

Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:

POSS (PLN200136)

RESOLUTION NO. ---

Resolution by the Monterey County Planning
Commission:

- 1) Finding that the single-family dwelling project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- 2) Adopt a resolution approving:
 - a) A Design Approval to allow a 3,411 square foot single family dwelling with an attached two-car garage; and
 - b) A Use Permit for the removal of 35 protected trees (17 Coast Live Oaks and 18 Monterey Pines).

[PLN200136, Poss 1138 Chaparral Road,
Pebble Beach, Greater Monterey Peninsula
Area Plan (APN: 007-543-004-000)]

The Poss application (PLN200136) came on for public hearing before the Monterey County Planning Commission on February 24, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project planner conducted a site inspection on August 7, 2020 to verify that the project on the subject parcel conforms to the plans listed above.
- c) The property is located at 1138 Chaparral Road, Pebble Beach (Assessor's Parcel Number 007-543-004-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential, with a Building Site, Design Control, and Parking & Use of Major Recreational Equipment Storage in Seaward zoning overlays (MDR/B-6-D-RES). The project includes a new single-family dwelling. Single family dwellings are a principally permitted use in the MDR zone (Monterey County Code Section 21.12.030.A). Therefore, the project is an allowed land use for this site.
- d) The site is subject to the Design Review requirements contained in Chapter 21.44 of the Inland Zoning Ordinance (Title 21). Chapter 21.44 requires review of siting, size, configuration, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. HCD staff has reviewed the proposal and determined that the development has been appropriately sited and designed and the development meets all required site development standards in the MDR/B-6-D-RES zoning district. The proposed structure is consistent with the surrounding and will blend with the natural environment since no further landscaping will be added. Staff has determined that the proposed residence is compatible with the surrounding neighborhood character in terms of size, color, and location. The single-level modern Tuscan/Mediterranean style architectural incorporates natural mixed materials with a twist of a modern design. Colors and materials comprised of brown terracotta roofing, tan stucco exterior, rustic wooden doors with ornate decorative metal features, chocolate bronze exterior light fixtures and stone walkways. The proposed structure is consistent with the surrounding residential development. Landscaping will be kept in its natural state to attribute to the uniqueness of the surrounding Del Monte Forest. The modern Tuscan architecture design is consistent with the design guidelines of the Del Monte Forest. The project has also been approved by the Del Monte Forest Architectural Review Board on February 13, 2020.
- e) The applicable development standards include special regulations for setbacks within the MDR zoning district in the Del Monte Forest area as identified in MCC Section 21.12.070. These standards require special setbacks for the main dwelling unit of: 20 feet (front), 10 feet (rear) and 10 feet (sides). The proposed dwelling has a 20 feet (front), 19 feet (rear), and 10 feet (sides). Maximum allowed structure height is 27 feet. The proposed height for the single-family dwelling is 19'10". The allowed maximum site coverage in the MDR district is 35 percent. The property is 10,466 square feet, which would allow site coverage of 3,663 square feet. The proposed single-family dwelling, detached garage and studio would result in site coverage of 3,411 square feet or 32.6 percent. Therefore, as proposed, the project meets all required development standards.
- f) The site is within the Building Site – 6 ("B-6") Zoning overlay district. Standards for the B-6 zone are contained in Chapter 21.42.030 of the Inland Zoning Ordinance (Title 21). Chapter 21.42.030 precludes

subdivision of the lot and establishes special setbacks. In this case, the special setbacks for the Monterey Peninsula Country Club area as identified in MCC Section 21.12.070 apply. Those setbacks are addressed in Finding d above. The project does not include a subdivision.

- g) The project site is within a Parking and Use of Major Recreational Equipment Storage in Seaward Zone (RES) zoning overlay district. This district limits the ability to park Recreational Vehicles in the front yard. The project does not propose such parking. This parking restriction will apply to ongoing use of the property.
- h) Pursuant to Del Monte Forest and in the 2010 General Plan Greater Monterey Peninsula Supplemental Policy GMP- 3.5, removal of healthy native oak trees, Monterey Pines and Redwood trees are discouraged. The policy requires the development of an Ordinance to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include permit requirements, replacement criteria and exceptions for emergencies for emergencies and government agencies. Section 21.64.260 D. implements that policy. Section 21.64.260 D. requires a Use Permit for removal of three or more protected oak trees. The project involves removal of 35 trees (17 Coast Live Oaks & 18 Monterey Pines). Findings required to grant the Use Permit for tree removal can be made in this case (See Finding 3 with supporting evidence).
- i) Pursuant to the 2010 Monterey County General Plan, Policy PS-3.1 ensure that new development is assured a long-term sustainable water supply. Except as specifically set forth, new development for which a discretionary permit is required, and that will use or require the use of water, shall be prohibited without proof, based on specific findings and supported by evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development. This requirement shall not apply to the first single family dwelling and non-habitable accessory uses on an existing lot of record. The project is the first single family dwelling. Therefore, it meets the exception of this policy.
- j) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the Design Approval and Use Permit for this project is subject to review by the Zoning Administrator or Planning Commission. The proposed project was reviewed by the Del Monte Land Use Advisory Committee (LUAC) on November 19, 2020. The LUAC members unanimously recommended approval of the project by a vote of 5-0 with 1 absent and 1 recuse since that member is a neighbor to the proposed site. Only one recommendation was made, that is to install a sound fencing to reduce noise produced by the generator. A condition of approval (Condition No. 12) has been added to the project to require enclosure of the generator.

- k) 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 PLN200136.

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, Pebble Beach Community Service District, HCD-Public Works, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to trees and cultural resources. The following reports have been prepared:
 - *“Geotechnical Report” (LIB200146) prepared by Grice Engineers, Inc., Salinas, CA September 2019*
 - *“Tree Assessment/Forest Management plan” (LIB200144) prepared by Frank Ono, Pacific Grove, CA January 28, 2020.*
 - *“Preliminary Cultural Resources Reconnaissance” (LIB200200) prepared by Susan Morley, Marina, CA November 2020*

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on August 7, 2020 to verify that the site is suitable for this use. The proposed dwelling is located in a residentially zoned area and is surrounded by existing residential uses.
- d) The project is located within a high archaeological zone, a Phase I archeological report (LIB200200) prepared by Susan Morley dated November 2020 was submitted and concluded that there is no surface evidence of potentially significant archaeological resources on this parcel. Recommendations were made that any future construction projects on this parcel should not be delayed for archaeological reasons. A condition of approval (Condition No. 3) was applied to this project to include language directing the contractor to stop work within 50 meters (165 feet) of uncovered resource, immediately contact Monterey County RMA-Planning, a Tribal Council Representative and qualified archaeologist.
- e) The site is in a high fire hazard area. A Fire Fuel Management Plan has been prepared for the project that incorporates guidance on fuel management and fire protection from Cal-Fire. Defensible space and vegetation management around the structure will be incorporated in accordance with the Fuel Management Plan to minimize risks from fire.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN200136.

3. **FINDING:** **TREE REMOVAL-** The subject project tree removal is 1) minimum required under the circumstances of the case; and 2) the removal will not involve a risk of environmental impacts in accordance with the

applicable goals and policies of the Greater Monterey Peninsula Area Plan.

EVIDENCE: a) The proposed project would include the removal of 35 trees (17 Coast Live Oaks and 18 Monterey Pines). Both Coast Live Oaks and Monterey Pines are considered protected trees in 2010 General Plan Greater Monterey Peninsula Area (Policy GMP- 3.5). A report dated December 12, 2019 (Exhibit D to the staff report) was prepared by Frank Ono, Urban Forester. Of the 35 trees proposed for removal, four trees are landmark trees. Landmark trees are those trees which are 24 inches or more in diameter when measured two feet above the ground, or trees which are visually significant, historically significant, or exemplary of their species. Four landmark trees are within the development area, three trees are located within the building footprint and one is within the required driveway/garage. The breakdown of the trees proposed for removal are as follows:

- 17 Coast Live Oaks in the 6-12 inch diameter class.
- 5 Monterey pines in the 6 -12 inch diameter class.
- 9 Monterey pines in the 13-23 inch diameter class.
- 4 Monterey pine trees identified as landmark trees (24 inches or greater)
 - Landmark tree (#109) is a 36-inch diameter Monterey Pine located within the building envelope.
 - Landmark tree (#123) is a 48-inch diameter Monterey Pine inside the proposed driveway/garage.
 - Landmark tree (#129) is 24-inch diameter Monterey Pine and located within the building footprint.
 - Landmark tree (#135) is 30-inch diameter Monterey Pine and located within the building envelope.

Due to the dense forest conditions at the site, development without tree removal is not feasible in this case. Pursuant to Section 21.64.260 of the Monterey County Zoning Ordinance, findings must be made to grant the tree removal.

b) Minimum Required: In this case, the lot is a quarter acre in size and is zoned for residential development. This lot supports a dense stand of trees and development anywhere on the lot will require removal of trees. The proposal is to construct a single-family dwelling near the center of the lot meeting setback and development standards for the zoning district. The house is of a size and design that fits the lot and is typical for the area. Attempts have been made to preserve trees around the perimeter of the proposed home with focus on trees that are in good to fair condition. For these reasons, staff supports the determination that the project includes removal of the minimum number of trees under the circumstances of this case.

