

Exhibit B

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**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

**Advanced Language Systems International LLC
(PLN170511)**

RESOLUTION NO.

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a) A Design Approval to allow the construction of a 2,816-square foot two-story single family dwelling with a 546-square foot attached garage; and
 - b) A Use Permit to authorize after-the-fact removal of seven (7) oak trees and one (1) pine tree, and to allow removal of two (2) additional Oak and one (1) Pine tree.

[PLN170511, Advanced Language Systems International, LLC, 2884 Lasauen Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-181-021-000)]

The Advanced Language Systems International, LLC application (PLN170511) came on for public hearing before the Monterey County Planning Commission on April 11, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan;
 - 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 property is located at 2884 Lasauen Road, Pebble Beach (Assessor's Parcel Number 007-181-021-000), Greater Monterey Peninsula Plan area. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage zoning overlays (MDR/B-6-D-RES), which allows residential uses and development. The project includes construction of a new single-family residence. Therefore, the project is an allowed land use for this site.
- c) Design Approval: The property is subject to the zoning requirements contained in Chapter 21.44 of the Monterey County Code (Design Control Zoning District ("D" district). The "D" district 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 Applicant proposes to construct a new residence on a vacant residential property. The proposed home is a 3,326-square foot two-stories residence located in the center of a currently vacant 9,630 square foot lot. The surrounding area is developed with a mix of ranch style homes and two-story homes with mature pines and oak trees lining the street and surrounding the existing homes. The proposed home design includes a light brown stucco siding with an off-white trim; muted blue accents, and composition shingle roofing. The proposed exterior finishes blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. Replacement tree plantings in the front yard are required to replace trees removed for construction of the home and to preserve the forested setting of the site and surroundings (Condition #10). As proposed and conditioned, the project complies with the standards contained in Chapter 21.44 of the zoning ordinance (Title 21).
- d) Tree Removal: Nine (9) oak trees and two (2) pine trees are proposed to be removed for construction of the new single-family dwelling for a total of 11 protected trees to be removed. Eight (8) trees were previously removed without a permit and additional 3 trees are proposed for removal. Pursuant to zoning regulations for the preservation of oaks and other protected trees (Section 21.64.260 of the Monterey County Code, a Use Permit for removal of more than 3 protected trees is required. Findings required in order to grant a Use Permit for the removal of trees can be made in this case (See Finding 5). In addition, pursuant to Section 21.84.140 of the Monterey County Code, a fee of twice the amount normally charged for the tree removal application has been charged for consideration of after-the-fact permits for the tree removal.
- e) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Information regarding the LUAC recommendation was provided to the Planning Commission and the public in advance of the hearing.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170511.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach Community Services District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) Staff identified potential impacts to forest resources. The following report have been prepared:
- “Tree Resource Assessment” (LIB170454) prepared by Frank Ono, Pacific Grove, CA, September 22, 2017.
- The above-mentioned report indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed this report and concurs with its conclusions.
- c) The project includes construction of a new single-family residence on a vacant property within a developed residential neighborhood.
- d) Staff conducted a site inspection on March 12, 2018 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170511.
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 the RMA - Planning, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. 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) Water for the residence has been purchased from the Pebble Beach Company and will be provided by Cal-Am. Sewer services will be provided by the Carmel Area Wastewater District (CAWD).
- c) The project includes a new single-family dwelling on a residential lot within a developed residential neighborhood. Other than typical and temporary construction-related noise and dust, establishment and occupation of the proposed dwelling is not anticipated to be detrimental to the health, safety, peace, or welfare of persons residing or working in the neighborhood.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170511.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in not compliance with all rules and regulations pertaining to zoning. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.
- EVIDENCE:**
- a) During review of the project application, staff became aware that a violation exists on subject property due to removal of seven oak trees and two pine trees without the benefit of required permits.
 - b) The proposed project corrects an existing violation regarding removal of the trees without a permit by authorizing removal of the trees after-the fact and requiring that the trees be replaced on-site (Condition #). When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.
 - c) Zoning violation abatement costs have been paid. Pursuant to Section 21.84.140 of the Monterey County Code, a fee of twice the amount normally charged for the tree removal application has been charged for consideration of after-the-fact permits for the tree removal.
 - d) Other than removal of trees without a permit, the site is currently undeveloped.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170511.
5. **FINDING:** **TREE REMOVAL** –The tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.
- EVIDENCE**
- a) The project includes application for the removal of 11 trees. In accordance with the applicable policies of the Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the criteria to grant said permit has been met.
 - b) Policy GMP-3.5 of the Greater Monterey Peninsula Area Plan discourages removal of healthy native oak, Monterey pine, and redwood trees and calls for development of an ordinance to identify required procedures for removal of these trees. Tree removal procedures and requirements are contained in the zoning ordinance (Title 21) Section 21.64.260. Procedures include consideration of a Use Permit for removal of more than 3 protected trees and requirements include consideration of a Forest Management Plan, finding that the removal is the minimum required under the circumstances, finding that the removal will not involve a risk of adverse environmental impacts or that the tree is a hazard, and consideration of reasonable conditions to mitigate impacts including but not limited replacement of trees removed.
 - c) A “Tree Resource Assessment” was prepared for the project by Frank Ono (LIB170454). The report indicates that “No significant long term affects to the forest ecosystem are anticipated as the site is surrounded

by already developed residential sites” and the project, as proposed, is not likely to significantly reduce the availability habitat or result in significant adverse environmental effects. The report also recommends protection of trees during construction and replacement plantings with five oaks and five pines to avoid overcrowding of trees on the site. Staff has reviewed the report and concurs with the conclusions other than for replanting of less than a 1:1 ratio. Much of the front yard and eastern side yard of the new home will be devoid of trees and sufficient room exists within those areas to plant 11 new trees. Therefore, staff is recommending replanting at a 1:1 ratio (Condition 10). The site is a small, vacant lot in the midst of a developed residential neighborhood and has little connectivity to larger undisturbed forest habitat. Conditions and recommendation for tree protection and replacement have been incorporated in the conditions of approval (Conditions 7 and 10).

- d) Proposed tree removal if the minimum required under the circumstances of the case. With the exception of one 20-inch dead oak tree located in the front yard and is considered a hazard, the other 10 trees proposed for removal are/were located near the center of the property where the new home is proposed to be built. Trees located in the side and rear yards have not been removed and are proposed to remain and protected during construction (Condition 7). The proposed home would occupy a 2,800-square foot area near the center of the 9,630-square foot lot. Construction of a home anywhere on the property requires the removal of trees and there are no alternative locations for the proposed home on the subject parcel that would avoid or minimize removal of trees beyond what is proposed. Given the small size of the lot and the typical size of residences in the area, the home has been sited and designed appropriately and proposed tree removal is the minimum required under the circumstances of the case.
- e) Staff conducted a site inspection on March 12, 2018 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170511.

- 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 up to three new single-family dwellings in a residential zone.
 - b) The project includes construction of a single-family dwelling in a medium density residential zone.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 12, 2018.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The site does not contain a particularly sensitive

environment, no significant effects or cumulative considerable impacts have been identified from the consideration of the residential development on a vacant lot in a residential zone, the project will not be located in an area visible from a scenic road or highway, is not on a hazardous waste site, and will not impact historical resources.

- e) No potentially significant adverse environmental effects have been identified due to removal of 11 trees on the property (See Finding 5).
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170511.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors

EVIDENCE: a) Section 21.80.040.D of the Monterey County Zoning Ordinance designates the Board of Supervisors as the authority to consider appeals of discretionary decisions of the Planning Commission.

DECISION

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

1. Find the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- 3) Approve a Combined Development Permit consisting of:
 - c) A Design Approval to allow the construction of a 2,816-square foot two-story single family dwelling with a 546-square foot attached garage; and
 - d) A Use Permit to authorize after-the-fact removal of seven (7) oak trees and one (1) pine tree, and to allow removal of two (2) additional Oak and one (1) Pine tree.

PASSED AND ADOPTED this 11th day of April, 2018 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

1. You will need a building permit and must comply with the 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 RMA-Planning and RMA-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.

Monterey County RMA Planning

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

PLN170511

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit and Design Approval (PLN170511) allows construction of a 2,816-square foot two-story single family dwelling with a 546-square foot attached garage and after-the-fact removal of seven (7) oak trees and one (1) pine tree, and to removal of two (2) additional Oak and one (1) additional Pine tree. The property is located at 2884 Lasauen Road, Pebble Beach (Assessor's Parcel Number 007-181-021-000), Greater Monterey Peninsula Area 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 RMA - 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. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "A Use Permit and Design Approval (Resolution Number ***) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 007-181-021-000 on April 11, 2018. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-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 RMA - 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.
(RMA - Planning)

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

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 RMA - 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. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (RMA-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - 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. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - 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 RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

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

Responsible Department: RMA-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 RMA - 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 RMA - 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. (RMA - 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 RMA - 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 RMA-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 RMA-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 RMA - 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.

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

Responsible Department: RMA-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 RMA - Planning, prior to the issuance of building permits.
(RMA - 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 RMA - 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.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

The applicant shall plant at least 9 oak trees and 2 pine trees on the lot to replace those authorized for removal under this permit. At least six trees shall be planted between the approved single-family residence and the road and at least three of those trees shall be 15 gallons or larger. Replacement trees shall be located to maximize screening of the new residence as viewed from the road. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-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.

11. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

12. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

13. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

14. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Report prepared by Grice Engineering, Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

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

15. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

16. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

17. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

18. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

19. PW0045 – COUNTYWIDE TRAFFIC IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Impact 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 RMA-Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-Development.

PROJECT DATA

PROJECT ADDRESS:	2884 LASAUE ROAD PEBBLE BEACH, CA 93953
ASSESSOR'S PARCEL NUMBER:	007-181-021
ZONING:	MDR/B-6-D-RES
RESIDENCE OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYPE V-B (SPRINKLERED) <div>SEE SHEET A2.4 FIRE SPRINKLER NOTES</div>
SITE AREA:	9,630 sf (.221 ACRES) (PER LANDSET SITE PLAN/SURVEY)
ALLOWABLE FLOOR AREA:	9,370 sf BASED ON 95 % OF 9,630 sf LOT AREA
BUILDING AREA: (FLOOR AREA):	1,702 sf RESIDENCE GROUND FLOOR LIVABLE FLOOR AREA 546 sf GROUND FLOOR GARAGE (FLOOR AREA) 1,114 sf RESIDENCE UPPER FLOOR FLOOR AREA
OTHER BUILDING AREAS:	62 sf ROOF COVERED ENTRY PORCH 238 sf GROUND FLOOR PATIO AT WEST SIDE OF RESIDENCE 238 sf UPPER FLOOR BALCONY AT WEST SIDE OF RESIDENCE (DIRECTLY ABOVE 1ST FLR PATIO)
SITE COVERAGE:	2,248 sf RESIDENCE/GARAGE FOOTPRINT 62 sf ROOF COVERED ENTRY PORCH 238 sf PATIO & BALCONY ABOVE AT WEST SIDE OF RESIDENCE 238 sf RAISED PATIO & STEPS UP TO PATIO AT THE EAST SIDE OF THE RESIDENCE 28 sf RAISED EXT. DOOR LANDING AT GARAGE AND STEPS
ALLOWABLE SITE COVERAGE:	2,859 sf (TOTAL) (29.68 % OF 9,630 sf SITE AREA)
REQUIRED BLDG SETBACKS (ON LESS THAN 1/4 ACRE SITES)	MAIN STRUCTURES FRONT YARD SETBACK: 20' SIDE YARD SETBACK: 10' (1ST FLR.) 20' (2ND FLR.) REAR YARD: 20'
MAXIMUM BLDG HEIGHT ALLOWED:	27 FEET ABOVE AVERAGE GRADE

UTILITIES INFORMATION

ELECTRICAL SERVICE:	P&G E: SERVICE TO BE UNDERGROUND TO RESIDENCE FROM (E) OVHD. LINES AT UTILITY POLE AT STREET
WATER SERVICE:	CALIFORNIA - AMERICAN WATER COMPANY SEE GENERAL NOTE "B"
GAS SERVICE:	P&G E:
SEWER SERVICE:	PUBLIC SEWER SYSTEM @ ROAD

LIST OF DRAWINGS

(PERMIT SUBMITTAL)

SHT #	SHEET TITLE	SHT #	SHEET TITLE
ARCHITECTURAL			
A1.1	SITE PLAN & PROJECT DATA	S-1	FOUNDATION & FIRST FLOOR FRAMING PLAN
C61.0	CALGREEN CHECKLIST	S-2	SECOND FLOOR AND LOW ROOF FRAMING PLAN
1 OF 1	TOPOGRAPHIC SURVEY	S-3	HIGH ROOF FRAMING PLAN
SD1.1	SITE DRAINAGE PLAN	SD-1	STRUCTURAL NOTES & DETAILS
L2.1	LANDSCAPE PLAN	SD-2	DETAILS
A2.1	FIRST FLOOR PLAN	SD-3	DETAILS
A2.2	SECOND FLOOR PLAN	SD-4	DETAILS
A2.3	ROOF PLAN	SD-5	DETAILS
A2.4	WINDOW GROUPS & PROJECT GENERAL NOTES	SD-6	DETAILS
A3.1	EXTERIOR ELEVATIONS	SD-7	DETAILS
A3.2	EXTERIOR ELEVATIONS	SD-8	DETAILS
A3.3	BUILDING SECTIONS	HFX1	ANCHORAGE DETAILS - HFX PANELS
A8.1	DETAILS	HFX2	FRAMING DETAILS - HFX PANELS
A8.2	DETAILS	HFX3	FLOOR SYSTEM DETAILS - HFX PANELS
E2.1	FIRST FLOOR ELECTRICAL PLAN		
E2.2	SECOND FLOOR ELECTRICAL PLAN		
ENERGY CODE COMPLIANCE			
T-1	TITLE 24 ENERGY CODE COMPLIANCE		
T-2	TITLE 24 ENERGY CODE COMPLIANCE		
T-3	TITLE 24 ENERGY CODE COMPLIANCE		
T-4	TITLE 24 ENERGY CODE COMPLIANCE		

PROJECT TEAM

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Contact: Rome or Edwin Cabalar

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ENERGY SOLUTIONS
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phone: (408) 244-6797
Contact: A. Hasan

GEOTECHNICAL

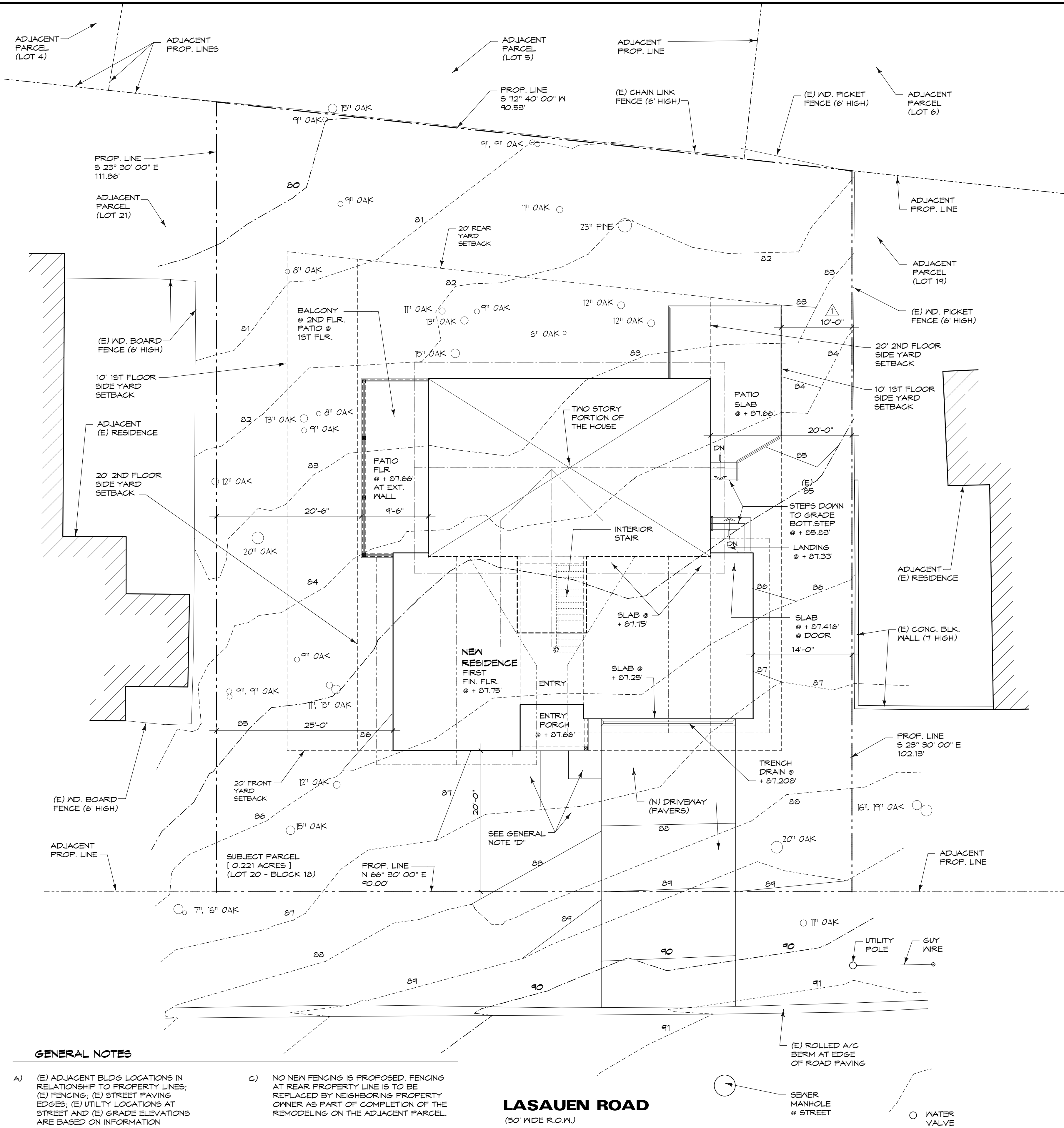
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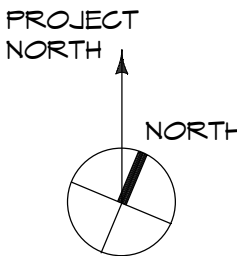
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GENERAL NOTES

- A) (E) ADJACENT BLDG LOCATIONS IN RELATIONSHIP TO PROPERTY LINES; (E) FENCING; (E) STREET PAVING EDGES; (E) UTILITY LOCATIONS AT STREET AND (E) GRADE ELEVATIONS ARE BASED ON INFORMATION CONTAINED ON TOPOGRAPHIC MAP PREPARED BY LANDSET ENGINEERS, INC. DATED AUGUST 2016.
- B) NEW WATER SERVICE IS REQUIRED FOR THIS PARCEL. WATER ALLOCATIONS WERE PURCHASED THROUGH DEL MONTE FOREST (PEBBLE BEACH COMPANY) TO ALSO BE APPROVED BY THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT AND COUNTY OF MONTEREY PLANNING DEPARTMENT FOR PLACING A NEW WATER METER FOR THE NEW RESIDENCE ON AN UNDEVELOPED PARCEL WITHOUT PRIOR WATER ALLOCATIONS BEING RESERVED FOR SITE DEVELOPMENT.
- C) NO NEW FENCING IS PROPOSED. FENCING AT REAR PROPERTY LINE IS TO BE REPLACED BY NEIGHBORING PROPERTY OWNER AS PART OF COMPLETION OF THE REMODELING ON THE ADJACENT PARCEL.
- D) SEE PLAN SHEET L2.1 FOR PROPOSED NEW LANDSCAPING AND (E) TREE REMOVAL NOT SHOWN ON THIS SITE PLAN. NEW PROPOSED LANDSCAPING IS MINIMAL SINCE THE PROPERTY OWNER DESIRES TO RETAIN (E) NATURAL FOREST GROUND COVERINGS AND TREES TO THE FULLEST EXTENT POSSIBLE.
- E) SEE PLAN SHEET E2.1 FOR PROPOSED EXTERIOR LIGHTING.

LASAUE ROAD
(50' WIDE R.O.W.)



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

0' 1' 2' 4' 8'



SERVING
MONTEREY COUNTY,
SILICON VALLEY AND
CENTRAL CALIFORNIA

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SPCDESIGNINC@YAHOO.COM

KEY	REVISION	DATE
1	DESIGN APPROVAL	REVISION 12-15-2016
2	ISSUED FOR PLAN	CHECK 5-19-2017
3	PLAN CHECK	REV. 9-27-2017

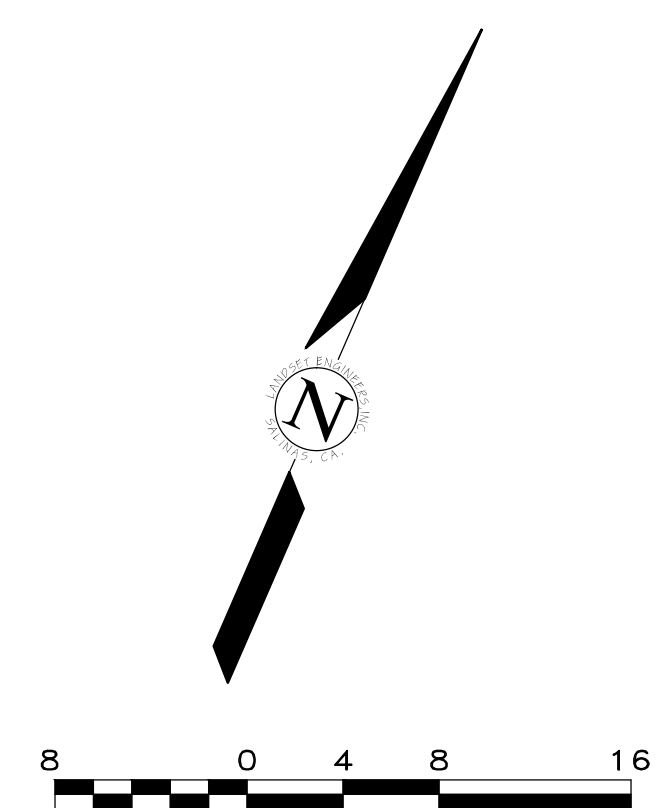
SHEET TITLE
PROPOSED SITE PLAN

PROJECT
AKCHURIN RESIDENCE
2884 LASAUE ROAD
PEBBLE BEACH, CA
(APN: 007-181-021)

SCALE: AS NOTED
DRAWN: SPC DESIGN
JOB: 1670

A1.1

THE USE OF THE PLANS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS REMAINS WITH SPC DESIGN, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



DRAINAGE PLAN GENERAL NOTES

A) AFTER INITIAL GRADING FOR REMOVING & RECOMPACTING SOILS FOR FOUNDATION BEARING PER THE GEOTECHNICAL REPORT, THE CONTRACTOR SHALL PLACE ADDITIONAL COMPACTED FILL MATERIALS WITHIN CRAWL SPACE AREAS FOR GRADES TO BE HIGHER THAN PERIMETER OF BUILDING EXTERIOR GRADES WHERE INDICATED ON DRAINAGE PLAN. CRAWL SPACE GRADES ARE TO SLOPE MINIMUM 2% (1/4" PER FOOT) FROM WEST TO EAST TO AREA DRAINS WITHIN CRAWL SPACE AREAS WHERE SHOWN ON THE PLAN.

B) DENOTES CONCRETE FOUNDATION WALL PER FOUNDATION PLAN - SEE SHEET S-1 OF STRUCTURAL DRAWINGS.

NOTE:
PIER FOOTINGS AS MAY OCCUR WITHIN CRAWL SPACE AREAS ARE NOT SHOWN ON THE DRAINAGE PLAN.

