

# 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:

**KNICKERBOCKER JASON A & JILL M TRS (PLN250113)**

**RESOLUTION NO. 26-021**

Resolution by the Monterey County Chief of Planning:

- 1) Considering the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, and finding the project consistent with the FEIR, which does not warrant an addendum pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow construction of a 5,266 square foot single family dwelling, attached 1,054 square foot garage, and associated site improvements including the removal of 60 Monterey Pine.

[PLN250113, KNICKERBOCKER JASON A & JILL M TRS, 3983 Ronda Rd, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-031-035-000)]

**The KNICKERBOCKER JASON A & JILL M TRS application (PLN250113) came on for an administrative hearing before the Monterey of County Chief of Planning on March 4, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey 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;
  - Del Monte Forest Land Use Plan (DMF LUP);
  - Monterey County Coastal Implementation Plan, Part 5 (DMF CIP); 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 an approximately 5,266 square foot two-story single-family dwelling with a 1,054 square foot attached three-car garage on a vacant lot. The project also includes the removal of 60 Monterey pine trees; however, permits required for tree removal have been obtained through the creation of the residential lot (see Finding 5). The parcel is vacant and located within the Poppy 2 Subdivision. The proposed project includes 724 square feet of covered porches, an entry, and a veranda, and a 388 square foot of covered terraces. Grading will involve approximately 780 cubic yards of cut and 285 cubic yards of fill, totaling a net grading quantity of 495 cubic yards.
- c) Allowed Use. The property is located at 3983 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-031-035-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is split-zoned Low Density Residential with a Building Site 6 overlay and a Design overlay and Resource Conservation with a Design Overlay in the Coastal Zone or "LDR/B-6-D(CZ)|RC-D(CZ)", which allows for the construction of a new single-family dwelling with an attached garage as a principally allowed use due to the parcel being within Area I-2 which established 16 residential lots through a standard subdivision shown on Figure 9c of the Del Monte Forest LUP. This parcel is identified as lot 16 of the approved subdivision as described in "Finding 1, Evidence d". The principally allowed use is subject to a Coastal Administrative Permit pursuant to Title 20 sections 20.14.040.A. There is a portion of the development, which is for the detention system for stormwater runoff, that will be within the LDR zoning district. Additionally, pursuant to Title 20 section 20.44, the development in the underlying zoning district is also subject to a Design Approval. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The parcel (Assessor's Parcel Number 008-031-035-000, 1 acre) is shown in its current configuration at Lot 16 of the Poppy 2 (Area I-2) Subdivision (Tract 1516), recorded as Volume 24, Page 37 of the Cities & Towns Map. 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 from Point Lobos; however, the subject property is not seen from Point Lobos and is not visible from a common public viewing area due to intervening vegetation and topography. Residences within the Pebble Beach area are eclectic in architecture, ranging from modern to California-ranch and Spanish-style. The proposed exterior finishes of beige smooth finish stucco walls, dark brown rafters and eaves, dark bronze aluminum windows, and glass deck rails blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. Retained Pine trees will also continue to surround the property and shield the development from any public views. The project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- f) Development Standards and Impervious Coverage. Title 20 section 20.14.060 establishes the site development standards applicable to structures within the LDR zoning district. Pursuant to Title 20 section 20.42.030.F, the minimum requirements contain a lot size of at least 1 acre, a front setback of 30 feet, side setbacks equal to 10 percent of the lot width (up to a maximum of 20 feet), and a rear setback of 20 feet. The garage is attached to the proposed residence and therefore, is subject to the same site development standards as the main structure pursuant to Title 20 section 20.62.040.K. As proposed, the residence and attached accessory structure will be over 30 feet from the front, over 20 feet from the side, over 20 feet from the rear, and a proposed height of 21 feet 9 inches for the residence as measured from average natural grade. The subject property has a maximum allowable building site coverage of 15 percent, and as proposed, the lot coverage will be 11.48 percent. There is a floor area ratio requirement of not over 20 percent, as proposed, the structures will be 17.01 percent. Pursuant to Del Monte Forest LUP Policy 77, the impervious surface of the proposed development shall not exceed 9,000 square feet of site coverage. As proposed, the development will contain 8,986 square feet of impervious surface. Therefore, the property complies with the required site development standards based on the applicable LDR zoning district.
- g) Tree Removal. The proposed project involves the removal of 60 protected trees. However, as detailed in Finding No. 5 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. The previously approved PBC Concept Plan (HCD Planning File No. PLN100138; Board Resolution Nos. 12-148 and 12-149) allows the build-out development and preservation of remaining undeveloped PBC properties located within the DMF Coastal Zone. Poppy 2 Subdivision (Area I-2), a standard subdivision, was one of the approved sub-projects under PLN100138. The approval of the Concept Plan included a coastal development permit to allow tree removal; therefore, subsequent coastal development permits to allow tree removal are not required provided the proposed development is consistent with the parameters of the Concept Plan. Therefore, in this

