

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

ACHIRO MICHAEL & SHAMIRAN TRS(PLN240204)

RESOLUTION NO. 25-013

Resolution by the County of Monterey HCD Chief of Planning:

- 1) Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and no exceptions under Section 15300.2 can be made; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow interior and exterior modifications to an existing single-family dwelling, including construction of a 390 square foot bedroom addition, a 659 square foot garage addition, and conversion of a 125 square foot balcony into an office.

[PLN240204 Michael and Shamiran Achiro Living Trust,
3301 17 Mile Drive Unit 5, Pebble Beach, Del Monte
Forest Land Use Plan (APN: 008-521-005-000)]

The ACHIRO MICHAEL & SHAMIRAN TRS application (PLN240204) came on for an administrative decision before the County of Monterey HCD Chief of Planning on February 19, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans the County of Monterey HCD Chief of Planning 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 LUP (DMF LUP);
 - Del Monte Forest Coastal Implementation Plan (Part 5; DMF CIP);
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The proposed project allows interior and exterior modifications to an existing single-family dwelling, including the construction of a 390-square-foot bedroom addition and a 659-square-foot garage addition, and the conversion of a 125-square-foot balcony into an interior office

space.

- c) Allowed Use. The property is located at 3301 17 Mile Drive Unit 5, in Pebble Beach, located within the Del Monte Forest Land Use Plan. The parcel is zoned Medium Density Residential with a 2.7 unit per acre density, Design Control Overlay, Coastal Zone or “MDR/2.7-D(CZ)”, which requires the granting of a Coastal Administrative Permit to allow the construction of additions to single-family dwellings that exceed 10 percent of the structure’s internal floor area (Title 20 section 20.70.120.A). The proposed project includes the construction of 1,042 square feet of additions to an existing 4,052 square foot residence. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject parcel (0.13 acres) APN: 008-521-005-000, is identified in its current configuration as Lot 5 on the Cities and Towns Map for the Pebble Beach Townhouses Subdivision, recorded in January 1968 (Volume 9, Page 47). Therefore, the County recognizes the subject parcel as a legal lot of record.
- e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as being within a Design Control District or “D” overlay, which provides regulations of the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. The existing residence, in its current configuration, is a two-story single-family dwelling with light beige stucco, natural wood siding, and brown wood shake shingle roofing. As designed, the proposed addition and remodel would have exterior colors and materials colors that match the existing single-family dwelling, which include light beige stucco, natural wood siding, and brown wood shake shingle roofing. The exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. The surrounding neighborhood is eclectic in architecture with several residences ranging from modern architectural to craftsmen homes. Surrounding the property are large Monterey pines and other residences in the same subdivision, which help conceal the residence and proposed addition from neighboring residences and nearby public roads. The exterior lighting will be downlit, unobtrusive, and will only illuminate the intended area, as conditioned and required by the DMF LUP. Therefore, as designed and sited, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- f) Development Standards. The proposed project is within the MDR zoning district and is subject to development standards established in Title 20 section 20.12.060.C.1. For main structures, the required minimum setbacks are 20 feet front, 5 feet side, and 10 feet rear, a first-floor height of 10 feet, and the maximum allowed height in Del Monte Forest is 27 feet. However, per Title 20 section 20.12.060.C, projects within approved Planned Unit Development are not subject to setbacks, except as necessary to meet Building Code and Fire Code requirements, or unless otherwise noted on the recorded final or parcel map. The subject property and existing residence are a part of the Pebble Beach Townhomes Subdivision, which was approved as a Planned Unit

Development in June 1967 (resolution No. 6945) with no special setbacks indicated on the recorded final map. Accordingly, the proposed additions are sited entirely within the subject property and the Pebble Beach Community Services District (Fire Protection District) raised no concerns about the structural improvement's setbacks from the property line. Title 20 section 20.06.564 (Floor area ratio) states that floor area ratio shall not apply to new condominiums or planned unit developments. Similarly, given no special setbacks are required for this lot, there is no lot coverage requirement that must be complied with. Therefore, the proposed additions to the single-family dwelling are not subject to a FAR or lot coverage limitation. The allowable maximum height specific to the Del Monte Forest is 27 feet, as delineated on the plans the project indicates a height of 26'9". Therefore, the development for this particular project is not subject to the setbacks, building site coverage, and floor area ratio. As summarized above the project complies with the applicable regulations specific to the subject property and the Planned Unit Development it is located in.

- g) Cultural Resources. The subject parcel has an archaeological sensitivity indicated as being high, and per section 20.147.080.B in the Del Monte Forest Coastal Implementation Plan (DMF CIP), an archaeological report was required. In 2019, the residence was remodeled under PLN190142 and was required to submit a Phase I Archaeological Report (County of Monterey Library No. LIB190170). This report surveyed the entirety of the subject property and concluded that there were no significant archaeological resources identified on the subject property. This report found that the nearest prehistoric site is approximately a quarter of a mile away and no impacts would occur with development of the site. The potential for inadvertent impacts to cultural resources is addressed through the incorporation of a standard condition of approval (Cond. No. 3) to ensure that in the event during construction activity any resource is discovered, the contractor will stop work and contact a qualified archaeologist immediately to assure that the resource is handled properly.
- h) Visual Resources. Policy 48 of the Del Monte Forest Land Use Plan (DMF LUP) states that development being proposed within visually prominent settings, such as those identified on Figure 3, shall be designed and sited to avoid blocking or having a significant adverse impact on significant public views. Figure 3 of the DMF LUP identifies the subject parcel within the public viewshed of Point Lobos. DMF CIP Section 20.147.070.B requires projects within the public viewshed be sited and designed to minimize impacts on public views by harmonizing with the natural setting while being subordinate and blending into the environment. Although the subject property is within the Point Lobos public viewshed, Point Lobos is approximately 3.5 miles south from the property and screen by intervening development and vegetation, therefore the addition would not create a visual impact with unaided vision. Additionally, as proposed, the design of the additions is compatible with existing residences and surrounding Planned Unit Development.
- i) Public Access. As demonstrated in Finding 5, the project is consistent

with the applicable public access regulations.

- j) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors adopted LUAC Guidelines, the project was not referred to the Del Monte Forest LUAC because it did not propose a lot line adjustment involving conflicts, a Variance, a Design Approval subject to the review by the Zoning Administrator or Planning Commission, and did not involve preparation of an Environmental Document.
- k) The project planner conducted a site inspection on Google Earth to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240204.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The following reports have been prepared:
 - “Archaeological Assessment” (County of Monterey Library No. LIB190170) prepared by Susan Morley, Marina, CA in June 2019.
 - “Geotechnical Investigation” (County of Monterey Library No. LIB240423) prepared by Belinda Taluban, Salinas, CA in August 2019.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240204.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau,

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

- b) Necessary public facilities are available to the subject property. California American Water Company is the domestic water purveyor, and wastewater services are provided by the Pebble Beach Community Services District (PBCSD) through the Carmel Area Wastewater District.
- c) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240204.

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 HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on Google Earth and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240204.

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

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Del Monte Forest Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is described in an area where the Local Coastal Program that may require visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan). The Del Monte Forest LUP requires that visual and physical public access to and along the shoreline and the enjoyment of public recreational values throughout the Del Monte Forest shall be maximized. As described in Finding No. 1, Evidence “e”, the proposed development will not block shoreline views or significantly alter public views from 17 Mile Drive. Though public access roads and trails exist nearby, neither pass through the subject property. Further, the

project will not conflict with existing public access roads or nearby trails as it does not involve any expansion outside of the existing footprint of the residence.

- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240204.

6. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.
 - b) The project involves the construction of a 1,042-square-foot addition to an existing 4,052-square-foot single-family dwelling. The addition is less than 50 percent of the floor area of the structure and is less than 2,500 square feet. Therefore, the project qualifies for the Class 1 exemption.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The existing residence is surrounded by mature Monterey Pines and already-developed parcels. Construction of the addition will not result in significant adverse visual impacts, as it is an already developed lot and there is no proposal for a significant expansion of the footprint or an increase in height that could lead to potential visual impacts. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on Google Earth.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240204.
7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because the site is between the sea and the first public road.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions apply pursuant to Section 15300.2; and
2. Approve the Coastal Administrative Permit and Design Approval to allow interior and exterior modifications to an existing single-family dwelling, including construction of a 390 square foot bedroom addition, a 659 square foot garage addition, and conversion of a 125 square foot balcony into an office.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 19th day of February, 2025.

Signed by:

9A435825BB244EC...

Craig W. Spencer
HCD Director

COPY OF THIS DECISION MAILED TO APPLICANT ON FEBRUARY 20, 2025.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MARCH 3, 2025.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240204

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN240204) allows interior and exterior modifications to an existing single-family dwelling, including construction of a 390 square foot bedroom addition, a 659 square foot garage addition, and conversion of a 125 square foot balcony into an office.. The property is located at 3301 17 Mile Drive Unit 5, Pebble Beach (Assessor's Parcel Number 008-521-005-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Coastal Administrative Permit and Design Approval (Resolution Number 25-013) was approved by the HCD Chief of Planning for Assessor's Parcel Number 008-521-005-000 on February 19, 2025. The permit was granted subject to 4 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 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. 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.

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3301 17 MILE DRIVE #5



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PROJECT DATA

PROPERTY OWNER:	MICHAEL & SHAMIRAN ACHIRO LIVING TRUST 3301 17 MILE DR. #5 PEBBLE BEACH, CA 93953
PROJECT ADDRESS:	3301 17 MILE DR. #5 PEBBLE BEACH, CA 93953
APPLICANT:	STOCKER & ALLAIRE, INC. 21B MANDEVILLE CT. MONTEREY, CA. 93940 PH: (831) 375-1890
A.P.#:	008-521-005-000
ZONING:	MDR/2.7-D(CZ) DEL MONTE FOREST
PROJECT CODE COMPLIANCE:	2022
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	VB
TOPOGRAPHY:	SOFT SLOPE DOWNWARDS TOWARDS THE SOUTH
SEWER:	PBCSD
WATER:	CAL Am Water
SPRINKLERS:	YES

BUILDING HEIGHT:	30'-0" ALLOWED
	30'-0" APPROVED PROPOSED
	30'-0" EXISTING

TREE REMOVAL: NONE

GRADING: NONE

LOT SIZE: 5753 SQ FT

BUILDING SITE COVERAGE: 4,871 SQ FT PROPOSED (84.7%)
3,829 SQ FT EXISTING (66.5%)

FAR: 5,406 SQ FT PROPOSED (94.0%)
4,052 SQ FT EXISTING (70.4%)

DESCRIPTION

THIS IS A PROPOSED ADDITION TO A TWO STORY SINGLE FAMILY RESIDENCE. ADDITION INCLUDES A 390 SQ FT BEDROOM, A 659 SQ FT GARAGE, AND CONVERTING THE 125 SQ FT UPSTAIRS BALCONY INTO AN INTERIOR OFFICE SPACE (WITH THE SAME DIMENSIONS). ALL EXTERIOR MATERIALS AND ROOF MATERIALS TO BE THE SAME. ROOF ABOVE THE EXISTING GUEST BEDROOM TO BE DEMOLISHED AND REDESIGNED TO ACCOMMODATE THE GARAGE.

DEFERRED SUBMITTALS : AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D

VICINITY MAP



Stocker & Allaire
General Contractors, Inc.
Lic # 504797

3301 17 MILE DRIVE #5
PEBBLE BEACH, CA. 93953
FEBRUARY 12, 2024 APN:008-521-005-000

3301 17 Mile Drive - PB TH #5
PROJECT DATA

Revisions:
1 PLAN CHECK REVISION - 11/15/24

A0.1

SITE PLAN

N.T.S.

CONSTRUCTION NOTES

- AREA A: MATERIAL STORAGE
- AREA B: VEHICULAR PARKING
- AREA C: NOT USED
- AREA D: PORTA POTTY & HAND WASHING FACILITIES
- AREA E: DELIVERY ACCESS
- AREA F: DEBRIS ACCUMULATION AREA
- AREA G: CONCRETE WASHOUT - IN TRUCK
- AREA H: DUMPSTER FOR RECYCLING MATERIAL

CONSTRUCTION NOTES

- ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5PM
- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
- ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH).
- HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
- COVER INACTIVE STORAGE PILES.
- THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
- THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: JUNE 2024 - JUNE 2025

MONDAY THRU FRIDAY 8AM - 5PM

5 WORKERS
3 REGULAR PICKUP TRUCKS

80% RECYCLE RATE FOR LUMBER.

TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A WEEK TO THE MARINA LANDFILL.

Revisions:

A0.2

3301 17 MILE DRIVE #5

PEBBLE BEACH, CA. 93953

FEBRUARY 15TH, 2024

APN: 008-521-005-000

Stocker & Allaire

General Contractors, Inc.

Lic. # 504797

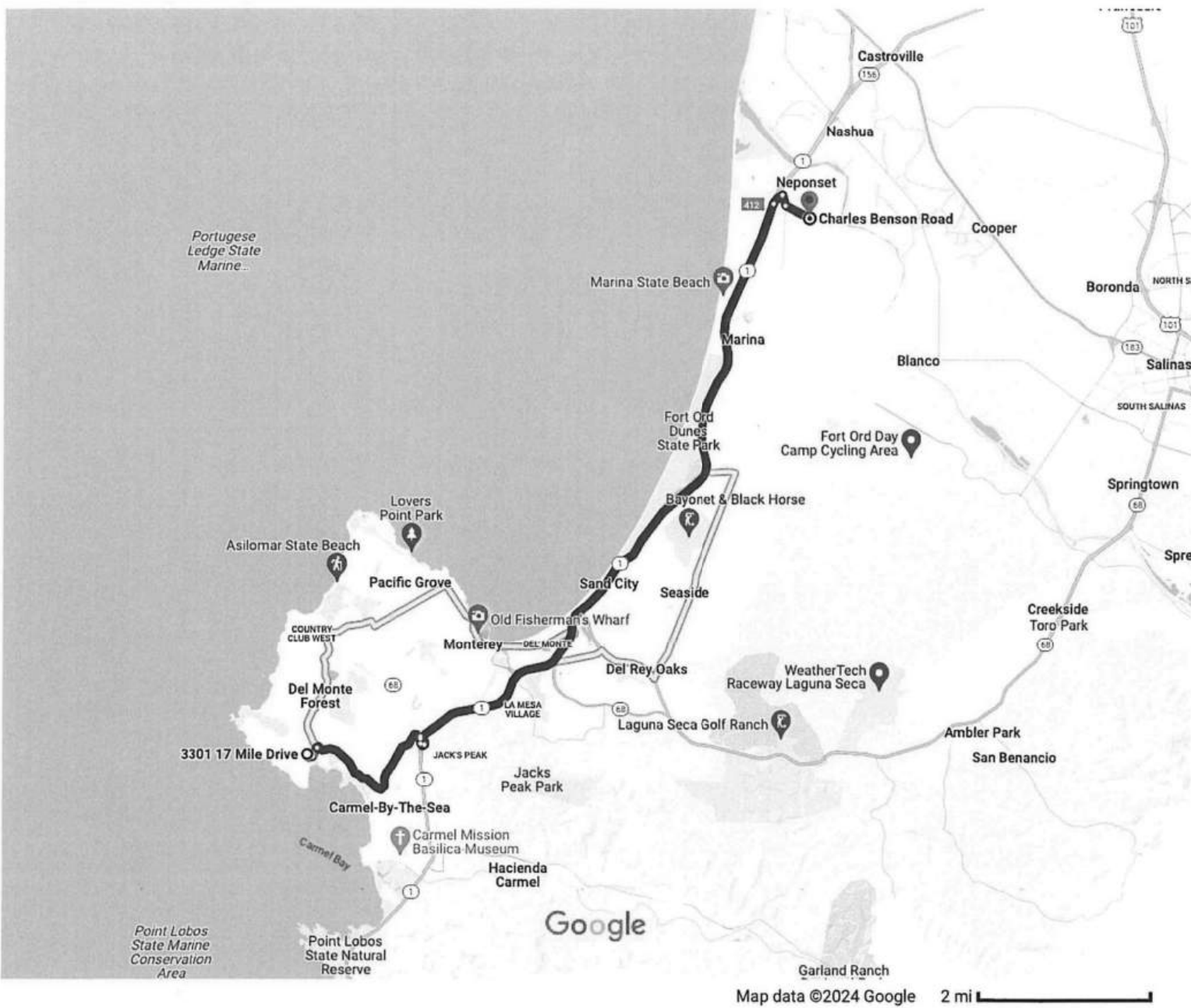
21 Mandeville Court Monterey, CA 93940

Ph 831.375.1890 Fax 831.375.1480

TRUCK HAUL ROUTE

3301 17 Mile Dr, Pebble Beach, CA 93953 to
Charles Benson Rd, California 93908

Drive 18.0 miles, 23 min



3301 17 Mile Dr, Pebble Beach, CA 93953 to
Charles Benson Rd, California 93908

Drive 18.0 miles, 23 min

3301 17 Mile Dr
Pebble Beach, CA 93953

Get on CA-1 N/Cabrillo Hwy from 17 Mile Dr

1. Head southwest 10 min (3.7 mi)
2. Turn left toward 17 Mile Dr 367 ft
3. Turn left onto 17 Mile Dr 423 ft
▲ Toll road
4. Slight right to stay on 17 Mile Dr 0.2 mi
▲ Toll road
5. Continue straight 3.1 mi
6. Turn right toward CA-68 217 ft
7. Turn right onto CA-68 82 ft
8. Use the right lane to take the ramp onto CA-1 N/Cabrillo Hwy 0.2 mi

Follow CA-1 N/Cabrillo Hwy to Del Monte Blvd. Take exit 412 from CA-1 N/Cabrillo Hwy

9. Merge onto CA-1 N/Cabrillo Hwy 13 min (13.5 mi)
10. Take exit 412 for Del Monte Blvd 13.3 mi

Drive to Charles Benson Rd

11. Turn right onto Del Monte Blvd 0.3 mi
12. Turn left onto Charles Benson Rd 0.2 mi
▲ Restricted usage road

Charles Benson Rd
California 93908

EROSION CONTROL NOTES:

1. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
2. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH APPROVED METHODS ESTABLISHED BY THE SOILS ENGINEER.
3. STABILIZE ALL GRADED AREAS WITH VEGETATION, CRUSHED STONE, RIPRAP, OR OTHER GROUND COVER AS SOON AS GRADING IS COMPLETED OR IF WORK IS INTERRUPTED FOR 21 WORKING DAYS OR MORE. USE MULCH TO STABILIZE AREAS TEMPORARILY WHERE FINAL GRADING MUST BE DELAYED.
4. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION.
5. APPLY SEED, FERTILIZER AND STRAW MULCH, THEN TRACK OR PUSH IN THE MULCH WITH AN APPROVED MECHANICAL MEANS OR BY HAND.
6. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED.
7. DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
8. DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. INSTALL STRAW BALE SILTATION BARRIER AS SHOWN ON PLAN.
9. ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE THAT WILL YIELD THE FOLLOWING RATE OF APPLICATION OR APPROVED EQUAL.

THE FOLLOWING OUTLINES THE BEST PROSPECTS FOR ECOLOGICALLY AND ECONOMICALLY SOUND NATIVE PLANT MIXES FOR EROSION PREVENTION. THE LIST BELOW GIVES A GREATER VARIETY THAN WOULD BE PUT IN ANY ONE APPLICATION, LEAVING FLEXIBILITY TO SELECT BASED ON MARKET AVAILABILITY AND COSTS. NOTE, WITH EXCEPTION OF A FERN SPECIES, ALL ARE GRASSES.

SLP CODE	BOTANICAL NAME	COMMON NAME	GENERAL USAGE
BROCAR	BROMUS CARINATUS	CALIFORNIA BROME	OPEN SITES
DESHOL	DESCHAMPsia HOLCIFORMIS	PACIFIC HAIRGRASS	LOW, FLAT, PARTLY SHADED SITES
ELYCON	ELYMUS CONDENSATUS	GIANT WILDRYE	SHADED HILLSIDE, DRAWS
FESCAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	STAPLE, ANYWHERE
FESRUB	FESTUCA RUBRA	RED FESCUE	STAPLE, ANYWHERE
HOBRA	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	STAPLE, OPEN AND EDGE SITES
LEYGLA	LEYMUS GLAUCA	WESTERN WILDRYE	LOW SITE, HILL BOTTOM, MOIST
LEYTRI	LEYMUS TRITICOIDES	CREeping WILDRYE	LOW SITE, HILL BOTTOM, MOIST
NASCR	NASELLA CERNUA	NODDING NEEDLEGRASS	OPEN SITES, SLOPES
NASPUL	NASELLA PULCHRA	PURPLE NEEDLEGRASS	OPEN SITES, SLOPES
PTEAQU	PTERIDIUM AQUILINUM	WESTERN BRACKEN FERN	OPEN, DRY & SHALLOW SLOPES

SAMPLE MIXES (GRASS SEED ● LBS PER ACRE; FERNS ● CUT-PIECES PER ACRE)

