

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

In the matter of the application of:

**HANSON LEE ALAN & CORALY TRS (PLN230135)**

**RESOLUTION NO. 23-037**

Resolution by the Monterey County Planning  
Commission:

1. Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions under section 15300.2 apply; and
2. Approving a Combined Development Permit consisting of a:
  - a. Coastal Administrative Permit and Design Approval to allow the construction of a 1,840 square foot single family dwelling with attached 520 square foot garage and associated site improvements; and
  - b. Coastal Development Permit to allow removal of 21 Monterey pine trees.

[4019 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-191-011-000), Del Monte Forest Land Use Plan, Coastal Zone.]

**The HANSON LEE ALAN & CORALY TRS application (PLN230135) came on for a public decision hearing before the Monterey County Planning Commission on October 25, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Planning Commission finds and decides as follows:**

**FINDINGS**

- 1. FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:**
- a) The project has been reviewed for consistency with the text, policies, and regulations in the:
    - 1982 Monterey County General Plan (General Plan);
    - Del Monte Forest Land Use Plan (DMF LUP);
    - Monterey County Coastal Implementation Plan, Part 5 (DMF CIP); and
    - Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and/or regulations of the applicable Monterey County Code (MCC). The subject property is



located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) Allowed Use. The subject property is located at 4019 Sunridge Road, Pebble Beach (Assessor's Parcel Number [APN]: 008-191-011-000), Del Monte Forest Land Use Plan, and is within Coastal Zone. The parcel is zoned Medium Density Residential, 2 units per acre, with a Design Control overlay in the Coastal Zone or "MDR/2-D(CZ)". MDR zoning allows for the establishment of the first single-family dwelling as a principal use, subject to the granting of a Coastal Administrative Permit. The project involves the construction of an 1,840 square foot single family dwelling with attached 520 square foot garage and associated site improvements including 825 cubic yards of cut and 66 cubic yards of fill. The project also involves the removal of 21 Monterey pine trees and therefore requires the granting of a Coastal Development Permit. Therefore, the development is an allowed use for this site.
- c) Lot Legality. The subject property (32,400 square feet in size), APN: 008-191-011-000, is identified as Lot 11 of Tract 166 on a Recorded Map entitled "Pescadero Heights", recorded on July 16, 1948 (Volume 5, Cities & Towns, Page 19). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling and attached garage will have exterior colors and materials that consist of white "ivory" stucco siding, cream colored natural stone veneer, dark bronze metal doors and windows, dark brown wood shake roof, and a light "French" blue front door and windows shutters. A grape staked fence will surround the proposed development. The homes within the Pebble Beach area are eclectic in architecture, ranging from modern to California-ranch and Spanish styles homes. The exterior finishes are consistent with the surrounding residential neighborhood character. Retained Monterey pine trees will also continue to surround the property and shield the development from any public views. The project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- e) Visual Resources. The project is consistent with DMF LUP policies for the protection of scenic and visual resources. As depicted on DMF LUP Figure 3, Visual Resources, the subject property is not located within the public viewshed. A site visit on October 3, 2023 confirmed that the proposed residence is not visible from 17-Mile Drive due to location and existing topography. Also see Evidence "d" above.
- f) Review of Development Standards. The development standards for the MDR zoning district are identified in Title 20 section 20.12.060. Required setbacks in the MDR district for main dwelling units are typically 20 feet (front), 10 feet (rear), and 5 feet (sides). However, pursuant to Title 20 section 20.12.040.E, parcels located within



Pescadero Heights are additionally subject to side and rear setbacks of 10 feet. As proposed, the one-story single-family dwelling will have a front setback of 44 feet 8 inches, side setbacks of approximately 52 feet and 22.5 feet (north and south, respectively), and a rear setback of 141 feet. The proposed main structure will have a height of 26 feet 4 inches, which is below the maximum allowed height for main structures within MDR zoning district (27 feet). Condition No. 12 has been applied to ensure the final ridge height of the residence is below the maximum allowed height. The allowed maximum site coverage and floor area ratio (FAR) is 25%. The subject property is 32,400 square feet, which allows site coverage and FAR of 8,100 square feet. The project results in structural site coverage of 2,374 square feet (7.3%) and floor area of 2,360 square feet (7.2%).

- g) Combined Structural and Impervious Surface Coverage. The subject property is located within the Seal Rock Watershed, a designated watershed as shown on the DMF LUP, Figure 2b. Therefore, site structural and impervious surface coverage are limited to 9,000 square feet per DMF LUP Policy 77. The project results in an impervious surface coverage of 2,779 square feet and is therefore consistent with Policy 77.
- h) Driveway. DMF LUP Policy 1 and CIP Section 20.147.090.A.2 (Land Use and Development) require new residential driveways to minimize surface length and width and provide simple and direct access. The new driveway will provide direct access from Sunridge Road. The auto court has been appropriately sized to minimize tree removal and provide emergency vehicle turnaround. In this case, the driveway and auto court provide access in the most simple and direct location that minimizes surface length and width, while also minimizing impacts to existing trees. As proposed, the development achieves the policy goal of providing simple and direct access to the property, as well as providing adequate fire and emergency response access. Therefore, the driveway meets the requirements of DMF LUP Policy 1.
- i) Cultural Resources. DMF CIP Section 20.147.080.B.1 states that an archaeological survey report shall be required for all development within a known or potential archaeological resource area. According to the Monterey County Geographic Informational System (GIS), the subject property has a moderate archaeological sensitivity and is not within 750 of a known archeological resource. A Phase 1 Archaeological Assessment (LIB230151) was prepared for the proposed project. Although the pedestrian survey yielded negative results for site indicators of precontact cultural activity or historical activity, confirmed there are no archaeological resources within 750 feet of the project site, and did not recommend any additional archaeological evaluations, the project Archaeologist recommended that all construction personnel attend a cultural resource sensitivity training led by a qualified archaeologist. Based on the negative results of the Phase 1 assessment, the Lead Agency determined that there is no specific evidence presented alongside the negative



archaeological report to show that this site contains significant cultural resources that would warrant the requirement for cultural resource sensitivity training. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- j) Environmentally Sensitive Habitat Area. A Pre-Construction Biological Assessment (LIB230129) was prepared for the proposed project to determine if the proposed project would impact any environmentally sensitive habitat area (ESHA), as defined by the Del Monte Forest LUP, or other special status species and sensitive resources that are protected under federal and state laws. The 0.75-acre lot is located in a Monterey pine dominated forest and woodland vegetation community. The project Biologist found that the property's understory consists of non-native annual grasses, some native perennial grasses, and both native and exotic shrub/scrub type vegetation. Based on the project Biologist's observations, the prepared report concludes that the subject property does not contain ESHA or any special status flora and fauna. As recommended, Condition No. 8 has been applied to ensure that a nesting bird assessment is conducted if tree removal operations occur during the nesting season (February through August). Additionally, Condition No. 6 has been applied to require installation of exclusionary fencing to delineate the construction zone (structure and grading improvements) and to prevent unnecessary construction site expansion and disturbance to surrounding woodland habitat.
- k) Tree Removal. The proposed project involves the removal of 21 Monterey pine trees. However, as detailed in Finding No. 5 and supporting evidence, the proposed tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.
- l) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The LUAC reviewed the project at a duly-noticed public meeting on September 7, 2023, at which all persons had the opportunity to be heard, and voted 5 – 0 with 2 members absent to support the project as proposed. The LUAC raised concerns regarding the proposed wood shake roofing and whether the material complied with applicable fire standards. The Pebble Beach Community Services District (Fire Protection District) reviewed the proposed project and roofing materials and raised no concerns. As proposed, the selected "Wood Cedar Shake Roof" is Class 'A' fire rated and thus meets 2022 Building and Fire Code. No other members of the public commented on the project.
- m) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.



- n) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN230135.

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

- EVIDENCE:**
- a) The project includes construction of a single-family dwelling and accessory dwelling unit in a residential neighborhood.
  - b) The project was reviewed by Housing and Community Development (HCD)-Planning, Pebble Beach Community Services District (CSD Fire Protection District), HCD-Development Services, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - c) The following technical report has been prepared:
    - Phase 1 Archaeological Assessment (LIB230151) prepared by Susan Morley, Marina, CA in April 2023.
    - Geotechnical Investigation (LIB230284) prepared by Belinda Taluban, Salinas, CA on May 9, 2023.
    - Biological Pre-Construction Assessment (LIB230249) prepared by Rob Thompson, Monterey, CA on September 10, 2023.
    - Tree Assessment/Forest Management Plan (LIB230150) prepared by Frank Ono, Pacific Grove, CA on April 19, 2023.

Upon independent review, staff concurs with conclusions of the report. There are no physical or environmental constraints that render the site unsuitable for the use proposed.

- d) Staff conducted a site inspection on October 3, 2023 and confirmed the site is suitable for implementation of the proposed development.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230135.

**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, Pebble Beach CSD Fire Protection District, HCD-Development Services, HCD-Environmental Services, and Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) All necessary public facilities are available to the subject property. Sewer service will be provided by the Pebble Beach Community



Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility. Potable water will be provided by the California American Water Company. As proposed, the project will result in approximately 15.1 fixture unit counts, which is below the amount purchased (40 fixture unit counts).

- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN230135.

**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) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230135.

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

- a) The project includes the application for the removal of 21 Monterey pine trees. In accordance with the applicant policies of the DMF LUP, associated Coastal implementation Plan (DMF CIP), and Title 20 (Coastal Zoning Ordinance), a Coastal Development Permit is required and the criteria to grant said permit have been met.
- b) The surrounding Monterey pine forest is an even-aged maturing forest with many reaching the latter end of their safe useful life expectancy. The property's Monterey pine tree density and canopy cover is moderate to high with a few small woodland clearings occurring on the property. The trees within the construction envelope require cut-and-fill encroachment into root zones for foundations or driveway grading. Trees assessed adjacent to the proposed development have shallow rooting and are structurally dependent on adjacent pines for stability. By reducing a tree's root area (as a result of proposed grading activities), the impacted trees are anticipated to decline in growth, become unstable, and/or die. Consequently, the project Arborist recommended the removal of trees where close excavations are necessary into critical root zones. Additionally, the project Arborist identified the removal of dead trees that have the potential of failing and becoming hazardous to the proposed residence.
- c) As proposed, the project involves the removal of 16 Monterey pines that were identified to be in fair to poor conditions and located within the proposed structural footprint or would be impacted by grading



activities. Of the 16 trees proposed for removal, 7 meet the definition of a Landmark tree, “native trees which are 24 inches or more in diameter when measured at breast height.” Pursuant to DMF CIP section 20.147.050.A.1(b), the removal of native and landmarks trees requires the granting of a Coastal Development Permit. DMF CIP section 20.147.050.C.3(a) prohibits the removal of trees generally recognized as significant, including Coast live oaks over 24 inches in diameter. This section does not prohibit the removal of Landmark pines trees, although removal of such trees is discouraged. The 16 live Monterey pine trees proposed for removal are not considered ESHA, nor are a part of a forest area considered ESHA, and thus may be removed with the granting of a Coastal Development Permit (DMF CIP section 20.147.050.C.3(a)). The property is heavy forested and therefore relocating the residence would result in similar forest resource impacts. As proposed, and as detailed in Finding No. 1, Evidence “h”, the proposed driveway complies with DMF LUP Policy 1 and CIP Section 20.147.090.A.2, which requires new residential driveways to minimize surface length and width and provide simple and direct access. Siting the residence further east would likely result in similar tree removal and would potentially conflict with DMF LUP Policy 1. Thus, the development has been sited in the most feasible location to avoid any slopes, meet setbacks, provide direct access, and minimize tree removal in this particular case.

- d) The project also involves the removal of 5 Monterey pines that are identified as dead and potentially hazardous. Although the removal of hazardous trees are generally exempt from the requirement of obtaining a Coastal Development Permit, because the subject lot is vacant, the trees are currently not considered hazardous. However, the project Arborist noted that one tree has already failed and is leaning on an adjacent dead tree. Once this project is implemented, the five identified dead trees have the potential to threaten life and safety, and thus the project includes the removal of 5 dead Monterey pines. Removal of the property’s unhealthy, declining and dead trees will benefit adjacent healthier trees, promote the healthy establishment and maturation of nearby smaller and younger trees, and reduce combustible fuel loads. The resulting removal of 21 native trees thereby minimizes tree removal to the greatest extent possible and is in conformance with applicable policies of the DMF LUP and CIP.
- e) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term as the site has surrounding forested areas which are to remain untouched.
- f) The standard tree and root protection condition has been applied to the project as Condition No. 6 to ensure that trees not proposed for removal are not impacted during construction or during removal of approved trees. Condition No. 7 has been applied to ensure that tree removal does not occur until a construction permit for development of the site has been issued. As recommended by the project Arborist,



the project has been conditioned to require replanting of 16 Monterey Pines (Condition No. 9).

- g) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230135.

**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 15303 categorically exempts the construction of one single family residence in a residential zoning district.
  - b) As proposed, the project involves the construction of the first single family dwelling on a residential lot, within an established residential community (Pebble Beach). Therefore, the project meets the Class 3 Categorical Exemption.
  - c) No adverse environmental effects were identified during staff review of the development application or during a site visit on October 3, 2023.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Removal of 21 native trees will not result in an adverse environmental impact or significant long-term impacts. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not visible from 17-Mile Drive or designated public access areas/vista points.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN230135.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP, Section 20.147.130 can be demonstrated.
  - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.



