SAGELEAF ROCKROSE	1 GAL	48" o.c.
CP	36	COPROSMA PETRIEI `VERDE VISTA`	VERDE VISTA MIRROR PLANT	1 GAL	48" o.c.
C	48	CORREA X `DUSKY BELLS`	AUSTALIAN FUCHSIA	1 GAL	48" o.c.
CD	11	COTONEASTER DAMMERI `LOWFAST`	LOWFAST BEARBERRY COTONEASTER	1 GAL	96" o.c.
CO	9	COTYLEDON ORBICULATA	COTYLEDON	1 GAL	48" o.c.
DB	12	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	36" o.c.
	22	ECHEVERIA PUMILA `GLAUCA`	GLAUCOUS ECHEVERIA	1 GAL	12" o.c.
EM	66	ELYMUS MAGELLANICUS	BLUE WHEAT GRASS	1 GAL	18" o.c.
FI	51	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	24" o.c.
	343	FESTUCA RUBRA	RED FESCUE	1 GAL	24" o.c.
HM	25	HEUCHERA MICRANTHA	CREVICE ALUM ROOT	1 GAL	24" o.c.
JP	68	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	24" o.c.
KO	16	KALANCHOE ORGYALIS	COPPER SPOONS KALANCHOE	1 GAL	48" o.c.
LM	1	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL	36" o.c.
LS	2	LAVANDULA STOECHAS `WILLOW VALE`	SPANISH LAVENDER	1 GAL	36" o.c.
LG	3	LAVANDULA X `GOODWIN CREEK GREY`	GOODWIN CREEK GREY LAVENDER	1 GAL	36" o.c.
LYE	17	LEYMUS CONDENSATUS `CANYON PRINCE`	CANYON PRINCE BLUE RYE	1 GAL	36" o.c.
LL	18	LOBELIA LAXIFLORA	MEXICAN LOBELIA	1 GAL	48" o.c.
MR	17	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	24" o.c.
MA	42	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	24" o.c.
MR	218	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	48" o.c.
PS	150	PENNISETUM SETACEUM `EATON CANYON`	EATON CANYON FOUNTAIN GRASS	1 GAL	24" o.c.
PF	29	PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL	48" o.c.
PI	39	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	1 GAL	18" o.c.
RV	43	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GAL	48" o.c.
RC	30	ROMNEYA COULTERI	MATILIJA POPPY	1 GAL	48" o.c.
RO	15	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET`	HUNTINGTON CARPET ROSEMARY	1 GAL	24" o.c.
RU	84	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	24" o.c.
SAP	33	SALVIA APIANA	WHITE SAGE	1 GAL	48" o.c.
SC	69	SALVIA SONOMENSIS	CREEPING SAGE	1 GAL	36" o.c.
S	111	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	12" o.c.
SBS	58	SALVIA X `BEE`S BLISS`	BEE`S BLISS SAGE	1 GAL	36" o.c.
SB	38	STACHYS BYZANTINA	LAMB`S EAR	1 GAL	18" o.c.
	28	STIPA ARUNDINACEA	NEW ZEALAND WIND GRASS	1 GAL	24" o.c.
	16	TEUCRIUM FRUTICANS `COMPACTUM`	COMPACT BUSH GERMANDER	1 GAL	36" o.c.
	12	VERBENA LILACINA `DE LA MINA`	LILAC VERBENA	1 GAL	36" o.c.
W	7	WESTRINGIA FRUTICOSA `SMOKEY`	SMOKEY WESTRINGIA	1 GAL	48" o.c.
	32	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL	18" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	3,347 SF	BUCHLOE DACTYLOIDES `UC VERDE`	UC VERDE BUFFALO GRASS	SOD	
	276	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	FLAT	6" o.c.
	345	THYMUS SERPYLLUM	CREEPING THYME	FLAT	6" o.c.

PLANTING NOTES

1. CONTRACTOR SHALL SUBMIT LABELED REPRESENTATIVE PHOTOS OF ALL PLANT MATERIAL, TREES AND GROUNDCOVERS. PHOTOS SHALL BE OF THE SPECIFIED CONTAINER SIZE. PHOTOS SHALL BE SUBMITTED AS A COMPLETE SUBMITTAL PACKAGE FOR REVIEW AND APPROVAL. INCLUDE PHOTOS OF ANY PROPOSED SUBSTITUTES, CLEARLY LABELED.

2. ALL PLANTED AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING CONDITION, SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING, AND TRIMMING, AND SHALL BE KEPT FREE OF WEEDS AND DEBRIS BY THE OWNER OR PERSON IN POSSESSION OF SUCH AREAS. ANY DAMAGED, DEAD OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN THIRTY (30) DAYS FROM THE DATE OF DAMAGE.

3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

4. PLANTING PLANS ARE DIAGRAMMATIC AND PLANT SCHEDULE ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK. NOTIFY PROJECT LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES.

5. ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE CONSTRUCTED AND FINISHED AHEAD OF PLANTING UNLESS DESIGNATED OTHERWISE ON THE DRAWINGS.

6. ADJUST PLANT MATERIAL AS NECESSARY AROUND UTILITY LOCATIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR CONFLICTS OR NECESSARY ADJUSTMENTS.

7. ALL WORK ON THE IRRIGATION SYSTEM INCLUDING OPERATIONAL TESTS, AND BACKFILLING OF TRENCHES SHALL BE COMPLETED AHEAD OF PLANTING.

8. LOCATIONS OF ALL PLANT MATERIAL SHALL BE REVIEWED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. OWNER OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ANY ADJUSTMENTS, SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANT LAYOUT AS WORK PROGRESSES.

9. ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED, UNLESS OTHERWISE NOTED.

10. TREES SHALL BE INSTALLED NO CLOSER THAN TEN (10) FEET FROM UTILITIES.

11. TREES TO BE PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE, UTILITIES, WALLS, OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER.

12. ALL PLANTING AREAS TO RECEIVE 3" THICK MIN. LAYER OF 'STRINGY CEDAR' BARK MULCH UNLESS NOTED OTHERWISE. PROVIDE SAMPLE FOR APPROVAL.

13. PLANTING SCREENING BACKFLOW PREVENTERS TO BE 5 GALLON MINIMUM SIZE AND GROW TO AT LEAST 36" HIGH TO SATISFY THE CITY OF ANAHEIM'S BACKFLOW SCREENING REQUIREMENT.

14. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

COMPLIANCE WITH MWELO

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER EFFICIENCY ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SCOTT NEIMAN - CA RLA #6104

SOIL TESTING

PROVIDE THREE (3) SAMPLES FOR SOIL TESTING AS INDICATED ON SHEET PP101. PROVIDE "SOIL MANAGEMENT REPORT" AND AMEND AND PREPARE SOIL ACCORDING TO RECOMMENDATIONS. SOIL AMENDMENTS AND PREPARATION SHALL CONFORM TO STATE AB1881 AND LOCAL WATER EFFICIENT LANDSCAPE ORDINANCES.

INCORPORATE ORGANIC MATERIAL INTO THE TOP 6-12 INCHES OF SOIL TO BRING THE TOTAL SOIL ORGANIC MATTER CONTENT TO 3.5% FOR TURF AREAS AND 5% FOR PLANTING BEDS.

rrm design group

rrmdesign.com | (805) 543-1794
3765 S. Higuera, San Luis Obispo, CA 93401

LICENSED LANDSCAPE ARCHITECT
SCOTT NEIMAN
NO. 6104
Signature
5/24/22
Renewal Date
Date
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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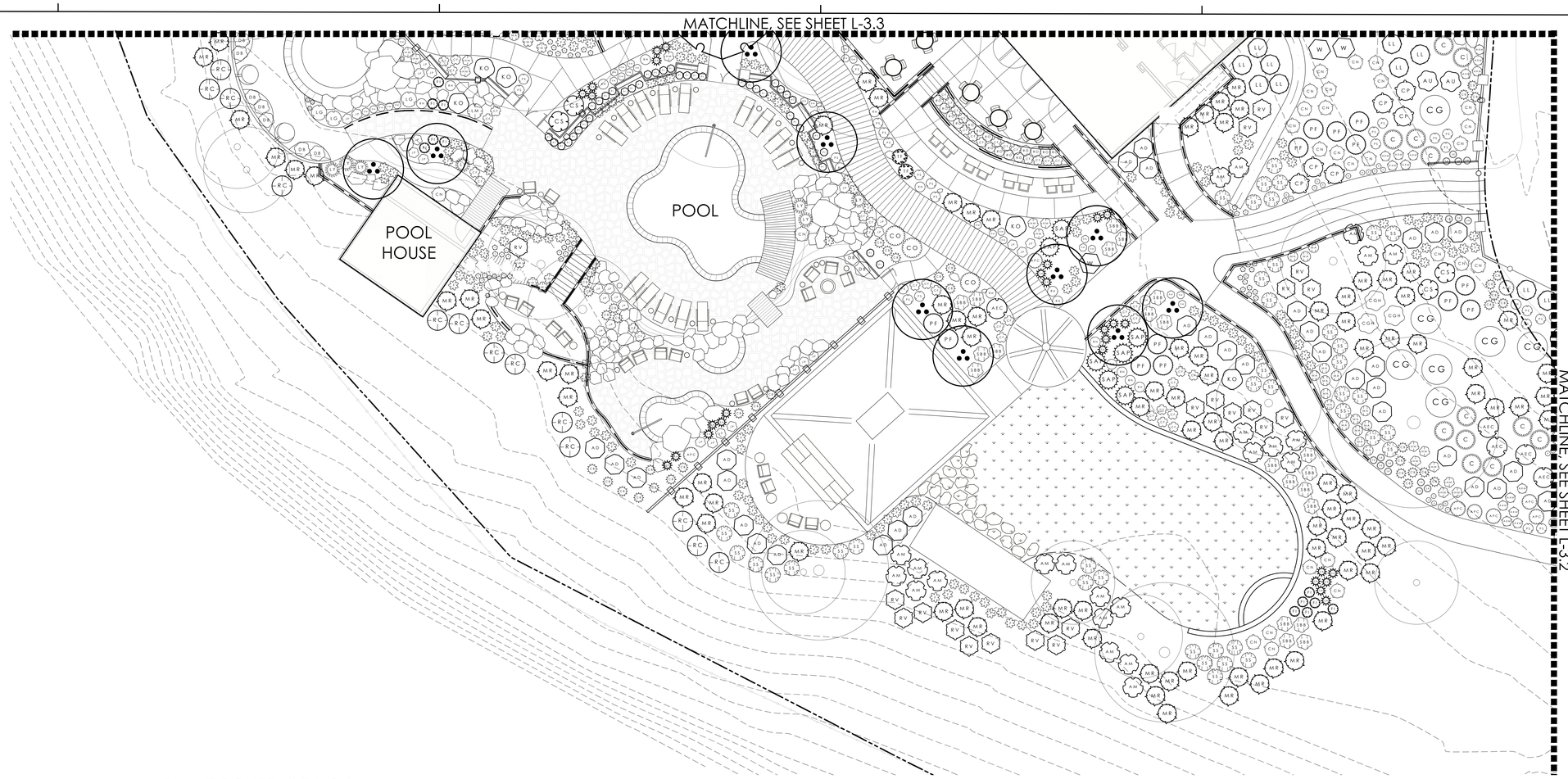
PORTOFINO
10 COUNTRY CLUB WAY CARMEL VALLEY, CA

PLANTING SCHEDULE AND NOTES

NO.	REVISION	DATE

PROJECT MANAGER	
SN	
DRAWN BY	CHECKED BY
MM	SN
DATE	
MARCH 25, 2022	
PROJECT NUMBER	
1383-02-CO18	
SHEET	
L-3.0	

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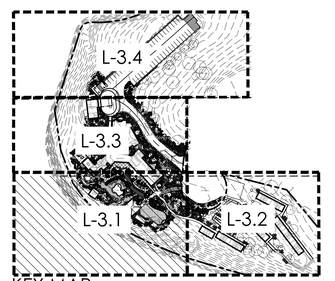


