

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

In the matter of the application of:

1536 VENADERO LLC - PENN (PLN170198)

RESOLUTION NO. 18-007

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopting a Mitigated Negative Declaration;
- 2) Approving a Combined Development Permit consisting of 1) a Coastal Development Permit to allow landscaping improvements including replacement and reconfiguration of driveway, patios, walkways, fountains, and plants within a positive archaeological site; and 2) a Variance to exceed the 9,000 square feet impervious surface limit by 553 square feet; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan

[PLN170198, 1536 Venadero LLC, 1536 Venadero Road, Del Monte Forest Land Use Plan (APNs: 008-422-012-000 and 008-422-013-000)]

The 1536 Venadero LLC Combined Development Permit application (PLN170198) came on for public hearing before the Monterey County Zoning Administrator on February 22, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned and mitigated, is, under the circumstances of this case, consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) Plan Conformance: During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan Part 5;
- Monterey County Zoning Ordinance (Title 20);

Potential conflicts with cultural resource policies, due to the historic nature of the existing structures and the potential for impacts to archaeological resources have been identified. In addition, potential conflicts with land use development policy 77 of the Del Monte Forest Land Use Plan which limits impervious surfaces to 9,000 square feet have been identified during review of the project. However, changes to the plan have been incorporated and based on the circumstances of the case, the project is designed appropriately to balance reasonable residential development with resource protection policies of the

applicable regulations. Findings to support a Variance to the 9,000-square foot impervious surface area can be made in this case (see Findings 6-8) and conditions and mitigations are proposed to minimize impacts to cultural resources consistent with the applicable text, policies, and regulations.

- b) Allowed Use: The property is located at 1536 Venadero Road, Pebble Beach (Assessor's Parcel Numbers 008-422-012-000 and 008-422-013-000), Del Monte Forest Land Use Plan area. The parcel is zoned Low Density Residential, 1.5 acres per unit, with a Design Control Overlay, in the Coastal Zone [LDR/1.5-D (CZ)], which allows residential uses and development as a principally permitted use. The project involves landscape improvements associated with an existing residential use of the property. Therefore, the project is an allowed land use for this site.
- c) Design Review: The project site is subject to the design criteria contained in Chapter 20.44 of the Coastal Implementation Plan, Part 1 (the Design Control "D" Zoning District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The project involves minor changes to the existing gate and fencing surrounding the site and changes to flat surfaces such as driveway materials, patios, and walkways. The landscape improvements are appropriately sited in locations that already contain similar improvements and by their nature require location near the existing residential structures. Proposed colors and materials are consistent with the area and with the historic integrity of the existing structures and include stone pavers and gravel. The project is not in the public viewshed and will be consistent with the character of the site and surrounding neighborhood.
- d) Cultural Resources: The project site contains an existing residence, garage/guesthouse, and greenhouse that have been determined to be historic structures that qualify for listing on the Monterey County register of Historic Resources and has been identified as containing potentially significant archaeological resources.
Historic Structure: A phase II historic analysis was prepared for the project (LIB170280), by Kent Seavey. The Phase II report determined that the proposed landscape improvements are consistent with the historic setting of the site, are consistent with the Secretary of the Interior Standards for the Rehabilitation of historic resources, and the project will not adversely impact the historic resources.
Archaeological and Tribal Cultural Resources: A Phase I archaeological survey and a Phase II archaeological investigation were conducted for the project. In addition, the tribal chairperson of the Ohlone, Coastanoan, Esselen Nation was consulted to review potential impacts to tribal cultural resources. Consistent with Policy 60 of the Del Monte Forest Land Use Plan, revisions to the project were required to minimize potential impacts to resources including modification of the locations of the proposed patios and walkways and the proposed depths of the footings for new landscape improvements. In addition, conditions and mitigations have been incorporated that require monitors and

appropriate treatment of resources if discovered (Conditions Numbers: 13, 14, and 15)

- e) Variance: The site is located within the “Pescadero Watershed” area of the Del Monte Forest which is an area that drains to the Carmel Bay Area of Special Biological Significance (ASBS). The Del Monte Forest Land Use Plan calls for heightened concern of non-point sources of pollutants to the Carmel Bay ASBS. Specific policies to protect freshwater and marine resources are provided that require erosion control measures and stormwater runoff best management practices for all development projects in the watershed. This Penn project is required to implement erosion control measures during construction (Condition 6) and will provide on-site retention of stormwater.
Policy 77 of the Del Monte Forest Land Use Plan limits impervious surfaces in the Pescadero watershed to 9,000 square feet per parcel. Assessor’s Parcel Number 008-422-012-000 is currently considered legal non-conforming and contains 15,666 square feet of impervious area. The project would substantially reduce impervious surface area by 6,113 square feet but would still exceed the 9,000 square foot limit (9,553 square feet proposed). Overall, with adequate protections for erosion and stormwater runoff, the balance of the project design with respect to cultural resources, and the significant reduction in impervious area, staff believes that the project has been sited and designed in such a manner consistent with LUP policies. Findings for a Variance to exceed the Pescadero Watershed impervious surface area by 553 square feet can be made in the case (See Findings 6-8 below). Improvements located on Assessor’s Parcel Number 008-422-013-000 would conform to the impervious surface area policies as proposed (2,093 square feet existing, 2,033 square feet proposed).
- f) Advisory Committee: The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. There were no public comments or concerns with approval of the project expressed by the LUAC at the meeting and the LUAC unanimously recommended approval of the project.
- g) Public Access: The subject property is not described as an area where the Local Coastal Program requires access and is not indicated as part of any designated trails or shoreline access as shown in Figure 8 of the Del Monte Forest Area Land Use Plan.
- h) 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 PLN170198.

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 Archaeological Resources and Historic Resources. The following reports have been prepared:
 - “Archaeological Subsurface Testing” (LIB170279) prepared by John Schlagheck of Holman & Associates Archeological Consultants, San Francisco, CA, July 2016 and revised June 2017.
 - “Phase II Historic Report” (LIB170280) prepared by Kent Seavey, Pacific Grove, CA, July 8, 2017.

Conditions and Mitigations suggested in these reports have been incorporated and the project, as conditioned and mitigated, as recommended by the above-mentioned technical reports, is suitable for the proposed project. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Necessary public facilities are available to serve the development. Water for landscape irrigation will be provided by Cal-Am.
- d) The project involves revisions to an existing landscape surrounding an existing residential structure/use and is located within a residential zone.
- e) 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 PLN170198.

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 RMA - Planning, Pebble Beach Community Services District, RMA - 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 landscape irrigation will be provided by Cal-Am.
 - c) The project involves revisions to an existing landscape surrounding an existing residential structure/use and is located within a residential zone.
 - d) Staff conducted a site inspection on August 31, 2017 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 Monterey County RMA - Planning for the proposed development found in Project File PLN170198.

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

- EVIDENCE:**
- a) Staff conducted a site inspection on August 31, 2017 and researched County records to assess if any violation exists on the subject property.
 - b) There are no known violations on the subject parcel.

- c) 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 PLN170198.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN170198).
 - c) The Initial Study identified several potentially significant effects, but revisions have been made to the project and the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
 - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.
 - e) The Draft Mitigated Negative Declaration (“MND”) for PLN170198 was prepared in accordance with CEQA and circulated for public review from November 7, 2017 through December 8, 2017 (SCH#: 2017111023).
 - f) Issues that were analyzed in the Mitigated Negative Declaration include: cultural resources, land use/planning, and tribal cultural resources.
 - g) Potential impacts to archaeological resources and tribal cultural resources were identified in the MND. Mitigations were applied (Conditions 13, 14, and 15) that require an onsite archaeological monitor and on-site tribal monitor during construction and direct appropriate treatment and analysis of resource if discovered. With the mitigations applied, the project will have a less than significant impact on the environment.
 - h) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County’s independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN170198) and are hereby incorporated herein by reference.
 - i) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in

Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources. The Initial Study was sent to the California Department of Fish and Wildlife for review, comment, and to recommend necessary conditions to protect biological resources in this area. No comments were received; however, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

- j) The County has considered the comment received by the California Coastal Commission staff during the public review period. The project has been modified by the applicant to address the comments received. Modification includes additional reductions in the proposed impervious surface area by replacing the entire driveway with pervious surface and reducing the size of the proposed patios and walkway along the side and rear of the home. In addition, the MND was modified to provide clarification and amplification of the analysis in support of the conclusion that the project is consistent with the intent of the Pescadero Watershed coverage limitation. Revisions made to the project plans in response to the Coastal Commission comments on the MND do not create new effects or change the information or determinations made in the MND. The revisions to the MND clarify and amplify the analysis contained in the MND and no new impacts or mitigations are required for the project. Therefore, pursuant to Section 15073.5 of the CEQA guidelines, recirculation of the MND is not required.
- k) Proposed mitigation measures are incorporated into the conditions of approval and as proposed and conditioned, the project will not have a significant adverse effect on the environment.
- l) Monterey County RMA-Planning, located at 1441 Shilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING:** **VARIANCE (SPECIAL CIRCUMSTANCE)** – There are special circumstances applicable to Assessor’s Parcel Number 008-422-012-000, including size, shape, topography, location or surroundings. As a result, the strict application of Title 20 and Policy 77 of the Del Monte Forest Land Use Plan would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. Although it was determined that special circumstances exist, Variances are granted on a case-by-case basis and the findings and evidence for this project do not necessarily apply to other parcels.

EVIDENCE: a) Assessor’s Parcel Number 008-422-012-000 was developed in the 1920’s and 1930’s and contains an historically significant Spanish eclectic style residence with surrounding driveway, patios and walkways. Together the structures and landscape surfaces total 15,666 square feet of impervious surface area which does not conform to the

9,000 square foot impervious surface limitations that currently are applicable to the site.

- b) Due to the historic nature of the site, particular attention must be made to avoid significantly altering the landscaping and areas surrounding the home to avoid adverse effects on the historic setting.
- c) Strict interpretation of the 9,000 square foot impervious surface limitations could adversely impact the historic setting and would deprive the property of reasonable exterior living spaces such as walkways and patios.
- d) One dwelling is located on two parcels. If the total impervious surfaces were divided among the two parcels, the limit of 9,000 square feet per parcel would be met.

7. **FINDING:** **VARIANCE (SPECIAL PRIVILEGE)** – The Variance does not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and identical zoning classification in which such property is situated
- a) Other property owners in the vicinity and under identical zoning classification have been afforded the same privilege sought by the property owner of this application. The Steakley project (PC93167) established the precedence to allow a Variance for a developed parcel to exceed the 9,000 square foot combined coverage limitation where a net reduction in the existing combined coverage will occur. Within the general vicinity, several residential projects have been granted similar variances. For PLN980384 (Rachleff), PLN020361 (Griggs), PLN980540 (Schwab), PLN090061 (Rachleff), PLN120663 (Bardis) and PLN170535 (Heverdejs) the Zoning Administrator approved Variances to exceed the structural and impervious coverage limitations, and allowed an increase to structural coverage, based on a reduction of impervious surface coverage, and an overall net reduction in total coverage.
 - b) The subject project would reduce the impervious surfaces on the lot from 15,666 square feet to 9,553 square feet.
8. **FINDING:** **VARIANCE (AUTHORIZED USE)** – This project will not constitute a grant for an activity or use otherwise not expressly authorized by the zone regulations governing the parcel.
- EVIDENCE:** Single Family residential uses, inclusive of patios, driveways, walkways, and landscaping improvements are listed as principally permitted uses in the LDR zoning district.
9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:** a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to

appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (State Route 1), and development that is permitted in the underlying zone as a conditional use (i.e.; development within an area of known archaeological resources).

DECISION

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

1. Adopt a Mitigated Negative Declaration;
2. Approve a Combined Development Permit consisting of 1) a Coastal Development Permit to allow landscaping improvements including replacement and reconfiguration of driveway, patios, walkways, fountains, and plants within a positive archaeological site; and 2) a Variance to exceed the 9,000 square feet impervious surface limit by 553 square feet, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and
3. Adopt the attached Mitigation Monitoring and Reporting Program.

PASSED AND ADOPTED this 22nd day of February, 2018



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEB 23 2018**

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 **MAR 05 2018**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County 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

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

PLN170198

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit and Variance (PLN170198) allows Landscaping improvements including replacement and reconfiguration of driveway, patios, walkways, fountains, and plants; and an exceedance to the Pescadero Watershed coverage limitation by 553 square feet. The property is located at 1536 Venadero Road, Pebble Beach (Assessor's Parcel Number's 008-422-012-000 and 008-422-013-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 Combined Development Permit and Variance (Resolution Number 18-007) was approved by the Zoning Administrator for Assessor's Parcel Number's 008-422-012-000 and 008-422-013-000 on February 22, 2018. The permit was granted subject to 15 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. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Pursuant to the State Public Resources Code Section 753.5, State Fish and Game
Monitoring Measure: Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Within five (5) working days of project approval, the Owner/Applicant shall submit a
Monitoring check, payable to the County of Monterey, to the Director of RMA - Planning.
Action to be Performed:

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

4. 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.

5. PDSP001 - HISTORIC RESOURCES ZONING OVERLAY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall formally request to re-zone the property adding a "HR" zoning district overlay to assure adequate review and long-term protection of archaeological resources and the house. (RMA – Planning Department)

Compliance or Monitoring Action to be Performed: Prior to final building inspection, the applicant/owner shall request that the RMA – Planning Department to amend the zoning map to include a "HR" zoning overlay

6. 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.

7. 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.

8. 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.

9. 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.

10. WRSP1 - STORMWATER MANAGEMENT PLAN - DEL MONTE FOREST

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate measures to ensure runoff is minimized and stormwater infiltration is maximized. New development including replaced impervious surfaces shall comply with the freshwater and marine resource policies of the Del Monte Forest Area Land Use Plan. Provisions shall be made to collect and conduct runoff to drainage areas/devices capable of polluted runoff filtration/treatment (e.g., vegetated filtration strips, detention/retention basins, storm drains, etc.). A registered civil engineer or other qualified professional shall design a stormwater management plan to the satisfaction of 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 stormwater management plan to the Water Resources Agency for review and approval.

11. WRSP2 - DRIVEWAY RUNOFF - DEL MONTE FOREST

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate permeable materials or surfaces into the project design. The new or replaced driveway surface shall comply with the freshwater and marine resource policies of the Del Monte Forest Area Land Use Plan. The driveway surface shall be designed to minimize runoff through the use of permeable materials, filtration strips, engineered collection/treatment units, or similar. A registered civil engineer or other qualified professional shall design the driveway runoff measures to the satisfaction of 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 details for the pervious driveway design to the Water Resources Agency for review and approval.

12. WRSP3 - WRA INSPECTION - PRIOR TO FINAL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall schedule an inspection with the Water Resources Agency to ensure all necessary drainage and stormwater controls are in place and the project is compliant with respective water resources policies. This inspection requirement shall be noted on the stormwater management plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant shall schedule an inspection with the Water Resources Agency.

13. MM1 - ARCHAEOLOGY MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The contractor shall sign and record an agreement created by an Archaeologist informing them of the potential for incidental impacts and requirements to contract the archaeologist for monitoring during earth disturbing activities associated with new construction on the parcel, such as grading, foundation excavations, etc. An archaeological monitor shall be on-site during all earth disturbing activities. The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features.

Compliance or Monitoring Action to be Performed: Prior to issuance of a permit, the applicant shall provide the Chief of Planning with a copy of a written agreement demonstrating that an Archaeological monitor will be on-site during earth disturbing activities and a copy of the agreement signed by the contractor, if different. The archaeological monitor shall be authorized to halt excavation activities until finds are properly evaluated. Prior to final building inspection, the applicant shall provide evidence of the presence of the Archaeologist on-site during demolition of existing structures and earth disturbing activities. Such evidence shall include measures taken for protection or analysis of resources during construction. The report shall be certified by the Archaeologist.

14. MM2 - DATA RECOVERY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to footing excavation, archaeological data recovery, consistent with contemporary archaeological practices, shall be conducted within the areas of intact deposits that will be impacted by the Project. At a minimum, the data recovery should include the following:

1. One 1x1 meter test unit to be excavated in 10 centimeter levels from the surface to 20 centimeters below the cultural deposit and recovered material passed through a 1/8 – inch screen with any materials remaining in the screen transported to a laboratory for fine sorting. Professional analysis of specific categories of artifacts and ecofactual materials will be conducted as warranted by the type and amount of material recovered. Following testing, all items recovered shall be returned to the site and offered to the Native American tribal monitor for treatment and ultimate disposition.
2. At least two radiocarbon dates from single-specimens of mussel shell or other appropriate material shall be obtained with at least one specimen taken from the intact portion of the deposit.

Compliance or Monitoring Action to be Performed: Prior to issuance of permits, the applicant shall provide the Chief of Planning with a copy of a written agreement that includes data recovery functions meeting the standards described in Mitigation Measure #2 above. Prior to final building inspection, the applicant shall provide evidence that the data recovery has been implemented and carried out in accordance with the required mitigation. The evidence shall also include a summary of the findings from the data recovery efforts.

15. MM3 - TRIBAL MONITOR

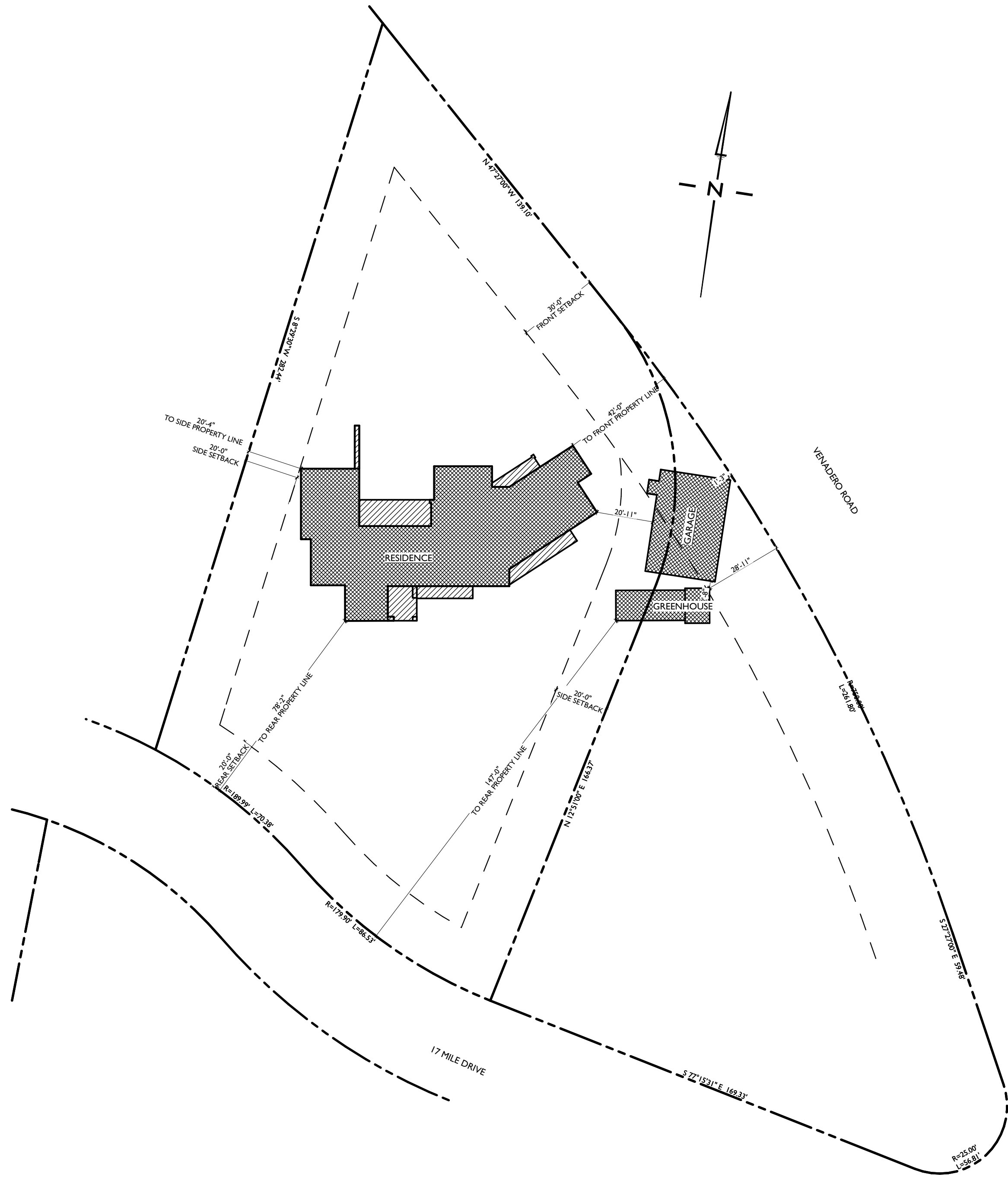
Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A tribal monitor from the Ohlone-Coastanone, Esselen Nation shall be present during all earth disturbing activities on the site including any pre-construction data recovery activities conducted by the archaeologist. The tribal monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, and following any carbon dating or analysis by the archaeologist, the property owner shall provide an area for reburial of resources on-site or provide an adequate off-site location for reburial. The tribal monitor shall be given the authority to determine the ultimate disposition of any artifacts or remains on site. This mitigation is not intended to alleviate the property owner or applicant from contacting the coroner and complying with state law if human remains are discovered.

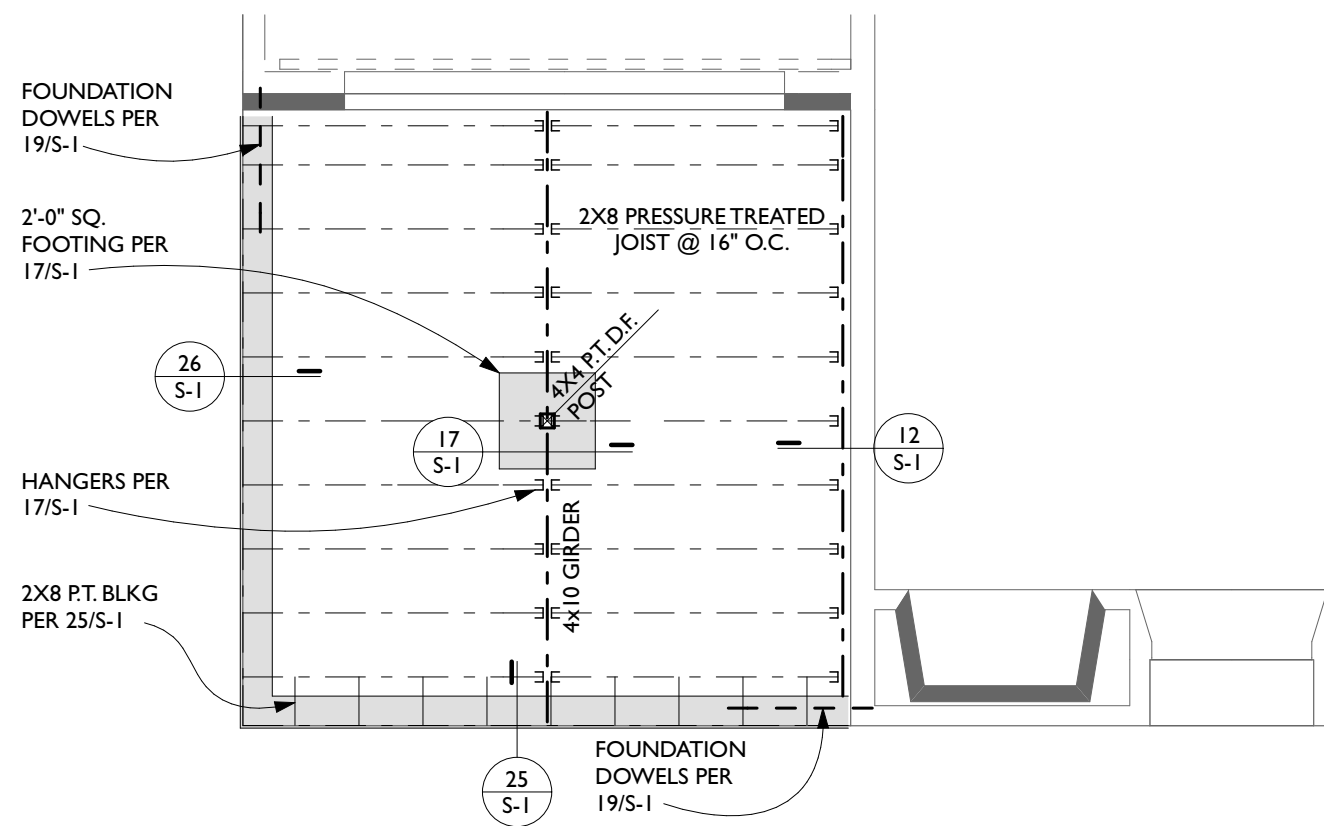
Compliance or Monitoring Action to be Performed: Prior to final inspection, the applicant shall provide the Chief of Planning with photographs during construction and a written statement from the designated tribal monitor that the mitigation has been complied with.