- c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
- d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).
- e) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230135.

- 8. FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) Coastal Commission. Pursuant to Title 20, Section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).



## **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Chief of Planning for the Housing and Community Development does hereby:

1. Find the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and no exceptions under section 15300.2 apply; and
2. Approving a Combined Development Permit consisting of a:
  - a) Coastal Administrative Permit and Design Approval to allow the construction of a 1,840 square foot single family dwelling with attached 520 square foot garage and associated site improvements; and
  - b) Coastal Development Permit to allow removal of 21 Monterey pine trees.

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

**PASSED AND ADOPTED** this 25<sup>th</sup> day of October 2023, upon motion of Commissioner Diehl, seconded by Commissioner Gomez, by the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

DocuSigned by:  
*Melanie S Beretti*  
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Melanie Beretti, AICP  
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON 11/7/2023.

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 11/17/2023.

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 construction permit and must comply with the Monterey County Building Ordinance in every respect.



Additionally, the Zoning Ordinance provides that no construction 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 offices in Salinas.

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



# County of Monterey HCD Planning

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

PLN230135

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 1,840 square foot one-story single family dwelling with attached 520 square foot two-car garage and associated site improvements; and 2) a Coastal Development Permit to allow removal of 21 Monterey Pine trees. The property is located at 4019 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-191-011-000), Del Monte Forest Land Use Plan, Coastal Zone. 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 Combined Development Permit (Resolution Number 23-037) was approved by Monterey County Planning Commission for Assessor's Parcel Number 008-191-011-000 on October 25, 2023. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

**Compliance or Monitoring** Prior to the issuance of grading and building permits, certificates of compliance, or  
**Action to be** commencement of use, whichever occurs first and as applicable, the Owner/Applicant  
**Performed:** 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  
**Monitoring Measure:** 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** The Owner/Applicant shall adhere to this condition on an on-going basis.

**Action to be** Prior to the issuance of grading or building permits and/or prior to the recordation of the  
**Performed:** 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. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE****Responsible Department:** Public Works

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

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

**5. PW0045 – COUNTYWIDE TRAFFIC FEE****Responsible Department:** Public Works

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

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

**6. PD011 - TREE AND ROOT PROTECTION****Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Additionally, per LIB230150, exclusionary fencing shall be installed to delineate the construction zone (structure and grading improvements) and to prevent unnecessary construction site expansion and disturbance to surrounding woodland habitat. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

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

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

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



## 7. PD011(A) - TREE REMOVAL

**Responsible Department:** Planning

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

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

## 8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

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

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

## 9. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to final, the applicant shall replant on-site 16 Monterey pines.

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

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

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



<b>10. PD012(D) - LANDSCAPE PLAN &amp; MAINTENANCE (MPWMD-SFD ONLY)</b>
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**Responsible Department:** Planning

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

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

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

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

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

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



## 11. 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.

## 12. PD041 - HEIGHT VERIFICATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.



<b>13. CC01 INDEMNIFICATION AGREEMENT</b>
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**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

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



PROPOSED MATERIALS



WOOD CEDAR SHAKE ROOF,  
CLASS 'A' FIRE RATED, DARK BROWN  
RANDOM LENGTHS



STUCCO SIDING,  
PAINTED IVORY



NATURAL STONE VENEER  
'JERUSALEM GRAY GOLD'



PAINTED FRONT DOOR & WINDOW  
SHUTTERS - 'FRENCH BLUE'



ALUMINUM CLAD WINDOWS  
& DOORS - 'DARK BRONZE'

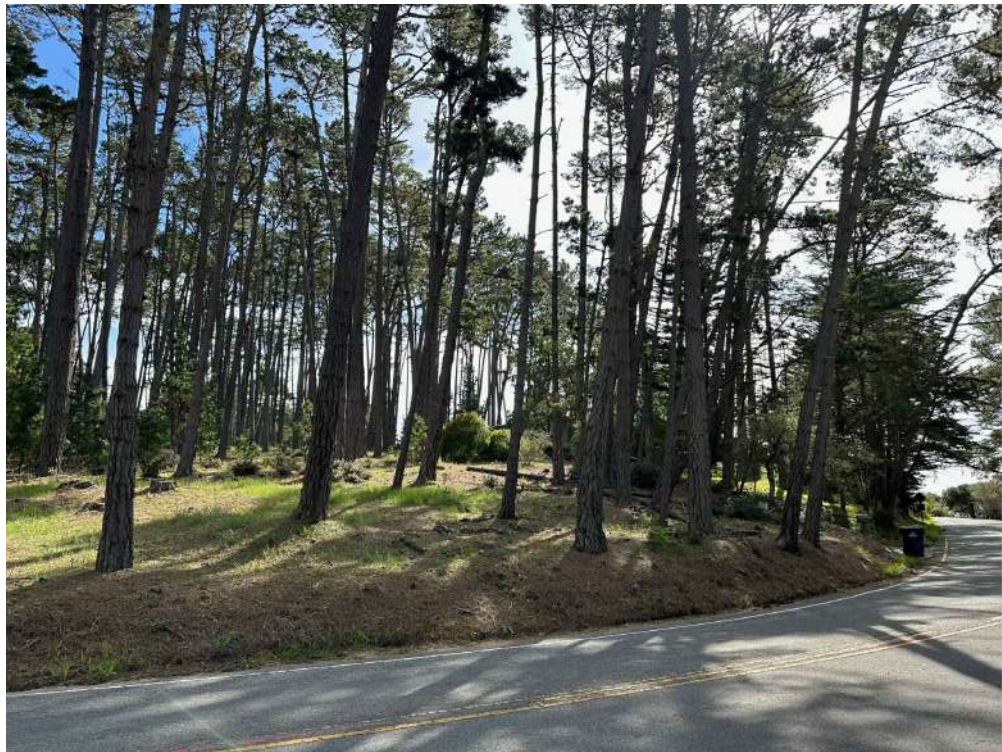


WOOD GARAGE & SIDE DOORS  
'DARK BRONZE' STAIN



GRAVEL DRIVEWAY WITH STONE PAVER  
BORDER

EXISTING PROPERTY PHOTOS



STREET VIEW OF PROPERTY LOOKING SOUTH EAST



PROPOSED AREA FOR HOUSE & DRIVEWAY, LOOKING EAST



PROPOSED AREA FOR HOUSE LOOKING SOUTHEAST

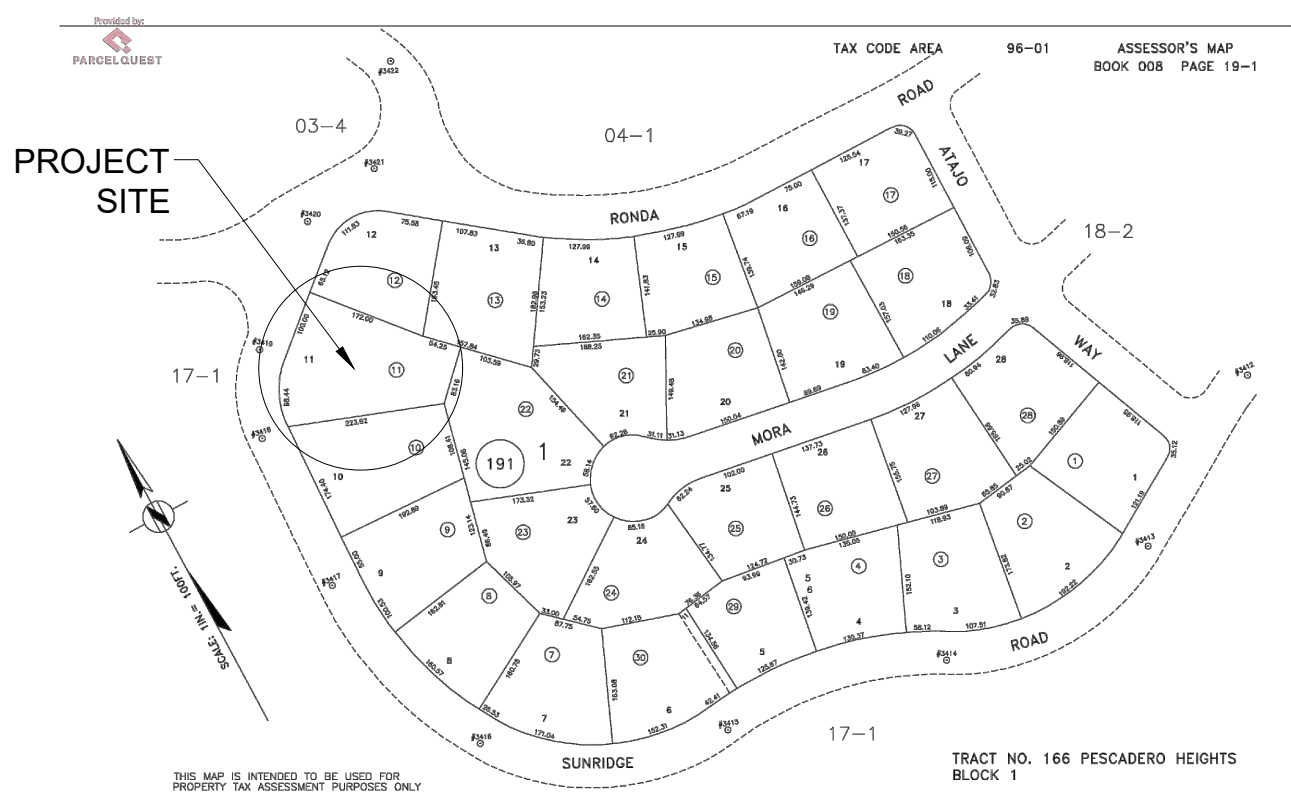
SHEET INDEX

G1.0	PROJECT INFORMATION
G1.1	CONSTRUCTION MANAGEMENT, DRAINAGE & EROSION CONTROL
G1.2	GRADING PLAN
G1.3	FUEL MANAGEMENT PLAN
G1.4	SURVEY
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED SITE DETAILS & LIGHTING
A2.0	PROPOSED FLOOR PLAN
A2.1	PROPOSED ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A4.0	BUILDING SECTION
A5.0	DOOR & WINDOW SCHEDULES
A6.0	PROJECT RENDERING

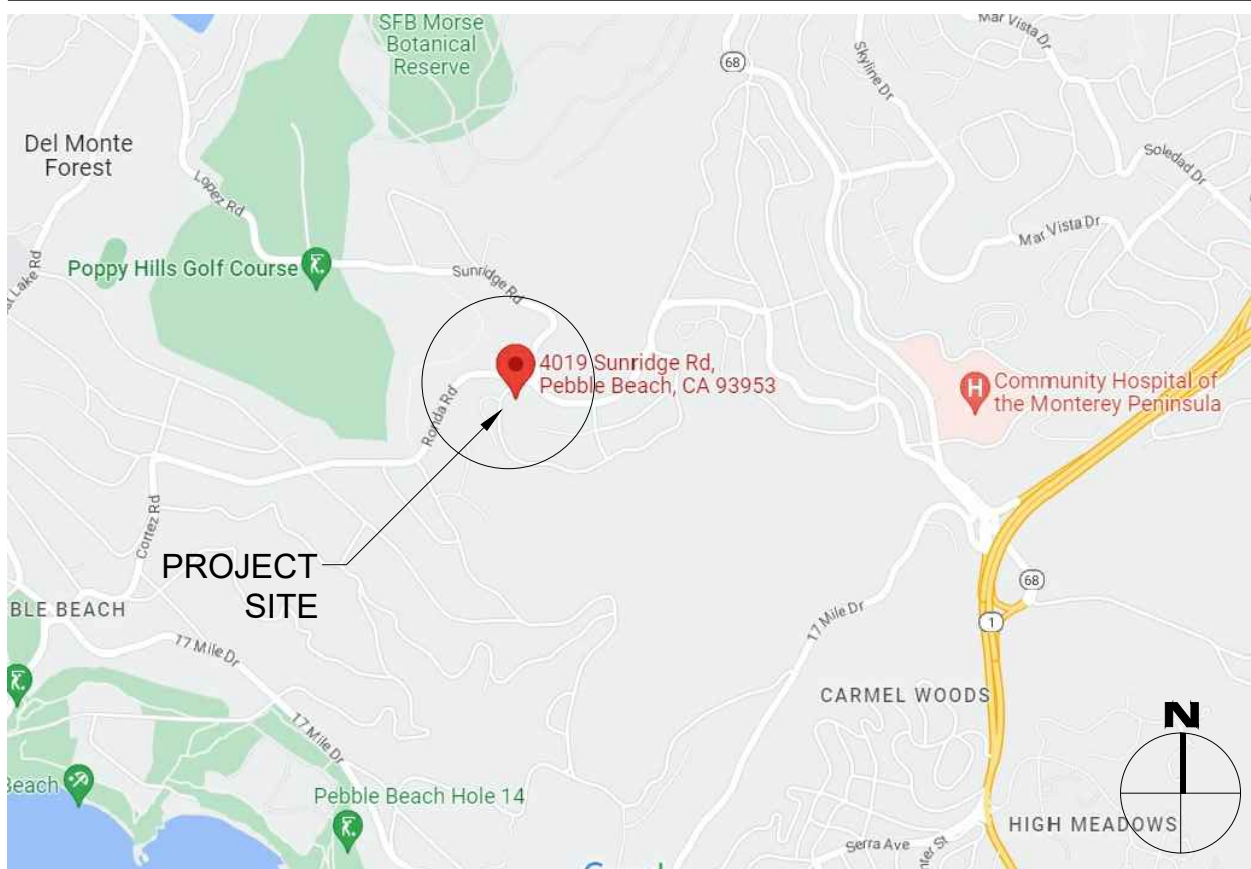
SCOPE OF WORK

CONSTRUCTION OF A NEW ONE STORY 1,840 SF SINGLE FAMILY HOUSE WITH ATTACHED 520 SF TWO CAR GARAGE. CONSTRUCTION OF A NEW 13'W GRAVEL DRIVEWAY & PARKING AREA WITH A 6" PAVER BORDER, CONSTRUCTION OF A NEW 13'W ASPHALT APRON AT THE STREET, NEW FLAGSTONE WALKWAYS, A NEW 5'H GRAPE STAKE FENCE, AND NEW STONE CLAD SITE WALLS APPROX. 3'H.