case, a subsequent coastal development permit to allow tree removal is not required.

- h) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a moderate archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological report is not required under the DMF CIP section 20.147.080.B.1. A Phase 1 Inventory of Archaeological Resources report (LIB250321) was submitted despite not being required and identified non culturally sensitive materials on the parcel. From the report, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This 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
- i) Driveway. The DMF LUP Policy 1 and Coastal Implementation Plan (CIP) Section 20.147.090.A.2 (Land Use and Development) requires new residential driveways to minimize surface length and width and provide simple and direct access. Based on topography, fire access requirements, and minimization of tree removal on the parcel, the proposed permeable driveway and parking area meet these requirements. As configured, the development achieves the policy goal of providing simple and direct access to the property, minimizes impacts to trees and other vegetation on the project site, and provides the minimum required parking for the single-family dwelling.
- j) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.
- k) 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 Resolution No. 15-043.
- l) Staff conducted a virtual site inspection to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250113.

**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 Services 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 reports have been prepared:
  - “Phase 1 Inventory of Archaeological Resources for 3983 Ronda Road” (LIB250321) prepared by Ruben G. Mendoza, Salinas, CA on June 17, 2025.
  - “Tree Resource Assessment and Fuel Management” (LIB250322) prepared by Andrew Tope, Carmel, CA on April 3, 2025.
  - “Geotechnical Investigation Design Phase” (LIB250323) prepared by All Earth Geotechnical Engineering Inc., Santa Cruz, CA on April 8, 2025.

County staff independently reviewed these reports 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 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250113.

**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 Services 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. Sewer service will be provided by Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal. The subject parcel is located outside of any identified FEMA Flood Zones, floodways, and recharge areas. An underground detention system for stormwater runoff is proposed as part of the project near the southwestern portion of the lot. Potable water will be provided by the California American Water Company using water credits purchased from Pebble Beach Company (PBC), and which were allocated for development of properties approved under the PBC Concept Plan (HCD-Planning File No. PLN100138). A water entitlement from the Monterey Peninsula Water Management District was included in the application for the subject property for domestic water use.
  - c) Staff conducted a virtual site inspection 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 PLN250113.

**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 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 PLN250113.

**5. FINDING:** **TREE REMOVAL** – The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) Consistent with section 20.147.050 of the DMF CIP, a Tree Assessment and Forest Management Plan (County of Monterey Library No. LIB250322) was submitted to evaluate the proposed tree removal and address potential impacts.
  - b) The project includes the removal of 60 protected trees, inclusive of Monterey pines of moderate condition. Of the 60 trees, there are 6 landmark Monterey pines proposed for removal. The parcel is located within the Poppy 2 Subdivision (Area I-2), a standard subdivision was one of the approved sub-projects under PLN100138. The approval of the Concept Plan included a coastal development permit to allow tree removal; therefore, subsequent coastal development permits to allow tree removal are not required provided the proposed development is consistent with the parameters of the Concept Plan.
  - c) The subject lot is densely forested, containing 200 trees onsite. The trees are evenly scattered across the whole property. Avoiding tree removal is not feasible for developing this lot, especially with the size of the proposed project. The arborist report shows that the densest tree cover is in the north and east areas of the property. Consistent with DMF CIP section 20.147.050.C.4 and DMF LUP Policy 33, the applicants sited their development outside of these densely forested areas to impact as few trees as possible.
  - d) Minimizing tree removal is required by Policy 33 of the DMF LUP, which states that “Siting, design, and land use concepts that minimize removal and damage should be applied and are preferred”. The Applicant has minimized the tree removal to the maximum extent. Sixty trees are the minimum amount to be removed under the circumstances.
  - e) To accommodate the proposed single-family residence, 6 landmark Monterey pine will be removed. This removal is necessary due to the placement of the proposed structure. Six landmark Monterey pine trees

