

# 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:

**GREEN JASON E & ANN W TRS (PLN190083)**

**RESOLUTION NO.**

Resolution by the Planning Commission to:

- 1) Adopt a Mitigated Negative Declaration;
- 2) Approve a Combined Development Permit consisting of:
  - a) Coastal Development Permit and Design Approval to allow construction of a new detached 799 sf garage, and 350 sf addition to the existing garage for conversion to a detached 1,810 sf gym/guesthouse/art studio, and
  - b) Coastal Development Permit to allow development on a site with a positive report for archaeological resources; and
- 3) Adopt a Mitigation Monitoring and Reporting Program.

[PLN190083, **GREEN, JASON E & ANN W TRS**, 3334 17-Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-423-017-000)]

The Green application (PLN190083) for a Combined Development Permit to allow the construction of an addition to an existing single family dwelling and new garage came on for public hearing before the Monterey County Planning Commission on 24 February 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Planning Commission finds and decides as follows:

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**
  - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:
    - *1982 Monterey County General Plan*;
    - Del Monte Forest Land Use Plan (LUP);
    - Coastal Implementation Plan (CIP) Part 5; and
    - Monterey County Zoning Ordinance (Title 20)No conflicts were found to exist.
  - b) The 2.03-acre (88,248 sf) property is located at 3334 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-017-000), Del Monte Forest LUP. The parcel is zoned "LDR/1.5-D(CZ)", or Low Density Residential, maximum gross density of 1.5 acres per unit in the Coastal Zone with a Design Control Overlay. A single-family residence is a principal use allowed within this zone and there is no change to this residential use.

- c) The existing residence is built on a site within 750 feet of known positive archaeological resources. Pursuant to the Coastal Implementation Plan Chapter 20.147.080 of Monterey County Zoning ordinance (Title 20) for the Del Monte Forest Land Use Plan, an archaeological report is required. Four archaeological assessments (File Nos. LIB200139, PLN190324, and LIB200138, LIB200099) were prepared by two separate archaeologists, Susan Morley and Gail Bellenger, two each respectively. All reports identify mitigations to reduce potential impacts to less than significant (See Findings 2 and 6)
- d) The project is consistent with DMF LUP Key Policy on Cultural Resources to incorporate all site planning and design features to avoid impacts to archaeological resources because no construction or grading is located directly within the known boundary of the positive resources on the site. Condition No. 10 is a mitigation measure requiring implementation of a Protective Fencing Plan developed in consultation with qualified archaeologist and approved by HCD-Planning prior to issuance of permits. See Finding 6.
- e) In accordance with Section 20.14.030.F of Title 20, this application includes a request for a Coastal Development Permit (CST) to allow development on a site with a report of positive archaeological resources. The project proposes a minor addition to an existing detached accessory structure and two in-ground spas a minimum of approximately 100 feet from the area of known archaeological resources. The project includes construction of a detached 3-car garage at an existing paved area bound by railroad tie terraces, the installation of which caused disturbance of the resources, prior to adoption of the DMF CIP, Part 5 in 2012. Mitigations are applied to the project to reduce to less than significant potential impacts to archaeological resources. See Finding 6. Therefore, staff supports issuance of a CST in this case.
- f) Pursuant to Section 20.147.080.C.3 of the DMF CIP, Part 5, development on parcels positive for archaeological resources are subject to conditions of approval that require 1) the applicant request a rezoning of the parcel to add a Historical or Archaeological Resources (“HR”) overlay (Condition No. 13), and 2) a conservation easement be placed over the area of archeological resources (Condition No. 8).
- g) Pursuant to 20.44.020 of Title 20, the parcel is in the Design Control Zoning (“D”) District requiring architectural compatibility and consistency of neighborhood character. The colors and materials of the garage are consistent with the other structures on the parcel and with the overall character of the neighborhood. Parcels within a “D” District are required to stake and flag the project plan to illustrate its proposed mass and form. However, staking and flagging occurring without the benefit of either an archaeological or tribal monitor, of structures located not to be visible from any public viewing, brought staff to the decision not to require storypoles.
- h) The project includes installation of pervious paving that reduces an existing 19,937 square feet of impervious surfaces to 8,858 square feet. This brings the parcel into conformance with Del Monte Forest

LUP Policy 77 of Chapter 3 that requires no more than 9,000 square feet of impervious surface coverage.

- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190083.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Environmental Services, Pebble Beach Community Services District (PBCSD), HCD-Public Works, Facilities, and Parks (PWFP), and Environmental Health Bureau (EHB). 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) The following technical reports were prepared:
    - “Revised Preliminary Cultural Resources Reconnaissance” (LIB190324) prepared January 2019 by Susan Morley, M.A., Marina, CA
    - “Auger Testing and Mitigation Measures” (LIB200139) prepared January 2020 by Susan Morley, M.A., Marina, CA
    - “Archaeological Investigation” (LIB200099) prepared 5 June 2020 by Gail Bellenger of EMC Planning Group, Inc., Monterey, CA
    - “Archaeological Investigation” (LIB200138) prepared 17 June 2020 by Gail Bellenger of EMC Planning Group, Inc., Monterey, CA

The abovementioned technical reports by outside consultants indicate there are no physical or environmental constraints that render the site unsuitable for the use proposed. Staff has independently reviewed the reports and concurs with their conclusions.

- c) The subject parcel is in the Pescadero watershed which drains into the Carmel Area of Special Biological Significance (ASBS) and the project was reviewed by HCD-Environmental Services (ES). HCD-ES reviews implementation and operation of a project in terms of drainage, erosion, runoff, and sedimentation, for assessment of need for collection, filtration, and treatment. The parcel is fully developed and the new 799-ft structure is sited on an existing asphalt-paved parking area while the minor 350 square foot addition that would not require alteration or improvements to the existing systems. Therefore, the project would not diminish the quality of drainage into the Carmel ASBS pursuant to DMF CIP, Part 5 Section 20.147.030 that provides development standards for construction in the Pescadero watershed.
- d) The subject property receives fire protection services from PBCSD which applies Condition No. 6 for requirements to ensure deployment of fire protection can be accommodated at the site.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190083.

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 HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Staff confirmed on Google Earth that the site is suitable for this residential use.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190083.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.
  - b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190083.

5. **FINDING:** **CEQA (Mitigated Negative Declaration):** The Planning Commission finds, on the basis of the whole record before it, there is no substantial evidence the project will have a significant effect on the environment, and the Mitigated Negative Declaration reflects the County's independent judgment and analysis.

- EVIDENCE:**
- a) Pursuant to California Environmental Quality Act (CEQA) Guidelines §15063(a), an Initial Study (IS) may be conducted to determine if a proposed project would have a significant impact on the environment. Staff has prepared a Mitigated Negative Declaration for the proposed project.
  - b) Pursuant to §15070(b) of CEQA Guidelines, a mitigated negative declaration may be prepared for a project when the Initial Study identifies potential environmental impacts. The Initial Study identified potential impacts to Archaeological Resources and Tribal Cultural Resources.

- c) Proposed mitigations that would reduce potential impacts to less than significant have been agreed upon by the applicant.
- d) There is no substantial evidence in light of the whole record that the project, as mitigated, would have significant adverse effect on the environment.
- e) The IS for the Green (PLN190083) application was circulated for public review 9 October to 9 November 2020.
- f) The custodian of documents and materials which constitute the record of proceedings upon which the decision is based is the County Resource Management Agency, 1441 Schilling Place South, 2nd floor, Salinas, California.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190083.

6. **FINDING: INITIAL STUDY – POTENTIAL ENVIRONMENTAL IMPACTS LESS THAN SIGNIFICANT WITH MITIGATIONS**

The Initial Study identifies mitigations that could reduce potentially significant impacts to less than significant for cultural resources and tribal cultural resources. Implementation of recommended mitigations could reduce potential impacts to less than significant. Therefore, adoption of the Mitigated Negative Declaration is required prior to implementation of the project.

- a) The parcel is located within 750 feet of known archaeological resources, requiring a Phase 1 archaeological resources study that resulted in a positive report (midden) prepared by Susan Morley in January 2019 (LIB190324) and recommendation for further study for resources via auger testing that was executed by Morley in January 2020 (LIB200139). A separate archaeological study by Gail Bellenger of EMC Planning Group, Inc. (LIB200138) concludes that after a meeting at the site with Esselen Tribespersion Tom Nason and archaeologist Susan Morley, there was agreement that further archaeological study would be unnecessary due to the fact the new garage is proposed in a previously disturbed and paved area. However, given adjacency of the new garage site to the positive archaeological resource area, intact deposits or important features could be uncovered during implementation of the project. Morley's Auger Testing evaluation recommends precise delineation of the midden prior to any ground disturbance (Condition No. 9) and that both a qualified archaeologist (Condition No. 11 - MM No. 2) and a Tribal representative (Condition No. 12 - MM No. 3) monitor all ground-disturbing activities.
- b) Implementation of the project has potential to result in substantial adverse changes to the significance of tribal cultural resources if such resources were exposed or damaged during construction. Pursuant to AB 52, tribal consultation took place regarding the proposed project with a final response provided by the Esselen Tribe which requested onsite consultation prior to any soil-disturbing activities and that a professional archaeologist and a Native American monitor be present onsite during any ground disturbance

for the project. Response from the Costanoan Ohlone Rumsen-Mutsun Tribe recommends that no Native American cultural sites be disturbed. Archaeological reports that conclude intact deposits or important features could be uncovered during implementation of the project along with responses from area tribes are sufficient evidence to support mitigation through monitoring. To ensure tribal cultural resources incur less than significant impacts, a Tribal Monitor is required as Mitigation Measure No. 3 (Condition No. 12).

- c) The Initial Study for the project provides mitigation measures that reduce impacts to less than significant for archaeological resources and tribal cultural resources, and that are included as Conditions of Approval.

7. **FINDING:** **PUBLIC ACCESS** - The project is consistent with the ordinances related to public trust or public use, and is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.147.130 of Monterey County Code Title 20 Coastal Implementation Plan Part 5 for the Del Monte Forest Land Use Plan.

- EVIDENCE:**
- a) The subject parcel is seaward of the first public road. Therefore, in accordance with Section 20.70.050.B.4 of Title 20 Zoning Code for Monterey County Coastal Zone, the project is required to be in conformance with public access and public recreation policies of the Coastal Act.
  - b) **20.70.050.B.4.a – Protection of Historic Access and/or Public Trust.** There is no established trail or use area, nor any beach subject to ocean waves seaward of the first line of vegetation on the subject parcel. Therefore, implementation of the addition and new garage would not interfere with any form of historic public use or trust rights.
  - c) **20.70.050.B.4.b – Provision of Public Access.** Public access to the beach is not appropriate due to being contiguous with other residential parcels to the east and west, and Pebble Beach Golf Course at the southern boundary that do not accommodate access to the beach.
  - d) **20.70.050.B.4.c(i) – Application of Access Requirements to Single Family Residential Development.** The subject parcel is not characterized by any historic access, public trust, recreational value of, or accessibility to, the public beach, trails, recreation areas, or recreation support areas. Therefore, public access shall not be required.

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

- a) Board of Supervisors. 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 (CCC). The subject parcel is located between the sea and the first through public road paralleling the sea. Therefore, in accordance with Section 20.86.080.A.1 of Title 20, a decision on this project may be appealed to the CCC after exhausting all County appeals, or by any two members of the CCC following decision of the Planning Commission.

### **DECISION**

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

1. Adopt a Mitigated Negative Declaration;
  2. Approve a Combined Development Permit consisting of:
    - a) Coastal Development Permit and Design Approval to allow construction of a new detached 799 sf garage, and 350 sf addition to the existing garage for conversion to a detached 1,810 sf gym/guesthouse/art studio, and
    - b) Coastal Development Permit to allow development on a site with a positive report for archaeological resources; and
  3. Adopt a Mitigation Monitoring and Reporting Program
- for Assessor's Parcel Number 008-423-017-000 (2.03 acres) in general conformance with the attached Plan set and subject to the eleven (11) Conditions of Approval and three (3) Mitigation Measures, all being attached hereto, and incorporated herein, by reference.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of February 2021 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Erik Lundquist, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ON OR BEFORE

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

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

#### NOTES

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

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

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

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

# Monterey County RMA Planning

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

PLN190083

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:** This Combined Development Permit (PLN190083) allows a Coastal Development Permit and Design Approval for construction of a new detached 799 sf garage and 350 sf addition to the existing garage for conversion to a detached 1,810 sf gym/guesthouse/art studio; and a Coastal Development Permit for development on a site with positive archaeological resources.

The property is located at 3334 17-Mile Drive (Assessor's Parcel Number 008-423-017-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD-Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.(HCD - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

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

**Monitoring Measure:** "A Combined Development Permit (Resolution Number \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Number 008-423-017-000 on 24 February 2021. The permit was granted subject to eleven (11) conditions of approval and three (3) Mitigation Measures which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

**Compliance or** 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. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

**Responsible Department:** RMA-Planning

**Condition/Mitigation** A copy of the Resolution of Approval (Resolution No. \*\*\*) for the Combined  
**Monitoring Measure:** Development Permit (Planning File No. PLN190083) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (HCD - Planning)

**Compliance or** Prior to commencement of any grading or construction activities, the Owner/Applicant  
**Monitoring** shall submit evidence to HCD-Planning for review and approval, that the Resolution of  
**Action to be Performed:** Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

#### 4. PD005 - FISH & GAME FEE NEG DEC/EIR

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to the State Public Resources Code Section 753.5, State Fish and Game 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. (HCD - Planning)

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

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 HCD - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

#### 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. (HCD - 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 HCD-Planning.

## 6. FIRE007 - DRIVEWAYS

**Responsible Department:** Fire

**Condition/Mitigation  
Monitoring Measure:**

Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: \_\_\_\_\_ Fire District

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

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

## 7. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

**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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit in full size both one hard copy and one full color digital copy of the 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 Chief of HCD-Planning, prior to 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 in full size both one hard copy and one full color digital copy of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure 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.