PARCEL MAP



VICINITY MAP



AVERAGE NATURAL GRADE CALCULATIONS

**PROPOSED HOUSE:**  
HIGHEST ELEVATION = 108.0'  
LOWEST ELEVATION = 108.0'  
  
(108.0+108.0)/2 = 108.0' AVERAGE NATURAL GRADE (A.N.G.)  
  
ALLOWABLE HEIGHT ABV. A.N.G. = 27'-0" OR 135.0'  
PROPOSED HEIGHT ABV. A.N.G. = 26'-4" OR 134.3'

PROJECT TEAM

OWNER	LEE & CORALY HANSON 4019 SUNRIDGE ROAD PEBBLE BEACH, CA 93953
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL.PITNICK@GMAIL.COM
SURVEYOR	LANDSET ENGINEERS INC. 520 CRAZY HORSE CANYON RD B, SALINAS, CA 93907 PHONE: (831) 443-6970
ARBORIST	ONO CONSULTING 1213 MILES AVENUE PACIFIC GROVE, CA 93950 PHONE: (831) 373-7086
ARCHAEOLOGIST	ACHASTA ARCHAEOLOGICAL SERVICES 3059 BOSTICK AVE., MARINA, CA 93955 PHONE: (831) 262-2300
GEOTECHNICAL ENGINEER	SOIL SURVEYS GROUP, INC. 103 CHURCH STREET, SALINAS, CA 93901 PHONE: (831) 757-2172

PROJECT INFORMATION

PROPERTY ADDRESS	4019 SUNRIDGE ROAD PEBBLE BEACH, CA 93953
APN	008-191-011-000
ZONING	MDR/2-D (CZ)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	32,400 SF
ALLOWABLE SITE COVERAGE	25% OR 8,100 SF
(P) SITE COVERAGE:	
(P) STRUCTURES	2,360 SF
(P) EAVES >30"	14 SF
(P) DECKS/PATIOS >24"	0 SF
(P) TOTAL	2,374 SF OR 7.3%
ALLOWABLE FLOOR AREA	25% OR 8,100 SF
(P) FLOOR AREA:	
(P) HOUSE	1,840 SF
(P) GARAGE	520 SF
(P) TOTAL	2,360 SF

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER - P.B.C.S.D.
TREES TO BE REMOVED	SEE SHEET A1.0 & TREE ASSESSMENT REPORT FOR MORE INFO.
GRADING ESTIMATES:	
(P) CUT	825 CU.YDS.
(P) FILL	66.5 CU.YDS.
(P) NET CUT	758.5 CU.YDS.
(P) PARKING	2 SPACES (COVERED)
(P) BUILDING SPRINKLERED	YES

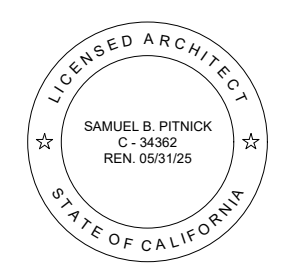
BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF  
THE 2022 CBC, AND CHAPTER 3, SECTION 337R OF THE 2022 CRC.

**HANSON  
RESIDENCE**  
4019 SUNRIDGE RD.  
PEBBLE BEACH, CA  
93953



**SAMUEL PITNICK ARCHITECTS**  
P.O. BOX 22412, CARMEL, CA 93922  
PHONE: (831) 241-1895  
EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

PROJECT  
INFORMATION

Scale: SEE DWG.  
Drawn By: SBP  
Job: -

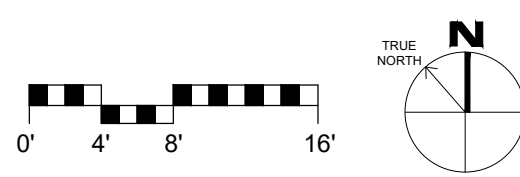
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04/12/2023





1 CONSTRUCTION MANAGEMENT, DRAINAGE & EROSION CONTROL PLAN  
SCALE: 3/32" = 1'-0"



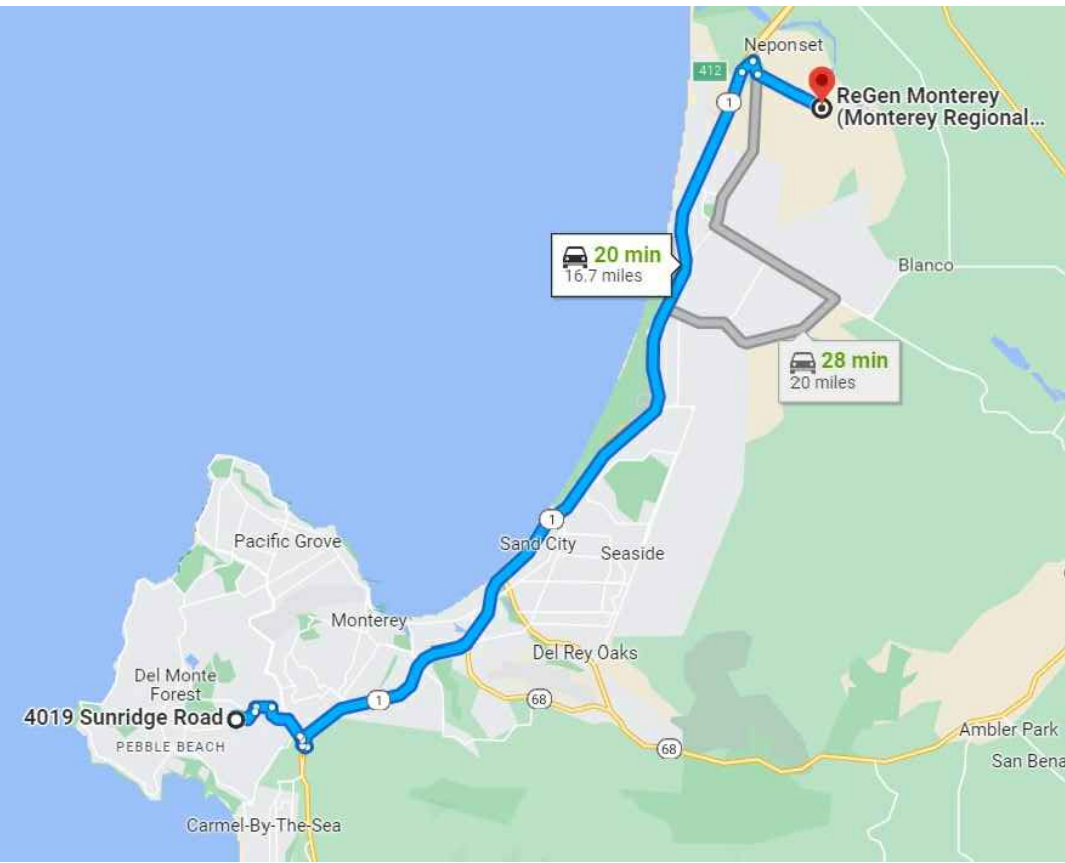
GENERAL NOTES

1. TREE PROTECTION SHALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED.
2. ALSO SEE BEST MANAGEMENT PRACTICES SHEET.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS APPROX. 10-12 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 8 AM AND 5 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR)
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING HIGHWAY 68 / 17 MILE DRIVE EXIT OFF OF HIGHWAY ONE. TRUCKS WILL TAKE HIGHWAY ONE NORTH AND EXIT DEL MONTE BLVD. TO TRANSPORT WASTE AND DEBRIS TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT. REFER TO MAP ON THIS SHEET.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
6. STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
7. ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
8. SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
9. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
10. CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
11. DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
12. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
13. TRUCK STAGING - ALL TRUCK STAGING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE STAGED ON PRIVATE PROPERTY.

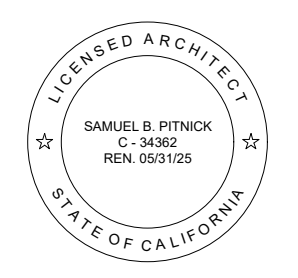
TRUCK ROUTING FROM SITE TO DUMP



CONSTRUCTION MANAGEMENT LEGEND:

- |                                |                 |
|--------------------------------|-----------------|
| CONSTRUCTION MATERIAL STORAGE  | STRAW WATTLE    |
| PAINT & SOLVENT CLEAN-OUT AREA | TREE PROTECTION |
| CONCRETE CONTAINMENT WASHOUT   | SILT FENCING    |

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EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL  
CONSTRUCTION  
MANAGEMENT &  
DRAINAGE PLAN

Scale: SEE DWG.  
Drawn By: SBP  
Job: -

G1.1

04/12/2023



Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 GRADING PLAN  
SCALE: 3/32" = 1'-0"

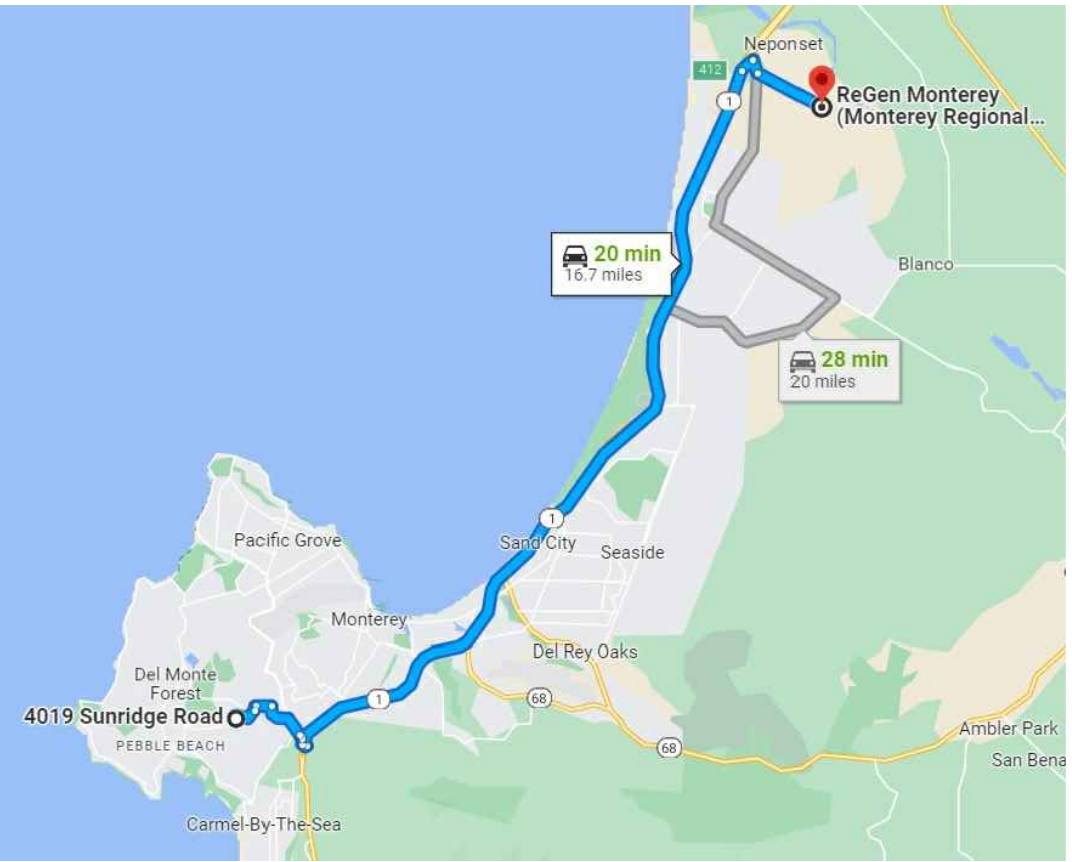
GENERAL NOTES

1. TREE PROTECTION SHALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED.
2. ALSO SEE BEST MANAGEMENT PRACTICES SHEET.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".

GRADING PLAN NOTES

1. THIRTY TRUCK TRIPS ARE ESTIMATED TO BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT.
2. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING HIGHWAY 68 / 17 MILE DRIVE EXIT OFF OF HIGHWAY ONE. TRUCKS WILL TAKE HIGHWAY ONE NORTH AND EXIT DEL MONTE BLVD. TO TRANSPORT WASTE AND DEBRIS TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT. REFER TO MAP ON THIS SHEET.
3. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
4. STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
5. ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
6. SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
7. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
8. CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
9. DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
10. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
11. THE PROPOSED AMOUNT OF GRADING PER DAY WILL BE SIGNIFICANTLY LESS THAN THE POTENTIAL THRESHOLD FOR SIGNIFICANT IMPACTS OF 2.2 ACRES/DAY.CEQA TABLE 5-2.
12. TRUCK STAGING - ALL TRUCK STAGING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE STAGED ON PRIVATE PROPERTY.

