Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
PEBBLE BEACH COMPANY (GRANT'S SNACK SHACK) (PLN250385)

RESOLUTION NO. 26-057

Resolution by the Monterey County Chief of Planning:

1) Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply; and
2) Approving a Coastal Administrative Permit and Design Approval to allow a 680 square foot snack bar with restrooms on the 4th tee of the Pebble Beach golf course; and a Coastal Administrative Permit to allow development within 750 feet of a known resource.

[PLN250385 Pebble Beach Company, Near 1576 Cypress Dr, between the 17th and 4th tee box, Pebble Beach (APN: 008-401-022-000), Del Monte Forest Land Use Plan]

The PEBBLE BEACH COMPANY (GRANT'S SNACK SHACK) application (PLN250385) came on for an administrative hearing before the Monterey County Chief of Planning on July 1, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Chief of Planning 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 (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP), 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) Project. The project involves the construction of a one-story 680 square foot retail building serving patrons of the Pebble Beach Golf Links. The building is adjacent to the 4th and 17th tee boxes of Pebble Beach Golf Links. The construction will include a mechanical pad, two restrooms, a concrete walkway, golf cart parking, and a wooden fence to match the existing fence. The project is to provide grab-and-go food and drinks with access from an exterior service window.

c) Allowed Use. The property is located near 1576 Cypress Drive, between the 4th and 17th tee boxes of Pebble Beach Golf Links, located within the Del Monte Forest Land Use Plan (APN:008-401-022-000). The parcel is zoned Open Space Recreation with a Design overlay in the Coastal Zone or "OR-D(CZ)", which allows buildings accessory to any principal allowed uses subject to the approval of a Coastal Administrative Permit and Design Approval, pursuant to Title 20 Section 20.38.040.B, and Chapter 20.44. The proposed snack shack is an accessory to the Pebble Beach golf course. The project also involves development within 750 feet of known archaeological resources and therefore requires the granting of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The parcel (Assessor's Parcel Number 008-401-022-000, 21.165 acres) is shown in its current configuration, as Block 137, Lot 3, in County of Monterey 1972 Assessor's Map Book 8, Page 40. Therefore, the County recognizes the subject property as a legal lot of record.

e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Del Monte Forest Land Use Plan (DMF LUP) Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. Policy 53 is enforced by DMF CIP section 20.147.070.B.3, adding that adequate setbacks and minimal tree removal shall be required, and that architectural design, material, and color be consistent with the nature of the Plan area. According to Figure 3, the subject property is designated as being in the viewshed of Point Lobos and it will blend into the other development within the area. Additionally, although the site is west of 17 Mile Drive (between ocean and road), the development will not block ocean views and will not be visible from any other public common viewing area. Visibility from the golf course will be limited and trivial, given the scale and design of the proposed development compared to the existing structure. The design, materials, and architectural style will be consistent with the Pebble Beach area, which is eclectic in architecture, ranging from modern to California-ranch and Spanish-style. The project as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

f) Development Standards. Title 20 section 20.38.060 establishes the site development standards applicable to structures within the OR zoning

district. Pursuant to Title 20 section 20.38.060.C, the accessory structures shall have setbacks of at least 20 feet for the front, 6 feet on front one-half of the property, one foot on rear one-half of the property, one foot for the rear, and a maximum allowable height of 15 feet. Per the attached plans, the project conforms with the DMF LUP and CIP and the site development standards for the OR zoning district.

g) Pescadero Watershed. Del Monte Forest LUP Policy 77, limits the impervious surface of residential development to not exceed 9,000 square feet of site coverage within the Pescadero Watershed. Although the development is within the Pescadero Watershed, the policy does not apply to the construction of the snack shack as the development is an outdoor recreational use.

h) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject property is within a high archaeological sensitivity area and is within a 750-foot known or potential archaeological resource area. Del Monte Forest CIP section 20.147.080 requires that development proposed within 750 feet of a known archaeological resource shall be required to obtain a discretionary permit. A previous report was prepared for the site by a qualified archaeologist. The previous archaeological report (LIB120248) identified that the subject parcel contains resources that included shell remnants, midden soils, and historic sites such as a Native American cemetery and hunting stations. Although there are resources on the parcel, the impact on resources in the subject project area will be limited to none. The potential to impact unknown archaeological resources will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction. Therefore, in this case, a Coastal Administrative Permit, pursuant to DMF CIP section 20.147.080 is granted.

i) Land Use Advisory Committee. The project does not involve a public hearing Design Approval, a Lot Line Adjustment in the Coastal Zone, preparation of an Initial Study, or a Variance. Therefore, the project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review as outlined in the LUAC Guidelines contained in Board Order RES 15-043 Exhibit A.

j) The staff conducted a virtual site inspection on June 10, 2026 to verify that the project on the subject parcel conforms to the plans listed above.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250385.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Service District. 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) The following report has been prepared:
   - "Geotechnical Investigation for Pebble Beach Golf Links" (LIB260109) prepared by Moses E. Cuprill, Watsonville, CA on September 23, 2025.

   County staff independently reviewed this report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Staff conducted a virtual site inspection on June 10, 2026, 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 Monterey County HCD-Planning found in Project File PLN250385.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Service District. 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 are available to the subject property. The parcel is served domestic water by California American Water and wastewater disposal by Pebble Beach Community Services District.

c) Staff conducted a virtual site inspection on June 10, 2026, 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 Monterey County HCD-Planning found in Project File PLN250385.

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

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a virtual site inspection on June 10, 2026 and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250385.

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 new construction including accessory structures.

b) This project qualifies for a Class 3 exemption as it consists of the construction of a new accessory structure including a snack shack and restrooms on an outdoor recreation uses zoned lot.

c) None of the exceptions listed under CEQA Guidelines Section 15300.2 apply to this project. The project site is not situated within a particularly sensitive environment, nor does it contain any designated, precisely mapped, or officially adopted environmental resources of hazardous or critical concern. The project does not contribute to a cumulative impact from successive similar projects in the same area over time. There is no substantial evidence of unusual circumstances that would create a reasonable possibility of a significant environmental effect. The site is not located within or adjacent to a state-designated scenic highway, and no scenic resources such as trees, rock outcroppings, or historic buildings will be impacted. The site is not listed pursuant to Government Code Section 65962.5 and is therefore not considered a hazardous waste site. The project does not involve a designated historical resource and will not result in a substantial adverse change to any such resource. Therefore, the proposed development qualifies for a Class 3 categorical exemption under CEQA, and none of the exceptions under Section 15300.2 preclude its use.

d) No adverse environmental effects were identified during staff review of the development application.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250385.

6. 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) The subject property is described as an area where Major Public Access & Recreational Facilities require visual or physical public access (Figure 8, DMF LUP). Visual access will not be significantly affected by the installation of this facility. Public access exists at the project site. No modification or additions to existing public access are required by this permit, pursuant to DMF CIP Section 20.147.130.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250385.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and Coastal Commission.

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 Authority other than the Board of Supervisors.

b) Coastal Commission. This project is appealable through the Coastal Commission as it lies between the sea and the first through public road described in Title 20 section 20.86.080.A.

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply;
2. Approving a Coastal Administrative Permit and Design Approval to allow a 680 square foot snack bar with restrooms on the 4th tee of the Pebble Beach golf course; and a Coastal Administrative Permit to allow development within 750 feet of a known resource.

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

PASSED AND ADOPTED this 1st day of July 2026.

Melanie Beretti
Chief of Planning

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 _____.

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

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

NOTES

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

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

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

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

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County of Monterey HCD Planning

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

PLN250385

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN250385) allows the construction of a 680 square foot snack bar with restrooms on Pebble Beach Golf Links and associated site improvements within 750 feet of a known resource. The property is located at 9999 TO BE ASSIGNED, Pebble Beach (Assessor's Parcel Number 008-401-022-000), 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 Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-401-022-000 on July 1, 2026. The permit was granted subject to 5 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. PDSP001- CULTURAL RESOURCES SENSITIVITY TRAINING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts on cultural resources that may be discovered during ground disturbing and construction activities, a qualified archaeological (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be retained to prepare and conduct a pre-construction cultural resources training program with all construction crew and serve as a monitor for initial grading activities. The purpose of the pre-construction cultural resources training program shall be to train the construction and demolition crew on how to identify potential cultural resources, and procedures for if previously unknown cultural resources are identified during construction operations. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of HCD-Planning, and implemented.

The Archaeological Monitor shall review and evaluate any inadvertent discoveries to determine if they are historical resource(s) and/or unique archaeological resources or tribal cultural resources. If the Archaeological Monitor determines that any cultural resources exposed during construction constitute a historical resource and /or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation. The Professional Archaeologist shall recommend mitigation measures to mitigate to a less than significant impact in accordance with California Public Resources Code Section 15064.5. The contract shall require that the Archaeological Monitor keep a log of inadvertent discoveries and submit a final report summarizing compliance actions with HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to the issuance of permits from Building Services, the Applicant/Owner shall submit to HCD-Planning a copy of the contract between the Applicant/Owner and a qualified archaeologist. The contract shall include the requirements of this condition and specify that the archaeologist will prepare and conduct a pre -construction cultural resources training for all construction crew. The contract shall also specify that the archaeologist will be retained on an “on-call” basis for all ground disturbing construction to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction (Condition No. 3).

Prior to initial ground disturbance, the Applicant/Owner shall submit evidence to HCD-Planning demonstrating that the pre-construction cultural resources training meeting occurred as required by this condition. Such evidence shall be in the form of a letter from the qualified archaeologist and a list of attendees.

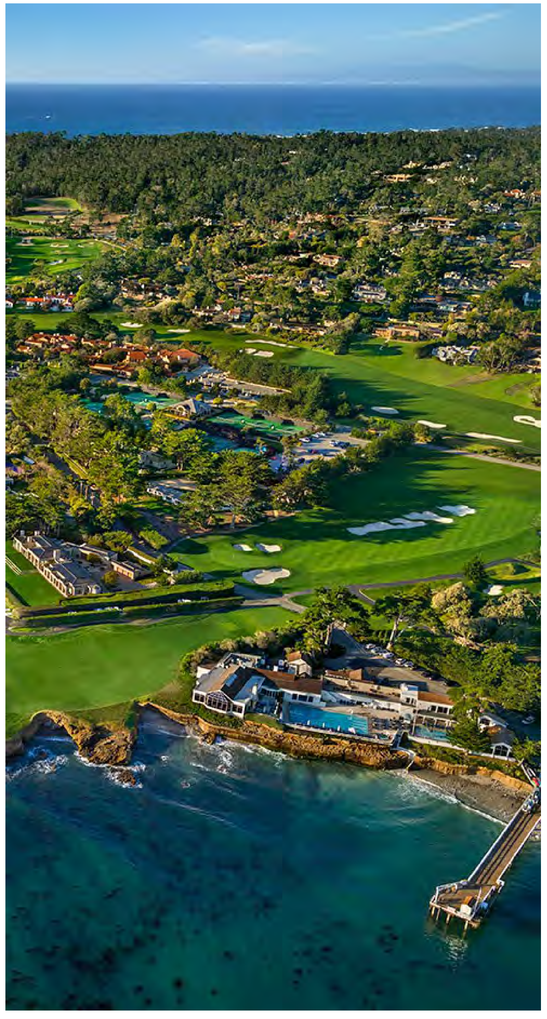
5. EHSP01 – CALIFORNIA RETAIL FOOD CODE (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed project includes a snack bar that appears to constitute a food facility. All related improvements shall comply with the California Health and Safety Code, Division 104, Part 7, California Retail Food Code. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall submit an application for a Plan Check with site plans, including all cut sheets in accordance with Monterey County Health Department's Food Facility Plan Requirements - PC1 checklist, and applicable fees to the Environmental Health Bureau for review and approval.

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Grant's Snack Shack

At the Pebble Beach Golf Links

PERMIT APPLICATION

December 17, 2025

PEBBLE BEACH COMPANY

BAR architects & interiors

PROJECT TEAM

■ **ARCHITECT:**
BAR ARCHITECTS
901 BATTERY STREET, SUITE 300
SAN FRANCISCO, CA 94111
TEL: 415.293.5700
CONTACT: JIM BRENZA
EMAIL: JBRENZA@BARARCH.COM

■ **OWNER:**
THE PEBBLE BEACH COMPANY
P.O. BOX 1
PEBBLE BEACH, CA 93953
TEL: 831.402.7037
CONTACT: TROY MCKINLEY
EMAIL: MCKINLEYT@PEBBLEBEACH.COM

■ **CIVIL ENGINEER**
CONSULTANT TO OWNER
L&S ENGINEERING AND SURVEYING
2460 GARDEN RD, SUITE G
MONTEREY, CA 93940
TEL: 831.655.2723
CONTACT: JEFF LORENTZ
EMAIL: JEFF@LANDSENGINEERS.COM

■ **STRUCTURAL ENGINEER:**
ZFA STRUCTURAL ENGINEERS
601 MONTGOMERY ST #1450
SAN FRANCISCO, CA 94111
TEL: 415.243.4091
CONTACT: KEVIN ZUCCO
EMAIL: KEVINZ@ZFA.COM

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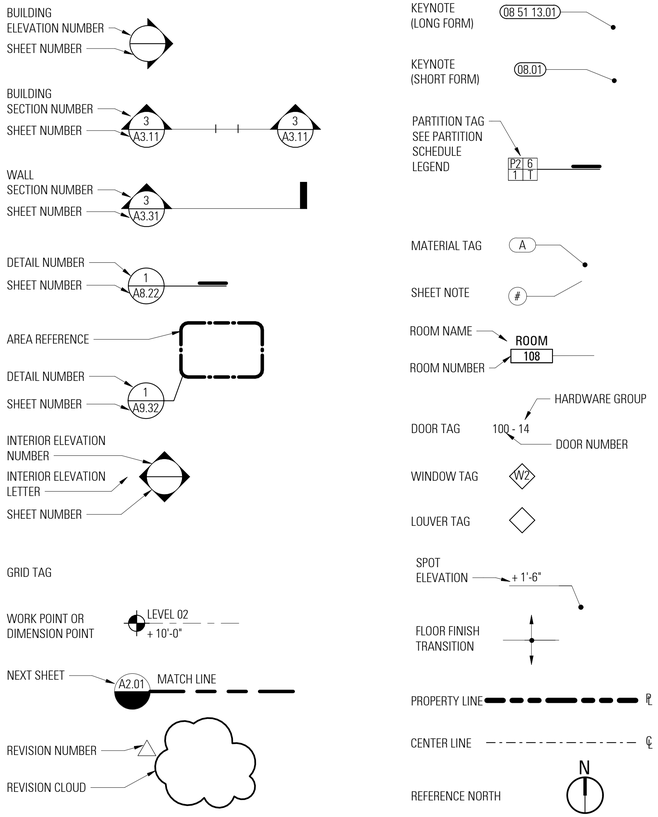
ARCHITECTURAL ABBREVIATIONS

#	NUMBER / POUND
&	AND
A/C	AIR CONDITIONER / CONDITIONING
ACC	ACCESS / ACCESSIBLE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
ADJAC	ADJACENT
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT / ARCHITECTURAL
ASPH	ASPHALT / ASPHALTIC
AWRB	AIR & WATER RESISTIVE BARRIER
BD	BOARD
BFP	BACKFLOW PREVENTER
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BR	BEDROOM
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOF
CABT	CABINET
CEM	CEMENT / CEMENTITIOUS
CER	CERAMIC
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLOS	CLOSET
CLR	CLEAR / CLEARANCE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSINK
D	DRYER
DBL	DOUBLE
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DU	DWELLING UNIT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSE/ENCLOSURE
EPB	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
F	FREEZER
FA	FIRE ALARM
FAF	FLUID-APPLIED FLASHING
FD	FLOOR DRAIN / FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH / FINISHED
FIXT	FIXTURE
FL	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF SHEATHING
FR	FRAME
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RETARDENT TREATED
FSD	FIRE SMOKE DAMPER
FT	FOOT / FEET
FTG	FOOTING
FURR	FURRED / FURRING
GA	GAUGE
GALV	GALVANIZED
GD	GARBAGE DISPOSAL
GEN	GENERAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GM	GAS METER
GR	GRADE
GSF	GROSS SQUARE FEET
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HDBD	HARDBOARD
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HRA	HOT FLUID APPLIED RUBBERIZED ASPHALT WATERPROOFING
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING VENTILATING & AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE / INCLUDING
INFO	INFORMATION
INSUL	INSULATION / INSULATING
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LIN	LINEN CLOSET / LINEAR
LT	LIGHT
M	MICROWAVE
MAINT	MAINTAIN/MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMBR	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
(N)	NEW
N	NORTH
NC	NOISE CONTROL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OLF	OCCUPANT LOAD FACTOR
OPNG	OPENING
OPP	OPPOSITE
P	PANTRY
PERIM	PERIMETER
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PREF	PREFINISHED
PSI	PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
R	RISER / REFRIGERATOR
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT / RUBBER BASE
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION / REVISED / REVERSED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWD	REDWOOD
RWL	RAIN WATER LEADER
SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SLIDING
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREWS
SOG	SLAB ON GRADE
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION / SPECIFIED
SPF	SPRAY POLYURETHANE FOAM
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SSTL	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRUCT	STRUCTURAL / STRUCTURE
SUSP	SUSPENDED
SV	SHEET VINYL
SW	SHEAR WALL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD / TRASH
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TEL	TELECOMMUNICATIONS / TELEPHONE
TEMP	TEMPERED
THK	THICK / THICKNESS
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TPO	THERMOPLASTIC POLYOLEFIN
TRANS	TRANSPARENT
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VGDF	VERTICAL GRAIN DOUGLAS FIR
VIF	VERIFY IN FIELD
VOL	VOLUME
VP	VENEER/VENETIAN PLASTER
W	WEST / WASHER
W/	WITH
W/D	WASHER / DRYER
W/O	WITHOUT
WC	WALL COVERING / WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WP	WATERPROOFING
WPM	WATERPROOF MEMBRANE
WR	WATER-RESISTANT
WRB	WATER-RESISTIVE BARRIER
WT	WEIGHT
WUI	WILDLAND URBAN INTERFACE

GENERAL NOTES

1. THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THESE DOCUMENTS DESCRIBE DESIGN INTENT, AND DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK.THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THESE DOCUMENTS DESCRIBE DESIGN INTENT, AND DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK.
2. THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, INCLUDES LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THIS MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.
3. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY AND TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR BEFORE BIDDING AND PROCEEDING WITH THE WORK. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, BETWEEN DRAWINGS AND SPECIFICATIONS, OR WITHIN THE SPECIFICATIONS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT PRIOR TO THE BIDDING DATE, THE MOST STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENT. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
4. DETAILS AND NOTES ARE TYPICAL. SIMILAR DETAILS AND NOTES APPLY IN SIMILAR CONDITIONS.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
6. PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW OR CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED.
7. DOORS AND WINDOWS ARE DIMENSIONED TO CENTER LINES, UNLESS OTHERWISE NOTED. WHERE LOCATIONS ARE NOT DIMENSIONED, CENTER DOORS AND WINDOWS IN THE WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
8. CHECK DIMENSIONS NOTED VIF PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. INSTALL WORK TRUE, PLUMB, SQUARE, LEVEL AND IN PROPER ALIGNMENT.
10. VERIFY CLEARANCES FOR ITEMS INCLUDING BUT NOT LIMITED TO FLUES, VENTS, CHASES, SOFFITS AND FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF SUCH ITEMS OF WORK.
11. INSTALL FIRE EXTINGUISHERS PER CODE. OBTAIN APPROVAL OF THE BUILDING AND FIRE DEPARTMENTS AND REVIEW OF THE ARCHITECT PRIOR TO INSTALLATION.
12. PROVIDE GYPSUM BOARD OR PLASTER BEHIND AND AROUND ALL OPENINGS INCLUDING WALL CABINETS, RECESSED FIRE HOSE VALVE AND FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS AND ELECTRICAL BOXES WHERE REQUIRED BY CODE TO MAINTAIN FIRE RATED CONSTRUCTION.
13. CONSTRUCTION REQUIREMENTS FOR EARTHWORK, UTILITIES, VEHICULAR AND PEDESTRIAN PAVING, AND LANDSCAPING ARE PROVIDED IN DRAWINGS AND SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT. SUCH ELEMENTS INDICATED ON THE ARCHITECT'S DRAWINGS ARE FOR REFERENCE ONLY.
14. INSTALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND OTHER SUPPORT FOR APPLIANCES, FIXTURES, EQUIPMENT, SHELVING AND CASEWORK.

ARCHITECTURAL SYMBOLS



PROJECT DATA & CODE SUMMARY

PROJECT ADDRESS: 1700 17 MILE DRIVE, PEBBLE BEACH, CA 93953
ASSESSOR'S PARCEL NO.: 008-401-022-000

PROJECT DESCRIPTION: 1 STORY, 680 SF RETAIL BUILDING, SERVING PATRONS OF THE PEBBLE BEACH GOLF LINKS, ADJACENT TO 4TH & 17TH TEE BOX (NEW CONSTRUCTION)

PLANNING CODE SUMMARY (MONTEREY COUNTY MUNICIPAL CODE):

ZONING:	OR-D(CZ), OPEN SPACE RECREATION
FIRE HAZARD SEVERITY ZONE:	HIGH (SRA)
LAND USAGE:	5W
LOT AREA:	22.3 ACRES
SETBACK REQUIREMENTS:	(PER MONTEREY COUNTY ZONING 20.38.060)
FRONT:	TO BE LOCATED ON REAR HALF OF PROPERTY TO A MAXIMUM REQUIRED OF 50 FEET
SIDE:	6 FEET ON FRONT HALF OF PROPERTY; 1 FOOT ON REAR HALF OF PROPERTY
REAR:	6 FEET (SEE A1.01 FOR COMPLIANCE)
ZONING HEIGHT LIMIT:	15'-0" (SEE A3.01 FOR COMPLIANCE)

BUILDING CODE SUMMARY (2022 CALIFORNIA BUILDING CODE):

CONSTRUCTION TYPE:	TYPE VB
SPRINKLERED:	FULLY SPRINKLERED
OCCUPANCY GROUP(S):	MERCANTILE, GROUP M

FOR ADDITIONAL CODE ANALYSIS SEE SHEET G0.02

APPLICABLE CODES & REGULATIONS

1. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
   - PART 2, "2022 CALIFORNIA BUILDING CODE" (CBC)
   - PART 3, "2022 CALIFORNIA ELECTRICAL CODE" (CEC)
   - PART 4, "2022 CALIFORNIA MECHANICAL CODE" (CMC)
   - PART 5, "2022 CALIFORNIA PLUMBING CODE" (CPC)
   - PART 6, "2022 CALIFORNIA ENERGY CODE"
   - PART 9, "2022 CALIFORNIA FIRE CODE" (CFC)
   - PART 11, "2022 CALIFORNIA GREEN BUILDING STANDARDS CODE"

   ALONG WITH ANY OTHER APPLICABLE CALIFORNIA STATE LAWS AND REGULATIONS OR WITH ANY OTHER APPLICABLE LOCAL MORE RESTRICTIVE PROVISIONS AND ADOPTED ORDINANCES THAT APPLY TO THE CONSTRUCTION OF BUILDINGS.
2. 2022 CALIFORNIA HEALTH & SAFETY CODE (HSC)
3. MONTEREY COUNTY MUNICIPAL CODE OF ORDINANCES
4. NFPA 13 "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS" (2016), PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION
5. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE SEPTEMBER 15, 2010.

DEFERRED SUBMITTALS

1. HVAC/MECHANICAL ENGINEERING (DESIGN/BUILD)
2. ELECTRICAL ENGINEERING (DESIGN/BUILD)
3. PLUMBING ENGINEERING (DESIGN/BUILD)
4. AUTOMATIC FIRE SPRINKLER SYSTEM, PER NFPA 13
5. FIRE ALARM SYSTEM, PER NFPA 72
6. DATA, TELEPHONE & DISTRIBUTION SYSTEMS
7. ACCESS CONTROL & SECURITY SYSTEMS

VICINITY MAP



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GRANT'S SNACK SHACK

1700 17 MILE DRIVE
PEBBLE BEACH, CA 93953

DRAWN BY	CC
CHECKED BY	JB
PROJECT NO	2025018

DATE	ISSUE
12.17.2025	PERMIT

LICENSED ARCHITECT
EARL B. WILSON
C-22028
11-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

GENERAL INFORMATION

SCALE: 12" = 1'-0"

G0.01

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CODE ANALYSIS

1. PROJECT DESCRIPTION: 1 STORY, 680 SF RETAIL BUILDING, SERVING PATRONS OF THE PEBBLE BEACH GOLF LINKS, ADJACENT TO 4TH & 17TH TEE BOX (NEW CONSTRUCTION)

2. OCCUPANCY CLASSIFICATION: MERCANTILE, GROUP M

3. CONSTRUCTION TYPE: TYPE VB, FULLY SPRINKLERED

4. ALLOWABLE BUILDING HEIGHT
60 FT (ALLOWED) 2 STORIES ABOVE GRADE PLAN
13 FT (PROPOSED) 1 STORY
COMPLIES

5. ALLOWABLE BUILDING AREA
36,000 SF (ALLOWED)
680 SF (PROPOSED)
COMPLIES

6. FIRE RESISTANCE RATING (TABLE 601)

BUILDING ELEMENT	TYPE VB
PRIMARY STRUCTURAL FRAME	0 HR
BEARING WALLS (EXTERIOR)	0 HR
BEARING WALLS (INTERIOR)	0 HR
NONBEARING WALLS (EXTERIOR)	SEE TABLE 705.5
NONBEARING WALLS (INTERIOR)	0 HR
ROOF / SECONDARY MEMBERS	0 HR

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (PER TABLE 705.5)

FIRE SEPARATION DISTANCE (FEET)	OCCUPANCY GROUP M (TYPE VB)
X < 5	2 HR
5'≤ X < 10'	1 HR
10'≤ X < 30'	0 HR
X ≥ 30	0 HR

COMPLIES, SEE SITE PLAN FOR FIRE SEPARATION DISTANCE

7. EXTERIOR WALL OPENING PROTECTION (TABLE 705.8)

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANC

FIRE SEPARATION DISTANCE (FEET)	OPENING PROTECTION	ALLOWABLE ARE
0 < 3'	UP, S	NOT PERMITTED
3' - 5'	UP, S	15
5' - 10'	UP, S	25%
10' - 15'	UP,S	45%
15' - 20'	UP,S	75%
20' - 25'	UP,S	NO LIMIT

UP, S = UNPROTECTED, SPRINKLERED
FIRE SEPARATION DISTANCE = FACE OF BUILDING TO CENTERLINE OF STREET

8. MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE (CHAPTER 7A)

FIRE HAZARD SEVERITY ZONE: HIGH (SRA)

ROOF COVERINGS: (705A.2)
CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE ROOF DECK OR
CLASS A FIRE RATED ROOF UNDERLAYMENT TESTED IN ACCORDANCE WITH ASTM E108 OR
FIRE-RETARDANT TREATED EXTERIOR SHEATHING, HIP & RIDGE CAPS SHALL PREVENT INTRUSION OF FIRE EMBERS

COMPLIES, ROOF UNDERLAYMENT COMPLIES WITH ASTM D3909

MONTEREY MUNICIPAL CODE (18.02.050, SECTION 1505.1.2)
ROOF COVERINGS WITHIN STATE RESPONSIBILITY AREAS: THE ENTIRE ROOF COVERING OF EVERY NEW STRUCTURE SHALL BE A FIRE-RETARDANT ROOF COVERING THAT IS AT LEAST CLASS B.

COMPLIES, WOOD SHAKE ROOFING IS CLASS B

ROOF VALLEYS (705A.3)
WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SAHLL BE NOT LESS THAN 0.019 IN, NO 26 GA SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ON LAYER OF MIN 72 LB MINERAL-SURFACED NONPERFORATED CAP SHEEET COMPLYING WITH ASTM D3909 AT LEAST 36-INCH-WIDE RUNNING THE FULL LENGTH OF THE VALLEY.

COMPLIES, SEE ROOF PLAN

ROOF GUTTERS (705.4)
PROVIDE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER

COMPLIES, SEE DETAILS ON SHEET A8.04, SEE ROOF PLAN

VENT REQUIREMENTS (706A.2)
VENTILATION OPENING SHALL BE FULLY COVERED WITH WILDFIRE FLAME & EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED.

COMPLIES, SEE DETAILS ON SHEET A8.04, SEE ROOF PLAN

OFF RIDGE & RIDGE VENTS (706A.2.1)
VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL OF THE FOLLOWING:

1. VENTS SHALL BE COVERED WITH MESH WHERE THE DIMENSIONS OF THE MESH THERIN SHALL BE A MIN OF 1/16" AND SHALL NOT EXCEED 1/8" IN DIAMETER
2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT

COMPLIES, SEE DETAILS ON SHEET A8.04, SEE ROOF PLAN

EXTERIOR COVERINGS (707A.2)
PER 707A.2, THE MATERIALS & CONSTRUCTION METHODS USED TO RESIST BUILDING IGNITION AND/OR SAFEGUARD AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBER AND SHORT-TERM DIRECT FLAME CONTACT EXPOSURE FOR THE FOLLOWING ELEMENTS (THAT APPLY TO THE PROPOSED PROJECT):

1. EXTERIOR WALL COVERINGS
2. EXTERIOR WALL ASSEMBLIES
3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS

EXCEPTIONS:
1. EXTERIOR WALL ARCHITECTURAL TRIM, EMBELLISHMENTS, FASCIAS AND GUTTERS
2. ROOF OR WALL TOP CORNICE PROJECTIONS & SIMILAR ASSEMBLIES

COMPLIES, SEE A8.01, A8.02, A8.03, & A8.04

EXTERIOR WALL COVERINGS (707A.3)
THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4:

1. NONCOMBUSTIBLE MATERIAL.
2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2.
3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2.

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

COMPLIES, P-1 CEMENT PLASTER EXTERIOR FINISH IS NON-COMBUSTIBLE
WD TRIM COMPLIES W/ 707A.2, EXCEPTION

OPEN ROOF EAVES (707A.5)
THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABLED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2
3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEE THE REQUIREMENTS OF SECTION 2303.2
4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263.
5. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE ROOF DECK.
6. THE EXTERIOR PORTION OF A 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

EXCEPTION: FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS DO NOT REQUIRE PROTECTION

COMPLIES, SEE DETAILS ON A8.04

EXTERIOR WINDOWS, SKYLIGHTINGS, & DOORS (708A.2.1)
EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

1. BE CONSTRUCTED OF MULTIPANE GLAZING W/ A MININUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC 2406 SAFETY GLAZING, OR
2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MIN WHEN TESTED ACCORDING TO NFPA 257, OR
4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

COMPLIES W/ #1, SEE A2.21, GL-1

EXTERIOR DOORS (708A.3)
EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE MATERIAL
2. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF IGNITIONRESISTANT MATERIAL
3. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH REQUIRMENTS 3.1 & 3.2
4. THE EXTERIOR DOOR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MIN WHEN TESTED ACCORDING TO NFPA 252.
5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORAMANCE REQUIREMENTS OF SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707.
6. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

COMPLIES W/ #1, SEE A2.21, EXTERIOR DOOR TYPE(S)

9. EXITING REQUIREMENTS (CHAPTER 10)
PER TABLE 1006.2.1, M OCCUPANCY, SPACES W/ ONE EXIT ARE PERMITTED WITH UP TO 49 OCCUPANTS

(101) SERVICE = 332 SF / 60 OLF = 6 OCC

(102) STORAGE = 155 SF / 300 OLF = 1 OCC

COMPLIES

10. EXIT ACCESS TRAVEL DISTANCE
PER CBC 1017, EXIT ACCESS TRAVEL DISTANCE FOR M OCCUPANCY WITH SPRINKLERS SHALL NOT EXCEED 250 FT

COMPLIES, 44 FT MAX TRAVEL DISTANCE

11. ACCESSIBILITY (CHAPTER 11B)
GOLF FACILITIES, COURSE TOILET ROOMS, ACCESSIBLE PATH OF TRAVEL 11B-DIVISION 4, PER 11B-206.2.15 & 11B-1006.2
ACCESSIBLE RESTROOMS, PER 11B-DIVISION 6
EMPLOYEE WORK AREAS PER 11B-206.2.8

COMPLIES, SEE PLANS

12. VENTILATED RAFTER SPACES (1202.2.1)
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH (25 MM) SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN $^{1}/_{150}$ OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

COMPLIES, SEE ROOF PLAN, SEE DETAILS ON A8.04

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GRANT'S SNACK SHACK

1700 17 MILE DRIVE
PEBBLE BEACH, CA 93953

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CHECKED BY JB
PROJECT NO 2025018

DATE 12.17.2025
ISSUE PERMIT

LICENSED ARCHITECT
EARL B. WILSON
C-22028
11-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

SHEET INDEX / CODE ANALYSIS

SCALE:

G0.02

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CONTEXT PHOTOS LOOKING NORTH - WEST TO EAST









CONTEXT PHOTOS LOOKING SOUTH - EAST TO WEST

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GRANT'S SNACK SHACK

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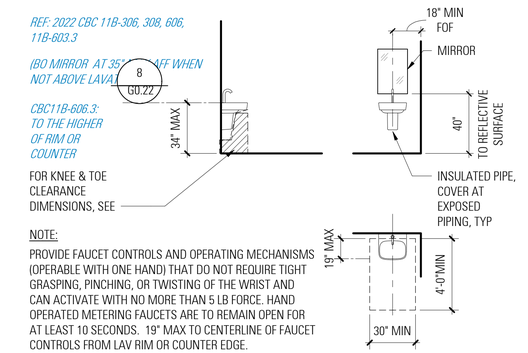
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SITE CONTEXT

SCALE:

G0.03

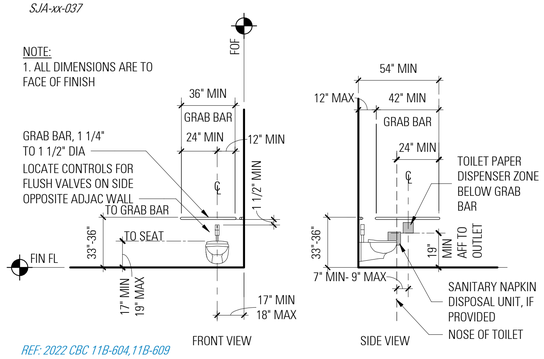
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7 G0.22 ACCESSIBLE LAVATORY (CBC 11B)

1/4" = 1'-0"

SJA-xx-037

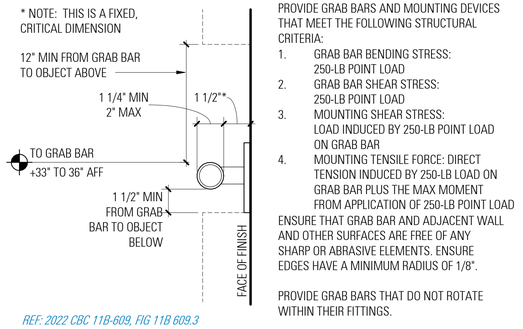


REF: 2022 CBC 11B-604,11B-609

6 G0.22 ACCESSIBLE WATER CLOSET (CBC 11B)

1/4" = 1'-0"

SJA-xx-039



REF: 2022 CBC 11B-609, FIG 11B 609.3

5 G0.22 GRAB BAR CLEARANCE (CBC 11B)

3" = 1'-0"

SJA-xx-033

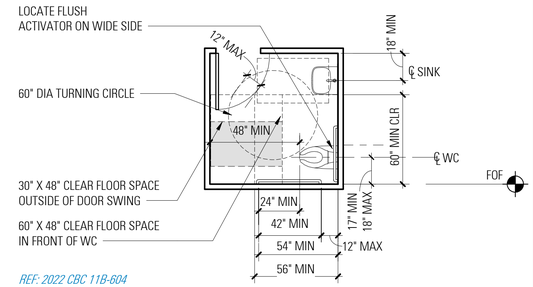
ACCESSORIES AND FIXTURES

PROVIDE GRAB BARS AND MOUNTING DEVICES THAT MEET THE FOLLOWING STRUCTURAL CRITERIA:

1. GRAB BAR BENDING STRESS: 250-LB POINT LOAD
2. GRAB BAR SHEAR STRESS: 250-LB POINT LOAD
3. MOUNTING SHEAR STRESS: LOAD INDUCED BY 250-LB POINT LOAD ON GRAB BAR
4. MOUNTING TENSILE FORCE: DIRECT TENSION INDUCED BY 250-LB LOAD ON GRAB BAR PLUS THE MAX MOMENT FROM APPLICATION OF 250-LB POINT LOAD

ENSURE THAT GRAB BAR AND ADJACENT WALL AND OTHER SURFACES ARE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. ENSURE EDGES HAVE A MINIMUM RADIUS OF 1/8".