C)

LOCATION OF FRENCH DRAIN SYSTEM
FRENCH DRAIN SYSTEM IS TO BE A 18" WIDE TRENCH WITH DEPTH TO RUN MINIMUM 12" BELOW FOUNDATIONS AS OCCUR AT THE FRONT WALLS OF THE RESIDENCE - PROVIDE 6" DIAMETER PERFORATED PVC DRAIN PIPE AT BASE OF FRENCH DRAIN WITH MIN. 1 1/2" GRAVEL BED BELOW DRAIN PERFORATIONS. SLOPE DRAIN EACH DIRECTION FROM THE CENTERPOINT OF THE TRENCH LENGTH AT MIN. 1/4" PER FT. TOWARD NON-PERFORATED DRAIN LINES AS OCCUR ON EACH SIDE OF THE BUILDING. THE FRENCH DRAIN TO THE SIDE OF BLDG DRAINS THAT RUN TO EXT. CLEANOUTS. THE FRENCH DRAIN TRENCH IS TO BE FILLED WITH 3/4" MAX. ANGULAR CRUSHED GRANITE THAT IS WRAPPED WITH MIRAFI FILTER FABRIC ON ALL SIDES OF THE TRENCH AND BELOW THE PERFORATED DRAIN. FOLD FABRIC AT TOP OF TRENCH & PROVIDE MIN. 12" SOIL CAP AT TOP TO COVER THE DRAINAGE TRENCH WITH SOILS THAT MATCH OTHER SITE SOILS.

RUN FRENCH DRAIN SYSTEM UNDER DRIVEWAY PAVERS IN SIMILAR FASHION WHERE PAYER BASE ROCK IS PLACED ON A MINIMUM 8" SOIL CAP AT THE TOP OF THE DRAIN FIELD FABRIC WRAP.

D) SEE GENERAL NOTES ON PLAN SHEET A2.3 ROOF PLAN REGARDING TERMINATION OF DOWNSPOUTS INTO DRAINS THAT CONNECT TO DRAINAGE SYSTEM

E) SYMBOLS AND ABBREVIATIONS AS SHOWN ON THE SITE DRAINAGE PLAN DENOTE THE FOLLOWING:

ELEVATION REFERENCE POINT
F.G. FINISH GRADE
T.O.S. TOP OF SLAB
T.O.D. TOP OF GRATE OPNG AT SITE AREA DRAIN
T.O.PVR. TOP OF PAVERS AT DRIVEWAY OR WALK
P.O. BOTTOM OF PIPE AT PIPE OUTFALL LOCATION WHERE PIPE DAYLIGHTS TO RIP-RAP

F) DENOTES DRAINAGE SLOPE DIRECTION (SITE SLOPE) (SLOPE VARIES ± 2% MIN. TO ± 5% MAXIMUM FROM STREET ELEVATIONS TO BEYOND THE LIMITS OF THE (N) BUILDING
ALL GRADES THAT INTERSECT BLDG PERIMETER FOUNDATIONS ARE TO SLOPE MIN. 5% (5/8" PER FOOT) AWAY FROM BLDG FOR A MIN. DISTANCE OF 10'

BMP & EROSION CONTROL GENERAL NOTES

ER-1) THE CONTRACTOR SHALL IDENTIFY AND IMPLEMENT ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMP) THAT ARE APPLICABLE TO THE SUBJECT SITE REGARDING EROSION CONTROL, STORM WATER CONTROL, SITE DRAINAGE, EQUIPMENT MANAGEMENT & SPILL CONTROL, EARTHWORK, MATERIAL AND WASTE MANAGEMENT, PAVING, CONCRETE, GROUT AND MORTAR APPLICATION, PAINTING AND PAINT REMOVAL, TREE REMOVAL, ETC. - ALL APPLICABLE BMP'S SHALL BE LISTED WITHIN THE CONSTRUCTION MANAGEMENT PLAN TO BE PREPARED BY THE CONTRACTOR WHO SHALL ALSO SUBMIT THE PLAN FOR REVIEW AND APPROVAL BY THE COUNTY PLANNING, PUBLIC WORKS AND BUILDING DEPARTMENTS PRIOR TO ANY GRADING, TREE REMOVAL OR CONSTRUCTION ACTIVITIES.

EROSION CONTROL MEASURES ARE TO BE IN PLACE DURING DEMOLITION OF EXISTING STRUCTURES & CONSTRUCTION OF NEW RESIDENCE IF THE WORK PERIOD OCCURS DURING THE WINTER RAIN SEASON FROM OCTOBER TO APRIL IN ACCORDANCE WITH COUNTY OF MONTEREY EROSION CONTROL GUIDELINES AND ORDINANCES.

FOR JUTE NETTING WITH STRAW ROLLS: IN ANY AREA WHERE SLOPES EXCEED 5% SLOPE, PROVIDE 2' X 2' WOOD STAKES TO PREVENT JUTE COVERED STRAW ROLLS FROM ROLLING DOWNSLOPE.

DRAINAGE PLAN KEYED NOTES

1 UNDERGROUND DRAINAGE PIPE

UNDERGROUND DRAIN PIPING TIED TO AREA DRAIN & DOWNSPOUTS SEE NOTES BELOW
D.S. DENOTES DOWNSPOUT LOCATION
CO. DENOTES CLEANOUT AT GRADE @ ENDS OF DRAIN PIPING

GUTTERS & DOWNSPOUTS MUST BE USED AS A CONDITION OF THE GEOTECHNICAL REPORT. ALL DOWNSPOUTS AND AREAS DRAINS THAT OCCUR IN CRAWL SPACE AREAS ARE TO BE CONNECTED TO MINIMUM 4" DIAMETER SOLID (NON PERFORATED) PVC UNDERGROUND DRAIN PIPES (6" Ø PIPE IF AND WHERE INDICATED BY KEYED NOTES). DRAINS ARE TO SLOPE MIN. 1/4" PER FOOT FROM DOWNSPOUT & AREA DRAIN LOCATIONS TO DRAINS ON EACH SIDE OF THE BUILDING THAT RUN TO PIPE DAYLIGHT OUTLET LOCATIONS AT RIP-RAP DOWNHILL FROM THE BUILDING WITHIN REAR YARD AREAS. SEE PLAN FOR DAYLIGHT LOCATIONS AT RIP-RAP (STONE SET IN GROUT) - THESE AREAS ARE TO BE PLACED A MINIMUM OF 10'-0" FROM NEIGHBORING PROPERTY LINES & AWAY FROM (E) TREE LOCATIONS. DRAIN PIPE RUNS ARE TO BE LOCATED A MINIMUM OF 4 FEET OUTSIDE OF BUILDING FOUNDATIONS.

GUTTERS AND DOWNSPOUTS TO CONTROL RUN-OFF FROM ROOFS ARE INDICATED ON THIS SHEET AS WELL AS SHT A2.1 FLOOR PLAN & SHT A2.3 ROOF PLAN

ALL UNDERGROUND DRAIN PIPING TIED TO DOWNSPOUTS ARE TO HAVE FLEXIBLE CONNECTIONS WHERE U.G. PIPING TERMINATES AT 3' ABOVE GRADE TO MEET EACH DOWNSPOUT - SEE GENERAL NOTES ON ROOF PLAN REGARDING DOWNSPOUT TERMINATIONS.

2 6" Ø NON-PERFORATED DRAIN PIPE (MAIN DRAIN LINES ON EACH SIDE OF THE BUILDING RUN FROM CLEANOUTS AT FRONT YARD TO REAR YARD DAYLIGHT LOCATIONS AT RIP-RAP. SEE ALSO NOTE 1)

2A 6" Ø CLEANOUT AT GRADE AT END OF 6" DIAMETER NON-PERFORATED DRAIN PIPE - PROVIDE SCREEN ON-OFF CAP AT GRADE LEVEL

2B 4" Ø PERFORATED DRAIN PIPE PLACED AS CURTAIN DRAIN PER DRAIN DETAIL WHICH RUNS PARALLEL TO NON-PERF DRAIN PIPE NOTED PER KEYED NOTE DAYLIGHT BOTH DRAINS AT RIP-RAP AREAS INDICATED ON THE DRAINAGE PLAN

2C 4" Ø CLEANOUT AT GRADE AT END OF 4" DIAMETER PERFORATED CURTAIN DRAIN PIPE - PROVIDE SCREEN ON-OFF CAP AT GRADE LEVEL

3 4" WIDE X WIDTH OF DRIVEWAY TRENCH DRAIN W/MTL. GRATE. CAST TRENCH DRAIN INTO MIN. 4" WIDE CONCRETE ALL AROUND DRAIN AND BELOW DRAIN. SLOPE EXPOSED TOP SURFACES OF CONCRETE 1/4" TOWARD DRAIN GRATE. CONNECT DRAIN TO MIN. 3" Ø PVC DRAIN PIPE SLOPED @ MIN. 1/4" PER FOOT TO THE MAIN U.G. DRAIN PIPE THAT FLOWS TOWARD DAYLIGHTED OUTLET

4 12" X 12" AREA DRAIN W/MTL. GRATE. CONNECT DRAIN TO MIN. 4" Ø PVC DRAIN PIPE SLOPED @ MIN. 1/4" PER FOOT TO MAIN U.G. DRAIN PIPE THAT FLOWS TOWARD DAYLIGHTED OUTLET. PROVIDE STAINLESS STEEL WIRE MESH AT BASE OF DRAIN TO PREVENT RODENTS AND INSECTS FROM ENTERING CRAWL SPACE AREAS THRU DRAIN PIPING

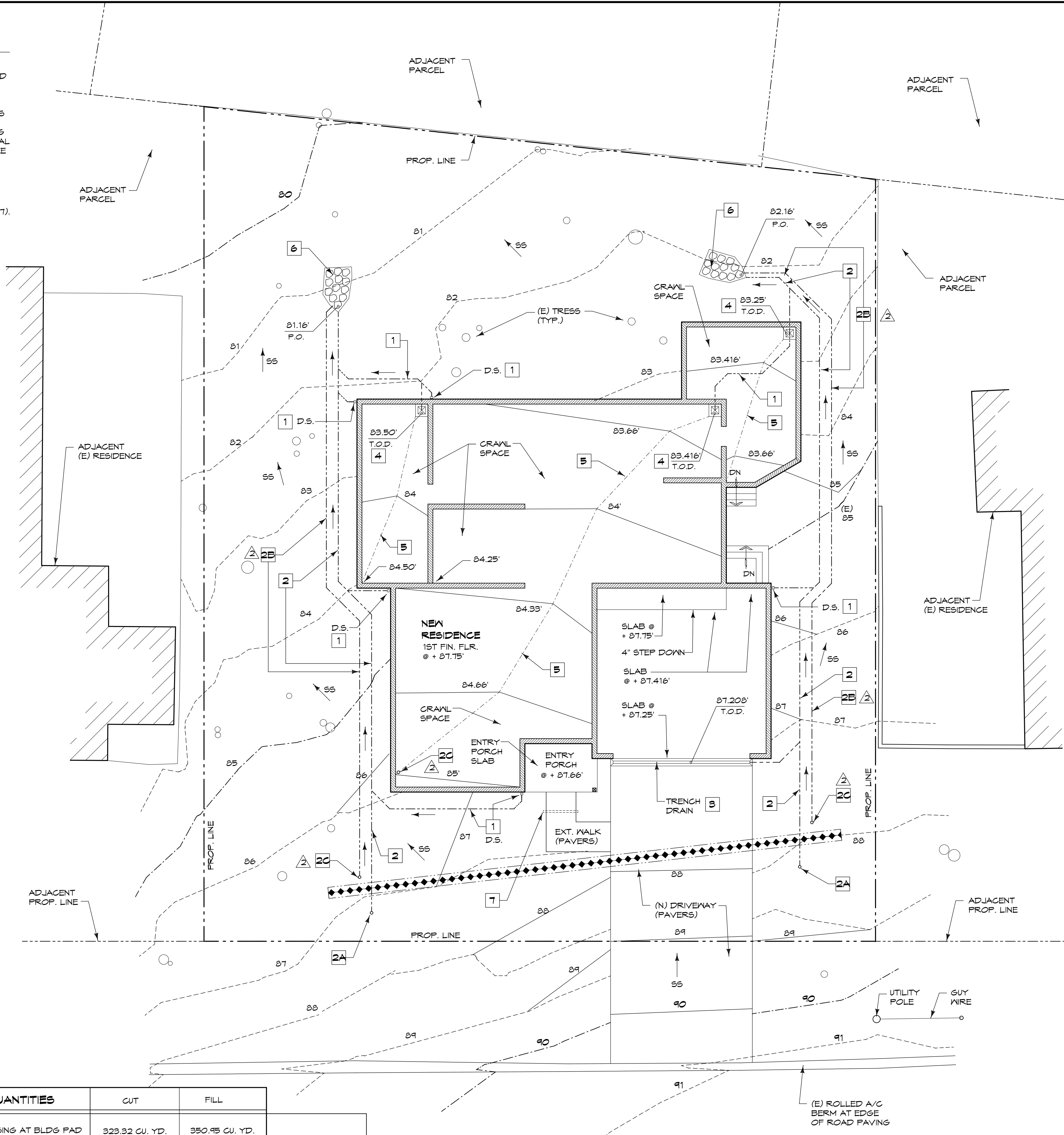
5 INDICATED SHALE LINE FOR SLIGHTLY DEPRESSED SOILS THAT RUN TOWARD AREA DRAINS IN CRAWL SPACE AREAS. PROVIDE CURTAIN DRAIN ALONG SHALE LINE SIMILAR TO CURTAIN DRAIN DETAIL BUT WITH 4" DIAMETER PERFORATED DRAIN PLACED AT DEPTH WITHIN THE DRAIN FIELD THAT ALLOWS DRAIN TO SLOPE MIN. 1/8" PER FOOT TOWARD AND ENTER AREA DRAINS

6 RIP-RAP AT DRAIN DAYLIGHT AREA. SET SEMI-FLAT TOP SURFACE AND ROUND EDGED RIVER ROCK STONES (2" MIN. TO 4" MAX. DIAMETER) IN MIN. 4" GROUT BED BELOW ROCK WITH GROUNTED JOINTS BETWEEN STONES. SLOPE RIP-RAP MIN. 1/4" PER FOOT FROM PIPE OUTLET TO GRADES AT OPPOSITE END OF RIP-RAP

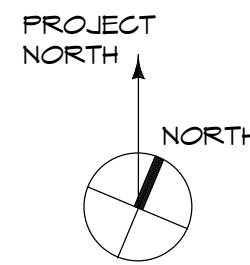
7 3" Ø CAST IRON PIPE (C.I.P.) BELOW WALK FOR DRAINAGE - SLOPE PIPE FROM ONE SIDE OF WALK TO LOWER GRADE AS OCCURS AT OPPOSITE SIDE OF WALK

GRADING QUANTITIES	CUT	FILL
G-1) SOIL PROCESSING AT BLDG PAD AND DRIVEWAY (PER PROJECT GEOTECHNICAL REPORT) FOR EXCAVATION, OVER-EXCAVATION AND RECOMPACTING SOILS TO 2 FEET BELOW TOP OF NATIVE IN-SITU SOILS AS OCCUR	323.32 CU. YD.	350.95 CU. YD.
G-2) CUT & FILL PLACEMENT AT BLDG AREAS FOR GARAGE SLAB SUPPORT AND FOR BUILD-UP OF SOILS IN CRAWL SPACES FOR DRAINAGE INDICATED ON PLAN	43.32 CU. YD.	52.91 CU. YD.
G-3) FILL MATERIALS FOR FINAL GRADING AT DRIVEWAY AND EAST SIDE OF GARAGE & RESIDENCE	00.00 CU. YD.	30.34 CU. YD.
TOTALS	366.64 CU. YD.	434.46 CU. YD.

NOTE:
FINAL TOTAL IS 61.82 CU. YD. OVER BALANCED CUT & FILL DUE TO FILL MATERIALS PER ITEMS G-1 & G-2 BEING CALCULATED AT 15% GAIN IN QUANTITY FOR RECOMPACTATION (ASSUMED GAIN)



LASAUEN ROAD



1 SITE DRAINAGE PLAN
SCALE: 1/8" = 1'-0"

0' 1' 2' 4' 8'



SERVING
MONTEREY COUNTY,
SILICON VALLEY AND
CENTRAL CALIFORNIA

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KEY	REVISION	DATE
1	ISSUED FOR PLAN CHECK	5/19/2017
2	PLAN CHECK	9/27/2017
3		
4		

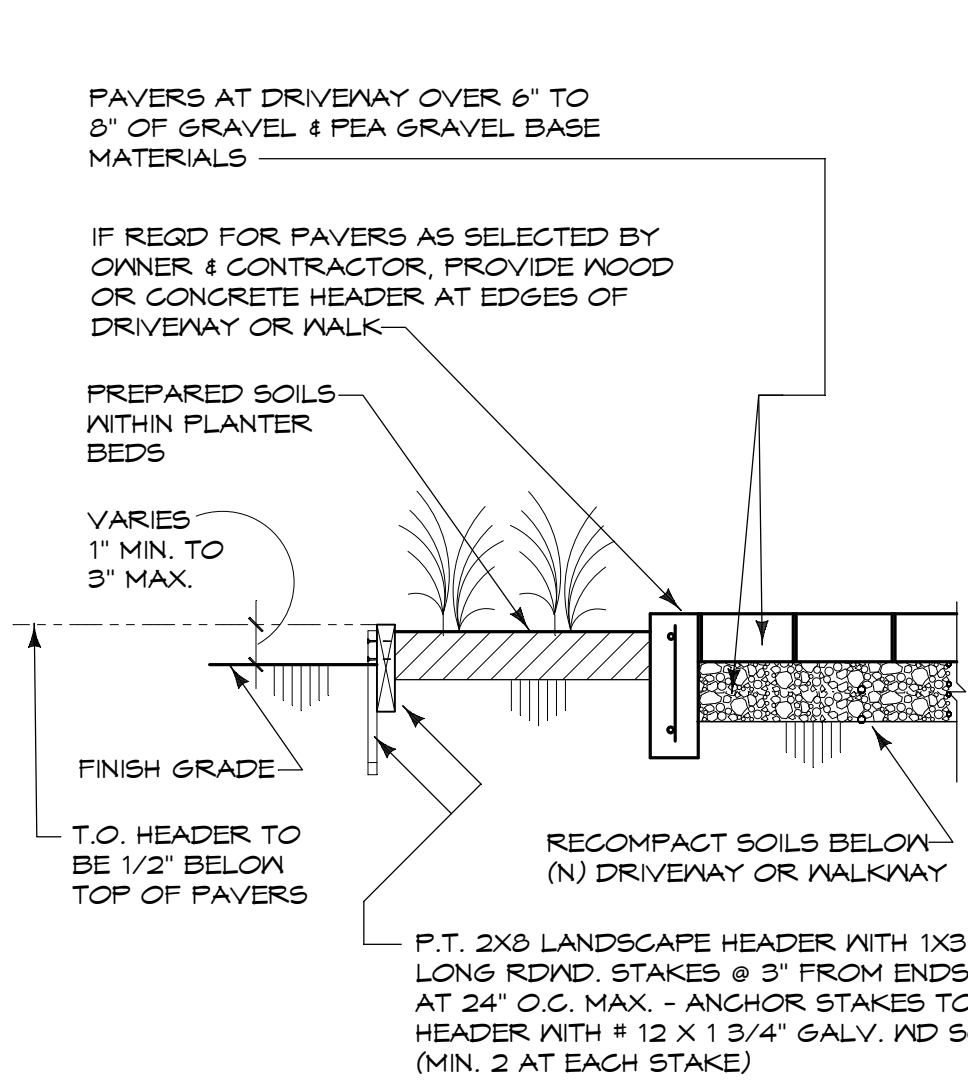
SHEET TITLE
SITE DRAINAGE PLAN

PROJECT
AKCHURIN RESIDENCE
2884 LASAUEN ROAD
PEBBLE BEACH, CA
(APN: 007-181-021)

SCALE: AS NOTED
DRAWN: SPC DESIGN
JOB: 1670

SD1.1

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LANDSCAPE HEADER

SCALE: 3/4" = 1'-0"

VEGETATION MANAGEMENT NOTES

VM-1) THE PROPERTY SHALL MAINTAIN DEFENSIBLE SPACE & VEGETATION MANAGEMENT PRACTICES IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY CALFIRE AND THE MONTEREY COUNTY FIRE PREVENTION OFFICERS ASSOCIATION AS FOLLOWS:

- CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING BY:
 - * CUTTING DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
 - * KEEPING ROOF GUTTERS FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATION GROWTH.
 - * MAINTAINING ANY TREE ADJACENT TO OR OVERHANGING THE BUILDING FREE OF DEADWOOD.
 - * TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE.
 - * TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10 FEET OF THE GROUND.
 - * REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND.
 - * REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED INTO THE SOIL.
 - * REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
- BETWEEN 30 AND 100 FEET AROUND THE BUILDING (OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER), CREATE FUEL REDUCTION ZONE BY:
 - * CUTTING PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO TREES. THESE PLANTS SHALL BE "TOPPED-OFF" LEAVING THE ROOT STRUCTURE INTACT TO PREVENT EROSION.
 - * DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.
- 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 A NONFLAMMABLE MATERIAL AND OPENINGS NOT MORE THAN ON-HALF INCH IN SIZE.
- PROVIDE HOUSE ADDRESS NUMBERS POSTED PER FIRE DEPARTMENT REQUIREMENTS - SEE PLAN SHEET A3.1 EXTERIOR ELEVATIONS REGARDING BUILDING ADDRESS SIGNAGE.

VM-2) ANY FURTHER VEGETATION MANAGEMENT ACTIVITIES, INCLUDING THOSE REQUIRED BY INSURANCE COMPANIES, MAY REQUIRE PRIOR APPROVAL FROM THE PLANNING SERVICES DEPARTMENT WHEN SUCH ACTIVITIES INVOLVE THE FOLLOWING:

- EXPOSING SOIL TO EROSION.
- IMPACTS SENSITIVE HABITAT.
- ACCELERATING SEDIMENT RUNOFF INTO WATER COURSES.
- TREE REMOVAL.

LANDSCAPE PLAN GENERAL NOTES

A) NO NEW LANDSCAPING IS PROPOSED EXCEPT FOR A MINOR LEVEL OF ANNUALS (FLOWERS) TO BE PLACED ALONG THE ENTRY WALKWAY AND DRIVEWAY AS SHOWN ON THIS PLAN AND FOR TREE REPLACEMENT NOTED HEREIN. THE PROPERTY OWNER DESIRES TO RETAIN (E) NATURAL FOREST GROUND COVERINGS AND TREES TO THE FULLEST EXTENT POSSIBLE. - SEE PLAN FOR TREES WITHIN THE BUILDING FOOTPRINT, DEAD TREES AND OTHER TREES THAT ARE TO BE REMOVED.

DUE TO TREE REMOVAL AND TO MITIGATE THE LOSS OF NATURAL TREE HABITAT, REPLACEMENT TREES SHALL BE PLANTED IN THE FOLLOWING QUANTITY AND TREE TYPE:

- FIVE GALLON OR LARGER OAKS.
- FIVE GALLON PINES.

LOCATIONS FOR PLANTING REPLACEMENT TREES SHALL BE DETERMINED BY THE OWNER AND FORESTER CONSULTANT. ALL TREE REPLACEMENT SHALL OCCUR WITHIN 60 DAYS OF PERMIT APPROVAL FOR TREE REMOVAL UNLESS ALLOWED OTHERWISE BY THE COUNTY PLANNING DEPARTMENT.