TRUCK ROUTING FROM SITE TO DUMP



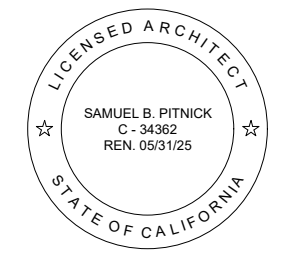
GRADING LEGEND

- CUT MATERIAL
- FILL MATERIAL

GRADING ESTIMATES:  
(P) CUT = 825 CU.YDS.  
(P) FILL = 66.5 CU.YDS.  
(P) NET CUT = 758.5 CU.YDS.  
AREA OF DISTURBANCE = 8,838 SF

- 100' EXISTING CONTOUR INTERVAL - MINOR
- 100' EXISTING CONTOUR INTERVAL - MAJOR
- 100' EXISTING CONTOUR INTERVAL TO BE REMOVED
- 100' PROPOSED CONTOUR INTERVAL

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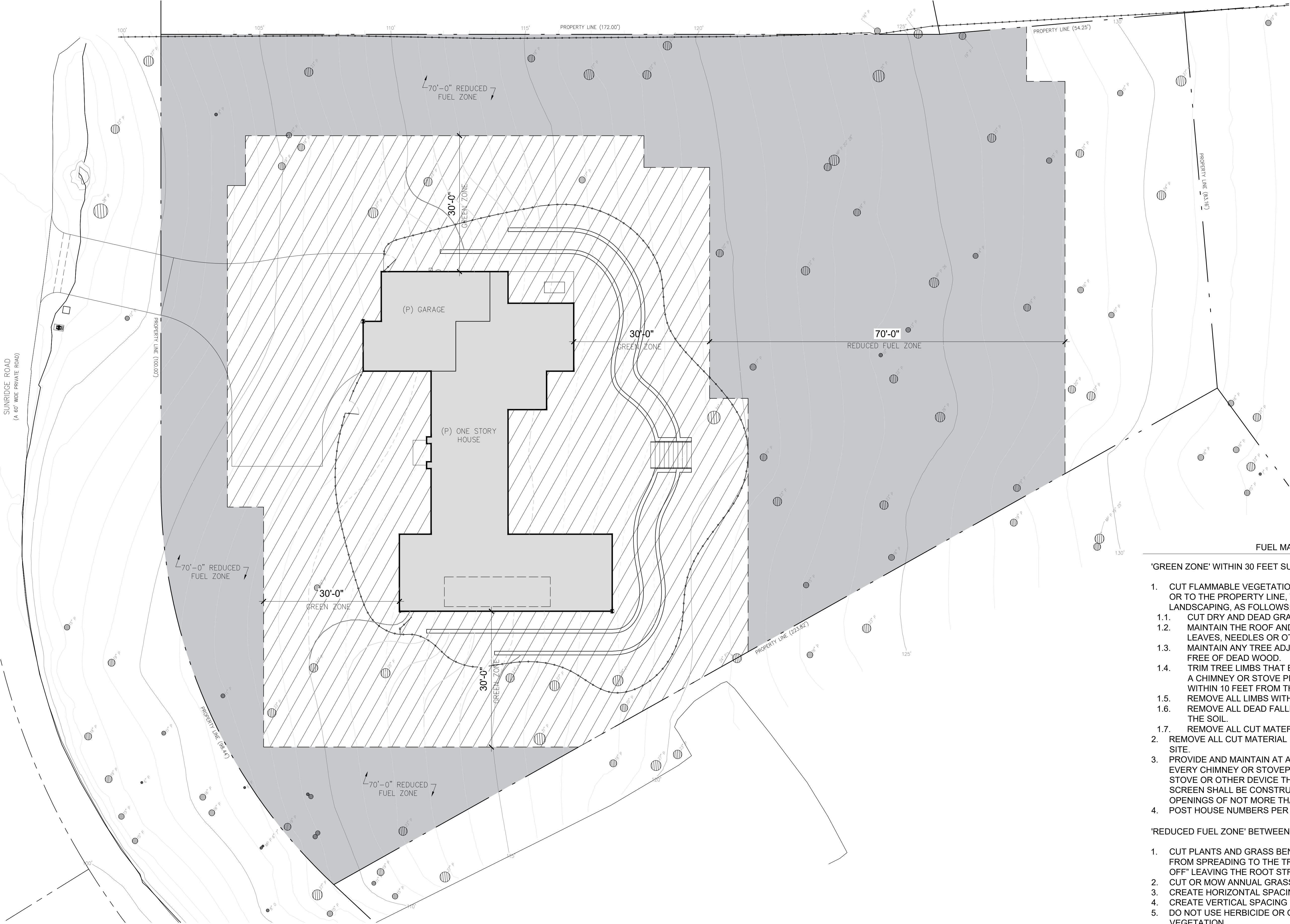
REVISIONS	DATE

ARCHITECTURAL  
GRADING  
PLAN  
Scale: SEE DWG.  
Drawn By: SBP  
Job: -

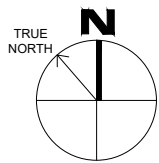
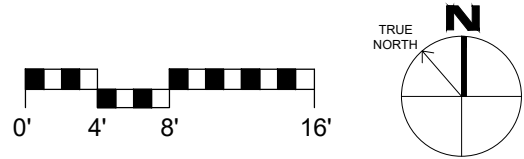
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04/12/2023



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1 PROPOSED FUEL MANAGEMENT PLAN  
SCALE: 3/32" = 1'-0"



FUEL MANAGEMENT NOTES

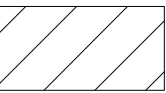
'GREEN ZONE' WITHIN 30 FEET SURROUNDING THE BUILDING:

- CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
  - CUT DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
  - MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATIVE GROWTH.
  - MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.
  - TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE. O TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10 FEET FROM THE GROUND.
  - REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND.
  - REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.
  - REMOVE ALL CUT MATERIAL FROM THE AREA.
- REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
- PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL AND OPENINGS OF NOT MORE THAN ONE-HALF INCH IN SIZE.
- POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS.

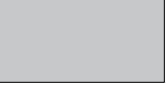
'REDUCED FUEL ZONE' BETWEEN 30 AND 100 FEET AROUND THE BUILDING:

- CUT PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO THE TREES. THESE PLANTS SHOULD BE "TOPPED OFF" LEAVING THE ROOT STRUCTURE INTACT TO MINIMIZE EROSION.
- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
- CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
- CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES.
- DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

FUEL MANAGEMENT LEGEND

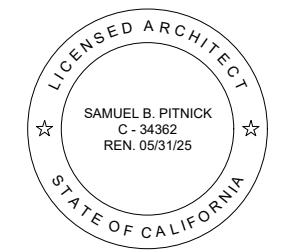


'GREEN ZONE'  
WITHIN 30 FEET SURROUNDING THE BUILDING



'REDUCED FUEL ZONE'  
BETWEEN 30 AND 100 FEET AROUND THE BUILDING

HANSON  
RESIDENCE  
4019 SUNRIDGE RD.  
PEBBLE BEACH, CA  
93953



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REVISIONS	DATE

ARCHITECTURAL


FUEL  
MANAGEMENT  
PLAN

Scale: SEE DWG.  
Drawn By: SBP  
Job: -

G1.3

04/12/2023






**LANDSET**  
ENGINEERS, INC.  
5205 S. Casey Horse Canyon Road  
Orem (833) 443-6970 Fax (833) 443-5801  
[www.landseteng.com](http://www.landseteng.com)

APPROVED BY: \_\_\_\_\_

GUY R. GRAYDON 07/03

P.L.S. No. 8703



A.P.N.: 008-191-011

---

**TOPOGRAPHIC MAP**  
OF

**LOT 11 OF BLOCK 1 - TRACT NO. 166, PESCADERO HEIGHTS  
VOLUME 5 OF CITIES AND TOWNS AT PAGE 19  
PEBBLE BEACH, CALIFORNIA**

FOR  
LEE AND CORALY HANSON

FOR  
LEE AND CORALY HANSON

GENERAL NOTES:

- 1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 85 NORTHEASTLY AND 34 WESTERLY FROM THE SOUTHWESTERLY PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE CORRELATED TO THE LOCATION OF ANY EXISTING UTILITIES. RECONNAISSANCE UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- 4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (03/15/23) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- 5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE DERIVED FROM A FIELD SURVEY OF EXISTING BOUNDARY LINES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

**CONTACT INFORMATION:**

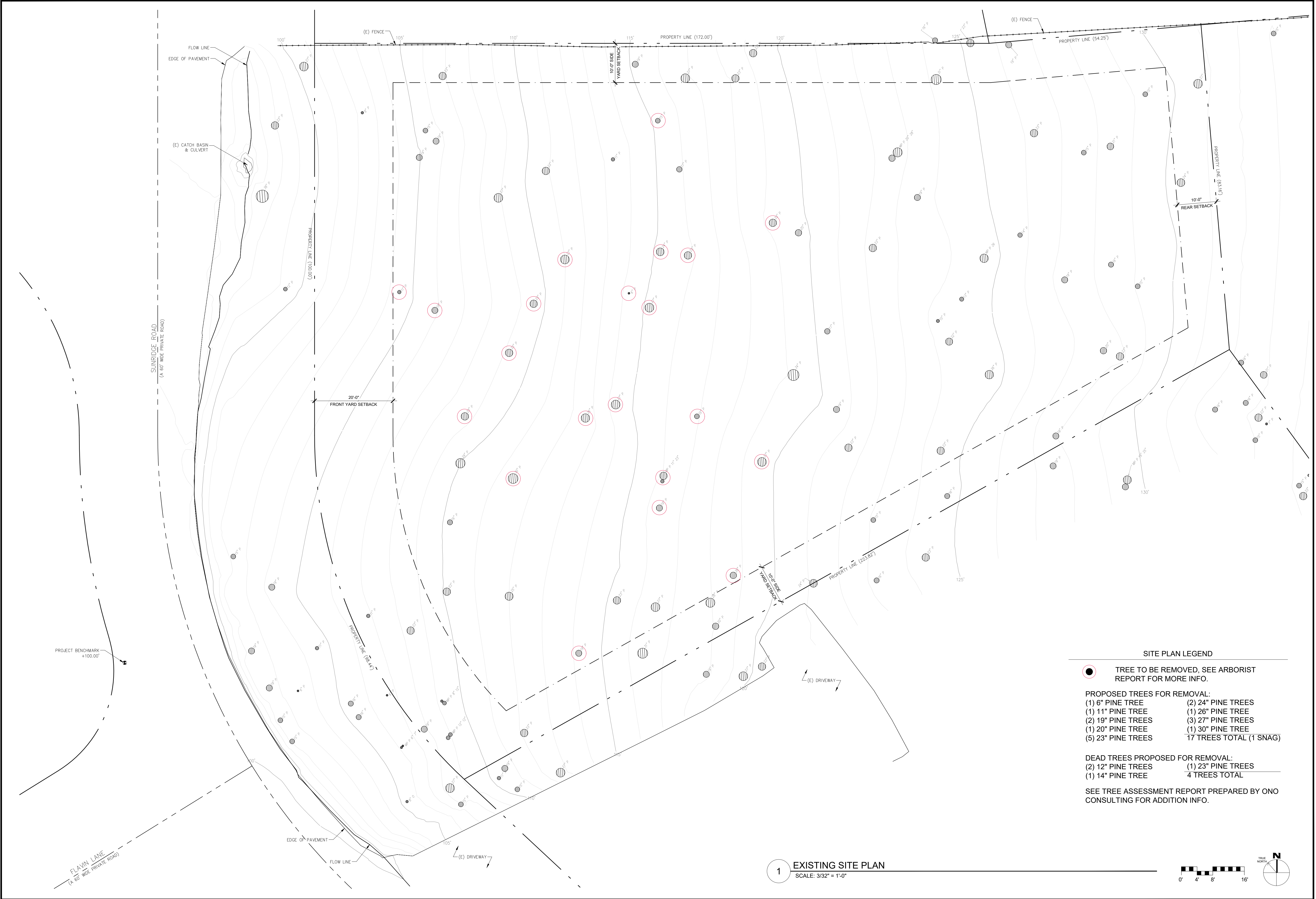
**CLIENT:**  
LEE AND CORALY HANSON  
22 HOLLINS DRIVE  
SANTA CRUZ, CA 95060

**SITE LOCATION:**  
4019 SUNRIDGE ROAD  
PEBBLE BEACH, CA 93953

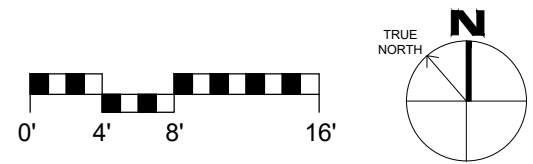
				SHEET	1
	03/31/23	AL	RELEASED TO CLIENT		
No.	DATE	BY	REVISION	OF	1 SHEETS



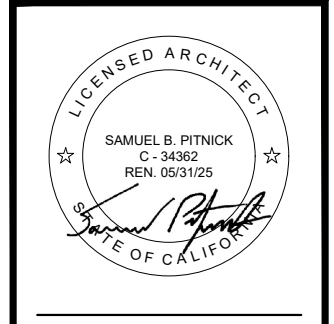
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- SITE PLAN LEGEND**
- TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFO.
- PROPOSED TREES FOR REMOVAL:**
- |                    |                         |
|--------------------|-------------------------|
| (1) 6" PINE TREE   | (2) 24" PINE TREES      |
| (1) 11" PINE TREE  | (1) 26" PINE TREE       |
| (2) 19" PINE TREES | (3) 27" PINE TREES      |
| (1) 20" PINE TREE  | (1) 30" PINE TREE       |
| (5) 23" PINE TREES | 17 TREES TOTAL (1 SNAG) |
- DEAD TREES PROPOSED FOR REMOVAL:**
- |                    |                    |
|--------------------|--------------------|
| (2) 12" PINE TREES | (1) 23" PINE TREES |
| (1) 14" PINE TREE  | 4 TREES TOTAL      |
- SEE TREE ASSESSMENT REPORT PREPARED BY ONO CONSULTING FOR ADDITION INFO.