PENN RESIDENCE
PEBBLE BEACH, CALIFORNIA

PLOT PLAN



DECK FRAMING PLAN



(SEE SHEET S-1 FOR STRUCTURAL
DETAILS AND NOTES)

PROJECT DATA

OWNER: SALLY PENN
1536 VENADERO
PEBBLE BEACH, CA 93953

SITE ADDRESS: 1536 VENADERO
PEBBLE BEACH, CA 93953

A.P.N. 008.422.012.000 & 008.422.013.000

LOT AND TRACK: EL PESCADERO RHO, LOTS 9 & 10 (SEE EXHIBIT)

GENERAL PLAN
LAND USE DESIGNATION DEL MONTE FOREST LUP, COASTAL ZONE

ZONING: LDR/1.5-D(CZ)

OCCUPANCY: R-3 (RESIDENCE) U (GARAGE)

CONSTRUCTION TYPE: V-B

SITE AREA: PARCEL 1 : 0.910 ACRES (39,646 SQ FT)
PARCEL 2 : 0.621 ACRES (27,070 SQ FT)
TOTAL : 1.53 ACRES (66,716 SQ FT)

LOT COVERAGE:	SEE SHEET A.03, 1A & 1B	
APN 008.422.012.000	EXISTING (1A)	PROPOSED (1B)
LOT COVERAGE:	3,749 SQ. FT.	3,749 SQ. FT.
RESIDENCE	866 SQ. FT.	1,038 SQ. FT.
BALCONIES & PATIOS	277 SQ. FT.	277 SQ. FT.
GARAGE/GUEST	133 SQ. FT.	133 SQ. FT.
GREENHOUSE	5,025 SQ. FT.	5,197 SQ. FT.
TOTAL	12.7%	13.3%
% COVERAGE		

APN 008.422.013.000	SEE SHEET A.03, 2A & 2B	
LOT COVERAGE:	EXISTING (2A)	PROPOSED (2B)
GARAGE/GUEST	740 SQ. FT.	740 SQ. FT.
GREENHOUSE	273 SQ. FT.	273 SQ. FT.
TOTAL	1,013 SQ. FT.	1,013 SQ. FT.
% COVERAGE	3.74%	3.74%

TOTAL LOT COVERAGE:	EXISTING (1A & 2A)	PROPOSED (1B & 2B)
APNS 008.422.012.000 & 008.422.013.000		
LOT COVERAGE:	3,749 SQ. FT.	3,749 SQ. FT.
RESIDENCE	866 SQ. FT.	1,038 SQ. FT.
BALCONIES & PATIOS	1,017 SQ. FT.	1,017 SQ. FT.
GARAGE/GUEST	406 SQ. FT.	406 SQ. FT.
GREENHOUSE	6,038 SQ. FT.	6,210 SQ. FT.
TOTAL	9.05%	9.31%
% COVERAGE		

FLOOR AREA RATIO (FAR)	SEE SHEET A.03, 1A & 1B	
APN 008.422.012.000	EXISTING (1A)	PROPOSED (1B)
FLOOR AREA:		
RESIDENCE:	871 SQ. FT.	871 SQ. FT.
BASEMENT	3,749 SQ. FT.	3,749 SQ. FT.
1ST FLOOR	2,438 SQ. FT.	2,438 SQ. FT.
2ND FLOOR	277 SQ. FT.	277 SQ. FT.
GARAGE/GUEST	133 SQ. FT.	133 SQ. FT.
GREENHOUSE	7,468 SQ. FT.	7,468 SQ. FT.
TOTAL	18.8%	18.8%
FLOOR AREA RATIO		

APN 008.422.013.000	SEE SHEET A.03, 2A & 2B	
FLOOR AREA:	EXISTING (2A)	PROPOSED (2B)
GARAGE/GUEST	740 SQ. FT.	740 SQ. FT.
GREENHOUSE	273 SQ. FT.	273 SQ. FT.
TOTAL	1,013 SQ. FT.	1,013 SQ. FT.
FLOOR AREA RATIO	3.74%	3.74%

TOTAL FLOOR AREA RATIO:	EXISTING (1A & 2A)	PROPOSED (1B & 2B)
APNS 008.422.012.000 & 008.422.013.000		
LOT COVERAGE:	871 SQ. FT.	871 SQ. FT.
RESIDENCE:	3,749 SQ. FT.	3,749 SQ. FT.
BASEMENT	2,438 SQ. FT.	2,438 SQ. FT.
1ST FLOOR	1,017 SQ. FT.	1,017 SQ. FT.
2ND FLOOR	406 SQ. FT.	406 SQ. FT.
GARAGE/GUEST	8,481 SQ. FT.	8,481 SQ. FT.
GREENHOUSE	12.7%	12.7%
TOTAL		
FLOOR AREA RATIO		

IMPERVIOUS SURFACES:	SEE SHEET A.03, 1A & 1B	
APN 008.422.012.000	EXISTING (1A)	PROPOSED (1B)
IMPERVIOUS COVERAGE:	5,025 SQ. FT.	5,197 SQ. FT.
LOT COVERAGE	10,641 SQ. FT.	4,356 SQ. FT.
IMPERVIOUS SURFACES	15,666 SQ. FT.	9,553 SQ. FT.
TOTAL	39.5%	24.1%
% IMPERVIOUS		

APN 008.422.013.000	SEE SHEET A.03, 2A & 2B	
IMPERVIOUS COVERAGE:	EXISTING (2A)	PROPOSED (2B)
LOT COVERAGE	1,013 SQ. FT.	1,013 SQ. FT.
IMPERVIOUS SURFACES	1,077 SQ. FT.	1,090 SQ. FT.
TOTAL	2,090 SQ. FT.	2,033 SQ. FT.
% IMPERVIOUS	7.72%	7.51%

TOTAL IMPERVIOUS SURFACES:	EXISTING (1A & 2A)	PROPOSED (1B & 2B)
APNS 008.422.012.000 & 008.422.013.000		
IMPERVIOUS COVERAGE:	6,038 SQ. FT.	6,210 SQ. FT.
COVERAGE	11,718 SQ. FT.	5,376 SQ. FT.
PAVED AREAS	17,756 SQ. FT.	11,586 SQ. FT.
TOTAL	26.6%	17.4%
TOTAL % IMPERVIOUS		

WATER SUPPLY: CAL AM

SEWER: PEBBLE BEACH COMMUNITY SERVICES DISTRICT

BUILDING HEIGHT: 28'-5 1/2" (EXISTING HEIGHT - NO CHANGE)

GRADING: NONE

TREE REMOVAL: NONE

PARKING: (5) UNCOVERED PARKING SPACES
(4) COVERED PARKING SPACES

PROJECT TEAM

ARCHITECT:
JUSTIN PAULY
JUSTIN PAULY ARCHITECTS
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SHEET INDEX

ID	NAME
A0.0	COVER SHEET
A0.1	SURVEY
A0.2	SURVEY
A0.3	COVERAGE DIAGRAMS
A0.4	EROSION CONTROL PLAN
L0.1	FUEL MANAGEMENT PLAN
L1	LAYOUT PLAN
L2	GRADING & DRAINAGE
L3	PLANTING PLAN
L3.a	PLANTING PLAN
L3.b	PLANTING HYDROZONES
L4	LIGHTING PLAN
L5	DETAILS
L6	DETAILS
L7	DETAILS
L8	FENCING LAYOUT
IR.1	IRRIGATION PLAN
IR.2	IRRIGATION LEGEND & NOTES
IR.3	IRRIGATION DETAILS
S-5	STRUCTURAL DETAILS

GENERAL CONDITIONS

1. TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2013 CALIFORNIA STANDARDS CODE SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
2. SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONTRACTOR DOCUMENTS, HE IS TO NOTIFY THE ARCHITECT IN WRITING. CONTRACTOR IS ALSO RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH THE GEOTECHNICAL REPORT AND ALL RECOMMENDATION MADE THEREIN.
3. UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.
4. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.
5. DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USAGE. ALL OTHER ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.
6. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
7. MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT.
8. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.

SCOPE OF WORK

NEW LANDSCAPE PLAN, REDUCE OVERALL IMPERVIOUS SURFACES, REDUCE OVERALL WATER CONSUMPTION WITH NATIVE PLANTING, RECONFIGURE EXISTING DRIVEWAY, ADD NEW WHEELCHAIR ACCESSIBLE PATIO @ ACCESSIBLE BEDROOM, ADD NEW 14 SQ. FT. WATER FEATURE IN FRONT, NEW 11 SQ. FT. WATER FEATURE IN BACK & ADD 49 SQ. FT. SPA, ADD NEW RETAINING WALLS & IRRIGATION SYSTEM

VICINITY MAP / TRUCK HAUL ROUTE



issued: 09/11/17

revised: 2/9/18

drawn by:

JUSTIN PAULY ARCHITECTS

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jp@justinpaulyarchitects.com



BUILDING PERMIT
SUBMITTAL

apn: 008-422-012

a residential landscape renovation for:

PENN RESIDENCE

PEBBLE BEACH, CALIFORNIA

1536 VENADERO RD.

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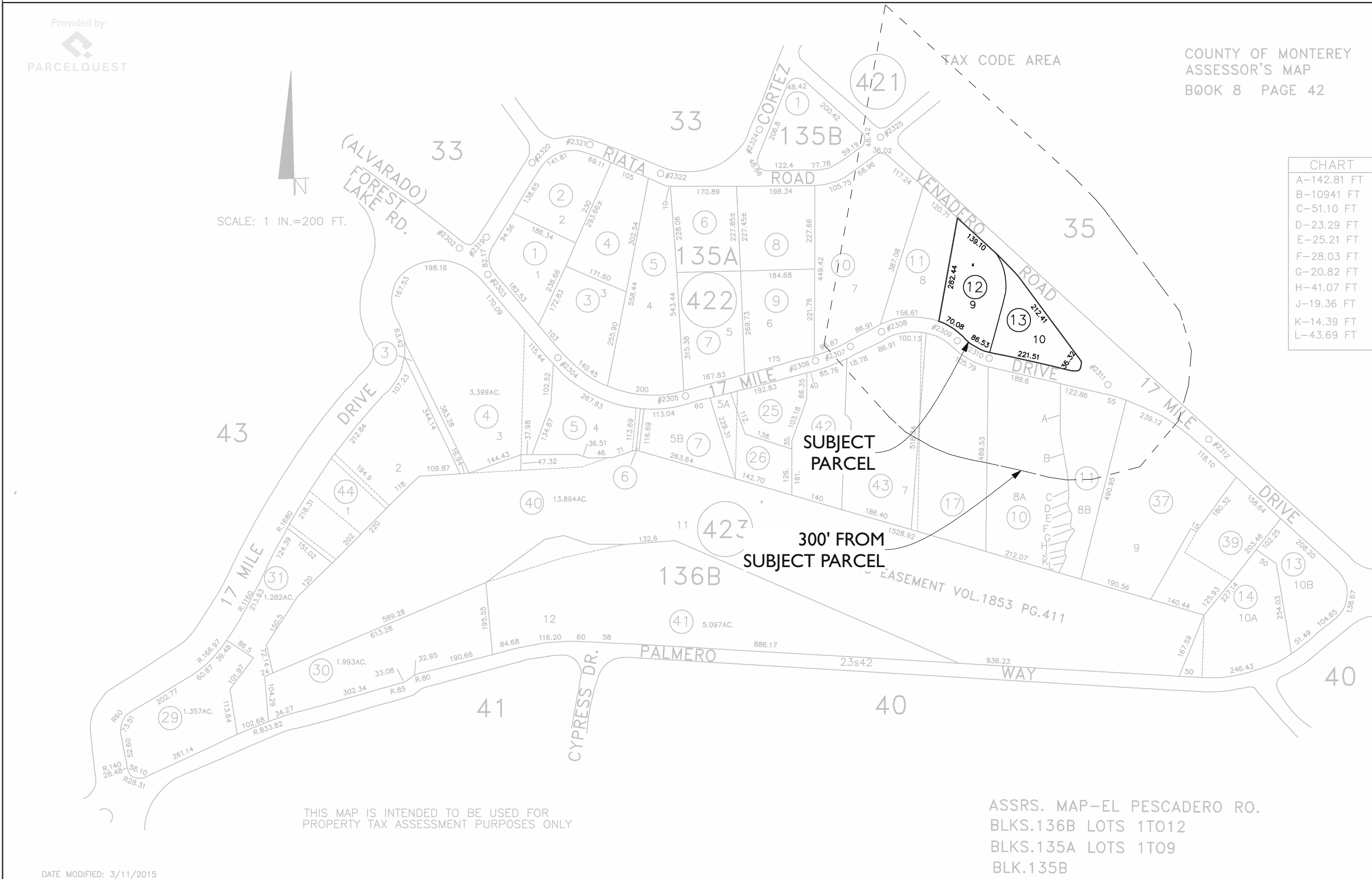
COVER SHEET

sheet 01

A0.0

of - 20
sheets

PARCEL MAP



DEFERRED SUBMITTALS

NONE

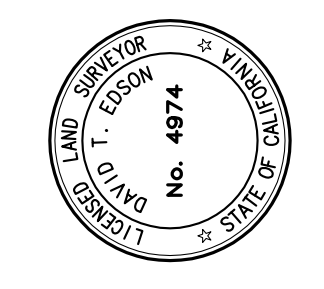
APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE



- NOTES:
1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 2. BOUNDARIES WERE COMPLETED ON JUNE 8, 2015.
 3. BOUNDARY LOCATIONS SHOWN HEREON WERE OBTAINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) PROJECT BENCHMARK SET IN THE A.C. PAVEMENT OF VENADERO ROAD NEAR THE NORTHERLY VEHICLE GATE, AS SHOWN ON THE MAP.
 4. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) PROJECT BENCHMARK SET IN THE A.C. PAVEMENT OF VENADERO ROAD NEAR THE NORTHERLY VEHICLE GATE, AS SHOWN ON THE MAP.
 5. ELEVATION = 165.00 FEET (APPROX. NAVD83).
 6. CONTOUR INTERVAL = ONE FOOT.
 7. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.



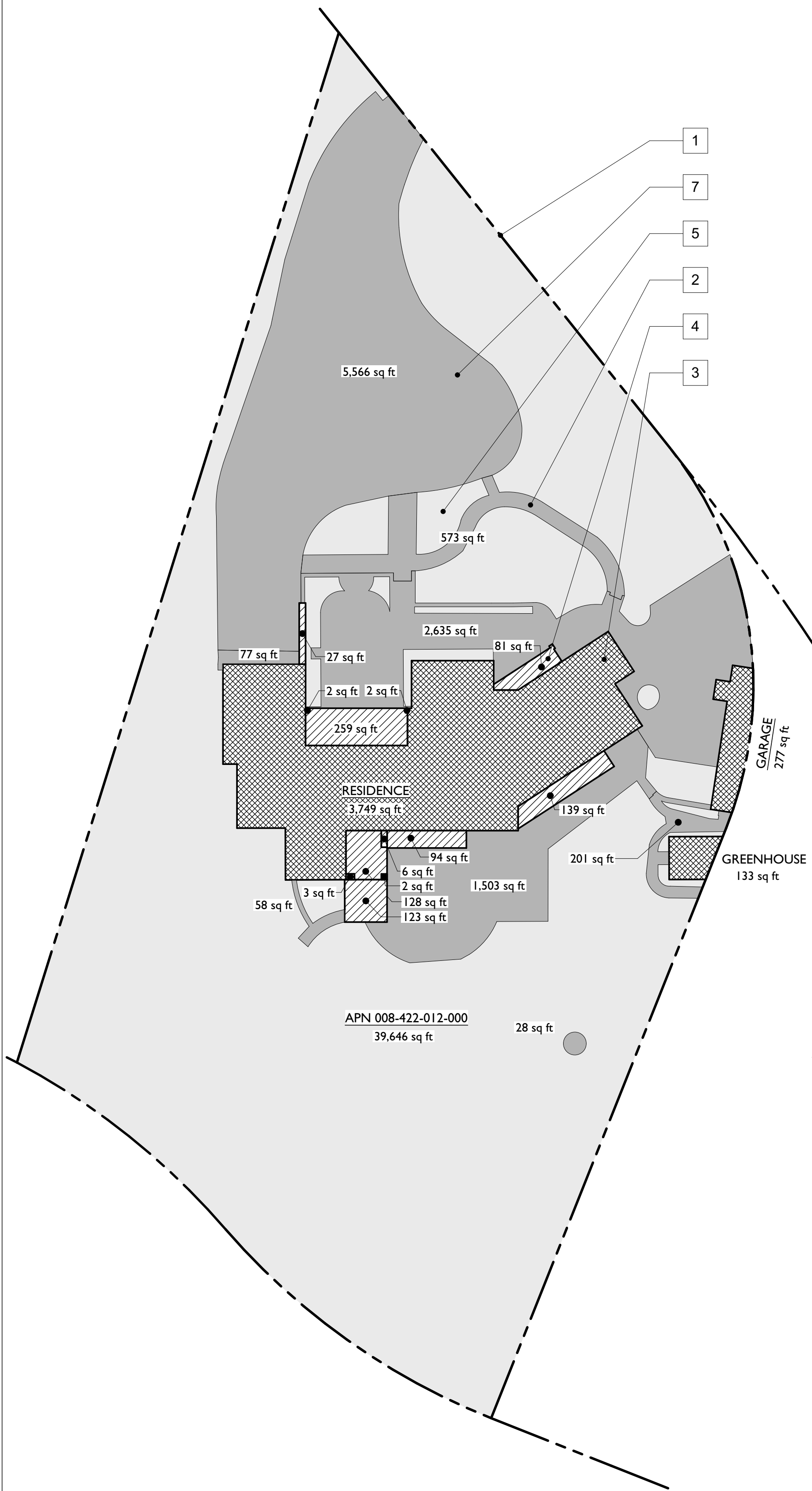
TOPOGRAPHIC MAP
OF
PARCELS ONE AND TWO AS DESCRIBED IN
DOCUMENT #201508300
BEING A PORTION OF EL PESQUERO RANCHO SHOWN ON THE
MAP FILED IN VOL. 3, "CITIES & TOWNS", PAGE 3
OFFICIAL RECORDS OF MONTEREY COUNTY

PREPARED FOR
1536 Venadero LLC
BY
CENTRAL COAST SURVEYORS
5 HARBOR COURT, SUITE 14-11
MONTEREY, CALIFORNIA 93940
PHONE: (831) 384-4830
FAX: (831) 384-4831
JUNE 2015

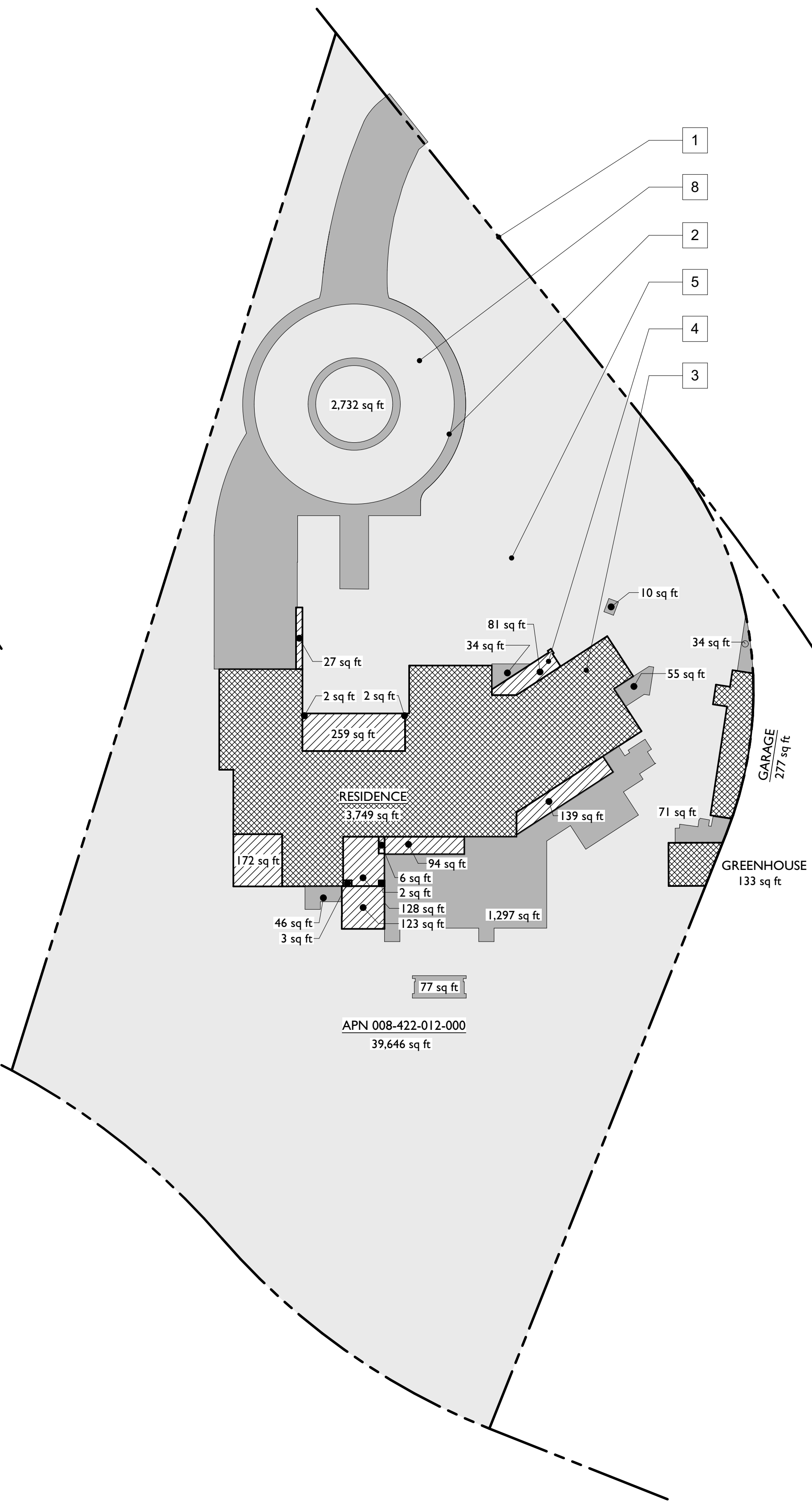
SCALE: 1" = 8'