## 8. PD022(B) - EASEMENT-CONSERVATION & SCENIC IN THE DEL MONTE FOREST

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** A conservation and scenic easement shall be conveyed to the Del Monte Forest Conservancy over those portions of the property with archaeological resources in accordance with the procedures in Monterey County Code § 20.64.280.A. The easement conveyance shall include funding adequate to ensure the management and protection of the easement area over time.

The conservation and scenic easement deed shall include a corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a qualified archaeologist and the Del Monte Forest Conservancy Inc.

A Subordination Agreement shall be required, where necessary. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Conservancy is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection.

An easement deed shall be submitted to, reviewed, and approved by the Chief of HCD-Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the prior to issuance of grading and building permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the conservation and scenic easement deed and corresponding map to the Del Monte Forest Conservancy for review and approval.

Prior to the issuance of grading and building permits, the Owner/Applicant shall submit to HCD - Planning the conservation and scenic easement deed and corresponding map for review and approval .

Prior to final inspection, the Owner/Applicant, shall submit a signed and notarized Subordination Agreement, if required, to HCD - Planning for review and approval

Prior to commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement, and submit to HCD-Planning a copy of the recorded deed and map.

## 8. 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 Director of HCD-Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

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

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

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

## 9. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** To determine the boundaries of the shell midden, a shovel test pit excavation of a one by one meter, or two meters by one meter transect shall be conducted where auger testing from Morley's report December 2019 (File No. LIB200139) indicates location of the significant, intact midden deposit.

Excavated soils and materials shall be passed through 1/8 inch mesh screen. Materials remaining in the screen shall be transported to a laboratory for wet screening, utilizing 1/8 to 1/16 inch mesh screens. Following drying and sorting, the appropriate analysis shall be completed to include professional analyses of faunal remains, shell, lithics, groundstone, and flaked stone. A minimum of three radiocarbon dates and other appropriate dating techniques shall be employed.

If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

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

Prior to issuance of grading or construction permits, Owner/Applicant, shall submit to HCD-Planning for review and approval the results of the shovel test pit excavation based on the previous auger testing.

Prior to the issuance of grading or building permits, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans.

Prior to Final, the Owner/Applicant, shall submit to HCD-Planning a report or letter from the archaeologist summarizing methods, findings, and recommendations.

**10. PDSP001 - Mitigation Measure (MM) No. 1 - PROTECTIVE FENCING**

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

Construction activities have potential to cause damage to known cultural resources. The owner/applicant, in consultation with a qualified archaeologist, shall develop a Protective Fencing Plan (PFP), submit said fencing plan to HCD-Planning for review and approval.

Owner/applicant/contractor shall incorporate the approved PFP within the approved set of job site and office copy construction plans for grading and/or building.

The approved PFP shall incorporate the following components:

- A project site plan clearly delineating resource areas to be protected, all locations where protective fencing shall be installed, and identify the protective fencing materials to be used.
- A signature and statement from the project archaeologist certifying that the protective fencing plan is consistent with MM No. 1.
- Protective fencing materials shall consist of chain link, snowdrift, hay bales, or mesh/field fencing (with openings greater than 1-inch and consistent with the California Coastal Commission 2012 bulletin on Wildlife-Friendly Plastic-Free Netting in Erosion and Sediment Control Products). If hay bales are used, bales shall be composed of sterile of clean straw, e.g. rice straw, free of seed and weed elements and certified as weed-free by the hay vendor.
- Protection fencing shall remain in place and be maintained in proper working order during the entire construction period.

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

Mitigation Measure Action (MMA) No. 1.a:

Prior to issuance of permits for grading and/or building, the owner/applicant shall submit to HCD-Planning for review and approval a Protective Fencing Plan, developed in consultation with the project archaeologist.

Mitigation Measure Action (MMA) No. 1.b:

Prior to any project ground disturbance, applicant/owner shall submit evidence to the Chief of HCD-Planning implementation of the approved Protective Fencing Plan.

## 11. PDSP002 - Mitigation Measure (MM) No. 2 - QUALIFIED ARCHAEOLOGICAL MONITOR

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** A qualified archaeological monitor (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be present during soil disturbance for all grading and excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of HCD-Planning, and implemented.

Owner/applicant shall enter into a contract with a qualified archaeological monitor and submit the signed contract to HCD-Planning for review and approval. Should HCD-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval. The contract shall include, though not be limited to, the following:

- Pre-construction meeting agenda with specific construction activities that the monitor shall be present for, any construction activities for which the archaeological monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted.
- Provisions requiring the monitor be present during soil disturbance for all grading and excavation, and authorizing the monitor to stop work in the event resources are encountered.
- Cultural Resource Awareness and Response Training for construction personnel prior to the commencement of any grading or excavation activity. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Tribal community.
- Preparation of a report by the monitor suitable for compliance documentation to be prepared within four weeks of completion of any data recovery field work.

Data recovery shall be implemented during the construction and excavation monitoring. If intact archaeological features are exposed, these shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the onsite Tribal monitor (See Mitigation Measure No. 3) an opportunity to make recommendations for the disposition of potentially significant archaeological materials found. To facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

A final technical report shall be prepared within one year following completion of field work if archaeological resources are uncovered and data recovery is executed. This report shall contain results of all analyses implemented throughout Mitigation Measure Nos. 2 and 3.

Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

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

**Mitigation Measure Action (MMA) No. 2.a:**

Prior to issuance of permits from HCD-Building Services, the owner/applicant shall include a note on the construction plans (each of the demolition and grading sheets) encompassing the language contained in Mitigation Measure No. 2, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

**Mitigation Measure Action (MMA) No. 2.b:**

Prior to issuance of permits from HCD-Building Services, the owner/applicant shall submit to HCD-Planning a copy of the signed contract between the owner/applicant and a qualified archaeological monitor.

**Mitigation Measure Action (MMA) No. 2.c:**

Prior to any project ground disturbance, the owner/applicant shall submit to HCD-Planning evidence that a qualified archaeologist conducted a Cultural Resource Awareness and Response Training.

**Mitigation Measure Action (MMA) No. 2.d**

If during ground disturbance, archaeological resources are uncovered, work shall be halted on the parcel until the find can be evaluated and a plan of action formulated and implemented, with the concurrence of HCD-Planning.

**Mitigation Measure Action (MMA) No. 2.e:**

If archaeological resources are uncovered and data recovery is executed, a final technical report shall be submitted to HCD-Planning and to the Northwest Information Center of the California Historical Resources Information System at Sonoma State University within one year following completion of the field work.

## 12. PDSP003 - Mitigation Measure (MM) No. 3 - TRIBAL MONITOR

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** To ensure Tribal Cultural Resources incur less than significant impacts, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or another appropriately NAHC-recognized representative, shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Mitigation Measures No. 2, as applicable. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor shall take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one year to a representative of the appropriate local tribe as recognized by the NAHC, or of the Monterey County Historical Society.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action (MMA) No. 3.a:  
Prior to the issuance of permits from HCD-Building Services, the owner/applicant shall include a note on the construction plans (each of the demolition and grading sheets) encompassing the language contained in Mitigation Measure No. 3, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

## 13. PDSP004 - HISTORICAL RESOURCES "HR" OVERLAY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant/owner shall request a rezoning of the parcel to add an "HR" (Historical or Archaeological Resources) zoning district to the existing zoning of the parcel.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of permits, the applicant/owner shall request a rezoning of the parcel to add an "HR" (Historical or Archaeological Resources) zoning district to the existing zoning of the parcel.

#### 14. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

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

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

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



## Green Residence

3334 17 Mile Drive

Pebble Beach, CA 93953

APN: 008-423-017

# GREEN RESIDENCE

## ABBREVIATIONS

ABV.	ABOVE	ENGR.	ENGINEER	N	NORTH
A.F.G.	ABOVE FINISH GRADE	EQ.	EQUAL	NO.	NUMBER
AD.	AREA DRAIN	EQUIP.	EQUIPMENT	N.T.S.	NOT TO SCALE
AGGR.	AGGREGATE	E.W.	EACH WAY	O.A.	OVERALL
ALT.	ALTERNATE	EXP.	EXPANSION/EXPOSED	O.C.	ON CENTER
ALUM.	ALUMINUM	EXT.	EXTERIOR	O.D.	OUTSIDE DIMENSION
ANOD.	ANODIZED	FABR.	FABRICATE/FABRICATOR	O.H.	OVERHEAD
A.P.	ACCESS PANEL	F.A.R.	FLOOR AREA RATIO	ORG.	OPENING
APPROX.	APPROXIMATE	F.B.	FLAT BAR	P.A.	PLANTING AREA
ARCH.	ARCHITECTURAL	F.D./FND.	FOUNDATION	PARAL.	PARALLEL
BATT.	BATTEN	FE.	FINISH FLOOR	PCT.	PRE-CAST
BD.	BOARD	F.F.E.	FINISH FLOOR ELEVATION	PERF.	PERFORATED
BLDG.	BUILDING	F.G.	FINISH GRADE	PERP.	PERPENDICULAR
BLK.	BLOCK	F.H.	FULL HEIGHT	PL.	PROPERTY LINE
BLW.	BELOW	FIN.	FINISH	PLAS.	PLASTER
B.W.	BOTH WAYS	FKT.	FKTURE	PLYWD.	PLYWOOD
BOT.	BOTTOM	FL.	FLOW LINE	P.O.B.	POINT OF BEGINNING
B.O.W.	BOTTOM OF WALL	FLR.	FLOOR	PTD.	PAINTED
BRKT.	BRACKET	F.O.	FINISHED OPENING	PT.	POINT/PRESSURE TREATED
BTWN.	BETWEEN	F.O.B.	FACE OF BRICK	QTY.	QUANTITY
C/C	CENTER TO CENTER	F.O.C.	FACE OF CONCRETE	R.	RISER
C.B.	CATCH BASIN	F.O.F.	FACE OF FINISH	RAD.	RADIUS
CEM.	CEMENT	F.O.M.	FACE OF MASONRY	REF.	REFERENCE
CER.	CERAMIC	F.O.W.	FACE OF WALL	REINF.	REINFORCED
C.J.	CONTROL JOINT	F.S.	FINISH SURFACE (ELEVATION)	REQ'D.	REQUIRED
C.L.	CENTER LINE	FT.	FOOT/FEET	RET.G.	RETAINING
CLG.	CEILING	FTG.	FOOTING	REV.	REVISION
CLF.	CELFAR	FUR.	FURRING	RND.	ROUND
C.M.U.	CONCRETE MASONRY UNIT	GA.	GAUGE	S	SOUTH
COL.	COLUMN	GALV.	GALVANIZED	S.A.D.	SEE ARCHITECTURAL DRAWINGS
CONC.	CONCRETE	G.C.	GENERAL CONTRACTOR	S.C.D.	SEE CIVIL DRAWINGS
CONN.	CONNECTION	GEN.	GENERAL	SCHED.	SCHEDULE
CONSTR.	CONSTRUCTION	G.S.M.	GALVANIZED SHEET METAL	SECT.	SECTION
CONT.	CONTINUOUS	H.	HIGH	S.F.	SQUARE FEET
CONTR.	CONTRACTOR	H.B.	HOSE BIB	SHT.	SHEET
C.T.	CERAMIC TILE	HDWR.	HARDWARE	SPEC.	SPECIFICATION
CTR.	CENTER	HORIZ.	HORIZONTAL	S.S.	STAINLESS STEEL
D	DEPT/DEPTH	H.P.	HIGH POINT	S.S.D.	SEE STRUCTURAL DRAWINGS
DEG.	DEGREE	HT.	HEIGHT	STD.	STANDARD
DEPT.	DEPARTMENT	IN.	INCH	STL.	STEEL
DET./DTL.	DETAIL	INFO.	INFORMATION	TREAD	TREAD
DIA.	DIAGONAL	INT.	INTERIOR	T.D.	TRACH DRAIN
DIA.	DIAMETER	JNT.	JOINT	T.O.S.	TOP OF STEEL
DN.	DOWN	JST.	JOIST	T.W.	TOP OF WALL
D.S.	DOWNSPOUT	K.D.	KILN DRIED	TYP.	TYPICAL
DWG.	DRAWING	L.	LONG/LENGTH	U.O.N.	UNLESS OTHERWISE NOTED
DWGS.	DRAWINGS	L.C.	LANDSCAPE CONTRACTOR	VER.	VERIFY
(F)	EXISTING	L.P.	LOW POINT	VERT.	VERTICAL
E	EAST	L.T.	LIGHT	V.F.	VERIFY IN FIELD
E.J.	EXPANSION JOINT	L.TG.	LIGHTING	W	WEST
ELV.	ELEVATION	MAT.	MATERIAL	W.	WIDE/WIDTH
ELEC.	ELECTRICAL	MAX.	MAXIMUM	W/	WITH
ENCL.	ENCLOSURE	MFR.	MANUFACTURER	WTH	WOVEN WIRE MESH
		MIN.	MINIMUM	WWM	
		(N)	NEW		

## GENERAL PROJECT NOTES

1. The contractor shall notify Underground Services Alert at least 48 hours prior to any excavation on this project (USA at 800 642-2444).
2. The contractor shall be responsible for the verification of all existing utilities in the field and for familiarizing himself/herself with all existing underground conditions prior to construction. Locations shown on the plans are approximate and for general information only.
3. Contractor is responsible for repairing and replacing at his/her expense any structures, fences, walls or plant life damaged or destroyed by his/her construction operations, on adjacent properties and/or anywhere outside the contract limit lines. Damaged items will be restored to original condition and to the satisfaction of the engineer.
4. All dimensions, elevations and existing conditions shall be checked and verified on the project site by the contractor and each trade before work begins. Errors and omissions and discrepancies shall be brought to the architect's attention before construction begins or immediately as identified.
5. Provide all labor, materials, equipment, tools, transportation, utilities and other services and related tasks necessary for the construction as required by the contract documents.
6. Contractor shall assume sole responsibility for job site conditions and comply with safety regulations and restrictions as required for workers and pedestrians protection during the course of construction of this project.
7. All work shall be performed in conformance with all local, county, state and federal codes, laws, ordinances, and regulations applicable. Nothing in the contract documents is to be construed to permit work not conforming to these codes, laws, ordinances, and regulations.
8. All new hardscape surfaces shall maintain a minimum 1.5% cross slope away from structures and walls as shown on Plan. All softscape surfaces shall maintain 2% slope away from structures and walls. Contractor shall ensure positive drainage throughout project area.
9. Contractor shall advise on installation of drainage features such as drain inlets, drain lines, and French drains if necessary to ensure positive drainage throughout the project area.
10. Refer to Grading + Drainage Plans by Civil Engineer.

