

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

Ardua 31 LLC (PLN220251)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Considering the project exempt from CEQA pursuant to section 15303, new structures and none of the exceptions in section 15300.2 can be made; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including approximately 540 cubic yards of cut and 400 cubic yards of fill; and
 - b. Coastal Development Permit for the removal of approximately 41 protected Monterey pines.

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

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

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and

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

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

- b) Project Scope. The project consists of the construction of a 6,396 square foot single family dwelling and associated site improvements on a vacant lot in Pebble Beach. The project also includes the removal of approximately 41 protected Monterey pines.
- c) Allowed Use. The property is located at 1272 Viscaino Road, Pebble Beach (APN: 008-231-003-000), in the Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a density of 1 unit per 1.5 acres with a Design Control overlay district in the Coastal Zone or “LDR/1.5-D(CZ)”, which allows the first single family dwelling on a lot pursuant to a Coastal Administrative Permit and Design Approval (Title 20 sections 20.14.030 and 20.44.030) and removal of protected trees pursuant to a Coastal Development Permit (DMF CIP section 20.147.050). Therefore, the project is an allowed use for this site.
- d) Site Inspection. The project planner conducted site inspections on December 21, 2022 and April 24, 2024, to verify that the project on the subject parcel conforms to the plans listed above.
- e) Lot Legality. The property is shown in its current configuration as lot 3 in the tax code area 231 in Assrs Map – El Pescadero Ro Book 8, Page 23 of the Monterey County Assessor’s Maps. The lot is shown in the same configuration in the County’s assessor maps from 1962 and 1973. It is also shown in the same configuration on a record of survey which was prepared for E. McMnamim and filed with the Monterey County’s Recorder’s Office on February 5, 1952. Due to these findings, the County recognizes the parcel as a legal lot of record.
- f) Design/Neighborhood and Community Character. The property is subject to the Design Control “D” overlay zoning district regulations which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. Consistent with Title 20, Chapter 20.44, a Design Approval Application was submitted. The proposed colors and materials include light beige lap siding and stucco for the exterior walls of the home, brown asphalt shingles and copper-like standing seam metal roofing, black window and door frames and vertical stained wood accent beams. The applicant also proposes a 6 foot tall deer fence that surrounds the property. This fence will be comprised of wire and wood and will be consistent with the deer fences on neighboring properties. Consistent with the DMF LUPScenic and Visual Resources Key Policy, the proposed development will not block significant public views or have significant adverse impacts on public views and scenic character of the surrounding area.
- g) Development Standards. Development standards for the Low Density Residential zoning district can be found in Title 20 section 20.14.060. The proposed development conforms with all regulated site development standards. The allowed site coverage for this lot is 15% (9,472 square

feet), the proposed site coverage is 8.8% (5,570 square feet). The proposed 2 story single family dwelling will have a total floor area ratio (FAR) of 10.12% (6,396 square feet), below the maximum allowed 17.5% (11,051 square feet). The structure will exceed the required minimum 30 foot front setback and 20 foot side and rear setbacks with a proposed front setback of 59 feet, side setbacks of 21 and 32 feet and a rear setback of 165 feet. The proposed height of the structure is 26 and one half feet, below the allowed 30 foot maximum height. The proposed project includes approximately 540 cubic yards of cut and 400 cubic yards of fill, the soil will be balanced onsite to avoid additional truck trips to transport soil.

- h) Pescadero Watershed. The undeveloped lot is within the Pescadero Watershed and is limited to a total impervious coverage of 9,000 square feet, pursuant to section 20.147.030 of the DMF CIP and Policy 77 within the DMF LUP. In compliance with the regulation, the applicant has proposed a total impervious coverage of 8,367 square feet.
- i) Archaeological Sensitivity. The project site is not within 750 feet of known archaeological resources, however, section 20.147.080 DMF CIP requires an archaeological survey for each new development project within any potential archaeological resource areas. Therefore, an Archaeological Assessment (LIB230102) was prepared for this project. The survey was negative for potentially significant resources and did not recommend further investigation. (See Finding 5 and supporting evidence.)
- j) Biological Resources. The project site is an undeveloped lot dominated by Monterey Pine Forest which is a known habitat for multiple special status species. To evaluate potential impacts to biological resources, a Biological Assessment and Spring Plant Survey (LIB230102) was prepared. Both surveys were negative for special status species and the biologist did not recommend further investigation or mitigation. (See Finding 6 and supporting evidence.)
- k) Tree Removal. Due to the dense forest on the subject parcel, and the dispersal pattern of the trees, approximately 41 protected Monterey Pine trees, 8 of which are dead, is necessary for removal to allow the proposed development. A Coastal Development Permit is required for the removal of any protected tree pursuant to section 20.147.050 of the DMF CIP. As demonstrated in Finding 7 and supporting evidence, the necessary findings to grant a Coastal Development Permit have been made.
- l) Land Use Advisory Committee. The project was brought before the Del Monte Forest Land Use Advisory Committee on March 16, 2023. The committee unanimously recommended support of the application as proposed. No comments were made by the public or the committee at this meeting.
- m) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN220251.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, Pebble Beach Community Services District, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
 - b) Staff identified potential impacts to archaeological resources, soil/slope stability, sensitive biological resources and protected trees. The following reports have been prepared:
 - “Phase 1 Inventory of Archaeological Resources” (LIB230102) prepared by Rubén G. Mendoza, Salinas, California, March 13, 2023.
 - “Tree Assessment” (LIB220356) prepared by Frank Ono, Pacific Grove, California, September 20, 2022 and amended on November 18, 2022.
 - “Geotechnical Investigation” (LIB220353) prepared by Belinda Taluban, Salinas, California, January 14, 2022.
 - “Biotic Assessment” (LIB220352) prepared by Robert Burton, Prunedale, CA November 14, 2022 and amended May 1, 2023.The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) The Tree Assessment (LIB220356) was amended on November 18, 2022 to update the proposed tree removal to reflect design changes of the structure. (See Finding 7 and supporting evidence.)
 - d) The Biological Assessment was prepared in November, outside of some special-status plants blooming periods. Therefore, a spring survey was conducted in April of 2023 to rule out the presence of special status species within the project site including march microseris, Hickman’s onion and others. (See Finding 6 and supporting evidence.)
 - e) Staff conducted site inspections on December 21, 2022 and April 24, 2024 to verify that the site is suitable for this use.
 - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN220251.
3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by HCD- Planning, HCD- Engineering Services, Pebble Beach Community Services District, HCD-

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

- b) Necessary public utilities will be provided. The applicant submitted a water permit showing they have enough sufficient water credits to support the project. The also submitted a can and will serve letter from CalAm explaining their ability to provide potable water for the proposed development. Pebble Beach Community Services District will provide sewage services for the proposed project.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN220251.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted site inspections on December 21, 2022 and April 24, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220251.

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

- EVIDENCE:**
- a) Pursuant to DMF CIP section 20.147.080, an archaeological survey was prepared for this project due to the uncertainty of potential archaeological resources.
 - b) The project site is not within 750 feet of a known archaeological resource, however, the southernmost corner of the lot is within a 750 buffer. An ephemeral stream was identified at the southern end of the property near the buffer zone. Due to these factors, the lot qualifies as a potential resource area.
 - c) A Phase 1 Archaeological Assessment (LIB230102) was prepared for this project. The results of the pedestrian survey were negative, and the overall conclusion was that the proposed project would not likely have a significant impact to any archaeological resources. The archaeologist stated further investigation is not warranted and no mitigation was recommended.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220251.

6. **FINDING:** **BIOLOGICAL RESOURCES** – The proposed project is unlikely to have adverse impacts on any environmentally sensitive habitat areas (ESHA) or sensitive species.
- EVIDENCE:**
- a) Due to the proposed tree removal on an undeveloped lot, there were concerns of potential impacts to biological resources within the Monterey Pine Forest. A Biological Assessment (LIB220352) was prepared to address these concerns.
 - b) There were no special status species or indicators of special status species found during the site survey completed on October 30, 2022. However, the biologist determined due to the time of the survey, it was not possible to rule out the potential for springtime plants including march microseris and Hickman's onion.
 - c) A spring survey was conducted on April 21, 2023, during the blooming period for the special status species of concern. No protected species or plants were observed during this survey and the biologist was able to rule out the potential for adverse impacts to sensitive biological resources.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220251.
7. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.
- EVIDENCE:**
- a) Consistent with section 20.147.050 of the DMF CIP, a Tree Assessment (LIB220356) were submitted to evaluate the proposed tree removal and address potential impacts to forest resources.
 - b) The 1.45 acre property is a heavily forested lot containing over 150 trees and no natural clearing to site the development. The project includes removal of approximately 41 Monterey Pine trees. Pursuant to section 20.147.050.A, a Coastal Development Permit has been applied to this project to address the removal of the protected trees.
 - c) The Tree Assessment prepared on September 20, 2022 listed 45 protected pines as candidates for removal. This report was amended on November 18, 2022 to reflect changes to the architectural plans and the applicant's request for additional tree removal. The applicants' desire is to remove 58 protected Monterey pines, 10 of which are dead, which is the number reflected in the amended report.
 - d) Pursuant to section 20.147.050 of the DMF CIP, a tree removal permit shall only be issued if the proposed removal is the minimum under the circumstances. The applicant has concerns of the tall pines potentially falling over on their proposed home, or their neighbor's home. There are thirteen total dead pine trees on the property. Four of the dead trees are within the footprint of the proposed home, four trees are outside of the footprint but are close enough to the proposed home that they may impact the structure once the root system fails in the near future. Five of the trees identified as dead are located on the rear half of the lot and are not a hazard to any nearby structures. Pursuant to section 20.147.050.A.3, as these dead trees do not pose an immediate threat to danger to life, health, property or essential public services and were not identified as an infection hazard to the rest of the forest, the trees do not require removal. Approximately 17

additional trees listed for removal are not within the footprint or within 5 feet of the proposed structure. These trees were not deemed dead, dying or hazardous by the arborist and did not appear to be impacted by the proposed development. The project planner had a few follow-up discussions with the qualified arborist to discuss the health and state of the trees listed for removal and reasoning behind the request for removal. The arborist informed staff that the applicant had requested that the additional trees be removed and they were listed on the tree removal list for liability reasons. The arborist said the trees could be retained and pruned and that is what the arborist had recommended the applicant do. With this information, staff has identified that there is inadequate evidence and is not able to support the required finding for the removal of the additional 17 Monterey pines. In this case, 41 is in the minimum number of trees to be removed to allow the proposed construction. If the additional 17 trees die or become hazardous in the future then the applicant can submit for a hazardous tree removal waiver form the County.

- e) Due to inconsistencies within the arborist report, a non-standard condition has been applied, Condition No. 9, to ensure the applicant provides a tree removal plan consistent with the approved Planning Commission resolution. The condition will also require the applicant to schedule site inspections with County staff following the tree removal as well as at final to ensure no additional trees required removal during construction. If additional trees were removed that were not approved for removal under this permit, an after-the-fact tree removal permit shall be secured unless there is substantial evidence, including a statement from a professional arborist, showing that the additional trees removed were dead, dying or hazardous.
- f) Approximately 33 protected trees are within the footprint of the proposed development. Monterey Pine trees are equally dispersed throughout the entire lot making it necessary to remove trees to build a single family dwelling. Consistent with section 20.147.050.C.5, the applicant has opted to build their house near the front of the property, close to the main road, to minimize the amount of ground disturbance from construction of the driveway. They have redesigned the proposed development and removed the originally proposed accessory dwelling unit which allowed the preservation of three mature Monterey Pines.
- g) Existing trees not being removed shall be protected through construction. The arborist recommended protective fencing around the trees within the project vicinity that are not being removed. The report also requires construction vehicles, heavy equipment and stockpiles to be located outside of the fenced off areas and away from the protected trees.
- h) Due to the dense forest on the property, the arborist did not recommend replanting to avoid overcrowding. The DMF LUP Forest Resource Policy #35 allows an exception to replacement of trees would result in an overcrowded, unhealthy environment. This exception is appropriate in this case as it has been determined by a professional arborist that replacing the trees onsite would result in overcrowding. Staff conducted multiple site visits to this property and agrees that there are no clearings onsite that would be ideal locations for tree replacement.