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REVISIONS	DATE

**ARCHITECTURAL**

**EXISTING SITE PLAN**

Scale: SEE DWG.  
Drawn By: SBP  
Job: -






**A1.0**




08/29/2023



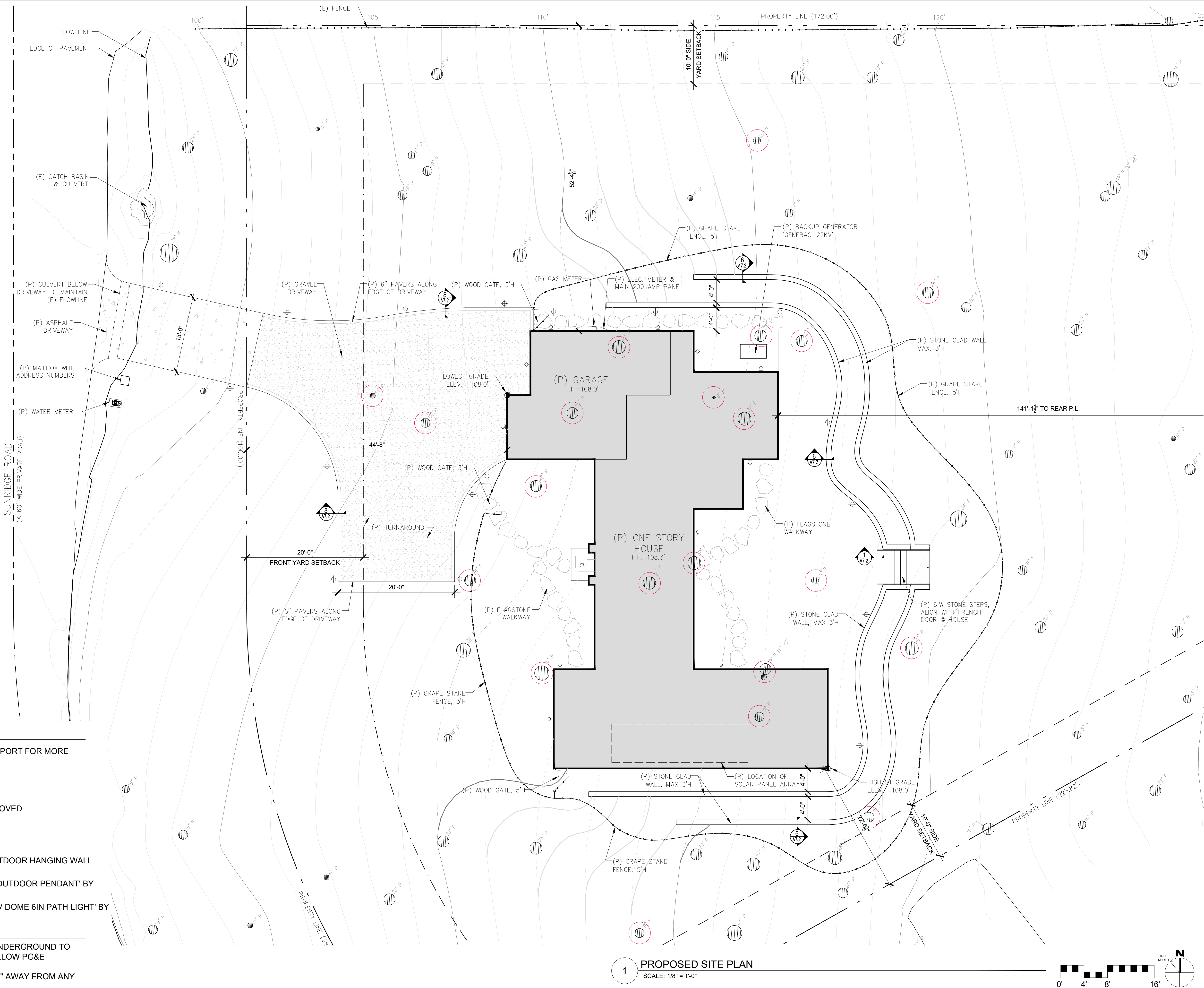
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- SITE PLAN LEGEND**

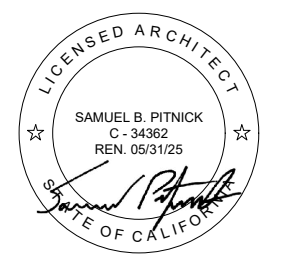
  -  TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION.
  -  100'- EXISTING CONTOUR INTERVAL - MINOR
  -  100'- EXISTING CONTOUR INTERVAL - MAJOR
  -  100'- EXISTING CONTOUR INTERVAL TO BE REMOVED
  -  100'- PROPOSED CONTOUR INTERVAL
- SITE LIGHTING LEGEND**

  -  EXTERIOR LED DOWNLIGHT - 'DOVER LED OUTDOOR HANGING WALL LIGHT' BY MAXIM LIGHTING
  -  EXTERIOR LED PENDANT LIGHT 'DOVER LED OUTDOOR PENDANT' BY MAXIM LIGHTING
  -  EXTERIOR LED DRIVEWAY & PATH LIGHT - '12V DOME 6IN PATH LIGHT' BY KICHLER LIGHTING
- SITE PLAN NOTES**

  - ALL NEW UTILITIES ON SITE TO BE TRENCHED UNDERGROUND TO PROPOSED STRUCTURES, CONTRACTOR TO FOLLOW PG&E GREENBOOK STANDARDS.
  - ALL NEW LANDSCAPING SHALL BE KEPT MIN. 5'-0" AWAY FROM ANY STRUCTURE.



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REVISIONS	DATE

**ARCHITECTURAL**  
**PROPOSED  
SITE PLAN**

Scale: SEE DWG.  
Drawn By: SBP  
Job: -

**A1.1**

08/29/2023



# Lightology

BRAND

Kichler

## DESCRIPTION

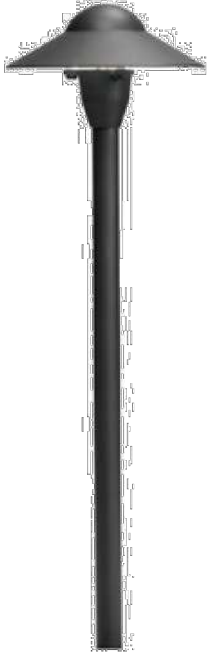
15470 Dome Path Light is made of cast brass in Bronzed Brass finish or cast aluminum in Textured Black, Textured Architectural Bronze, or Centennial Brass finishes. One 12 volt, T5 wedge base LED bulb up to 2 watts is required, but not included. Includes 8 inch ground stake, cable connector and 24 inch lead wires. UL listed. Suitable for wet locations. Not for use with electronic transformers. Requires low voltage magnetic transformer, sold separately.

SHADE COLOR	N/A
BODY FINISH	Textured Black
WATTAGE	N/A
DIMMER	Not Dimmable
DIMENSIONS	6"W x 27"H
LAMP	N/A
ITEM NUMBER	KHR241653

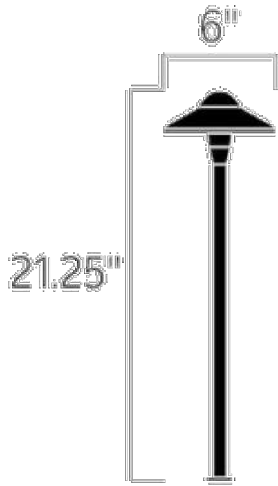
## 12V Dome 6IN Path Light

ITEM NUMBER

KHR241653



Shown in: Textured Black



6

## PROPOSED EXTERIOR PATH LIGHT

SCALE: N.T.S.

# Lightology

BRAND

Maxim Lighting

## DESCRIPTION

Dover Outdoor Hanging Wall Light is a traditional, Mediterranean style, perfect for any exterior. Features Seedy glass panels with a Bronze finish. Available in small and large sizes. Title 24 compliant. Wet location rated. UL listed.

SHADE COLOR	Seedy Glass
BODY FINISH	Bronze
WATTAGE	12W
DIMMER	Not Dimmable
DIMENSIONS	9.25"W x 25.5"H x 14"D
LED MODULE INCLUDED	1 x LED/12W/120V LED
LAMP	
Technical Information	
LUMINOUS FLUX	840 lumens
LUMENS/WATT	70.00
LAMP COLOR	3000 K
ITEM NUMBER	MAX339121

## Dover LED Outdoor Hanging Wall Light

ITEM NUMBER

MAX339121



Shown in: Bronze / Seedy Glass

NOTE:  
CONTRACTOR TO PROVIDE CUSTOM IRON SCROLL  
WORK DETAIL ON SIDES OF EXTERIOR SCONCES.

4

## PROPOSED EXTERIOR WALL SCONCE

SCALE: N.T.S.

# Lightology

BRAND

Maxim Lighting

## DESCRIPTION

Dover Outdoor Pendant is a traditional, Mediterranean style, perfect for any exterior. Features Frosted Seedy glass with a Bronze finish. UL listed. Damp location rated.

SHADE COLOR	Frosted Seedy
BODY FINISH	Bronze
WATTAGE	12W
DIMMER	Standard 120V
DIMENSIONS	60"L x 9.5"W x 16.5"H
LED MODULE INCLUDED	
LAMP	1 x LED/12W/120V LED
Technical Information	
LUMINOUS FLUX	840 lumens
LUMENS/WATT	70.00
ITEM NUMBER	MAX363828

## Dover LED Outdoor Pendant

ITEM NUMBER

MAX363828



Shown in: Bronze / Frosted Seedy

5

## PROPOSED EXTERIOR PENDANT LIGHT

SCALE: N.T.S.

(P) 2X4 P.T. RAIL BEHIND TO  
SECURE GRAPE STAKES,  
POSTS MAX 6" O.C.

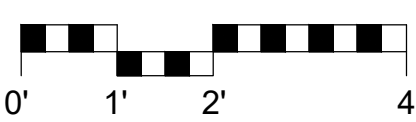
(P) GRAPE STAKE FENCE

T.O. GRADE

1

## GRAPE STAKE FENCE DETAIL

SCALE: 1/2"=1'-0"



(P) STONE STEPS

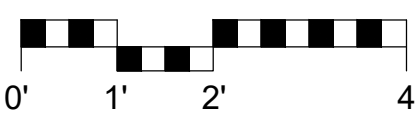
(P) STONE CLAD RETAINING  
WALL

T.O. GRADE

2

## PROPOSED STONE SITE WALL DETAIL

SCALE: 1/2"=1'-0"



(P) ARCHED TOP

(P) IRON HINGE STRAPS

(P) IRON GATE HANDLE &  
LATCH

(P) WOOD GATE PAINTED  
'FRENCH BLUE'

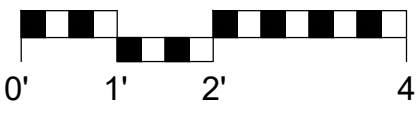
5'-0"

3'-0"

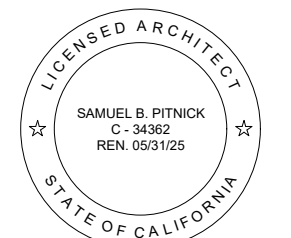
3

## PROPOSED WOOD GATE DETAIL

SCALE: 1/2"=1'-0"



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REVISIONS	DATE

## ARCHITECTURAL

## PROPOSED SITE LIGHTING & GATE

Scale: SEE DWG.