## CONSTRUCTION NOTES

1. The contractor shall visit the project site prior to bidding to determine the exact extent of all site conditions.
2. The contractor shall be responsible for the verification of all existing utilities in the field prior to construction. Locations shown on the plans are approximate and for general information only.
3. The Contractor is responsible for becoming familiar with all underground conditions prior to commencement of work.
4. All work shall be done in accordance with the standard specifications, standard details and special the Architectural Standards and Residential Design Guidelines for the Del Monte Forest, Pebble Beach, CA.
5. The contractor shall perform all approved clearing, demolition, removal of obstructions and site preparations necessary for the proper execution of all work shown on these plans and as described in the specifications. Topsoil to be retained and stockpiled on site.
6. The contractor shall notify Underground Services Alert at least 48 hours prior to any excavation on this project (USA at 800 642-2444).
7. Contractor is responsible for repairing and replacing at his/her expense any structures, fences, walls or plant life damaged or destroyed by his/her construction operations, on adjacent properties and/or anywhere outside the contract limit lines. Damaged items will be restored to original condition and to the satisfaction of the owner.
8. Keep all driveway areas free from debris and trash during the entire duration of the contract.
9. All cleared debris shall be removed and disposed of from the project site, except items indicated to be salvaged.

## LAYOUT AND CONSTRUCTION NOTES

1. The contractor shall verify all distances in the field and shall bring any discrepancies to the attention of the Landscape Architect prior to proceeding with the work.
2. All written dimensions are to supersede scaled dimensions. Dimensions are from face of building.
3. Contractor shall coordinate and install sleeving for low voltage lighting and irrigation system.
4. Any alternatives to reduce cost shall be proposed by Landscape Contractor and submitted as a bid alternative.

## DRAWING INDEX

L 0.1	EXISTING CONDITION & DEMOLITION PLAN
L 0.2	TREE PROTECTION PLAN
L 1.0	MASTER SITE PLAN
L 1.1	LANDSCAPE SITE PLAN
L 1.2	MATERIALS AND FINISHES
L 3.0	PLANTING PLAN - LOWER
L 3.1	PLANTING PLAN - UPPER
L 3.2	PLANTING DETAILS
L 3.3	IRRIGATION PLAN

## PROJECT DIRECTORY

Owner	Ann & Jason Green
Architect	Charlie Barnett Associates 626 Hampshire Street San Francisco, CA 94110-2115q tel 415 824 0478 fax 415 824 0462 charlie@charliebarnettassoc.com
Landscape Architect	Bliss Landscape Architecture 26344 Carmel Rancho Lane, Ste. 4U Carmel, CA 93923 (831) 298-0990
General Contractor	McMills Construction 105 Fox Hollow Rd. Woodside, CA 94062 650-941-0946
Landscape Contractor	TBD
Surveyor	Whitson Engineers 6 Harris Ct, Monterey, CA 93940 831-649-5225
Arborist	Frank Ono fonoconsulting@gmail.com
Archeological Consultant	Sue Morley achasta@gmail.com

title	Permit Set
date	03.19.19
sheet size	24 x 36

previous issue	
rev	description
date	

## Cover

drawn by: CC  
scale: 1" = 50'-0"

- LEGEND
- Property Boundary
  - (E) Tree to remain

EXISTING TO BE REMOVED

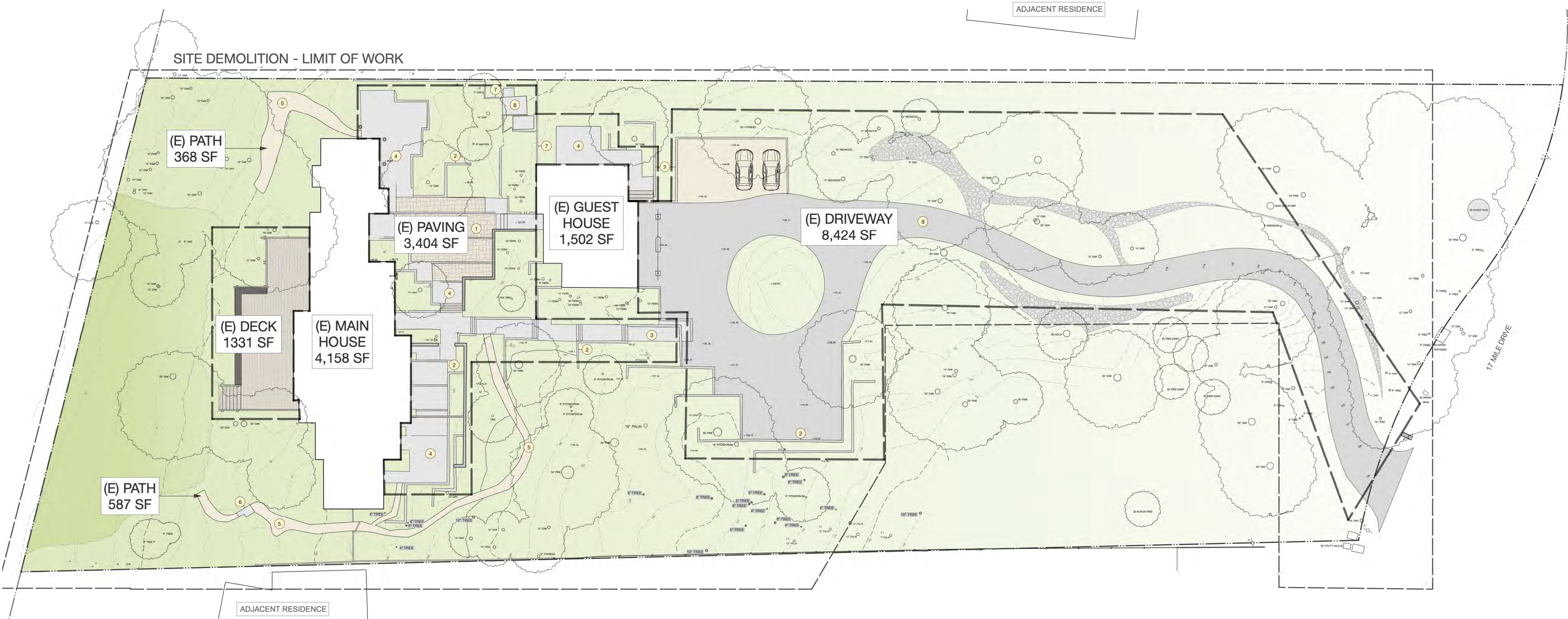
- 1 Adobe Patio
- 2 Railroad Tie Retainers
- 3 Concrete Pathway and Railroad Tie Steps
- 4 Concrete Patio
- 5 Gravel and Flagstone Pathway
- 6 Ornamental Bridge
- 7 Redwood Fence
- 8 Equipment pad
- 9 Asphalt Driveway



Existing Site Coverage	Material	Area (SF)	Pervious or Impervious
Main House	Structures	4,158.0	I
Guest House	Structures	1,502.0	I
Driveway	Concrete and Gravel	8,423.9	I
Patios and Stairs	Adobe and Concrete	3,403.9	I
Pathways	Flagstone and Gravel	955.0	I
Wood Deck, <24" abv grade	Redwood	1,331.3	I
Total Pervious		0 SF	
Total Impervious		19,774 SF	
Total Coverage		19,774 SF	

BLISS  
LANDSCAPE  
ARCHITECTURE

26344 Carmel Rancho Lane Ste. 4U  
Carmel CA 93923  
831-298-0990  
www.blisslandscapearchitecture .com



Green  
Residence

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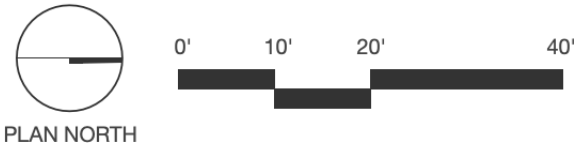
APN: 008-423-017

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	date

Existing  
Conditions  
and  
Demolition  
Plan

drawn by: CC  
scale: 1" = 20'-0"

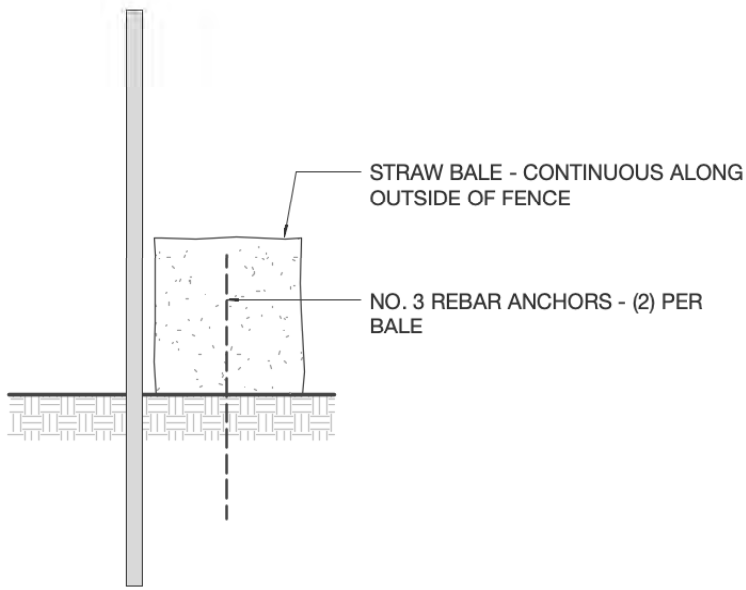


LEGEND

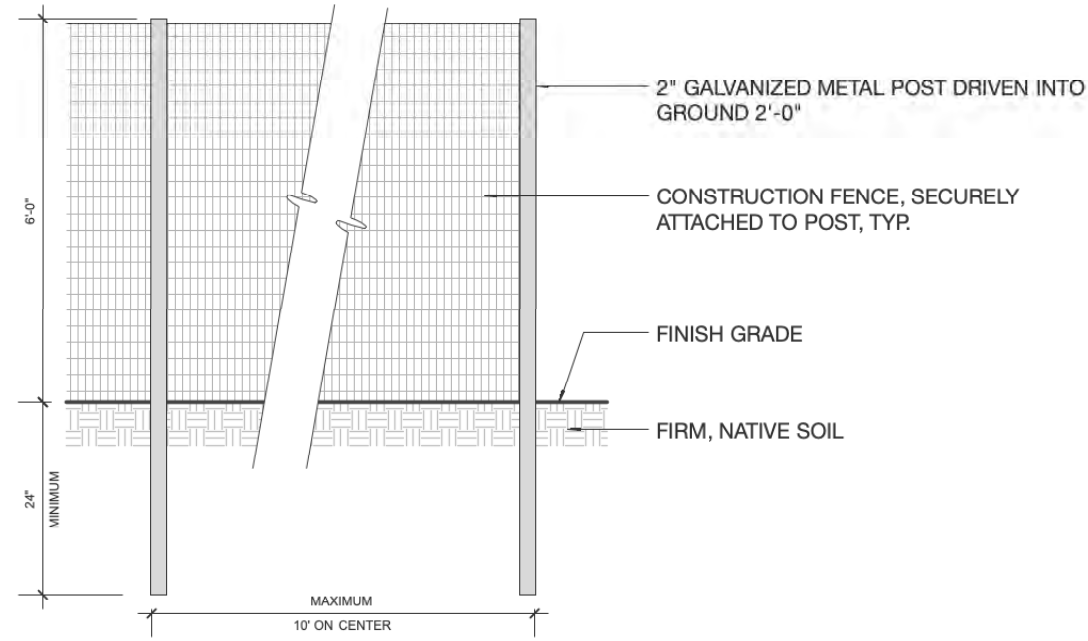
- Property Line
- Existing Tree
- Tree Protection Fencing