- i) Conditions of approval have been applied to this permit ensure the tree protection recommendations are followed (See Condition Nos. 4, 7, 8 and 9.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220251.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Article 19 Section 15303 categorically exempts the construction of new structures.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - The project site does not contain and environmentally significant habitat areas. Technical reports were prepared to determine potential impacts to important environmental resources and none were anticipated due to the site’s location and ecology;
 - Successive projects of the same type and in the same place (additions to a single-family dwelling on this lot) would not contribute to a significant cumulative impact. Future additions or renovations that are located within the same project area would not have significant impacts as the lot will be pre-disturbed and human activity on site will deter local fauna from residing on the property reducing the potential for it to contain ESHA in the future;
 - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1 and 2);
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
 - c) Staff conducted a site inspection on December 21st, 2022 and April 24th, 2024 to verify that the site and proposed project meet the criteria for an exemption.
 - d) See supporting Finding Nos. 1, 2, 5, 6 and 7. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN220251.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Planning Commission to the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Section 20.86.080.A.1. of the Monterey County Zoning Ordinance (Title 20), the project is appealable to the California Coastal Commission, as it is located between the sea

and the first through public road paralleling the sea; the first public road being Highway 1 and it involves tree removal which is a conditional use allowed.

DECISION

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

1. Find the project categorically exempt from further CEQA review pursuant to Section 15303, New Construction, with no exceptions to section 15300.2; and
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including approximately 540 cubic yards of cut and 400 cubic yards of fill; and
 - b. Coastal Development Permit for the removal of approximately 41 protected Monterey pine trees.

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

PASSED AND ADOPTED this 26th day of June 2024, upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN220251

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN220251) allows construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including approximately 540 cubic yards of cut and 400 cubic yards of fill and removal of approximately 41 protected Monterey pines. The property is located at 1272 Viscaino Road (Assessor's Parcel Number 008-231-003-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 008-231-003-000 on June 26, 2024. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

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

Responsible Department: Planning

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

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

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

7. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

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

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

Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

**Compliance or
Monitoring
Action to be
Performed:**

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

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

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

9. PDSP001 - TREE REMOVAL/REPLACEMENT PLAN (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Applicant must submit an accurate tree removal plan based on the trees approved for removal under PC Resolution No. XXXX. The Plan shall clearly identify which trees will be removed and which trees will be protected throughout construction. Following tree removal, the site will be inspected to ensure the trees identified for removal were removed and all other trees were retained. Inspections will be completed prior to final as well. If any additional trees were removed, the applicant shall obtain an after-the-fact tree removal permit unless there is substantial evidence to support the finding that the tree was dead, dying or hazardous to human health and safety.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading or building permits, the applicant shall submit an accurate tree removal/replacement plan in accordance with the trees permitted for removal under the attached resolution (Resolution No. XXXX). The tree removal/replacement plan shall identify individual trees within the project vicinity by assigning them numbers which shall correspond to the tree tags onsite. The tree removal plan shall include a site plan identifying, by tree number, which trees will be removed. The plan should also show the trees that are not proposed for removal that will be retained onsite and protected throughout construction. The Plan shall also include a list of the trees (identified by their tree tag number) approved for removal and the reason why it must be removed to allow the construction project.

Immediately following the tree removal, the applicant shall reach out to HCD-Planning Staff to schedule a site inspection to ensure no additional trees required removal.

Prior to final, the applicant shall reach out to HCD-Planning staff to schedule a final site inspection to ensure no additional trees required removal throughout construction. If additional trees were removed that were not approved under PC Resolution No. XXXX, the applicants must apply for an after-the-fact permit approval unless there is substantial evidence, including a statement from a professional arborist, showing that the additional trees removed were dead, dying or hazardous.

HCD-Planning

10. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

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

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

12. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

13. STORMWATER_CONTROL_PLAN

Responsible Department: Environmental Services

Condition/Mitigation STORMWATER CONTROL PLAN (2010 General Plan)

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

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

GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA ENERGY CODE (CENC) & CALIFORNIA GREEN BUILDING CODE (CALGREEN).

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

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

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

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

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

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

ADDRESS IDENTIFICATION:

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL NOT ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AD THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

PROJECT DIRECTORY

OWNER: Daniel & Patricia Mansur 572 Hillside Road Emerald Hill, CA 94062 650-269-6861 dan4321@gmail.com	DESIGNER: Angie Phares  Hastings Construction, Inc. 11 Thomas Owens Way, Suite 201 Monterey, CA 93940 831-620-0920 x706 design@hastingsconstruction.com	SURVEYOR: Isaac Romero Rasmussen Land Surveying, Inc PO Box 3135 Monterey, CA 93942 831-375-7240 isaac@rasmussenland.com
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SYMBOL KEY

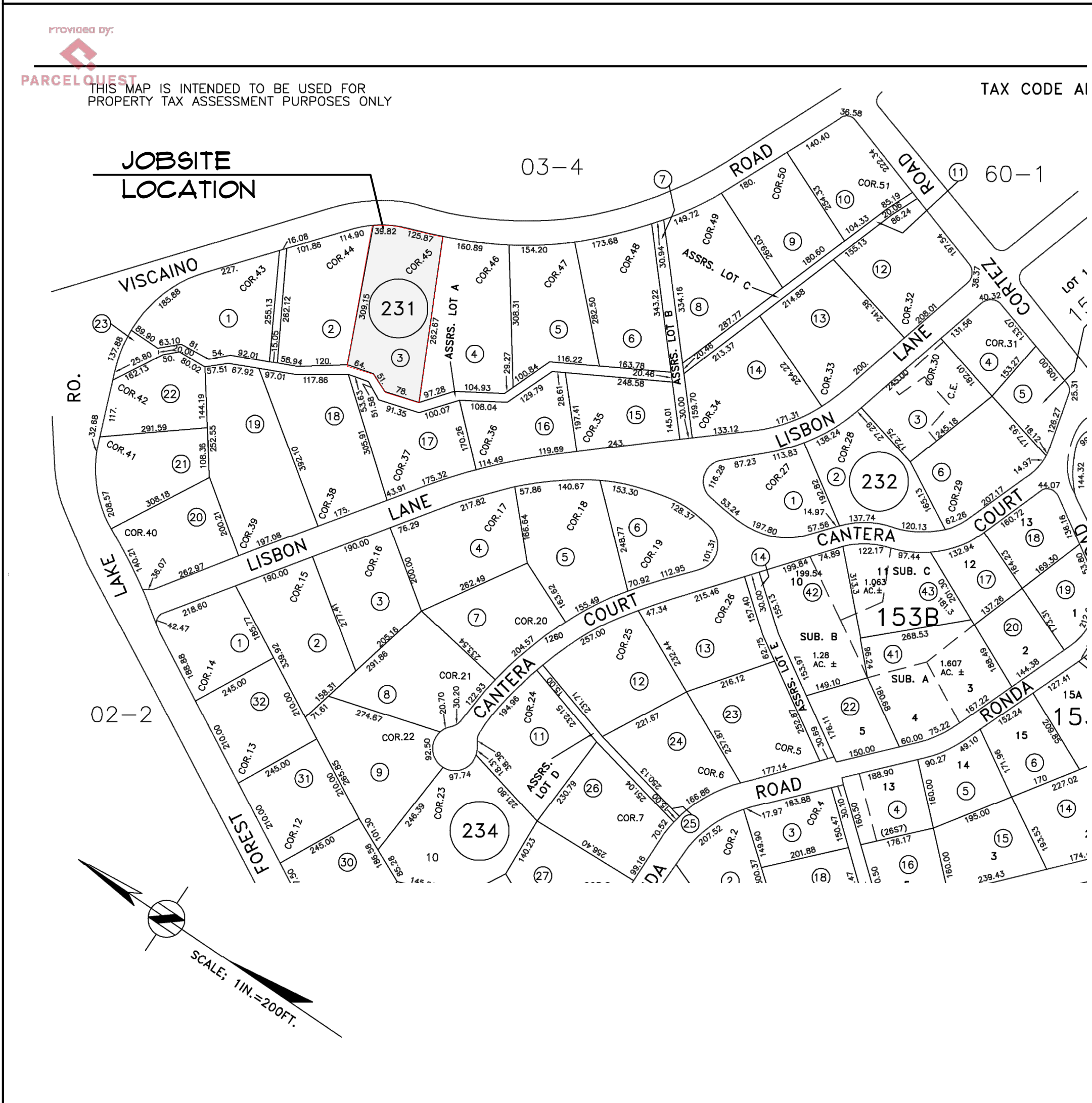


ABBREVIATIONS

A.B.	ANCHOR BOLT	GA.	GAUGE	PT.	POINT
A.C.	ASPHALTIC CONCRETE	GC.	GALVANEZ	PR.	PAIR
A/C	AIR CONDITIONING	GALV.	GALVANIZED		
ALUM.	ALUMINUM	G.I.	GALVANIZED IRON	R.A.	RETURN AIR
APPROX.	APPROXIMATE	GFI	GROUND FAULT INTERRUPTER	R.A.D.	RADIUS
ARCH.	ARCHITECTURAL	CL	GLASS	RD.	ROUND
ANOD.	ANODIZED	CND.	GROUND	REC.	RECESSED
ASPH.	ASPHALT	CYP. BD.	GYP-SUM BOARD	REF.	REFRIGERATOR
				RENF.	REINFORCED
BD.	BOARD	H.C.	HOLLOW CORE	RES.	RESILIENT
BLDG.	BUILDING	H.D.	HOLD DOWN	RM.	ROOM
BLKG.	BLOCKING	H.D.	HEADER	R.O.	ROUGH OPENING
BM.	BEAM	HDWD.	HARDWOOD	REQ.	REQUIRED
BOTT.	BOTTOM	HORIZ.	HORIZONTAL	R/W	RIGHT OF WAY
		HR.	HOSE	RWD.	REDWOOD
CAB.	CABINET	H.B.	HOSE BIBB	R.W.L.	RAINWATER LEADER
CEM.	CEMENT	HT.	HEIGHT		
C.T.	CERAMIC TILE	HC.	HANDICAP	SCHED.	SCHEDULE
C.I.	CAST IRON	HVAC	HEATING VENTILATION & AIR CONDITIONING	S.C.	SOLID CORE
CLR.	CLEAR	HW	HOT WATER	SECT.	SECTION
CLST.	CLOSET			S.F.	SQUARE FOOT/FEET
COMP.	COMPOSITION			SH	SINGLE HUNG
CONC.	CONCRETE	I.D.	INSIDE DIAMETER	SHT.	SHEET
CLG.	CEILING	INS.	INSULATION	SHWR.	SHOWER
C.M.U.	CONCRETE MASONRY UNIT	INT.	INTERIOR	SHLR.	SHILAR
C.O.	CLEAN OUT			SLD	SLIDER
COL.	COLUMN	J.B.	JUNCTION BOX	SLD. GL. DR.	SLIDING GLASS DOOR
CONN.	CONNECTION	JST.	JOIST	SPECS.	SPECIFICATIONS
CONST.	CONSTRUCTION			SQ.	SQUARE
CNM.	CASEMENT	KIT.	KITCHEN	SQ. FT.	SQUARE FEET
C.W.	COLD WATER	KP	KICKER POST	STD.	STANDARD
		KS	KING STUD	STL	STEEL
DBL.	DOUBLE	LAV	LAVATORIES	STOR.	STORAGE
DET.	DETAIL	LIN.	LINEN	STRUCT.	STRUCTURAL
DF.	DOUGLAS FIR	LT.	LIGHT	ST.	STAINLESS STEEL
DIA. OR	DIAMETER			SYM.	SYMMETRICAL
DIM.	DIMENSION	MAT.	MATERIAL		
D.S.	DOWNSPOUT	MAX.	MAXIMUM	TB	TOWEL BAR
DRY	DRYER	M.B.	MACHINE BOLT	TEL.	TELEPHONE
DW	DISHWASHER	MECH.	MECHANICAL	TEMP.	TEMPERED
DWG	DRAWING	M.A.	MEDICINE CABINET	THRSH.	THRESHOLD
		MFR.	MANUFACTURER	T&G	TONGUE & GROOVE
EAC.	EACH	MIN.	MINIMUM	T.O.F.	TOP OF FLOATE
ELE.	ELECTRICAL	MISC.	MISCELLANEOUS	T.O.P.	TOP OF
ELEV.	ELEVATION	MTD.	MOUNTED	T.O.P.	TOP OF PLATE
ENCL.	ENCLOSURE	(N)	NEW	T.O.S.	TOP OF SLAB
EQ	EQUAL	N.C.	NOT IN CONTRACT	T.O.W.	TOP OF WALL
EXH.	EXHAUST	NO. OR #	NUMBER	TYP.	TOILET PAPER
EXP.	EXPANSION	N.T.S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
EXIST. OR (E)	EXISTING				
EXT.	EXTERIOR	O/	OVER	VERT.	VERTICAL
FBRGL.	FIBERGLASS	O.C.	ON CENTER		
FD	FLOOR DRAIN	O.F.S.	OUTSIDE FACE OF STUD	W/	WITH
FND.	FOUNDATION	OPP.	OPPOSITE	W/	WAINSCOT
F.F.	FINISH FLOOR	O.A.	OUTSIDE DIAMETER	WC	WATER CLOSET
F.G.	FINISH GRADE			WD	WOOD
FLR.	FLOOR	PLATE	PLATE	WDO	WINDOW
FL.	FLUORESCENT	P/L	PROPERTY	W/O	WITHOUT
F.O.C.	FACE OF CONCRETE	PLAS.	PLASTER	WP	WATERPROOF
F.O.S.	FACE OF STUD	P.LY	PLYWOOD	WWP	WELDED WIRE FABRIC
FR. DR.	FRENCH DOOR	P.NL	PANEL		
FT.	FOOT OR FEET	P & S	POLE & SHELF		
FTG.	FOOTING				