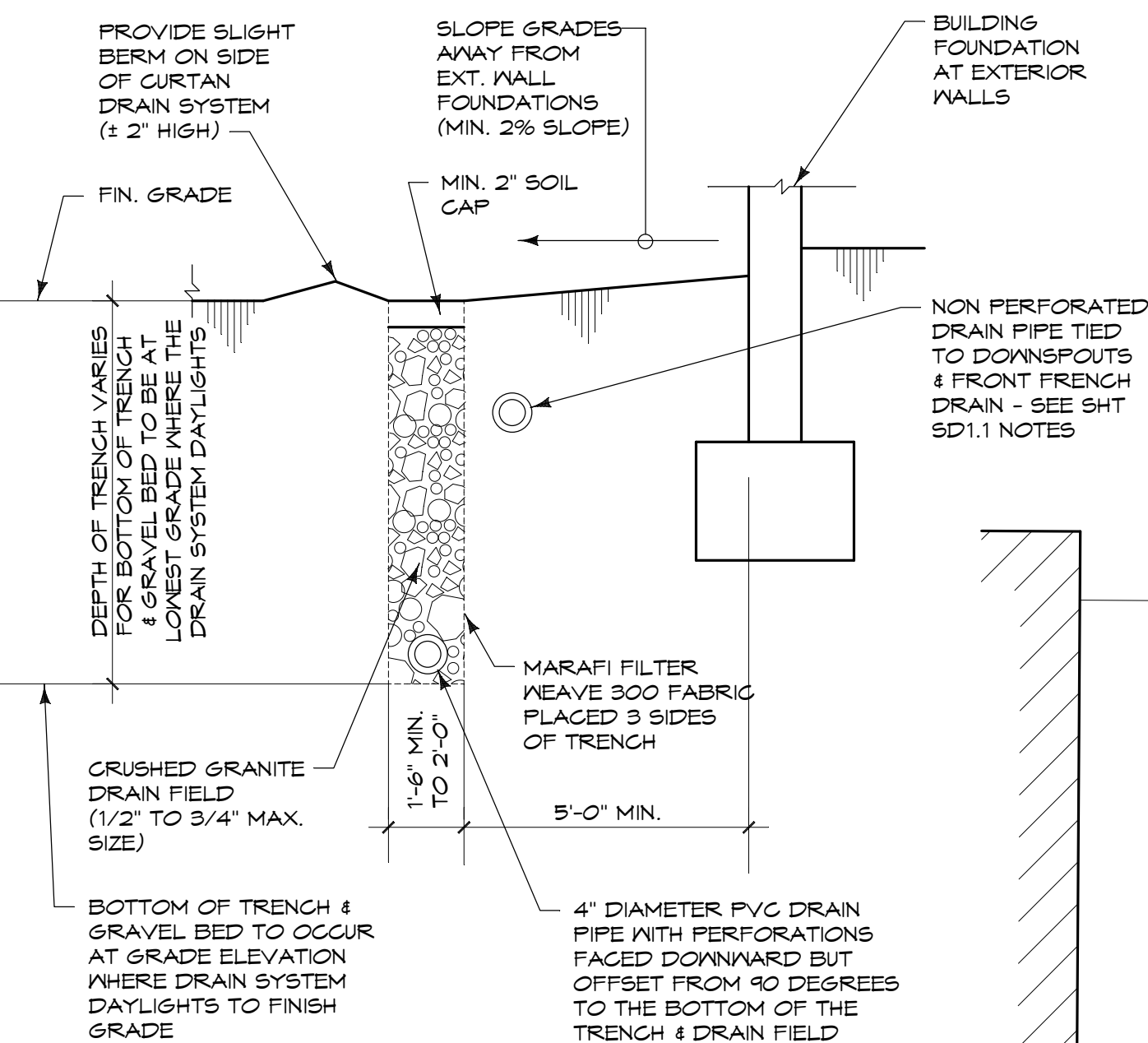
B) A TREE RESOURCES ASSESSMENT WAS PREPARED FOR THE SUBJECT PROPERTY (URBANE FORESTER'S REPORT) BY FRANK ONO (REPORT DATED SEPTEMBER, 22 2017). SEE GENERAL NOTE "A" ON THIS PLAN SHEET REGARDING TREE REMOVAL AND TREE REPLACEMENT. ALL RECOMMENDATIONS AND CONCLUSIONS WITHIN THE FORESTER'S REPORT ARE TO BE STRICTLY ADHERED TO DURING ALL GRADING OPERATIONS, TREE REMOVAL AND OTHER CONSTRUCTION ACTIVITIES.

VERIFY WITH THE TREE CONSULTANT IF ANY REPLACEMENT TREE IS TO HAVE TEMPORARY OR PERMANENT IRRIGATION SYSTEM FOR TREE GROWTH. IF SO, PROVIDE DRIP SYSTEM, BUBBLER OR OTHER WATERING SYSTEM AS RECOMMENDED BY THE TREE CONSULTANT FOR WHATEVER TIME PERIOD IS SPECIFIED BY THE CONSULTANT.

C) NO NEW LANDSCAPING IRRIGATION SYSTEMS ARE PROPOSED UNLESS REQUIRED PER GENERAL NOTE "B" FOR TREE REPLACEMENT. THE (N) ANNUALS (FLOWER BEDS) SHOWN ARE PROPOSED TO BE HAND WATERED FROM HAND SPRAYER DEVICES CONNECTED TO A WATER HOSE EXTENDING FROM HOSE BIBS AT EXTERIOR WALLS OF THE HOUSE. SEE PLAN FOR HOSE BIB LOCATIONS.

CURTAIN DRAIN

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



NOTE: SEE PLAN SHEET SD1.1 FOR CURTAIN DRAINS. CURTAIN DRAINS ARE TO OCCUR AT OUTER EDGE OF SOILS TO BE REMOVED AND RECOMPACTED FOR SUPPORTING (N) BLDG FOUNDATIONS - REVIEW LOCATION WITH THE PROJECT GEOTECHNICAL ENGINEER DURING SITE GRADING OPERATIONS

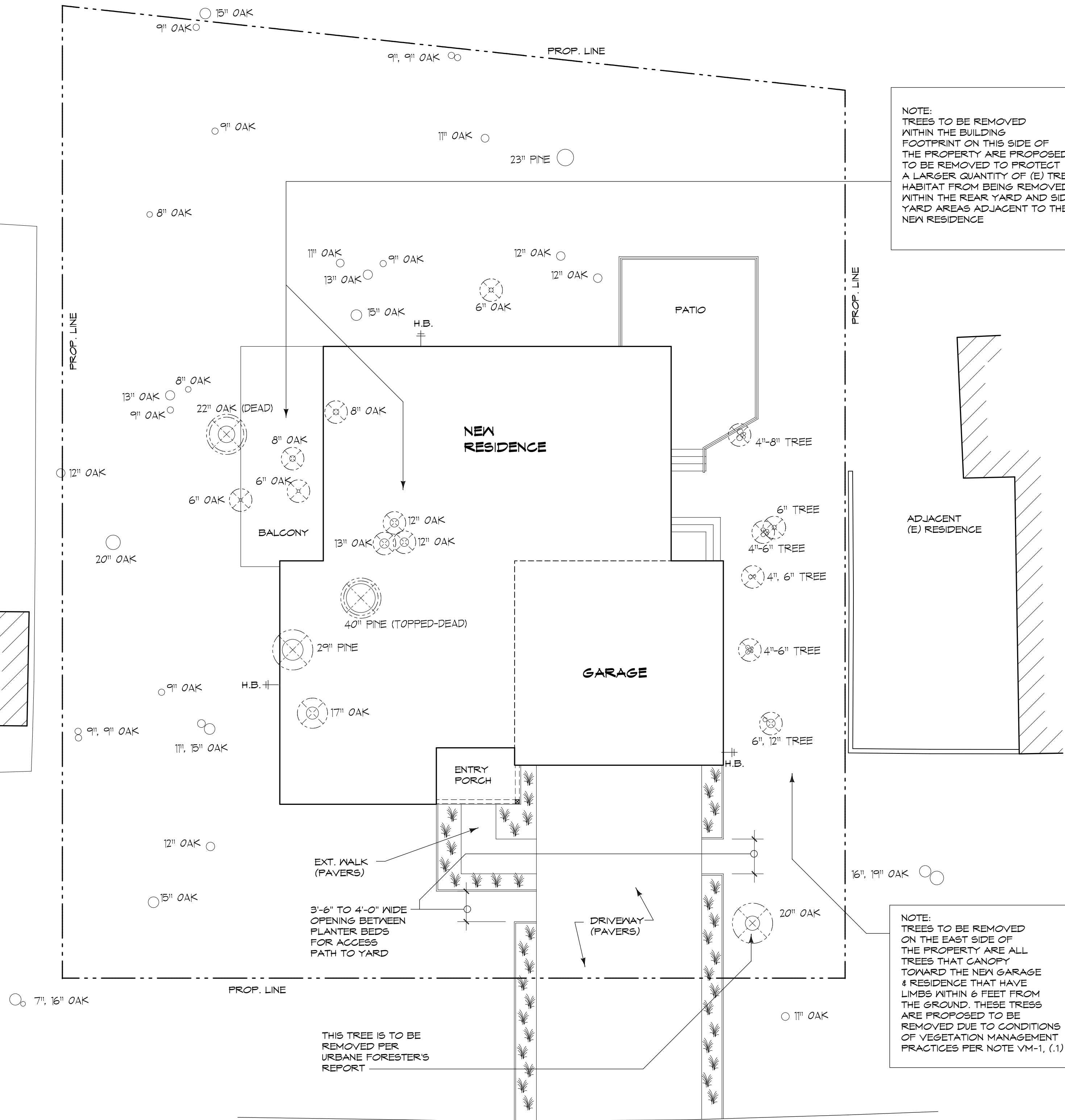
ARCHAEOLOGICAL CONCERNS FOR LANDSCAPE PLAN

ARCH-1) A PRELIMINARY CULTURAL RESOURCES RECONNAISSANCE REPORT WAS PREPARED FOR THE SUBJECT PROPERTY (ARCHAEOLOGICAL REPORT) BY SUSAN MORLEY, M.A. - THE REPORT IS DATED SEPTEMBER 2017. ALL RECOMMENDATIONS AND CONCLUSIONS WITHIN THE REPORT ARE TO BE STRICTLY ADHERED TO DURING ALL TREE REMOVAL, NEW PLANTINGS AND OTHER CONSTRUCTION ACTIVITIES SIMILAR TO GENERAL NOTE "B".

H.B. DENOTES HOSE BIB LOCATION

THE PROPERTY OWNER OR ANY LANDSCAPE MAINTENANCE OR PROPERTY MANAGEMENT PERSONS HIRED BY THE OWNER SHALL NOT LEAVE HOSES USED FOR WATERING PLANTS OR TREES LEFT ON THE GROUND AFTER WATERING. WATER DELIVERY HOSE BIBS ARE TO BE FULLY SHUT-OFF AFTER WATERING. HOSES SHALL BE RETRACTED INTO A HOSE STORAGE DEVICE OR FULLY WOUND UP AND HUNG ON A HOSE RACK PLACED ALONG EXTERIOR WALLS OF THE GARAGE AFTER WATERING.

D) ALL (E) TREES TO REMAIN AND REPLACEMENT TREES TO BE PLANTED SHALL BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES AND TREE REMOVAL AS REQUIRED TO PROTECT TREES & ROOT SYSTEMS FROM INADVERTENT DAMAGE FROM EQUIPMENT. TREE PROTECTION SHALL BE IN ACCORDANCE WITH THE COUNTY OF MONTEREY TREE PROTECTION STANDARDS OR PER RECOMMENDATIONS BY THE MONTEREY COUNTY APPROVED TREE CONSULTANT NOTED UNDER GENERAL NOTE "B".



NOTE: TREES TO BE REMOVED WITHIN THE BUILDING FOOTPRINT ON THIS SIDE OF THE PROPERTY ARE PROPOSED TO BE REMOVED TO PROTECT A LARGER QUANTITY OF (E) TREE HABITAT FROM BEING REMOVED WITHIN THE REAR YARD AND SIDE YARD AREAS ADJACENT TO THE NEW RESIDENCE

NOTE: TREES TO BE REMOVED ON THE EAST SIDE OF THE PROPERTY ARE ALL TREES THAT CANOPY TOWARD THE NEW GARAGE & RESIDENCE THAT HAVE LIMBS WITHIN 6 FEET FROM THE GROUND. THESE TREES ARE PROPOSED TO BE REMOVED DUE TO CONDITIONS OF VEGETATION MANAGEMENT PRACTICES PER NOTE VM-1, (1)

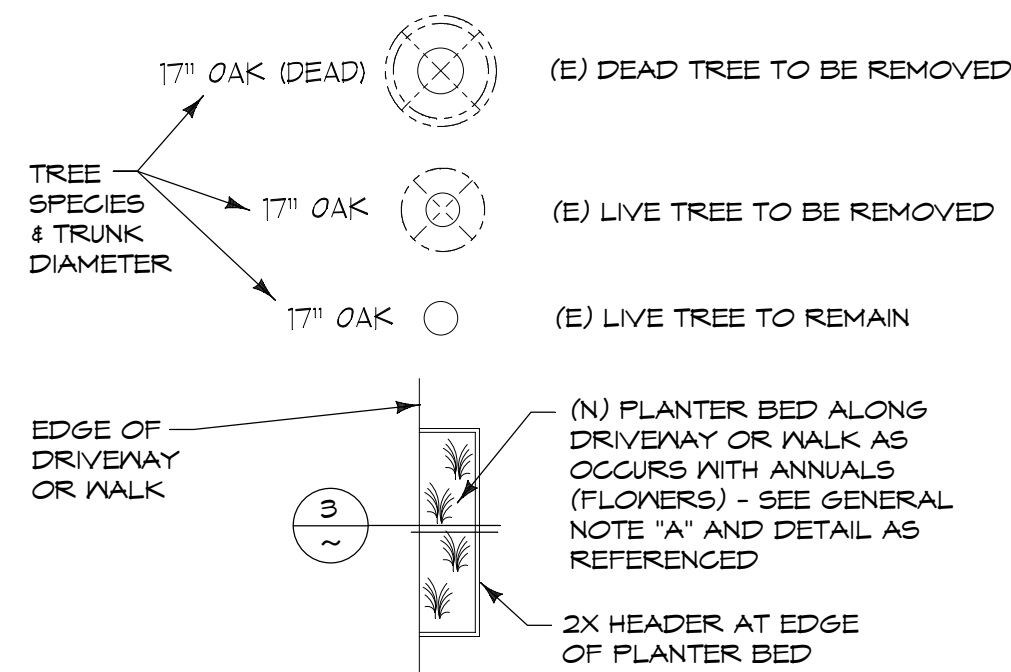
LASAUEN ROAD

LANDSCAPE PLAN

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

TREE REMOVAL TABLE			
NOTE: MULTI-PRONG TREES GROWING FROM THE SAME ROOT BASE ARE COUNTED AS ONE TREE TO BE REMOVED			
TREE TYPE	REMOVAL QUANTITY (DEAD TREES)	REMOVAL QUANTITY SIZE: 12" OR LESS IN DIAMETER	REMOVAL QUANTITY SIZE: GREATER THAN 12" DIAMETER
PINE OR OTHER EVERGREEN	1	6	1
OAK TREE	1	7	3

LEGEND



DESIGN, INC.

SERVING
MONTEREY COUNTY,
SILICON VALLEY AND
CENTRAL CALIFORNIA

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KEY	REVISION	DATE	PLAN CHECK	REV. 9-27-2017
1				

SHEET TITLE
LANDSCAPE PLAN

PROJECT
AKCHURIN RESIDENCE 2884 LASAUEN ROAD PEBBLE BEACH, CA (APN: 007-181-021)

SCALE: AS NOTED

DRAWN: SPC DESIGN

JOB: 1670

L2.1

THE USE OF THE PLANS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS REMAINS WITH SPC DESIGN, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

DOOR & WINDOW GENERAL NOTES

AA) WINDOWS ARE TO BE SELECTED BY OWNER & CONTRACTOR. WINDOWS ARE TO BE ALUMINUM GLAD WOOD WINDOWS. EXTERIOR COLOR TO BE AS APPROVED BY DEL MONTE FOREST ARCHITECTURAL REVIEW BOARD. 5 NOTED ON EXT. ELEVATIONS. SEE PLAN FOR OPERATION & SIZE OF WINDOWS. SEE NOTE "BB" FOR GLASS AND OTHER PERFORMANCE REQUIREMENTS AS WELL AS NOTE "CC" FOR EMERGENCY EGRESS OPENGS AT BEDROOM AREAS.

DOOR FRAMES ARE TO BE SOLID 2X OR DEEPER WOOD AND BE PAINTED TO MATCH WINDOW FRAMES. DOORS ARE WOOD TO BE PAINTED SAME COLOR. SEE PLAN FOR DOOR SIZE & TYPE OF DOOR. SEE NOTE "BB" FOR GLASS AT DOORS WITH VISION PANELS AND OTHER PERFORMANCE REQUIREMENTS. SEE ALSO NOTE "DD" REGARDING DOOR HARDWARE.

BB) DOORS & WINDOWS SHALL HAVE DUAL PANE INSULATED GLASS. PROVIDE TEMPERED LOW-E GLASS AT OUTER PANES. THE DOOR OR WINDOW ASSEMBLY WITH GLASS PANELS SHALL HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 251 OR MEET THE REQUIREMENTS OF SFM-1A-1 PER R321.8.2.1.

WINDOWS TO BE PURCHASED AND INSTALLED SHALL ALSO MEET PERFORMANCE REQUIREMENTS AS STIPULATED IN THE ENERGY CODE COMPLIANCE DOCUMENTS AS FOLLOWS:

- 1) AVERAGE "U" VALUE IS TO BE 0.30 OR LOWER
2) AVERAGE "SHGC" VALUE IS TO BE 0.30 OR LOWER.

DOORS INSTALLED WITH VISION PANELS SHALL BE SOLID CORE OR SOLID STILE NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK THAT HAVE GLASS THAT MEETS SIMILAR REQUIREMENTS AND ALSO MEETS FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 252 OR MEET THE REQUIREMENTS OF SFM-1A-1 PER R321.8.3.

CC) PROVIDE SH, DH OR CASEMENT WINDOWS AT ALL BEDROOM AREAS WITHOUT EXT. DOORS. (EMERGENCY EGRESS WINDOWS) WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET; MINIMUM NET CLEAR OPENING HEIGHT OF 24"; AND MINIMUM NET CLEAR OPENING WIDTH OF 20". THE NET CLEAR OPENING AT THE SILL IS TO BE NO MORE THAN 44" MAX. ABOVE THE FLOOR SURFACE AT THE WINDOW LOCATION. SEE NOTES "AA" & "BB" FOR FRAME & GLASS NOTES. IF SH OR DH WINDOW OPERATION DOES NOT COMPLY BASED ON WINDOW SIZE SCHEDULED BY WINDOW KEYED NOTES AND THE WINDOW MANUFACTURERS WINDOW FRAME PROFILES, PROVIDE MINIMUM WINDOW SIZE AS REQD TO MEET EMERGENCY EGRESS REQUIREMENTS OR CHANGE WINDOW OPERATION TO A CASEMENT WINDOW DESIGNED TO APPEAR AS A SH OR DH WINDOW.

DD) HARDWARE FOR (N) DOOR OPENGS SHALL BE AS SELECTED BY OWNER & CONTRACTOR.

EE) SKYLIGHTS (IF NOTED ON PLANS) SHALL BE PREMANUFACTURED UNITS WITH INTEGRAL CURB WITH FIXED TEMPERED GLASS TO BE SELECTED BY OWNER & CONTRACTOR. UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF: AAMA/NDMA/CSA 1011.5.2/A440

SKYLIGHTS TO BE PURCHASED AND INSTALLED SHALL MEET PERFORMANCE REQUIREMENTS AS STIPULATED IN THE ENERGY CODE COMPLIANCE DOCUMENTS AS FOLLOWS:

- 1) AVERAGE "U" VALUE IS TO BE 0.40
2) AVERAGE "SHGC" VALUE IS TO BE 0.40

LANDINGS OUTSIDE EXTERIOR DOORS ARE NOT TO BE MORE THAN 1 3/4" LOWER THAN THRESHOLD FOR INSURING DOORS AND NOT MORE THAN 1 1/2" LOWER THEN THRESHOLD FOR INSURING DOORS (CRG R311.3.1)

GENERAL NOTES REGARDING WATER USING FIXTURES AND APPLIANCES

NEW PLUMBING FIXTURES OR APPLIANCES THAT USE WATER TO BE INSTALLED ARE TO MEET THE FOLLOWING CRITERIA:

- 1) ALL TOILETS ARE TO BE HIGH EFFICIENCY (HET) 1.28 GALLONS PER FLUSH TOILETS.
2) SHOWER STALLS ARE TO HAVE ONLY ONE WATER DELIVERY SHOWER HEAD @ 2.0 GALLONS PER MINUTE MAXIMUM AT 80 psi.
3) KITCHEN SINK IS TO HAVE FAUCET WITH WATER DELIVERY NOT TO EXCEED 1.8 GALLONS PER MINUTE AT 60 psi.
4) DISHWASHER IS TO BE HIGH EFFICIENCY WATER USE DISHWASHER
5) CLOTHES WASHER IS TO BE (HET) 50 WATER FACTOR OR LESS.
6) BAR SINK (IF SHOWN ON PLAN) IS TO HAVE A FAUCET WITH WATER DELIVERY @ 1.8 GALLONS PER MINUTE MAXIMUM AT 60 psi.
7) LAVATORY SINKS ARE TO HAVE FAUCETS WITH WATER DELIVERY @ 1.2 GALLONS PER MINUTE MAXIMUM AT 60 psi.