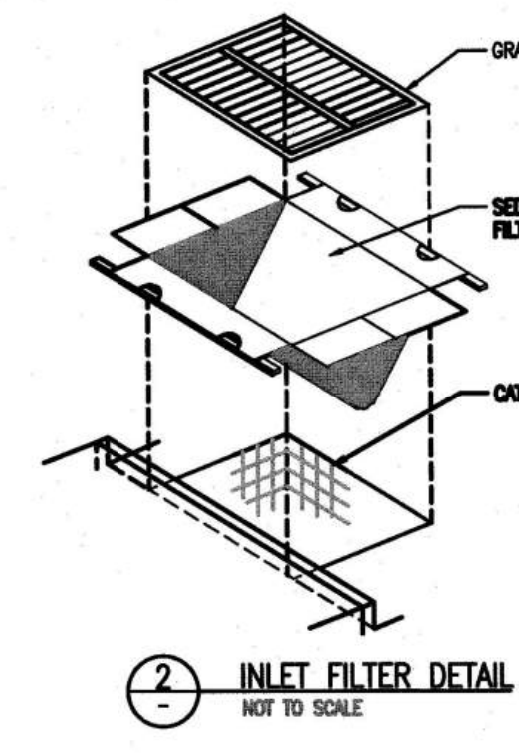
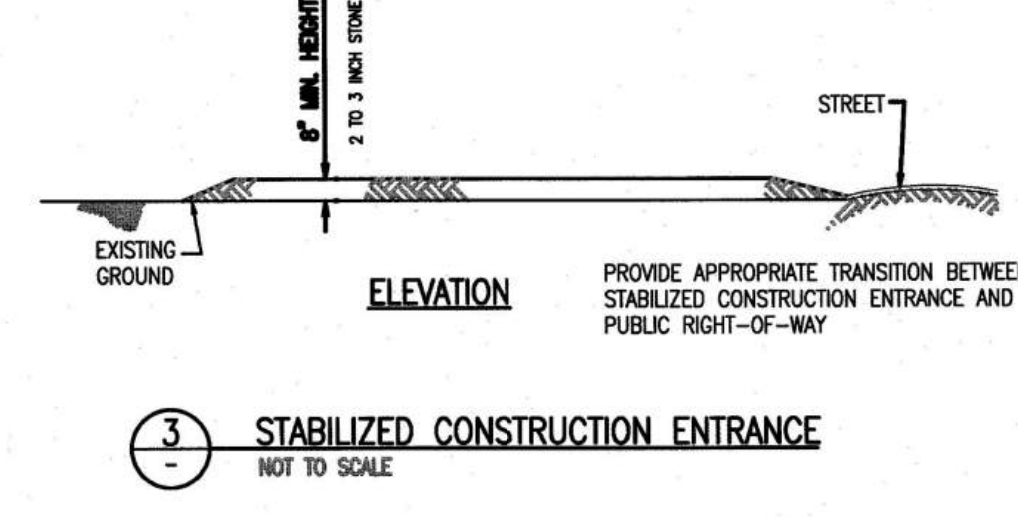
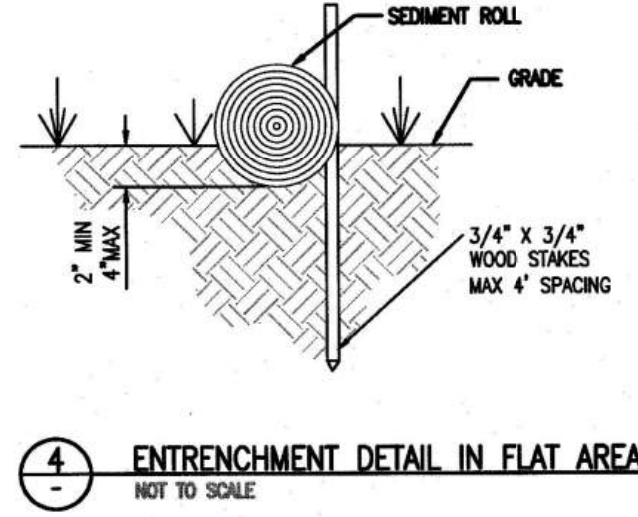
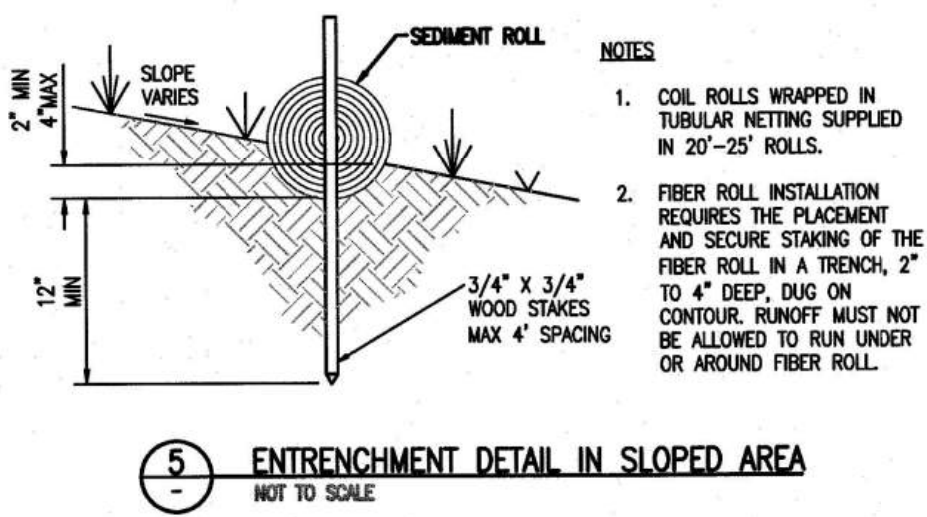
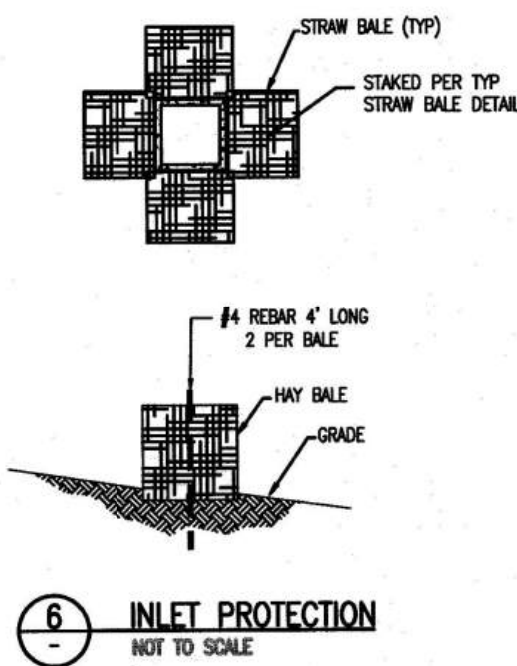
TYPE I: OPEN, SUN OR SUN/SHADE, FLAT TO MODERATE SLOPE:
HOBRA (15), DESHOL (10), FESRUB/FESCAL (25), NASPUL/NASCR (15); PLUS
OPTIONAL PTEAQU (1,000–2,000 PCS)

TYPE II: SUN/SHADE, FLAT TO MODERATE, BOTTOM OF SLOPE OR HILL:
DESHOL (15), LEYTRI/LEYGLA (20), BROCAR (20), NASPUL/NASCR (15)

TYPE III: STEEPER CUTS:
PTEAQU (2000 PCS), FESRUB/FESCAL (30), BROCAR (10)

SLOPE NETTING AND SEED COVER, WHEN REQUIRED, MUST MEET THESE CRITERIA:

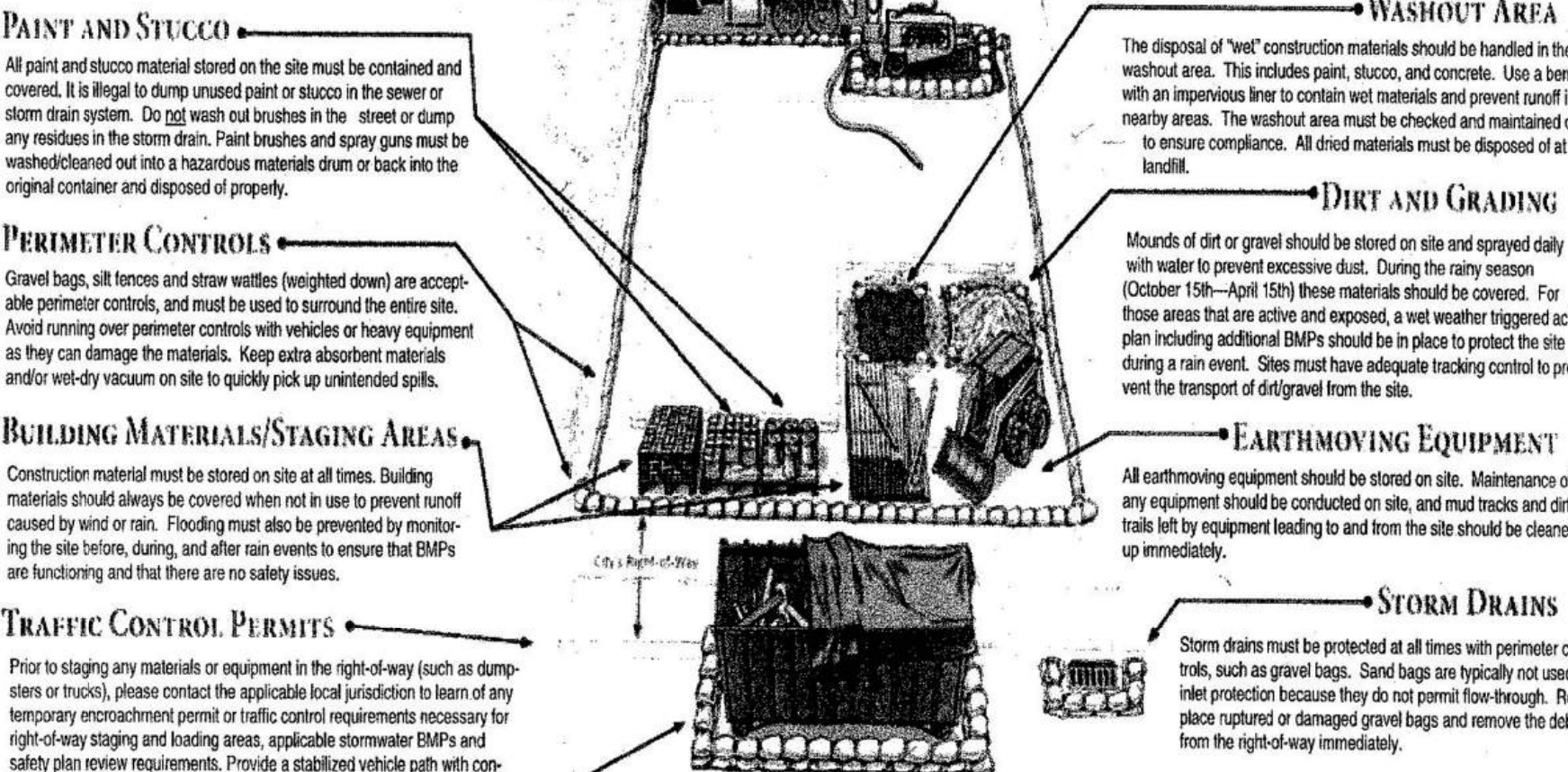
1. NETTING IS JUTE OR NATURAL FIBER, ONLY.
2. NYLON NETTING USED ALONE OR IN STRAW BLANKETS IS FORBIDDEN.
3. SEED COVER IS LIMITED TO HYDRO-MULCH, RICE STRAW, AND/OR CERTIFIED CLEAN (STERILE) GRASS STR.
4. RICE IS FIRST; OTHER STRAW ONLY WHEN RICE IS NOT AVAILABLE. ALFALFA SECONDS ARE OKAY.
5. OAT AND BARLEY BALES WITH ANY AMOUNT OF SEED PRESENT ARE STRICTLY FORBIDDEN.



CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLUTION.

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.



Protecting water resources improves and preserves
quality of life for our children and future generations.

Questions? Contact the local Public Works Dept. in the jurisdiction
your project resides or the MRSWMP Program Manager.

POLLUTION PREVENTION PLANNING

Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

1. Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
2. Identify the storm drains and the conveyance system (a) nearest the construction site area and provide plan to protect them from worksite pollutants.
3. Obtain all local jurisdictional permits, including traffic control permits, if needed.
4. Schedule construction activities so that the soil is not exposed for long period of time. Limit grading to small areas; install key sediment control practices before site grading begins.
5. Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.

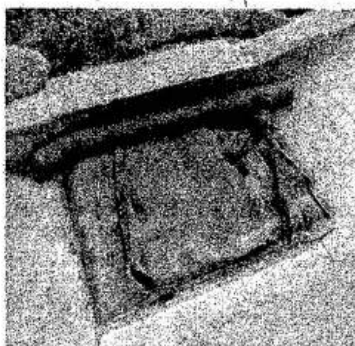


Photo courtesy USEPA

PREVENT POLLUTION AND AVOID FINES (3 C's)

Control: The best line of defense is to use good house-keeping practices and sediment/erosion control BMPs to prevent materials and debris from entering the storm drain.

Contain: Isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary.

Capture: Sweep or vacuum up any material that could possibly run offsite. Dispose of wastes properly by checking product labels for disposal requirements.

Additional Tips to Support BMPs:

- Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.
- Inspect & maintain silt fences and straw wattles after each rainstorm. Make sure stormwater is not flowing around these devices or other vegetative buffers. Cover all dirt piles to protect from wind and rain.
- Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.
- Minimize amount of vegetation cleared from the site. Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
- Properly dispose of all waste materials. Never dump unused or waste product on the ground or in a storm drain. Don't hose off surfaces to clean. Sweep and place waste in dumpster.
- Break up long slopes with sediment barriers. Install structural BMPs to trap sediment on downslope sides of the lot.
- When in doubt, contact local jurisdiction for guidance.

ONLINE RESOURCES

California Storm Water Quality Association -
www.cabmphandbooks.com
International BMP Database -
www.bmpdatabase.org
California State Water Board -
www.waterboards.ca.gov



5 Harris Ct, Bldg D
Monterey, CA 93940

Phone: (831) 645.4621
Fax: (831) 372.6178
Web: MontereySEA.org

GOT CONSTRUCTION?



A STORM WATER
POLLUTION PREVENTION
GUIDE FOR THE
CONSTRUCTION INDUSTRY

MontereySEA.org
(831) 645-4621

3301 17 MILE DRIVE #5

PEBBLE BEACH, CA. 93953

3301 17 MILE DRIVE TOWNHOME #5

BEST MANAGEMENT PRACTICES

Revisions:

A0.3

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797

APN: 008-521-005-000

FEBRUARY 15TH, 2024

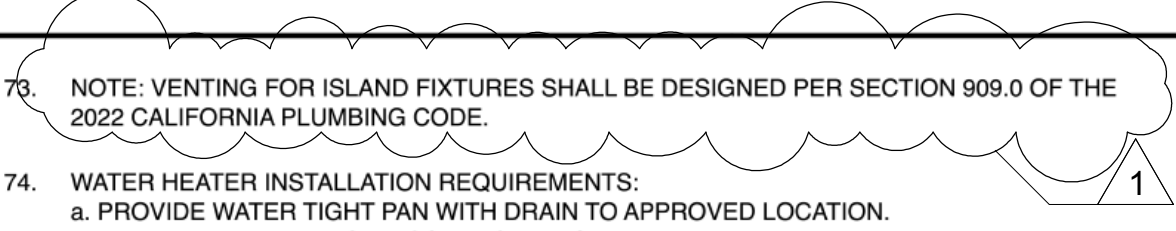
Ph 831.375.1890 Fax 831.375.1480

21 Mandeville Court Monterey, CA 93940

GENERAL NOTES

PROJECT SHALL COMPLY WITH TITLE 24 AND 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA ENERGY CODE (CEC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), AND THE CURRENT EDITION OF THE MONTEREY COUNTY CODE (MCC).	22. OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING SHALL BE FIRE BLOCKED WITH NONCOMBUSTIBLE MATERIALS.	50. INSULATION MATERIALS AND FACINGS SHALL HAVE A MAXIMUM FLAME SPREAD INDEX OF 25 AND A MAXIMUM SMOKE-DEVELOPED INDEX OF 450. EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.	70. NOTE: VENTING FOR ISLAND FIXTURES SHALL BE DESIGNED PER SECTION 909.0 OF THE 2022 CALIFORNIA PLUMBING CODE.
2. FIRE SPRINKLERS ARE REQUIRED. SHOP DRAWINGS FOR THE FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO MONTEREY COUNTY FOR REVIEW AN APPROVAL PRIOR TO ORDERING OR INSTALLATION.	23. FIRE BLOCKING IS REQUIRED AT THE OPENING BETWEEN THE ATTIC SPACE AND THE CHIMNEY CHASE FOR FACTORY BUILT CHIMNEY.	51. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN NEW DWELLING UNITS AND SLEEPING UNITS WHICH HAVE FUEL-BURNING APPLIANCES INSTALLED OR HAVE ATTACHED GARAGES. 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 BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. REQUIRED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.	74. WATER HEATER INSTALLATION REQUIREMENTS: a. PROVIDE WATER TIGHT PAN WITH DRAIN TO APPROVED LOCATION. b. RELIEF VALVE MAY NOT DISCHARGE INTO PAN. c. PROVIDE ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT, BUT NOT LESS THAN 30" SQUARE ACCESS. d. LOCATE WATER HEATER NO FURTHER AWAY THAN 20 FT FROM THE ACCESS OPENING. A MINIMUM 24" WIDE CATWALK SHALL CONNECT THE WATER HEATER TO THE ACCESS. e. PROVIDE PERMANENT ACCESS LADDER IF PLATFORM IS MORE THAN 8 FT ABOVE FLOOR LEVEL UNLESS ATTIC IS LOCATED ON SINGLE STORY PORTION OF BUILDING. f. PROVIDE ACCESS FLOORING FROM OPENING TO WATER HEATER.
3. SPECIAL INSPECTION AND STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT.	24. THE PROPOSED DWELLING SHALL BE PROTECTED BY A FULLY-AUTOMATIC FIRE SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MONTEREY COUNTY REQUIREMENTS AND N.F.P.A.-13D (INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS).	52. FACTORY BUILT CHIMNEYS INSTALLED IN DWELLING UNITS WITH SOLID –FUEL-BURNING APPLIANCES SHALL COMPLY WITH TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED "TYPE HT" AND "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY". CHIMNEYS FOR USE WITH OPEN COMBUSTION CHAMBER SHALL COMPLY WITH THE REQUIREMENTS OF UL 103 AND NEED ONLY BE MARKED "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY".	ELECTRICAL
4. NOT USED	25. STAIR REQUIREMENTS: a. MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSING. b. MINIMUM 36 INCH CLEAR WIDTH.	53. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.	76. NOT USED
5. VERIFY ELEVATION OF NEAREST UPSTREAM MANHOLE COVER. DRAINAGE PIPING SERVING FIXTURES WITH FLOOD LEVEL RIMS LESS THAN 2 FT ABOVE THIS ELEVATION SHALL BE PROTECTED FROM SEWAGE BACK FLOW WITH AN APPROVED BACK WATER VALVE.	26. WINDING STAIRWAYS: a. THE REQUIRED DEPTH OF A WINDER TREAD (10 INCHES MINIMUM) IS PROVIDED AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE OF THE STAIRWAY WHERE THE TREADS ARE NARROWER, AND NOT LESS THAN 6 INCHES AT ANY POINT. b. THE WIDTH OF THE RUN SHALL NOT BE LESS THAN 26 INCHES AT ANY POINT.	54. ALL NAILING FOR FRAMING TO COMPLY WITH 2016 CBC TABLE 2304.10.1 OR CRC TABLE R602.3(1) FASTENING SCHEDULE.	77. IN THE KITCHEN AND DINING AREA A RECEPTACLE SHALL BE PROVIDED FOR EACH COUNTER SPACE WIDER THAN 12" SO THAT NO POINT IS MORE THAN 24" FROM AN OUTLET IN ADDITION TO OUTLETS RENDERED INACCESSIBLE BY STATIONARY APPLIANCES.
6. WINDOWS OF HABITABLE ROOMS SHALL AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE ROOM FLOOR AREA. (R303)	27. ELECTRIC FIREPLACES ARE TO BE INSTALLED PER MANUFACTURER'S INSTALLATION SPECIFICATIONS.	55. WHERE TOP OR SOLE PLATE ARE CUT FOR PIPES, A METAL TIE MINIMUM 0.058 INCHES THICK AND 1 1/2 INCHES WIDE SHALL BE FASTENED ACROSS THE OPENING WITH 6-16d NAILS MINIMUM EACH SIDE.	78. ALL 120 VOLT RECEPTACLES INSTALLED IN BATHROOMS, OUTDOORS, IN AN UNFINISHED BASEMENT, IN THE GARAGE, IN UNFINISHED ACCESSORY BUILDINGS, AT ALL KITCHEN COUNTERTOPS AND WITHIN 6' OF A WET BAR SINK SHALL BE GFCI PROTECTED.
7. OPENABLE WINDOW AREA TO THE OUTDOORS OF HABITABLE ROOMS SHALL BE NOT LESS THEN 4% OF THE ROOM FLOOR AREA BEING VENTILATED. (R303)	28. NOT USED	56. BEARING AND EXTERIOR WALL DOUBLE TOP PLATES TO BE OFF-SET AT THE END JOINTS MIN 48". PROVIDE (8)-16d LAP SPLICE NAILING.	79. AFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLES EXCEPT FOR THOSE LOCATED OUTSIDE, IN BATHROOMS, GARAGES, ATTICS, AND BASEMENTS.
8. IN LIEU OF OPENABLE WINDOWS FOR HABITABLE ROOMS, A MECHANICAL VENTILATING SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR (WITH 1/5 OF AIR SUPPLY FROM THE OUTSIDE) SHALL BE PROVIDED.	29. THE DECORATIVE SHROUD AT THE TOP OF THE CHIMNEY IS ALL NONCOMBUSTIBLE CONSTRUCTION. NOTE: NO SHROUD SHALL BE PERMITTED ON A FACTORY BUILT CHIMNEY UNLESS SPECIFICALLY PERMITTED BY THE TERMS OF THE CHIMNEY LISTING.	57. TRUSSES TO BE CONNECTED TO INTERIOR NON-BEARING WALLS AND BEAMS WITH TRUSS CLIPS ONLY.	80. FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE SO LABELED.
9. WINDOWS FOR BATHROOMS, LAUNDRY ROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR NON-HABITABLE ROOMS, SHALL BE PROVIDED WITH AN AGGREGATE GLAZING AREA OF NOT LESS THAN 3 SF, ONE-HALF OF WHICH MUST BE OPENABLE. A WINDOW IS NOT REQUIRED IF ARTIFICIAL LIGHTING AND A LOCAL EXHAUST SYSTEM IS PROVIDED, PER R303.3.	30. THE TOP OF ANY CHIMNEY SHALL EXTEND A MINIMUM OF TWO FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET OF THE CHIMNEY. ALL CHIMNEYS SHALL HAVE A SPARK ARRESTER.	58. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHEN NOT PARALLEL, RAFTERS SHALL BE TIED TO 1X4 MIN. SIZE CROSS TIES. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4' O.C.	81. A DEDICATED 20 AMP CIRCUIT SHALL BE PROVIDED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES/ LIGHTS/FANS.
10. PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING A MINIMUM OF 50 CFM FOR INTERMITTENT VENTILATION AND 20 CFM FOR CONTINUOUS VENTILATION IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS.	31. NOT USED	59. ALL HEADERS AT NEW OPENINGS SHALL BE D.F.#1. ALL LUMBER TO BE D.F.#2 OR BETTER UNLESS OTHERWISE SPECIFIED, PER 23-IV-V-1&2. STRUCTURAL LUMBER AS SHOWN ON PLANS MAY BE SUBSTITUTED W(2) – 1 3/4" MICROLAMS OR OSB LUMBER WITH EQUAL DEPTH. WOOD IN CONTACT WITH EARTH SHALL BE PRESSURE TREATED.	82. USE OF PLUMBING LINES AS AN ELECTRICAL GROUND IS PROHIBITED (SB 164). ELECTRIC GROUND WILL BE UNDER FOOTING. GROUND TO BE 2 – 20" LENGTH #4 BARS RUNNING IN OPPOSITE DIRECTIONS AND TIED TO FOOTING STEEL.
11. FOR THE PURPOSE OF LIGHT AND VENTILATION ANY ROOM MAY BE CONSIDERED AS PART OF AN ADJOINING ROOM WHEN 50% OF THE COMMON WALL IS OPEN AND UNOBTSTRUCTED AND PROVIDES AN OPENING OF 10% OF THE INTERIOR ROOM AREA OR 25 SQUARE FEET WHICHEVER IS GREATER.	32. NOT USED	60. ALL WOOD, INCLUDING PORCH AND BALCONY GIRDERS AND JOISTS, EXPOSED TO THE ELEMENTS SHALL BE PRESSURE TREATED OR REDWOOD.	83. NOT USED
12. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUBS WITH SHOWER. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.	33. PRE-MANUFACTURED FIREPLACES SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND BE PROVIDED WITH TIGHT FITTING METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX. HEARTH EXTENSIONS OF LISTED FACTORY-BUILT FIREPLACES SHALL CONFORM TO THE CONDITIONS OF LISTING AND THE MANUFACTURER'S INSTRUCTIONS. PROVIDE A MINIMUM 2 INCH SEPARATION BETWEEN CHIMNEY AND COMBUSTIBLE FRAMING. THE MINIMUM FLUE AREA SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND ROOF WITH TWO 1 1/2 - INCH BY – 1/8 INCH METAL STRAPS LOOPEO AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN SIX 8d NAILS PER STRAP AT EACH JOIST. a. PROVIDE OUTSIDE COMBUSTION AIR INTAKE DIRECTLY INTO THE FIREBOX A MINIMUM OF 6 SQUARE INCHES IN AREA AND EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER. (CEC SECTION 150-(h)-(1), A-C) (NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL.	61. MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS.	84. 125 AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.
13. SAFETY GLAZING OR TEMPERED GLASS SHALL BE REQUIRED IN HAZARDOUS LOCATIONS PER CRC SECTION R308.4. A PERMANENT LABEL SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.	34. THE EXTERIOR WALL ENVELOPE SHALL BE CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER, AND A MEANS OF DRAINAGE TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. a. A WATER-RESISTIVE BARRIER OF ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT, OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUD OR SHEATHING OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED NO LESS THAN 2 INCHES OVER THE LOWER LAYER, AND LAPPED NOT LESS THAN 6 INCHES AT ALL VERTICAL JOINTS. (R703.2) b. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. (R703.4) b. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH SECTION R703, TABLE R703.3(1), AND THE WALL COVERING MANUFACTURERS INSTALLATION INSTRUCTIONS. c. FASTENERS FOR EXTERIOR WALL COVERINGS ATTACHED TO WOOD FRAMING SHALL BE IN ACCORDANCE WITH SECTION R703.3.2 AND TABLE R703.3(1).	62. FIREBLOCKING: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS: (1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS: 1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS. 1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. (2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. (3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7. (4) AT OPENINGS AROUND VENTS, PIPES DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, AND WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS. (5) FOR THE FIREBLOCKING OF CHIMNEY AND FIREPLACES, SEE SECTION R1003.19.	85. PROVIDE AT LEAST TWO SEPARATE 20 AMP CIRCUITS FOR SMALL APPLIANCES IN KITCHEN, PANTRY, DINING ROOM AND SIMILAR AREAS, WITH NO OTHER OUTLETS ON THE CIRCUITS.
14. 22"x30" ATTIC ACCESS WITH 30" MINIMUM HEADROOM IS REQUIRED. (R807.1)	35. NOT USED	63. WATER CLOSET COMPARTMENTS SHALL HAVE 30" CLEAR WIDTH AND 24" CLEARANCE IN FRONT OF THE WATER CLOSET.	86. PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCE RECEPTACLE.
15. ONE EXIT DOOR SHALL BE NOT LESS THAN 3' WIDE AND 6'-8" IN HEIGHT SO MOUNTED THAT THE CLEAR WIDTH OF EXIT-WAY IS NOT LESS THAN 32".	36. NOT USED	64. WATER HEATERS OVER 4' IN HEIGHT SHALL BE ANCHORED OR STRAPPED TO THE STRUCTURE.	87. LUMINAIRES INSTALLED IN CLOSETS SHALL BE 12 INCHES FROM EDGE OF STORAGE SHELF FOR INCANDESCENT OR LED SURFACE MOUNTED, SURFACE MOUNTED OR RECESSED FLUORESCENT, RECESSED INCANDESCENT OR LED, 6-INCHES. SURFACE MOUNTED FLUORESCENT OR LED PERMITTED IN STORAGE AREA IF LISTED FOR USE.
16. A DOOR MAY SWING OVER A LANDING THAT IS NOT MORE THAN 1'-1/2" BELOW THRESHOLD.	37. TRUSS CALCULATIONS SHALL INCLUDE TRUSS PROFILES, LAYOUT PLAN, TRUSS PLANS AND CALCULATIONS FROM THE TRUSS MANUFACTURER. THE MANUFACTURED TRUSS SUBMITTALS SHALL BE REVIEWED (INDICATED BY LETTER OR STAMP, SIGNATURE, AND DATE) BY THE DESIGNER/ARCHITECT/ENGINEER OF RECORD FOR DESIGN COMPATIBILITY. A CERTIFICATION LETTER FROM SUCH PERSON SHALL BE PROVIDED TO THE JURISDICTION STATING AS SUCH, THE TRUSSES SHALL NOT BE INSTALLED UNTIL AN APPROVED JOB COPY OF THE TRUSS SUBMITTALS IS ISSUED BY THE MONTEREY COUNTY BUILDING DIVISION. TRUSS FABRICATOR SHALL SUBMIT NAME AND PHONE NUMBER OF THE AGENCY INSPECTING THE SHOP OPERATIONS. CALCULATIONS AND DETAILS ARE TO BE PREPARED AND SIGNED BY A REGISTERED ARCHITECT/ENGINEER. TRUSS MANUFACTURER SHALL PROVIDE A TRUSS PLACEMENT DIAGRAM THAT IDENTIFIES THE PROPOSED LOCATION FOR EACH INDIVIDUALLY DESIGNATED TRUSS AND REFERENCES THE CORRESPONDING TRUSS DESIGN DRAWINGS (TO BE INCLUDED IN THE SUBMITTAL PACKAGE AND WITH THE SHIPMENT OF THE TRUSSES). EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED, OR OTHERWISE PERMANENTLY AFFIXED THERE TO THE FOLLOWING INFORMATION WITHIN TWO FEET OF THE CENTER OF THE BOTTOM CORD.	65. USE OF SOLDERS MORE THAN TWO-TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS PROHIBITED.	88. NOT USED
17. LANDINGS AT DOORS SHALL HAVE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NOT LESS THAN 36".	38. HANDRAILS SHALL BE 34 INCHES TO 38 INCHES ABOVE THE NOSING OF TREADS.	66. NOT USED	89. PROVIDE RECEPTACLE OUTLET AT PENINSULAR KITCHEN COUNTER. CEC ART 210.52
18. ALL BEDROOMS, BASEMENTS OR ROOMS USED FOR SLEEPING SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS. a. MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. b. MINIMUM NET CLEAR OPENING WIDTH OF 20". c. MINIMUM NET CLEAR HEIGHT OF 24". d. WINDOW SILL HEIGHT OF NOT MORE THAN 44 IN ABOVE THE FLOOR.	39. REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE THAT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A 4-3/8 INCH DIAMETER SPHERE. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY SHALL NOT ALLOW THE PASSAGE OF A 6 INCH DIAMETER SPHERE.	67. PROVIDE 12" SQUARE (MINIMUM) ACCESS PANEL OR UTILITY SPACE FOR ALL PLUMBING FIXTURES WITH SLIP-JOINT CONNECTIONS.	90. RESIDENTIAL LIGHTING MEASURES, TITLE 24 ADDITIONAL REQUIREMENTS: a) ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JAB-2016 CERTIFIED LABELED. b) OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE BUILDING SHALL BE CONTROLLED BY A MANUAL AND ON/OFF SWITCH AND BE 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 THE DAYLIGHT HOURS, OR BY ENERGY MANAGEMENT CONTROL SYSTEM. c) LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED "SUITABLE FOR WET/DAMP LOCATIONS". d) OUTLET BOXES INSTALLED FOR CEILING SUSPENDED FAN SHALL BE LISTED AND MARKED FOR THIS PURPOSE, AND SHALL NOT SUPPORT FANS WEIGHING MORE THAN 70 POUNDS. BOXES SUPPORTING FANS WEIGHING MORE THAN 35 POUNDS MUST BE MARKED INSIDE THE BOX TO INCLUDE MAXIMUM WEIGHT TO BE SUPPORTED. e) SCREW BASED LUMINAIRES SHALL MEET ALL THE FOLLOWING: 1) SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND 2) SHALL CONTAIN LAMPS THAT COMPLY WITH CEC REFERENCE APPENDIX JAB; 3) THE INSTALLED LAMPS SHALL BE MARKED WITH JAB-2016 OR JAB-2016-E. f) LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; SEALED WITH GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. JAB-2016-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. g) DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB (INCLUDING CEILING RECESSED DOWNLIGHT LUMINAIRES AND GU-24 SOCKETS CONTAINING LED LIGHT SOURCES) AND THEY SHALL COMPLY WITH SECTION 119(d) AND NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. h) AT LEAST ON LIGHT IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. (150(K)3) i) TAMPER RESISTANT RECEPTACLES ARE REQUIRED IN ALL LOCATION EXCEPT AT OUTLETS LOCATED MORE THAN 5-1/2 FEET ABOVE THE FLOOR, OUTLETS THAT ARE A PART OF A LUMINAIRE, OUTLETS DEDICATED TO APPLIANCES THAT CANNOT BE EASILY MOVED AND AT OUTLETS LOCATED IN ATTICS. j) PRIOR TO RECEIVING A BUILDING FINAL, A COMPLETED COPY OF THE WS-SR FORM SHALL BE GIVEN TO THE OWNER AND TO THE BUILDING INSPECTOR.
19. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.	40. THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4 INCH NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION.	68. MAXIMUM WATER FLOW RATES FOR PLUMBING FIXTURES: 1.28 GAL. PER FLUSH AT WATER CLOSETS, 1.8 GPM AT SHOWER HEADS, 1.2 GPM AT LAVATORY FAUCETS, AND 1.8 GPM AT KITCHEN SINK FAUCETS.	
20. PROVIDE 42" HIGH PROTECTIVE GUARDRAIL FOR DECKS, PORCHES, BALCONIES AND RAISED FLOORS (MORE THAN 30" ABOVE GRADE OR FLOOR BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY FROM THE EDGE), AND OPEN SIDE(S) OF STAIR LANDINGS. OPENINGS BETWEEN BALUSTERS/RAILS SHALL BE LESS THAN 4".	41. EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS OF 1/4" – 1/2" IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS.	69. PROVIDE PRESSURE VALVE OR THERMOSTATIC MIXING VALVE TO LIMIT WATER TEMPERATURE TO 120 DEGREES F AT TUBS AND SHOWERS.	
21. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 LBS PER LINEAR FOOT, AND A CONCENTRATED LOAD OF 200 POUNDS; THE LOAD SPECIFIED MUST BE PLACED AT THE TOP OF THE HANDRAIL OR GUARD.	42. LANDINGS AT EXTERIOR DOORS SHALL BE EQUAL TO THE WIDTH OF THE DOOR AND HAVE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36". SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 14" PER FOOT (2% SLOPE).	70. 2 X 6 WALL FRAMING FOR PLUMBING LINES 3" OR GREATER WHERE REQUIRED. COORDINATE WITH PLUMBING CONTRACTOR.	
22. HANDRAILS AT STAIRS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS, PER CRC SEC. R311.7.8.		71. PLUMBING VENTS TO TERMINATE 6" ABOVE ROOF AND 36" FROM ANY PROPERTY LINE.	
23. SMOKE DETECTORS SHALL BE PROVIDED PER CRC SEC. R314.		72. REQUIREMENTS FOR WHIRLPOOL TUB: a. A REMOVABLE PANEL OF SUFFICIENT DIMENSION SHALL BE PROVIDED TO ACCESS THE PUMP. b. THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP. c. THE PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING TO MINIMIZE WATER RETENTION IN ACCORDANCE WITH STANDARDS REFERENCED IN CPC TABLE 14-1. d. SUCTION FITTINGS ON WHIRLPOOL BATHS SHALL COMPLY WITH THE LISTED STANDARDS. e. A 12X12 ACCESS PANEL OR UTILITY SPACE ARRANGED WITHOUT OBSTRUCTIONS TO MAKE CONCEALED SLIP-JOINT CONNECTIONS ACCESSIBLE FOR FIELD INSPECTION AND REPAIR IS REQUIRED.	
24. CARBON MONOXIDE ALARMS SHALL BE PROVIDED PER CRC SEC. R315.			
25. NOT USED			
26. NOT USED			
27. THE INSTALLATION AND INSULATION CERTIFICATES ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT. (CF-6R)			
28. CLOTHES DRYERS ARE TO VENT DIRECTLY TO THE OUTSIDE WITH SMOOTH 4" MIN EXHAUST DUCT WITH BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14' WITH TWO ELBOWS.			
29. FIREPLACE GAS VALVES SHALL BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NOT MORE THAN 48".			
30. AN APPROVED SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS. WHERE SLEEPING ROOMS ARE LOCATED ON AN UPPER LEVEL, THE DETECTORS SHALL BE PLACED AT THE CENTER OF THE CEILING DIRECTLY ABOVE THE STAIRWAY. MOUNT AT CEILING 4" FROM A WALL OR ON THE WALL WITH THE TOP OF THE DETECTOR WITHIN 4'-12" OF THE HIGHEST POINT OF THE CEILING. FOR SPECIFIC LOCATION REQUIREMENTS SEE R314.3.3 OR NFPA 72. SMOKE DETECTORS REQUIRED FOR A REMODEL SHALL RECEIVE THEIR PRIMARY POWER FROM BATTERY. SMOKE DETECTORS REQUIRED FOR NEW CONSTRUCTION SHALL BE DIRECTLY WIRED TO THE BUILDING POWER AND HAVE A BATTERY BACKUP.			

