

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

SALADINO FAMILY INVESTMENTS LLC (PLN240349)

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning
Commission:

- 1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a. A Coastal Administrative Permit and Design Approval to allow the construction of a 4,050 square foot single family dwelling and 1,458 square foot attached garage and a 769 square foot accessory dwelling unit; and
 - b. A Coastal Development Permit to allow development on man-made slopes in excess of 30 percent.; and
 - c. A Coastal Development Permit to allow the removal of 3 Coast Live Oaks.

[PLN240349, Saladino Family Investments LLC,
1458 Riata Road, Pebble Beach, Del Monte Forest
Land Use Plan (APN: (008-332-019-000)]

The Saladino Family Investments LLC application (PLN240349) came on for public hearing before the County of Monterey Zoning Administrator on September 25, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan;
 - Monterey County Coastal Implementation Plan, Part 5; and
 - Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 1458 Riata Road, Pebble Beach (Assessor's Parcel Number 008-332-019-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D (CZ)". LDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.14.040.A. The Design Control overlay requires the granting of a Design Approval for all structures as further discussed in evidence "e" below. The proposed project involves the construction of a 4,050 square foot single family dwelling and 1,458 square foot attached garage and 769 square foot accessory dwelling unit. The project also involves the removal of 3 protected Oak trees and development on slopes in excess of 30%, which are allowed uses subject to the granting of a Coastal Development Permit in each case. Therefore, the project is an allowed land use for this site.
- c) HCD-Planning staff conducted a site inspection on May 15, 2025, to verify that the project on the subject parcel conforms to the plans listed above.
- d) Review of Development Standards. The project meets all required development standards for Low Density Residential zoning district. Pursuant to Title 20 section 20.14.060, the required setbacks in the LDR zoning district are 30 feet (front), 20 feet (side), and 20 feet (rear). The single-family dwelling will have setbacks of 30 feet (front), 28 feet (side), and over 50 feet (rear). The LDR zoning district allows a maximum height of 30 feet for main structures, and the single-family dwelling will have a height of 28 feet. The LDR zoning district allows a maximum building site coverage of 15% and a maximum floor area ratio of 17.5%. The project will result in a building site coverage of 14.9% and a floor area ratio of 16.4%. Therefore, the project meets all required development standards.
- e) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed single-family dwelling will have colors and materials consisting of beige natural stone siding, brown tile roofing, and dark bronze aluminum doors and windows. The proposed single-family dwelling and the proposed colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character. Condition No. 8 has been applied to require the installation of down-lit unobtrusive exterior lighting. The subject property is shown on Figure 3 of the Del Monte Forest Land Use Plan as being within the viewshed from Point Lobos State Park. Staff conducted a site visit on May 15, 2025 and determined

that the development will not be visible from Point Lobos or any other common public viewing area due to existing geography, vegetation, and structural development. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

- f) Tree Removal. The proposed project involves the removal of three protected Coast Live Oak trees. However, as detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Coastal Development Permit have been met in this case.
- g) Development on Slopes. The proposed project involves consideration of a Coastal Development Permit to allow development on slopes in excess of 30%. As demonstrated in Finding No. 7 and supporting evidence, the proposed project complies with General Plan Policy 26.1.10 and Title 20, which prohibits development on slopes in excess of 30%, unless the Appropriate Authority finds that there is no feasible alternative or the development location better meets the resource protection goals and policies of the 1982 General Plan and Del Monte Forst Land Use Plan.
- h) Pescadero Watershed/Driveway. DMF LUP Figure 2b identifies the subject property to within the Pescadero, Carmel Bay Area of Special Biological Significance watershed. DMF LUP Policy 77 states that any new residential development within this area shall be limited to an impervious surface coverage of 9,000 square feet. The proposed project includes 4,728 square feet of impervious coverage and therefore, is consistent with this policy. Additionally Freshwater and Marine Resources Key Policy places water quality and biological value within this area of DMF and states that the Carmel Bay shall be protected and maintained. DMF LUP Policy 1 and DMF CIP Section 20.147.090.A.2 states that any new development shall be sited to minimize runoff, site disturbance, erosion and sedimentation to support this key policy, which includes development of new residential driveways to minimize surface length and width and provide simple and direct access through the use of permeable materials. The attached plans illustrate two access points, both of which are proposed to be constructed with permeable materials. The lower driveway would be 1,623 square feet that allows entrance into the attached garage and uncovered parking for the attached ADU. The upper entry driveway would be 1,243 square feet and would allow for guest parking and access into through front of the single family dwelling. Based on the topography, configuration of the lot and existing vegetation, the proposed driveways and parking area are consistent with the outlined regulations. As configured, the development achieves the policy goal of providing simple and direct access to the property, minimizes vegetation removal on the project site, and provides the minimum required parking for the proposed ADU and single-family dwelling.
- i) Cultural Resources. DMF CIP Section 20.147.080.B.1 states that an archaeological survey report shall be required for all development

within a known or potential archaeological resource area. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity and is within 750 feet of a known archaeological resource. The Archaeological report (Monterey County Library No. LIB250047) prepared for the subject property concluded that there is no indicator of a prehistoric site or a historic site in the soils of the project parcel. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- j) Lot Legality. The subject property is shown in its current configuration and under separate ownership in the 1964 and 1972 Parcel Maps. Therefore, the County recognizes the subject parcel as a legal lot of record. Therefore, the County recognizes the subject properties as legal lots of record.
- k) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review, on September 4, 2025. The LUAC members voted 5-0 to support the project as proposed.
- l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240349.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Services District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Geological Resources (soils and slopes), Forest Resources, Biological Resources and Cultural Resources. The following reports have been prepared:
 - “Geotechnical Report” (County of Monterey Library No. LIB250049), prepared by Grice Engineering, INC., Salinas, CA, January 2025
 - “Arborist Report” (County of Monterey Library No. LIB250048), prepared by Albert Weisfuss, Carmel, CA, December 16, 2024
 - “Biological Resources Report” (County of Monterey Library No. LIB220076), prepared by Denise Duffy and Associates, Inc., Monterey, CA, February 2022
 - “Supplemental Survey” (County of Monterey Library No. LIB220208), prepared by Denise Duffy and Associates, Inc., Monterey, CA, April 2022

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 May 15, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240349.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD- Planning, Pebble Beach Community Services District, HCD-Engineering Services, 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) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will provided to the parcel by the California American Water Company (Cal Am), and sewer service will be provided by the Pebble Beach CSD.
 - c) Staff conducted a site inspection on May 15, 2025 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240349.

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 County of Monterey 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 May 15, 2025, and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240349.

5. **FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone.
 - b) The proposed project involves the construction of a construction of a 4,050 square foot single family dwelling and 1,458 square foot attached garage and 769 square foot accessory dwelling unit. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 15, 2025.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical or archaeological resources are present.
 - e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240349.
6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.
- EVIDENCE:**
- a) Consistent with section 20.147.050 of the DMF CIP, a Tree Assessment and Forest Management Plan (County of Monterey Library No. LIB250048) was submitted to evaluate the proposed tree removal and address potential impacts.
 - b) The project includes application for the removal of three protected Coast Live Oak trees. Pursuant to section 20.147.050.A of the DMF CIP, a Coastal Development Permit has been applied to this project for the proposed tree removal.
 - c) The proposed tree removal is the minimum required under the circumstances of this case. As sited and designed, the proposed development occurs in the least forested location within the developable area and utilizes a two-story design to avoid having an expansive development footprint that would impact more protected trees. The arborist report identifies three trees for removal (#808, #817, and #822) all of which are in poor condition. Tree #808 is recommended for removal due to its location within the main water inlet/meter and for being in poor structural condition. The other two trees recommended for removal have structural damage impacting their stability. There are no

trees proposed for removal within the development footprint nor are there any landmark trees proposed for removal.

- d) The DMF CIP section 20.147.050.C.6 requires mitigation for tree removal, including planting onsite (at a 1:1 ratio), planting offsite, or payment of a fee to the DMF Conservancy for tree planting or forest preservation. In this case, three trees are required to be replanted onsite with a 1:1 ratio for a total of three trees to be replanted (Condition No. 7).
- e) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots (Condition No. 4).
- f) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term.
- g) Staff conducted a site inspection on May 15, 2025, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- h) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240349.

7. **FINDING:** **SLOPES IN EXCESS OF 30 PERCENT** – The proposed development on slopes in excess of 30% better achieves the goals, policies, and objectives of the Monterey County General Plan and Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.

- EVIDENCE:**
- a) Pursuant to Title 20 section 20.64.230, development on slopes exceeding 30 percent is allowed subject to the granting of a Coastal Development Permit if there are no feasible alternatives that would allow development to occur on slopes less than 30 percent or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed project involves development on slopes and the criteria to grant the Coastal Development Permit have been met.
 - b) In this case, a small area in the northeastern portion of the subject property contains slopes in excess of 30%, created through previous development. The project involves 242 square feet of development on slopes in excess of 30%. DMF CIP section 20.147.050 encourages the preservation of Coast Live Oak trees and other protected trees. As described in Finding No. 6 and supporting evidence, the proposed project, as sited, minimizes tree removal. Although three trees are proposed for removal, alternative development locations would increase the amount of development on slopes and the number of trees impacted by development. Therefore, the project as sited and designed better achieves the goals, policies, and objectives of the County of Monterey General Plan and Del Monte Forest Land Use Plan.

- c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN240349.
8. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP, Section 20.147.130 can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240349.
9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate
 - b) Authority other than the Board of Supervisors.
Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first public road paralleling the sea (i.e., State Route/Highway 1).

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 4,050 square foot single family dwelling and 1,458 square foot attached garage and 769 square foot accessory dwelling unit; 2) a Coastal Development Permit to allow development on man-made slopes in excess of 30 percent.; and 3) a Coastal Development Permit to allow the removal of three Coast Live Oak trees.

All of which are in general conformance with the attached sketch and subject to the attached 8 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of September 2025:

Mike Novo AICP,
Zoning Administrator

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 TO 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 County of Monterey 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.

Form Rev. 5-14-2014

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County of Monterey HCD Planning

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

PLN240349

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN240349) allows the construction of a 4,050 square foot single family dwelling and 1,458 square foot attached garage and 769 square foot accessory dwelling unit, development on slope sin excess of 30%, and the removal of 3 Coast Live Oak trees. The property is located at 1458 Riata Road, Pebble Beach (Assessor's Parcel Number 008-332-019-000), 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: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 008-332-019-000 on September 25, 2025. The permit was granted subject to 8 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: 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection 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.

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

6. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services 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. (Public Works)

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 and HCD- Engineering Services 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.

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: 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 ratio: three 15-gallon Coast Live Oak

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. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF THE ARCHITECT, JAMES N. SMITH. THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE DUPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



LA NOSTRA TOSCANA

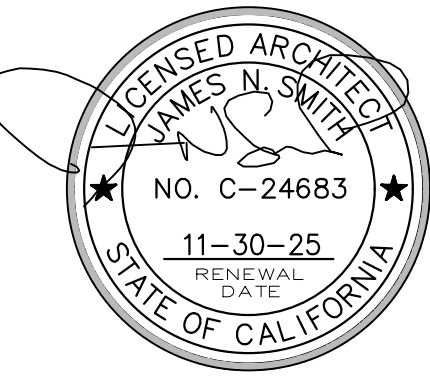
1458 RIATA RD, PEBBLE BEACH, CA.

JAMES
NEWHALL
SMITH
ARCHITECT, INC.

27880 DORRIS DR. #200
CARMEL VALLEY, CA.
93923

831-915-9518
JAMES@JNSARCH.COM

STAMP



PROJECT/CLIENT

SALADINO FAMILY
INVESTMENTS, LLC

1458 RIATA RD.
PEBBLE BEACH, CA. 93955

SHEET TITLE

COVER
SHEET

ISSUE REVISIONS

02-12-25
PLANNING SUBMITTAL

06-12-25
DRIVEWAY REVISIONS

DATE

PROJECT NUMBER

SHEET NUMBER

A0.0

PROGRESS SET - NOT FOR CONSTRUCTION

EL: 156.78

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UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

CALL TOLL FREE 1-800-227-2800 AT LEAST TWO DAYS BEFORE YOU DIG



SITE PLAN NOTES

- CONTRACTOR TO COORDINATE ALL NEW UTILITY INSTALLATIONS WITH UTILITY COMPANIES, CITY OR COUNTY AND BUILDING DEPARTMENT.
- CONTRACTOR TO VERIFY ADEQUACY OF ALL (E) UTILITIES. ALL SUBSTANDARD SERVICES SHALL BE REPLACED/UPGRADED AS NECESSARY TO COMPLY WITH CURRENT CODES AND ORDINANCES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PROPERTY CORNERS AND HOUSE LAYOUT RELATIVE TO SETBACKS. BY LICENSED SURVEYOR PRIOR TO BUILDING FORMWORK OR POURING CONCRETE. CONTRACTOR SHALL COORDINATE WITH CITY/COUNTY PERMITS BEACH.
- THE LOCATION, TYPE AND SIZE OF ALL ANTENNAS, SATELLITE DISHES OR TOWERS, AND SIMILAR APPURTENANCES SHALL BE APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S OR CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISH INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.
- TOPOGRAPHICAL (EXISTING) AND OTHER SURVEY INFORMATION REPRESENTED HEREIN IS AS PROVIDED BY UNITSON ENGINEERS, 01-13-25, JOB #4703.
- REFER TO GEOTECHNICAL REPORT FOR ALL GRADING AND FOUNDATION RECOMMENDATIONS. GEOTECHNICAL ENGINEER SHALL INSPECT GRADING AND TRENCHING FOR FOOTINGS PRIOR TO PLACEMENT OF FORMWORK OR CONCRETE. SOIL REPORT BY (GRICE ENGINEERING, JAN 16, 2025, JOB #7002-24-05).
- ARBORIST AND FUEL MANAGEMENT PLAN (FMP) FOR THIS PROJECT WAS PREPARED BY (ALBERT WEISFUS, 12-16-24, JOB #).
- ARCHAEOLOGICAL REPORT FOR THIS PROJECT WAS PREPARED BY (HISTORIC RESOURCE ASSOCIATES, FEB 2, 2025).

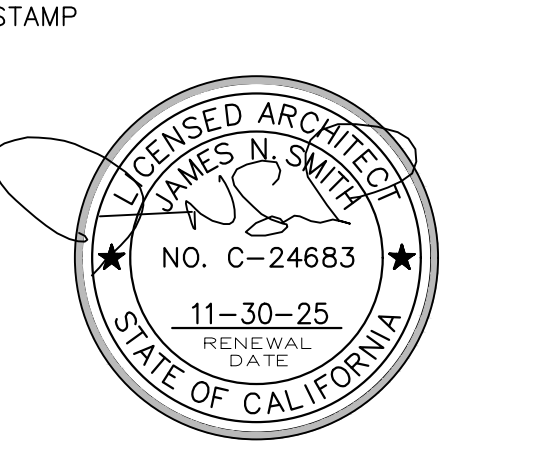
GRADING / DRAINAGE NOTES

- REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN PREPARED BY (LANSET ENGINEERS, JOB #2466-02, JAN 2025) FOR SITE DRAINAGE RECOMMENDATIONS.
- ALL GRADING AND DRAINAGE SHALL CONFORM TO MONTEREY COUNTY ORDINANCES, INCLUDING: CHAPTER 16.08 GRADING CHAPTER 16.12 EROSION CONTROL CHAPTER 16.14 STORMWATER DISCHARGE
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. OF THE FOUNDATION.
- SCAPE ALL HANDSCAPE SURFACES ADJACENT TO STRUCTURES, INCLUDING LANDINGS, TO DRAIN AWAY FROM STRUCTURES MIN. 2% NO EXCEPTIONS.
- LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT, I.E. AS MUCH AS THE VEGETATED LANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
- ON GRADED SITES THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2% ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT LOCATIONS ON THE SITE.
- SEE ROOF PLAN SHEET A5.0 FOR DOWNSPOUT LOCATIONS. ROOF RUN-OFF SHALL BE COLLECTED BY GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL BE CONVEYED TO SYSTEM PER CITY/COUNTY STANDARDS.
- ALL GROUND-TO-GROUND PIPING SHALL BE INSTALLED AT AN ANGLE AND IN CHANGES IN DIRECTION PER CIVIL PLAN AND BEST PRACTICES.
- IF RAINFALL IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH EROSION NETTING, AND STOCKPILES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION.
- CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJACENT PROPERTIES, ROADWAYS, DRAINAGE FACILITIES OR WATERWAYS. ANY IMPORTED OR NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAULLED OFFSITE.
- RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE FERTILIZER, LEGUME SEED MIXES, JULI AND/OR EROSION NETTING, AND STRAW MULCH SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS.
- ALL DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- ALL RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR BATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. 2506-16.12.000)

JAMES NEWHALL SMITH ARCHITECT, INC.

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PROJECT/CLIENT
SALADINO FAMILY INVESTMENTS, LLC

1458 RIATA RD.
PEBBLE BEACH, CA. 93955

SHEET TITLE

SITE PLAN

ISSUE REVISIONS

- | | | |
|---|----------|--------------------|
| 1 | 02-12-25 | PLANNING SUBMITTAL |
| 2 | 06-12-25 | DRIVEWAY REVISIONS |

DATE

PROJECT NUMBER

SHEET NUMBER

A1.0

PROGRESS SET - NOT FOR CONSTRUCTION

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

SITE PLAN

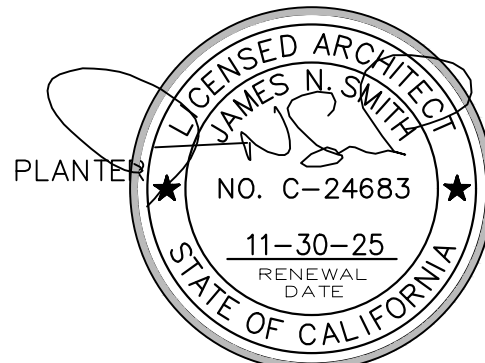
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PERMEABLE PAVERS
OR PERVIOUS
CONCRETE
SALADINO FAMILY
INVESTMENTS, LLC

CANTED STONE
PLANTER WALL: W-3

1458 RIATA RD.
PEBBLE BEACH, CA. 93955

PLANTER

CANTED STONE
PLANTER WALL: W-4

CANTED STONE PLANTER
WALL: W-4A

SHEET TITLE

FLOOR PLAN
MAIN LEVEL

ISSUE REVISIONS

02-12-25
PLANNING SUBMITTAL

06-12-25
DRIVEWAY REVISIONS

DATE

PROJECT NUMBER

SHEET NUMBER

A2.0

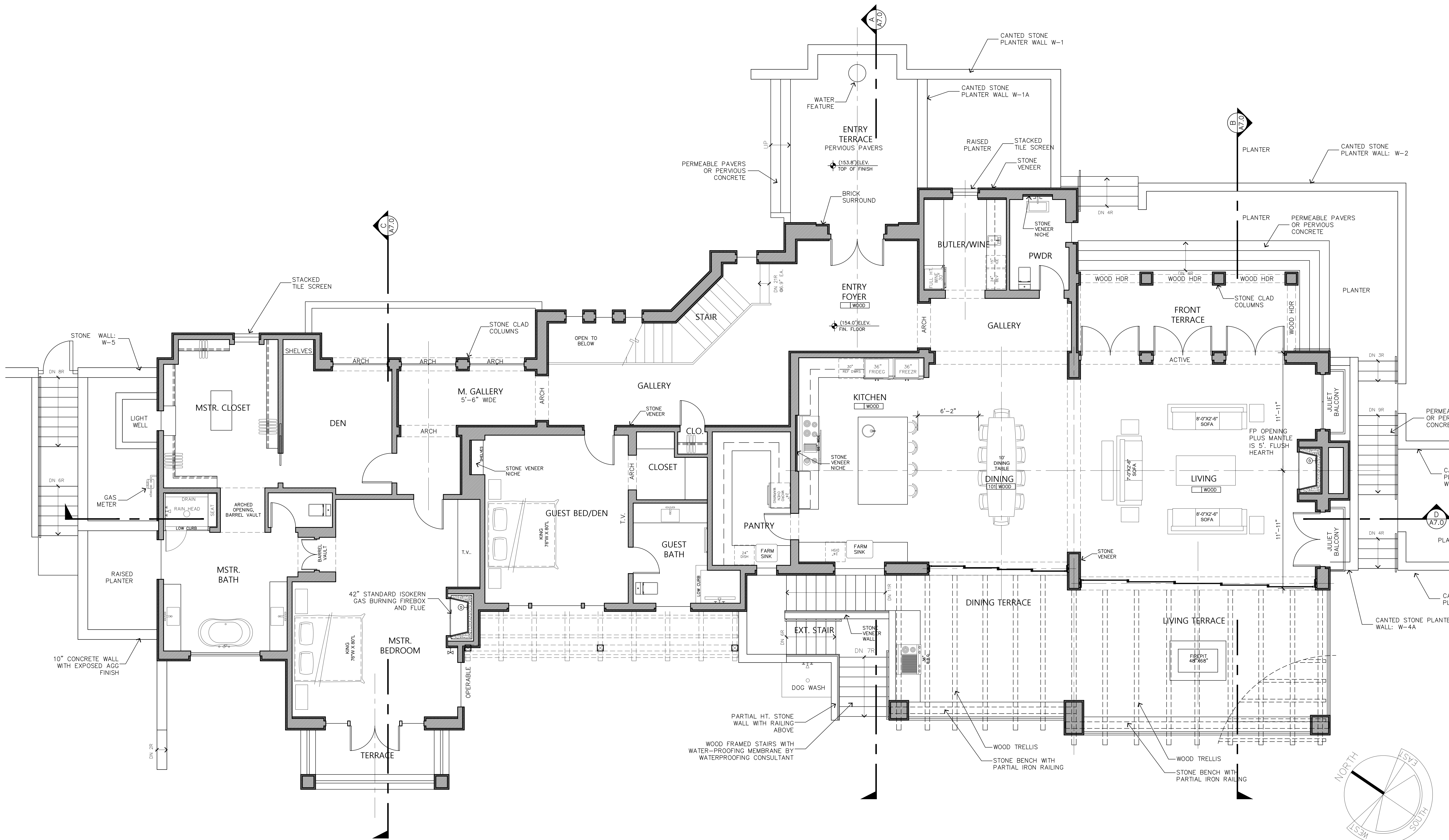
PROGRESS SET - NOT FOR CONSTRUCTION

DATE

PROJECT NUMBER

SHEET NUMBER

A2.0



ELECTRICAL SYMBOLS

- DUPLEX OUTLET
- DUPLEX OUTLET RECESSED INTO WALL
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- 4 PLEX OUTLET
- GROUND FAULT INTERRUPT (GFI)
- WATERPROOF OUTLET (EXTERIOR)
- RECESSED FLOOR MOUNTED OUTLET
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- RECESSED FLOOR MOUNTED TELEPHONE JACK, BRASS
- THERMOSTAT CONTROL
- TELEVISION CABLE
- DOORBELL
- CENTRAL VACUUM OUTLET
- GAS OUTLET
- GAS KEY VALVE, VERIFY MOUNT LOCATION WITH OWNER
- HOSE BIB VALVE (WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE. (CPC 603.4.7, TYP.)
- WALL MOUNTED AIR SUPPLY REGISTER
- RETURN AIR REGISTER
- FLOOR MOUNTED SUPPLY AIR REGISTER
- ELECTRICAL MAIN PANEL-SEE PLAN FOR LOCATION/SIZE
- ELECTRICAL SUB-PANEL-SEE PLAN FOR LOCATION(S) AND SIZE(S)

ELECTRICAL LEGEND NOTES

- NOT ALL OF THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS PROJECT.
- THE ELECTRICIAN IS REQUIRED TO CONDUCT AN ON-SITE WALK THROUGH WITH THE OWNERS TO DETERMINE FINAL LOCATIONS AND HEIGHTS FOR ALL RECEPTACLES, FIXTURES, PHONES, CABLE, STEREO, SECURITY, DATA LINES, ETC. PRIOR TO ROUGH-IN.
- POLESWITCH AND SWITCHPLATE STYLE, COLOUR AND EXACT LOCATION AND ORIENTATION TO BE DETERMINED/VERIFIED BY OWNER.
- FOR JACUZZI-TYPE TUBS SEE DETAIL SHEETS FOR ADDITIONAL REQUIREMENTS AND CODE RESTRICTIONS.
- PERMANENTLY LABEL EACH DISCONNECT (CIRCUIT BREAKER) ON THE MAIN AND ALL SUB ELECTRICAL PANEL(S) WITH THE APPLIANCE OR ROOM(S) SERVED BY THE CIRCUIT.
- SEE FLOOR PLAN NOTES SHEET A2.N FOR MORE INFORMATION
- SEE A4.0 FOR LIGHTING NOTES

WALL LEGEND

- NEW 2X WOOD STUD FRAMED WALL
SEE PLAN FOR WALL THICKNESS. EXTERIOR WALLS TO HAVE SHEAR PLY, HOUSE WRAP AND INSULATION PER TITLE 24 DOCS, INTERIOR WALLS TO HAVE SOUND BATT INSULATION, TYP.
- NEW NON-STRUCTURAL STONE VENEER, 3" MAX. THICKNESS
- NEW CMU/CONCRETE WALL

FLOOR PLAN NOTES

ALL DIMENSIONS ARE TO THE FACE OF STUD, OR TO CENTER OF OPENING, UNLESS OTHERWISE NOTED.

CONTRACTOR TO VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS AND NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING.

ATTIC ACCESS SHALL BE A MINIMUM SIZE OF 22"X30", LOCATED WHERE AT LEAST 30" OF UNOBSTRUCTED HEADROOM OCCURS. (CPC R807.1) ADD LIGHT FIXTURE WITH SWITCH IN VICINITY OF OPENING.

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ALL PROJECTS WITH WATERPROOF ROOF DECKS WILL REQUIRE PERIODIC MAINTENANCE. OWNER SHALL BE RESPONSIBLE TO SEAL, CAULK, OR OTHERWISE MAINTAIN OR REPLACE SEALANT AS RECOMMENDED BY MANUFACTURER OF WATERPROOFING SURFACE.

FLOOR PLAN - MAIN LEVEL

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

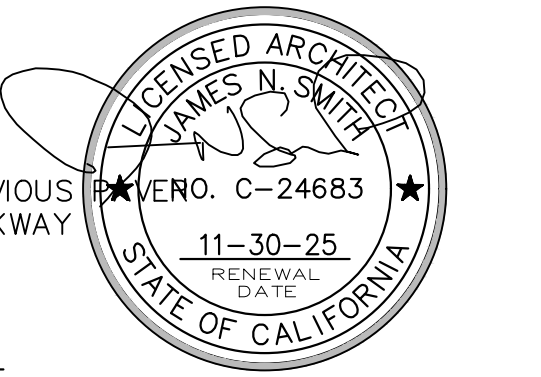
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PROJECT/CLIENT

SALADINO FAMILY
INVESTMENTS, LLC

1436 RIATA RD.
PEBBLE BEACH, CA. 93955

SHEET TITLE

FLOOR PLAN
LOWER LEVEL

ISSUE REVISIONS

02-12-25
PLANNING SUBMITTAL
06-12-25
DRIVEWAY REVISIONS

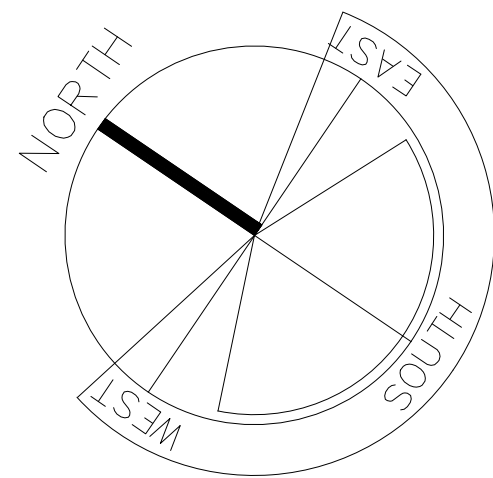
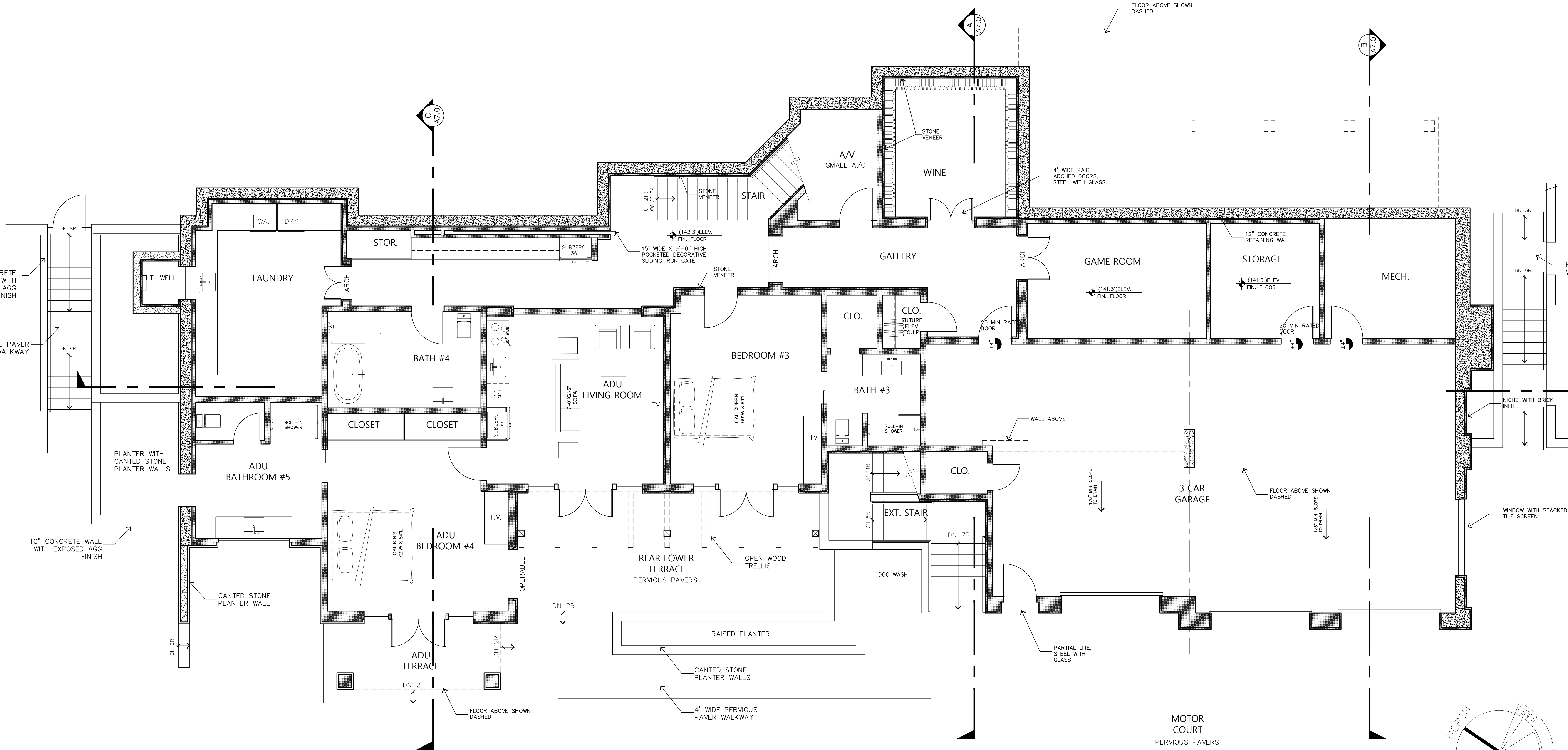
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PROJECT NUMBER