TREE PROTECTION NOTES

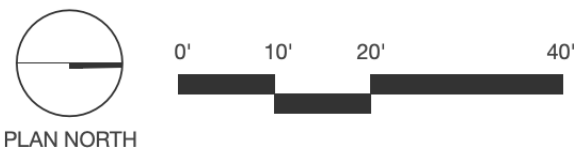
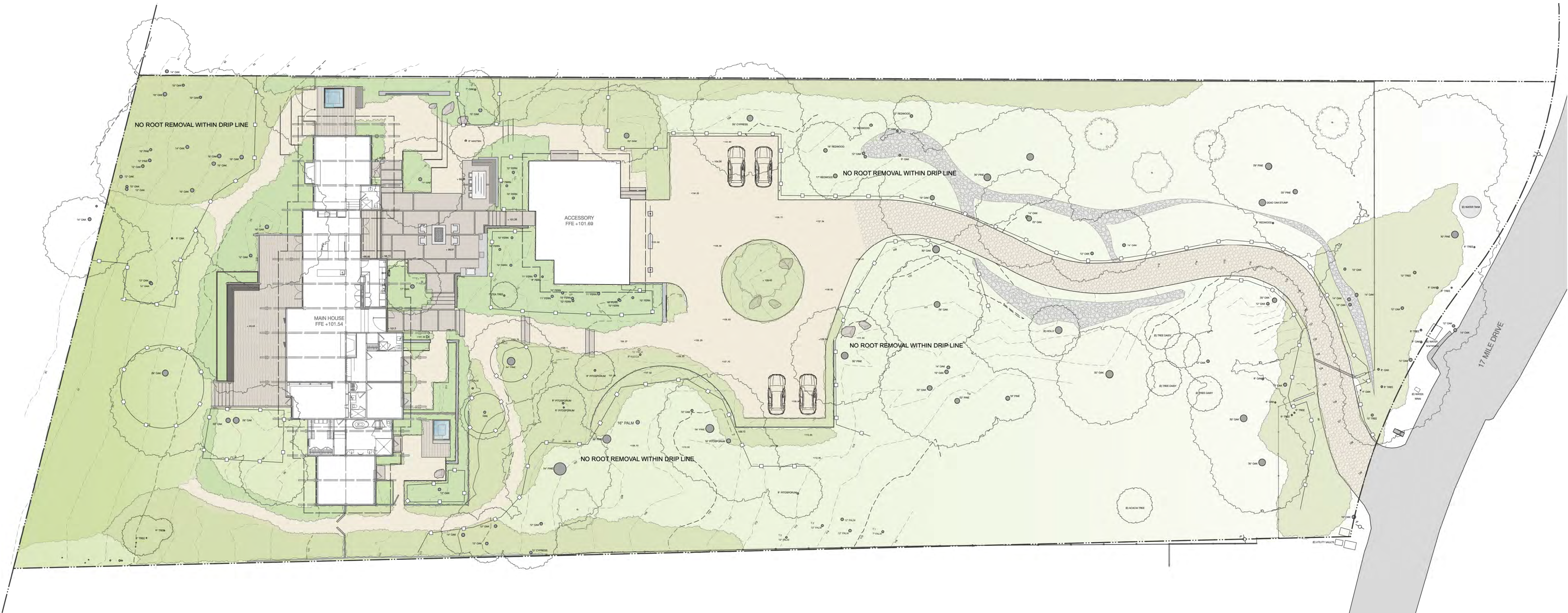
- All designated trees on site must have protective fencing erected around them to delineate the tree protection zone (TPZ) avoiding soil compaction, contamination, root, trunk, branching, or foliage damage. Fencing shall be erected before demolition, grading, or construction begins and shall remain in place for the duration of the project.
- There will be a pre-construction meeting with the project Arborist and the Contractors before demolition and construction begins, and once the fencing is installed. All tree work shall be done before demolition.
- Fencing shall be erected per the recommendation of the project Arborist. Fencing shall be inspected by the project Arborist to insure correct placement.
- Absolutely no activity is allowed within the protective fencing without prior consent of the project Arborist. No Heritage trees may have their canopies altered without prior consent of the project Arborist. The Plans shall also read: "NO ROOT REMOVAL WITHIN DRIP-LINE" in large letter written under each tree. The drip-lines of the trees shall be outlined on the plans.
- If existing irrigation system is removed, then a temporary irrigation system shall be installed at the same times as the protective fencing. The mature trees should be irrigated thoroughly one time every 5-6 weeks after winter rains stop. The entire soil area in the TPZ shall be irrigated to a depth of 18"-24" during each watering. It is ideal if the tree trunks stay dry when the tree is getting watered (soaker hoses spaced in 3' radial interval would accomplish this goal). The watering should continue until the next winter when rainwater is sufficient to accomplish the same goals.
- Wood chips shall be placed within and/or around the trees prior to fencing to help lessen the potential negative impacts of soil compaction. The chips should cover the entire TPZ to a depth of no more than 4" and be removed at the end of construction. The tree trunks shall remain clear of debris. Supplemental fertilizations and/or foliar insecticides/fungicidal spraying may also help reduce the overall stress on the mature trees on site.
- Each Heritage tree may differ in the number of feet from the trunk that the fencing will be located.
- Any non-Heritage trees that the owners desire to protect during construction should also be protected in the above-mentioned manner.
- All tree protection fencing shall be installed as shown on plans and any activity within these protective fencing must first be reviewed and approved on site by the project Arborist.



1 SECTION DETAIL: TREE PROTECTION FENCING  
L0.2  
1/2" = 1'-0"



2 ELEVATION DETAIL: TREE PROTECTION FENCING  
L0.2  
1/2" = 1'-0"



Green  
Residence

3334 17 Mile Drive  
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Tree  
Protection  
Plan

drawn by: CC  
scale: 1" = 20'-0"

LEGEND

- Property Boundary

(E) Tree to remain

1

Permeable Gravel Pathway

2

Permeable Gravel Patio

3

Stone Steps

4

Monolithic Stone Paver

5

Board Formed Concrete Wall

6

Wire Fence

7

Wood Slat Screen

8

Redwood Fence

9

Landscape Boulders

10

Steel Retainer

11

Steel Risers

12

Water Feature
- 13

Master Spa

14

Guest Spa

15

Ipe Deck

16

Cantilevered Ipe Bench

17

Ipe Bench

18

Outdoor Kitchen

19

Outdoor Dining

20

Fire Pit

21

Permeable Pavers

22

Automatic Entry Gate

23

Address Marker

ARCHITECTURAL FLOOR AREA	EXISTING (SF)	REMOVED (SF)	REASSIGNED (SF)	NEW (SF)	TOTAL (SF)
(E) MAIN HOUSE	4,097	-	-	-	4,097
(E) DETACHED STRUCTURE					
-GUEST HOUSE	779	-	(-391)	-	388
-GARAGE	801	-	(-801)	-	(-801)
-GYM & ART STUDIO	-	-	1,192	240	1,432
(N) DETACHED GARAGE	-	-		799	799
ARCHITECTURAL TOTAL (SF)	5,677	-	0	1,039	6,716

LANDSCAPE IMPERVIOUS	EXISTING*	REMOVED	NEW	PROPOSED TOTAL
CONCRETE: spas, water feat., eqpt. pads, etc.	146.0		212.0	358.0
DRIVEWAY: Asphalt Paving	8,423.9	-8,423.9		0.0
WOOD DECK: < 24" abv. grade	1,331.0			1,331.0
PATHWAYS: Gravel over impervious base	955.0	-955.0		0.0
PATIOS AND STAIRS: Blue Stone Pavers	125.0		328.0	453.0
PATIOS AND STAIRS: Concrete and Adobe	3,278.9	-3,278.9		0.0
LANDSCAPE IMPERVIOUS TOTAL (SF):	14,259.8			2,142.0

IMPERVIOUS SURFACES TOTALS:		
EXISTING LOT COVERAGE (SF):	5,677SF + 14,259.8SF =	19,936.8
PROPOSED LOT COVERAGE (SF):	6,716SF + 2,142SF =	8,858.0

LANDSCAPE PERVIOUS	EXISTING*	REMOVED	NEW	PROPOSED TOTAL
WOOD DECK: > 24" abv. grade	125.0		285.0	410.0
PATIOS AND PATHWAYS: Permeable Gravel			3,138.0	3,138.0
DRIVEWAY: Permeable Paving			8,860.0	8,860.0
LANDSCAPE PERVIOUS TOTAL (SF):	125.0			12,408.0

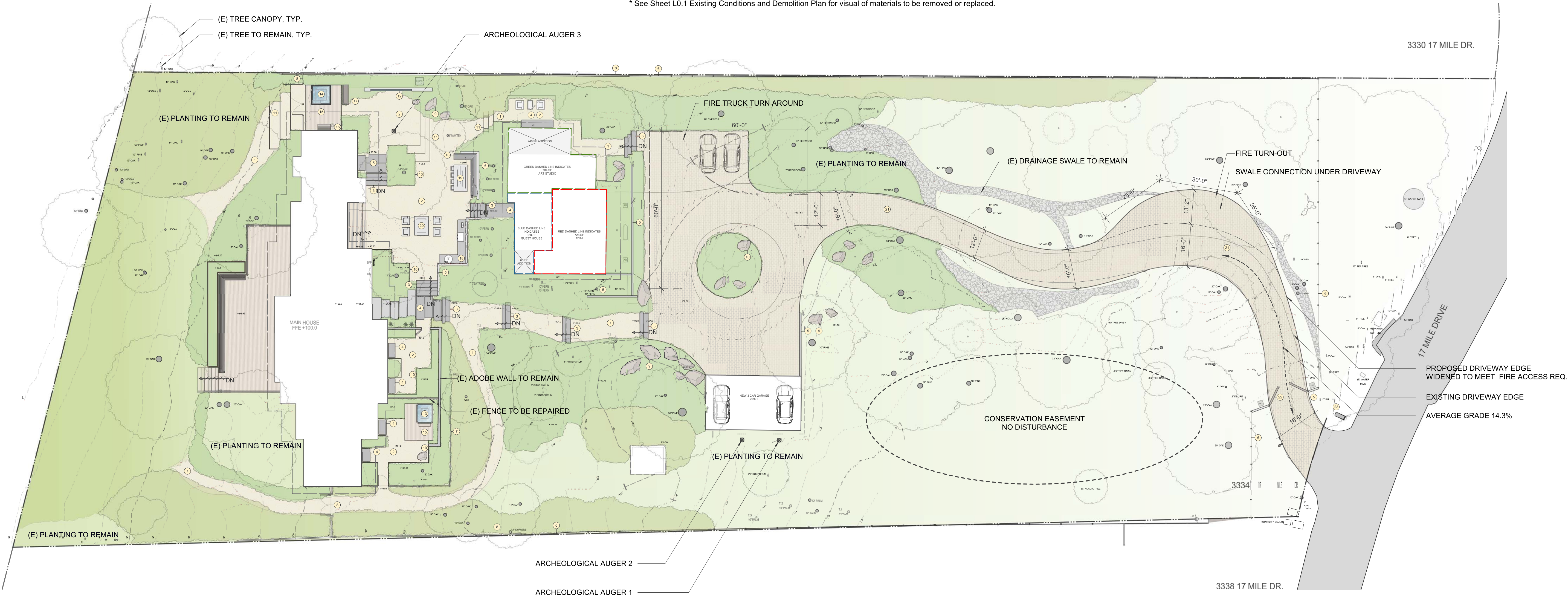
\* See Sheet L0.1 Existing Conditions and Demolition Plan for visual of materials to be removed or replaced.

F.A.R.		
ALLOWABLE LOT COVERAGE	PERCENTAGE	TOTAL (SF)
17.5% OF THE LOT SIZE	17.5%	15,246 SF
EXISTING FLOOR AREA	6.5%	5,677 SF
PROPOSED FLOOR AREA	7.7%	6,716 SF

STRUCTURAL COVERAGE		
ALLOWABLE LOT COVERAGE	PERCENTAGE	TOTAL (SF)
15% OF THE LOT SIZE	15% (of 87,120 SF)	13,068 SF
EXISTING FLOOR AREA	6.5%	5,677 SF
PROPOSED FLOOR AREA	7.7%	6,716 SF

IMPERVIOUS SURFACES		
ALLOWABLE LOT COVERAGE	PERCENTAGE	TOTAL (SF)
ALLOWABLE (9,000 SF)	10.3%	9,000
EXISTING	22.9%	19,936.8
PROPOSED	10.2%	8,858.0

GRADING	TOTAL (CU.YD.)
CUT	20
FILL	20



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GREEN  
RESIDENCE

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Pebble Beach, CA 93953

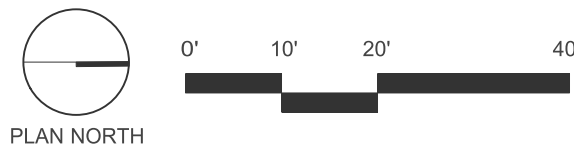
APN: 008-423-017

title	Planning Submittal
date	11.30.20
sheet size	24x36

previous issue		
rev	description	date
	Planning Submittal	10/01/2019
	Conservation Easement Rev.	08/11/2020

Master Site Plan

drawn by: CC  
scale: 1" = 20'-0"