MECHANICAL



BATHROOM EXHAUST FAN CONTROLS MUST COMPLY WITH ONE OF THE FOLLOWING:
1) ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS.
2) FOR AN EXHAUST FAN WITH AN INTEGRAL LIGHTING SYSTEM, IT SHALL BE POSSIBLE FOR THE LIGHTING SYSTEM TO BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD.

A BATHROOM WHICH DOES NOT CONTAIN A SOURCE OF MOISTURE SHALL HAVE A WINDOW TO THE EXTERIOR OR A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 50 CFM.

NOTE:

EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND OR SEISMIC RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING: (1) ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. (2) ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL. (3) PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS. (4) IDENTIFICATION AND QUALIFICATION OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, KITCHENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 210.12(B).

FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE SO LABLED. A DEDICATED 20 AMP CIRCUIT SHALL BE PROVIDED TO SERVE THE REQUIRED BATHROOM

ALSO NOTE:
ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER- RESISTANT RECEPTACLES PER CEC 406.11

HANDRAIL NOTES:
A. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, SHALL NOT BE LESS THAN 34 INCHES OR MORE THAN 38 INCHES. (SECTION R311.7.8)
B. HANDGRIPS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES, AND NOT GREATER THAN 6-1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION 2-1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES. (SECTION R311.7.8.3)
C. OPENINGS IN GUARDS AT SIDES OF STAIRS SHALL NOT ALLOW A 4-3/8 INCH DIAMETER SPHERE TO PASS THROUGH.

3301 17 MILE DRIVE TOWNHOME #5

PEBBLE BEACH, CA. 93953

3301 17 MILE DRIVE TOWNHOME #5

GENERAL NOTES

Revisions:

PLAN CHECK REVISION - 11/15/24

3301 17 MILE DRIVE #5

PEBBLE BEACH, CA. 93953

FEBRUARY 15TH, 2024

APN: 008-521-005-000

Stocker & Allaire

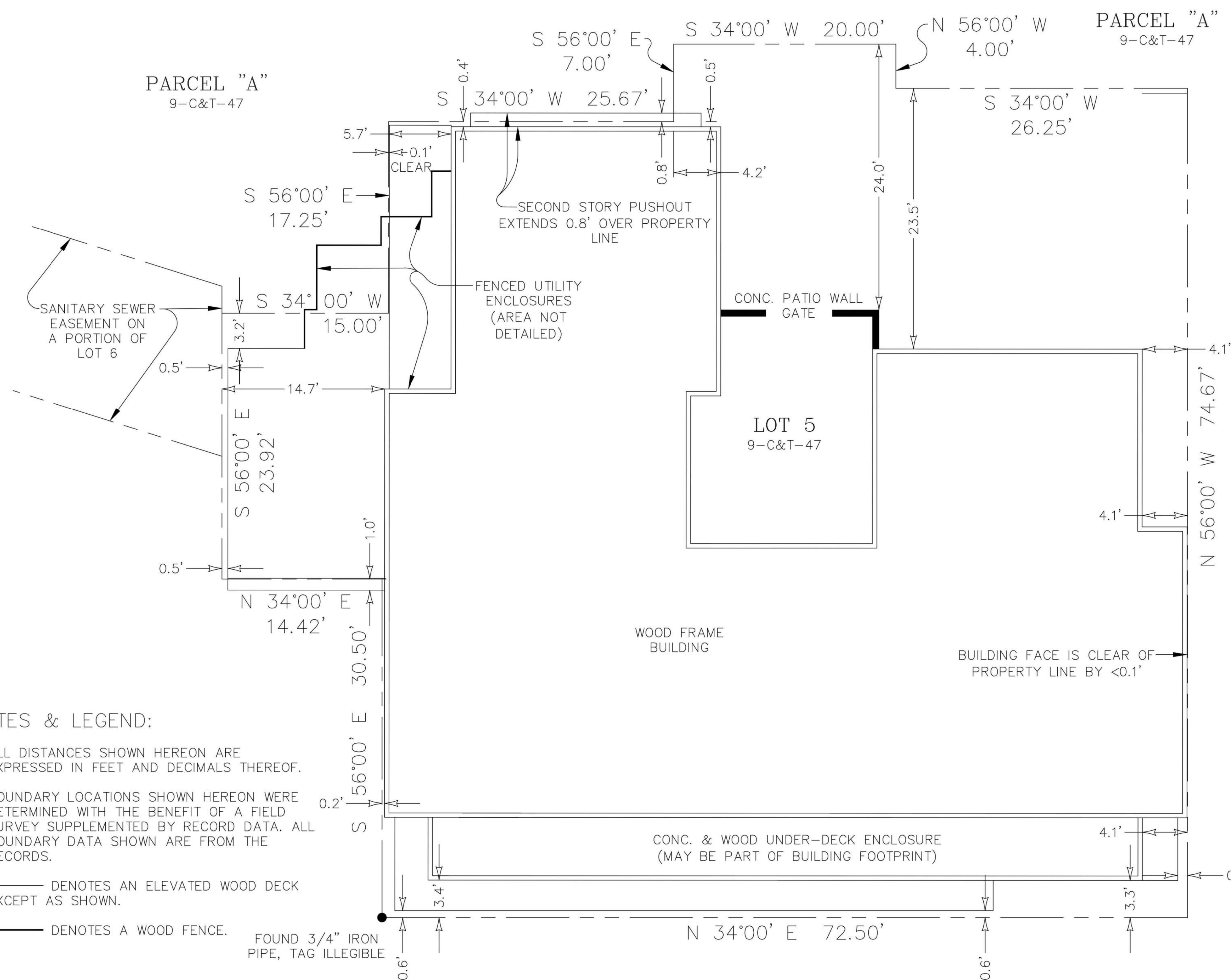
General Contractors, Inc.

Lic. # 504797

Ph 831.375.1890 Fax 831.375.1480

21 Mandeville Court Monterey, CA 93940

A0.4

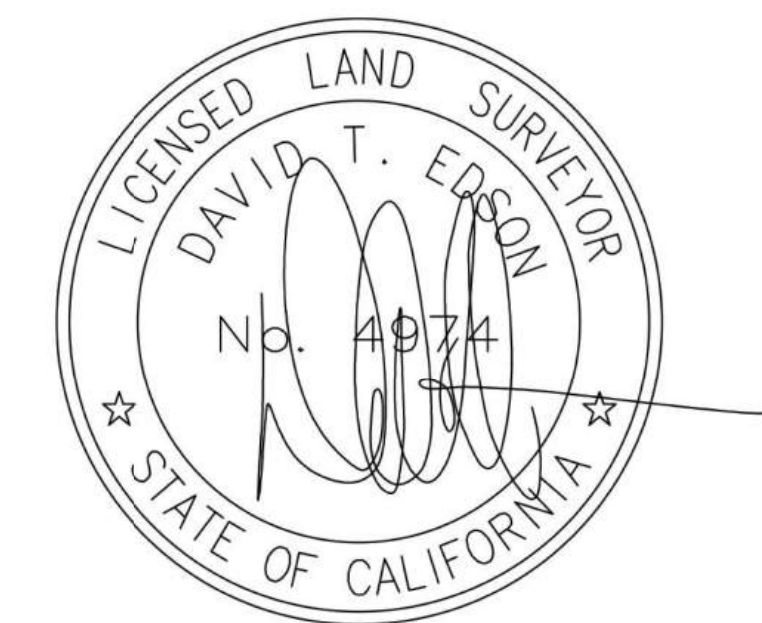
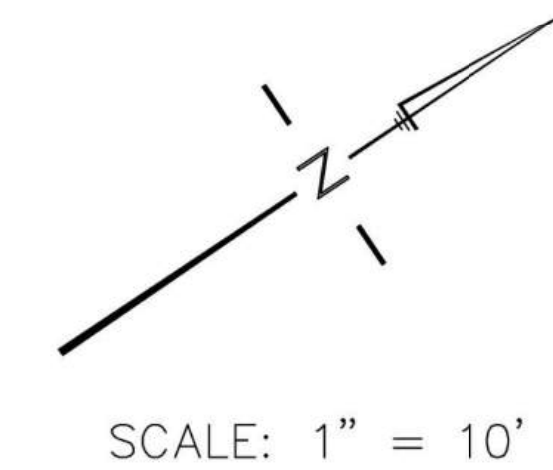


SCALE: 1" = 10'

NOTES & LEGEND:

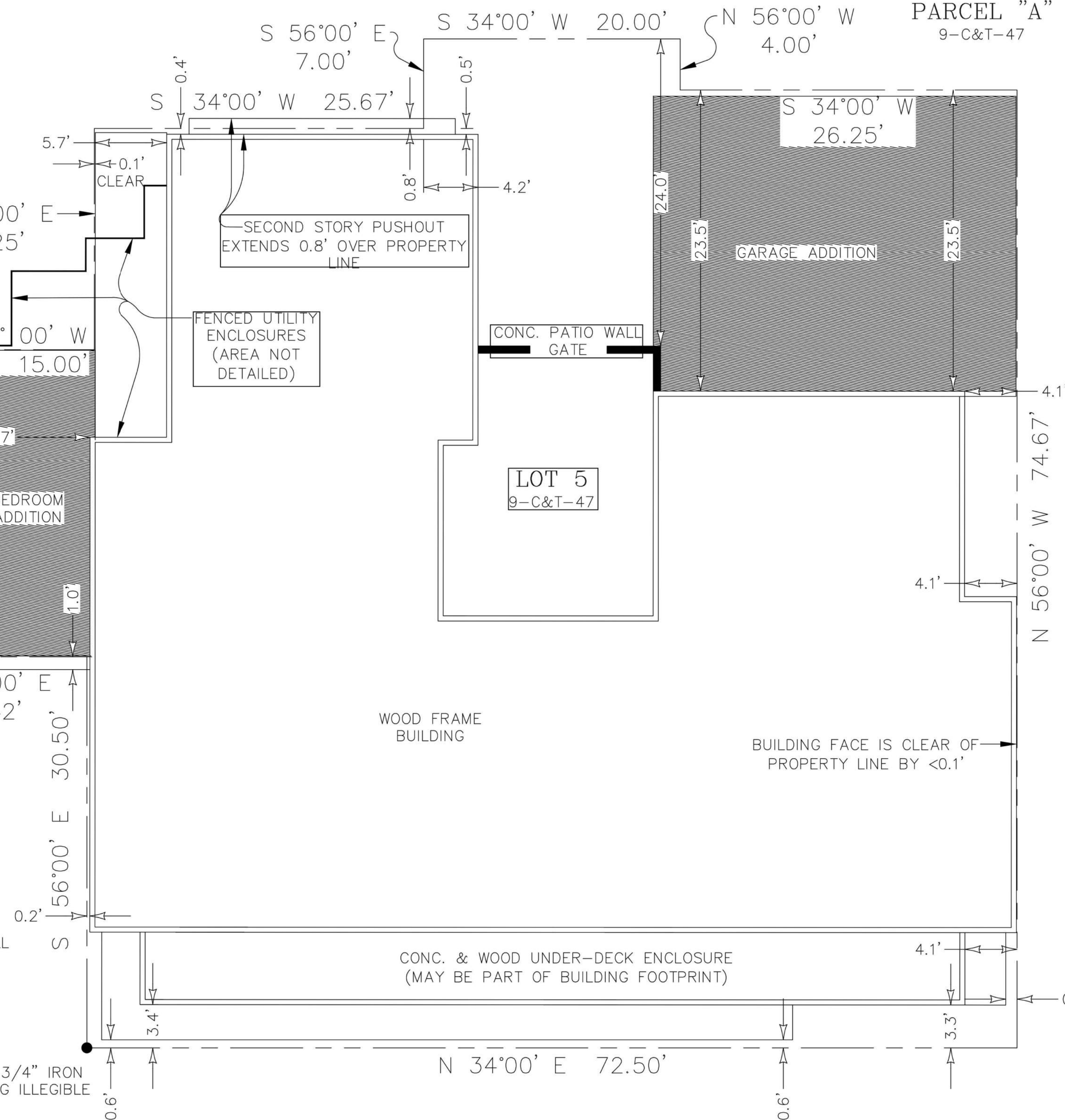
PARCEL "A"
9-C&T-47

PARCEL "A"
9-C&T-47



NOTES & LEGEND:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
 3. ——— DENOTES AN ELEVATED WOOD DECK EXCEPT AS SHOWN.
 4. ——— DENOTES A WOOD FENCE.
- FOUND 3/4" IRON PIPE, TAG ILLEGIBLE



PROPOSED SITE PLAN

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

EXHIBIT SHOWING BUILDING FOOTPRINT ON LOT 5 AS SHOWN ON THE MAP "TRACT No. 567, PEBBLE BEACH TOWNHOUSES" FILED IN VOLUME 9, "CITIES & TOWNS", PAGE 47 OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