DOOR & WINDOW LEGEND

- 1 DOOR TYPE PER DOOR & WINDOW NOTES
A WINDOW TYPE PER DOOR & WINDOW NOTES - WHERE WINDOW NOTE REFERENCES DOUBLE BOXED LETTER WITH NUMBER - SEE WINDOW GROUPS ON PLAN SHEET A2.4

FIRST FLOOR DOOR & WINDOW NOTES

(DOOR OPENGS) NUMBERS (WINDOW OPENGS) LETTERS

- 1 3/0 X 1/0 FRENCH DOOR ENTRY DOOR WITH FULL VISION PANEL (TEMPERED GLASS)
2 16/0 X 9/0 SECTIONAL OVERHEAD GARAGE DOOR TO BE SELECTED BY OWNER & CONTRACTOR - UPPER SECTION TO HAVE VISION PANELS (SEE EXT. ELEVATIONS)
3 2/8 X 1/0 DOOR WITH 1/2 UPPER VISION PANEL @ TOP (TEMPERED GLASS) & LOWER WD. PANEL - DOOR HAS TRANSOM WINDOW ABOVE PER C
4 2/8 X 1/0 FRENCH DOOR WITH FULL VISION PANEL (TEMPERED GLASS)
5 2/8 X 1/0 SOLID CORE DOOR W/ LATCHSET & SELF CLOSING DOOR HARDWARE @ GARAGE
6 2/4 X 1/0 PANTRY DOOR
7 2/4 X 1/0 BATHROOM DOOR
8 PR. 2/0 X 1/0 BEDROOM DOORS
9 2/8 X 1/0 CLOSET DOOR
10 2/8 X 1/0 CLOSET DOOR
A 3/0 X 1/0 FIXED SIDELITE WINDOW TO BE SIMILAR TO ADJACENT FRENCH DOOR WITH FULL VISION PANEL (TEMPERED GLASS)
B 3/0 X 4/6 FIXED WINDOW AT GARAGE
C 2/8 HIGH X WIDTH OF DOOR FRAME BELOW FIXED TRANSOM WINDOW ABOVE DOOR (TEMPERED GLASS)
D 3/0 X 3/8 OPERABLE (CASEMENT) WINDOW
E 3/0 X 4/6 OPERABLE (CASEMENT) WINDOW
F 2/6 X 4/6 OPERABLE (CASEMENT) WINDOW W/ TEMPERED GLASS. GLASS TYPE TO OBSCURE VISION INTO BATH AREA FROM EXT. PATIO OR DECK
G GROUP OF WINDOWS AT DINING ROOM & LIVING ROOM WEST EXT WALL - SEE WINDOW GROUP
H GROUP OF WINDOWS AT LIVING ROOM SOUTH EXT WALL AT EACH SIDE OF RIDGE - SEE WINDOW GROUP

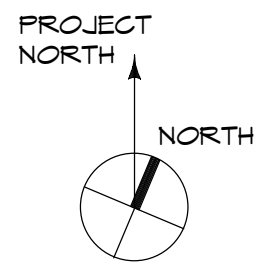
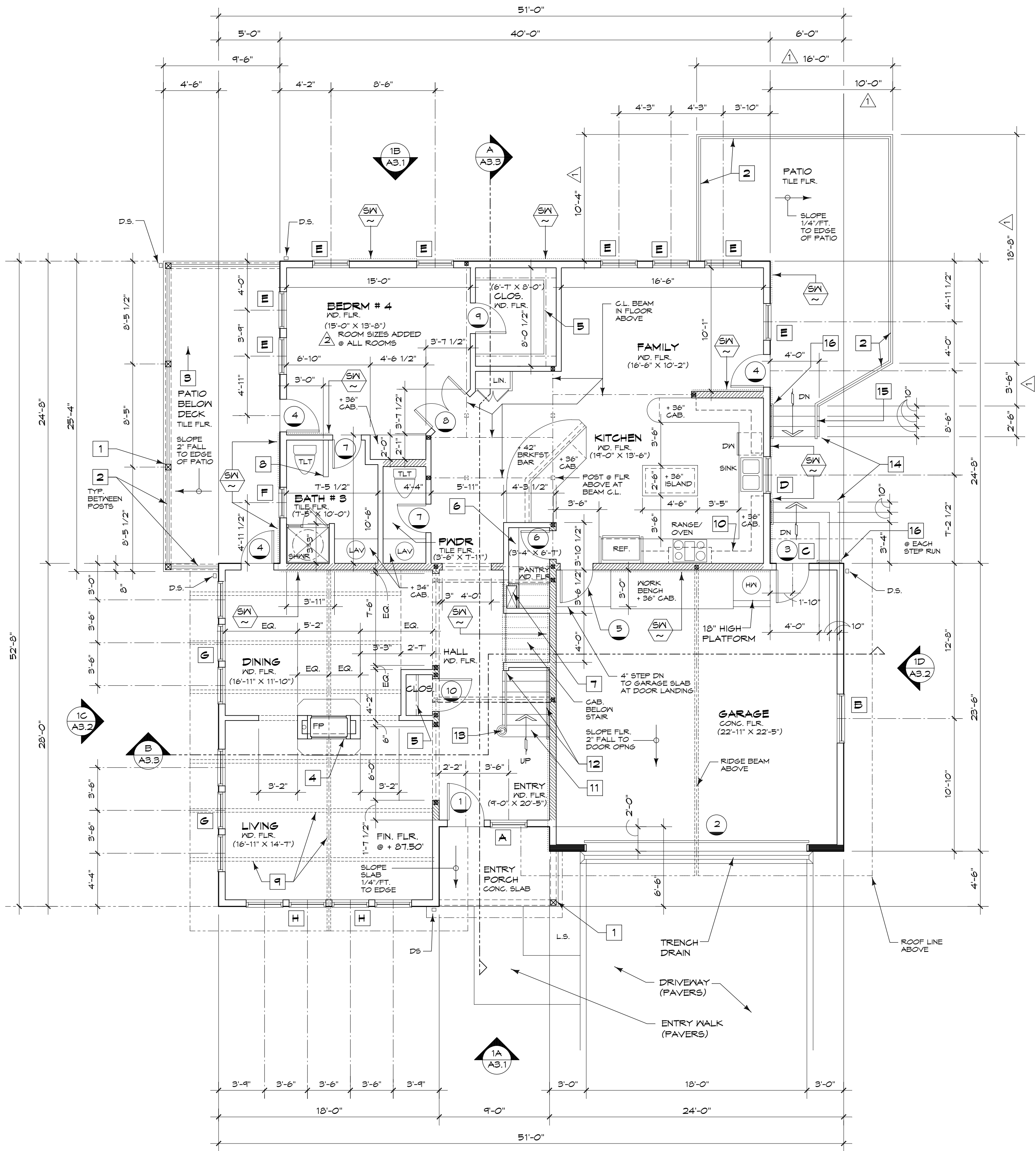
KEYED NOTES - NUMBERS

- 1 WD. POST
2 3'-6" HIGH METAL RAILING AT EDGE OF PATIO - SEE RAILING DETAIL
3 PATIO & BALCONY AREA FLOOR SYSTEM IS TO BE TILE (3/4" MAX. THICKNESS) AS SELECTED BY OWNER & CONTRACTOR. THIN-SET TILE USING EXT. RATED SETTING COMPOUND ON 1 1/4" MIN. GROUT SETTING BED OVER W.P. MEMBRANE ON T&G EXT. RATED FLYND. FLR. SHEATHING OVER 2X P.T. JOISTS (SEE STRUCT. DRNGS FOR FLYND. & JOIST INFORMATION). JOISTS ARE TO BE SLOPED FOR DRAINAGE AT MIN. 1/4" PER FOOT AWAY FROM BLDG EXT. WALLS
4 SEE-THRU GAS FIREPLACE - SEE GENERAL NOTES ON PLAN SHEET A2.4. PROVIDE TILE OR STONE HEARTH & FLOOR AT EACH SIDE OF FIREPLACE
5 SHELF & ROD AT CLOSET
6 4 TIERS OF SHELVES AT PANTRY CLOSET AT (2) WALLS EACH SIDE OF MECH. CHASE
7 MECH. CHASE AT RETURN AIR GRILL AT HALLWAY WALL FOR DUCT DOWN INTO CRVAL SPACE AREA MECH. EQUIPMENT - SEE ELECTRICAL PLAN MECHANICAL NOTES & LEGEND - SEE ALSO ENERGY CODE COMPLIANCE DOCUMENTATION FOR MECH. EQUIPMENT
8 + 42" HIGH LOW WALL
9 LINE OF BEAMS AT CEILING ABOVE. SEE STRUCTURAL DRNGS FOR RIDGE BEAM. OTHER BEAMS THAT RUN PERPENDICULAR TO RIDGE BEAM ARE FALSE BEAMS FRAMED TO ROOF RAFTERS OR BLKS. AT ROOF FRAMING @ 48" O.C. - ALIGN CENTER FALSE BEAM IN ROOM TO THE CENTER OF THE MIDDLE EXT. WINDOW WITHIN DINING AND LIVING ROOMS - FOR FALSE BEAM FRAMING, SEE DTL
10 LINE OF UPPER CABINETS
11 INTERIOR STAIR WITH 1X HARDWOOD STEPS APPLIED TO STAIR FRAMING BELOW - SEE STRUCTURAL DRNGS FOR STAIR FRMG BELOW FINISH WORK AT STEPS - 1X TREAD & RISER FINISHES ARE TO EXTEND 1" PAST WALLS BELOW ALONG HALL SIDE OF STAIR AND HAVE 1/2 ROUND TRIMS APPLIED TO THE OUTER STEP EDGES - SEE STAIR & STEP GENERAL NOTES ON PLAN SHEET A2.4 FOR RISE & RUN INFORMATION AT TREADS & RISERS
12 GUARDRAIL (3'-6" HIGH METAL RAILING ABOVE NOSE OF STAIR TREADS) AT OUTER SIDE OF STAIR RUN - SEE STAIR RAILING DTL. PROVIDE 1 1/2" (O.D.) MTL. PIPE HANDRAIL FULL LENGTH OF STAIR RUN ON THE OPPOSITE SIDE OF THE STAIR AT THE INTERIOR WALL WITH TOP OF HANDRAIL AT 32" ABOVE NOSE OF TREADS - SEE HANDRAIL DETAIL
13 8" DIAMETER WOOD NEWELL POST AT BOTTOM OF STAIR RUN PLACED ABOVE BOTTOM TREAD - MTL. GUARDRAIL TERMINATES INTO TOP OF NEWELL POST. SEE BLDG SECTION
14 EXT. CONC. STEPS DOWN TO GRADE FROM TOP OF PATIO OR CONC. DOOR LANDING AS OCCURS - RISERS ARE TO BE 1' 6" HIGH EACH WITH 10" TREADS SEE STRUCTURAL DRNGS FOR CONC. STEPS & REINFORCING. SEE ALSO STAIR & STEP GENERAL NOTES ON PLAN SHEET A2.4 FOR RISE & RUN INFORMATION AT TREADS & RISERS
15 GUARDRAIL SIMILAR TO KEYED NOTE 12 EXCEPT OCCURS AT CONC. STEPS. PROVIDE HANDRAILS FOR EXT. STEPS TO OCCUR AT EXT. WALL OF BLDG FOR HANDRAIL AT WALL - SEE DTL FOR GUARDRAIL - SEE
16 1 1/2" DIA. (O.D.) GALV. METAL HANDRAIL AT EXT. WALL FULL RUN OF STEPS - TOP OF HANDRAIL @ 32" ABOVE NOSE OF TREAD - FOR HANDRAIL AT WALL, SEE DTL

FLOOR PLAN GENERAL NOTES

- A) SEE PLAN SHEET A2.2 FOR UPPER FLOOR PLAN.
B) SEE PLAN SHEET A2.4 FOR GENERAL NOTES & STAIR NOTES THAT APPLY TO THE CONSTRUCTION OF THE NEW RESIDENCE.
SEE PLAN SHEET A2.4 FOR GENERAL NOTES REGARDING BATHROOM AREA SHOWERS & TUBS.
C) SEE ELECTRICAL PLANS FOR LIGHTING, SWITCHES, OUTLETS, ETC. AS WELL AS MECHANICAL GRILL & REGISTER LOCATIONS AND EXTERIOR HOSEBIB LOCATIONS.

GROUND FLR. LIVABLE AREA:	1,702 S.F.
GARAGE AREA:	546 S.F.
TOTAL GROUND FLR. FLOOR AREA:	2,248 S.F.
ENTRY PORCH:	62 S.F.
NEST PATIO:	233 S.F.
EAST PATIO:	273 S.F.
STEPS TO EAST PATIO:	10 S.F.
GARAGE DOOR LANDING & STEPS:	28 S.F.

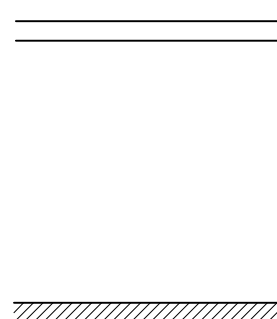


1 FIRST FLOOR PLAN

SCALE: 3/16"= 1'-0"

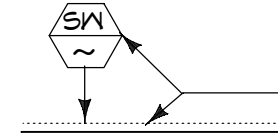
0' 1' 2' 4' 8'

WALL LEGEND



(N) 2X WALL WITH STUDS AT 16" O.C. - EXTERIOR WALLS ARE TO BE 2X6 STUDS WITH INSULATION BETWEEN ALL STUD BAYS - SEE GENERAL NOTES ON PLAN SHEET A2.4 FOR INSULATION REQUIREMENTS. INTERIOR WALLS ARE TO BE 2X4 STUDS UNLESS NOTED OTHERWISE ON PLAN BY KEYED NOTES OR BY WALL LEGEND HATCH PATTERN

(N) 2X6 INTERIOR WALL WITH STUDS AT 16" O.C. PROVIDE SOUND BATTS AT STUD BAYS OF PLUMBING WALLS, WHERE OCCURS



INDICATES SHEAR WALL LOCATION PER STRUCTURAL DRNGS - SEE STRUCTURAL PLANS FOR TYPE & LENGTH

HARDY FRAME SHEAR WALL SYSTEM AT EACH SIDE OF GARAGE DOOR OPENG SEE STRUCTURAL DRNGS



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MONTEREY COUNTY,
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KEY	1	2	3	4
REVISION				
DATE				
DESIGN APPROVAL				
ISSUED FOR PLAN				
CHECK FOR PLAN				
PLAN CHECK				
REV. 9-2-2017				

SHEET TITLE
FIRST FLOOR PLAN

PROJECT
AKCHURIN RESIDENCE 2884 LASAUEEN ROAD PEBBLE BEACH, CA (APN: 007-181-021)

SCALE:	AS NOTED
DRAWN:	SPC DESIGN
JOB:	1670

A2.1

NOTE:
SEE PLAN SHEET A2.1 FOR
DOOR & WINDOW GENERAL
NOTES

DOOR & WINDOW LEGEND

- 1 DOOR TYPE PER DOOR & WINDOW
NOTES
- A WINDOW TYPE PER DOOR & WINDOW
NOTES - WHERE WINDOW NOTE REFERENCES
DOUBLE BOXED LETTER WITH NUMBER - SEE
WINDOW GROUPS ON PLAN SHEET A2.4

SECOND FLOOR DOOR & WINDOW NOTES

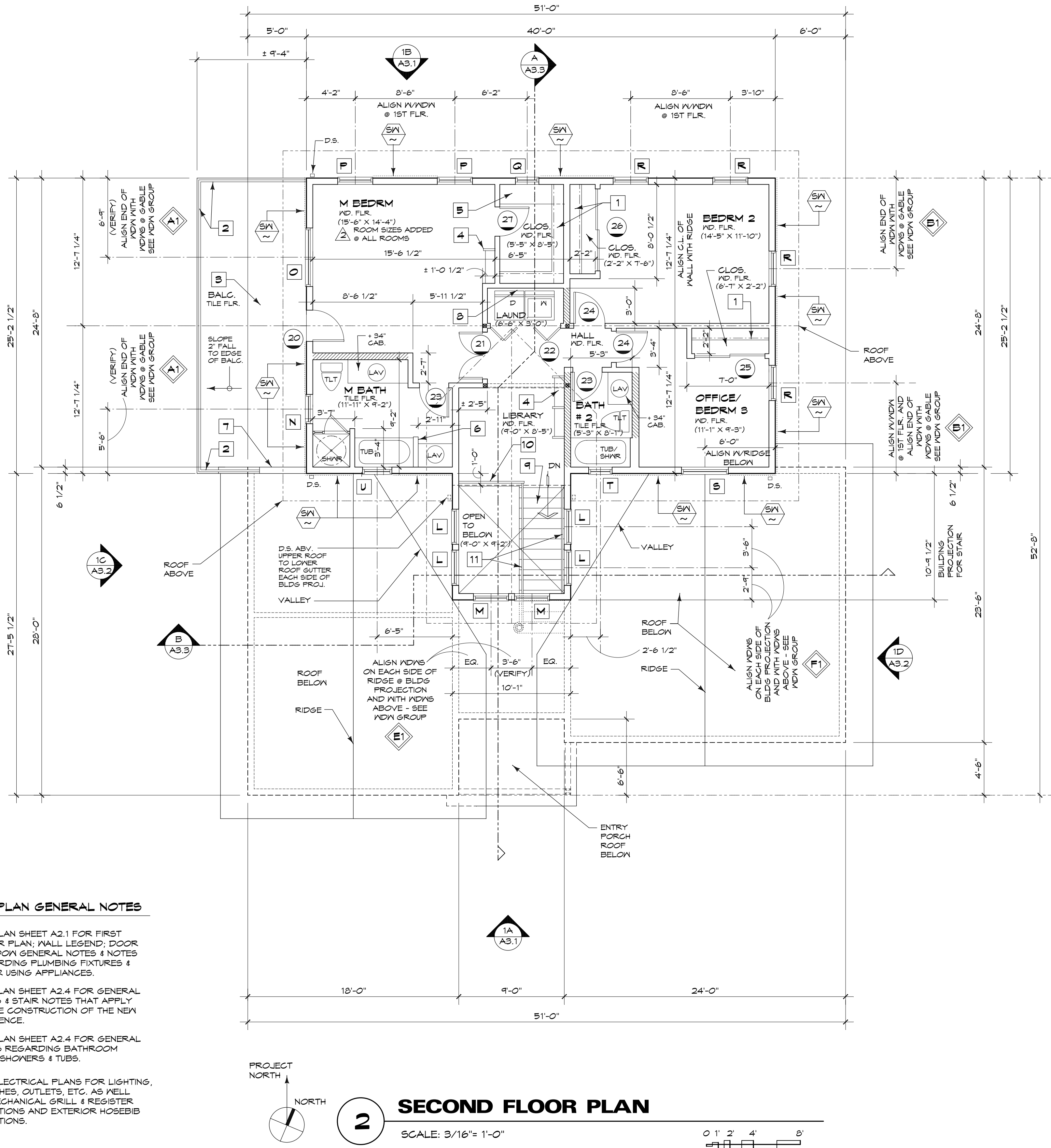
- (DOOR OPNGS) (WINDOW OPNGS) (LETTERS)
- 20 2/8 X 7/0 FRENCH DOOR WITH
FULL VISION PANEL (TEMPERED
GLASS) - DOOR HAS MDWS
ABOVE AT GABLE - SEE EXT.
ELEVATIONS AND MDW GROUP
- 21 FR. 2/0 X 1/0 BEDROOM DOORS
- 22 6/0 WIDE X 7/0 BI-FOLD DOORS
AT LAUNDRY CLOSET
- 23 2/6 X 7/0 BATHROOM DOOR
- 24 2/8 X 7/0 BEDROOM DOOR
- 25 6/0 WIDE X 7/0 BI-PASS CLOSET
DOORS - VERIFY OWNER IF
DOORS ARE TO HAVE MIRRORS
- 26 7/0 WIDE X 7/0 BI-PASS CLOSET
DOORS - VERIFY OWNER IF
DOORS ARE TO HAVE MIRRORS
- 27 2/6 X 7/0 CLOSET DOOR
- L GROUP OF WINDOWS AT
WEST & EAST EXT WALL OF
BLDG. PROJECTION @ STAIR
SEE WINDOW GROUP
- M GROUP OF WINDOWS AT SOUTH
EXT WALL AT BLDG. PROJECTION
AT STAIR, ALIGNED EACH SIDE OF
RIDGE - SEE WINDOW GROUP
- N 2/6 X 4/6 OPERABLE (CASEMENT)
WINDOW W/TEMPERED GLASS, GLASS
TYPE TO OBSCURE VISION INTO BATH
AREA FROM EXT. BALC. - ALIGN MDW
W/GABLE MDWS ABOVE
- O 5/0 X 4/6 OPERABLE (DBL. CASEMENT)
WINDOW ALIGNED W/GABLE MDWS
ABOVE
- P 3/0 X 4/6 OPERABLE (CASEMENT)
WINDOW
- Q 2/0 X 4/6 OPERABLE (CASEMENT)
WINDOW
- R 3/0 X 4/6 OPERABLE (CASEMENT)
(EMERGENCY EGRESS WINDOW) - SEE
DOOR & WINDOW GENERAL NOTE "CC"
ON PLAN SHEET A2.1
- S 4/0 X 2/8 OPERABLE (BDL. CASEMENT)
WINDOW ALIGNED WITH GARAGE RIDGE
- T 2/0 X 2/8 OPERABLE (CASEMENT)
WINDOW W/TEMPERED GLASS ABV
TUB
- U 2/6 X 2/8 OPERABLE (CASEMENT)
WINDOW W/TEMPERED GLASS ABV
TUB

KEYED NOTES - (NUMBERS)

- 1 SHELF & ROD AT CLOSET
- 2 3'-6" HIGH METAL RAILING AT EDGE
OF PATIO - SEE RAILING DETAIL
- 3 PATIO & BALCONY AREA FLOOR SYSTEM
IS TO BE TILE (3/4" MAX. THICKNESS) AS
SELECTED BY OWNER & CONTRACTOR.
SEE PLAN SHEET A2.1 KEYED NOTE
FOR ADDITIONAL INFORMATION
- NOTE:
UPPER FLOOR BALCONY AREA FLOOR
SYSTEM IS TO HAVE VENTILATION GRILLS
OR CONTINUOUS VENTILATION SCREED
PLACED AT CEILINGS AT THE BOTTOM
OF THE FLOOR JOISTS. PLACE AIR
GRILLS MIN. 16" IN FROM OUTER EDGES
OF THE BALCONY CEILING. CEILING IS TO
BE PLASTER FINISH APPLIED OVER GALV
WIRE LATH ON 5/8" EXT. RATED PLYWOOD
SHEATHING ANCHORED TO THE BOTTOM
OF THE DECK JOISTS.
- 4 BOOK CASE WITH 3 TO 4 TIERS OF
SHELVES - SEE BLDG. SECTION FOR
BOOK CASE AT TOP OF INTERIOR
STAIR
- 5 + 30" HIGH BUILT-IN CABINET WITH
COUNTERTOP BELOW CLOSET
WINDOW WITH (3) DRAWERS FOR
STORAGE OF SOCKS & MISC.
- 6 + 42" HIGH LOW WALL
- 7 + 42" HIGH LOW WALL WITH PLASTER
FINISH AT ROOF & EXTERIOR BALCONY
INTERSECTION. STEP WALL DOWN ROOF
LINE PER EXT. ELEVATIONS TO BEYOND
ROOF EDGE & GUTTER TO WHERE MTL.
RAILING IS FULL HEIGHT TO BALCONY
FLOOR. PROVIDE GALV. METAL
FLASHING ALONG ROOF AT WALL &
PROVIDE MEMBRAN FLASHING AT TOP
OF WALL BELOW THE PLASTER FINISH.
- 8 PROVIDE WASHER BOX AT WALL AT
WASHING MACHINE WITH WATER
SHUT-OFF VALVES AND PLUMBING
WASTE LINE TO ACCEPT WATER
DISCHARGE FROM WASHING
MACHINE. AT DRYER, PROVIDE
DUCT TO ROOF AT WALL FOR
DRYER VENT
- NOTE:
MECHANICAL EQUIPMENT
OCCURS IN ATTIC SPACE ABOVE
FURRED CEILING AT LAUNDRY
CLOSET AREA - SEE BLDG.
SECTION & ELECTRICAL PLAN
- 9 INTERIOR STAIR - SEE NOTES ON
PLAN SHEET A2.1
- 10 GUARDRAIL (3'-6" HIGH METAL
RAILING ABOVE FLOOR) AT
EDGE OF FLOOR ADJACENT
TO STAIR - SEE RAILING DETAIL
- 11 METAL RAILING AND HANDRAIL AT
STAIR - SEE NOTES ON PLAN SHEET
A2.1

FLOOR PLAN GENERAL NOTES

- A) SEE PLAN SHEET A2.1 FOR FIRST
FLOOR PLAN, WALL LEGEND, DOOR
& WINDOW GENERAL NOTES & NOTES
REGARDING PLUMBING FIXTURES &
WATER USING APPLIANCES.
- B) SEE PLAN SHEET A2.4 FOR GENERAL
NOTES & STAIR NOTES THAT APPLY
TO THE CONSTRUCTION OF THE NEW
RESIDENCE.
- SEE PLAN SHEET A2.4 FOR GENERAL
NOTES REGARDING BATHROOM
AREA SHOWERS & TUBS.
- C) SEE ELECTRICAL PLANS FOR LIGHTING,
SWITCHES, OUTLETS, ETC. AS WELL
AS MECHANICAL GRILL & REGISTER
LOCATIONS AND EXTERIOR HOSEBIB
LOCATIONS.



2 SECOND FLOOR PLAN

SCALE: 3/16"= 1'-0"

UPPER FLR. FLOOR AREA: 1,114 S.F.
BALCONY AREA: 233 S.F.