[illegible]

APN MAP



DRAWING INDEX

T1	TITLE SHEET
G1	GENERAL NOTES

CIVIL
TOPOGRAPHIC SURVEY

ARCHITECTURAL

- A1 SITE STUDY, TREE INVENTORY & EXTERIOR LIGHTING SPECIFICATIONS
- A2 ROOF PLAN & LANDSCAPING PLAN
- A3 ENTRY LEVEL FLOOR PLAN (PARTIAL)
- A3.1 ENTRY LEVEL FLOOR PLAN (CONT.)
- A4 UPPER LEVEL FLOOR PLAN
- A5 EXTERIOR ELEVATIONS
- A6 EXTERIOR ELEVATIONS
- A7 COLOR RENDERING OF FRONT ELEVATION & MATERIALS
- A8 TYPICAL WALL SECTION & ARCHITECTURAL DETAILS
- A9 SKYLIGHT DETAILS

SCOPE OF WORK

Construction of a new Single Family Residence with 3 car garage, and driveway.
Construction to include landscaping, utilities, fencing and entry gate.

PROJECT DATA	
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BUILDING CODE DATA:

Occupancy:	R-3
Construction Type:	VB
Fire Sprinklers:	Required (Deferred Submittal)
Solar:	Yes (Deferred Submittal)
LOT DATA:	
Project Address:	1272 Viscaino Road, Pebble Beach, CA
APN:	008-231-003-000
Parcel Size:	1.44971 ACRES (63,149.3676 sq. ft.)
Zoning:	LDR/1.5-D-(CZ)
Planning Area:	Del Monte Forest LUP
Sub-Planning Area:	Pebble Beach/Middlefork

Project Address: 1272 Viscaio Road, Pebble Beach, CA
 95061-3311, 650.323.8888

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

HOUSE DATA:

<u>10A Surface Data (Impervious vs. Permeable):</u>		
	<u>Impervious</u>	<u>Permeable</u>
Entry Courtyard	84 SF	705 SF
Driveway	2,445 SF	370 SF (Parking Pad)
Patios	873 SF	0 SF
Gravel	0	193 SF
Total Surface Areas:	3,402 SF	1,268 SF

10B Structural Coverage (Building footprint)

Total Structure Coverage	5,570 SE
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Total structure coverage	5,576 B1
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10C Pescadero Watershed:
Total Impervious Coverage 8,972 SF (9,000 SF Allowed)

11. F.A.R. Calculations:

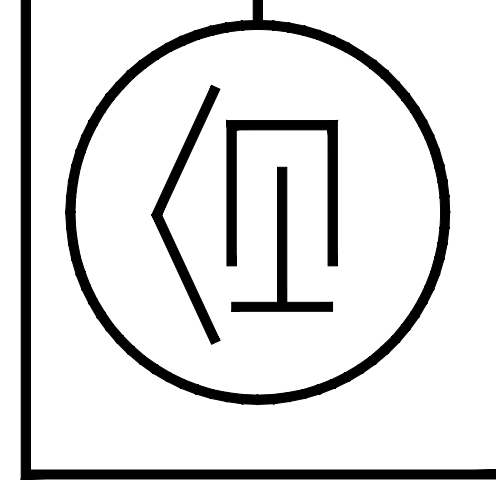
Entry Level Living Area	2,657 SF
Hobby Level Living Area	765 SF
Game Level Living Area	1,566 SF
Upper Level Living Area	424 SF
Garage Area	984 SF

Total Enclosed Floor Area: 6,396 SF

Floor Area Ratio (FAR)	10.13%
FAR Allowed	17.5% (11,051.1393 SF)

HASTINGS CONSTRUCTION, INC.

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



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

Project: HC21018	Sheet T1
Date: 3/29/2024	
Drawn By: AAP	
Scale: N.T.S.	

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

GENERAL NOTES:

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2022 EDITION
CBC - CALIFORNIA RESIDENTIAL CODE, PART 25
CBC - CALIFORNIA BUILDING CODE, PART 2, VOL. 1 & 2
CEC - CALIFORNIA ELECTRICAL CODE, PART 3
CMC - CALIFORNIA MECHANICAL CODE, PART 4
CFC - CALIFORNIA PLUMBING CODE, PART 5
CENC - CALIFORNIA ENERGY CODE, PART 6
CFC - CALIFORNIA FIRE CODE, PART 9
CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10
CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART 11

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

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

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

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

JOIST HANGERS SHALL BE IN ACCORDANCE WITH ASTM D141 (PER CBC 2303.5).

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

NAILS AND STAPLES SHALL CONFORM TO REQUIREMENTS OF ASTM F1661, INCLUDING SUPPLEMENT 1, PER CBC 2303.6.

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

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

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

STUDS SHALL HAVE FULL BEARING ON A 2-INCH-THICK (ACTUAL 1 1/2-INCH, 38 MM) OR LARGER PLATE OR SILL HAVING A WIDTH NOT LESS THAN EQUAL TO THE WIDTH OF THE STUDS (PER CBC 2304.3.1).

STRUCTURAL 6AUN LUMBER: END-JOINTED LUMBER; PREFABRICATED WOOD JOISTS: STRUCTURAL GLUED-LAMINATED TIMBER; WOOD STRUCTURAL PANELS: FIBERBOARD SHEATHING (WHERE USED STRUCTURALLY); HARDBOARD SIDING (WHERE USED STRUCTURALLY); PARTICLEBOARD; PRESERVATIVE-TREATED WOOD; STRUCTURAL LOG MEMBERS; STRUCTURAL COMPOSITE LUMBER; ROUND TIMBER POLES AND PILES;
FIRE-RETARDANT-TREATED (OOD) HARDWOOD PLYWOOD; WOOD TRUSSES; JOIST HANGERS; NAILS AND STAPLES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF CBC SECTION 2303.1.

WOOD SHALL BE AT A MOISTURE CONTENT OF 19 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, FLOOR COVERING OR OTHER MATERIALS (PER CBC 2303.1.3.2).

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

JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING. BLOCKING FOR THE ENDS OF THE JOISTS ARE NAILED TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR BY OTHER MEANS.

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

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

LUMBER, TIMBER, PLYWOOD, PILES AND POLES SUPPORTING PERMANENT STRUCTURES REQUIRED BY CBC SECTION 2304.12 TO BE PRESERVATIVE TREATED SHALL CONFORM TO AWP-A U1 AND T4. LUMBER AND PLYWOOD USED IN PERMANENT WOOD FOUNDATION SYSTEMS SHALL CONFORM TO CBC CHAPTER 18 (PER CBC 2303.1.3).

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

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

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

FLOOR JOISTS SHALL COMPLY TO CBC SECTION 2308.4.2.

SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH CBC TABLE 2308.4.2.(1) OR 2308.4.2.(2) OR THE AISC STEEL.

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

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

PROVIDE BLOCKING IN WALLS @ TOWEL BAR LOCATIONS

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

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

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CRC SECTIONS R308.3 & R309.4. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

TYPICAL HEADER DOOR & WINDOW HEADER HEIGHT IS 6'-0" O.N.O.

ALL HARDWARE & FINISHES SHALL BE SELECTED BY OWNER.

ALL EXTERIOR DOORS SHALL BE SOLID CORE AND AT LEAST 1 1/2" THICK.

NON-EGRESS DOORS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT

MORE THAN 1 1/2" BELOW TOP OF THRESHOLD (PER CRC R31.3.2)

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

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

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

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

GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN CBC TABLE 2506.2. LATHING AND PLASTERING MATERIALS SHALL CONFORM TO THE STANDARDS LISTED IN TABLE 2501.2.

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

PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE FABRIC LATH OR GYPSUM BOARD BACKING AS SPECIFIED IN CBC SECTION 2501.5 AND SHALL BE NOT LESS THAN TWO COATS WHERE APPLIED OVER MASONRY OR CONCRETE.

WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC 2509.3:

- 1) OVER VAPOUR RETARDERS IN SHOWER OR BATHTUB COMPARTMENTS.
- 2) WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

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

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

PROVIDE MOISTURE RESISTANT UNDERLAYMENT TO A MIN. HEIGHT OF 1/2" ABOVE DRAIN IN ALL SHOWERS WITH TEMPERED GLASS ENCLOSURE PER CBC 8011.3.

TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET ABOVE THE FLOOR (R3012.2).

MATERIALS USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS SHALL BE GLASS, FIBER-REINFORCED GYPSUM PANELS, GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT + REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (R102.4.2)

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

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

INSTALLATION OF ALL LISTED EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS; SPEC'S SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER CMC 303.1.

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CMC CHAPTER 1 & CFC CHAPTER 5.

- A "BATHROOM" WHICH CONTAINS A BATHTUB, SHOWER, TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED WITH AN EXHAUST FAN THAT COMPLIES WITH CBCS 4-506 AND SHALL INCLUDE THE FOLLOWING:
 - HAVE A MINIMUM VENTILATION RATE OF 50 CFM AND BE ENERGY STAR COMPLIANT AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
 - HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 90%. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN.
 - ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FAN(S) OR IF FAN IS INTEGRAL WITH LIGHTING IT SHALL BE POSSIBLE FOR LIGHTING TO MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD.

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

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

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

ALL PLUMBING FINISHES & TRIM TO BE SELECTED BY OWNER.

WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL MEET PERFORMANCE STANDARDS BY A.N.S.I. A112.13.1 HFS CODE, SECT 1121.3 (B).

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

PROVIDE MOISTURE RESISTANT UNDERLAYMENT TO A MIN. HEIGHT OF 1/2" ABOVE DRAIN IN ALL SHOWERS WITH TEMPERED GLASS ENCLOSURE PER CBC 8011.3.

SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION, PER CFC SECT 410.1.

CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY (CFC 408.3).

NO UNDER FLOOR CLEAN-OUT SHALL BE LOCATED MORE THAN 30 FEET FROM ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE PER CFC SECT 1011.0.

GENERAL NOTES

TANKLESS WATER HEATER NOTES:

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

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

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

THE PRESSURE RELIEF VALVE MUST COMPLY WITH THE STANDARD FOR RELIEF VALVES AND AUTOMATIC GAS SHUT-OFF DEVICES FOR HOT WATER SUPPLY SYSTEMS ANSI Z12.22. (150 PSF PRESSURE RATED).

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

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

UNIT REQUIRES 120VAC/60HZ GFI.

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

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

UNIT CAN BE VENTED EITHER UP AND OUT THE ROOF OR DIRECTLY THROUGH A WALL. IF VENTING THRU WALL, USE A CATEGORY II VENT. LOCATE VENT TERMINATOR TO ANSI Z213.1/NFPA 54 AND APPLICABLE LOCAL CODES.

EQUIPMENT & ELECTRICAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.3.

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

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

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

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

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

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

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

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

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

MAIN PANELBOARD MUST HAVE A MIN. 225 AMPS AND SUFFICIENT SPACE SHALL BE RESERVED FOR A FUTURE TRANSFER SWITCH WITHIN 3 FEET OF THE PANELBOARD. COMPLY WITH CA ENERGY CODE SECT. 150.0(G)5."

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

- A. BE LISTED, AS DEFINED IN SECTION 100.1, FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND
- B. HAVE A LABEL THAT CERTIFIES THAT THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALES WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
- C. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK; AND
- D. FOR RECESSED CONTACT FLUORESCENT LUMINAIRES WITH BALLASTS TO QUALIFY AS HIGH EFFICACY FOR COMPLIANCE WITH SECTION 150.0(K), THE BALLASTS SHALL BE CERTIFIED TO THE COMMISSION TO COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTION 110.3; AND
- E. ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING.

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

LUMINAIRES INSTALLED IN CLOSETS SHALL COMPLY WITH CBC SECTIONS 410.2 & 410.16. ONLY LUMINAIRES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET:

- 1. SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINAIRES WITH COMPLETELY ENCLOSED LIGHT SOURCE
- 2. SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINAIRES
- 3. SURFACE-MOUNTED FLUORESCENT OR LED LUMINAIRES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE

THE MINIMUM CLEARANCE BETWEEN LUMINAIRES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:

- 1. 12 IN. FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
- 2. 6 IN. FOR SURFACE-MOUNTED FLUORESCENT LUMINAIRES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING OR ON THE WALL.
- 3. 6 IN. FOR RECESSED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
- 4. 6 IN. FOR RECESSED FLUORESCENT LUMINAIRES INSTALLED IN THE WALL OR THE CEILING.
- 5. SURFACE-MOUNTED FLUORESCENT OR LED LUMINAIRES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE.

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

A MINIMUM OF TWO 20 AMP SHALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR KITCHEN OUTLETS PER CBC 210.1(C).

AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS(6) REQUIRED BY 210.52(F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

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

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

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION:
ALL 120V-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORES, LIBRARIES, DENs, BEDROOMS, BUNKROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SLEEPING ROOMS AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE. GUESTROOMS (210-18) AND GUEST SUITES THAT ARE PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI (210-12)(1).

GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION REQUIRED AT:
BATHROOMS; GARAGES AND ACCESSORY BUILDINGS; OUTDOORS; CRAWL SPACES; UNFINISHED BASEMENTS; KITCHENS; LAUNDRY; UTILITY AND JET BARS WHERE THE RECEPTACLE IS WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE SINK (210-8)(1).

SMOKE DETECTORS:

VERIFY EXISTING SMOKE DETECTORS OR INSTALL NEW PER BELOW:

- 1. A SMOKE DETECTOR, APPROVED AND LISTED BY THE STATE FIRE MARSHAL PURSUANT TO SECTION 1314, SHALL BE INSTALLED, IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 2. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS (CRC R314.3).
- 3. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENEING DOORS CLOSED (CRC R314.5).
- 4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION (CRC R314.4).

EXCEPTIONS:
1. SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED IN BUILDINGS THAT ARE NOT SERVED FROM A COMMERCIAL POWER SOURCE.
2. SMOKE ALARMS ARE PERMITTED TO BE SOLELY BATTERY OPERATED IN EXISTING AREAS OF BUILDINGS UNDERGOING ALTERATIONS OR REPAIRS THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR BUILDING WIRING WITHOUT THE REMOVAL OF INTERIOR FINISHES.

CO, DETECTORS/ALARMS:
CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2094 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS R315.1.

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

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION. (CRC R315.1.2)

EXCEPTIONS:
1. IN DWELLING UNITS WHERE THERE IS NO COMMERCIAL POWER SUPPLY, CARBON MONOXIDE ALARMS MAY BE SOLELY BATTERY OPERATED.
2. OTHER POWER SOURCES RECOGNIZED FOR USE BY NFPA 720 WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE

ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL (CRC R315.1.3).

ROOF PLAN NOTES:

ARROWS INDICATE DIRECTION OF ROOF SLOPE. NEW ROOF SLOPE TO MATCH EXISTING.

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

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS WHEREVER THIS IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM THE WHERE THE EAVE OF A SLOPED ROOF INTERSECTS WITH A VERTICAL WALL (PER R309.3.2.1).

ROOF SLOPES FROM 2:12 TO 4:12 UNDER

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

Site Benchmark: Control Point 102 as shown hereon.

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

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

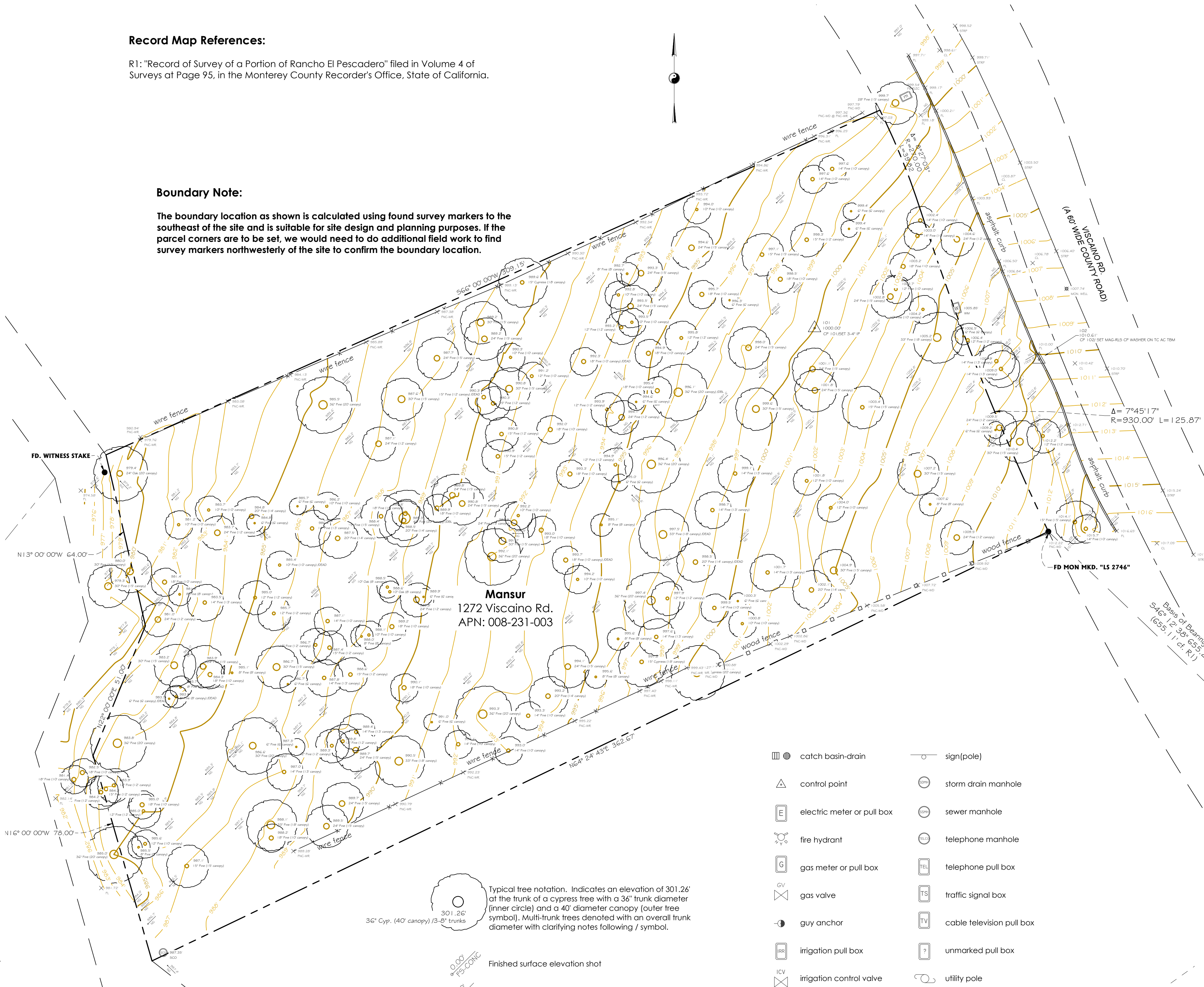
The boundary location as shown is calculated using found survey markers to the southeast of the site and is suitable for site design and planning purposes. If the parcel corners are to be set, we would need to do additional field work to find survey markers northwesterly of the site to confirm the boundary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

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

AC - asphalt concrete
AD - Area drain
AL - Area light
BLD/BLDG - building
BLDR(S) - builder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-L - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUAY - guy anchor
GUP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail

- INT - intersection
- LNDG - landing
- LIP - edge of conc. gutter
- MB - mailbox
- MTL - metal
- NG - natural grade
- P - pool
- PLTR - planter
- PTO - patio
- PVR - paver
- RD - road
- RDG - ridge
- ROOF-P - roof peak
- ROOF-R - roof ridge
- STC - stucco
- STN - stone
- STP - step
- STRP - stripe
- SW - sidewalk
- SWL - swale
- TC - top of curb
- TOP - top of slope
- TQE - toe of slope
- TQW - top of wall
- WALL-AB - Allen Block wall
- WALL-CMU - concrete masonry unit wall
- WALL-CRML - Carmel stone wall
- WALL-DSTN - dry stack stone wall
- WALL-RR - rrtile wall
- WALL-STC - stucco wall

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



Mansur
Viscaino Rd.
t: 008-231-003

A circular professional seal for Roger Peterson, a Licensed Land Surveyor in the State of California. The seal features the text "LICENSED LAND SURVEYOR" around the top inner edge and "STATE OF CALIFORNIA" around the bottom inner edge. In the center, the name "ROGER PETERSON" is written above the number "No. 5958". Two five-pointed stars are positioned on the left and right sides of the seal.

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

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

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

Distances are expressed in feet and decimals thereof.

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

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

Topographic Survey

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

Prepared For and Requested By: Dan Mansur

March 2021

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

RLS W.O. # 2021-025 Mansur

Sheet 1 of 1



FORGE
MEDIUM WALL MOUNT LANTERN
120178K
Inspired by a lighting industry classic from light, Forge features a practical outdoor lighting solution to enhance the elements. Available in a variety of finishes, including white, black, or antique brass. Forge is built to last with all-weather materials. Forge is available in Black and Antique Brass finishes. From standard to tall and compact with a 5-year warranty.