will be impacted due to the placement of the driveway, garage, and residence. All Monterey pines (60) proposed for removal are considered to be in moderate condition. Due to the slight sloping topography of the property, excavation is required on the eastern portion of the property to create a level building surface. Additional grading is necessary for proper slope and grade transitions and other amenities (walkways, staircases, retaining walls, outdoor recreation, or meeting areas) surrounding the structure and driveway footprint. Of these trees being removed due to grading, one Oak and two Pines are in poor condition. Trees proposed for removal associated with grading and driveway impacts have been minimized as required by DMF LUP Policy 35.

- f) The arborist confirmed the proposed tree removal will not have adverse impacts on forest resources. The lot has many trees, and 70% of them will remain untouched by the project. There are no confirmed environmentally sensitive habitat areas (ESHA) on-site. As the tree removal is occurring outside of any ESHA, the project is consistent with section 20.147.050.C.3.a of the DMF CIP.
- h) Pursuant to DMF CIP section 20.147.050.B.1, a Forest Management Plan was submitted and included in the Arborist Report to the County for review. The Forest Management Plan identifies the different fuel management zones and lists maintenance practices to minimize fuel onsite while maintaining a healthy forest.
- i) Existing trees within the vicinity of the project site that are not being removed will be protected throughout construction. Protective fencing will be installed around the drip line of the protected trees to ensure no development occurs within the critical root zone. This measure has been implemented as a Condition of Approval, Condition No. 4.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250113.

**6. FINDING: CEQA / Previously-Certified Environmental Impact Report (EIR) –**

The project is consistent with the previously-certified Final Environmental Impact Report for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan. Pursuant to Section 15162 of the CEQA Guidelines, the HCD Chief of Planning finds that the project does not require a subsequent EIR based on the following findings:

- No substantial changes are proposed by the project which will require major revisions to the previous EIR due to new significant environmental effects;
- No substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions to the previous EIR due to the involvement of new significant environmental effects; or
- No new information of substantial importance has been provided which was not known at the time of the previous EIR

**EVIDENCE:** a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency

determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

- b) The Del Monte Forest (DMF) Agreement between the California Coastal Commission (CCC) and Pebble Beach Company (PBC) formed the basis for the associated Local Coastal Program (LCP) Amendment and development proposal, known as the PBC Concept Plan. The LCP Amendment was required to establish the regulatory framework for the development proposal, consisting of the build-out development and preservation of the remaining undeveloped PBC properties located within the Coastal Zone of the DMF. The subject parcel was part of the PBC Concept Plan development proposal.
- c) On May 9, 2012, the CCC unanimously certified the amendment as submitted.
- d) On May 22, 2012, the Monterey County Board of Supervisors acknowledged receipt of the CCC resolution certifying the LCP Amendment and adopted the LCP Amendment by adopting a resolution to amend the DMF Land Use Plan and adopting an ordinance to amend the Monterey County Coastal Implementation Plan.
- e) On June 19, 2012, the Board of Supervisors certified the Final EIR (SCH# 2011041028) prepared for DMF LCP Amendment and PBC Concept Plan development proposal, pursuant to Board Resolution Nos. 12-148 and 12-149. The LCP Amendment became effective on June 22, 2012.
- f) The project proposes residential development on a 1-acre lot identified in the Poppy 2 (Area I-2) as Lot 16, which was part of the certified EIR for the LCP Amendment and the PBC Concept Plan development proposal. The Final EIR identifies the lot to be impacted by up to 15,000 square feet of structural, hardscape, and landscape residential development. Tree removal proposed as part of this project was analyzed in the Final EIR and mitigated for off-site replacement. No mitigation measures from the Final EIR are required to be applied to this project.
- g) The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a new significant effect, or development that would result in a new cumulative significant impact.
- h) No adverse environmental effects were identified during staff review of the development application, and there are not any significant adverse impacts associated with this project that have not been adequately mitigated in the conditions of the PBC Concept Plan.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the

- Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.
  - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - c) The subject property is not described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250113.