Drawn By: SBP

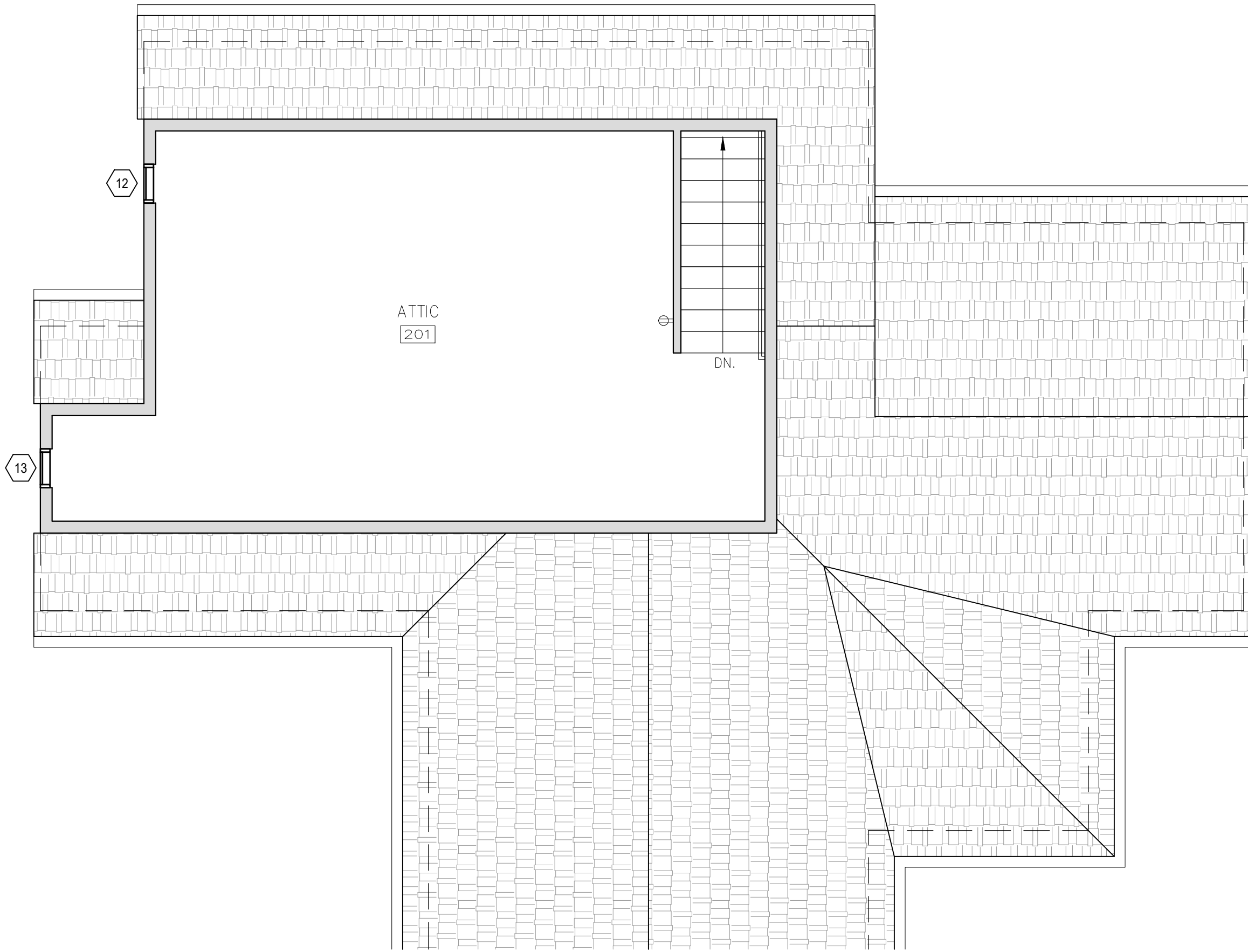
Job: -

A1.2

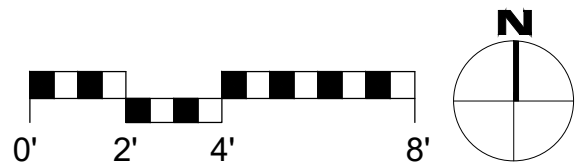
04/12/2023



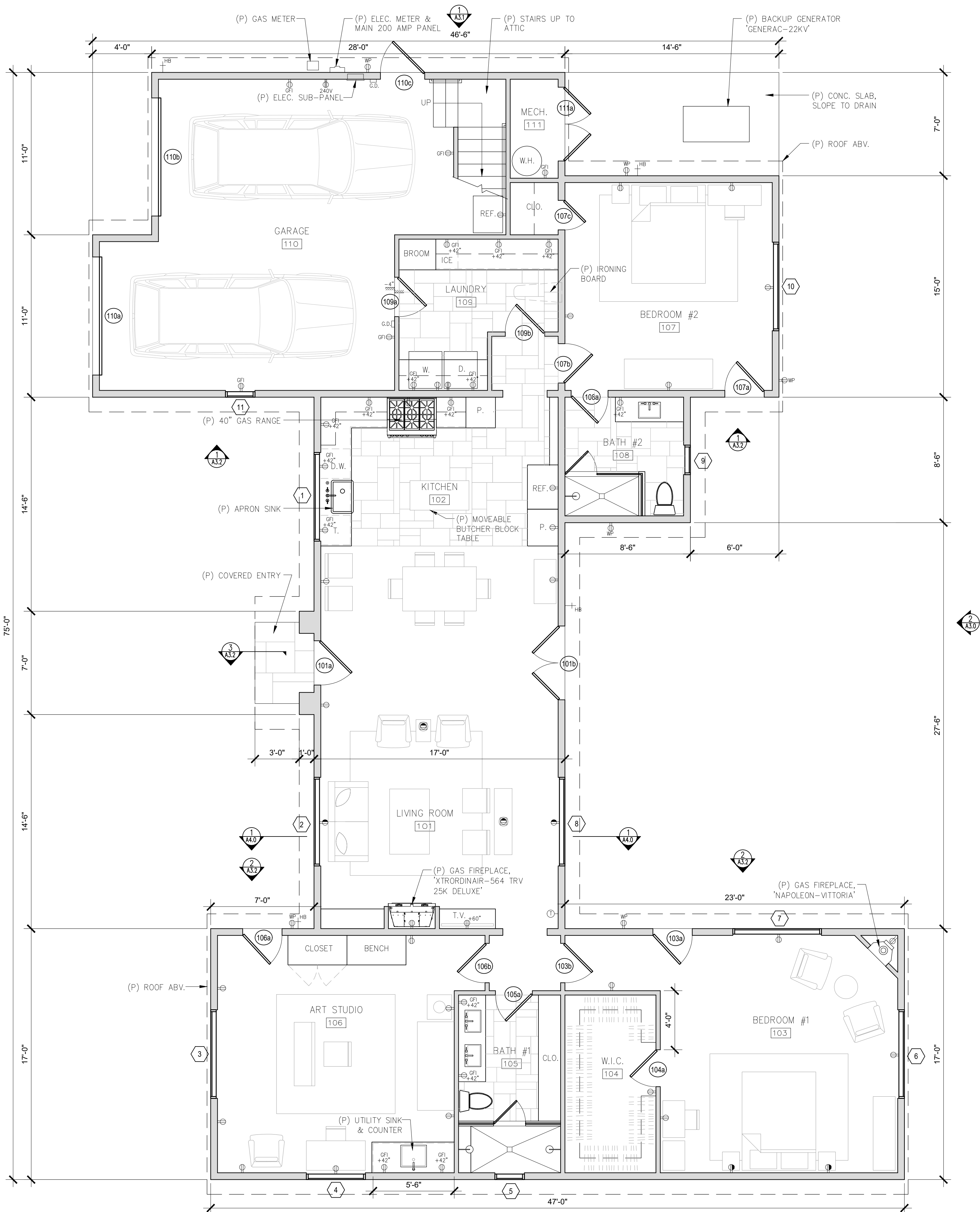
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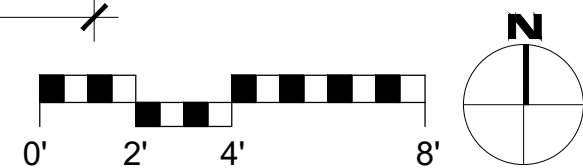
2 PROPOSED ATTIC PLAN  
SCALE: 1/4"=1'-0"



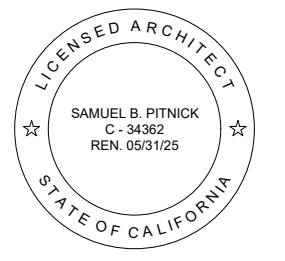
FLOOR PLAN SYMBOLS LEGEND	
	TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
	TAMPER RESISTANT SWITCHED DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
	TAMPER RESISTANT QUAD OUTLET
	220V TAMPER RESISTANT DUPLEX OUTLET
	TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARNING
	GROUND FAULT CIRCUIT INTERRUPT OUTLET
	WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT, RECESSED INTO WALL
	TAMPER RESISTANT FLOOR OUTLET
	TAMPER RESISTANT SWITCHED FLOOR OUTLET
	GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
	THERMOSTATIC CONTROL FOR HEATING & COOLING SYSTEM
	HOSE BIBB W/ ANTI-SIPHON DEVICE, RECESSED INTO WALL



1 PROPOSED FLOOR PLAN  
SCALE: 1/4"=1'-0"



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ARCHITECTURAL  
PROPOSED  
FLOOR PLAN

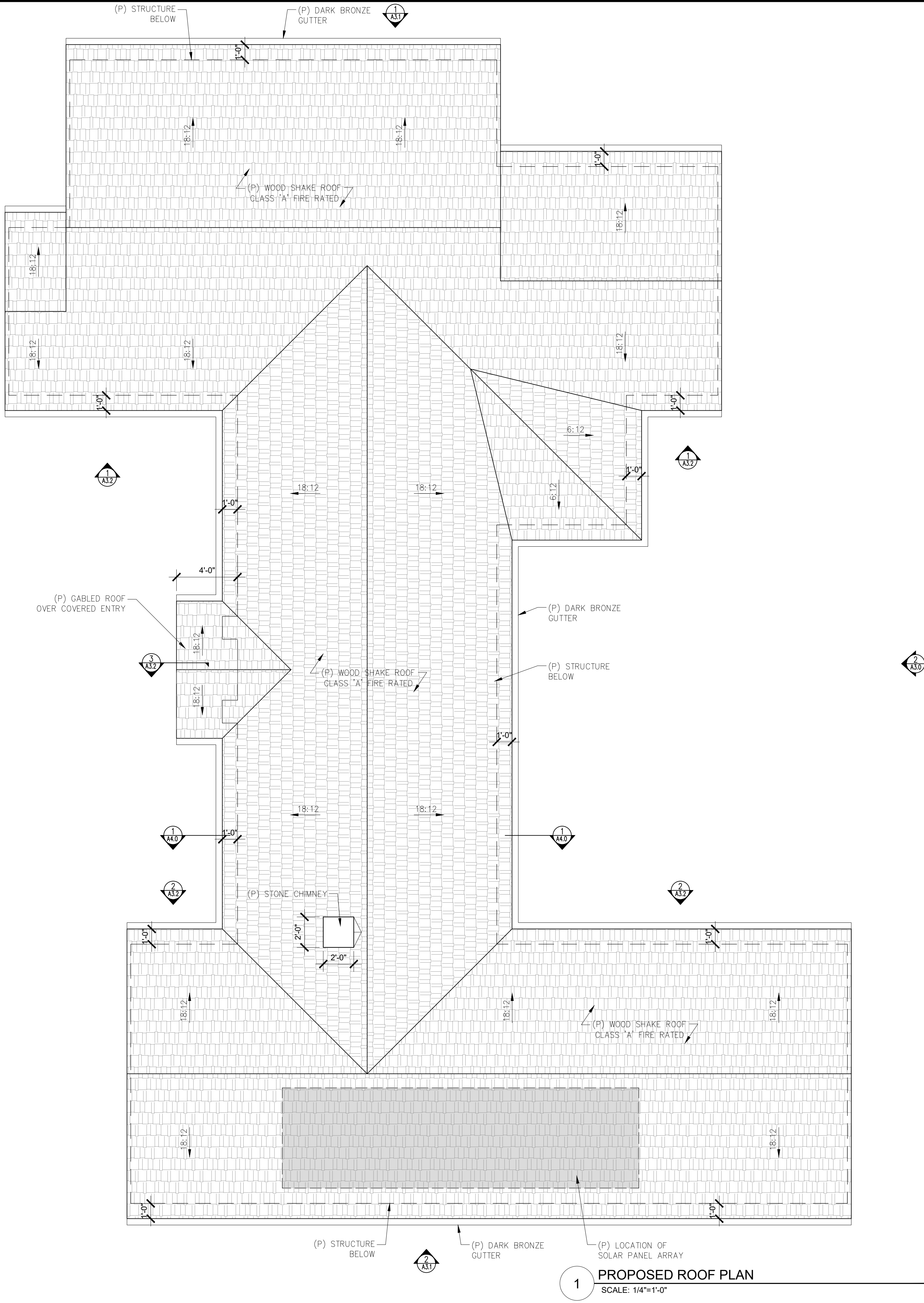
Scale: SEE DWG.  
Drawn By: SBP  
Job: -

A2.0

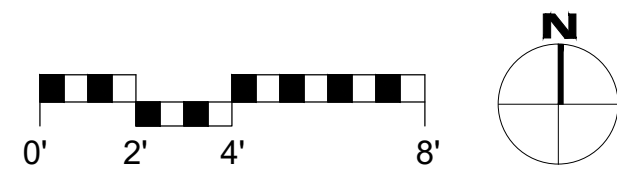
04/12/2023



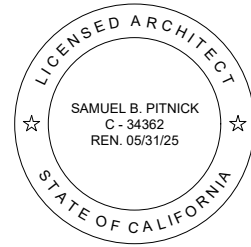
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1 PROPOSED ROOF PLAN  
SCALE: 1/4"=1'-0"



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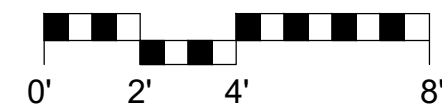
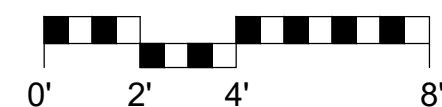
ARCHITECTURAL  
PROPOSED  
ROOF PLAN

Scale: SEE DWG.  
Drawn By: SBP  
Job: -

A2.1

04/12/2023





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[illegible]

Scale: SEE DWG.