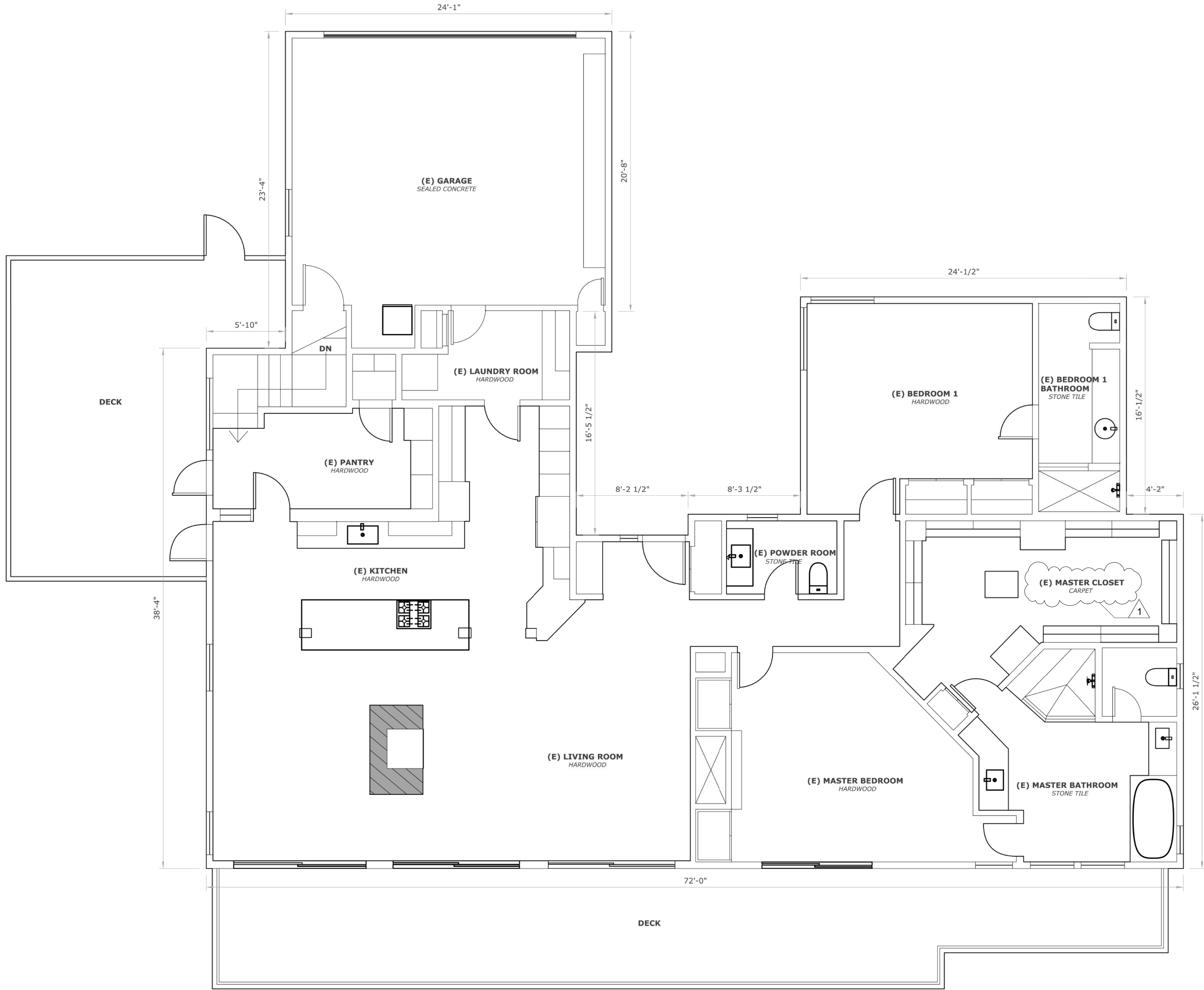
PREPARED FOR
Stocker & Allaire General Contractors

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930 Fax: (831) 394-4931

SCALE: 1" = 10' JOB No. 22-149 NOVEMBER 2022

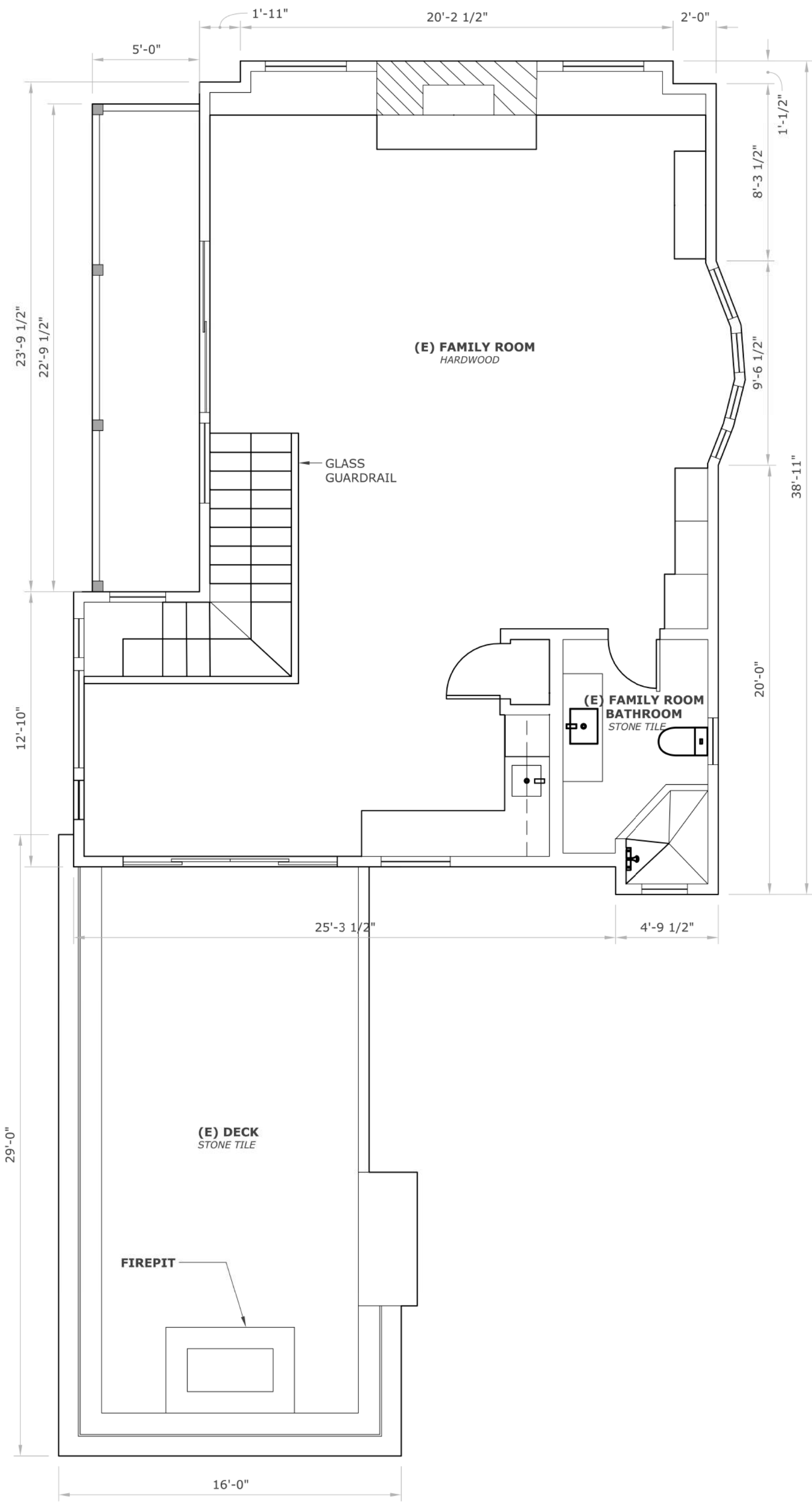
PREPARER: DRZ

APN 008-521-005



EXISTING MAIN FLOOR PLAN

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



EXISTING UPPER FLOOR PLAN

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

Revisions:

1. PLAN CHECK REVISION - 11/15/24

3301 17 MILE DRIVE TOWNHOME # 5
EXISTING FLOOR PLANS

3301 17 MILE DRIVE # 5
PEBBLE BEACH, CA. 93953

FEBRUARY 15TH, 2024 APN: 008-521-005-000

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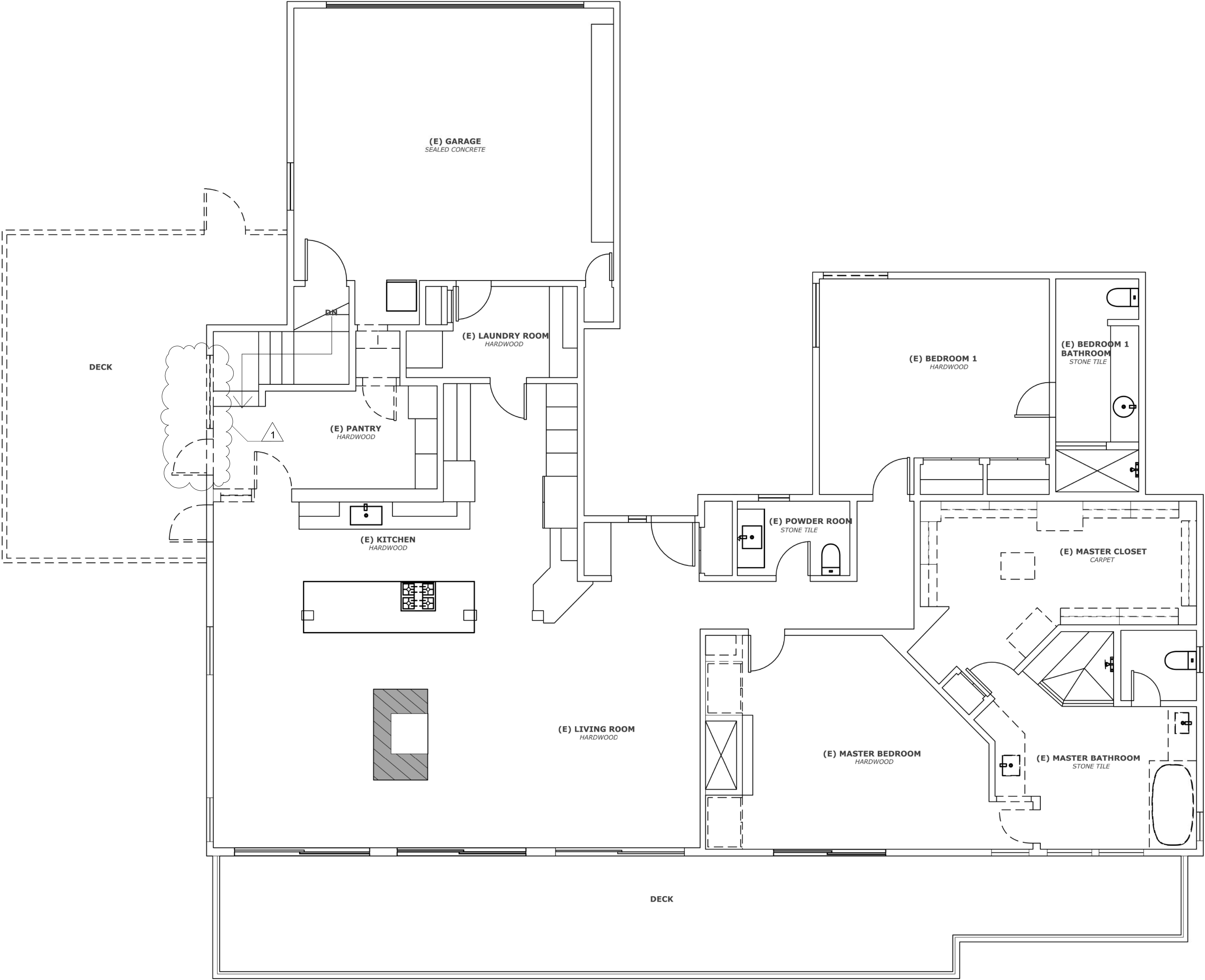
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LEGEND

EXISTING WALLS TO REMAIN

WALLS TO BE DEMOLISHED



MAIN FLOOR PLAN DEMOLITION PLAN

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

Revisions:

1. PLAN CHECK REVISION - 1/1/24

3301 17 MILE DRIVE TOWNHOME # 5
MAIN FLOOR PLAN DEMOLITION PLAN

3301 17 MILE DRIVE # 5
PEBBLE BEACH, CA. 93953
FEBRUARY 15TH, 2024 APN: 008-521-005-000

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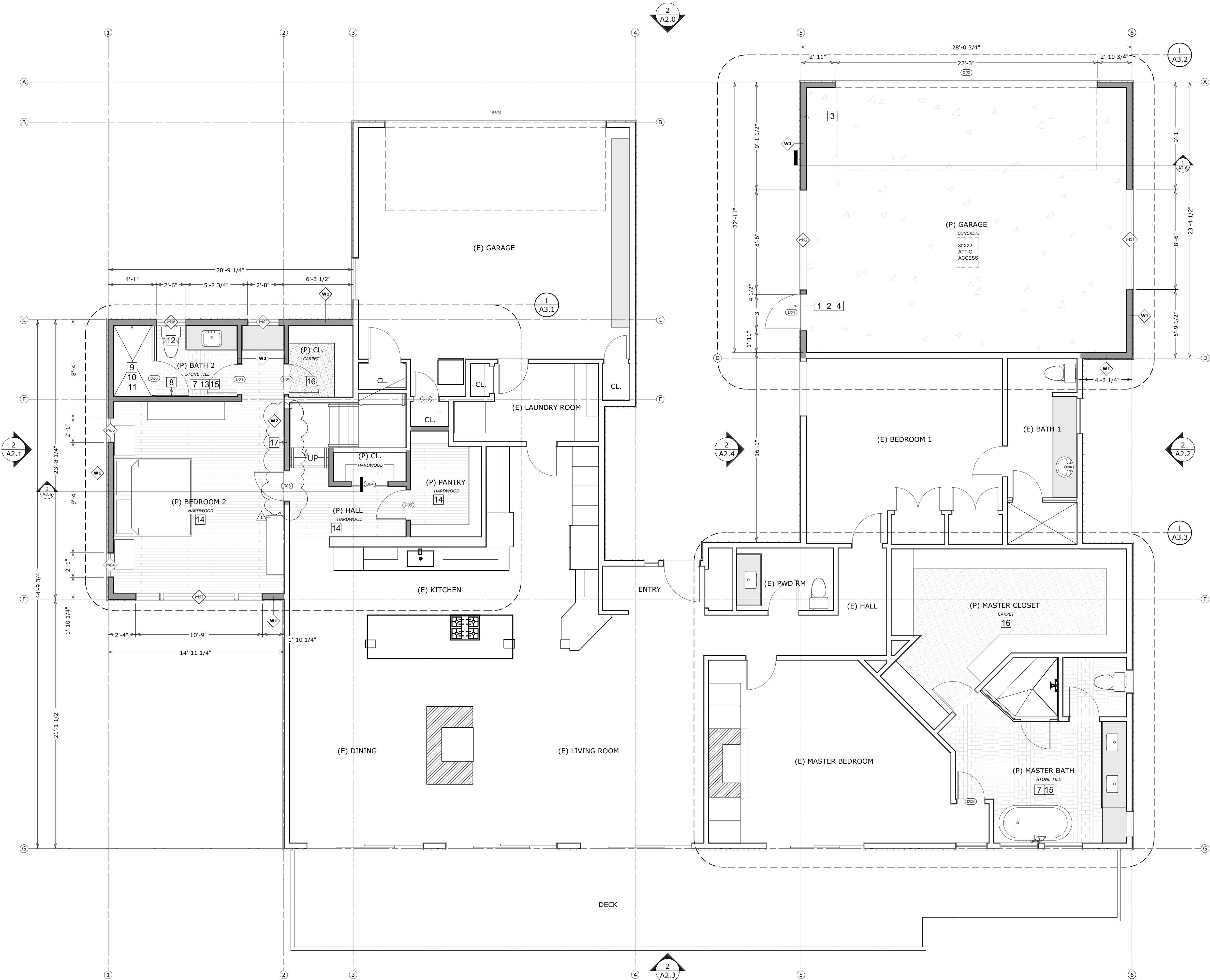
KEY NOTES

- 1 THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF A DOOR, WHERE A DOOR OPENS OVER AN EXTERIOR LANDING, THE LENGTH OF THE LANDING NEED NOT EXCEED 36" IN THE DIRECTION OF TRAVEL FOR GRP,R DIV.3.(CRC 311.3)
- 2 THRESHOLDS AT DOORWAYS SERVING DWELLING UNITS SHALL NOT EXCEED 1-1/2" IN HEIGHT ABOVE FLOOR OR LANDING (CRC 311.3.1).
- 3 PROVIDE 5/8 TYPE "X" GYP. BD. ON THE GARAGE SIDE OF ALL FRAMING (WALL AND CEILING) THAT SEPARATES THE GARAGE FROM THE DWELLING UNIT. (CRC 302.6)
- 4 PROVIDE A 20 MINUTE FIRE RATED, 1-3/8" MIN. SOLID CORE, SELF - CLOSING & LATCHING DOOR. (CRC 302.5.1)
- 5 TERRACE, BALCONIES, OR DECKS 30" OR MORE ABOVE FINISH FLOOR OR GRADE REQUIRES A 42" HIGH GUARDRAIL (CRC 312.1.2). SPACE BETWEEN BALUSTERS SHALL BE SO THAT A 4"Ø SPHERE CANNOT PASS THROUGH (CRC 312.1.3).
- 6 SLOPE TERRACES AT 1/4" PER FT. MINIMUM AWAY FROM STRUCTURE
- 7 GFCI PROTECTION REQUIRED FOR RECEPTACLES LOCATED OUTDOORS, IN BATHROOMS, UNFINISHED BASEMENTS, CRAWL SPACES, KITCHEN AND WET BAR COUNTERTOP SURFACES, GARAGES, AND ACCESSORY BUILDINGS NOT INTENDED AS HABITABLE ROOMS.
- 8 PROVIDE 24" WIDE MINIMUM (OUTSWING) TEMPERED GLASS DOOR AT SHOWER ENCLOSURE (ALL GLASS AT SHOWER ENCLOSURE TO BE TEMPERED)
- 9 PROVIDE 2 x 6 STUD WALL FOR THERMOSTATIC SHOWER VALVE
- 10 PROVIDE FLOOR TO CEILING TILE AT SHOWER ENCLOSURE
- 11 BATHTUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE UP TO 6 FT. (72") ABOVE FLOOR, PER CRC 307.2
- 12 1.28 GALLON PER FLUSH "HIGH EFFICIENCY" TOILET. VERIFY MAKE MODEL WITH OWNER
- 13 PROVIDE AN EXHAUST FAN ON SEPARATE SWITCH IN THIS ROOM. SEE MECHANICAL SHEETS M2.4-M2.5 FOR SIZING & LOCATION. ALSO SEE MECHANICAL NOTE 94 ON A0.1.
- 14 WOOD FLOORING, VERIFY TYPE AND FINISH WITH OWNER
- 15 STONE FLOORING, VERIFY TYPE AND FINISH WITH OWNER
- 16 CARPET FLOORING, VERIFY TYPE AND FINISH WITH OWNER
- 17 INFILL FRAMING

WALL LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- WINDOW SCHEDULE NUMBER
- DOOR SCHEDULE NUMBER

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD



1 PROPOSED MAIN LEVEL PLAN
SCALE: 1/4" = 1'

Stocker & Allaire
General Contractors, Inc.

Lic # 504797

3301 17 MILE DRIVE #5

PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024 APN:008-521-005-000

3301 17 Mile Drive - PB TH #5

PROPOSED MAIN LEVEL PLAN

Revisions:

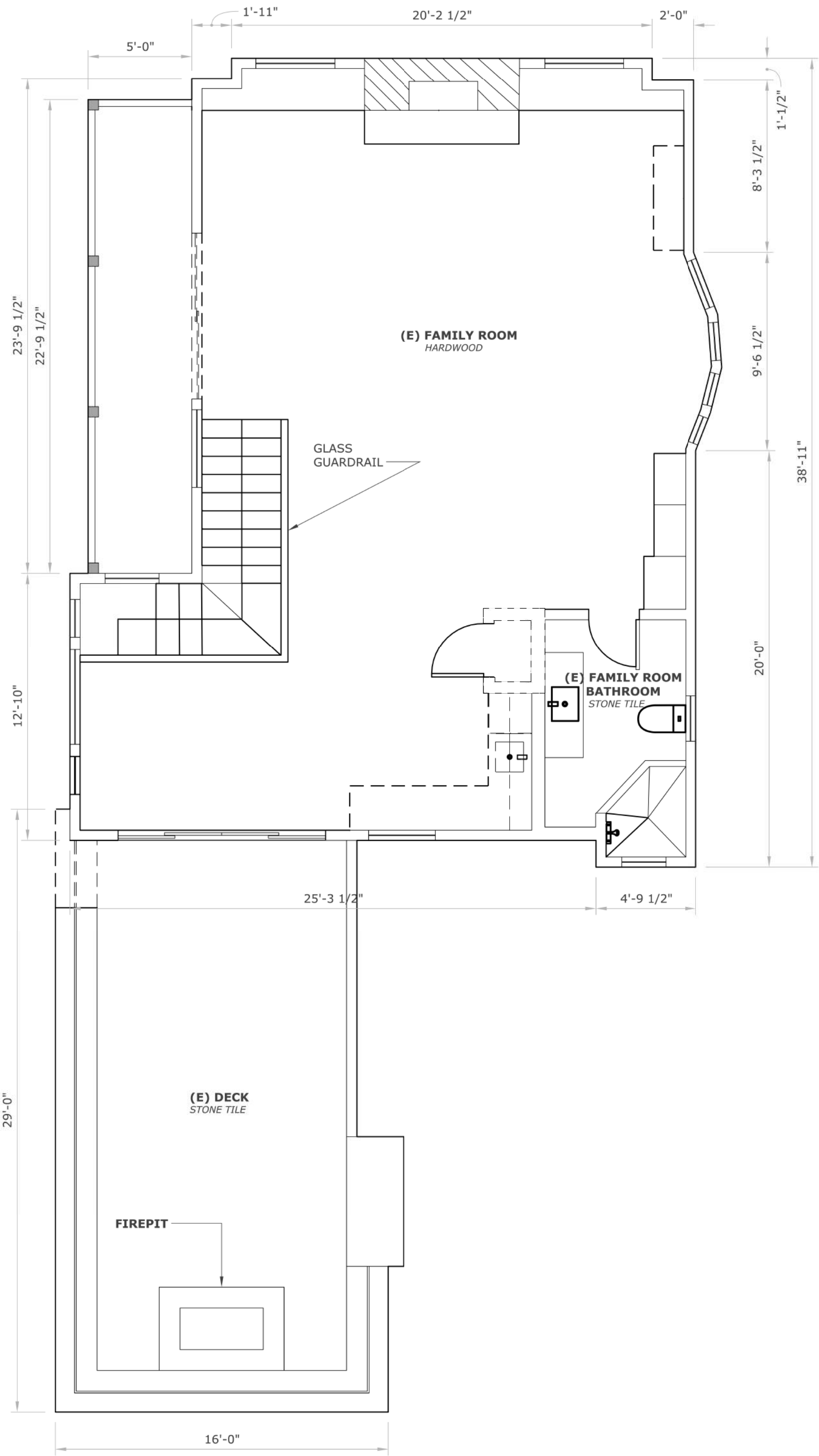
1 PLAN CHECK REVISION - 11/15/24

A1.2

LEGEND

EXISTING WALLS TO REMAIN

WALLS TO BE REMOVED



EXISTING UPPER LEVEL PLAN

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

Revisions:

A1.3

3301 17 MILE DRIVE TOWNHOME # 5

EXISTING UPPER LEVEL PLAN

3301 17 MILE DRIVE # 5
PEBBLE BEACH, CA. 93953

FEBRUARY 15TH, 2024 APN: 008-521-005-000

Stocker & Allaire

General Contractors, Inc.