- c) Impacts: Removal of trees will not involve a risk of adverse environmental impacts in this case. A Forest Management Plan (FMP) has been prepared for the project by Frank Ono. The FMP describes the conditions of the trees at the site and how it relates to the surrounding environment. The site is heavily forested with an understory of Coast live oaks and mature pines in their later stages of life. No significant long-term impacts to the surrounding forest ecosystem are anticipated due to the area around the site already being developed, and the forested nature of the area surrounding the proposed residence. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term. The FMP concludes that removal of trees at the site will not result in adverse effects provided best management practices are incorporated. Staff has reviewed the FMP and agrees with its conclusions.
- d) Tree Replacement: Pursuant to the requirements of the Monterey County Zoning Ordinance Section 21.64.260., all non-landmark oak trees removed as a result of a project shall be replaced at a one-to-one (1:1) ratio. Due to forest over-crowding, and the fire prone nature of the area with heavy vegetation, the arborist recommends a one-to-seven (1:7) ratio resulting in replacement of 5 trees. However, due to fire management requirements and the already crowded conditions of trees on the property, replacement planting is not warranted in this case. A condition of project approval (Condition No. 7) requiring the replacement of all removed trees off-site on a 1:1 basis, or payment of an in-lieu fee to the Del Monte Forest Foundation has been applied to the project as substitution for on-site replanting. In addition, surrounding trees located close to the construction site will be protected from construction equipment by fencing off the canopy driplines and/or critical root zones with protective materials (Condition No. 8)
- e) Best management practices (BMPs) will be implemented through the construction management plan and recommendations in the forest management plan have been incorporated as conditions of approval in order to maintain the health of the trees to be retained. BMPs include but are not limited to:
- Not depositing fill, parking equipment, or staging construction materials on or near existing trees. Trees will be protected by boards, fencing or other materials to delineate protection zones.
 - Any and all pruning directed by an arborist to prevent unnecessary tree injury and to ensure appropriate timing/season of work.
 - Management of oak material greater than 3 inches in diameter remaining on site more than one month being covered to discourage infestation of bark beetles.

In addition to the BMPs, other management measures recommended by the arborist will be employed to ensure the overall health of remaining trees, including: clearing of brush/debris; removal of invasive plant species; and thinning of trees that are less than six inches diameter at breast height. These actions will help to promote the health of trees at the site.

4. **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 Service District, HCD-Public Works, Environmental Health Bureau, and HCD-Environmental Services. 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) The property is to be served by The Pebble Beach Community Services District for sewer service and water entitlement has been granted by the Pebble Beach Company to the owner on February 3, 2021 (Doc. No. 2021007989)
 - c) In addition to any pruning for construction or aesthetics, California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California. Pebble Beach Community Service District has reviewed the project without imposing any additional conditions of approval on top of these state requirements. A Fuel Management Plan was submitted as part of the application. Fire resistant construction materials, such as brown terracotta roof and tan stucco exterior were chosen due to the high fire hazard risk of this parcel. In addition, the Pebble Beach Community Service Fire station is approximately 1.1 mile away.
 - d) Staff conducted a site inspection on August 7, 2020 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN200136.
5. **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. Violations does not exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 07, 2020 and researched County records to assess if any violation exists on the subject property. The site is vacant with natural vegetation apparent.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN200136.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts one single-family residence. The construction of the 3,411 square foot single family dwelling with an attached two-car garage meets this exemption.
 - b) No adverse environmental effects were identified during staff review of the development application during a site visit on August 07, 2020.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Project location is not considered a particularly sensitive environment. It is a relatively small lot within a developed residential neighborhood. There is no significant effect on the environment due to unusual circumstances. Tree removal is the primary environmental concern but the removal will not cause adverse environmental impacts in this case (See Finding 3). The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not within a highway officially designated areas as a state scenic highway.
 - d) Staff conducted a site inspection on August 07, 2020 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 HCD-Planning for the proposed development found in Project File PLN200136.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines; and
2. Adopt a resolution to approve a:
 - a. A Design Approval to allow a 3,411 square foot single family dwelling with an attached two-car garage; and
 - b. A Use Permit for the removal of 35 protected trees (17 Coast Live Oaks and 18 Monterey Pines).

In general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 24th day of February, 2021 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Erik V. Lundquist, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

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.

Form Rev. 5-14-2014

Monterey County HCD Planning

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

PLN200136

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN200136) allows 3,411 square foot single family dwelling with an attached two-car garage and a Use Permit for the removal of 35 protected trees (17 Oak and 18 Monterey Pine). The property is located at 1138 Chaparral Road, Pebble Beach (Assessor's Parcel Number 007-543-004-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval and Use permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 007-543-004-000 on February 24, 2021. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-Planning

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

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

5. 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, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

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

6. PD011(A) - TREE REMOVAL

Responsible Department: HCD-Planning

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

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

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: HCD-Planning

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

- Replacement shall take place at the 1:1 ratio recommended by County Staff (one tree replace for every one tree removed) of same variety of 5 gallons or larger.
- Replacement tree(s) shall be located off-site within the Del Monte Forest or provide a payment of a fee to the Del Monte Forest Foundation for tree planting and/or forest preservation in the Del Monte Forest. (HCD - Planning)

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

8. PD049 - TREE AND ROOT PROTECTION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD-Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: HCD-Public Works

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

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

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: HCD-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD - Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

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

11. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: HCD-Public Works

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

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

12. SOUND FENCING

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Applicant shall install sound fencing as a barrier to reduce the noise produced by the generator.

Compliance or Monitoring Action to be Performed: Prior to the installation and usage of the generator, Owner/Applicant/Contractor shall install sound fencing to reduce the noise level produced by the generator.

CUSTOM HOME DESIGN FOR
ROY & DEBBIE POSS

1138 CHAPARRAL ROAD
PEBBLE BEACH, CA.
APN 007-543-004



**POSS
RESIDENCE**

1138 CHAPARRAL ROAD
PEBBLE BEACH, CA
APN 007-543-004

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OWNER'S INFORMATION

ROY & DEBBIE POSS
26934 LAURELES GRADE RD.
CARMEL VALLEY, CA. 93924
209.406.3802
ROYPOSS@YAHOO.COM

SQUARE FOOTAGE

CONDITIONED RESIDENCE	2638 SQ. FT.
FRONT PORCH	77 SQ. FT.
GARAGE	696 SQ. FT.
TOTAL COVERED AREA	3411 SQ. FT.

SITE INFORMATION & LOT COVERAGE

TOTAL SITE AREA	10,466 SQ. FT./0.24 ACRE
ALLOWED COVERAGE	35%/3663.10 SQ. FT.
TOTAL GROUND COVERAGE	3411 SQ. FT.
PERCENTAGE OF COVERAGE	32.59% LOT COVERAGE

FLOOR AREA RATIO

TOTAL CONDITIONED RESIDENCE	2638 SQ. FT.
TOTAL SITE AREA	10,466 SQ. FT./0.24 ACRE
25.2% FLOOR AREA TO SITE RATIO	



DELTA VALLEY
DESIGN
312 S. FAIRMONT #C (NORTH)
LODI CALIFORNIA 95240
209/ 369-7956

BUILDING CODE REQUIREMENTS

FRAMING

- 1⁰ HOLD DOWNS MUST BE SECURED IN PLACE BY APPROVED METHODS PRIOR TO FOUNDATION INSPECTION.
- 2⁰ PROVIDE A MINIMUM WEATHER STRIPPED ATTIC ACCESS OF 20"X30". WHERE ATTIC FURNACES ARE USED, THE MINIMUM SIZE IS 30"X30". THERE IS TO BE 30" MINIMUM HEADROOM ABOVE THE ACCESS OPENING. SECTION R801.1.
- 3⁰ EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH. THE CLEAR SPACE IN FRONT OF THE WATER CLOSET SHALL BE A MINIMUM OF 24". NO WATER CLOSET SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION.
- 4⁰ TRUSS CLIPS SHALL BE PROVIDED AT ALL INTERIOR PARTITIONS WITH 1/2" CLEARANCE FROM TOP PLATE OF PARTITION AND BOTTOM CHORD.
- 5⁰ PROVIDE A DOUBLE TOP PLATE WITH A MINIMUM 48" LAP SPLICE NAILED EACH END W/ 8 16d NAILS.
- 6⁰ NAILING SHALL BE IN COMPLIANCE WITH TABLE R602.3(1).
- 7⁰ ALL HEADERS OVER 4" SHALL BE 4"X12", UNLESS NOTED OTHERWISE. R502.5(1).
- 8⁰ PLYWOOD SHEATHING OVER EXPOSED EAVES, OR OTHER EXPOSED AREAS, ARE TO BE EXTERIOR EXPOSURE 1.
- 9⁰ MULTI FASTENER SPACING FOR CATALOG NO. X-CF OR X-CF, SHALL NOT EXCEED 3'-0" O.C. FOR INTERIOR NON SHEAR WALLS. THE FASTENERS INDICATED SHALL HAVE TWO PINS PLACED 6" AND 10" RESPECTIVELY FROM EACH END OF THE SILL PLATE.
- 10⁰ PLASTIC SKYLIGHTS MUST BE SEPARATED BY AT LEAST 4".
- 11⁰ DOORS MAY OPEN INTO A GARAGE ONLY IF THE DOORS OR LANDINGS IN THE GARAGE IS NOT MORE THAN 1' LOWER THAN THE DOOR THRESHOLD, OR IF THE DOOR OPENS INTO THE HOUSE, THE LANDING STEP OR FLOOR DIFFERENCE SHALL NOT EXCEED 1 3/4". SECTION R31.3.1.
- 12⁰ FOUNDATION SILLS TO BE PRESSURE TREATED OR EQUAL. SECTION R317.
- 13⁰ REINFORCING BARS IN THE FOUNDATION SHALL BE PLACED 5" FROM THE TOP OF THE STEM WALL AND 3" CLEAR FROM THE BOTTOM OF THE FOOTING. SECTION 403.13.
- 14⁰ PROVIDE SOLID BLOCKING AT EXTERIOR WALLS ON TRUSSED ROOFS. SECTION R802.
- 15⁰ PROVIDE A KNEE SCREED AT THE FOUNDATION PLATE LINE ON ALL EXTERIOR AND STUD WALLS TO BE STUCCOED. SECTION R708.6.2.1.
- 16⁰ CEILING HEIGHTS IN HABITABLE ROOMS TO BE MIN. 7'-6". HEIGHT FOR LAUNDRY ROOMS, HALLWAYS, CORRIDORS, AND BATHROOMS TO BE 7'-0" MINIMUM. SECTION R503.
- 17⁰ PROVIDE CONTINUOUS REINFORCED FOOTINGS UNDER ALL INTERIOR BEARING WALLS AND SHEAR WALL LINES AT INTERVALS NOT EXCEEDING 50'-0". BUILDINGS MORE THAN ONE STORY IN HEIGHT ALL INTERIOR WALL PANELS SUPPORTED ON CONTINUOUS FOUNDATION. SECTION R403.1.2.
- 18⁰ PROVIDE FOOTINGS AND COLUMNS FOR CONCENTRATED LOADS IMPOSED BY GIRDER TRUSSES AND BEAMS. SECTION 401.2.
- 19⁰ PROVIDE A MINIMUM OF (2) 1" X (2) 1" A.B. @ ALL BRACED WALL PANELS SECTION R403.1.6.
- 20⁰ PROVIDE ALTERNATE WALL PANEL NOT LESS THAN 2'-6" IN ACCORDANCE W/ SECTION R602.10.3.2 WHERE A 4'-0" WALL NOT AVAILABLE. ALTERNATE WALL PANELS MAY BE REDUCED 16" ADJACENT TO A DOOR OR WINDOW IN ONE STORY BUILDINGS. SECTION R602.10.3.3.
- 21⁰ USE 3'X3"X24" PLATE WASHERS ON ALL ANCHOR BOLTS. SECTION R602.11.1.