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KEY	REVISION	DATE
1	ISSUED FOR PLAN CHECK 5-19-2017	
2	PLAN CHECK REV. 9-27-2017	
3		
4		
5		

SHEET TITLE
SECOND FLOOR PLAN

PROJECT
AKCHURIN RESIDENCE 2884 LASAUEN ROAD PEBBLE BEACH, CA (APN: 007-181-021)

SCALE: AS NOTED
DRAWN: SPC DESIGN
JOB: 1670

A2.2

MAXIMUM BLDG HEIGHT
@ 111.916' (27'-0" ABOVE
AVERAGE NATURAL
GRADE @ 84.91')

LIBRARY AREA TOP
OF PLATE @ 107.2916'
(10'-2" ABV. 2ND FLR.
LEVEL @ 97.125')

TOP OF PLATE
AT BEDROOMS
@ 106.125' (9'-0" ABV.
2ND FLR. @ 97.125')

LIVING & DINING RM
TOP OF PLATE @ 98.25'
(10'-6" ABV. 1ST FLR.
LEVEL @ 87.75')

SECOND FLR. LEVEL
@ 97.125' (9'-4 1/2"
ABV. 1ST FLR. @ 87.75')

FIRST FLR. LEVEL
@ 87.75'

AVERAGE NATURAL
GRADE @ 84.91'
(2'-10" BELOW 1ST
FLR. LEVEL @ 87.75')

NOTE: THESE NOTES SHALL APPLY TO ALL EXTERIOR
ELEVATIONS ON THIS PLAN SHEET OR ANY OTHER
PLAN SHEET WHERE EXTERIOR ELEVATIONS OCCUR

ELEVATION GENERAL NOTES

- 1) ROOFING IS TO BE COMPOSITION
ROOFING AS SELECTED BY OWNER
& CONTRACTOR - FOR THE PURPOSE
OF DESIGN APPROVALS USE:
GAF TIMBERLINE SHINGLES
PRODUCT COLOR & SERIES TO BE AS
APPROVED BY DEL MONTE FOREST
ARCHITECTURAL REVIEW BOARD

- 1A) ALL FASCIA BOARDS ARE TO BE:

AT RESIDENCE: MIN. 2X6 WOOD

AT GARAGE: MIN. 2X6 WOOD.

FASCIA BOARDS ARE TO BE NAILED
TO RAFTER OR TRUSS TAILS AS OCCUR
AT ROOF OVERHANGS. PRIMER PAINT
BACK SIDE OF FASCIA PRIOR TO
ANCHORING TO ROOF FRAMING.
FASTEN FASCIA TO 2X4 FLAT FRAMED
OUTRIGGERS @ 48" O.C. PLACED ALONG
TOP OF END RAFTERS OR TOP CHORD
OF TRUSSES AS OCCUR AT EXT. WALL.
PROVIDE CONT. GALV. MTL. DRIP
EDGE AT EDGES OF ROOF (PRIMED &
PAINTED).
PAINT COLOR TO BE: AS NOTED ON
EXTERIOR MATERIAL SAMPLE BOARD
APPROVED BY DEL MONTE FOREST
ARCHITECTURAL REVIEW BOARD

NOTE:
DS = DOWNSPOUT LOCATION IF GUTTERS
& DOWNSPOUTS ARE TO BE USED AT
ROOF OVERHANGS IF USED, PAINT GUTTERS
THE SAME COLOR AS FASCIA BOARDS AT
ROOF OVERHANGS AND PAINT DOWNSPOUTS
THE SAME COLOR AS EXTERIOR WALLS
WHERE THEY OCCUR.

SEE ROOF PLAN ON SHEET A2.3 FOR
GUTTERS AND DOWNSPOUTS THAT MAY
NOT BE SHOWN ON THE ELEVATIONS.

- 2) SEE FLOOR PLAN ON SHEET A2.1 FOR
EXTERIOR DOOR & WINDOW NOTES.
WHERE EXTERIOR OPENINGS HAVE
WOOD TRIMS, PRIME AND PAINT TRIMS
TO MATCH THE DOOR OR WINDOW
FRAME & TRIM COLOR.

PAINT COLOR TO BE: AS NOTED ON
EXTERIOR MATERIAL SAMPLE BOARD
APPROVED BY DEL MONTE FOREST
ARCHITECTURAL REVIEW BOARD

SEE FLOOR PLAN GENERAL NOTES ON
SHT A2.4 FOR NOTES REGARDING
TERMINATION OF ENVIRONMENTAL AIR
DUCTS IN PROXIMITY TO EXT. DOORS,
WINDOWS, SKYLIGHTS & VENTS.

- 3) SEE PLASTER NOTES REGARDING EXTERIOR
PLASTER FINISHES. PLASTER FINISH IS TO BE
PAINTED USING ELASTOMERIC EXTERIOR RATED
PAINT & BASE PRIMER AS REQUIRED FOR PAINT
SELECTED BY OWNER AND CONTRACTOR.
PAINT COLOR TO BE: AS NOTED ON
EXTERIOR MATERIAL SAMPLE BOARD
APPROVED BY DEL MONTE FOREST
ARCHITECTURAL REVIEW BOARD

- 4) WALL VENTS FOR ATTIC & CRAWL SPACES
& MISC. AIR GRILLS FROM MECH. FANS
ARE TO BE PAINTED THE SAME COLOR
AS EXT. WALL FINISHES.

SEE VENTILATION CALCULATIONS ON
PLAN SHEET A2.3 (ROOF PLAN) FOR
WALL & ROOF VENTS

ALL VENTS AT WALLS SHALL HAVE
PERIMETER FRAME TYPE TO ACCEPT
PLASTER FINISHES

- 5) EXT. BALCONY & PATIO AREAS ON THE WEST
SIDE OF THE RESIDENCE ARE TO HAVE TILE
FLOOR FINISHES AS SELECTED BY OWNER
& CONTRACTOR. TILE IS TO BE SET ONTO
MINIMUM 1 1/4" GROUT BED PLACED OVER
WATERPROOF MEMBRANE OVER 1 1/8" EXT.
RATED T & G PLYWOOD FLOOR SHEATHING
ON 2X FLOOR JOISTS @ 16" O.C. - SEE
FRAMING PLANS FOR JOIST SIZE, SLOPE
SURFACES OF THE PATIO OR BALCONY
MINIMUM 1/4" PER FOOT AWAY FROM THE
BUILDING TO OUTER EDGES. PROVIDE MIN.
20 GA. G.L. DRIP EDGE FLASHING AT BALCONY
OR PATIO EDGES AND 20 GA. G.L. FLASHING
ALONG DECK PLYWOOD TO VERTICAL WALL
SHEATHING SURFACES.

PATIO AREA ON THE EAST AND REAR SIDE
OF THE RESIDENCE MAY BE SIMILAR TO THE
ABOVE REQUIREMENTS OR BE CONSTRUCTED
USING PATTERNED CONCRETE FLOOR SLAB
(REINFORCED CONC. MIN. 4" THICK AT THE
THINEST POINT OF CONC.) PLACED OVER MIN.
4" THICK BASE MATERIALS (ANGULAR CRUSHED
GRANITE, MAX. 3/4" SIZE) PLACED OVER
COMPACTED FILL OR SOILS. COLOR & PATTERN
OF CONC. FLOOR ARE TO BE DECIDED BY
OWNER & CONTRACTOR (IF THIS OPTION IS USED
IN LIEU OF TILE FLOOR SUPPORTED BY WOOD
FRAMING).

- 6) EXTERIOR RAILINGS ARE TO BE GALV.
METAL GUARDRAILS, RAILINGS OR
HANDRAILS TO BE PRIMED AND PAINTED.
SEE DETAILS REFERENCED BY KEYED
NOTES FOR RAILING CONSTRUCTION &
ANCHORAGE.

PAINT COLOR TO BE: AS NOTED ON
EXTERIOR MATERIAL SAMPLE BOARD
APPROVED BY DEL MONTE FOREST
ARCHITECTURAL REVIEW BOARD

- 7) (N) EXTERIOR FENCING (WHERE PLACED
PER SITE PLAN NOTES) IS TO BE STAINED
OR PAINTED. FENCING SUPPORT POSTS
AND SUPPORTING RAILS SHALL BE
REDWOOD OR PRESURE TREATED
LUMBER AS SELECTED BY OWNER AND
CONTRACTOR.
PAINT OR STAIN COLOR TO BE: AS
NOTED ON EXTERIOR MATERIAL
SAMPLE BOARD APPROVED BY
DEL MONTE FOREST ARCHITECTURAL
REVIEW BOARD

PLASTER NOTES

- 2) (N) PLASTER FINISH SHALL BE 3 COAT, 7/8"
THICK PLASTER W/FINISH TEXTURE SELECTED
BY OWNER & CONTRACTOR - PLASTER MIX:
(CEMENT TO SAND, BY VOLUME, 1:4 FOR
SCATCH COAT & 1: 5 FOR BROWN COAT)

PLASTER ON VERTICAL WALL SURFACE SHALL
OCCUR OVER PAPER BACKED WIRE LATH OVER
2 LAYERS GRADE "D" BLDG PAPER. PROVIDE (N)
PLYND. WALL SHEATHING BEHIND BLDG PAPER
PER STRUCTURAL PLANS. PROVIDE 26 GA. GALV.
KEEP SCREED AT FOUNDATION PLATE LINE AT
LEAST 4" ABOVE GRADE OR 2" ABOVE
CONCRETE OR PAVING AS OCCURS.

PLASTER ON HORIZONTAL SURFACES SUCH AS
CEILINGS, SOFFITS OR ROOF OVERHANGS AS
MAY OCCUR SHALL BE 7/8" THICK AND OCCUR
OVER GALV. EXPANDED WIRE LATH ATTACHED
TO 3/8" EXT. RATED PLYWOOD SHEATHING
ANCHORED TO 2X FRAMING MEMBERS OR 2X
BLKS AS OCCURS @ 24" O.C. ABOVE SHEATHING.
PROVIDE GALV. MTL. PLASTER STOPS WHERE
PLASTER INTERSECTS DISSIMILAR MATERIALS
SUCH AS EXPOSED WOOD BEAMS, 2X FASCIA
BOARDS, ETC.

EXTERIOR WALL PLASTER COVERINGS SHALL
EXTEND FROM KEEP SCREEDS AS OCCUR AT
THE TOP OF FOUNDATIONS TO THE ROOF
WHERE 2X SOLID WOOD BLOCKING OCCURS
AT ROOF EAVE OVERHANGS PER R327.7.3.1.

EXTERIOR WALL ASSEMBLIES WITH PLASTER
FINISHES SHALL MEET IGNITION RESISTANT
PERFORMANCE CRITERIA OF STANDARD
SPM 12-1A-1 FOR 10 MINUTE DIRECT FLAME
CONTACT EXPOSURE PER R327.7.3

SOUTH ELEVATION

[STREET ELEVATION - FRONT]

ADDRESS FOR BUILDING NOTE

AD-1) THE BUILDING SHALL HAVE ITS OWN PERMANENTLY
POSTED ADDRESS. ADDRESS SIGNAGE SHALL
HAVE NUMBERS, LETTERS AND SYMBOLS THAT
ARE MINIMUM 4" IN HEIGHT WITH MINIMUM STROKE
OF 1/2" AND SHALL CONTRAST WITH THEIR
BACKGROUND COLOR. SIGNAGE SHALL BE
REFLECTIVE AND MADE OF NON-COMBUSTIBLE
MATERIALS. THE SIGNAGE SHALL BE CLEARLY
VISIBLE & LEGIBLE FROM BOTH DIRECTIONS OF
TRAVEL ALONG THE ADJACENT STREET. POST
TEMPORARY ADDRESS SIGN MEETING SAME
REQUIREMENTS DURING CONSTRUCTION AT
DRIVEWAY AREA USED TO ACCESS THE SITE.

NORTH ELEVATION

[REAR ELEVATION]

PROPOSED EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

0' 1' 2' 4' 8'

KEYED NOTES -

- 1 CONC. OR CONC. BLK.
FOUNDATION WALL
(EXPOSED ABOVE GRADE)
- 2 LINE OF FOUNDATION
BELOW GRADE
- 3 LINE OF EXT. WALL BEYOND
- 4 LINE OF FOUNDATION
BEYOND
- 5 FIN. GRADE
- 6 CONT. KEEP SCREED
- 7 CRAWL SPACE VENTS
(TYP.)
- 8 COMBUSTION AIR VENT
FOR GAS FIRED FIREPLACE
- 9 30" X 30" CRAWL SPACE
ACCESS PANEL W/MD.
TRIMS (SIZE FOR MECH.
EQUIPMENT IN CRAWL SPACE)
- 10 LINE OF WALK OR
DRIVEWAY BEYOND
- 11 LINE OF DRIVEWAY
(BEYOND)
- 12 CONC. STEPS AS OCCUR
(AND LANDINGS AT TOP OF
STEPS WHERE APPLIES)
- 13 EXTERIOR PATIO OR
BALCONY AREA AS
OCCURS WITH 3'-6" HIGH
MTL. GUARDRAIL AT
OUTER EDGES
- 13A LOW WALL (3'-6" HIGH)
WITH PLASTER FINISH
AT EXTERIOR BALCONY
WHERE ROOF INTERSECTS
BALCONY AREA
- 14 3'-6" HIGH MTL. GUARDRAIL
AT OUTER SIDE OF STEPS
- 15 MTL. HANDRAIL AT WALL
WHERE EXT. STEPS OCCUR
- 16 PLASTER FINISH - SEE
PLASTER NOTES
- 17 ENTRY DOOR & SIDELITE
- 18 GARAGE DOOR
- 19 WINDOW OR DOOR AS
OCCURS - SEE FLOOR
PLANS
- 20 WOOD TRIMS AS OCCUR
AT EXT. DOORS OR
WINDOWS
- 21 WOOD POST SUPPORTING
ROOF OR BALCONY
FRAMING ABOVE AS
OCCURS
- 22 MTL. DRIP EDGE FLASHING
ALONG EDGES OF TILE AS
OCCURS ALONG PATIO OR
BALCONY EDGES
- 23 PLASTER WRAPPED P.T. 2X
BAND AT EDGE OF PATIO
TO PROJECT BEYOND
FOUNDATION WALLS
- 24 COMPOSITION ROOFING
SEE ROOF PLAN ON SHEET
A2.3 & ROOFING NOTES ON
ROOF PLAN
- 25 2X FASCIA W/GALV.
MTL. DRIP EDGE
FLASHING (TYP.)
- 25A 2X FASCIA W/FLASHING PER 25
VERIFY WITH OWNER IF
2X FASCIA IS TO HAVE
MTL. GUTTER WITH DS
(DOWNSPOUTS) ALONG
THIS EAVE LINE
- 26 GALV. MTL. FLASHING
BELOW PLASTER STOP
(KEEP TYPE STOP) AT
ROOF & WALL
INTERSECTION
- 27 EXPOSED BEAM PROJECTING
TO THE BACK SIDE OF 2X
FASCIA BOARDS
- 28 WINDOWS AT TOP SECTION
OF GARAGE DOOR
- 29 CONT. RIDGE VENT - SEE
SEE ROOF PLAN NOTES
- 30 ROOF LOUVER VENT - SEE
ROOF PLAN NOTES
- 31 PLASTER SCREED AT BASE
OF PLASTER FINISH WHERE
2X CRIPPLE WALL OCCURS
ABOVE FOUNDATION WALL
- 32 WD. BEAM ACROSS
OPENING TO ENTRY
- 33 DS AS OCCURS



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KEY	1	2
REVISION		
DATE		
DESIGN APPROVAL		
REVISION 12-15-2016		
ISSUED FOR PLAN		
CHECK 5-19-2017		
PLAN CHECK		
REV 9-27-2017		

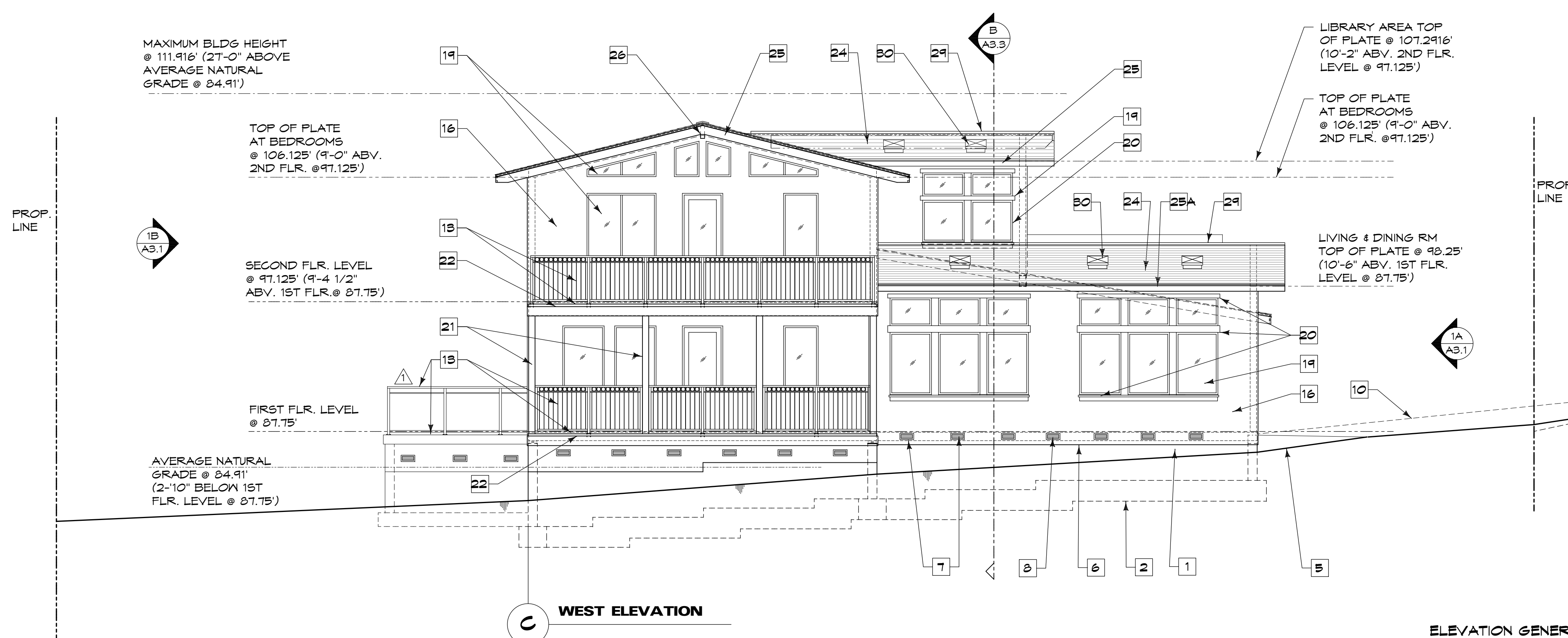
SHEET TITLE	PROPOSED EXTERIOR ELEVATIONS
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PROJECT	AKCHURIN RESIDENCE 2884 LASAUEEN ROAD PEBBLE BEACH, CA (APN: 007-181-021)
---------	--

SCALE:	AS NOTED
DRAWN:	SPC DESIGN
JOB:	1650

A3.1

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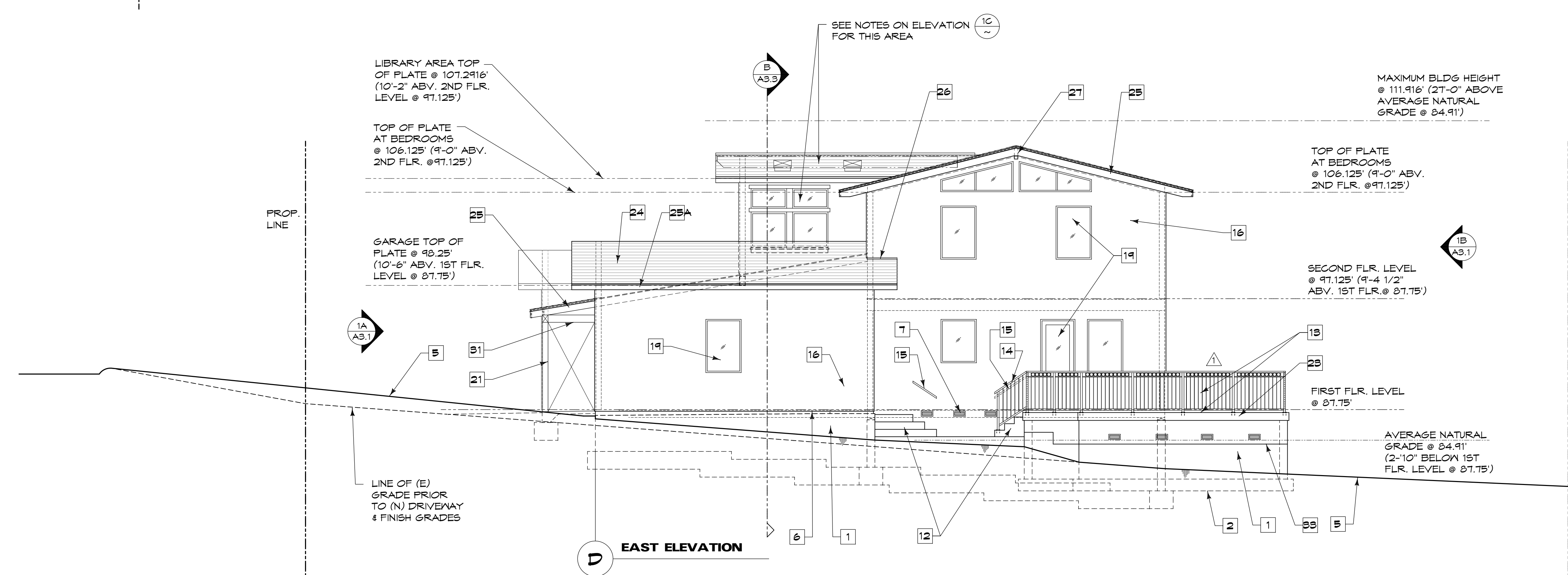
ELEVATION GENERAL NOTES

- 1) SEE PLAN SHEET A3.1 FOR GENERAL NOTES THAT APPLY TO ELEVATIONS SHOWN ON THIS PLAN SHEET.