21 Mandeville Court Monterey, CA 93940

PH 831.375.1890 Fax 831.375.1480

Lic. # 504797

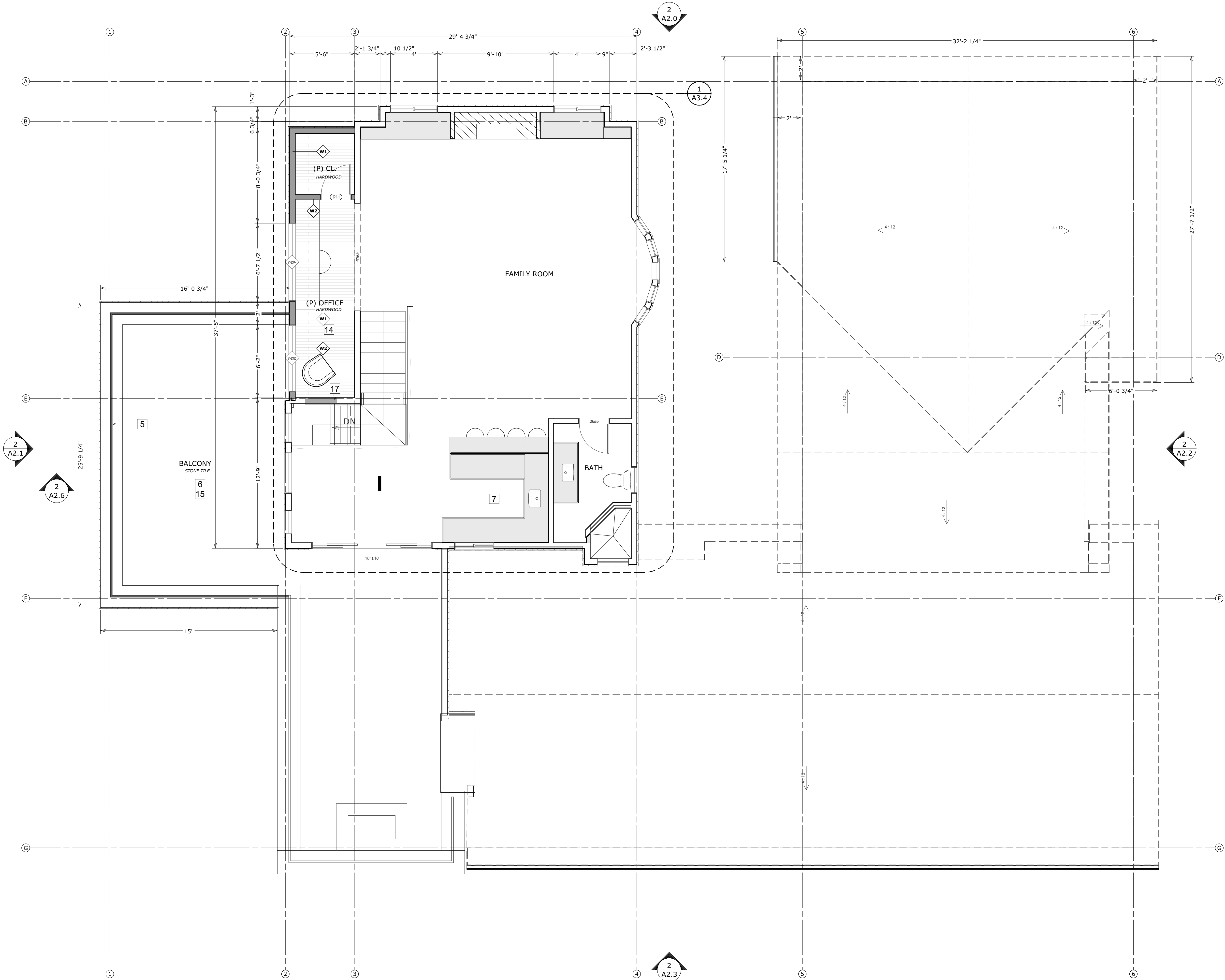
KEY NOTES

- 1 THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF A DOOR. WHERE A DOOR OPENS OVER AN EXTERIOR LANDING, THE LENGTH OF THE LANDING NEED NOT EXCEED 36" IN THE DIRECTION OF TRAVEL FOR GRP,R DIV.3.(CRC 311.3)
- 2 THRESHOLDS AT DOORWAYS SERVING DWELLING UNITS SHALL NOT EXCEED 1-1/2" IN HEIGHT ABOVE FLOOR OR LANDING (CRC 311.3.1).
- 3 PROVIDE 5/8 TYPE "X" GYP. BD. ON THE GARAGE SIDE OF ALL FRAMING (WALL AND CEILING) THAT SEPARATES THE GARAGE FROM THE DWELLING UNIT. (CRC 302.6)
- 4 PROVIDE A 20 MINUTE FIRE RATED, 1-3/8" MIN. SOLID CORE, SELF - CLOSING & LATCHING DOOR. (CRC 302.5.1)
- 5 TERRACE, BALCONIES, OR DECKS 30" OR MORE ABOVE FINISH FLOOR OR GRADE REQUIRES A 42" HIGH GUARDRAIL (CRC 312.1.2). SPACE BETWEEN BALUSTERS SHALL BE SO THAT A 4"Ø SPHERE CANNOT PASS THROUGH (CRC 312.1.3).
- 6 SLOPE TERRACES AT 1/4" PER FT. MINIMUM AWAY FROM STRUCTURE
- 7 GFCI PROTECTION REQUIRED FOR RECEPTACLES LOCATED OUTDOORS, IN BATHROOMS, UNFINISHED BASEMENTS, CRAWL SPACES, KITCHEN AND WET BAR COUNTERTOP SURFACES, GARAGES, AND ACCESSORY BUILDINGS NOT INTENDED AS HABITABLE ROOMS.
- 8 PROVIDE 24" WIDE MINIMUM (OUTSWING) TEMPERED GLASS DOOR AT SHOWER ENCLOSURE (ALL GLASS AT SHOWER ENCLOSURE TO BE TEMPERED)
- 9 PROVIDE 2 x 6 STUD WALL FOR THERMOSTATIC SHOWER VALVE
- 10 PROVIDE FLOOR TO CEILING TILE AT SHOWER ENCLOSURE
- 11 BATHTUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE UP TO 6 FT. (72") ABOVE FLOOR, PER CRC 307.2
- 12 1.28 GALLON PER FLUSH "HIGH EFFICIENCY" TOILET. VERIFY MAKE MODEL WITH OWNER
- 13 PROVIDE AN EXHAUST FAN ON SEPARATE SWITCH IN THIS ROOM. SEE MECHANICAL SHEETS M2.4-M2.5 FOR SIZING & LOCATION. ALSO SEE MECHANICAL NOTE 94 ON A0.1.
- 14 WOOD FLOORING, VERIFY TYPE AND FINISH WITH OWNER
- 15 STONE FLOORING, VERIFY TYPE AND FINISH WITH OWNER
- 16 CARPET FLOORING, VERIFY TYPE AND FINISH WITH OWNER
- 17 INFILL FRAMING

WALL LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- WINDOW SCHEDULE NUMBER
- DOOR SCHEDULE NUMBER

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD



1 PROPOSED UPPER LEVEL PLAN
SCALE: 1/4" = 1'

3301 17 MILE DRIVE #5

PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024 APN:008-521-005-000

3301 17 Mile Drive - PB TH #5

PROPOSED UPPER
LEVEL PLAN

Revisions:

1 PLAN CHECK REVISION - 11/15/24

A1.4

Stocker & Allaire
General Contractors, Inc.

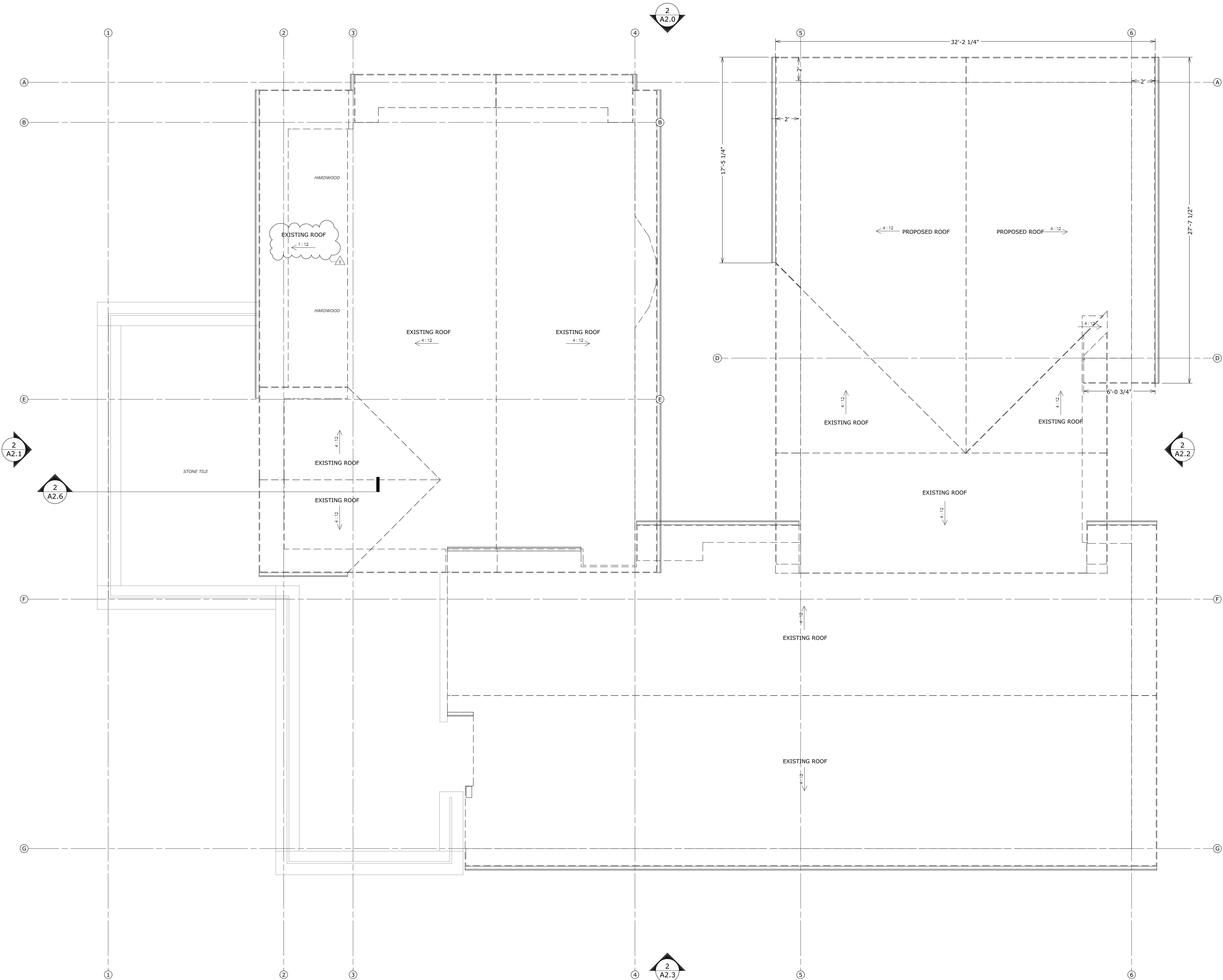
Lic # 504797

21 Mendocino Court, Monterey, CA 93940

831-375-1890

ROOF NOTES

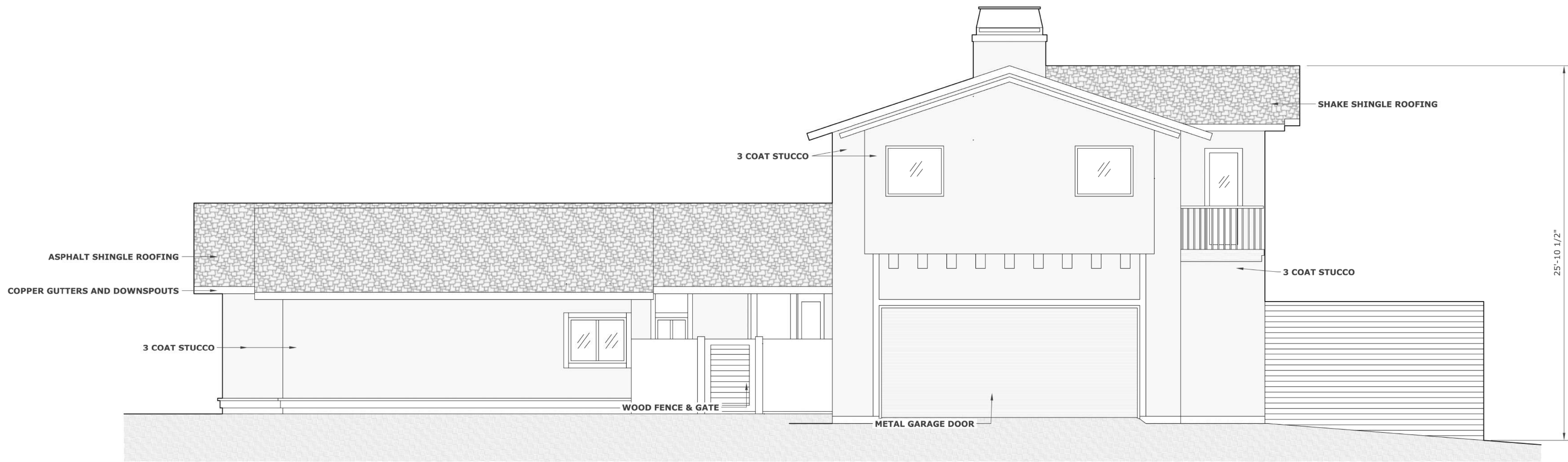
- 1.) ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (R337.5.4)
- 2.) ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH. (R337.6.2)
- 3.) VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES, UNLESS THE VENTS ARE APPROVED TO RESIST THE INTRUSION OF FLAME AND EMBERS, THE ATTIC SPACE IS SPRINKLERED IN ACCORDANCE WITH CBC SEC.903.3.1.1, OR IF THE EXTERIOR WALL AND UNDERSIDE OF THE EAVE ARE OF IGNITION RESISTANT MATERIALS AND THE VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE. (R337.6.3)
- 4.) THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY. (R337.7.4) SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
- 5.) ROOF MATERIAL: SHAKE SHINGLE ROOFING
- 6.) GUTTERS: COPPER HALF ROUND GUTTER W/ ROUND DOWNSPOUTS



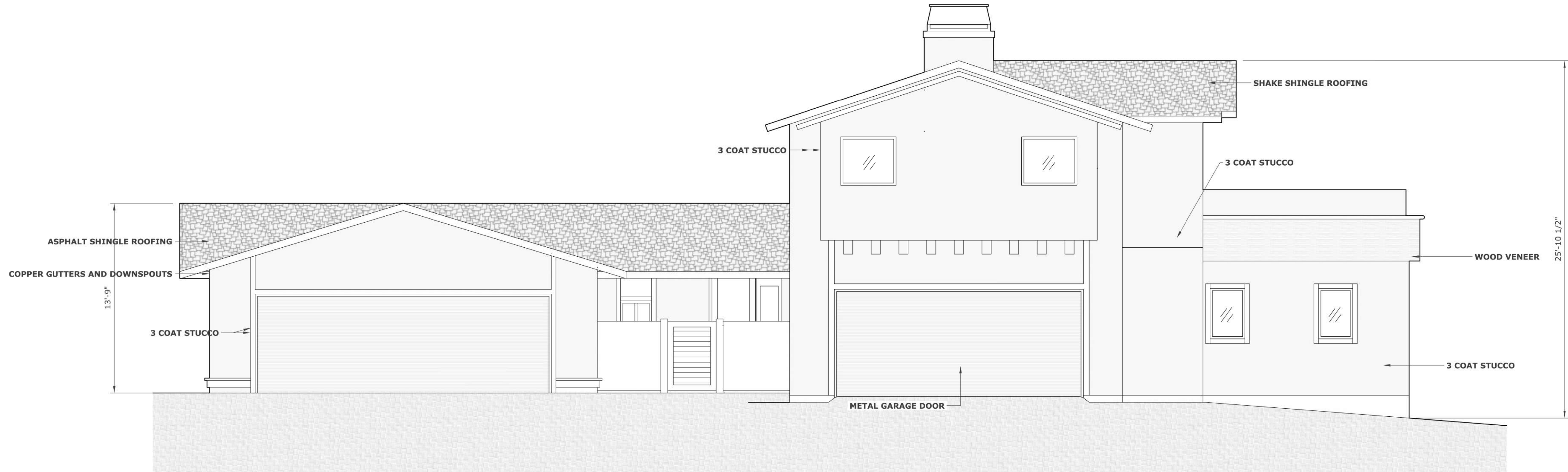
*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'

Revisions:	3301 17 MILE DRIVE #5		3301 17 Mile Drive - PB TH #5 PROPOSED ROOF PLAN
	PEBBLE BEACH, CA. 93953		
1 PLAN CHECK REVISION - 11/15/24		APN: 008-521-005-000	
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1 **EXISTING NORTHWEST ELEVATION**
SCALE: 1/4" = 1'



2 **PROPOSED NORTHWEST ELEVATION**
SCALE: 1/4" = 1'

Revisions:

3301 17 MILE DRIVE TOWNHOME #5
NORTHWEST ELEVATION

3301 17 MILE DRIVE #5
PEBBLE BEACH, CA. 93953

FEBRUARY 15TH, 2024 APN: 008-521-005-000

Stocker & Allaire
General Contractors, Inc.

Lic. # 504797

21 Mandeville Court Monterey, CA 93940

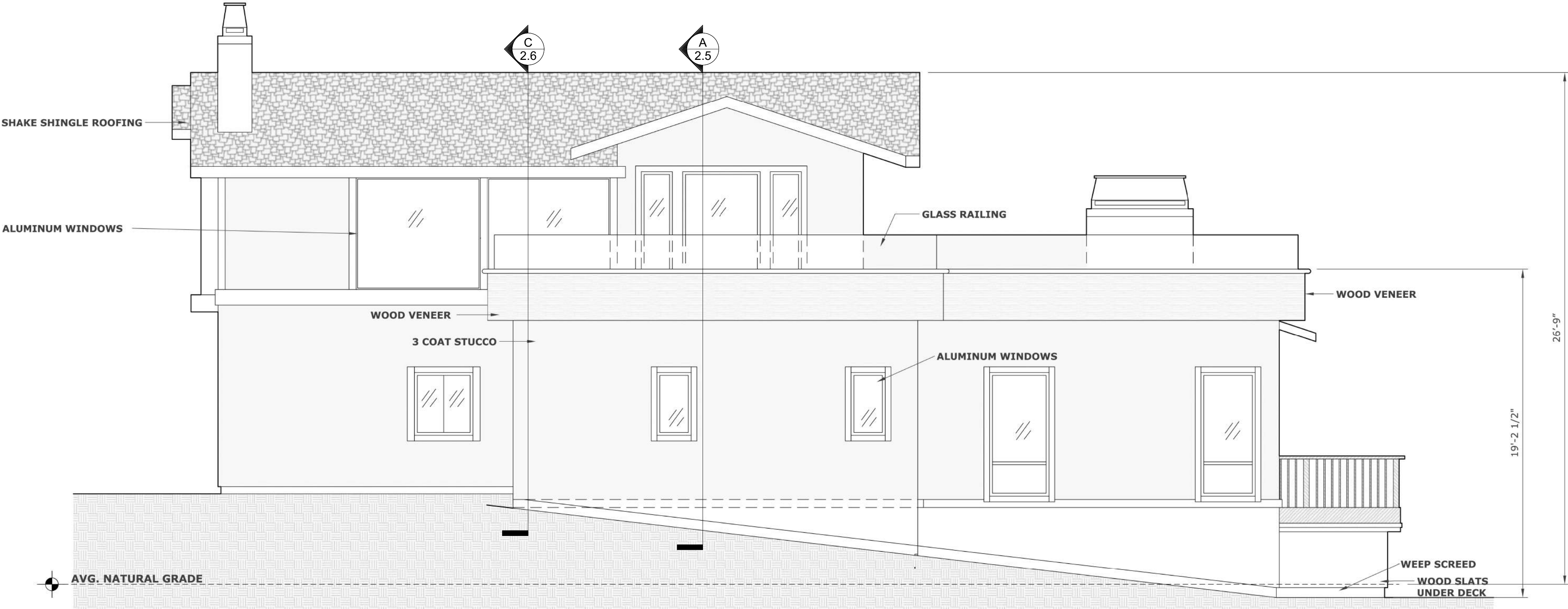
Ph 831.375.1880 Fax 831.375.1480

A2.0



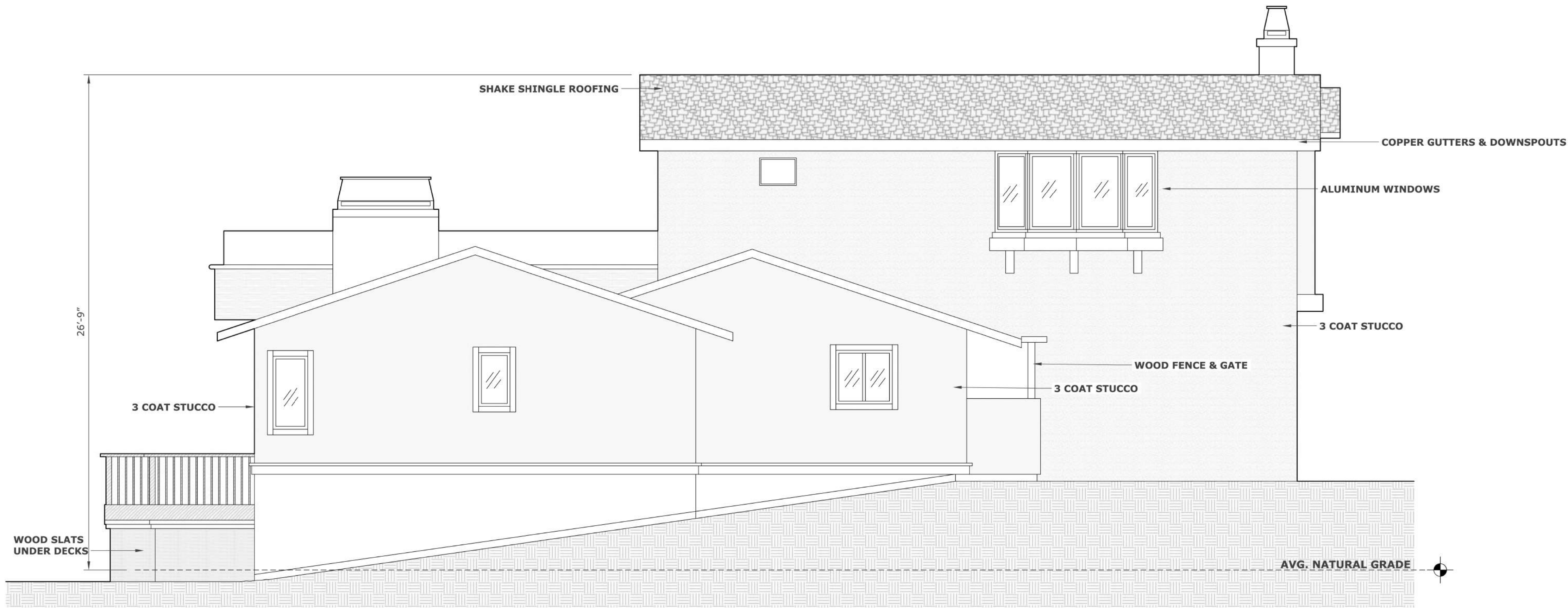
1 EXISTING SOUTHWEST ELEVATION

SCALE: 1/4" = 1'