APN 008-422-012 & -013

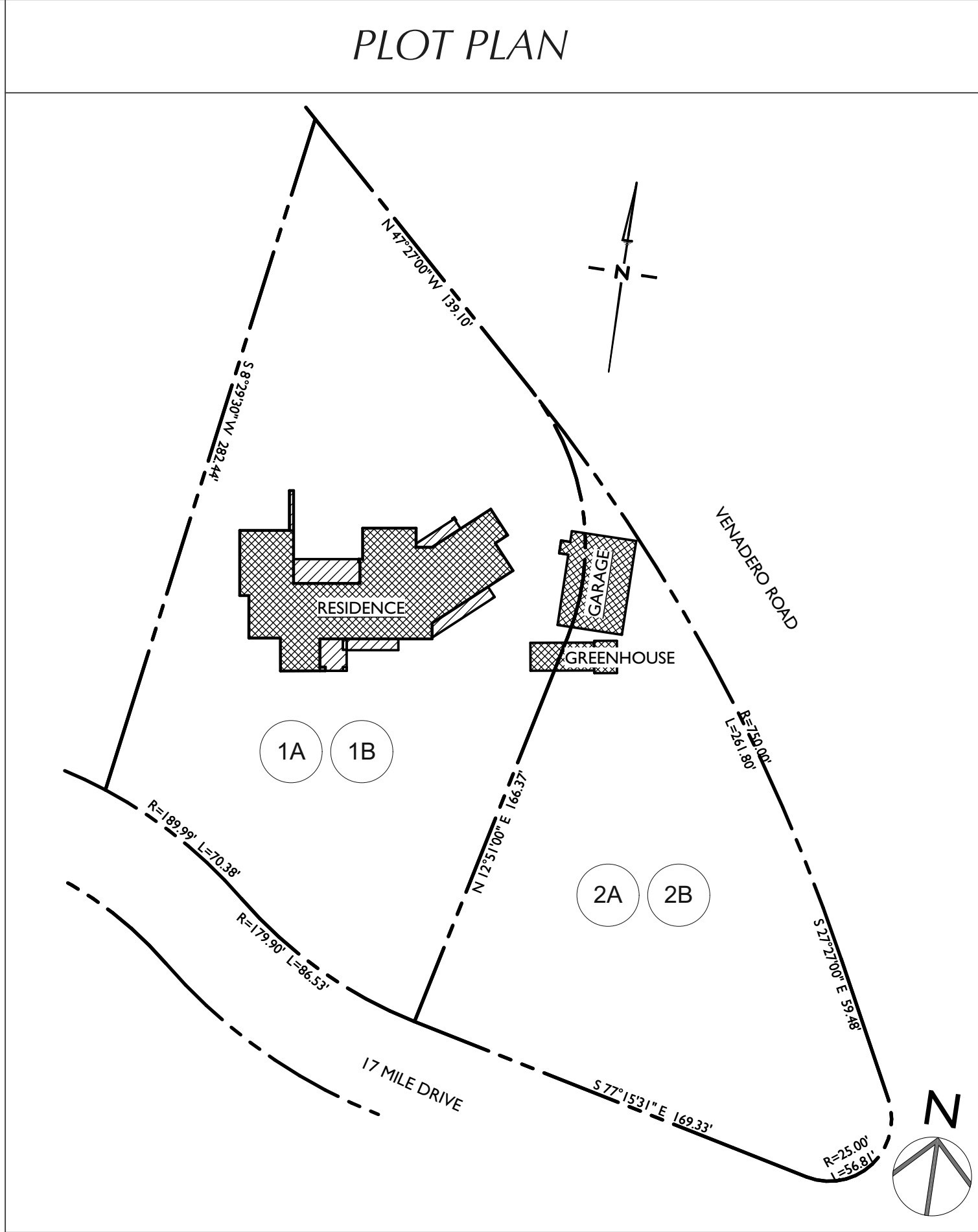
SHEET 1 OF 2



1A EXISTING COVERAGE DIAGRAM
NOT TO SCALE



1B PROPOSED COVERAGE DIAGRAM
NOT TO SCALE

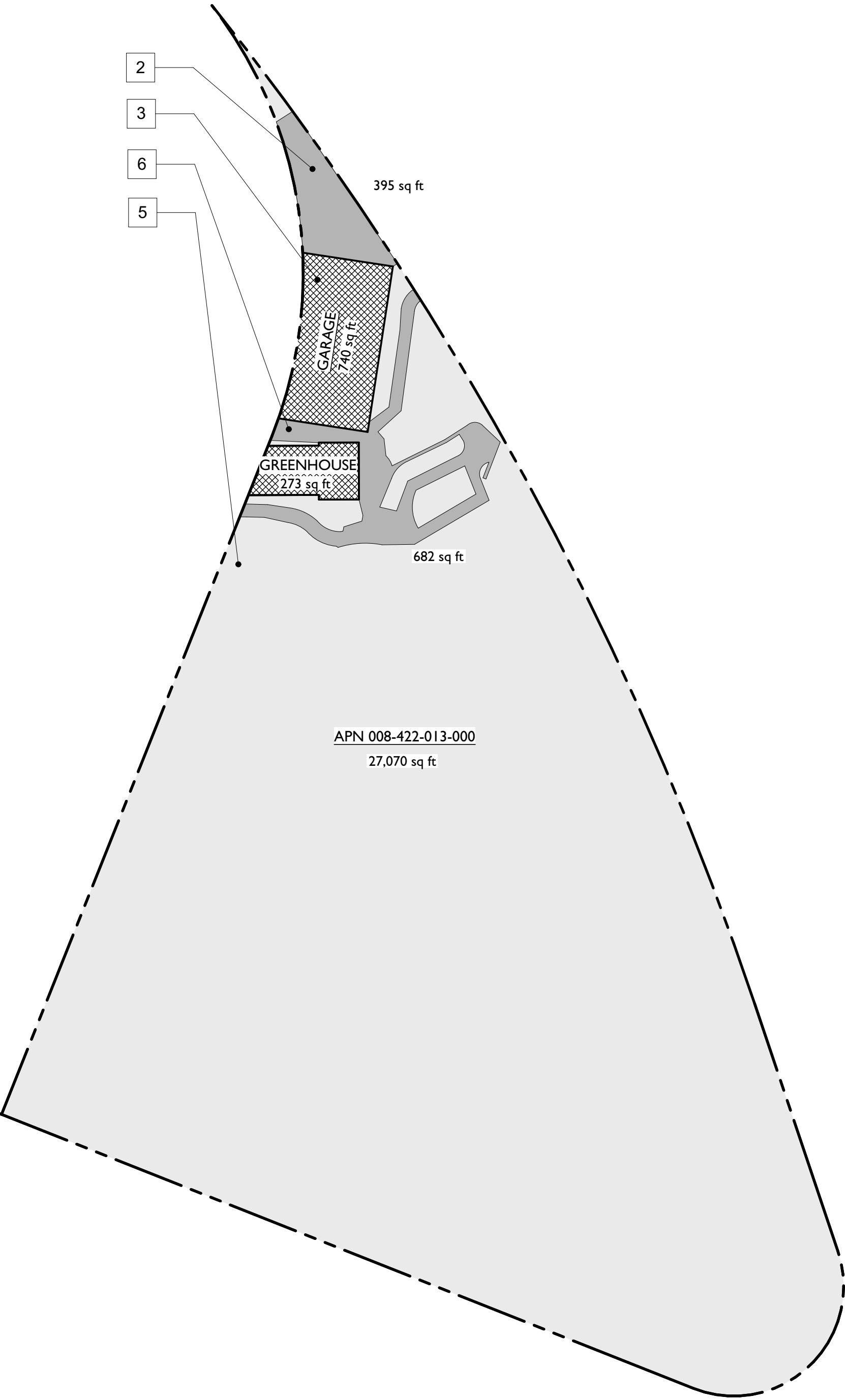


REFERENCE NOTES

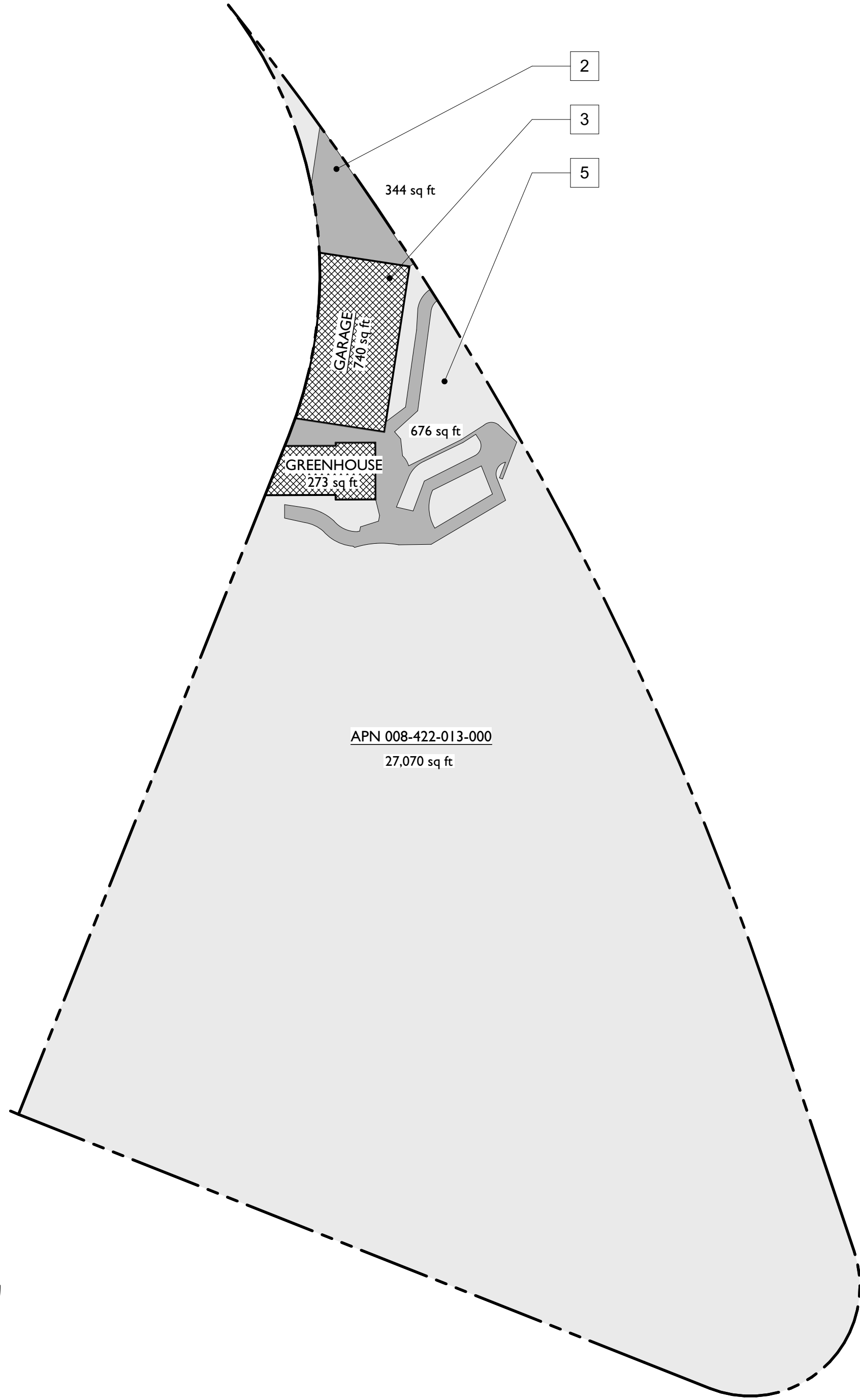
1. PROPERTY LINE
2. SHADED AREA INDICATES IMPERVIOUS COVERAGE
3. INDICATES BUILDING COVERAGE
4. INDICATES BALCONIES, PATIOS, OVERHANGS & DECKS OVER 24" COUNTED AS BUILDING COVERAGE
5. PERMEABLE PATHS, PLANTERS ETC. NOT COUNTED AS COVERAGE
6. PAVED AREAS SHOWN IN GREY HATCH
7. ASPHALT COVERED WITH GRAVEL
8. PERVIOUS GRAVEL DRIVEWAY

LEGEND

- BUILDING COVERAGE
- BUILDING COVERAGE - OVERHANGS OVER 30", BALCONIES, DECKS & PATIOS OVER 24"
- IMPERVIOUS COVERAGE
- SITE AREA



2A EXISTING COVERAGE DIAGRAM
SCALE: 1:266.67



2B PROPOSED COVERAGE DIAGRAM
SCALE: 1:266.67

COVERAGE CALCULATIONS 2

LOT COVERAGE:	1A	1B
BUILDING COVERAGE:	EXISTING	PROPOSED
RESIDENCE	3,749 SQ. FT.	3,749 SQ. FT.
BALCONIES & PATIOS	666 SQ. FT.	1,038 SQ. FT.
GARAGE/GUEST	277 SQ. FT.	277 SQ. FT.
GREENHOUSE	133 SQ. FT.	133 SQ. FT.
TOTAL COVERAGE	5,025 SQ. FT.	5,197 SQ. FT.
TOTAL % COVERAGE	12.7%	13.1%
IMPERVIOUS COVERAGE:	1A	1B
COVERAGE	5,025 SQ. FT.	5,197 SQ. FT.
PAVED AREAS	10,641 SQ. FT.	4,398 SQ. FT.
TOTAL	15,666 SQ. FT.	9,595 SQ. FT. (NET REDUCTION)
TOTAL % IMPERVIOUS	39.5%	24.1% (NET REDUCTION)

LOT COVERAGE:	2A	2B
BUILDING COVERAGE:	EXISTING	PROPOSED
GARAGE/GUEST	740 SQ. FT.	740 SQ. FT.
GREENHOUSE	273 SQ. FT.	273 SQ. FT.
TOTAL COVERAGE	1,013 SQ. FT.	1,013 SQ. FT.
TOTAL % COVERAGE	3.74%	3.74% (NO CHANGE)
IMPERVIOUS COVERAGE:	2A	2B
COVERAGE	1,013 SQ. FT.	1,013 SQ. FT.
PAVED AREAS	1,077 SQ. FT.	1,020 SQ. FT.
TOTAL	2,090 SQ. FT.	2,033 SQ. FT. (NET REDUCTION)
TOTAL % IMPERVIOUS	7.72%	7.51% (NET REDUCTION)

issued: 09/11/17

revised: 2/9/18

drawn by:

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jpa@justinpaulyarchitects.com



BUILDING PERMIT
SUBMITTAL

a residential landscape renovation for:

PENN RESIDENCE

apn: 008-422-012

PEBBLE BEACH, CALIFORNIA

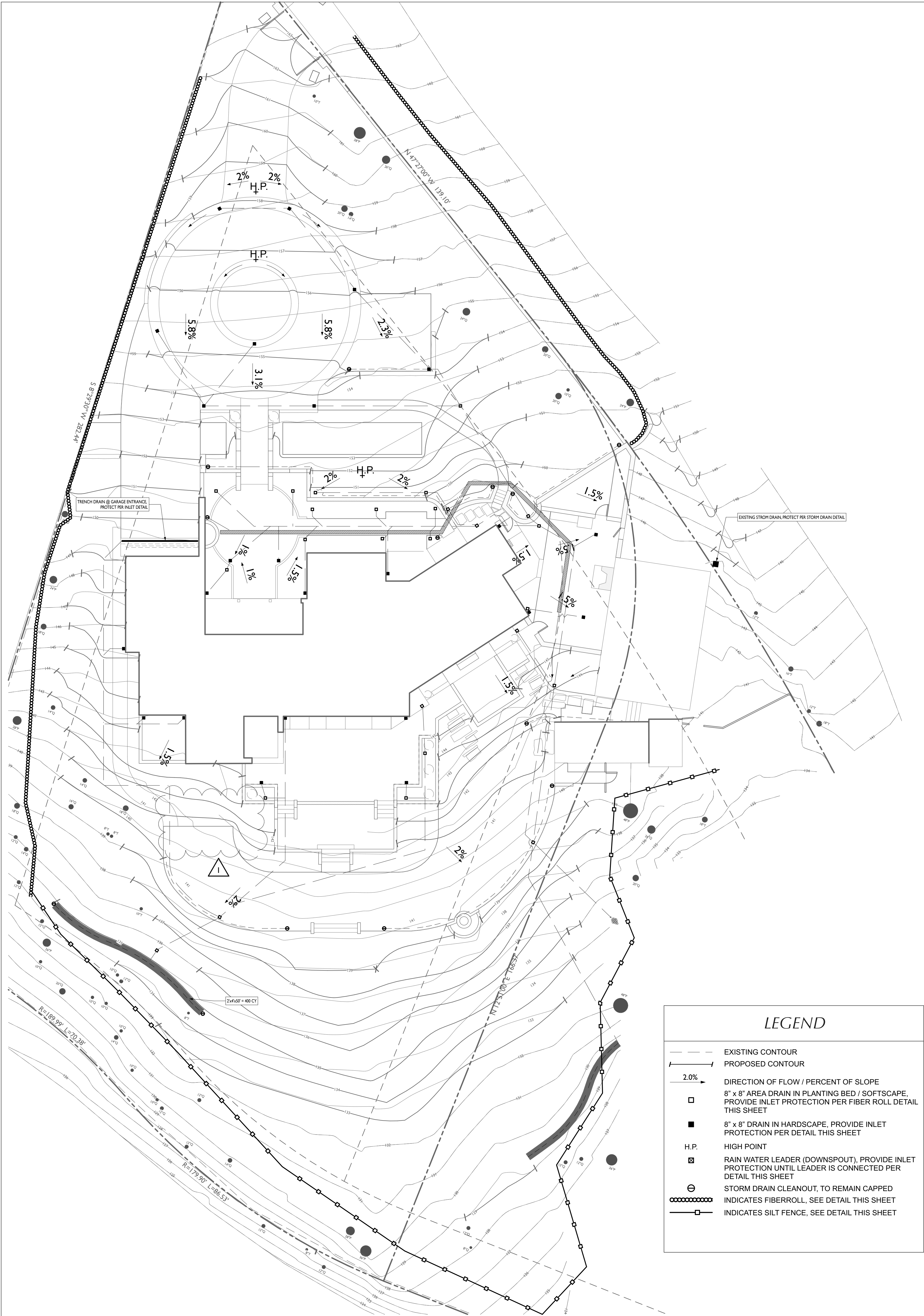
1536 VENADERO RD.