**8. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) Coastal Commission. This project is appealable through the Coastal Commission as it is between the sea and first through public road described in 20.86.080.A.

## DECISION

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

1. Find the project consistent with the Final Environmental Impact Report, which does not warrant an addendum pursuant to CEQA Guidelines section 15162; and
2. Approve the Coastal Administrative Permit and Design Approval to allow the construction of a 5,266 square foot single family dwelling, attached 1,054 square foot garage, and associated site improvements including the removal of 60 Monterey Pine.

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 4<sup>th</sup> day of March 2026.

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Melanie Beretti, AICP  
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

PLN250113

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit and Design Approval (PLN250113) allows the construction of a 5,266 square foot single family dwelling, attached 1,054 square foot garage, and associated site improvements including the removal of 60 Monterey Pine. The property is located at 3983 Ronda Rd, Pebble Beach (Assessor's Parcel Number 008-031-035-000), 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 008-031-035-000 on March 4, 2026. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

**Responsible Department:** Planning

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

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

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

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

### 4. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

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

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

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

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

## 5. PD011(A) - TREE REMOVAL

**Responsible Department:** Planning

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

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

## 6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning

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

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

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

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

## 7. PD041 - HEIGHT VERIFICATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

## 8. PDSP0001 - DEL MONTE FOREST LANDSCAPE LIMITATION (NON-STD)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to the EIR certified for the Pebble Beach Company Concept Plan and the Del Monte Forest Local Coastal Plan Amendment (HCD-Planning File No. PLN100138), the environmental analysis is based on a total development footprint of 15,000 square feet per lot - comprised of 9,000 square feet of structural and hardscape coverage, and 6,000 square feet of landscaping. Therefore, landscaping on the subject lot shall be limited to no more than 6,000 square feet. Aside from the 15,000 square feet of allowed development footprint, all areas of the lot shall remain as native Monterey pine forest habitat. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, landscaping on the subject lot shall be limited to no more than 6,000 square feet.

**9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE**

**Responsible Department:** Public Works

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

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

**10. PW0045 – COUNTYWIDE TRAFFIC FEE**

**Responsible Department:** Public Works

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

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

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# GENERAL NOTES

## GENERAL NOTES:

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2021 EDITION  
CFC - CALIFORNIA RESIDENTIAL CODE, PART 2.9  
CBC - CALIFORNIA BUILDING CODE, PART 2, VOL. 1 & 2  
CEC - CALIFORNIA ELECTRICAL CODE, PART 3  
CMC - CALIFORNIA MECHANICAL CODE, PART 4  
CPC - CALIFORNIA PLUMBING CODE, PART 5  
CIBC - CALIFORNIA IRONWORKING CODE, PART 6  
CFC - CALIFORNIA FIRE CODE, PART 7  
CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10  
CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART II  
MONTEREY COUNTY CODE OF ORDINANCES

DESIGN CRITERIA:  
RISK CATEGORY: I  
WIND LOCATED AND MORE SEISMIC DESIGN CATEGORY: D  
BASIC WIND SPEED: 3 MPH  
EXPOSURE: D CLIMATE ZONE: 3

DURING THE COURSE OF CONSTRUCTION, THE PREVAILING BEST MANAGEMENT PRACTICE (BMP) SHALL BE OBSERVED (SEE SHEET G4).