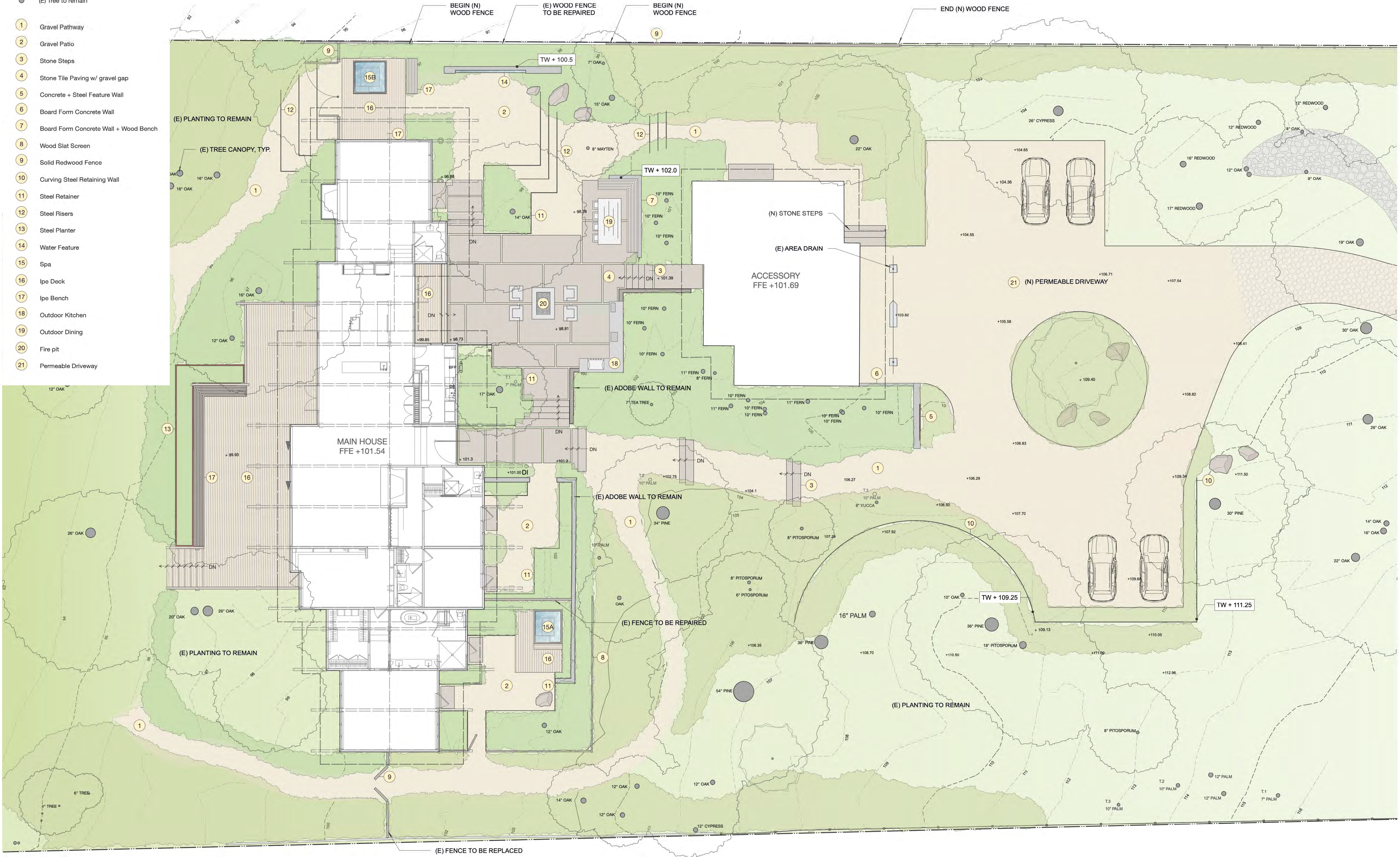


L1.0

Property Boundary

(E) Tree to remain

- 1 Gravel Pathway
- 2 Gravel Patio
- 3 Stone Steps
- 4 Stone Tile Paving w/ gravel gap
- 5 Concrete + Steel Feature Wall
- 6 Board Form Concrete Wall
- 7 Board Form Concrete Wall + Wood Bench
- 8 Wood Slat Screen
- 9 Solid Redwood Fence
- 10 Curving Steel Retaining Wall
- 11 Steel Retainer
- 12 Steel Risers
- 13 Steel Planter
- 14 Water Feature
- 15 Spa
- 16 Ipe Deck
- 17 Ipe Bench
- 18 Outdoor Kitchen
- 19 Outdoor Dining
- 20 Fire pit
- 21 Permeable Driveway



LANDSCAPE MATERIALS + FINISHES

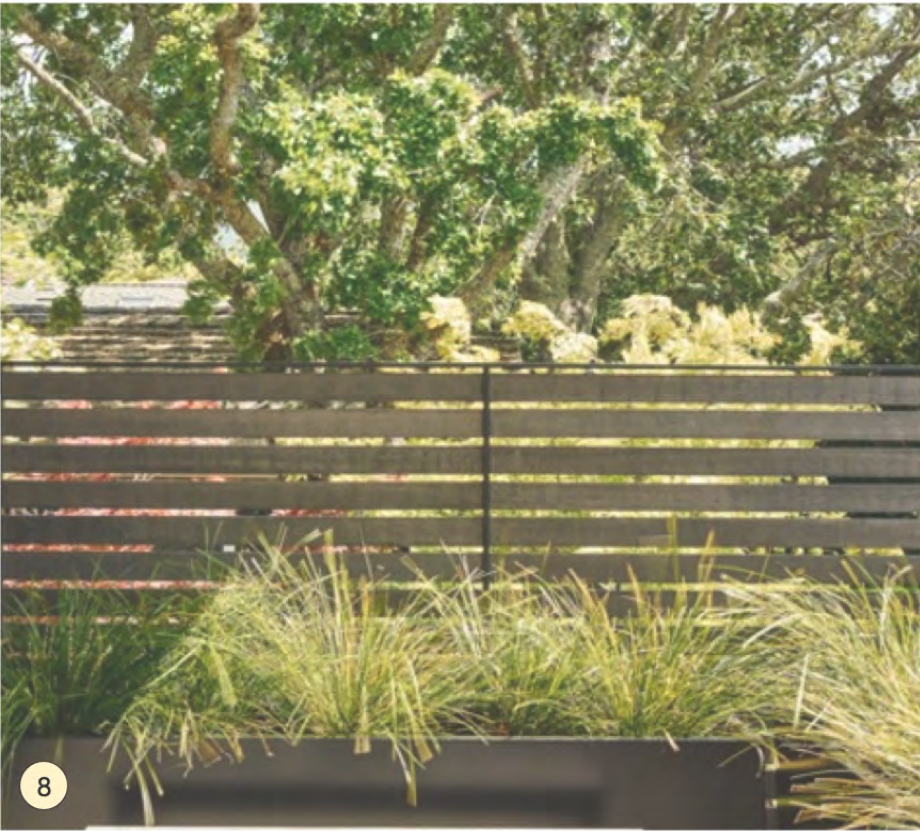
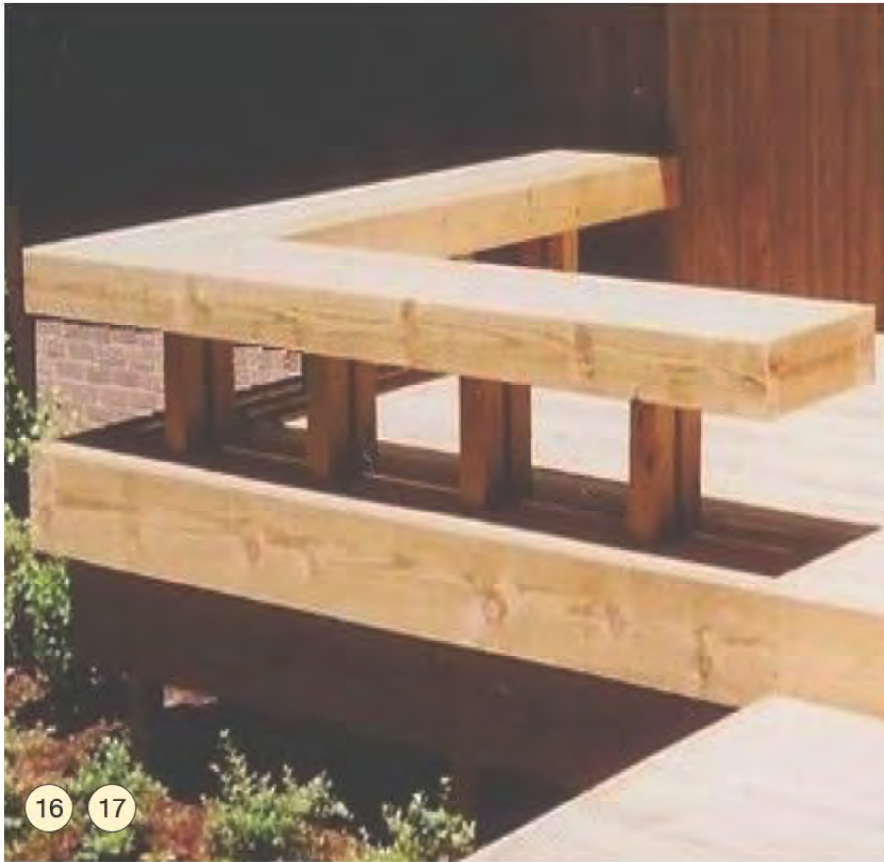
NOTES

- 1 ALL ITEMS BELOW CORRESPOND TO NUMBERED ITEMS ON L1.0 SITE PLAN  
2 PROVIDE MOCK-UP SAMPLES FOR ITEMS REQUESTED. MOCK UPS TO BE REVIEWED BY BLA  
3 FOR PHOTO REFERENCES, REFER TO THIS SHEET

DESIGNER/CONTRACTOR LEGEND

BLA	Bliss Landscape Architecture	GC	General Contractor
ARCH	Architect	LC	Landscape Contractor
CE	Civil Engineer		
SE	Structural Engineer		

LANDSCAPE ITEM	SPECIFICATION	DESIGNER RESPONSIBLE	CONTRACTOR RESPONSIBLE	NOTES
1 GRAVEL PATHWAY	Gravel: 3/8" Blue Chip Gravel over permeable aggregate base using Gravel Pave system or similar	BLA	GC	
2 GRAVEL PATIO	Gravel: 3/8" Blue Chip Gravel over permeable aggregate base using Gravel Pave system or similar. 1/4" Unfinished, cold-rolled steel edge welded to verticle stakes. Steel flush with finish surface, and set 1/4" above finish grade.	BLA	GC	
3 STONE STEPS	Stone slabs on mortar bed w/ 4" planted or gravel gaps. Stone: Full Color Blue Mesa Flamed from SBI Steps: Height: 7" thick, Length and Width: Varies see plan	BLA	GC	
4 STONE PAVING	Stone: Full Color Blue Mesa Flamed from SBI. 1" Stone tiles on mortar bed to create larger pavers with 4" planted or gravel gaps.	BLA	GC	
5 CONCRETE + STEEL FEATURE WALL	Board form concrete, medium texture, with integral color; integrated with accent of 1/2" Corten Steel, illuminated below steel portion.	BLA	GC	
6 BOARD FORM CONCRETE WALL	Board form concrete, medium texture, with integral color.	BLA	GC	
7 BOARD FORM CONCRETE WALL + WOOD BENCH	Board form concrete wall, medium texture, with integral color. Ipe bench cantilevered from wall; 3" x 4" S4S ipe slats with 3/8" galv. steel spacers and 3/8" galv. steel plate anchored to conc. wall. Bench to be 24" wide, with top of bench 18" above finish grade.	BLA	GC	
8 WOOD SLAT SCREEN	6 ft tall double sided screen wall. 1" x 3" redwood slats, 1" gap, sides alternate to fully screen. Posts 6' O.C. max	BLA	GC	
9 REDWOOD FENCE	To match existing detailing	BLA	GC	Repair Existing, match detail for new sections
10 CURVING STEEL RETAINING WALL	1/2" Corten Steel soil retainer, curving on 27' radius	BLA	GC	
11 STEEL RETAINER	1/2" Corten Steel soil retainer	BLA	GC	
12 STEEL RISERS	1/2" Corten Steel Steps with gravel between (see detail 2)	BLA	GC	
13 STEEL PLANTER	1/2" Corten Steel Planter			minimum 18" tall
14 WATER FEATURE	TBD	BLA	GC	
15A MASTER SPA	Manufactured by Sundance Spas. Model: Marin. Seats 2-4 people	BLA	GC	
15B GUEST SPA	Manufactured by Sundance Spas Model: Victoria Select. Seats 5 people. Spa to be partially sunk in to deck			
16 IPE DECK	5/4" X 5" IPE decking	ARCH/BLA	GC	
17 IPE BENCH	5/4" x 5" IPE bench	ARCH/BLA	GC	Bench on deck to utilize existing deck posts
18 OUTDOOR KITCHEN	Precast concrete counter, smooth finish with built in BBQ	BLA/TWG	GC	by Brown and Jordan
19 OUTDOOR DINING	Refurbish existing wood dining table, new chairs to match	BLA/TWG	GC	
20 FIREPIT	Custom built firepit - smooth form concrete top w/ corten steel base.	BLA	GC	
21 GRAVEL DRIVEWAY	Gravel: 3/8" Blue Chip Gravel over permeable aggregate base using Gravel Pave system or similar	BLA	GC	
22 WIRE FENCE	Wood Posts 6" o.c. galvanized wire fencing to match existing wire fence detail	BLA	GC	
23 AUTOMATIC ENTRY GATE	Steel and wood automatic entry gate with keypad	BLA	GC	



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Green  
Residence

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title	Permit Set
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sheet size	24 x 36