HINKLEY
20000 PM Oak Parkway
Anaheim, CA 92812
PHONE: (408) 880-0888
Toll Free: 1 (800) 446-8888
hinkley.com



ESSENCE PATH
ESSENCE LED PATH LIGHT
14800C-LL
Vintage Path Lights add timeless style and safety to walkways and outdoor living environments to create sophisticated curb appeal.

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PHONE: (408) 880-0888
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hinkley.com



HAMMERTONSTUDIO
OUTDOOR | RANCH PENDANT
PRODUCT #: OP80074-01 L2
A timeless vintage look makes the Ranch Pendant suit many of today's most popular architectural styles. AC LED lamping minimizes energy consumption and future maintenance. Choose from three AAMA 2604-rated anodized finishes. The Ranch Pendant is certified as Dark Sky Compliant by the International Dark Sky Association (IDA), and it includes a lifetime warranty to the original purchaser.

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SILCO
SMALL UPDOWN LIGHT WALL MOUNT LANTERN
1308HKL-LL
The perfect addition to modern coastal, 50's inspired design blends simple modern and long-lasting practicality. Part of the Coastal Elements collection, Silco is built to last with all-weather materials. Silco is available in a variety of finishes including white, black, or antique brass. Silco is built to last with all-weather materials. Silco is available in Black and Antique Brass finishes. From standard to tall and compact with a 5-year warranty.

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LEGEND

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

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

Finished surface elevation shot

Natural grade elevation shot

Indicates monument found as noted.

Subject Parcel Boundary

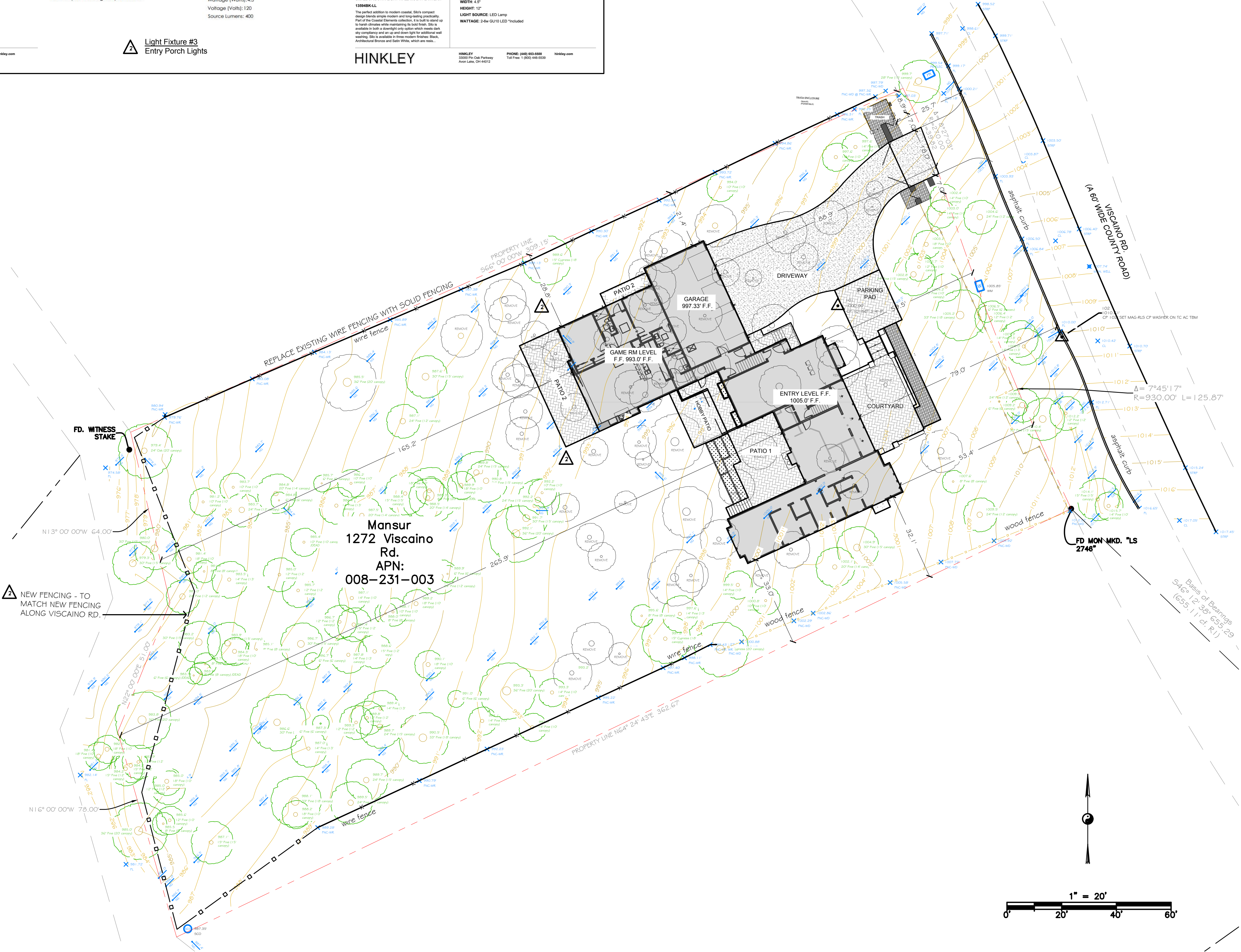
Parcel Boundary

Right of Way

Right of Way Center Line

TREE REMOVAL INVENTORY

Topo lines	Type	Cir Inch	Canopy feet	Cat	comment
997.5	PINE	33	18	Dead	Dead Per Arborist Report
998.5	PINE	20	14	Dead	Dead Per Arborist Report
992.3	PINE	18	10	Dead	Dead Per Arborist Report
993.7	PINE	18	10	Dead	Dead Per Arborist Report
990.3	PINE	15	12	Dead	Dead Per Arborist Report
997.9	PINE	12	12	Dead	Dead -South edge, leaning ugly
985.4	PINE	10	10	Dead	Dead Per Arborist Report
983.9	PINE	8	8	Dead	Dead Per Arborist Report
983.7	PINE	8	8	Dead	Dead Per Arborist Report
983.5	PINE	6	6	Dead	Dead Per Arborist Report
1000.3	PINE	6	6	South	Dead-small falling
996.1	PINE	36	20	House	house
999.6	PINE	30	15	House	house
998.3	PINE	26	15	House	driveway
1001.8	PINE	24	15	House	house
1001.1	PINE	24	15	House	house
998.0	PINE	24	15	House	house
998.5	PINE	18	10	House	house
995.7	PINE	18	10	House	driveway
995.4	PINE	18	10	House	house
1003.4	PINE	15	15	House	house
998.3	PINE	15	12	House	driveway
997.1	PINE	15	15	House	driveway
999.1	PINE	14	13	House	house
998.7	PINE	14	13	House	house
1004.0	PINE	12	10	House	house
1001.8	PINE	12	10	House	house
995.8	PINE	12	12	House	driveway
999.4	PINE	6	6	House	driveway
999.4	PINE	6	6	House	driveway
996.3	PINE	6	6	House	driveway
994.6	PINE	6	6	House	house
993.5	PINE	24	15	A1	Driveway area
993.3	PINE	24	15	A1	Driveway area
993.2	PINE	20	14	A1	Driveway area
993.3	PINE	18	10	A1	Driveway area
993.5	PINE	10	10	A1	Driveway area
992.8	PINE	10	10	A1	Driveway area
992.7	PINE	8	8	A1	Driveway area
996.4	PINE	36	20	A2	Adjacent to house, west
994.9	PINE	18	10	A2	Adjacent to house, west
994.9	PINE	12	12	A2	Adjacent to house, west
993.9	PINE	12	12	A2	Adjacent to house, west
994.2	PINE	10	10	A2	Adjacent to house, west
995.1	PINE	8	8	A2	Adjacent to house, west
995.0	PINE	6	6	A2	Adjacent to house, west
997.4	PINE	36	20	A2.2	Adjacent to house, west
990.8	PINE	30	15	B	West Patio
992.0	PINE	18	10	B	West Patio
990.9	PINE	15	12	B	West Patio
990.8	PINE	15	12	B	West Patio
990.3	PINE	15	12	B	West Patio
991.2	PINE	12	10	B	West Patio
990.3	PINE	10	10	B	West Patio
989.2	PINE	30	18	B	West Patio
989.2	PINE	24	18	B	West Patio
987.7	PINE	24	15	B	West Patio



Revision/Issue	Date
2	1/1/22
1	

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LIC#: 791539 CLASS: A/B

Drawing Title:
SITE STUDY PLAN & EXTERIOR LIGHT SPECIFICATIONS

Job Title:
MANSUR RESIDENCE

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

Project:
HC21018

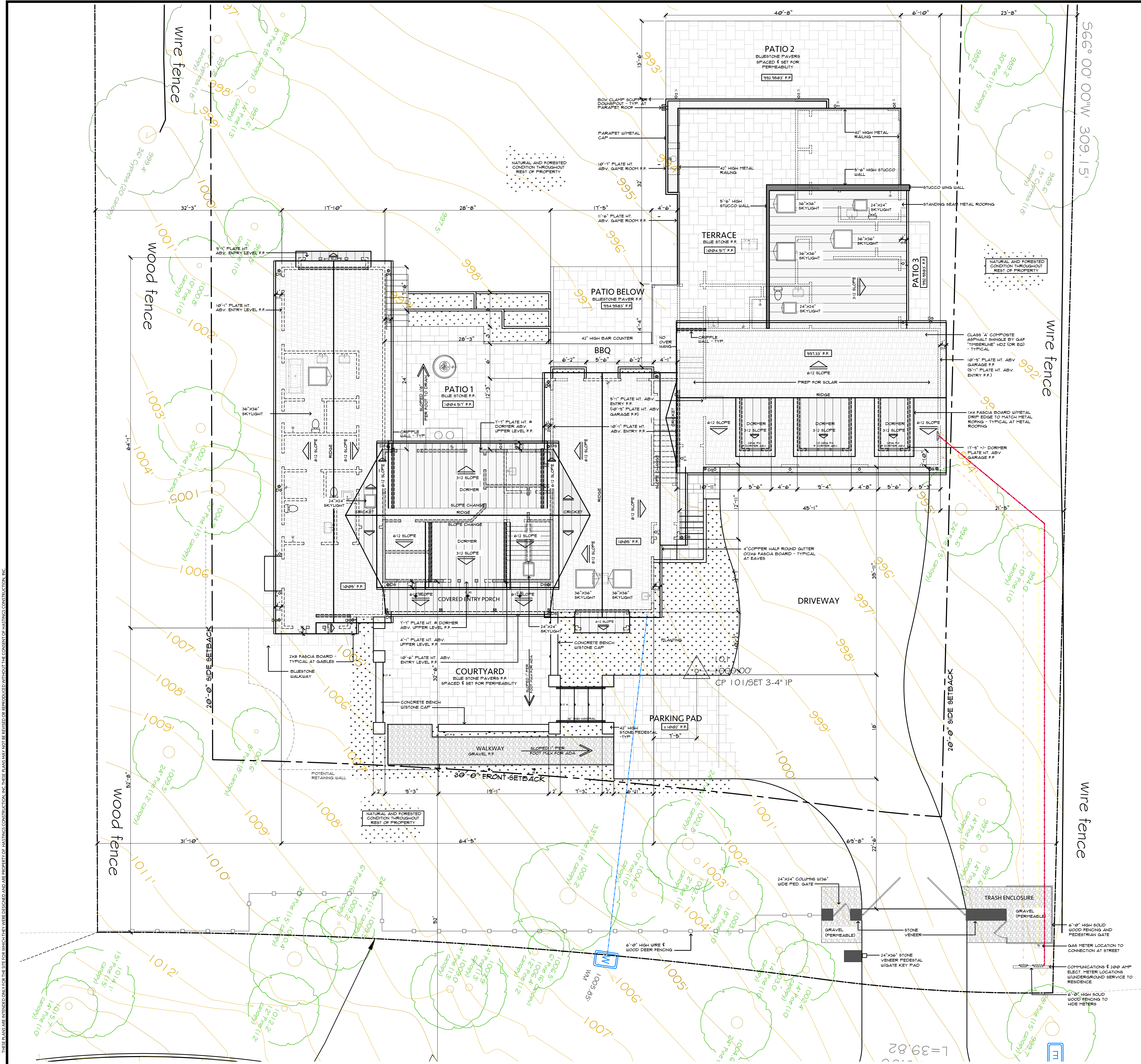
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△ ROOF & SITE PLANS

NOTE: SITE PLAN IS DESIGN CONCEPT ONLY.