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

**FOUNDATIONS & CONCRETE SLABS:**  
SLOPE DRAINAGE 6" WITHIN THE FIRST 10' FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' DISTANCE, A 2-5# SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION IMPERVIOUS SURFACES SLOPED A MINIMUM OF 2% FOR 10' AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE DRAIN (CRC R401.3)

STEFFED FOOTINGS SHALL BE REQUIRED WHEN BOTTOM FOOTING SLOPE IS IN 10' (V)H (CRC R401.3)

CONCRETE SLABS: 3" MINIMUM (CRC R506.1) SLABS SHALL HAVE A 4" THICKNESS OF 3/8" MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOL WITH A 10-MIL POLY VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" & A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER REQ. PER CBC SECTION 4509.

PROVIDE AN 18" X 24" UNDER-FLOOR ACCESS, UNOBTURATED BY PIPES OR CONDUITS, THROUGH 5' OF EACH END OF EACH 10' SECTION OF UNDER-FLOOR LOCATED UNDER A DOOR TO THE RESIDENCE PROVIDE A SOLID COVER OR SCREEN (CRC 408.4 & CPC 101.9)

MINIMUM SILL BOLTING: 1/4" ANCHOR BOLTS OR APPROVED ANCHORS AT 6 FT. O.C. MAXIMUM FOR ONE STORY (CRC R403.4) USE ANCHOR BOLTS AT 4 FT. O.C. MAXIMUM FOR THREE STORY CONSTRUCTION. EMBED BOLTS 1/2" MINIMUM. THE ANCHOR BOLTS SHALL BE PLACED IN HOLE THIRD OF THE WIDTH OF THE PLATE. LOCATE END BOLTS NOT LESS THAN 1 BOLT DIAMETERS, NOR MORE THAN 1/2" FROM ENDS OF SILL MEMBERS. IN SDC D/F AND ABOVE: PROVIDE 1/2"x2"x20" PLATE WASHERS ON EACH BOLT AT BRACED OR SHEAR WALL LOCATIONS. STANDARD OUT WASHERS PERMITTED FOR ANCHOR BOLTS NOT LOCATED IN BRACED/SHEAR WALL LINES (CRC R403.6) & R602.1(1))

**WOODS & PLASTICS:**  
WEATHER EXPOSED GLUED-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL HAVE A NATURAL RESISTANCE TO DECAY (CRC R311.3 & 5)

WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE TREATED WOOD PER CRC R310

FASTENERS FOR SIDING ATTACHED TO P/PT LUMBER SHALL BE CORROSION RESISTANT (CRC R311.3)

WOOD COLUMNS EXPOSED TO WEATHER OR IN BASEMENTS, WHEN SUPPORTED ON CONCRETE PIER OR RETAINING WALL, OR PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS FIRED/FEESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH OR EARTH COVERED BY APPROVED IMPERVIOUS MOISTURE BARRIER (CRC R311.4 EXC. 1)

WOOD COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION TO BE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE, AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER (CRC R311.4 EXC. 2)

18" MIN CLEARANCE FROM JOISTS TO EARTH AND GIRDS TO BE 12" MIN TO EARTH, OR SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY WHEN LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION (CRC R311.1(2))

WOOD FLOOR JOIST SIZE, SPACING, AND GRADES FOR CONVENTIONAL CONSTRUCTION PER CRC TABLES R602.3(1)(2) CANTILEVERED JOISTS SHALL CONFORM TO CRC TABLES R602.3(3) OTHERS SHALL BE DESIGNED BY STRUCTURAL CALCS COMPLETED BY A REGISTERED CALIFORNIA DESIGN PROFESSIONAL

WOOD FLOOR GIRDER SIZE, SPACING, AND GRADES FOR CONVENTIONAL CONSTRUCTION PER CRC TABLES R602.10), R602.7(3) AND R602.7(3) OTHERS DESIGNED BY STRUCTURAL CALCS PER CALIFORNIA DESIGN PROFESSIONAL

FLOOR JOISTS SHALL COMPLY TO CBC SECTION 2308.4.2

SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH CBC TABLE 2308.4.2(1) OR 2308.4.2(2) OR THE AISC STJCR