FIRE RESISTANCE AND FIRE SAFETY

1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 5/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 5/8" OR 20-MINUTE FIRE RATED DOORS, DOORS SHALL BE SELF-CLOSING AND SELF LATCHING. SECTION R502.5.1.
- 2⁰ ONE HOUR ASSEMBLY. ALL WALLS AND CEILING AREA COMMON TO THE GARAGE AND DWELLINGS SHALL BE SO CONSTRUCTED, SUPPORTING FRAMING MEMBERS FOR THE GYPSUM BOARD SHALL HAVE A MAXIMUM SPACING OF 16" O.C.
- 3⁰ WATER HEATERS HAVING NON-RIGID WATER CONNECTIONS AND OVER 4' IN HEIGHT, FROM THE BASE TO THE TOP OF THE TANK, SHALL BE ANCHORED OR STRAPPED TO PREVENT HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. SECTION R501.2.3.1.
- 4⁰ GAS VENTS AND NON COMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE STORIES OR LESS SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.
- 5⁰ SMOKE ALARMS SHALL BE UL217 RATED. PROVIDE SMOKE ALARMS IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA IN IMMEDIATE VICINITY OF EACH BEDROOM, AND IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES & UNHABITABLE ATTICS. SMOKE ALARMS SHALL BE HARDWIRED AND INTERCONNECTED. SECTION R514.3.
- 6⁰ CARBON MONOXIDE SHALL BE UL 2034/2075 RATED. CARBON MONOXIDE ALARMS SHALL BE IN EACH SLEEPING ROOM WITH A FUEL BURNING APPLIANCE AND IN DWELLING UNITS WITH AN ATTACHED GARAGE, OUTSIDE SLEEPING AREAS AND ON EVERY LEVEL OF DWELLING. SECTION R515.2.
- 7⁰ WHERE THE (2) 1/2" X 1/2" X 1/2" AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY IN A SINGLE FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. SECTION R502.12.
- 8⁰ FIRE STOPS SHALL BE LOCATED AT THE FOLLOWING LOCATION, SECTION R502.11.
- a. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROPPED CEILINGS AND COVERED CEILINGS.
- b. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AND AT THE TOP AND BOTTOM OF THE RUN AND IN BETWEEN THE STUDS, ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
- c. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT THE CEILING AND FLOOR LEVELS WITH NON COMBUSTIBLE MATERIALS.
- 9⁰ ROOFS IN STATE RESPONSIBILITY HAZARD AREAS SHALL BE RATED A MINIMUM OF CLASS-C. SECTION R502.1.2.
- 10⁰ PREFABRICATED FIREPLACE SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTION, UL LISTING, OR (CBO RESEARCH REPORT NUMBER, SECTION R1004.1).
- 11⁰ DUCTS PENETRATING FIRE WALLS MUST BE 26 GA. SECTION R502.5.2.
- 12⁰ ALL DUCT AND PIPE PENETRATIONS THROUGH THE GARAGE FIRE WALL SHALL BE SEALED WITH AN APPROVED NON COMBUSTIBLE MATERIAL. SECTION R502.5.2.
- 13⁰ PROVIDE A SPARK ARRESTOR ON ALL CHIMNEYS CONNECTED TO ANY APPLIANCE OR FIREPLACE. THE NET FREE OPENING OF THE SPARK ARRESTOR SHALL NOT PERMIT THE PASSAGE OF SPHERES LARGER THAN 1/2" NOR BLOCK THE PASSAGE OF SPHERES LESS THAN 3/8". SECTION R1003.4.1.
- 15⁰ PROJECTIONS BEYOND EXTERIOR WALL SHALL NOT EXTEND BEYOND:
- a. A POINT 1/3 THE DISTANCE TO THE PROPERTY LINE FROM THE ASSUMED VERTICAL PLANE LOCATED WHERE FIRE RESISTIVE PROTECTION OPENINGS ARE REQUIRED.
- b. MORE THAN 12" INTO AREAS WHERE OPENINGS ARE NOT PERMITTED OR WHERE PROTECTION IS REQUIRED SHALL BE ONE HOUR FIRE RESISTIVE TIMBER.

WINDOW AND GLAZING NOTES

- 1⁰ WINDOW AREA MUST BE AT LEAST 8 PERCENT OF THE FLOOR AREA. SECTION 1203.2.
- 2⁰ HABITABLE ROOMS. SECTION R503.1.
- 3⁰ OPEN ABLE WINDOW AND SKYLITE AREA IN HABITABLE ROOMS MUST BE AT LEAST 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. SECTION R503.1.
- 1⁰ IN DWELLING UNITS EVERY SLEEPING ROOM AND BASEMENT SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPEN ABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET OPEN ABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET OPEN ABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A BOTTOM OF CLEAR OPENING HEIGHT OF NOT MORE THAN 44" ABOVE THE FINISHED FLOOR. SECTION R501.1.
- 4⁰ ALL GLAZING WITHIN 6' OF THE FLOOR AND IN EXCESS OF 4 SQUARE FEET AND WITHIN 12' OF ANY DOOR SHALL BE TEMPERED. ALL SHOWER AND BATHUB DOORS GLAZING WITHIN 60" OF THE BATHING SURFACE SHALL BE TEMPERED. SECTION R508.4.
- 5⁰ SAFETY GLAZING MUST BE INSTALLED IN INGRESS / EGRESS DOORS AND IN ALL PANELS OF SLIDING DOORS. SECTION R508.4.
- 6⁰ GLAZING WITHIN A 24" ARC OF EITHER THE VERTICAL EDGE OF A DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE TEMPERED. SECTION R508.4.
- 7⁰ ALL GLAZING SHALL BE DUAL PANE AS INDICATED ON THE TITLE 24 DOCUMENTS.

PLUMBING

- 1⁰ ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES. CFC SECTION 603.4.7.
- 2⁰ T & P VALVES SHALL DISCHARGE AT THE EXTERIOR OF BUILDING, POINT DOWN WITHIN 24"-6" ABOVE GROUND. CFC SECTION 603.4.7.
- 3⁰ ALL WATER CLOSETS SHALL HAVE A MAXIMUM FLUSHING CAPACITY OF 1.28 GALLONS. CFC SECTION 402.2.
- 4⁰ SHOWER VALVES SHALL BE INDIVIDUALLY CONTROLLED, HANDLE POSITION STOPS TO LIMIT MIXED WATER TO MAXIMUM TEMP. 120 DEGREES FAHRENHEIT. CFC SECTION 419.2.

TITLE 24 / ENERGY

- 1⁰ UNLESS AN EXEMPTED MODEL IS SPECIFIED, AN R-12 EXTERNAL BLANKET SHALL BE INSTALLED ON ALL WATER HEATERS IN ALL LOCATIONS.
- 2⁰ DOUBLE GLAZING IS REQUIRED ON ALL WINDOWS AND DOORS.