ROOF PLAN NOTES:

ARROWS INDICATE DIRECTION OF ROOF SLOPE.

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

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

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

ROOF SLOPES FROM 2/12 TO 4/12 UNDERLAYMENT SHALL BE TWO LAYERS. FLAT AREAS SHALL HAVE THREE LAYERS (PER TABLE R903.1.1(2)).

UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I; ASTM D4863 TYPE I, II OR IV; ASTM D6181 AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION (TABLE R903.1.1(3)).

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

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

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

RUNOFF SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATIONS.

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

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

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

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

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

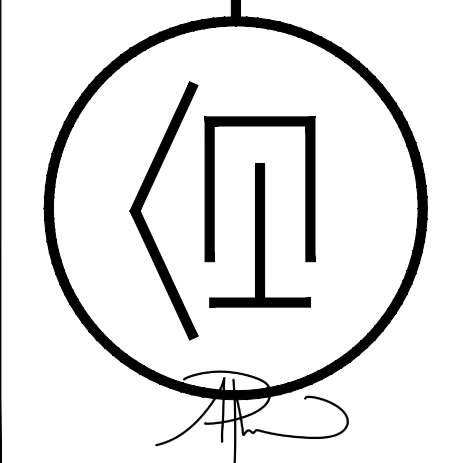
LANDSCAPED AREAS SHALL BE IRRIGATED BY A DRIP/SPRINKLER SYSTEM SET ON A TIMER AND RAIN SENSOR.
TREES ON THE SITE SHALL ONLY BE REMOVED UPON THE APPROVAL OF THE FORESTER OR FOREST AND BEACH COMMISSION, AS APPROPRIATE. ALL REMAINING TREES WITHIN THE VICINITY OF CONSTRUCTION SHALL BE PROTECTED DURING CONSTRUCTION BY APPROVED METHODS.

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

Revision/Issue	Date
△ PB ARB REV'S	6/6/22
△ PB ARB REV'S	1/1/22
△ CLIENT REV'S	8/16/23
△ CLIENT REVISIONS	1/1/24

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Drawing Title:
ROOF PLAN & SITE PLAN

Job Title:
MANSUR RESIDENCE

Project Address & APN:
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APN: 008-231-003-000

Project:
HC21018

Date:
3/29/2024

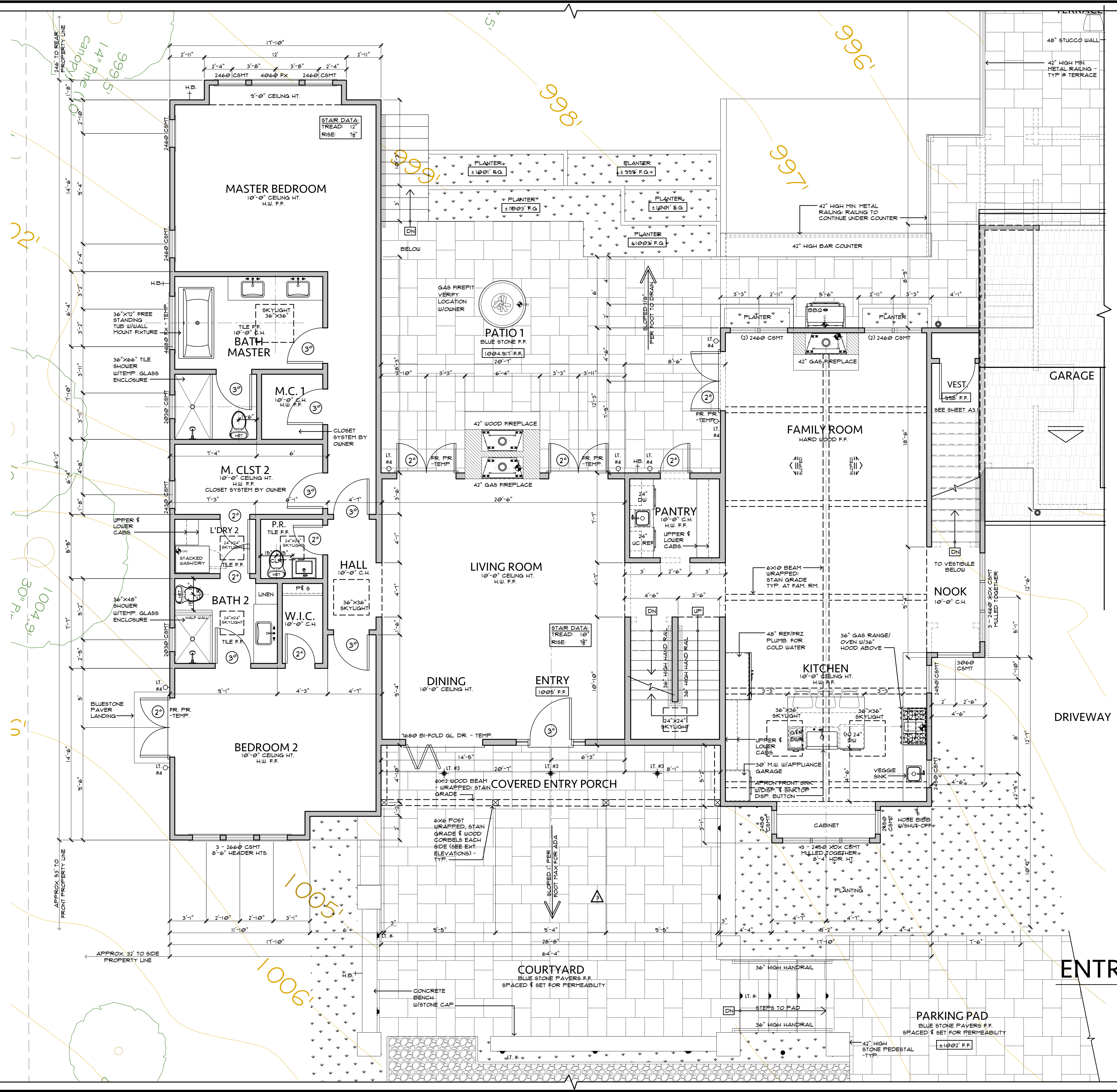
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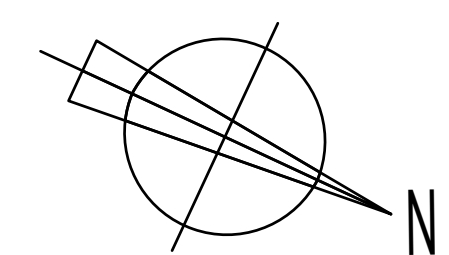
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ELECTRICAL / MECHANICAL SYMBOLS LIST	
	SUSPENDED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	LED LANDSCAPE LIGHTING - FREESTANDING



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

Revision/Issue	Date
FB ARB REV5	6/6/22
CLIENT REV5	1/1/24

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Drawing Title:
ENTRY LEVEL FLOOR PLAN (PARTIAL)

Job Title:
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Project Address & APN:
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APN: 008-231-003-000

Project:
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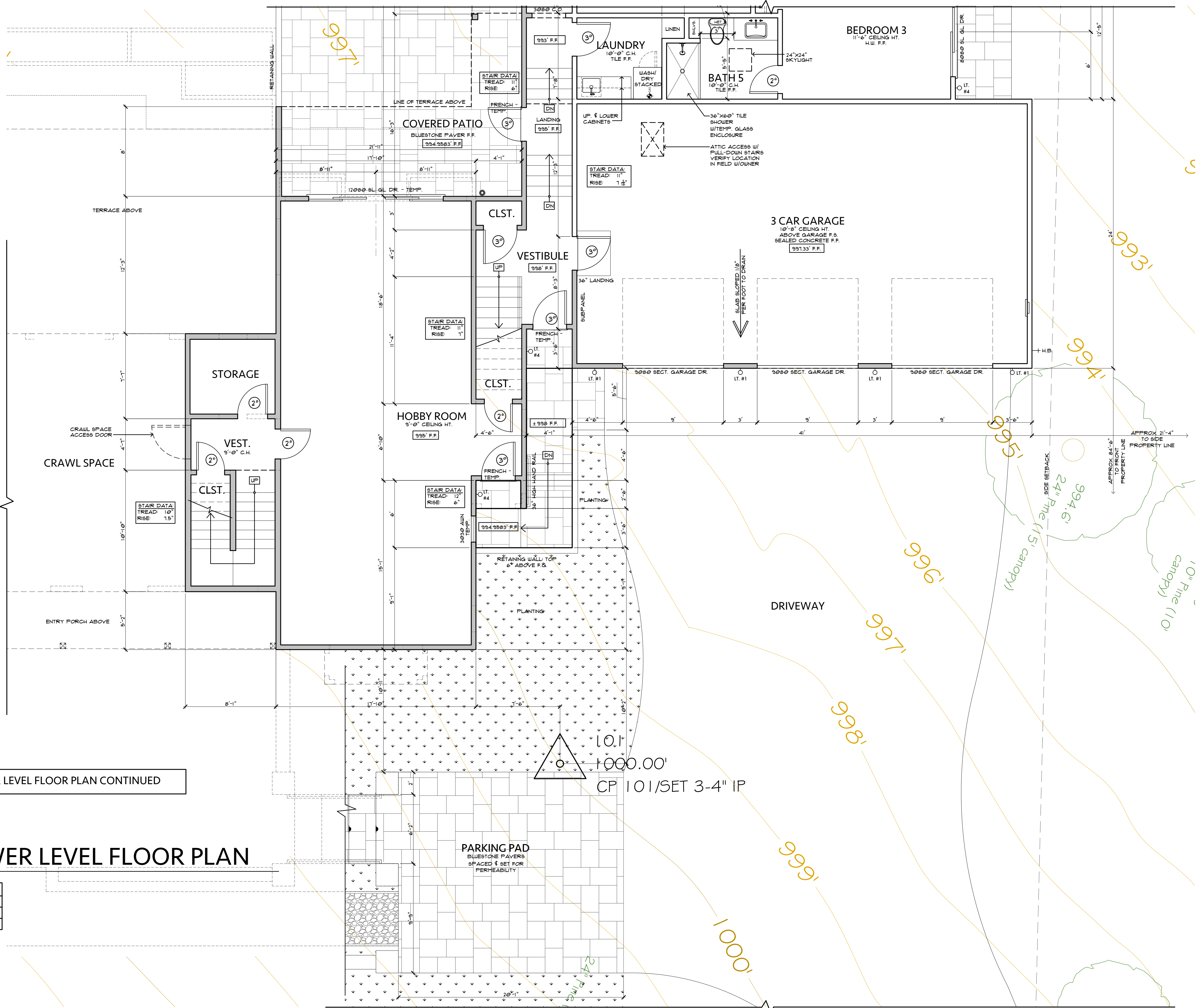
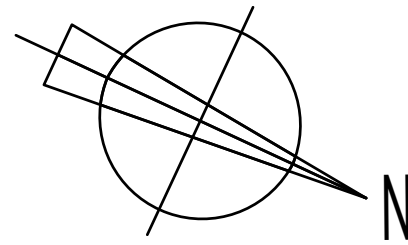
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△ GARAGE & LOWER LEVEL FLOOR PLAN