PROVIDE GRAB BARS THAT DO NOT ROTATE WITHIN THEIR FITTINGS.

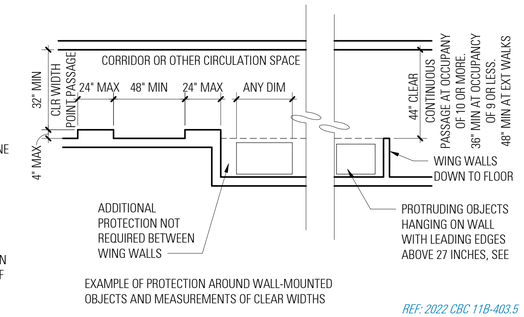


REF: 2022 CBC 11B-604

4 G0.22 ACCESSIBLE WC - SINGLE ACC TOILET ROOM

1/4" = 1'-0"

SJA-xx-036

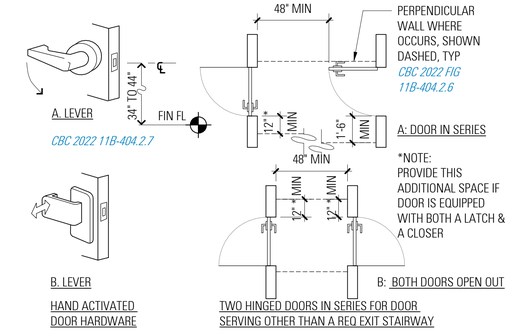


REF: 2022 CBC 11B-403.5

3 G0.22 CLR AT ACCESSIBLE ROUTE (CBC 11B)

1/4" = 1'-0"

GAE-xx-006



2 G0.22 VESTIBULES & DOOR HARDWARE (CBC 11B)

1/4" = 1'-0"

GAE-xx-007

NOTES:

1. PROVIDE 36" WIDE DOORS WITH 32" MIN CLEAR OPENING AS MEASURED WITH THE DOOR OPENED AT 90 DEGREES.
2. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.

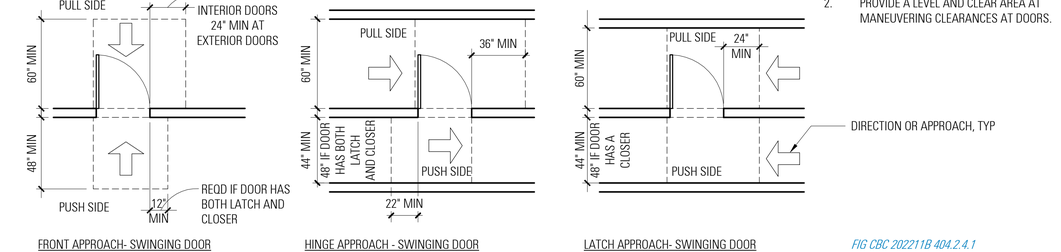
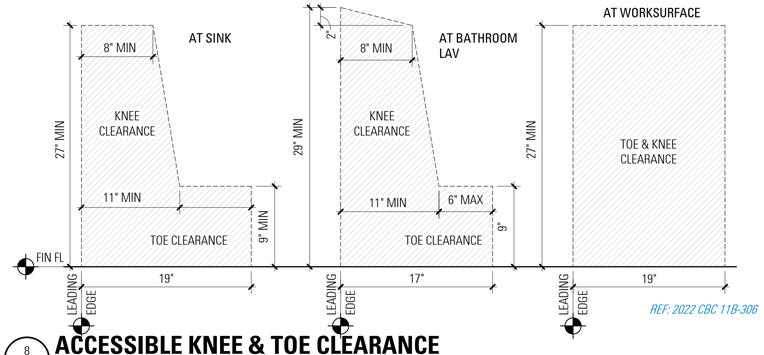


FIG CBC 202211B 404.2.4.1



REF: 2022 CBC 11B-306

8 G0.22 ACCESSIBLE KNEE & TOE CLEARANCE

1 1/2" = 1'-0"

1 G0.22 CLEAR SPACE AT DOOR (CBC 11B)

1/4" = 1'-0"

GAE-xx-005

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GRANT'S SNACK SHACK

1700 17 MILE DRIVE
PEBBLE BEACH, CA 93953

DRAWN BY	CC
CHECKED BY	JB
PROJECT NO	2025018

DATE	ISSUE
12.17.2025	PERMIT

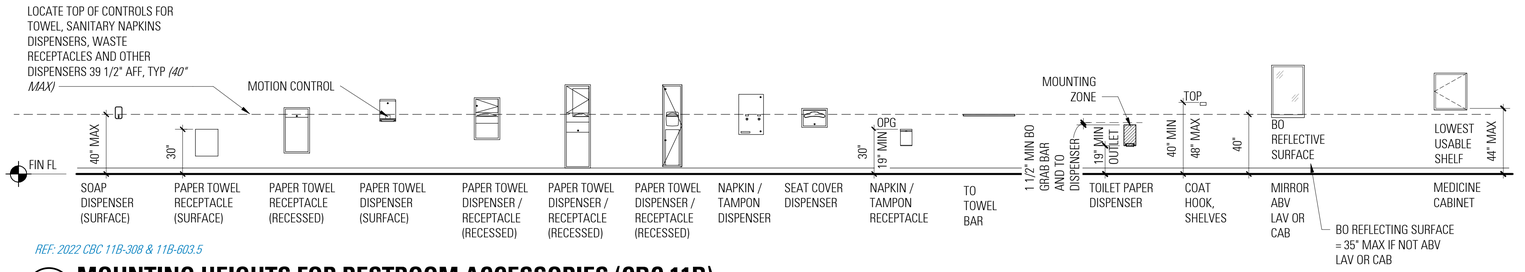
LICENSED ARCHITECT
EARL B. WILSON
C-22028
11-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

ACCESSIBILITY COMPLIANCE - PUBLIC BLDGS AND ACCOMMODATIONS, COMMERCIAL BLDGS

SCALE: As indicated

G0.22

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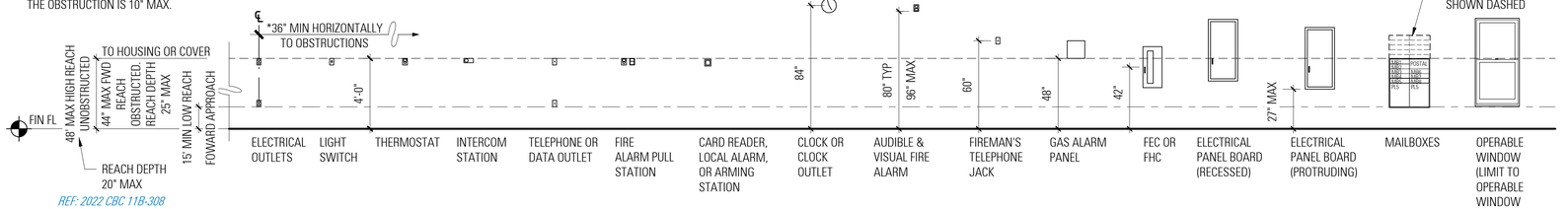
REF: 2022 CBC 11B-308 & 11B-603.5

3 G0.23 MOUNTING HEIGHTS FOR RESTROOM ACCESSORIES (CBC 11B)

1/4" = 1'-0"

SJA-xx-021

*NOTE:
1. FOR ABOVE COUNTER OUTLETS, MOUNT 36" HORIZONTALLY FROM ANY ADJACENT WALLS OR OTHER OBSTRUCTIONS TO ALLOW FOR PARALLEL APPROACH.
2. UNOBSTRUCTED SIDE REACH EXCEPTION: AN OBSTRUCTION SHALL BE PERMITTED WHERE THE DEPTH OF THE OBSTRUCTION IS 10" MAX.

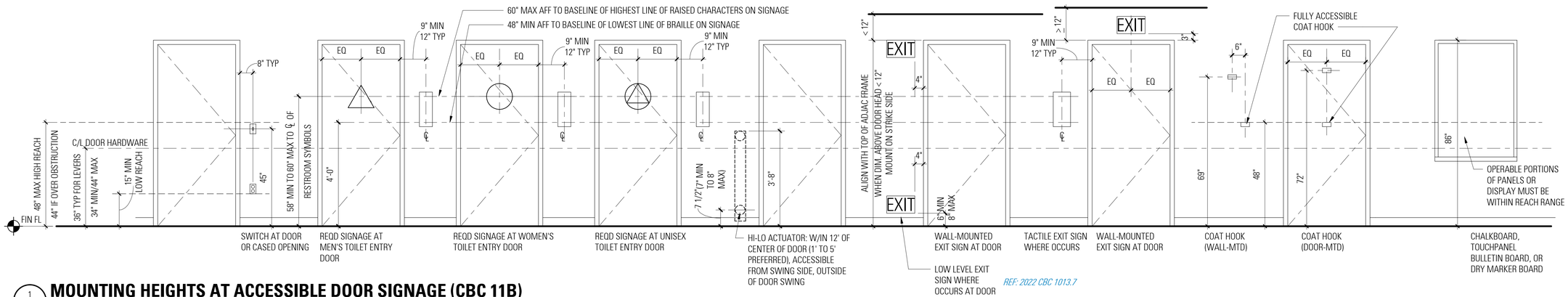


REF: 2022 CBC 11B-308

2 G0.23 ACCESSIBLE OUTLETS & CONTROLS (CBC 11B)

1/4" = 1'-0"

SJA-xx-020



REF: 2022 CBC 1013.7

1 G0.23 MOUNTING HEIGHTS AT ACCESSIBLE DOOR SIGNAGE (CBC 11B)

1/2" = 1'-0"

SJA-xx-019

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GRANT'S SNACK SHACK

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PROJECT NO	2025018

DATE	ISSUE
12.17.2025	PERMIT

LICENSED ARCHITECT
EARL B. WILSON
C-22028
11-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

ACCESSIBILITY COMPLIANCE - PUBLIC BLDGS AND ACCOMMODATIONS, COMMERCIAL BLDGS

SCALE: As indicated

G0.23

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AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

GC

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

Y | N/A | RESPON. PARTY

< 1 ACRE

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105. comply with Section 5.106.4.2

BIKE PARKING PROVIDED ON SITE

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106 4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and faciiitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

EXISTING EV CHARGING PROVIDED ON SITE

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total[1]	25% of EV capable spaces[2]

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

Y | N/A | RESPON. PARTY

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

ELEC (DEFFERED)

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR

Y | N/A | RESPON. PARTY

CIVIL

SHADE TREES ARE COMPONENT OF GOLF COURSE

MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**					
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS].* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

BAR architects & interiors
San Francisco | Los Angeles
barach.com

GRANT'S SNACK SHACK
1700 17 MILE DRIVE
PEBBLE BEACH, CA 93953

DRAWN BY CC
CHECKED BY JB
PROJECT NO 2025018

DATE 12.17.2025 ISSUE PERMIT

LICENSED ARCHITECT
EARL B. WILSON
C-22028
11-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

CALGREEN MANDATORY MEASURES - NON-RESIDENTIAL

SCALE:

G0.34

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AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

< 50,000 SF

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

PLUMB (DEFFERED)

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

PLUMB (DEFFERED)

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.

5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush

5.303.3.3 Showerheads. [BSC-CG]

5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

PLUMB

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods. ARCH

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. ✓ The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. ✓ Other methods which provide equivalent protection.

✓ **5.407.2.2.2 Flashing.** Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. GC

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. FS

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

< 10,000 SF

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1. (DEFFERED)

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.8, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^0 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009)**.**

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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C-22028
11-30-2027
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STATE OF CALIFORNIA

CALGREEN MANDATORY MEASURES - NON-RESIDENTIAL

SCALE:

G0.35

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6. — ☑ N/A — ARCH

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions. — ☑ ☐ DWNER

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code. — ☑ ☐ ARCH

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8. — ☑ ☐ MEP (DEFFERED)

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4). — ☐ ☑

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements: — ☐ ☑

1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2. — ☐ ☑

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior soundlevels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2. — ☐ ☑ (DEFFERED)

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons. — ☐ ☑

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants. — ☐ ☑

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in ihe materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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GRANT'S SNACK SHACK
1700 17 MILE DRIVE
PEBBLE BEACH, CA 93953

DRAWN BY CC
CHECKED BY JB
PROJECT NO 2025018

DATE	ISSUE
12.17.2025	PERMIT

LICENSED ARCHITECT
EARL B. WILSON
C-22028
11-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

CALGREEN MANDATORY MEASURES - NON-RESIDENTIAL

SCALE:

G0.36

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 1 of 18)**

Project Name: Grants Snack Shack | **Date Prepared:** 2025-12-10

A. General Information

1	Project Name	Grants Snack Shack			
2	Run Title	Title 24 Analysis			
3	Project Location	Pebble Beach Golf Links			
4	City	Pebble Beach	5	Standards Version	Compliance 2022
6	Zip code	93923	7	Compliance Software (version)	EnergyPro 9.4
8	Climate Zone	3	9	Building Orientation (deg)	0
10	Building Type(s)	• Nonresidential	11	Weather File	MONTEREY_STYP20.epw
12	Project Scope	• New complete scope	13	Number of Dwelling Units	0
14	Total Conditioned Floor Area in Scope (ft²)	757	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	0	17	Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	757	19	Total # of Stories (Habitable Above Grade)	1
20	Residential Conditioned Floor Area	0			

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 2 of 18)**

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance					Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres	Performance	Solar Thermal Water Heating (See Table I3)	☐ Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
	MultiFam	Not Included		☒ Not Included		
Mechanical (See Table H)	Nonres	Performance	Covered Process: Commercial Kitchens (see Table J)	☐ Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
	MultiFam	Not Included		☒ Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres	Performance	Covered Process: Laboratory Exhaust (see Table J)	☐ Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
	MultiFam	Not Included		☒ Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Performance	Photovoltaics (see Table F)	☐ Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
	MultiFam	Not Included		☒ Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☐ Performance	Commissioning 120.8	NRCC-CXR-E is required
				☒ Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 Schema Version: rev 20220601 | Report Generated: 2025-12-10 10:39:45 Compliance ID: EnergyPro-1282-1225-0240

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 3 of 18)**

C1. COMPLIANCE SUMMARY

COMPLIES[3]

	Time Dependent Valuaton (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft² - yr)	**Total[2] (kBtu/ft² - yr)**	**Total[2] (kBtu/ft² - yr)**
Standard Design	513.76	513.76	115.78
Proposed Design	348.26	348.26	60.87
Compliance Margins	**165.5**	**165.5**	**54.91**
	Pass	**Pass**	**Pass**

[1] Efficiency measures include improvements like a better building envelope and more efficient equipment
[2] Compliance Totals include efficiency, photovoltaics and batteries
[3] New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 Schema Version: rev 20220601 | Report Generated: 2025-12-10 10:39:45 Compliance ID: EnergyPro-1282-1225-0240

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 4 of 18)**

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)

COMPLIES[2]

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	124.17	69.32	54.85
Space Cooling	25.38	14.53	10.85
Indoor Fans	171.76	121.4	50.36
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	131.62	91.58	40.04
Indoor Lighting	60.83	51.43	9.4
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**513.76**	**348.26**	**165.5 (32.2%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**513.76**	**348.26**	**165.5 (32.2%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 Schema Version: rev 20220601 | Report Generated: 2025-12-10 10:39:45 Compliance ID: EnergyPro-1282-1225-0240

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 5 of 18)**

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	71.8	71.8	---
Process	55.42	55.42	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**640.98**	**475.48**	**165.5 (25.8%)**

[1] Notes: This table is not used for Energy Code Compliance.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 Schema Version: rev 20220601 | Report Generated: 2025-12-10 10:39:45 Compliance ID: EnergyPro-1282-1225-0240

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 6 of 18)**

C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft² /yr)

COMPLIES[2]

Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Space Heating	43.23	9.55	33.68
Space Cooling	0.95	0.43	0.52
Indoor Fans	17.62	12.5	5.12
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	48.36	33.64	14.72
Indoor Lighting	5.62	4.75	0.87
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**115.78**	**60.87**	**54.91 (47.4%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**115.78**	**60.87**	**54.91 (47.4%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 Schema Version: rev 20220601 | Report Generated: 2025-12-10 10:39:45 Compliance ID: EnergyPro-1282-1225-0240

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

GRANT'S SNACK SHACK

PEBBLE BEACH GOLF LINKS
PEBBLE BEACH, CA 93923

ENERGY COMPLIANCE

DATE: 12/10/25
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: T-1
SHEET OF SHEETS

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 7 of 18)**

C5. SOURCE ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Receptacle	6.62	6.62	---
Process	6.07	6.07	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**128.47**	**73.56**	**54.91 (42.7%)**

[1] Notes: This table is not used for Energy Code Compliance.

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 8 of 18)**

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	---	1.9	---	35.1	---	---
Space Cooling	0.3	0.1	0.2	---	---	---
Indoor Fans	4.6	3.3	1.3	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	---	---	---	39.3	27.3	12
Indoor Lighting	1.6	1.4	0.2	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**6.5**	**6.7**	**-0.2**	**74.4**	**27.3**	**47.1**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**6.5**	**6.7**	**-0.2**	**74.4**	**27.3**	**47.1**
Receptacle	1.9	1.9	0	---	---	---
Process	1.5	1.5	0	---	---	---
Other Ltg	---	---	---	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**9.9**	**10.1**	**-0.2**	**74.4**	**27.3**	**47.1**

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 9 of 18)**

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	142.9	81.59	61.31	42.9
NET EUI[1]	142.9	81.59	61.31	42.9

[1] Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

• The aged solar reflectance and aged thermal emittance must be listed in the Cool Roof Rating Council database of certified products. For projects where initial reflectance is used, the initial reflectance must be listed, and the aged reflectance is calculated by the software program and used in the compliance model.
• The project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.
• Project is claiming Exception 2 to Section 140.10(a): No PV system is required where the required PV system size is less than 4 kWdc.

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	**Total Gross Surface Area (ft²)**	**Total Fenestration Area (ft²)**	**Window to Wall Ratio (%)**
North-Facing[1]	544	165	30.33
East-Facing[2]	252	0	0
South-Facing[3]	0	0	0
West-Facing[4]	252	117	46.43
Total	**1048**	**282**	**26.91**

Notes
[1]North-Facing is oriented to within 45 degrees of true north, including 4500'00" east of north (NE), but excluding 4500'00" west of north (NW),
[2]East-Facing is oriented to within 45 degrees of true east, including 4500'00" south of east (SE), but excluding 4500'00" north of east (NE),
[3]South-Facing is oriented to within 45 degrees of true south, including 4500'00" west of south (SW), but excluding 4500'00" east of south (SE),
[4]West-Facing is oriented to within 45 degrees of true west, including 4500'00" north of west (NW), but excluding 4500'00" south of west (SW),

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 10 of 18)**

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	**Total Gross Surface Area (ft²)**	**Total Fenestration Area (ft²)**	**Window to Wall Ratio (%)**
Roof	794	0	0

Notes
[1]North-Facing is oriented to within 45 degrees of true north, including 4500'00" east of north (NE), but excluding 4500'00" west of north (NW),
[2]East-Facing is oriented to within 45 degrees of true east, including 4500'00" south of east (SE), but excluding 4500'00" north of east (NE),
[3]South-Facing is oriented to within 45 degrees of true south, including 4500'00" west of south (SW), but excluding 4500'00" east of south (SE),
[4]West-Facing is oriented to within 45 degrees of true west, including 4500'00" north of west (NW), but excluding 4500'00" south of west (SW),

G2A. ROOFING PRODUCT SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06
Assembly Name	**Roof Pitch**	**Roof Rise (x in 12)**	**Aged Solar Reflectance**	**Thermal Emittance**	**SRI**
R-38 Roof No Attic11	SteepSlope	N/A	0.65	0.85	N/A

G4. NONRESIDENTIAL AIR BARRIER

01	02
Building Story Name	**Air Barrier**
Com-Floor 1	No air barrier

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 11 of 18)**

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	**Construction Type**	**Area (ft²)**	**Framing Type**	**Cavity R-Value**	**Continuous R-Value**		**Units**	**Value**	**Description of Assembly Layers**	**Status[1]**
					Interior	**Exterior**				
Slab On Grade9	Underground Floor	757	N/A	0	N/A	N/A	F-factor	0.73	Slab Type =Unheated slab on grade Insulation Orientation =None Insulation R-Value =none	N
R-38 Roof No Attic11	Roof	794	Wood	38	N/A	N/A	U-factor	0.0287	AsphaltShingles0_25in Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Composite-1 Gypsum Board - 1/2 in.	N
R-21 Wall14	Exterior Wall	1,048	Wood	21	N/A	N/A	U-factor	0.0691	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Composite-2 Gypsum Board - 1/2 in.	N

[1] Status: N - New, A - Altered, E - Existing

G6A. OPAQUE DOOR SUMMARY (NONRESIDENTIAL)

01	02	03	04
Assembly Name	**Area (ft²)**	**Overall U-factor**	**Status[1]**
Metal Door16	72	0.7	N

[1] Status: N - New, A - Altered, E - Existing

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 12 of 18)**

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06	07	08	09
Fenestration Assembly Name	**Fenestration Type/ Product Type / Frame Type**	**Certification Method[1]**	**Assembly Method**	**Area (ft²)**	**Overall U-factor**	**Overall SHGC**	**Overall VT**	**Status[2]**
Metal Window	Vertical fenestration Fixed window N/A	NFRC	Manufactured	258	0.36	0.25	0.5	N
Glass Door	Vertical fenestration Glazed door N/A	NFRC	Manufactured	24	0.45	0.23	0.5	N

[1] Notes: Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.
[2] Status: N - New, A - Altered, E - Existing

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

01	02	03	04	05	06	07	08	09	10	11	12
			Heating				**Cooling**				
Equipment Name	**Equipment Type**	**Qty**	**Total Heating Output (kBtu/h)**	**Supp Heat Output (kBtu/h)**	**Efficiency Unit**	**Efficiency**	**Total Cooling Output (kBtu/h)**	**Efficiency Unit**	**Efficiency**	**Economizer Type (if present)**	**Status[1]**
HP-1	Single Zone Heat Pump (SZHP) Air System	1	25	0	HSPF2	9	23.04	EER2 SEER2	14 18	No Economizer	N

[1] Status: N - New, A - Altered, E - Existing

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

GRANT'S SNACK SHACK

PEBBLE BEACH GOLF LINKS
PEBBLE BEACH, CA 93923

ENERGY COMPLIANCE

DATE: 12/10/25
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: T-2
SHEET OF SHEETS

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 13 of 18)**

H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13
Name or Item Tag	Qty	Design OA CFM	Supply Fan				Return / Relief Fan					Status[1]
			CFM	Power	Power Units	Control	Fan Type	CFM	Power	Power Units	Control	
HP-1	1	378.5	600	0.5	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N

[1] *Status: N - New, A - Altered, E - Existing*

H8. SYSTEM SPECIAL FEATURES

01	02	03	04
System Name	Equipment Type	Interlocks per 140.4(n)[1]	Other Special Features and Controls
Undefined Plant1 - SHW	Service Hot Water	N/A	Fixed Temperature Control

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.

[1] *Yes = interlocks are provided, No = interlocks are not provided, NA means no operable openings.*

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02	03	04	05	06	07
Zone Name	Mechanical Ventilation				Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
	Ventilation Function	# of People	Supply OA CFM	Exhaust CFM		
1-Snack Shack	Food Service - Cafeteria/fast-food dining	25.23	378.5	0	757	N/A

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H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12
System ID	System Type	Qty	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			VSD
			Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	
1-Snack Shack-Trm	Uncontrolled	1	N/A	N/A	600	N/A	0	N/A	N/A	N/A	☐

I1. WATER HEATER EQUIPMENT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value Int/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
Standard Gas Tankless2	Natural Gas	Instantaneous	1	1	199	kBtu/Hr	0.93	UEF	N/A	N/A	0	N/A	N/A

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

01	02	03	04	05	06
Occupancy Type[1]	Conditioned Floor Area[2] (ft²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Area Category Footnotes (Watts)
Dining - Fastfood	757	288	0	0	0
Building Totals:	**757**	**288**	**0**	**0**	**0**

[1] *See Table 140.6-C*
[2] *See NRCC-LTI--E for unconditioned spaces*
[3] *Lighting information for existing spaces modeled is not included in this table*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 15 of 18)**

K2. INDOOR CONDITIONED LIGHTING SCHEDULE

Luminaire Schedule (includes all permanent installed lighting in conditioned space, and portable lighting over 0.3 w/ft² in offices)

01	02	03	04	05	06
Name or Item Tag	Complete Luminaire Description (i.e. 3-lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Installed Watts (Conditioned)			
		Watts per luminaire	How is Wattage determined	Total Number of Luminaires	Installed Watts
R	Recessed Downlight	24	According to	12	288

[1] *If lighting power densities were used in the compliance model Building Departments will need to check prescriptive forms for Luminaire Schedule details.*

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

Building Level Controls

01	02
Mandatory Demand Response 110.12(c)	Shut-Off Controls 130.1(c) & 160.5(b)4C
NA	NA

Area Level Controls (includes all lighting controls installed in conditioned space to meet mandatory requirements per 130.1)

03	04	05	06	07	08	09
Area Description	Area Category Primary Function Area	Area Controls 130.1(a) & 160.5(b)4A	Multi-Level Controls 130.1(b) & 160.5(b)4B	Shut-Off Controls 130.1(c) & 160.5(b)4C	Primary Daylighting 130.1(d) & 160.5(b)4D	Secondary Daylighting 140.5(d) & 160.5(b)4D
Whole Building	Dining - Fastfood	Required	Required	Required	Required	Required

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-E - Envelope (for all buildings)
Mechanical	NRCI-MCH-E - For all buildings with Mechanical Systems
Plumbing	NRCI-PLB-E - For all buildings with Plumbing Systems

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 16 of 18)**

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Indoor Lighting	NRCI-LTI-E - Indoor Lighting (for all buildings)

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title & System Name(s)
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Indoor Lighting	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls.
Indoor Lighting	NRCA-LTI-03-A - Automatic Daylight Controls.
Mechanical	NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	HP-1
Mechanical	NRCA-MCH-03-A - Constant Volume Single Zone HVAC
	HP-1

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

There are no Certificates of Verification applicable to this project

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 17 of 18)**

Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Ryan Knight	Documentation Author Signature: Ryan Knight
Company: Monterey Energy Group, Inc.	Signature Date:
Address: 26465 Carmel Rancho Blvd, Suite 8	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Carmel, CA 93923	Phone: 8312509095

Responsible Person's Declaration statement

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: Bar Architects	Responsible Designer Signature:	
Company: Bar Architects		
Address: 77 Geary St, Suite 200	Date Signed:	
City/State/Zip: San Francisco, CA 94108	License #:	
Phone:	Title:	Scope:
Responsible Designer Name: Bar Architects	Responsible Designer Signature:	
Company: Bar Architects		
Address: 77 Geary St, Suite 200	Date Signed:	
City/State/Zip: San Francisco, CA 94108	License #:	
Phone:	Title:	Scope:

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 18 of 18)**

Responsible Designer Name: Bar Architects	Responsible Designer Signature:	
Company: Bar Architects		
Address: 77 Geary St, Suite 200	Date Signed:	
City/State/Zip: San Francisco, CA 94108	License #:	
Phone:	Title:	Scope:

LICENSED ARCHITECT — EARL B. WILSON — C-22028 — 11-30-2027 RENEWAL DATE — STATE OF CALIFORNIA

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-359-4173 FAX
www.montereyenergygroup.com
cad@meg4.com

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PEBBLE BEACH, CA 93923

ENERGY COMPLIANCE

DATE: 12/10/25
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: T-3
SHEET OF SHEETS

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GRADING, DRAINAGE, AND EROSION CONTROL PLANS

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, THE LATEST VERSION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS), AWWA STANDARDS, ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS, TITLE 24 AND 2024 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC). ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806.

2. ONSITE GRADING AND EARTHWORK SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER, TO VERIFY COMPLIANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT, THE PLANS AND THE SPECIFICATIONS. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST FOUR (4) WORKING DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER.

3. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY ENGINEER OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS BEFORE PROCEEDING WITH FABRICATION (IF ANY).

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. ALL CONTRACTORS ARE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES IN FIELD. CALL UNDERGROUND SERVICE ALERT (USA) 1-800-227-2600 BEFORE STARTING ANY EXCAVATIONS FOR EXISTING PRIVATE UTILITIES. CONTRACTOR TO OBTAIN THE SERVICES OF AN UNDERGROUND UTILITY LOCATOR FOR EXISTING UTILITY LOCATIONS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTENCE OF AND PROTECT ALL EXISTING UTILITIES. ANY DAMAGE TO AN EXISTING UTILITY WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. EXCAVATION IS DEFINED AS BEING 18" OR MORE IN DEPTH BELOW EXISTING GRADE.

7. THE CONTRACTORS SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN THE PLANS, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, AND SHALL COORDINATE RELOCATION OF EXISTING UTILITIES WITH THE APPLICABLE UTILITY COMPANY WHERE RELOCATIONS ARE REQUIRED.

8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, FREMONT, CA. PHONE (510) 794-2521. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 39141 CIVIC CENTER DRIVE, FREMONT CALIFORNIA 94538, PHONE (510) 794-2521, PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN A LIST OF PERSONNEL CERTIFIED TO BE RESPONSIBLE FOR TRENCH SAFETY.

9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE OR ADJACENT RIGHTS-OF-WAY THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE OWNER REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

10. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL AND PEBBLE BEACH COMPANY HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL OR PEBBLE BEACH COMPANY.

11. CONCRETE, MASONRY, AND OTHER DELETERIOUS MATERIAL, SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE, UNLESS REUSE OF MATERIAL ON SITE IS APPROVED BY GEOTECHNICAL ENGINEER OR PEBBLE BEACH COMPANY REPRESENTATIVE.

12. 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. THE MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY 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.

13. THE CONSTRUCTION CONTRACTOR WILL LIMIT CONSTRUCTION ACTIVITIES TO BETWEEN 8 AM AND 6 PM MONDAY THROUGH SATURDAY PER THE DEL MONTE FOREST ARCHITECTURAL BOARD DESIGN GUIDELINES WHICH ARE IMPOSED ON DEVELOPMENT WITHIN PEBBLE BEACH. NO WORK IS PERMITTED ON SUNDAYS OR HOLIDAYS. WORKERS MAY BE ONSITE BEFORE 8 AM AND AFTER 6 PM, BUT NO WORK WILL BE PERFORMED THAT WILL DISTURB NEIGHBORING RESIDENTS.

14. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE DESIGN ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

15. THE CONTRACTOR SHALL SUBMIT TWO SETS EACH OF AS-BUILT PLANS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.

GENERAL NOTES (CONTINUED)

16. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP PUBLIC STREETS AND ON-SITE PAVEMENT FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED ON SITE/ADJACENT PAVEMENT, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

17. IMPLEMENT MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS INCLUDE THE FOLLOWING MEASURES, RECOMMENDED BY THE MBUAPCD TO THE EXTENT FEASIBLE AND PRACTICABLE TO CONTROL PM10 EMISSIONS FROM CONSTRUCTION ACTIVITIES.

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE.
2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. NOT APPLICABLE
4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA.
5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
7. NOT APPLICABLE
8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
9. COVER INACTIVE STORAGE PILES.
10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS.
11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT. NOT APPLICABALE
12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE AND CHECK AT LEAST ONCE DAILY.
13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.

18. IF CONTRACTOR FINDS DISCREPANCIES BETWEEN CONSULTANT PLAN SETS, CONTRACTOR TO ASSUME AND INCLUDE PRICE FOR MOST EXPENSIVE OPTION AND TO REPORT TO THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, IN WRITING, WITHIN A REASONABLE TIME. CONSULTANTS INCLUDE: LANDSCAPE, ARCHITECT, MECHANICAL AND CIVIL. CONTRACTOR TO DISCUSS FINAL INSTALLATION WITH PEBBLE BEACH REPRESENTATIVE.

19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING UTILITY BOXES. ANY CRACKED OR BROKEN BOXES SHALL BE REPLACED AT CONTRACTOR EXPENSE.

20. STRIPPINGS TO BE USED AS TOPSOIL AND SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.

GRADING NOTES

1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.

2. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806 AND THE GEOTECHNICAL REPORT PREPARED FOR THE PROJECT.

3. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST FOUR DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER.

4. GRADING AND COMPACTION SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORTS FROM GEOTECHNICAL ENGINEER TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) WILL BE REQUIRED PRIOR TO GRADING, IF THE WORK IS WITHIN THE PUBLIC RIGHT-OF-WAY.

6. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE GEOTECHNICAL ENGINEER.

7. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.

8. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR GEOTECHNICAL ENGINEER AND APPROVED BY THE COUNTY.

9. ELEVATION BENCHMARK - SEE SHEET C4.0.

10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

11. ALL SLOPES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET OR AS APPROVED BY THE COUNTY ENGINEER. THIS APPLIES TO UNPAVED AREAS ONLY.

12. CONTRACTOR IS TO REMOVE ALL TREES AND LARGE SHRUBS. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN ½" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL IN 6" LOOSE LIFTS AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.

13. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 6 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING/KEYING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.

14. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OVER 3" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.

15. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

GRADING & PAVING NOTES

1. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY THE DUST FROM HIS OR HER SUBCONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT. THE PRICES FOR THE VARIOUS ITEMS OF WORK SHALL COVER THIS DUST CONTROL.

2. ALL AGGREGATE SUBBASE AND AGGREGATE BASE MATERIAL, AND THE HANDLING AND PLACEMENT THEREOF, SHALL BE IN CONFORMANCE WITH CALTRANS STANDARD SPECIFICATIONS EXCEPT THAT SOIL COMPACTION SHALL BE DETERMINED BASED UPON ASTM TEST DESIGNATIONS D 1557 AND D 2922 (LATEST EDITIONS). AGGREGATE BASE SHALL BE CLASS 2. COMPACT TO A MINIMUM OF 95% RELATIVE COMPACTION PRIOR TO THE PLACEMENT OF ASPHALT CONCRETE OR CONCRETE. IF REUSED DEMOLITION RUBBLE IS UTILIZED, IT SHALL MEET WITH GEOTECHNICAL APPROVAL.