KEYED NOTES -

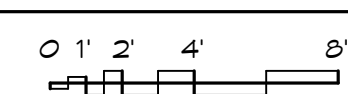
- 1 CONG. OR CONG. BLK. FOUNDATION WALL (EXPOSED ABOVE GRADE)
2 LINE OF FOUNDATION BELOW GRADE
3 LINE OF EXT. WALL BEYOND
4 LINE OF FOUNDATION BEYOND
5 FIN. GRADE
6 CONT. WEEP SCREED
7 CRAWL SPACE VENTS (TYP.)
8 COMBUSTION AIR VENT FOR GAS FIRED FIREPLACE
9 30" X 30" CRAWL SPACE ACCESS PANEL W/ VENT TRIMS (SIZE FOR MECH. EQUIPMENT IN CRAWL SPACE)
10 LINE OF WALK OR DRIVEWAY BEYOND
11 LINE OF DRIVEWAY (BEYOND)
12 CONG. STEPS AS OCCUR (AND LANDING AT TOP OF STEPS WHERE APPLIES)

- 13 EXTERIOR PATIO OR BALCONY AREA AS OCCURS WITH 3'-6" HIGH MTL. GUARDRAIL AT OUTER EDGES
13A LOW WALL (3'-6" HIGH) WITH PLASTER FINISH AT EXTERIOR BALCONY WHERE ROOF INTERSECTS BALCONY AREA
14 3'-6" HIGH MTL. GUARDRAIL AT OUTER SIDE OF STEPS
15 MTL. HANDRAIL AT WALL WHERE EXT. STEPS OCCUR
16 PLASTER FINISH - SEE PLASTER NOTES
17 ENTRY DOOR & SIDELITE
18 GARAGE DOOR
19 WINDOW OR DOOR AS OCCURS - SEE FLOOR PLANS
20 WOOD TRIMS AS OCCUR AT EXT. DOORS OR WINDOWS
21 WOOD POST SUPPORTING ROOF OR BALCONY FRAMING ABOVE AS OCCURS
22 MTL. DRIP EDGE FLASHING ALONG EDGES OF TILE AS OCCURS ALONG PATIO OR BALCONY EDGES
23 PLASTER WRAPPED P.T. 2X BAND AT EDGE OF PATIO TO PROJECT BEYOND FOUNDATION WALLS
24 COMPOSITION ROOFING SEE ROOF PLAN ON SHEET A2.3 & ROOFING NOTES ON ROOF PLAN
25 2X FASCIA W/ GALV. MTL. DRIP EDGE FLASHING (TYP.)
25A 2X FASCIA W/ FLASHING PER VERIFY WITH OWNER IF 2X FASCIA IS TO HAVE MTL. GUTTER WITH DS (DOWNSPOUTS) ALONG THIS EAVE LINE
26 GALV. MTL. FLASHING BELOW PLASTER STOP (WEEP TYPE STOP) AT ROOF & WALL INTERSECTION
27 EXPOSED BEAM PROJECTING TO THE BACK SIDE OF 2X FASCIA BOARDS
28 BOTT. OF TRUSS & GLG. LINE @ GARAGE (IF PRE-FAB ROOF TRUSSES ARE USED IN GARAGE AREAS)
29 CONT. RIDGE VENT - SEE SEE ROOF PLAN NOTES
30 ROOF LOUVER VENT - SEE ROOF PLAN NOTES
31 WD. BEAM ACROSS OPENING TO ENTRY
32 DS AS OCCURS
33 PLASTER SCREED AT BASE OF PLASTER FINISH WHERE 2X CRIPPLE WALL OCCURS ABOVE FOUNDATION WALL



PROPOSED EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"



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KEY	1	2	3	4
REVISION	1	2	3	4
DATE	12-15-2016	5-19-2017	9-27-2017	
DESIGN APPROVAL				
ISSUED FOR PLAN				
CHECK				
PLAN CHECK				
REV				

SHEET TITLE

**PROPOSED
EXTERIOR ELEVATIONS**

PROJECT

AKCHURIN RESIDENCE
2884 LASAUEN ROAD
PEBBLE BEACH, CA
(APN: 007-181-021)

SCALE: AS NOTED

DRAWN: SPC DESIGN

JOB: 1650

A3.2

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KEY	REVISION	DATE
1	ISSUED FOR DESIGN	APPROVAL 10-24-2016
2	ISSUED FOR PLAN	CHECK 5-19-2017
3	PLAN CHECK	REV 9-27-2017

SHEET TITLE
PROPOSED
BUILDING SECTIONS

PROJECT
AKCHURIN RESIDENCE
2884 LASAUEEN ROAD
PEBBLE BEACH, CA
(APN: 007-181-021)

SCALE: AS NOTED

DRAWN: SPC DESIGN

JOB: 1650

A3.3

LIBRARY AREA TOP
OF PLATE @ 107.2916'
(10'-2" ABV. 2ND FLR.
LEVEL @ 97.125')

TOP OF PLATE
AT BEDROOMS
@ 106.125' (9'-0" ABV.
2ND FLR. @ 97.125')

LIVING & DINING RM
TOP OF PLATE @ 98.25'
(10'-6" ABV. 1ST FLR.
LEVEL @ 87.75')

SECOND FLR. LEVEL
@ 97.125' (9'-4 1/2"
ABV. 1ST FLR. @ 87.75')

FIRST FLR. LEVEL
@ 87.75'

U.G. DRAIN TIED TO
DOWNSPOUTS (TYP.)
SEE SITE ROOF PLAN
& SITE DRAINAGE PLAN

DISTANCE OF EXCAVATION
BEYOND BLDG FOR
RECOMPACTING SOILS
FOR FOUNDATION & SLAB
SUPPORT AS NOTED IN THE
GEOTECHNICAL REPORT

MAXIMUM BLDG HEIGHT
@ 111.916' (27'-0" ABOVE
AVERAGE NATURAL
GRADE @ 84.91')

NOTE:
ACCESS PANEL TO BE SIZED
TO ALLOW FOR REMOVAL
& REPLACEMENT OF MECH.
EQUIPMENT

MECH. EQUIPMENT
ACCESSED THRU
ACCESS PANEL
IN ADJACENT
CLOSET WALL

TOP OF PLATE
@ 106.125' (9'-0" ABV.
2ND FLR. @ 97.125')

SECOND FLR. LEVEL
@ 97.125' (9'-4 1/2"
ABV. 1ST FLR. @ 87.75')

GRAVEL SPACE GRADES TO
BE HIGHER THAN PERIMETER
EXT. GRADES WHERE POSSIBLE
AND WITH GRAVEL SPACE
GRADES SLOPED TO AREA
DRAINS - SEE SITE DRAINAGE
PLAN

FIRST FLR. LEVEL
@ 87.75'

AVERAGE NATURAL
GRADE @ 84.91'
(2'-10" BELOW 1ST
FLR. LEVEL @ 87.75')

U.G. DRAINAGE SYSTEM
TO DAYLIGHT AT
RIP-RAP IN REAR YARD
SEE SITE DRAINAGE PLAN

DISTANCE OF EXCAVATION
BEYOND BLDG FOR
RECOMPACTING SOILS
FOR FOUNDATION & SLAB
SUPPORT AS NOTED IN THE
GEOTECHNICAL REPORT

MECH. EQUIPMENT
IN GRAVEL SPACE
AREA

COMPACTED FILL
BELOW FOOTINGS
SEE GEOTECHNICAL
REPORT

OPEN TO HALLWAY
BEYOND LIBRARY
AREA AT TOP OF
STAIR

CONT. GALV
PLASTER STOP
AT FLASHING &
COUNTERFLASHING
WHERE ROOF
INTERSECT WALL

GARAGE TOP OF
PLATE @ 98.25'
(10'-6" ABV. 1ST FLR.
LEVEL @ 87.75')

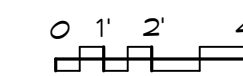
CONT. GALV
KEEF SCREED
AT BASE OF
PLASTER - TYP.
AT ALL EXT.
WALL CONDITIONS

FALSE BEAMS

RIDGE BEAM
AT VAULTED
CEILING - OWNER
TO DECIDE CLG.
AT GARAGE
RAFTERS OR
NOT

BUILDING SECTION "A"

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



GABLE DTL
@ WALL BEYOND
WINDS SHOWN

ROOF ABOVE ENTRY
HALL @ 2:12 PITCH
REQUIRES BUILT-UP
ROOF APPLIED WITH
BITUTHENE MEMBRANE
UNDER ASPHALTIC
SHINGLES

LIBRARY AREA TOP
OF PLATE @ 107.2916'
(10'-2" ABV. 2ND FLR.
LEVEL @ 97.125')

TOP OF PLATE
@ BEDROOMS
@ 106.125' (9'-0" ABV.
2ND FLR. @ 97.125')

LINE OF LIVING & DINING RM
ROOF ON OPPOSITE SIDE OF
ENTRY HALL

LIVING & DINING RM
& GARAGE TOP OF
PLATE @ 98.25'
(10'-6" ABV. 1ST FLR.
LEVEL @ 87.75')

U.G. DRAIN TIED TO
DOWNSPOUTS (TYP.)
SEE SITE ROOF PLAN
& SITE DRAINAGE PLAN

CEILING AT ENTRY PORCH IS
TO HAVE PLASTER APPLIED
TO EXPANDED WIRE LATH
PLACED BELOW 3/8" EXT.
PLYWOOD SHEATHING - SEE
PLASTER NOTES ON SHEET
A3.1. ROOF OVERHANG IS
TO HAVE CEMENTITIOUS
HARDIESOFFIT CLOSURE PNL
WITH VENTILATION SIMILAR
TO DETAIL

LINE OF DRIVEWAY
BEYOND

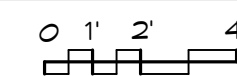
FIRST FLR. LEVEL
@ 87.75'

FRENCH DRAIN SYSTEM IN
FRONT YARD W/DRAIN
LINES ON BOTH SIDES OF
THE HOUSE RUNNING TO
REAR YARD - DAYLIGHT
DRAINS INTO RIP-RAP AT
LOW POINTS IN YARD AT
LEAST 10'-0" FROM
NEIGHBORING PROPERTIES

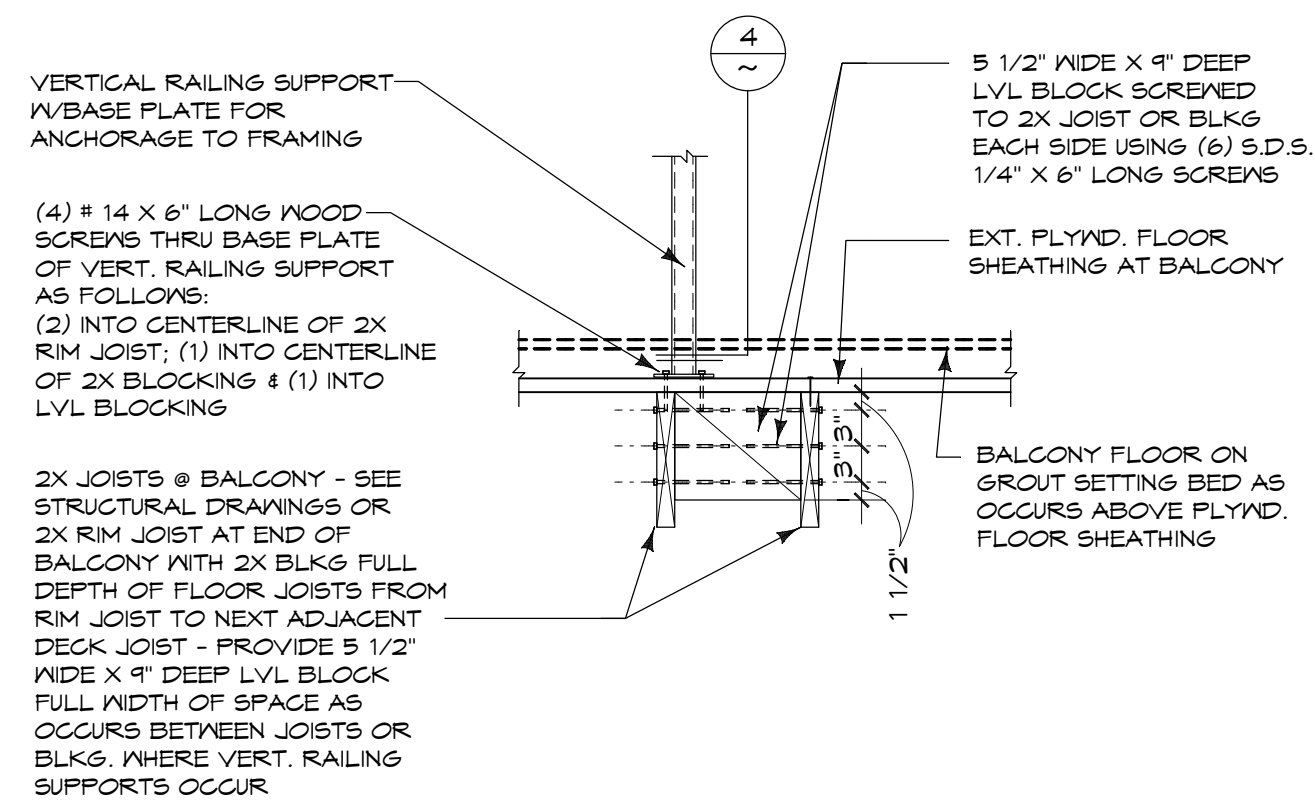
DISTANCE OF EXCAVATION
BEYOND BLDG FOR
RECOMPACTING SOILS
FOR FOUNDATION & SLAB
SUPPORT AS NOTED IN THE
GEOTECHNICAL REPORT

BUILDING SECTION "B"

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

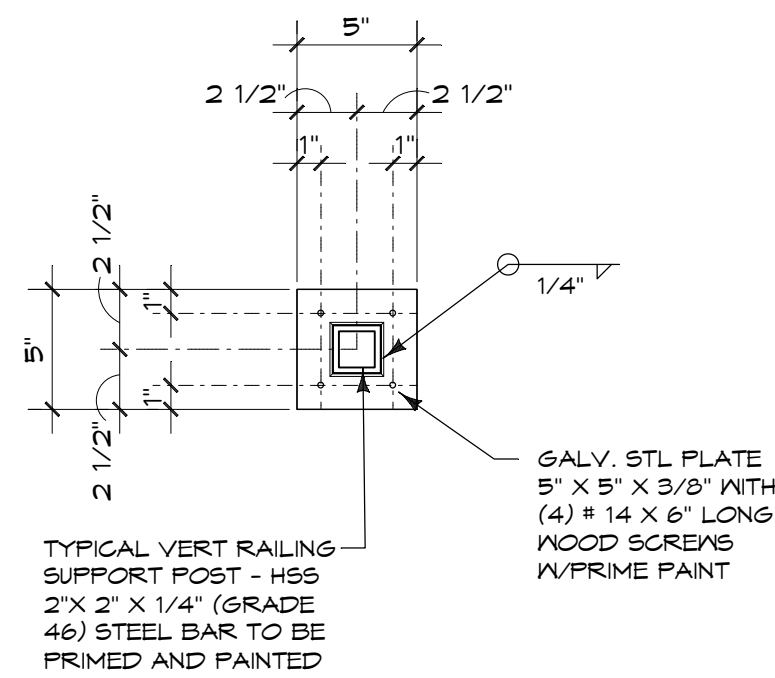


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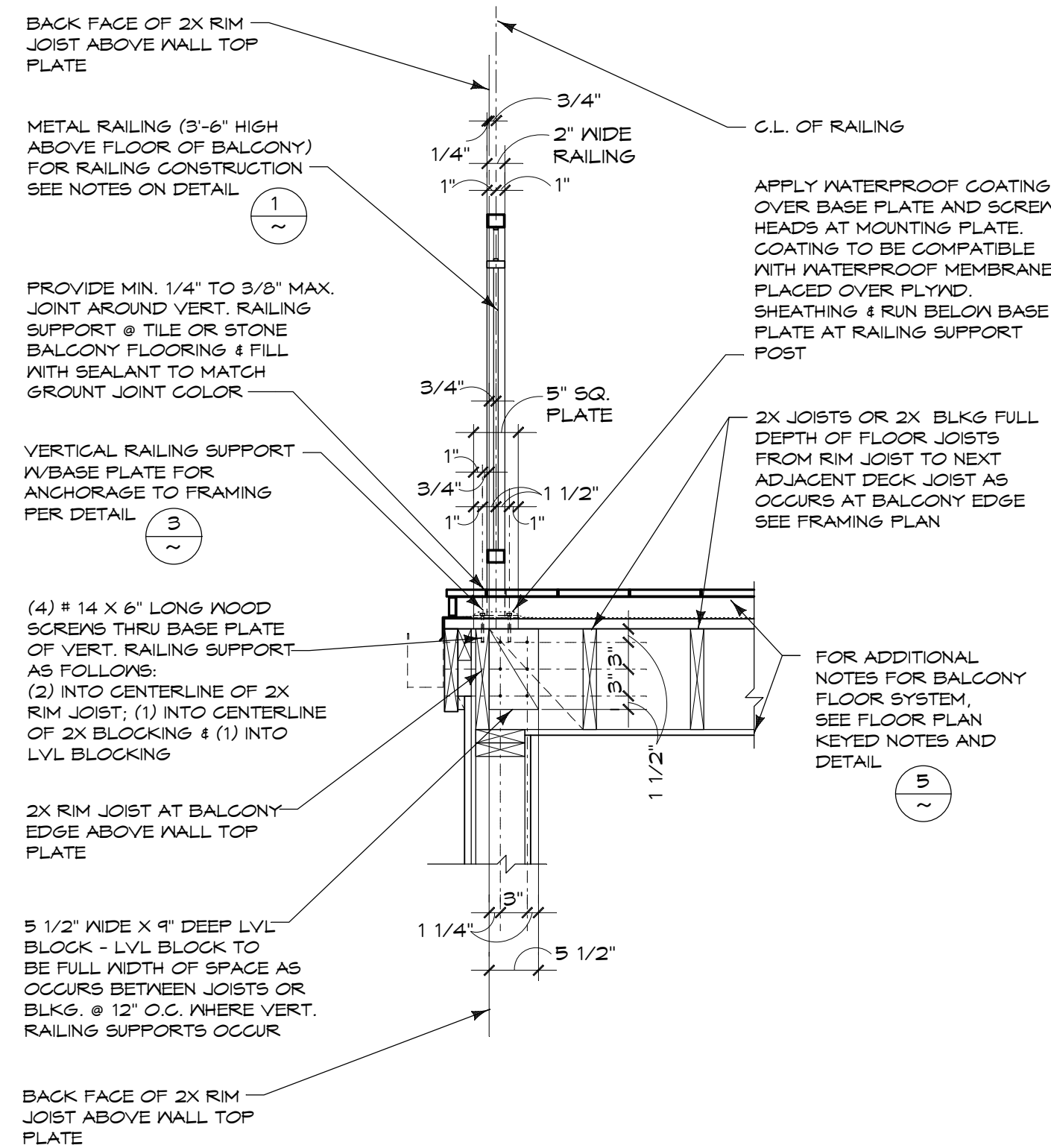
VERT. RAILING SUPPORT MOUNTING PLATE DETAIL

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



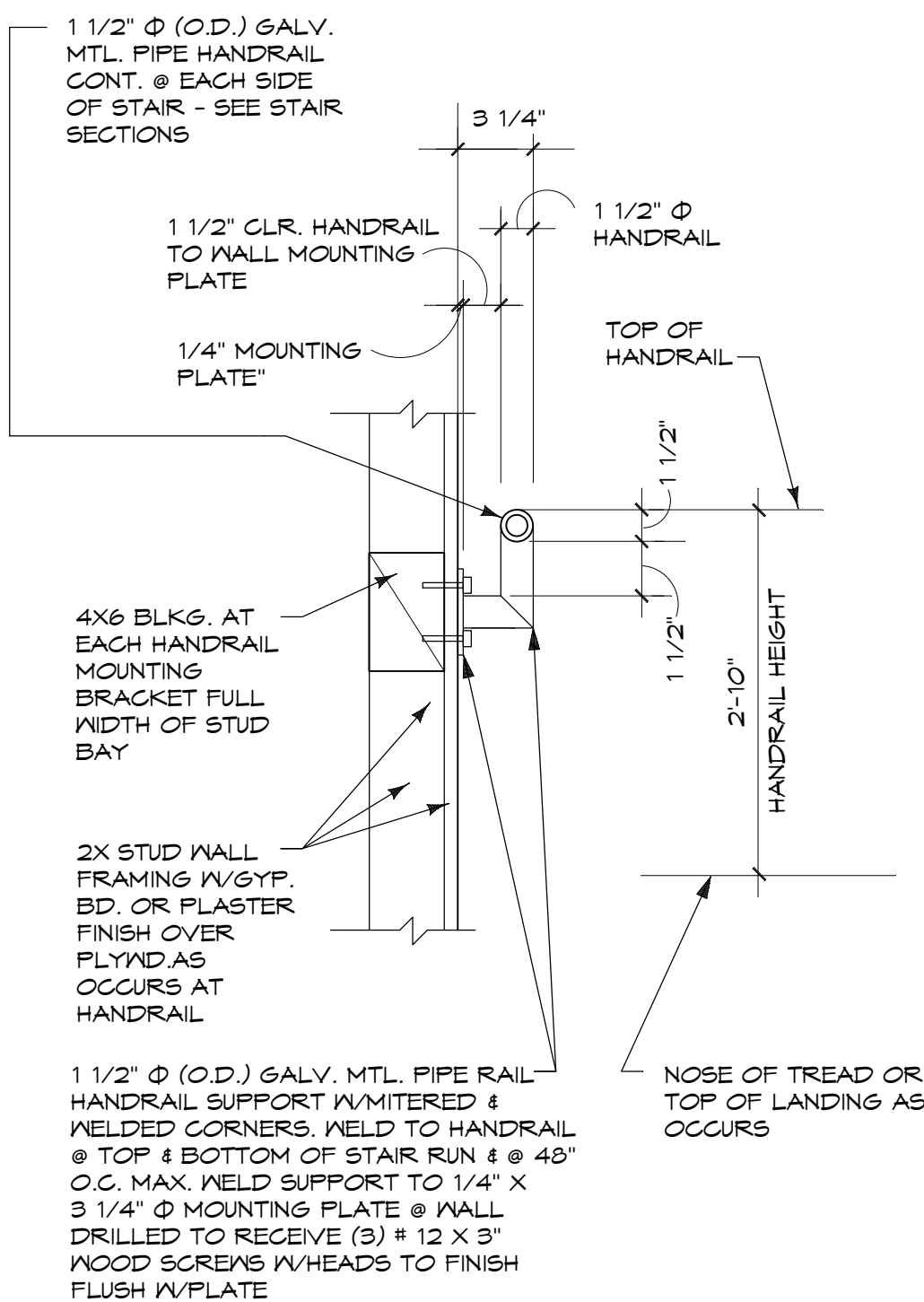
VERT. RAILING SUPPORT MOUNTING PLATE DETAIL

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



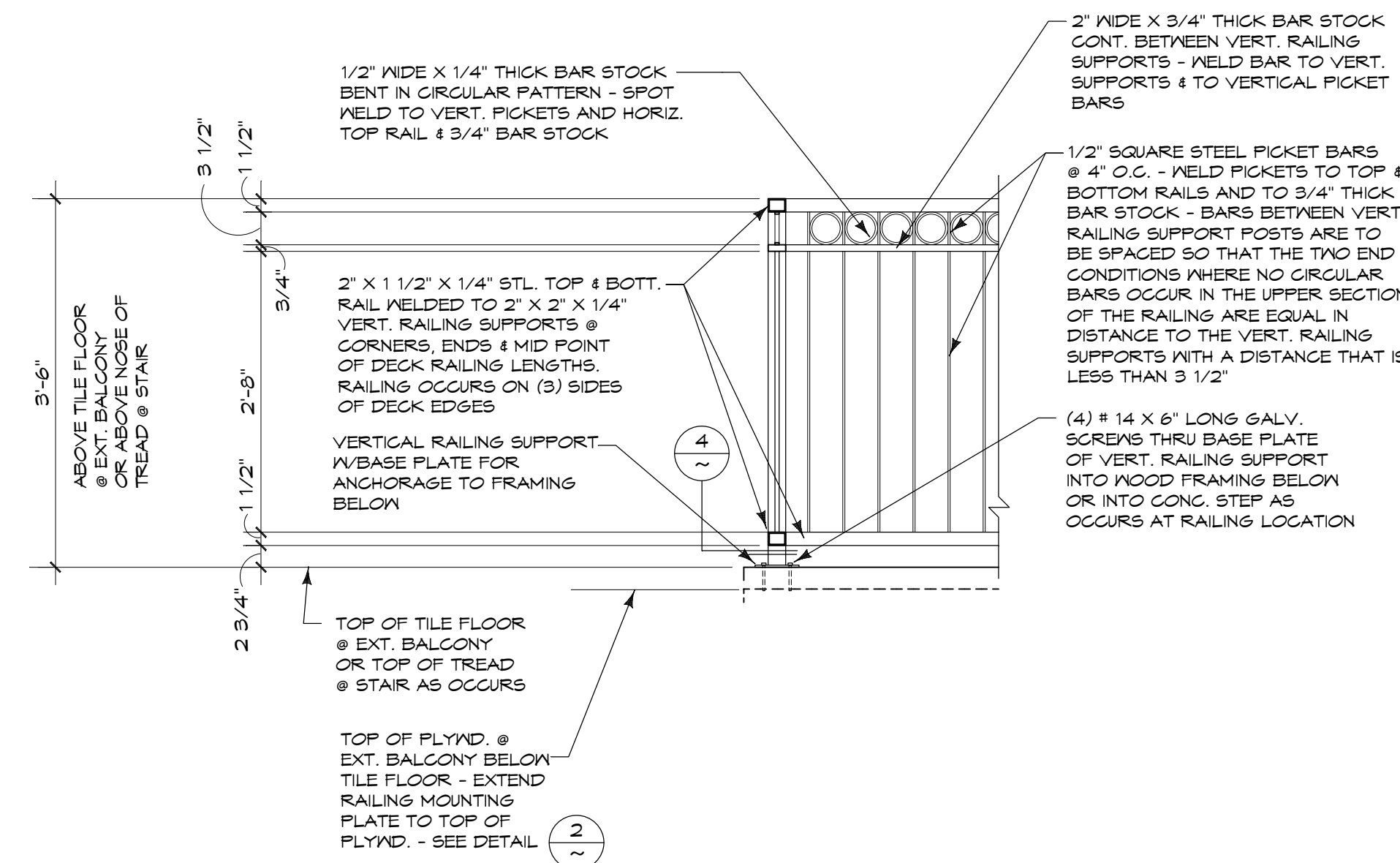
RAILING AT BALCONY EDGE

SCALE: 3/4" = 1'-0"