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A2.1

PROGRESS SET - NOT FOR CONSTRUCTION



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WALL LEGEND

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FLOOR PLAN - LOWER LEVEL

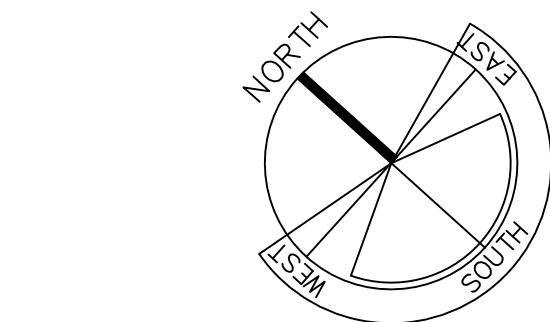
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DIMENSION PLAN - MAIN LEVEL

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



DIMENSION PLAN NOTES

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3. DIMENSIONS ARE TAKEN FROM FACE OF PLYWOOD SHEATHING AT EXTERIOR WALLS OR INTERIOR SHEAR WALLS. WALLS ARE TYPICALLY DRAWN AS 4" OR 6" WIDE. THIS THICKNESS ALLOWS FOR ONE FINISHED WALL SIDE WITH 1/2" GYP. BD. BOTH SIDE WALL FINISHES ARE NOT TYPICALLY ACCOUNTED FOR, UNLESS NOTED. SEE ALSO DETAIL OF WALL FRAMING AT CORNER CONDITION WITH DIMENSION STRING.
4. SEE SHEETS A9.0 AND A9.1 FOR DOOR AND WINDOW SCHEDULES

WALL LEGEND

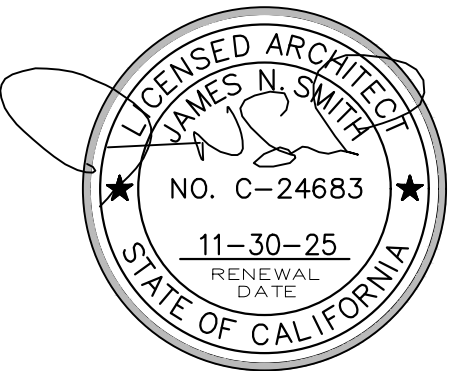
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PROJECT/CLIENT

SALADINO FAMILY
INVESTMENTS, LLC

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PEBBLE BEACH, CA. 93955

SHEET TITLE

DIMENSION
PLAN
MAIN LEVEL

ISSUE REVISIONS

02-12-25
PLANNING SUBMITTAL

06-12-25
DRIVEWAY REVISIONS

DATE

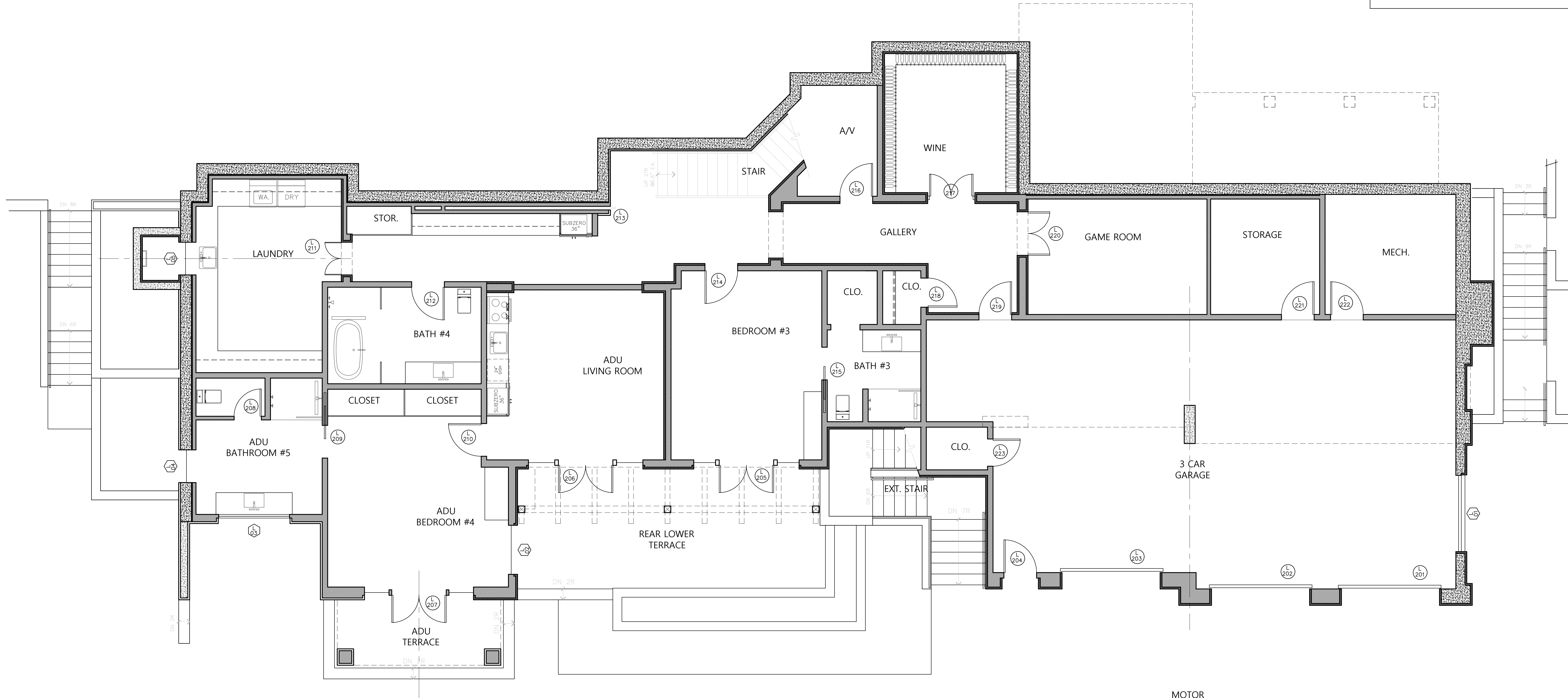
PROJECT NUMBER

SHEET NUMBER

A3.0

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WALL LEGEND

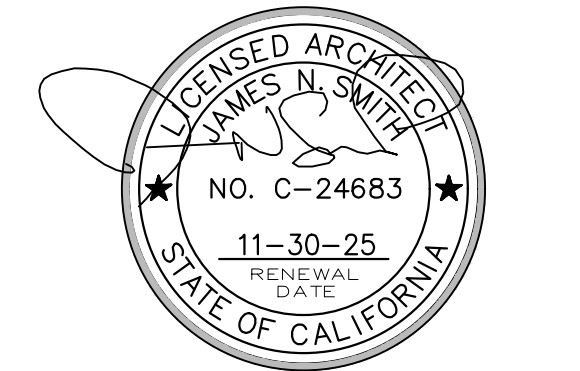
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PEBBLE BEACH, CA. 93955

SHEET TITLE

DIMENSION
PLAN
LOWER LEVEL

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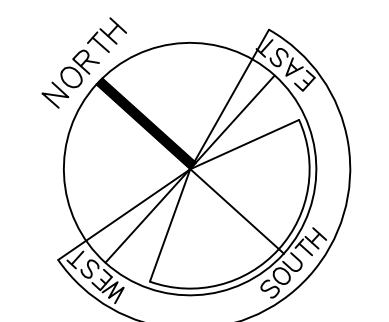
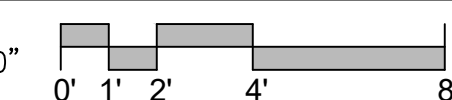
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A3.1

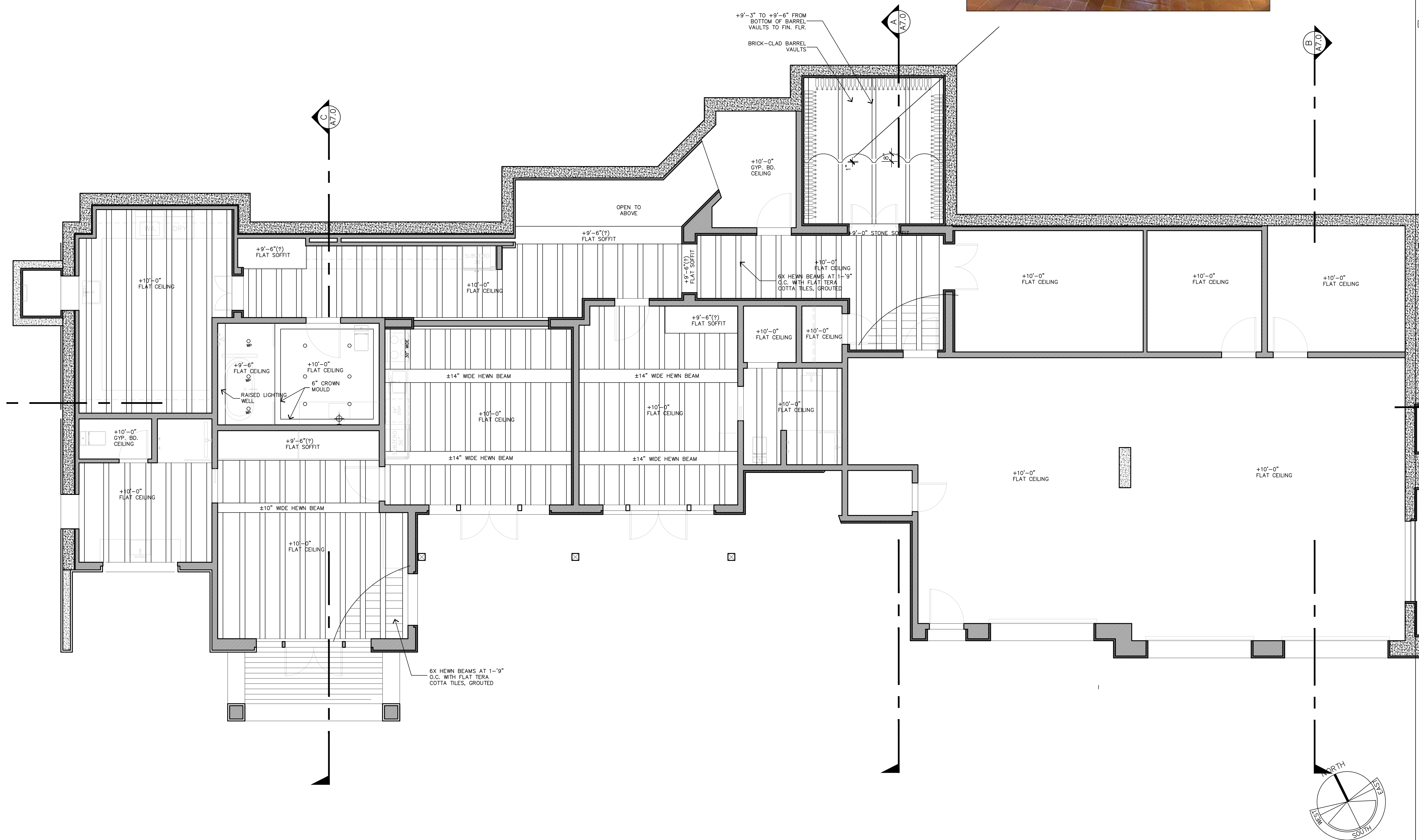
DIMENSION PLAN - LOWER LEVEL

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



PROGRESS SET - NOT FOR CONSTRUCTION

REFLECTED CEILING PLAN - LOWER LEVEL



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

REFLECTED CEILING NOTES

1. LIGHT LOCATIONS AS SHOWN, AND ASSOCIATED SWITCHING, SHALL BE REVIEWED, IN DETAIL, BY THE OWNER(S) IN THE FIELD, PRIOR TO FULL INSTALLATION.
2. VERIFY BEAMS SIZES, FINISHES AND EXACT LOCATIONS/SPACING IN THE FIELD
3. COORDINATE WITH FIRE SPRINKLER SUB-CONTRACTOR RE SPACING AND DEPTH OF BEAMS AND HOW THAT AFFECTS/DETERMINES SPRINKLER HEAD LOCATIONS. VERIFY BEAM DESIGN(S) WITH OWNERS BASED ON THIS REVIEW
4. LED FIXTURES RECOMMENDED TO BE 2,700 KELVIN COLOR TEMPERATURE TO MIMIC NATURAL LIGHT.
5. PLASTIC TRIM-OUT RINGS OR ASSEMBLIES ARE STRONGLY DISCOURAGED DUE TO YELLOWING AND BRITTLENESS OVER TIME

LIGHTING LEGEND

-  SINGLE POLE SWITCH
 THREE WAY SWITCH
 FOUR WAY SWITCH
 DIMMER SWITCH
 4" LED RECESSED IC RATED LIGHTING FIXTURE BY HALO, OR EQUAL. OWNER TO SELECT TRIM RING, BULB MOUNT, COLOUR AND DIRECTIONAL OPTIONS. SEE ALSO NOTE #4 BELOW.
 2" LED RECESSED IC RATED LIGHTING FIXTURE BY HALO, OR EQUAL. OWNER TO SELECT TRIM RING, BULB MOUNT, COLOUR AND DIRECTIONAL OPTIONS. SEE ALSO NOTE #4 BELOW.
 6" GMBAL MOUNTED 4" LED RECESSED IC RATED LIGHTING FIXTURE BY HALO, OR EQUAL. OWNER TO SELECT TRIM RING, BULB MOUNT, COLOUR AND DIRECTIONAL OPTIONS. SEE ALSO NOTE #4 BELOW.
 SURFACE MOUNTED LED FIXTURE
 PENDANT FIXTURE
 WALL MOUNTED FIXTURE
 FLOOD / SECURITY LIGHTING - MOTION-SENSOR. OWNER TO DETERMINE SWITCHING OF LIGHTING.
 RECESSED EXHAUST FAN WITH QUIET MOTOR TECHNOLOGY BY PANSONIC, OR EQUAL. SEE NOTES BELOW.
 COMBINATION FLUORESCENT LIGHT & EXHAUST FAN FIXTURE
 JUNCTION BOX
 COMBINATION GARAGE OPENER & LIGHT WITH ADJACENT DUPLEX OUTLET AND DATA CONNECTION, AS REQUIRED.
 CEILING FAN
 SMOKE DETECTOR. SHALL BE 110V, HARDWIRED W/ BATTERY BACK-UP (C.R.C. SEC. 314), AND INTERCONNECTED WITH ALL OTHER SMOKE ALARMS (C.R.C. SEC. 314). (SEE ALSO NOTES BELOW)
 CARBON MONOXIDE ALARM
 DA = MOTOR ACTIVATED LIGHTING FIXTURE
 MA = MOTION ACTIVATED LIGHTING FIXTURE
 WP = WATER PROOF FIXTURE, UL LISTED AS SUITABLE FOR WET LOCATIONS.
 FL = FLUORESCENT FIXTURE (MIN 40 LUMENS PER WATT)
 LV = LOW-VOLTAGE LIGHTING
 DED = DEDICATED CIRCUIT
 4" LED SURFACE MOUNTED FIXTURE W/ ACRYLIC DIFFUSER, BY HALO, OR EQUAL.
 TRACK LIGHTING
 LED STRIP LIGHTING UNDER CABINET LIGHTING VERIFIED W/ OWNER IF INDIVIDUALLY SWITCHED OR GANGED TOGETHER AT POLES SWITCHES.

LIGHTING LEGEND NOTES

NOT ALL OF THE ABOVE SPECIFICATIONS ARE NECESSARILY USED FOR THIS PROJECT.

THE ELECTRICIAN IS REQUIRED TO CONDUCT AN ON-SITE WALK THROUGH WITH THE OWNERS TO DETERMINE PAINT LOCATIONS AND HEIGHTS FOR RECEPTABLES, FIXTURES, PHONES, CABLE, STEREO, SECURITY, DATA LINES ETC.

ALL HABITABLE SPACES SHALL BE HIGH-EFFICIENCY LIGHTING, MANUAL-ON/OCCUPANT SENSOR OR DIMMER SWITCHES.

BEDROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE OF EACH OF THESE SPACES SHALL BE CONTROLLED BY A SENSOR.

FIXTURES WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF TURM SHOWER ENCLOSURE THRESHOLD SHALL BE UL LISTED LABELLED WITH THE FOLLOWING LOCATION OR "SUBSTITUTED CAMP LOCATIONS" (C10-410) (C20-410) (C30-410)

EXISTING FIXTURES RECESSED INTO INSULATED CEILING SHALL BE I.C. WITH THE FOLLOWING OTHER LOCATIONS OR "SUBSTITUTED CAMP LOCATIONS" (C10-410) (C20-410) (C30-410)

FIXTURES SHALL HAVE AIR TIGHT (AT) RATING AND HAVE JAB AND JAMM BLUES

BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SMALLER BATH FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE

EXTERIOR LIGHTING: HIGH R341C4 OR MOTION SENSOR/PHOTO SENSOR.

SMOKE DETECTORS: PER CFC 913.4.3, SHALL BE LOCATED:

ON THE CEILING OR ON OUTSIDE OF EACH SPACES BEING SLEEPER IN THE IMMEDIATE VICINITY OF BEDROOMS.

IN EACH ROOM USED FOR SLEEPING PURPOSES.

IN EACH ADDITIONAL STORY WITHIN A DWELLING UNIT, INCLUDING BUT NOT LIMITED TO, ATTACHED GARAGES AND UNINHABITED ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITH AN INTERVENING LEVEL, SHALL BE LOCATED ON EACH LEVEL. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL, SHALL BE LOCATED ON THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

IN ENCLOSED COMMON STAIRWELLS OF APARTMENT COMPLEXES AND IN COMMONLY USED MULTIPLE-DWELLING UNITS.

PER MPA 72-29.8.3.4(4) SMOKE DETECTORS REQUIRED NEAR A COOKING AREA THAT CAN BE PHOTO-DETECTED, TO WITHIN 6' OF EXISTING CARBON.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN AREAS LEADING INTO COMMON AREAS FOR SLEEPING PURPOSES AND ON EVERY LEVEL OF THE DWELLING, INCLUDING THE BASEMENTS, CFC 9315.3.

EVERY BATHROOM SHALL BE MECHANICALLY VENTILATED EXHAUST FANS SHALL BE UL LISTED AND HAVE BACKDRAFT PREVENTION SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY A HUMIDISTAT PER CIGREIN 2016 AND SHALL BE MATCHED SEPARATELY FROM LIGHTS

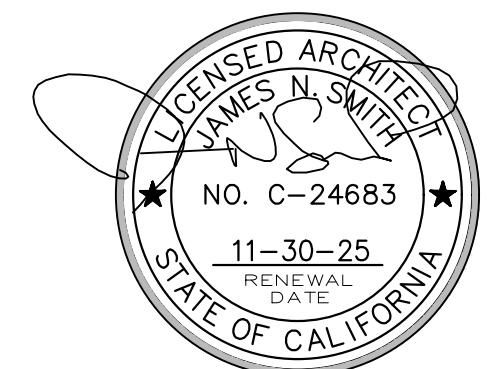
ALL UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM ALL OTHER LIGHTING

LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL COMPLY WITH CFC 910-8.8

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SHEET TITLE

REFLECTED
CEILING PLAN
LOWER LEVEL

○ ISSUE △ REVISIONS

① 02-12-25
PLANNING SUBMITTAL

② 06-12-25
DRIVEWAY REVISIONS

DATE _____

PROJECT NUMBER

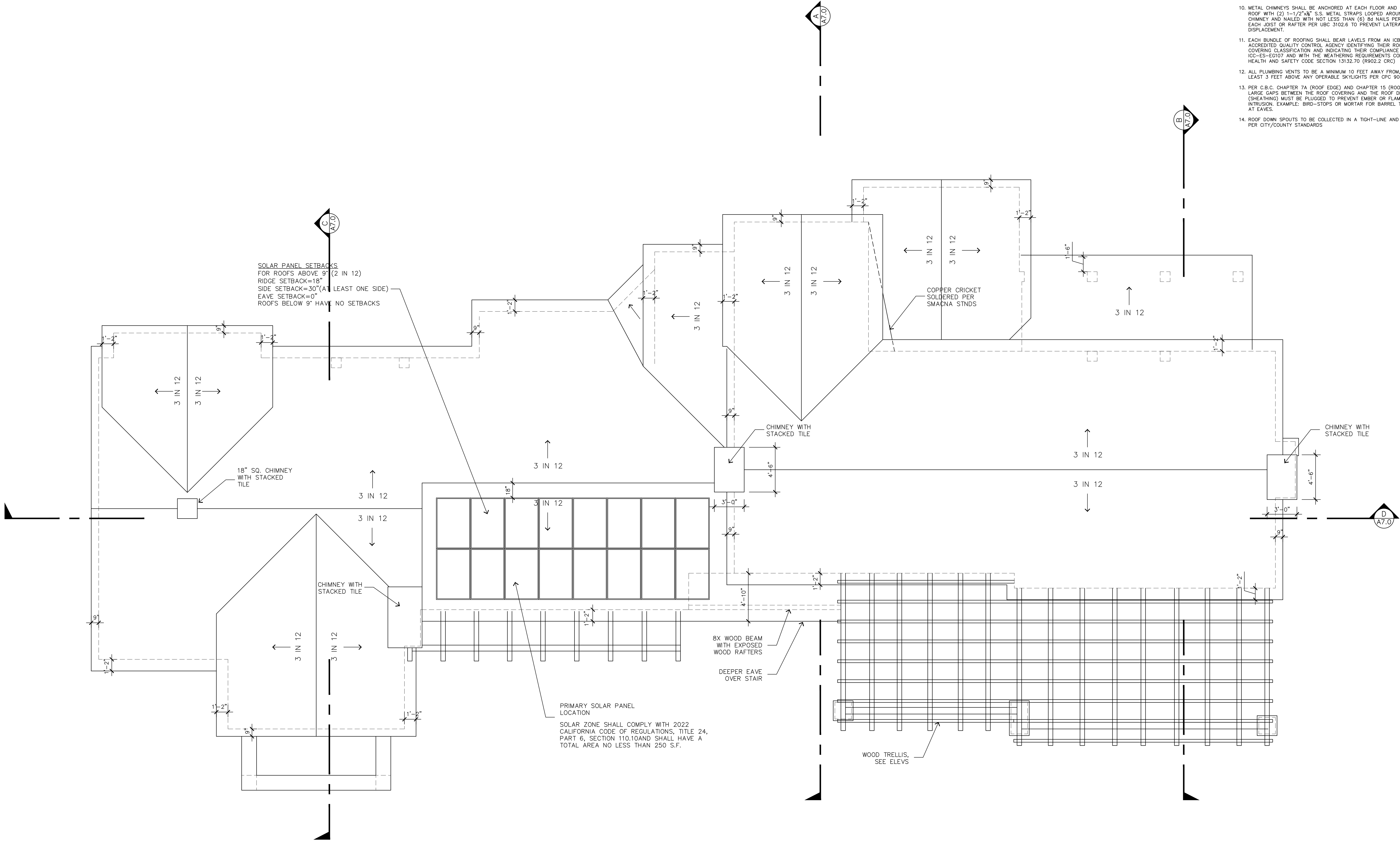
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A4.1

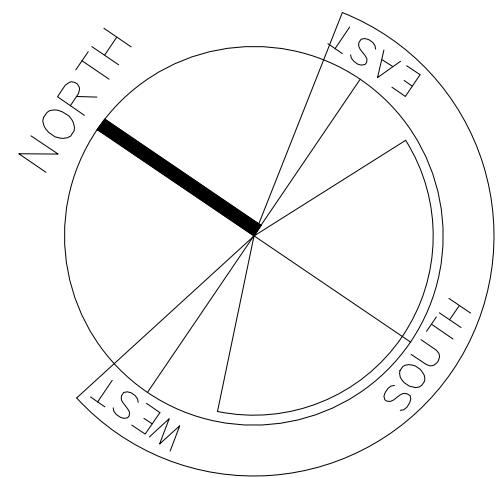
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ROOF PLAN



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



ROOF NOTES

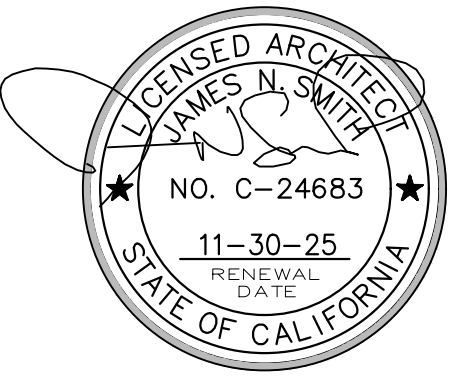
1. ROOF MATERIAL TO BE CLASS 'A' CAP AND PAN CERAMIC TILE ROOFING
2. FIELD VERIFY WITH OWNER AND ARCHITECT COLOR AND/OR BLEND OF ROOFING UNITS PRIOR TO INSTALLATION
3. ROOF SLOPE = 3 IN 12 UNLESS OTHERWISE NOTED
4. EAVE OVERHANG = 1'-8" UNLESS OTHERWISE NOTED
5. RAKE/BARGE OVERHANG = 1'-8" UNLESS OTHERWISE NOTED
6. COPPER GUTTERS WITH ROUND DOWNSPOUTS
7. GANG ALL VENT STACKS TO MINIMIZE QUANTITY OF ROOF JACKS AND LOCATE ROOF JACKS IN LEAST VISIBLE LOCATION
8. SPARK ARRESTOR TO BE 3 TIMES THE NET FREE OPENING OF THE CHIMNEY OUTLET
9. CHIMNEY SHALL BE 2' ABOVE THE HIGHEST POINT OF THE ROOF WITHIN 10' MEASURED HORIZONTALLY
10. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND AT THE ROOF WITH (2) 1-1/2" S.S. METAL STRAPS LOOPED AROUND THE CHIMNEY AND NAILED WITH NOT LESS THAN (6) 8d NAILS PER STRAP AT EACH JOIST OR RAFTER PER UBC 3102.6 TO PREVENT LATERAL DISPLACEMENT
11. EACH BUNDLE OF ROOFING SHALL BEAR LABELS FROM AN ICCO ACCREDITED QUALITY CONTROL AGENCY IDENTIFYING THEIR ROOF COVERING CLASSIFICATION AND INDICATING THEIR COMPLIANCE WITH ICC-ES E-1017 AND WITH THE WEATHERING REQUIREMENTS CONTAINED IN HEALTH AND SAFETY CODE SECTION 13132.70 (R902.2 CRC)
12. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 906.2
13. PER C.B.C. CHAPTER 7A (ROOF EDGE) AND CHAPTER 15 (ROOF FIELD), LARGE GAPS BETWEEN THE ROOF COVERING AND THE ROOF DECK (SHEATHING) MUST BE PLUGGED TO PREVENT EMBER OR FLAME INTRUSION. EXAMPLE: BIRD-STOPS OR MORTAR FOR BARREL TILE ROOFS AT EAVES
14. ROOF DOWN SPOUTS TO BE COLLECTED IN A TIGHT-LINE AND DISPERSED PER CITY/COUNTY STANDARDS

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SHEET TITLE

ROOF PLAN

ISSUE REVISIONS

- | | |
|---|--------------------------------|
| 1 | 02-12-25
PLANNING SUBMITTAL |
| 2 | 06-12-25
DRIVEWAY REVISIONS |

DATE

PROJECT NUMBER

SHEET NUMBER

A5.0

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NORTHEAST ELEVATION

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

ELEVATION MATERIALS LEGEND

- 1 RED CLAY TILE - TWO PEICE CAP AND PAN "ROMAN STYLE" TILES WITH MUDDED RIDGES. CLASS "A" RATED
COLOR: US TILE - MADERA BLEND #3107
- 2 EXTERIOR VERTICAL STONE-2" THIN VENEER, BY BEUCHEL. LAY IS TRADITIONAL WITH RANDOM SIZES. GROUT JOINTS AT $\frac{3}{8}$ " TO $\frac{1}{2}$ ". COLOR OF GROUT IS "DARK GREY". COLOR: ANTIQUE BRONZE COUNTRY CASTLE ROCK. BRICK ACCENTS AT PILASTERS AND CHIMNEY TOPS-WHITWASHED AND TUMBLED USED BRICK, STANDARD SIZE
- 3 ALUMINUM DUAL GLAZED EXTERIOR DOORS AND WINDOWS BY ARCADIA. COLOR: DARK BRONZE ANODIZED
- 4 MORTARED AND STACKED TILE CHIMNEY SHROUDS
- 5 NATURAL-UNSEALED $\frac{1}{2}$ "-ROUND COPPER GUTTERS, RECTANGULAR DOWNSPOUTS, LEADER BOXES, CHIMNEY SHROUDS, EXTERIOR LIGHT-HOUSINGS-AND-FLASHINGS
- 6 CEDAR TRELLIS AND SECTIONAL GARAGE DOORS STAINED WITH CABOT SEMI TRANSPARENT: BARK MULCH
- 7 WROUGHT IRON RAILING, GALVANIZED AND PAINTED DARK BRONZE

ELEVATION NOTES

THIS PROJECT IS LOCATED WITHIN WILDLAND URBAN INTERFACE, REFER TO WALL SECTION DETAIL 1 / A0.1 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS

ROOF COVERINGS AND FLASHINGS AND WALL COVERINGS SHALL COMPLY WITH ALL REQUIRED W.U.I. SPECIFICATIONS

ROOF GUTTERS, IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS

ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL BE PROTECTED BY LOUVERS AND $\frac{1}{8}$ " NON-COMBUSTIBLE, CORROSION-RESISTANT MESH UNLESS VENTS ARE APPROVED FOR RESISTING FLAME-AND-EMBER-INTRUSION.

PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT ACCEPTABLE MEANS OF COMPLIANCE WITH ANY WILDFIRE-RESISTIVE CONSTRUCTION REQUIREMENT, UNLESS APPROVED FOR SUCH USE.