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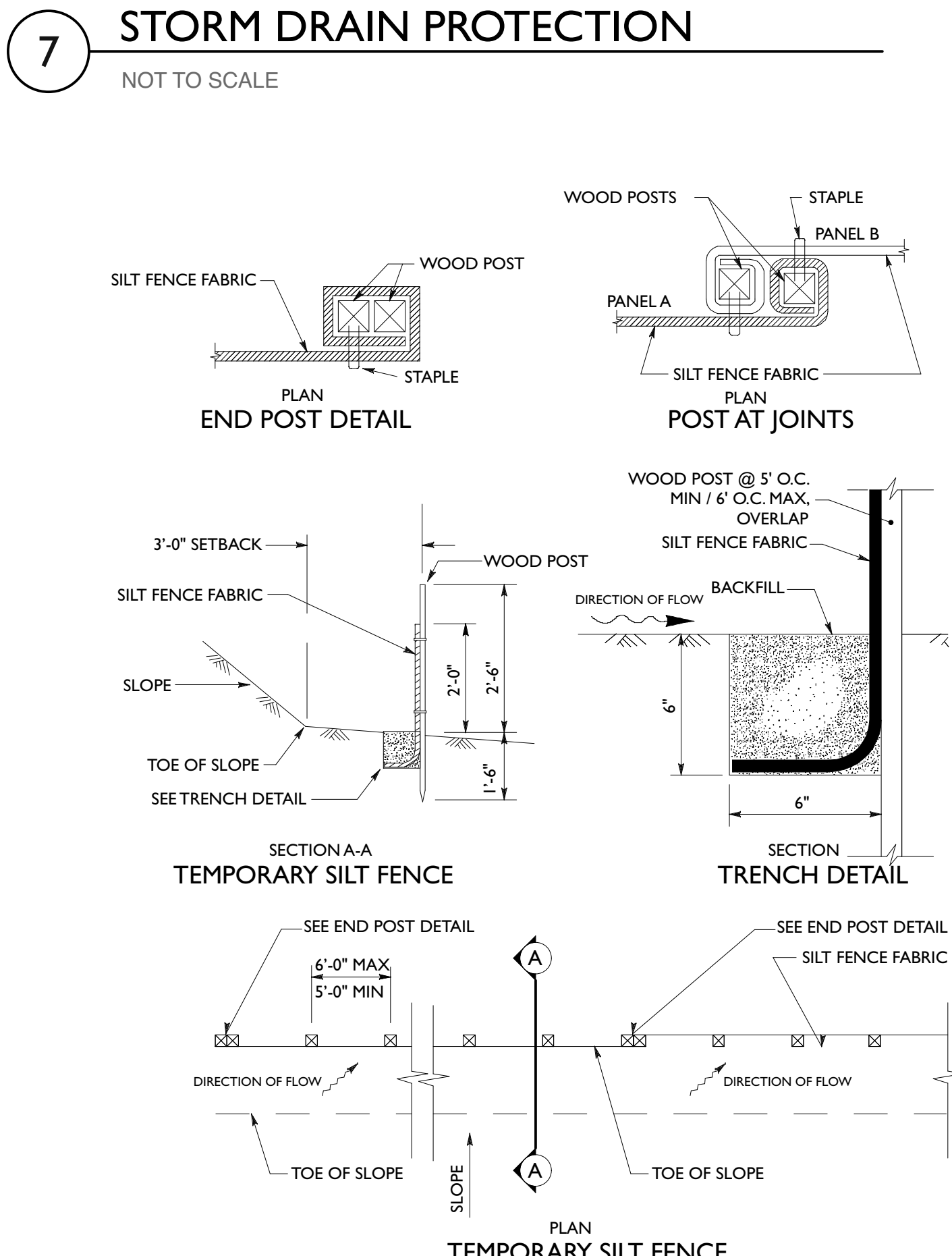
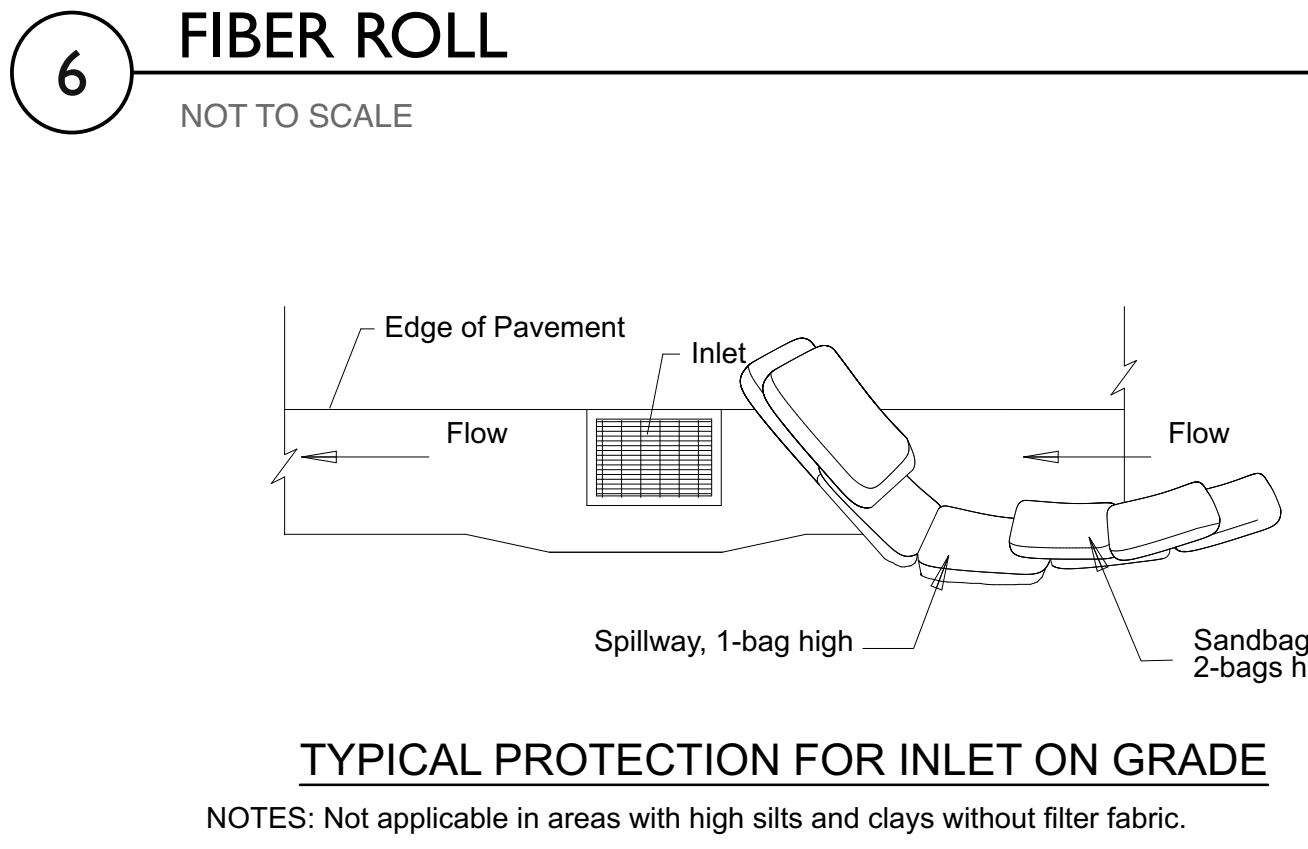
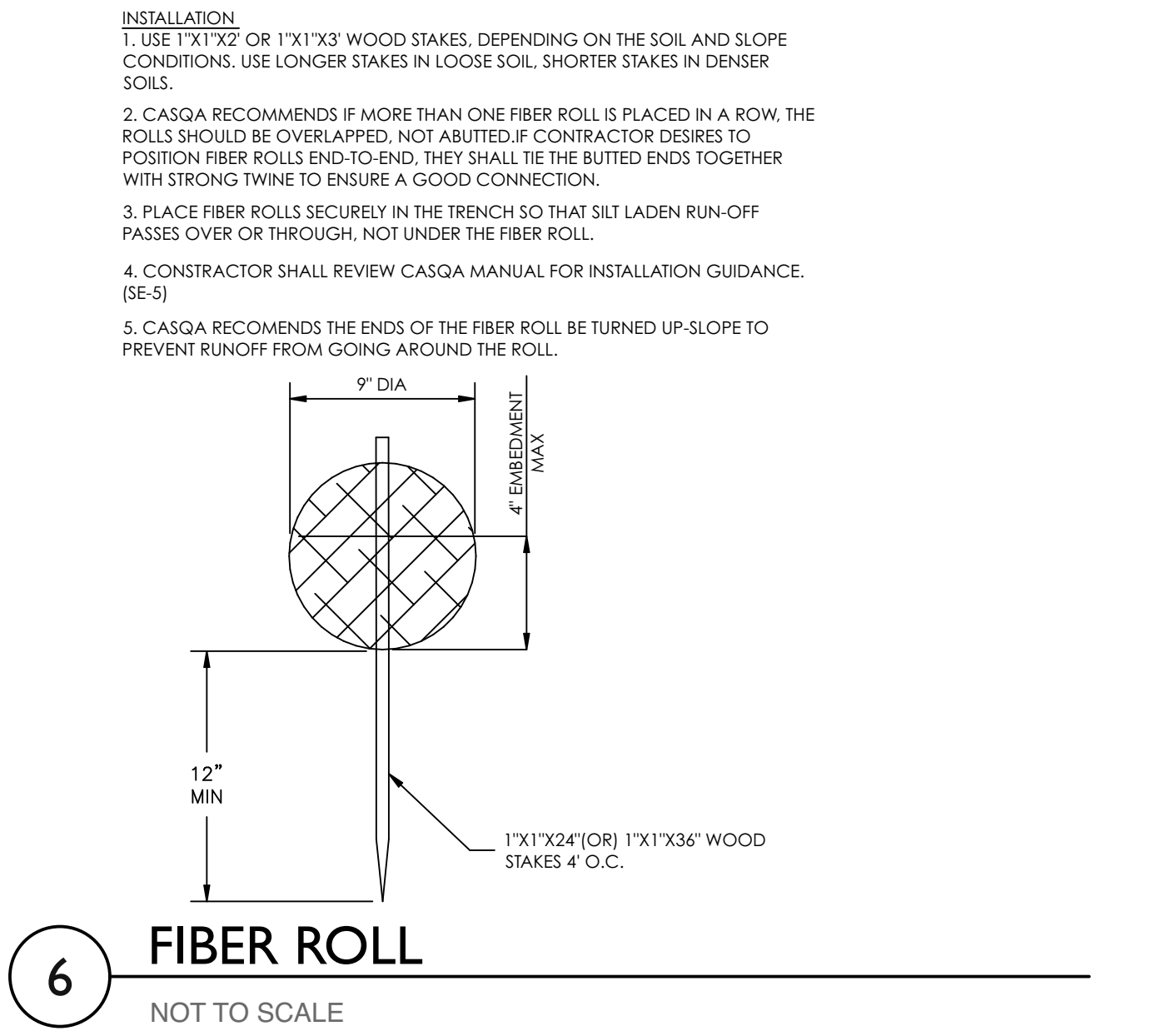
COVERAGE
DIAGRAMS

sheet 04

A0.3
of - 20
sheets



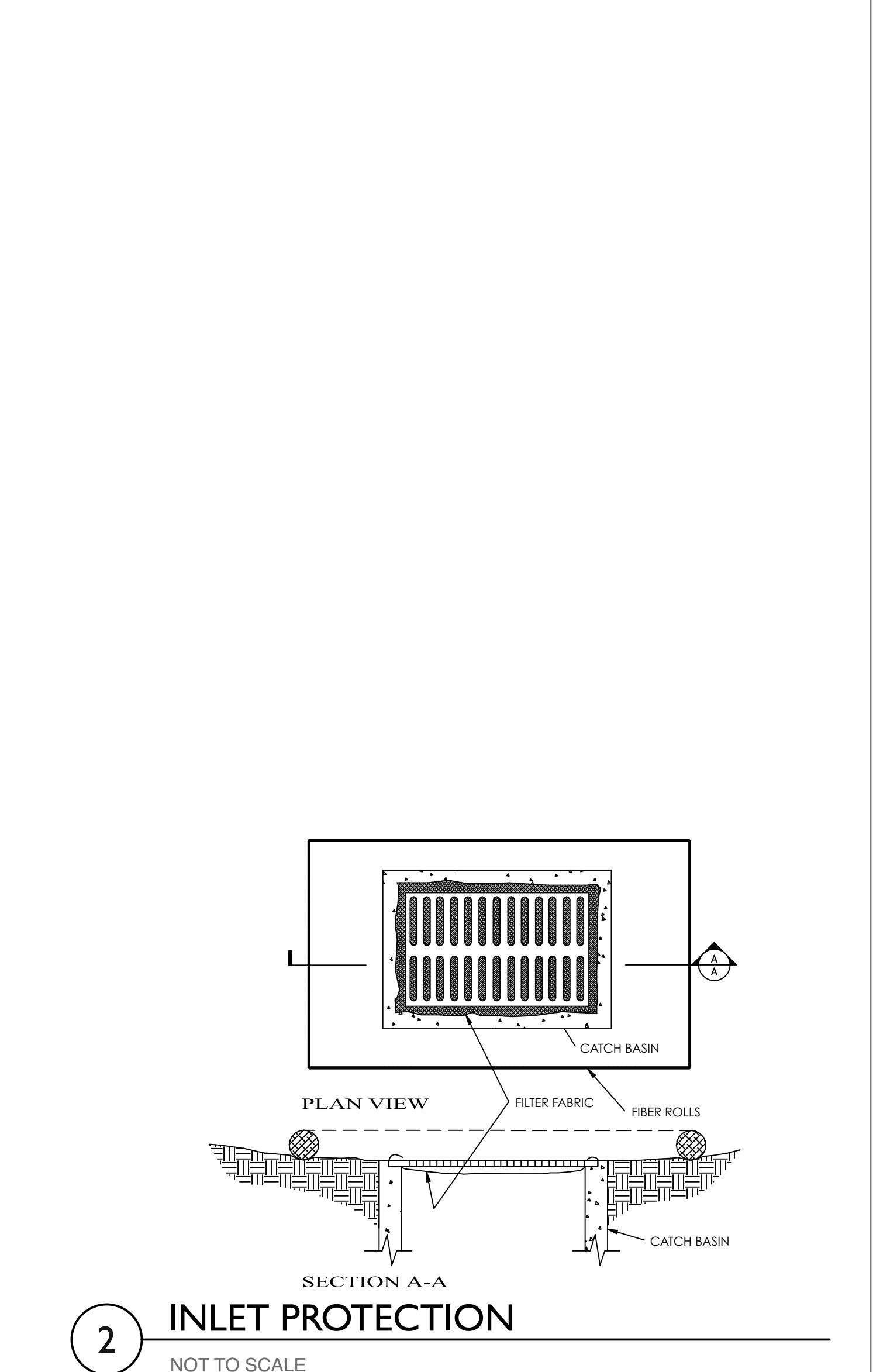
1 EROSION CONTROL PLAN
SCALE: 1/8" = 1'-0"



3 SILT FENCE DETAIL
NOT TO SCALE

GRADING & DRAINAGE NOTES

- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH WITH BEST MANAGEMENT PRACTICES (BMP) CONFORMING TO CALTRANS STORM WATER QUALITY HANDBOOK AND/OR CALIFORNIA STORMWATER BMP HANDBOOK (CASQA)
- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE AND THE EROSION CONTROL ORDINANCE.
- BMP(S) ON THIS PLAN MAY BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AS DIRECTED BY CIVIL ENGINEER OR JURISDICTIONAL AUTHORITY
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSIONS TO GRADE, AND ANY ENCROACHMENT PERMIT(S) REQUIRED PRIOR TO GRADING. CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST TWO DAYS BEFORE STARTING ANY GRADING OPERATIONS.
- THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL PER SOILS ENGINEER RECOMMENDATIONS
- MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- ALL FILL SLOPES SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT. THE TOE OF ALL SLOPES SHOULD BE SUPPORTED BY A KEY CUT A MINIMUM OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL TOE. THIS KEY SHOULD BE A MINIMUM OF 8 FEET IN WIDTH AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE. IN ADDITION AS THE FILL ADVANCES UP THE SLOPE, BENCHES 3 FEET ACROSS SHOULD BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE. (SEE SOILS REPORT)
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
- PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED TO CONTROL EROSION.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15TH AND APRIL 15TH) THE FOLLOWING MEASURES MUST BE TAKEN:
 - GRADING SHALL BEGIN WITHIN 15 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED TO CONTROL EROSION.
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED FROM EROSION BY APPLYING STRAW MULCH AT AN EQUIVALENT TO 2000LBS / AC AND SECURED VIA TRACK WALKING OR EQUIVALENT EFFECTIVE MEANS OF SOIL PROTECTION
 - RUN-OFF FROM THE SITE, ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO DETAIN OR FILTER BY SILT FENCES, BERMS, VEGETATED FILTER STRIPS, CATCHMENT BASINS OR SIMILAR TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. THE BUILDING INSPECTOR MAY STOP OPERATIONS DURING EVENTS IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY
 - DURING CONSTRUCTION, THE OWNER / APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA - ENVIRONMENTAL SERVICES
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA - ENVIRONMENTAL SERVICES TO INSPECT EROSION CONTROL MEASURES TO REVIEW INSTALLATION AND EFFECTIVENESS OF BMPS INSTALLED AND VERIFY POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOLOGICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- PRIOR TO FINAL INSPECTION, APPLICANT SHALL SCHEDULE AND 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



issued: 09/11/17
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ARCHITECTS
STATE OF CALIFORNIA

BUILDING PERMIT
SUBMITTAL

a residential landscape renovation for:

PENN RESIDENCE

1536 VENADERO RD.
PEBBLE BEACH, CALIFORNIA

apn: 008-422-012

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EROSION CONTROL PLAN

sheet 05

A0.4

of - 20 sheets

DEFENSIBLE SPACE CHECKLIST

1. CLEAR ALL FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM OF 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS NEARER.

YES
2. CREATE A DEEPER DEFENSIBLE SPACE BEYOND 30 FEET TO 100 FEET.

YES
3. REMOVE THAT PORTION OF ANY TREE THAT EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE.

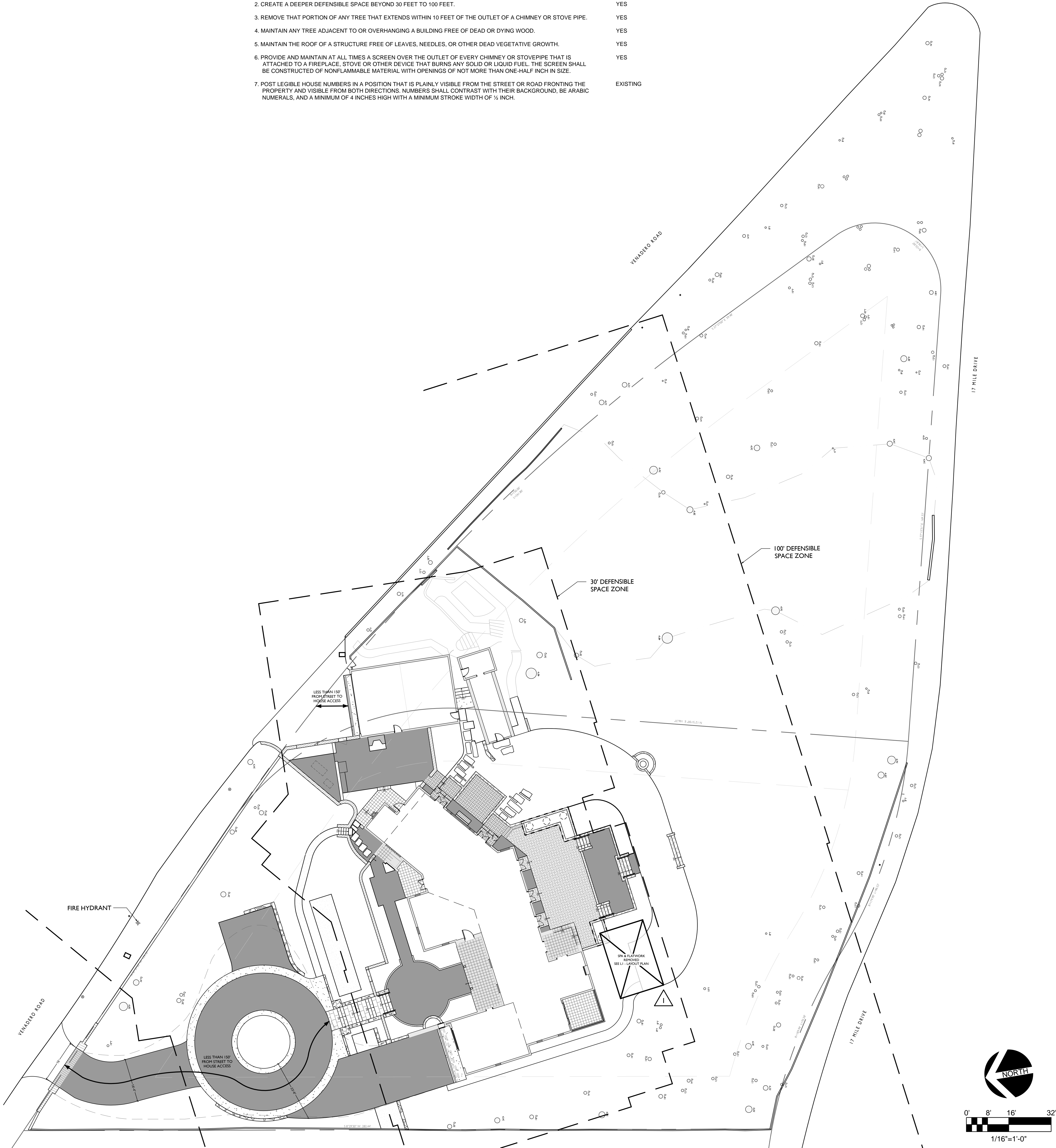
YES
4. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

YES
5. MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.

YES
6. PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL WITH OPENINGS OF NOT MORE THAN ONE-HALF INCH IN SIZE.

YES
7. POST LEGIBLE HOUSE NUMBERS IN A POSITION THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AND VISIBLE FROM BOTH DIRECTIONS. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS, AND A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF ½ INCH.

EXISTING



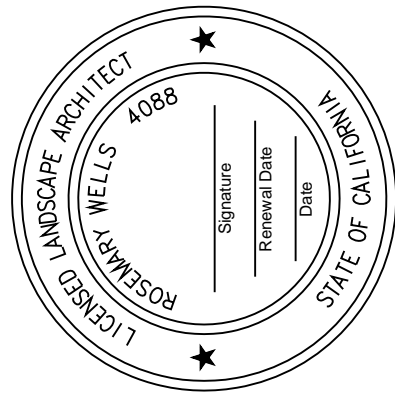
FUEL MANAGEMENT PLAN

PENN RESIDENCE

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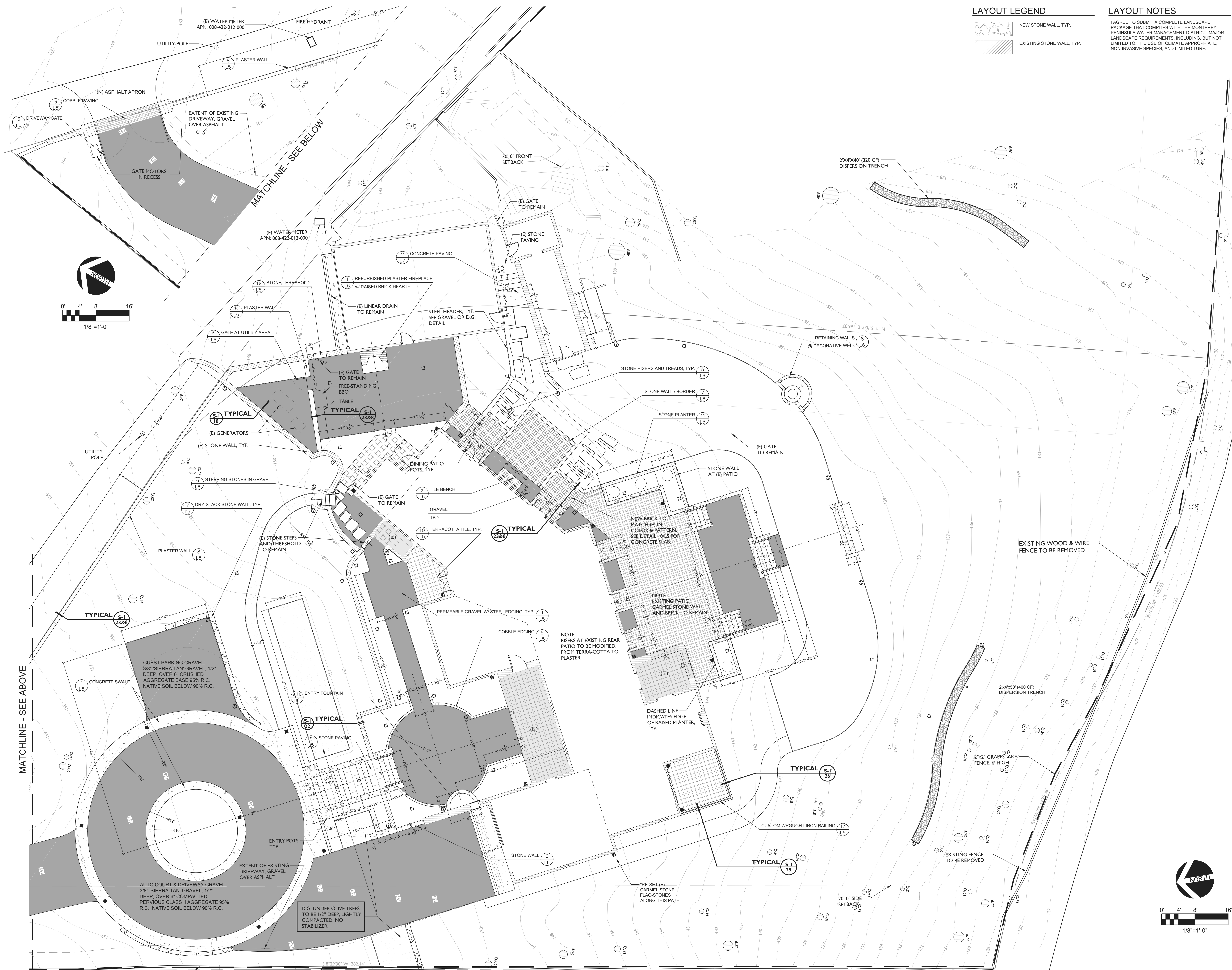
DATE:	06-30-2017
SCALE:	1/16"=1'-0"
DESIGNED:	RW
DRAWN:	SB
REVISION:	02-01-2018

L0.1



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LAYOUT LEGEND

- NEW STONE WALL, TYP.
- EXISTING STONE WALL, TYP.

LAYOUT NOTES

I AGREE TO SUBMIT A COMPLETE LANDSCAPE PACKAGE THAT COMPLIES WITH THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT MAJOR LANDSCAPE REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THE USE OF CLIMATE APPROPRIATE, NON-INVASIVE SPECIES, AND LIMITED TURF.