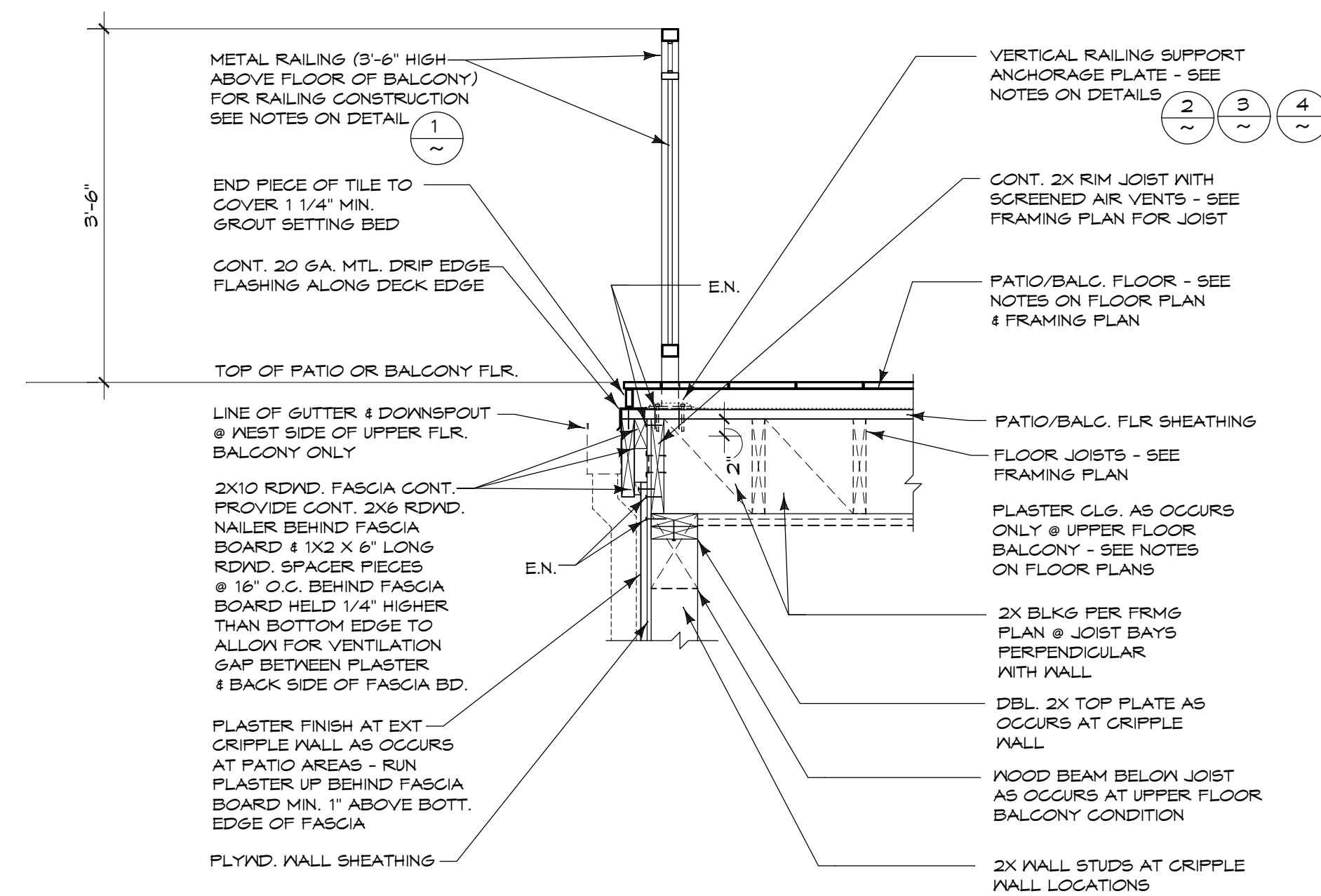
HANDRAIL @ WALL

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



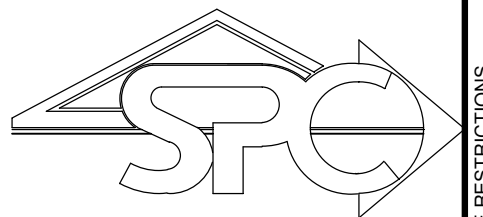
RAILING DETAIL

SCALE: 3/4" = 1'-0"



EDGE OF PATIO OR BALCONY DETAIL

SCALE: 3/4" = 1'-0"



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SPCDESIGNINC@YAHOO.COM

KEY	REVISION	DATE
	ISSUED FOR PLAN	CHECK 5/19/2017

SHEET TITLE

DETAILS

PROJECT

AKCHURIN RESIDENCE

2884 LASAUEN ROAD
PEBBLE BEACH, CA
(APN: 007-181-021)

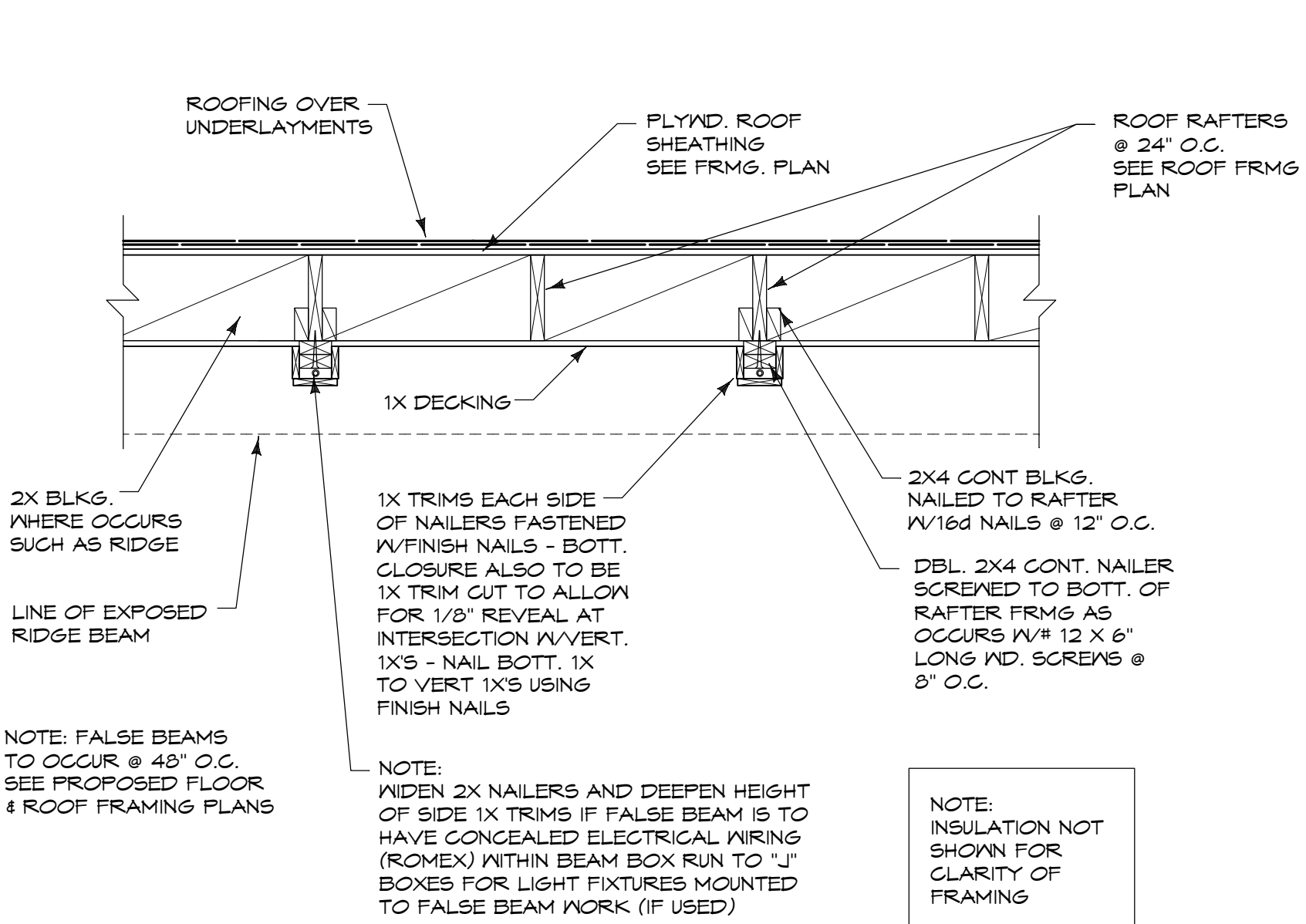
SCALE: AS NOTED

DRAWN: SPC DESIGN

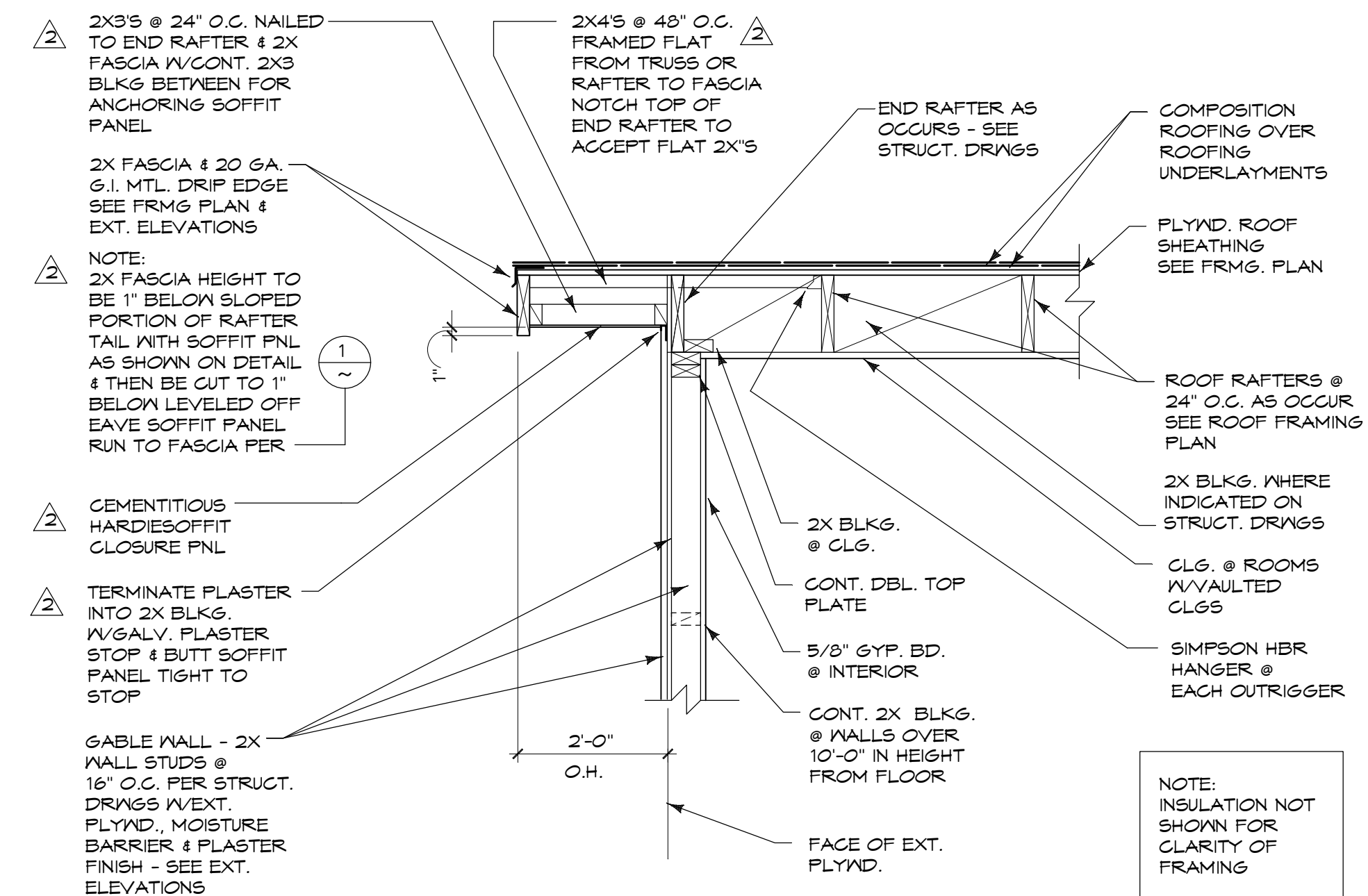
JOB: 1670

A8.1

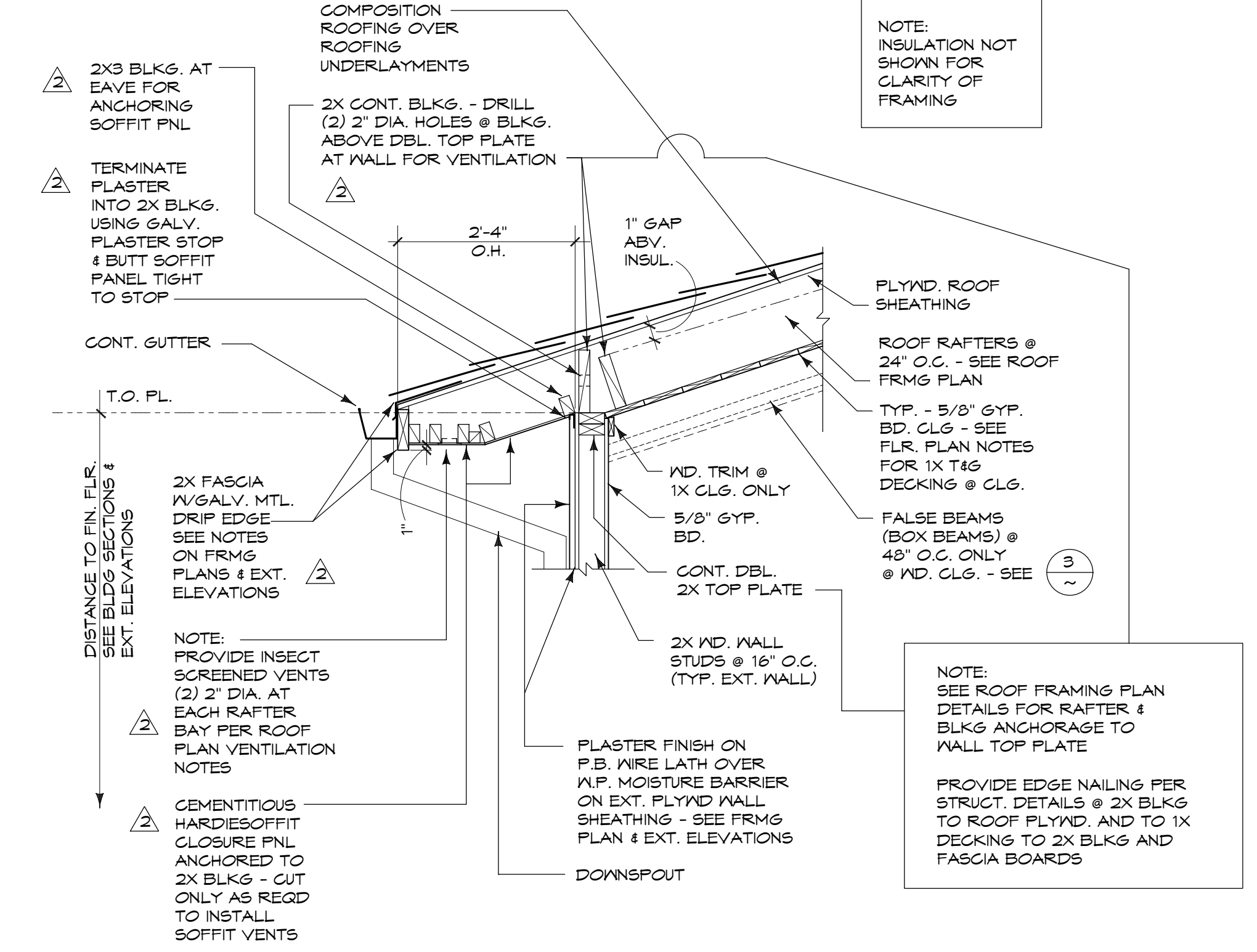
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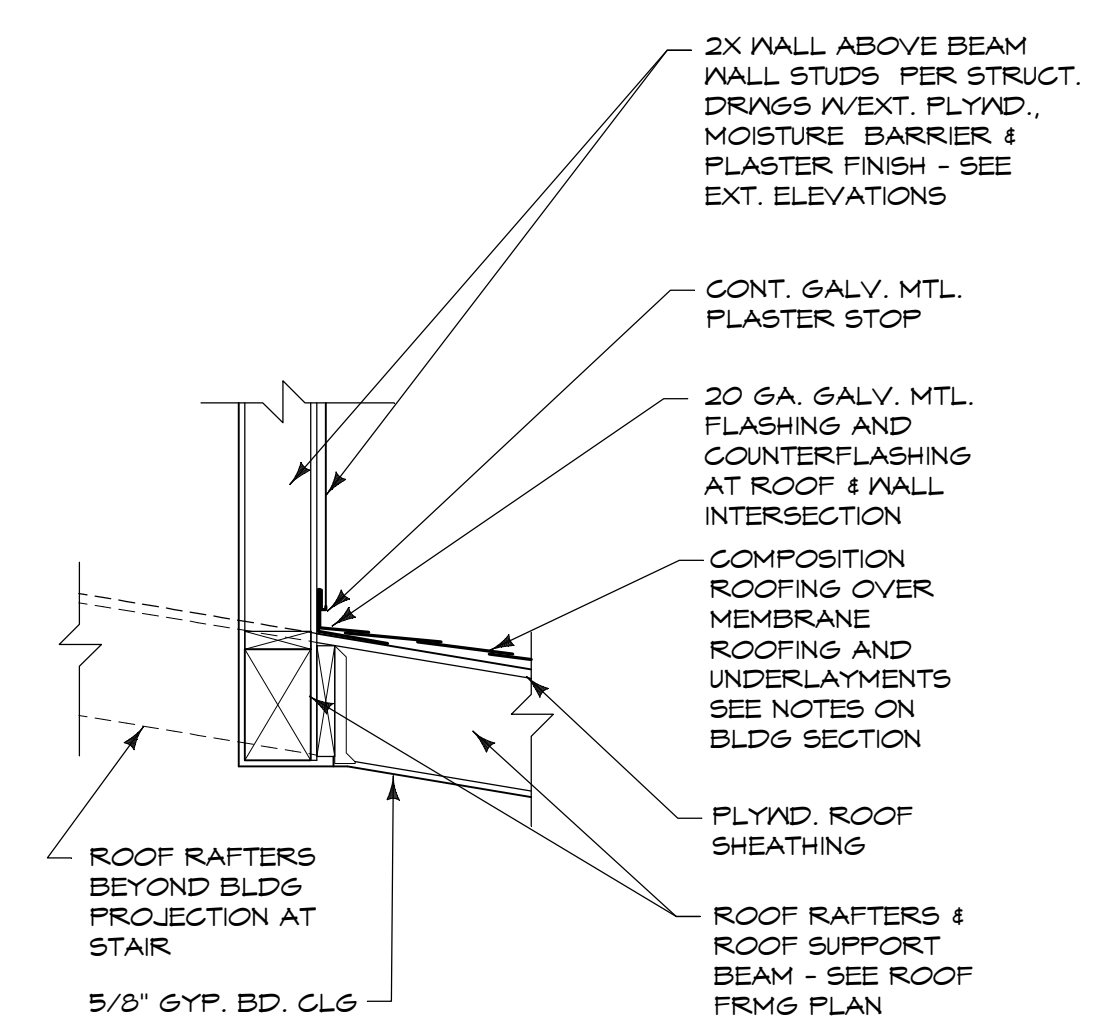
3 FALSE BEAM DETAIL
SCALE: 3/4" = 1'-0"



2 ROOF AT GABLE
SCALE: 3/4" = 1'-0"



1 RAFTERS AT EAVE
SCALE: 3/4" = 1'-0"



4 RAFTERS AT BEAM ABOVE STAIR
SCALE: 3/4" = 1'-0"

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REVISION	DATE	KEY
ISSUED FOR PLAN	CHECK 5-19-2017	2
PLAN CHECK	REV 9-27-2017	

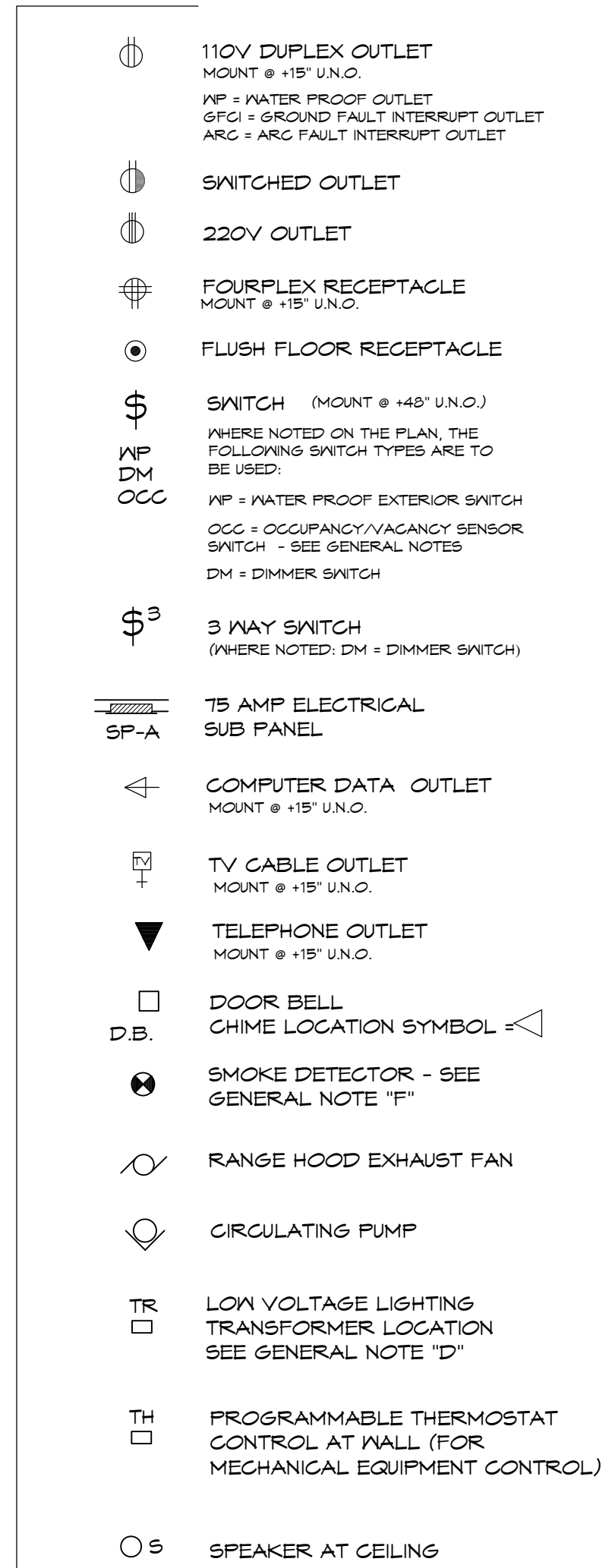
SHEET TITLE	DETAILS
PROJECT	AKCHURIN RESIDENCE 2884 LASAUEN ROAD PEBBLE BEACH, CA (APN: 007-181-021)