PLANT SCHEDULE L-3.1

TREES	QTY	BOTANICAL NAME	COMMON NAME
	10	OLEA EUROPAEA	OLIVE MULTI-TRUNK

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
AM	23	ACANTHUS MOLLIS	BEAR'S BREECH
ACHM	15	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW
A	21	ANEMONE X HYBRIDA	JAPANESE ANEMONE
AD	33	ARCTOSTAPHYLOS DENSIFLORA `HARMONY`	HARMONY VINE HILL MANZANITA
AU	2	ARCTOSTAPHYLOS UVA-URSI `RADIANT`	RADIANT KINNIKINNICK
AEC	5	ARCTOSTAPHYLOS X `EMERALD CARPET`	EMERALD CARPET MANZANITA
APC	8	ARTEMISIA X `POWIS CASTLE`	POWIS CASTLE ARTEMISIA
CF	43	CALAMAGROSTIS FOLIOSA	REED GRASS
CN	27	CALAMAGROSTIS NUTKAENSIS	REED GRASS
CBS	39	CAREX BUCHANANII	LEATHER LEAF SEDGE
CG	7	CEANOTHUS GRISEUS	WILD LILAC
CGH	3	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER
CS	4	CISTUS SALVIIFOLIUS `PROSTRATUS`	SAGELEAF ROCKROSE
CP	6	COPROSMA PETRIEI `VERDE VISTA`	VERDE VISTA MIRROR PLANT
C	12	CORREA X `DUSKY BELLS`	AUSTALIAN FUCHSIA
CO	3	COTYLEDON ORBICULATA	COTYLEDON
DB	9	DIETES BICOLOR	FORTNIGHT LILY
ECHEVERIA PUMILA `GLAUCA`	7	ECHEVERIA PUMILA `GLAUCA`	GLAUCOUS ECHEVERIA
EM	30	ELYMUS MAGELLANICUS	BLUE WHEAT GRASS
FI	12	FESTUCA IDAHOENSIS	IDAHO FESCUE
FESTUCA RUBRA	153	FESTUCA RUBRA	RED FESCUE
HM	15	HEUCHERA MICRANTHA	CREVICE ALUM ROOT
JP	29	JUNCUS PATENS	CALIFORNIA GRAY RUSH
KO	5	KALANCHOE ORGYALIS	COPPER SPOONS KALANCHOE
LM	1	LANTANA MONTEVIDENSIS	TRAILING LANTANA
LG	3	LAVANDULA X `GOODWIN CREEK GREY`	GOODWIN CREEK GREY LAVENDER
LC	7	LEYMUS CONDENSATUS `CANYON PRINCE`	CANYON PRINCE BLUE RYE
LL	10	LOBELIA LAXIFLORA	MEXICAN LOBELIA
MR	7	MAHONIA REPENS	CREEPING MAHONIA
MA	17	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
MR	90	MUHLENBERGIA RIGENS	DEER GRASS
PJ	26	PENNISETUM SETACEUM `EATON CANYON`	EATON CANYON FOUNTAIN GRASS
PF	13	PHLOMIS FRUTICOSA	JERUSALEM SAGE
PI	39	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY
RV	21	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT
RC	13	ROMNEYA COULTERI	MATILIJA POPPY
RO	15	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET`	HUNTINGTON CARPET ROSEMARY
RH	17	RUDBECKIA HIRTA	BLACK-EYED SUSAN
SAP	7	SALVIA APIANA	WHITE SAGE
SS	41	SALVIA SONOMENSIS	CREEPING SAGE
S	44	SALVIA SPATHACEA	HUMMINGBIRD SAGE
SBB	21	SALVIA X `BEE'S BLISS`	BEE'S BLISS SAGE
SB	15	STACHYS BYZANTINA	LAMB'S EAR
	28	STIPA ARUNDINACEA	NEW ZEALAND WIND GRASS
TF	2	TEUCRIUM FRUTICANS `COMPACTUM`	COMPACT BUSH GERMANDER
W	3	WESTRINGIA FRUTICOSA `SMOKEY`	SMOKEY WESTRINGIA

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	2,072 SF	BUCHLOE DACTYLOIDES `UC VERDE`	UC VERDE BUFFALO GRASS
	76	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA
	104	THYMUS SERPYLLUM	CREEPING THYME



KEY MAP

NORTH

0 10 20 30 feet

1" = 10'

rrm design group
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3765 S. Higuera, San Luis Obispo, CA 93401

LICENSED LANDSCAPE ARCHITECT
SCOTT NEUMAN
NO. 6104
Signature
3/28/22
Renewal Date
Date
NORTH STATE OF CALIFORNIA

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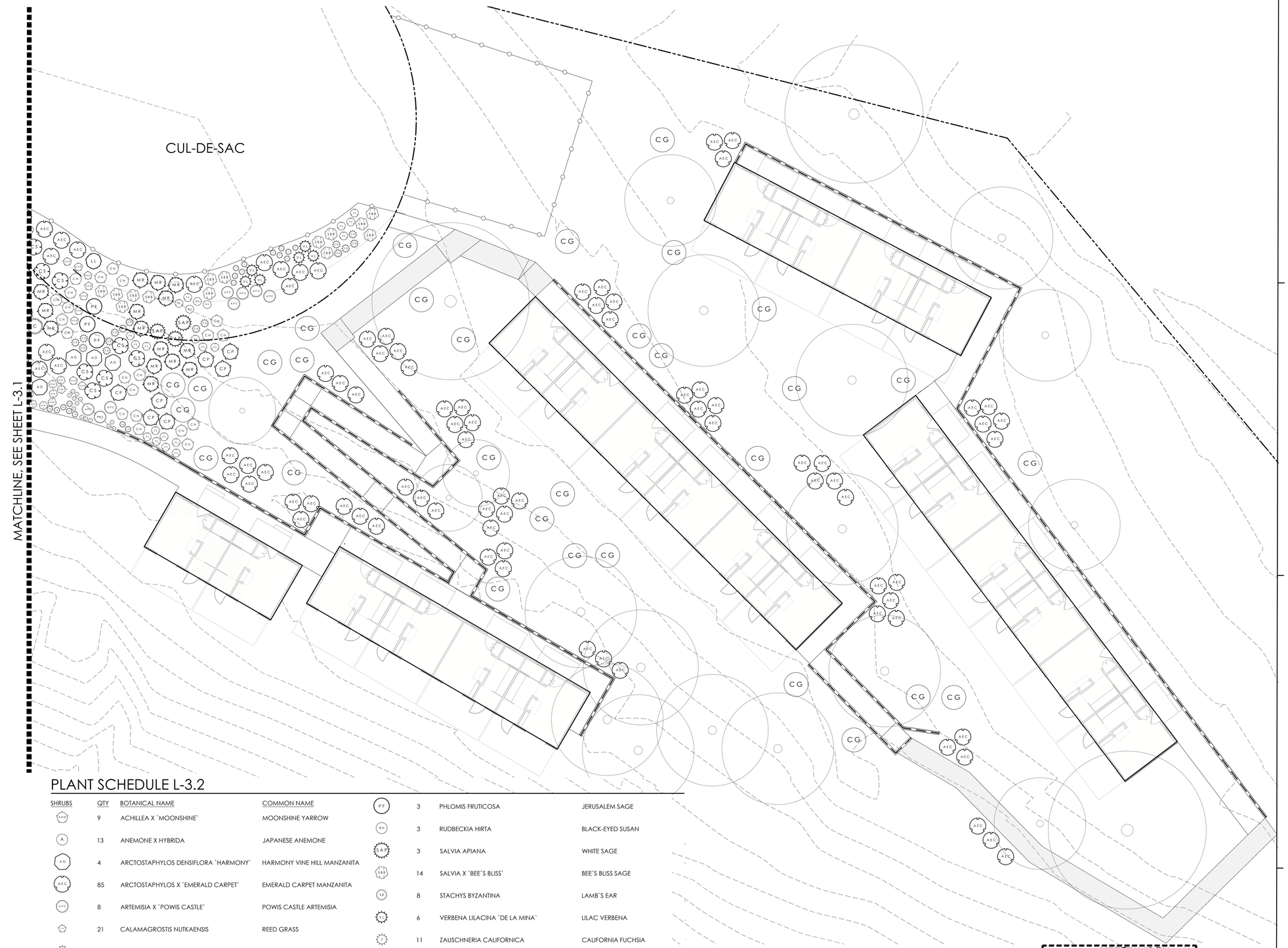
PLANTING PLAN

75% CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE

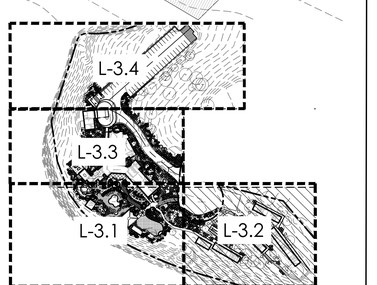
PROJECT MANAGER
SN
DRAWN BY
MM
CHECKED BY
SN
DATE
MARCH 25, 2022
PROJECT NUMBER
1383-02-CO18
SHEET
L-3.1

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PLANT SCHEDULE L-3.2

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
AXN	9	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW
A	13	ANEMONE X HYBRIDA	JAPANESE ANEMONE
AD	4	ARCTOSTAPHYLOS DENSIFLORA `HARMONY`	HARMONY VINE HILL MANZANITA
AEC	85	ARCTOSTAPHYLOS X `EMERALD CARPET`	EMERALD CARPET MANZANITA
AFC	8	ARTEMISIA X `POWIS CASTLE`	POWIS CASTLE ARTEMISIA
	21	CALAMAGROSTIS NUTKAENSIS	REED GRASS
	15	CAREX BUCHANANII	LEATHER LEAF SEDGE
CG	31	CEANOTHUS GRISEUS	WILD LILAC
CS	8	CISTUS SALVIIFOLIUS `PROSTRATUS`	SAGELEAF ROCKROSE
CP	7	COPROSMA PETRIEI `VERDE VISTA`	VERDE VISTA MIRROR PLANT
C	1	CORREA X `DUSKY BELLS`	AUSTALIAN FUCHSIA
HM	7	HEUCHERA MICRANTHA	CREVICE ALUM ROOT
LL	1	LOBELIA LAXIFLORA	MEXICAN LOBELIA
MR	15	MUHLENBERGIA RIGENS	DEER GRASS
PS	19	PENNISETUM SETACEUM `EATON CANYON`	EATON CANYON FOUNTAIN GRASS
PF	3	PHLOMIS FRUTICOSA	JERUSALEM SAGE
RH	3	RUDBECKIA HIRTA	BLACK-EYED SUSAN
SAP	3	SALVIA APIANA	WHITE SAGE
SBS	14	SALVIA X `BEE`S BLISS`	BEE`S BLISS SAGE
SB	8	STACHYS BYZANTINA	LAMB`S EAR
V	6	VERBENA LILACINA `DE LA MINA`	LILAC VERBENA
ZC	11	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA



KEY MAP

NORTH

0 10 20 30 feet

1" = 10'

rrm design group

rrmdesign.com | (805) 543-1794

3765 S. Higuera, San Luis Obispo, CA 93401

LICENSED LANDSCAPE ARCHITECT
SCOTT NEUMAN
NO. 6104
Signature
3/28/22
Renewal Date
Date
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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PORTOFINO