3. MATERIALS AND INSTALLATION OF PORTLAND CEMENT CONCRETE CURB, GUTTER AND SIDEWALK SHALL CONFORM TO THE APPLICABLE SECTIONS OF CALTRANS STANDARD SPECIFICATIONS AND THE COUNTY STANDARD SPECIFICATIONS AND DETAILS.

4. EXISTING ASPHALT CONCRETE SURFACE SHALL BE SAW CUT TO A NEAT STRAIGHT LINE. EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. WHEN TRENCHING THROUGH CURB, GUTTER AND SIDEWALK, A SAW CUT WILL BE USED. WHERE EXISTING PAVEMENT IS TRENCHED, REPLACE WITH EITHER 3" ASPHALT CONCRETE AND 8" AGGREGATE BASE MINIMUM OR MATCH THE EXISTING PAVING SECTION, WHICHEVER IS GREATER. THE EXPOSED BASE MATERIAL SHALL BE GRADED, AND RECOMPACTED PRIOR TO REPAVING.

5. ALL VALVE BOXES, MANHOLES. ETC. TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING UTILITY BOXES. ANY CRACKED OR BROKEN BOXES SHALL BE REPLACED AT CONTRACTOR EXPENSE.

6. CONTRACTOR SHALL PROVIDE LABORATORY REPORTS FROM AN ENGINEERING TESTING LABORATORY CERTIFYING THAT THE VARIOUS MATERIALS COMPLY WITH THE SPECIFICATIONS AT LEAST 10 DAYS PRIOR TO STARTING WORK ON THAT PARTICULAR ITEM OF WORK.

7. ALL GRADING AND COMPACTION SHALL BE DONE UNDER THE DIRECTION OF AND TESTED BY THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL TESTING CONSULTANT WHO WILL PROVIDE THE OWNER, AND THE COUNTY INSPECTOR WITH COPIES OF ALL TEST RESULTS AND CONFIRM THAT THE COMPACTION REQUIREMENTS, AS SET FORTH IN THE GEOTECHNICAL REPORT, HAVE BEEN MET.

8. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

9. ALL WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1:50 (2% SLOPE).

10. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4" IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY WARNING CURBS PROJECTING AT LEAST 6" IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP OFF. CBC 1133B.8.1

11. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ¼" AND SHALL BE A MINIMUM OF 48" IN WIDTH. WHEN ABRUPT CHANGES IN LEVEL NOT EXCEEDING ½" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE OF 2:1 (H:V), EXCEPT THAT LEVEL CHANGES NOT EXCEEDING ¼" MAY BE VERTICAL. CBC 1133B.7.1, 1133B.7.4)

12. ALL WORK RELATED TO ACCESS, ROUTES OF TRAVEL, PARKING, ETC. TO CONFORM TO THE PROVISIONS OF THE CALIFORNIA BUILDING CODE OF REGULATIONS, TITLE 24, OF THE LATEST REVISION FOR NON RESIDENTIAL APPLICATIONS.

13. ALL SLOPES REFERENCING ACCESSIBILITY INSTALLATIONS MUST NOT EXCEED THE MAXIMUMS PER REGULATIONS. IF CONSTRUCTION CANNOT MAINTAIN THESE SLOPES OVER THE ENTIRE SLOPE, CONTRACTOR SHALL FLATTEN SLOPE SO AT WORSE CASE THE MAXIMUM IS NOT EXCEEDED. ALL FORMS TO BE VERIFIED WITH A CALIBRATED SMART (DIGITAL) LEVEL FOR COMPLIANCE. ALL CROSS SLOPES ON PATHS TO BE 2% MAXIMUM.

14. GROOVED CONCRETE BANDS TO BE PLACED ATOP ALL RAMPS. WIDTH TO BE 12 INCHES AND A MAXIMUM OF 2% SLOPE TO NOTIFY PEDESTRIAN OF INCREASING SLOPE.

15. CURB RAMPS TO BE FLUSH AND FREE OF ABRUPT CHANGES AND WITHOUT A BEVELED LIP.

UNDERGROUND UTILITY NOTES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL MANHOLES AND VALVE BOXES TO BE SET FLUSH WITH FINISHED GRADE, UNLESS NOTED OTHERWISE.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE PROVIDING WATER COMPANY. PROVIDING WATER COMPANY SHALL BE PROMPTLY NOTIFIED AND REPAIRS SHALL BE MADE AS DESIGNATED BY PROVIDING WATER COMPANY AT THE CONTRACTOR'S EXPENSE.

6. TRENCH BACKFILL SHALL CONFORM WITH THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT.

7. ALL AIR AND WATER PRESSURE TESTING OF PIPE SHALL BE PER PROVIDING WATER COMPANY STANDARDS.

8. APPROVAL OF THE OWNER OR AUTHORIZED REPRESENTATIVE OF PEBBLE BEACH IS REQUIRED ON COMPLETED WORK PRIOR TO: (A) PLACING OF ANY PAVEMENT, (B) PLACING OF AGGREGATE BASE, (C) PLACING BACKFILL FOR STRUCTURES AND TRENCHES FOR PIPE, SERVICES OR OTHER UTILITIES. WORK DONE WITHOUT SUCH APPROVAL SHALL BE AT THE CONTRACTOR'S RISK. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER. OWNER MAY REQUIRE THE CONTRACTOR TO UNCOVER ALL SUCH WORK INSTALLED WITHOUT SUCH APPROVAL.

9. WHERE UTILITY TRENCHES BACKFILLED WITH SAND ENTER BUILDING PADS, THE TRENCHES SHOULD BE BACKFILLED WITH AN IMPERMEABLE PLUG AT THE EXTERIOR WALL FOUNDATION PER THE GEOTECHNICAL REPORT.

STORM DRAIN SYSTEM NOTES

1. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE COUNTY STANDARD SPECIFICATIONS AND THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

2. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
- HIGH DENSITY POLYETHYLENE PIPE N-12 OR EQUAL. PIPE SHALL MEET AASHTO M252/M294 REQUIREMENTS AND ASTM F405/F667 SPECIFICATIONS.
- PVC SDR-35 (ASTM D3034)
- PERFORATED PIPE SDR-35 PVC, HOLES DOWNWARD.

3. SITE STORM DRAIN SYSTEM TO CONNECT TO EXISTING GOLF COURSE STORM DRAIN SYSTEM. WHEN CONNECTING TO THE EXISTING FACILITIES, CARE MUST BE UTILIZED AS TO NOT DAMAGE STRUCTURES, PIPES OR WATER TIGHT JOINTS. NEW STORM DRAIN PIPES WILL BE PLACED AND SEALED WITH NON EXPANSIVE WATER TIGHT MATERIAL AND THE STRUCTURE SHALL BE CLEANED OF ALL MATERIALS THAT MIGHT IMPEDE FLOW. DAMAGE TO EXISTING SYSTEM WILL BE REPAIRED AT THE CONTRACTORS EXPENSE.

4. CONTRACTOR SHALL TIE-IN EXISTING DRAINS INTO NEW PIPES OR STRUCTURES.

5. STORM DRAIN INVERTS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY INVERT AT POINT OF CONNECTION TO (E) STORM DRAIN SYSTEM PRIOR TO START OF (N) STORM DRAIN CONSTRUCTION. CONTRACTOR TO ADJUST SYSTEM AS NECESSARY TO ACHIEVE GRAVITY FLOW.

SANITARY SEWER NOTES

1. ALL PIPE AND FITTINGS FOR CONSTRUCTION OF SANITARY SEWER MAINS SHALL BE OF POLYVINYL CHLORIDE (PVC) GRAVITY SEWER PIPE UNLESS OTHERWISE SPECIFIED HEREIN OR APPROVED BY THE ENGINEER. OTHER PIPE MATERIALS MAY BE ALLOWED ON A CASE-BY-CASE BASIS, OR THE ENGINEER MAY REQUIRE OTHER PIPE MATERIALS IN SPECIFIC SITUATIONS.

2. PVC GRAVITY SEWER PIPE AND FITTINGS SHALL BE IN ACCORDANCE WITH ASTM D-3034 - "TYPE PSM POLY(VINYL CHLORIDE) (PVC) SEWER PIPE AND FITTINGS." PIPE AND FITTINGS SHALL BE HOMOGENEOUS THROUGHOUT AND FREE FROM CRACKS, HOLES FOREIGN INCLUSIONS, OR OTHER DEFECTS. THE PIPE SHALL BE UNIFORM IN DENSITY, COLOR, OPACITY AND OTHER PHYSICAL PROPERTIES. PVC GRAVITY SEWER PIPE SHALL HAVE A MAXIMUM STANDARD DIMENSION RATIO (SDR) OF OUTSIDE DIAMETER TO WALL THICKNESS OF 26, PER ASTM D-3034. STANDARD LAYING LENGTHS SHALL BE 20 FEET. USE OF RANDOM PIPE LENGTHS IS SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. THE MAXIMUM OFFSET MEASURED FROM THE CONCAVE SIDE OF THE PIPE SHALL NOT EXCEED 1/16 INCH PER FOOT OF LENGTH.

3. PVC GRAVITY SEWER MAIN JOINTS SHALL BE ELASTOMERIC-GASKETED, INTEGRAL BELL AND SPIGOT TYPE. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D-3212 - "JOINTS FOR DRAIN AND SEWER PIPES USING FLEXIBLE ELASTOMERIC SEALS." PIPE SHALL BE PROVIDED WITH A REFERENCE MARK ON THE SPIGOT END TO ENSURE PROPER POSITION OF THE ADJOINING BELL END. PIPE SHALL BE MANUFACTURED WITH A SOCKET CONFIGURATION WHICH WILL FORESTALL IMPROPER INSTALLATION OF THE GASKET AND WILL ENSURE THE GASKET REMAINS IN PLACE DURING THE JOINING OPERATION. ELASTOMERIC COMPOUNDS USED IN MANUFACTURE OF JOINT GASKETS SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN ASTM F-477 - "STANDARD SPECIFICATION FOR ELASTOMERIC SEALS (GASKETS) FOR JOINING PLASTIC PIPE."

WATER NOTES

1. DEFINITIONS: IN THE FOLLOWING NOTES, UTILITY SHALL MEAN THE CALIFORNIA-AMERICAN WATER COMPANY AND INSTALLER SHALL MEAN ANY CONTRACTOR WHO HAS BEEN DULY AUTHORIZED BY THE PEBBLE BEACH COMPANY TO PERFORM WORK ON THE WATER SYSTEMS AND FACILITIES OWNED AND/OR OPERATED BY CALIFORNIA-AMERICAN WATER COMPANY OR THE PEBBLE BEACH COMPANY.

2. INSPECTION NOTICES. WHEN APPLICABLE, INSTALLER SHALL GIVE UTILITY AND COUNTY INSPECTOR 48 HOURS NOTICE (MINIMUM) BEFORE SCHEDULING ANY MEETING OR STARTING CONSTRUCTION, AND 24 HOURS NOTICE (MINIMUM) FOR INSPECTION.

3. MATERIAL OF CONSTRUCTION. INSTALLER SHALL PROVIDE AND INSTALL ALL MATERIALS AND INSTALLATION OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF UTILITY AND ASSOCIATED COMPANIES, WHICH ARE INCORPORATED HEREIN BY REFERENCE, UNLESS OTHERWISE NOTED ON THESE PLANS. UTILITY HAS THE FINAL DECISION ON ALL MATERIALS, INCLUDING BACKFILL, PIPE, FITTINGS, AND VALVES, THAT WILL BE USED FOR PLACEMENT OF ALL WATER FACILITIES INCLUDING ANY NEW WATER MAIN.

4. SEPARATION DISTANCE FROM SEWER LINES AND SOURCES OF CONTAMINATION. WATER MAINS SHALL BE LAID IN SEPARATE TRENCHES AS FAR AS POSSIBLE FROM NEARBY SEWER AND STORM DRAIN LINES. IF LESS THAN TEN-FEET HORIZONTAL SEPARATION BETWEEN THE WATER LINES AND SEWER OR STORM DRAIN LINES, C-900 CLASS 200 PVC PIPE OR CLASS 50 DUCTILE IRON PIPE SHALL BE USED (CLASS OR PRESSURE RATING TO BE DETERMINED OR APPROVED BY UTILITY). PLACEMENT OF WATER LINES NEAR OTHER SOURCES OF CONTAMINATION OR HYDROCARBON RELATED FACILITIES SHOULD REQUIRE SPECIAL APPROVAL FROM UTILITY. INSTALLER TO IMMEDIATELY INFORM THE UTILITY ENGINEER WHEN INSUFFICIENT SEPARATION CONDITIONS OCCUR (LESS THAN 10-FEET HORIZONTAL OR 1-FOOT VERTICAL).

5. UNDERGROUND PIPE IDENTIFIER. ALL INSTALLATION OF MAINS AND SERVICES SHALL HAVE GREEN-COATED #10 GA. STANDARD COPPER WIRE FOR LOCATING.

6. HOT TAPS. ALL TAPPING SLEEVES TO BE MECHANICAL JOINT TYPE OR ALL STAINLESS STEEL CIRCUMFERENCE SEAL TYPE WITH STAINLESS STEEL FLANGE, BOLTS AND NUTS.

7. INSPECTION BEFORE BACKFILLING. ALL WATER FACILITIES TO BE OWNED AND MAINTAINED BY U

NOTES:

1. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SHOWN UNDERGROUND UTILITY LOCATIONS, NOR FOR THE EXISTENCE OF OTHER BURRIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.

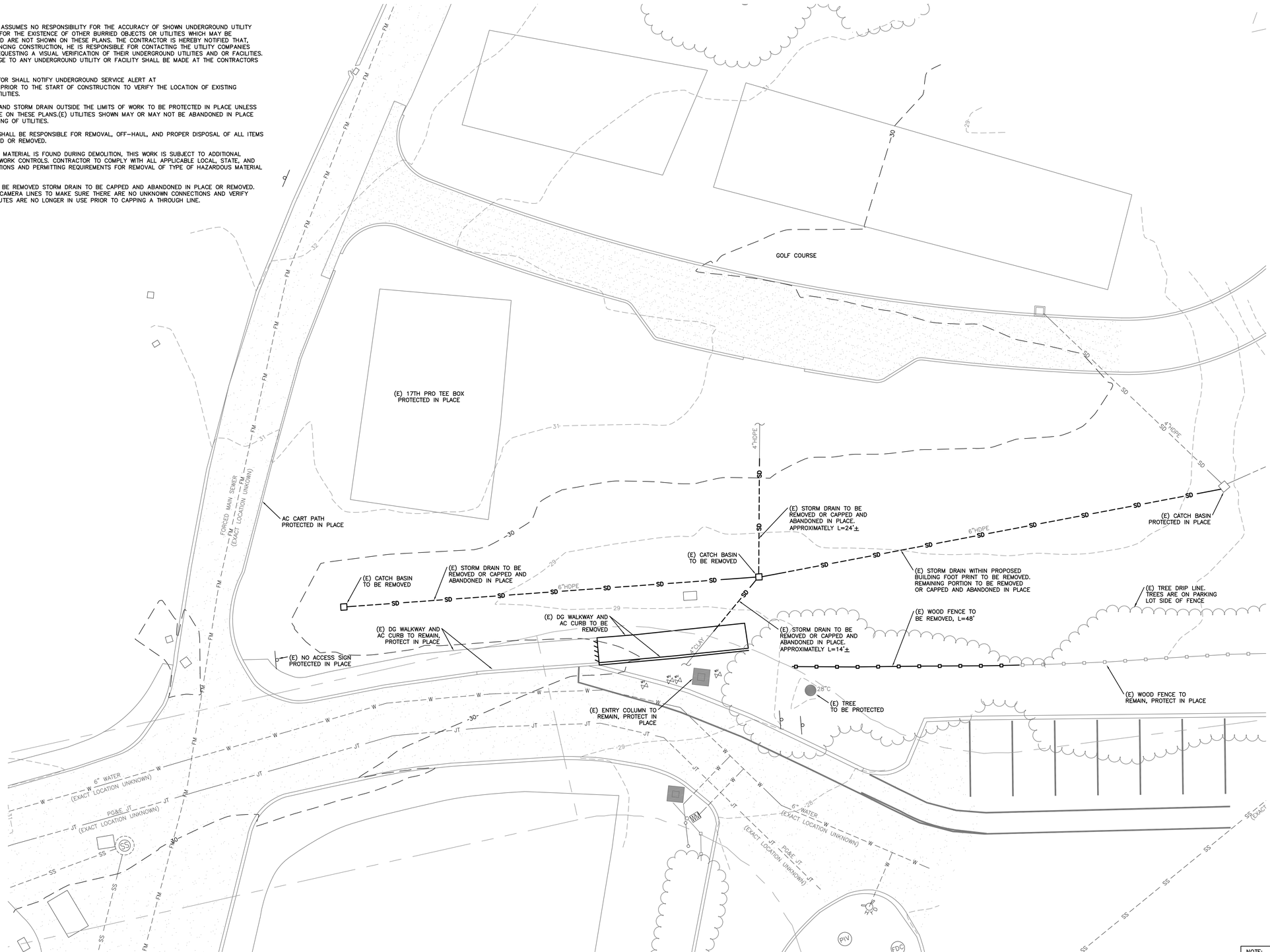
2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642–2444 PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

3. ALL UTILITIES AND STORM DRAIN OUTSIDE THE LIMITS OF WORK TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE ON THESE PLANS.(E) UTILITIES SHOWN MAY OR MAY NOT BE ABANDONED IN PLACE DURING RE–ROUTING OF UTILITIES.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE DEMOLISHED OR REMOVED.

5. IF HAZARDOUS MATERIAL IS FOUND DURING DEMOLITION, THIS WORK IS SUBJECT TO ADDITIONAL PERMITTING AND WORK CONTROLS. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND PERMITTING REQUIREMENTS FOR REMOVAL OF TYPE OF HAZARDOUS MATERIAL FOUND.

6. AT DRAINS TO BE REMOVED STORM DRAIN TO BE CAPPED AND ABANDONED IN PLACE OR REMOVED. CONTRACTOR TO CAMERA LINES TO MAKE SURE THERE ARE NO UNKNOWN CONNECTIONS AND VERIFY STORM DRAIN ROUTES ARE NO LONGER IN USE PRIOR TO CAPPING A THROUGH LINE.



NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE
TREE TO BE REMOVED

10 0 5 10 20
1" = 10'

A C2.0 *DEMOLITION PLAN*
1" = 10'

Know what's **below.** **Call** before you dig.

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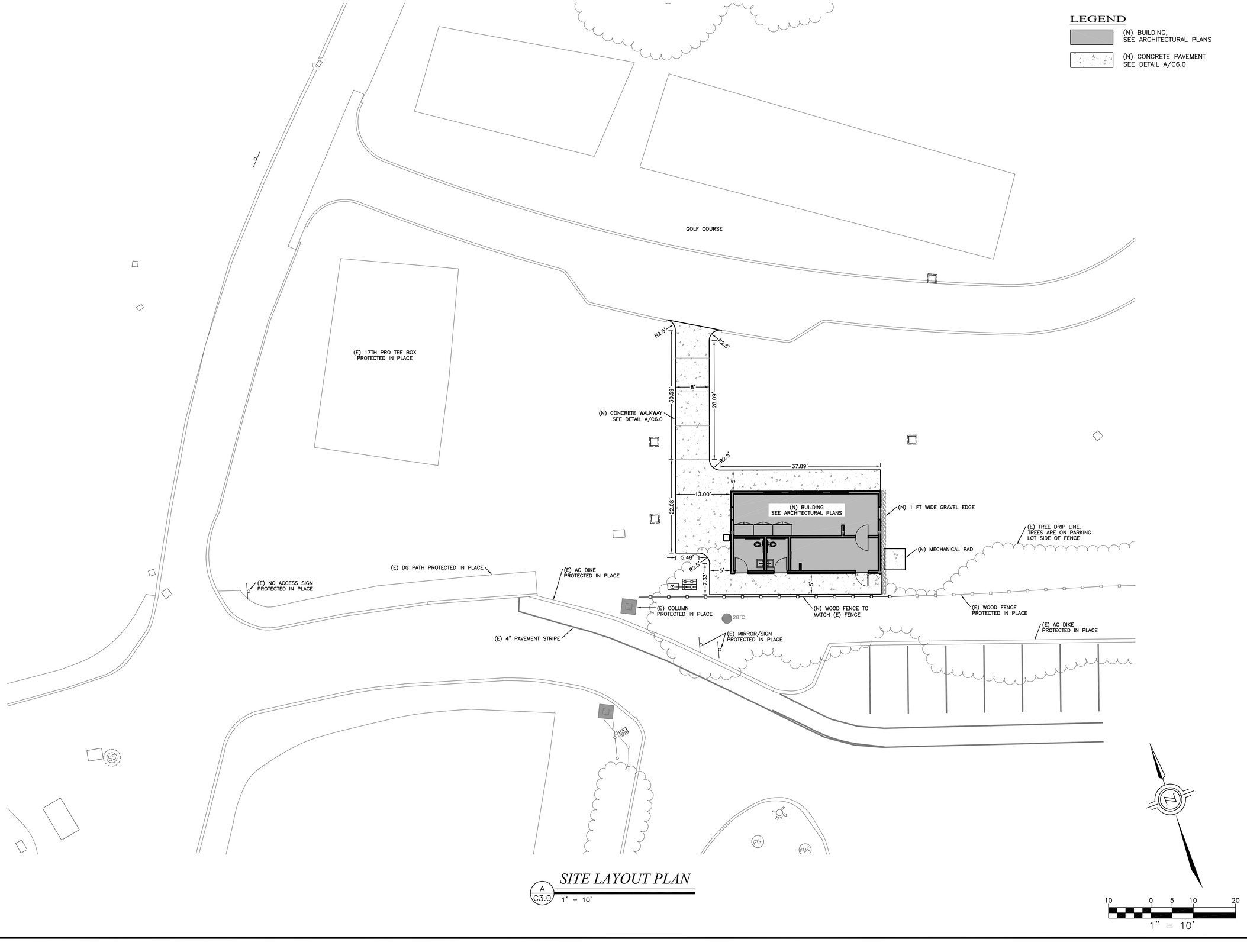
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. STOUT
No. 59685
EXP: 12-31-27
CIVIL
STATE OF CALIFORNIA

DRAWN BY:	JL
DESIGNED BY:	MRS
DATE:	12/17/25
SCALE:	AS SHOWN
JOB NUMBER:	24-62
LAST REVISED:	N/A
REVISED BY:	N/A

DEMOLITION PLAN
PEBBLE BEACH GOLF LINKS
GRANT'S SNACK SHACK

PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8497

SHEET C2.0
OF
9 SHEETS



A C3.0 *SITE LAYOUT PLAN*
1" = 10'

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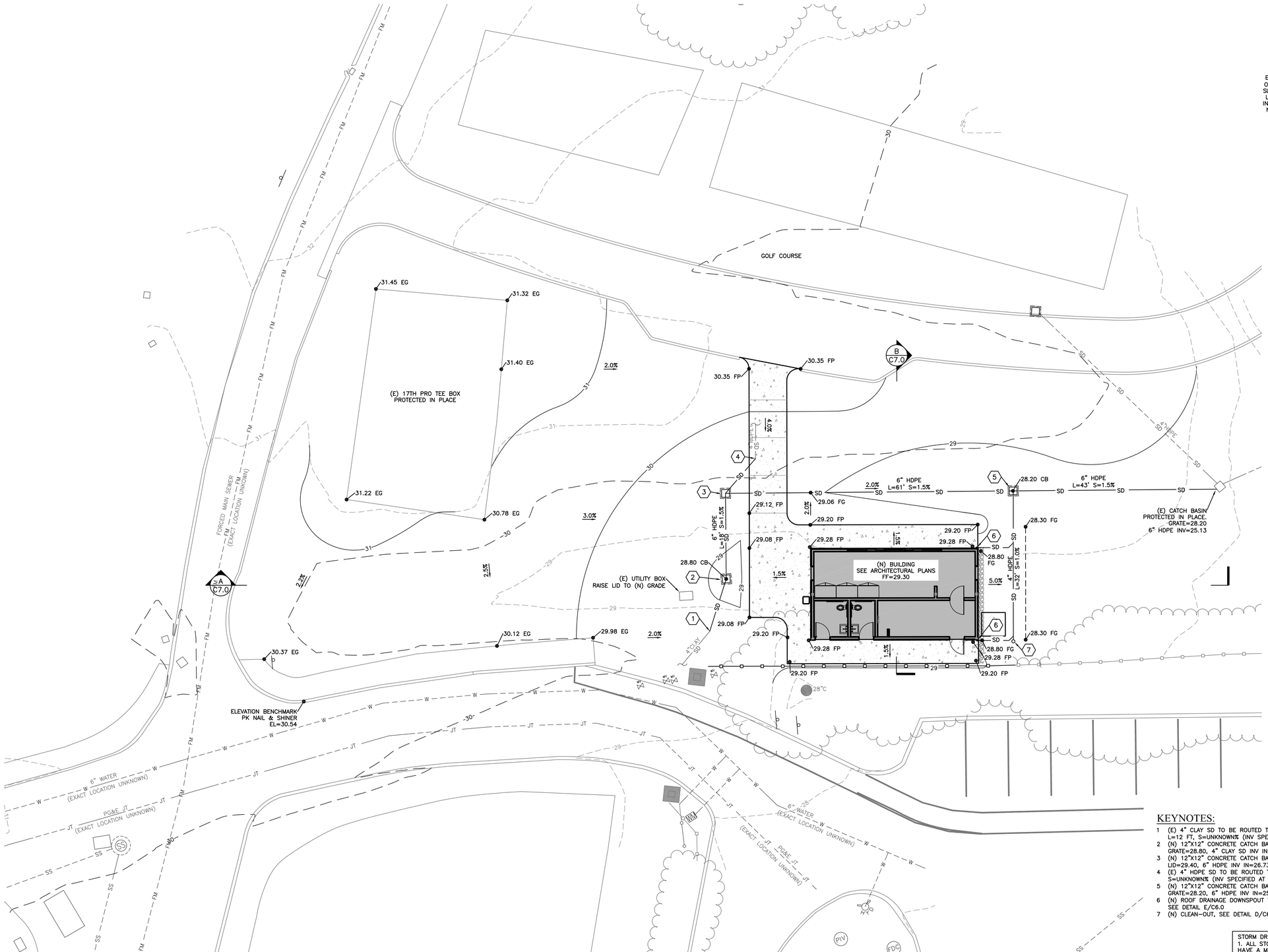
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SITE LAYOUT PLAN
PEBBLE BEACH GOLF LINKS
GRANT'S SNACK SHACK

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P.O. BOX 1767 PEBBLE BEACH,
CALIFORNIA 93953
(831) 6248497

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OF
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EARTHWORK

CUT=135 CY
FILL=110 CY
NET=25 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. AN 11" SECTION WAS ASSUMED FOR THE BUILDING SLAB. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING WERE NOT INCLUDED IN THESE CALCULATIONS. THESE ESTIMATES DID NOT INCLUDE UNSUITABLE FILL MATERIAL THAT MAY BE ENCOUNTERED ON SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING THEIR OWN CALCULATIONS.

LEGEND

- (N) BUILDING, SEE ARCHITECTURAL PLANS
- (N) CONCRETE PAVEMENT SEE DETAIL A/C6.0
- SD — (N) STORM DRAIN
- SS — (E) SANITARY SEWER
- FM — (E) SEWER FORCE MAIN
- W — (E) WATER MAIN
- SD — (E) STORM DRAIN
- JT — (E) JOINT UTILITY TRENCH

AD	AREA DRAIN
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CB	CATCH BASIN
DS	DOWNSPOUT
E	EXISTING
EG	EXISTING GROUND
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FP	FINISHED PAVEMENT
ME	MATCH EXISTING
N	NEW
TS	TOP OF STEP
TW	TOP OF WALL

KEYNOTES:

1. (E) 4" CLAY SD TO BE ROUTED TO (N) 12"X12" CATCH BASIN AS SHOWN. L=12 FT, S=UNKNOWN% (INV SPECIFIED AT (N) BASIN = INV AT (E) BASIN REMOVED)
2. (N) 12"X12" CONCRETE CATCH BASIN W/ STEEL GRATE. GRATE=28.80, 4" CLAY SD INV IN=27.07, 6" HDPE INV OUT=27.00
3. (N) 12"X12" CONCRETE CATCH BASIN W/ SOLID LID (JUNCTION BOX). LID=29.40, 6" HDPE INV IN=26.73, 4" HDPE SD INV IN=26.73, 6" HDPE INV OUT=26.73
4. (E) 4" HDPE SD TO BE ROUTED TO (N) 12"X12" JUNCTION BOX AS SHOWN. L=10 FT, S=UNKNOWN% (INV SPECIFIED AT (N) BASIN IS LOWER THAN INV AT (E) BASIN REMOVED)
5. (N) 12"X12" CONCRETE CATCH BASIN W/ STEEL GRATE. GRATE=28.20, 6" HDPE INV IN=25.81, 4" HDPE INV IN=25.81, 6" HDPE INV OUT=25.81
6. (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (TYPICAL). SEE DETAIL E/C6.0
7. (N) CLEAN-OUT, SEE DETAIL D/C6.0. 4" HDPE INV=26.15

STORM DRAIN NOTES:
1. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 1.0% UNLESS NOTED OTHERWISE.
2. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
3. 45° WYE FITTING TO BE USED AT ALL STORM DRAIN PIPE INTERSECTIONS AS SHOWN.
4. SEE DETAIL C/C6.0 FOR TRENCH SECTION.

10 0 5 10 20
1" = 10'

A C4.0 *SITE GRADING & DRAINAGE PLAN*
1" = 10'

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P: 831.655.2723 F: 831.655.3425
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SITE GRADING & DRAINAGE PLAN
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SHEET C4.0
OF
9 SHEETS

KEYNOTES:

1 (N) 1" WATER SERVICE, SEE CALAM STD DRAWING NO. 8 ON SHEET C6.0. CONTRACTOR TO COORDINATE ALL WORK WITH CALAM, WATER UTILITY PROVIDER.
2 (N) 1" COMBINATION DOMESTIC & FIRE SERVICE, SEE CALAM STD DRAWING NO. 20 ON SHEET C6.0. CONTRACTOR TO COORDINATE ALL WORK WITH CALAM, WATER UTILITY PROVIDER. WATER METER SIZE TO BE DETERMINED BY CALAM
3 (N) 1" REDUCED PRESSURE BACKFLOW ASSEMBLY (DOMESTIC SERVICE)
4 (N) 1" REDUCED PRESSURE BACKFLOW ASSEMBLY (FIRE SERVICE)
5 (N) 1" PVC SCHEDULE 40 DOMESTIC WATER SERVICE
6 (N) 1" PVC SCHEDULE 40 FIRE WATER SERVICE. CONTRACTOR TO CONFIRM WITH FIRE SPRINKLER SYSTEM DESIGNER THAT SERVICE SIZE SPECIFIED IS ADEQUATE
7 (N) SANITARY SEWER CLEAN-OUT, SEE PBCSD STD DRAWING NO. 11 ON SHEET C6.1. 4" PVC INV=25.47
8 (N) SANITARY SEWER RELIEF VALVE, SEE PBCSD STD DRAWING NO. 12 & STD DRAWING NO. 13 ON SHEET C6.1
9 (N) 4" SDR-26 PVC SANITARY SEWER, SEE PBCSD STD DRAWING NO. 14 ON SHEET C6.1 FOR TRENCH SECTION. L=105 FT, S=3.0%
10 (N) SANITARY SEWER LATERAL, SEE PBCSD STD DRAWING NO. 02 ON SHEET C6.1. CONTRACTOR TO COORDINATE ALL WORK WITH PBCSD, SEWER UTILITY PROVIDER. INVERT AT CONNECTION IS ASSUMED. CONTRACTOR TO VERIFY PRIOR TO START OF CONSTRUCTION. (E) 6" CLAY INV=21.93 (ASSUMED BASED ON (E) MANHOLE INVERTS)
11 SAWCUT OF (E) AC PAVEMENT REQUIRED TO INSTALL (N) SERVICE LATERAL. AC PAVEMENT CONFORM TO BE 3" OF AC OVER 8" OF COMPACTED CLASS II AGGREGATE BASE OR TO MATCH (E) PAVEMENT SECTION REMOVED, WHICHEVER IS GREATER. AC DIKE REMOVED BY REQUIRED TRENCHING TO BE REPLACED IN KIND

GOLF COURSE

(E) 17TH PRO TEE BOX PROTECTED IN PLACE

(N) BUILDING
SEE ARCHITECTURAL PLANS
FF=29.30

FORCED MAIN SEWER
FM
(EXACT LOCATION UNKNOWN)

6" WATER
(EXACT LOCATION UNKNOWN)

PG&E JT
(EXACT LOCATION UNKNOWN)

6" SEWER
(EXACT LOCATION UNKNOWN)

PIV

FDC

28°C

LEGEND

SS	(N) GRAVITY SANITARY SEWER
SD	(N) STORM DRAIN
W	(N) WATER SERVICE
FW	(N) FIRE WATER SERVICE
SS	(E) SANITARY SEWER
FM	(E) SEWER FORCE MAIN
W	(E) WATER MAIN
SD	(E) STORM DRAIN
JT	(E) JOINT UTILITY TRENCH

WATER & SEWER NOTES:
1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS.
2. SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
3. ALL SEWER LATERALS ARE 4" PVC AND HAVE A MINIMUM SLOPE OF 2.0%, UNLESS NOTED OTHERWISE.
4. SEE PBCSD STD DWG 14 ON SHEET C6.1 AND DETAIL C/C6.0 FOR TRENCH SECTION DETAILS.
5. EXISTING SITE UTILITY LOCATIONS SHOWN ARE ASSUMED. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. EXISTING UTILITY LOCATIONS SHOWN ARE FROM PEBBLE BEACH UTILITY ATLAS MAPS.

10 0 5 10 20
1" = 10'

A C5.0 *WATER & SEWER UTILITY PLAN*
1" = 10'

ENGINEERING AND SURVEYING, INC
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P: 831.655.2722 F: 831.655.3425
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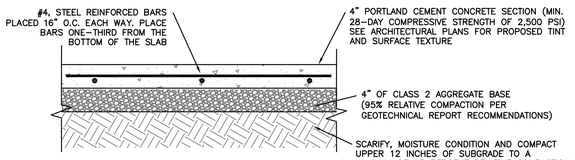
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. STOTZ
No. 59685
EXP: 12-31-27
CIVIL
STATE OF CALIFORNIA

DRAWN BY:	JL
DESIGNED BY:	MRS
DATE:	12/17/25
SCALE:	AS SHOWN
JOB NUMBER:	24-62
LAST REVISED:	N/A
REVISED BY:	N/A

WATER & SEWER UTILITY PLAN
PEBBLE BEACH GOLF LINKS
GRANT'S SNACK SHACK

PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 6248497

SHEET C5.0
OF
9 SHEETS

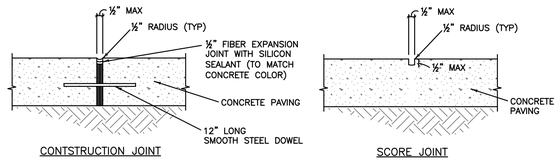


NOTE:
1. CONCRETE TO BE CLASS B (5 SACK)
2. SEE DETAIL B/C6.0 FOR CONCRETE JOINTS.