SCALE:	AS NOTED
DRAWN:	SPC DESIGN
JOB:	1670

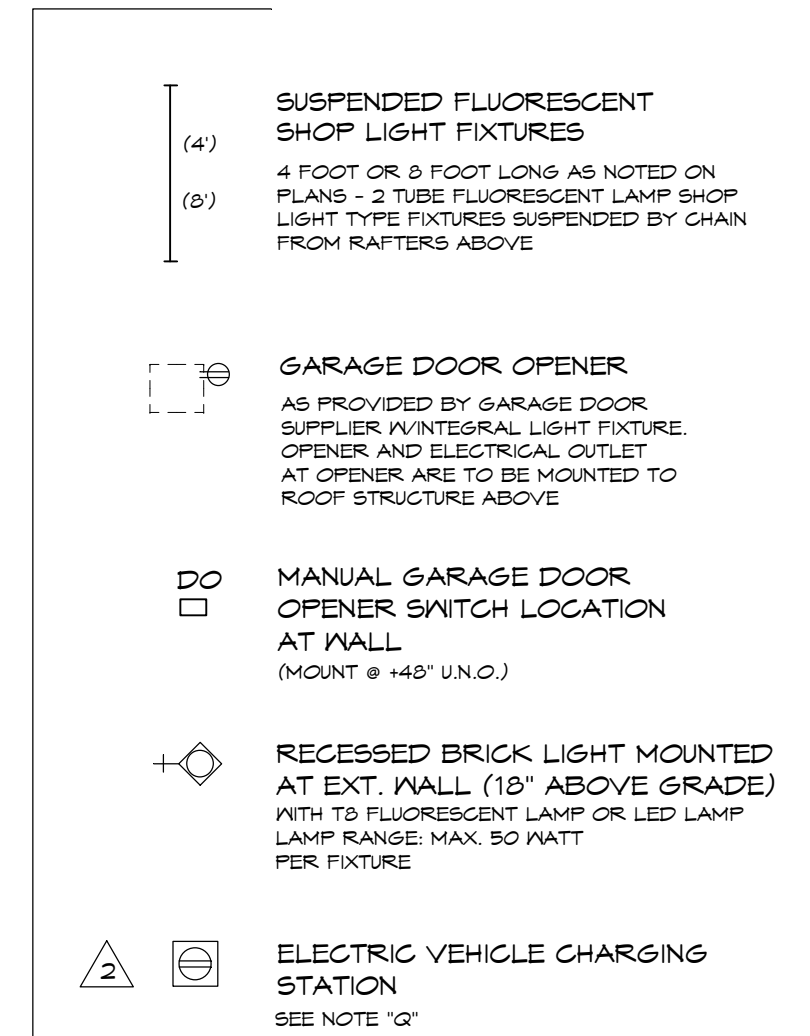
A8.2

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ELECTRICAL SYMBOL LEGEND

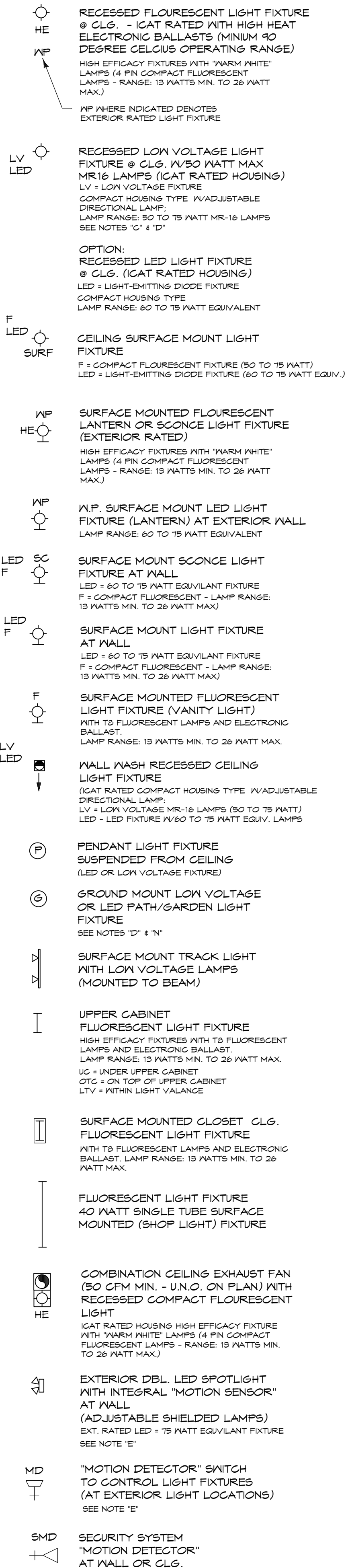


GARAGE & PATIO AREA MISC.

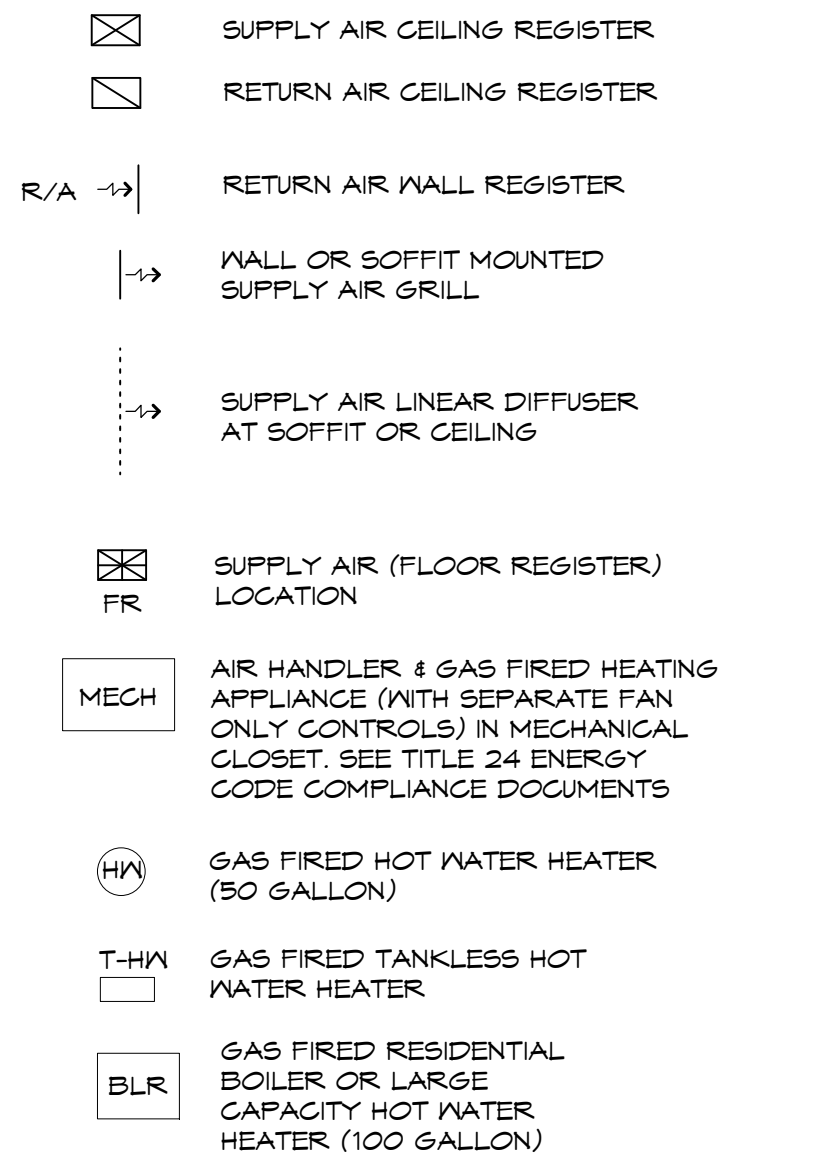


NOTE:
NOT ALL OF THE ELECTRICAL SYMBOLS SHOWN ON LEGEND MAY BE USED FOR THIS PROJECT

NOTE: LIGHTING FIXTURES ARE TO BE SELECTED BY OWNER & CONTRACTOR



MECHANICAL SYMBOL LEGEND



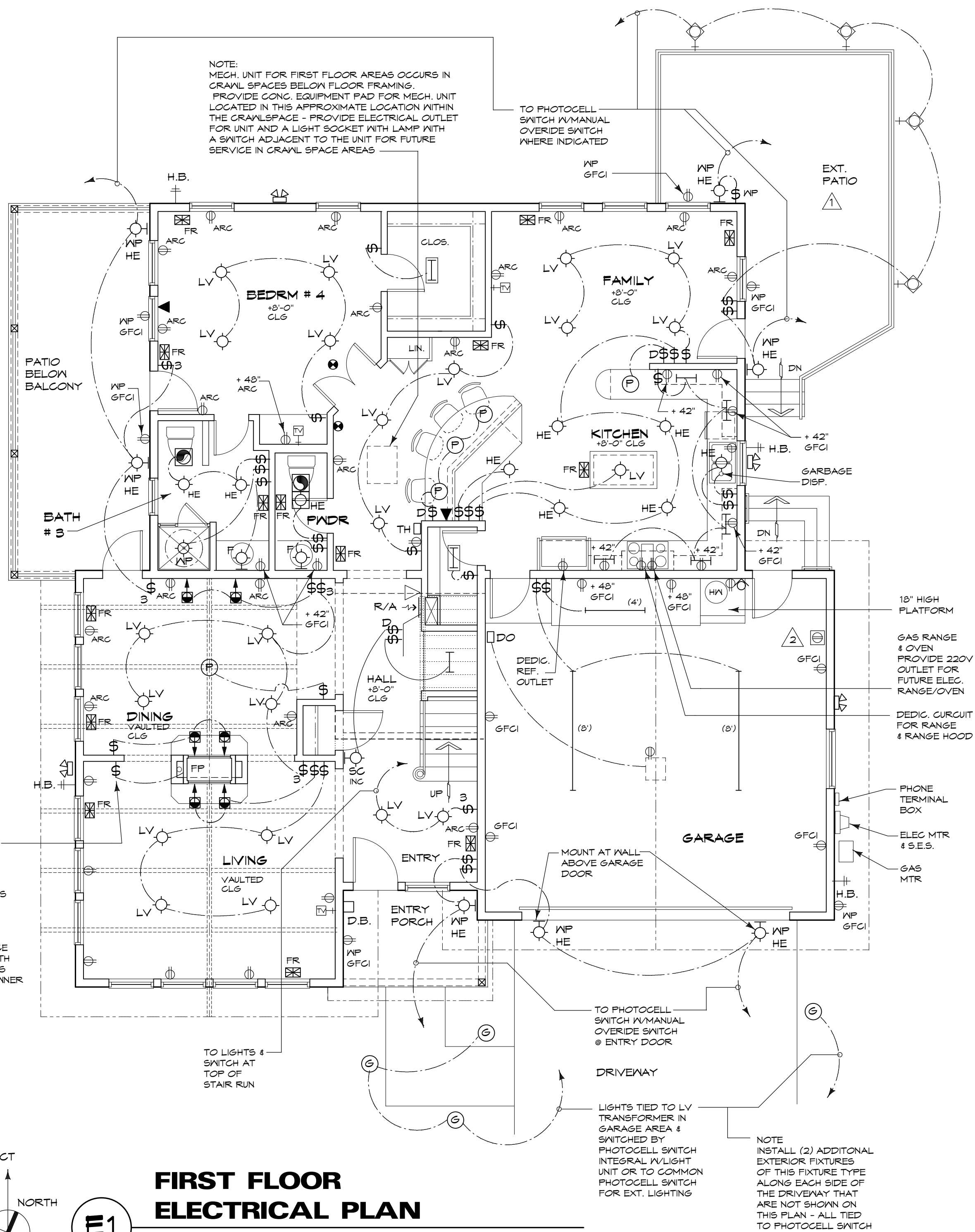
NOTE:
NOT ALL MECH. SYMBOLS SHOWN MAY BE USED FOR THIS PROJECT

MECHANICAL NOTES

- M-1) MECHANICAL WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH THE LATEST ELECTRICAL, MECHANICAL & PLUMBING (FOR GAS PIPING) CODES ADOPTED BY THE COUNTY OF MONTEREY, CA BLDG. DEPT. (2013 CEC, CMC, CPC).
- SEE GENERAL NOTES ON SHT A2. REGARDING MECHANICAL SYSTEMS & GAS PIPING TIED TO MECHANICAL APPLIANCES; FLUES FOR GAS FIRED APPLIANCES, JOINTS AT WALL PENETRATIONS FOR PIPING AND TERMINATION OF ENVIRONMENTAL AIR DUCTS, ETC.

ELECTRICAL PLAN GENERAL NOTES

- A) ALL ELECTRICAL WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH THE LATEST ELECTRICAL CODES ADOPTED BY THE COUNTY OF MONTEREY, CA BUILDING DEPARTMENT (2013 CEC).
- B) ALL OCCUPANCY/VACANCY SENSOR SWITCHES ARE TO HAVE MANUAL-ON/AUTOMATIC-OFF (WITH MANUAL OFF CAPABILITY) WITH TIME DELAY NO GREATER THAN 30 MINUTES. NO LOCKED PERMANENT "ON" STATE IS ALLOWED (NO "ON" OVERRIDE). PROVIDE IMPACT RESISTANT LENSE AT ALL OCCUPANCY SENSOR SWITCHES.
- C) IF DIMMER SWITCHES ARE SHOWN TO BE USED FOR CONTROLLING LIGHT FIXTURE, THE DIMMER SWITCH SHALL BE OF A TYPE THAT IS REQUIRED FOR THE SPECIFIC LIGHT FIXTURE TYPE WITH CORRESPONDING LINE VOLTAGE. PROVIDE DIMMING BALLASTS AT FLUORESCENT LIGHT FIXTURES. SEE NOTE "D" FOR NOTES REGARDING LOW VOLTAGE LIGHT FIXTURES. DIMMER SWITCHES ARE TO HAVE SLIDE CONTROLS FOR SETTING LIGHTING LEVELS AND HAVE AN "ON/OFF" TOGGLE SWITCH TO ALLOW FIXTURES TO BE TURNED ON & OFF AT THE SAME LIGHTING LEVEL UNTIL CHANGED BY MOVING THE SLIDE CONTROL.
- D) LOW VOLTAGE LIGHT FIXTURES, WHERE INDICATED SHALL HAVE INTEGRAL OR REMOTE TRANSFORMERS DEPENDING ON THE FIXTURE TYPE AND AVAILABLE OPTIONS BY THE LIGHTING MANUFACTURER. IF DIMMER SWITCHES OR OCCUPANCY SENSOR SWITCHES ARE SHOWN TO CONTROL THESE LIGHT FIXTURES, THE TRANSFORMER & SWITCH TYPES SHALL BE MATCHED FOR CORRESPONDING LINE VOLTAGE. PROVIDE ALL REQUIRED COMPONENTS FOR SWITCH CONTROLS.
- E) ALL MOTION SENSOR SWITCHED LIGHTS ARE TO HAVE AUTOMATIC OFF DELAYS (30 MINUTE SHUT-OFF REQUIREMENT) AND HAVE A PHOTOCELL SENSOR THAT SHUTS OFF LIGHT FIXTURES DURING DAYLIGHT HOURS. FOR LIGHT FIXTURES OTHER THAN EXTERIOR SPOTLIGHT TYPE FIXTURES, THE MOTION SENSOR LIGHT CONTROL IS TO BE CONNECTED TO A SWITCH THAT ALLOWS TURNING LIGHTS ON AND OFF MANUALLY.
- F) (N) SMOKE DETECTORS ARE TO COMPLY WITH CALIFORNIA BUILDING CODE (CBC) SECTION 901.2.10 AND ALL COUNTY OF MONTEREY, CA FIRE DISTRICT ADOPTED CODES & ORDINANCES. (HARD WIRED W/ BATTERY BACK-UP).
- G) VERIFY MOUNTING HEIGHTS FOR ALL ELECTRICAL OUTLETS, LIGHT SWITCHES & WALL MOUNTED LIGHT FIXTURES W/ OWNER PRIOR TO INSTALLATION. VERIFY THE MANUFACTURER, MODEL & LOCATIONS OF ALL LIGHT FIXTURES PRIOR TO PURCHASE AND/OR INSTALLATION. ALL FIXTURES ARE TO BE SELECTED BY OWNER & CONTRACTOR.



- H) PER CRC R315.1, INSTALL (N) CARBON MONOXIDE DETECTOR/ALARMS AT THE FOLLOWING LOCATIONS:
1) IN THE IMMEDIATE VICINITY OF BEDROOMS.
VERIFY LOCATION FOR EACH ALARM REQUIRED WITH THE BUILDING INSPECTOR AND/OR FIRE PREVENTION OFFICER PRIOR TO INSTALLATION.
- J) PROVIDE CAPABILITY FOR ELECTRIC VEHICLE CHARGING IN GARAGE AREA.
- K) THE FOLLOWING AREAS ARE TO HAVE ARC-FAULT BRANCH CIRCUITS: (PER CEC 210.12 (B)):
1) BEDROOMS
2) SITTING OR FAMILY ROOMS
3) DINING ROOMS
4) LIVING ROOMS
5) HALLWAYS
6) CLOSETS
- L) THE FOLLOWING AREAS ARE TO HAVE GFCI RECEPTACLES: (PER CEC 210.8):
1) IN GARAGE
2) SERVING KITCHEN COUNTERTOPS
3) WITHIN 6 FEET OF LAUNDRY SINK
- M) THE FOLLOWING AREAS ARE TO HAVE DEDICATED CIRCUITS:
1) PROVIDE A 20-AMP DEDICATED CIRCUIT TO LAUNDRY RECEPTACLES (CEC 210.11 (G)(2) & 210.52 (F))
2) PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER OTHER RECEPTACLES, LIGHTS, FANS, ETC. (CEC 210.11 (G)(3))
3) PROVIDE TWO SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN AREAS THAT ARE LIMITED TO SUPPLYING WALL & COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREAS. THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOODS, DISPOSALS, DISHWASHERS OR MICROWAVES. THEY MAY ONLY SERVE THE REQUIRED COUNTERTOP/WALL OUTLETS AND REFRIGERATOR (CEC 210.11 (G) (1) & 210.52 (B) (1))
- N) ALL EXTERIOR LIGHTING SHALL BE TIED TO PHOTOCELL SWITCHES (INTEGRAL TO UNIT OR REMOTE SWITCH LOCATED WHERE DIRECTED BY OWNER THAT IS SUNLIGHT SENSITIVE). THE PHOTOCELL SWITCHES SHALL SHUT OFF THE LIGHT FIXTURES DURING DAYLIGHT HOURS.
- O) THE ELECTRICAL SYSTEM SHALL BE FULLY GROUNDING USING A GROUNDING ELECTRODE SYSTEM PER CEC 250.50.
- H.B.
F) DENOTES HOSE BIB LOCATION
- Q) NEWLY CONSTRUCTED SINGLE FAMILY RESIDENCES WITH ATTACHED GARAGES SHALL COMPLY WITH EV INFRASTRUCTURE REQUIREMENTS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1, 2016 CRC SECTION R309.8 [ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE]



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KEY	1	2	3	4
REVISION				
DATE				
ISSUED FOR PLAN CHECK 5/19/2017				
PLAN CHECK				
REV 9-27-2017				

SHEET TITLE
FIRST FLOOR ELECTRICAL PLAN

PROJECT
AKCHURIN RESIDENCE
2884 LASAUEEN ROAD
PEBBLE BEACH, CA
(APN: 007-181-021)

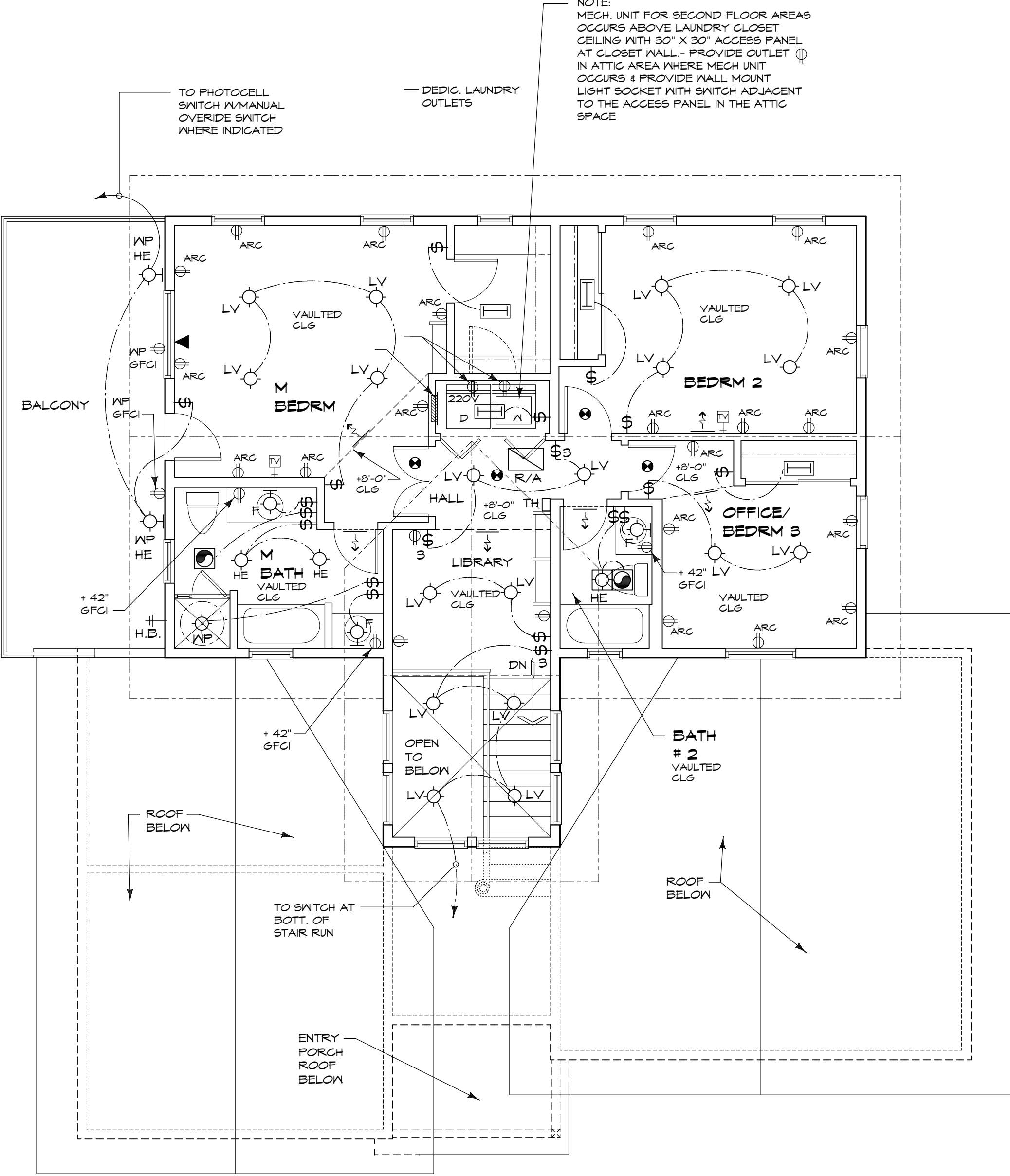
SCALE: AS NOTED

DRAWN: SPC DESIGN

JOB: 1670

E2.1

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PROJECT NORTH

NORTH

E2

SECOND FLOOR ELECTRICAL PLAN

SCALE: 3/16"= 1'-0"

0'

1'

2'

4'

8'

GENERAL NOTE

- A) SEE PLAN SHEET E2.1 FOR ELECTRICAL SYMBOL AND MECHANICAL SYMBOL LEGENDS AS WELL AS ELECTRICAL AND MECHANICAL GENERAL NOTES THAT APPLY TO THE ELECTRICAL PLAN SHOWN ON THIS PLAN SHEET.

SPC DESIGN INC

SERVING MONTEREY COUNTY, SILICON VALLEY AND CENTRAL CALIFORNIA

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REVISION	DATE	KEY
ISSUED FOR PLAN	CHECK 5-19-2017	

PROJECT	AKCHURIN RESIDENCE 2884 LASAUEN ROAD PEBBLE BEACH, CA (APN: 007-181-021)	SHEET TITLE	SECOND FLOOR ELECTRICAL PLAN
		SCALE: AS NOTED	DRAWN: SPC DESIGN
		JOB:	1670

E2.2

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