10 COUNTRY CLUB WAY CARMEL VALLEY, CA

PLANTING PLAN

NO.	REVISION	DATE

PROJECT MANAGER
SN

DRAWN BY
MM

CHECKED BY
SN

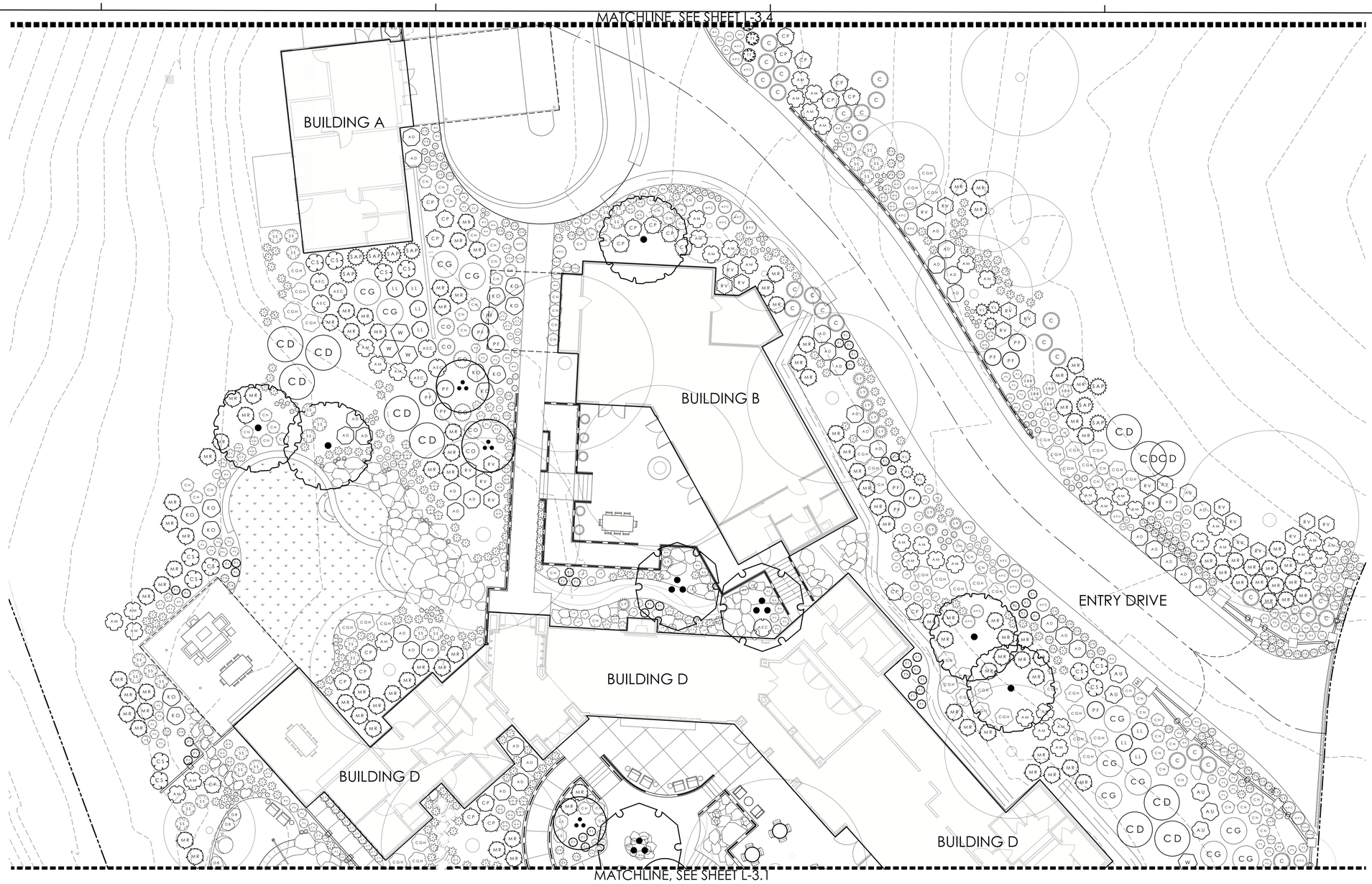
DATE
MARCH 25, 2022

PROJECT NUMBER
1383-02-CO18

SHEET
L-3.2

75% CONSTRUCTION DOCUMENTS

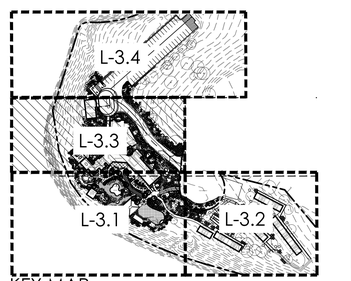
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PLANT SCHEDULE L-3.3

TREES	QTY	BOTANICAL NAME	COMMON NAME
	3	OLEA EUROPAEA	OLIVE MULTI-TRUNK
	3	PLATANUS X ACERIFOLIA	LONDON PLANE TREE MULTI-TRUNK
	5	QUERCUS AGRIFOLIA	COAST LIVE OAK

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
AM	43	ACANTHUS MOLLIS	BEAR'S BREECH
AXM	22	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW
A	8	ANEMONE X HYBRIDA	JAPANESE ANEMONE
AD	37	ARCTOSTAPHYLOS DENSIFLORA `HARMONY`	HARMONY VINE HILL MANZANITA
AU	5	ARCTOSTAPHYLOS UVA-URSI `RADIANT`	RADIANT KINNIKINNICK
AEC	7	ARCTOSTAPHYLOS X `EMERALD CARPET`	EMERALD CARPET MANZANITA
APC	26	ARTEMISIA X `POWIS CASTLE`	POWIS CASTLE ARTEMISIA
CF	39	CALAMAGROSTIS FOLIOSA	REED GRASS
LT	59	CALAMAGROSTIS NUTKAENSIS	REED GRASS
CS	94	CAREX BUCHANANII	LEATHER LEAF SEDGE
CG	11	CEANOTHUS GRISEUS	WILD LILAC
CGH	42	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER
CS	12	CISTUS SALVIIFOLIUS `PROSTRATUS`	SAGELEAF ROCKROSE
CP	23	COPROSMA PETRIEI `VERDE VISTA`	VERDE VISTA MIRROR PLANT
C	26	CORREA X `DUSKY BELLS`	AUSTALIAN FUCHSIA
CD	11	COTONEASTER DAMMERI `LOWFAST`	LOWFAST BEARBERRY COTONEASTER
CO	6	COTYLEDON ORBICULATA	COTYLEDON
DB	3	DIETES BICOLOR	FORTNIGHT LILY
E	15	ECHEVERIA PUMILA `GLAUCA`	GLAUCOUS ECHEVERIA
EM	37	ELYMUS MAGELLANICUS	BLUE WHEAT GRASS
FI	39	FESTUCA IDAHOENSIS	IDAHO FESCUE
F	190	FESTUCA RUBRA	RED FESCUE
HM	3	HEUCHERA MICRANTHA	CREVICE ALUM ROOT
JP	39	JUNCUS PATENS	CALIFORNIA GRAY RUSH
KO	11	KALANCHOE ORGYALIS	COPPER SPOONS KALANCHOE
LS	2	LAVANDULA STOECHAS `WILLOW VALE`	SPANISH LAVENDER
LT	10	LEYMUS CONDENSATUS `CANYON PRINCE`	CANYON PRINCE BLUE RYE
LL	7	LOBELIA LAXIFLORA	MEXICAN LOBELIA
MR	10	MAHONIA REPENS	CREEPING MAHONIA
MA	26	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER
MR	103	MUHLENBERGIA RIGENS	DEER GRASS
PS	76	PENNISETUM SETACEUM `EATON CANYON`	EATON CANYON FOUNTAIN GRASS
PF	13	PHLOMIS FRUTICOSA	JERUSALEM SAGE
RV	22	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT
RH	56	RUDBECKIA HIRTA	BLACK-EYED SUSAN
SAP	8	SALVIA APIANA	WHITE SAGE
SS	28	SALVIA SONOMENSIS	CREEPING SAGE
S	67	SALVIA SPATHACEA	HUMMINGBIRD SAGE
SBB	5	SALVIA X `BEE'S BLISS`	BEE'S BLISS SAGE
SB	9	STACHYS BYZANTINA	LAMB'S EAR
TC	2	TEUCRIUM FRUTICANS `COMPACTUM`	COMPACT BUSH GERMANDER
VL	6	VERBENA LILACINA `DE LA MINA`	LILAC VERBENA
W	4	WESTRINGIA FRUTICOSA `SMOKEY`	SMOKEY WESTRINGIA



KEY MAP

NORTH

0 10 20 30 feet

1" = 10'

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LICENSED LANDSCAPE ARCHITECT
SCOTT NEIMAN
NO. 6104
Signature
11/08/22
Renewal Date
Date
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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10 COUNTRY CLUB WAY CARMEL VALLEY, CA

PLANTING PLAN

75% CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE

PROJECT MANAGER
SN
DRAWN BY
MM
CHECKED BY
SN
DATE
MARCH 25, 2022
PROJECT NUMBER
1383-02-CO18
SHEET
L-3.3

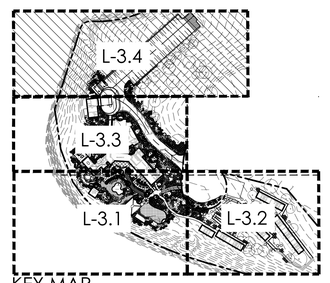
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PLANT SCHEDULE L-3.4

TREES	QTY	BOTANICAL NAME	COMMON NAME
	2	QUERCUS AGRIFOLIA	COAST LIVE OAK

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
AD	1	ARCTOSTAPHYLOS DENSIFLORA `HARMONY`	HARMONY VINE HILL MANZANITA
ART	7	ARTEMISIA X `POWIS CASTLE`	POWIS CASTLE ARTEMISIA
CUS	32	CAREX BUCHANANII	LEATHER LEAF SEDGE
C	9	CORREA X `DUSKY BELLS`	AUSTALIAN FUCHSIA
MR	10	MUHLENBERGIA RIGENS	DEER GRASS
PS	29	PENNISETUM SETACEUM `EATON CANYON`	EATON CANYON FOUNTAIN GRASS
RC	17	ROMNEYA COULTERI	MATILIJA POPPY
RH	8	RUDBECKIA HIRTA	BLACK-EYED SUSAN
SAP	15	SALVIA APIANA	WHITE SAGE
SBB	18	SALVIA X `BEE`S BLISS`	BEE`S BLISS SAGE
SB	6	STACHYS BYZANTINA	LAMB`S EAR
TF	12	TEUCRIUM FRUTICANS `COMPACTUM`	COMPACT BUSH GERMANDER



KEY MAP

NORTH

0 10 20 30 feet

1" = 10'

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LICENSED LANDSCAPE ARCHITECT
SCOTT NEIMAN
NO. 6104
Signature
5/24/22
Renewal Date
Date
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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PORTOFINO
10 COUNTRY CLUB WAY CARMEL VALLEY, CA