INSULATION

WALL 19 CEILING 38 FLOOR N/A EDGE OF SLAB N/A

VENTILATION NOTES

- 1⁰ MECHANICAL VENTILATION CAPABLE OF PROVIDING 50 CUBIC FEET PER MINUTE IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, AND SIMILAR ROOMS IF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION ARE NOT PROVIDED. SECTION R503.3.
- 2⁰ THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/200 IS PERMITTED PROVIDED THAT AT LEAST 80% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/200 WHEN A CLASS 1 OR 2 VAPOR BARRIER IS INSTALLED ON THE WARM-IN WINTER SIDE OF CEILING. SECTION R506.2.
- 3⁰ AT LEAST 1/2 OF COMMON WALLS NOT BE OPEN HAVING NOT LESS THAN 1/10 OF FLOOR AREA OR 25 SQ. FT. WHICH EVER GREATER IF LIGHT AND VENTILATION SUPPLIED FROM ADJACENT ROOM. SECTION R503.2.
- 4⁰ TYPE B OR BA GAS VENTS W/ CAP SIZE 12" OR SMALLER PERMITTED TO TERMINATE ACCORDING TO CMC TABLE 8-2 PROVIDED THEY ARE 8'-0" FROM VERTICAL WALL OR OTHER OBSTRUCTION. ALL OTHER TYPE B VENTS TERMINATE NOT LESS THAN 2'-0" FROM THE HIGHEST OF ROOF 4' 2'-0" HIGHER THAN ANY PORTION WITHIN 10'-0". CMC 802.6.

MECHANICAL

- 1⁰ PROVIDE A RAISED PLATFORM FOR ANY FURNACE, WATER HEATER, OR OTHER DEVICE IN THE GARAGE THAT MIGHT DEVELOP A SPARK OR FLAME SO THAT THE SPARK OR FLAME IS AT LEAST 18" ABOVE THE GARAGE FLOOR. CMC SECTION 507.0.
- 2⁰ ATTIC MOUNTED FORCED AIR UNITS SHALL HAVE A 50 INCH SQUARE MINIMUM ACCESS THAT IS READILY ACCESSIBLE AT ALL TIMES. PROVIDE AN INLET AND OUTLET, A 24" WIDE CATWALK TO THE UNIT (20" MAXIMUM), AND A 30" WIDE WORK PLATFORM IN FRONT OF THE UNIT. MINIMUM ATTIC HEIGHT IS 5' OR PROVIDE A CERTIFICATION OF OPERATION IN LESS SPACE. CMC SECTION 904.11.

FASTENING SCHEDULE TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENT	NUMBER & TYPE OF FASTENERS(A/B)	SPACING OF FASTENERS
ROOF			
1	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2 1/2"X0.131)	
2	CEILING JOISTS TO PLATE, TOE NAIL	3-8d (2 1/2"X0.131)	
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAYS OVER PARTITION, FACE NAIL	3-10d	
4	COLLAR TIE RAFTER, FACE NAIL OR 1/4"X20 GAGE RISER STRIP	5-10d (3"X0.128)	
5	RAFTER TO PLATE, TOE NAIL	3-8d (3 1/2"X0.135)	
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS TOE NAIL	4-16d (3 1/2"X0.135) 3-16d (3 1/2"X0.135)	
WALL			
7	BUILT UP CORNER STUDS	10d (3"X0.128)	24" O.C.
8	BUILT UP HEADER, 2 PIECES W/ 1/2" SPACER	16d (3 1/2"X0.135)	16" O.C. ALONG EA. EDGE
9	CONTINUED HEADER, 2 PIECES	16d (3 1/2"X0.135)	16" O.C. ALONG EA. EDGE
10	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2 1/2"X0.131)	
11	DOUBLE STUDS, FACE NAIL	10d (3"X0.128)	24" O.C.
12	DOUBLE TOP PLATES, FACE NAIL	10d (3"X0.128)	24" O.C.
13	FACE NAIL IN LAPPED AREA	8-16d (3 1/2"X0.135)	
14	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2"X0.135)	16" O.C.
15	SOLE PLATE TO JOIST OR BLOCKING AT BRACED RIGID WALL	3-16d (3 1/2"X0.135)	16" O.C.
16	STUD TO SOLE PLATE	3-8d (2 1/2"X0.131) OR 2-16d (3 1/2"X0.135)	
17	TOP OR SOLE PLATE TO STUD, FACE NAIL	2-16d (3 1/2"X0.135)	
18	TOP PLATES, LEFS AT CORNERS AND INTERSECTIONS	2-16d (3 1/2"X0.135)	
19	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2 1/2"X0.131) 3 STAPLES 1 3/4"	
20	1"x6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2"X0.131) 3 STAPLES 1 3/4"	
21	1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3 STAPLES 1 3/4"	
22	WATERPROOF 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3 STAPLES 1 3/4"	
FLOOR			
23	JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2 1/2"X0.131)	
24	1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2 STAPLES 1 3/4"	
25	2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	2-16d (3 1/2"X0.135)	
26	RIM JOIST TO TOP PLATE, TOE NAIL	8d (2 1/2"X0.131)	6' O.C.
27	2" PLANKS (PLANK & BEAM - ROOF & FLOOR)	2-16d (3 1/2"X0.135)	AT EACH BEARING
28	BUILT UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d (3"X0.128)	NAIL EA. LAYER AS FOLLOWS: 8" O.C. FOR SHANK DIAMETERS OF 0.142" OR LESS, 2" NAILS & EA. END & SPLICE
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d (3 1/2"X0.135)	AT EACH JOIST OR RAFTER

ITEM	DESCRIPTIONS OF BLOCK MATERIALS	DESCRIPTION OF FASTENER TYPE	EDGES (INCHES)	FIELD (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF & INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING				
30	5/8"-1/2"	8d COMMON (2"X0.131) NAIL (SUBFLOOR WALLS)	6	(12" ¹⁰)
31	5/8"-1/2"	8d COMMON (2 1/2"X0.131) NAIL (ROOF)	6	(12" ¹⁰)
32	1/2"-1/4"	8d COMMON (2 1/2"X0.131) NAIL (ROOF)	6	(12" ¹⁰)
33	1 1/8"-1/4"	8d COMMON (2 1/2"X0.131) NAIL OR 8d (2 1/2"X0.131) DEFORMED NAIL	6	12
OTHER WALL SHEATHING				
34	1/2" STRUCTURAL CELLULOSIC FIBER-BOARD SHEATHING	1/2" GALV. ROOFING NAIL, 1/16" CROWN OR 1" CROWN STAPLE 16 ga. 1 1/2" LONG	3	6
35	25/32" STRUCTURAL CELLULOSIC FIBER-BOARD SHEATHING	1 3/4" GALV. ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 ga. 1 1/2" LONG	3	6
36	1/2" GYP. SHEATHING	1 1/2" GALV. ROOFING NAIL, STAPLE GALV. (1/2" LONG), 1/4" STAPLES, TYPE K OR S	7	7
37	5/8" GYP. SHEATHING	1 3/4" GALV. ROOFING NAIL, STAPLE GALV. (1/2" LONG), 1/4" STAPLES, TYPE K OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
38	3/4" OR LESS	16d DEFORMED (3"X0.135) NAIL OR 8d COMMON (2 1/2"X0.131) NAIL	6	12
39	7/8"-1"	8d COMMON (2 1/2"X0.131) NAIL OR 8d DEFORMED (3"X0.135) NAIL	6	12
40	1 1/8"-1 1/4"	10d COMMON (3"X0.143) NAIL OR 8d DEFORMED (3"X0.135) NAIL	6	12

FOR SILL 1 INCH x 2.54 MM, 1 FOOT x 304.8 MM, 1 MILE PER HOUR = 0.447 M/S, 1 KSI = 6.895 MPa

- (A) ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.142" (20d COMMON), 40 KSI FOR SHANK DIAMETERS LARGER THAN 0.142" BUT NOT LARGER THAN 0.171", AND 100 KSI FOR SHANK DIAMETERS OF 0.142" OR LESS.
- (B) STAPLES ARE 16 GAGE WIRE AND HAVE A MIN. OF 7/16" OR DIAMETER CROWN WIDTH.
- (C) NAILS SHALL BE SPACED AT NOT MORE THAN 6" O.C. AT ALL SUPPORTS WHERE SPANS ARE 48" OR GREATER.
- (D) 4" X 8" OR 4" X 6" PANELS SHALL BE ANCHORED VERTICALLY.
- (E) SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3.
- (F) FOR REGIONS HAVING 10 MPH OR GREATER, 8d DEFORMED (3"X0.135) NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MIN. 48" DISTANCE FROM GABLE ROOF HEIGHT IS MORE THAN 25'-0" UP TO 35'-0" MAXIMUM.
- (G) FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL BE SPACED 6" O.C. WITHIN 48" OF GABLE END WALLS AND 4" O.C. TO GABLE END WALL FRAMING. NAILS FOR ATTACHING ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" O.C. FOR MIN. 48" DISTANCE FROM RIDGES, EAVES, AND GABLE END WALLS AND 4" O.C. TO GABLE END WALL FRAMING.
- (H) GYPSUM SHEATHING SHALL CONFORM TO ASTM C 208.
- (I) SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

SITE INFORMATION & LOT COVERAGE

TOTAL SITE AREA 10,466 SQ. FT/0.24 ACRE
ALLOWED COVERAGE 35%/3663.10 SQ. FT.

TOTAL GROUND COVERAGE 3411 SQ. FT.
PERCENTAGE OF COVERAGE 32.59% LOT COVERAGE

FLOOR AREA RATIO

TOTAL CONDITIONED RESIDENCE 2638 SQ. FT.
TOTAL SITE AREA 10,466 SQ. FT/0.24 ACRE
25.2% FLOOR AREA TO SITE RATIO

GENERAL NOTES

GENERAL

- A. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE ABOVE LISTED CODES AND ALL OTHER PUBLICATIONS NOTED HEREON.
- B. DETAILS SHOWN ON THE STRUCTURAL DRAWINGS ARE TYPICAL AND SIMILAR DETAILS, SPECIFICATIONS AND DETAILS SHOWN ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- C. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER SCALE ON PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
- D. ALL CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FLOORS OR ROOF FRAMING MEMBERS. LOADS FROM SUCH MATERIALS SHALL NOT EXCEED DESIGN LIVE LOADS.
- E. THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR ALL ERRORS OF DETAILING, FABRICATION AND THE CORRECT FITTING OF THE STRUCTURAL MEMBERS, INCLUDING COORDINATION WITH OTHER TRADES.