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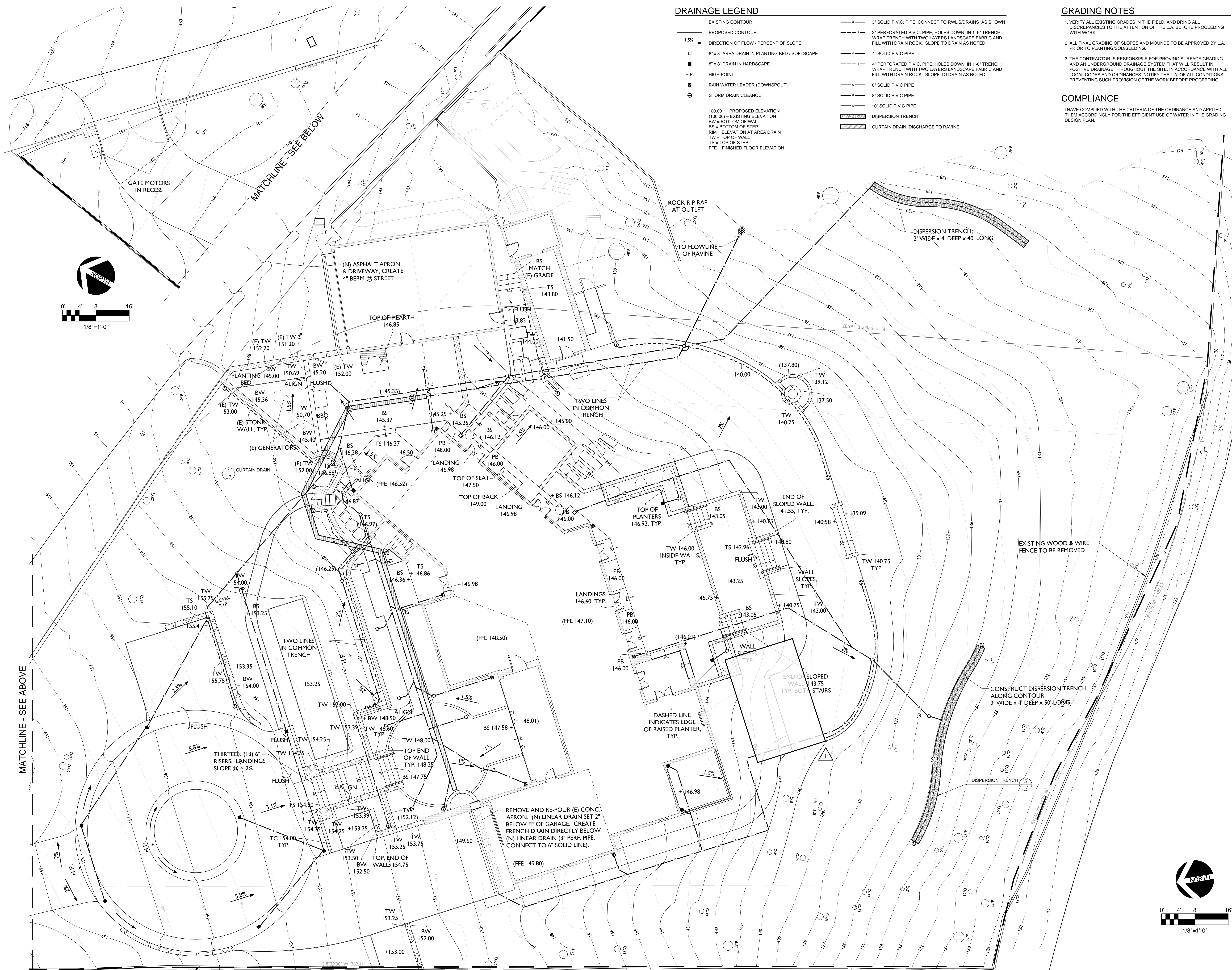


LAYOUT PLAN
PENN RESIDENCE

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L1



DRAINAGE LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 1.5% DIRECTION OF FLOW / PERCENT OF SLOPE
- 8" x 8" AREA DRAIN IN PLANTING BED / SOFTSCAPE
- 8" x 8" DRAIN IN HARDSCAPE
- H.P. HIGH POINT
- RAIN WATER LEADER (DOWNSPOUT)
- STORM DRAIN CLEANOUT
- 100.00 = PROPOSED ELEVATION
(100.00) = EXISTING ELEVATION
BW = BOTTOM OF STEP
BS = BOTTOM OF STEP
RIM = ELEVATION AT AREA DRAIN
TW = TOP OF WALL
TS = TOP OF STEP
FFE = FINISHED FLOOR ELEVATION
- 3" SOLID P.V.C. PIPE, CONNECT TO RWL'S/DRAINS AS SHOWN
- 3" PERFORATED P.V.C. PIPE, HOLES DOWN, IN 1'-6" TRENCH; WRAP TRENCH WITH TWO LAYERS LANDSCAPE FABRIC AND FILL WITH DRAIN ROCK. SLOPE TO DRAIN AS NOTED.
- 4" SOLID P.V.C. PIPE
- 4" PERFORATED P.V.C. PIPE, HOLES DOWN, IN 1'-6" TRENCH; WRAP TRENCH WITH TWO LAYERS LANDSCAPE FABRIC AND FILL WITH DRAIN ROCK. SLOPE TO DRAIN AS NOTED.
- 6" SOLID P.V.C. PIPE
- 8" SOLID P.V.C. PIPE
- 10" SOLID P.V.C. PIPE
- DISPERSION TRENCH
- CURTAIN DRAIN, DISCHARGE TO RAVINE

GRADING NOTES

- VERIFY ALL EXISTING GRADES IN THE FIELD, AND BRING ALL DISCREPANCIES TO THE ATTENTION OF THE L.A. BEFORE PROCEEDING WITH WORK.
- ALL FINAL GRADING OF SLOPES AND MOUNDS TO BE APPROVED BY L.A. PRIOR TO PLANTING/SOD/SEEDING.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVING SURFACE GRADING AND AN UNDERGROUND DRAINAGE SYSTEM THAT WILL RESULT IN POSITIVE DRAINAGE THROUGHOUT THE SITE, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. NOTIFY THE L.A. OF ALL CONDITIONS PREVENTING SUCH PROVISION OF THE WORK BEFORE PROCEEDING.

COMPLIANCE

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

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GRADING & DRAINAGE

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L2

BOTANICAL	COMMON	AMOUNT	SIZE	REMARKS
TREES				
CEANOTHUS 'RAY HARTMAN'	CA LILAC 'RAY HARTMAN'	7	15 GAL	STANDARD
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	1	24" BOX	MULTI-STEM
CITRUS LIMON 'EUREKA'	LEMON TREE	1	20 GAL	STANDARD
CITRUS LIME, 'BEARSS', ESPALIERED	ESPALIERED LIME	1	20 GAL	ESPALIER
CITRUS ORANGE, 'DWF. VALENCIA'	DWARF ORANGE TREES (POTS)	4	20 GAL	BUSH FORM
CUPRESSUS SEMPERVIRENS 'TINY TOWERS'	DWARF ITALIAN CYPRESS	7	24" BOX	
CUPRESSUS MACROCARPA	MONTEREY CYPRESS	24	15 GAL	
DICKSONIA ANTARCTICA	TASMANIAN TREE FERN	N/A	TRANS.	
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	5	36" BOX	
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	1	20 GAL	
SHRUBS				
ASTELIA NERVOSA CHATHAMICA	SILVER SPEAR	3	5 GAL	
BUXUX MIC. VAR KOREN. 'GRN. BEAUTY'	BOXWOOD	38	5 GAL	
CAMELLIA SASANQUA, WHITE, STANDARD	CAMELLIA 'SETSUGEKKA' STD.	2	15 GAL	
CARRYA ELIPTICA	SILK TASSEL	9	5 GAL	CA NATIVE
CEANOTHUS 'DARK STAR'	CA LILAC 'DARK STAR'	8	5 GAL	CA NATIVE
CEANOTHUS 'SNOWBALL'	CA LILAC 'SNOWBALL'	4	5 GAL	CA NATIVE
CISTUS 'BENNETT'S WHITE'	ROCKROSE 'BENNETT'S WHITE'	7	5 GAL	
HELLEBORUS LIVIDUS CORSICUS	CORSICAN LENTEN ROSE	12	5 GAL	
HETEROMELES ARBUTIFOLIA	TOYON	6	5 GAL	CA NATIVE
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	4	15 GAL	CA NATIVE
PHORMIUM 'TRI-COLOR'	N.Z. FLAX 'TRI-COLOR'	6	15 GAL	
PLECOSTACHYS SERPYLLIFOLIA	DWF. LICORICE PLANT	8	1 GAL	
PODOCARPUS GRACILIOR	YEW PINE, ESPALIERED	2	15 GAL	
PODOCARPUS HENKLI	YEW PINE	25	15 GAL	
PODOCARPUS 'MAKI'	DWF. YEW PINE	1	15 GAL	
PSORALEA PINNATA	KOOL-AID BUSH	1	15 GAL	
RHAMNUS CALIFORNICA	COFFEEBERRY	17	5 GAL	CA NATIVE
ROMNEYA COULTERI	MATAJILA POPPY	2	5 GAL	CA NATIVE
ROSA 'ICEBERG'	ROSE 'ICEBERG'	4	BAREROOT	
ROSMARINUS 'TUSCAN BLUE'	ROSEMARY 'TUSCAN BLUE'	8	5 GAL	
SARCOCCOA RUSCIFOLIA	FRAGRANT BOX	7	5 GAL	
SOLLYA HETEROMALLA	AUSTRALIAN BLUEBELL	33	5 GAL	
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	2	15 GAL	
WESTRINGIA 'SMOKEY'	COASTAL ROSEMARY 'SMOKEY'	14	5 GAL	
WESTRINGIA 'WYNABBIE GEM'	COAST ROSEMARY 'BLUE GEM'	25	5 GAL	
GROUNDCOVERS				
CEANOTHUS 'YANKEE POINT'	CA WILD LILAC 'YANKEE POINT'	42	1 GAL	CA NATIVE
LITHODORA DIFUSA 'GRACE WARD'	LITHODORA 'GRACE WARD'	43	1 GAL	
MYOPORUM PARVIFOLIUM	MYOPORUM	64	1 GAL	
SARCOCCOA HOOKERIANA	DWARF FRAGRANT BOX	31	1 GAL	
SCAEVOLA 'ALBA'	FAN FLOWER, 'WHITE CARPET'	26	1 GAL	
SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER, PURPLE	23	1 GAL	
DYMONDIA MARG.	SILVER CARPET	204	6" POT	
VINES				
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA 'SAN DIEGO RED'	4	15 GAL	
CLYTOSTOMA CALLISTEGIOIDES	LAVENDER TRUMPET VINE	2	15 GAL	
FICUS PUMILA	CREEPING FIG	8	5 GAL	
ROSA BANKSIAE 'ALBA PLENA'	ROSE 'LADY BANKS' WHITE	3	15 GAL	
WISTERIA SINENSIS	WISTERIA	1	5 GAL	
VITIS CA.	ROGER'S RED	4	5 GAL	CA NATIVE
PERENNIALS				
ARMERIA MARITIMA 'ALBA'	SEA THRIFT, WHITE	12	1 GAL	CA NATIVE
AGAPANTHUS AFRICANUS 'BRILLIANT BLUE'	LILY OF THE NILE 'BRILLIANT BLUE'	53	TRANS.	
ALSTROMERIA 'CASABLANCA'	WHITE PERUVIAN LILY	2	1 GAL	
CLIVIA MINIATA, YELLOW	CLIVIA	7	5 GAL	
DIANELLA 'BABY BLISS'	FLAX LILY 'BABY BLISS'	36	1 GAL	
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	9	1 GAL	
EUPHORBIA CHARAC. WULF.	EVERGREEN SPURGE	1	5 GAL	
FRANCOA RAMOSA	BRIDAL WREATH	2	1 GAL	
HEUCHERA 'LIME RICKEY'	CORAL BELLS 'LIME RICKEY'	8	1 GAL	
IRIS SP.	BEARDED IRIS	28	RHIZOMES	
LAVANDULA ANGUSTIFOLIA 'ALBA'	ENGLISH LAVENDER, WHITE	13	1 GAL	
LAVANDULA A. 'PROVENCE'	LAVENDER 'PROVENCE'	26	1 GAL	
LIMOMUM PEREZII	SEA LAVENDER	6	1 GAL	
FERNS				
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	101	5 GAL	CA NATIVE
WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5	5 GAL	CA NATIVE
GRASSES				
FESTUCA GLAUCA	BLUE FESCUE	1	1 GAL	
LOMANDRA LONGIFOLIA 'BREEZE'	DWF. MAT RUSH 'BREEZE'	118	1 GAL	
LOMANDRA LONGIFOLIA 'FINESCAPE'	DWF. MAT RUSH 'FINESCAPE'	227	1 GAL	
LOMANDRA LONGIFOLIA 'LIME TUFF'	DWF. MAT RUSH 'LIME TUFF'	4	1 GAL	
STIPA GIGANTEA	GIANT FEATHER GRASS	26	1 GAL	
SUCCULENTS				
AEONIUM ARBOREUM 'KIWI'	AEONIUM 'KIWI'	4	5 GAL	
AEONIUM ARBOREUM 'ZWARTZKOPF'	AEONIUM 'ZWARTZKOPF'	5	5 GAL	
AGAVE AMERICANA	CENTURY PLANT	4	15 GAL	
AGAVE ATTENUATA 'NOVA'	NOVA AGAVE	15	5 GAL	
ALOE STRIATA	CORAL ALOE	3	1 GAL	
COTYLEDON ORBICULATA	PIG'S EARS	8	1 GAL	
DUDLEYA BRITTONII	CHALK DUDLEYA	11	1 GAL	CA NATIVE
ECHEVERIA 'AFTERGLOW'	ECHEVERIA 'AFTERGLOW'	14	1 GAL	
ECHEVERIA ELEGANS	MEXICAN SNOWBALL	6	1 GAL	
ECHEVERIA 'BLACK PRINCE'	HENS & CHICKS 'BLACK PRINCE'	6	6" POT	
SENECIO MANDRALISCAE	BLUE FINGERS	95	1 GAL	

MAIN PLANT LIST

BOTANICAL	COMMON	AMOUNT	SIZE
AGAVE ATTEN. 'RAY OF LIGHT'	FOXTAIL AGAVE	1	1 GAL
ALOE 'CORAL FIRE'	ALOE	1	1 GAL
ARTEMESIA SCHMID.	ARTEMESIA 'SILVER MOUND'	1	1 GAL
BACOPA, BLUE	BACOPA	1	1 GAL
BLECHNUM OCCIDENTALE	HAMMOCK FERN	1	1 GAL
CAMPANULA PORTENSCHLAGIANA	SERBIAN BELLFLOWER	1	6" POT
CRASSULA OVATA	JADE PLANT	1	1 GAL
HELLEBORUS LIVIDUS C.	CORSICAN LENTEN ROSE	1	1 GAL
PHORMIUM 'JACK SPRATT'	N.Z. FLAX	1	1 GAL
PHORMIUM 'TOM THUMB'	N.Z. FLAX	1	1 GAL
SEDUM MORGANIANUM	DONKEYS' TAIL	1	6" POT
SUPERBELLS' CALIBROEHOA 'CORALINA'	CALIBROCHOA	1	8" POT

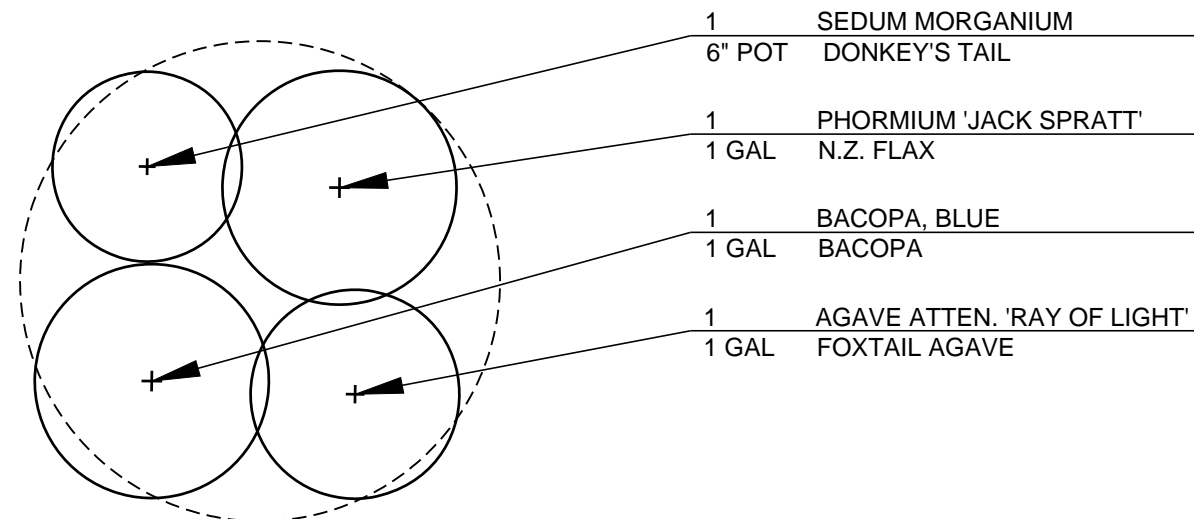
POTS: PLANT LIST

PLANTING NOTES

- CONTRACTOR TO PLACE PLANTS ON SITE, ACCORDING TO THE PLANTING PLAN, FOR APPROVAL BY L.A. BEFORE PLANTING.
- SEE THE BID SHEET FOR MULCH SPECIFICATIONS.

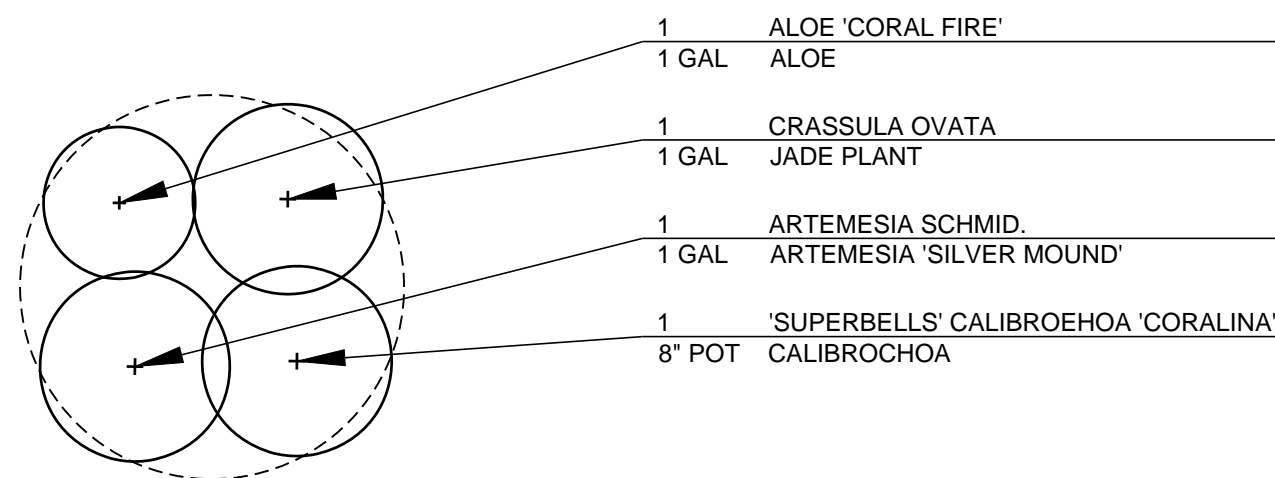
CERTIFICATION

I, ROSEMARY WELLS, CERTIFY THAT THIS LANDSCAPING PLAN COMPLIES WITH ALL MONTEREY COUNTY REQUIREMENTS INCLUDING THE USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF, AND LOW-FLOW, WATER-CONSERVING IRRIGATION FIXTURES.



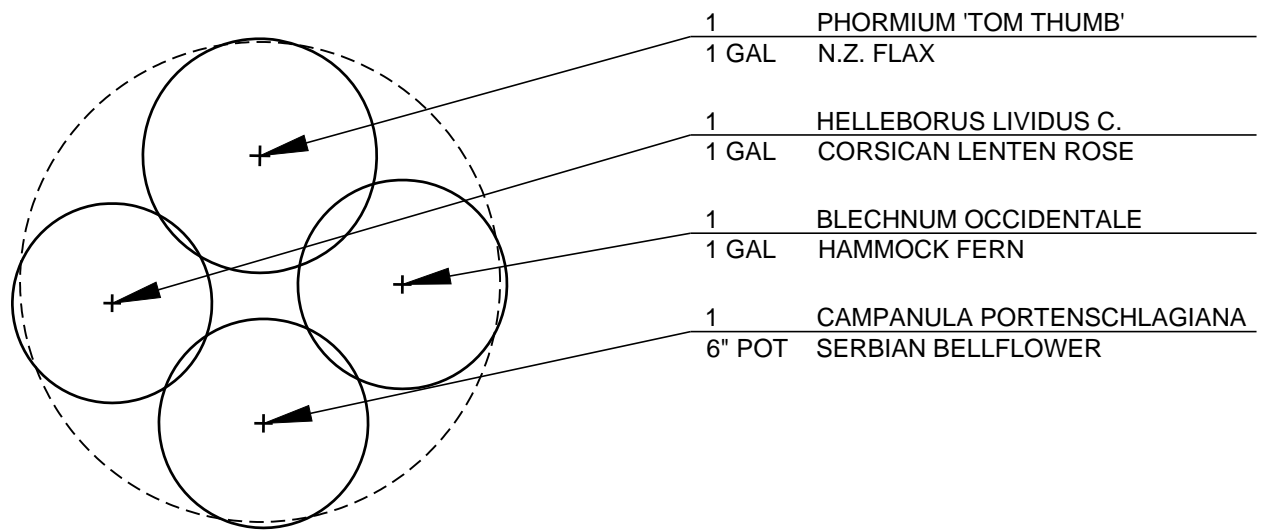
ENTRY POTS (2)

SCALE: 1"= 1'-0"



DINING PATIO POTS (2)

SCALE: 1"= 1'-0"



WEST PATIO POTS (3)

SCALE: 1"= 1'-0"

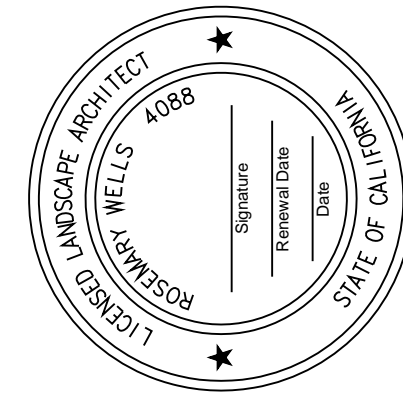


FRONT COURTYARD PLANTING

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

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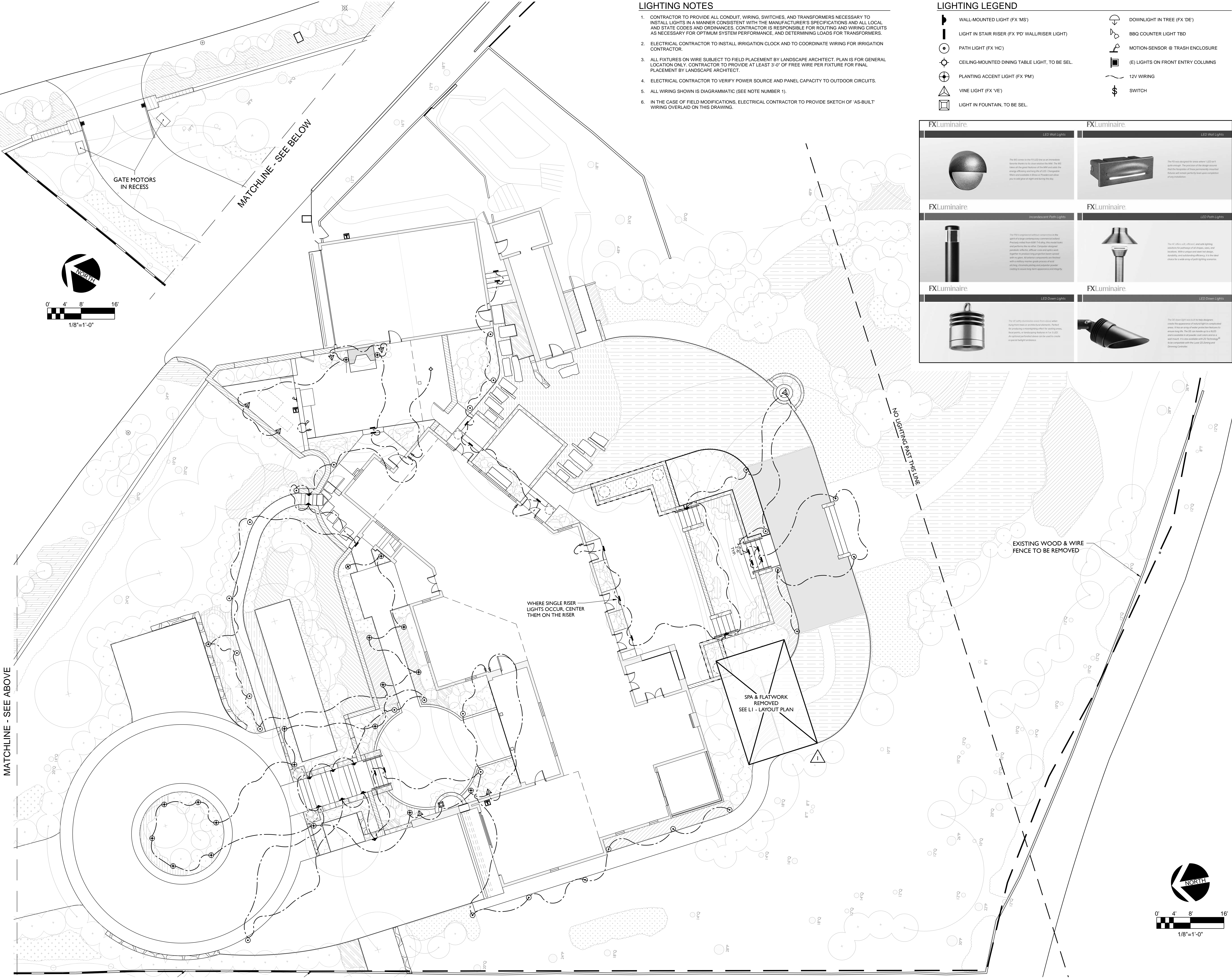