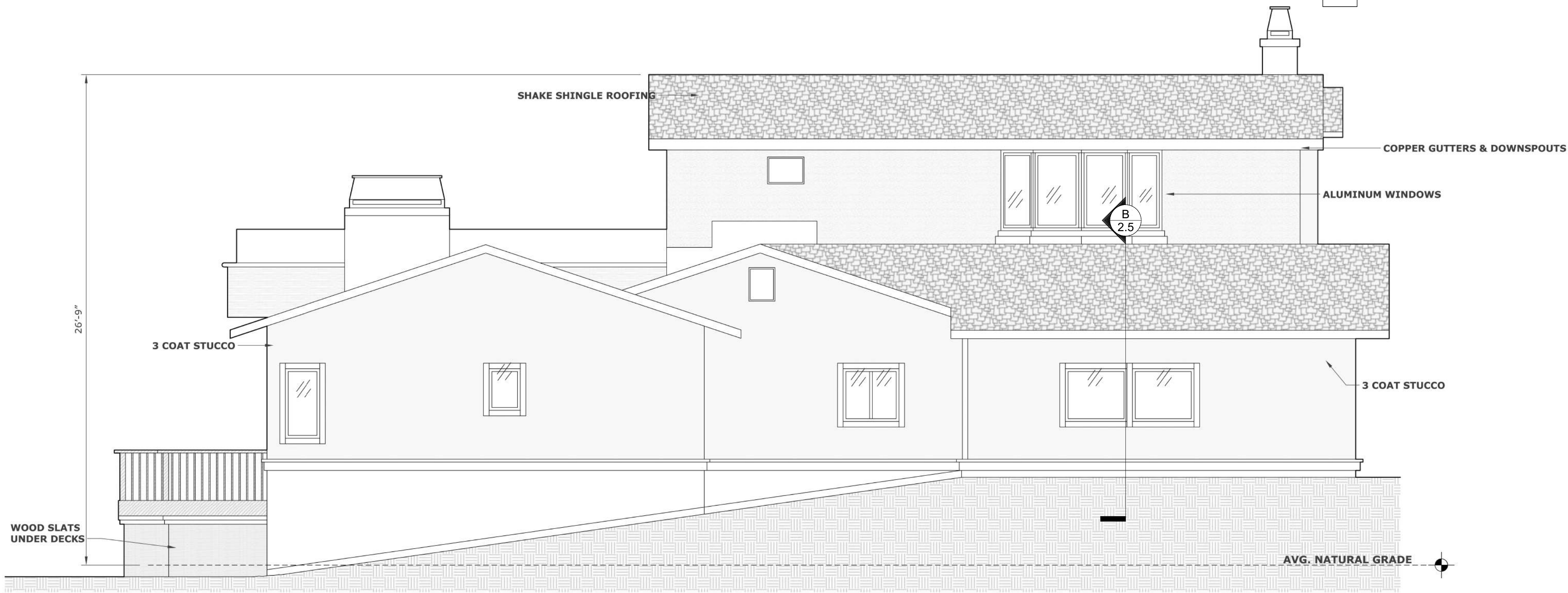


2 PROPOSED SOUTHWEST ELEVATION

SCALE: 1/4" = 1'



1 EXISTING NORTHEAST ELEVATION
SCALE: 1/4" = 1'



2 PROPOSED NORTHEAST ELEVATION
SCALE: 1/4" = 1'

Revisions:

A2.2

3301 17 MILE DRIVE TOWNHOME #5

NORTHEAST ELEVATION

3301 17 MILE DRIVE #5
PEBBLE BEACH, CA. 93953

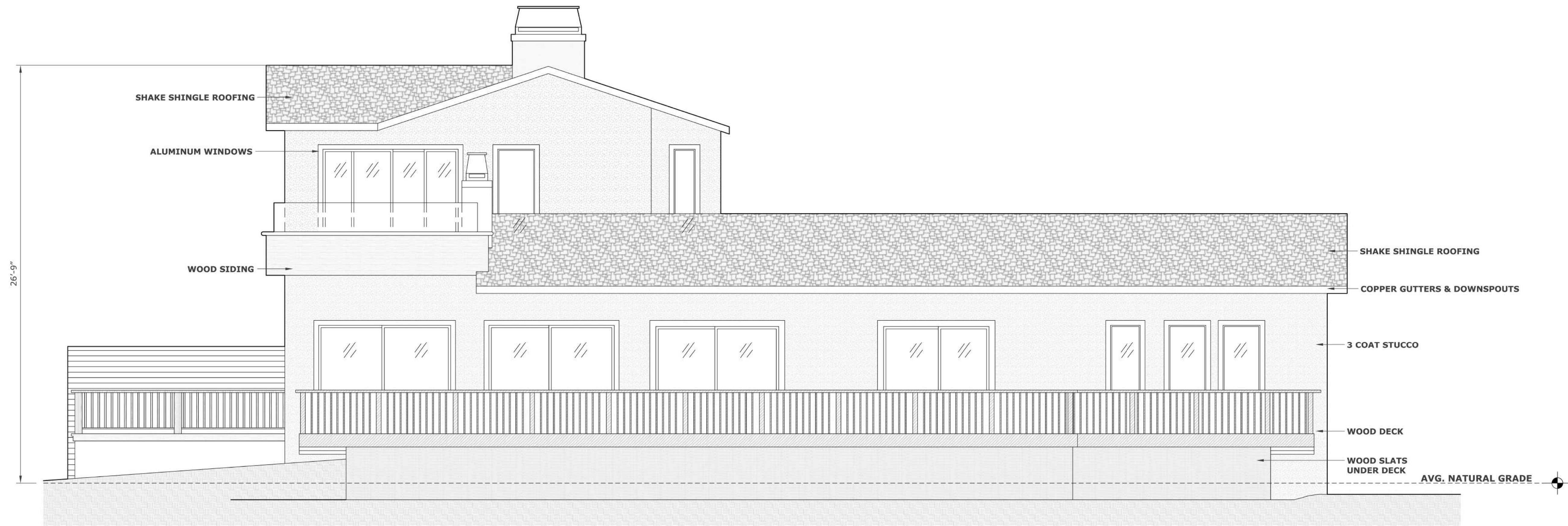
FEBRUARY 15TH, 2024 APN: 008-521-005-000

Stocker & Allaire
General Contractors, Inc.

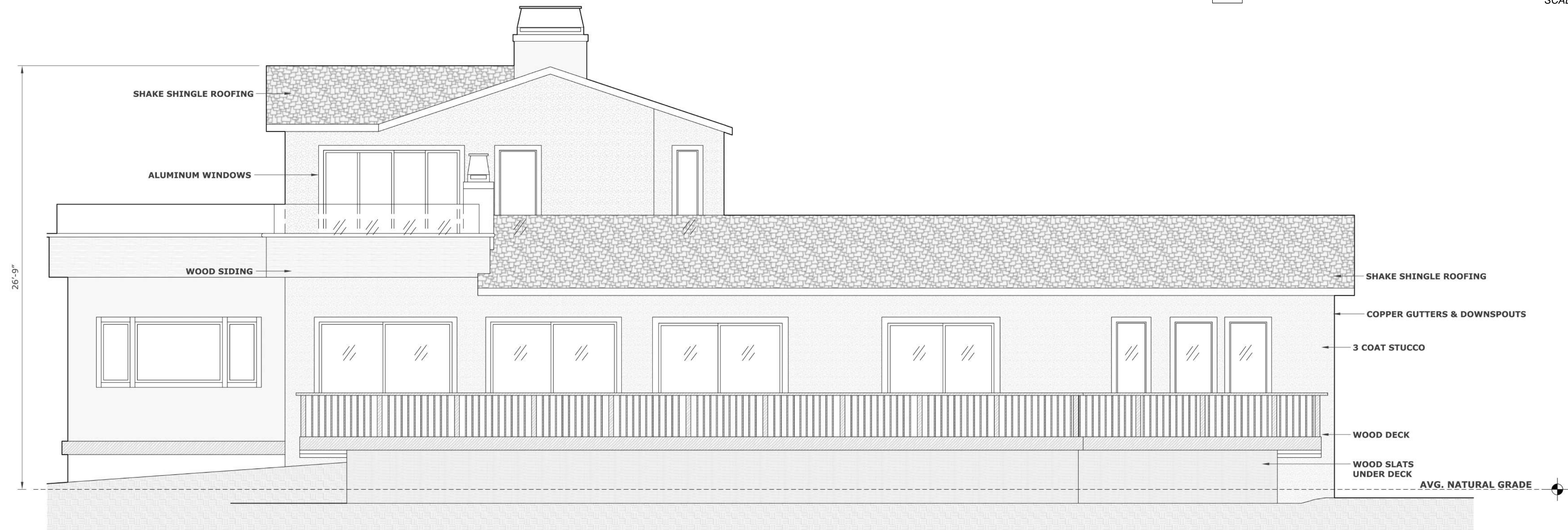
Lic. # 504797

21 Mandeville Court Monterey, CA 93940

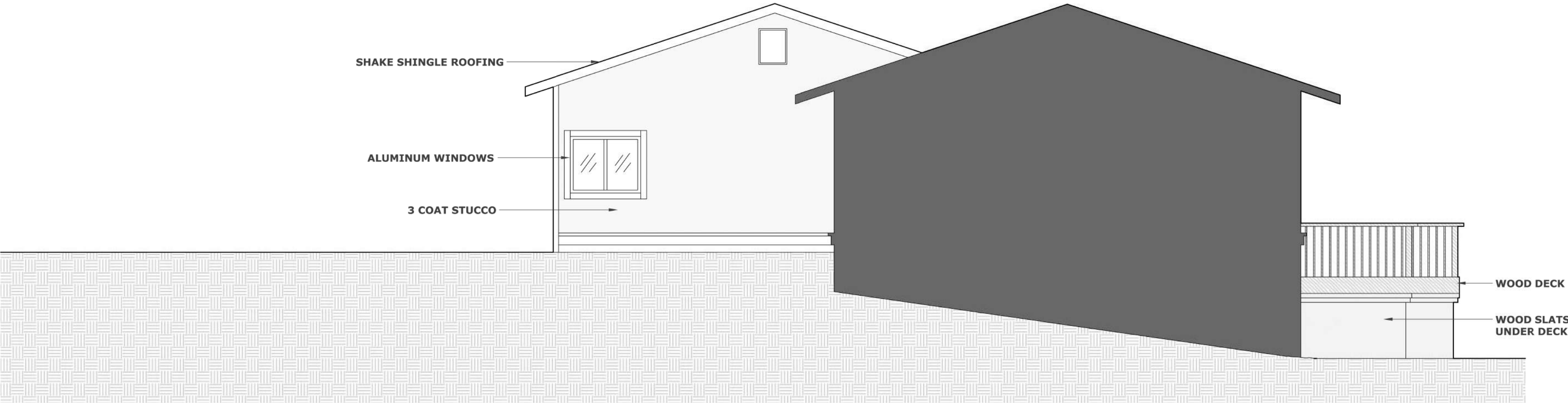
Ph: 831.375.1880 Fax: 831.375.1480



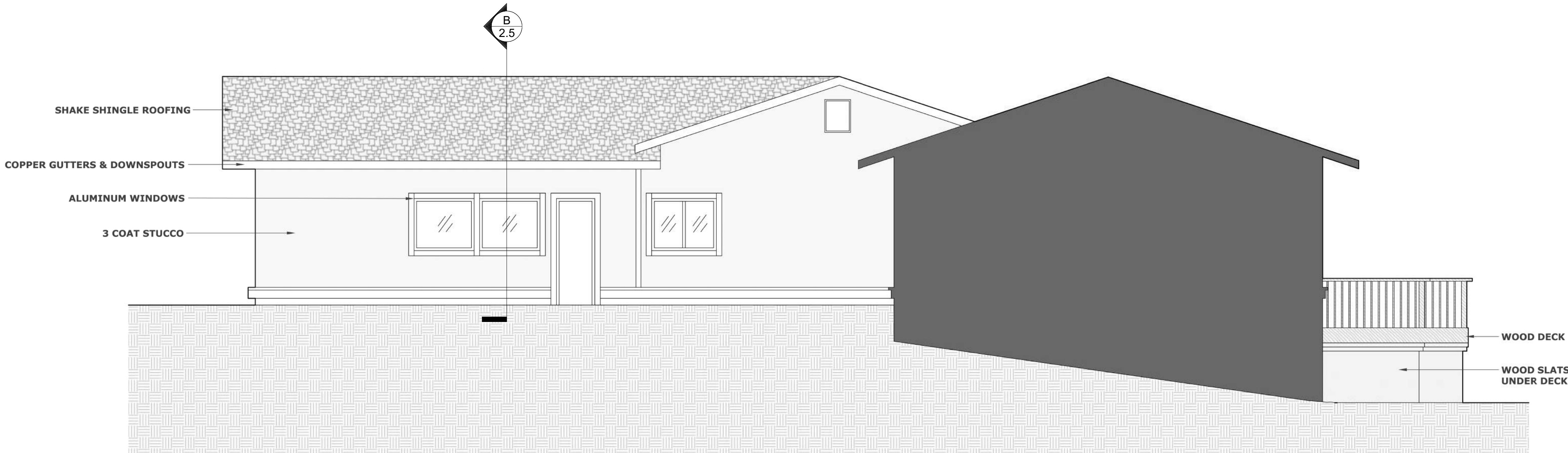
1 EXISTING SOUTHEAST ELEVATION
SCALE: 1/4" = 1'



2 PROPOSED SOUTHEAST ELEVATION
SCALE: 1/4" = 1'

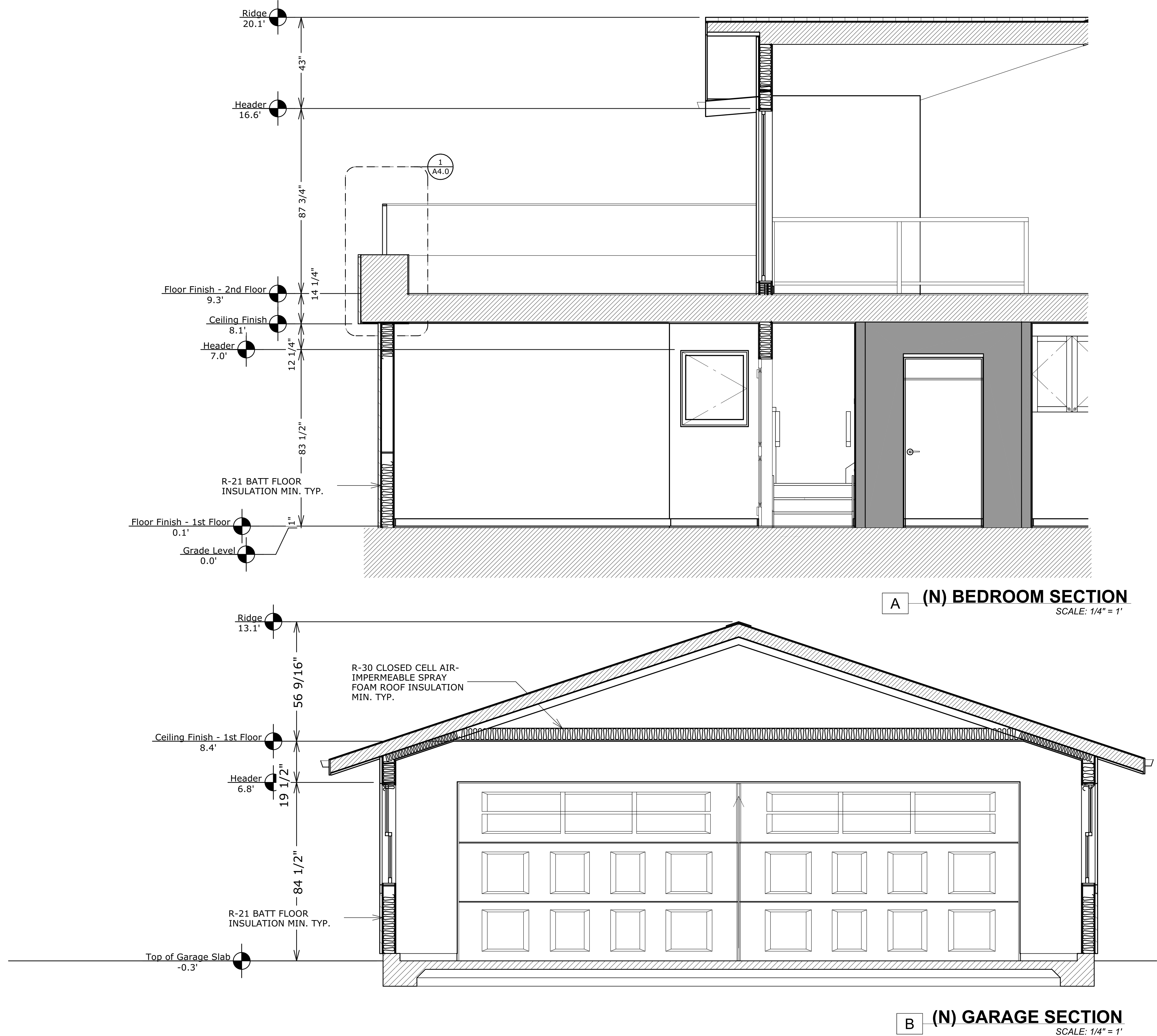


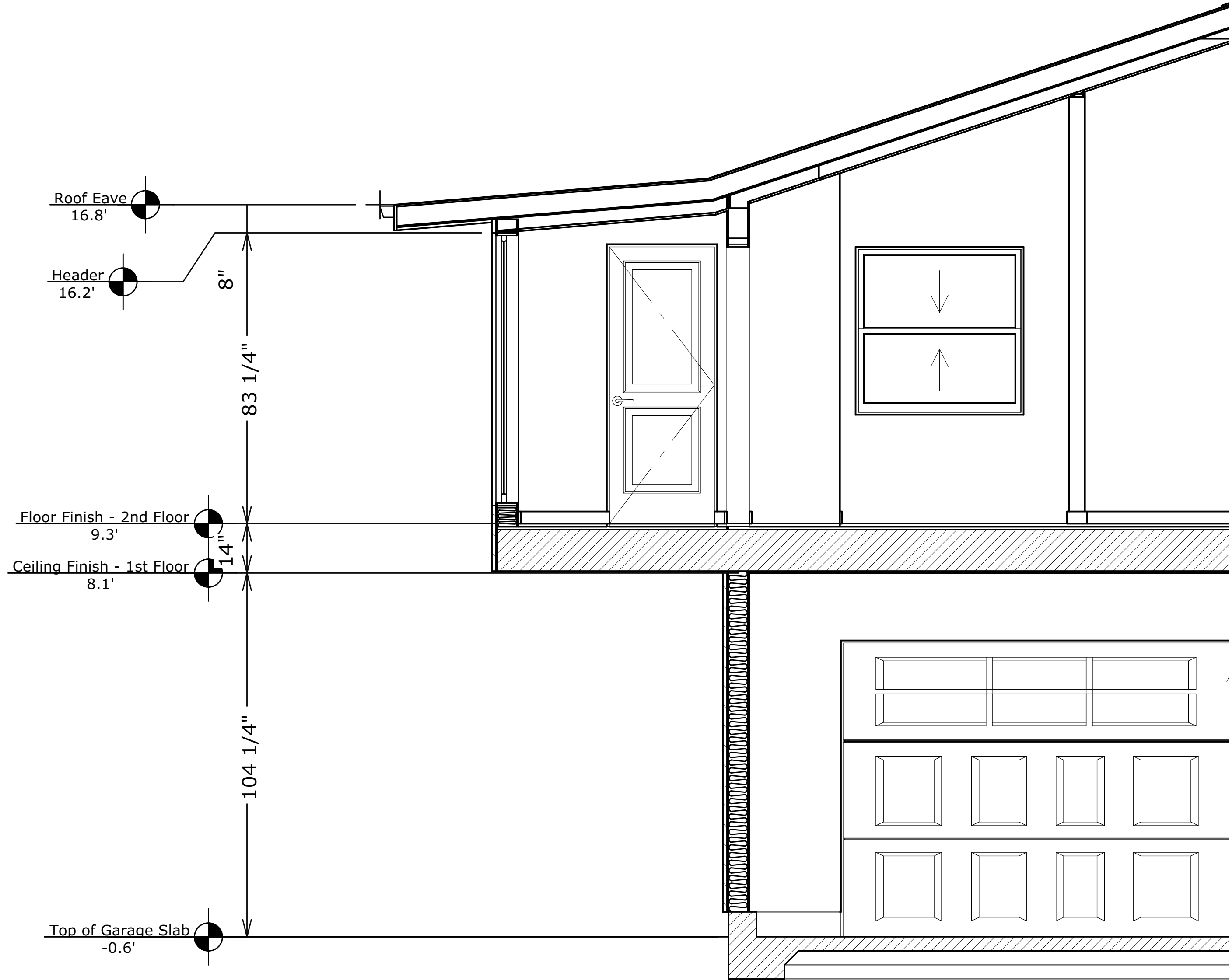
1 EXISTING SOUTHWEST COURTYARD ELEVATION
SCALE: 1/4" = 1'



1 PROPOSED SOUTHWEST COURTYARD ELEVATION
SCALE: 1/4" = 1'

Stock er & Allaire General Contractors, Inc. Lic. # 504797 21 Mandeville Court Monterey, CA 93940 Ph 831.375.1890 Fax 831.375.1480	
3301 17 MILE DRIVE #5 PEBBLE BEACH, CA. 93953	FEBRUARY 15TH, 2024 APN: 008-521-005-000
3301 17 MILE DRIVE TOWNHOME #5 COURTYARD ELEVATION	
Revisions: 1 PLAN CHECK REVISION - 1/11/24	
A2.4	





C OFFICE SECTION
SCALE: 1/4" = 1'

A2.6

1

Revisions:

1	PLAN CHECK REVISION - 1/1/1924

3301 17 Mile Drive - PB TH #5

SECTIONS

3301 17 MILE DRIVE #5

PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024 APN:008-521-005-000

Stocker & Allaire

General Contractors, Inc.