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	date

Materials  
and  
Finishes

drawn by: CC  
scale: None



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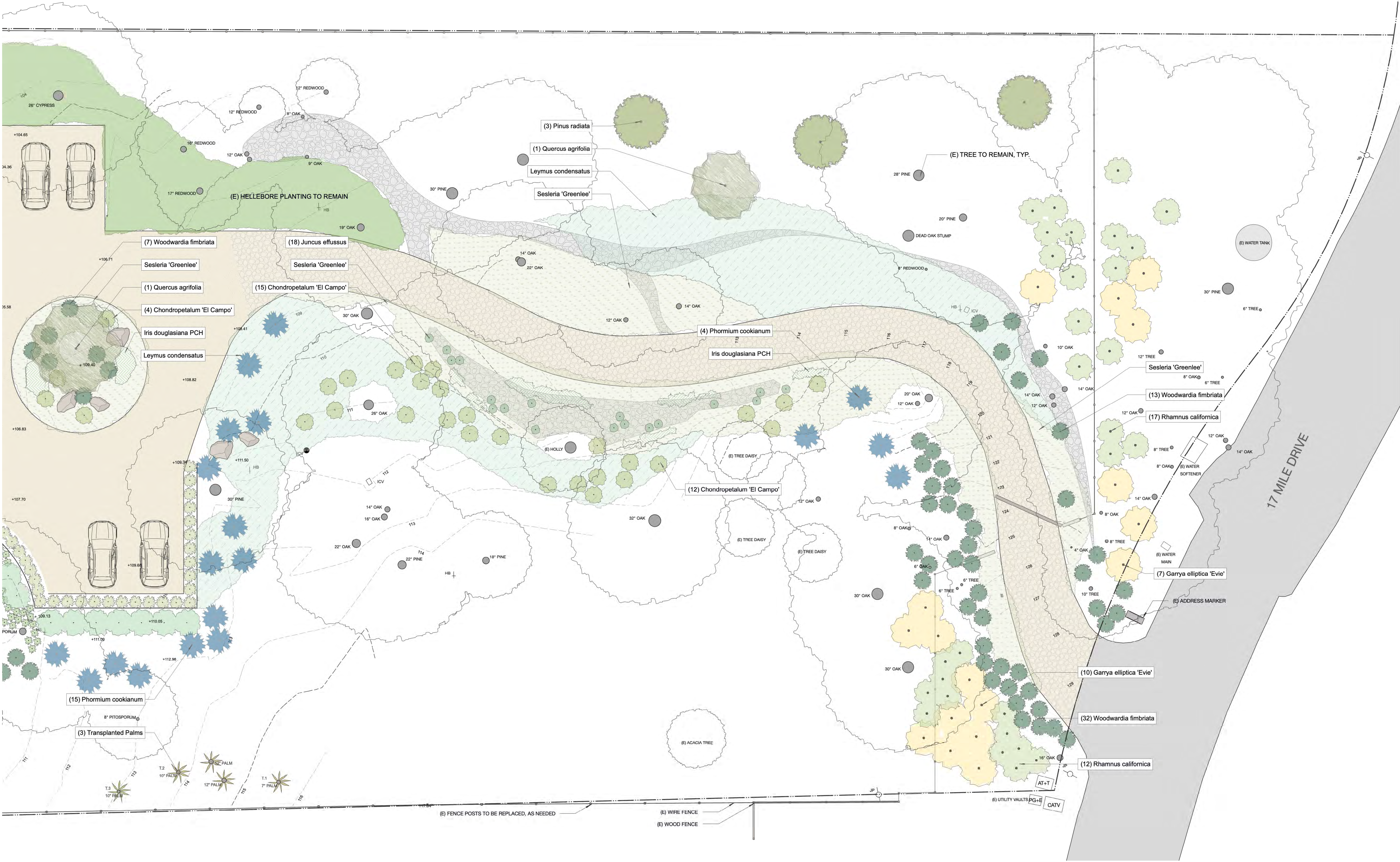
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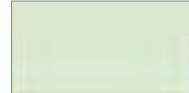
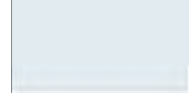




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	date

Planting  
Plan -  
Upper

drawn by: CC  
scale: 1" = 10'-0"

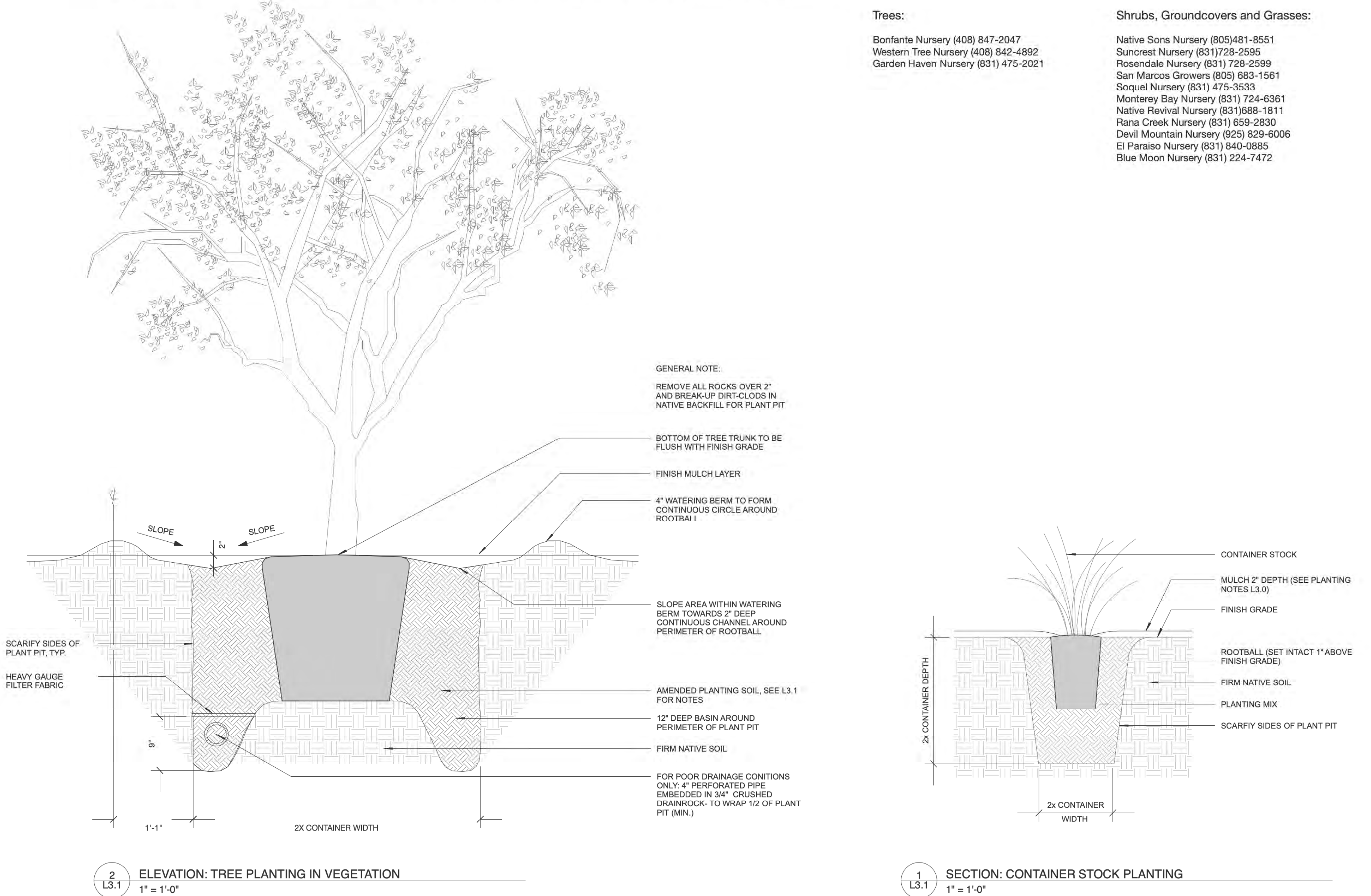


PLANT LEGEND

Symbol	Qty	Botanical Name	Common Name	Container Size	Spacing
TREES					
	3	Cupressus macrocarpa	Monterey Cypress	48" box	VI.F.
	3	Pinus radiata	Monterey Pine	15 gal	VI.F.
	1	Quercus agrifolia	Coast Live Oak	72" box	VI.F.
	2	Quercus agrifolia	Coast Live Oak	36" box	VI.F.
SHRUBS + GROUNDCOVER					
	20	Aqave attenuata	Foxtail Agave	5 gal	
	49	Arctostaphylos 'Emerald Carpet'	'Emerald Carpet' Manzanita	1 gal	4' o.c.
	440	Carex divulsa	European Grey Sedge	1 gal	18" o.c.
	84	Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Ceanothus	1 gal	4' o.c.
	91	Chondropetalum 'El Campo'	Dwarf Cape Rush	2 gal	3' o.c.
	157	Dianella australis		1 gal	1' o.c.
	17	Garrya elliptica 'Eve'	Coast Silk Tassel	15 gal	6' o.c.
	15	Helleborus argutifolius		5 gal	3' o.c.
	200 s.f.	Iris douglasiana PCH	Iris, Pacific Coast Hybrids	1 gal	18" o.c.
	53	Juncus effusus 'Quartz Creek'	Quartz Creek Rush	1 gal	3' o.c.
	513	Leymus condensatus	'Canyon Prince' Wild Rye	1 gal	3' o.c.
	140	Lomandra 'Platinum beauty'		1 gal	3' o.c.
	22	Melaleuca incana	Grey Honey Myrtle	15 gal	10' o.c.
	5	Myrica californica	Pacific wax myrtle	15 gal	10'o.c.
	9	Parthenocissus tricuspidata	Boston Ivy	5 gal	10' o.c.
	19	Phormium cookianum	Mountain Flax	10 gal	5' o.c.
	28	Pittosporum crassifolium		24" Box	6' o.c.
	63	Polystichum munitum	Western Sword Fern	1 gal	18" o.c.
	4,000 s.f.	Sesleria 'Greenlee'	Greenlee Moor Grass	1 gal	18" o.c.
	33 s.f.	Thymus serpyllum	Elfin Thyme	flats	6" o.c.
	835 s.f.	Viola hederacea	Violet	4" pot	6" o.c.
	163	Woodwardia fimbriata	Giant Chain Fern	5 gal	4' o.c.
NATIVE MEADOW RESTORATION - 4,675 sq.ft.					
	675 s.f	Achillea millefolium 'Sonoma Coast'	White Common Yarrow	seed	
	4,000 s.f	Carex pansa		plugs	

PLANTING NOTES

- Bliss Landscape Architecture certifies that landscaping and irrigation plans comply with all Monterey County landscaping requirements including use of native, drought tolerant, and non-invasive species, limited turf, and low-flow, water conserving irrigation fixtures.
- All areas of the property shall be treated and managed to eliminate, as reasonably possible, invasive plant materials.
  - Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.
  - Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Construction Manager.
  - Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
  - Contractor shall submit a random soil samples from the site to a qualified soil testing lab for a horticultural suitability test and amendment recommendations. After amending topsoil to a depth of 8" (and in accordance with soil test recommendations), grade all areas smooth with no localized depressions or humps exceeding 1". Insufficient or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.
  - All plant material shall be approved by Landscape Architect prior to installation.
  - Contractor to complete all soil amending, finish grading and removal of any and all construction debris from the planting areas before the laying out of approved plant material.
  - Contractor shall layout all plants in their containers as per this Plan and receive approval from Landscape Architect prior to installation.
  - Contractor shall notify Construction Manager + Landscape Architect 48 hours prior to commencement of work to coordinate project inspection schedules.
  - Any plant substitutions must be approved by the Landscape Architect for approval or alternate choices.
  - All plants shall be healthy, pest and disease free, free of girdling roots and well established in the container.
  - Mycorrhizal inoculate organic fertilizer shall be applied during planting as per manufacturers recommendations. Use "Green Diamond Mykos Start Pro" (4-2-2 organic fertilizer) or approved equal.
  - Trees shall be located a minimum of 4 ft. from walls, overheads, walks, headers and other trees within the project, unless shown otherwise.
  - No plant shall be planted with rootballs or planting pits in a dry condition.
  - Water all plants by handheld hose with watering wand attachment immediately after planting (no water 'jetting'). No plant should be out of it's container more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings until the entire project has been completed and accepted by the Owner.
  - Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.
  - Backfill mix shall consist of 1/3 imported organic compost and 2/3 amended site soil, unless soil testing proves adequate organic matter is already present in native soil.
  - Immediately after excavation of plant pits, test drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more than (3) hours. Contractor shall submit to Owner and Landscape Architect for acceptance a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with planting.
  - All newly planted container plants and trees shall receive watering basins 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.
  - Planting areas shall receive a 2" layer of mulch, unless noted otherwise. Verify specification with Landscape Architect.
  - Mulch shall be kept at a maximum depth of 2" deep near the plant crowns and trunks, and not extend higher than 1/8" onto the crown or trunk of any newly planted plant or tree.
  - All plant material shown on the Planting Plan is subject to the adverse effects of Nature including, but not limited to, fire, earthquake, flooding, freeze, drought, erosion and foraging predators. The Landscape Architect cannot, and does not, guarantee or imply warranty that specified plants will survive these Acts of Nature. All plants specified satisfy the general climatic conditions set forth by the U.S. Department of Agriculture and the Sunset Western Garden Book.
  - The following is a list of approved nurseries. Any nursery to be used by the contractor for plant sourcing not listed here must be approved by the Landscape Architect.



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APN: 008-423-017

title	Permit Set
date	03.19.19
sheet size	24 x 36

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rev	description
	date

Plant  
Legend  
and Notes

drawn by: CC  
scale: 1" = 1'-0"

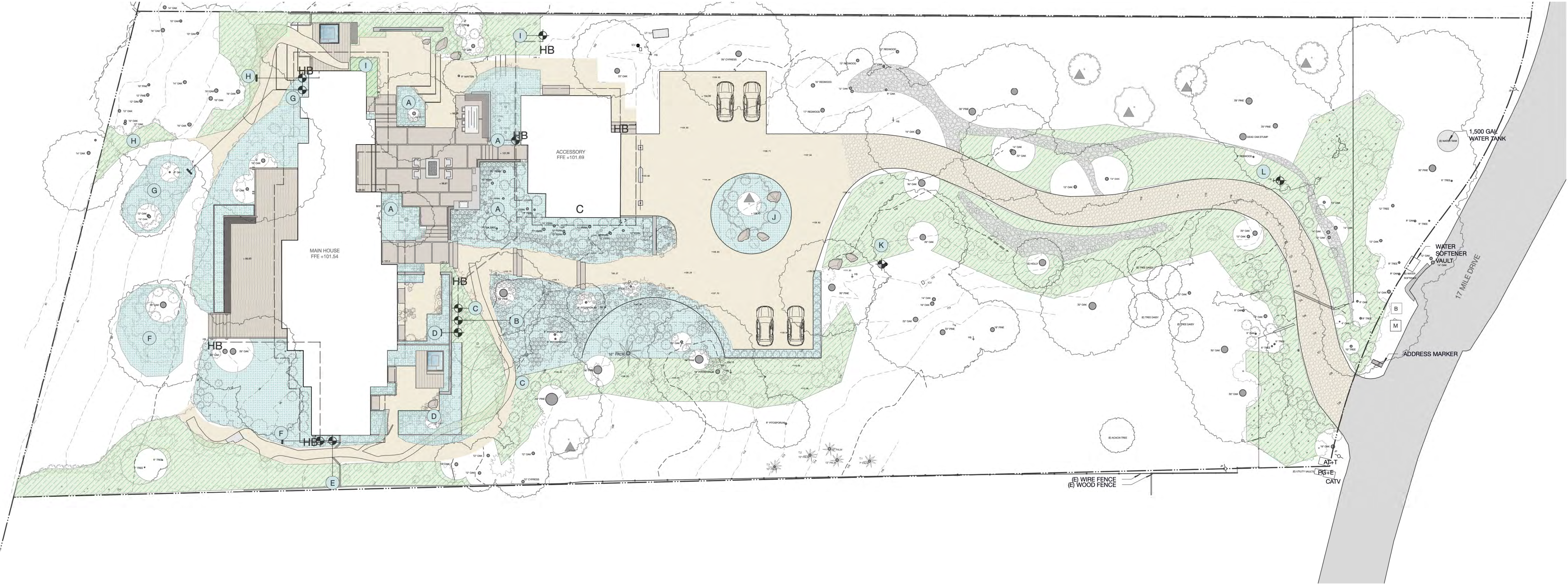
L3.2

LEGEND

- REMOTE CONTROL VALVE, 1-1/2"
- WATER MAIN SHUT OFF & METER (@ STREET)
- BACKFLOW PREVENTER (@ STREET)
- HOSE BIB
- CONTROLLER
- MAIN LINE
- DISTRIBUTION LINE