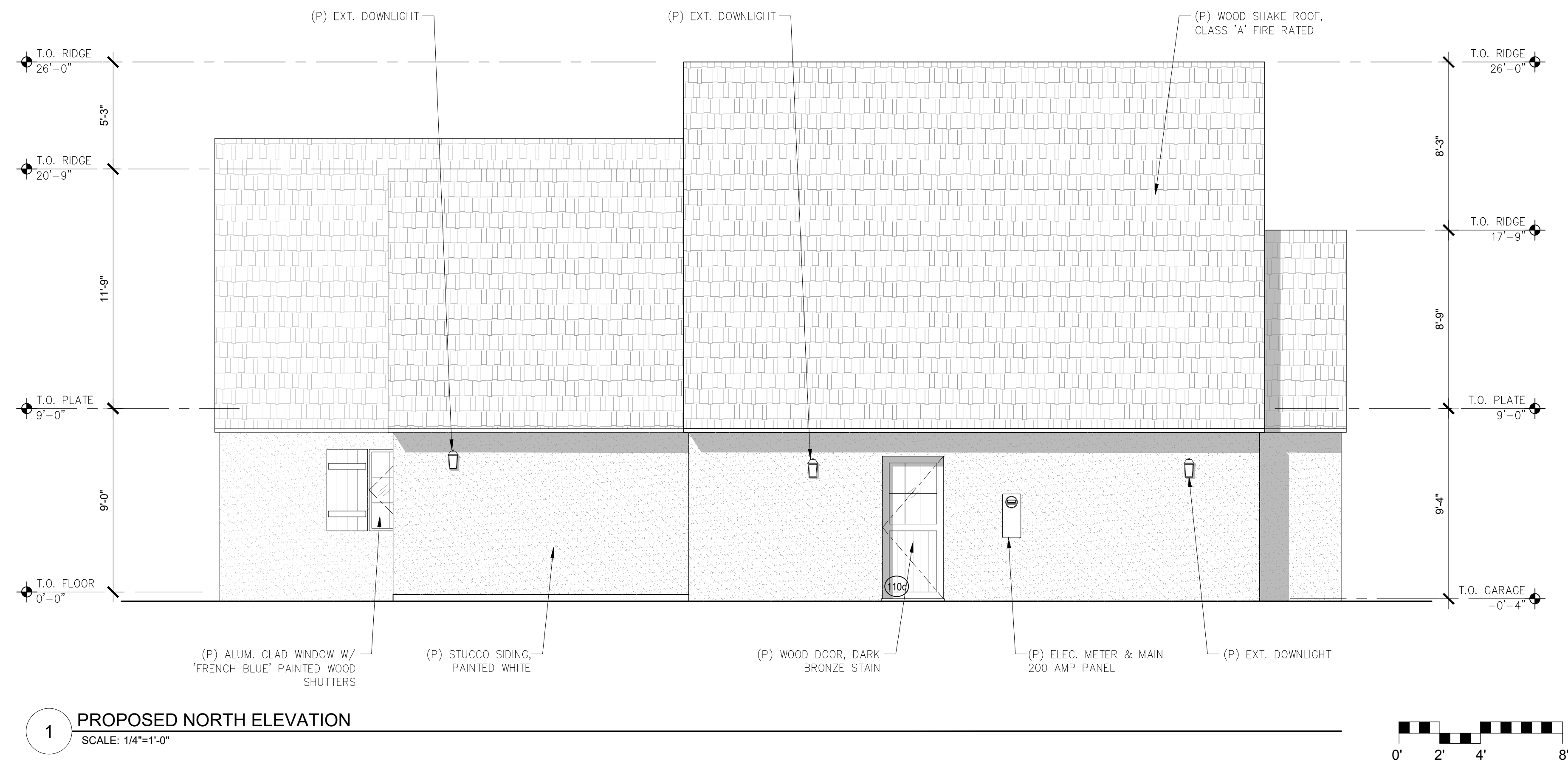
Drawn By: SBP

Job: -

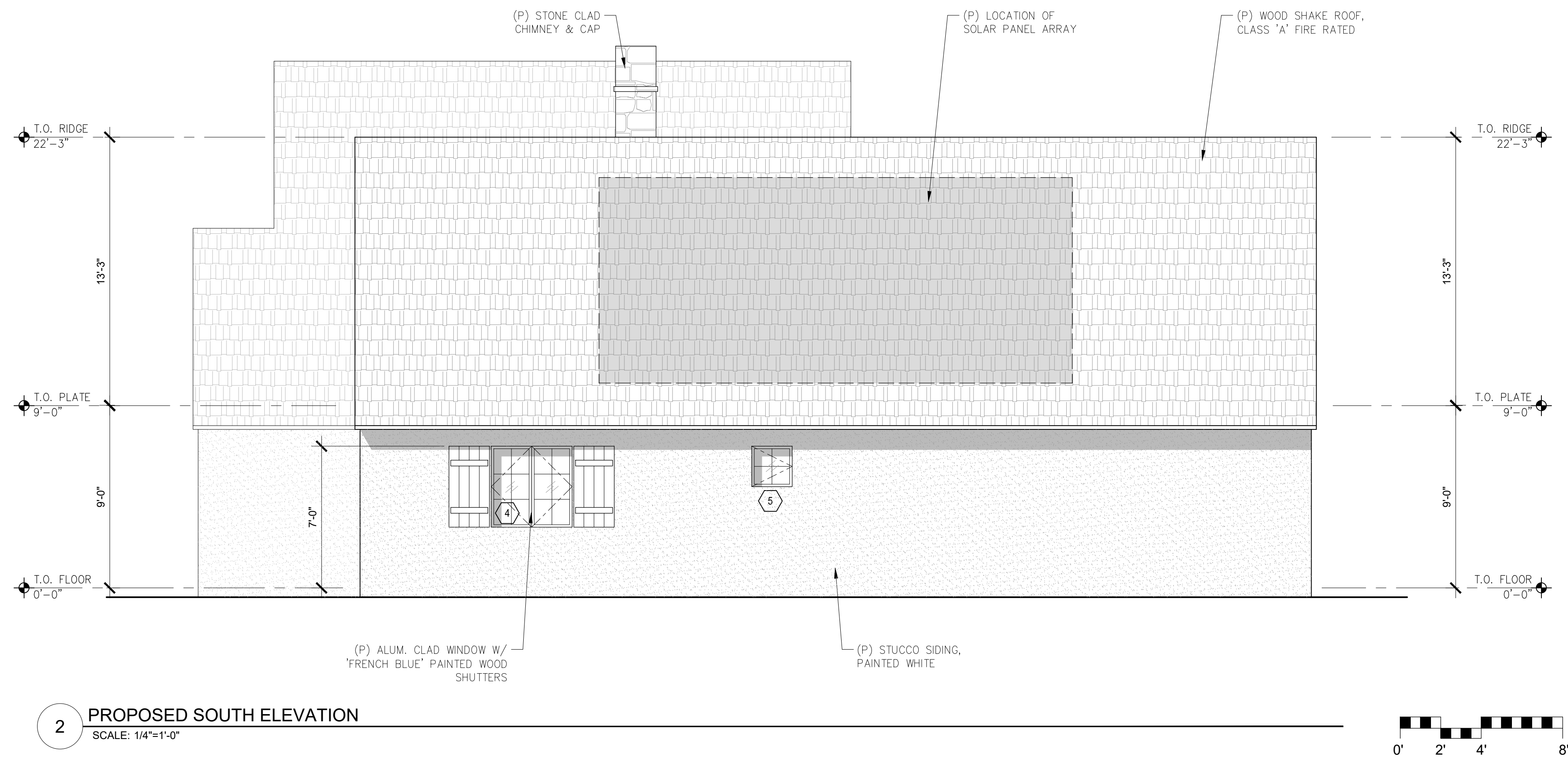
04/12/2023



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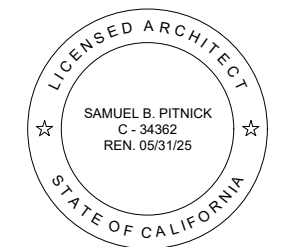


1 PROPOSED NORTH ELEVATION  
SCALE: 1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

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REVISIONS	DATE

ARCHITECTURAL  
BUILDING  
ELEVATIONS

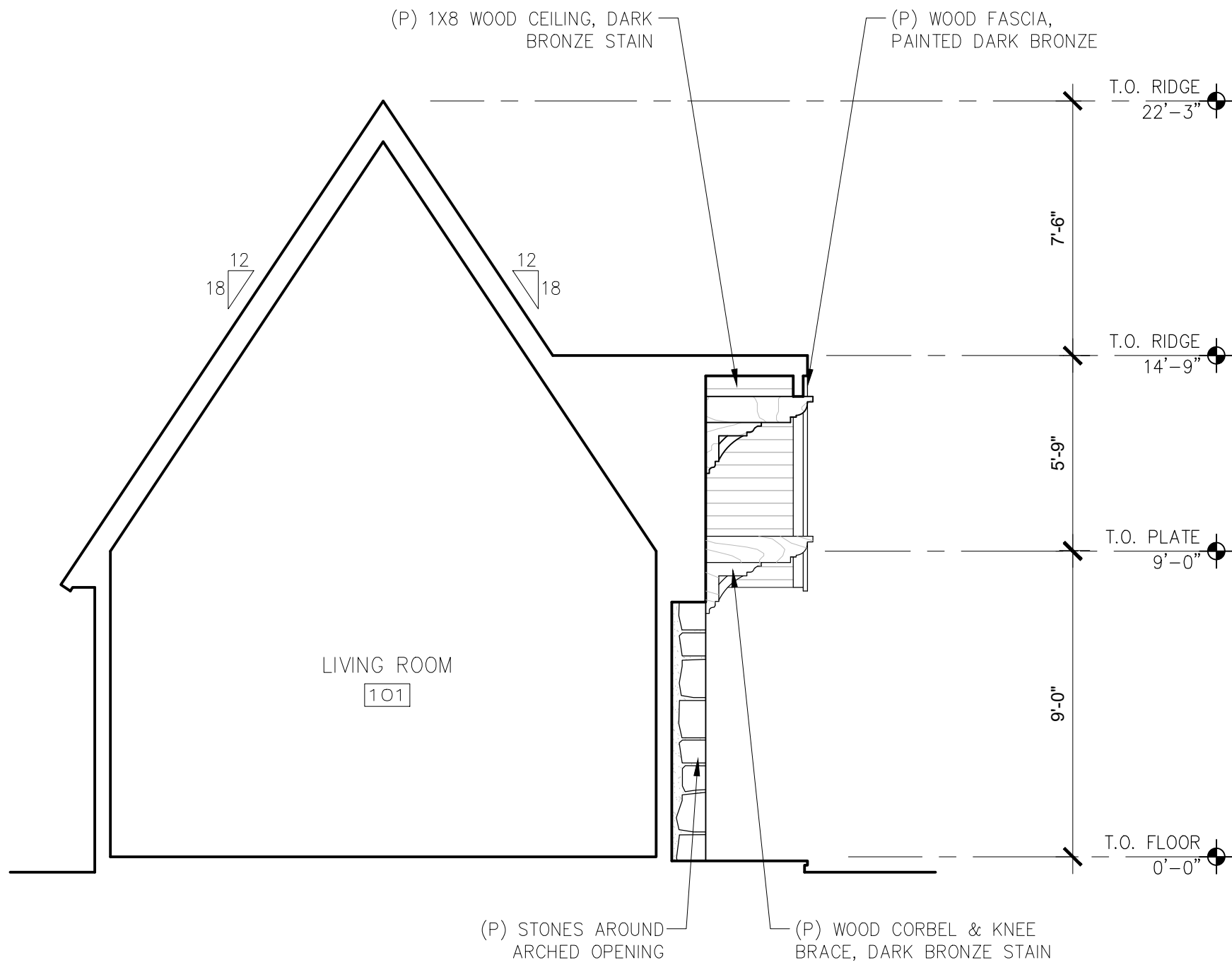
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Drawn By: SBP  
Job: -

A3.1

04/12/2023



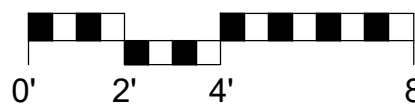
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3