Lic # 504797

21 Mendeville Court, Monterey, CA 93940

831-375-1990

LEGEND

- WALLS
- EXISTING POWER / LIGHTING TO REMAIN
- R

RECESSED 6" CANS
- SCN

SCONCE / PENDANT
- S

SWITCH
- SD

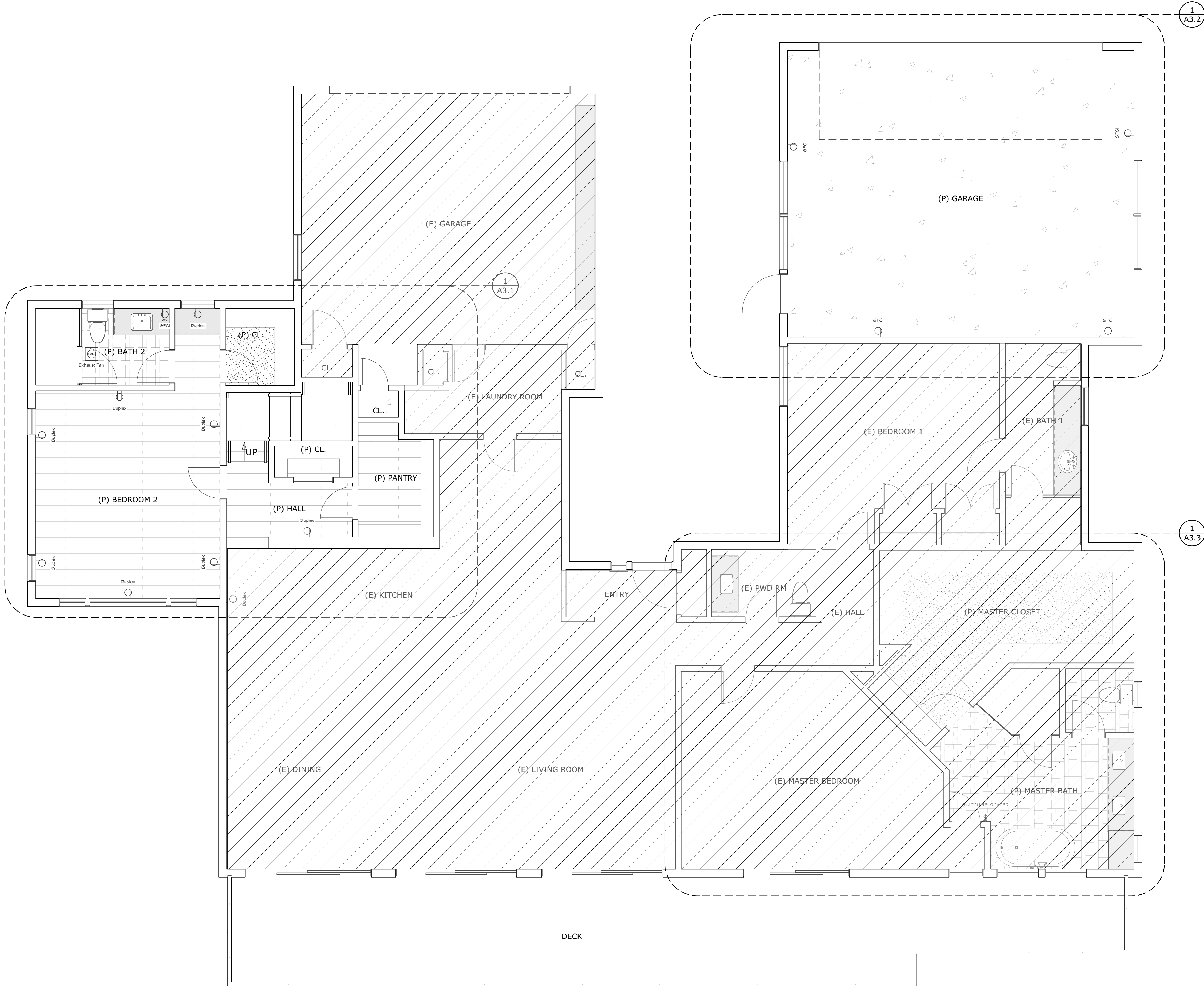
SMOKE DETECTOR
- XX

GFCI

OUTLETS / GFCI (12" ABOVE O.C. TYP. U.O.N.)
- FAN

FAN
- SURFACE MOUNTED TUBE LIGHTING

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD



1 MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'

Stocker & Allaire
General Contractors, Inc.
Lic # 504797
831-375-1890
21 Mendeville Court, Monterey, CA 93940

3301 17 MILE DRIVE #5
PEBBLE BEACH, CA. 93953
FEBRUARY 12, 2024 APN:008-521-005-000

3301 17 Mile Drive - PB TH #5
MAIN LEVEL ELECTRICAL
PLAN

Revisions:
1 PLAN CHECK REVISION - 1/11/24

A3.0

LEGEND

- WALLS
- EXISTING POWER / LIGHTING TO REMAIN
- R

RECESSED 6" CANS
- SCN

SCONCE / PENDANT
- S

SWITCH
- SD

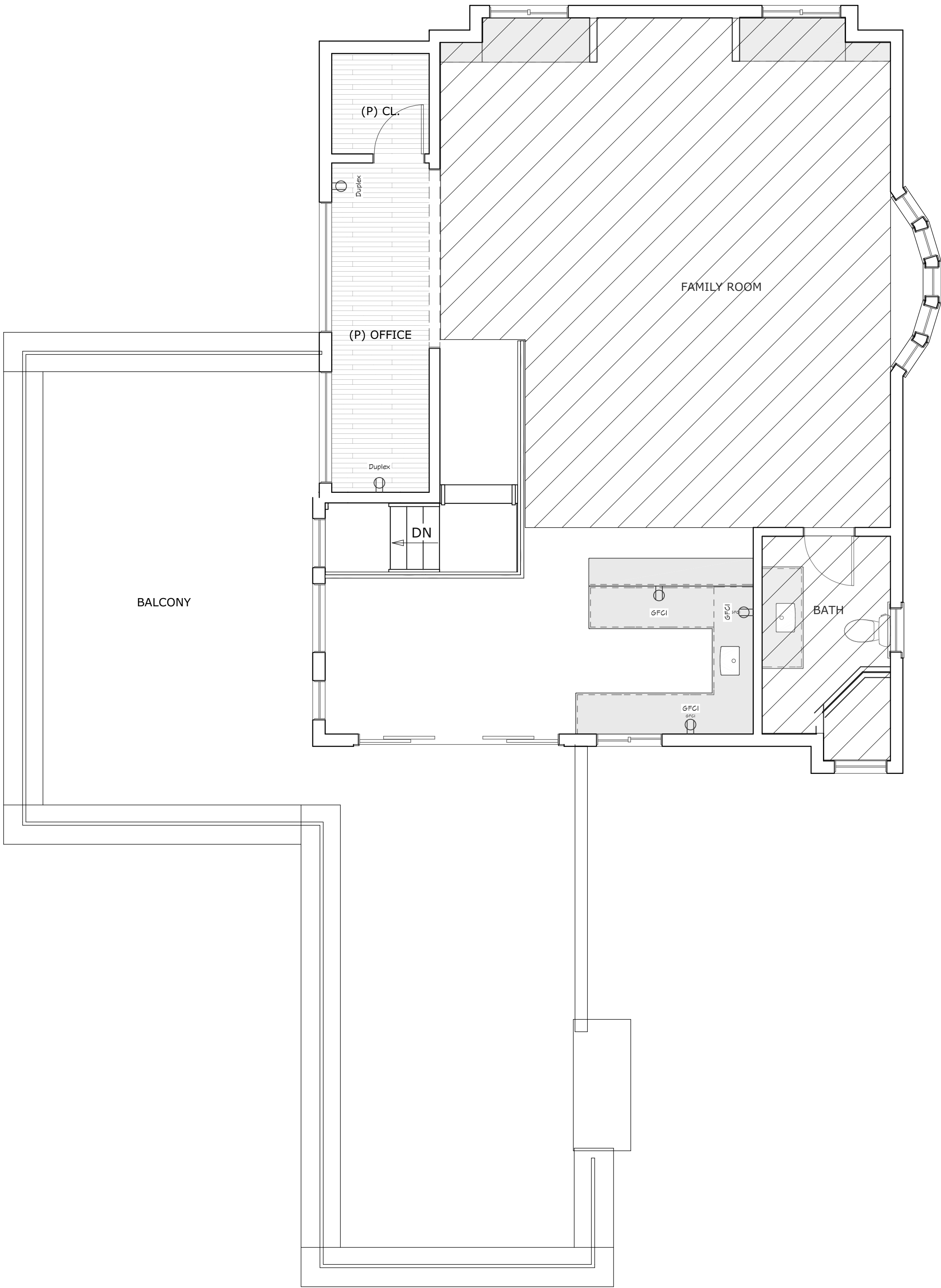
SMOKE DETECTOR
- XX

GFCI

OUTLETS / GFCI (12" ABOVE O.C. TYP. U.O.N.)
- FAN

FAN
- SURFACE MOUNTED TUBE LIGHTING

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD



1 UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'

Revisions:

1	PLAN CHECK REVISION - 1/1/1924

A3.1

3301 17 MILE DRIVE #5
PEBBLE BEACH, CA. 93953
FEBRUARY 12, 2024 APN: 008-521-005-000

3301 17 Mile Drive - PB TH #5
UPPER LEVEL ELECTRICAL PLAN

Stocker & Allaire
General Contractors, Inc.
Lic # 504797
21 Mendocville Court, Monterey, CA 93940
831-375-1890

LIGHTING NOTES

- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2016 CERTIFIED LABELED.

- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE BUILDING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND BE 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 THE DAYLIGHT HOURS, OR BY ENERGY MANAGEMENT CONTROL SYSTEM.

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

- SCREW BASED LUMINAIRES SHALL MEET ALL THE FOLLOWING:
1) SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND
2) SHALL CONTAIN LAMPS THAT COMPLY WITH CEC REFERENCE APPENDIX JA8;
3) THE INSTALLED LAMPS SHALL BE MARKED WITH JA8-2016 OR JA8-2016-E.

- LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; SEALED WITH GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. JA8-2016-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION.

- DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8 (INCLUDING CEILING RECESSED DOWNLIGHT LUMINAIRES AND GU-24 SOCKETS CONTAINING LED LIGHT SOURCES) AND THEY SHALL COMPLY WITH SECTION 119(G) AND NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.

- AT LEAST ON LIGHT IN BATHROOMS, GARAGES, AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119(G) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. (150)(K)3

- TAMPER RESISTANT RECEPTACLES ARE REQUIRED IN ALL LOCATION EXCEPT AT OUTLETS LOCATED MORE THAN 5'-1/2 FEET ABOVE THE FLOOR, OUTLETS THAT ARE A PART OF A LUMINAIRE, OUTLETS DEDICATED TO APPLIANCES THAT CANNOT BE EASILY MOVED AND AT OUTLETS LOCATED IN ATTICS.

LEGEND

- WALLS
- EXISTING POWER / LIGHTING TO REMAIN
- R

RECESSED 6" CANS
- SCN

SCONCE / PENDANT
- S

SWITCH
- SD

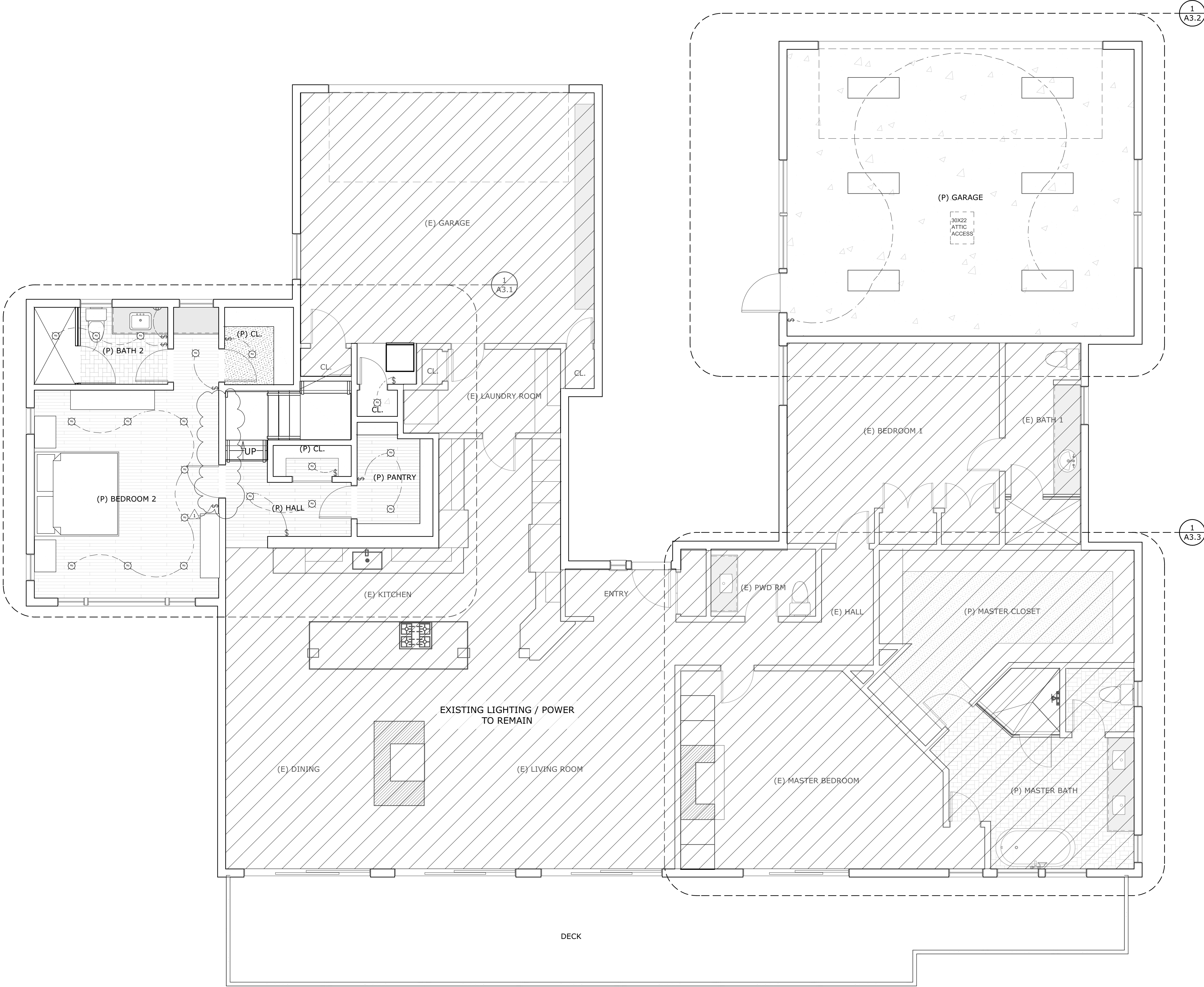
SMOKE DETECTOR
- XX

GFCI

OUTLETS / GFCI (12" ABOVE O.C. TYP. U.O.N.)
- FAN

FAN
- SURFACE MOUNTED TUBE LIGHTING

*NOTE: ALL DIMENSIONS ARE TO FACE OF STUD



1 MAIN LEVEL LIGHTING PLAN

SCALE: 1/4" = 1'

3301 17 MILE DRIVE #5

PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024 APN:008-521-005-000

3301 17 Mile Drive - PB TH #5

MAIN LEVEL LIGHTING PLAN

Revisions:

1 PLAN CHECK REVISION - 1/11/24

A3.2

1

Stocker & Allaire

Lic # 504797

General Contractors, Inc.

21 Mendocino Court, Monterey, CA 93940

831-375-1890

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RECESSED 6" CANS
- SCN

SCONCE / PENDANT
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SWITCH
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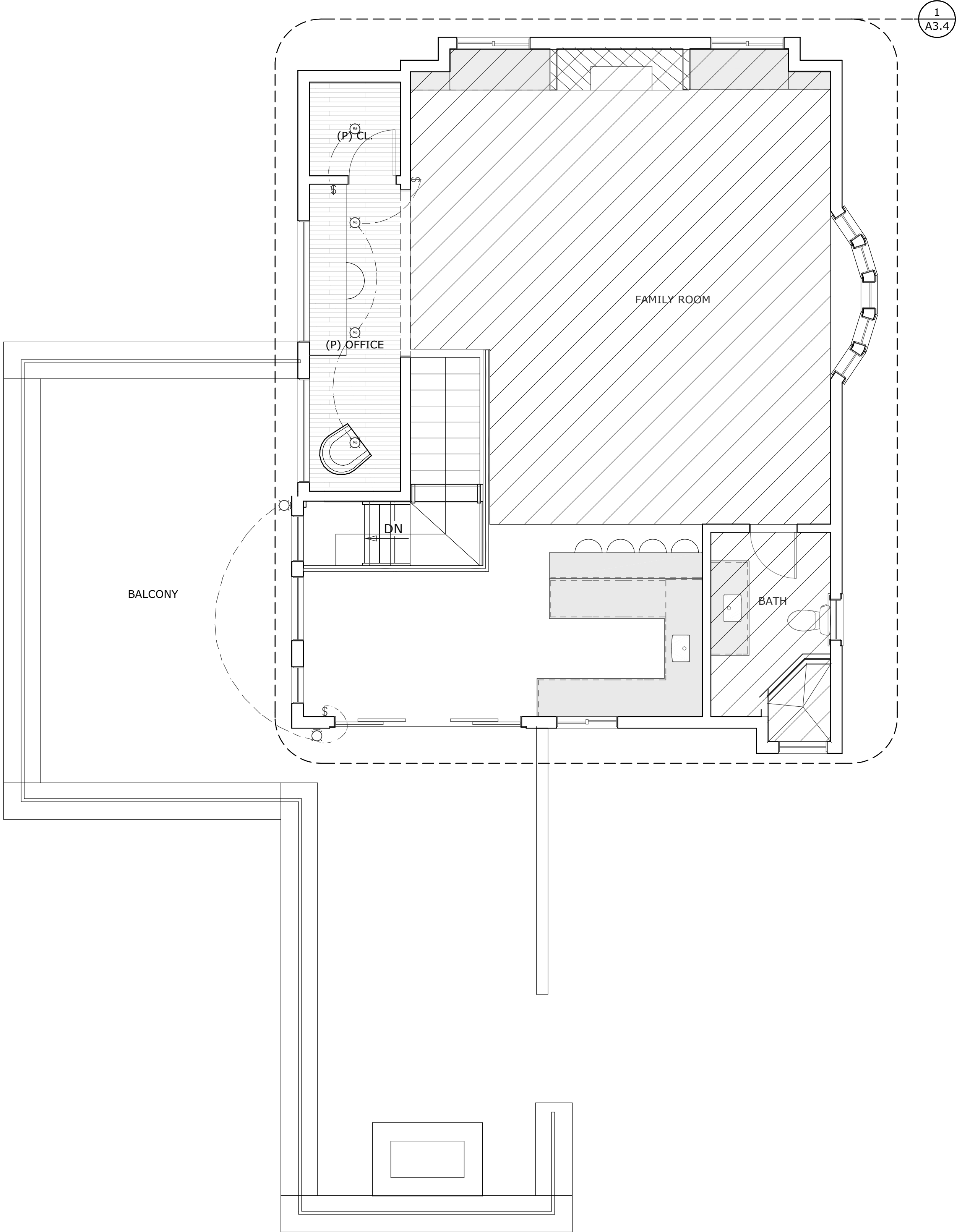
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1 UPPER LEVEL LIGHTING PLAN
SCALE: 1/4" = 1'

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3301 17 MILE DRIVE #5
PEBBLE BEACH, CA. 93953
FEBRUARY 12, 2024 APN:008-521-005-000

3301 17 Mile Drive - PB TH #5
UPPER LEVEL LIGHTING PLAN

Revisions:
1 PLAN CHECK REVISION - 11/15/24

A3.3

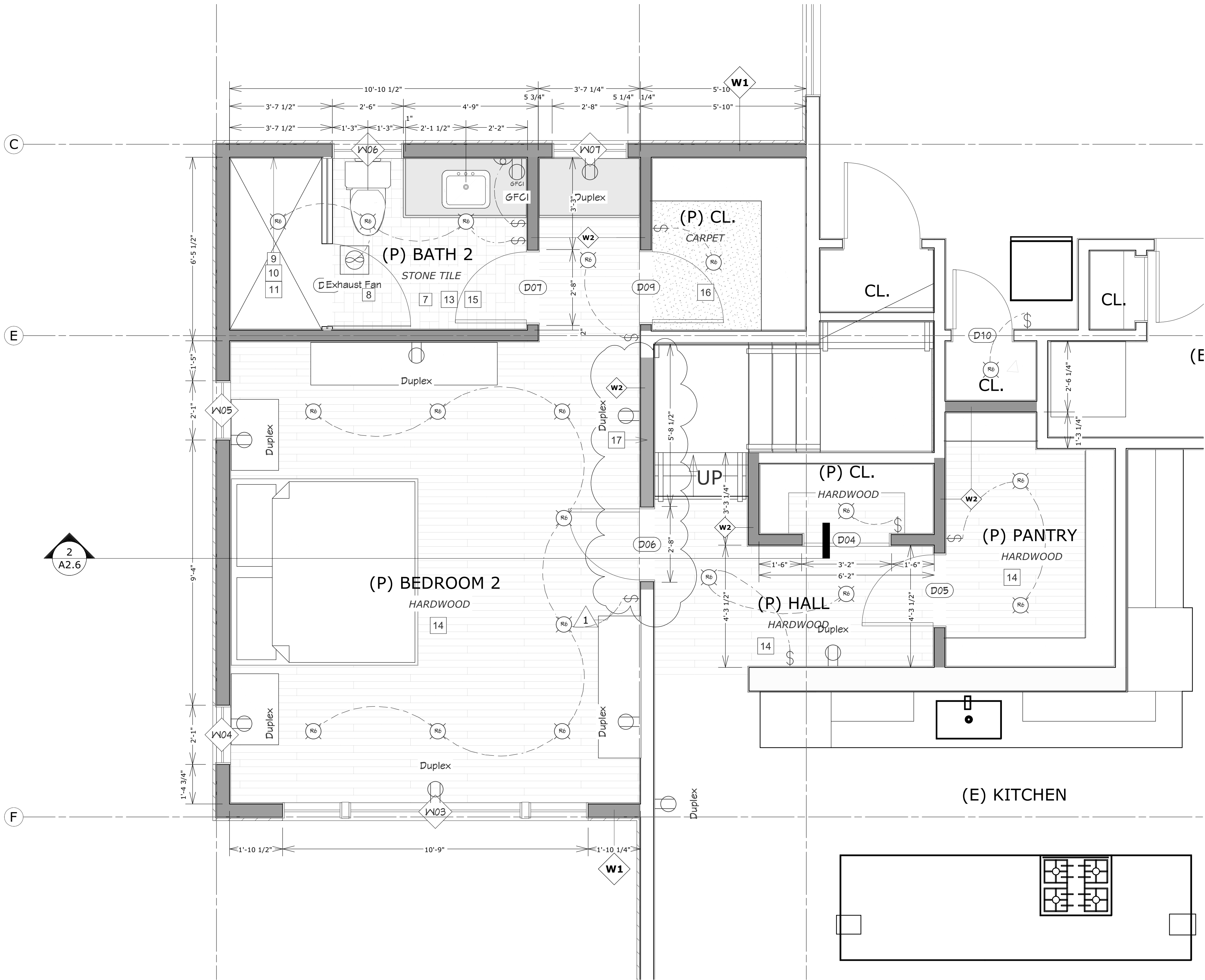
KEY NOTES

- 1 THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF A DOOR. WHERE A DOOR OPENS OVER AN EXTERIOR LANDING, THE LENGTH OF THE LANDING NEED NOT EXCEED 36" IN THE DIRECTION OF TRAVEL FOR GRP,R DIV.3.(CRC 311.3)
- 2 THRESHOLDS AT DOORWAYS SERVING DWELLING UNITS SHALL NOT EXCEED 1-1/2" IN HEIGHT ABOVE FLOOR OR LANDING (CRC 311.3.1).
- 3 PROVIDE 5/8 TYPE "X" GYP. BD. ON THE GARAGE SIDE OF ALL FRAMING (WALL AND CEILING) THAT SEPARATES THE GARAGE FROM THE DWELLING UNIT. (CRC 302.6)
- 4 PROVIDE A 20 MINUTE FIRE RATED, 1-3/8" MIN. SOLID CORE, SELF - CLOSING & LATCHING DOOR. (CRC 302.5.1)
- 5 TERRACE, BALCONIES, OR DECKS 30" OR MORE ABOVE FINISH FLOOR OR GRADE REQUIRES A 42" HIGH GUARDRAIL (CRC 312.1.2). SPACE BETWEEN BALUSTERS SHALL BE SO THAT A 4"Ø SPHERE CANNOT PASS THROUGH (CRC 312.1.3).
- 6 SLOPE TERRACES AT 1/4" PER FT. MINIMUM AWAY FROM STRUCTURE
- 7 GFCI PROTECTION REQUIRED FOR RECEPTACLES LOCATED OUTDOORS, IN BATHROOMS, UNFINISHED BASEMENTS, CRAWL SPACES, KITCHEN AND WET BAR COUNTERTOP SURFACES, GARAGES, AND ACCESSORY BUILDINGS NOT INTENDED AS HABITABLE ROOMS.
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- 10 PROVIDE FLOOR TO CEILING TILE AT SHOWER ENCLOSURE
- 11 BATHTUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE UP TO 6 FT. (72") ABOVE FLOOR, PER CRC 307.2
- 12 1.28 GALLON PER FLUSH "HIGH EFFICIENCY" TOILET. VERIFY MAKE MODEL WITH OWNER
- 13 PROVIDE AN EXHAUST FAN ON SEPARATE SWITCH IN THIS ROOM. SEE MECHANICAL SHEETS M2.4-M2.5 FOR SIZING & LOCATION. ALSO SEE MECHANICAL NOTE 94 ON A0.1.
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LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- WINDOW SCHEDULE NUMBER
- DOOR SCHEDULE NUMBER
- RECESSED 6" CANS
- SCONCE / PENDANT
- SWITCH
- SMOKE DETECTOR
- OUTLETS / GFCI (12" ABOVE O.C. TYP. U.O.N.)
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1 BEDROOM - ENLARGED PLAN
SCALE: 1/2" = 1'

Stocker & Allaire
General Contractors, Inc.