CONCRETE PAVEMENT SECTION

A C6.0

NTS

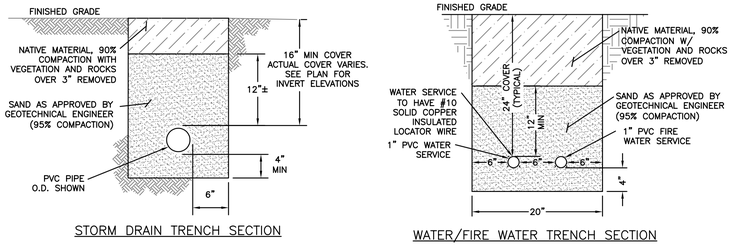


NOTES:
1. PROVIDE CONSTRUCTION JOINTS AT CURVES, TANGENTS, AND CORNERS. AREAS SHOULD HAVE CONSTRUCTION JOINTS WITH SQUARE FOOTAGES LESS THAN 250 SFT.
2. SCORE JOINTS SHALL BE SPACED UNIFORMLY BETWEEN CONSTRUCTION JOINTS.
3. ALL COLD JOINTS AND EXPANSION JOINTS (CONSTRUCTION JOINT) SHOULD BE CONSTRUCTED WITH ½"X12" SMOOTH STEEL DOWELS. DOWELS SHOULD BE SPACED AT A MAXIMUM SPACING OF 18 INCHES

CONCRETE JOINT DETAILS

B C6.0

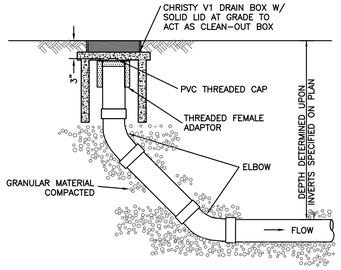
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TRENCH SECTIONS

C C6.0

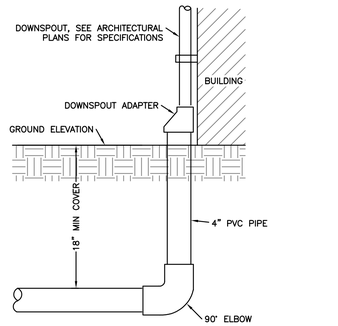
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STORM DRAIN CLEAN-OUT

D C6.0

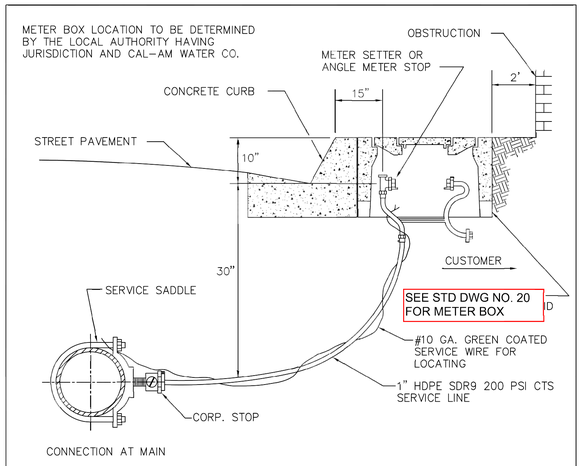
NTS



DOWNSPOUT CONNECTION

E C6.0

NTS



EQUIPMENT SCHEDULE (OR APPROVED EQUAL)

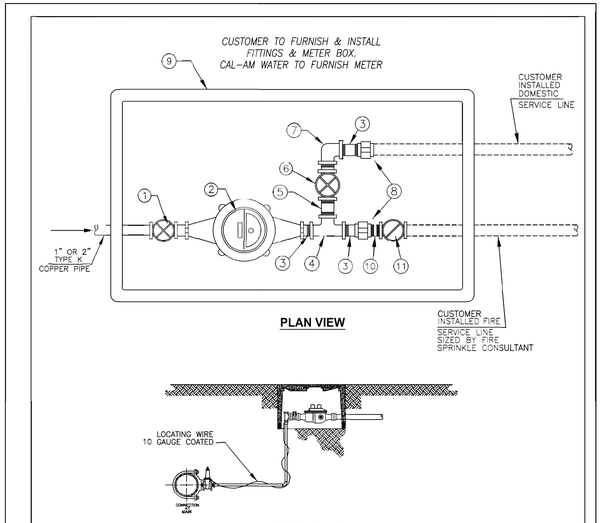
METER SIZE	SADDLE	CORP. STOP	ANGLE METER STOP	METER BOX ARMORCAST PRODUCTS CO.
3/4" x 5/8"	FORD S-90	1" FORD F 1000	FORD 3/4" X 1" AMS KV43-342W	A60019[illegible]CX12R (13"x 24")
1"	FORD S-90	1" FORD F 1000	FORD 1" AMS KV43-444W	A60[illegible]1946APC[illegible]12R (13"x 24")

CALIFORNIA AMERICAN WATER
Central Division
511 Forest Lodge Rd., Ste. 100, Pacific Grove, Ca., 93950

REVISIONS:				Drawn:	Approved by:
08/27/2012	04/17/2013	10/09/2014		JC	GH

Sheet Title: 1" SERVICE INSTALLATION DETAIL

STANDARD DRAWING No. 8



1. ANGLE CURB STOP WITH LOCKING WING
2. 1" WATER METER
3. 1" BRASS METER COUPLING
4. 1" x 1" BRASS TEE
5. 1" x 2" LONG BRASS NIPPLE
6. 1" STRAIGHT BRASS CURB STOP WITH LOCKING WING
7. 1" BRASS STREET ELBOW
8. 1" BRASS METER ADAPTOR
9. METER BOX - ARMORCAST PRODUCTS CO. A6001640APCX12R - 17" X 30" X 12" W/HINGED READ LID MARKED WATER
10. CLOSE BRASS NIPPLE
11. BRASS SINGLE CHECK VALVE

CALIFORNIA AMERICAN WATER
Central Division
511 Forest Lodge Rd., Ste. 100, Pacific Grove, Ca., 93950

REVISIONS:			Drawn:	Approved on:
4/26/11	10/31/11	5/31/12	JC	11/29/2010

Sheet Title: 1" COMBINATION DOMESTIC & FIRE SERVICE DETAIL

STANDARD DRAWING No. 20

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2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
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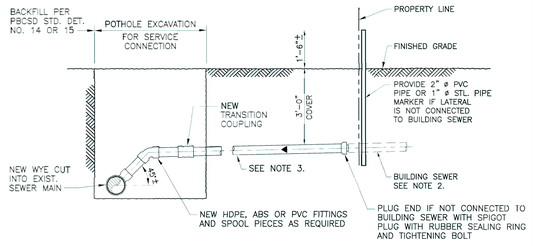
REGISTERED PROFESSIONAL ENGINEER
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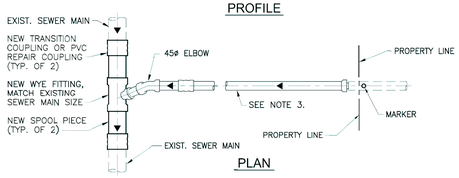
CONSTRUCTION DETAILS
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GRANT'S SNACK SHACK

PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH,
CALIFORNIA 93953
(831) 6248497

SHEET C6.0
OF
9 SHEETS



PROFILE



PLAN

NOTES:

1. SEWER LATERAL SHALL BE PROVIDED WITH A MINIMUM COVER OF 3'–0".
2. LATERAL DEPTH AT PROPERTY LINE SHALL BE ADEQUATE TO MAINTAIN BUILDING SEWER MINIMUM SLOPE OF 1/4" PER FT. TO BUILDING PLUMBING.
3. LATERAL SEWER:

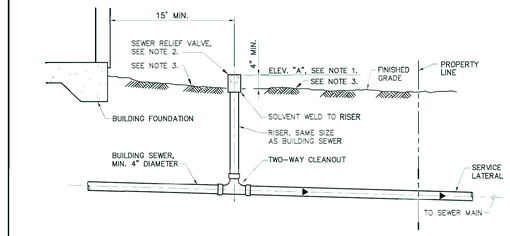
   MINIMUM PIPE DIAMETER = 4" DIAMETER

   MINIMUM SLOPE – 4" DIAMETER = 0.020 FT./FT., 6" DIAMETER = 0.010 FT./FT.

   PIPE MATERIAL: POLYVINYL CHLORIDE (PVC), ACRYLONITRILE BUTADIENE STYRENE (ABS), HIGH DENSITY POLYURETHANE (HDPE).

PEBBLE BEACH COMMUNITY SERVICES DISTRICT
PEBBLE BEACH, CALIFORNIA

DATE: MARCH 2013 APPROVED DISTRICT ENGINEER	LATERAL SEWER SERVICE CONNECTION	STD. DWG. NO. 02

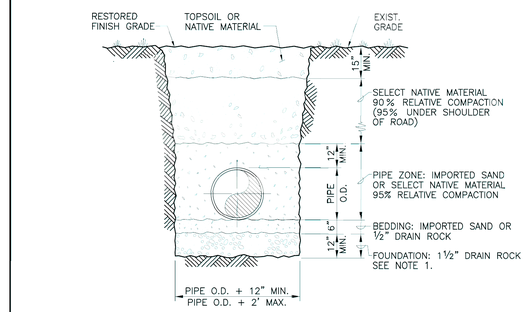


NOTES:

1. ELEVATION "A" SHALL BE MINIMUM 6" LOWER THAN THE LOWEST PLUMBING FIXTURE OR DRAIN CONNECTED TO THE BUILDING SEWER.
2. INSTALL SEWER RELIEF VALVE IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS.
3. GRADE AREA TO DRAIN AWAY FROM BACKWATER VALVE (OR SEWER RELIEF VALVE) AND BUILDING.

PEBBLE BEACH COMMUNITY SERVICES DISTRICT
PEBBLE BEACH, CALIFORNIA

DATE: MARCH 2013 APPROVED DISTRICT ENGINEER	BUILDING SEWER BACKWATER PROTECTION	STD. DWG. NO. 12



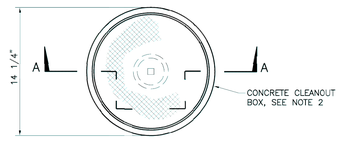
TYPICAL TRENCH SECTION IN UNPAVED AREAS

NOTE:

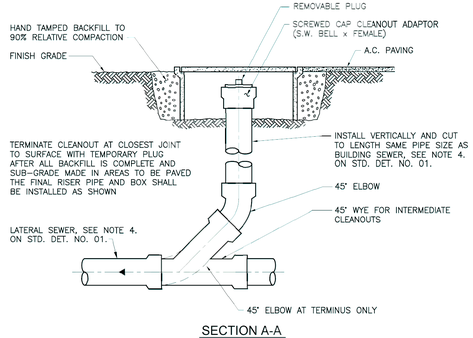
1. FOUNDATION REQUIRED ONLY IN UNSTABLE SOIL CONDITIONS AS DETERMINED BY THE DISTRICT ENGINEER.

PEBBLE BEACH COMMUNITY SERVICES DISTRICT
PEBBLE BEACH, CALIFORNIA

DATE: MARCH 2013 APPROVED DISTRICT ENGINEER	TYPICAL TRENCH SECTION IN UNPAVED AREAS	STD. DWG. NO. 14



PLAN



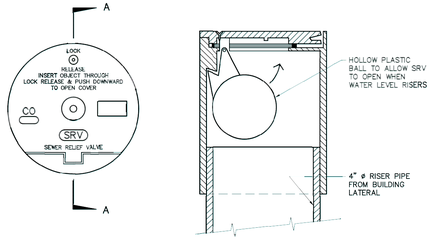
SECTION A-A

NOTES

1. CLEANOUT BOX SHALL BE CHRISTY G5 TRAFFIC VALVE BOX, OR APPROVED EQUAL, WITH IRON LID MARKED SEWER OR CLEANOUT.
2. PROVIDE CAST IRON OR STEEL CHECKER PLATE TRAFFIC COVER IN AREAS SUBJECT TO VEHICLE TRAFFIC, PROVIDE CONCRETE COVER IN NON-TRAFFIC AREAS.
3. SLOPE FINISHED GRAD AWAY FORM CLEANOUT BOX.

PEBBLE BEACH COMMUNITY SERVICES DISTRICT
PEBBLE BEACH, CALIFORNIA

DATE: MARCH 2013 APPROVED DISTRICT ENGINEER	BUILDING SEWER CLEANOUT	STD. DWG. NO. 11



PLAN SECTION A-A

SEWER RELIEF VALVE

PEBBLE BEACH COMMUNITY SERVICES DISTRICT
PEBBLE BEACH, CALIFORNIA

DATE: MARCH 2013 APPROVED DISTRICT ENGINEER	SEWER RELIEF VALVE	STD. DWG. NO. 13

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2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2722 F: 831.655.3425
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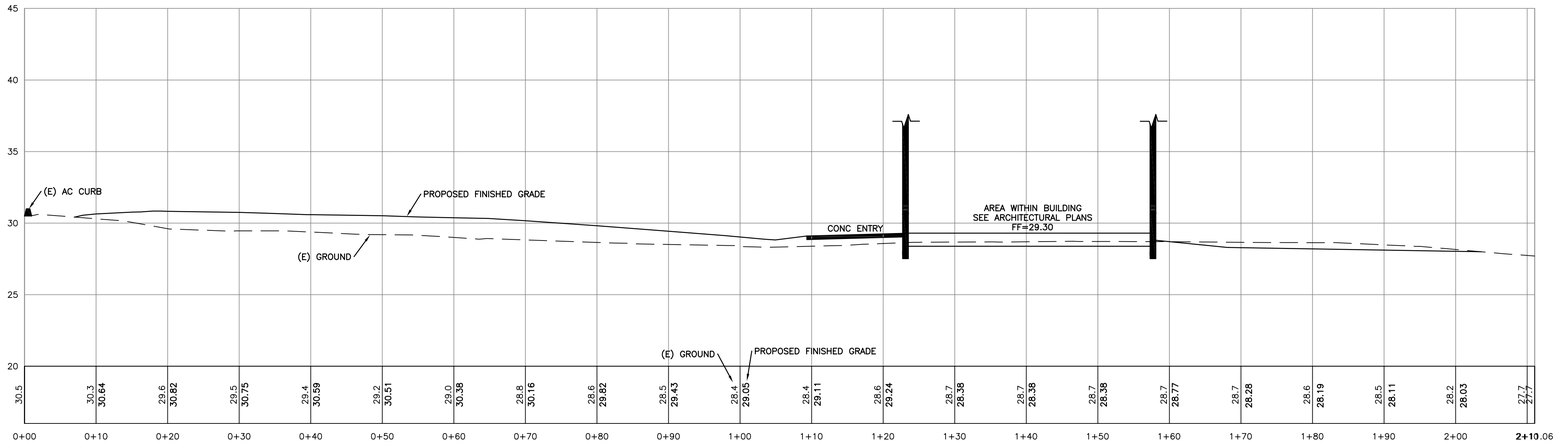
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SUTTON
No. 59685
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P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
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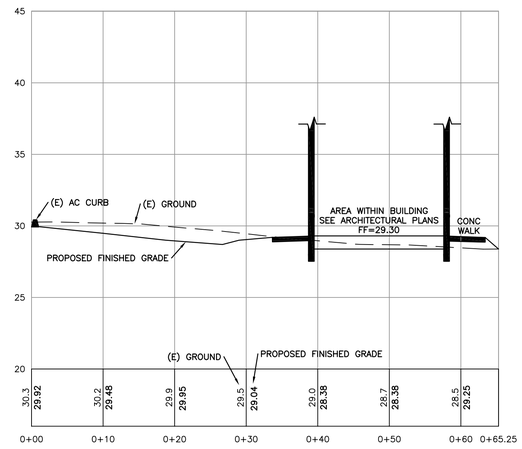
SHEET C6.1
OF
9 SHEETS



A / C7.0

SITE CROSS SECTION - L00KING NORTH

1" = 10' HORIZONTAL, 1" = 5' VERTICAL



B / C7.0

SITE CROSS SECTION - L00KING EAST

1" = 10' HORIZONTAL, 1" = 5' VERTICAL

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2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
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CHRISTOPHER J. STOTT
No. 59685
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CIVIL
STATE OF CALIFORNIA

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SITE CROSS SECTIONS
PEBBLE BEACH GOLF LINKS
GRANT'S SNACK SHACK

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SHEET C7.0
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EROSION/DUST CONTROL NOTES

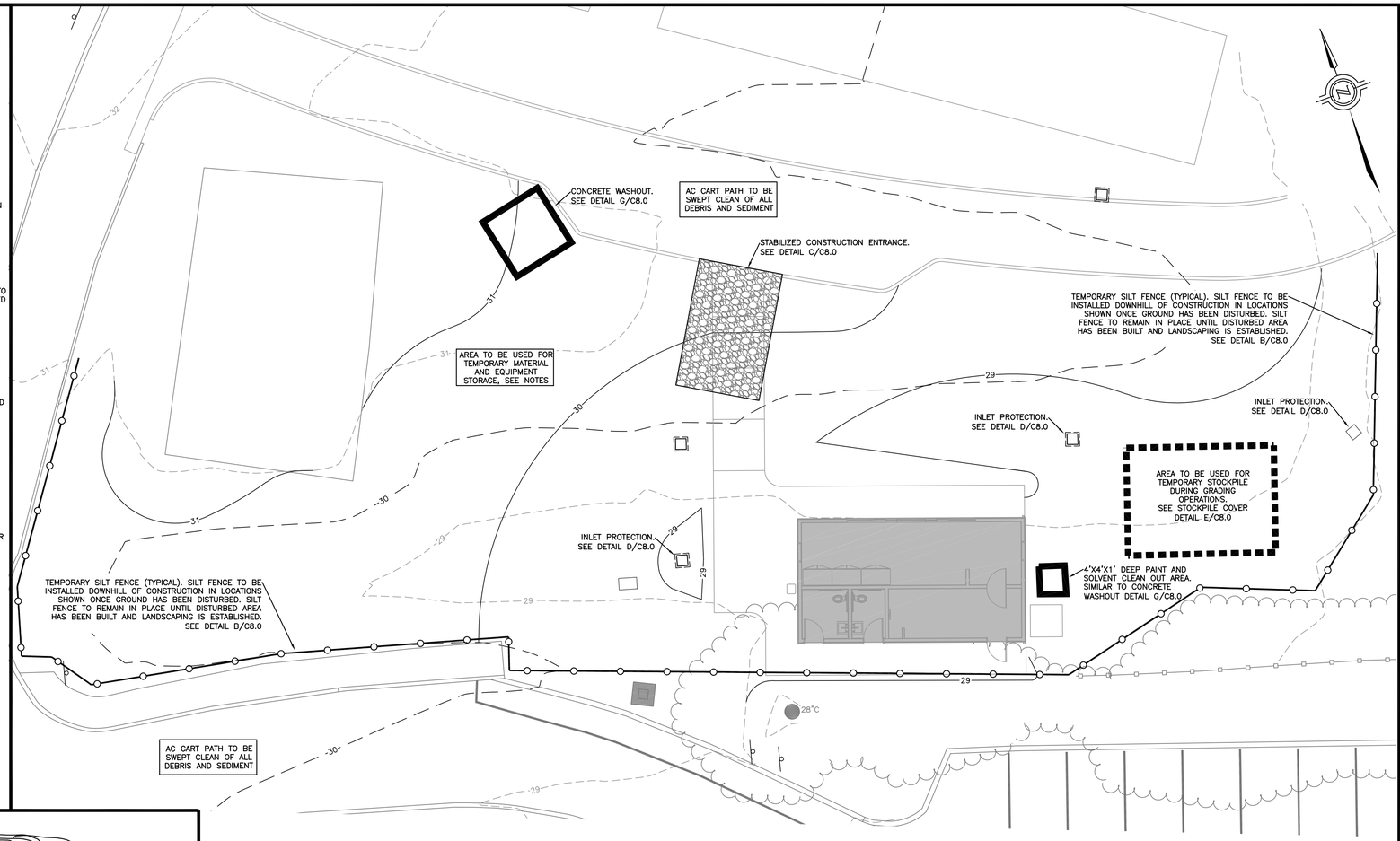
1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
8. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH MONTEREY COUNTY TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH MONTEREY COUNTY 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.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH MONTEREY COUNTY 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.

WASTE COLLECTION AREA

1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
9. WASTE STORED IN STOCKPILES SHALL BE SECURLY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.



EROSION CONTROL PLAN

A C8.0

SCALE: 1"=10'

10 0 5 10 20

1" = 10'

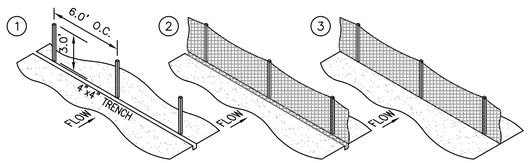
TOTAL AREA OF DISTURBANCE=0.28 AC

NOTES:
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES.

INSTALLATION

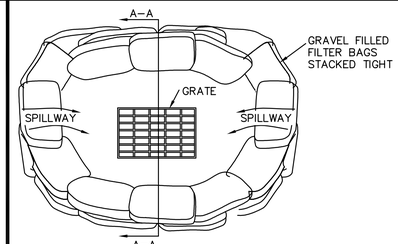
1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



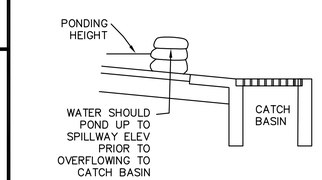
SILT FENCE DETAIL

B C8.0

NTS



PLAN VIEW



SECTION A-A

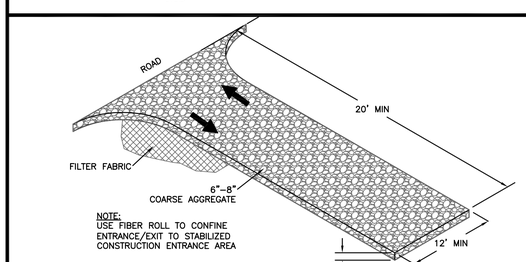
INSTALLATION

1. PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED. FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK. BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN.
2. CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.

INLET PROTECTION

D C8.0

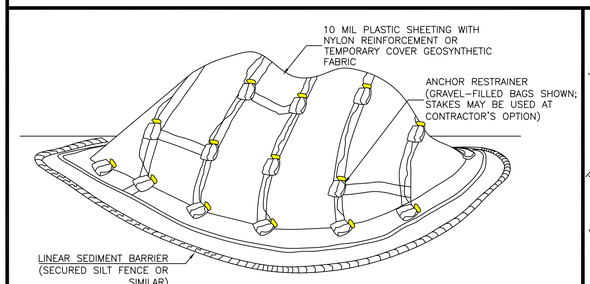
NTS



STABILIZED CONSTRUCTION ENTRANCE

C C8.0

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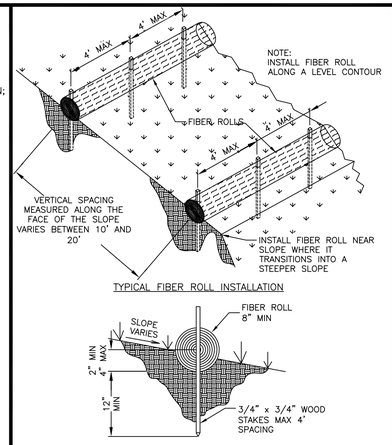


NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

STOCKPILE COVER DETAIL

E C8.0

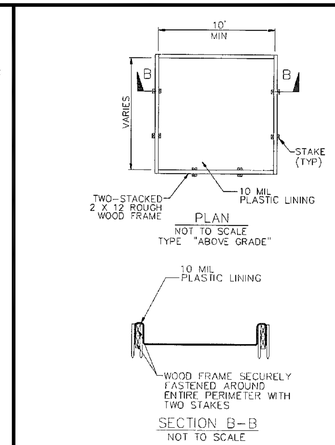
NTS



FIBER ROLL DETAIL

F C8.0

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CONCRETE WASHOUT

G C8.0

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REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SIMONS
No. 59685
EXP: 12-31-27
CIVIL
STATE OF CALIFORNIA

DRAWN BY: JL
DESIGNED BY: MRS
DATE: 12/17/25
SCALE: AS SHOWN
JOB NUMBER: 24-62
LAST REVISED: N/A
REVISED BY: N/A

EROSION CONTROL PLAN
PEBBLE BEACH GOLF LINKS
GRANT'S SNACK SHACK

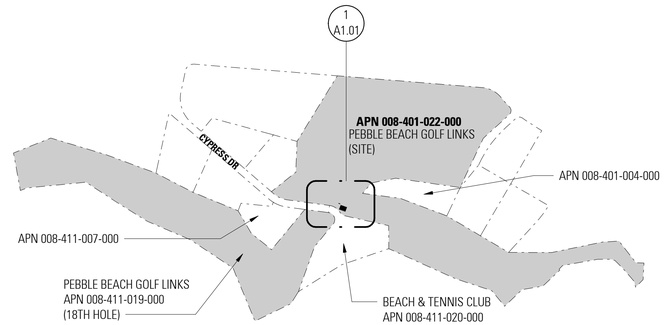
PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8497

SHEET C8.0
OF
9 SHEETS

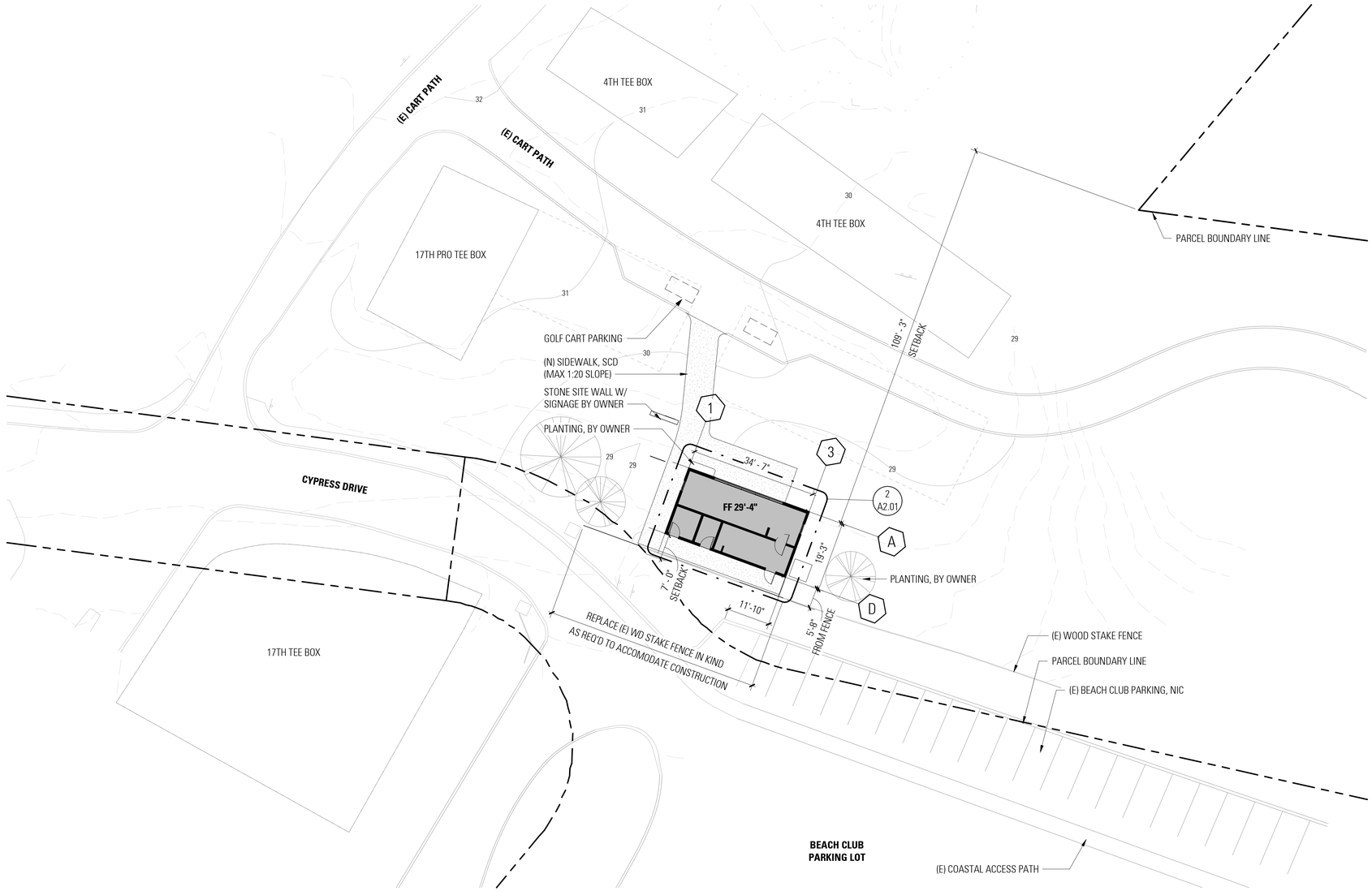
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3 A1.01 **AERIAL PHOTO**



2 A1.01 **PARCEL MAP**
1" = 400'-0"



1 A1.01 **SITE PLAN**
1/16" = 1'-0"

SHEET NOTES

1. SEE CIVIL DRAWINGS FOR SITE DEMOLITION, GRADING, UTILITIES, & DRAINAGE
2. PLANTING, LANDSCAPE DESIGN BY OWNER'S VENDOR, NIC

LEGEND

PARCEL BOUNDARY

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GRANT'S SNACK SHACK

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PROJECT NO	2025018

DATE	ISSUE
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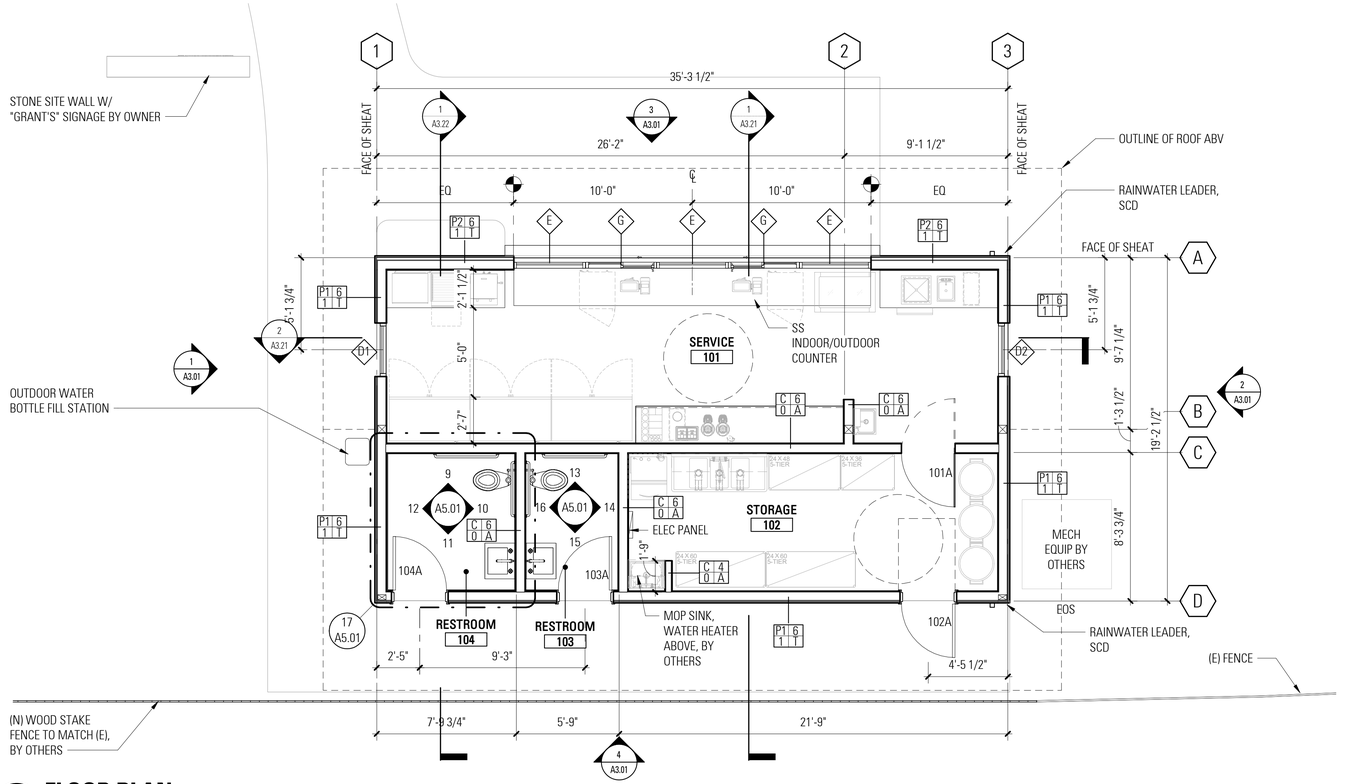
N

SITE PLAN

SCALE: As indicated

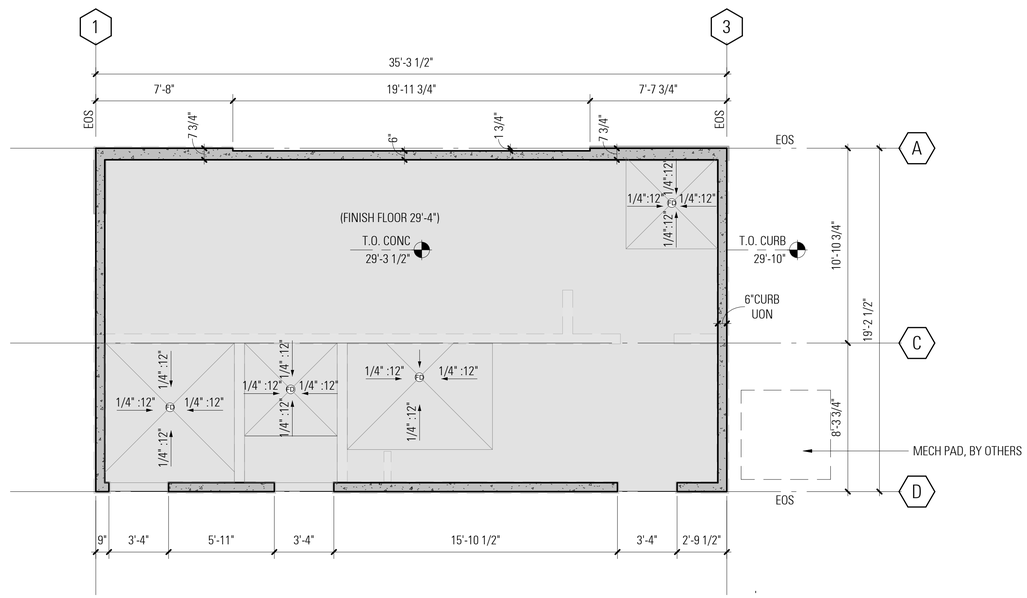
A1.01

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FLOOR PLAN

2 A2.01 — 1/4" = 1'-0"



SLAB PLAN

1 A2.01 — 1/4" = 1'-0"

SHEET NOTES

1. SEE CIVIL, STRUCTURAL, AND FOOD SERVICE DRAWINGS FOR ADDITIONAL INFORMATION
2. MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING TO BE DESIGN/BUILD UNDER DEFERRED PERMIT
3. DESIGN/BUILD ELECTRICAL ENGINEER TO COORDINATE ALL OUTLET LOCATIONS & QUANTITIES
4. COORDINATE PLUMBING ROUGH-INS AT SLAB ON GRADE WITH FOOD SERVICE DRAWINGS
5. SPRINKLERS & FIRE LIFE SAFETY TO BE DESIGN/BUILD UNDER DEFERRED PERMIT
6. SEE SHEET A8.01 FOR WALL TYPES AND HORIZONTAL ASSEMBLIES
7. SEE A0.0X SERIES FOR BASIS OF DESIGN SPECIFICATIONS
8. SLOPES TO DRAIN ARE 1/4" PER FOOT MAX, UON.