FOUNDATION

- A. DESIGN - IF THE DESIGN OF THE FOUNDATION IS BASED ON A SOILS REPORT, THAT FACT IS NOTED ON THE PLANS. IF NOT, ALL DESIGN IS BASED ON REQUIREMENTS OF CHAPTER 4 OF THE CALIFORNIA RESIDENTIAL CODE AND ASSUMED SOIL BEARING PRESSURE OF 1500 PSF.
1. SITE- MINIMUM SITE PREPARATION SHALL CONSIST OF SCARIFYING AND RE-COMPACTING THE LOOSE SURFACE SOILS TO A MINIMUM COMPACTION OF 90% AS PER ASTM D1557 TEST PROCEDURE. ALL FILL MATERIAL REQUIRED SHALL BE PLACED IN 6" LAYERS AND COMPACTED AS NOTED.
2. PAVING - ALL AREAS TO BE PAVED SHALL BE TREATED AS SITE NOTED ABOVE.
3. FOUNDATIONS - THE BOTTOM OF ALL FOUNDATIONS, WHERE POSSIBLE, SHALL BE PLACED ON NATIVE SOIL IN AN UNDISTURBED STATE. FOOTING DEPTH MINIMUM IS 12".
4. SELECT BACK FILL - SELECT BACK FILL FOR STRUCTURES SHALL BE TREATED AS SITE NOTED ABOVE.
5. SLOPE GRADE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR 10'-0"

CONCRETE

- A. GENERAL - ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACI AND CRC CODES.
- B. CONCRETE - STRENGTH - UNLESS OTHERWISE NOTED ON THE PLANS, CONCRETE SHALL OBTAIN A MINIMUM 28 DAY TEST STRENGTH OF 2500 PSI.
1. CEMENT - MINIMUM 4.5 SACKS PER YARD.
2. WATER - MAXIMUM 7 GALLONS PER YARD.
3. AGGREGATES - MAXIMUM 5/8" SIZE 3/4".
4. SLUMP - MAXIMUM.
5. ADMIXTURES - ONLY AS APPROVED BY THE PROJECT ENGINEER.
6. CURING - KEEP WET A MINIMUM OF 7 DAYS, OR MEMBRANE CURING COMPOUND APPROVED BY THE PROJECT ENGINEER.
7. FORM REMOVAL - SIDE FORMS OF FOUNDATIONS AND SLABS AT A MINIMUM OF 2 DAYS.

STRUCTURAL SPECIFICATIONS

LUMBER

R502.1, R602.1, R602.1 IDENTIFICATION - LOAD BEARING DIMENSION LUMBER SHALL BE IDENTIFIED BY A GRADE MARK BY A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DGC PS 20. IN LIEU OF A GRADE MARK, A CERTIFICATE OF INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF THE ABOVE LISTED SECTIONS SHALL BE ACCEPTED.

A. LOAD BEARING FRAMING STUDS SHALL BE A MIN. OF #3 DOUGLAS FIR, NON- BEARING STUDS MAY BE UTILITY GRADE LUMBER, PROVIDED THE STUDS ARE SPACED IN ACCORDANCE WITH TABLE R602.3(5).

B. BEAMS AND HEADERS AT ALL BEARING WALLS SHALL BE A MINIMUM OF #1 DOUGLAS FIR, U.O.N.

REBAR, GRADE

A. IN SEISMIC DESIGN CATEGORY D, REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF TEST 106 FOR LOW ALLOY STEEL WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI (GRADE 60) (414 MPa). CRC SECTION R404.1.2.3.1.

WILDLAND URBAN INTERFACE REQUIREMENTS

1. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES & CORNICES UNLESS THE VENTS ARE APPROVED TO RESIST THE INTRUSION OF FLAME AND DEBRIS INTO THE ATTIC AREA, THE ATTIC SPACE IS SPRINKLERED IN ACCORDANCE WITH CBC 408.3.1.1, OR IF THE EAVE & CORNICE UNDERSIDE OF EAVES ARE OF IGNITION RESISTANT MATERIALS & THE VENTS ARE LOCATED MORE THAN 12'-0" FROM THE GROUND OR WALKING SURFACE.
2. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED EAVES SHALL BE APPROVED NON COMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, 1 LAYER OF 5/8" TYPE "X" GYP BOARD, OR THE EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY. SEC. 559.1.4.
3. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE INTO 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS OR TERMINATE AT THE ENCLOSURE FOR ENCLOSED EAVES.

EXTERIOR MATERIALS

SRA FIBZ	VERY HIGH
EXTERIOR FINISH	3 COAT (7/8" MIN THICKNESS) STUCCO
SOFFIT/EAVES	3 COAT (7/8" MIN. THICKNESS) STUCCO
EXTERIOR TRIM	FOAM TRIM W/ STUCCO OVER
GUTTERS	GALV. GUTTER W/ LEAF GUARDS TO PREVENT BUILDUP OF DEBRIS IN GUTTER.
WINDOWS IN EXTERIOR WALLS	ALL WINDOWS SHALL MEET STANDARDS SET FORTH BY SECTION R521.2.1. ALL WINDOWS MUST HAVE AT LEAST 1 TEMPERED PANE OR HAVE A FIRE RATING NOT LESS THAN 20 MIN. IN ACCORDANCE W/ NFPA 251 OR CONFORM TO SFPI 12-TA-2 SHALL CONFORM TO THE PERFORMANCE OF SFPI-1A-1 OR SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIALS OR SOLID WOOD CORE STUDS & RAILS NOT LESS THAN 1 3/8" THICK W/ INTERIOR FIELD PANEL NOT LESS THAN 1 1/4" THICK, OR HAVE A FIRE RATING OF NOT LESS THAN 20 MIN. WHEN TESTED IN ACCORDANCE W/ NFPA 252.
DOORS IN EXTERIOR WALLS	ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND DEBRIS OR BE PROTECTED BY A NON-COMBUSTIBLE CORROSION RESISTANT WIRE MESH W/ 1/16" MIN OPENINGS & NOT TO EXCEED 1/8" MAX. OPENING.
ATTIC VENTING	VERSASHIELD CLASS A UNDERLAYMENT (ICC ESR 2055 OR EQUIVALENT, INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND CHAPTER 1A, COVERED BY LIGHT WEIGHT CONCRETE TILE
ROOFING MATERIAL	
VEGETATION COMPLIANCE MANAGEMENT	HAZARDOUS VEGETATION AND FUELS AROUND ALL APPLICABLE BUILDINGS SHALL BE MAINTAINED IN ACCORDANCE W/ THE FOLLOWING LAWS & REGULATIONS: 1. PUBLIC RESOURCES CODE SECTION 4291. 2. CALIFORNIA CODE OF REGULATIONS TITLE 14, DIVISION 13, CHAPTER 1, SUB-CHAPTER 3, SECTION 1244

POSS RESIDENCE

1138 CHAPARRAL ROAD
PEBBLE BEACH, CA
APN 007-543-004

Index To Drawings

SHEET	CONTENTS
1	TITLE SHEET & GENERAL NOTES
1A	SITE PLAN
2	FOUNDATION PLAN
3	FLOOR PLAN
4	STRUCTURAL PLAN
5	ROOF PLAN
6	SECTIONS
7	DETAILS
8	EXTERIOR ELEVATIONS
9	ELECTRICAL PLAN
10	PLUMBING LAYOUT
11	2019 CGBC MANDATORY MEASURES
12	TITLE 24/ENERGY COMPLIANCE
13	RESIDENTIAL GREEN CHECKLIST