IRRIGATION ZONES

- ZONE 1: Low flow, sub-surface dripline, Toro DL2000 Dripline with Root Guard, or equivalent.
- ZONE 2: Low flow, drip emitter irrigation system for shrubs and grasses.
- ZONE 3: Temporary Tree irrigation until established
- HYDROZONE



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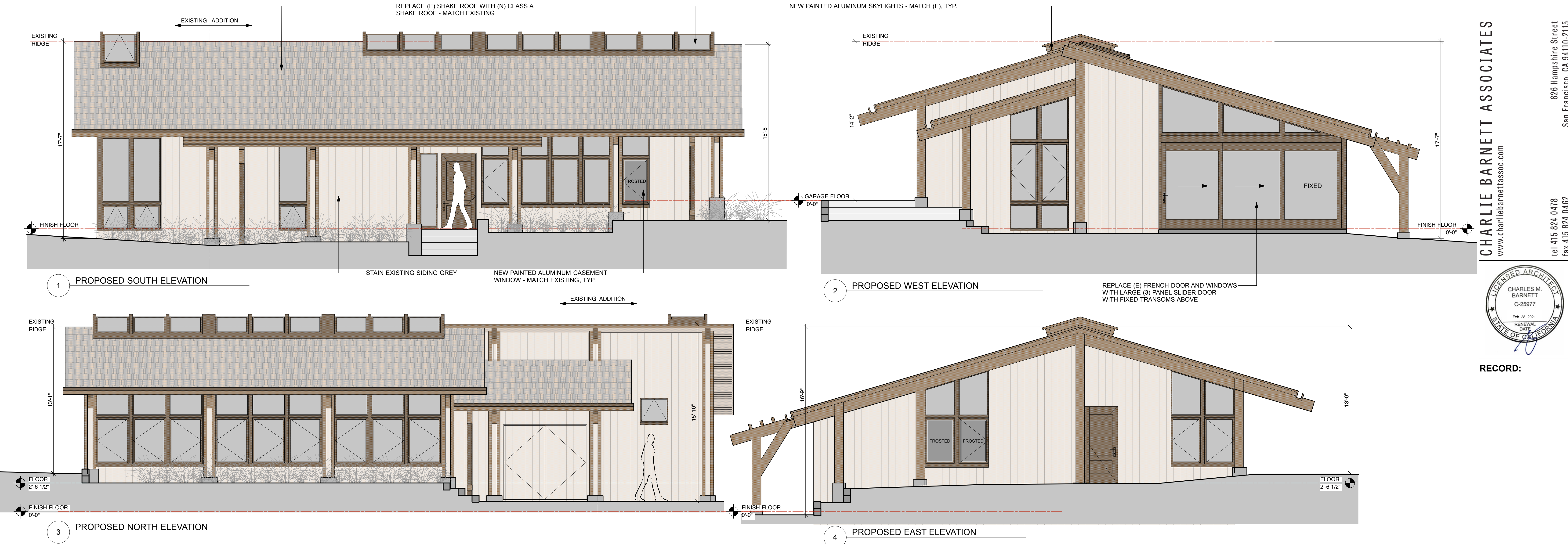
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	date

Irrigation  
Plan

drawn by: CC  
scale: 1" = 20'-0"



**CHARLIE BARNETT ASSOCIATES**  
www.charliebarnettassoc.com  
626 Hampshire Street  
San Francisco, CA 94110-2115  
tel 415 824 0478  
fax 415 824 0462

LICENSED ARCHITECT  
CHARLES M. BARNETT  
C-25977  
Feb. 28, 2021  
RENEWAL DATE  
STATE OF CALIFORNIA

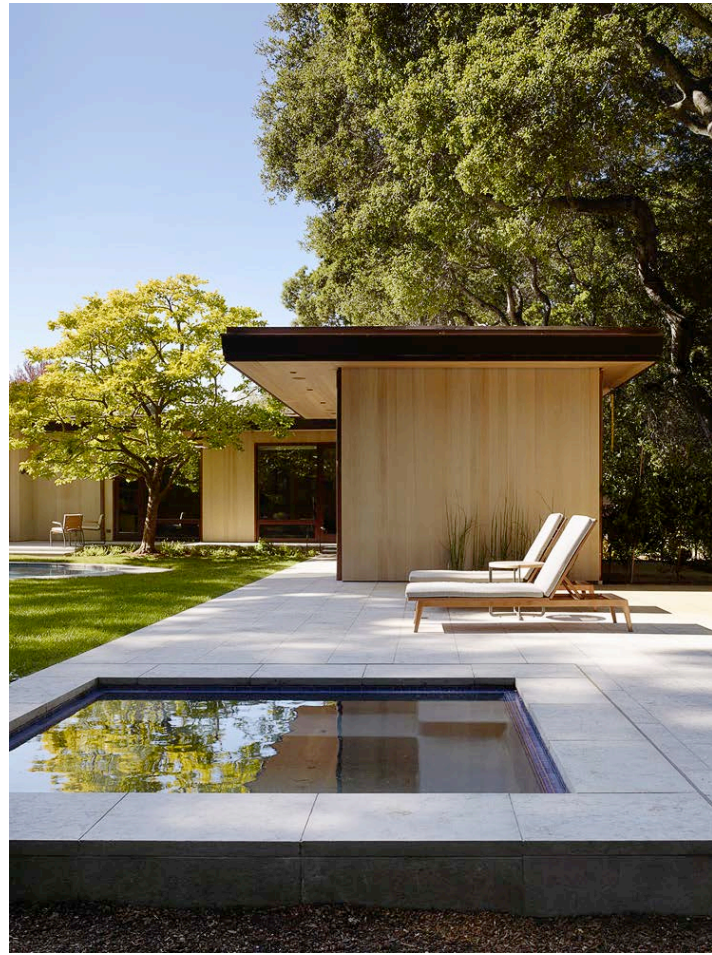
**RECORD:**



MATCH (E) GUTTER, DOWNSPOUT AND RAFTER DETAILS



PROPOSED NEW CLASS A WOOD SHAKE ROOF - MATCH (E)



PROPOSED LIGHT GREY STAIN FOR ALL EXTERIOR REDWOOD SIDING



SUBJECT PROPERTY - (E) EXT. REDWOOD SIDING TO BE STAINED LIGHT GREY



(E) EXT. DOOR & WINDOWS - (N) EXT. DOORS & WINDOWS TO HAVE SIMILAR PROPORTIONS & FINISH



SUBJECT PROPERTY - (E) GARAGE DOORS TO BE REPLACED WITH (N) WINDOWS - MATCH (E) WITH SIMILAR PROPORTIONS & FINISH



FLEETWOOD ALUMINUM SLIDDER DOORS IN ART ROOM IN DARK BRONZE



SUBJECT PROPERTY - (E) EXT. REDWOOD SIDING TO BE STAINED LIGHT GREY

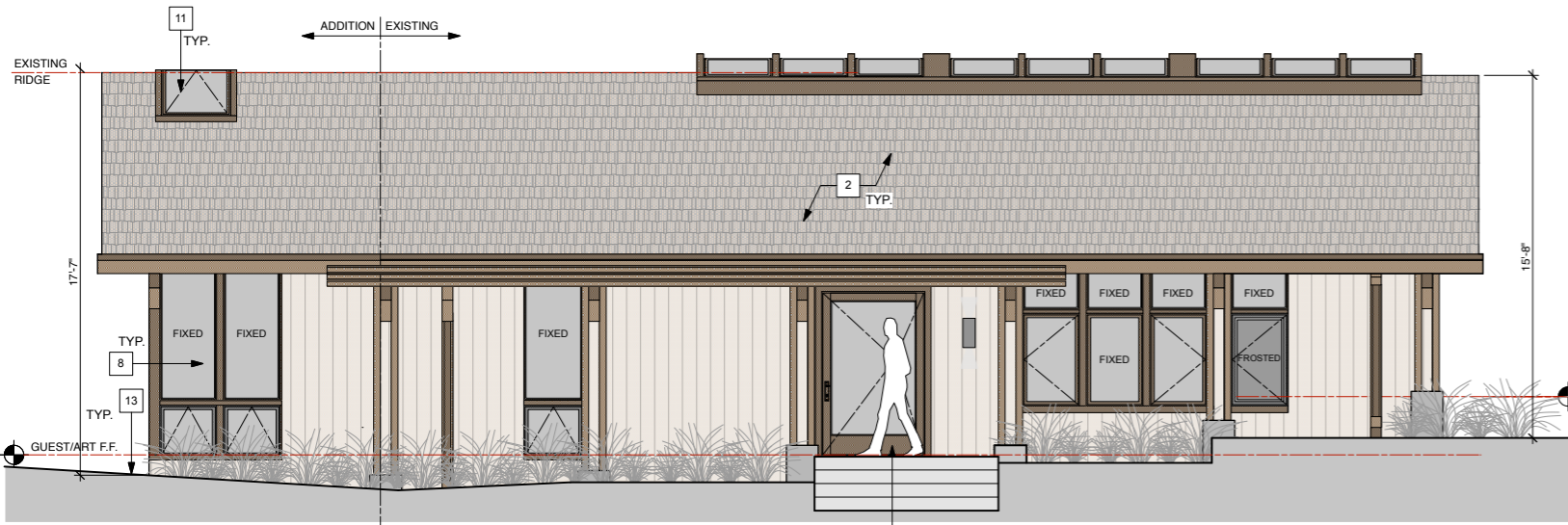


(E) EXT. DOOR & WINDOWS - (N) EXT. DOORS & WINDOWS TO HAVE SIMILAR PROPORTIONS & FINISH

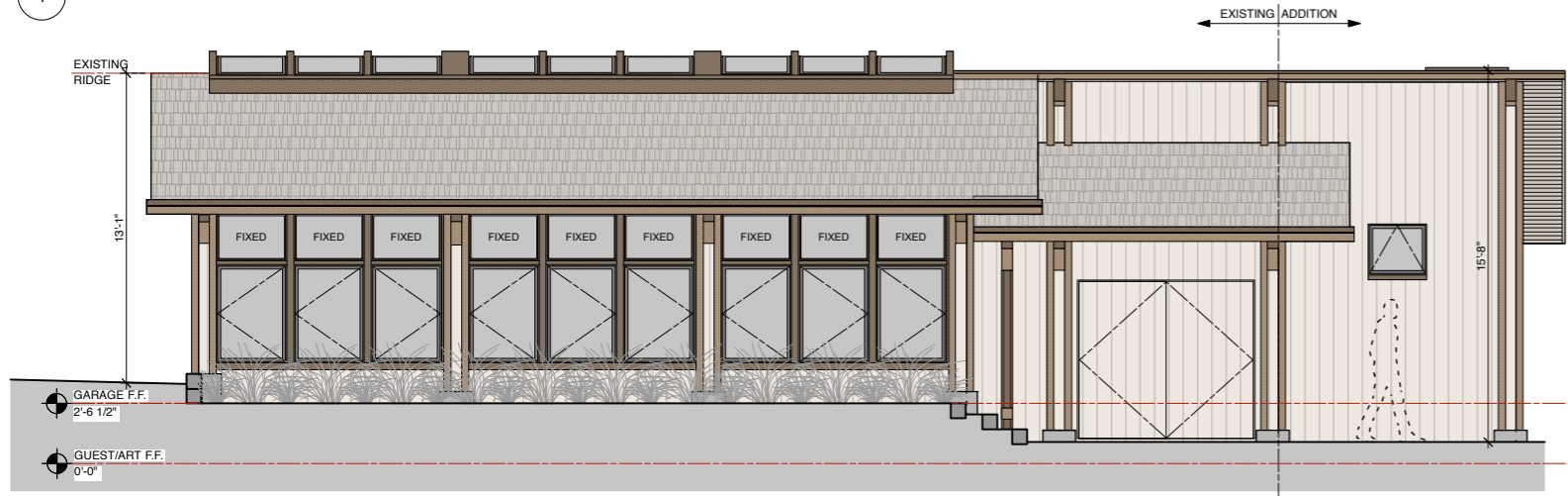
**PEBBLE BEACH RESIDENCE**  
**REMODEL**  
3334 17 MILE DRIVE  
PEBBLE BEACH, CA 93953  
APN #: 008-423-017-000

MATERIAL BOARD	
DRAWN BY:	SMB
ISSUED:	PERMIT
DATE:	12.10.18
SCALE:	1/2"=1'-0"