WALL SIDING SHALL COMPLY WITH CRC R703, AND ATTACHMENT REQUIREMENTS PER TABLE R703.3(1)

FLASHING INSTALLATIONS AND LOCATIONS FOR WALLS AND ROOFS SHALL COMPLY WITH CRC R703.4

WOOD SIDING INSTALLATION SHALL COMPLY WITH CRC R703.5

EXTERIOR PLASTER INSTALLATION SHALL COMPLY WITH CRC R703.7 AND WEEP SCREEDS SHALL BE INSTALLED IN ACCORDANCE WITH R703.7.2.1

ANCHORED-STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12

NORTHWEST ELEVATION

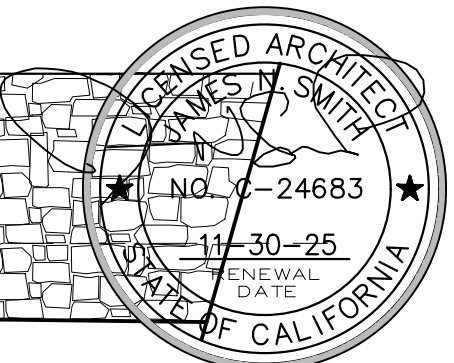
SCALE : 1/4" = 1'-0"

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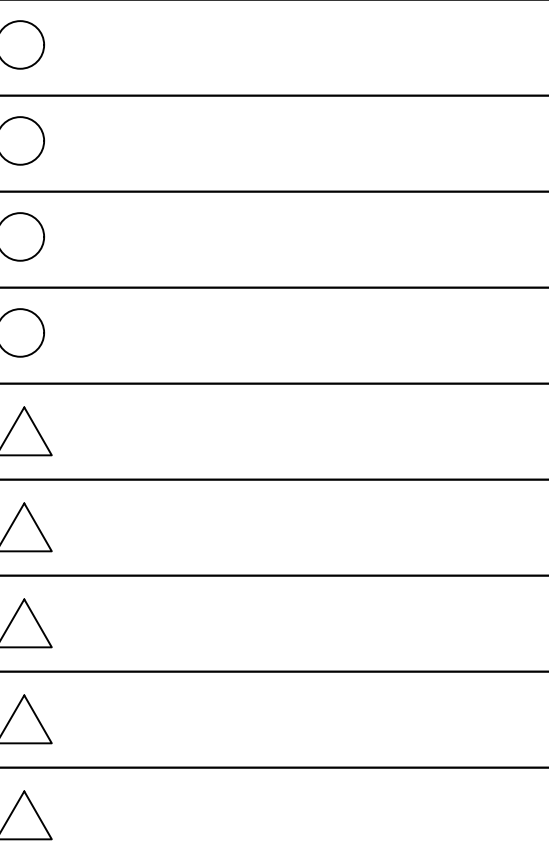
1458 RIATA RD.
PEBBLE BEACH, CA. 93955

SHEET TITLE

EXTERIOR
ELEVATIONS

ISSUE REVISIONS

- 02-12-25
PLANNING SUBMITTAL
- 06-12-25
DRIVEWAY REVISIONS



DATE

PROJECT NUMBER

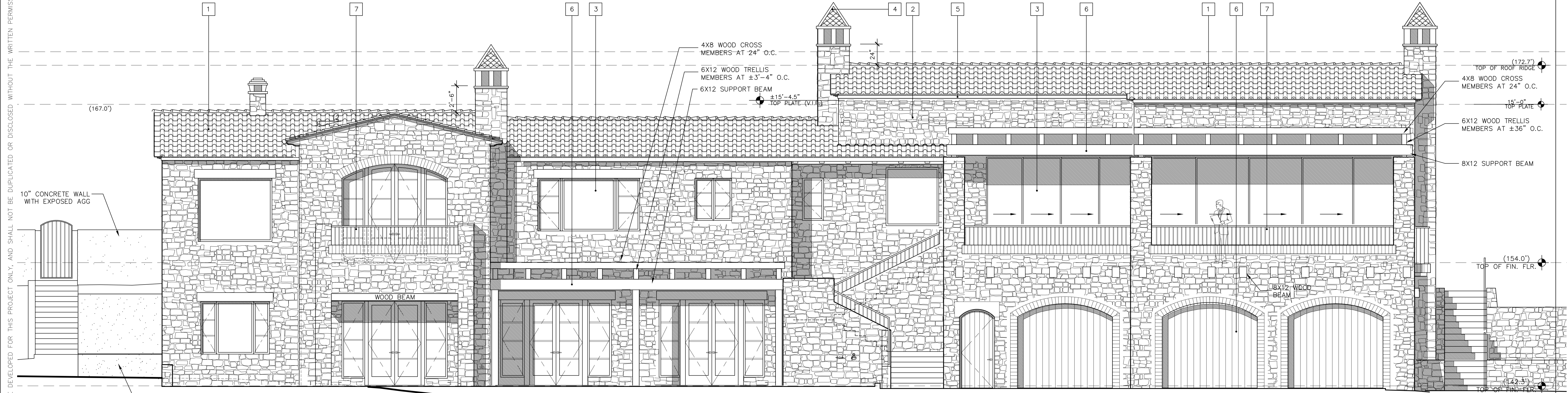
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A6.0

PROGRESS SET - NOT FOR CONSTRUCTION

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SIOUTHWEST ELEVATION

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

ELEVATION MATERIALS LEGEND

- 1 RED CLAY TILE - TWO PEICE CAP AND PAN "ROMAN STYLE" TILES WITH MUDDED RIDGES. CLASS "A" RATED
COLOR: US TILE - MADERA BLEND #3107
- 2 EXTERIOR VERTICAL STONE-2" THIN VENEER, BY BEUCHEL. LAY IS TRADITIONAL WITH RANDOM SIZES. GROUT JOINTS AT 3/8" TO 1/2". COLOR OF GROUT IS "DARK GREY". COLOR: ANTIQUE BRONZE COUNTRY CASTLE ROCK. BRICK ACCENTS AT PILASTERS AND CHIMNEY TOPS-WHITWASHED AND TUMBLED USED BRICK, STANDARD SIZE
- 3 ALUMINUM DUAL GLAZED EXTERIOR DOORS AND WINDOWS BY ARCADIA. COLOR: DARK BRONZE ANODIZED
- 4 MORTARED AND STACKED TILE CHIMNEY SHROUDS
- 5 NATURAL UNSEALED 1/4" ROUND COPPER CUTTERS, RECTANGULAR DOWNSPOUTS, LEADER BOXES, CHIMNEY SHROUDS, EXTERIOR LIGHT HOUSINGS AND FLASHINGS
- 6 CEDAR TRELLIS AND SECTIONAL GARAGE DOORS STAINED WITH CABOT SEMI TRANSPARENT: BARK MULCH
- 7 WROUGHT IRON RAILING, GALVANIZED AND PAINTED DARK BRONZE

ELEVATION NOTES

THIS PROJECT IS LOCATED WITHIN WILDLAND URBAN INTERFACE, REFER TO WALL SECTION DETAIL 1 / A0.1 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS

ROOF COVERINGS AND FLASHINGS AND WALL COVERINGS SHALL COMPLY WITH ALL REQUIRED W.U.I. SPECIFICATIONS

ROOF GUTTERS, IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS

ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL BE PROTECTED BY LOUVERS AND 1/8" NON-COMBUSTIBLE, CORROSION-RESISTANT MESH UNLESS VENTS ARE APPROVED FOR RESISTING FLAME AND EMBER INTRUSION.

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WALL SIDING SHALL COMPLY WITH CRC R703, AND ATTACHMENT REQUIREMENTS PER TABLE R703.3(1)

FLASHING INSTALLATIONS AND LOCATIONS FOR WALLS AND ROOFS SHALL COMPLY WITH CRC R703.4

WOOD SIDING INSTALLATION SHALL COMPLY WITH CRC R703.5

EXTERIOR PLASTER INSTALLATION SHALL COMPLY WITH CRC R703.7 AND WEEP SCREDS SHALL BE INSTALLED IN ACCORDANCE WITH R703.7.2.1

ANCHORED STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12



SOUTHEAST ELEVATION

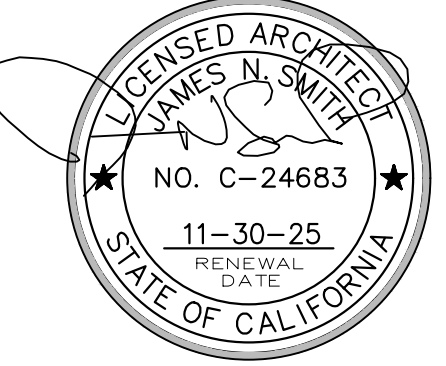
SCALE : 1/4" = 1'-0"

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PROJECT/CLIENT

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SHEET TITLE

EXTERIOR
ELEVATIONS

ISSUE REVISIONS

- 02-12-25
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- 06-12-25
DRIVEWAY REVISIONS

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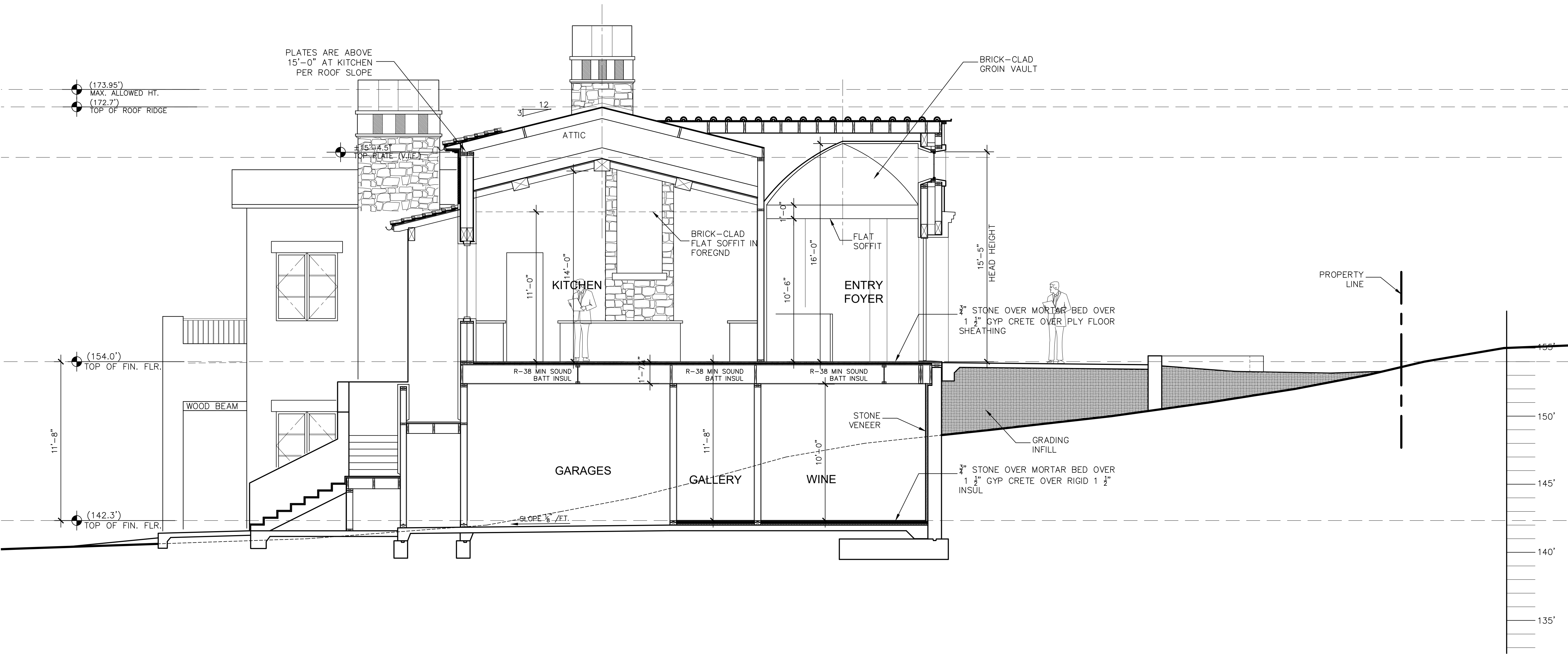
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PROJECT NUMBER

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SECTION 'A'

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

ELEVATION MATERIALS LEGEND

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- 6 CEDAR TRELLIS AND SECTIONAL GARAGE DOORS STAINED WITH CABOT SEMI TRANSPARENT. BARK MULCH
- 7 WROUGHT IRON RAILING, GALVANIZED AND PAINTED DARK BRONZE

ELEVATION NOTES

THIS PROJECT IS LOCATED WITHIN WILDLAND URBAN INTERFACE, REFER TO WALL SECTION DETAIL 1 / A0.1 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS

ROOF COVERINGS AND FLASHINGS AND WALL COVERINGS SHALL COMPLY WITH ALL REQUIRED W.U.I. SPECIFICATIONS

ROOF GUTTERS, IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

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FLASHING INSTALLATIONS AND LOCATIONS FOR WALLS AND ROOFS SHALL COMPLY WITH CRC R703.4

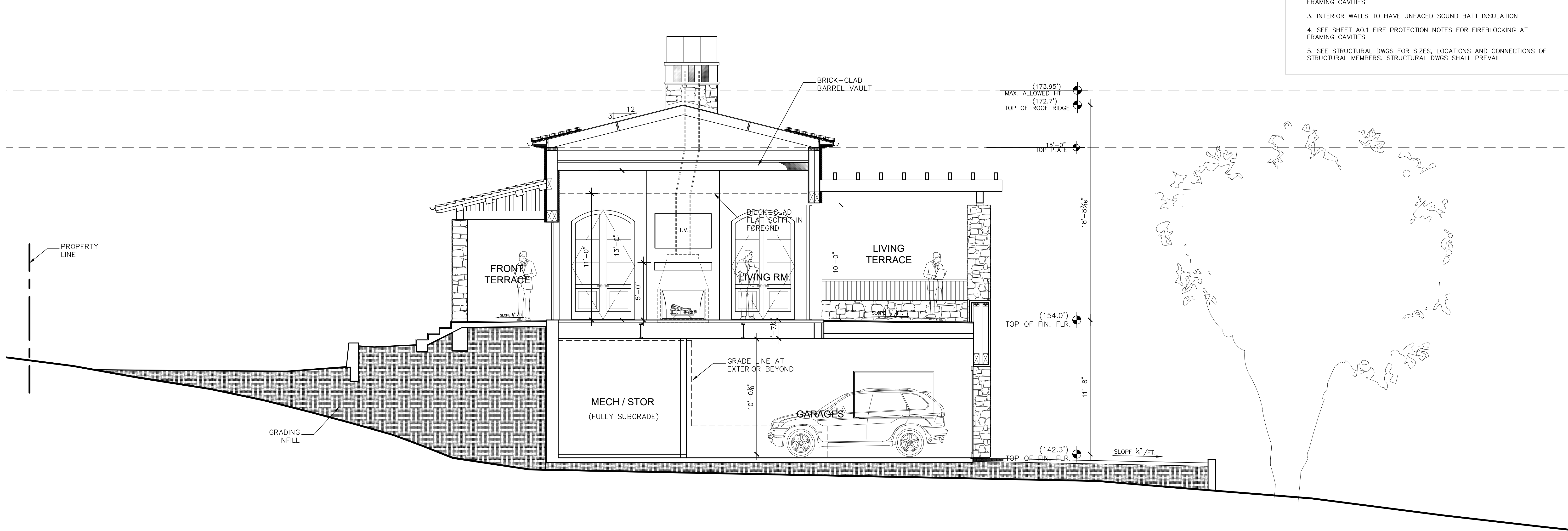
WOOD SIDING INSTALLATION SHALL COMPLY WITH CRC R703.5

EXTERIOR PLASTER INSTALLATION SHALL COMPLY WITH CRC R703.7 AND WEEP SCREEDS SHALL BE INSTALLED IN ACCORDANCE WITH R703.7.2.1

ANCHORED STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12

SECTION NOTES

1. CONDITIONED BUILDING ENVELOPE IS CREATED AT UNDERSIDE OF ROOF PLY SHEATHING BY CLOSED CELL FOAM. ATTIC VENTS ARE THEREFORE NOT REQUIRED. CLOSED CELL FOAM OF REQUIRED DEPTH PER ENERGY CALCS OF 3" MINIMUM BUILD-UP FOR R-14 VALUE WITH R-19 FIBERGLASS BATT INSUL APPLIED TO UNDERSIDE OF FOAM FOR MIN. R-30 VALUE
- NO VAPOR BARRIER TO BE USED. FOAM TO BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.4
- USE BASF SPRAYTITE CLOSED CELL, SPRAY-APPLIED POLYURETHANE FOAM, OR EQUAL. R VALUE IS 6.0 PER INCH. (R-30 = 5" MIN. DEPTH) LISTING NUMBER ICC-ES #ESR-2842
2. EXTERIOR WALLS WITH R-21 VALUE BY FIBERGLASS BATTS OR SPIDER (SPRAY APPLIED FIBERGLASS INSULATION) MUST FILL ALL NON-VENTED FRAMING CAVITIES
3. INTERIOR WALLS TO HAVE UNFACED SOUND BATT INSULATION
4. SEE SHEET A0.1 FIRE PROTECTION NOTES FOR FIREBLOCKING AT FRAMING CAVITIES
5. SEE STRUCTURAL DWGS FOR SIZES, LOCATIONS AND CONNECTIONS OF STRUCTURAL MEMBERS. STRUCTURAL DWGS SHALL PREVAIL



SECTION 'B'

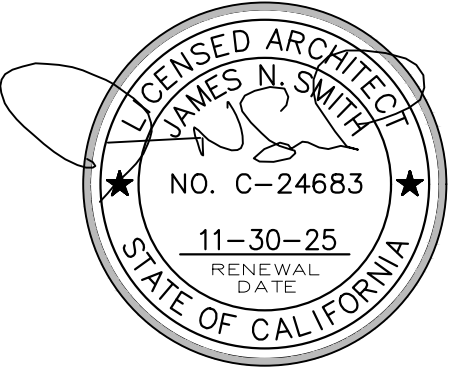
SCALE : 1/4" = 1'-0"

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PROJECT/CLIENT

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SHEET TITLE

SECTIONS

ISSUE REVISIONS

- 02-12-25
PLANNING SUBMITTAL
- 06-12-25
DRIVEWAY REVISIONS

DATE

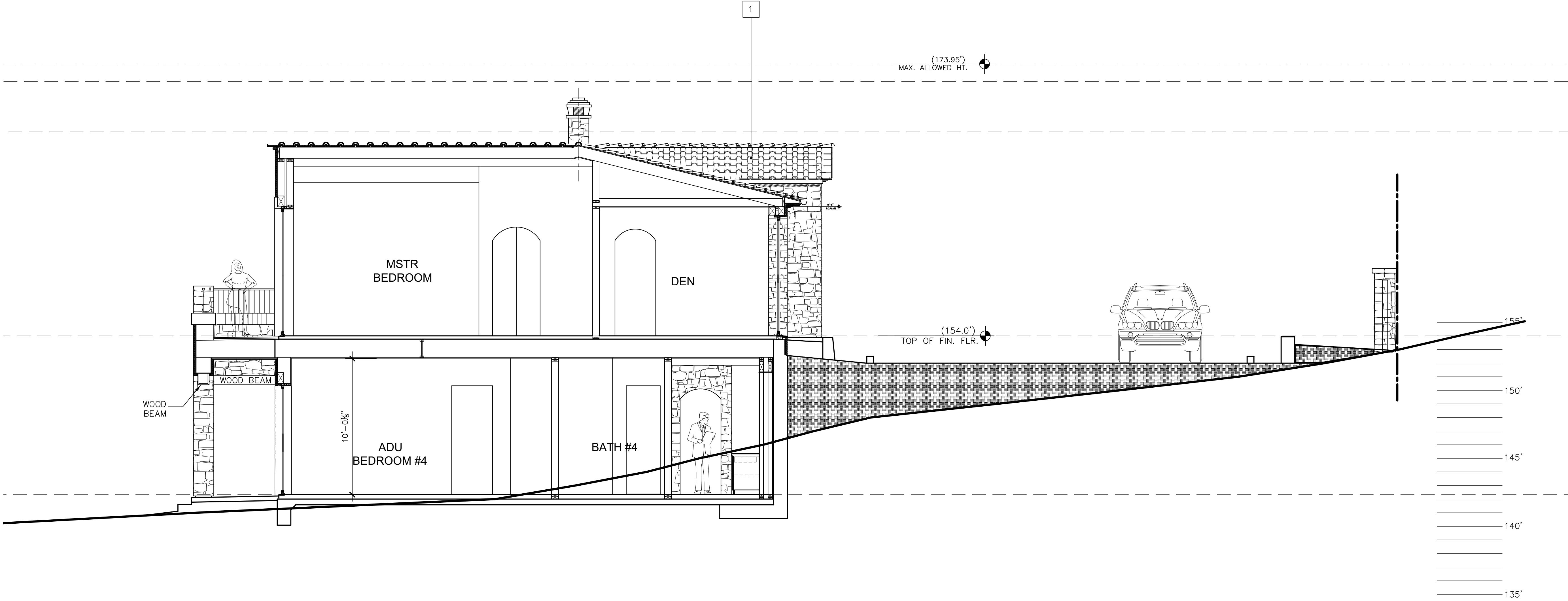
PROJECT NUMBER

SHEET NUMBER

A7.0

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SECTION 'C'

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



SECTION 'D'

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

ELEVATION MATERIALS LEGEND

- 1 RED CLAY TILE - TWO PEICE CAP AND PAN "ROMAN STYLE" TILES WITH MUDDIED RIDGES. CLASS "A" RATED COLOR: US TILE - MADERA BLEND #3107
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- 6 CEDAR TRELLIS AND SECTIONAL GARAGE DOORS STAINED WITH CABOT SEMI TRANSPARENT. BARK MULCH
- 7 WROUGHT IRON RAILING, GALVANIZED AND PAINTED DARK BRONZE

ELEVATION NOTES

THIS PROJECT IS LOCATED WITHIN WILDLAND URBAN INTERFACE, REFER TO WALL SECTION DETAIL 1 / A0.1 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS

ROOF COVERINGS AND FLASHINGS AND WALL COVERINGS SHALL COMPLY WITH ALL REQUIRED W.U.I. SPECIFICATIONS

ROOF GUTTERS, IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC.) SHALL BE PROTECTED BY LOUVERS AND 1/2" NON-COMBUSTIBLE CORROSION-RESISTANT MESH UNLESS VENTS ARE APPROVED FOR RESISTING FLAME AND EMBER INTRUSION.

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WALL SIDING SHALL COMPLY WITH CRC R703, AND ATTACHMENT REQUIREMENTS PER TABLE R703.3(1)

FLASHING INSTALLATIONS AND LOCATIONS FOR WALLS AND ROOFS SHALL COMPLY WITH CRC R703.4

WOOD SIDING INSTALLATION SHALL COMPLY WITH CRC R703.5

EXTERIOR PLASTER INSTALLATION SHALL COMPLY WITH CRC R703.7 AND WEEP SCREEDS SHALL BE INSTALLED IN ACCORDANCE WITH R703.7.2.1

ANCHORED STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH CRC R703.8 AND R703.12

SECTION NOTES

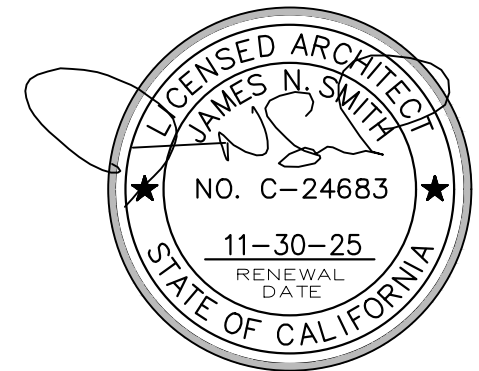
1. CONDITIONED BUILDING ENVELOPE IS CREATED AT UNDERSIDE OF ROOF PLY SHEATHING BY CLOSED CELL FOAM. ATTIC VENTS ARE THEREFORE NOT REQUIRED. CLOSED CELL FOAM OF REQUIRED DEPTH PER ENERGY CALCS OF 3" MINIMUM BUILD-UP FOR R-14 VALUE WITH R-19 FIBERGLASS BATT INSUL APPLIED TO UNDERSIDE OF FOAM FOR MIN. R-30 VALUE
- NO VAPOR BARRIER TO BE USED. FOAM TO BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING PER CRC R806.4
- USE BASF SPRAYTITE CLOSED CELL, SPRAY-APPLIED POLYURETHANE FOAM, OR EQUAL. R VALUE IS 6.0 PER INCH. (R-30 = 5" MIN. DEPTH) LISTING NUMBER ICC-ES #ESR-2842
2. EXTERIOR WALLS WITH R-21 VALUE BY FIBERGLASS BATTS OR SPIDER (SPRAY APPLIED FIBERGLASS INSULATION) MUST FILL ALL NON-VENTED FRAMING CAVITIES
3. INTERIOR WALLS TO HAVE UNFACED SOUND BATT INSULATION
4. SEE SHEET A0.1 FIRE PROTECTION NOTES FOR FIREBLOCKING AT FRAMING CAVITIES
5. SEE STRUCTURAL DWGS FOR SIZES, LOCATIONS AND CONNECTIONS OF STRUCTURAL MEMBERS. STRUCTURAL DWGS SHALL PREVAIL