PLANTING PLAN PENN RESIDENCE

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L3.a



LIGHTING NOTES

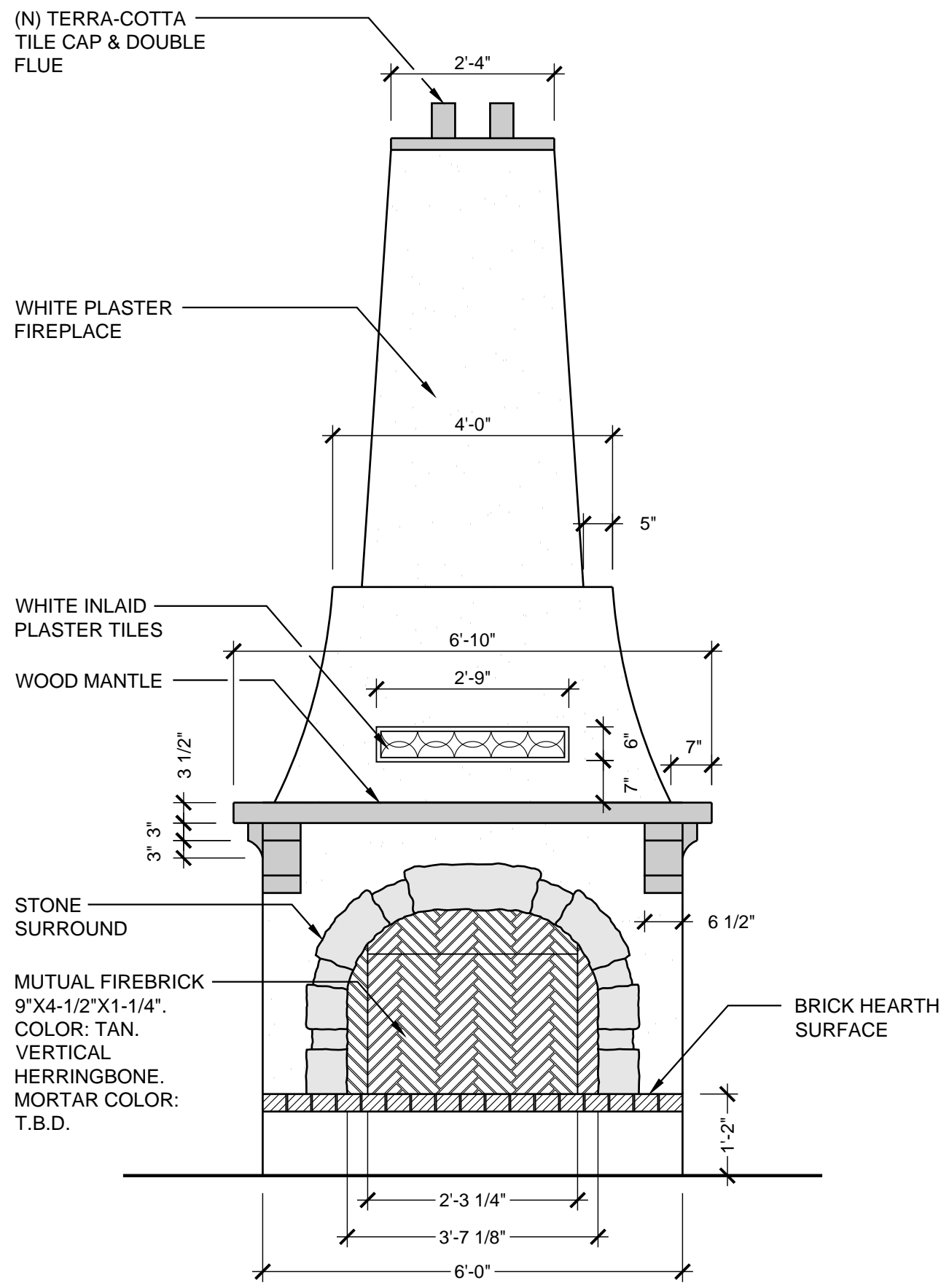
1. CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES. CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS.
2. ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR.
3. ALL FIXTURES ON WIRE SUBJECT TO FIELD PLACEMENT BY LANDSCAPE ARCHITECT. PLAN IS FOR GENERAL LOCATION ONLY. CONTRACTOR TO PROVIDE AT LEAST 3'-0" OF FREE WIRE PER FIXTURE FOR FINAL PLACEMENT BY LANDSCAPE ARCHITECT.
4. ELECTRICAL CONTRACTOR TO VERIFY POWER SOURCE AND PANEL CAPACITY TO OUTDOOR CIRCUITS.
5. ALL WIRING SHOWN IS DIAGRAMMATIC (SEE NOTE NUMBER 1).
6. IN THE CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE SKETCH OF 'AS-BUILT' WIRING OVERLAIN ON THIS DRAWING.

LIGHTING LEGEND

- | | | | |
|--|---|--|-----------------------------------|
| | WALL-MOUNTED LIGHT (FX 'MS') | | DOWNLIGHT IN TREE (FX 'DE') |
| | LIGHT IN STAIR RISER (FX 'PD' WALL/RISER LIGHT) | | BBQ COUNTER LIGHT TBD |
| | PATH LIGHT (FX 'HC') | | MOTION-SENSOR @ TRASH ENCLOSURE |
| | CEILING-MOUNTED DINING TABLE LIGHT, TO BE SEL. | | (E) LIGHTS ON FRONT ENTRY COLUMNS |
| | PLANTING ACCENT LIGHT (FX 'PM') | | 12V WIRING |
| | VINE LIGHT (FX 'VE') | | SWITCH |
| | LIGHT IN FOUNTAIN, TO BE SEL. | | |

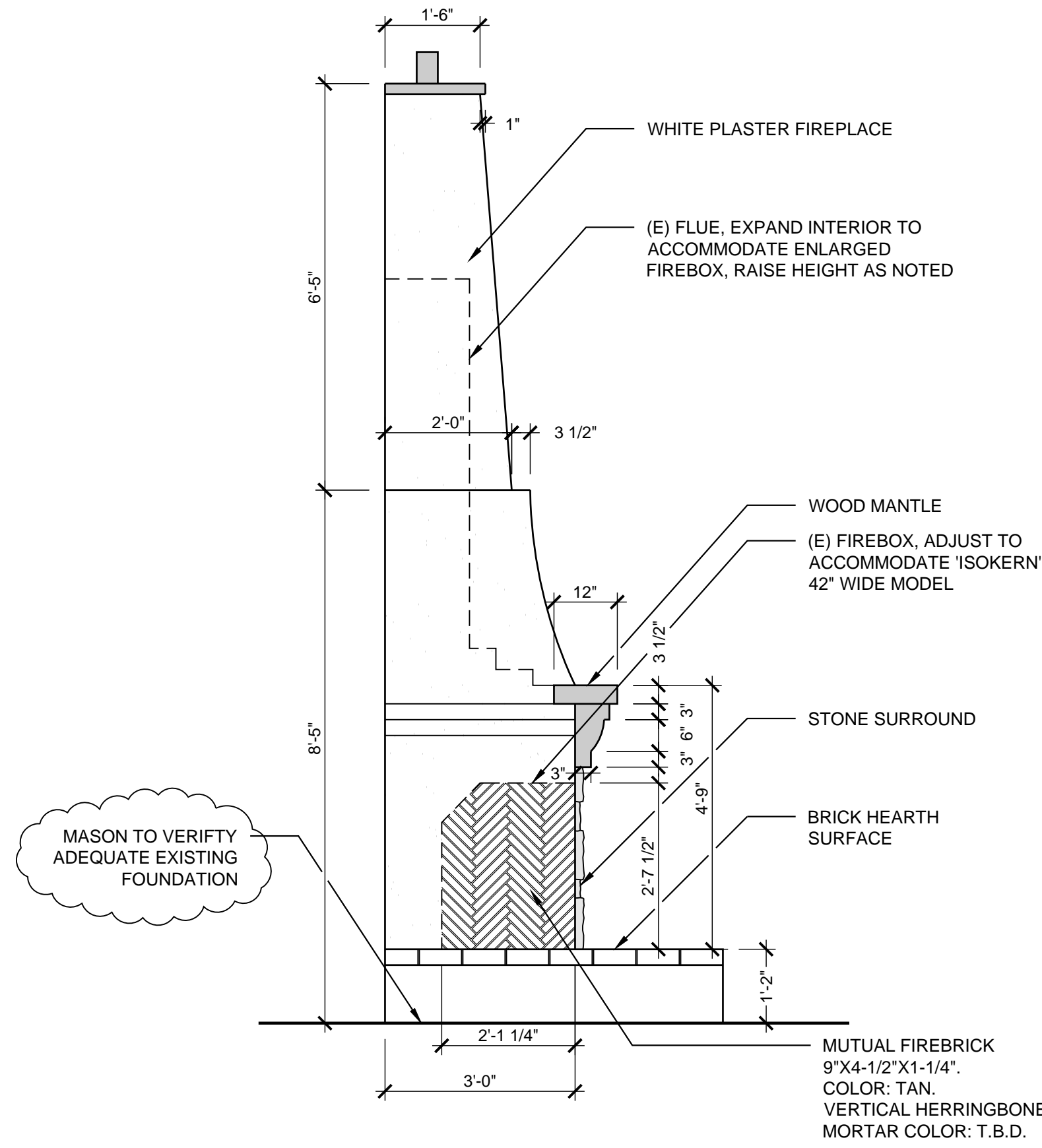
<p>The MS comes in two FXLED sizes as an intermediate fixture choice to fit close to the wall. The MS has all the great features of the MS and provides the energy efficiency and long life of LED. Check with your distributor for more information on this fixture.</p>	<p>The MS was designed for areas where LED wall light is not quite enough. The placement of the design allows for the fixture to be used in a variety of situations. Fixtures and sensor perfectly have been compared at any position.</p>
<p>The HC is a compact, efficient, and long-lasting fixture. It is designed to be used in a variety of situations. Fixtures and sensor perfectly have been compared at any position.</p>	<p>The HC offers a compact, efficient, and long-lasting fixture. It is designed to be used in a variety of situations. Fixtures and sensor perfectly have been compared at any position.</p>
<p>The DL is a compact, efficient, and long-lasting fixture. It is designed to be used in a variety of situations. Fixtures and sensor perfectly have been compared at any position.</p>	<p>The DL is a compact, efficient, and long-lasting fixture. It is designed to be used in a variety of situations. Fixtures and sensor perfectly have been compared at any position.</p>





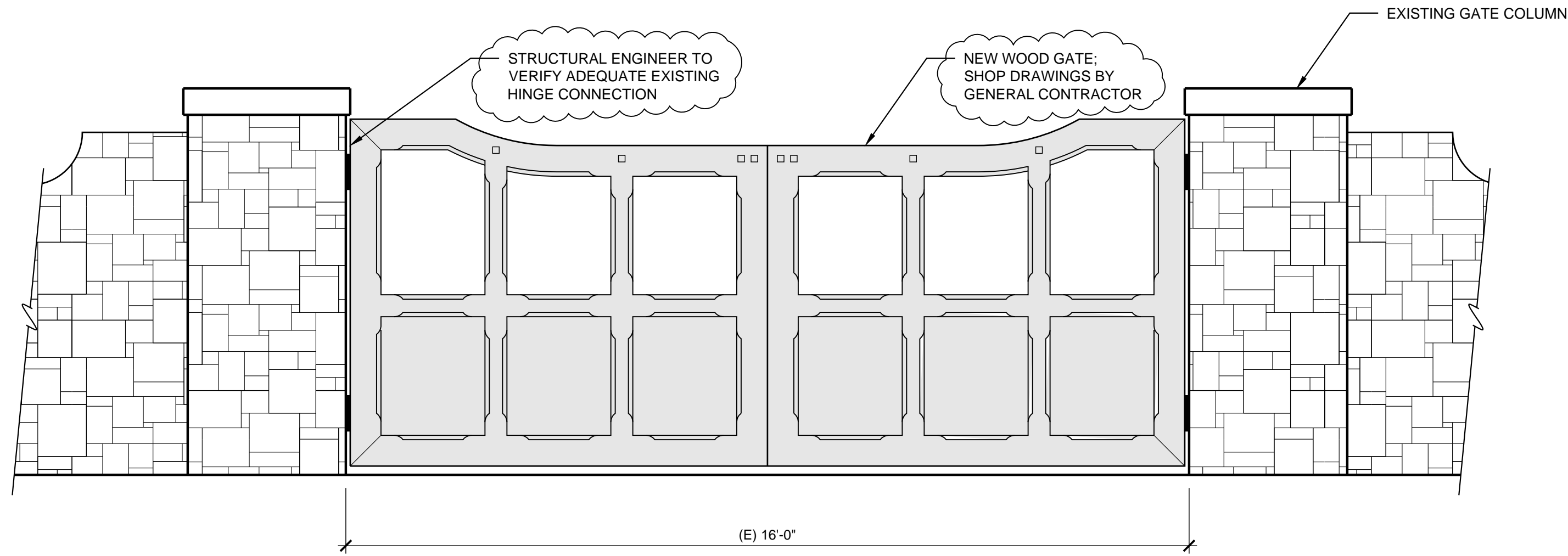
1 RENOVATED OUTDOOR FIREPLACE - ELEVATION