PLANTING PLAN

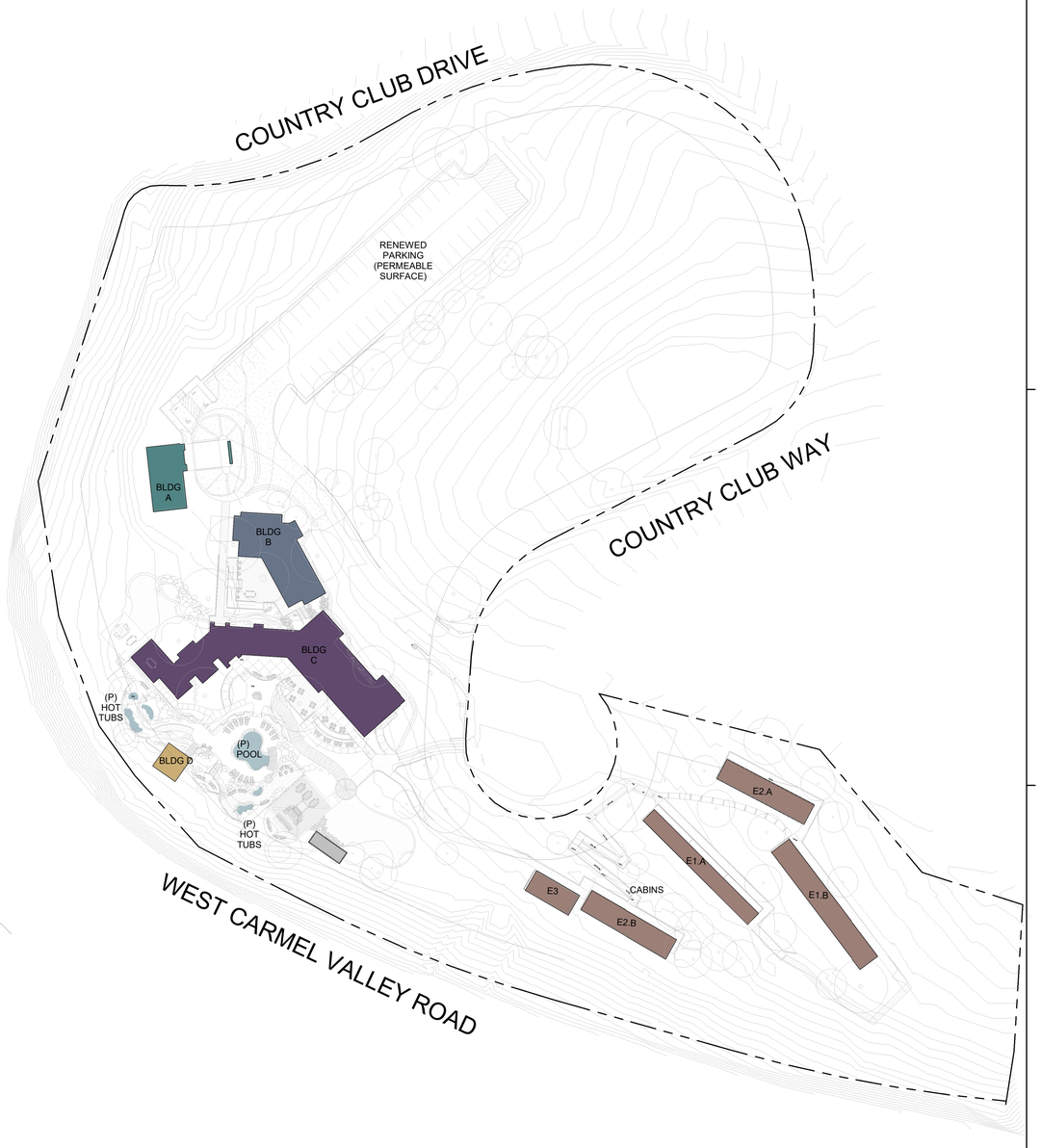
NO.	REVISION	DATE

PROJECT MANAGER
SN
DRAWN BY
MM
CHECKED BY
SN
DATE
MARCH 25, 2022
PROJECT NUMBER
1383-02-CO18
SHEET
L-3.4

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SITE STATISTICS

	EXISTING SITE	PROPOSED SITE	CHANGE
PARKING	48	48	+0
AREAS			
POOL	2,322 SF	420 SF	-18%
HOT TUB	60 SF	301 SF	+20%
LANDSCAPE		23,400 SF	
BUILDING AREAS			
BUILDING A - ENTRY	1,709 SF	1,188 SF	-31%
BUILDING B - BARN	2,411 SF	2,444 SF	+1.0%
BUILDING C - CLUBHOUSE	5,974 SF	6,006 SF	+1.0%
BUILDING D - YOGA ROOM	410 SF	410 SF	+0%
EXISTING GUESTROOMS (NO CHANGE PROPOSED)	6,343 SF	6,343 SF	+0%
TOTAL	**16,847 SF**	**16,391 SF**	**-1%**

SITE WATER USE STATISTICS

	EXISTING SITE	PROPOSED SITE	CHANGE
BUILDING AREAS			
BUILDING A - ENTRY	10	11.5	
BUILDING B - BARN	76	9	
BUILDING C - CLUBHOUSE	330.2	74.28	
BUILDING D - YOGA ROOM	-	-	
EXISTING GUESTROOMS (NO CHANGE PROPOSED)	210	210	
TOTAL	**626.2**	**304.78**	**-321.42**

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10 COUNTRY CLUB WAY, CARMEL VALLEY, CA 93924

COMPARISON SITE PLAN EXISTING AND NEW

CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY: AG | CHECKED BY:

DATE: MARCH 25, 2022

PROJECT NUMBER: 1383-02-CO19

SHEET: AS131

3/28/2022 8:43:24 AM
C:\Users\mjenkins\Documents\1383-02 Carmel Valley Spa and Resort Site_CENTRAL_mjenkins.rvt

Existing Drain Fields still Active

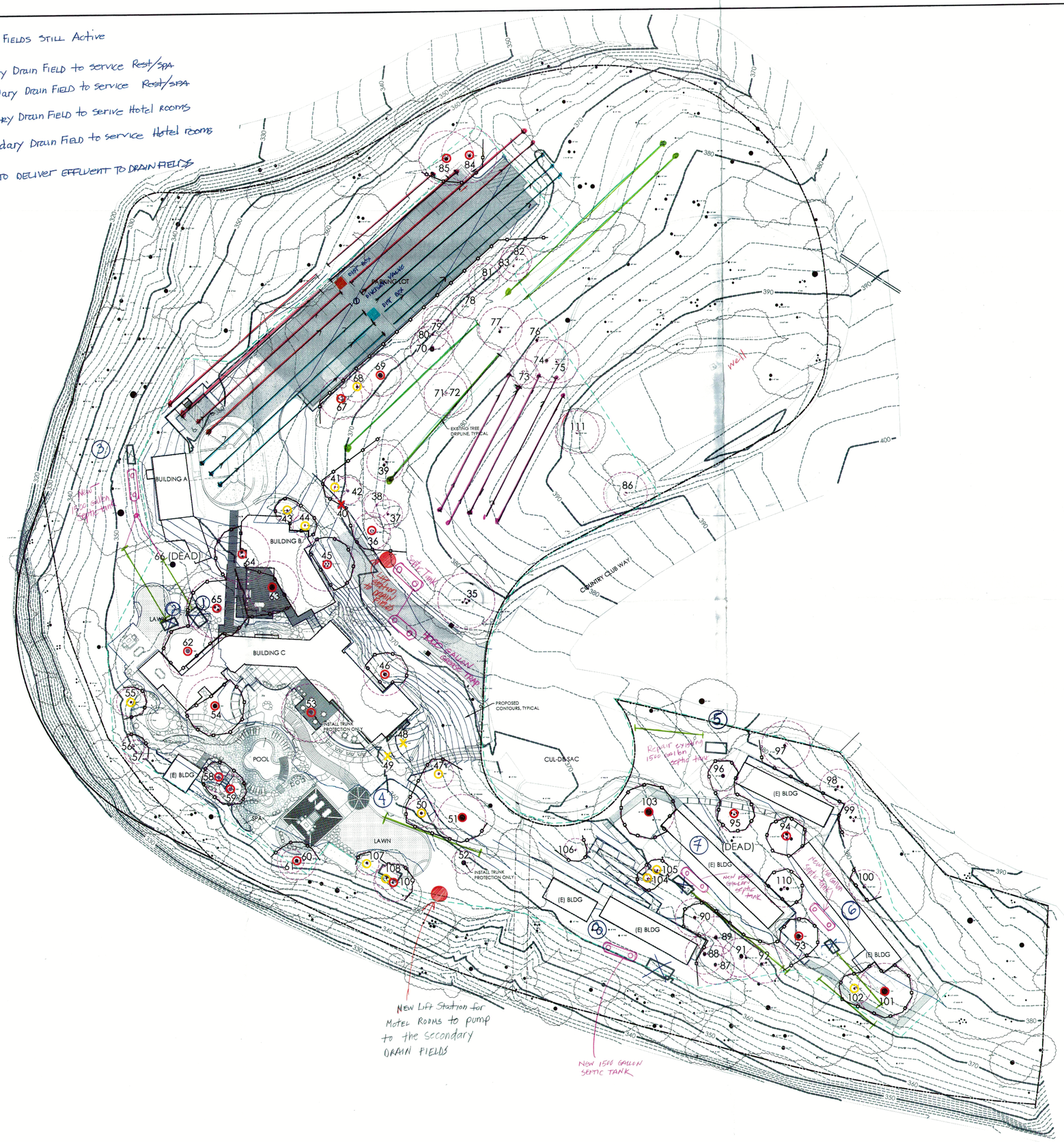
Proposed Primary Drain Field to service Rest/SPA

Proposed Secondary Drain Field to service Rest/SPA

Proposed Primary Drain Field to serve Hotel rooms

Proposed Secondary Drain Field to service Hotel rooms

Lift stations to deliver effluent to drain fields



SYMBOL LEGEND

SYMBOL	DESCRIPTION
00	TREE TAG NUMBER
X	LANDMARK OAK TO BE REMOVED
O	LANDMARK OAK TO BE IMPACTED
X	PROTECTED TREE TO BE REMOVED
O	PROTECTED TREE TO BE IMPACTED
—o—	TREE PROTECTION FENCING LOCATION
- - -	3.8 ACRE WORK AREA
	TREE PROTECTION ZONE

TREE DISPOSITION

QTY	DISPOSITION
76	EXISTING OAKS IN PROJECT AREA
1	LANDMARK OAK TO BE REMOVED
23	LANDMARK OAKS TO BE IMPACTED
2	PROTECTED TREES TO BE REMOVED
12	PROTECTED TREES TO BE IMPACTED

TREE DEFINITIONS

PROTECTED TREE: ANY OAK, MADRONE, OR REDWOOD TREE SIX INCHES OR MORE IN DIAMETER TWO FEET ABOVE THE GROUND LEVEL PER 16.60.030

LANDMARK OAK: OAK TREES THAT ARE TWENTY-FOUR INCHES OR MORE IN DIAMETER WHEN MEASURED TWO FEET ABOVE THE GROUND, OR TREES WHICH ARE VISUALLY SIGNIFICANT, HISTORICALLY SIGNIFICANT, OR EXEMPLARY OF THEIR SPECIES PER 16.60.030

IMPACTED TREE: A TREE WITH PROPOSED IMPROVEMENTS WITHIN THE TREE PROTECTION ZONE AREA THAT MAY IMPACT THE SHORT TERM HEALTH OF THE TREE, HOWEVER IT'S EXPECTED TO RECOVER WITH TIME

REMOVED TREE: A TREE PROPOSED FOR REMOVAL TO FACILITATE THE PROPOSED DEVELOPMENT PROJECT OR BECAUSE IT HAS been DEEMED A HAZARDOUS TREE BY A QUALIFIED ARBORIST DUE TO THE POTENTIAL FAILURE OF THE TREE OR TREE PARTS

NOTES

1. REFER TO ARBORIST REPORT BY RRM DESIGN GROUP DATED MARCH 16, 2022 FOR DETAILED INFORMATION ABOUT EACH NUMBERED TREE AND TREE PROTECTION FENCING SPECIFICATIONS
2. TREE PROTECTION PLAN DEVELOPED BY JAKE MINNICK, ISA CERTIFIED ARBORIST WE-11830A, TRAQ, PLA #6426

NORTH 1" = 30' (0, 30, 60, 90 feet)

rrm design group

MARCH 2022

PORTOFINO
TREE PROTECTION PLAN

C1

N:\2300\1383-02\CD\19-Carmel-Valley-Resort\Con Docs\Planning\Arborist\Plans\Arborist Report\Tree Protection Plan\TPP-1383-02-CD19b.dwg, C1, Mar 17, 2022 8:05am, jminnick

SEPTIC TANK & DRAINFIELD LOCATIONS
TOPOGRAPHIC SURVEY
10 COUNTRY CLUB WAY
CARMEL VALLEY, CA
APN 187-252-011
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: Rancho del Monte Country Club LP

SURVEYED BY: POLARIS CONSULTING
P. O. BOX 1378
CARMEL VALLEY, CA 93924

SCALE: 1" = 40' VIEW: Sheet 1 DATE: July 6, 2020
FILE NAME: Country Club Site 2020 SHEET 1 OF 5



LEGEND

- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC PANEL
- WATER FAUCET
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- AREA DRAIN
- SEPTIC TANK LID
- CLEAN OUT
- TREE, TYPE AND DIAMETER SPECIFIED

- WOOD FENCE
- WIRE FENCE
- RECORD PROPERTY LINE
- RECORD EASEMENT LINE
- EDGE OF PAVEMENT
- TOP OF BANK
- TOE OF BANK
- FLOW LINE
- BUILDING
- CONCRETE
- STAMPED CONCRETE
- G — GAS LINE
- e — ELECTRICAL LINE
- OH — OVERHEAD LINE
- WATER LINE
- SS — DRAINFIELD LINE, AS FLAGGED 6-23-20

NOTES

1. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. RECORD BOUNDARY LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. ONLY TREES OVER 6" WERE LOCATED AS PART OF THIS SURVEY.
3. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