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SHEET TITLE

SECTIONS

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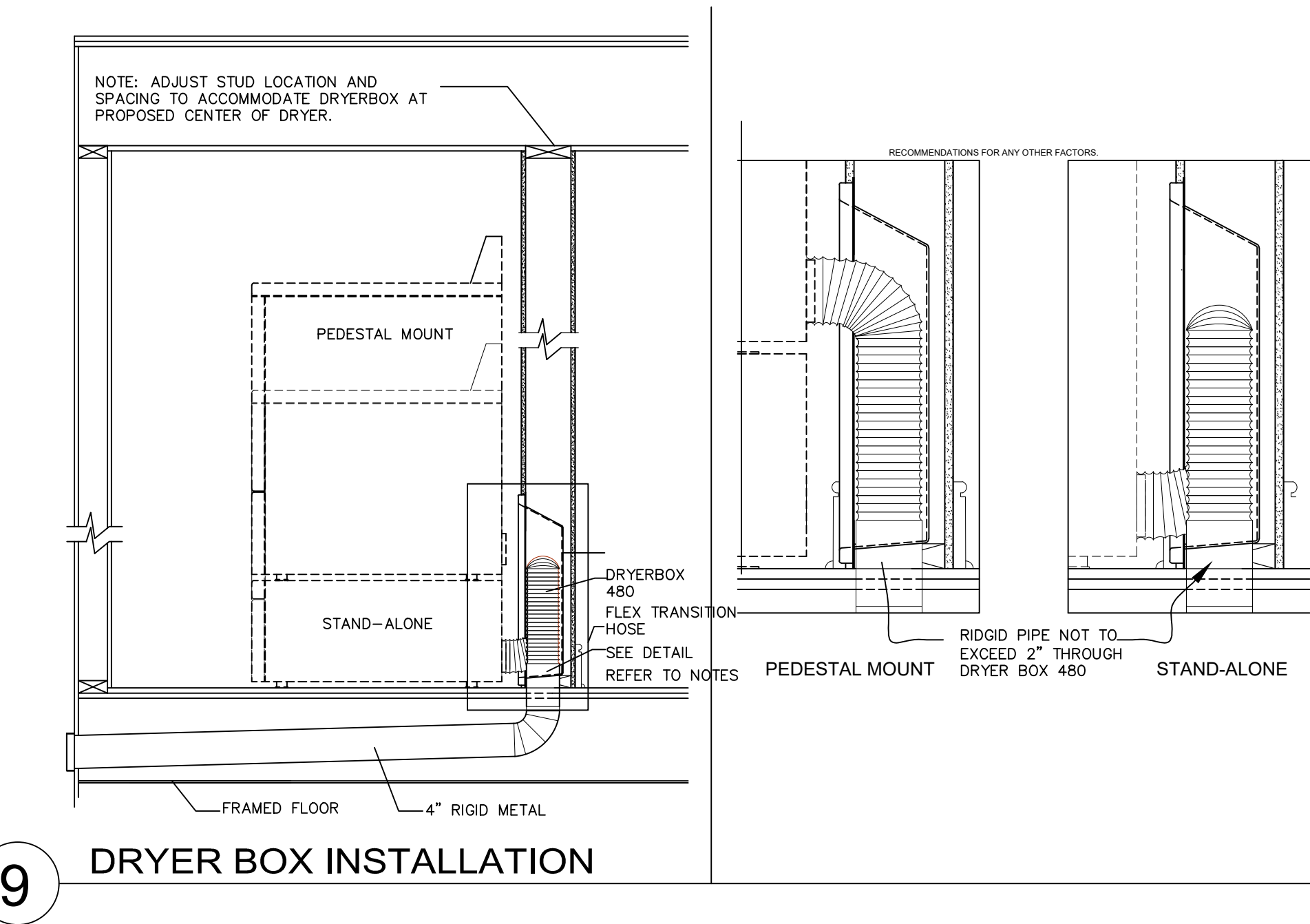
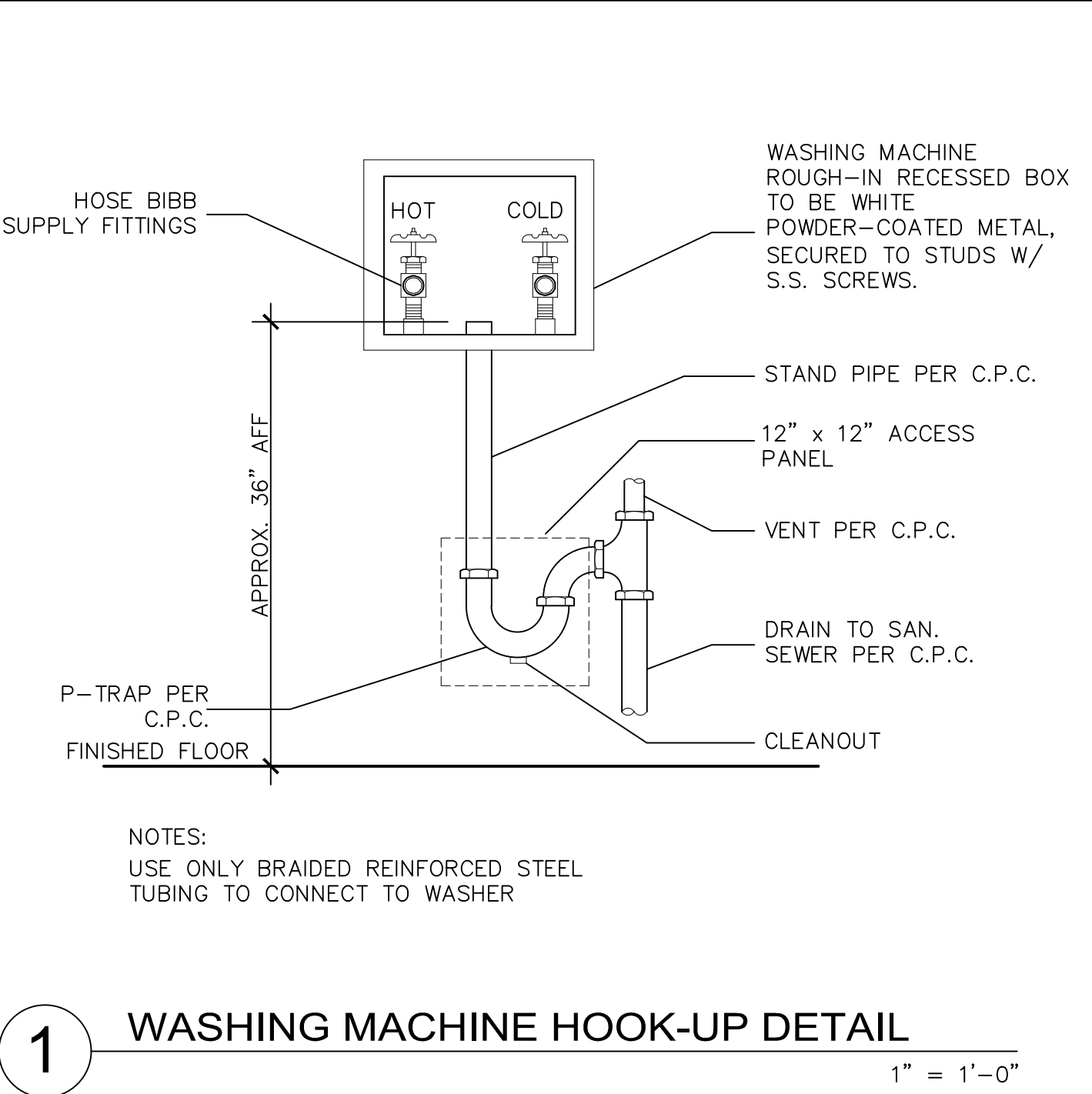
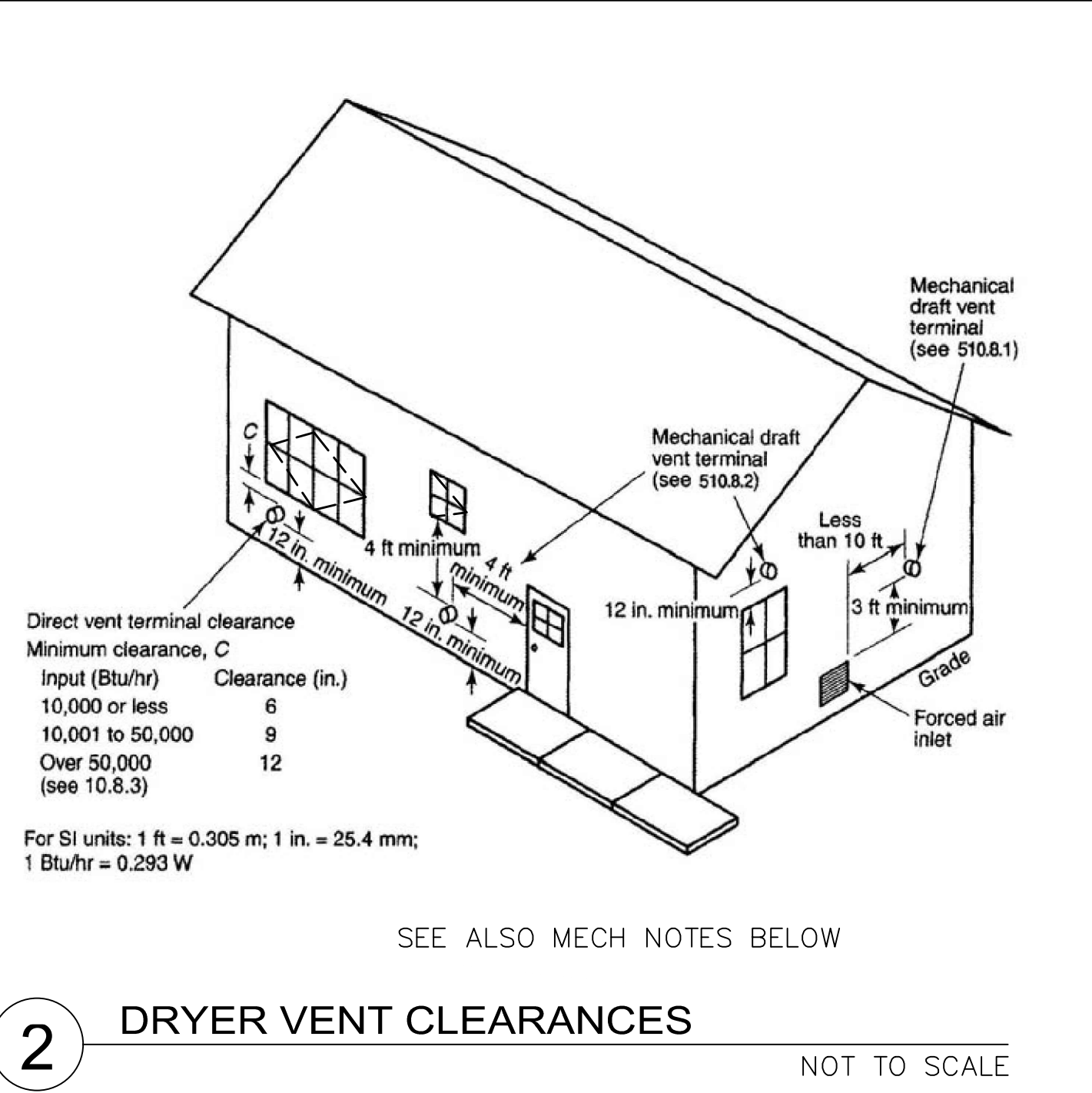
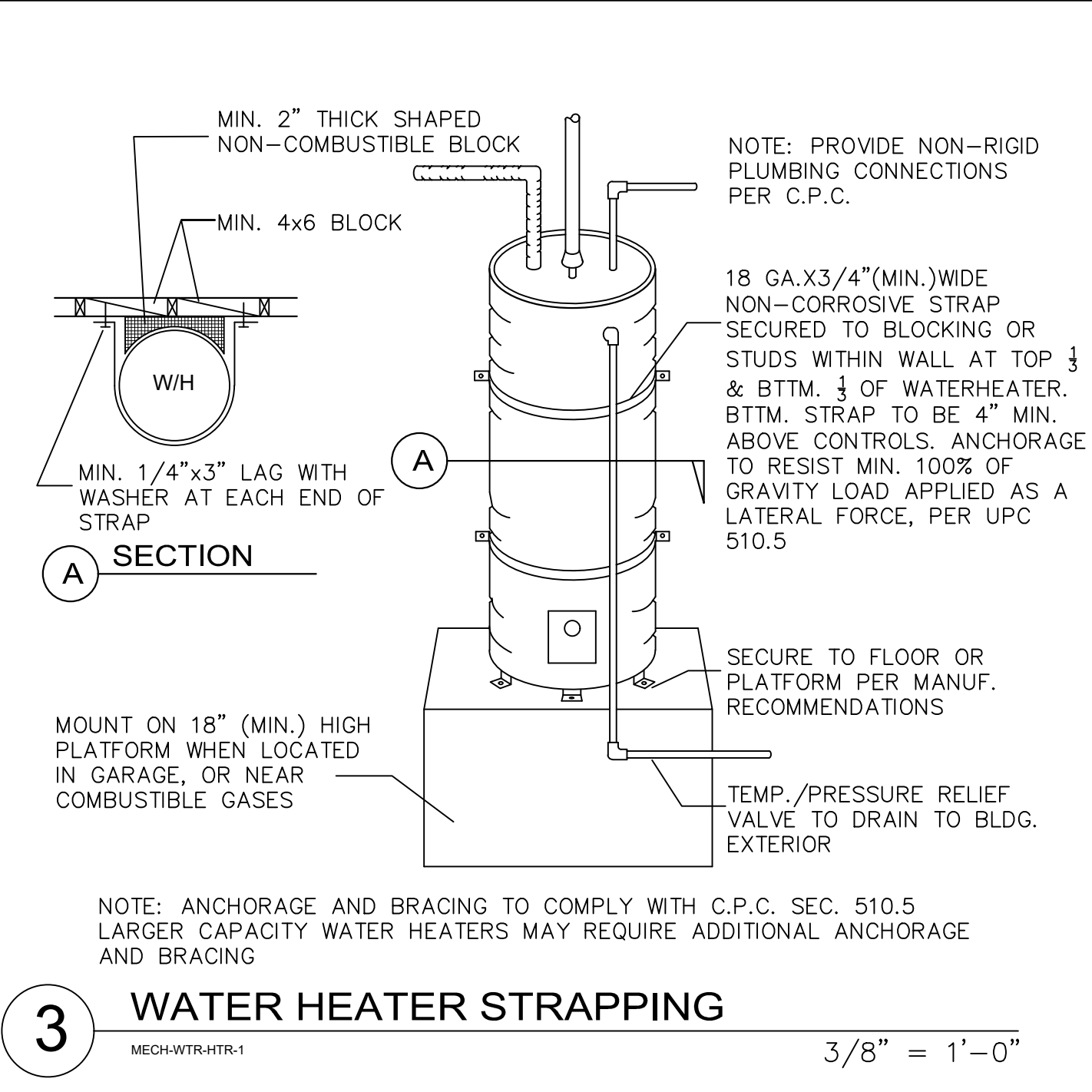
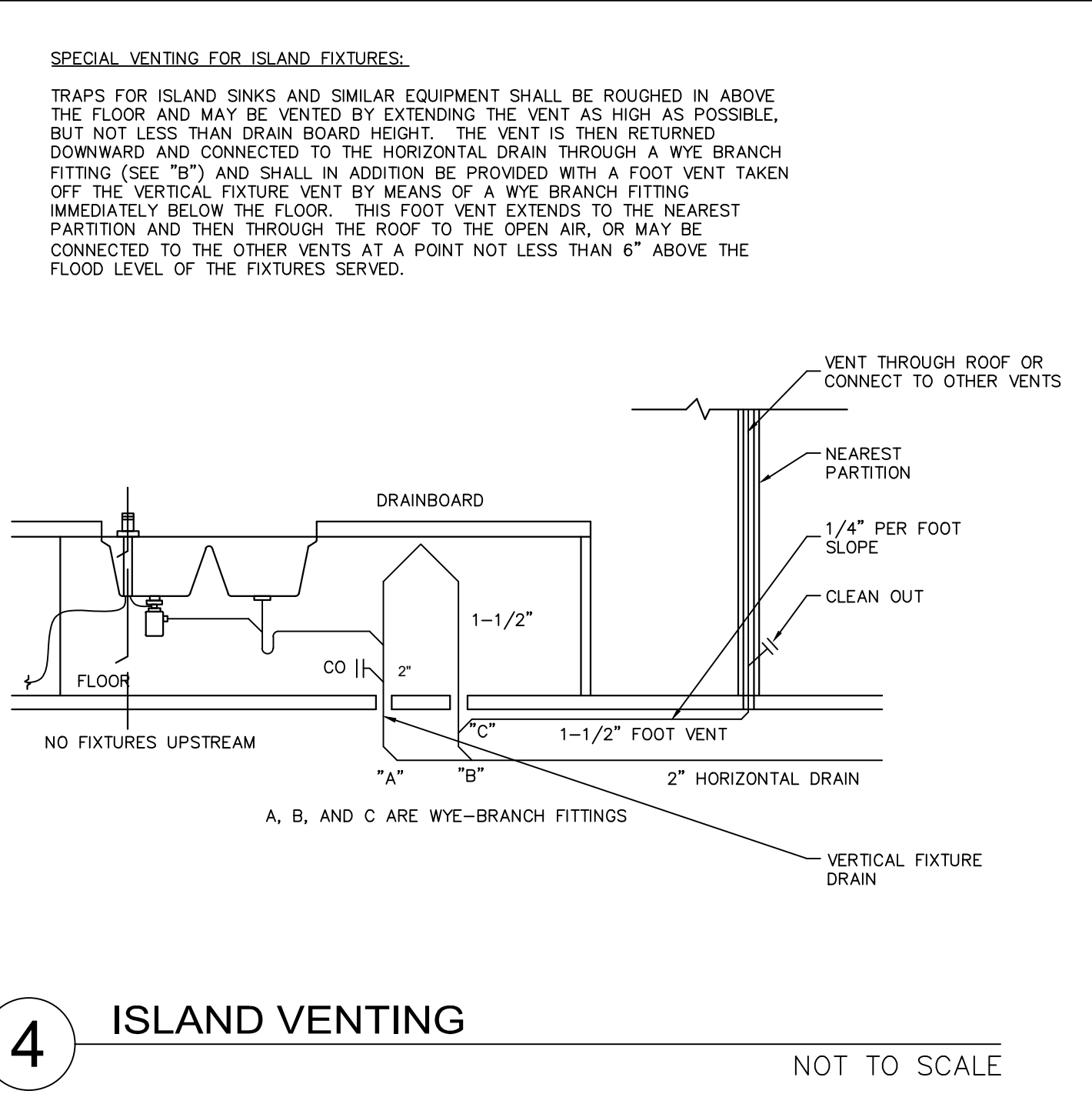
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A7.1

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DRYER VENTING: MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RUNNING ALL DUCTWORK FOR THE DRYER EXHAUST SYSTEM. ALL CONCEALED DRYER DUCTING MUST BE RIGID METAL (GALVANIZED OR ALUMINUM) MINIMUM OF 4" IN DIAMETER, SMOOTH 30 GA. CLEAN, UNOBSTRUCTED, FRICTIONLESS DUCTS (NO FLEXIBLE DUCT ALLOWED IN CONCEALED AREAS). SEAL ALL JOINTS WITH FOIL-BACKED PRESSURE SENSITIVE DUCT TAPE MEETING THE REQUIREMENTS OF UL 181. DUCT JOINTS SHALL BE INSTALLED SO THAT THE MALE END OF THE DUCT POINTS IN THE DIRECTION OF THE AIRFLOW. DO NOT USE RIVETS OR SCREWS IN THE JOINTS OR ANYWHERE ELSE IN THE DUCT AS THESE WILL ENCOURAGE LINT COLLECTION.

DRYERBOX® RECEPTACLE (WWW.DRYERBOX.COM) SHALL BE METAL AND BE INSTALLED AS LOW AS POSSIBLE AS TO PERMIT THE PROPER AND SAFE COLLECTION OF THE DRYER TRANSITION HOSE. DRYERBOX SHOULD BE RESTING ON THE BOTTOM PLATE AND BE LOCATED AT OR NEAR THE CENTERLINE OF THE PROPOSED DRYER APPLIANCE. (NOTE: CENTERLINE MARK EMBOSSED IN WIDER MODELS (480, 30 AND 480)). RIGID DUCT SHOULD PENETRATE DRYERBOX PORT 2 INCHES TO PROVIDE FOR FUTURE CONNECTION AND STORAGE OF TRANSITION HOSE. BASEBOARD SHALL BE "BUTTED" UP TO THE FIXED EXTENSION RIM AND SLIGHTLY BACK-CUT. DRYERBOX SHOULD BE CAULKED AND THEN PAINTED WITH THE TRIM PAINT.

LENGTH OF CONCEALED RIGID METAL DUCTING SHALL NOT EXCEED 35 FEET. DEDUCT 5 FEET FROM THE ALLOWABLE LENGTH FOR EVERY 3.5" RADIUS 90 DEGREE ELBOW AND TWO AND A HALF FEET FOR EVERY 45 DEGREE FITTING. DRYER VENTING SHALL BE INDEPENDENT OF ANY OTHER SYSTEMS (CHIMNEYS OR EXHAUST VENTS). TERMINATION OF DRYER VENTING MUST BE TO THE EXTERIOR WITH A PROPER HOOD OR ROOF JACK EQUIPPED WITH A BACK-DRAFT DAMPER. SMALL ORIFICE METAL SCREENING SHOULD NOT BE PART OF THE HOOD OR ROOF JACK AS THIS WILL ACCELERATE LINT ACCUMULATION AND BLOCKAGE. THE HOOD OPENING SHOULD POINT DOWN AND EXHIBIT 12 INCHES OF CLEARANCE BETWEEN THE BOTTOM OF THE HOOD AND THE GROUND OR OTHER OBSTRUCTION. VERIFY APPLIANCE MANUFACTURER'S

MECHANICAL NOTES:

HEATING AND COOLING SYSTEM(S) ARE PER MECHANICAL SHEETS

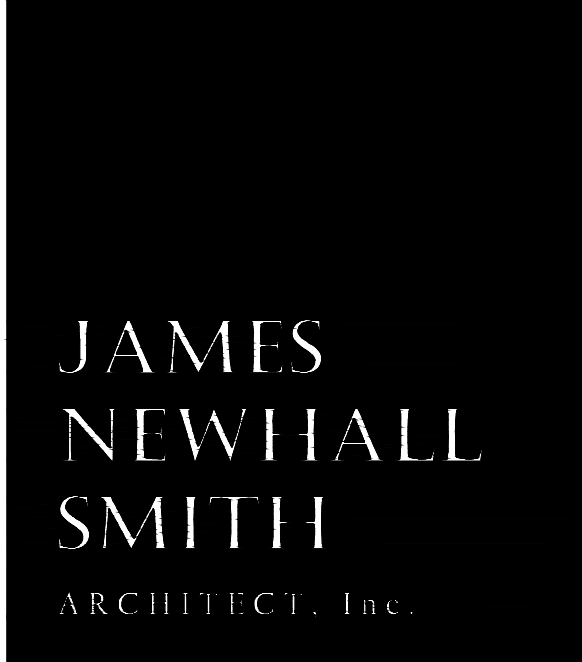
DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 0.019" SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (CEC SEC 406.1.4(2)).

PER ENERGY REQUIREMENTS (CEC SECTION 150-(E)-1-B). CLOSABLE METAL OR TEMPERED GLASS DOORS SHALL COVER THE ENTIRE OPENING OF THE FIRE BOX. PROVIDE OUTSIDE COMBUSTION AIR INTAKE DIRECTLY INTO THE FIREBOX A MINIMUM OF 6 SQUARE INCHES IN AREA AND EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER. (NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE OVER SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL).

CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS MAX. RUN SHALL BE REDUCED 2' FOR EVERY ELBOW IN EXCESS OF TWO.

A PERMANENTLY AFFIXED SIGN SHALL BE INSTALLED IN THE MECHANICAL ROOM WHICH STATES THE FOLLOWING: "ALL GUTTERS, DOWNSPOUTS AND CATCH BASINS SHALL BE INSPECTED AND CLEANED OF SILT AND DEBRIS BEFORE EACH WINTER AND AFTER EACH SIGNIFICANT STORM EVENT"

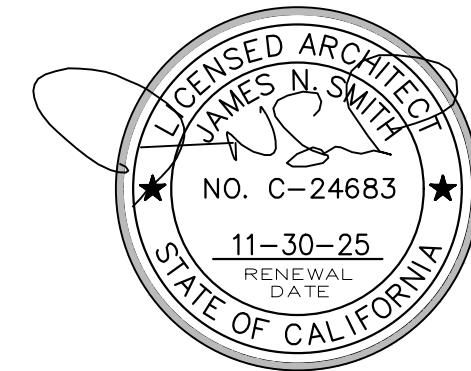
MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS, EXCEPT AS OTHERWISE SPECIFIED IN THIS CODE. TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED HAZARDOUS OR NOXIOUS (R303.5.1)



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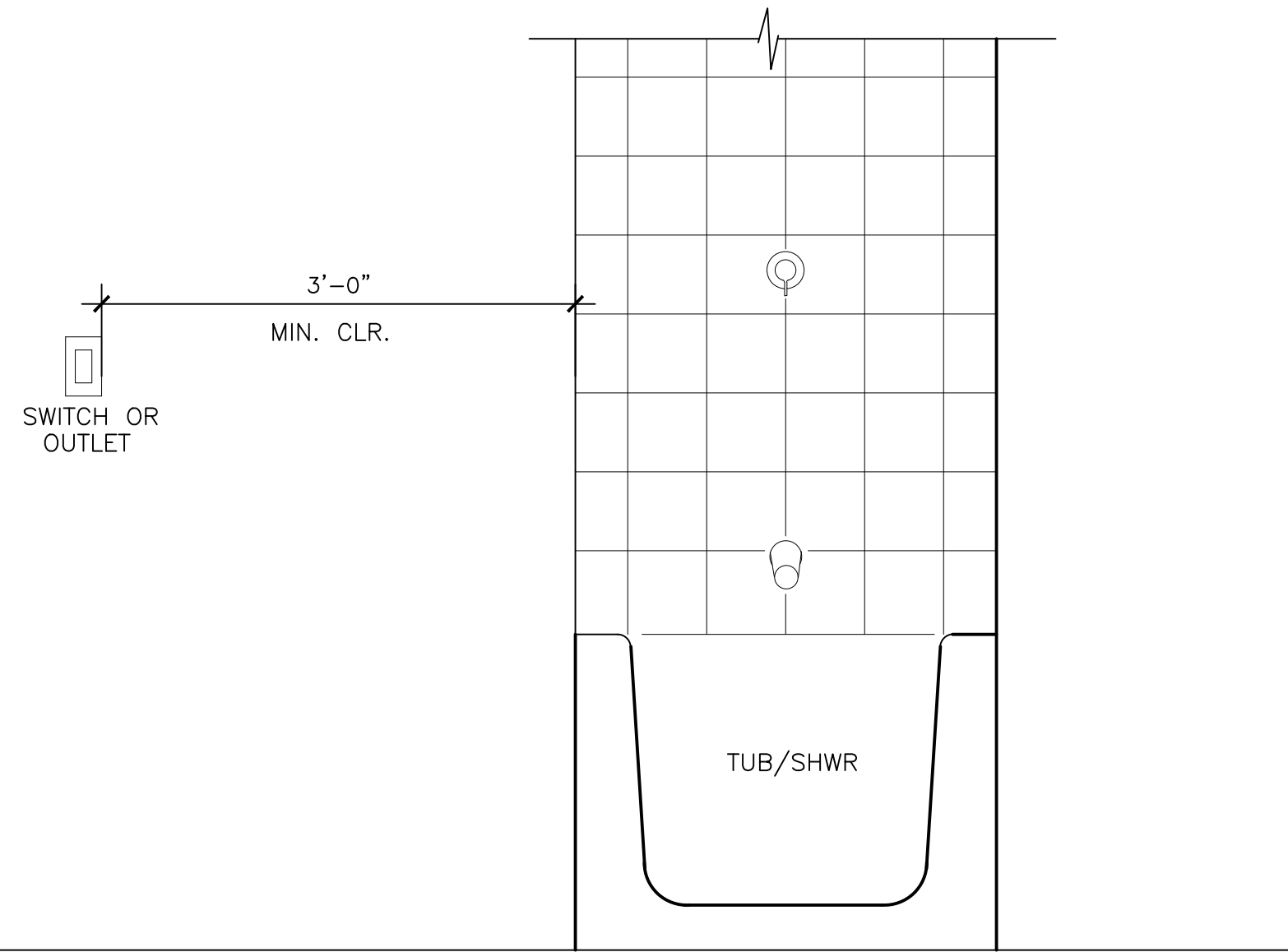
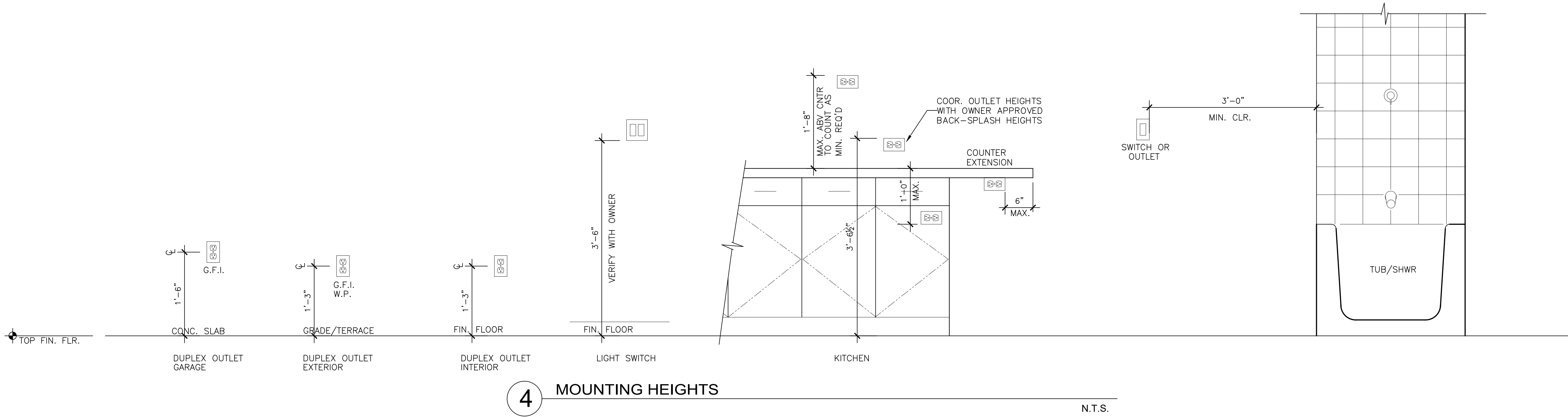
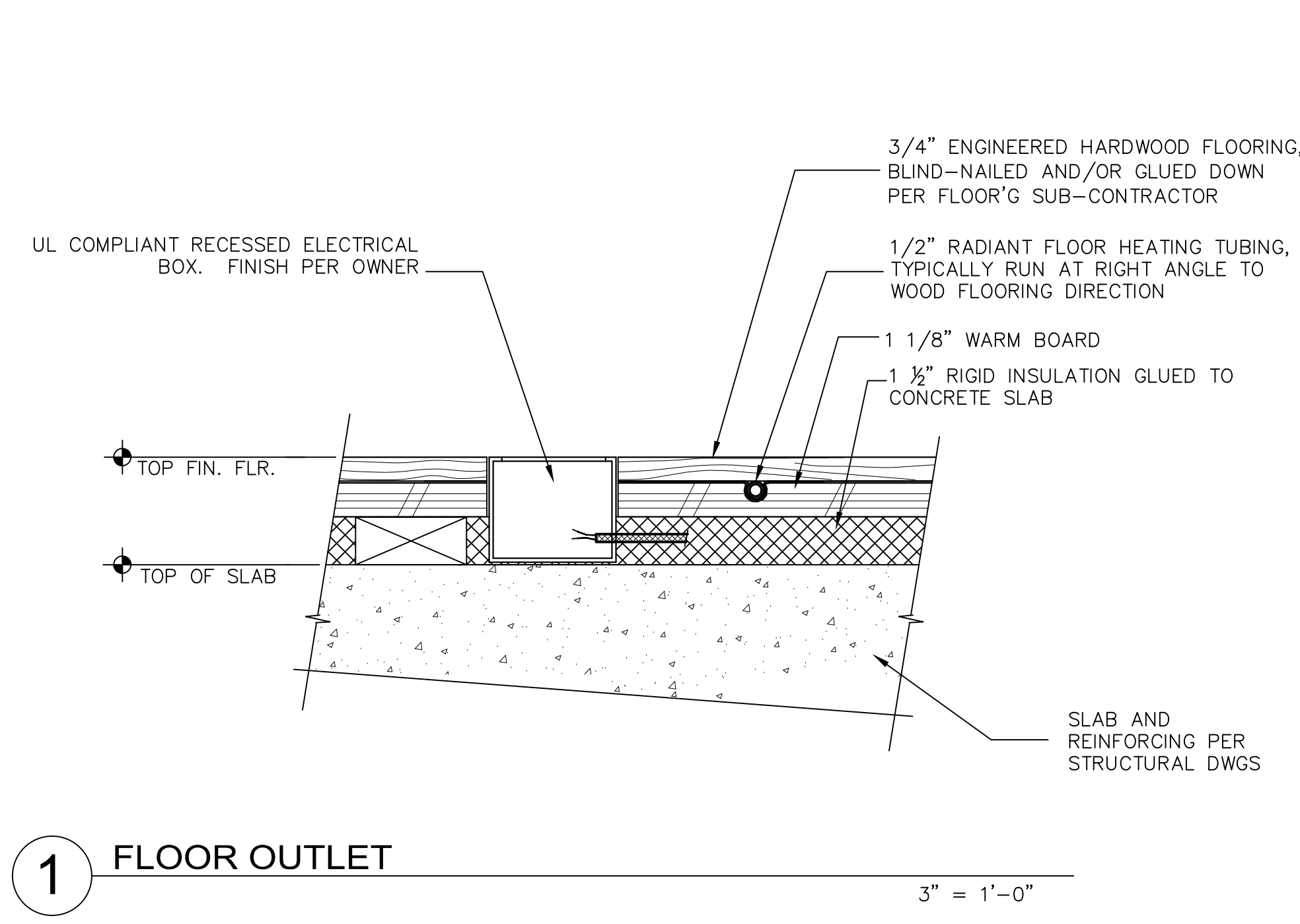
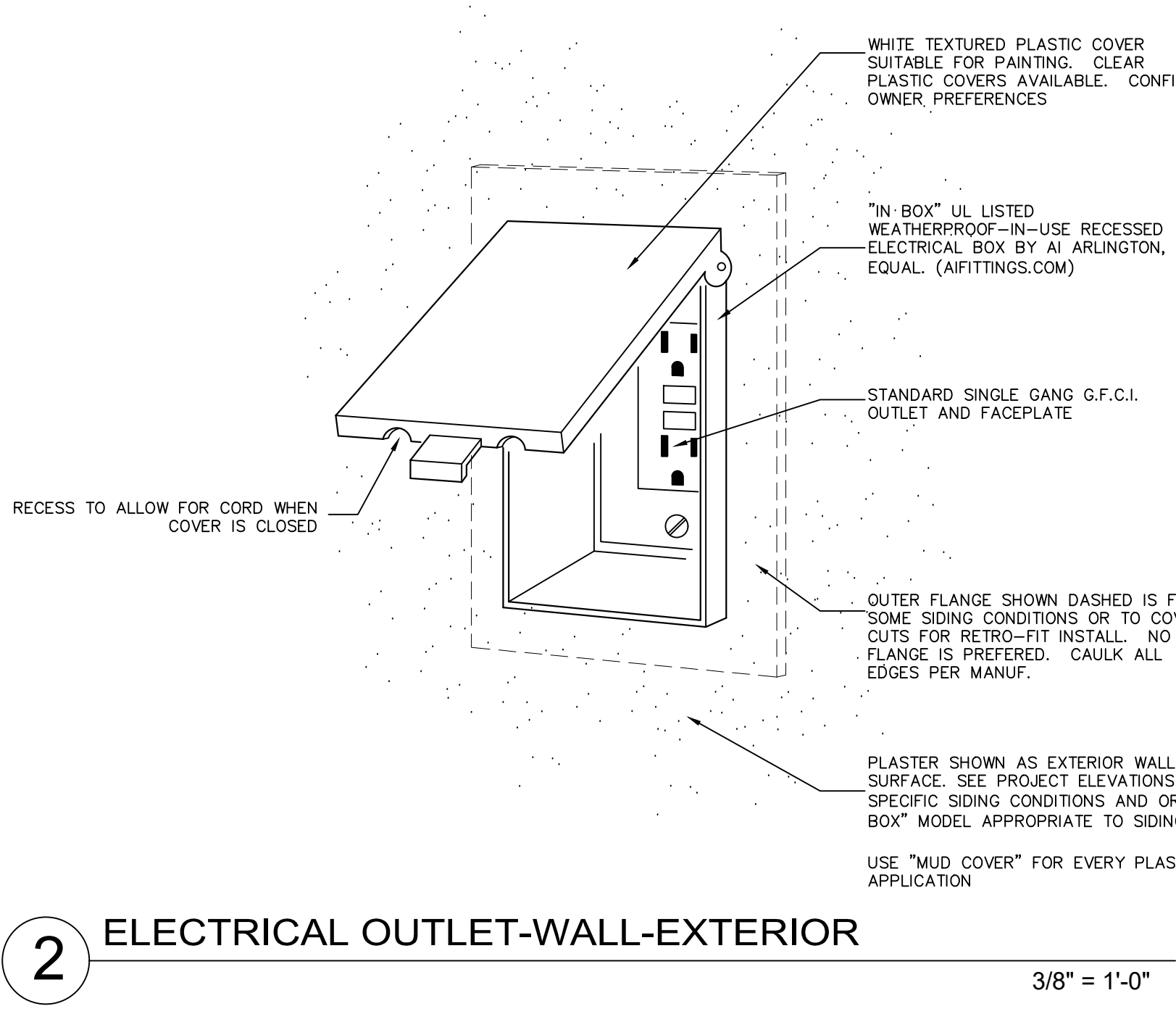
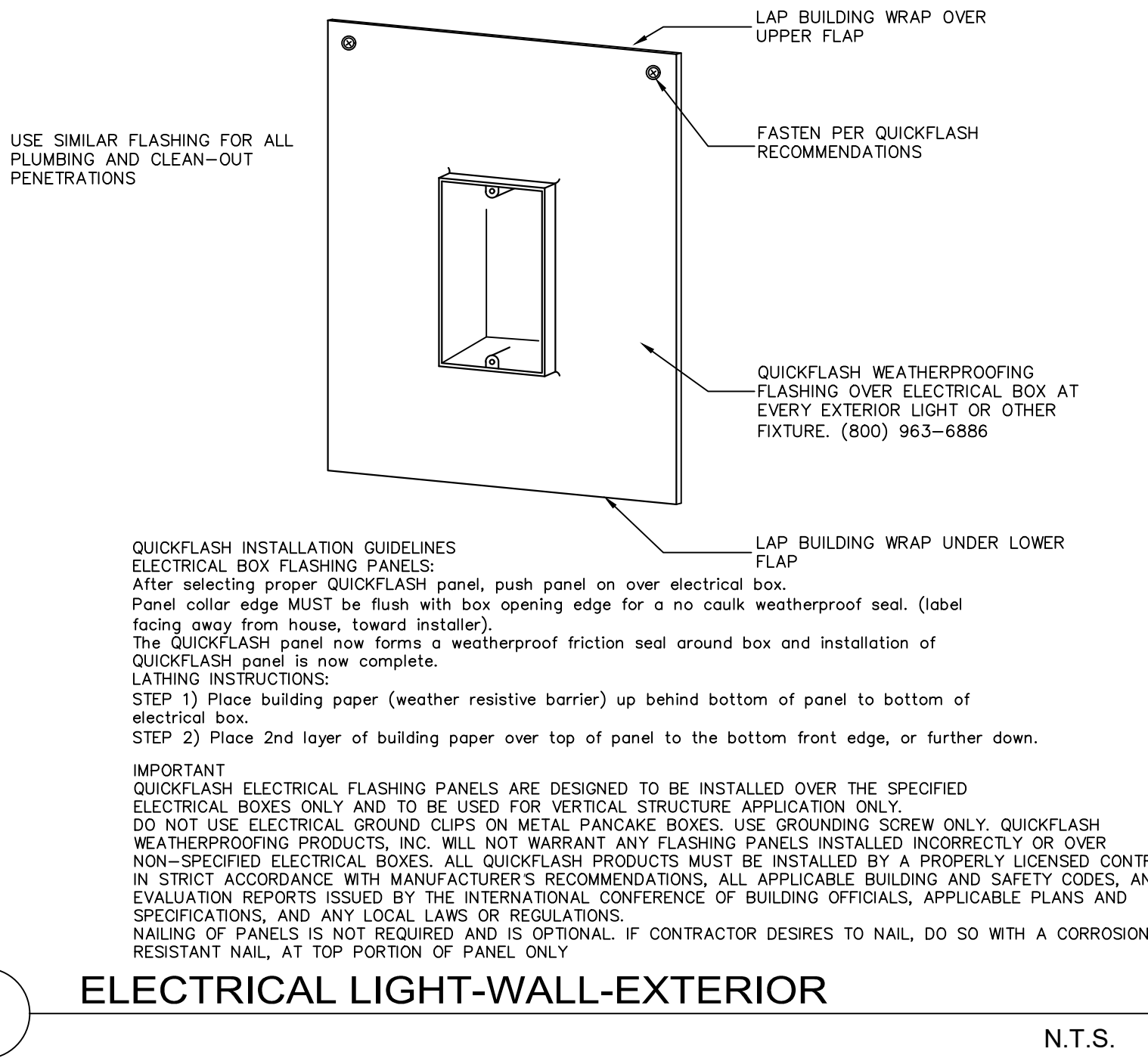
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ELECTRICAL NOTES:

GENERAL

SEE ELECTRICAL SYMBOL LEGEND NOTES FOR ADDITIONAL INFORMATION.

ALL NEW ELECTRICAL WORK SHALL MEET 2019 CALIFORNIA ELECTRICAL CODE

ELECTRICIAN TO CONDUCT AN ON-SITE WALK THRU WITH THE OWNERS AND ARCHITECT TO DETERMINE FINAL LOCATIONS FOR RECEPTACLES, FIXTURES, PHONES, CABLE, AUDIO/VISUAL, SECURITY, DATA LINES, ETC. PRIOR TO ROUGH-IN. OBTAIN OWNER APPROVAL AS PER STYLE AND COLOR OF SWITCHES AND OUTLETS.

MAIN ELECTRICAL SERVICE PANELS: SIZE PER PLAN, GROUNDING METHOD PER ELECTRICIAN, INCLUDING UFER GROUNDING, OR CONCRETE-ENCASED-ELECTRODE PER CEC 250-81(C).

ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.

EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES.

IN REMODELS, ALL NEW ELECTRICAL WORK SHALL MEET CURRENT CALIFORNIA CODES.

SEE A4.0 SHEETS FOR LIGHTING INFORMATION AND LAYOUT

LIVING AREAS / HALLWAYS

RECEPTACLE OUTLETS IN EVERY MAIN HABITABLE ROOM SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE OF THE WALL IS MORE THAN 6' HORIZONTALLY FROM AN ELECTRICAL OUTLET PER CEC 210-52. ANY SPACE 2' OR MORE IN WIDTH INCLUDING SPACE MEASURED AROUND CORNERS AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. FLOOR RECEPTACLE SHALL NOT BE COUNTED AS A PART OF THE REQUIRED RECEPTACLES UNLESS WITHIN 18" OF WALL.

RECEPTACLE OUTLETS AT HALLWAYS 10' OR LONGER SHALL HAVE AT LEAST ONE OUTLET PER CEC 210-52(H).

AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHOULD BE INSTALLED (CEC 210-70): IN EVERY HABITABLE ROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND OUTDOOR ENTRANCES.

ALL 120-VOLT 15 AND 20 AMP OR BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LAUNDRY AREAS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) COMBINATION TYPE. GUESTROOMS (210-18) AND GUEST SUITES THAT ARE PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI (CEC 210.12(B)).

ALL RECEPTACLE CIRCUITS SHALL NOT BE COMBINED WITH LIGHTING LOADS AT LIVING OR EXITING AREAS.

KITCHEN

ALL KITCHEN CIRCUITS, INCLUDING FOR DISHWASHERS AND GARBAGE DISPOSALS, SHALL BE AFCI/GFCI PROTECTED.

KITCHEN: ALL ELECTRICAL OUTLETS THAT SERVE THE COUNTER TOPS IN THE KITCHEN SHALL HAVE GFCI (GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION PER CEC 210-8(A)(6)).

THERE SHALL BE A MINIMUM OF TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN, LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY (CEC ARTICLE 210-52(b)).

ALL KITCHEN COUNTERTOPS WIDER THAN 12" SHALL BE SERVED BY AN ELECTRICAL OUTLET PER CEC 210-52(C). MIN. OF (2) 20 AMP CIRCUITS SERVING COUNTERTOPS SHALL BE DUAL AFCI/GFCI PROTECTED RECEPTACLES ONLY.

KITCHEN AT ISLANDS AND PENINSULAR COUNTERTOPS SHALL HAVE AT LEAST ONE ELECTRICAL OUTLET THAT SERVES THE COUNTERTOP PER CEC 210-52(C). OUTLETS SHALL BE MOUNTED NOT MORE THAN 12" BELOW COUNTERTOP. RECEPTACLES MAY NOT BE MOUNTED UNDER ANY OVERHANG GREATER THAN 6".

A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, OR OTHER SIMILAR AREAS. (CEC 210.11(C)(1)).

ELECTRICAL OUTLETS FOR THE KITCHEN COUNTERS SHALL BE SPACED SO THAT NO POINT ALONG THE WALL LINE OF THE COUNTER IS MORE THAN 2' FROM AN ELECTRICAL OUTLET (4' O.C. MAX.) AND WITHIN 24" OF EDGE AND/OR BREAK IN THE COUNTERTOP PER CEC 210-52(C). REFRIGERATORS ARE REQUIRED TO BE DUAL AFCI/GFCI PROTECTED AND MAY BE ON ONE OF THE CIRCUITS SERVING COUNTERS.

FIXED APPLIANCES AND MICROWAVE SHALL BE PROVIDED POWER FROM ADDITIONAL DEDICATED CIRCUITS.

KITCHEN SINK SHALL HAVE AN ELECTRICAL OUTLET WITHIN 24" OF BOTH SIDES OF THE SINK, MEASURED FROM THE EDGE OF THE SINK

BATHROOM

BATHROOM OUTLETS SHALL HAVE APPROVED GROUND FAULT CIRCUIT PROTECTION PER NEC 210-8(A)(1). A GFCI PROTECTED OUTLET SHALL BE INSTALLED NEXT TO EACH BATHROOM BASIN PER CEC 210-52(D).

BATHROOM ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. THE CIRCUIT(S) SHALL HAVE NO OTHER ELECTRICAL OUTLETS PER CEC 210.11(C)(3)

AT LEAST ONE GFCI PROTECTED RECEPTACLE SHALL BE LOCATED WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN (SINK) (CEC 210.52(D)).

LAUNDRY / GARAGE / ACCESSORY BLDGS / EXTERIOR

ALL LAUNDRY ROOM RECEPTACLES, INCLUDING WASHING MACHINE (BUT NOT DRYER) SHALL BE AFCI PROTECTED PER CEC 210.12(A)

ONE ADDITIONAL 20 AMP BRANCH ELECTRICAL CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS REQ'D PER CEC 210.52(F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. (CEC 210.11(C)(2))

ELECTRICAL CLOTHES DRYERS AND ELECTRIC KITCHEN RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER CEC 250-59.

ELECTRICAL PANELS IN GARAGE WALL SHALL BE SURFACE MOUNTED OR HAVE FULL 5/8" TYPE "X" GYPSUM BOARD LINING BEHIND THE PANEL. MONTEREY COUNTY REQUIREMENT.

GARAGE, ACCESSORY BLDGS, AND BASEMENT RECEPTACLES SHALL HAVE GFCI PROTECTION PER CEC 210-8(A).

125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP INSERTED PER CEC 406.9 (B) (1)

EXTERIOR OUTLETS SHALL HAVE A WEATHERPROOF ENCLOSURE & GFCI PER NEC 410-57(A). GFCI OUTLET SHALL BE INSTALLED AT THE FRONT AND REAR OF THE HOUSE PER CEC 210-52(E).

LAUNDRY, UTILITY AND WET BARS SHALL HAVE GFCI OUTLETS WHEN RECEPTACLE IS WITHIN 6' OF THE OUTSIDE EDGE OF THE SINK.

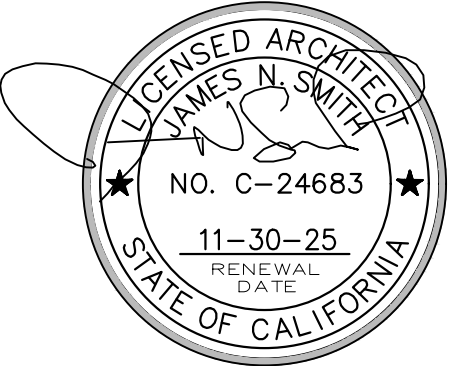
PROVIDE LISTED RACEWAY TO ACCOMMODATE A DEDICATED 200₂₄₀ V BRANCH CIRCUIT FOR FUTURE ELECTRIC VEHICLE CHARGING

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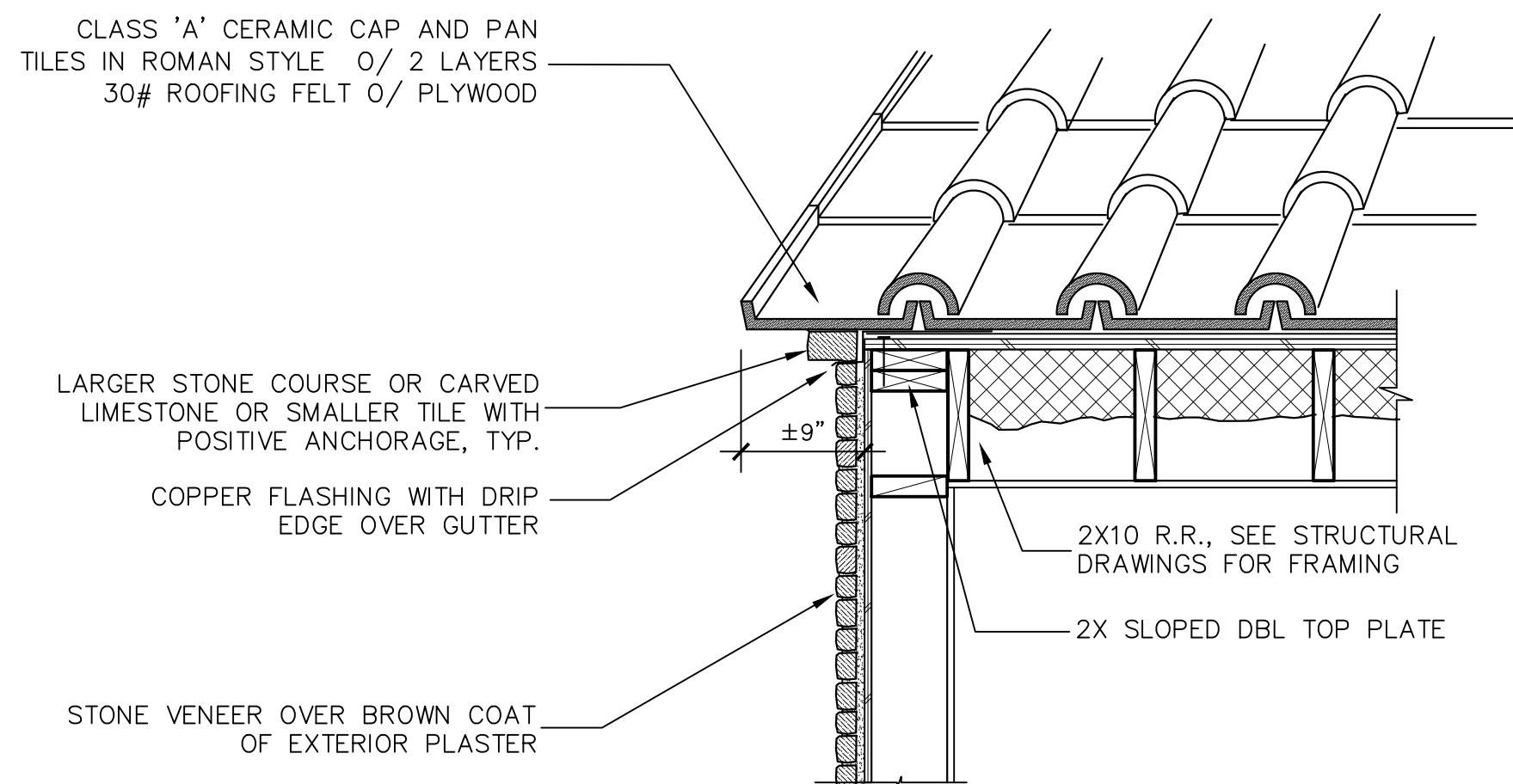
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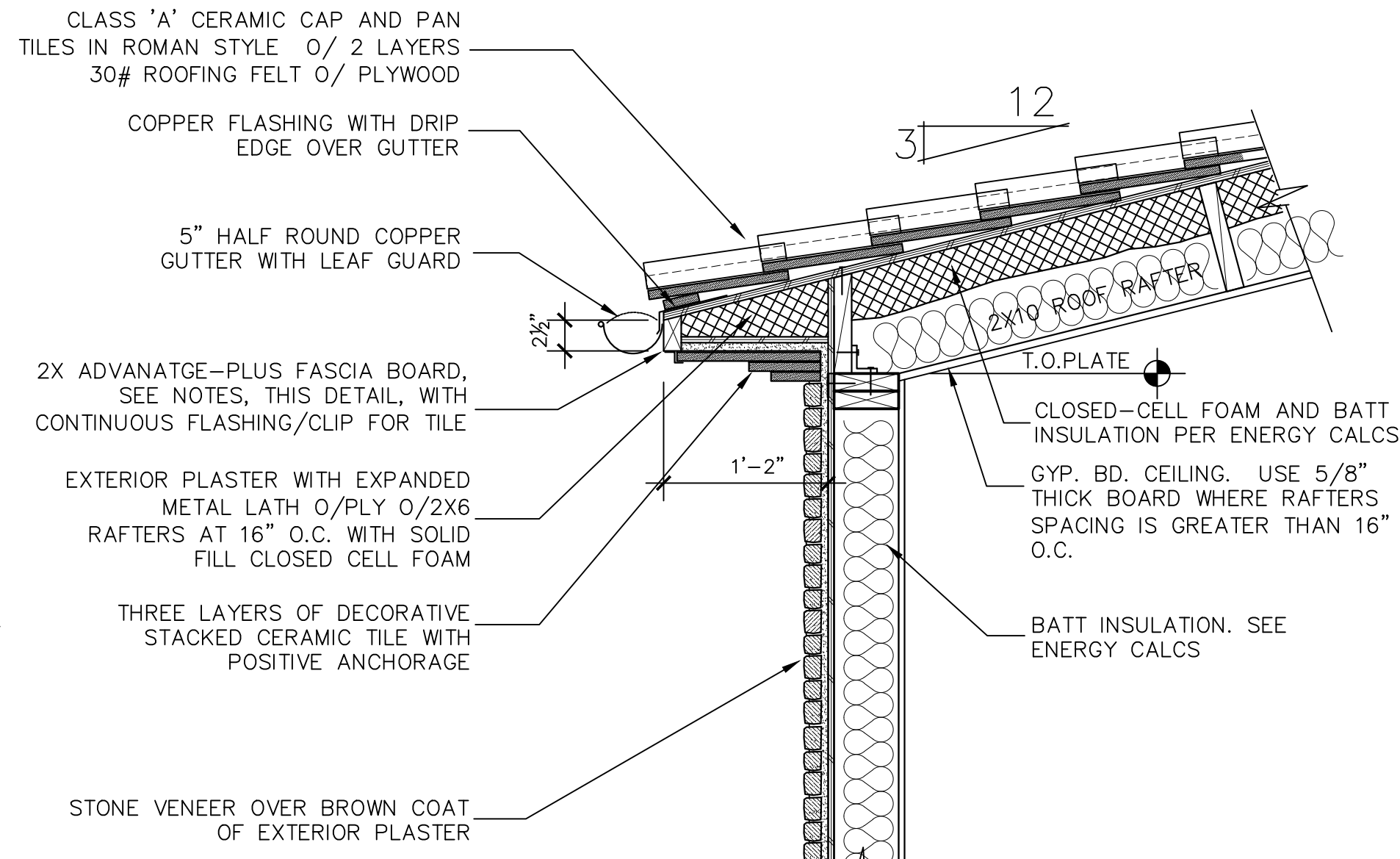
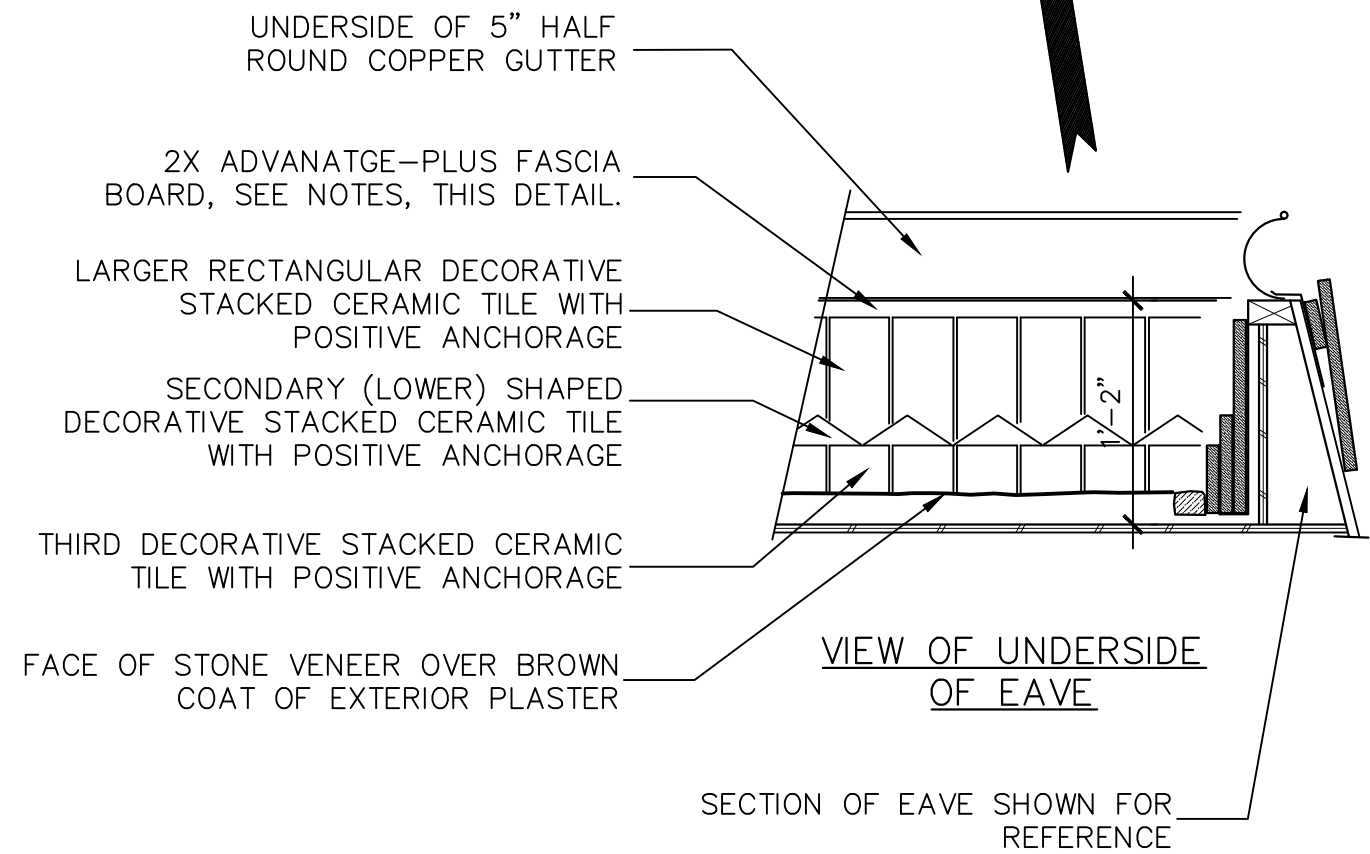
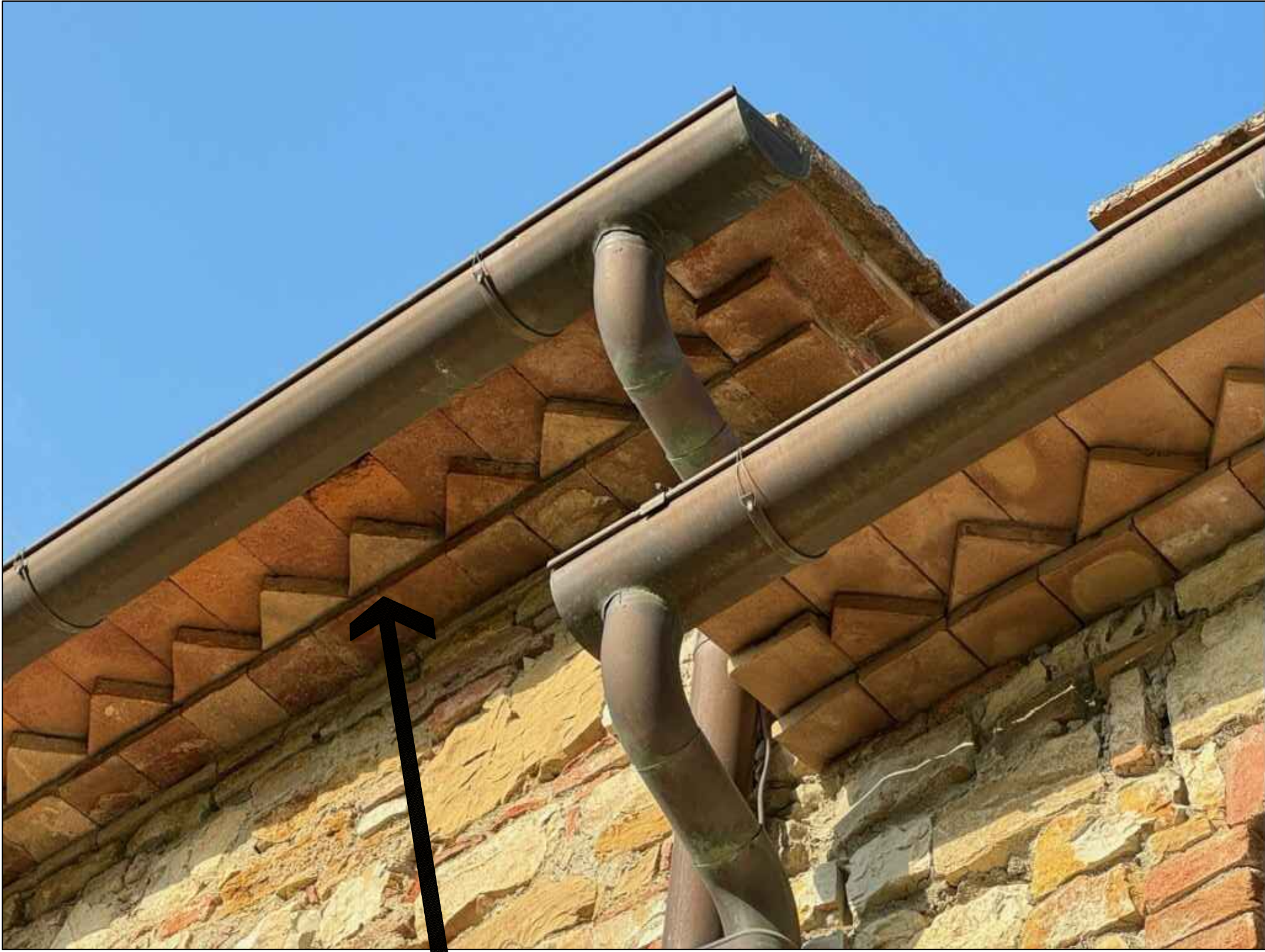
A8.1 ELEC

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2 RAKE DETAIL 1" = 1'-0"



1 ROOF EAVE 1" = 1'-0"

FASCIA NOTES

FASCIA BOARD TO BE PRE-PRIMED PINE, LOSP TREATED, "ADVANTAGE PLUS" BY KELLEHER. FASCIA IS S3S WITH RESAWN TEXTURE AT EXPOSED FACE

USE H.D. GALVY OR S.S. NAILS. PRE-DRILL NAIL HOLES AT ALL MITER AND SCARF JOINTS AND NEAR ENDS

APPLY OIL-BASED, STAIN-BLOCKING SPOT PRIMER FOR ALL ENDS, CUTS, AND NAIL HOLES PER MANUF.