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



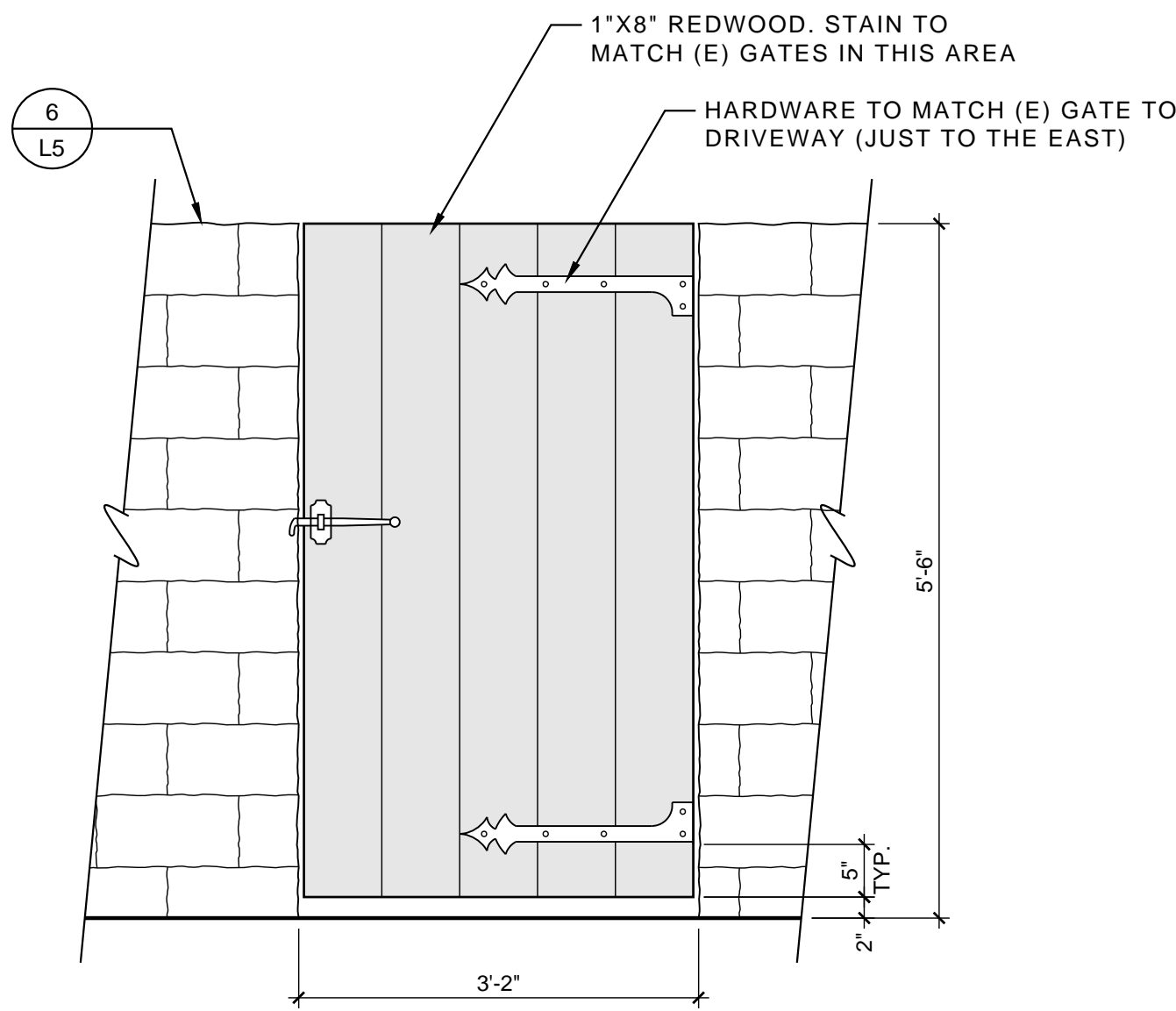
2 RENOVATED OUTDOOR FIREPLACE - SECTION

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



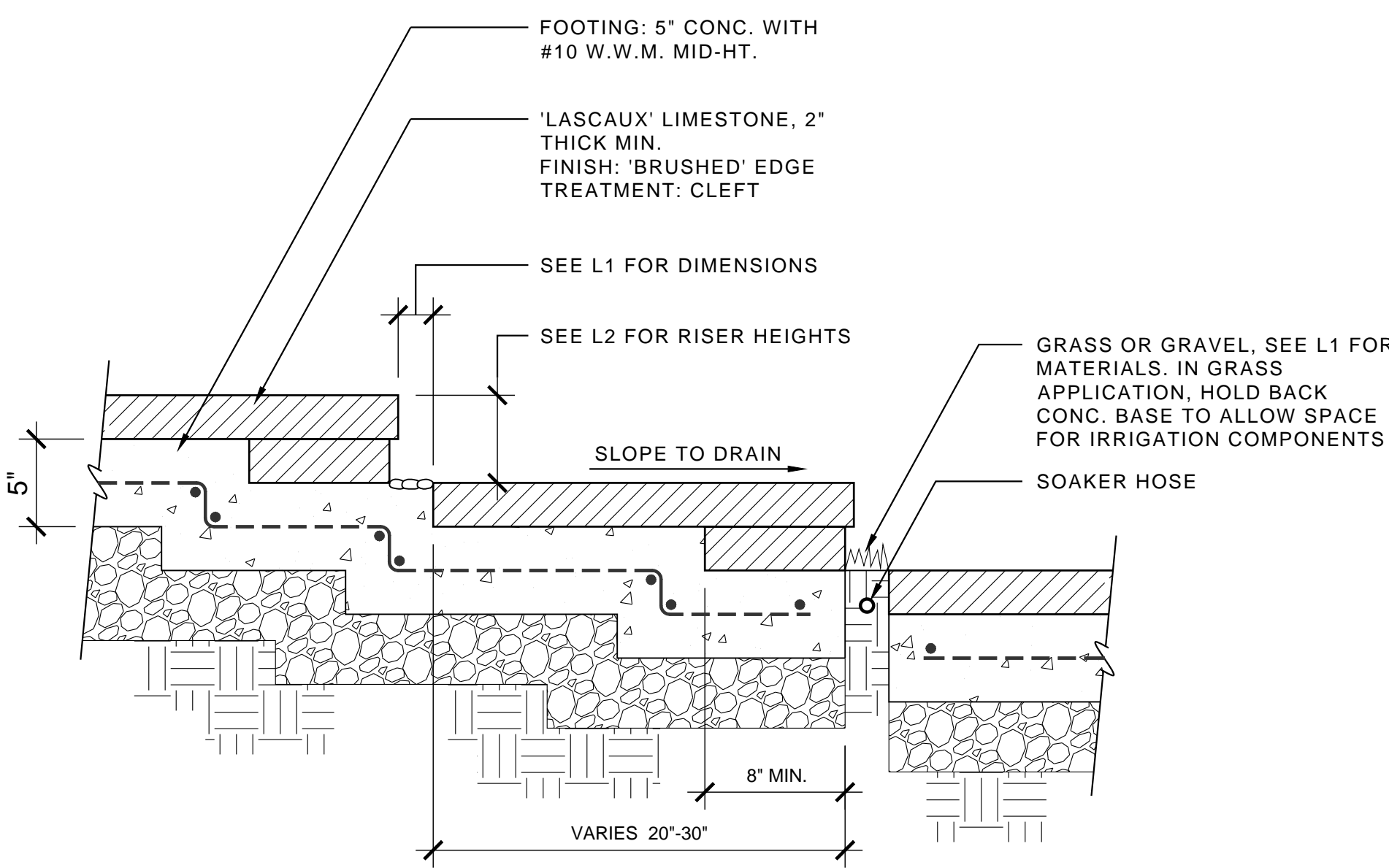
3 DRIVEWAY GATE - ELEVATION

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



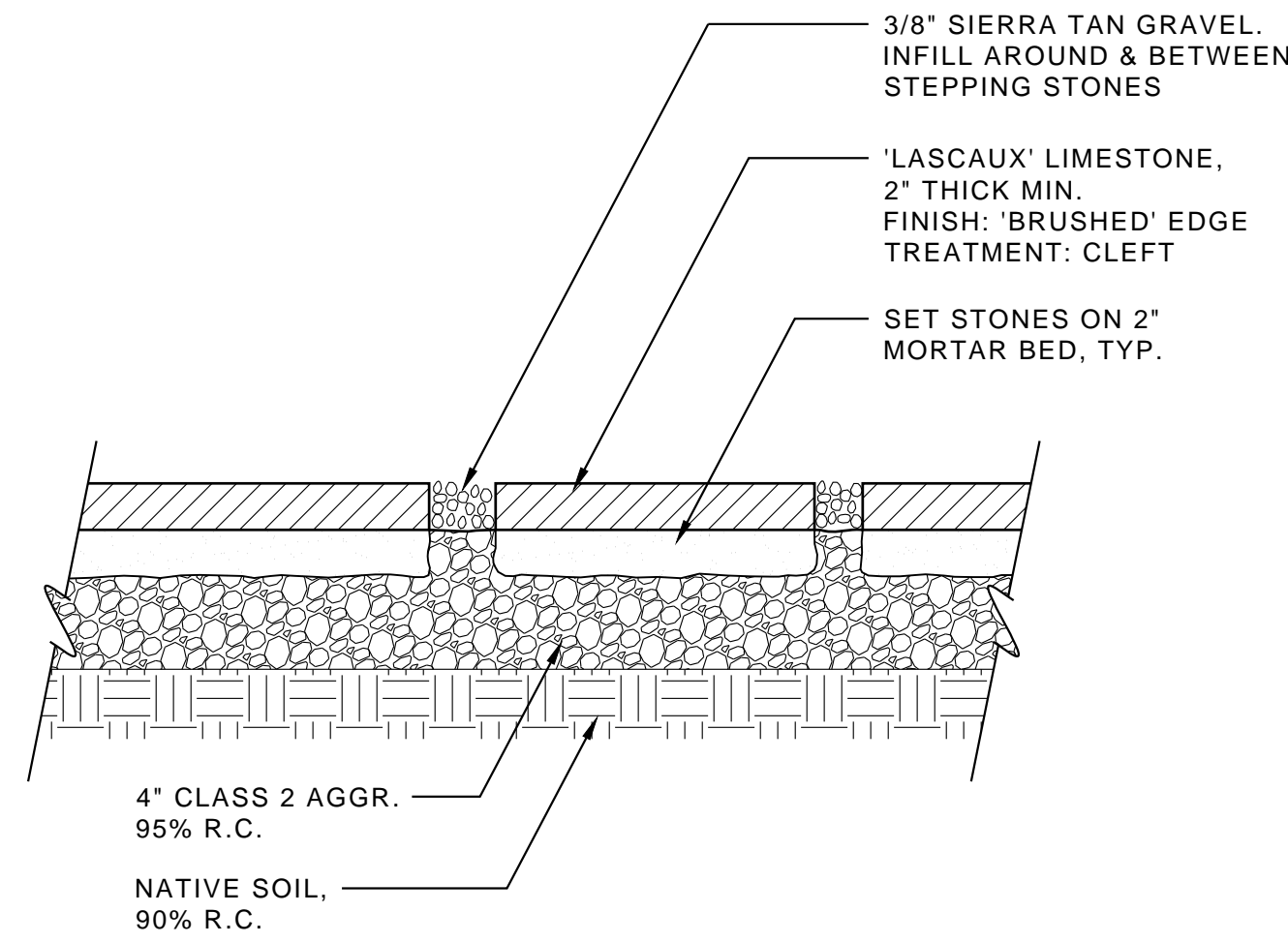
4 GATE @ UTILITY AREA - ELEVATION

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



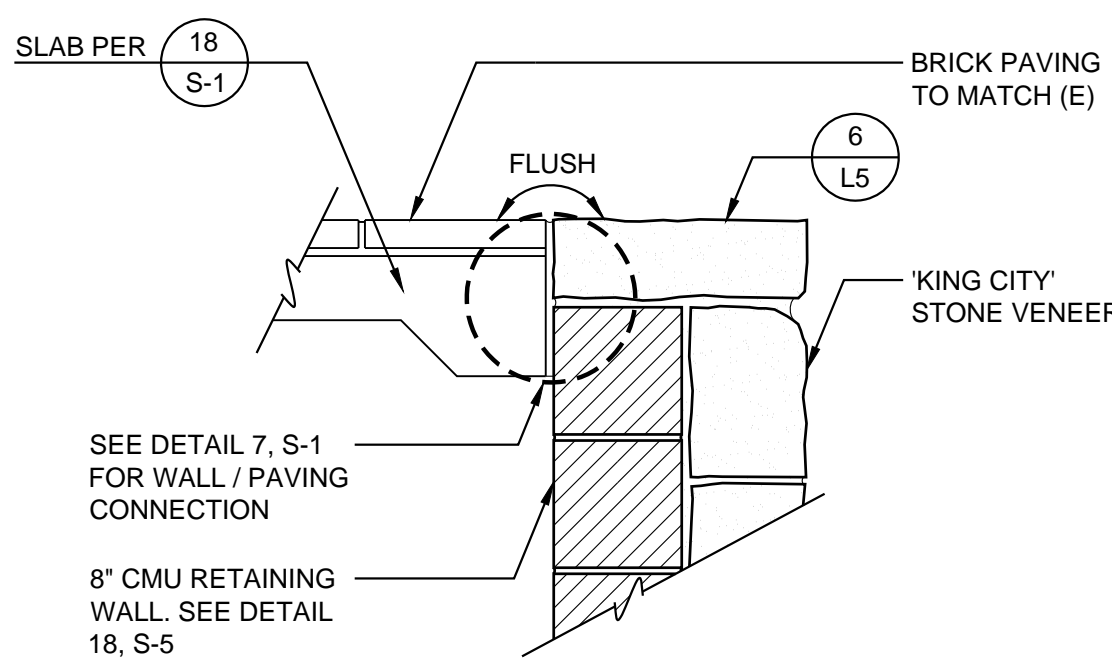
5 STONE RISERS & TREADS - SECTION

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



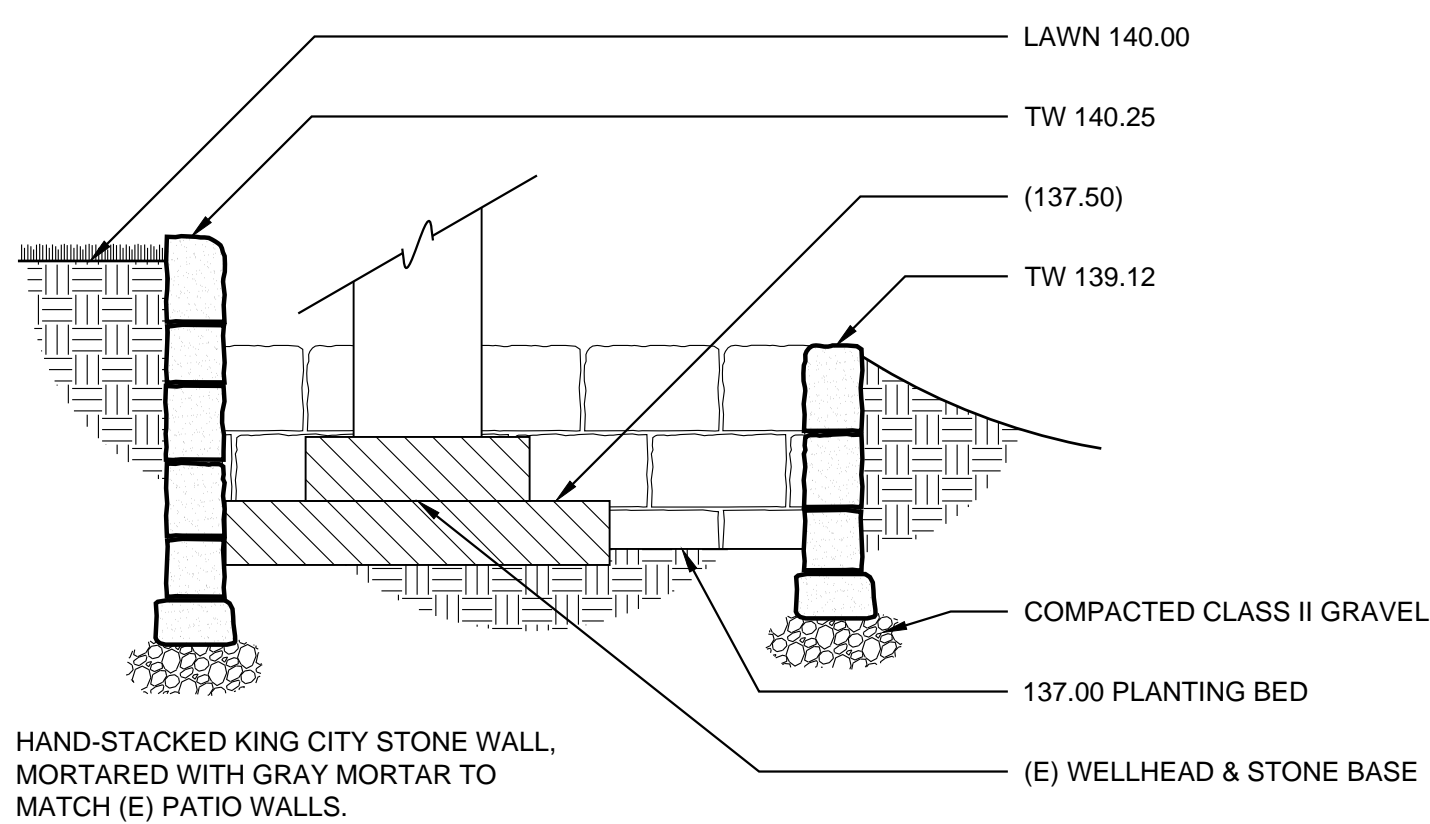
6 STEPPING STONE IN GRAVEL - SECTION

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



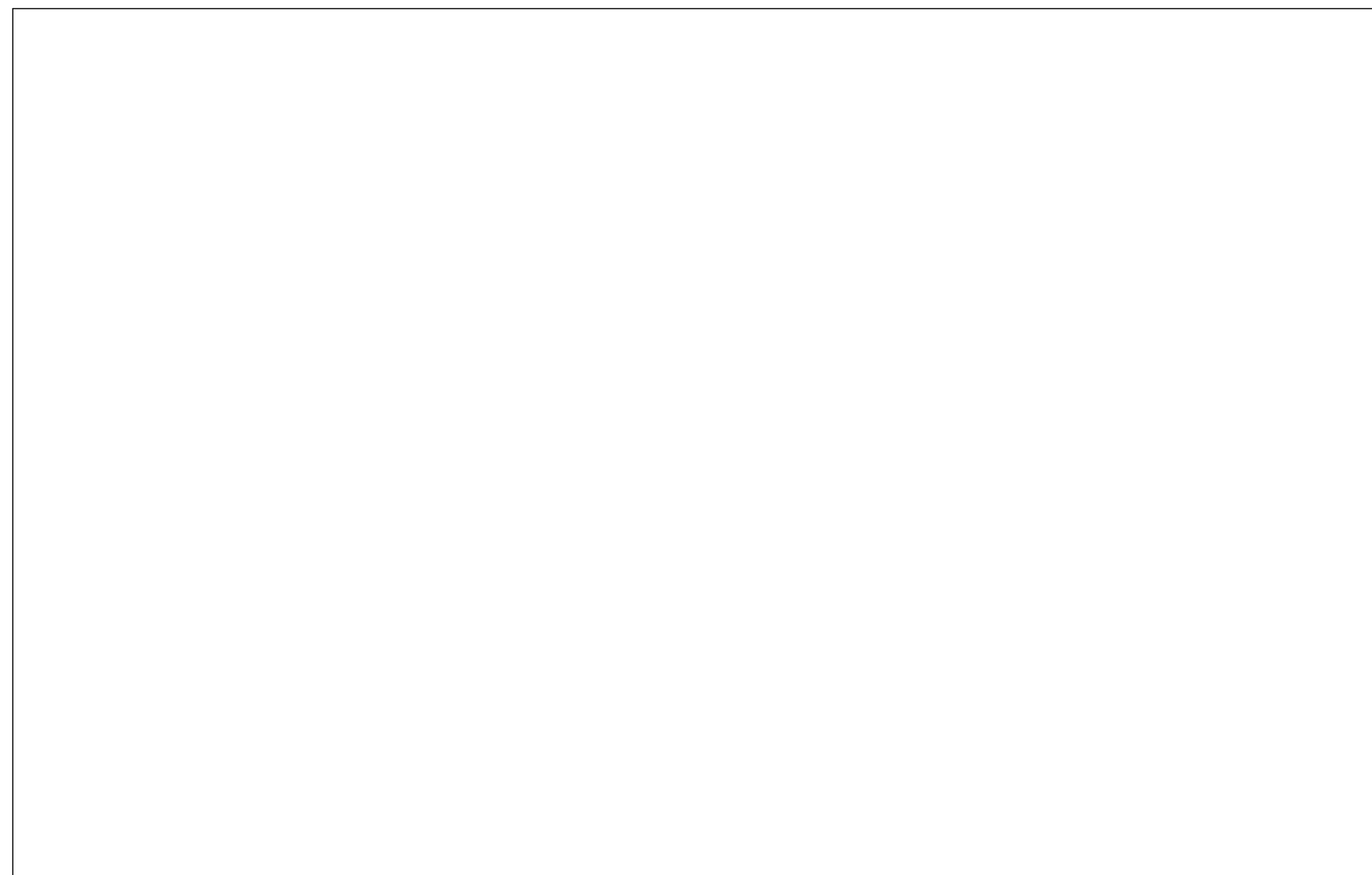
7 'KING CITY' BORDER @ DINING ROOM PATIO - SECTION

SCALE: 1"= 1'-0"



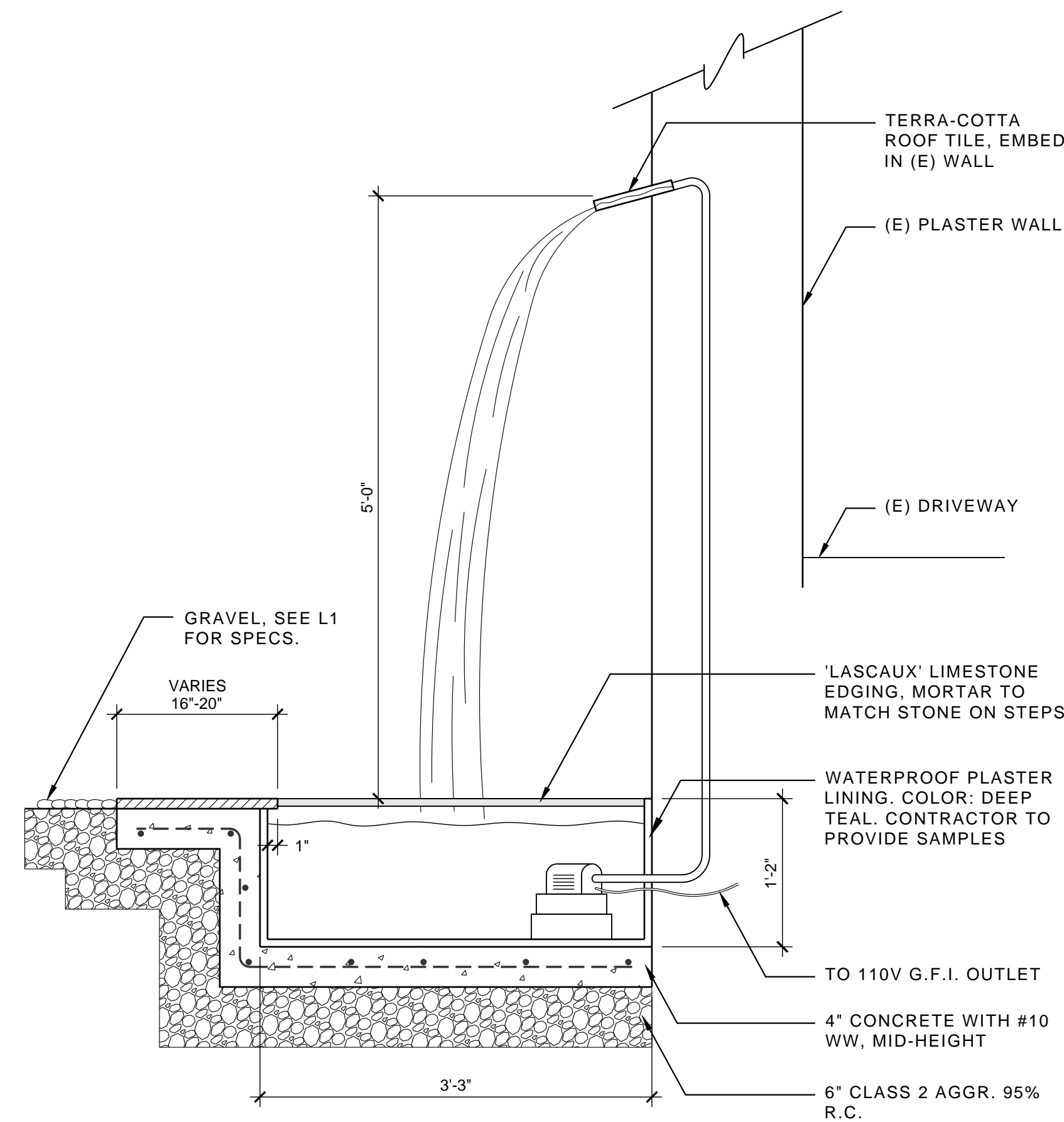
8 RETAINING WALLS @ DECORATIVE WELL

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



9 ENTRY FOUNTAIN - PLAN

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

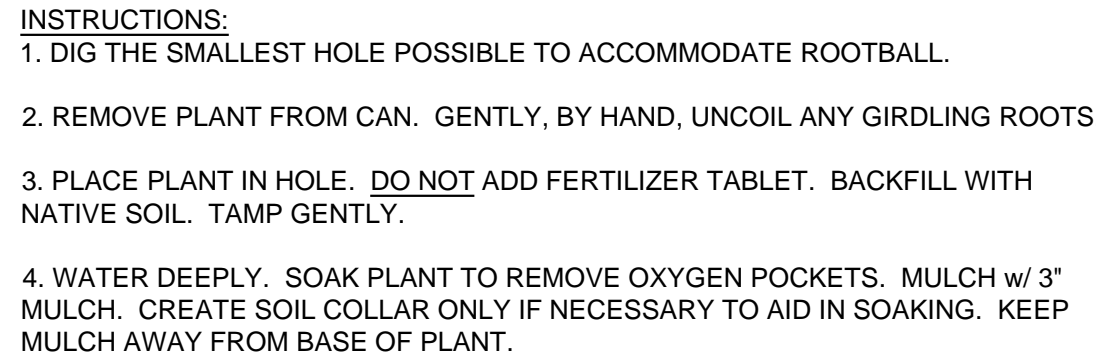


10 ENTRY FOUNTAIN - SECTION

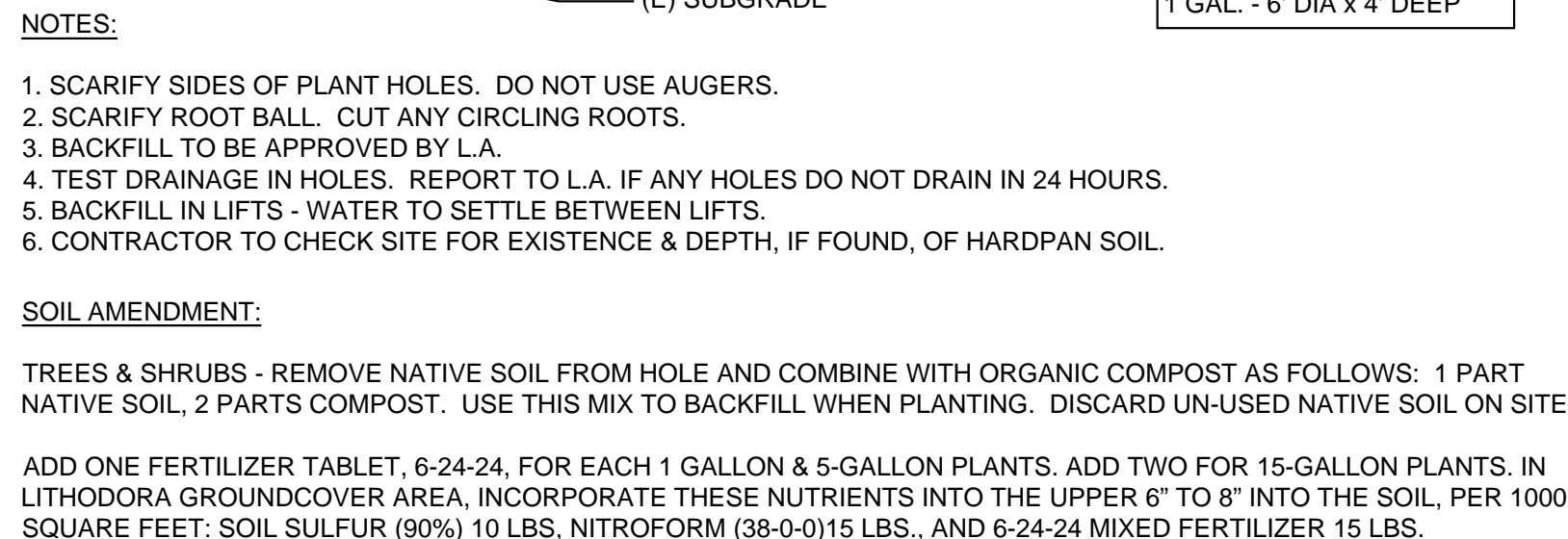
SCALE: 1"= 1'-0"



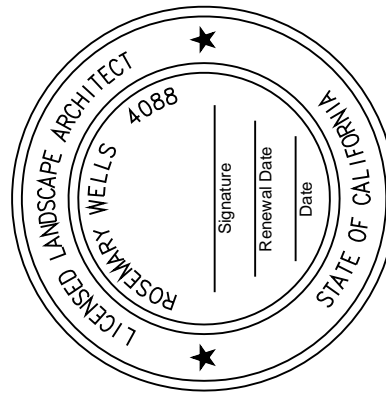
- ## NOTES
1. DISPERSION PIPE SHALL BE LEVEL W/ REDWOOD HEADER AROUND THE PERIMETER AND TRENCH SHALL BE PARALLEL TO CONTOURS.
 2. MIRIFI 140 "N OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP AND BOTTOM OF TRENCH.
 3. DISPERSION TRENCH SHALL BE LOCATED 20' AT A MINIMUM, FROM ANY STRUCTURES.
 4. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
 5. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SCEPTIC FIELDS.
 6. DO NOT ALLOW STORMWATER RUNOFF TO ENTER THE DISPERSION TRENCH DURING CONSTRUCTION. THE SEDIMENT IN CONSTRUCTION RUNOFF MAY CAUSE SILTATION AND PREMATURE FAILURE OF THE DISPERSION TRENCH. PROVIDE TEMPORARY BYPASS AROUND THE DISPERSION TRENCH, OR PLUG THE UPSTREAM ENDS OF STORM DRAIN TO PREVENT STORMWATER FROM ENTERING THE DISPERSION TRENCH. STORMWATER MAY ENTER THE DISPERSION TRENCH ONLY AFTER CONSTRUCTION IS COMPLETE AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs ARE IN PLACE.