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

Revision/Issue	Date
△ CLIENT REV'S	1/1/24

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Drawing Title:
LOWER LEVEL FLOOR PLAN (CONTINUED)

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Project Address & APN:
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APN: 008-231-003-000

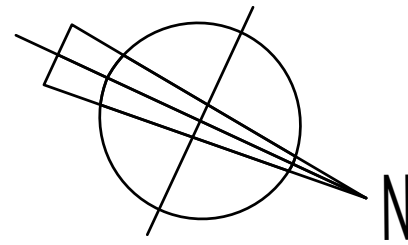
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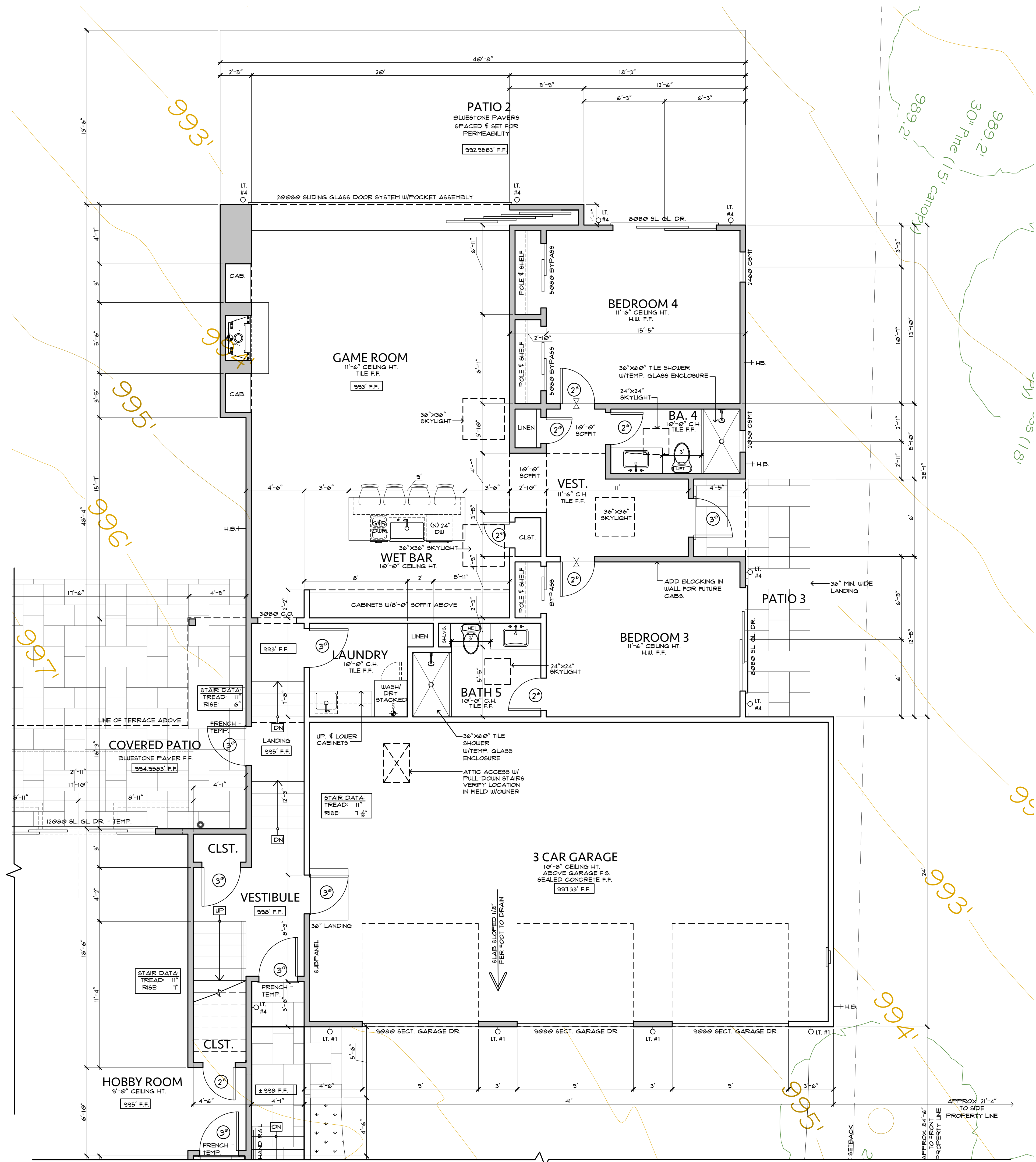
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△ LOWER LEVEL FLOOR PLAN CONTINUED

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



Revision/Issue	Date
△ CLIENT REV'S	1/1/24

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Drawing Title:
LOWER LEVEL FLOOR PLAN (CONTINUED)

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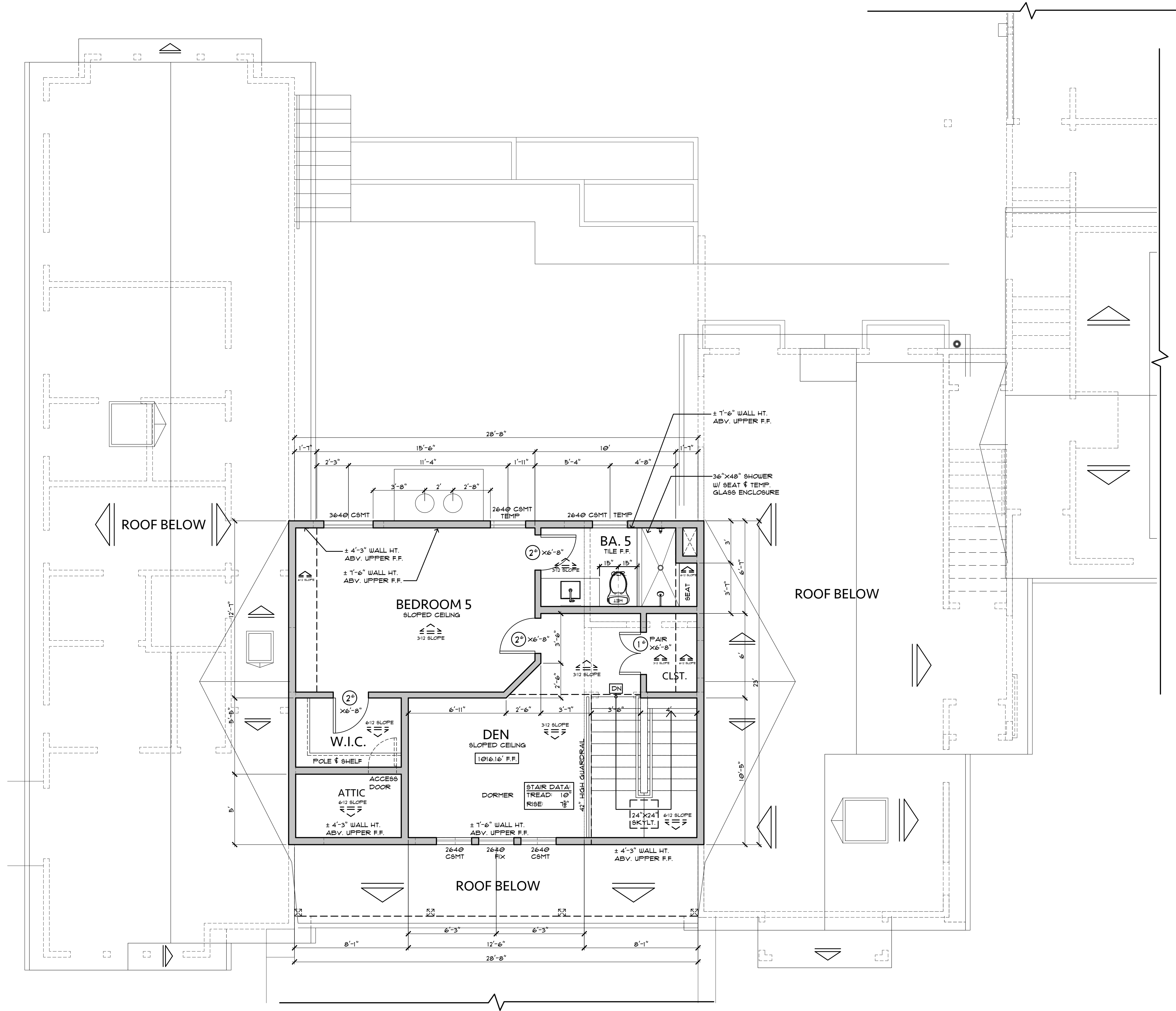
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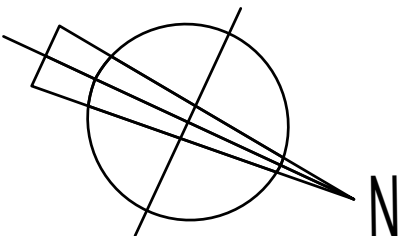
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△ UPPER LEVEL FLOOR PLAN



Revision/Issue	Date
3 CLIENT REV'S	8/16/23
4 CLIENT REV'S	1/24/24

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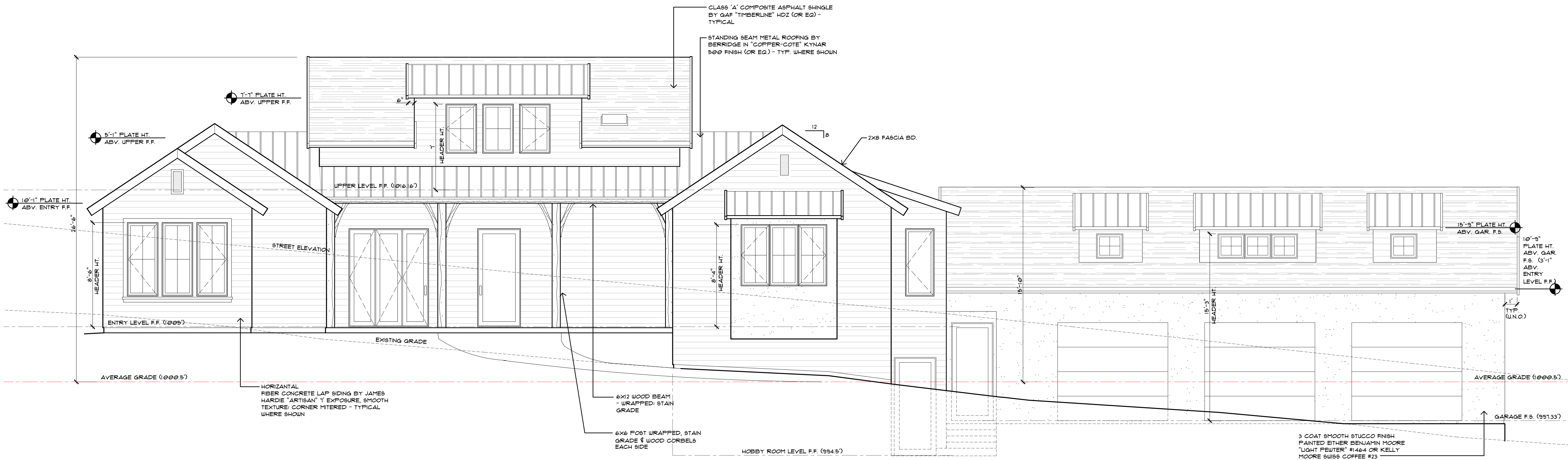
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UPPER LEVEL FLOOR PLAN