LEGEND

- WOOD FRAMED WALL
- FEC — FIRE EXTINGUISHER CABINET
- ELECTRICAL PANEL
- DIRECTION OF SLOPE
- FLOOR FINISH TRANSITION
- WALL TYPE TAG
- CONCRETE CURB
- CONCRETE SLAB
- 0'-0" X'-X" — STEPPED SLAB/ SLAB DEPRESSION
- FD — FLOOR DRAIN

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FLOOR & SLAB PLAN

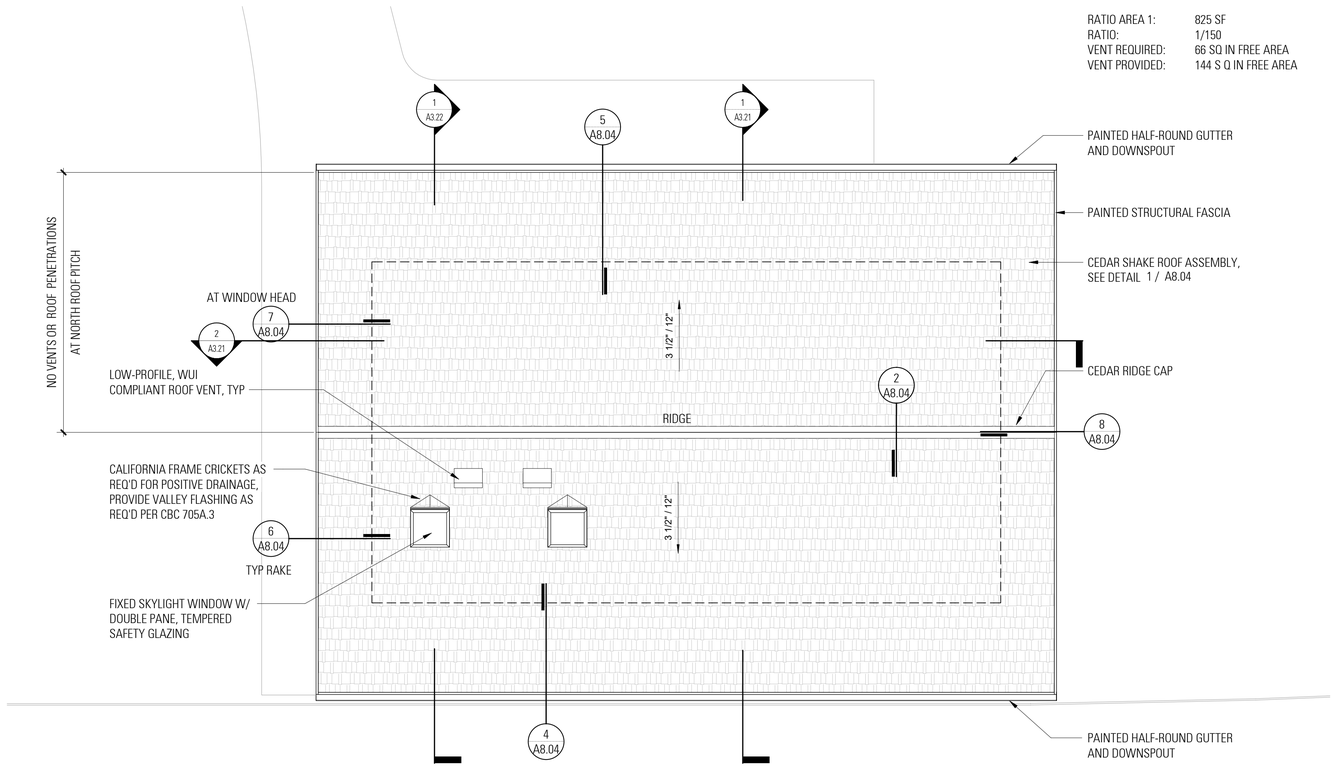
SCALE: As indicated

A2.01

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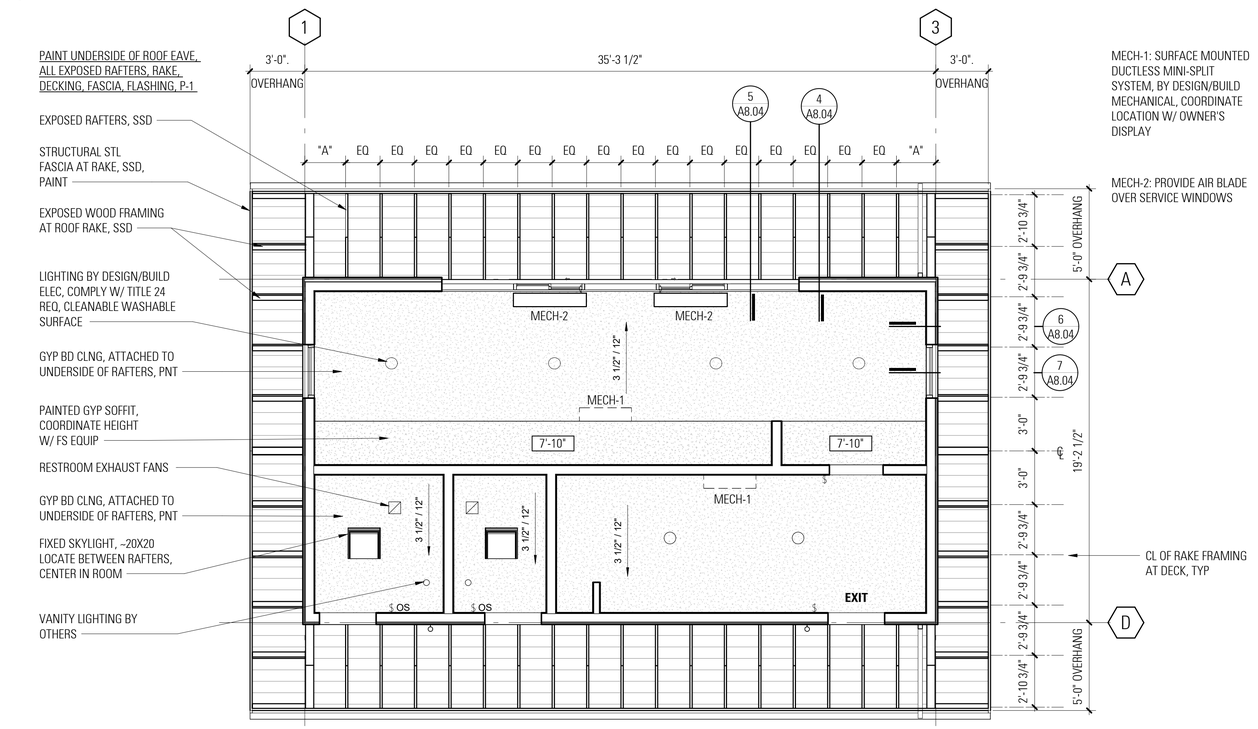
ROOF VENTILATION CALCS:

RATIO AREA 1: 825 SF
RATIO: 1/150
VENT REQUIRED: 66 SQ IN FREE AREA
VENT PROVIDED: 144 S Q IN FREE AREA



1 A2.11 ROOF PLAN

1/4" = 1'-0"



2 A2.11 RELECTED CEILING PLAN

1/4" = 1'-0"

SHEET NOTES

1. PLACEMENT OF ROOF PENETRATIONS TO BE COORDINATED WITH DESIGN/BUILD MEP. NO VENTS OR PENETRATIONS ARE TO BE LOCATED ON NORTH HALF OF ROOF, SEE PLANS
2. WATERPROOF PENETRATIONS PER DETAIL
3. SSD FOR DEEP OVERHANG FRAMING REQ'S

LEGEND

- CEDAR SHAKE ROOFING
- LINE OF EXTERIOR WALL BELOW
- DIRECTION OF SLOPE
- T&G CEILING
- GYPSUM BOARD CEILING
- WALL SCONCE
- RECESSED DOWNLIGHT
- RECESSED DIRECTIONAL
- CEILING EXHAUST
- WALL-MOUNTED HVAC UNIT
- +9'-0" CEILING HEIGHT ABOVE FINISHED FLOOR

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RCP & ROOF PLAN

SCALE: As indicated

A2.11

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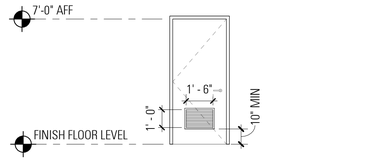
DOOR SCHEDULE

ROOM	DOOR							FRAME		DETAILS			HDW	REMARKS
			NOMINAL OPENING SIZE											
NAME	NO.	TYPE	WIDTH	HEIGHT	THK	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD		
LEVEL 1														
STORAGE	101A	C	3'-0"	7'-0"	3/4"	COMPOSITE	LAMINATE	STEEL	PNT					DUAL-ACTING TRAFFIC DOOR, HDW AND FRAME PER MANUF
STORAGE	102A	B	3'-0"	7'-0"	1 3/4"	HM	PNT	HM	PNT	3/A8.03	2/A8.03	1/A8.03	3	COORDINATE W/ SALTO RFID HDW
RESTROOM	103A	A	3'-0"	7'-0"	1 3/4"	HM	PNT	HM	PNT	3/A8.03	2/A8.03	1/A8.03	2	12"X18" LOUVER, VERIFY NFA W/ VENTING REQUIREMENTS
RESTROOM	104A	A	3'-0"	7'-0"	1 3/4"	HM	PNT	HM	PNT	3/A8.03	2/A8.03	1/A8.03	2	12"X18" LOUVER, VERIFY NFA W/ VENTING REQUIREMENTS

DOOR HARDWARE:

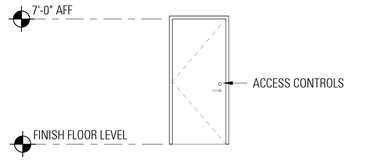
GROUP 2
- HINGES
- CLOSER
- STAINLESS STEEL THRESHOLD
- PRIVACY LATCH, KEYED FROM OUTSIDE
- MORTISE LOCK/LEVER
- GASKETING
- DOOR SWEEP
- OVERHEAD DOOR STOP
- STAINLESS STEEL HARDWARE

GROUP 3
- HINGES
- CLOSER
- STAINLESS STEEL THRESHOLD
- LATCH
- MORTISE LOCK/LEVER
- SALTO ELECTRIFIED LOCK
- GASKETING
- DOOR SWEEP
- FLOOR MOUNTED HOLD OPEN
- STAINLESS STEEL HARDWARE



A HOLLOW METAL DOOR W/ LOUVERS

A 3'-0" x 7'-0"



B HOLLOW METAL DOOR

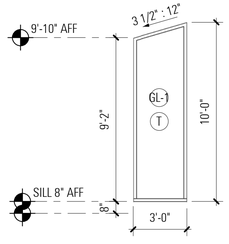
B 3'-0" x 7'-0"



C DUAL-ACTING TRAFFIC DOOR W/ VISION LITE

C 3'-0" x 7'-0"

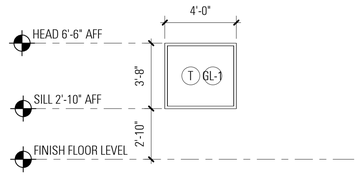
BOD: KAWNEER TRIFAB 2X4 STOREFRONT



D STOREFROTNT GLAZING - WEST ELEVATION

D1 3'-0"x HT VARIES, SEE ELEVATIONS D2 MIRROR D1

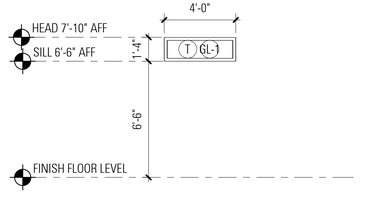
BOD: KAWNEER TRIFAB 2X4 STOREFRONT



E FIXED WINDOW

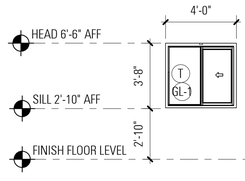
E 4'-0"x3'-8"

BOD: KAWNEER TRIFAB 2X4 STOREFRONT



F FIXED TRANSOM WINDOW

F 4'-0"x1'-4"



G SLIDING PASS-THRU WINDOW

G 4'-0"x3'-8"

FINISH SCHEDULE

ROOM		FLOOR		BASE		WALL		CEILING		REMARKS	COMMENTS
NO.	NAME	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH		
LEVEL 1											
101	SERVICE	TILE 1	BY OWNER	TILE 1	BY OWNER	GYP BD/FRP	PNT	GYP BD	PNT		PROVIDE SMOOTH, NONABSORBENT, EASILY CLEANABLE WALL COVERING IN FOOD SERVICE AREAS WHERE REQUIRED TO MEET CA HEALTH & SAFETY CODE
102	STORAGE	TILE 1	BY OWNER	TILE 1	BY OWNER	GYP BD/FRP	PNT	GYP BD	PNT		PROVIDE SMOOTH, NONABSORBENT, EASILY CLEANABLE WALL COVERING IN FOOD SERVICE AREAS WHERE REQUIRED TO MEET CA HEALTH & SAFETY CODE
103	RESTROOM	TILE 2	BY OWNER	TILE 2	BY OWNER	GYP BD/TILE	TBD	GYP BD	PNT		PROVIDE TILE WAINSCOTING ON WALLS UP TO 48" MINIMUM, SEE INTERIOR ELEVATIONS
104	RESTROOM	TILE 2	BY OWNER	TILE 2	BY OWNER	GYP BD/TILE	TBD	GYP BD	PNT		PROVIDE TILE WAINSCOTING ON WALLS UP TO 48" MINIMUM, SEE INTERIOR ELEVATIONS

SHEET NOTES

1. FOR DOOR NUMBER, OPERATION AND HAND, REFER TO FLOOR PLANS.
2. PROVIDE TEMPERED SAFETY GLAZING AT GLAZED DOORS AND THEIR SIDELITES AS INDICATED.
3. PROVIDE DOOR THRESHOLDS THAT DO NOT EXCEED 1/2" HEIGHT. FOR CHANGES IN VERTICAL HEIGHT FROM 1/4" TO 1/2", BEVEL AT A SLOPE OF 2 HORIZONTAL TO 1 VERTICAL.
4. PROVIDE CLOSER OPENING FORCE NOT TO EXCEED 5 LBS AT INTERIOR AND EXTERIOR ACCESSIBLE DOORS AT PUBLIC USE FACILITIES (CHAPTER 11B).
5. PROVIDE EXIT DOOR HARDWARE THAT CAN BE OPENED FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT.
6. PROVIDE EXTERIOR GLAZING MEETING MIN REQUIREMENTS OF TITLE 24 ENERGY REPORT.
7. FOR TYPICAL SIGNAGE MOUNTING HEIGHTS AND MISCELLANEOUS REQUIREMENTS AT DOORS, SEE G0.23
8. VERIFY AND COORDINATE PARTITION TYPE AND DOOR FRAME THROAT DIMENSIONS.
9. SEE SPECIFICATIONS FOR DOOR HARDWARE GROUPS.
10. WINDOW SIZES SHOWN ARE NOMINAL FRAME SIZE IN WIDTH X HEIGHT. CONFIRM ACTUAL FRAME SIZE AND ROUGH OPENING WITH WINDOW MANUFACTURER.
11. UNLESS OTHERWISE NOTED, EXTERIOR GLAZING TYPE IS (G-1)
12. PROVIDE EXTERIOR GLAZING MEETING MINIMUM REQUIREMENTS OF TITLE 24 ENERGY REPORT, SEE
13. PROVIDE THERMALLY BROKEN WINDOWS AT METAL WINDOWS (IF OCCUR).
14. PROVIDE TEMPERED GLAZING AS REQD BY CODE. (T) DESIGNATES TEMPERED.

SCHEDULE REMARKS

(G-1) U-0.41, SHGC-0.26 FOR TOTAL WINDOW PERFORMANCE AT ALUM. CLAD WOOD WINDOWS. VERIFY W/ TITLE 24 REQUIREMENTS

BOD: ¼" TEMPERED STARPHIRE GLASS WITH SOLARBAN 72 COATING
½" SPACER
¼" TEMPERED STARPHIRE GLASS

(T) TEMPERED GLAZING

FINISH ABBREVIATION

IN ADDITION TO THE ABBREVIATIONS FOUND ON G0.01, THE FINISH SCHEDULE USES THE FOLLOWING ABBREVIATIONS:

GYP BD	GYPSUM BOARD
FRP	FIBER REINFORCED POLYMER PANELS

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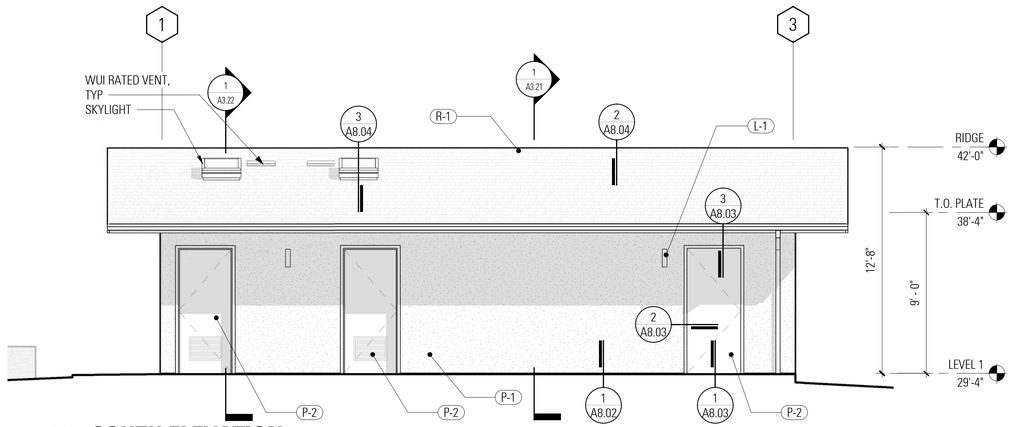
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DOOR & WINDOW AND FINISH SCHEDULES

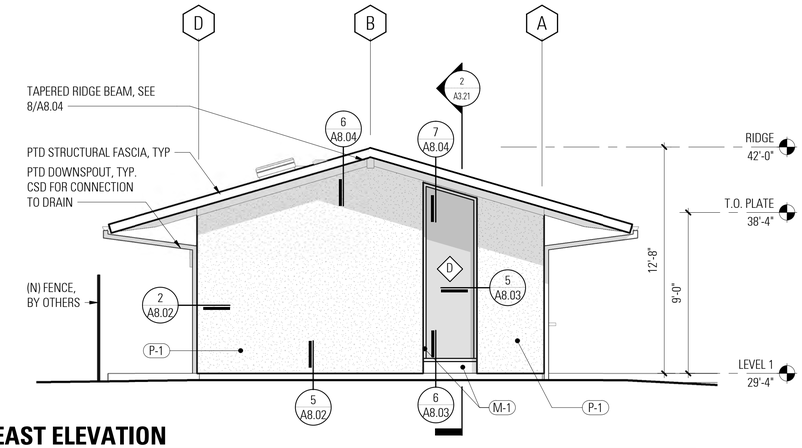
SCALE: 1/4" = 1'-0"

A2.21

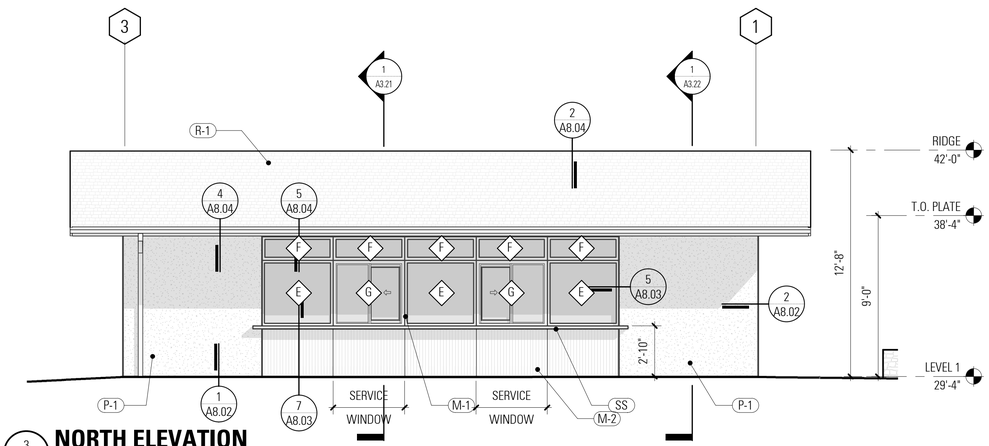
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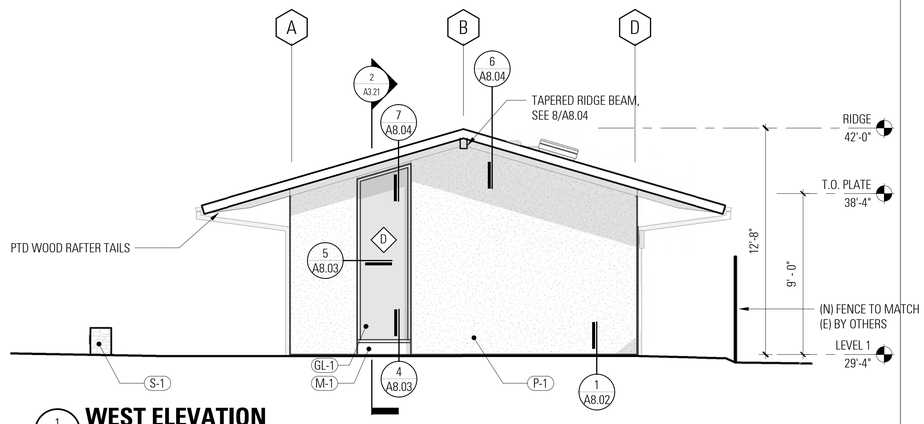
4 A3.01 **SOUTH ELEVATION**
1/4" = 1'-0"



2 A3.01 **EAST ELEVATION**
1/4" = 1'-0"



3 A3.01 **NORTH ELEVATION**
1/4" = 1'-0"



1 A3.01 **WEST ELEVATION**
1/4" = 1'-0"

SHEET NOTES

LEGEND

P-1	CEMENT PLASTER FINISH W/ "DEL MONTE CREAM" PAINT TO MATCH LODGE
P-2	TBD PAINT COLOR TO MATCH METAL CLADDING (HM DOORS & FRAMES)
M-1	STOREFRONT SYSTEM W/ MEDIUM BRONZE ANODIZED FINISH
M-2	METAL PANEL CLADDING, MEDIUM BRONZE ANODIZED FINISH
R-1	CEDAR SHAKE WOOD ROOF
L-1	EXTERIOR SCONCE LIGHTING
S-1	CARMEL STONE CLAD WALL

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EXTERIOR ELEVATIONS

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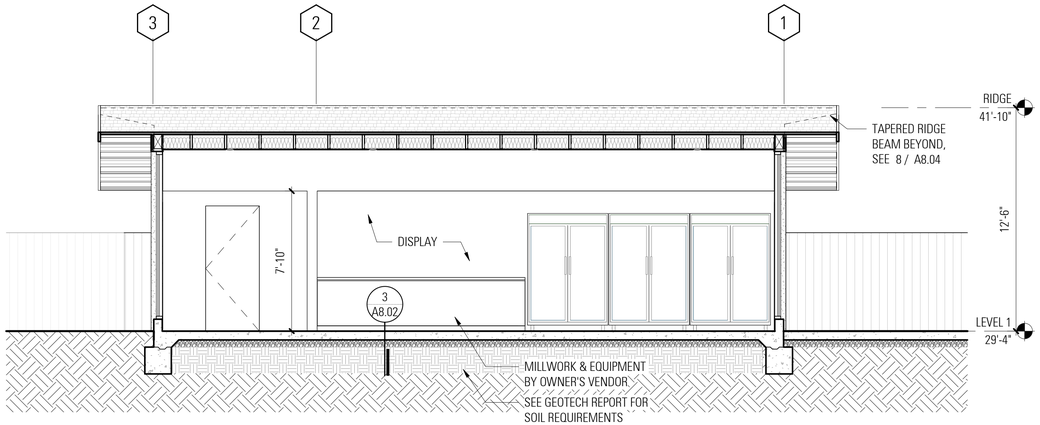
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EXTERIOR RENDERING

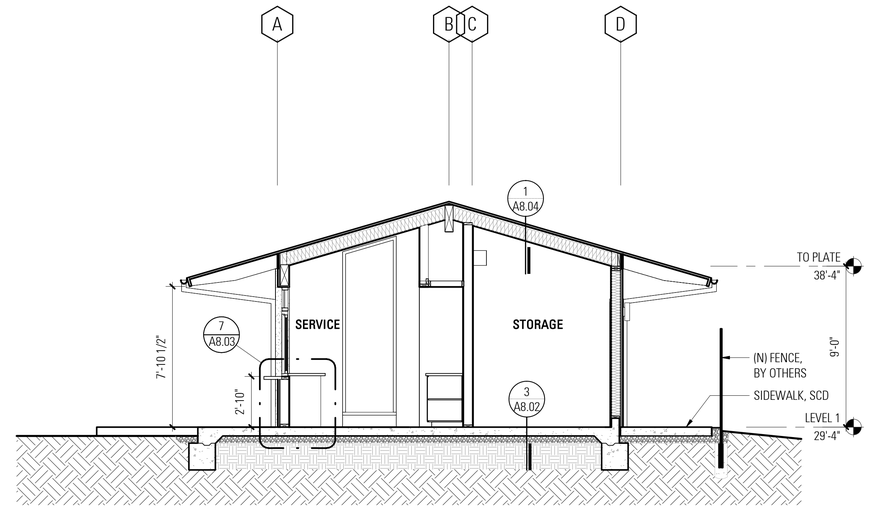
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2 A3.21 **LONGITUDINAL SECTION**
1/4" = 1'-0"



1 A3.21 **CROSS SECTION**
1/4" = 1'-0"

SHEET NOTES

LEGEND

- P-1 CEMENT PLASTER FINISH W/ "DEL MONTE CREAM" PAINT TO MATCH LODGE
- P-2 TBD PAINT COLOR TO MATCH METAL CLADDING (HM DOORS & FRAMES)
- M-1 STOREFRONT SYSTEM W/ MEDIUM BRONZE ANODIZED FINISH
- M-2 METAL PANEL CLADDING, MEDIUM BRONZE ANODIZED FINISH
- R-1 CEDAR SHAKE WOOD ROOF
- L-1 EXTERIOR SCONCE LIGHTING
- S-1 CARMEL STONE CLAD WALL

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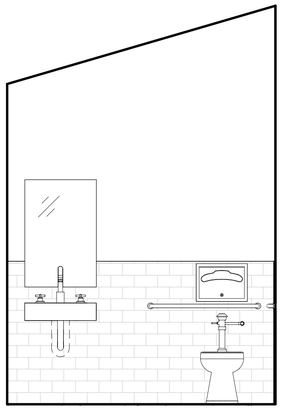
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BUILDING SECTIONS

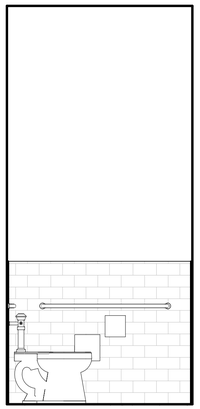
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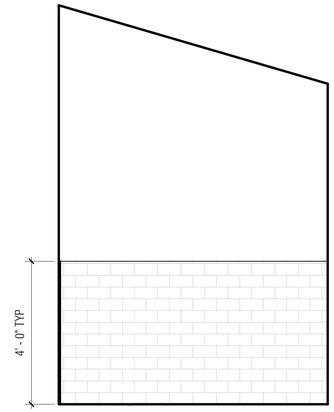
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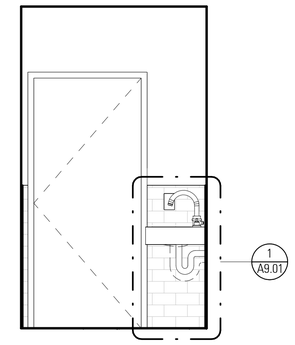
16 A5.01 **RESTROOM 103 - WEST**
1/2" = 1'-0"



13 A5.01 **RESTROOM 103 - NORTH**
1/2" = 1'-0"

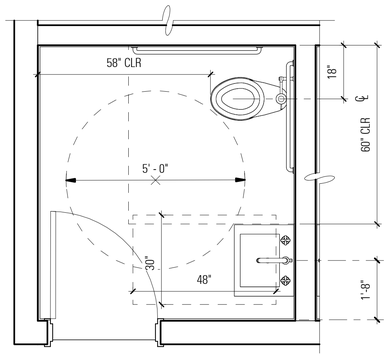


14 A5.01 **RESTROOM 103 - EAST**
1/2" = 1'-0"

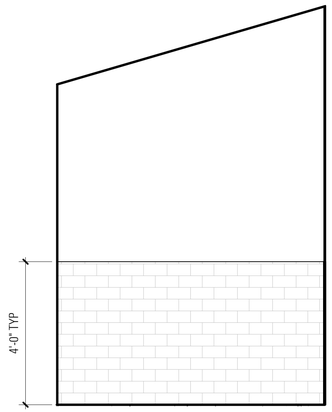


15 A5.01 **RESTROOM 103 - SOUTH**
1/2" = 1'-0"

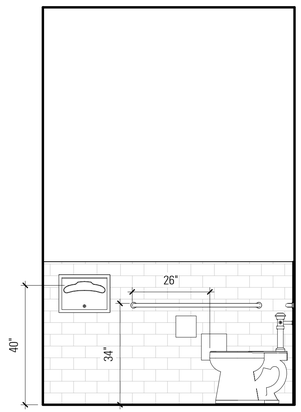
SEE 4/G0.22 FOR ADDTIONAL REQUIREMENTS



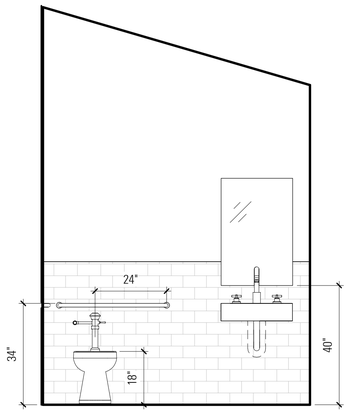
17 A5.01 **RESTROOM 104 CLEARANCES**
1/2" = 1'-0"



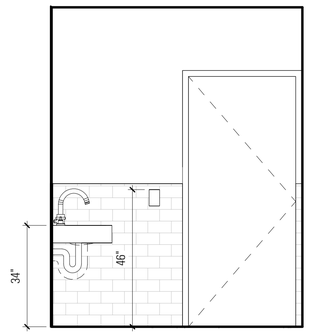
12 A5.01 **RESTROOM 104 - WEST**
1/2" = 1'-0"



9 A5.01 **RESTROOM 104 - NORTH**
1/2" = 1'-0"



10 A5.01 **RESTROOM 104 - EAST**
1/2" = 1'-0"



11 A5.01 **RESTROOM 104 - SOUTH**
1/2" = 1'-0"

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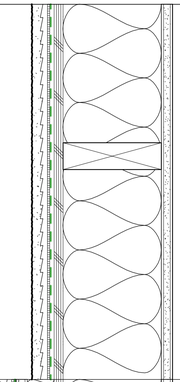
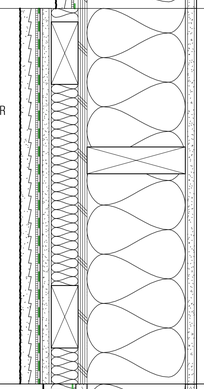
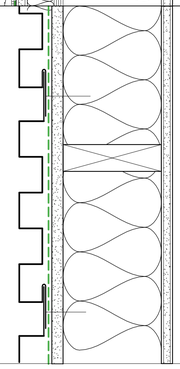
INTERIOR ELEVATIONS

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

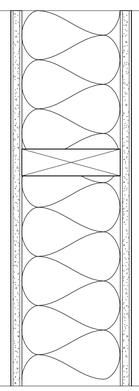
A5.01

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EXTERIOR FINISHES OVER WOOD STUDS

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
P1	CEMENT PLASTER 3-COAT CEMENT PLASTER: MEDIUM FINISH COAT: SIKA BMI ACRYLIC 400 BASE FINISH COAT W/ EMBEDDED 12 OZ REINFORCING MESH: SIKA BMI 777 POLYMER-MODIFIED BASE COAT - ALLOW FIRST COAT TO CURE WITH MESH FOR 24 HOURS PRIOR TO APPLYING SECOND COAT, TO FULLY ENCAPSULATE MESH SECOND COAT (BROWN): SIKA BMI 690 - APPLY 1/4" THICK, ALLOW TO CURE FOR 25 DAYS MIN FIRST COAT (SCRATCH): SIKA BMI 690 - APPLY 1/2" THICK, INCLUDING LATH, HEAVILY CROSSS-SCRATCH SELF-FURRING METAL LATH: STRUCTA MEG-LATH 1.95 LB/SQ YD, SELF-FURRING WELDED WIRE LATH BY STRUCTA WIRE CORP. 1/8" THICK DRAINAGE MAT: DRIWALL RAINSCREEN 013-1 BY KEENE FLUID APPLIED AIR & WATER BARRIER MEMBRANE: R-GUARD WRB BY PROSOCO 5/8" EXTERIOR GYP SHEATHING OR PLYWOOD SHEATHING WHERE OCCURS, SSD WOOD SIZE PER ARCH PLAN, SSD THERMAL INSULATION AS SCHEDULED 5/8" GYPSUM BOARD	NO RATING REQ'D	EXTERIOR  INTERIOR
P2	CEMENT PLASTER - FURRED 3-COAT CEMENT PLASTER: SEE TYPE P1 ABOVE SELF-FURRING METAL LATH: 1/8" THICK DRAINAGE MAT FLUID APPLIED AIR & WATER BARRIER MEMBRANE 5/8" EXTERIOR GYP SHEATHING 1 1/2 WOOD STUD BLOCKING W/ THERMAL INSULATION TO FILL CAVITY PLYWOOD SHEATHING WHERE OCCURS, SSD WOOD STUDS AS SCHEDULED, SSD THERMAL INSULATION AS SCHEDULED 5/8" GYPSUM BOARD ALT: PROVIDE P1 WALL TYPE W/ 8X WOOD FRAMING	NO RATING REQ'D	EXTERIOR  INTERIOR
M1	METAL BOX RIB WALL PANELS "GALVALUME" COATED STEEL WALL PANELS FLUID APPLIED AIR & WATER BARRIER MEMBRANE 5/8" GYPSUM SHEATHING OR PLYWOOD SHEATHING WHERE OCCURS WOOD STUDS (2X4 MIN) THERMAL INSULATION 5/8" GYPSUM BOARD	1 HR LOAD BEARING PER GA FILE NO WP 8105	EXTERIOR  INTERIOR

INTERIOR FINISHES OVER WOOD STUDS

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
C	INTERIOR PARTITION 5/8" GYPSUM BOARD PLYWOOD WHERE OCCURS, SSD WD STUDS AT 24" OC MAX FOR RATING INSULATION AS SCHEDULED 5/8" GYPSUM BOARD	1 HR PER GA FILE NO WP 3510 LOAD-BEARING, FOR RATING MIN 2X4 STUD	INTERIOR  INTERIOR

WALL AND PARTITION SCHEDULE NOTES

1 CONSTRUCT RATED ASSEMBLIES AS SPECIFIED IN THE FOLLOWING REFERENCES:
CBC: 2022 CALIFORNIA BUILDING CODE
GA: GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, 20TH EDITION
UL: UNDERWRITERS LABORATORY INC, 2014 EDITION
ONC: CALIFORNIA OFFICE OF NOISE CONTROL, CATALOG OF STC AND IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES

2 PROVIDE TYPE 'X' GYPSUM BOARD, GYPSUM SHEATHING OR GYPSUM LINER AT FIRE RATED PARTITIONS.

3 FOR BEARING STUDS INFORMATION, SEE STRUCTURAL DRAWINGS.

4 FOR STRUCTURAL SHEATHING REQUIREMENTS INCLUDING SHEATHING LOCATIONS, TYPE, THICKNESS AND FASTENING, SEE STRUCTURAL DRAWINGS.