N

0 40 80 120

SCALE IN FEET

SEPTIC TANK & DRAINFIELD LOCATIONS
TOPOGRAPHIC SURVEY
10 COUNTRY CLUB WAY
CARMEL VALLEY, CA
APN 187-252-011
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: Rancho del Monte Country Club LP

SURVEYED BY: POLARIS CONSULTING
P. O. BOX 1378
CARMEL VALLEY, CA 93924

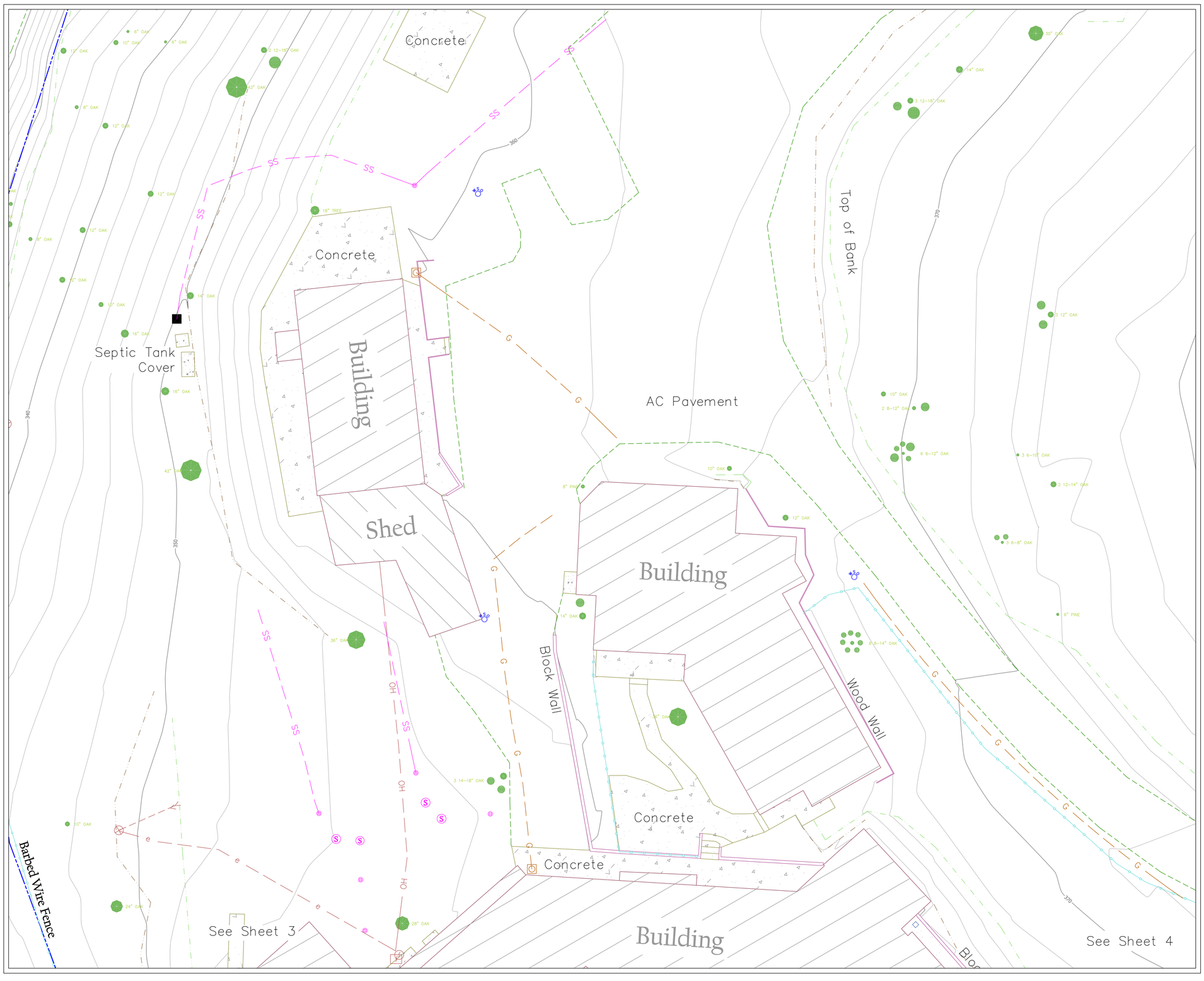
SCALE: 1" = 10' VIEW: Sheet 2 DATE: July 6, 2020
FILE NAME: Country Club Site 2020 SHEET 2 OF 5

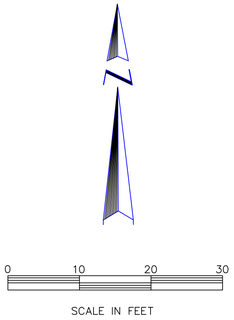
LEGEND

- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC PANEL
- WATER FAUCET
- PUMP
- GAS METER
- SEWER CLEAN OUT
- SEPTIC TANK LID
- TREE, TYPE AND DIAMETER SPECIFIED
- WOOD FENCE
- WIRE FENCE
- RECORD PROPERTY LINE
- RECORD EASEMENT LINE
- EDGE OF PAVEMENT
- TOP OF BANK
- TOE OF BANK
- BUILDING
- CONCRETE
- G — GAS LINE
- e — ELECTRICAL LINE
- OH — OVERHEAD LINE
- SS — DRAINFIELD LINE, AS FLAGGED 6-23-2020

NOTES

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3. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.





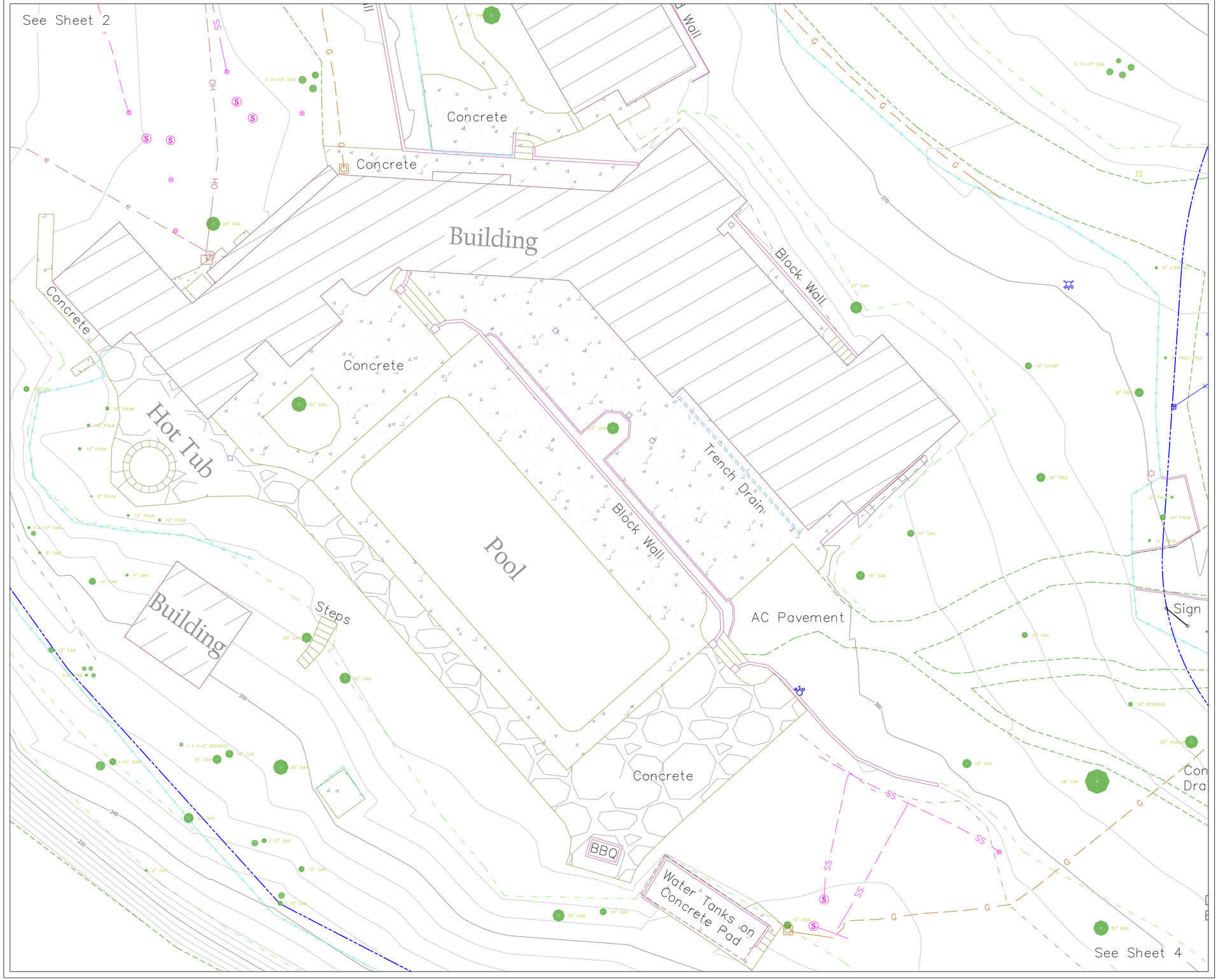
SEPTIC TANK & DRAINFIELD LOCATIONS TOPOGRAPHIC SURVEY 10 COUNTRY CLUB WAY CARMEL VALLEY, CA APN 187-252-011

MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: Rancho del Monte Country Club LP

SURVEYED BY: POLARIS CONSULTING
P. O. BOX 1378
CARMEL VALLEY, CA 93924

SCALE: 1" = 10' VIEW: Sheet 3 DATE: July 6, 2020
FILE NAME: Country Club Site 2020 SHEET 3 OF 5



LEGEND

- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC PANEL
- WATER FAUCET
- WATER METER
- FIRE HYDRANT
- GAS METER
- AREA DRAIN
- SEPTIC TANK LID
- TREE, TYPE AND DIAMETER SPECIFIED

- WOOD FENCE
- WIRE FENCE
- RECORD PROPERTY LINE
- RECORD EASEMENT LINE
- EDGE OF PAVEMENT
- TOP OF BANK
- TOE OF BANK
- BUILDING
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- SS — DRAINFIELD LINE, AS FLAGGED 6-23-20

NOTES

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3. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