AFTER INSTALLATION, APPLY 2 COATS HIGH-QUALITY ACRYLIC PAINT PRIOR TO EXPOSURE TO HEAVY RAINS

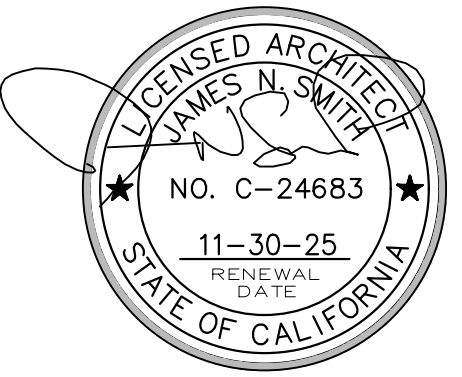
MANUF. RECOMMENDS LIGHTER FINISH COLORS TO REFLECT HEAT AND CONTRIBUTE TO A LONGER LASTING FINISHED PRODUCT. DARK COLORS ABSORB HEAT WHICH MIGHT DRY AND WARP WOOD

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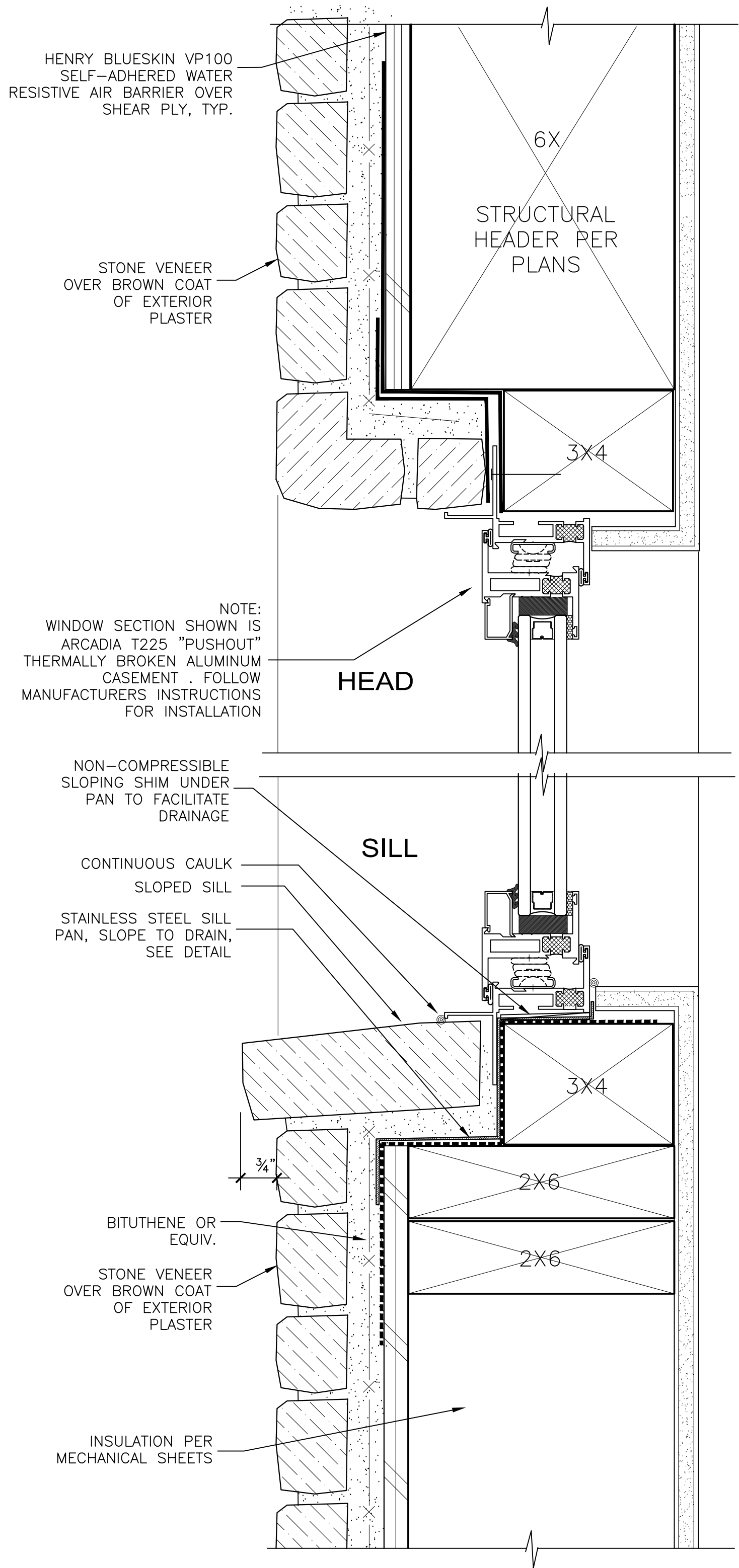
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A8.3

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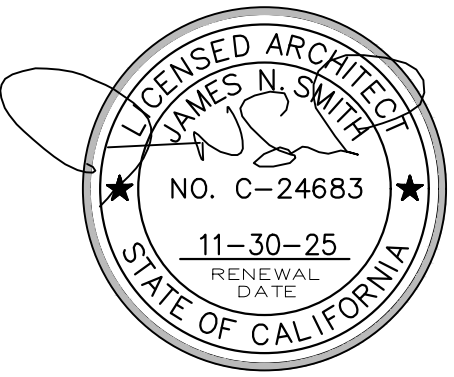
1 "PUSHOUT" CASEMENT T225
THERMAL ALUM WINDOW - STONE VENEER
6" = 1'-0"

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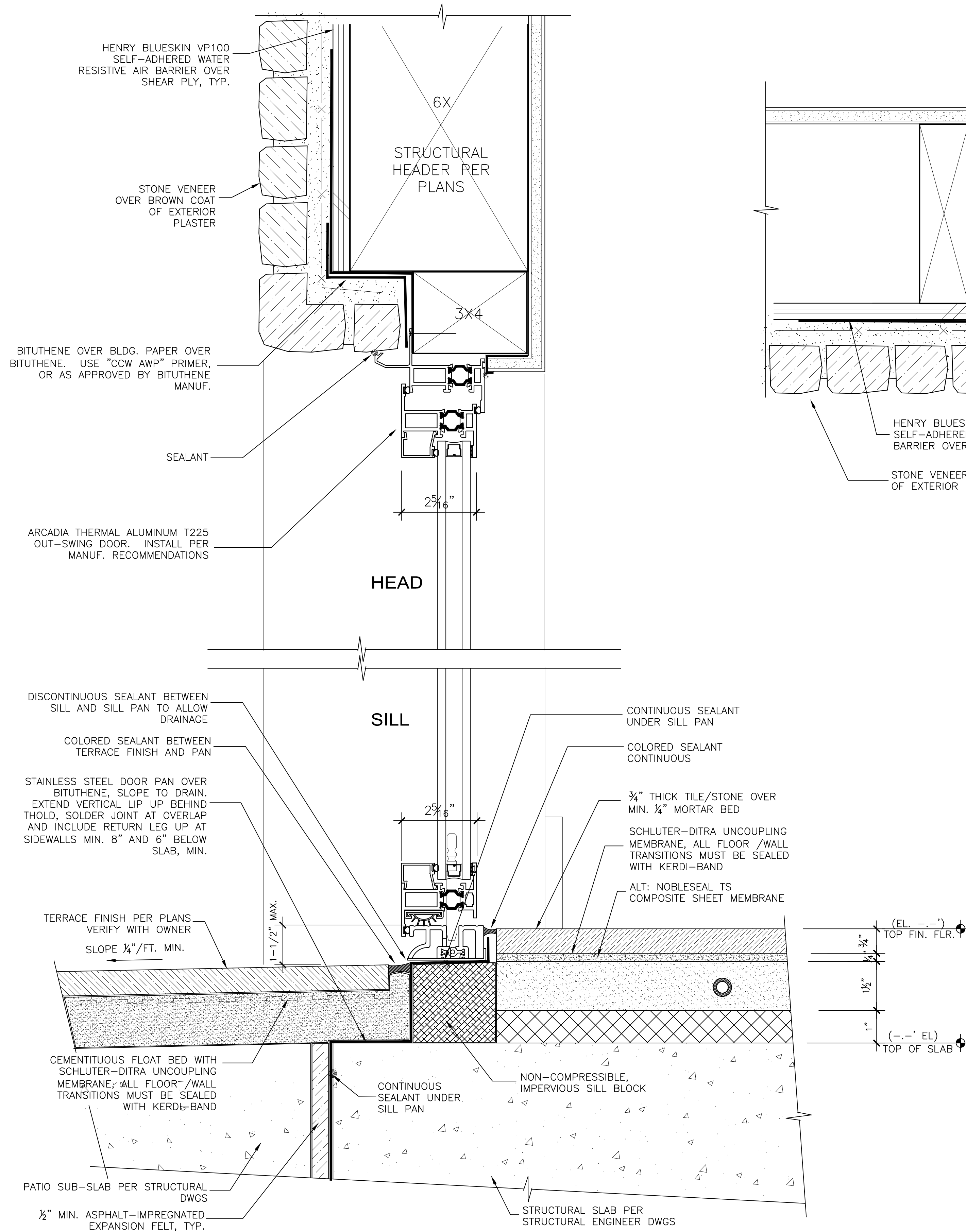
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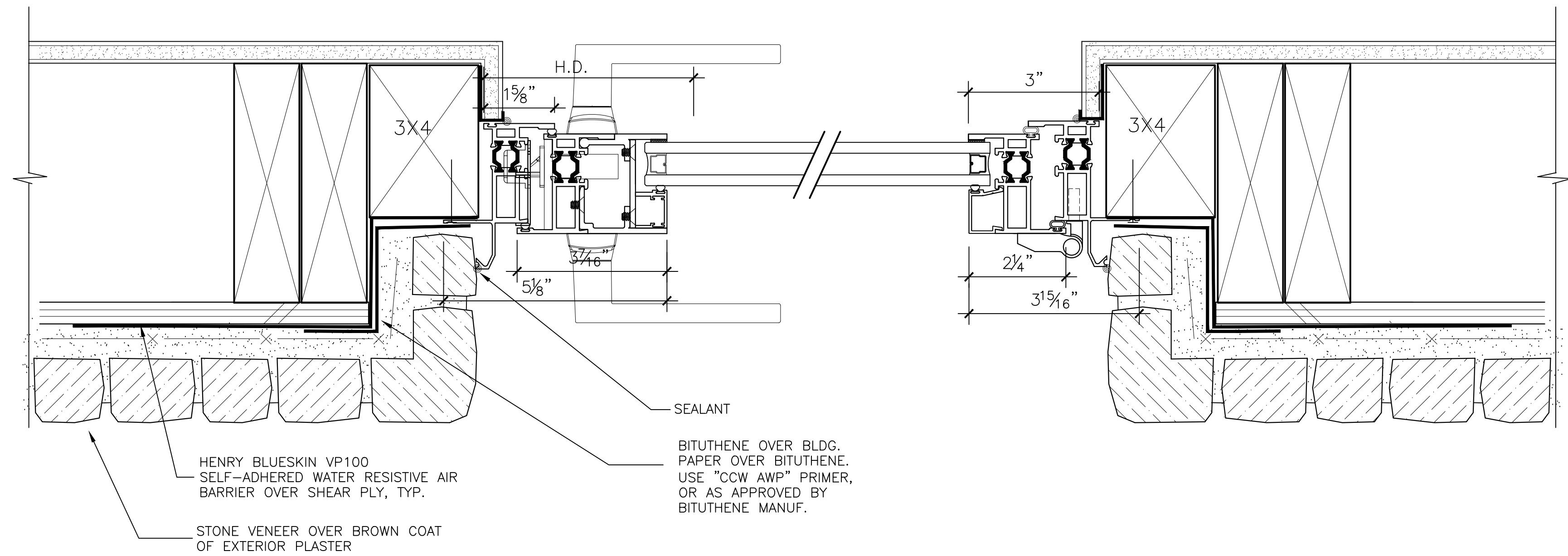
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1 ARCADIA T225
OUTSWING DOOR -THERMAL ALUMINUM-THRESHOLD AT SLAB TERRACE
6" = 1'-0"



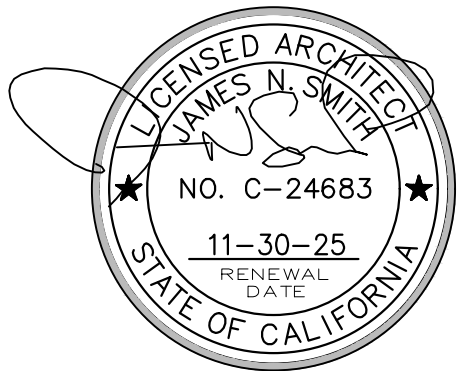
JAMB DETAIL

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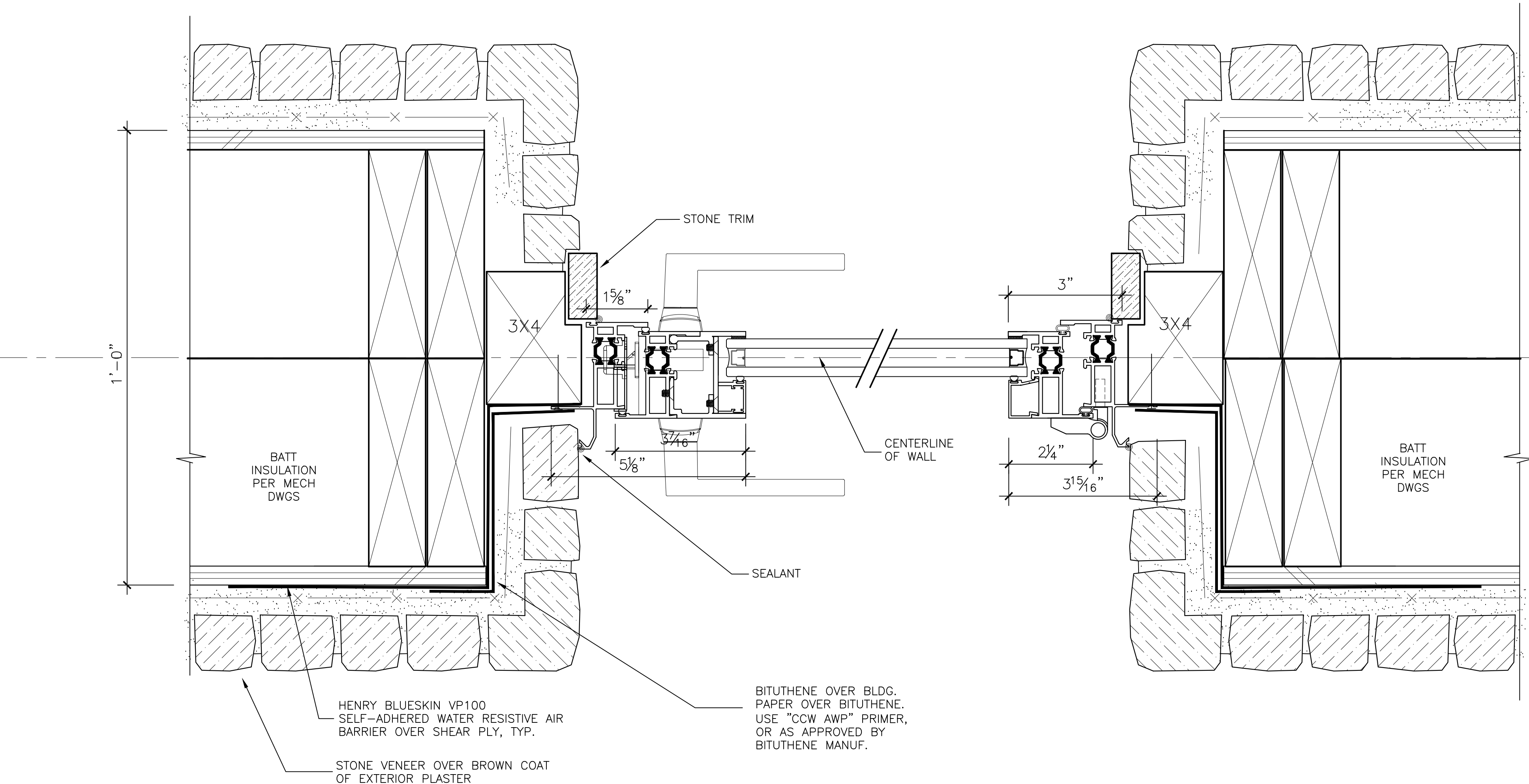
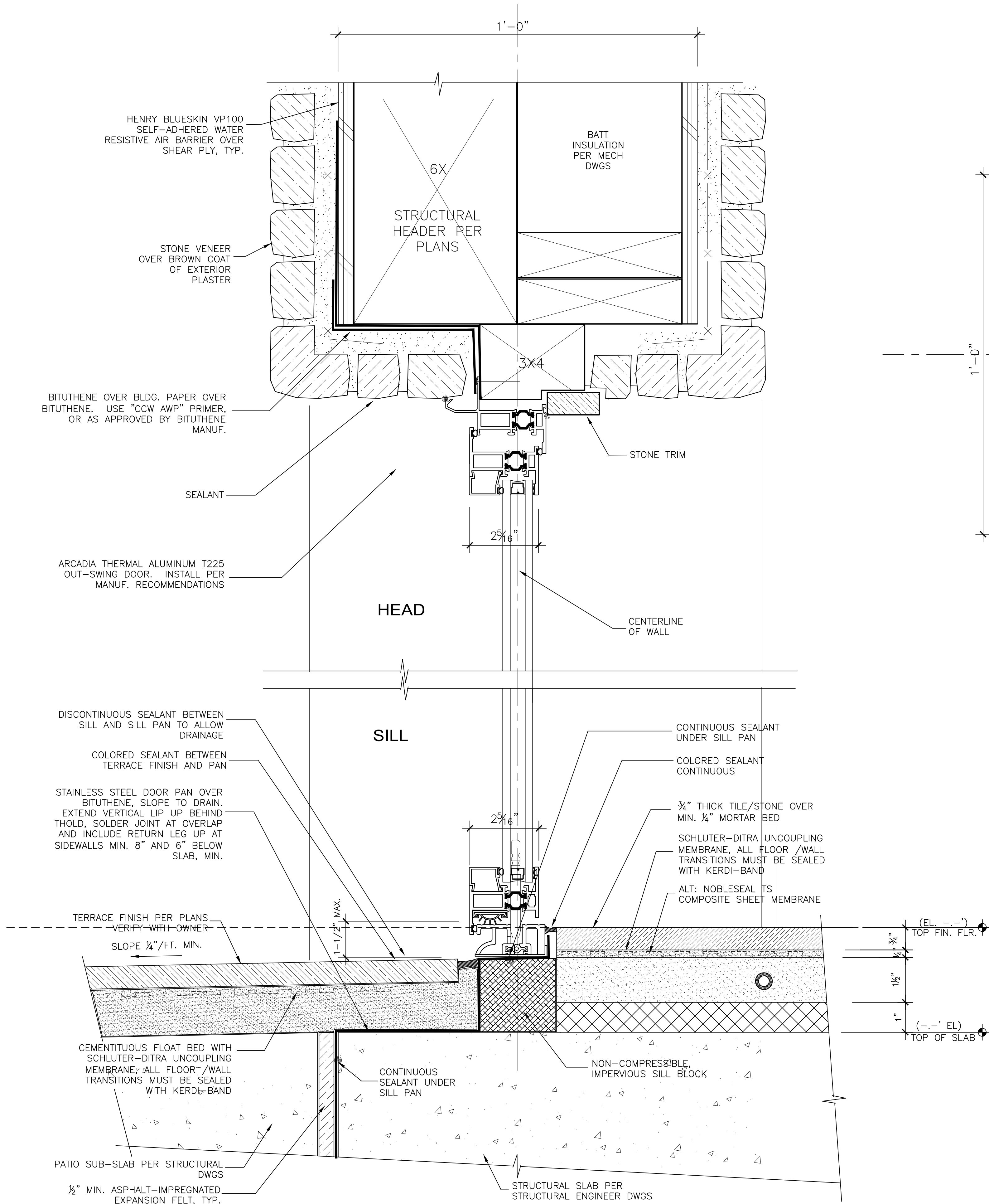
A8.5

PROGRESS SET - NOT FOR CONSTRUCTION

ALL DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE DUPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

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JAMB DETAIL

ARCADIA T225
OUTSWING DOOR - THERMAL ALUMINUM-THRESHOLD AT SLAB TERRACE

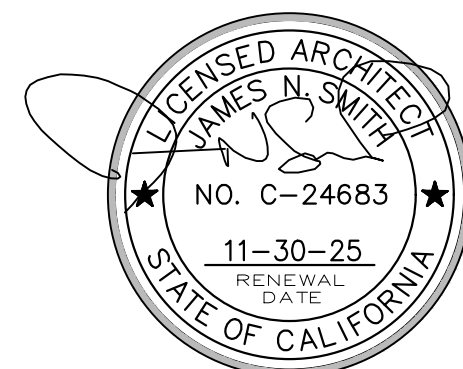
6" = 1'-0"

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PROJECT/CLIENT

SALADINO FAMILY
INVESTMENTS, LLC

1458 RIATA RD.
PEBBLE BEACH, CA. 93955

SHEET TITLE

DETAILS

ISSUE REVISIONS

1 02-12-25
PLANNING SUBMITTAL

2 06-12-25
DRIVEWAY REVISIONS

DATE

PROJECT NUMBER

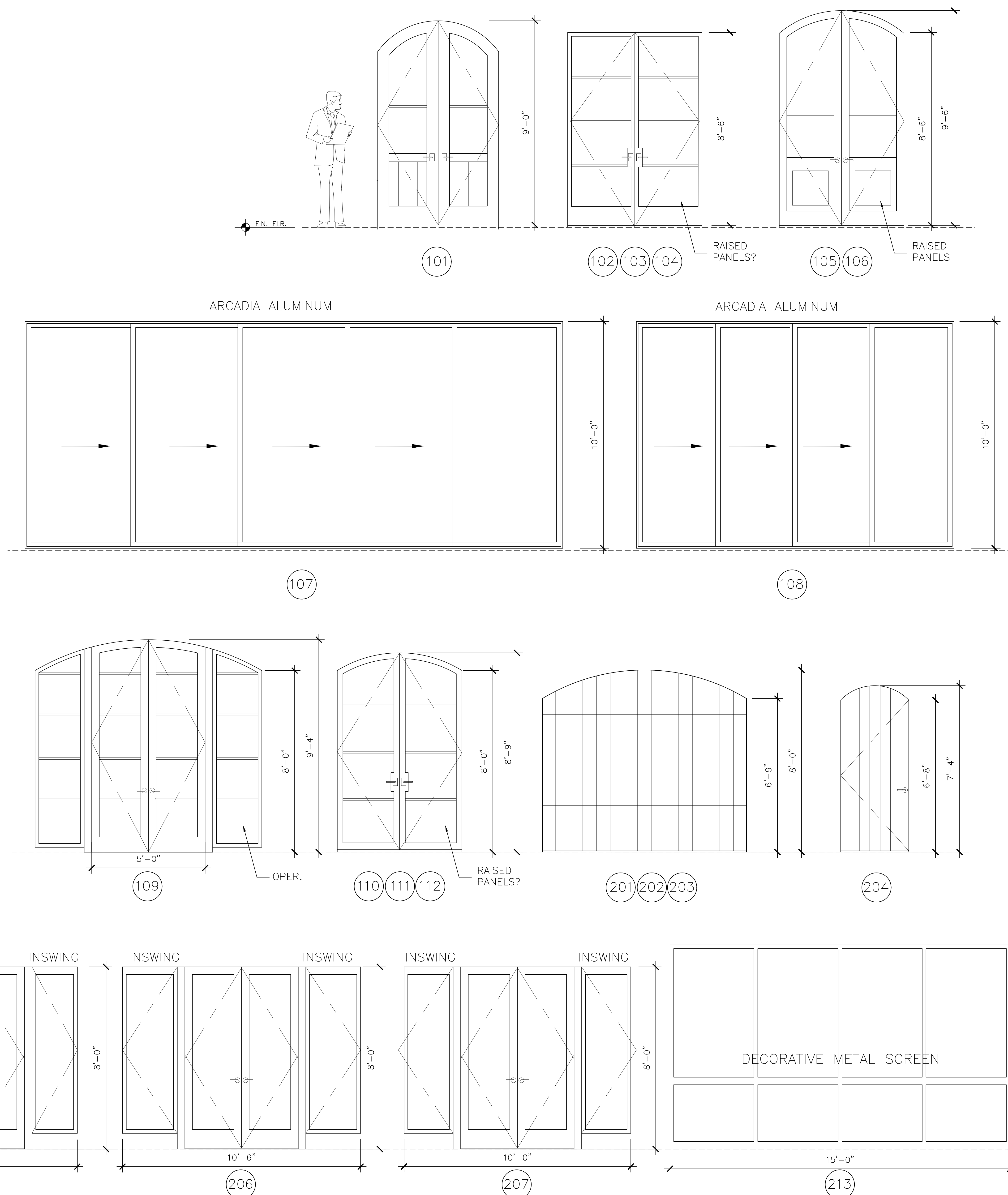
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A8.6

PROGRESS SET - NOT FOR CONSTRUCTION

PROGRESS SET - NOT FOR CONSTRUCTION

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DOOR ELEVATIONS

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

DOOR SCHEDULE

MARK	DOOR SIZE			FINISH MATL	CORE	FINISH	ACTION	REMARKS
	WIDTH	HEIGHT	THICK.					
EXTERIOR—MAIN LEVEL								
101	5'-4"	9'-0"	1-3/4"	WD/GLS	WOOD	STAINED	SWING	PAIR, ENTRY DOOR SYSTEM — SEE ELEVLS., T.G.
102	5'-11"	8'-6"	—	—	WOOD	PAINT	SWING	PAIR, T.G., 4 LITES EA.
103	5'-11"	8'-6"	—	—	WOOD	PAINT	SWING	PAIR, T.G., 4 LITES EA
104	5'-11"	8'-6"	—	—	WOOD	PAINT	SWING	PAIR, T.G., 4 LITES EA
105	5'-6"	8'-6"	—	—	WOOD	PAINT	IN—SWING	PAIR, T.G., 4 LITES EA, ARCHD
106	5'-6"	8'-6"	—	—	WOOD	PAINT	IN—SWING	PAIR, T.G., 4 LITES EA, ARCHD
107	±23'-9"	10'-0"	—	—	ALUM	ANOD	SLIDING	5 EQUAL PANELS, T.G.,
108	±14'-0"	10'-0"	—	—	ALUM	ANOD	SLIDING	4 EQUAL PANELS, T.G.,
109	5'-0"	±9'-4"	—	—	WOOD	PAINT	SWING	PAIR, T.G., 4 LITES EA, SIDELITES, ARCHD
110	5'-6"	±8'-9"	—	—	WOOD	PAINT	SWING	PAIR, T.G., 4 LITES EA, ARCHD
111	5'-6"	±8'-9"	—	—	WOOD	PAINT	SWING	PAIR, T.G., 4 LITES EA, ARCHD
112	5'-6"	±8'-9"	—	—	WOOD	PAINT	SWING	PAIR, T.G., 4 LITES EA, ARCHD
INTERIOR—MAIN LEVEL								
113	2'-6"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
114	2'-8"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
115	2'-6"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
116	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
117	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
118	2'-8"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
119	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
120	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
121	3'-2"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	PAIR
122	2'-6"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
EXTERIOR—LOWER LEVEL								
201	9'-0"	8'-0"	—	WD	SC	STAIN	ROLL—UP	SECTIONAL GARAGE DOOR ARCHD
202	9'-0"	8'-0"	—	WD	SC	STAIN	ROLL—UP	SECTIONAL GARAGE DOOR ARCHD
203	9'-0"	8'-0"	—	WD	SC	STAIN	ROLL—UP	SECTIONAL GARAGE DOOR ARCHD
204	3'-0"	7'-4"	—	WD	SC	PAINT	SWING	ARCHD
205	5'-0"	8'-0"	—	WD	SC	PAINT	SWING	PAIR, T.G., 4 LITES EA, OPER. INSWING SIDELITES
206	5'-0"	8'-0"	—	WD	SC	PAINT	SWING	PAIR, T.G., 4 LITES EA, OPER. INSWING SIDELITES
207	5'-0"	8'-0"	—	WD	SC	PAINT	SWING	PAIR, T.G., 4 LITES EA, OPER. INSWING SIDELITES
INTERIOR—LOWER LEVEL								
208	2'-6"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
209	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SLIDING	POCKET
210	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
211	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	PAIR, ARCHD
212	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
213	15'-0"	±9'-2"	—	METAL	SC	PAINT	SLIDING	ORNAMENTAL GATE
214	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
215	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SLIDING	POCKET
216	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
217	3'-0"	8'-0"	—	GLASS	—	—	SWING	10' WIDE TEMP. GLASS WALL SYSTEM
218	2'-8"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
219	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	20 MIN. FIRE-RATED DOOR WITH SELF-CLOSER
220	4'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	PAIR
221	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
222	3'-0"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	
223	2'-6"	8'-0"	1 3/8"	WD	SC	STAIN	SWING	

DOOR SCHEDULE NOTES

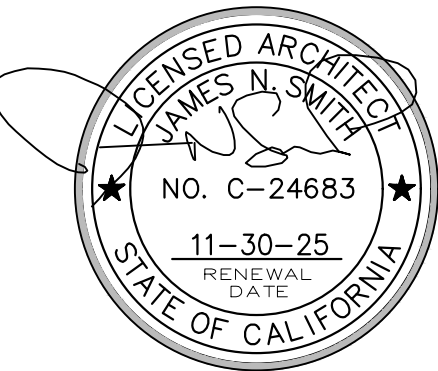
3. DOOR SCHEDULE PROVIDED ABOVE IS PRELIMINARY IN NATURE. CONTRACTOR AND DOOR SUPPLIER SHALL REVIEW AND COMPILE A COMPLETE AND ACCURATE SCHEDULE BASED UPON FRAMED FIELD CONDITIONS AND OWNER PREFERENCES. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING.
2. CONTRACTOR SHALL REVIEW ALL FIELD CONDITIONS TO ENSURE THAT THE PROPOSED DOOR SIZES AND SWINGS WILL FUNCTION PROPERLY. IF THERE ARE ANY DISCREPANCIES OR CONFLICTS THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY THROUGH A REQUEST FOR INFORMATION (R.F.I.)
3. DOOR SIZES SHOWN ARE TO VERIFY DOOR WIDTH AND HEIGHT DIMENSION, NOT THE ROUGH OPENING SIZE. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR ARCHITECT/OWNER TO REVIEW AND APPROVE.
4. ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS. EXCEPTION IS FOR SMALL DECORATIVE GLASS OR PANEL SANDWICHED BETWEEN TEMPERED LAYERS. INSTALLATION IS PER C.B.C. GLAZING TYPE AND STYLE SHALL MATCH WINDOWS, U.N.O.
5. SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.
6. ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, MIN. 20 OZ. & BRONZE, OR OTHER NON-CORROSIVE METAL, HINGES. OUTSWING DOORS SHALL HAVE A 1/2" MAX CHANGE IN ELEVATION TO THE EXTERIOR FINISH SURFACE.
7. PER CRC R313.1.1 LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/4" LOWER THAN THE TOP OF THE THRESHOLD IF OUT-SWING DOOR, IF IN-SWING, EXCEPTION ALLOWS MAX. 7/8" DROP IN SURFACE
8. ALL EXPOSED EDGES OF DOOR(S) INCLUDING TOP TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING. DOORS ARE TO BE STORED VERTICALLY AT JOB SITE AND OUT OF ALL INCLEMENT WEATHER CONDITIONS AND TO BE HUNG AS QUICKLY AS POSSIBLE, ONCE REACHING THE JOB SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE THE AMOUNT OF TIME FOR ON-SITE STORAGE OF DOORS AND WINDOWS PRIOR TO INSTALL.
9. ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS AND THREE WAY CONNECTING HARDWARE TO MAXIMIZE CONTINUOUS SEAL AGAINST WIND/WEATHER.
10. DOORS REQUIRED TO HAVE 20 MINUTE RATING TO BE MIN. 1 3/8" SOLID WOOD AND SHALL BEAR THE U.L. LABEL NO RAISED PANELS OR OTHER FEATURES MAY REDUCE THIS MINIMUM THICKNESS. SHOULD VENEERS BE APPLIED TO PRE-MANUFACTURED 20 MIN. RATED DOORS, CARE IS TO BE TAKEN NOT TO VIOLATE THE RATING DURING APPLICATION.
11. WEATHER-STRIPING OF EXTERIOR DOORS SHALL BE CONTINUOUS ON ALL SIDES OF EACH DOOR AND SHALL BE SIZED, DESIGNED, AND FITTED TO PROVIDE FULL WATER-TIGHTNESS AGAINST WATER AND DRIVING RAIN. CONTRACTOR SHALL WATER TEST A MINIMUM OF ONE DOOR AFTER INSTALLATION ON SIDE OF RESIDENCE WHERE EXPOSURE TO WEATHER IS GREATEST, AND REPORT FINDINGS TO OWNER AND ARCHITECT.
12. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR ALL DWELLING UNITS. THE DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WHEN OPEN TO 90 DEGREES. THE MINIMUM CLEAR HEIGHT SHALL BE 78" ASSURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, PER CRC R311.2.
13. AT ALL STATE RESPONSIBILITY AREAS (SRA) EXTERIOR DOOR ASSEMBLIES SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. (CRC 327 WILDLAND URBAN INTERFACE)