Lic # 504797

3301 17 MILE DRIVE #5

PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024 APN:008-521-005-000

3301 17 Mile Drive - PB TH #5

BEDROOM - ENLARGED PLAN

Revisions:

1 PLAN CHECK REVISION - 11/15/24

A3.4

21 Mendocino Court, Monterey, CA 93940

831-375-1890

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LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- X

WINDOW SCHEDULE NUMBER
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DOOR SCHEDULE NUMBER
- R

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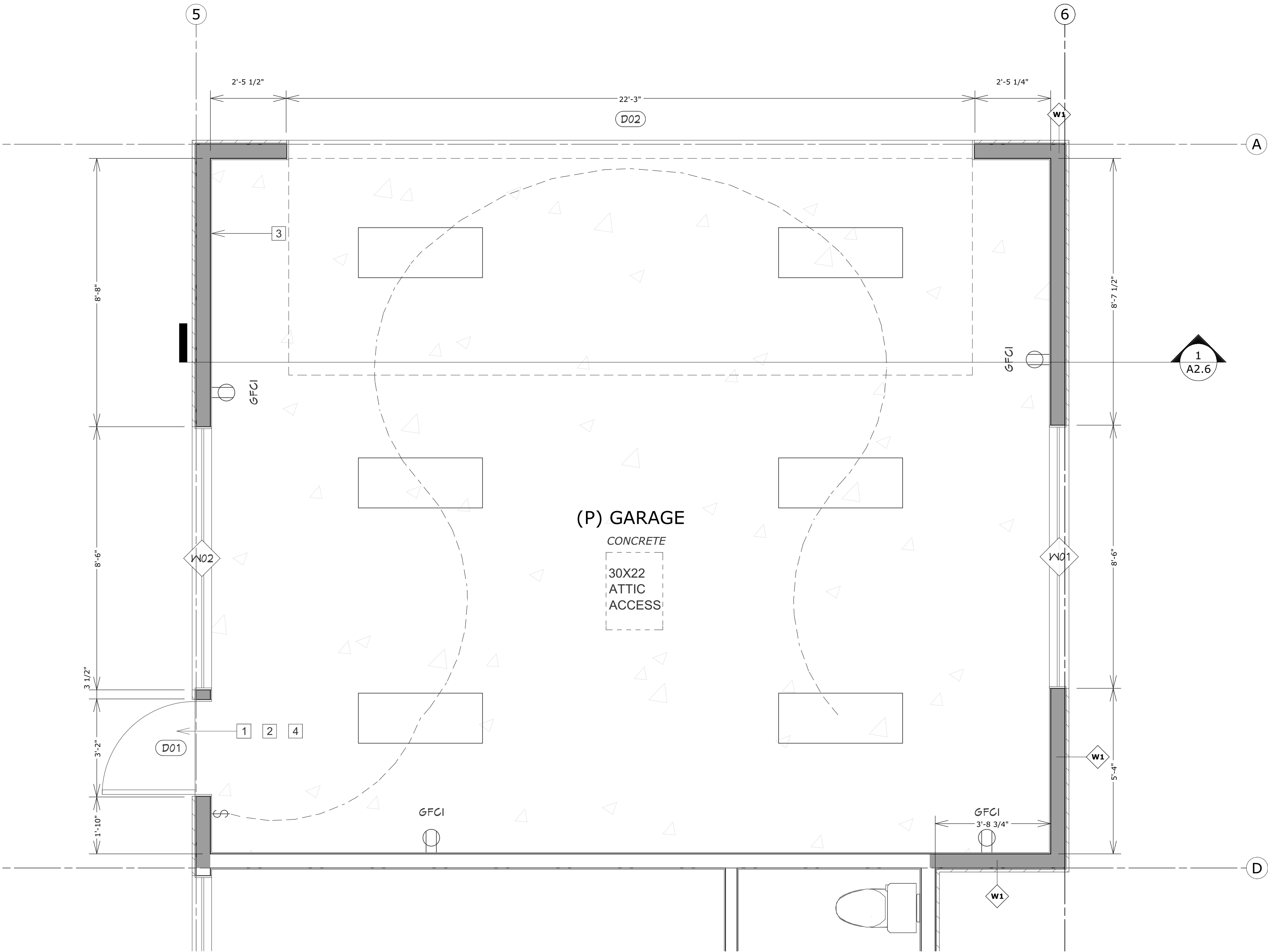
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1 GARAGE - ENLARGED PLAN
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INFILL FRAMING

LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- X

WINDOW SCHEDULE NUMBER
- XX

DOOR SCHEDULE NUMBER
- R

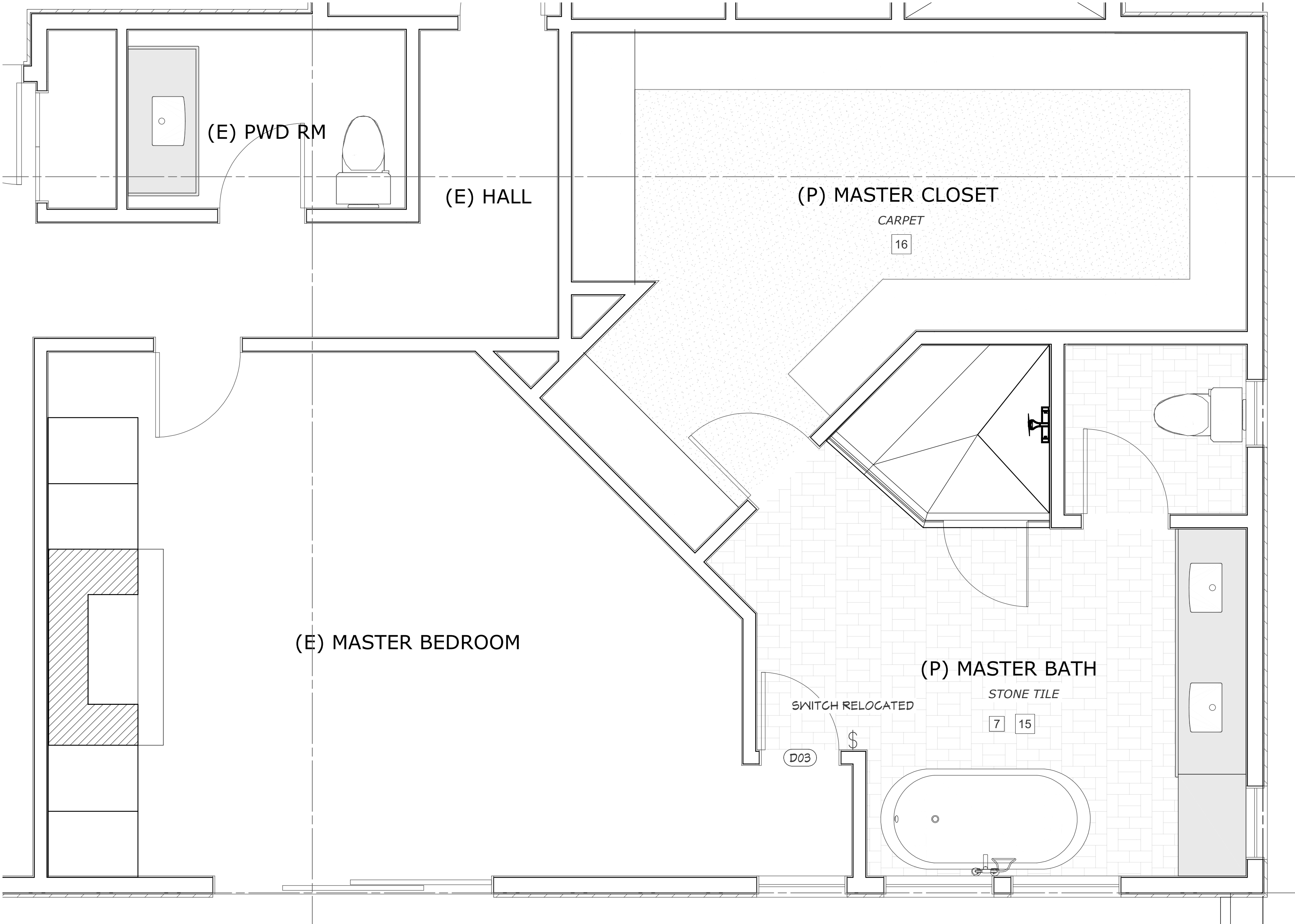
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OUTLETS / GFCI (12" ABOVE O.C. TYP. U.O.N.)
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1 MASTER BEDROOM - ENLARGED PLAN
SCALE: 1/2" = 1'

Stocker & Allaire
General Contractors, Inc.

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3301 17 MILE DRIVE #5

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FEBRUARY 12, 2024 APN:008-521-005-000

3301 17 Mile Drive - PB TH #5

MASTER BEDROOM -
ENLARGED PLAN

Revisions:

1 PLAN CHECK REVISION - 1/11/24

A3.6

1

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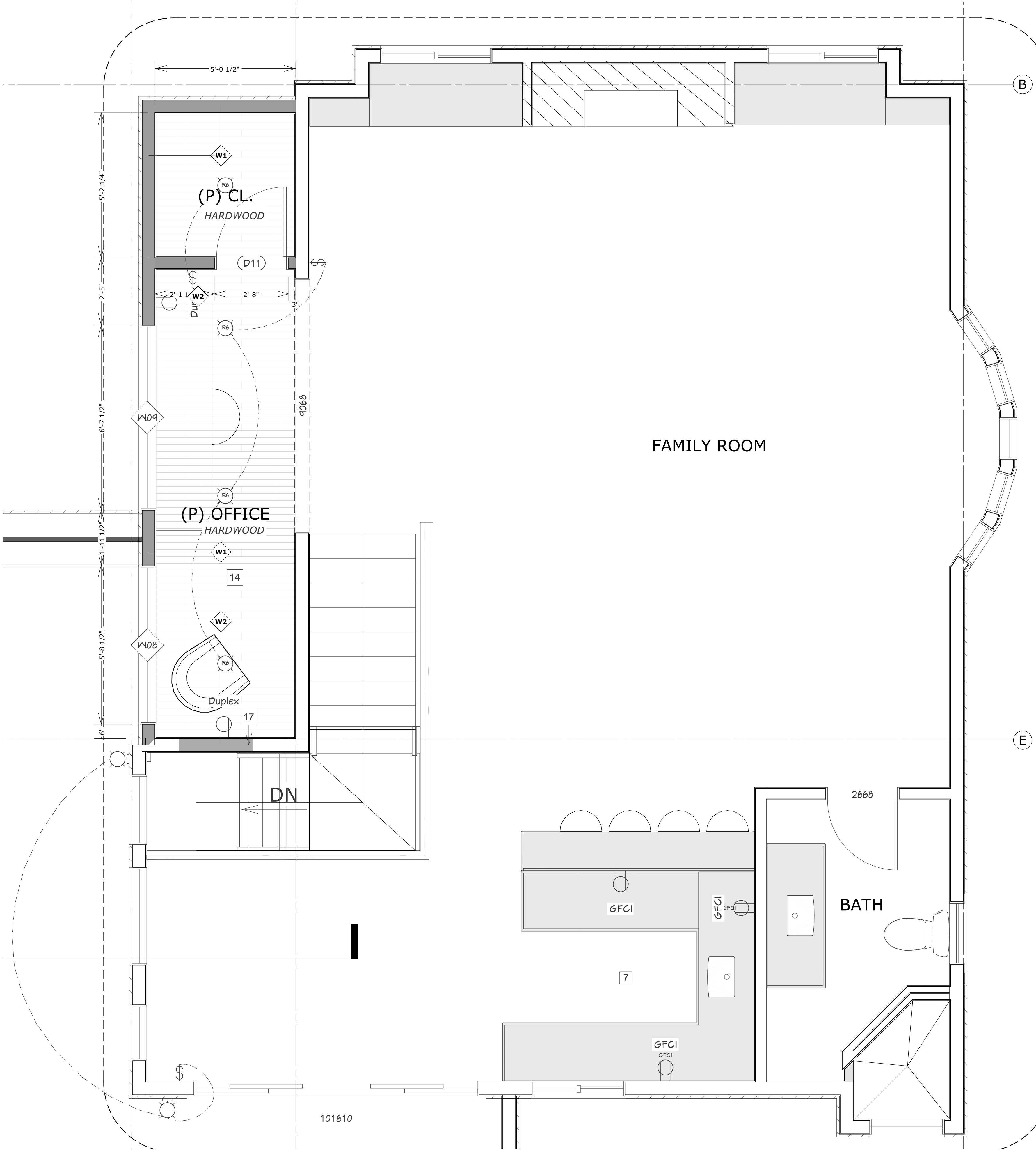
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- SD

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SCALE: 1/2" = 1'

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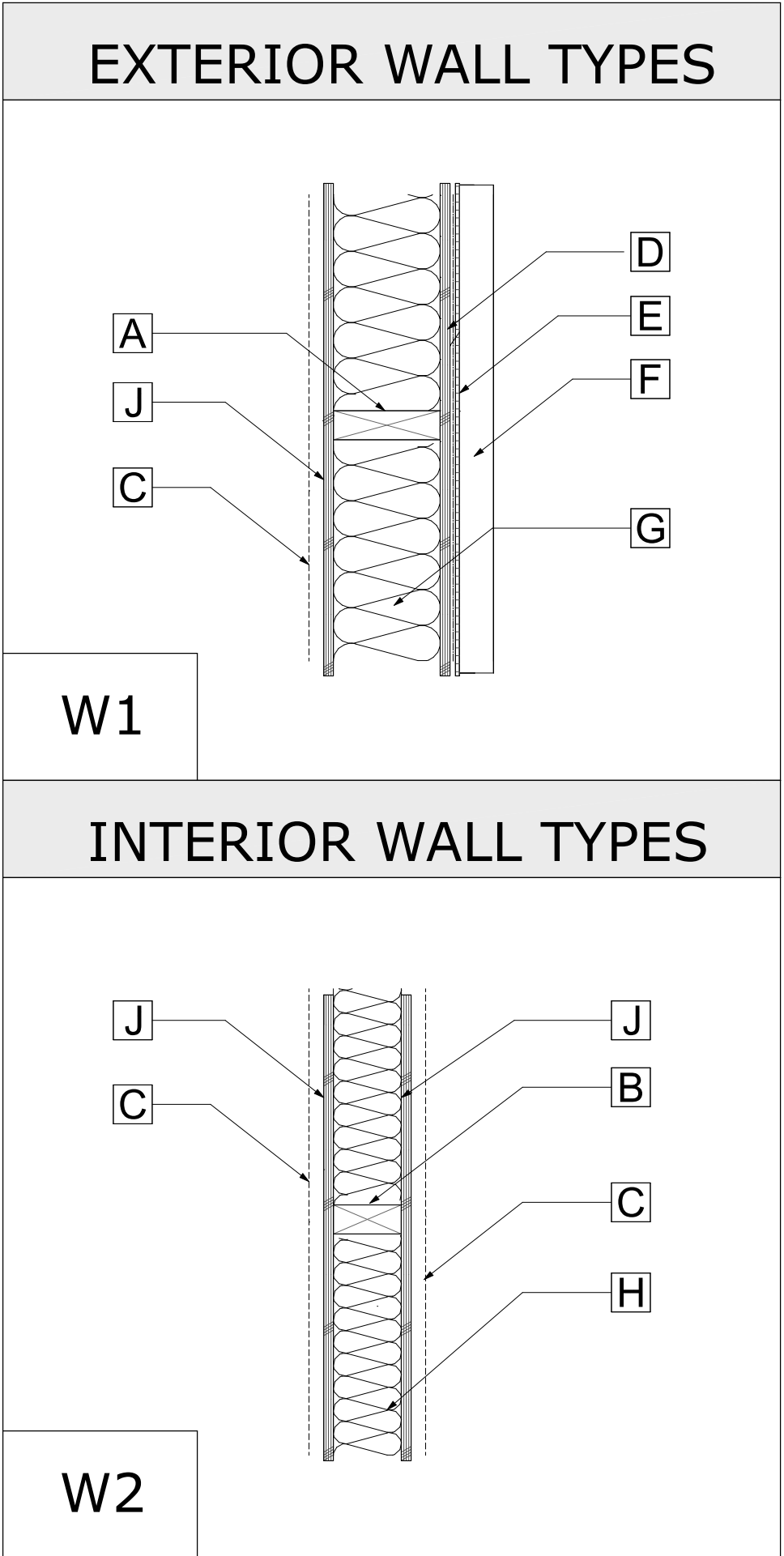
UPPER LEVEL - ENLARGED
PLAN

Revisions:

1 PLAN CHECK REVISION - 1/11/24

A3.7

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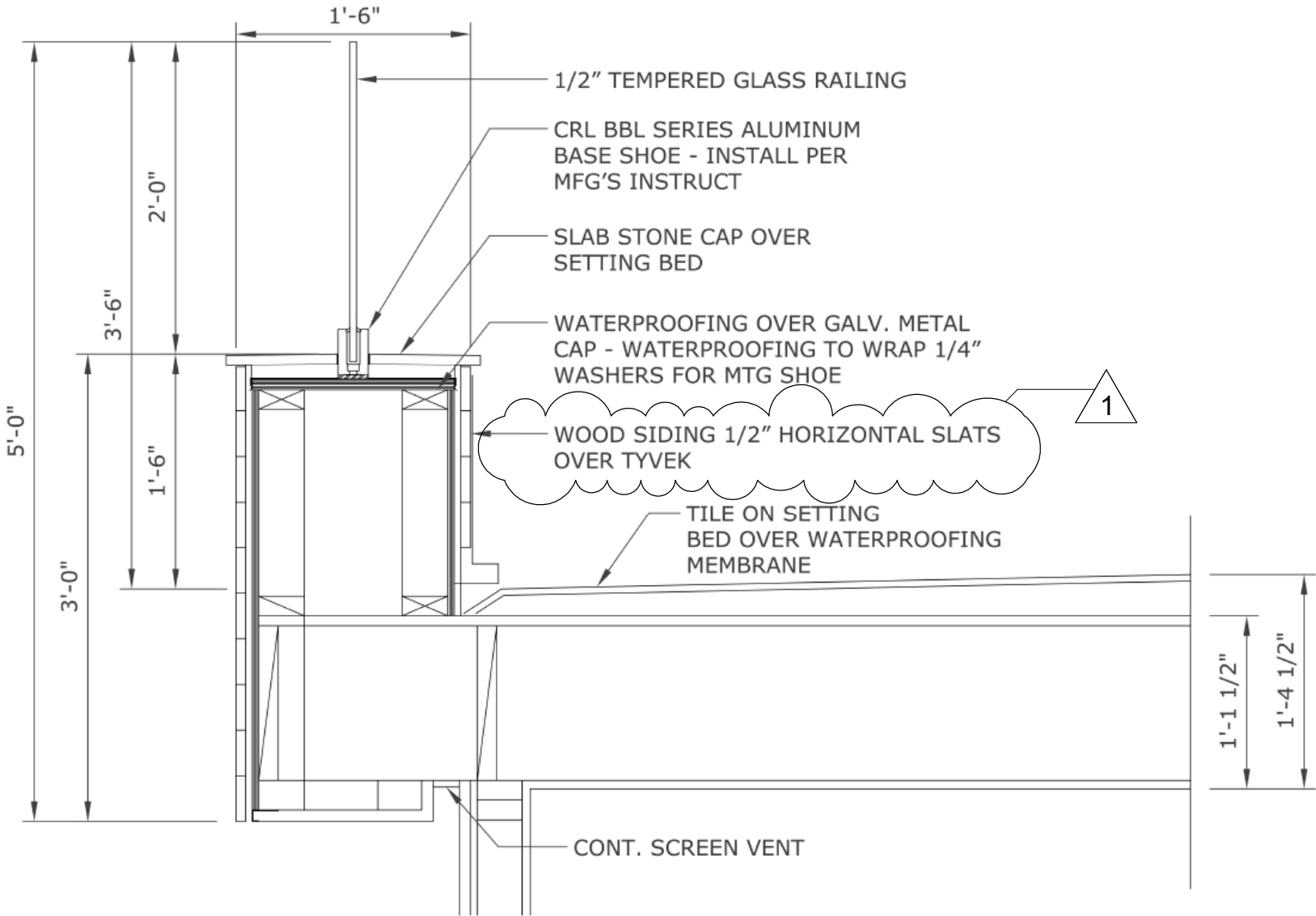


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DOOR SCHEDULE						
NUMBER	HEIGHT	WIDTH	TYPE	FLOOR	ROOM NAME	TEMPERED
D01	80"	36"	HINGED	1	(P) GARAGE	
D02	84"	265"	GARAGE	1	(P) GARAGE	
D03	80"	27 1/2"	HINGED	1	(E) MASTER BEDROOM/(P) MASTER BATH	
D04	80"	36"	HINGED	1	(P) CL./(P) HALL	
D05	80"	30"	HINGED	1	(P) PANTRY/(P) HALL	
D06	80"	30"	HINGED	1	(P) HALL/(P) BEDROOM 2	
D07	80"	30"	HINGED	1	(P) BATH 2/(P) BEDROOM 2	
D08	80"	35"	SHOWER	1	/(P) BATH 2	YES
D09	80"	30"	HINGED	1	(P) BEDROOM 2/(P) CL.	
D10	80"	25"	HINGED	1	CL./(E) GARAGE	
D11	80"	30"	HINGED	2	(P) OFFICE/(P) CL.	

WINDOW SCHEDULE						
NUMBER	HEIGHT	WIDTH	TYPE	FLOOR	ROOM NAME	TEMPERED
W01	48"	102"	MULLED UNIT	1	(P) GARAGE	YES
W02	48"	102"	MULLED UNIT	1	(P) GARAGE	YES
W03	48"	129"	MULLED UNIT	1	(P) BEDROOM 2	YES
W04	48"	25"	SINGLE CASEMENT	1	(P) BEDROOM 2	
W05	48"	25"	SINGLE CASEMENT	1	(P) BEDROOM 2	
W06	36"	30"	SINGLE CASEMENT	1	(P) BATH 2	YES
W07	36"	32"	SINGLE CASEMENT	1	(P) BEDROOM 2	YES
W08	78"	68"	FIXED GLASS	2	(P) OFFICE/BALCONY	YES
W09	78"	79 7/16"	FIXED GLASS	2	(P) OFFICE	YES

KEYNOTES - WALL TYPES:	
A	2X6 STUDS
B	2X4 STUDS
C	INTERIOR FINISH VARIES - SEE INTERIOR ELEVATIONS
D	PLYWOOD WHERE OCCURS, S.S.D.
E	DRAINBOARD AND LIQUID APPLIED AIR BARRIER
F	STUCCO (TO MATCH EXISTING)
G	BATT INSULATION
H	SOUNDS ATTENUATION BATTS
J	1/2" PLYWOOD BACKING



1 BALCONY DETAIL

SCALE: 1/2" = 1'

DOOR & WINDOW NOTES:

- 1.) EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. (R337.8.2.1)
- 2.) EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR MEET THE REQUIREMENTS OF SFM-7A-1. (R337.8.3)

3301 17 MILE DRIVE #5

PEBBLE BEACH, CA. 93953

FEBRUARY 12, 2024

APN:008-521-005-000

3301 17 Mile Drive - PB TH #5

DETAILS

Revisions:

1

PLAN CHECK REVISION - 1/11/24

A4.0

Stocker & Allaire

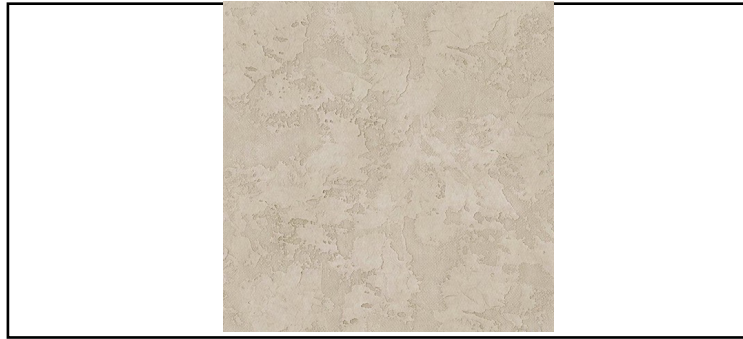
General Contractors, Inc.

Lic # 504797

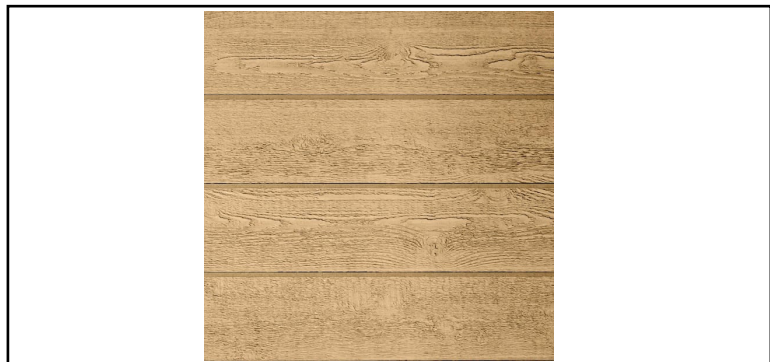
831-375-1890

21 Mendeville Court, Monterey, CA 93940

COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: STUCCO Colors: BEIGE
Description: _____



Materials: WOOD SIDING Colors: BEIGE
Description: _____



Materials: SHAKE SHINGLE ROOFING Colors: BROWN
Description: _____