5 ASSEMBLY RATING MAY BE HIGHER THAN THAN REQUIRED BY CODE FOR ACOUSTIC REASONS OR CONSTRUCTION MATERIAL PROPERTIES.

6 GA MANUAL GENERAL NOTE 11 STATES: " WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL FIBER, GLASS FIBER, OR CELLULOSE FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY."

7 GA MANUAL GENERAL NOTE 16 STATES: "GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD- STUD SYSTEMS. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED RATING OF ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NON LOAD-BEARING SYSTEM. INDICATED STUD SPACING ARE MAXIMUMS."

8 ALIGN WALL SURFACES IN A ROOM UON. WHERE A WALL CONSISTS OF MULTIPLE PARTITION TYPES, PROVIDE ADDITIONAL LAYER(S) OF GYPSUM BOARD AS REQUIRED TO ALIGN WALL FINISH.

9 PROVIDE 1/4" GAP BETWEEN EDGE OF GYPSUM BOARD AND TOP OF SLAB AT BASE OF WALL OR PERPENDICULAR GYPSUM BOARD AT CORNERS AND CEILING. SEAL TIGHT WITH CONTINUOUS ACOUSTICAL SEALANT AT ROOM PERIMETER: TOP, BOTTOM AND CORNERS. PROVIDE LISTED ACOUSTICAL SEALANT AT FIRE RATED CONDITIONS.

10 WHERE GYPSUM BOARD IS SCHEDULED TO GO FULL HEIGHT ABOVE CEILING, TAPE AND FLOAT JOINTS AND FASTENER HEADS ABOVE CEILING.

11 PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN PAINTED AREAS OF WET ROOMS SUCH AS TOILET AND SHOWER ROOMS, JANITOR CLOSETS, AND BEHIND DRINKING FOUNTAINS.

12 SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR FINISH MATERIALS IN ADDITION TO MATERIALS SPECIFIED IN THE WALL AND PARTITION SCHEDULES.

13 PROVIDE CEMENTITIOUS BACKER UNITS OR GLASS-MAT FACED GYPSUM BACKING BOARDS AT INTERIOR WALLS OR SURFACES RECEIVING TILE WALL FINISH.

14 PROVIDE THERMAL INSULATION AT EXTERIOR WALLS. PROVIDE UL LISTED THERMAL INSULATION AT FIRE-RATED PARTITIONS. SEE INSULATION SCHEDULE BELOW.

15 AT EXTERIOR WALLS, WEATHER-LAP SHEATHING PAPER OR OTHER WATER-RESISTIVE BARRIER (AS SPECIFIED) TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND EXTERIOR FINISH.

16 PROVIDE FIRE RETARDENT TREATED PLYWOOD BACKBOARD FOR ELECTRICAL PANELS.

19 IN COMBUSTIBLE CONSTRUCTION, PROVIDE VERTICAL AND HORIZONTAL FIREBLOCKING IN CONCEALED SPACES AS REQUIRED BY CODE.

20 PIPES, WIRES, CONDUITS, DUCTS, AND OTHER SERVICE FACILITIES SHALL NOT BE EMBEDDED IN REQUIRED FIRE PROTECTIVE COVERINGS OF A STRUCTURAL MEMBER THAT IS REQUIRED TO BE INDIVIDUALLY ENCASED.

21 LUGS/BRACKETS/BOLTS/TABS ATTACHED TO STRUCTURAL MEMBERS REQUIRING FIRE-PROTECTION SHALL BE PROTECTED WITH AT LEAST ONE-INCH OF SURFACE COVER OF FIRE PROTECTION. (CBC 704.6)

WALL SCHEDULE LEGEND

WALL SYMBOL

WALL TYPE — P1 6 — FRAMING SIZE
FIRE-RATING/ WALL HEIGHT — 1 1 1 — INSULATION

FIRE-RATING
1-4 = RATED WALL
P = FIRE PARTITION
B = FIRE BARRIER

INSULATION
A = ACOUSTICAL BATT INSULATION
M = MINERAL WOOL SAFING
R = RIGID INSULATION
T = THERMAL BATT INSULATION
0 = NO INSULATION

STEEL FRAMING
0 = 7/8" HAT CHANNEL
1 = 1 5/8" STEEL
2 = 2 1/2" STEEL

WOOD FRAMING - SSD TO CONFIRM
4 = FOR 4X WOOD
6 = FOR 6X WOOD
8 = FOR 8X WOOD

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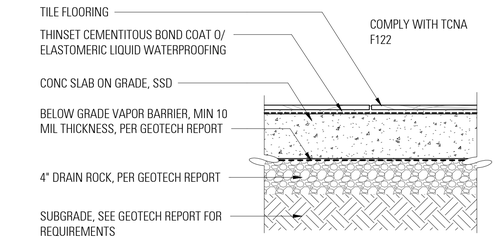
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WALL SCHEDULE

SCALE: 3" = 1'-0"

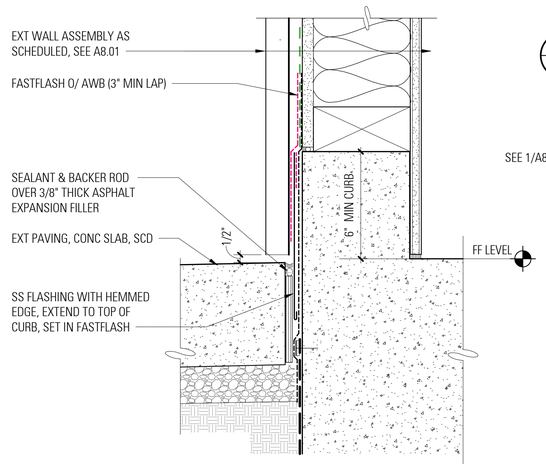
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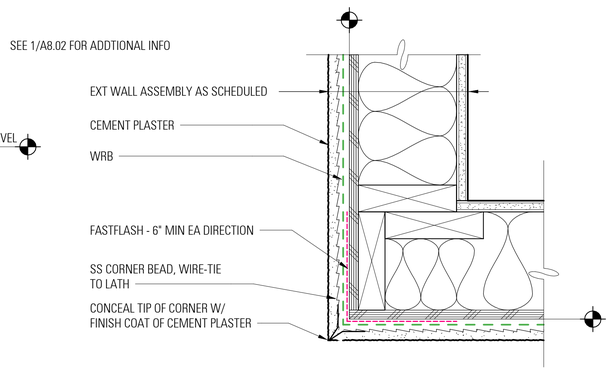
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3 A8.02 SLAB ON GRADE - TILE FINISH

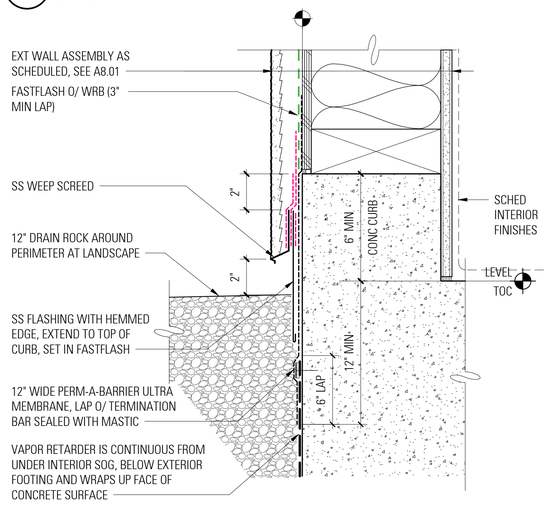
1 1/2" = 1'-0"





4 A8.02 METAL WALL BASE AT SERVICE COUNTER

3" = 1'-0"

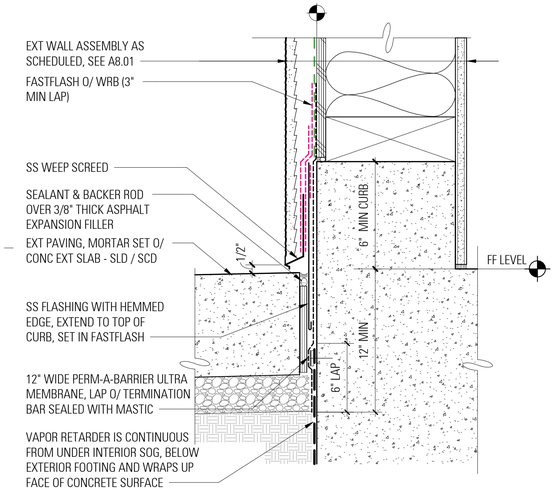


5 A8.02 WALL BASE/CURB AT FIN GRADE

3" = 1'-0"

2 A8.02 OUTSIDE CORNER - PLAN

3" = 1'-0"



1 A8.02 WALL BASE/CURB AT HARDSCAPE

3" = 1'-0"

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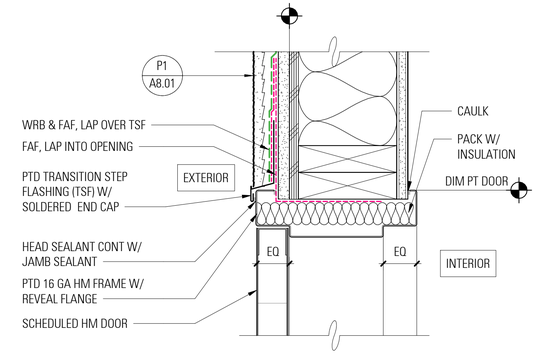
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TYP EXTERIOR DETAILS

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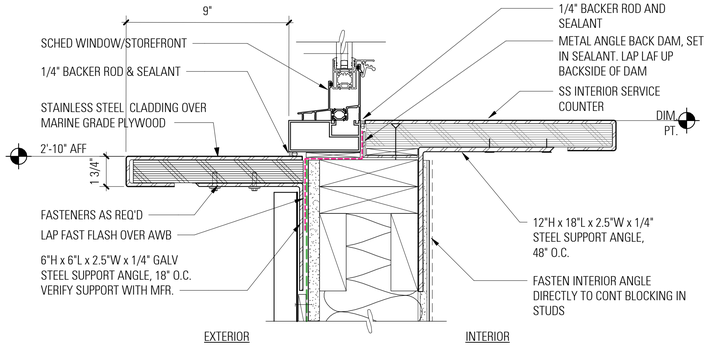
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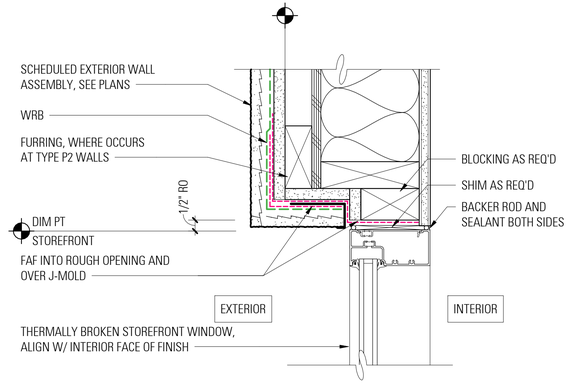
3 A8.03 EXTERIOR HM DOOR HEAD

3" = 1'-0"



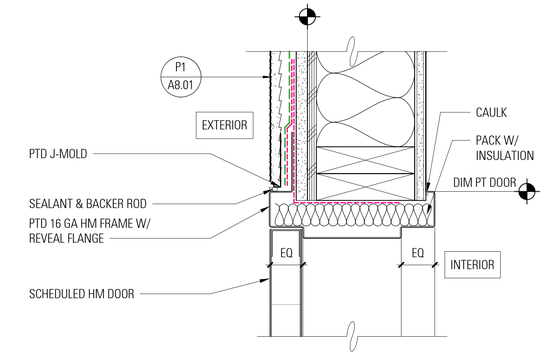
7 A8.03 STOREFRONT SILL AT COUNTER

3" = 1'-0"



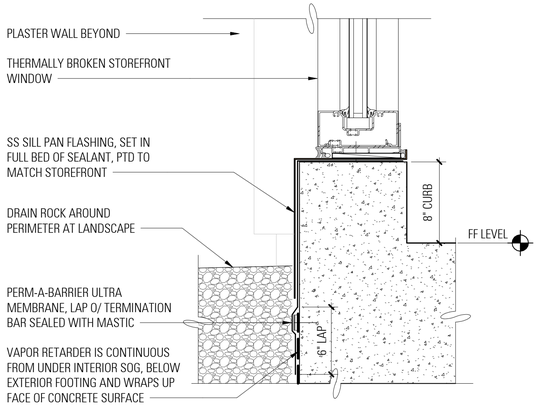
5 A8.03 STOREFRONT JAMB AT CEM PLASTER

3" = 1'-0"



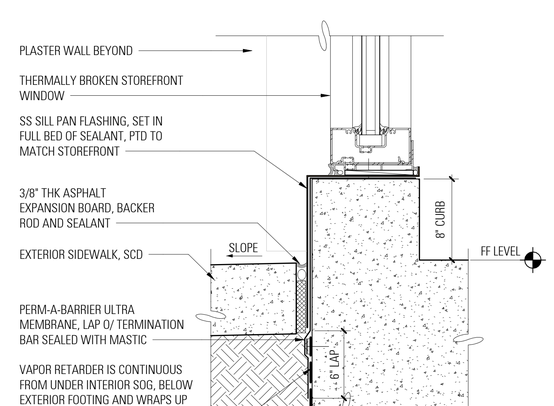
2 A8.03 EXTERIOR HM DOOR JAMB

3" = 1'-0"



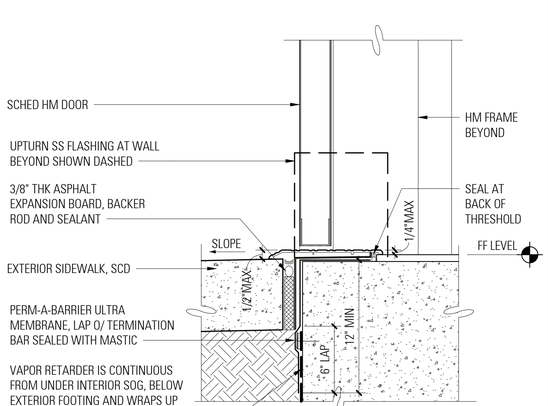
6 A8.03 STOREFRONT SILL AT GRADE

3" = 1'-0"



4 A8.03 STOREFRONT SILL AT SIDEWALK, TYP

3" = 1'-0"



1 A8.03 EXTERIOR HM DOOR THRESHOLD

3" = 1'-0"

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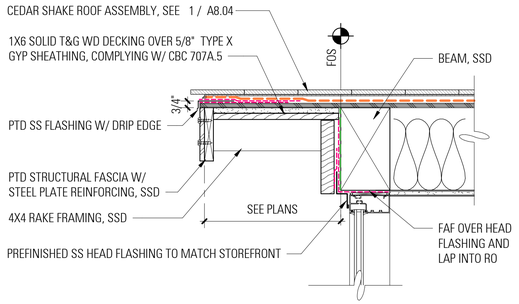
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DOOR AND WINDOW DETAILS

SCALE: 3" = 1'-0"

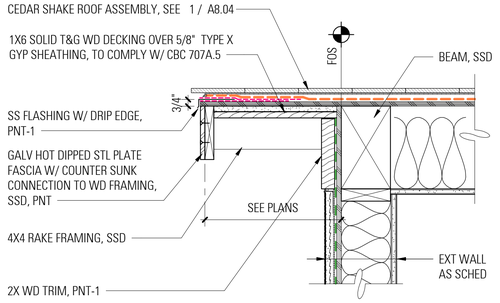
A8.03

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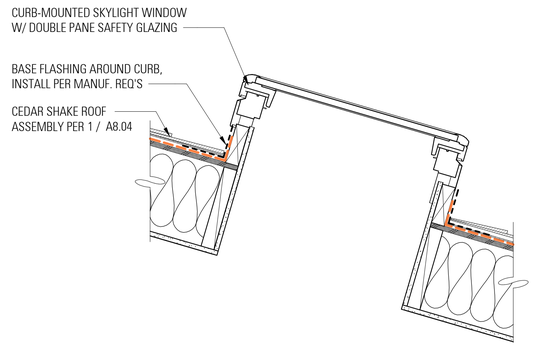
7 A8.04 CEDAR SHAKE ROOF RAKE AT STOREFRONT

1 1/2" = 1'-0"



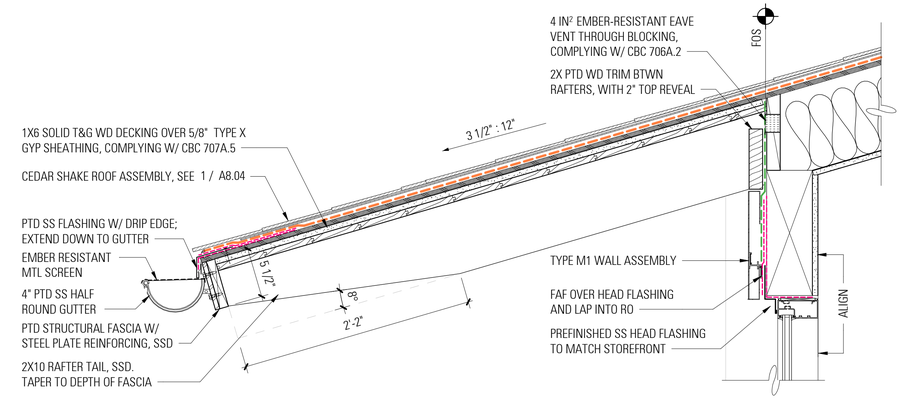
6 A8.04 CEDAR SHAKE ROOF RAKE AT STUCCO

1 1/2" = 1'-0"



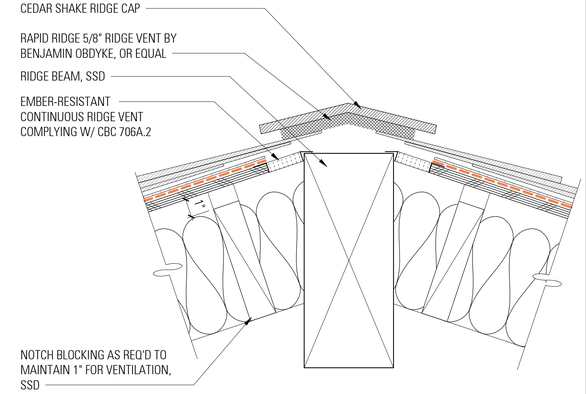
3 A8.04 SKYLIGHT WINDOW

1 1/2" = 1'-0"



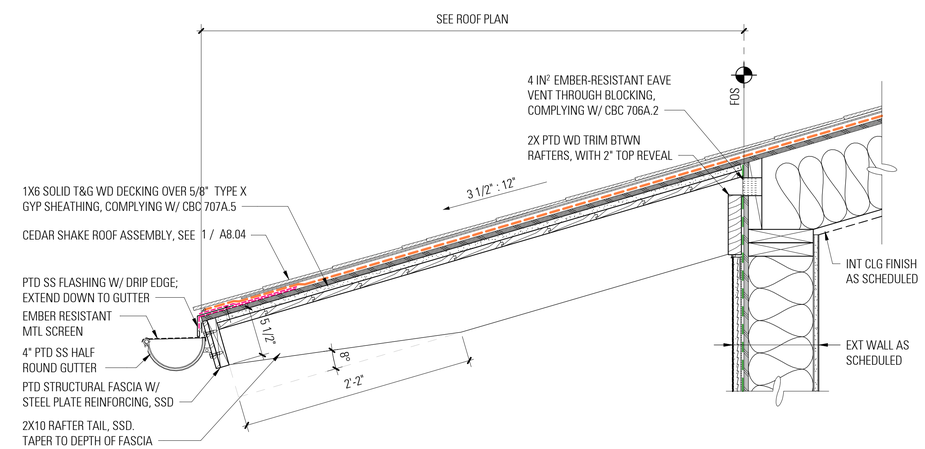
5 A8.04 CEDAR SHAKE ROOF EAVE AT STOREFRONT

1 1/2" = 1'-0"



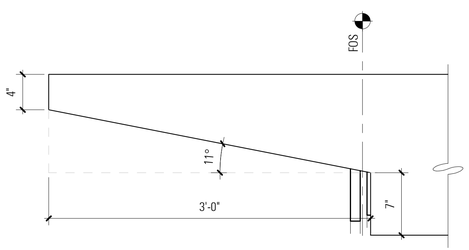
2 A8.04 CEDAR SHAKE ROOF RIDGE

3" = 1'-0"



4 A8.04 CEDAR SHAKE ROOF EAVE AT STUCCO

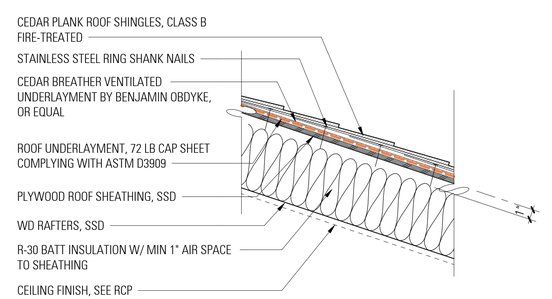
1 1/2" = 1'-0"



NOTE: SEE STRUCTURAL DRAWINGS FOR FRAMING SIZES AND REQUIREMENTS

8 A8.04 RIDGE BEAM TAPER PROFILE

1 1/2" = 1'-0"



1 A8.04 CEDAR SHAKE ROOF ASSEMBLY

1 1/2" = 1'-0"

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ROOF DETAILS

SCALE: As indicated

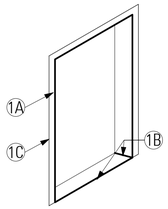
A8.04

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NOTES:

1. SEE WINDOW DETAILS FOR ADDITIONAL INFORMATION

2. PROVIDE MOCKUP FOR ARCHITECT'S REVIEW AND APPROVAL



STEP 1A

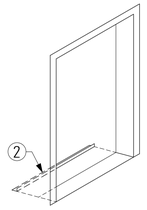
CONSTRUCT ROUGH OPENING PER WINDOW MFR'S INSTRUCTIONS. CUT SHEATHING
FLUSH WITH ROUGH OPENING.

STEP 1B

SEAL ALL JOINTS IN ROUGH OPENING FRAMING AND ALL SEAMS IN SHEATHING USING JOINT AND SEAM SEALANT.

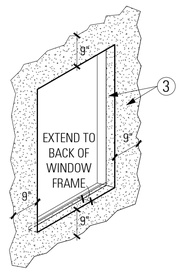
STEP 1C

INSTALL 1/4" SHIM STRIP AT JAMB AND HEAD, TO ALLOW RO TO MATCH PROFILE CREATED BY SHIMS AT SILL FOR WEEPS



STEP 2

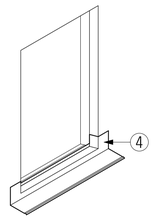
FASTEN 3/4" X 3/4" 24 GA MIN STAINLESS STL L-SHAPED BACK DAM ON INTERIOR SILL



STEP 3

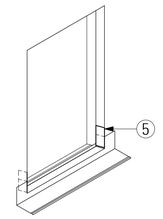
SEAL THE RAW, CUT GYPSUM BOARD EDGES BY BRUSHING ON A THIN UNIFORM COAT OF POROUS-PREP, PER R-GUARD INSTALLATION INSTRUCTION.

APPLY FAST FLASH MEMBRANE INTO ROUGH OPENING TO THE DEPTH OF WINDOW FRAME, AND ONTO FACE OF SHEATHING 9" MIN BEYOND ROUGH OPENING ALL AROUND. EXTEND FASTFLASH UP 3/4"X3/4" ANGLE.



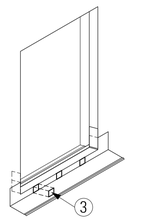
STEP 4

INSTALL COPPER OR 316 SS SILL PAN WITH 1.5" UPTURN AT BACK OF WINDOW FRAME AND 4 IN. UPTURN AT JAMBS. WET SET IN BED OF SEALANT. SILL PAN TO BE MECHANICALLY FASTENED AND FULLY SOLDERED



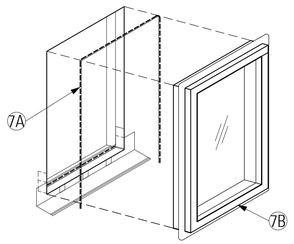
STEP 5

STRIP FAST FLASH OVER UPTURN OF SILL PAN, 3" LAP WITH FAST FLASH ON JAMB.



STEP 6

PROVIDE SILL DRAINAGE SPACERS COMPRISED OF 1/4"x2" WIDE SHIMS SET IN SEALANT BEHIND SILL NAILING FIN AT FASTENER LOCATIONS (OR 9" OC).



STEP 7A

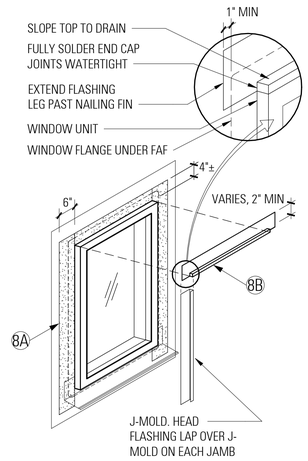
INSPECT NAILING FINS FOR DAMAGE. APPLY CONTINUOUS BEAD OF AIR DAM SEALANT TO INTERIOR SIDE OF NAILING FINS (ON THREE SIDES TO ALLOW TRAPPED MOISTURE TO WEEP AT SILL) AND IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS ON NAILING FIN. APPLY ADDITIONAL AIR DAM SEALANT AT INTERIOR SIDE OF MITERED CORNERS OF WINDOW FRAME.

APPLY CONTINUOUS BEAD OF AIR DAM SEALANT BETWEEN BACK DAM AND WINDOW FRAME TO PROVIDE AIR SEAL.

STEP 7B

SET WINDOW INTO OPENING. SECURE PER MANUFACTURER'S SPECIFICATIONS.

DO NOT PREDRILL HOLES FOR FASTENERS. IF PREDRILL IS NECESSARY, DIP THREADED END OF FASTENER IN JOINT AND SEAM SEALANT BEFORE INSTALLING.



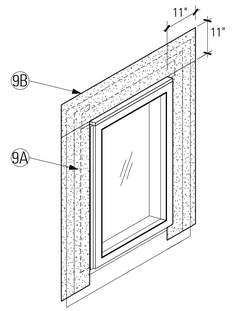
STEP 8A

TROWEL APPLY A LAYER OF FAST FLASH SEALANT OVER NAILING FINS AT JAMBS AND HEAD. LAP ONTO JAMB FAF APPLIED AT STEP 2. ENSURE ALL WINDOW FASTENERS ARE COMPLETELY SEALED.

STEP 8B

INSTALL COPPER OR 316 SS HEAD FLASHING WITH SOLDERED END CAPS. EXTEND VERTICAL LEG OF HEAD FLASHING 1" MIN BEYOND EDGE OF NAILING FIN.

NOTE: INSTALL FASTENERS AT TOP OF FLASHING TO REDUCE OIL CANNING. DO NOT PENETRATE NAILING FINS.

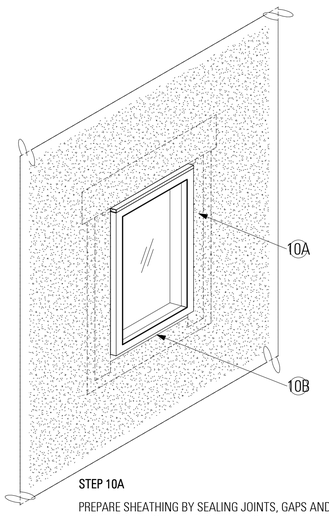


STEP 9A

STRIP FAST FLASH IN OVER J-MOLDS.

STEP 9B

APPLY FAST FLASH OVER HEAD FLASHING. EXTEND 2" BEYOND THE JAMB FAST FLASH APPLIED AT STEP 3.



STEP 10A

PREPARE SHEATHING BY SEALING JOINTS, GAPS AND FASTENER HEADS WITH FAST FLASH SEALANT. INSTALL FLUID-APPLIED AIR AND WATER-RESISTIVE BARRIER (AWRB). LAP AWRB ONTO FAST FLASH AT HEAD AND JAMBS.

STEP 10B

DO NOT LAP AWRB OVER SILL NAILING FIN (TO ALLOW TRAPPED MOISTURE TO WEEP AT SILL)

NOTE: DO NOT PENETRATE NAILING FINS WITH FASTENERS FOR FLASHING, LATH, TRIM OR OTHER MATERIALS.

1 A8.05 FLASHING SEQUENCE AT RECESSED NAIL FIN WINDOWS WITH FLUID-APPLIED FLASHING

FAA-xx-007

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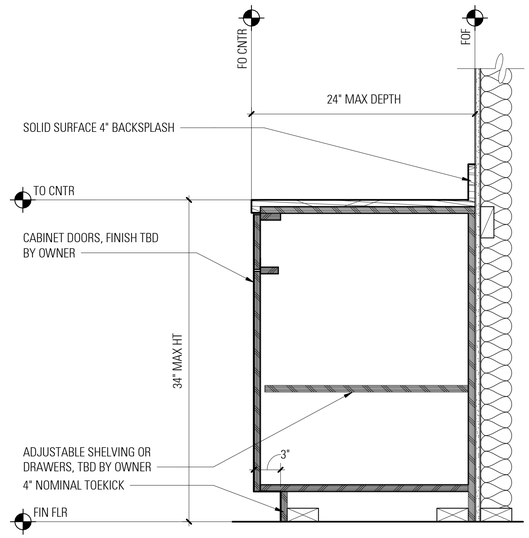
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WINDOW FLASHING - NAIL FIN WINDOWS WITH FLUID-APPLIED FLASHING

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

A8.05

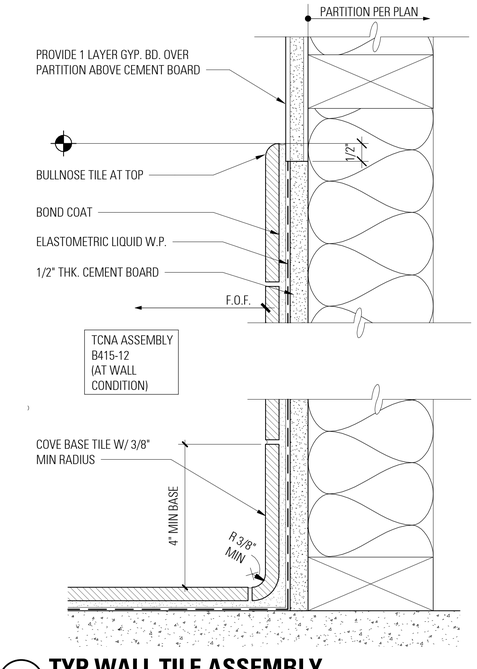
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2 A9.01 **TYPICAL BASE CABINET**

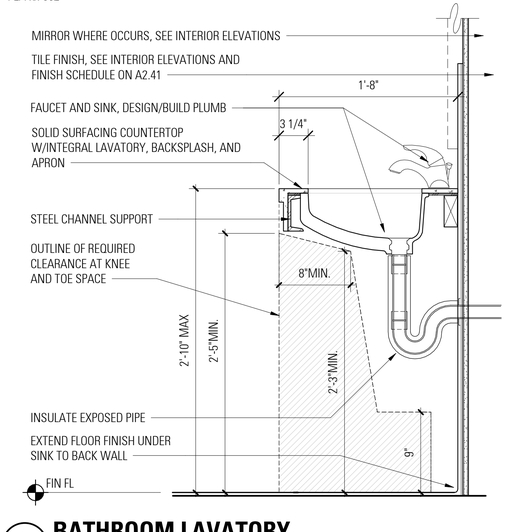
1 1/2" = 1'-0"

PEA-xx-002



3 A9.01 **TYP WALL TILE ASSEMBLY**

6" = 1'-0"



1 A9.01 **BATHROOM LAVATORY**

1 1/2" = 1'-0"

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G STRUCTURAL SPECIFICATIONS

CONCRETE CONSTRUCTION

1. CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION	MIN 28-DAY STRENGTH (PSI)	AGGREGATE SIZE	MAX WATER TO CEMENTITIOUS MATERIALS RATIO	MIN SACKS CEMENTITIOUS MATERIAL PER CUBIC YARD[4]
STRUCTURAL				
INTERIOR SLAB ON GROUND[5]	3,000	1"x#4	0.45	6.1
FOUNDATIONS (CONT FTG, PAD FTG)	3,000 (DESIGNED FOR 2,500)	1"x#4	0.53	5.0
NON-STRUCTURAL				
LEAN CONCRETE (USE ONLY WHERE SPECIFIED)	-	-	-	3.0

2. CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS OF CBC SECTIONS 1705 AND 1903, ACI CODE-318, ACI SPEC-301, AND THESE SPECIFICATIONS. SUBMIT MIX DESIGN AND SUPPORTING DOCUMENTATION IN ACCORDANCE WITH ACI SPEC-301 AND ACI CODE-318 FOR REVIEW PRIOR TO PLACEMENT.