SCOPE OF WORK

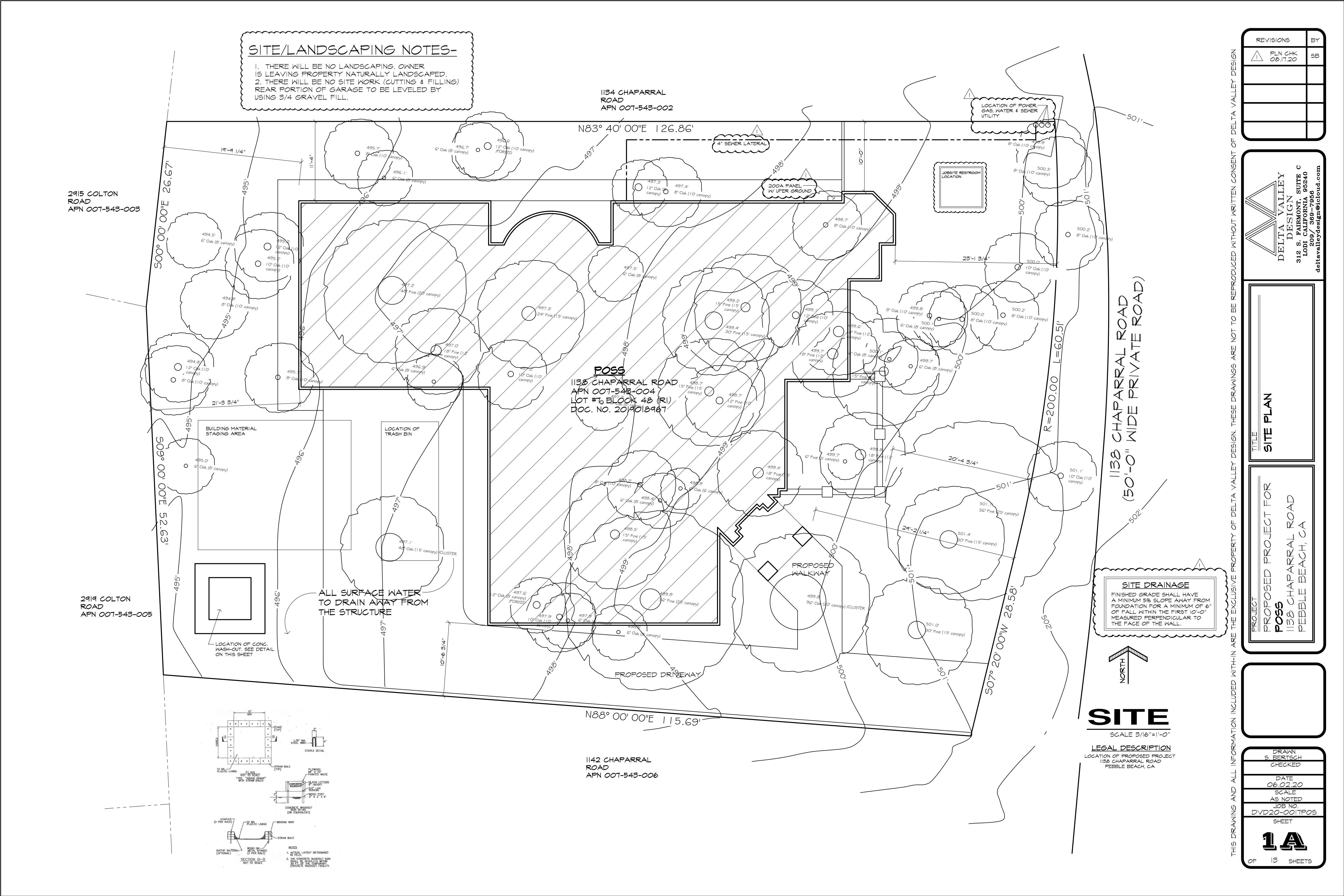
PROVIDE WORKING DRAWINGS FOR A SFR LOCATED IN PEBBLE BEACH, CA

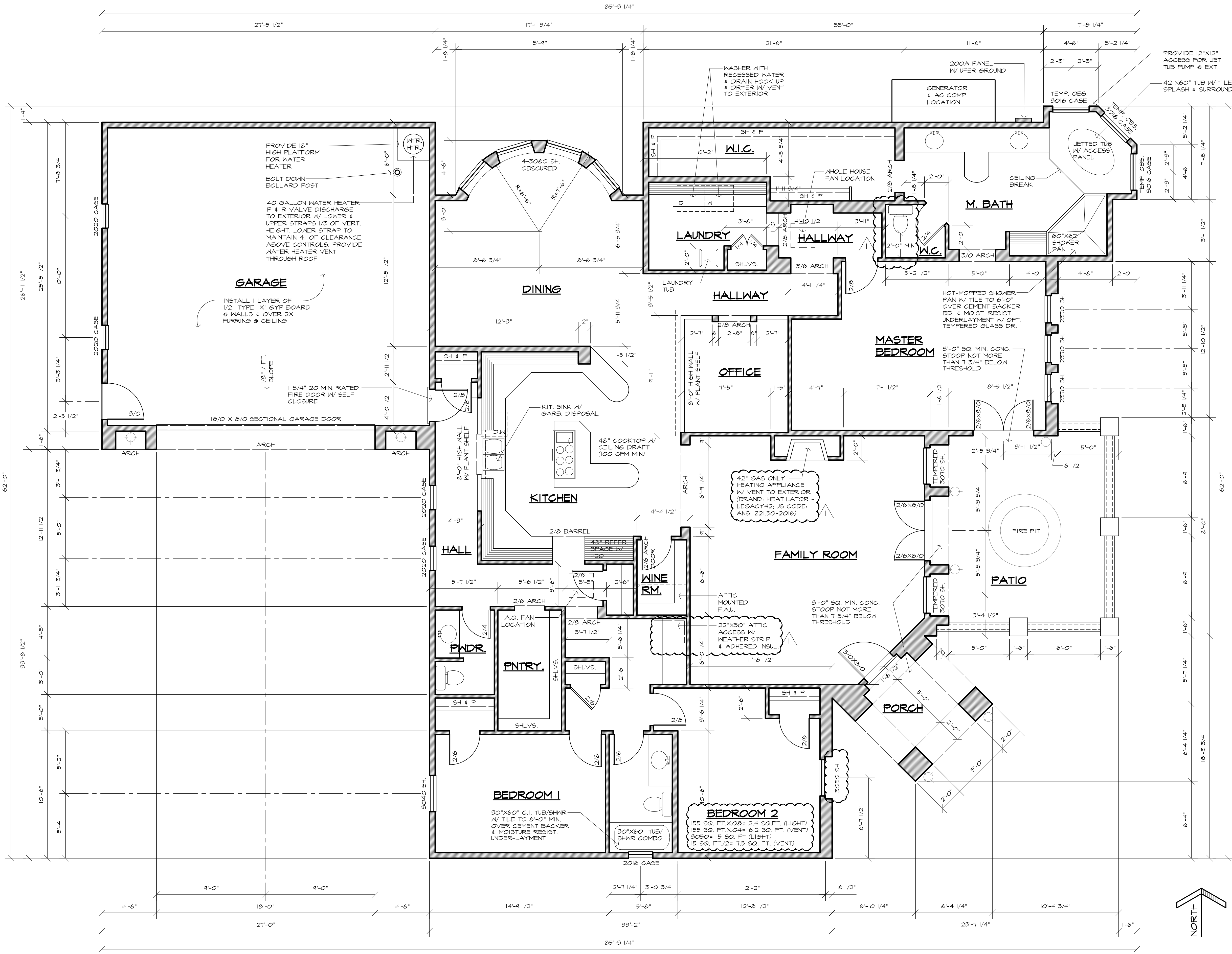
PROJECT DATA

SFR W/ ATTACHED GARAGE
OCCUPANCY R3/U
TYPE OF CONST. V-B
FIRE SPRINKLERS REQ'D

SQUARE FOOTAGE

CONDITIONED RESIDENCE	2638 SQ. FT.
FRONT PORCH	77 SQ. FT.
GARAGE	646 SQ. FT.
TOTAL COVERED AREA	3411 SQ. FT.





PROPOSED
FLOOR PLAN

SCALE 1/4"=1'-0"

2638 SQUARE FEET (CONDITIONED)

GARAGE 696 SQ. FT.
FRONT PORCH 77 SQ. FT.
FRONT PATIO 253 SQ. FT.

PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS IF REQ'D EXTERIOR OPENINGS FOR NATURAL VENTILATION ARE NOT PROVIDED

CONSTRUCTION OF PLUMBING WALLS IN RESIDENTIAL CONSTRUCTION TO BE OF SUFFICIENT DEPTH TO ACCOMMODATE ANY REQUIRED DRILLING OR NOTCHING. CLEAN CUTS TO BE IN PLACE @ TIME OF UNDER FLOOR/PRESLAB INSPECTION

ALL BORING AND/OR NOTCHING OF TOP AND/OR BOTTOM PLATES LOCATED IN BRACED/SHEAR WALL PANELS SHALL ALLOW FOR DESIGN CONNECTION TO THE PANEL MATERIAL AND THE FOUNDATION

ALL GLAZED AREAS IN HAZARDOUS LOCATIONS ARE REQUIRED TO BE SAFETY GLAZED

EXTERIOR WINDOWS & EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE GLAZING WITH A MIN. OF ONE TEMP. PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQ'S. OF SFM 12-TA-2, SEC. R337.8.2.1.

ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES.

WATER HAMMER ARRESTORS TO BE USED ANY QUICK-ACTING VALVE, CLOTHES WASHER, DISHWASHER, ICE MAKER, ETC.,

EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES & RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-TA-1.

FIREPLACE
BRAND: HEATILATOR
MODEL: LEGACY42
LISTING: ANSI Z21.50-2016
GENERATOR
BRAND: GENERAC
MODEL: 7174
LISTING: UL 2200

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REVISIONS	BY
PLN CHK 08.17.20	SB

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PROJECT
PROPOSED PROJECT FOR
POSS
1138 CHAPARRAL ROAD
PEBBLE BEACH, CA

TITLE
FLOOR PLAN

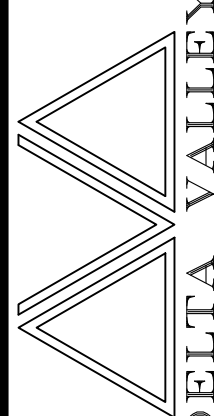
PROJECT
PROPOSED PROJECT FOR
POSS
1138 CHAPARRAL ROAD
PEBBLE BEACH, CA

PROJECT
PROPOSED PROJECT FOR
POSS
1138 CHAPARRAL ROAD
PEBBLE BEACH, CA

DRAWN
S. BERTSCH
CHECKED
DATE
06.02.20
SCALE
AS NOTED
JOB NO.
DVD20-0017POS
SHEET
3
OF 13 SHEETS

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REVISIONS	BY
△ PLN CHK 08.17.20	SB