JOISTS UNDER AND PARALLEL TO BEARING TYPE, THICKNESS, AND ATTACHMENT OF FLOOR SHEATHING PER TABLE R603.21(1)(2)

NAIL SPACING FOR FLOOR PLYWOOD SHEATHING 6" O.C. ON THE EDGES AND 12" O.C. IN THE FIELD

SOLID BLOCK ALL JOIST AT ENDS AND SUPPORTS OR USE OTHER APPROVED CONNECTIONS (CRC R603.7)

FOR THE USE OF ENGINEERED WOOD PRODUCTS, SPECIFICATIONS SHALL BE PROVIDED (CRC R602.1-2-1)

POSITIVE CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT (CRC R602.9 & CBC 2304.10-1)

WOOD SHALL BE AT A MOISTURE CONTENT OF 19 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, FLOOR COVERINGS OR OTHER MATERIALS (PER CBC 2304.1.2)

COMBUSTIBLE FRAMING SHALL BE NOT LESS THAN 2 INCHES (51 MM), BUT SHALL BE NOT LESS THAN THE DISTANCE SPECIFIED IN SECTIONS 211 AND 213 AND THE CALIFORNIA MECHANICAL CODE, FROM FUELS, CHIMNEYS AND PREPLACES, AND 6 INCHES (152 MM) AWAY FROM FUELS OPENINGS (PER CBC 2304.5)

STUD SIZE, HEIGHT, GRADE & SPACINGS (CRC TABLE R602.3(5) & R602.3(1))

CEILING & INTERIOR STUDS CONTINUOUS FLOOR TO FLOOR UNLESS BRACED AT EXTERIOR (R602.3)

THE LENGTH OF BRACINGS ALONG EACH BRACED WALL LINE SHALL NOT BE LESS THAN REQUIRED FOR WIND SPEED IN TABLE R602.10(3) AND PER THE SDC IN CRC TABLE R602.10(3)(3) SEE TABLES R602.10(3)(2) AND R602.10(3)(4) FOR ADJUSTMENT FACTORS BASED ON STORY HEIGHT, WALL DEAD LOADS

EXPOSURE TYPES, ROOF EAVE-TO-RIDGE HEIGHTS, BRACING METHODS, ETC. THE BRACED WALL PANEL UPLIFT VALUE EXCEEDS 100PLF PER CRC TABLE R602.11) PROVIDE AN APPROVED LISTED CONNECTION (CRC R602.3.5)

BRACED WALL LINES MAY ANGLE OUT OF PLANE 45 DEGREES FOR MAX. 8' DIAGONAL LENGTH (CRC R602.10-1.4)

BRACED WALL PANELS SPACED AT NOT MORE THAN 29FT. O.C. FOR SDC DQ, DI & D2 AND 39FT. O.C. IN SDC C (CRC TABLE R602.10(1)(3))

BRACED WALL LINES AT EXTERIOR WALLS IN SEISMIC DESIGN CATEGORIES D0, D1, AND D2 SHALL HAVE A BRACED WALL PANEL LOCATED AT EACH END OF THE BRACED WALL LINE (SEE EXCEPTIONS BELOW)

IF STRUCTURAL WOOD SHEATHING IS USED, IT'S PERMITTED TO BEGIN NO MORE THAN 10FT FROM EACH END OF THE BRACED WALL LINE PER R602.10.1

HN 24" WIDE PANEL AT EACH BUILDING CORNER & BRACED WALL LINE CONTINUOUSLY SHEATHED PER R602.1(2)

END OF BRACED WALL PANEL CLOSET TO THE CORNER SHALL HAVE A HOLD-DOWN DEVICE INSTALLED WITH A MINIMUM UPLIFT VALUE OF 1,800LBS AND THE BRACED WALL LINE IS CONTINUOUSLY SHEATHED OR USF SHEATHING

BRACED WALL PANELS IN ONE-AND-TWO STORY BUILDINGS MAY BE SPACED AT 35' O.C. IN ORDER FOR ONE SINGLE ROOM NOT EXCEEDING 300SF. (CRC TABLE R602.10.1)