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SHEET TITLE

DOOR SCHEDULE

ISSUE REVISIONS

① 02-12-25
PLANNING SUBMITTAL

2 06-12-25
DRIVEWAY REVISIONS

DATE _____

PROJECT NUMBER

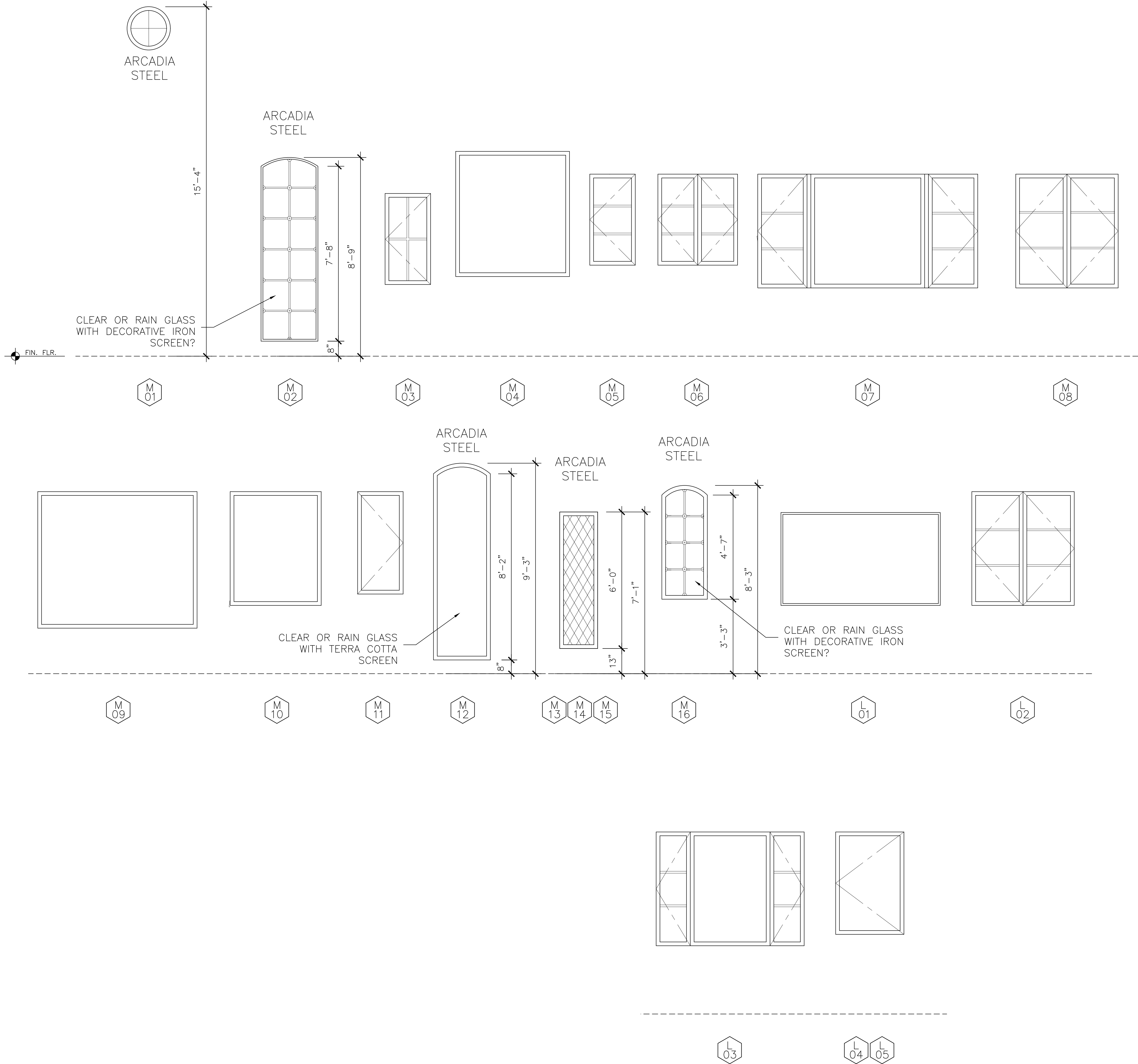
SHEET NUMBER

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WINDOW ELEVATIONS

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



WINDOW SCHEDULE

MARK	UNIT SIZE WIDTH X HEIGHT	HEAD HEIGHT	TYPE OF OPERABILITY	FRAME MATERIAL	REMARKS
WINDOW REP TO VERIFY TYPE OF GLASS AND TINT/FILM WITH OWNER RE ALL WINDOWS, SEE "GENERAL" NOTE #4 BELOW					
M 01	24" DIA.	15'-4"	FIXED	STEEL	4 LITES, ARCADIA STEEL
M 02	3'-0"X7'-8"	8'-9"	FIXED	STEEL	T.G., ARCADIA STEEL
M 03	2'-0"X4'-0"	7'-2"	CASEMENT	WOOD	4 LITES,
M 04	5'-0"X5'-6"	9'-0"	FIXED	WOOD	
M 05	2'-0"X4'-0"	8'-0"	CASEMENT	WOOD	3 LITES
M 06	3'-6"X4'-0"	8'-0"	DBL. CASEMENT	WOOD	3 LITES EA.
M 07	9'-8"X5'-0"	8'-0"	CASE-FIX-CASE	WOOD	3 LITES EA. CASE
M 08	4'-6"X5'-0"	8'-0"	DBL. CASEMENT	WOOD	3 LITES EA. CASE
M 09	7'-0"X6'-0"	8'-0"	FIXED	WOOD	T.G.
M 10	4'-0"X5'-0"	8'-0"	FIXED	WOOD	T.G.
M 11	2'-0"X4'-6"	8'-0"	CASEMENT	WOOD	
M 12	2'-6"X8'-2"	9'-3"	FIXED	STEEL	T.G., ARCADIA STEEL
M 13	1'-8"X6'-0"	7'-1"	FIXED	STEEL	T.G., DECORATIVE GLASS ARCADIA STEEL
M 14	1'-8"X6'-0"	7'-1"	FIXED	STEEL	T.G., DECORATIVE GLASS ARCADIA STEEL
M 15	1'-8"X6'-0"	7'-1"	FIXED	STEEL	T.G., DECORATIVE GLASS ARCADIA STEEL
M 16	2'-0"X4'-7"	8'-3"	FIXED	STEEL	T.G., DECORATIVE GLASS ARCADIA STEEL

LOWER LEVEL					
L 01	7'-0"X4'-0"	7'-0"	FIXED	WOOD	
L 02	4'-6"X5'-0"	8'-0"	DBL. CASEMENT	WOOD	3 LITES EA. CASE
L 03	6'-6"X5'-0"	8'-0"	CASE-FIX-CASE	WOOD	3 LITES EA. CASE
L 04	3'-0"X4'-6"	8'-0"	CASEMENT	WOOD	
L 05	3'-0"X4'-6"	8'-0"	CASEMENT	WOOD	

WINDOW SCHEDULE NOTES

GENERAL

- WINDOW SCHEDULE PROVIDED ABOVE IS PRELIMINARY IN NATURE. CONTRACTOR AND WINDOW SUPPLIER SHALL COMPILE A COMPLETE AND ACCURATE SCHEDULE BASED UPON FRAMES FIELD CONDITIONS OF PROJECT AND OWNER CHANGES/PREFERENCES. SPECIALTY WINDOWS MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
- WINDOW DIMENSIONS ARE PROPOSED UNIT SIZES. GENERAL CONTRACTOR IS TO VERIFY ALL PROPOSED WINDOW SIZES WITH SITE CONDITIONS AND FOR MANUFACTURER'S NEAREST STOCK SIZES, WHEN APPLICABLE. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING. CONTRACTOR SHALL PROVIDE ARCHITECT COMPLETE STRUCTURAL WINDOW SHOP DRAWINGS FOR REVIEW.
- ALL WINDOWS ARE TO BE DOUBLE GLAZED UNLESS OTHERWISE NOTED, SEE TITLE 24 CALCS FOR REQUIRED MIN. VALUES
- DUAL GLAZING IS TO BE LOW-E CARDINAL "270" GLAZING. OWNERS TO VERIFY WITH WINDOW REP WHICH, IF ANY, WINDOWS ARE TO BE "366" GLASS OR HAVE TINT WITHIN GLAZING, DUE TO SUN EXPOSURE. FILM IS NOT RECOMMENDED FOR DUAL GLAZED UNITS
- ALL WINDOWS SHALL HAVE A SOLDIERED COPPER PAN, MINIMUM 20 OZ., WITH MOISTSTOP OR EQUIVALENT WATERPROOFING SYSTEM. GALVANIZED IRON IS ACCEPTABLE IN NON-COASTAL ENVIRONMENTS. SEE DETAIL.
- WEATHER-STRIPING OF ALL WINDOWS SHALL BE CONTINUOUS ON ALL SIDES OF EACH WINDOW AND SHALL BE SIZED, DESIGNED, AND FITTED TO PROVIDE FULL WATER-TIGHTNESS AGAINST WATER AND DRIVING RAIN. CONTRACTOR SHALL WATER TEST A MINIMUM OF ONE WINDOW AFTER INSTALLATION ON SIDE OF RESIDENCE WHERE EXPOSURE TO WEATHER IS GREATEST, AND REPORT FINDINGS TO OWNER AND ARCHITECT.
- WINDOWS WHICH EXCEED STANDARD SIZES SHALL BE VERIFIED BY WINDOW SUPPLIER FOR ENGINEERING AND WIND LOAD AT GIVEN PROJECT LOCATION AND PLACEMENT OF WINDOW(S) ON RESIDENCE (EXPOSURE)
- REQUIRED NATURAL LIGHT FOR EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA. (CRC R303.1).
- REQUIRED NATURAL VENTILATION IN OCCUPIED SPACES THROUGH OPENABLE EXTERIOR WALL OPENINGS SHALL BE AN AREA NOT LESS THAN 4% OF THE AREA BEING VENTILATED. (CRC R303.1).

SAFETY

- BASEMENTS AND EACH SLEEPING ROOM SHALL HAVE MIN. ONE EGRESS WINDOW WITH A NET CLEAR OPENABLE AREA OF 5.7 S.F. WITH THE MIN. NET CLEAR OPENABLE HEIGHT OF 24" AND THE MIN. NET CLEAR WIDTH SHALL BE 20". THE SILL HEIGHT SHALL BE MAX. 44" A.F.F. (CBC 1029.2 & 1029.3). EXCEPTIONS: BASEMENTS WITH A CEILING OF LESS THAN 80" OR LESS THAN 200 S.F. IN FLOOR AREA SHALL NOT BE REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE WINDOWS (CRC R310.1).
- ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.
- ALL GLAZING SUBJECT TO HUMAN IMPACT IN HAZARDOUS LOCATIONS AS DEFINED IN CRC R308.4 SHALL MEET MINIMUM REQUIREMENTS OF CRC R308.3.1, INCLUDING GLASS MIRRORS, SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS (CBC 2406)
- GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE SAFETY GLASS (CRC 308.4.2)
- ALL OPERABLE WINDOWS ABOVE ADJACENT GRADE BY 6" OR MORE AND LOCATED WITHIN 36" OF THE FINISHED FLOOR, OR OTHERWISE VULNERABLE TO A PERSON FALLING OUT, SHALL HAVE SUITABLE RESTRAINT BAR(S) INSTALLED. THE BUILDING OWNER CAN ELECT NOT TO INSTALL RESTRAINTS AT THEIR SOLE DISCRETION. INSECT SCREENS DO NOT OFFER PROTECTION AGAINST PERSONS FALLING OUT OF A WINDOW.
- WINDOWS THAT MEET ALL CONDITIONS SHALL BE TEMPERED PER CRC R308.4.3; WHERE EXPOSED AREA OF INDIVUAL PANE IS GREATER THAN 9 SQUARE FEET, EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING, SHALL BE TEMPERED GLAZING.(R308.4.3)
- GLAZING IN WET AREAS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE TEMPERED.

W.U.I.

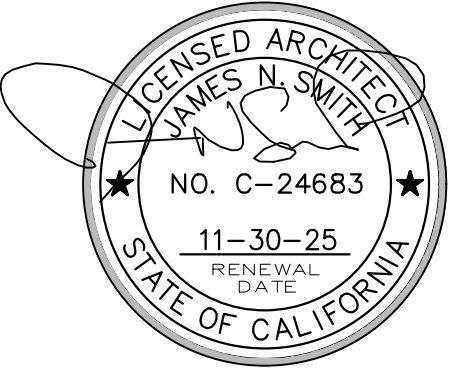
- FOR PROJECTS LOCATED WITHIN WILDLAND URBAN INTERFACE (W.U.I.) ZONES, ADDITIONAL REQUIREMENTS SHALL APPLY SUCH AS THE TEMPERING OF THE OUTER-MOST PANE OF GLASS PER R327.8

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STAMP



PROJECT/CLIENT

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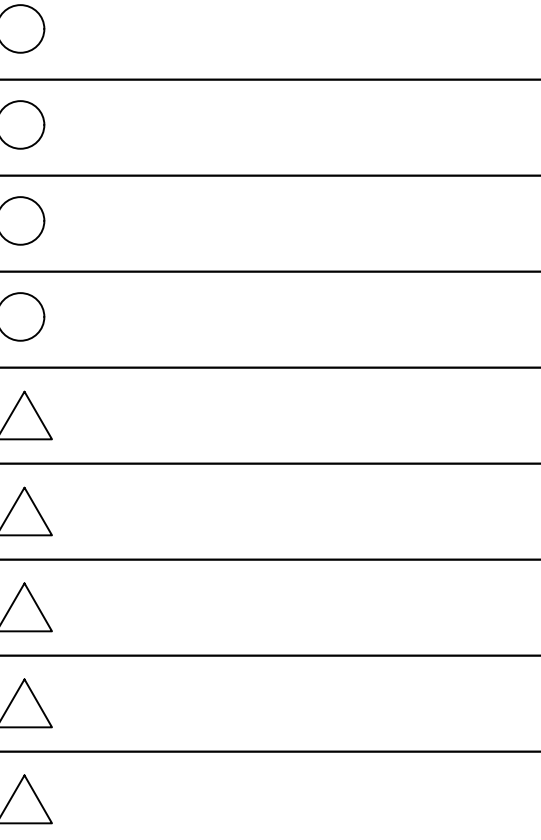
SHEET TITLE

WINDOW
SCHEDULE

○ ISSUE △ REVISIONS

① 02-12-25
PLANNING SUBMITTAL

② 06-12-25
DRIVEWAY REVISIONS



DATE

PROJECT NUMBER

SHEET NUMBER

A9.1

PROGRESS SET - NOT FOR CONSTRUCTION

INDEX TO SHEETS

SHEET C1 GRADING, DRAINAGE & UTILITY PLAN
SHEET C2 GRADING SECTIONS
SHEET C3 EROSION CONTROL PLAN
SHEET C4 CONSTRUCTION MANAGEMENT PLAN

STORM WATER CONTROL NOTES:

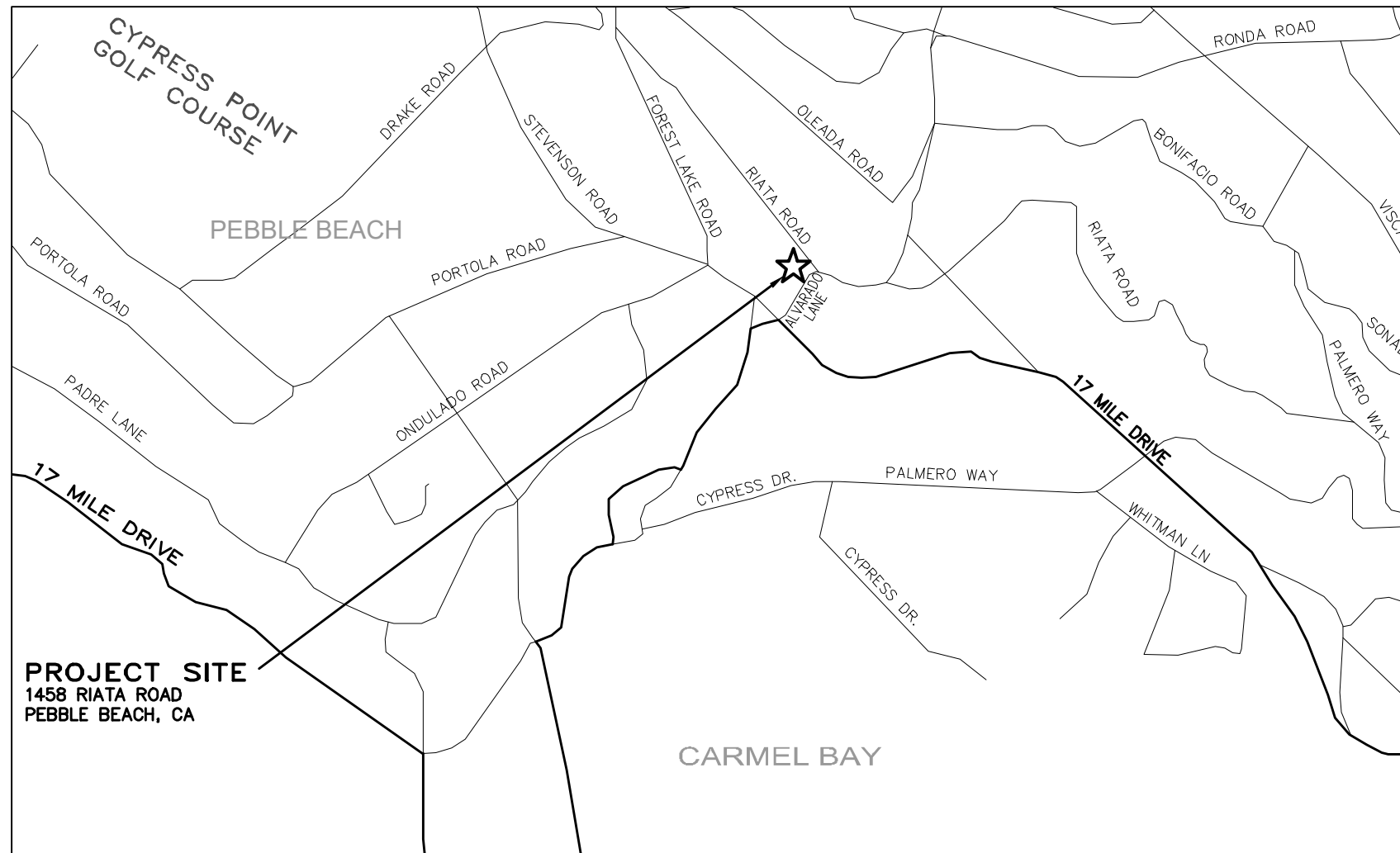
- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- 2) THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.

DISPERSION TRENCH/ENERGY DISSIPATOR-1
22L.F. x 3'WIDE x 3'DEEP = 79.2 C.F.

DISPERSION TRENCH/ENERGY DISSIPATOR-2
15L.F. x 2'WIDE x 3'DEEP = 36.0 C.F.

TOTAL LOT AREA = 31,519 SQ.FT.
TOTAL IMPERVIOUS AREA = 5,514 SQ.FT.
TOTAL AREA OF DISTURBANCE = 16,420 SQ.FT.

GRADING QUANTITIES:
CUT = 225 C.Y.
FILL = 825 C.Y.
NET = 600 C.Y. IMPORT



VICINITY MAP
NOT TO SCALE

CONTACT INFORMATION:

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SALADINO FAMILY INVESTMENTS, LLC
7058 N. WEST AVE. #139
FRESNO, CA 93711

SECONDARY: ARCHITECT
JAMES N. SMITH ARCHITECT, INC.
ATTN: MR. JAMES SMITH
27880 DORRIS DR. #200
CARMEL, CA 93823
PH (831)915-9518

SITE LOCATION:
1458 RIATA ROAD
PEBBLE BEACH, CA 93955

No.	DATE	BY	REVISION
06/02/25	AMS		DRIVEWAY/PARKING REVIEW
04/25/25	AMS		DRIVEWAY/PARKING UPDATE
04/16/25	AMS		RELEASED TO CLIENT

" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
SALADINO FAMILY INVESTMENTS LLC RESIDENCE

A.P.N.: 008-332-019

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR
SALADINO FAMILY INVESTMENTS LLC

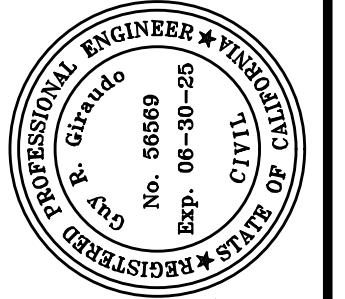
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DATE: JANUARY 2025
JOB NO. 2466-02

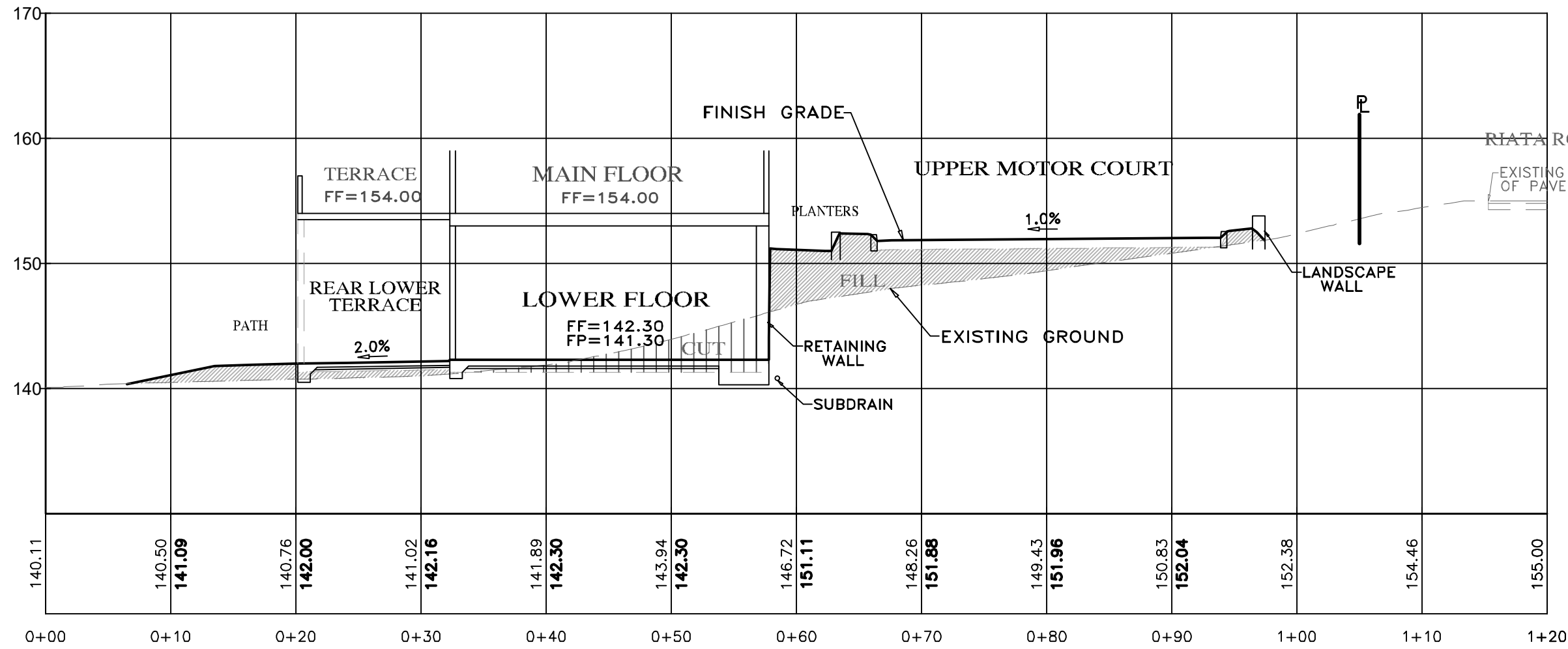
SHEET
OF 4 SHEETS



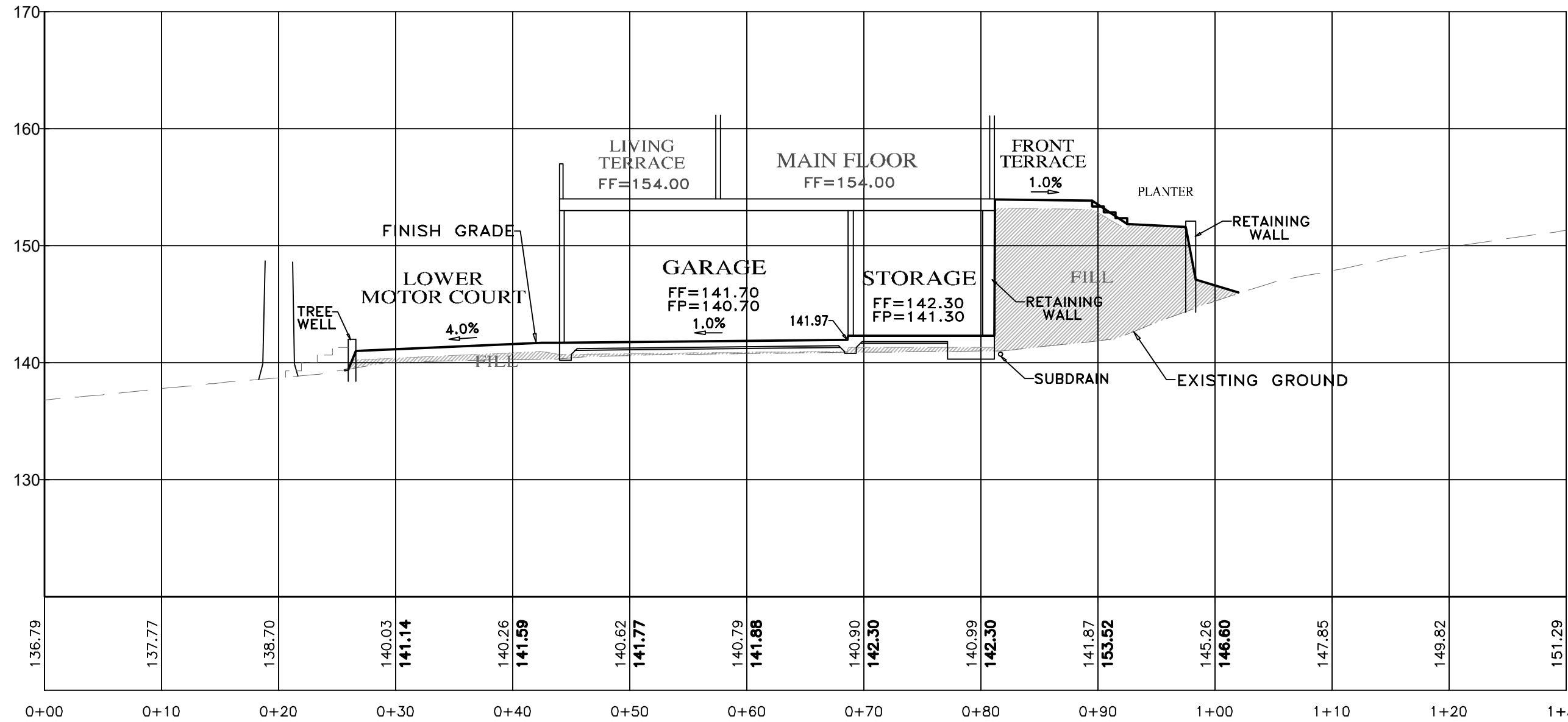
APPROVED BY:

GUY R. GIRAUDO
Professional Engineer #1111
No. 56589
Exp. 06-30-26

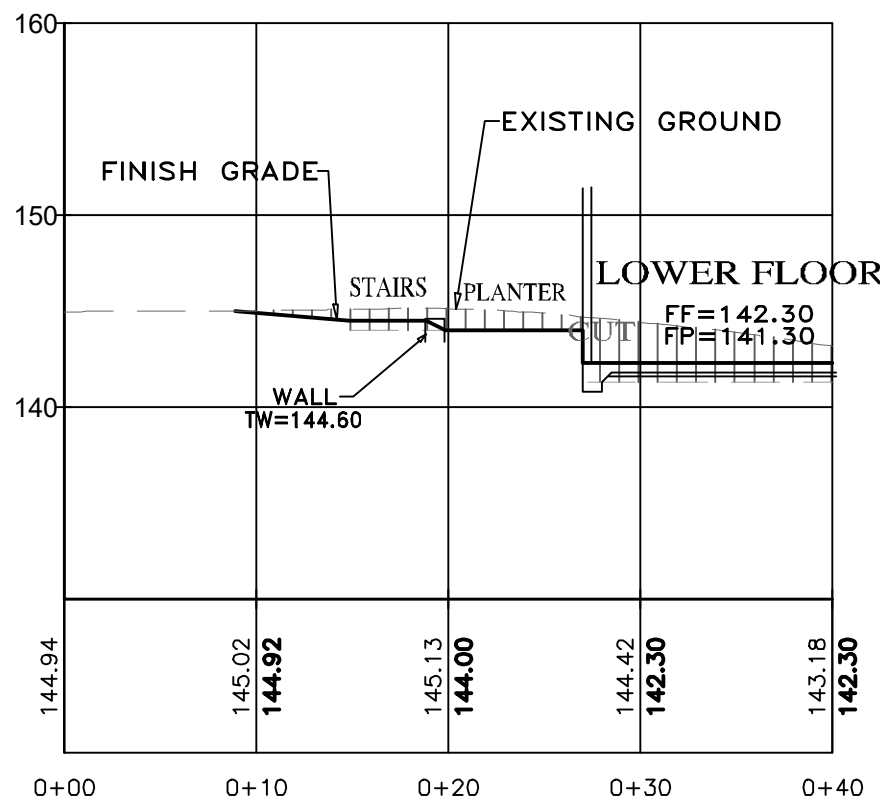




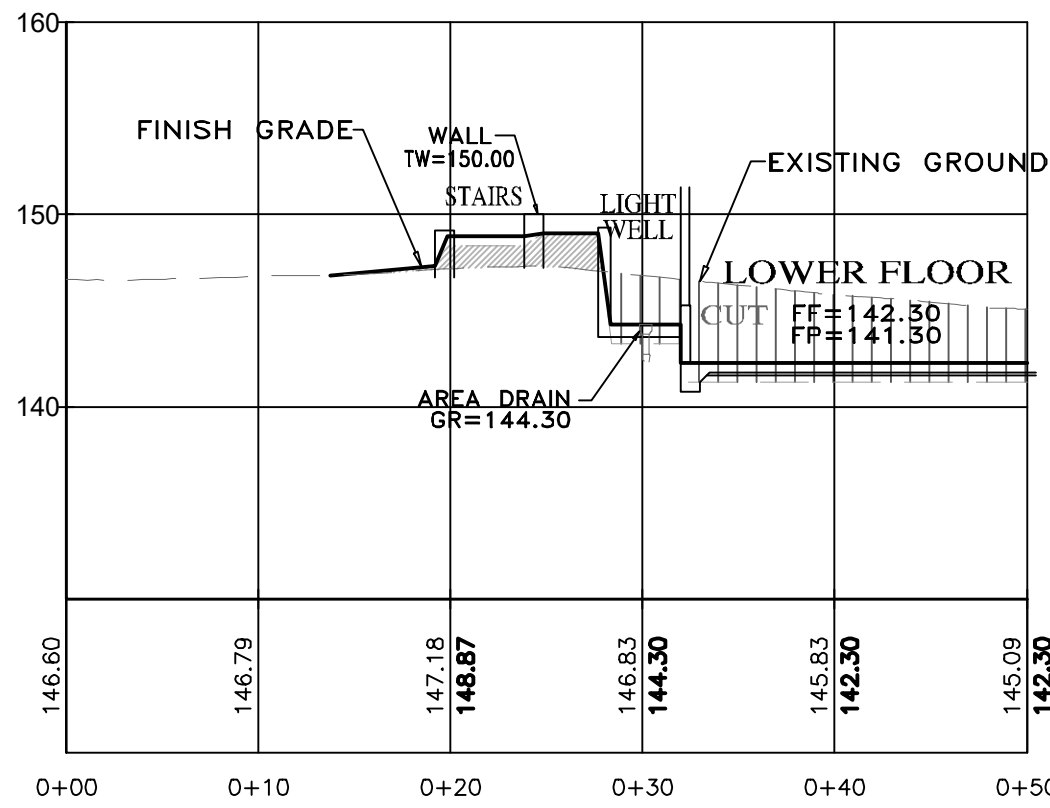
SECTION A-A
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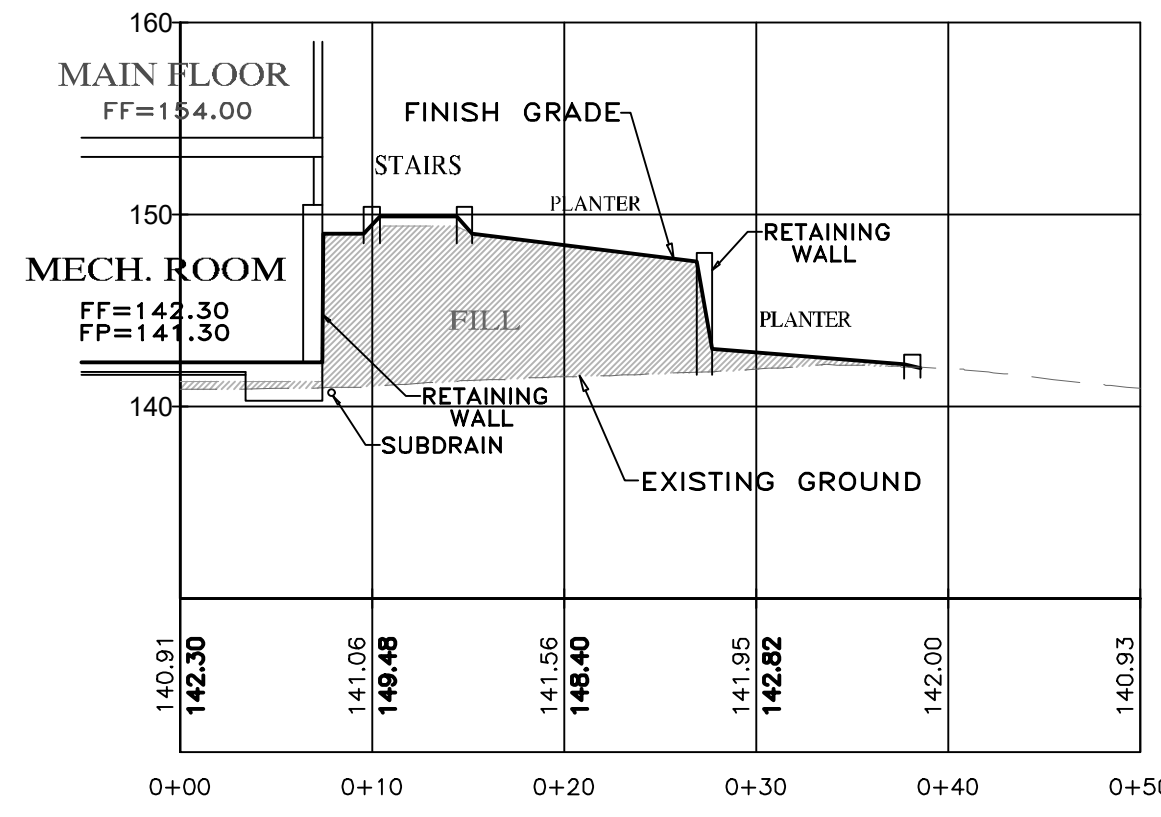
SECTION B-B
SCALE: 1"=10' H&V



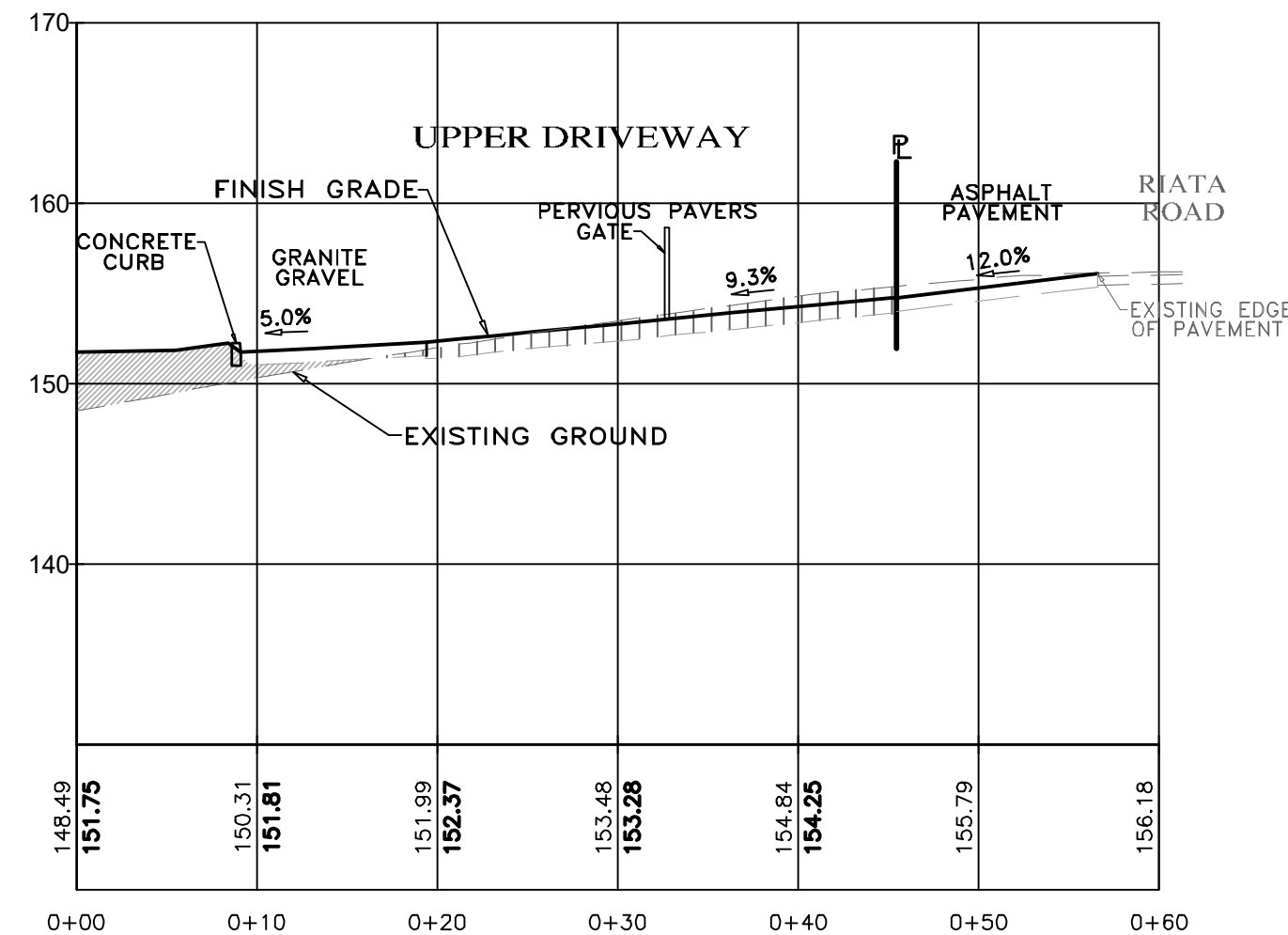
SECTION C-C
SCALE: 1"=10' H&V



SECTION D-D
SCALE: 1"=10' H&V

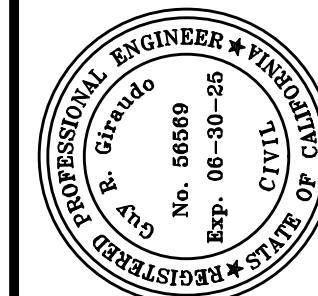


SECTION E-E
SCALE: 1"=10' H&V



UPPER DRIVEWAY PROFILE
SCALE: 1"=10' H&V

- NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
 - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
 - OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
 - FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".



APPROVED BY:

GUY R. GIRARDO
0325



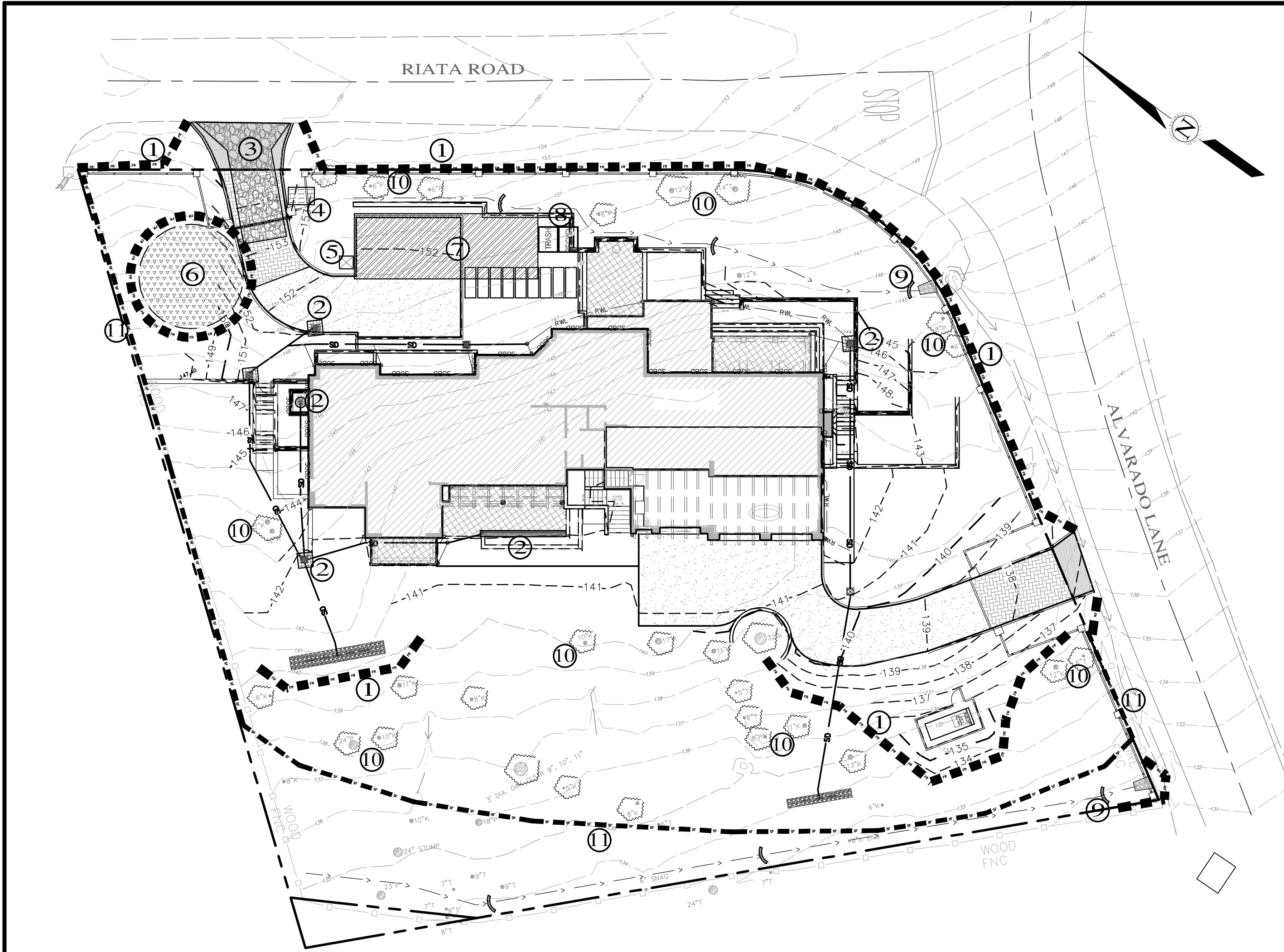
" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SALADINO FAMILY INVESTMENTS LLC RESIDENCE
A.P.N.: 008-332-019
FOR
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
SALADINO FAMILY INVESTMENTS LLC

SCALE: 1"=10' H&V
DATE: JANUARY 2025
JOB NO. 2466-02

No.	DATE	BY	REVISION
06/02/25	AMS		DRIVEWAY/PARKING REVIEW
04/25/25	AMS		DRIVEWAY/PARKING UPDATE
04/16/25	AMS		RELEASED TO CLIENT

SHEET C2
OF 4 SHEETS



PLAN
SCALE: 1"=20'

LEGEND:

1. FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE AREA. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY, BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/4" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS, TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

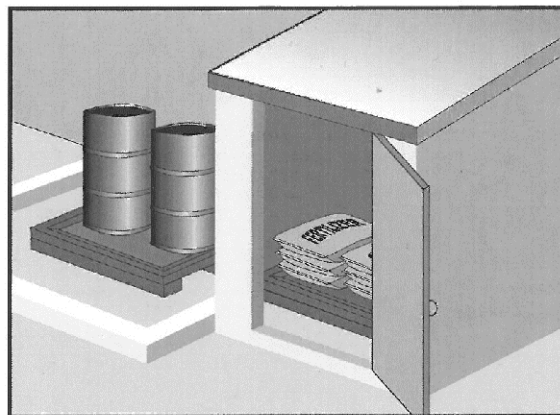
B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS LAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRMOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

Material Delivery and Storage WM-1



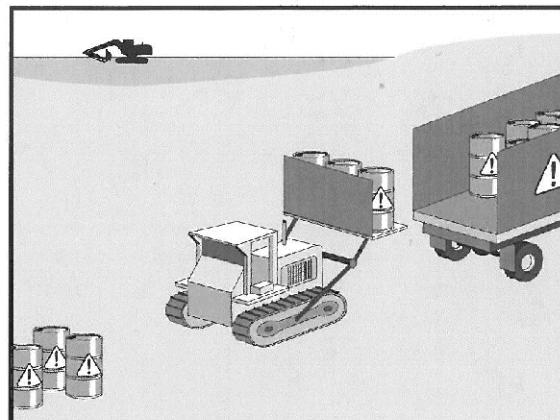
Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMP's in this section.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
☒ Primary Category
☒ Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Hazardous Waste Management WM-6

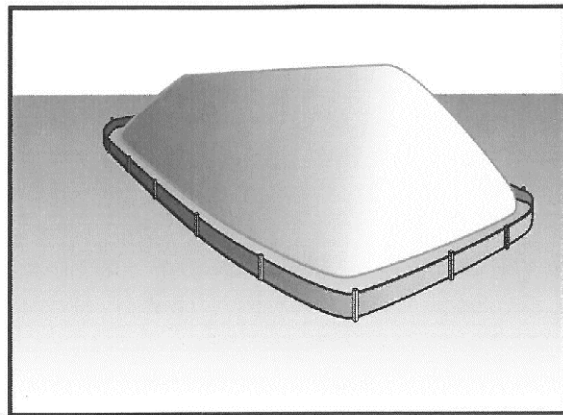


Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
☒ Primary Objective
☒ Secondary Objective

Targeted Constituents
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Stockpile Management WM-3

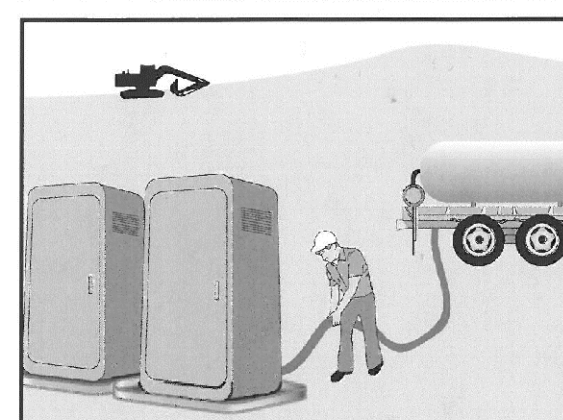


Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt), and pressure treated wood.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
☒ Primary Category
☒ Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Sanitary/Septic Waste Management WM-9

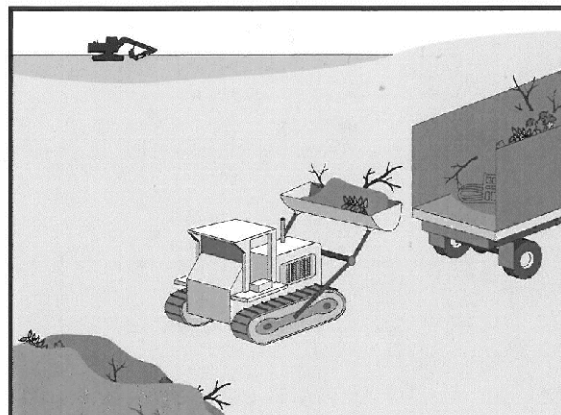


Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
☒ Primary Category
☒ Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Solid Waste Management WM-5

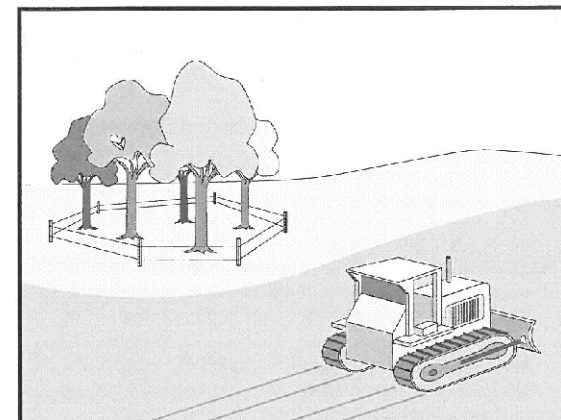


Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
☒ Primary Objective
☒ Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Preservation Of Existing Vegetation EC-2



Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
☒ Primary Objective
☒ Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

" EROSION & SEDIMENT CONTROL PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SALADINO FAMILY INVESTMENTS LLC RESIDENCE
A.P.N.: 008-332-019
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

APPROVED BY:
GUY R. GIRARDI
PROFESSIONAL ENGINEER #14587
CIVIL
Exp. 06-30-25

LANDSET
ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0970 Fax (831) 443-3801
www.landseteng.com

SCALE: AS SHOWN
DATE: JANUARY 2025
JOB NO. 2466-02

SHEET C3
OF 4 SHEETS



PLAN
SCALE: 1"=10'



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
225 CY CUT
825 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DECOMPOSED GRANITE DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON RIATA ROAD AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO 17 MILE DRIVE TO SUNRIDGE RD TO RONDA ROAD TO VISCAINO RD TO FOREST LAKE RD TO RIATA ROAD. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON BONIFACIO ROAD. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING: LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN PROPOSED LOWER MOTOR COURT AND/OR IN LEGAL SPACES ALONG RIATA ROAD, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	3	2
GRADING & SOIL REMOVAL (EXPORT)	1	1
ENGINEERING MATERIALS (IMPORT)	30	5
TOTALS	34	8

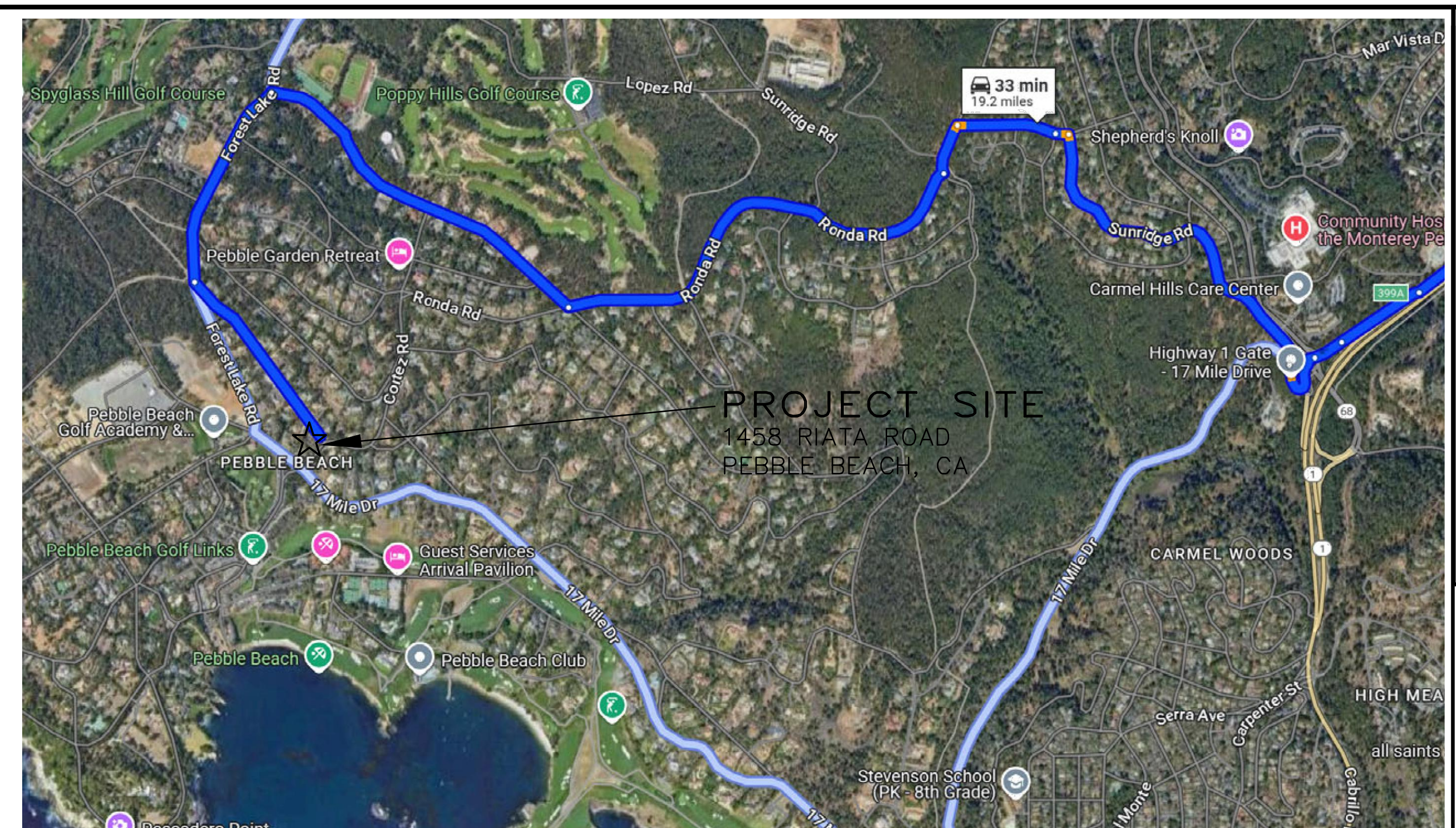
TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCK LOAD WITH AN AVERAGE OF 7 TRUCK LOADS PER DAY.
2. THERE ARE 600 C.Y. OF SOIL MATERIAL THAT WILL BE IMPORTED TO THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 8 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 23 JUNE 2025,
8 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M.
- 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.



(B) NEIGHBORHOOD TRUCK ROUTING PLAN



STAINAGE & EROSION CONTROL PLAN

GRADING, DRAINAGE & EROSION CONTROL PLAN
or
SALADINO FAMILY INVESTMENTS LLC RESIDENCE
A B N : 008-322-010

A.P.N.: 008-552-019
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
SALADINO FAMILY INVESTMENTS LLC

SALE: AS SHOWN
E: JANUARY 2025

HEET C4

4 SHEETS

OVERALL TRUCK
ROUTING PLAN
NOT TO SCALE

	06/02/25	AMS	DRIVEWAY/PARKING REVIEW
	04/25/25	AMS	DRIVEWAY/PARKING UPDATE
	04/16/25	AMS	RELEASED TO CLIENT
No.	DATE	BY	REVISION

HEET C4

4 SHEETS

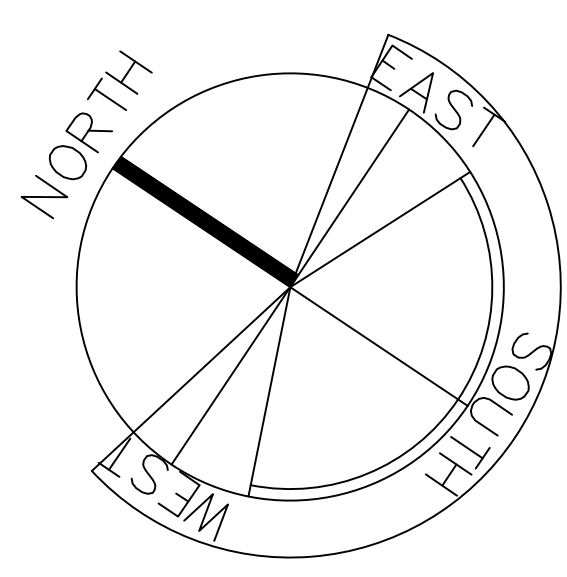
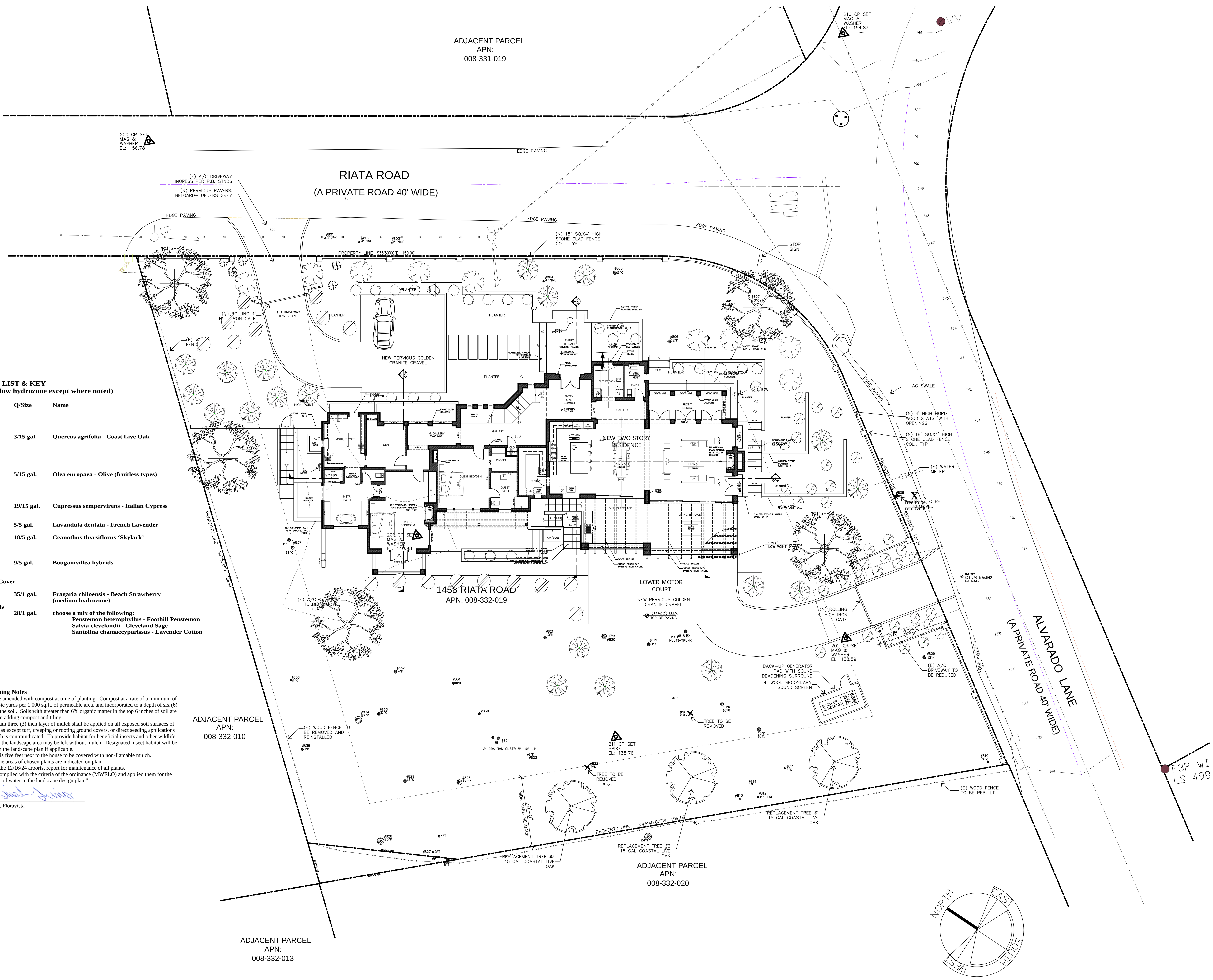
PLANT LIST & KEY (all are low hydrozone except where noted)

Symbol	Q/Size	Name
Trees		
[Symbol]	3/15 gal.	Quercus agrifolia - Coast Live Oak
[Symbol]	5/15 gal.	Olea europaea - Olive (fruitless types)
Shrubs		
[Symbol]	19/15 gal.	Cupressus sempervirens - Italian Cypress
[Symbol]	5/5 gal.	Lavandula dentata - French Lavender
[Symbol]	18/5 gal.	Ceanothus thyrsiflorus 'Skylark'
Vines		
[Symbol]	9/5 gal.	Bougainvillea hybrids
Ground Cover		
[Symbol]	35/1 gal.	Fragaria chiloensis - Beach Strawberry (medium hydrozone)
Perennials		
[Symbol]	28/1 gal.	choose a mix of the following: Penstemon heterophyllus - Foothill Penstemon Salvia clevelandii - Cleveland Sage Santolina chamaecyparissus - Lavender Cotton

Landscaping Notes

1. Soil to be amended with compost at time of planting. Compost at a rate of a minimum of four (4) cubic yards per 1,000 sq.ft. of permeable area, and incorporated to a depth of six (6) inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
2. A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat will be indicated on the landscape plan if applicable.
3. Soil that is five feet next to the house to be covered with non-flammable mulch.
4. Hydrozone areas of chosen plants are indicated on plan.
5. Refer to the 12/16/24 arborist report for maintenance of all plants.
6. "I have complied with the criteria of the ordinance (MWELO) and applied them for the efficient use of water in the landscape design plan."

Dinah Irino, Floravista



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Dinah Irino
Landscape Designer

Landscape Plan
Scale: 1" = 10'0"

Project: SALADINO RESIDENCE
1458 Riata Road
Pebble Beach, CA
APN: 008-332-019
Contact: James N. Smith, architect
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