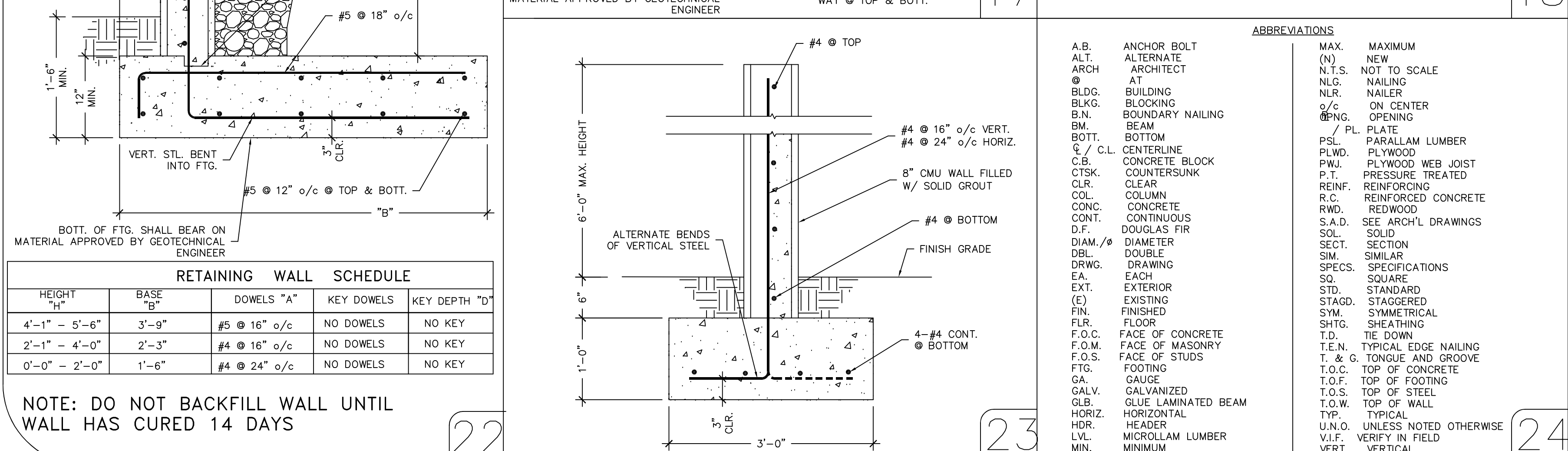
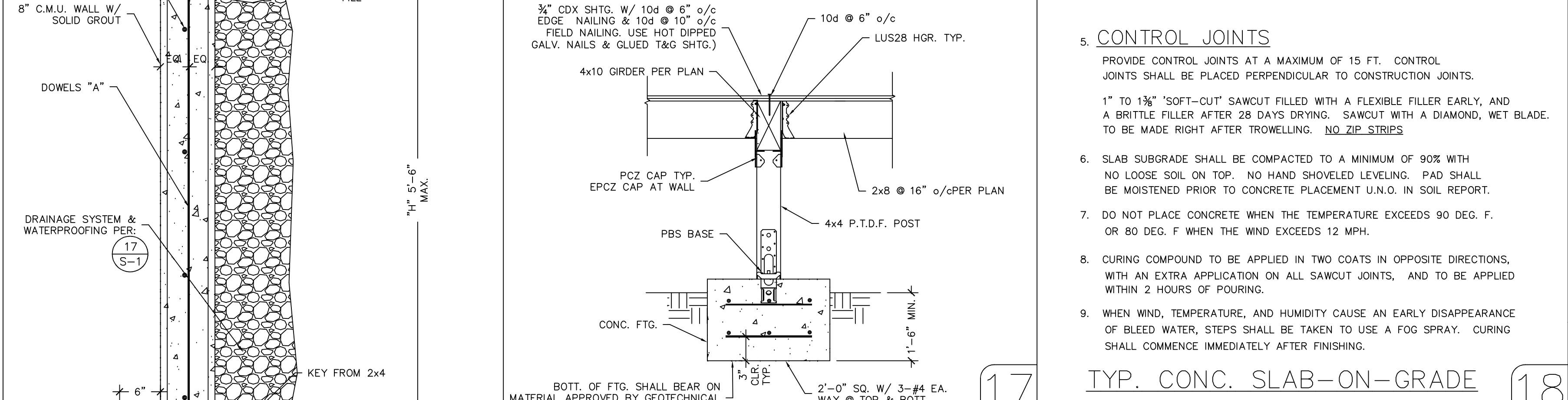
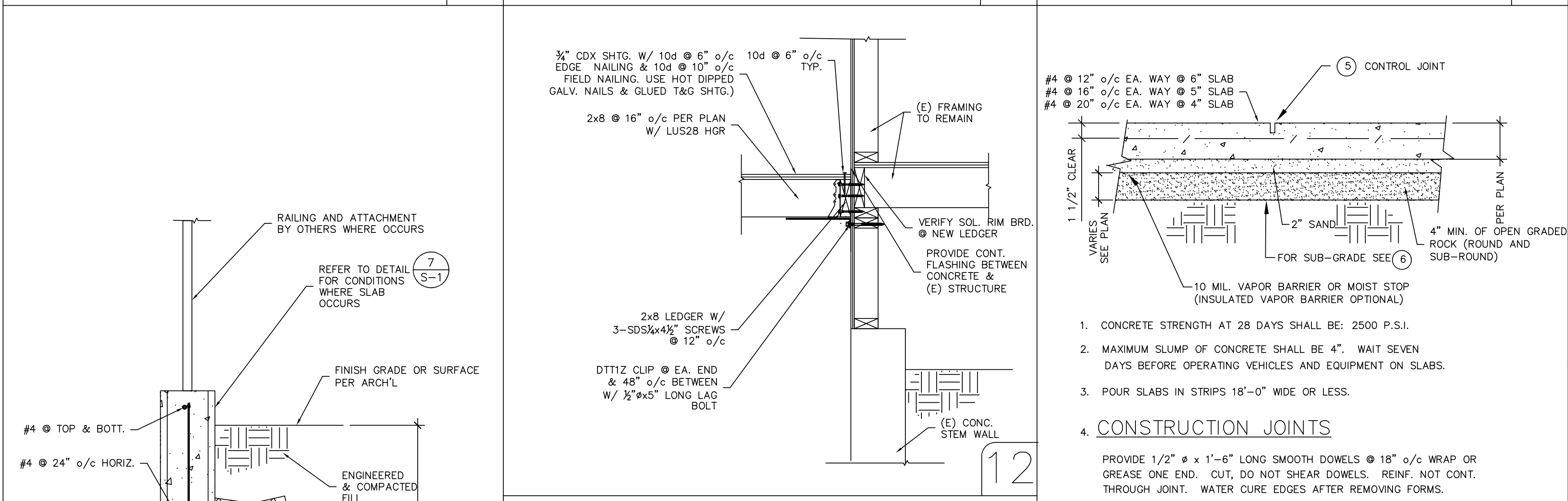
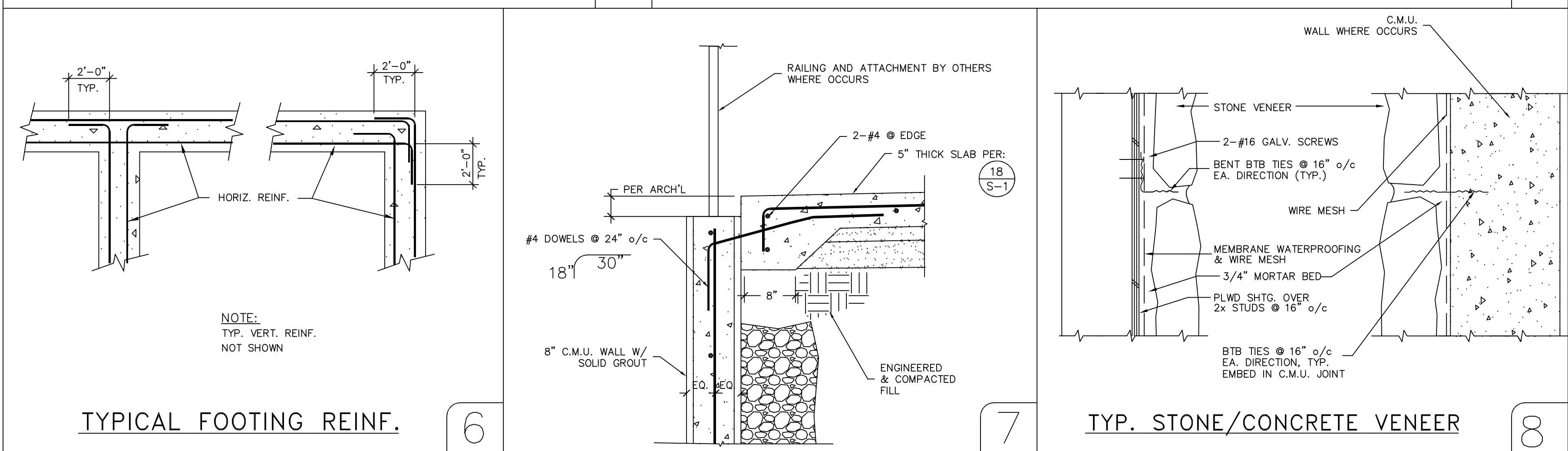
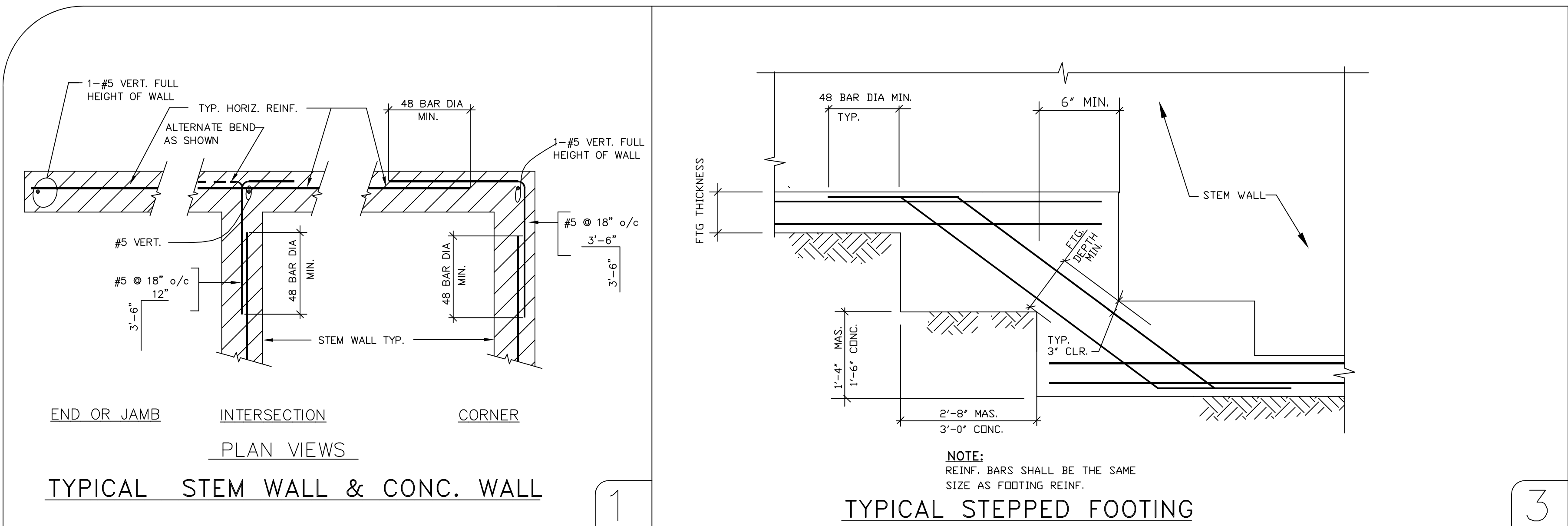


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CONCRETE

ALL PORTIONS OF WORK PERTAINING TO CONCRETE CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, CHAPTER 19.

CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY. MIX DESIGNS SHALL CONFORM TO ACI 318-11 SEC. 5.2. MIX DESIGNS SHALL INCORPORATE THE FOLLOWING CRITERIA:

MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE. MAXIMUM OF 7 SACKS OF CEMENT PER YARD OF CONCRETE.

MAXIMUM WATER/CEMENT RATIO (BY WEIGHT) OF CONCRETE IN CONTACT WITH SOIL SHALL BE 0.5.

MAXIMUM SLUMP SHALL NOT EXCEED 3" +/- 1" FOR FOOTINGS, SLABS ON GRADE, AND MASS CONCRETE; AND 4" +/- 1" FOR OTHER CONCRETE.

SLUMP LIMITATIONS NOTED SHALL APPLY TO CONCRETE MIX PRIOR TO THE ADDITION OF ANY WATER-REDUCING ADMIXTURES OR SUPER-PLASTICIZERS.

CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CHLORIDE(S) SHALL NOT BE USED.

THE STRUCTURAL CONCRETE 28 DAY MINIMUM STRENGTH SHALL BE 2500 PSI.

PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.

AGGREGATE FOR NORMALWEIGHT CONCRETE SHALL CONFORM TO ASTM C-33. COMBINED AGGREGATE GRADATION OF 3/8" MAXIMUM (PEA GRAVEL) SHALL NOT BE USED.

AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C-330. THE COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" AND THE ABSOLUTE VOLUME OF COARSE AGGREGATE SHALL NOT EXCEED 9.0 CUBIC FEET PER CUBIC YARD OF CONCRETE.

READY MIXED CONCRETE SHALL CONFORM TO ASTM C-94.

PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 304. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED.

ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING CONCRETE.

PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER, IN ADVANCE, OF CONDITIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"

CONCRETE EXPOSED TO EARTH OR WEATHER:

#5 THROUGH #18 BARS 2"

#5 BARS, W31 OR D31 WIRE, AND SMALLER 1-1/2"

CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:

#14 AND #18 BARS 1-1/2"

#11 BAR AND SMALLER 3/4"

BEAMS, COLUMNS: PRIMARY REINFORCEMENT STIRRUPS, TIES, SPIRALS 1 1/2"

SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL MOLDS, GROOVES, REVEALS, ORNAMENTS AND GROUNDS TO BE CAST IN CONCRETE.

DRYPACK WHERE NOTED ON DRAWINGS SHALL CONSIST OF 1 PART PORTLAND CEMENT AND 2-1/2 PARTS OF FINE AGGREGATE CONFORMING TO ASTM C-33 WITH ENOUGH WATER TO FORM A BALL WHEN SQUEEZED IN THE HAND. THE SPACE BETWEEN TWO SURFACES REQUIRING DRYPACK SHALL BE PACKED WITH THE DRYPACK MATERIAL BY TAMPING OR RAMMING WITH A BAR OR ROD UNTIL THE VOIDS ARE COMPLETELY FILLED.

NON-SHRINK GROUT WHERE NOTED ON DRAWINGS SHALL BE A PRE-MIXED COMPOUND CONSISTING OF NON-METALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI AT 28 DAYS. WHERE APPLICATION THICKNESS EXCEEDS MANUFACTURER'S LIMITATIONS, EXTEND WITH 3/8" (GRAVEL) AGGREGATE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CONCRETE FOR SLAB ON GRADE DOES NOT REQUIRE BATCH PLANT INSPECTION. A MINIMUM OF ONE SET OF CYLINDERS SHALL BE TAKEN AND TESTED FOR EACH 50 CUBIC YARDS OF CONCRETE OR FRACTION THEREOF.

FOUNDATION

ALL PORTIONS OF WORK PERTAINING TO EXCAVATIONS, FOUNDATIONS AND RETAINING WALLS SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, CHAPTER 18.

THE FOUNDATION DESIGN IS BASED ON CALIFORNIA BUILDING CODE CH. 18.

AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF WAS USED FOR DESIGN.

BOTTOM OF FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT FINAL GRADE AND BEAR ON NATURAL, UN-SITU, SOIL.

THE CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE.

THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN, APPROVALS, PERMITS, INSTALLATION AND MONITORING OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN TEMPORARY EXCAVATIONS.

ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. THE CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL DESIGN STRENGTH. THE CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION AND REMOVAL OF SUCH BRACING.

FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS, AND SHALL ACHIEVE 90% COMPACTION. FLOODING WILL NOT BE PERMITTED.

ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION, SHALL BE REMOVED.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD ANY BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. BE FOUND.

CONCRETE BLOCK MASONRY (F'm = 1500 PSI)

ALL PORTIONS OF WORK PERTAINING TO CONCRETE BLOCK MASONRY CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, CHAPTER 21.

THE STRENGTH OF CONCRETE BLOCK MASONRY CONSTRUCTION SHALL BE DETERMINED BY PRISM TESTING IN ACCORDANCE WITH SEC. 2103.2.2.2.

CONCRETE BLOCKS SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C-90, MEDIUM WEIGHT UNITS. USE OPEN END UNITS AT VERTICAL REINFORCING.

CEMENT SHALL BE AS SPECIFIED FOR CONCRETE.

MORTAR SHALL CONFORM TO ASTM C-270 AND THE PROPORTION SPECIFICATIONS OF TABLE NO. 2103.8(1), FOR TYPE S MORTAR. MORTAR SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.

GROUT SHALL CONFORM TO TABLE NO. 2103.12, FOR COARSE GROUT. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL CELLS WITHOUT SEGREGATION. ADMIXTURE SHALL BE SIKKA GROUT AID, OR APPROVED EQUAL. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.

PROVIDE A MINIMUM ONE BAR DIAMETER OF GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS. PROVIDE A MINIMUM OF 1" OF GROUT AROUND ALL BOLTS EMBEDDED IN MASONRY.

CELLS SHALL BE IN VERTICAL ALIGNMENT. DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING VERTICAL REINFORCING.

ALL CELLS IN CONCRETE BLOCKS SHALL BE SOLIDLY FILLED WITH GROUT.

MAXIMUM GROUT POUR HEIGHT AND MINIMUM GROUT SPACES SHALL CONFORM WITH ACI 530, TABLE 11.6.1, AND SHALL NOT EXCEED 12 FEET. CLEANOUTS SHALL BE PROVIDED FOR ALL GROUT POURS OVER 8 FEET IN HEIGHT.

GROUT POURS SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION.

HORIZONTAL REINFORCING SHALL BE PLACED IN BOND BEAM UNITS.

REFER TO ARCHITECTURAL DRAWINGS FOR SURFACE TEXTURE, HEIGHT OF MASONRY UNITS, LAYING PATTERN AND JOINT TYPE. USE RUNNING BOND PATTERN, UNLESS NOTED OTHERWISE.

NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY CONSTRUCTION UNLESS SPECIFICALLY NOTED OR DETAILED.

ELECTRICAL CONDUIT MAY BE ROUTED IN MASONRY WALLS AS FOLLOWS:

A. MAXIMUM SIZE AND QUANTITY OF CONDUIT PER CELL (EXCEPT AT JUNCTION BOXES) SHALL BE AS FOLLOWS: FOR 8" BLOCK, ONE-1" DIAMETER OR TWO-3/4" DIAMETER; FOR 12" BLOCK, TWO-1" DIAMETER OR FOUR-3/4" DIAMETER. MULTIPLE CONDUITS SHALL BE BUNDLED TOGETHER.

A. CONDUIT SHALL NOT BE PLACED IN A MASONRY CELL CONTAINING REINFORCING.

A. CONDUIT SHALL NOT BE PLACED IN A PILASTER.

A. CONDUIT SHALL BE PLACED AT THE CENTERLINE OF THE WALL.

ALL STRUCTURAL MASONRY WORK SHALL BE CONTINUOUSLY INSPECTED DURING LAYING AND GROUTING BY A SPECIAL INSPECTOR SPECIFICALLY APPROVED BY THE ENFORCEMENT AGENCY FOR THAT PURPOSE.

GENERAL

THE PROJECT SPECIFICATIONS FORM A PART OF THESE GENERAL NOTES.

THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE CONTRACTOR AT HIS OWN EXPENSE SHALL ENGAGE PROPERLY QUALIFIED PERSONS TO DESIGN BRACING, SHORING, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

WORK NOT PARTICULARLY SHOWN OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE SHOWN OR SPECIFIED.

SPECIFICATIONS, CODES AND STANDARDS NOTED SHALL BE OF THE LATEST APPROVED ISSUE, INCLUDING SUPPLEMENTS, UNLESS NOTED OTHERWISE.

ALL WORK SHALL BE PERFORMED SO AS TO COMPLY WITH ALL LEGAL AND INDUSTRY REQUIREMENTS AND STANDARDS INCLUDING WITHOUT LIMITATION THE FOLLOWING:

CBC 2016 EDITION VOLUMES 1 & 2, ACI 318-14, ACI 530-13, ASCET-10, NOS 2015, AISC 14TH EDITION, AISC 360-10.

OTHER REGULATING AGENCIES WHICH MAY HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.

THE FUNCTIONALITY STANDARDS SET FORTH IN TITLE 7 OF THE CALIFORNIA CIVIL CODE (THE "RIGHT TO REPAIR ACT").

THE MANUFACTURER'S REQUIREMENTS OR RECOMMENDATIONS FOR ANY INCORPORATED PRODUCTS.

IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW ALL OF THE PROJECT'S CONSTRUCTION DOCUMENTS AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE TO APPLY THE MORE STRINGENT STANDARD.

THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED, AND ALL CONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THESE PLANS FOR ERRORS, AND OMISSIONS, AND TO BRING THESE ERRORS AND OMISSIONS TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER, AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROXIMATE, AND IN ANY EVENT ALL CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY AND FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION OR CONSTRUCTION. PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.

SUBMITTALS WILL BE REVIEWED BY THE ENGINEER, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201, AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.

COPIES OF THESE PLANS PROVIDED IN ANY ELECTRONIC FORM ARE SUBJECT TO THE SAME PROVISIONS AS THE OTHER INSTRUMENTS OF SERVICE PREPARED BY OR ON BEHALF OF ENGINEER FOR THE PROJECT, INCLUDING WITHOUT LIMITATION ENGINEER'S COMMON LAW, STATUTORY OR OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. A RECIPIENT IS GRANTED AT MOST A TRANSFERABLE NONEXCLUSIVE LICENSE TO REUSE THE PLANS SOLELY FOR PROJECT PURPOSES, AND NO RECIPIENT IS AUTHORIZED TO USE OR TO ALLOW THE USE OF ALL OR ANY PORTION OF THESE PLANS FOR ANY OTHER PURPOSE, AND ANY USE FOR ANY OTHER PURPOSE WOULD CONSTITUTE ACTIONABLE PLAGIARISM. ENGINEER PROVIDES DOCUMENTS IN AN ELECTRONIC FORM ONLY IN ITS STANDARD FORMATS AND CONVENTIONS AND WITH NO GUARANTEE OF COMPATIBILITY WITH ANY RECIPIENT'S SOFTWARE OR HARDWARE, AND ANY USE WITH OR CONVERSION TO OTHER FORMATS OR CONVENTIONS, OR THE USE WITH ANY PARTICULAR SOFTWARE OR HARDWARE, IS AT THE RECIPIENT'S SOLE RISK. LIKEWISE, ANY RECIPIENT SHALL BE RESPONSIBLE FOR VERIFYING THE ABSENCE OF VIRUSES OR OTHER HARMFUL MATERIALS PRIOR TO USE.

REINFORCING STEEL

ALL PORTIONS OF WORK PERTAINING TO FABRICATION AND PLACEMENT OF REINFORCING STEEL SHALL CONFORM TO ACI 318-14, CHAPTER 7.

REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60, EXCEPT #3, #4 BARS MAY BE GRADE 40. REINFORCING BARS THAT ARE TO BE WELDED SHALL CONFORM TO ASTM A-706, GRADE 60.

WELDING OF REINFORCEMENT SHALL BE WITH LOW HYDROGEN ELECTRODES AND SHALL CONFORM TO STRUCTURAL WELDING CODE - REINFORCING STEEL, AWS D1.4/D1.4M, BY THE AMERICAN WELDING SOCIETY. WELDING RODS USED FOR THE WELDING OF REINFORCING SHALL BE E60XX. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.

ALL REINFORCING BAR BENDS SHALL BE MADE COLD. ALL #5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, AND SHALL BE LAPPED 1-1/2 SPACES AND 12" MINIMUM.

DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE, SPACING AND NUMBER AS THE VERTICAL REINFORCEMENT, RESPECTIVELY.

REINFORCING SPICES SHALL BE MADE AS INDICATED ON THE DRAWINGS.

ALL VERTICAL REINFORCING SHALL BE CONTINUOUS BETWEEN TWO DIAPHRAGM LEVELS, UNLESS NOTED OTHERWISE.