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

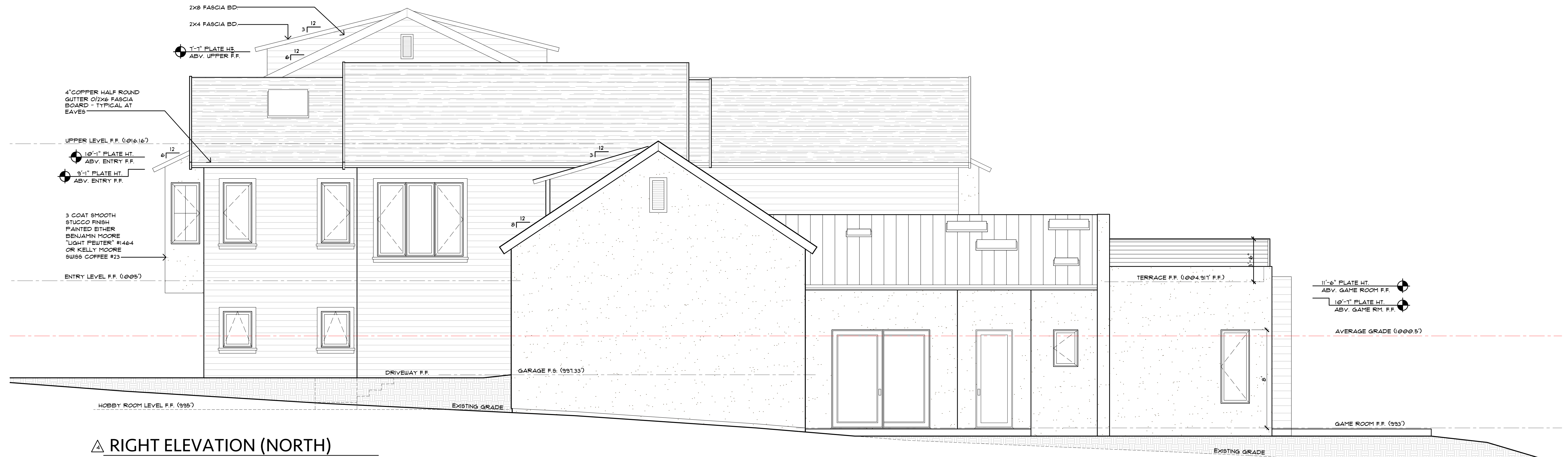
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△ FRONT ELEVATION (EAST)

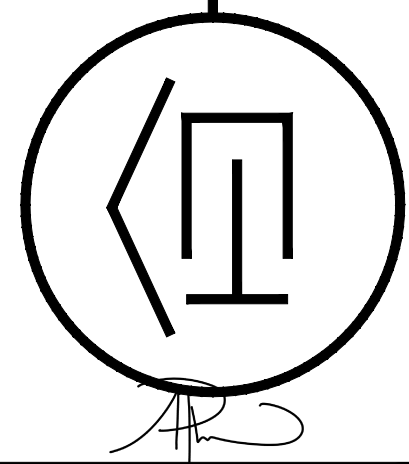


△ RIGHT ELEVATION (NORTH)

Revision/Issue	Date
3 CLIENT REVISIONS	8/16/23
4 CLIENT REVISIONS	1/1/24

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LIC#: 791539 CLASS: A/B



Drawing Title:
EXTERIOR ELEVATIONS

Job Title:

MANSUR RESIDENCE
Project Address & APN:

1272 VISCANO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

Project:
HC21018
Date:
3/29/2024
Drawn By:
AAP
Scale:
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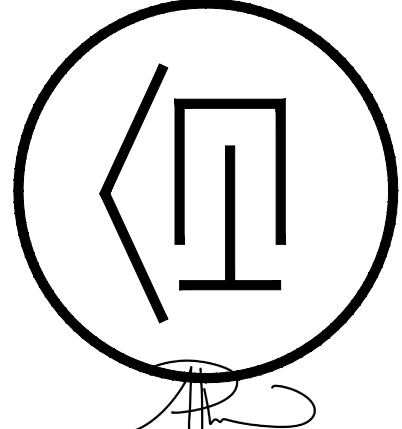
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Revision/Issue	Date
3 CLIENT REVISIONS	8/16/23
4 CLIENT REVISIONS	1/1/24

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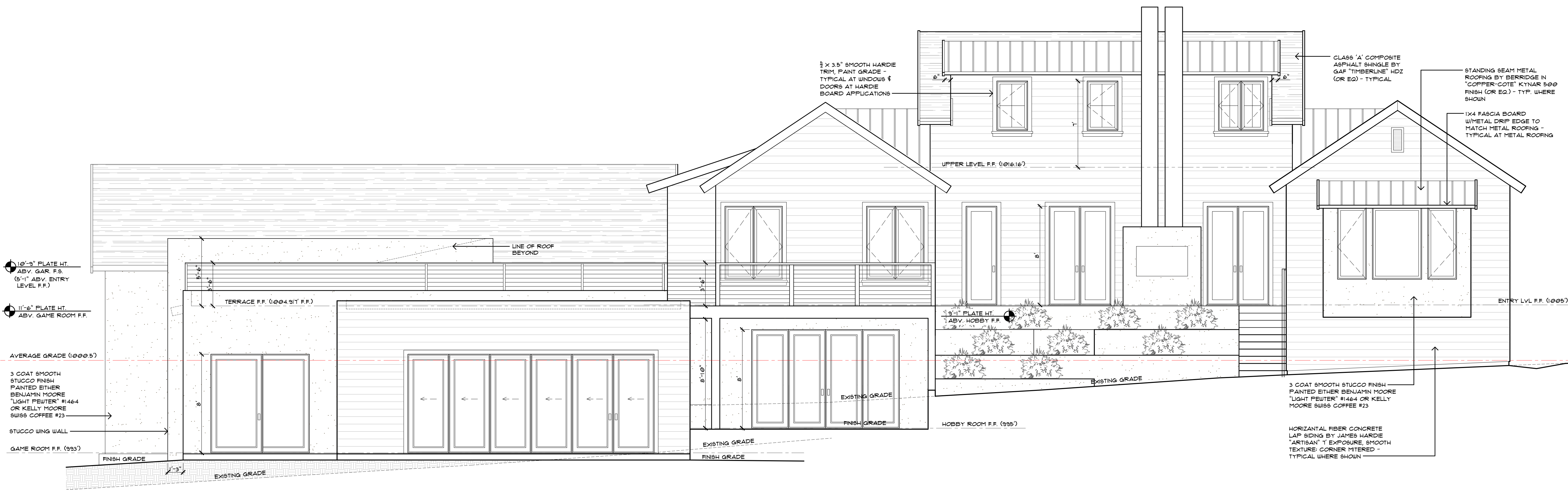


Drawing Title:
EXTERIOR ELEVATIONS

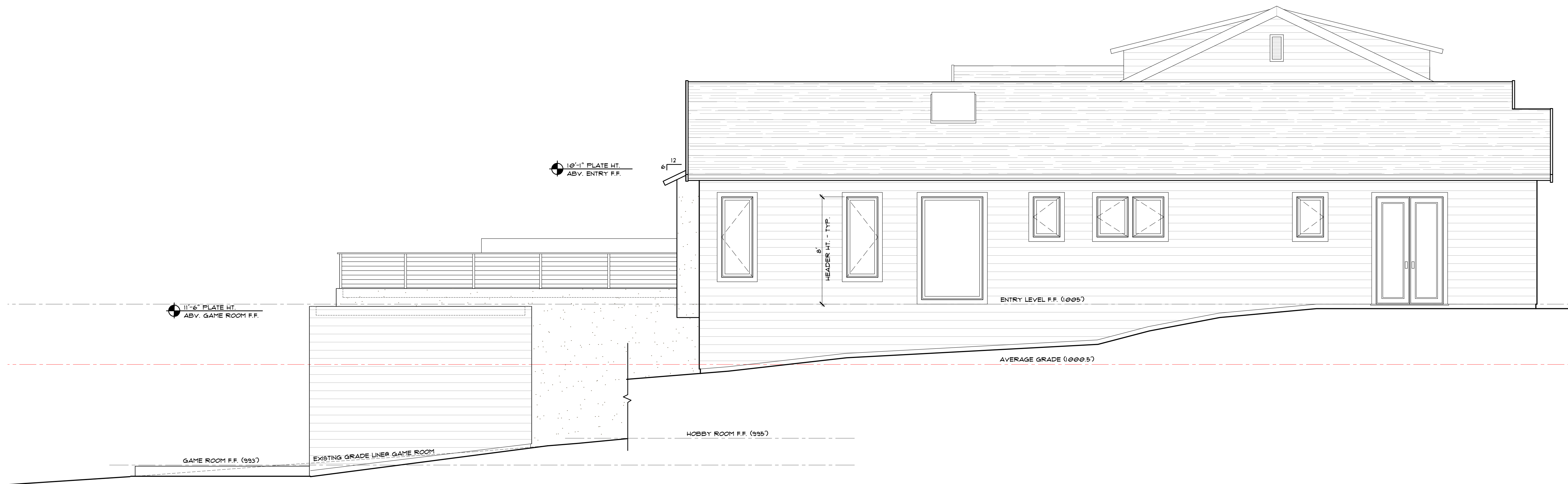
Job Title:
MANSUR RESIDENCE
Project Address & APN:
1272 VISCAINO ROAD, PEBBLE BEACH, CA
APN: 008-231-003-000

Project:
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Date:
3/29/2024
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AAP
Scale:
1/4" = 1'-0"

Sheet
A6



△ REAR ELEVATION (WEST)

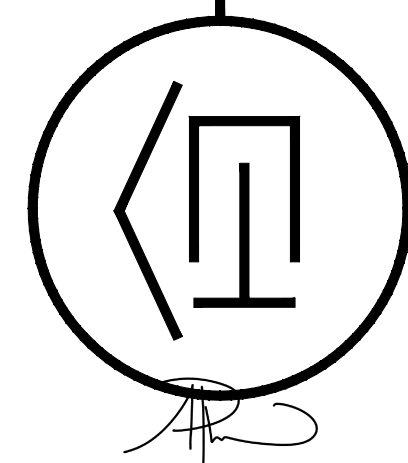


△ LEFT ELEVATION (SOUTH)

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Revision/Issue	Date
△ CLIENT REVISIONS	8/16/23
△ CLIENT REVISIONS	1/1/24

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



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

Job Title:
MANSUR RESIDENCE

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

Project:	Sheet
HC21018	A7
Date: 3/29/2024	
Drawn By: AAP	
Scale: 1/4" = 1'-0"	



△ FRONT ELEVATION (EAST)



ARTISAN®
LAP SIDING

- Casts deep shadow lines
- Luxury look with long-lasting performance

WIDTH	THICKNESS	TEXTURE	FINISH
5.25 in (4.0 in Exposure)	5/8 in	Smooth and	Primer
7.25 in (6.0 in Exposure)		Woodgrain	
8.25 in (7.0 in Exposure)			

Light Pewter
1464

Swiss Coffee
213

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

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

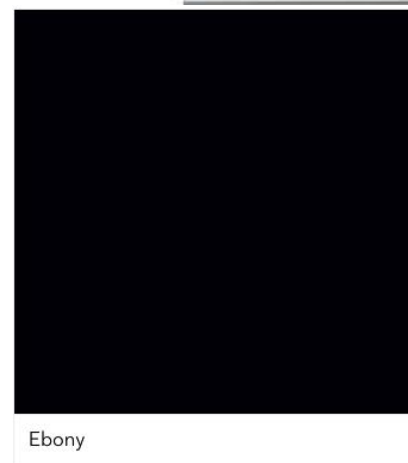


MAIN ROOF SHALL BE ASPHALT SHINGLES BY
GAF TIMERLINE HDZ. COLOR SELECTION OPTIONS:
OPT 1: AGED CHESTNUT PLUS (RS+)
OPT 2: BARKWOOD

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



WINDOWS TO BE BY MARVIN WITH "EBONY" FINISH



Ebony