CEMENT:	ASTM C150 TYPE II
AGGREGATE:	ASTM C33 RECYCLED AGGREGATE PRODUCTS NOT PERMITTED EXCEPT RECLAIMED COARSE AGGREGATE PER ASTM C33
FLY ASH:	ASTM C618 CLASS F
SLAG CEMENT:	ASTM C989 GRADE 100 OR 120
WATER:	ASTM C1602
ADMIXTURES:	ASTM C494, C260

3. CONCRETE MIX DESIGN FOR INTERIOR SLABS ON GROUND TO HAVE 25% TO 35% FLY ASH OR 30% TO 45% SLAG CEMENT SUBSTITUTED FOR CEMENT AT A POUND-FOR-POUND RATE.
4. FLY ASH MAY BE SUBSTITUTED UP TO 25% FOR CEMENT AT A POUND-FOR-POUND RATE, UNLESS SPECIFIED OTHERWISE. DO NOT USE FLY ASH IN HIGH EARLY STRENGTH CONCRETE. SLAG CEMENT MAY BE SUBSTITUTED UP TO 45% FOR CEMENT AT A POUND-FOR-POUND RATE, UNLESS SPECIFIED OTHERWISE. DO NOT USE SLAG CEMENT IN HIGH EARLY STRENGTH CONCRETE.
5. UNDER SLAB VAPOR RETARDER TO BE ASTM E1745 CLASS A; 15 MILS MINIMUM THICKNESS; 0.01 U.S. PERMS MAXIMUM PERMEANCE. INSTALL PER ASTM E1643 AND MANUFACTURER'S RECOMMENDATIONS. PROVIDE "STEGO WRAP VAPOR BARRIER (15MIL)" OR APPROVED EQUIVALENT. RETARDER SHALL EXTEND TO FOOTINGS BUT NOT TO BOTTOM OF FOOTING OR INTO A COLD JOINT.
6. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 OR A706 GRADE 60. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST. SECURELY TIE REBAR IN PLACE PRIOR TO CONCRETE PLACEMENT. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
7. CONCRETE SHALL BE KEPT CONTINUOUSLY WET FOR 48 HOURS, AFTER PLACEMENT, AND SHALL BE KEPT DAMP FOR 7 DAYS AFTER PLACEMENT, IN LIEU OF PONDING, SLABS EITHER MAY HAVE CURE/SEALER APPLIED IMMEDIATELY AFTER FINISHING (IF OTHER FINISHES ARE NOT AFFECTED) OR COVERED WITH CURING PAPER, FILM OR BURLAP. CURE SHALL BE OF A TYPE THAT WILL NOT BE DETRIMENTAL TO SEALERS TO BE APPLIED LATER.
8. ANCHOR BOLTS - ASTM F1554 GRADE 36 THREADED ROD WITH DOUBLE NUTS OR ASTM A307 HEADED BOLTS. (NO "J" OR "L" BOLTS). SECURELY TIE ANCHOR BOLTS IN PLACE PRIOR TO CONCRETE POUR.
9. LAITANCE SHALL BE REMOVED FROM ALL COLD JOINT SURFACES PRIOR TO PLACEMENT OF SUBSEQUENT CONCRETE.
10. MECHANICAL COUPLERS FOR REINFORCING STEEL TO BE "L-SERIES BAR LOCK" BY DAYTON SUPERIOR (UES ER-0319) OR EQUAL COUPLER WITH ICC REPORT, UNO.

STRUCTURAL STEEL

1. STEEL GRADES:
   - PLATES..... ASTM A36
   - MACHINE BOLTS (MB)..... ASTM A307 GRADE A
   - MACHINE BOLT NUTS..... ASTM A563 GRADE A
   - MACHINE BOLT WASHERS..... ASTM F844
   - ANCHOR RODS ..... ASTM F1554 GRADE 36 UNO
   - ANCHOR ROD NUTS..... ASTM A563 GRADE A (GRADE DH AT GRADE 105 ROD)
   - ANCHOR ROD WASHERS..... ASTM F436 TYPE 1
2. WORKMANSHIP AND DETAILS SHALL CONFORM TO THE AISC SPECIFICATIONS AND THE CBC UNLESS NOTED OTHERWISE.
3. WELDING ELECTRODES SHALL MEET AWS REQUIREMENTS AND ELECTRODES SHALL BE E70XX FOR SHIELDED METAL ARC, F7XX-EXXX FOR SUBMERGED ARC (SHOP WELDS ONLY), ER70S-X FOR GAS METAL ARC AND E7XT-XX FOR FLUX CORE (UNLESS NOTED OTHERWISE).
4. ALL STRUCTURAL WELDS SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED TESTING AGENCY. CERTIFICATION SHALL BE SUBMITTED TO THE ARCHITECT AND THE BUILDING DEPARTMENT.
5. TEMPORARY SHORING AND BRACING SHALL BE USED AND SHALL BE ADEQUATE FOR ALL LOADS TO WHICH IT MAY BE SUBJECTED. LEAVE TEMPORARY BRACING AND SHORING IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, AND UNTIL FINAL FRAMING CONSTRUCTION IS COMPLETED.
6. SEE ARCHITECTURAL DRAWINGS FOR FINISHES ON STEEL FRAMING. STEEL FRAMING WITH EXTERIOR EXPOSURE SHALL BE HOT-DIP GALVANIZED PER ASTM A123 CLASS 55 MINIMUM OR OTHERWISE FINISHED WITH A HIGH-PERFORMANCE (E.G. EPOXY OR URETHANE) EXTERIOR COATING SYSTEM (PRIMER AND TOP COAT) APPROVED BY THE ARCHITECT AND ENGINEER. PROVIDE VENT HOLES PER ASTM A385 AT CLOSED SECTIONS (SUCH AS HSS). SUBMIT PROPOSED LOCATION OF VENT HOLES FOR REVIEW BY ENGINEER. ALL CONNECTION HARDWARE AT EXTERIOR EXPOSURE FRAMING SHALL BE HOT-DIP GALVANIZED PER ASTM A153 OR F2329. ASTM F3125 GRADE A325 HIGH-STRENGTH BOLT ASSEMBLIES MAY BE MECHANICALLY GALVANIZED PER ASTM B695 CLASS 55 OR HOT-DIP GALVANIZED PER ASTM F2329. MATING BOLTS AND NUTS SHALL RECEIVE THE SAME ZINC-COATING PROCESS. REPAIR ALL UNCOATED, DAMAGED, OR ALTERED GALVANIZED SURFACES PER ASTM A780.

WOOD CONSTRUCTION (CARPENTRY)

1. EACH PIECE OF LUMBER SHALL BEAR THE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) SHOWING GRADE MARK OR APPROVED EQUAL. BEAMS AND POSTS TO BE FREE OF HEART CENTER (FOHC). OTHER MATERIALS SHALL BE AS SHOWN BELOW:

SAWN LUMBER MEMBER	SPECIES AND MINIMUM GRADE, UNO	F_b (PSI)	F_v (PSI)	E (PSI)
6x POSTS	DOUGLAS FIR - #1	1200	170	$1.6x10^6$
6x BEAMS	DOUGLAS FIR - #1	1350	170	$1.6x10^6$
4x POSTS & BEAMS	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
2x JOISTS, RAFTERS	DOUGLAS FIR - #2	900	180	$1.6x10^6$
℄ MATERIAL	DOUGLAS FIR - #2	900	180	$1.6x10^6$
2x STUDS	DOUGLAS FIR - #2	900	180	$1.6x10^6$

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE MAXIMUM MOISTURE CONTENT OF WOOD AT THE TIME OF INSTALLATION SHALL BE NOT MORE THAN 19% FOR SAWN LUMBER AND 16% FOR SHEATHING OR ENGINEERED LUMBER.
3. NAILS TO BE ASTM F1667 (INCLUDING SUPPLEMENT S1) OF COMMON WIRE AND OF CENTERED FULL-ROUND HEADS WHERE NAILING IS SPECIFIED ON THE DRAWINGS. MACHINE-DRIVEN NAILS MEETING SIZE REQUIREMENTS ARE ACCEPTABLE. NAILS MUST NOT BE OVER-DRIVEN. PRE-DRILL NAIL HOLES WHERE WOOD TENDS TO SPLIT. NAILS AS SPECIFIED ON PLANS AND INCLUDING IN PTDF MATERIAL CONTAINING AMMONIA IN EXTERIOR APPLICATIONS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. NAILS USED IN EXTERIOR APPLICATIONS OR IN INTERIOR PTDF SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153.

WIRE NAIL	MINIMUM SHANK DIAMETER	MINIMUM NAIL LENGTH UNO	MINIMUM HEAD DIAMETER	TYPICAL NAIL APPLICATION, UNO
16d COMMON	0.162"	3½"	0.344"	FRAMING
10d COMMON	0.148"	3"	0.312"	FRAMING
10d COMMON	0.148"	PER 11/S1.2	0.312"	SHEATHING
8d COMMON	0.131"	PER 11/S1.2	0.281"	SHEATHING

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE METAL FRAMING CLIPS, HANGERS, ETC. ARE BY SIMPSON STRONG-TIE. NAILING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS WITH A NAIL PROVIDED FOR EACH PUNCHED HOLE UNO. CONNECTORS AS SPECIFIED ON PLANS AND THOSE IN CONTACT WITH PTDF MATERIAL CONTAINING AMMONIA IN EXTERIOR APPLICATIONS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. ALL OTHER CONNECTORS USED IN EXTERIOR APPLICATIONS OR INTERIOR PTDF SHALL BE HDG (MINIMUM 2.0 oz/SQ FT) OR ZMAX (MINIMUM 1.85 oz/SQ FT PER ASTM A653). IN APPLICATIONS WHERE NON-AMMONIA TREATED WOOD IS DRY WHEN INSTALLED AND WILL REMAIN DRY IN-SERVICE A COATING THICKNESS OF 0.9 oz/SQ FT MAY BE USED.
5. WOOD SCREWS SHALL CONFORM TO ANSI/ASME B18.6.1. PROVIDE PILOT HOLE 70% OF DIAMETER OF SCREW SHANK WHERE FASTENING HARDWOOD TIMBER SPECIES OR WHERE WOOD TENDS TO SPLIT. MINIMUM PENETRATION IS (10) DIAMETERS, UNO.
6. BOLTS SHALL BE UNFINISHED MACHINE BOLTS PER ASTM A307. NUTS SHALL BE PER ASTM A563 AND OF STANDARD SIZE UNLESS NOTED OTHERWISE. LENGTH OF BOLTS SHALL BE SUCH THAT THE BOLT PROJECTION IS NOT LESS THAN ⅛" NOR MORE THAN ½" PAST END OF NUT. BOLT HOLES IN WOOD SHALL BE ⅛" LARGER THAN BOLT SIZES (UNO). PROVIDE STANDARD CUT WASHERS UNDER HEAD AND NUT WHERE BOLT HEADS WOULD BEAR ON WOOD. USE MALLEABLE IRON WASHERS WHERE EXPOSED TO VIEW OR NOTED. NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED BEFORE CLOSING IN OF WALLS OR OTHER CONSTRUCTION. DO NOT CRUSH WOOD WHEN TIGHTENING. BOLTS AS SPECIFIED ON PLANS AND THOSE IN CONTACT WITH PTDF MATERIAL CONTAINING AMMONIA IN EXTERIOR APPLICATIONS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. ALL OTHER BOLTS USED IN EXTERIOR APPLICATIONS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153.
7. WOOD AGAINST CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR (PTDF) PER AWPA STANDARD U1. "USE CATEGORY" UC2 AT INTERIOR, "USE CATEGORY" UC3B AT EXTERIOR (NO GROUND CONTACT). CUT FACES SHALL BE BRUSH TREATED WITH EQUIVALENT PRESERVATIVE PRIOR TO INSTALLATION.
8. WOOD ADHESIVE SHALL BE WATER-PROOF, CARTRIDGE DISPENSED, MEETING APA PRODUCT SPECIFICATION AFG-01 OR ASTM D3498. LOCTITE® "PL PREMIUM" OR EQUAL. FOR USE AT SUBFLOOR SHEATHING AND WHERE SPECIFICALLY NOTED FOR USE ON DRAWINGS.

PLYWOOD/ORIENTED STRAND BOARD (OSB) SHEATHING

1. STRUCTURAL SHEATHING SHALL CONFORM TO PRODUCT STANDARD PS-1 OR PS-2. ALL PANELS SHALL HAVE AN EXTERIOR EXPOSURE RATING AND BEAR THE TRADEMARK OF THE ENGINEERED WOOD ASSOCIATION (APA) OR OTHER QUALIFIED AGENCY. SHEATHING SHEETS SHALL BE SPLICED ALONG CENTERLINE OF FRAMING MEMBER WITH NAILING SPACED NOT LESS THAN ⅜" FROM EDGE OF SHEETS. MACHINE-PLACED NAILING AND NAILS TO BE APPROVED BY THE ENGINEER PRIOR TO USE. SHEATHING NAILS OF COMMON WIRE WITH FULL ROUND HEADS ARE REQUIRED.
2. OSB WITH EQUIVALENT THICKNESS AND SPAN RATING MAY BE USED IN LIEU OF PLYWOOD CALLED OUT. ALL OSB SHALL CONFORM TO PS-2.

LAMINATED VENEER LUMBER AND LAMINATED STRAND LUMBER (LVL AND LSL)

1. ALL LAMINATED VENEER LUMBER USED FOR BEAMS SHALL BE 2.0E, F_b=2,600 PSI MINIMUM.

ABBREVIATIONS

AB	ANCHOR BOLT	ELEC	ELECTRICAL	MAX	MAXIMUM	SCD	SEE CIVIL DRAWINGS
ABV	ABOVE	ELEV	ELEVATOR/ELEVATION	MB	MACHINE BOLT	SCHED	SCHEDULE
AC	AIR CONDITIONING	EMBED	EMBEDMENT	MBM	METAL BUILDING MANUFACTURER	SED	SEE ELECTRICAL DRAWINGS
ADJ	ADJACENT	EQ	EQUAL			SEOR	STRUCTURAL ENGINEER OF RECORD
ADDL	ADDITIONAL	EQUIP	EQUIPMENT	MC	MISCELLANEOUS CHANNEL		
ALT	ALTERNATE	ES	EACH SIDE	MECH	MECHANICAL	SFRS	SEISMIC FORCE RESISTING SYSTEM
ALUM	ALUMINUM	EW	EACH WAY	MEZZ	MEZZANINE	SHTG	SHEATHING
ARCH	ARCHITECT	(E)	EXISTING	MF	MOMENT FRAME	SIM	SIMILAR
AYC	ALASKAN YELLOW CEDAR	EXP	EXPANSION	MFR	MANUFACTURER	SKYLT	SKYLIGHT
@	AT	EXT	EXTERIOR	MIN	MINIMUM	SLD	SEE LANDSCAPE DRAWINGS
BF	BRACED FRAME	FDN	FOUNDATION	MISC	MISCELLANEOUS	SMS	SHEET METAL SCREW
BLDG	BUILDING	FIN	FINISH	MW	MALLEABLE IRON WASHER	SMD	SEE MECHANICAL DRAWINGS
BLK/BLKG	BLOCK/BLOCKING	FG	FINISH GRADE	MTL	METAL	SOG	SLAB ON GROUND
BLW	BELOW	FLR	FLOOR	MU	MECH UNIT	SPCG	SPACING
BM	BEAM	FN	FACE NAIL	(N)	NEW	SPD	SEE PLUMBING DRAWINGS
BN	BOUNDARY NAIL	FOC	FACE OF CONCRETE	N/A	NOT APPLICABLE	SPEC	SPECIFICATION
BOT	BOTTOM	FOM	FACE OF MASONRY	NO or #	NUMBER	SQ	SQUARE
BRG	BEARING	FOS	FACE OF STUD	NS	NEAR SIDE	SS	SELECT STRUCTURAL or STAINLESS STEEL
BTWN	BETWEEN	FRMG	FRAMING	NSG	NON-SHRINK GROUT		
BU	BUILT-UP	FS	FAR SIDE	NTS	NOT TO SCALE	STGR	STAGGERED
BYND	BEYOND	FTG	FOOTING	NWC	NORMAL-WEIGHT CONCRETE	STD	STANDARD
C	AMERICAN STANDARD CHANNEL	GA	GAUGE or GAUGE	OI	OVER	STIFF	STIFFENER
CA	CALIFORNIA	GALV	GALVANIZED	oc	ON CENTER	STL	STEEL
CANT	CANTILEVER	GB	GLUE BEAM	OD	OUTSIDE DIAMETER	STRUCT	STRUCTURAL
CB	CARRIAGE BOLT	GEOTECH	GEOTECHNICAL ENGINEER	OH	OPPOSITE HAND	SW	SHEAR WALL
CFS	COLD FORMED STEEL	GL	GLUE LAMINATED BEAM	OPNG	OPENING	SYM	SYMMETRICAL
CIP	CAST IN PLACE	GLB	GRADE	OPP	OPPOSITE	T&B	TOP AND BOTTOM
CGL	CERTIFIED GLUED LUMBER	HD	HOLDOWN	OVS	OVERSIZED	T&G	TONGUE AND GROOVE
CJ	CONTROL JOINT	HDG	HOT-DIP GALVANIZED	OW	OTHERWISE	THK	THICK
℄	CENTERLINE	HDR	HEADER	OWT	OPEN WEB TRUSS	THRD	THREADED
CJP	COMPLETE JOINT PENETRATION	HGR	HANGER	℄	PLATE or PROPERTY LINE	THRU	THROUGH
CLG	CEILING	HK	HOOK	PA	POST ABOVE	TL	TOTAL LOAD
CLR	CLEAR	HORIZ	HORIZONTAL	PAF	POWER ACTUATED FASTENERS	TN	TOE NAIL
COL	COLUMN	HSB	HIGH STRENGTH BOLT	PEN	PANEL EDGE NAIL	TO	TOP OF
CONC	CONCRETE	HSG	HIGH STRENGTH GROUT	PERP	PERPENDICULAR	TOC	TOP OF CONCRETE
CONN	CONNECTION	HSH	HORIZONTAL SLOTTED HOLE	PES	PANEL EDGE SCREWS	TOF	TOP OF FRAMING
CONT	CONTINUOUS	HSS	HOLLOW STRUCTURAL SECTION	PJP	PARTIAL JOINT PENETRATION	TOM	TOP OF MASONRY
COORD	COORDINATE/ COORDINATION	HT	HEIGHT	PLF	POUNDS PER LINEAR FOOT	TOP	TOP OF PLYWOOD
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	PNL	PANEL	TOS	TOP OF STEEL
CSK	COUNTERSINK	IJ	I SHAPED WOOD BUILT UP TRUSS	PSF	POUNDS PER SQUARE FOOT	TOT	TOTAL
CW	CUT WASHER	INT	INTERIOR	PSI	POUNDS PER SQUARE INCH	TU	TILT UP
DBA	DEFORMED BAR ANCHOR	JST	JOIST	PSL	PARALLEL STRAND LUMBER	TYP	TYPICAL
DBL	DOUBLE	JT	JOINT	PTDF	PRESSURE TREATED DOUGLAS FIR	UNO	UNLESS NOTED OTHERWISE
DCW	DEMAND CRITICAL WELD	KP	KING POST	PT	POINT	VERT	VERTICAL
DF	DOUGLAS FIR	L	STEEL ANGLE	R	RADIUS	VIF	VERIFY IN FIELD
DIA or ⌀	DIAMETER	Lb or #	POUND(s)	RBS	REDUCED BEAM SECTION	VSH	VERTICAL SLOTTED HOLE
DIAG	DIAGONAL	LGMF	LIGHT GAGE METAL FRAMING	RFTR	RAFTER	W	WIDE FLANGE STEEL BEAM
DIM	DIMENSION	LGMFC	LIGHT GAGE METAL FRAMING CONTRACTOR	REF	REFERENCE	W/	WITH
DIST	DISTANCE			REINF	REINFORCING	W/O	WITHOUT
DJ	DOWEL JOINT			REQD	REQUIRED	WD	WOOD
DL	DEAD LOAD			RET	RETAINING	WHS	WELDED HEADED STUD
DN	DOWN	LL	LIVE LOAD	REV	REVISION	WLD	WELDED
DO	DITTO	LLH	LONG LEG HORIZONTAL	RF	ROOF	WP	WORK POINT/WATERPROOF
DWG	DRAWING	LLV	LONG LEG VERTICAL	RWD	REDWOOD	WS	WOOD SCREW
DWL	DOWEL	LOC	LOCATION	S	AMERICAN STANDARD BEAM	WT	WEIGHT
EA	EACH	LS	LAG SCREW	SAD	SEE ARCHITECTURAL DRAWINGS	WTS	WELDED THREADED STUD
EE	EACH END	LSL	LAMINATED STRAND LUMBER	SB	SOLID BLOCK	WWR	WELDED WIRE REINFORCEMENT
EF	EACH FACE	LVL	LAMINATED VENEER LUMBER	SC	SLIP CRITICAL		
		LWC	LIGHTWEIGHT CONCRETE				

E SHEAR WALL NOTES

1. BLOCK ALL UNSUPPORTED EDGES WITH 2x MATERIAL UNO. BLOCK EDGES WITH 3x MATERIAL WHERE NAILING IS 4"oc OR LESS. SEE 11/S1.2 FOR NAIL STAGGER AT ALL 3x.
2. FIELD NAILING TO BE 12"oc UNO.
3. ALL SHEATHING NAILS TO BE COMMON WIRE. SEE D/S0.1 AND SPECIFICATIONS FOR OTHER NAIL REQUIREMENTS.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS TO HAVE SHEATHING AND PEN NAILING PER SHEAR WALL TYPE **'A'**.
5. SHEAR WALL LENGTHS, WHERE NOTED, ARE MINIMUM. DO NOT LOCATE HOLDOWNS FROM THESE DIMENSIONS. SAD FOR ACTUAL WALL LENGTHS. SEE 7/S1.2 FOR SCHEMATIC SHEAR WALL CONSTRUCTION.
6. HOLDOWN REFERS TO SIMPSON STRONG TIE CO. HOLDOWNS. INSTALL HOLDOWNS AND REQUIRED POSTS PER 8/S1.2 AND 9/S1.2. SEE PLANS FOR OTHER REQUIREMENTS.
7. EDGE NAIL WALL SHEATHING TO STUDS OR POSTS WITH HOLDOWNS.
8. SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE STAGGERED HORIZONTAL OR VERTICAL SPLICE JOINTS.
9. ANCHOR BOLTS (AB) FOR SHEAR WALLS SHALL INCLUDE STEEL PLATE WASHERS, A MINIMUM OF 0.229 INCH BY 3 INCHES SQUARE IN SIZE, BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO ⅜" LARGER THAN THE AB DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1¾", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. PLATE WASHER TO EXTEND WITHIN ½" OF SHEAR WALL SHEATHING UNO. PROVIDE OVERSIZED PLATE WASHER OR OFFSET AB AS REQUIRED. AT DOUBLE-SIDED SHEAR WALLS, STAGGER AB AS REQUIRED. AB TO BE PLACED A MINIMUM OF 4½" AND A MAXIMUM OF 12" FROM ENDS OF ALL SILL PLATES AND AT NOTCHES IN SILL PLATES.
10. NO OPENINGS ARE ALLOWED IN SHEAR WALLS UNLESS SHOWN ON THE STRUCTURAL PLANS. OPENINGS NOTED ARE PER 6/S1.2 . COORDINATE ANY OPENINGS NOT SHOWN WITH THE STRUCTURAL ENGINEER.

SHEAR WALL SCHEDULE

SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE ⅝"ø BOLT	REMARKS
Ⓐ	15/32" (32/16) CD	10d @ 6"oc	32"oc	3x MIN AT ALL ADJOINING PANEL EDGES
Ⓑ	15/32" (32/16) CD	10d @ 4"oc	24"oc	
Ⓒ	15/32" (32/16) CD	10d @ 3"oc	16"oc	

F SPECIAL INSPECTION BY OWNERS TESTING AGENCY

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH CBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTIONS 1704.2.3 AND 1704.3 FOR BUILDING STRUCTURAL ELEMENTS SUMMARIZED AS FOLLOWS:

1. **STRUCTURAL STEEL CONSTRUCTION** PER CBC SECTIONS 1705.2, 1705.13.1, 1705.14.1, AND TABLE 1705.2.3 INCLUDING MATERIAL IDENTIFICATION AND SHOP/FIELD WELDING.
2. **CONCRETE CONSTRUCTION** PER CBC SECTIONS 1705.3, AND TABLE 1705.3 INCLUDING FORMWORK, REINFORCING STEEL, CAST-IN-PLACE BOLTS, MIX DESIGNS, CONCRETE SAMPLES, AND PLACEMENT FOR ALL CONCRETE. CONTINUOUS OR ISOLATED SPREAD FOOTINGS WITH DESIGN STRENGTH NO GREATER THAN 2500 PSI, NON-STRUCTURAL SLABS ON GRADE, AND EXTERIOR FLATWORK DO NOT REQUIRE SPECIAL INSPECTION PER CBC SECTION 1705.3.
3. **WOOD CONSTRUCTION** PER CBC SECTIONS 1705.5, 1705.12.1, AND 1705.13.2 INCLUDING NAILING, BOLTING, AND ANCHORING OF ALL DRAG STRUTS; TOP PLATE SPLICES, SIMPSON HARDWARE, AND HOLDOWNS; AND NAILING, BOLTING, AND ANCHORING OF ALL SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" APART OR LESS.
4. **SOILS** PER CBC SECTION 1705.6, TABLE 1705.6, AND THE APPROVED SOILS REPORT INCLUDING SUBGRADE PREPARATION, FOUNDATION BEARING MATERIALS AND DEPTH OF EXCAVATIONS, AND VERIFICATION, PLACEMENT AND TESTING OF CONTROLLED FILL.
5. **SPECIAL CASES** PER CBC SECTION 1705.1.1 AND PRODUCT ICC REPORTS FOR ALL STRUCTURAL MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THE CBC OR REFERENCED STANDARDS INCLUDING POST-INSTALLED ANCHOR BOLTS IN CONCRETE.

C FOUNDATION NOTES

1. ALLOWABLE (ASD) FOUNDATION DESIGN PRESSURES ARE:

   SHALLOW FOOTINGS:
   DEAD LOAD + LIVE LOAD = 2,000 PSF
   DEAD LOAD + LIVE LOAD + LATERAL = 2,667 PSF
2. ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF THE GEOTECHNICAL REPORT NOTED BELOW, AND CHAPTER 18 OF THE CBC. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS OR ENGINEERED FILL AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. ENGINEERED FILL TO BE COMPACTED PER GEOTECHNICAL REPORT. INCREASE FILL AND OR FOOTING DEPTH AS REQUIRED BY GEOTECHNICAL ENGINEER. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT AS PRACTICABLE. MAXIMUM OVER EXCAVATION IN WIDTH SHALL BE LESS THAN 12 INCHES OR 25% OF FOOTING WIDTH, WHICH EVER IS LESS. 6 INCHES MAXIMUM PER SIDE. LARGER OVER-EXCAVATIONS IN WIDTH SHALL BE FILLED WITH ADDITIONAL REINFORCED CONCRETE AS DIRECTED BY THE ENGINEER, OR FORMWORK SHALL BE PROVIDED. OVER-EXCAVATIONS IN DEPTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE. GEOTECHNICAL REPORT BY:

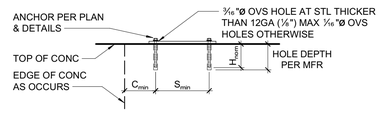
   HARO, KASUNICH & ASSOCIATES, INC.
   REPORT NO. M12611
   DATED: 09/23/2025
3. TOP OF FOOTING ELEVATIONS TO BE DETERMINED BY THE CONTRACTOR BASED ON INFORMATION FROM THE CIVIL DRAWINGS, GEOTECHNICAL REPORT, LANDSCAPE, ETC.
4. WHERE BOTTOM OF ADJACENT FOOTINGS ARE DIFFERENT PROVIDE STEPPED FOOTING PER 5/S1.1. STEP LOCATIONS ARE TO BE DETERMINED BY THE CONTRACTOR UTILIZING THE STRUCTURAL, CIVIL, GEOTECHNICAL, AND LANDSCAPE DRAWINGS.
5. AT WOOD SILL PLATES, USE 5/8" DIAMETER ANCHOR BOLTS (AB) AT 48"oc UNLESS OTHERWISE NOTED. MINIMUM EMBEDMENT INTO CONCRETE IS 7" (EXCLUDING CURB) UNLESS DETAILED OTHERWISE. ANCHOR BOLTS ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS. MINIMUM TWO ANCHOR BOLTS PER SILL PIECE.
6. TYPICAL SLAB: 5" CONCRETE REINFORCED WITH #4 @ 16"oc EACH WAY 1½" CLEAR FROM TOP OF SLAB OVER VAPOR RETARDER (PER SPECIFICATIONS) AND 4" MINIMUM FREE DRAINING COMPACTED CRUSHED ROCK ON SUBGRADE PER THE GEOTECHNICAL RECOMMENDATIONS, AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. DO NOT DRIVE CONCRETE TRUCKS OR LARGE SCREED MACHINES ON VAPOR RETARDER WITHOUT ADDITIONAL BUFFER MATERIAL AND APPROVAL FROM THE STRUCTURAL ENGINEER.
7. REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS FOR DEPRESSED SLABS FOR ARCHITECTURAL FLOORING OR INSERTS, SLOPED SLABS TO DRAIN AND PIPES OR CONDUITS AT SLAB. SEE 8/S1.1 AT DEPRESSED SLAB & 7/S1.1 FOR PIPES AND CONDUITS.
8. PROVIDE CONTROL JOINTS PER 6/S1.1 (OR CONSTRUCTION/DOWEL JOINTS AT CONTRACTOR'S OPTION) AS REQUIRED TO MEET A MAXIMUM SPACING IN FEET OF 3 TIMES THE SLAB DEPTH IN INCHES (FOR EXAMPLE 5x5" = 15'-0"oc MAX). INSTALL JOINTS TO DIVIDE SLAB INTO RECTANGULAR AREAS WITH LONG DIMENSION LESS THAN 1.5 x SHORT DIMENSION. INSTALL JOINTS AT FACE OF STUDS OF WALL WHERE POSSIBLE. SUBMIT JOINT LAYOUT PLAN FOR REVIEW PRIOR TO PLACEMENT.
9. FORMWORK STAKES ARE NOT PERMITTED WITHIN CONCRETE PLACEMENTS. IF REQUIRED, PROVIDE STEEL STAKES SLEEVED WITH PLASTIC PIPE OR SOLID PLASTIC STAKES; WOOD STAKES NOT PERMITTED. FLUSH CUT SLEEVE OR STAKE AND FILL SLEEVES IMMEDIATELY WITH GROUT. WHERE STAKES PENETRATE VAPOR RETARDER, TAPE OR SEAL PER MANUFACTURER'S RECOMMENDATIONS.

D WOOD FRAMING NOTES

1. HEADERS, BEAMS, POSTS, TOP PLATE SPLICES, AND ETC., ARE PER 1/S1.2 WHERE NOT NOTED ON PLAN AND DETAILS.
2. ALL BEAMS AND JOISTS SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, INCLUDING BEAM SEATS AND COLUMN CAPS.
3. SEE 11/S1.2 FOR SHEATHING NAILING REQUIREMENTS. ALL NAILING NOT NOTED OR DETAILED OTHERWISE SHALL BE PER 10/S1.2. NAIL LENGTH TO BE SUFFICIENT TO MEET CBC PENETRATION REQUIREMENTS. NAILS INTO PRESSURE TREATED MATERIAL SHALL BE HOT DIP GALVANIZED. NAILS AT BORATE TREATED LUMBER MAY BE CLEAR ZINC COATED. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AT EXTERIOR EXPOSURES.
4. EXTERIOR STUD WALL SHALL BE 2x6 @ 16"oc UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR OTHER INTERIOR WALL FRAMING SIZES. COORDINATE STUD AND PLATE SIZES WITH THE REQUIREMENTS OF THE SHEAR WALL SCHEDULE.
5. WOOD POST SIZES ARE TO MATCH BEAM AND STUD WIDTH, UNO. PEN PER F/S0.1 TO POSTS AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS. POSTS AT HOLDOWNS TO BE FULL HEIGHT AND PER 8/S1.2.
6. FOR ROOF DRAINAGE, TOP OF FRAMING BETWEEN NOTED POINTS IS A STRAIGHT LINE.
7. ALL MECHANICAL SUPPLY AND RETURN OPENINGS TO BE BETWEEN FRAMING U

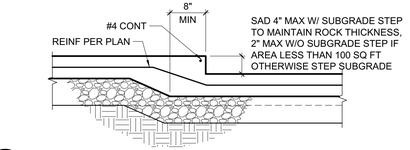
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CARBON SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H_{nom}	MINIMUM EDGE DIST C_{min}	MINIMUM SPCG S_{min}	MINIMUM CONCRETE THICKNESS H_{min}	INSTALL & TEST TORQUE (FT-LB)	MAXIMUM INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	¼"	1⅝"	1½"	1½"	3¼"	10	24
	⅜"	2½"	1¾"	3"	4"	10	50
	½"	3¼"	1¾"	3"	5"	10	65
	⅝"	4"	1¾"	3"	6"	10	100
	¾"	5½"	1¾"	3"	8¾"	20	150
HILTI KH-EZ (ICC-ESR 3027)	¼"	1⅜"	1½"	3"	3¼"	10	18
	⅜"	2½"	1½"	3"	4"	10	40
	½"	3"	1¾"	3"	4¾"	10	45
	⅝"	3¼"	1¾"	4"	5"	10	85
	¾"	4"	1¾"	4"	6"	20	95
STAINLESS STEEL SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
SIMPSON TITEN HDSS (IAPMO UES ER-493)	⅜"	2½"	1¾"	3"	4"	10	40
	½"	3¼"	1¾"	4"	5"	10	70
	⅝"	4"	1¾"	3"	6"	10	85
	¾"	5½"	1¾"	3"	8¾"	20	150

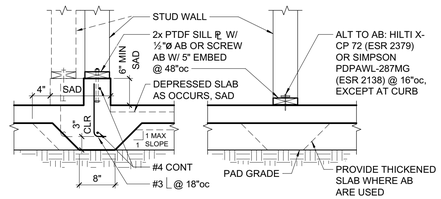


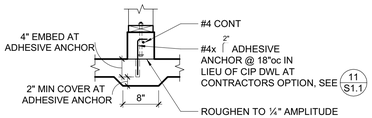
NOTES:
1. EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

12 SCREW ANCHOR IN CONCRETE
3/4" = 1'-0"



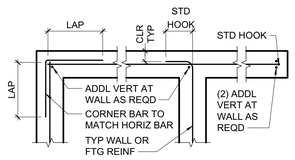
8 DEPRESSED SLAB - 4" MAX
3/4" = 1'-0"



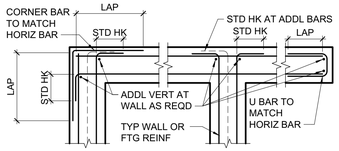


ALT CURB OPTION

9 NON-BEARING STUD WALL AT SLAB
3/4" = 1'-0"



PLAN VIEW - SINGLE LAYER



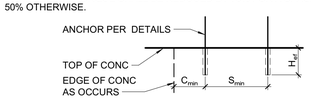
PLAN VIEW - 2 OR MORE LAYERS

NOTE:
FOOTING REINFORCING AT CORNER AND INTERSECTION TO BE SIMILAR

10 TYPICAL CORNER, INTERSECTION AND END REINFORCING
3/4" = 1'-0"

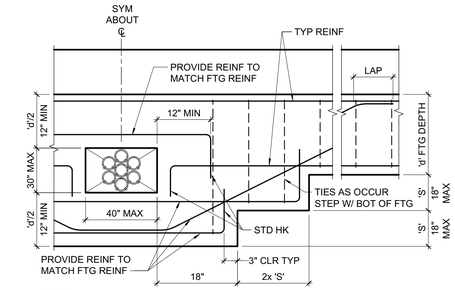
ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE								
ADHESIVE TYPE	ANCHOR		PILOT HOLE	MIN EMBED UNO H_{ef}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC DEPTH H_{min}	MAXIMUM INSTALL TORQUE (FT-LB)
	THRD ROD	REBAR						
SIMPSON SET-3G (ICC-ESR 4057)	-	#3	½"ø	3"	1¾"	3"	H_{ef} + 1¼"	N/A
	-	#4	⅝"ø	4"	1¾"	3"	H_{ef} + 1¼"	N/A
	-	#5	¾"ø	5"	1¾"	3"	H_{ef} + 1½"	N/A
	⅜"ø	-	⅜"ø	3"	1¾"	3"	H_{ef} + 1¼"	15
	½"ø	-	⅜"ø	4"	1¾"	3"	H_{ef} + 1¼"	30
	⅝"ø	-	1/16"ø	5"	1¾"	3"	H_{ef} + 1⅜"	60
	¾"ø	#6	⅞"ø	6"	1¾"	3"	H_{ef} + 1¾"	100
HILTI HIT-HY 200R V3 (ICC-ESR 4868)	⅜"ø	N/A	⅜"ø	3"	1¾"	1⅛"	H_{ef} + 1¼"	15*
	N/A	#3	½"ø	3"	1¾"	1⅛"		N/A
	½"ø	N/A	⅝"ø	4"	1¾"	2½"		30*
	N/A	#4	⅝"ø	4"	1¾"	2½"		N/A
	⅝"ø	#5	¾"ø	5"	1¾"	3¼"	H_{ef} + 1½"	60*
	¾"ø	#6	⅞"ø	6"	1¾"	3¾"	H_{ef} + 1¾"	100*

* WHERE EDGE DISTANCE IS LESS THAN 5x THE ANCHOR DIAMETER, THE MAX INSTALLATION TORQUE SHALL BE REDUCED BY 70% FOR A SPACING LESS THAN 16" AND 50% OTHERWISE.