N

0 10 20 30

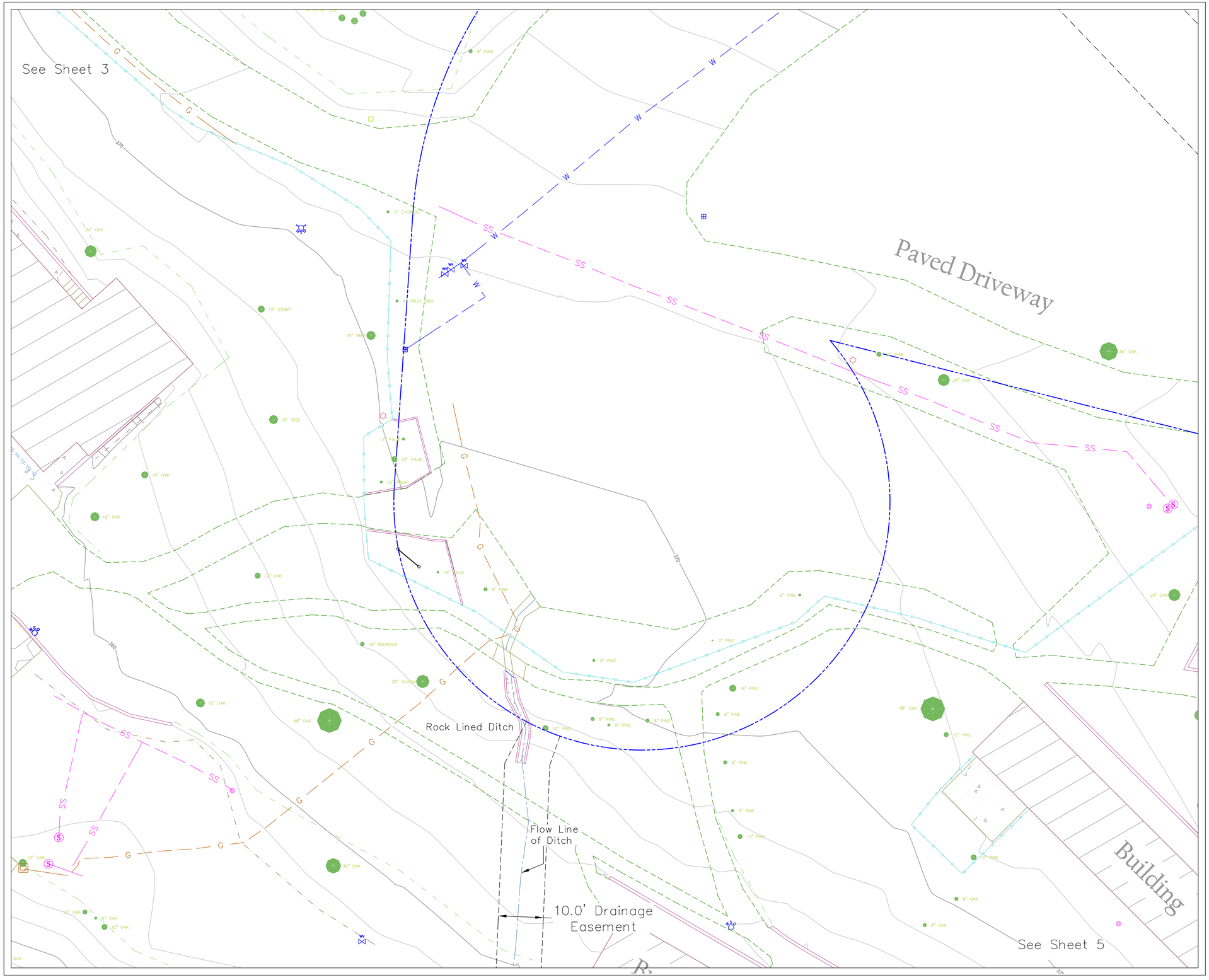
SCALE IN FEET

SEPTIC TANK & DRAINFIELD LOCATIONS
TOPOGRAPHIC SURVEY
10 COUNTRY CLUB WAY
CARMEL VALLEY, CA
APN 187-252-011
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: Rancho del Monte Country Club LP

SURVEYED BY: POLARIS CONSULTING
P. O. BOX 1378
CARMEL VALLEY, CA 93924

SCALE: 1" = 10' VIEW: Sheet 4 DATE: July 6, 2020
FILE NAME: Country Club Site 2020 SHEET 4 OF 5



LEGEND

- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC PANEL
- WATER FAUCET
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- AREA DRAIN
- SEPTIC TANK LID
- CLEAN OUT
- TREE, TYPE AND DIAMETER SPECIFIED

- WOOD FENCE
- WIRE FENCE
- RECORD PROPERTY LINE
- RECORD EASEMENT LINE
- EDGE OF PAVEMENT
- TOP OF BANK
- TOE OF BANK
- FLOW LINE
- BUILDING
- CONCRETE
- STAMPED CONCRETE
- G — GAS LINE
- W — WATER LINE
- SS — DRAINFIELD LINE, AS FLAGGED 6-23-20

NOTES

1. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. RECORD BOUNDARY LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. ONLY TREES OVER 6" WERE LOCATED AS PART OF THIS SURVEY.
3. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

0 10 20 30

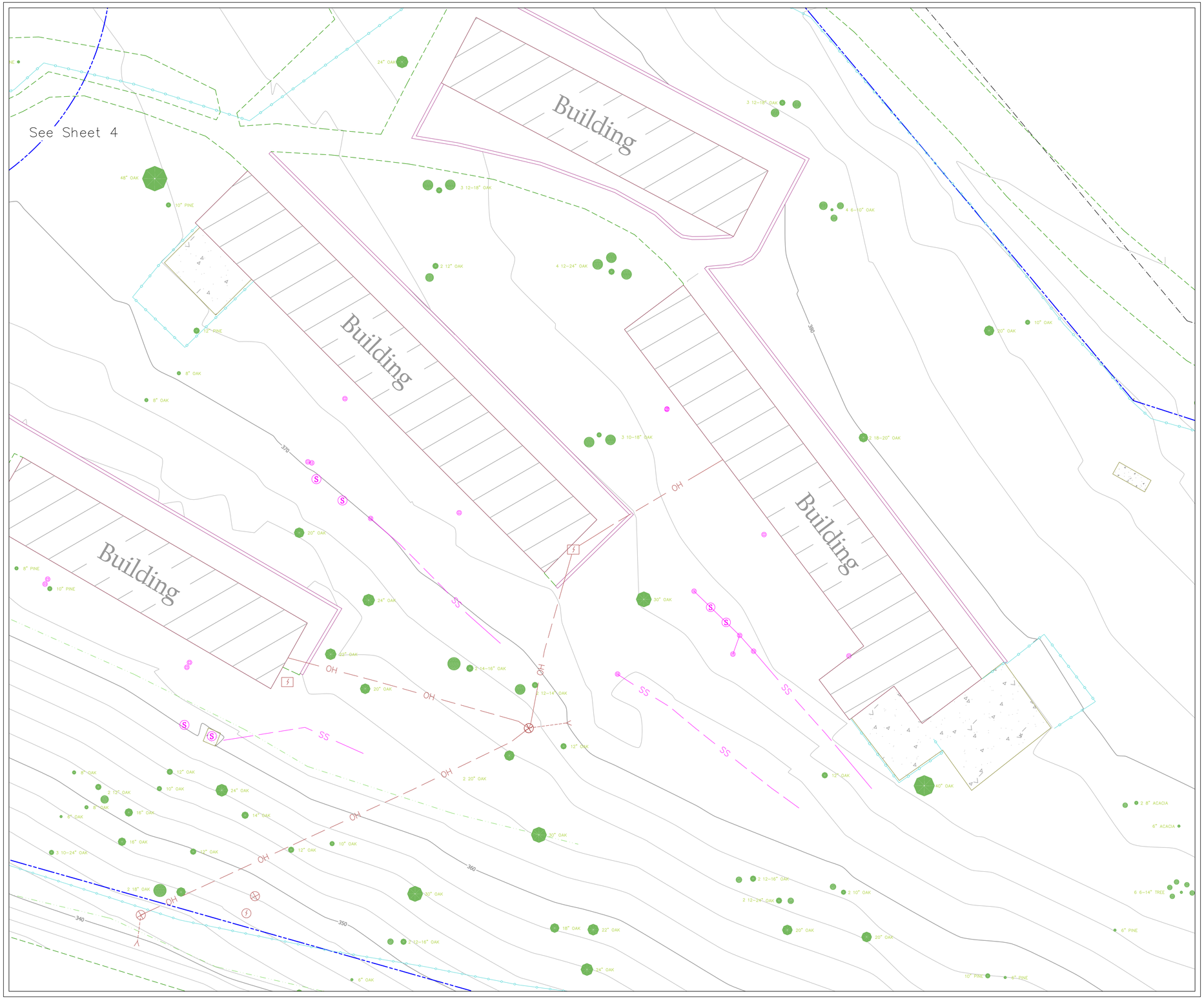
SCALE IN FEET

SEPTIC TANK & DRAINFIELD LOCATIONS
TOPOGRAPHIC SURVEY
10 COUNTRY CLUB WAY
CARMEL VALLEY, CA
APN 187-252-011
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: Rancho del Monte Country Club LP

SURVEYED BY: POC/ARIS CONSULTING
P. O. BOX 1378
CARMEL VALLEY, CA 93924

SCALE: 1" = 10' VIEW: Sheet 5 DATE: July 6, 2020
FILE NAME: Country Club Site 2020 SHEET 5 OF 5



LEGEND

- UTILITY POLE
- ELECTRIC METER
- ELECTRIC PANEL
- GUY WIRE
- SEPTIC TANK LID
- CLEAN OUT
- TREE, TYPE AND DIAMETER SPECIFIED
- WOOD FENCE
- WIRE FENCE
- RECORD PROPERTY LINE
- RECORD EASEMENT LINE
- EDGE OF PAVEMENT
- TOP OF BANK
- TOE OF BANK
- BUILDING
- CONCRETE
- OH — OVERHEAD LINE
- SS — DRAINFIELD LINE, AS FLAGGED 6–23–20

NOTES

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2. ONLY TREES OVER 6" WERE LOCATED AS PART OF THIS SURVEY.
3. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

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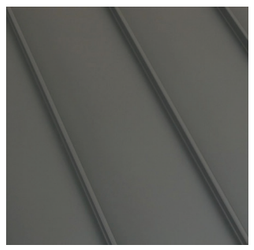
0 10 20 30

SCALE IN FEET

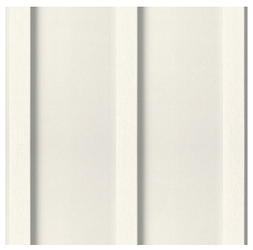


CHARACTER SKETCH

COLOR AND MATERIALS PALETTE FOR BUILDING TYPES A & B



1. METAL ROOFING
STANDING SEAM METAL ROOFING, - DARK GRAY
1



2. BOARD & BATTEN
FIBER CEMENT BOARD & BATTEN SIDING
2

4. PAINT COLOR
SHERWIN WILLIAMS
GRECIAN IVORY SW7541
3



5. PAINT COLOR
SHERWIN WILLIAMS
VAN DYKE BROWN SW7041
4



6. STONE VENEER
WILLOW CREEK
THIN VENEER
5



7. STOREFRONT:
MILGARD WINDOWS
BLACK FRAME
6



8. LIGHT FIXTURE STYLE:
MAXIM
MODEL 86393BZ
(NIGHT SKY COMPLIANT)
7



8. SITE WALL:
GABION CAGE STONE WALL
8

rrm design group

PORTOFINO RESORT AND SPA

10 COUNTRY CLUB WAY, CARMEL VALLEY, CA 93924

PLAN A - COLORS AND MATERIALS

1622-02-RS20 September 3, 2021

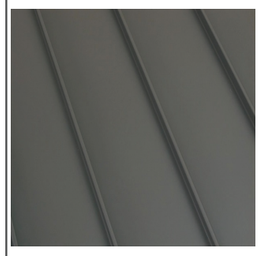
A1

ENTITLEMENTS PACKAGE

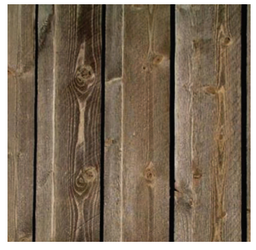


CHARACTER SKETCH

COLOR AND MATERIALS PALETTE FOR BUILDING TYPES C & D



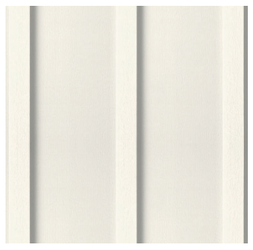
1. METAL ROOFING
STANDING SEAM METAL ROOFING, - DARK GRAY
1



3. WOD BOARD & BATTEN
RECLAMED WOOD SIDING W/
2



3. PAINT COLOR
SHERWIN WILLIAMS
VAN DYKE BROWN SW7041
3



3. BOARD & BATTEN
FIBER CEMENT BOARD & BATTEN SIDING
4

5. PAINT COLOR
SHERWIN WILLIAMS
GRECIAN IVORY SW7541
5



6. STONE VENEER
WILLOW CREEK
THIN VENEER
6



7. STOREFRONT:
MILGARD WINDOWS
BLACK FRAME
7



8. RAILING:
POSTS AND RAILING
STAINED WOOD
BALISTRADE:
BLACK HOG WIRE
8



9. LIGHT FIXTURE STYLE:
MAXIM
MODEL 86393BZ
(NIGHT SKY COMPLIANT)
9

rrm design group

PORTOFINO RESORT AND SPA

10 COUNTRY CLUB WAY, CARMEL VALLEY, CA 93924

PLAN B - COLORS AND MATERIALS

A2

1622-02-RS20 September 3, 2021

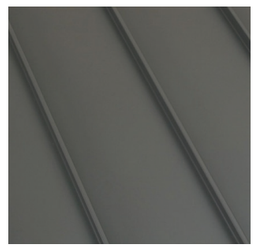
ENTITLEMENTS PACKAGE



CHARACTER SKETCH

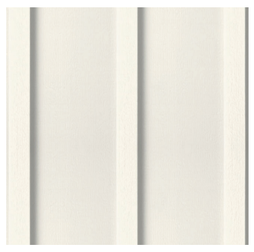
zz

COLOR AND MATERIALS PALETTE FOR BUILDING E (MIXED USE)