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TITLE

EXTERIOR ELEVATIONS

PROJECT

**PROPOSED PROJECT FOR
POSS
1138 CHAPARRAL ROAD
PEBBLE BEACH, CA**

DRAWN
S. BERTSCH
CHECKED

DATE
06.02.20

SCALE
AS NOTED

JOB NO.
DVD20-0017POS

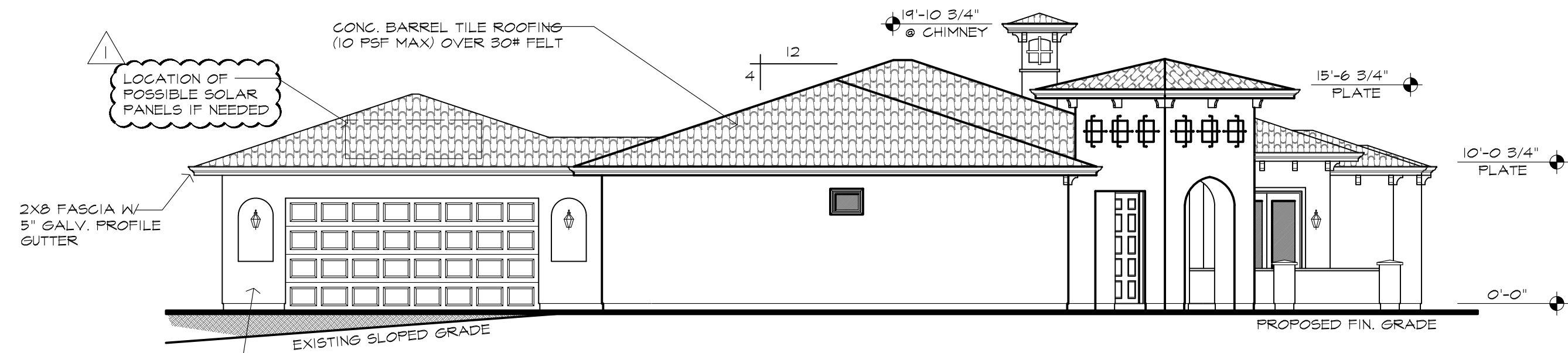
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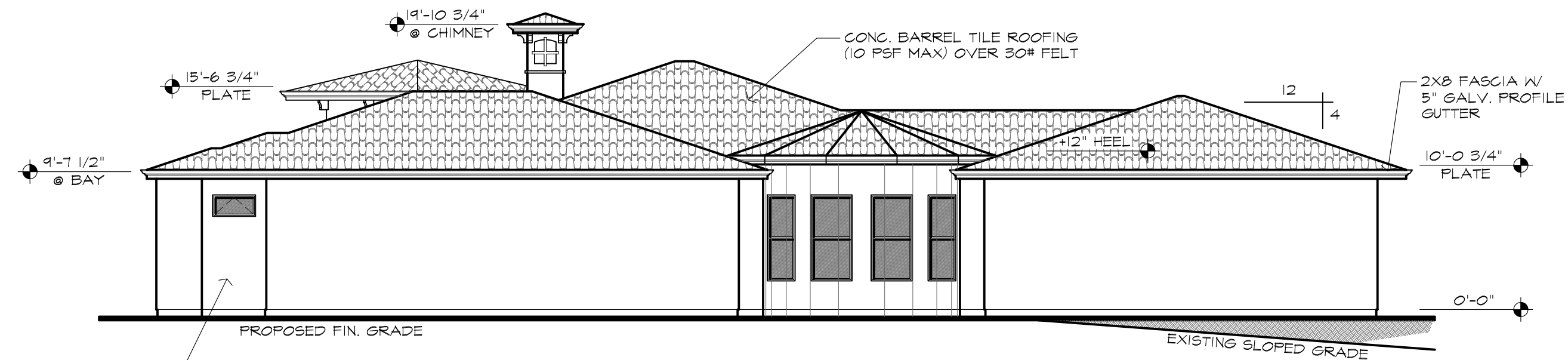
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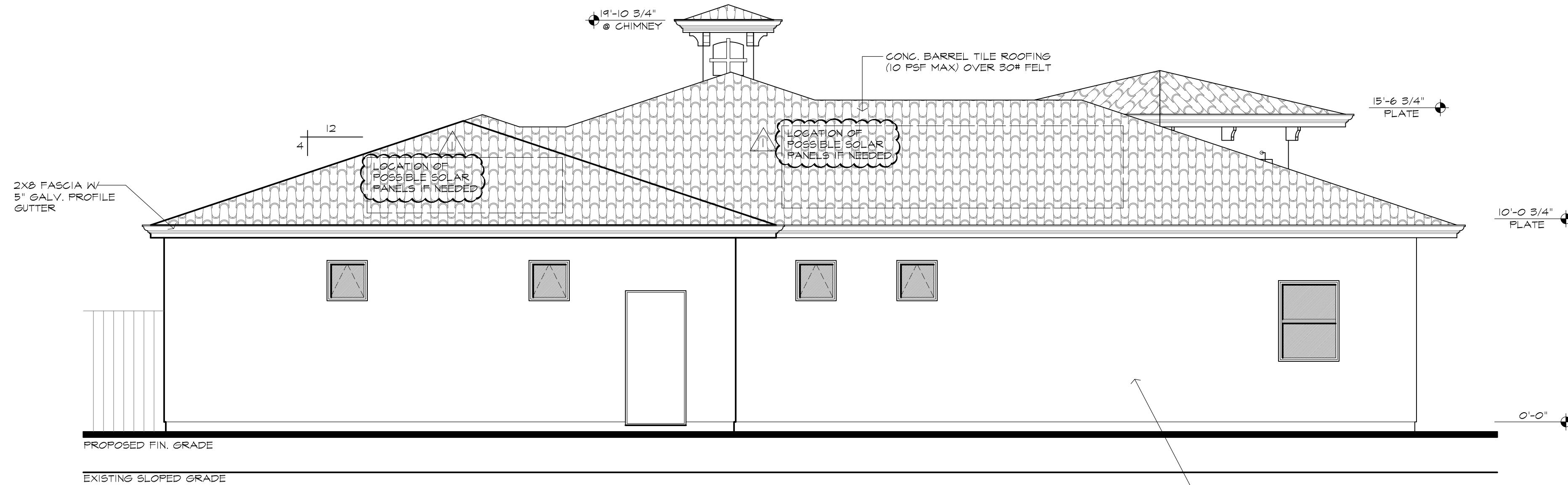
**PROPOSED
FRONT ELEVATION**
SCALE 1/4"=1'-0"



**PROPOSED
LEFT SIDE ELEVATION**
SCALE 1/8"=1'-0"



**PROPOSED
RIGHT SIDE ELEVATION**
SCALE 1/8"=1'-0"



**PROPOSED
REAR ELEVATION**
SCALE 1/4"=1'-0"

REVISIONS	BY

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ELECTRICAL PLAN

PROJECT
PROPOSED PROJECT FOR
POSS
1138 CHAPARRAL ROAD
PEBBLE BEACH, CA

PROJECT
PROPOSED PROJECT FOR
POSS
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DRAWN
S. BERTSCH
CHECKED

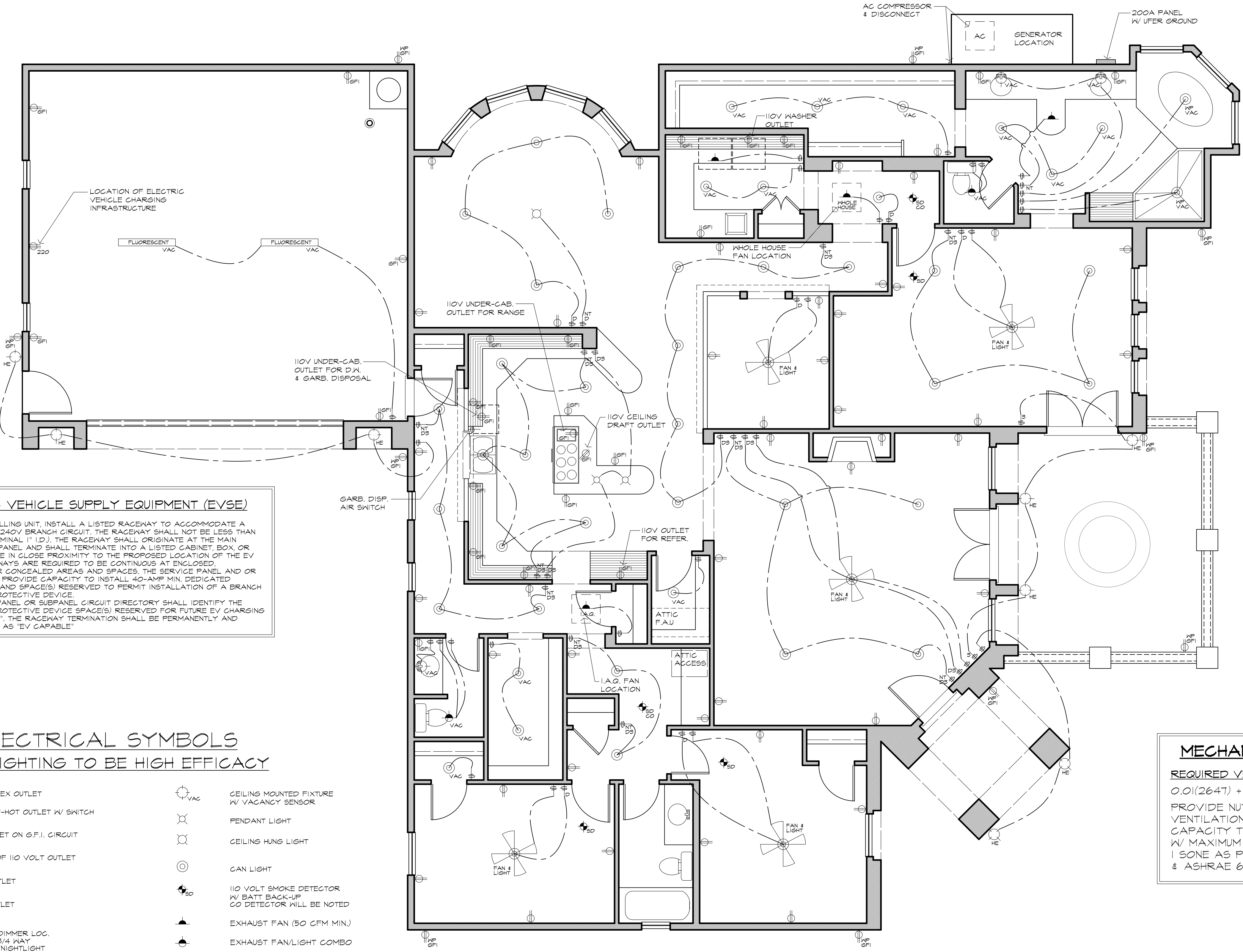
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SHEET
13