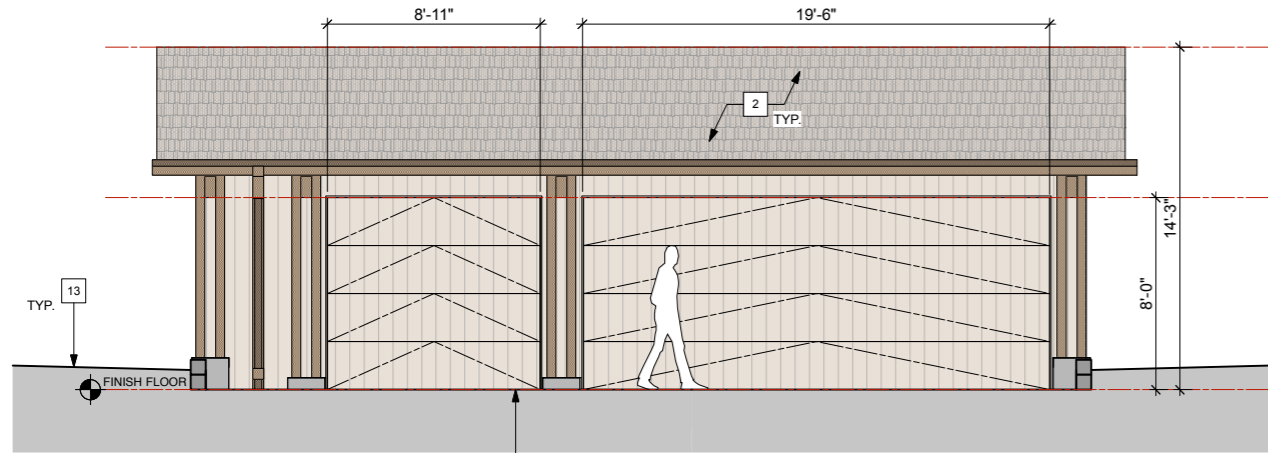
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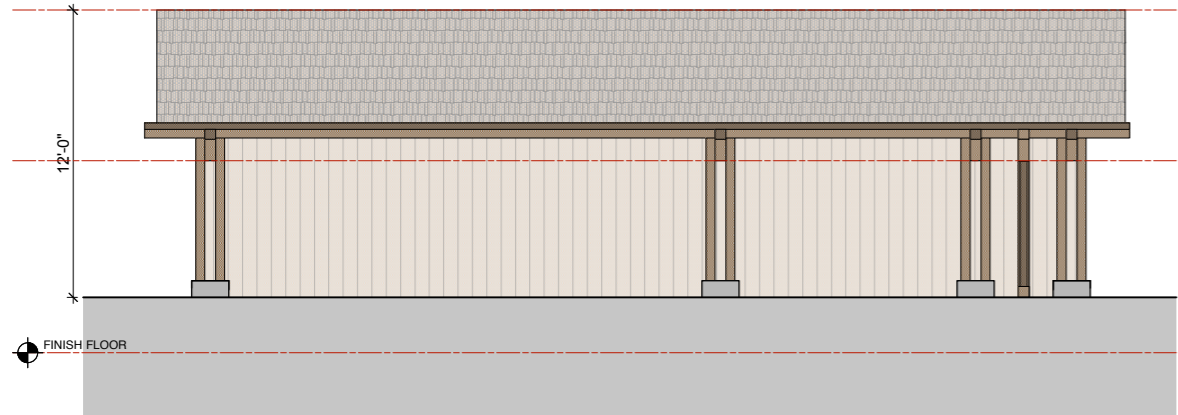
1 PROPOSED SOUTH ELEVATION



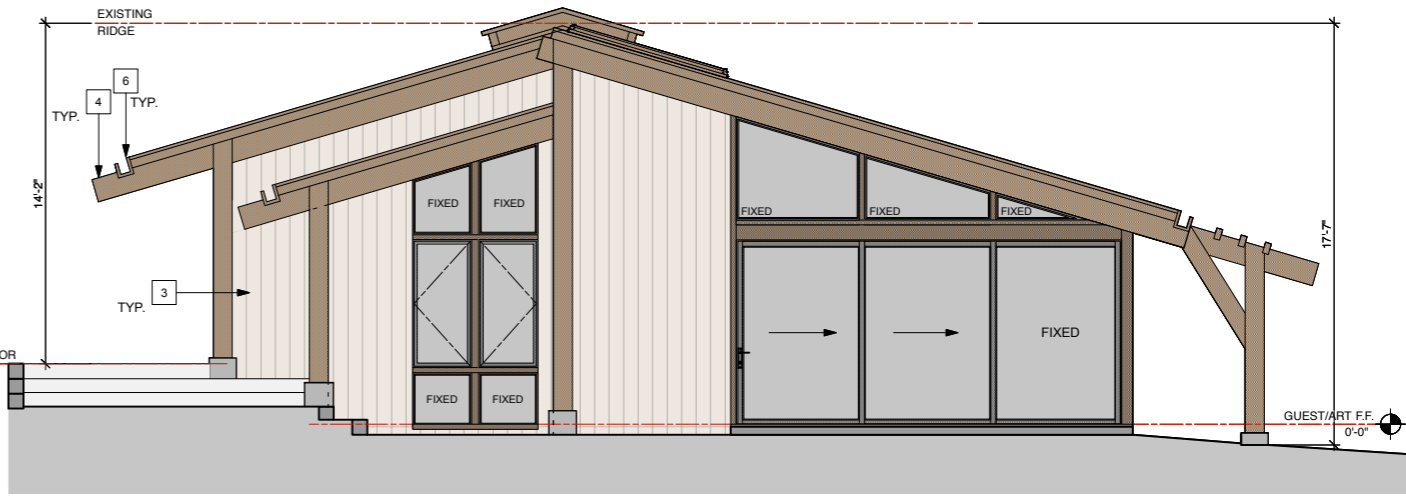
3 PROPOSED NORTH ELEVATION



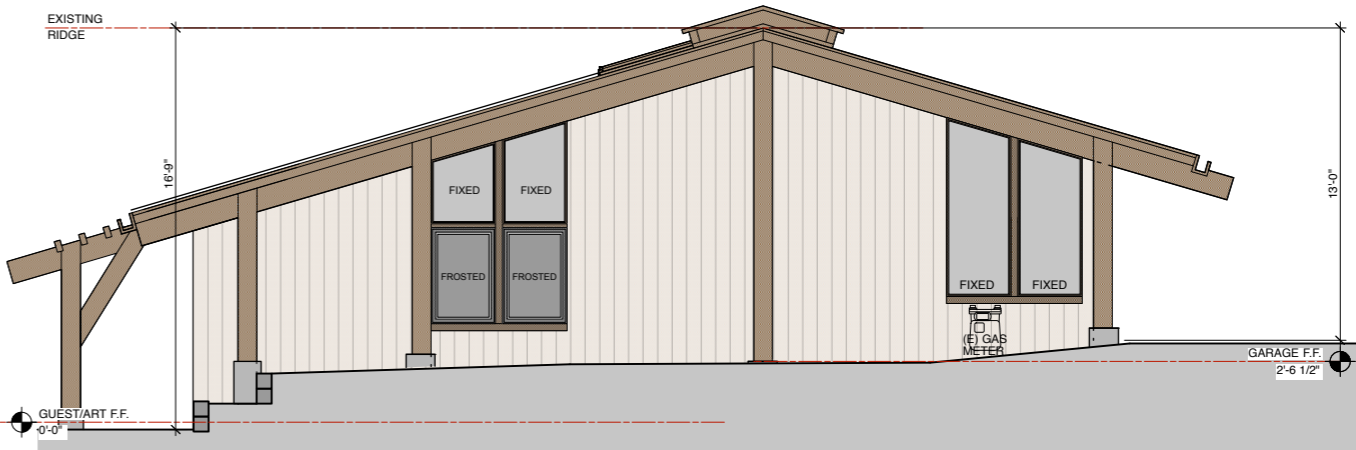
5 PROPOSED WEST ELEVATION



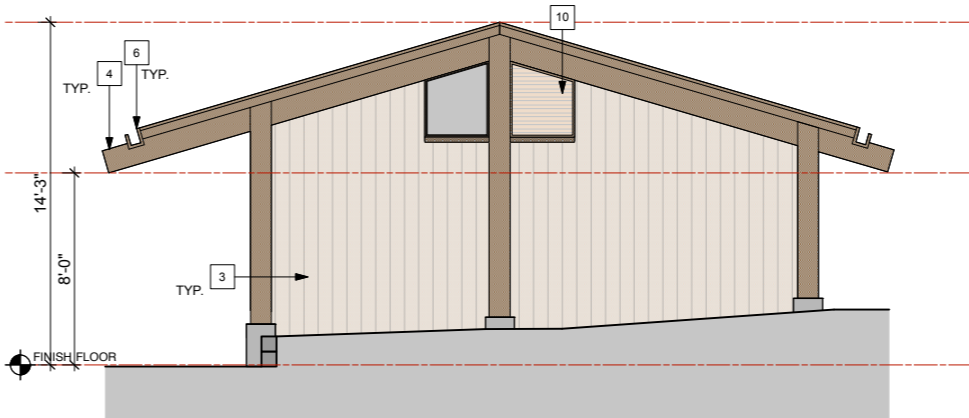
7 PROPOSED EAST ELEVATION



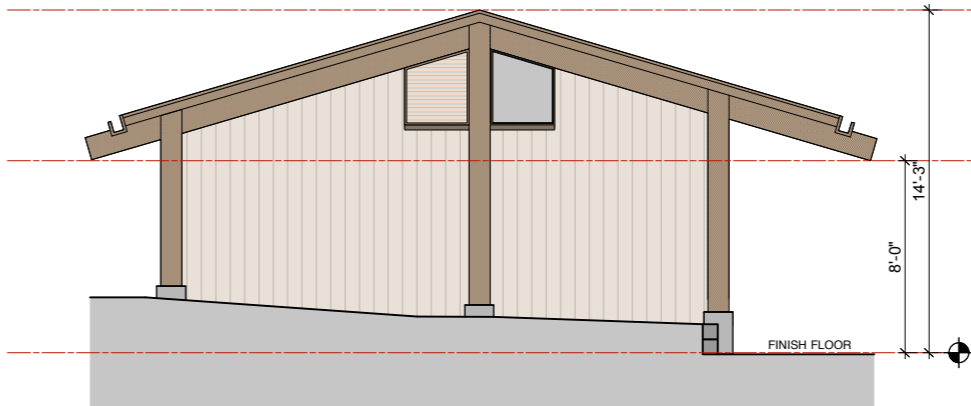
2 PROPOSED WEST ELEVATION



4 PROPOSED EAST ELEVATION

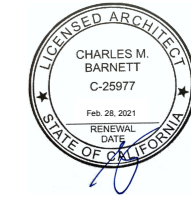


6 PROPOSED SOUTH ELEVATION



8 PROPOSED NORTH ELEVATION

GENERAL NOTES - EXTERIOR ELEVATIONS	
1.	NEW ROOF SURFACE TO BE CLASS 'A' ASSEMBLY ASPHALT SHINGLE ROOF. INSULATION TO MEET TITLE 24 REQUIREMENT.
2.	NEW HVAC AND PLUMBING VENTS TO BE LOCATED ON WEST ROOF ELEVATION. VENTS TO BE CONSOLIDATED TO ACHIEVE AS FEW PENETRATIONS AS POSSIBLE AND KEPT AS FAR FROM ROOF EDGE AS POSSIBLE. NEW PLUMBING FIXTURE VENTS TO BE LOCATED MINIMUM 10' FROM OPERABLE WINDOW AND 3' ABOVE OPERABLE SKYLIGHT PER CPC 906.2.
3.	ALL EXTERIOR LUMBER TO BE PRIMED AND BACKPRIMED FOR PAINT FINISH OR SEALED ON ALL SIDES FOR TRANSPARENT FINISH (COMPATIBLE WITH FINISH), PRIOR TO INSTALLATION.
4.	ALL EXPOSED FASTENERS FOR EXTERIOR FINISHES CARPENTRY TO BE EITHER STAINLESS STEEL OR COPPER IF EXPOSED AND HOT-DIPPED GALVANIZED WHEN CONCEALED.
5.	ALL EXPOSED FLASHING MATERIAL TO BE COPPER, UNLESS NOTED OTHERWISE.
6.	THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10'. IMPERVIOUS SURFACES MAY SLOPE AT 2% MIN PER CRC401.3
KEY NOTES - EXTERIOR ELEVATIONS	
1	(N) SECTIONAL, OVERHEAD GARAGE DOOR WITH PAINT FINISH
2	(N) CLASS 'A' ROOFING
3	(E) WOOD SIDING TO REMAIN, PATCH AS REQUIRED - STAIN EXISTING SIDING GREY
4	(E) EAVE AND FASCIA DETAIL TO REMAIN, U.N.O. - RE-PAINT
5	
6	(N) 5" HALF ROUND COPPER GUTTERS AND 3" Ø DOWNSPOUT TO TIE INTO (E) DRAINAGE
7	(N) CUSTOM STAINED GRADE WOOD DOOR & SIDELIGHT
8	NEW CUSTOM ALUM. WINDOW - MATCH EXISTING FINISH. DOUBLE PANE W/LOW-E GLASS
9	
10	(N) COPPER WALL VENT INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
11	(N) TEMPERED, CURB MOUNTED SKYLIGHT
12	REPAIR/REPLACE EXISTING DRY ROT, TYP. VERIFY WITH OWNER PRIOR TO WORK.
13	OUTLINE OF (E) GRADE
14	
15	ALL PLUMBING VENTS TO BE LOCATED 10' AWAY FROM AN OPERABLE WINDOWS AND SHALL BE COPPER, TYP.
16	REUSE (E) EXTERIOR LIGHTS FIXTURES (UL LISTED & RATED FOR WET LOCATIONS). ALL EXTERIOR LIGHTING SHALL BE DOWNLIT, SHALL NOT BE DIRECTED TOWARD THE STREET, THE SKY OR NEIGHBORING PROPERTIES AND SHALL BE A MAXIMUM OF 60 WATTS.



RECORD:

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