1. METAL ROOFING:
MCARTHY WHOLSALE
STANDING SEAM METAL
SHAKE GRAY

1



2. BOARD & BATTEN
FIBER CEMENT BOARD &
BATTEN SIDING

2

3. PAINT COLOR
SHERWIN WILLIAMS
GRECIAN IVORY SW7541

3



4. PAINT COLOR
SHERWIN WILLIAMS
VAN DYKE BROWN SW7041

4



5. STONE VENEER
WILLOW CREEK
THIN VENEER

5



6. WAINSCOT:
PRECAST CONCRETE

6



7. STOREFRONT:
STOREFRONT WINDOW
SYSTEM - BLACK

7

rrm design group

PORTOFINO RESORT AND SPA

10 COUNTRY CLUB WAY, CARMEL VALLEY, CA 93924

PLAN C - COLORS AND MATERIALS

A3

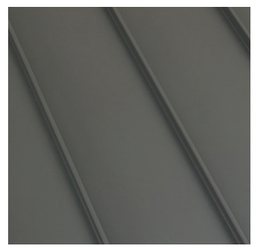
1622-02-RS20 September 3, 2021

ENTITLEMENTS PACKAGE

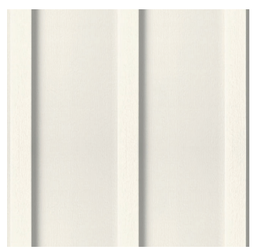


CHARACTER SKETCH

COLOR AND MATERIALS PALETTE FOR BUILDING F (CLUBHOUSE)



1. METAL ROOFING:
MCARTHY WHOLSALE
STANDING SEAM METAL
SHAKE GRAY
1



2.BOARD & BATTEN
FIBER CEMENT BOARD &
BATTEN SIDING
2

3. PAINT COLOR
SHERWIN WILLIAMS
GRECIAN IVORY SW7541
3



4. PAINT COLOR
SHERWIN WILLIAMS
VAN DYKE BROWN SW7041
4



5. STONE VENEER
WILLOW CREEK
THIN VENEER
5



6. BRICK VENEER
TRAIN STATION
THIN BRICK BRICK VENEER
6



7. LIGHT FIXTURE STYLE:
MAXIM
MODEL 86393BZ
(NIGHT SKY COMPLIANT)C
7

rrm design group

PORTOFINO RESORT AND SPA

10 COUNTRY CLUB WAY, CARMEL VALLEY, CA 93924

PLAN E - COLORS AND MATERIALS

A4

1622-02-RS20 September 3, 2021

ENTITLEMENTS PACKAGE

Rancho Del Monte Country Club, aka The Portofino Inn & Spa

Baseline of Operations

Historic Use of Site	Proposed Baseline of Operations
Resort Property 6.76 acres	Resort Property 6.76 acres
22 Motel Units within five buildings (21 guest rooms with one suite with private patio and outdoor hot tub) (24 hours / day)	22 Motel Units within five buildings (which covers offering of various amenities) Hours of operation (24 hours / day)
Spa for motel guests and community day care services (including body treatments, massages, facials, foot care, and other related services)	Spa (for motel guests and community day care services) (Including- body treatments, massages, facials, foot care, and other related services). Hours of operation 6:00 am to 8:00 pm
Recreation room / gymnasium / large swimming pool (Gardenia Day yearly party- 1,000 people enjoying the program *July 26, 1949*)	Fitness Program (exercise room open to motel guests, and selected spa members) Hours of operation 6:00 am to 9:00 pm
Restaurant with bar (Breakfast, Lunch and Dinners were served daily, wedding rehearsal dinner)	Restaurant with bar service. (Breakfast, Lunch and Dinner will be served on a daily basis). Hours of operation to be 7:00 am to 10:00 pm
Lounge: Bar Service	Lounge with bar- serving pool side, (appropriate licenses to serve alcoholic beverage will be obtained and kept current for this facility). Hours of operation 11:00 am to 10:00 pm.
Meeting space indoors (weddings, creative theme party, cocktail receptions or corporate retreat, live entertainment) Events included live entertainment. Unlimited number of events.	Meeting space indoors (event venue) this space will be used to serve the community for corporate retreats, weddings, cocktail receptions, theme parties, and other related events. Event Schedule: A maximum number of events within one calendar year is estimated to be 208, generally falling on weekends (Thursday – Sunday), events are limited to 150 people based on parking on-site and any necessary off-site arrangements. An “event” is defined as activities associated with one individual group or family and take place between 9:00 am and 10:00 pm on any one day. Facility will be closed to the general public during special events. The maximum number of people is inclusive of any and all support staff, included but not limited to security, live entertainment, and catering, with the following exclusion and/or limitations as follows: a.) The project site shall accommodate a maximum of 48 vehicles at any time including all residential, guest and staff vehicles. b.) Any additional parking that may be required for any events shall be located in an off-site parking facility as allowed by a shared parking agreement.

	The property owner shall maintain a record of all events, including dates, times and number of attendees, including staff, which shall be subject to periodic review by the Planning office.
Meeting space outdoors (weddings, creative theme party, cocktail receptions or corporate retreat, live music, festivals, focused activities, health & wellness retreats) Unlimited events	Meeting space outdoors (event venue with the same activities as the historic use of the site). Limit amplified music outdoor before 12:00 noon and after 10:00 pm. Event schedule: All events shall be subject to Monterey County Code Chapter 10.60 Noise Control and General Plan Noise Hazards section. The use of amplified, speakers or any other such devise during any event that amplifies sound, music or voice through an electronic means will meet Chapter 10.60 Table 1 Exterior noise Level Standards (Nighttime only) Nighttime hourly equivalent sound level (L_{eq}dBA) of 45 and Maximum level, dBA of 65 and amplification will cease at 10:00 pm for indoor use.
Employee housing	Caretaker housing unit / lobby

SOURCE: EMC Planning Group, Phase I Historic Review by Ken Seavey, news clippings, Monterey County Land Use Regulations

NOTE:

Building Usage

Building A- Caretaker Residence/Lobby

The proposed use will include providing a residence for the Caretaker, including bedroom, living room, kitchen, restroom and laundry areas. The office portion of the building will provide a public restroom, small office space and lobby for the check-in of guests. This building will also have porte-cochere to keep quests out of the weather. The Caretaker Unit could house up to two people if they roomed together.

Building B- Barn

The renovation of Building B provides a larger multi-use area and relocation of the laundry room from Building C to this building. This building also has two public restrooms. This building will be used to host conferences, provide a location for groups to eat within the multi-purpose room and have use of the restrooms (2) within the building. The meeting / multipurpose room could accommodate 98 people based on building code.

Building C- Clubhouse

The clubhouse building contains the kitchen, storage area, formal dining room, employee restroom, public restrooms, a lounge and various seating areas for visitors and motel guests. This building also provides an area for spa treatment, which contains a men's and women's room and a shower area. There is also a private gathering space in this building including a covered patio area and outdoor fire place. This building could accommodate 271 based on building code. This building also provides outdoor seating and dining areas adjacent to the swimming pool and hot tub area. This building will be used by motel guest, the general public and for receptions or other events. The uses beyond the restaurant are to be considered concurrent support uses to the hotel and restaurant day us patrons. See the above table for historic events and proposed events that could take place within the clubhouse building and the pool and hot tub area.

Building D- Exercise and Pool Equipment

The exercise room has been relocated from Building B- barn to this new location above the pool equipment building. The exercise room will provide just over 400 square feet of space for the guests to exercise with perhaps yoga classes or other exercise related activities. This is a concurrent use to the hotel and does not add load to the uses. There are no restroom facilities located within this building. The exercise space could accommodate up to 9 based on building code.

Guestrooms (22 total units within 5 buildings)

The 22 guestrooms will be updated with modern fixtures to ensure water efficiency standards are met. Buildings will have new windows, doors, roofing, siding, and decks. The guestrooms will be rented on a daily basis. Long-term rentals will not be available.

Swimming Pool and Hot Tubs

The landscaped area, swimming pool, hot tubs and retaining walls will be renovated as part of this application. This will provide motel guests and the general public a space to relax outdoor and enjoy the facility. This area, including the outdoor dining area associated with Building C could accommodate 488 people based on building code.

E M C

Planning for Success.

January 5, 2021

Carl Holm, RMA Director
County of Monterey
141 Schilling Place
Salinas, CA 93901

Re: Portofino Inn – Building Permit Application

Dear Carl,

Purpose: EMC Planning Group on behalf of the Applicant, Rancho Del Monte Club LP, Don Desai, and the Project Architect- RRM Design Group, provide this letter and attached graphics along with the building permit application construction documents for your review and consideration.

Introduction: The letter and the attached graphics provide land use conformance analysis between historic and planned use rehabilitation for the property at 10 Country Club Way in Carmel Valley, California (Portofino Inn). The planned use for the property is the continued operation of a Country Club/Inn/Resort lodging facility (herein after lodging facility). The lodging facility construction document application package will use the Portofino Inn name, the lodging facility is formerly known as the Rancho Del Monte Country Club. On September 11, 2015, the owner of the property at the time received a letter from Mike Novo, Director of Planning at Monterey County's Resource Management Agency, regarding proposed remodeling, repair, and maintenance work on the property (letter attached). According to this letter, Design Approval applications would need to be submitted for County review and approval.

Location: The property is located at 10 Country Club Way in Monterey County, CA, within the Carmel Valley Planning Area. The property covers an area of 6.97 acres and has one Assessor's Parcel Number: 187-252-011-000. The property is located

approximately 10.5 miles east of Highway 1 and approximately one mile west of Carmel Valley Village. Access to the property is provided via Country Club Way from Carmel Valley Road.

Background: The property was formerly used as the location of the Portofino Inn & Spa, before this, as the Carmel Country Spa and Health Resort, and prior to this time as the Rancho Del Monte Country Club. Although the specific date of the initial use of the property as a lodging facility/visitor serving use is unknown at this time, historic research indicates the property began use as a county club, lodging and visitor-serving facility in the late 1940s. Various permits have been issued for the property by Monterey County, including permits for use of a recreation building in 1956, a remodel in 1967, Jacuzzi/pool in 1974, a shed/pool in 1982, a massage room in 1982, and another massage room in 1983.

Property Description: Five guestroom buildings are located on the property with twenty-two (22) guestrooms. An additional building located on the property includes two dining rooms, a spa, recreation center, and an administrative office area. Additionally, a single-family residence and a large swimming pool and hot tub are located on the property. These existing buildings, facilities, and uses are separated by landscaping and parking areas.

Zoning: The property is zoned Visitor Serving/Professional Office with a Design Approval overlay ("VO-D-S-RAZ"). This zoning designation allows for uses such as hotels, motels, inns, restaurants, and other uses of a similar character, density and intensity. The "D" designates Design Control for the property. The "S" signifies a Site Plan Review requirement. The "RAZ" identifies the property's location in a Residential Allocation Zoning area.

Use Permit: Mr. Novo's September 2015 letter to the property owner (see Appendix A), identifies that the facility does not have a Use Permit, as use of the property preexisted Monterey County Use Permit requirements. However, Mr. Novo concluded that use of the property is not considered an abandoned non-conforming use by the County, and that use of the property may continue per its historic use.

Lastly, Mr. Novo's letter states that if any exterior changes would be needed, Design Approval applications would need to be submitted for County review and approval.

The letter notes that if significant work needs to be done on the grounds, confirmation with the County regarding requirements of the Site Plan Review zoning district should occur. No intensification of historic use of the site can occur without consultation with, and applicable permits from, County staff.

Additionally, the proposed lodging facility would be an allowable use under the property's existing zoning. Establishment and operation of the proposed lodging facility would not change the nature or intensity of the commercial use of structures on the property.