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ELECTRICAL NOTES

1. PROVIDE A MINIMUM OF 2 -20 AMP SMALL APPLIANCE CIRCUITS AT COUNTER TOPS. SUCH CIRCUITS MUST BE BALANCED.
2. RECEPTACLES THAT ARE INSTALLED TO SERVE THE COUNTER TOP SURFACES SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION AND MIN. 20" ABOVE COUNTERTOP.
3. AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS ADJACENT TO EACH BASIN LOCATION. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
4. ALL RECEPTACLES IN DWELLING UNITS SHALL BE LISTED AS TAMPER-RESISTANT. ALL 125V, 15 AMP & 20 AMP RECEPTACLES IN DWELLING UNITS SHALL BE TAMPER-RESISTANT RECEPTACLES.
5. AT LEAST ONE 20-AMPERE CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
6. ANY FIXED APPLIANCE W/ 1/4 H.P. MOTOR OR LARGER SHALL BE ON A SEPARATE #12 AWG WIRE CIRCUIT. DISPOSAL CIRCUITS ARE TO BE #12 AWG WIRE AND A 15 AMP INDICATING TYPE SWITCH.
7. FOR A ONE FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. OUTLET SHALL BE LISTED AS WEATHER-RESISTANT.
8. THERE SHALL BE NO SWITCHES OR OUTLETS WITHIN 5'-0" OF ANY TUB OR SHOWER.
9. THERE SHALL BE NO LIGHTS PLACED IN ANY OF THE CLOSETS THAT COME WITHIN 18" OF THE EDGE OF ANY HANGER.
10. GARAGE OUTLETS SHALL BE AT 42" AND BE ON A G.F.I. CIRCUIT.
11. PROVIDE DOOR CHIMES WITH DOOR BELL, LIGHTED HOUSE NUM-BERS AND PUSH BUTTON FOR GARAGE DOOR OPENER.
12. SMOKE ALARMS SHALL BE UL217 RATED. PROVIDE SMOKE ALARMS IN EA. BEDROOM, OUTSIDE EA. SLEEPING AREA IN IMMEDIATE VICINITY OF EA. BEDROOM. SMOKE ALARMS SHALL BE HARDWIRED AND INTERCONNECTED. CARBON MONOXIDE SHALL BE UL 2054/2075 RATED. CARBON MONOXIDE ALARMS SHALL BE IN EA. SLEEPING ROOM WITH A FUEL BURNING APPLIANCE AND IN DWELLINGS WITH AN ATTACHED GARAGE.
13. RECESSED CEILING FIXTURES ARE "ZERO CLEARANCE INSULATION COVER" (IC) APPROVED IN INSULATED AREAS & AIR TIGHT APPROVED.
14. PROVIDE PERMANENTLY WIRED SERVICE LIGHT, SWITCH AND RECEPTACLE FOR ALL ATTIC MOUNTED EQUIPMENT THROUGH OUT PROJECT.
15. ALL 120V, SINGLE PHASE 15- & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN ALL LIVING SPACES SHALL BE AFCI PROTECTED.
16. UNLESS FUNCTIONING AS A COMPONENT OF THE WHOLE HOUSE VENTILATION SYSTEM, THE EXHAUST FAN IN EACH BATHROOM MUST BE OPERATED BY A HUMIDITY CONTROL. THE HUMIDITY CONTROL SHALL BE ADJUSTABLE BETWEEN A RELATIVE HUMIDITY RANGE OF 50%-80%.
17. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY & CONTROLLED BY A MOTION/ PHOTO CELL COMBINATION SENSOR.
18. LIGHTING CONTROLS TO COMPLY WITH 2016 CAL. ENERGY STANDARDS.
19. INTERSYSTEM BONDING TERMINATION FOR CONNECTION OF BONDING CONDUCTORS REQUIRED FOR COMMUNICATION SYSTEMS SHALL BE PROVIDED EXTERNAL TO ENCLOSURES @ THE SERVICE EQUIPMENT OR METERING EQUIPMENT ENCLOSURE. THE INTERSYSTEM BONDING TERMINATION SHALL CONSIST OF A SET OF TERMINALS WITH THE CAPACITY FOR CONNECTION OF NOT LESS THAN THREE COMMUNICATION SYSTEMS BONDING CONDUCTORS.
20. ARC FAULT INTERRUPTER CIRCUITS - ALL 120V, SINGLE PHASE 15-AMP & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, PENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

MECHANICAL VENTILATION

REQUIRED VENTILATION
 $0.01(2647) + 7.5(3 + 1) = 66.95 \text{ CFM}$
PROVIDE NUTONE SMARTSENSE INTELLIGENT VENTILATION SYSTEM W/ SUFFICIENT FAN CAPACITY TO MEET HOUSE REQUIREMENTS W/ MAXIMUM SOUND RATING NOT TO EXCEED 1 SONE AS PER SECTION 1501(0) & ASHRAE 6.2

ELECTRICAL PLAN

SCALE 1/4"=1'-0"

SEE OWNER/CONTRACTOR FOR PRE-WIRED ALARM AND/OR STEREO SYSTEM

IAQ NOTE:
WHOLE BUILDING VENTILATION SWITCH TO BE LABELED "FAN IS TO BE OPERATING WHENEVER HOME IS OCCUPIED"

BATHROOM EXHAUST FANS
BATHROOM FANS SHALL BE ENERGY STAR COMPLIANT WITH HUMIDITY CONTROLS AND TERMINATING AT THE EXTERIOR OF THE BUILDING

AUTOMATIC GARAGE DOOR OPENERS
EXISTING LAW REQUIRES AN AUTOMATIC GARAGE DOOR OPENER THAT IS MANUFACTURED FOR SALE, PURCHASED, SOLD, OFFERED FOR SALE, OR INSTALLED IN A RESIDENCE TO COMPLY WITH SPECIFIED SAFETY REQUIREMENTS, INCLUDING THAT THE AUTOMATIC GARAGE DOOR OPENER HAVE AN AUTOMATIC REVERSE SAFETY DEVICE. THIS BILL, BEGINNING JULY 1, 2019, WOULD ALSO REQUIRE AN AUTOMATIC GARAGE DOOR OPENER THAT IS MANUFACTURED FOR SALE, SOLD, OFFERED FOR SALE, OR INSTALLED IN A RESIDENCE TO HAVE A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE. THE BILL WOULD MAKE THE VIOLATION OF THOSE PROVISIONS SUBJECT TO A CIVIL PENALTY OF \$1,000. THE BILL WOULD, ON & AFTER JULY 1, 2019, PROHIBIT A REPLACEMENT RESIDENTIAL GARAGE DOOR FROM BEING INSTALLED IN A MANNER THAT CONNECTS THE DOOR TO AN EXISTING GARAGE DOOR OPENER THAT DOES NOT MEET THE REQUIREMENTS OF THESE PROVISIONS.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)

1. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1" I.D.). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL 40-AMP MIN. DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH OVERCURRENT PROTECTIVE DEVICE.
2. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE." THE RACEWAY TERMINATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE."

ELECTRICAL SYMBOLS

ALL LIGHTING TO BE HIGH EFFICACY

	110 VOLT DUPLEX OUTLET		CEILING MOUNTED FIXTURE W/ VACANCY SENSOR
	110 VOLT HALF-HOT OUTLET W/ SWITCH		PENDANT LIGHT
	110 VOLT OUTLET ON G.F.I. CIRCUIT		CEILING HUNG LIGHT
	WEATHERPROOF 110 VOLT OUTLET		CAN LIGHT
	QUADPLEX OUTLET		110 VOLT SMOKE DETECTOR W/ BATT BACK-UP CO DETECTOR WILL BE NOTED
	220 VOLT OUTLET		EXHAUST FAN (50 CFM MIN.)
	SWITCH		EXHAUST FAN/LIGHT COMBO
	"D1" DENOTES DIMMER LOC.		FLOOD LIGHTS
	"X1" DENOTES 3/4 WAY		CEILING FAN LIGHT WILL BE NOTED
	"NT" DENOTES NIGHTLIGHT		FLUORESCENT LIGHT FIXTURE
	WALL MOUNTED FIXTURE "AL" DENOTES ART LIGHT "SC" DENOTES SCENCE		UNDER CABINET LED FIXTURE W/ SWITCH
	TELEPHONE OUTLET		WHOLE HOUSE FAN W/ SWITCH
	TV CABLE		
	TV/PHONE OUTLET		
	CEILING MOUNTED FIXTURE		
	HIGH EFFICACY EXTERIOR LIGHT W/ DUSK TO DAWN W/ PHOTO/MOTION		
	INDOOR AIR QUALITY FAN W/ SWITCH		

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