PROPOSED SECTION THROUGH ENTRY

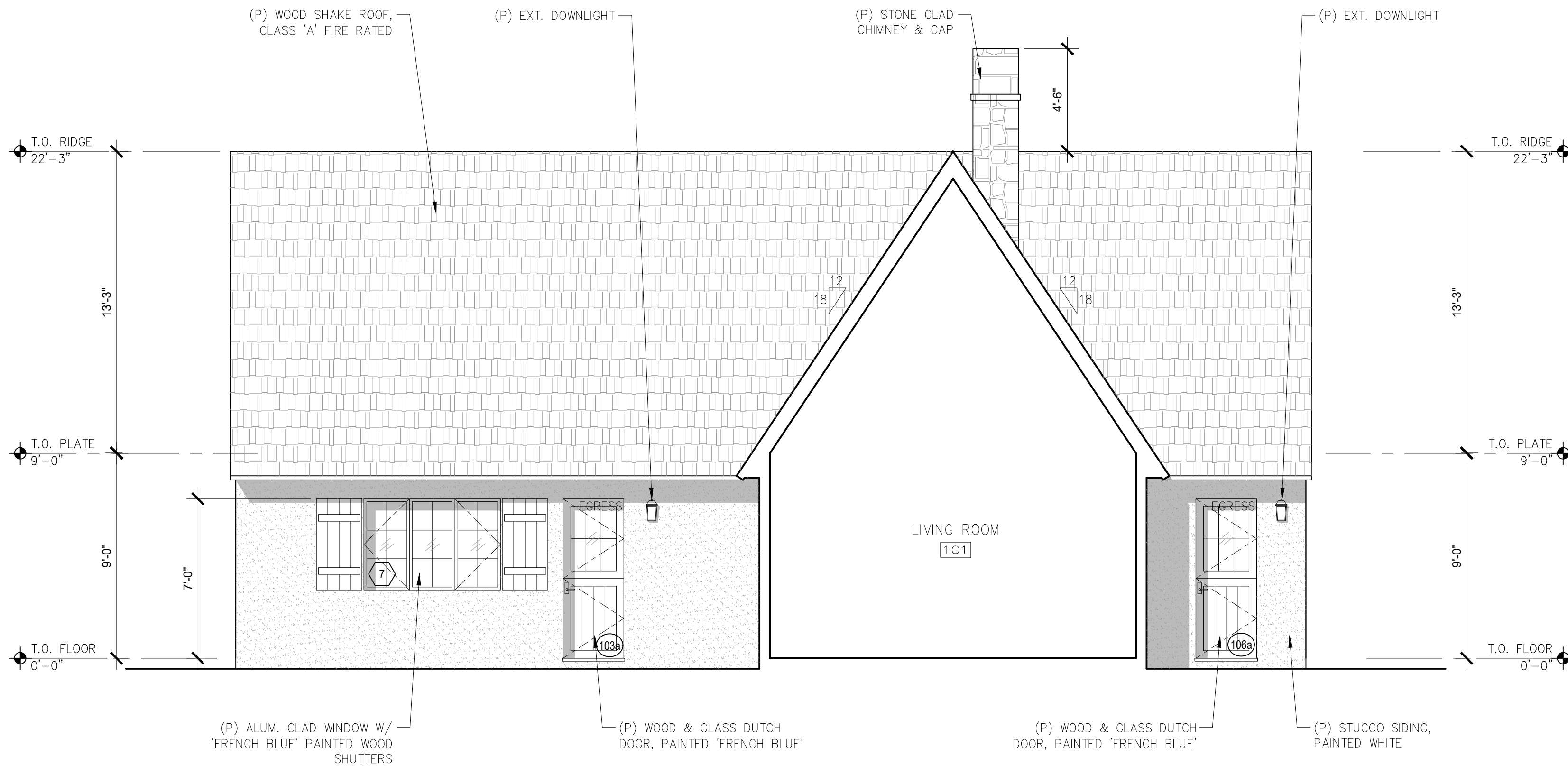
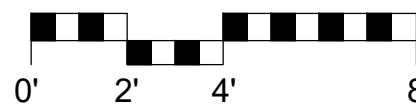
SCALE: 1/4"=1'-0"



1

PROPOSED SOUTH ELEVATION

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



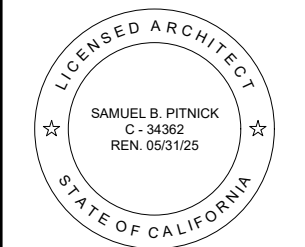
2

PROPOSED NORTH ELEVATION

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



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REVISIONS	DATE

ARCHITECTURAL

BUILDING  
ELEVATIONS

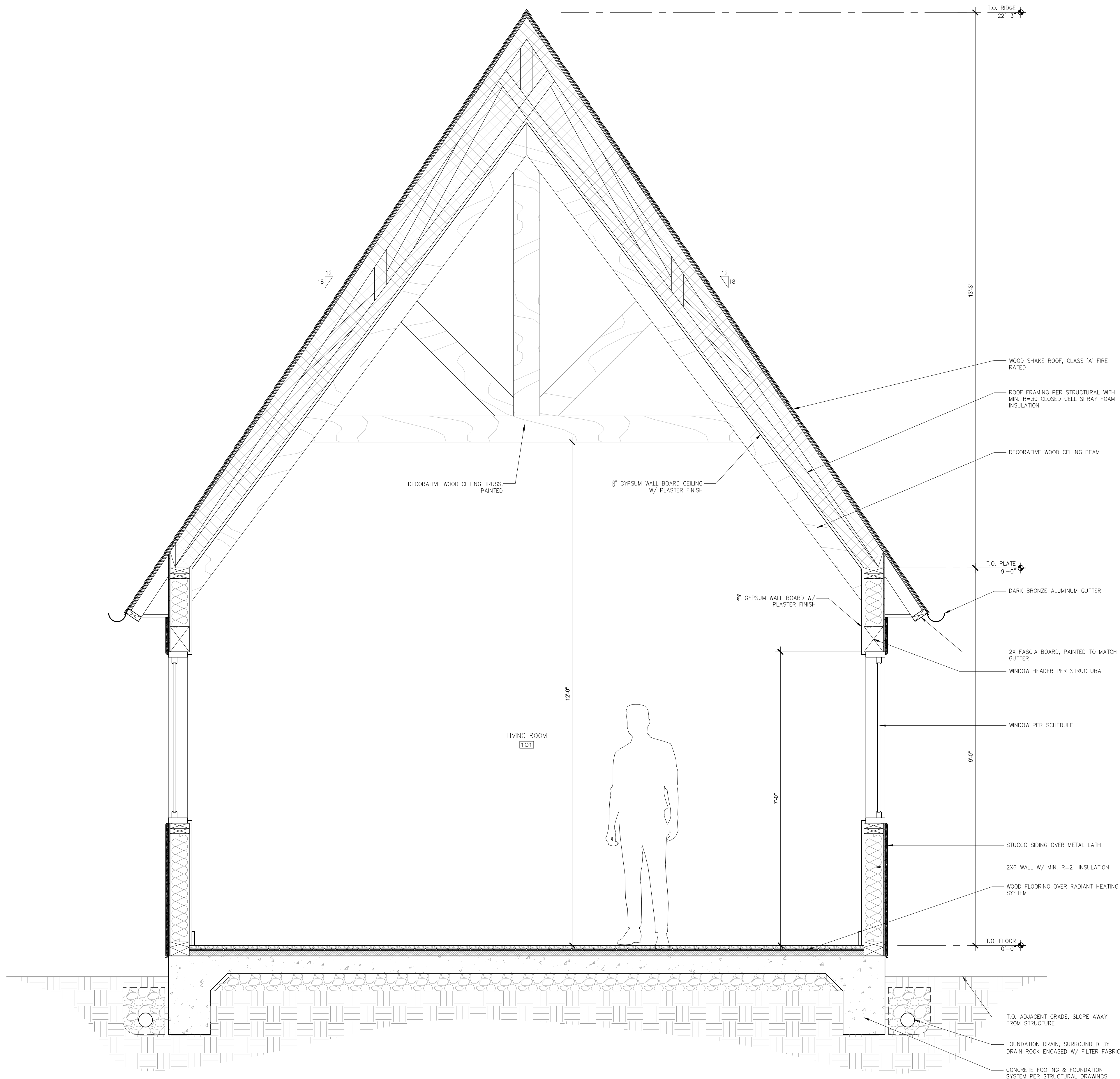
Scale: SEE DWG.  
Drawn By: SBP  
Job: -

A3.2

04/12/2023

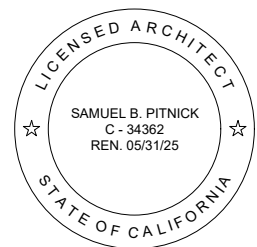


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1 PROPOSED BUILDING SECTION  
SCALE: 3/4"=1'-0"

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REVISIONS	DATE
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ARCHITECTURAL

BUILDING  
SECTION

Scale: SEE DWG.

Drawn By: SBP

Job: -

A4.0

04/12/2023



EXTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
101a	3'-0"	7'-0"	-	WOOD	WOOD	SWING	
101b	5'-0"	7'-0"	-	WOOD/GLASS	WOOD	FRENCH	TEMPERED GLAZING
103a	2'-8"	7'-0"	-	WOOD/GLASS	WOOD	DUTCH	TEMPERED GLAZING
106a	2'-8"	7'-0"	-	WOOD/GLASS	WOOD	DUTCH	TEMPERED GLAZING
107a	2'-8"	7'-0"	-	WOOD/GLASS	WOOD	DUTCH	TEMPERED GLAZING
110a	8'-0"	7'-6"	-	WOOD	WOOD	GARAGE SECTIONAL	ARCHED TOP
110b	8'-0"	7'-6"	-	WOOD	WOOD	GARAGE SECTIONAL	ARCHED TOP
110c	3'-0"	7'-0"	-	WOOD/GLASS	WOOD	SWING	TEMPERED GLAZING
111a	5'-0"	7'-0"	-	WOOD	WOOD	FRENCH	W/ VENTS FOR MECH. EQUIP.

INTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
103b	2'-8"	7'-0"	1.5"	WOOD	WOOD	SWING	
104a	2'-6"	7'-0"	1.5"	WOOD	WOOD	SWING	
105a	2'-6"	7'-0"	1.5"	WOOD	WOOD	SWING	ARCHED TOP
106b	2'-8"	7'-0"	1.5"	WOOD	WOOD	SWING	
107b	2'-8"	7'-0"	1.5"	WOOD	WOOD	SWING	
107c	2'-0"	7'-0"	1.5"	WOOD	WOOD	SWING	
108a	2'-6"	7'-0"	1.5"	WOOD	WOOD	SWING	
109a	2'-8"	7'-0"	1.5"	WOOD	WOOD	SWING	20-MIN. FIRE RATED, SELF-LATCHING, SELF-CLOSING
109b	2'-8"	7'-0"	1.5"	WOOD	WOOD	SWING	ARCHED TOP

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	6'-0"	3'-6"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
2	6'-0"	4'-0"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
3	6'-0"	4'-0"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
4	4'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
5	2'-0"	2'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, OBSCURE
6	6'-0"	4'-0"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
7	6'-0"	4'-0"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
8	6'-0"	4'-0"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
9	2'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
10	6'-0"	4'-0"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
11	2'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
12	1'-6"	3'-0"		GLASS	ALUM. CLAD	FIXED	ARCHED TOP, TEMPERED GLAZING
13	1'-6"	3'-0"		GLASS	ALUM. CLAD	FIXED	ARCHED TOP, TEMPERED GLAZING
14	1'-6"	3'-0"		GLASS	ALUM. CLAD	FIXED	ARCHED TOP, TEMPERED GLAZING
15	1'-6"	3'-0"		GLASS	ALUM. CLAD	FIXED	ARCHED TOP, TEMPERED GLAZING
16	1'-6"	3'-0"		GLASS	ALUM. CLAD	FIXED	ARCHED TOP, TEMPERED GLAZING
17	1'-6"	3'-0"		GLASS	ALUM. CLAD	FIXED	ARCHED TOP, TEMPERED GLAZING

WINDOW & EXTERIOR DOOR NOTES

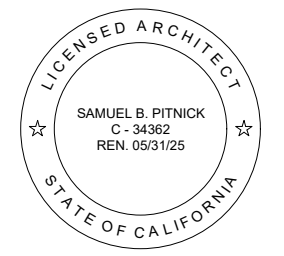
- WINDOWS & DOORS ARE BY 'KOLBE - VISTALUX' (OR APPV'D EQUAL)  
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2  
EXTERIOR MTL: DARK BRONZE ALUM.  
INTERIOR MTL: PAINTED WHITE WOOD
- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
- ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
- ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS.
- REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:  
(A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND  
(B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND  
(C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND  
(D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING; AND  
(E) GLAZING IN ENCLOSURES FOR, OR WALLS FACING BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.  
(F) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS AND WINDOWS.
- ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER
- MIN. U-VALUE & SGHC = PER TITLE 24 CALCULATIONS
- 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. [§R327.8.2.1]
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT 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 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

INTERIOR DOOR NOTES

- INTERIOR DOORS TO BE SOLID PANEL, PAINT GRADE, 1.5" THK., UNLESS NOTED OTHERWISE.
- INTERIOR DOORS TO BE PAINTED WHITE UNLESS NOTED OTHERWISE.
- VERIFY INTERIOR DOOR PROFILE WITH OWNER.

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ARCHITECTURAL

DOOR &  
WINDOW  
SCHEDULES

Scale: SEE DWG.  
Drawn By: SBP  
Job: -

A5.0

04/12/2023





1 FRONT OF HOUSE LOOKING EAST  
SCALE: N.T.S. PAINTING BY CORALY HANSON - MARCH, 2023

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REVISIONS	DATE

ARCHITECTURAL  
PROJECT  
RENDERING

Scale: SEE DWG.  
Drawn By: SBP  
Job: -