Proposed Use: Renovations of existing structures and facilities on the property are proposed to accommodate operations of the lodging facility. The use of the property for the lodging facility will be substantially similar to historical use of the property as a country club/inn, health spa, and resort lodging facility. Proposed renovations would essentially reuse the location of the existing structures and facilities for the lodging facility. Construction activities are proposed for the property as renovations and would be primarily focused on deconstructing, reconstructing, and improving existing structures and facilities on the property. The overall layout and development footprint of the property would remain essentially the same as it has been, and continue historical country club/inn, health spa and resort lodging facilities.

Comparison of Uses: Attached to this letter are comparison documents outlining the changes proposed to the lodging facility buildings A-E, providing a comparison of the existing and proposed site layout (see Appendix B). There are also photographs and architectural renderings of the existing buildings (see Appendix C). These updates to the buildings and pool area indicate a modest increase in building area of 468 SF or +2.8% and a decrease in the size of the swimming pool/ hot tubs square footage by 1,678 SF or -30%. The revised pool amenity area will occupy approximately the same space as the existing pool/patio area. The revised layout provides a more up-to-date swimming area, including a smaller swimming pool, hot tubs, sunning decks, water features, and enhanced landscaping and patios. Parking for the renovated Portofino Inn will be to repurpose the existing tennis court area and renovate existing parking areas to accommodate forty-eight (48) parking spaces on a permeable surface. The access driveway will be improved in the same location as the existing driveway and will now

include a water feature and bridge. There are no changes propose to the driveway location or the existing guestrooms on the property.

Table 1, Existing and Proposed Uses, displays existing facilities on the property associated with historic use compared to proposed use of the property for operations of the lodging facility and inn/resort use.

Table 1, Existing and Proposed Uses

Land Use	Existing Site	Proposed Site	Change SF - Percent
Building A – Entry/Caretaker's House (lobby, office, restroom, and residence)	1,709 SF	1,188 SF	-512 SF
Building B – Barn (Multi-Use space, exercise rm, storage, restrooms, covered patio)	2,411 SF	2,435 SF	+24 SF
Building C – Clubhouse (restaurant, kitchen/storage, lounge, spa, restrooms, covered patio)	5,974 SF[1]	6,158 SF	+184 SF
Building D- Laundry (small office and restroom)	*	781 SF	+781 SF
Building E - Pool House (pool equipment, exercise room)	410 SF	410 SF	+0 SF
Guestrooms (22 Units)	6,343 SF	6,343 SF[2]	-
Total Building Square Footage	16,847 SF	17,315 SF	+468 SF, +2.8%
Pool	2,322 SF	420 SF	-1902 SF
Hot Tub(s)	60 SF	301 SF	+241 SF
Total Pool/Hot Tub Square Footage	2,382 SF	721 SF	-1661 SF, -30%
Parking	26	48	+22

SOURCE: RRM Design Group

NOTE: 1 Laundry area was previously included in Building C, located within the kitchen.
2 No changes proposed to the Guestrooms in this application.

As displayed in the table, proposed use of the property largely conforms to existing use areas of structures and facilities on the property with the exception of moving the

exercise area above the pool equipment building and relocation of the laundry facility. The largest square footage use on the property designated for guestrooms (6,343 square feet) will remain unchanged. Specific renovations to the buildings are outlined in the Project Description submitted with this application.

Expired Building Permit: A building permit (15CP02895) was obtained on November 16, 2015, and the work completed and inspected. This permit has since expired. Records and a form to withdraw this permit are attached. (see Appendix D). This new building permit application is expected to solve the expired permit issue as the buildings will be remodeled as part of this building permit application.

Water Credit: Water is supplied to the property by existing connections to the California-American Water Company distribution system. In August 2015, the Monterey Peninsula Water Management District prepared a Residential Inspection Report for the property. Based on this report and existing structures on the property, 5.23 acre feet (AF) of water has been determined to be the baseline water use for the property, as displayed in Table 2, Baseline Water Allocation. Proposed renovations on the property would allow use within this amount of water allocation, as the water district survey verified. Minor total square footage modifications, as identified in Table 1, Existing and Proposed Uses, will be addressed with the water district and is believed to be accommodated with retrofitting of water fixtures to high efficiency or ultra-high efficiency toilets and low flow fixtures and with the reduction in the swimming pool area.

Table 2, Baseline Water Allocation

Water Factor Group	Building Type	Sq. Ft./ Seats/Rooms	Water Use Factor [1]	Total AF
I	Gym (Building B Dance/Exercise Studio)	2,423 sf	0.00007 AF/SF	0.17
I	Gym (Portion Building C- Men's Gym)	412 sf	0.00007 AF/SF	0.03
I	Piano Lounge (Building C)	1,071 sf	0.00007 AF/SF	0.07
I	Kitchen / Prep (Building C)	1,020 sf	0.0002 AF/SF	0.07
III	Restaurant (48 seats +16 available spaces = 64 seats noted Building C)	64 seats	0.02 AF/seat	1.28

III	Swimming Pool (each 100-sq ft of surface)	21	0.02 AF/100 SF of surface area	0.42
III	Motel Rooms	22 rooms	0.1 AF/room	2.20
III	Large Motel Room tub	1 room	0.03 AF/room	0.03
III	Public Toilets (cabanas/locker room-wash basin and shower addressed below)	7 toilets	0.058 AF/Toilet	0.41
III	Outdoor Hot Tub (each 100 sq ft of surface)	0.7 sf	0.02 AF/100 SF of surface area	0.014
III	Spa space (Building C) [3]	766 sf	0.00007	0.054
III	Beauty Shop / Salon per work station (Building C) = 2 stations [4]	2.0 stations	0.0567	0.113
Total Commercial by Use				4.86
Additional Noted commercial use fixtures – apply residential table			Water Use Factor [2]	Total AF
	Public Wash Basin (cabana/locker room noted in survey)	7	1.0	7.00
	Public Shower (cabana/locker room noted in survey)	7	2.0	14.00
	Laundry use (noted in 1997 MPWMD survey) [4]	3	2.0	6.00
	Fixture count Per District Rule 24-A6, each fixture unit = 0.01			27.00 0.27
Total Commercial				5.13
Residential Use (Building A)			Water Use Factor [2]	
	Wash Basin	2	1.0	2.0
	Toilet	2	1.8	3.6
	Shower	2	2.0	4.0
Residential Fixture Count Per District Rule 24-A6, each fixture unit = 0.01 AF				9.6 0.096
Total Residential				0.096
Total Estimated Water Use (AF)				5.23

SOURCE: RRM Design Group 2020, The data and conclusion of this table are based on the August 18, 2015 MPWMD Residential Inspection Report conducted for the property.

1 Refer to MPWMD Non-Residential Use Type and Factors

2 Refer to MPWMD Residential Fixture Unit Type and Factors

3 Factor is assumed- no equivalent shown on MPWMD forms

4 Not included in August 2015 MPWMD Inspection Report, but justified based on historical evidence of use and noted in 1997 MPWMD Inspection Report.

Water Use Proposed: The proposed water use is presented below in, Table 3, Proposed Water Usage Summary Table. The water use for the renovated project site is expected to be reduced with the use of high efficiency or ultra-high efficiency toilets, and low flow fixtures. This reduction converts to an acre foot (AF) reduction of 0.1 AF.

Table 3, Proposed Water Usage Summary Table

Water Factor Group	Building Type	Sq. Ft./ Seats/Rooms	Water Use Factor [1]	Total AF
I	Office (portion Building A)	549 sf	0.00007 AF/SF	0.04
I	Gym (Yoga Room Building C)	410 sf	0.00007 AF/SF	0.03
I	Piano Lounge (Building C)	1,299 sf	0.00007 AF/SF	0.09
I	Kitchen / Prep (Building C)	1,097 sf	0.00007 AF/SF	0.08
I	Multi-use Space (Building B)	2,057 sf	0.00007 AF/SF	0.14
I	Laundry (Building D)	781 sf	0.00007 AF/SF	0.05
III	Restaurant Interior Seats (Building C)	75 seats	0.02 AF/seat	1.50
III	Restaurant Exterior Seats (Building C)	40	0.01 AF/seat	0.40
III	Swimming Pool (each 100-sq ft of surface) 420 SF	4.2	0.02 AF/100 SF of surface area	0.08
III	Motel Rooms	22 rooms	0.1 AF/room	2.20
III	Large Motel Room tub	1 room	0.03 AF/room	0.03
III	Public Toilet (pool changing room Building C)	3	0.058	0.17
III	Outdoor Hot Tub (each 100 sq ft of surface) 301 SF	3.0	0.02	0.060
Total Commercial by Use				4.88
Additional Noted commercial use fixtures – apply residential table			Water Use Factor [2]	Total AF
	Public Wash Basin (changing room Building C)	4	1.0	4.00
	Public Shower (changing room Building C)	4	2.0	8.00
	Onsite Laundry [3]	3	2.0	6.00
	Fixture Count Per District Rule 24-A6, each fixture unit = 0.01 AF			18.00 0.18
Total Commercial				5.06

Residential Use			Water Use Factor [2]	
	Wash Basin	1	1.0	1.0
	Toilet	1	1.8	1.8
	Shower	1	2.0	2.0
	Kitchen Sink with Dishwasher	1	2.0	2.0
	Residential Fixture Count Per District Rule 24-A6, each fixture unit = 0.01 AF			6.8 0.068
Total Residential				0.068
Total Estimated Water Use (AF)				5.13

SOURCE: RRM Design Group 2020

[1] Refer to MPWMD Non-Residential Use Type and Factors

[2] Refer to MPWMD Residential Fixture Unit Type and Factors

[3] Not included in August 2015 MPWMD Inspection Report, but justified based on historical evidence of use and noted in 1997 MPWMD Inspection Report.

Conclusion: As evidenced in this letter and the attached graphics, renovations proposed for the property at 10 Country Club Way, for use as a lodging facility, would be a conforming land use with historic use of the property and in substantial conformance for both use and square footage, as compared to existing structures and facilities on the property. Conditions of the property and proposed renovations are similar to those considered by Monterey County in September 2015, as indicated in a letter from Mike Novo, then Director of Planning for the RMA. Conclusions by the County at that time remain valid for proposed renovations on the property. Proposed lodging facility renovation plans will require staff level design review and building permits.

Sincerely,

Michael J. Groves
Senior Principal

Cc: Don Desai, file

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director
John Guertin, Acting Deputy Director

Daniel Dobrilovic, Acting Building Official
Michael Novo, AICP, Director of Planning
Robert K. Murdoch, P.E., Director of Public Works

168 W. Alisal Street, 2nd Floor
Salinas, CA 93901
http://www.co.monterey.ca.us/rma

September 11, 2015

Todd Bessire
510 Laureles Grade Road
Carmel Valley, CA 93924

RE: PORTOFINO INN REHABILITATION (10 Country Club Way, Carmel Valley; APN 187-252-011-000)

Dear Mr. Bessire:

We have discussed the desire of your clients to do some remodeling, repair and maintenance work for the Portofino Inn at 10 Country Club Way, Carmel Valley. As we discussed on the phone, the work would not require changes to the structure, design, or use of the property as an inn, but just repair and maintenance work, potentially including plumbing, electrical, doors, windows, etc. Please ensure that proper construction permits are obtained, where required.

I have seen pictures of the facility from 2010 and it was in good shape at the time and appears to have been in use. Zoning of the property is Visitor Serving/Professional Office with a Design Approval, Site Plan Review and Residential Allocation Zone overlay districts (VO-D-S-RAZ). The VO district allows inns and hotels (section 21.060.A). Although the facility does not have a Use Permit, as it preexisted those requirements, it is not considered an abandoned non-conforming use and may continue its use as a lodging facility. We have had application requests to demolish the facility and build a new facility for the site (PLN130909 and PLN100222), but no formal application was ever submitted for those concepts.

If any exterior changes will be needed, please ensure that proper Design Approval applications are submitted. If any significant work needs to be done to the grounds, please check with us regarding the requirements of the Site Plan Review zoning district. No intensification of the historic use of the site can be done without consultation with, and applicable permits from, county staff.

Please feel free to call me at (831) 755-5192 or by email at novom@co.monterey.ca.us if you have any questions.

Sincerely,

Mike Novo
Director of Planning, RMA