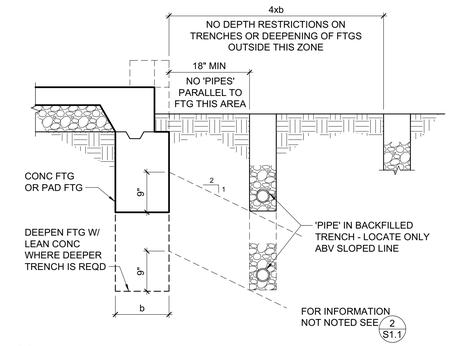
NOTES:
1. INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN DRILLING HOLES IN EXISTING CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORTS. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND ADHESIVE INJECTION.

11 ADHESIVE ANCHOR IN CONCRETE
3/4" = 1'-0"

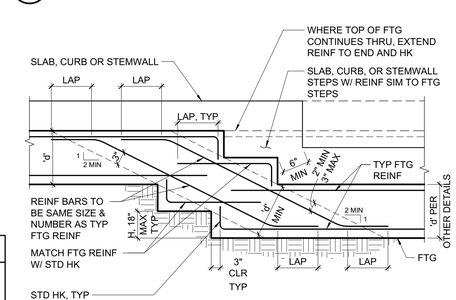


NOTES:
1. DO NOT LOCATE BLOCKOUT WITHIN 48" OF SHEAR WALL HOLDOWN, IN FRAME FOUNDATIONS OR COLUMN PAD FOOTINGS.
2. MINIMUM DISTANCE BETWEEN BLOCKOUTS OR OTHER PIPES TO BE 48".

3 FOUNDATION BLOCKOUT
3/4" = 1'-0"

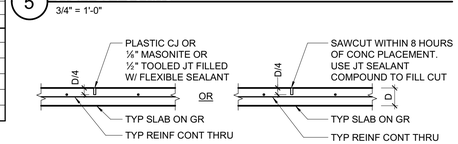


4 TRENCHING ADJACENT TO FOOTING
3/4" = 1'-0"



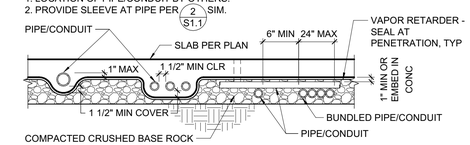
NOTE:
REMOVE ALL EARTH LOOSENED DURING EXCAVATION AND FILL W/ CONCRETE.

5 STEPPED FOOTING
3/4" = 1'-0"



6 SLAB ON GRADE JOINTS
3/4" = 1'-0"

NOTES:
1. LOCATION OF PIPE/CONDUIT BY OTHERS.
2. PROVIDE SLEEVE AT PIPE PER 2 S1.1 SIM.



PIPE/CONDUIT REQUIRING EMBEDMENT IN CONC

PIPE/CONDUIT IN COMPACTED ROCK

7 CONDUIT & PIPE AT SLAB ON GRADE
3/4" = 1'-0"

MINIMUM BAR LAPS FOR REINFORCING STEEL (STAGGER SPLICES)					
SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	19"	#5	37"✳	#7	61"
#4	25"	#6	38"	#8	77"

(CLASS B TOP BAR)
BAR SPCG SHALL NOT BE LESS THAN 4x BAR DIA OR 4".
✳ WHERE COVER NOT LESS THAN 1½", #5 LAP LENGTH = 31"

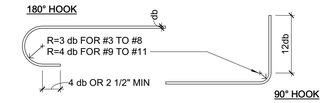
CONC COVER FOR REINF STL ..... 'CLR'

CAST AGAINST EARTH OR GR ..... 3"

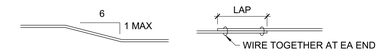
EXPOSED TO EARTH (FORMED) OR WEATHER
#5 & SMALLER ..... 1½"
#6 & LARGER ..... 2"

NOT EXPOSED TO EARTH OR WEATHER
#11 & SMALLER AT SLABS & WALLS ..... 1"
ALL OTHER CONDITIONS ..... 1½"

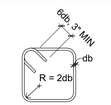
ALL REINF SHALL EXTEND AS FAR AS POSSIBLE. WHERE BAR SPLICES ARE REQUIRED, BARS SHALL BE LAPPED PER SCHEDULE ABOVE UNLESS DETAILED OTHERWISE. WHERE REINF TERMINATES AT END OF MEMBER, REINF SHALL END IN A STD 90° OR 180° HK UNLESS DETAILED OTHERWISE.



STANDARD HOOKS & BENDS

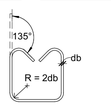


COL BAR & STRUCT OFFSET

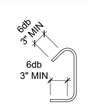


135° STIRRUP TIES #3, #4, #5

SPLICE

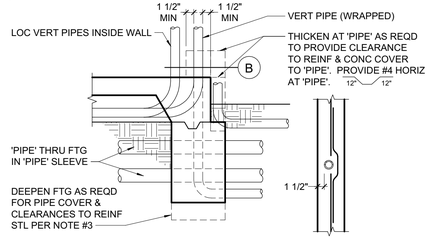


STIRRUP #3, #4, #5

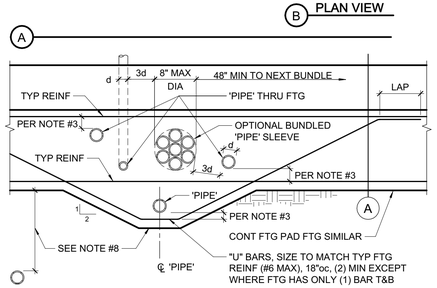


CROSSTIE #3, #4, #5

1 TYPICAL REINFORCING DETAILS (f'c = 2500psi MIN)
3/4" = 1'-0"



B PLAN VIEW



NOTES:
1. 'PIPE' = ANY PENETRATION THRU OR EMBEDDED IN FOUNDATION.
2. ALL PIPES THROUGH FOOTINGS TO BE WRAPPED OR SLEEVED AS FOLLOWS:
   A. SLEEVES: PROVIDE 1" MIN CLEAR ALL AROUND O.D. PIPE TO I.D. SLEEVE, UNO. SEAL SLEEVE ENDS W/ MASTIC OR PLASTIC BITUMINOUS CEMENT.
   B. WRAPPED VERTICAL PIPES: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (3) WRAPS MINIMUM, UNO.
   C. WRAPPED HORIZONTAL PIPES: PROVIDE ¼" NOMINAL SHEET FOAM W/ (8) WRAPS MINIMUM, UNO.
   D. UNDERGROUND FIRE LINES 4" AND LARGER:
      a. SLEEVES: PROVIDE 2" MIN CLEAR ALL AROUND O.D. PIPE TO I.D. SLEEVE. SEAL ENDS PER ABOVE.
      b. WRAPPED: PROVIDE ¼" NOMINAL SHEET FOAM W/ (16) WRAPS MINIMUM.
3. WRAPPED AND SLEEVED PIPES SHALL HAVE 1½" MIN CLEAR TO REINF STEEL. MINIMUM CONCRETE COVER AT PIPES TO BE 3".
4. CLEARANCE BETWEEN 'PIPES' TO BE 3d MIN TYP W/ A MAXIMUM OF (8) PIPES PER 48". GROUPS OF PIPES MAY BE BUNDLED AS SHOWN, EXCEPT IN PAD FOOTINGS.
5. NO 'PIPE' TO RUN PARALLEL IN FOOTINGS OR CURB.
6. PVC CONDUIT ('PIPE') EMBEDDED IN CURB/STEM MAY BE WIRE TIED TO HORIZONTAL REINF.
7. NO HORIZONTAL PIPES ALLOWED THROUGH FOOTING WITHIN 2'-0" EACH SIDE OF HOLDOWNS.
8. PROVIDE 18" MIN OF COMPACTED FILL ABOVE PIPES UP TO 12"ø, FOR LARGER PIPES INCREASE COMPACTED FILL DEPTH 1'-0" FOR EACH 6" INCREASE IN PIPE DIAMETER. OTHERWISE DEEPEN FOOTING AS SHOWN.

2 PIPES THRU FOOTING
3/4" = 1'-0"

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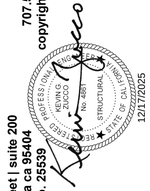
GRANT'S SNACK SHACK

1700 17 MILE DRIVE
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TYPICAL CONCRETE DETAILS

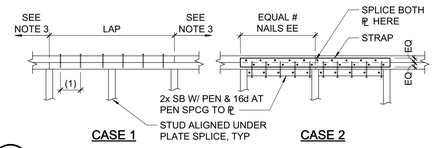
SCALE: 3/4" = 1'-0"

S1.1

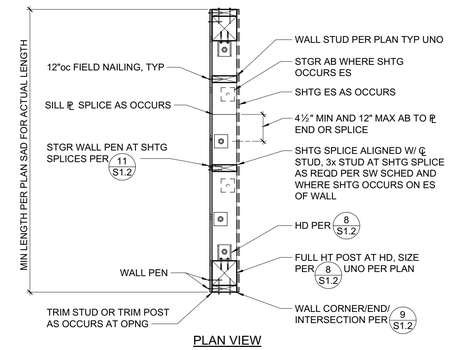
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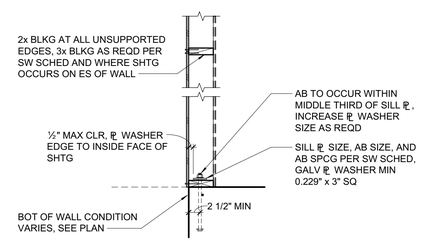
TOP PLATE SPLICE SCHEDULE		
MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
Ⓐ	(12) 16d PER 4'-0" MIN LAP	MSTC28
Ⓑ	(22) 16d PER 4'-0" MIN LAP	MSTC40
Ⓒ	(26) 16d PER 6'-0" MIN LAP	MSTC52

NOTES:
1. AT LAP SPLICES, SPACE NAILS @ 3"oc MIN (MAX 12"oc). STAGGER AT 2½" GAGE.
2. USE STRAP SPLICE WHERE BM INTERSECTS TOP ℄.
3. NAILS TO MATCH LAP SPLICE ES OF SPLICE (16d @ 12"oc MAX).
4. USE SPLICE TYPE A UNO.

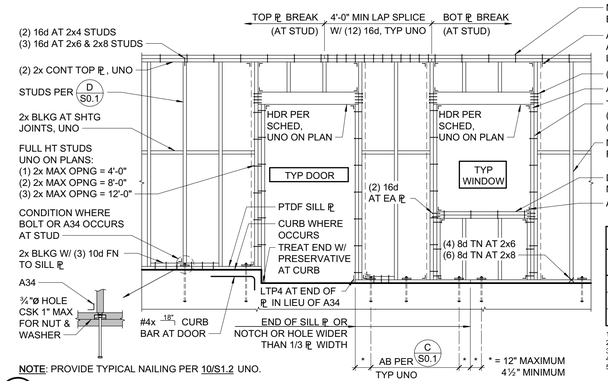


3 TOP PLATE SPLICE SCHEDULE AND DETAILS
3/4" = 1'-0"





NOTES:
1. PEN = PLYWOOD/OSB EDGE NAILING PER SW SCHED.
2. SILL ℄ AB WASHER HOLE MAY BE OVERSIZED UP TO ⅜". WASHER MAY BE DIAG SLOTTED UP TO 1¾" IN LENGTH. WHERE HOLE IS OVERSIZED OR SLOTTED, PROVIDE STD CUT WASHER.



HEADER SCHEDULE		
MAX SPAN	NOMINAL HEADER	
	BRG	NON-BRG
6'-0"	4x8 OR 6x6	4x6 OR 6x6
8'-0"	4x10 OR 6x8	4x8 OR 6x6
10'-0"	4x12 OR 6x10	4x10 OR 6x8

1. HEADERS TO MATCH WIDTH OF WALL STUDS.
2. HEADERS TO BE DF #1, MN UNO.
3. FOR LARGER OPENINGS, SEE PLANS.
4. HEADER MAY BE USED AS LOWER TOP ℄ AS REQD BY OPENING HEIGHT.
5. AT 2x6 WALLS, USE 6x HEADER + 2x + SHIM, OR 7" LVL + SHIM.

NOTE: PROVIDE TYPICAL NAILING PER 10/S1.2 UNO.

1 TYPICAL STUD WALL AND OPENING FRAMING
3/8" = 1'-0"

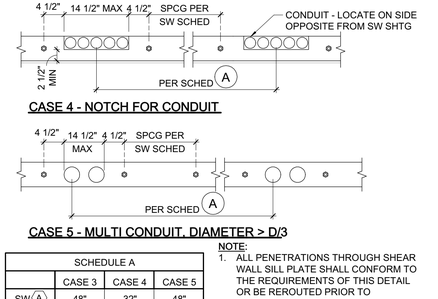
TIE STRAP SCHEDULE						
MARK	STRAP	MIN. NAILING ES OF ♦	MAX. NAIL SPACING (SEE NOTES #1 & #2)			MIN. END LENGTH (EL)
			CASE 1	CASE 2		
				EL	RL	
Ⓐ	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
Ⓑ	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
Ⓒ	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ♦.

3. LOCATE STRAPS OVER SHEATHING AND BLOCK UNDER STRAP W/ FLAT 2x6 (2x4 AT CS16/CS14) WHERE NO FRAMING OCCURS, UNO.
4. SEE PLANS FOR STRAP LENGTHS, LOCATIONS AND DETAILS, UNO.

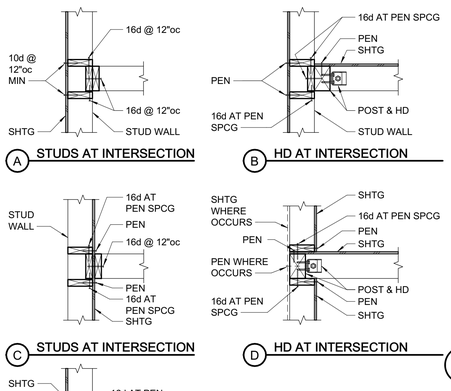
12 TIE STRAP SCHEDULE
3/4" = 1'-0"

7 SCHEMATIC SHEAR WALL CONSTRUCTION
3/4" = 1'-0"



NOTE:
SHEATHING SHEETS ARE TO BE AS LARGE AS POSSIBLE. STAGGER SHEETS. JOINTS ARE TO BE CENTERED OVER BEARING. NAIL HEADS SHALL BE DRIVEN FLUSH W/ SHEATHING. MINIMUM SHEATHING SIZE IS 24" WIDTH x 48" LENGTH AT FLOOR AND ROOF, AND 12"x48" AT WALLS.

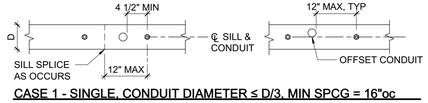
11 SHEATHING NAILING
1 1/2" = 1'-0"



HOLDOWN	AB OR THRD ROD	WASHER AT AB	MIN POST SIZE UNO ON PLANS
HDUE3	⅝"ø	¼"x2½" SQ	4x
HDUE5	⅝"ø	¼"x2½" SQ	4x
HDUE7	⅝"ø	¼"x2½" SQ	4x

8 TYPICAL HOLDOWN
3/4" = 1'-0"

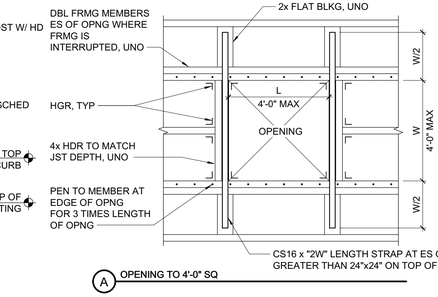
9 TYPICAL PLAN VIEW OF STUD WALL INTERSECTIONS
3/4" = 1'-0"

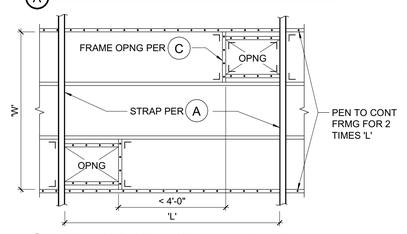


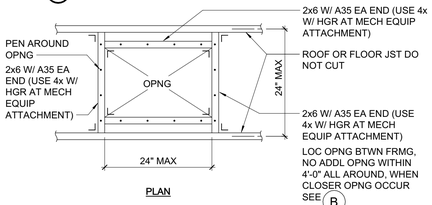
SCHEDULE A			
	CASE 3	CASE 4	CASE 5
SW Ⓐ	48"	32"	48"
SW Ⓑ	64"	48"	64"
SW Ⓒ	80"	64"	N/A

NOTE:
1. ALL PENETRATIONS THROUGH SHEAR WALL SILL PLATE SHALL CONFORM TO THE REQUIREMENTS OF THIS DETAIL OR BE REROUTED PRIOR TO INSTALLATION OF SILL.
2. PROVIDE ADDITIONAL ANCHOR BOLTS AS REQUIRED TO MEET INDICATED SPACINGS. ADDITIONAL ANCHOR BOLTS TO BE INSTALLED AT CENTERLINE OF SILL PLATE PER 12/S1.1 WHERE NECESSARY. AB DIA AS REQD BY SW SCHED. MATCH CAST-IN-PLACE EMBED.

14 HOLES IN PLATES AT SHEAR WALLS
3/4" = 1'-0"

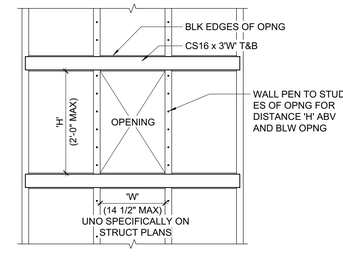






NOTE: OPENINGS ≤ 6" SQ OR ROUND DO NOT REQUIRE BLOCKING AND STRAPPING.

5 OPENING IN DIAPHRAGM
3/4" = 1'-0"

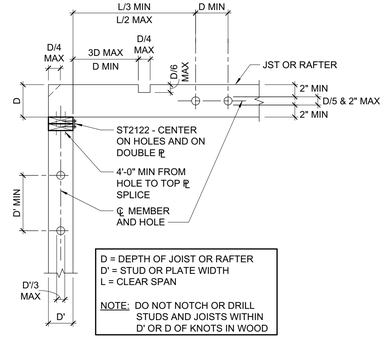


NOTES:
1. OPENINGS ≤ 6" SQ OR ROUND DO NOT REQUIRE BLOCKING AND STRAPPING.
2. NO ADDITIONAL OPENINGS WITHIN 4'-0" ALL AROUND.
3. NO OPENINGS PERMITTED IN SHEAR WALL Ⓒ OR HIGHER OR IN SHEAR WALLS LESS THAN 10'-0" LONG UNLESS SPECIFICALLY DETAILED ON STRUCTURAL PLANS. CONTACT STRUCTURAL ENGINEER FOR ASSISTANCE.
4. FRAME OPENINGS PER 1/S1.2 WHERE STUDS ARE INTERRUPTED.

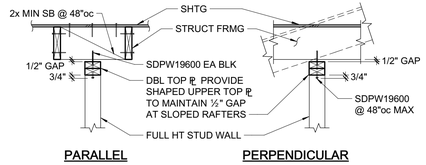
6 SMALL OPENINGS IN SHEAR WALLS
3/4" = 1'-0"

NAILING SCHEDULE	
RIM JOIST/BLKG TO TOP ℄, TOE NAIL	10d @ 6"oc
JOISTS OR RAFTERS AT ALL BEARING POINTS	
TOE NAILS EACH SIDE	(2) 10d
JOISTS OR RAFTERS TO SIDE OF STUDS	
EIGHT (8) INCH JOISTS OR LESS	(3) 16d
FOR EACH ADDITIONAL 4 INCHES OF DEPTH OF JOIST	(1) 16d
BLOCKING BETWEEN JOISTS OR RAFTERS:	
TO JOIST OR RAFTERS - TOE NAILS EA SIDE, EA END	(2) 10d
TO JOIST OR RAFTER BEARINGS - TOE NAILS EA SIDE	(2) 10d
BLOCKING BETWEEN STUDS, EACH END TOE NAILS	(2) 10d OR (2) 16d
BRIDGING TO JOIST, TOE NAIL EACH END	(2) 8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16"oc
SOLE PLATE TO JOIST OR BLOCKING AT	
BRACED WALL PANELS	(3) 16d @ 16"oc
TOP PLATE TO STUD, END NAIL	(2) 16d
STUD TO SOLE PLATE, TOE NAIL	(4) 8d
DOUBLE STUDS AT EXTERIOR WALLS, FACE NAIL	16d @ 12"oc
DOUBLE STUDS, FACE NAIL	16d @ 24"oc
DOUBLE TOP PLATES, FACE NAIL	16d @ 12"oc
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(3) 16d
CONTINUOUS HEADER, TWO PIECES	16d @ 16"oc ALONG EACH EDGE
DOUBLE TOP PLATE LAP AT CORNER	(3) 16d
CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
BUILT-UP CORNER STUDS	16d @ 12"oc
POST TO SILL/SOLE/TOP PLATE, EACH SIDE TOE NAIL	(4) 10d

10 NAILING SCHEDULE
3/4" = 1'-0"



2 HOLES AND NOTCHES IN WOOD STUDS, JOISTS, AND PLATES
3/4" = 1'-0"



NOMINAL OR MANUFACTURED LUMBER FRAMING

NOTE:
INSTALL SDPW AT ℄ OF BLOCKING OR STRUCTURAL FRAMING AND WITHIN MIDDLE HALF OF DOUBLE TOP PLATES

4 TYPICAL NON-STRUCTURAL STUD WALL DETAILS
3/4" = 1'-0"

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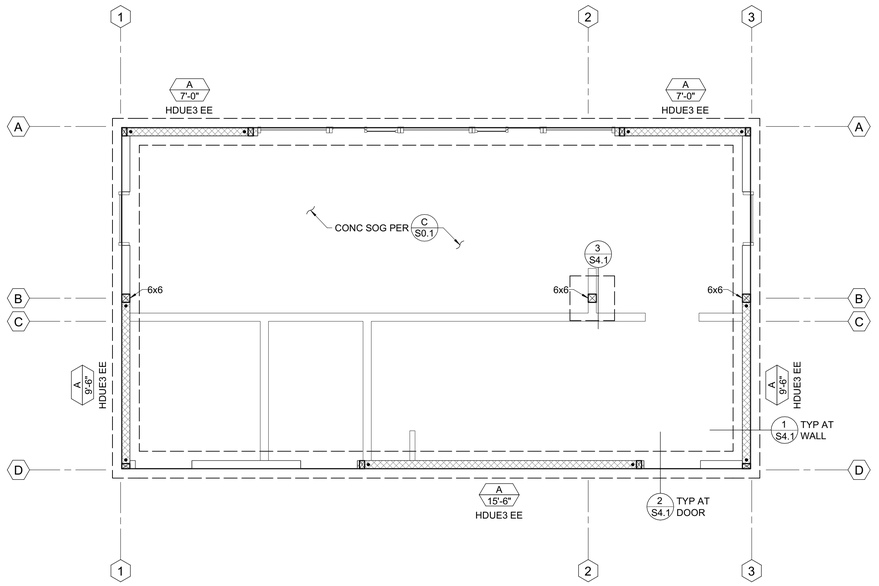
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TYPICAL WOOD DETAILS

SCALE: As indicated

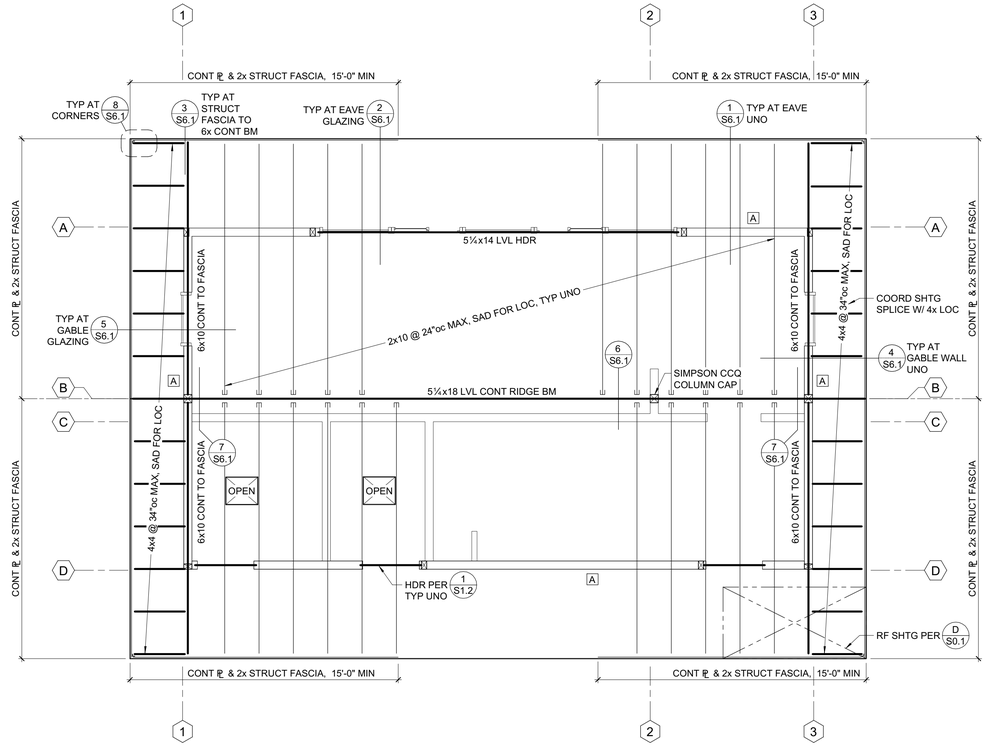
S1.2

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FOUNDATION PLAN

1/4" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"

PLAN NOTES:

1. REFER TO SHEETS S0.1 THROUGH S1.2 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. SEE DETAILS FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. PROVIDE LONGER ANCHOR BOLTS AT CURBS PER C/S0.1 .
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNO.
5. PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PIPES THROUGH FOOTINGS SHALL BE PER 2/S1.1 AND 3/S1.1 .

   PIPES PARALLEL TO FOOTINGS SHALL BE PER 4/S1.1.

   PIPES AT SLAB ON GRADE SHALL BE PER 7/S1.1.

   PIPES THROUGH WOOD FRAMING SHALL BE PER 2/S1.2 AND 14/S1.2
6. MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS OR ROOFS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER 6/S1.2.

   PENETRATIONS THROUGH ROOFS SHALL BE PER 5/S1.2.
7. TOP OF FOOTING ELEVATIONS AND STEP LOCATIONS ARE TO BE DETERMINED BY THE CONTRACTOR UTILIZING THE STRUCTURAL, CIVIL, GEOTECHNICAL, AND LANDSCAPE DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO CONSTRUCTION. STEP FOOTINGS PER 5/S1.1.

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION
88		INDICATES GRIDLINE.
		INDICATES FOUNDATION.
	1/S1.2	INDICATES STRUCTURAL WALL.
A 10'-0" HDUx	7/S1.2 E/S0.1	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
⊠	D/S0.1	INDICATES WOOD POST.
⊠•	8/S1.2	INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
	D/S0.1	INDICATES HANGER.
A	3/S1.2	INDICATES TOP PLATE SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
A 4'-0"	12/S1.2	INDICATES TIE STRAP. SEE SCHEDULE FOR STRAP, NAILING AND LENGTH.

SHEAR WALL SCHEDULE

SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE ⅝"ø BOLT	REMARKS
A	15/32 " (32/16) CD	10d @ 6"oc	32"oc	
B	15/32 " (32/16) CD	10d @ 4"oc	24"oc	3x MIN AT ALL ADJOINING PANEL EDGES
C	15/32 " (32/16) CD	10d @ 3"oc	16"oc	

TOP PLATE SPLICE SCHEDULE

MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
A	(12) 16d PER 4'-0" MIN LAP	MSTC28
B	(22) 16d PER 4'-0" MIN LAP	MSTC40
C	(26) 16d PER 6'-0" MIN LAP	MSTC52

TIE STRAP SCHEDULE

MARK	STRAP	MIN. NAILING ES OF ◆	MAX. NAIL SPACING (SEE NOTES #1 & #2)			MIN. END LENGTH (EL)
			CASE 1	CASE 2		
				EL	RL	
A	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
B	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
C	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ◆ .

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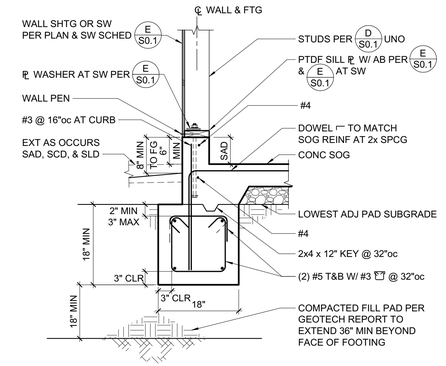
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FOUNDATION & ROOF FRAMING PLANS

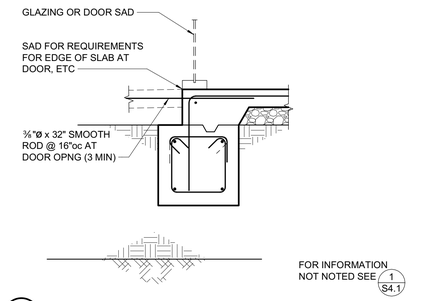
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S2.1

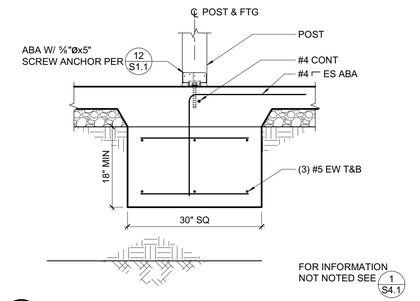
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1 TYPICAL EXTERIOR FOOTING AT WALL
3/4" = 1'-0"



2 EXTERIOR FOOTING AT GLAZING OR DOOR
3/4" = 1'-0"



3 INTERIOR PAD FOOTING AT POST
3/4" = 1'-0"

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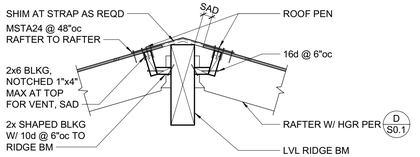


FOUNDATION DETAILS

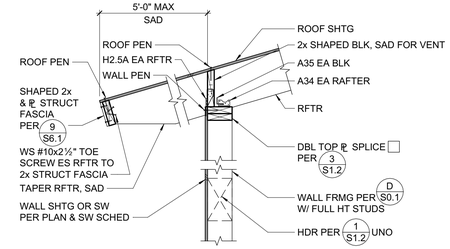
SCALE: 3/4" = 1'-0"

S4.1

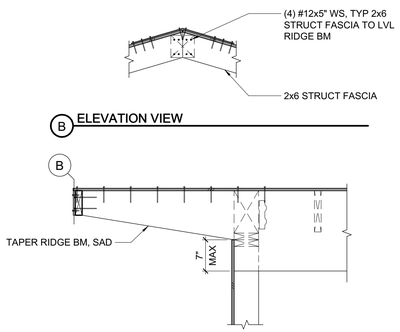
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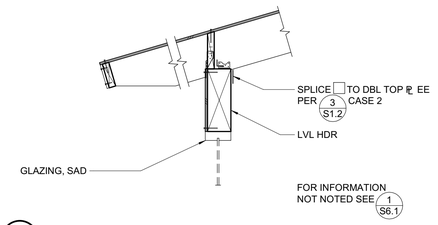


6 FRAMING AT RIDGE BEAM
3/4" = 1'-0"

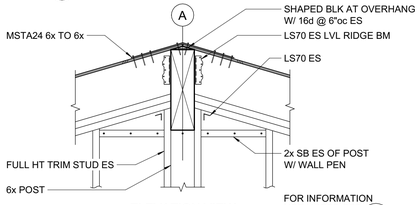


1 SLOPED PERPENDICULAR FRAMING AT EXTERIOR WALL
3/4" = 1'-0"

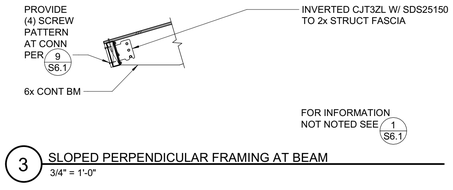




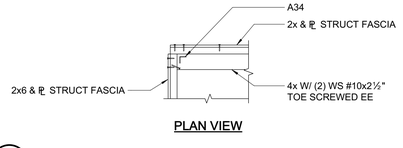
2 SLOPED PERPENDICULAR FRAMING AT EXTERIOR WALL
3/4" = 1'-0"



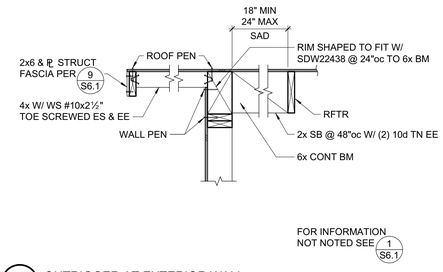
7 RIDGE BEAM AT WALL
3/4" = 1'-0"



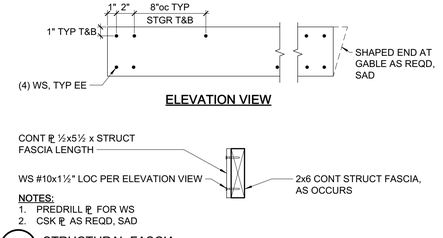
3 SLOPED PERPENDICULAR FRAMING AT BEAM
3/4" = 1'-0"



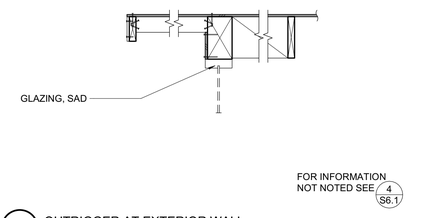
8 STRUCTURAL FASCIA TO STRUCTURAL FASCIA CONNECTION
3/4" = 1'-0"



4 OUTRIGGER AT EXTERIOR WALL
3/4" = 1'-0"



9 STRUCTURAL FASCIA
1 1/2" = 1'-0"



5 OUTRIGGER AT EXTERIOR WALL
3/4" = 1'-0"

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ROOF FRAMING DETAILS

SCALE: As indicated

S6.1

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