ALTERNATE BRACED WALL PANELS PER CRC R602.10(6.1) CLEARLY PROVIDE AN ALTERNATE BRACED WALL DETAIL

CONTINUOUS BRACED WALL SHEATHING PER CRC R602.10(4.1) AND R602.10.1

PROVIDE FULL JOIST BLOCKING DIRECTLY ABOVE AND BELOW BRACED WALL LINES WITH JOISTS PARALLEL TO WALL & NOT PROVIDED DIRECTLY ABOVE/BELOW PER CRC FIGURE R602.10(4)(2)

BRACED WALL PANEL CONNECTIONS TO ROOF FRAMING PER CRC R602.10(2.2)

2X BLOCKING FOR HORIZONTAL AND VERTICAL JOINTS IN BRACED WALL PANELS (CRC R602.10(4.4))

WHERE SHEAR DESIGN VALUES EXCEED 490LBS PER FOOT, ALL FRAMING MEMBER RECEIVING EDGE NAILING FROM ADJUTING PANELS NOT LESS THAN A SINGLE 3" NOMINAL OR TWO 2" MEMBERS STITCH NAILED TOGETHER PER THE DESIGN PROFESSIONAL. PANEL JOINTS AND SILL PLATE NAILING SHALL BE STAGGERED: 3X SILL PLATE REQUIRED OR 2X SILL WITH DOUBLE THE # OF ANCHORS REQUIRED FOR THE 3X SILL (CBC T-2308(2)) AND SECTIONS 4.3.6(1) AND 4.3.6(3) OF AS & PASD(9)(8)

POST TO BEAM CONNECTIONS PER CRC R502.9 & CBC 2304.10(1)

MINIMUM HEADER SIZES & #/SIZE OF SUPPORTS FOR LIGHT FRAME PER CRC R502.9 & TABLE 602.10), (2) & (3)

DOUBLE TOP FLATE WITH MINIMUM 24" LAP. SPLIT LENGTH EACH SIDE OF END JOINT. NAIL WITH 12D EACH SIDE OF LAP JOINT. (CRC T-R602.3(1)) LAP PLATES AT INTERSECTING WALLS (CRC R602.3)

MINIMUM WOOD STRUCTURAL PANEL SHEATHING NAILINGS 6" O.C. EDGE INCLUDING NAILING INTO MUDSILL AND TOP FLATE 12" O.C. NAILING IN FIELD (CRC T-R602.3(2))

MIN 2X6 FRAMING IN PLUMBING WALLS FOR DRILLING/NOTCHING OF STUDS (CRC R602.6)

FASTENERS FOR SIDING & PRESSURE TREATED LUMBER CORROSION RESISTANT (CRC R311.3)

FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/CEILING, & HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP LEVELS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS (CRC R306.1(1))

STUCCO MINIMUM CLEARANCE TO EARTH OF 4" AND 2" TO PAVED SURFACES WITH APPROVED WEEP SCREEN (CRC R103.1(1)) MASONRY STONE VEEBES FLASHED BENEATH FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES ABOVE THE FLASHING (CRC R103.8.5 AND R103.8.6)

GYPSTUM BOARD, GYPSTUM PANEL PRODUCTS, LATH, GYPSTUM PLASTER, CEMENT PLASTER AND REINFORCED GYPSTUM CONCRETE SHALL COMPLY WITH CBC CHAPTER 25

GYPSTUM BOARD AND GYPSTUM PANEL PRODUCTS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN CBC TABLE 2906.2. LATHING AND PLASTERING MATERIALS SHALL CONFORM TO THE STANDARDS LISTED IN TABLE 2907.2

GYPSTUM WALL BOARD PANELS SHALL BE TAPED AND FINISHED ALL JOINT & TAPE PRODUCTS SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS

ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR TO MEET WITH OWNER'S FINAL APPROVAL AND/OR REVISIONS

VERIFY PHONE & TV JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPE CONTRACTOR TO PROVIDE OWNER MANUALS FOR ALL NEWLY INSTALLED APPLIANCES AND DEVICES SUCH AS: HEATING & COOLING SYSTEMS, LIGHTING, SECURITY SYSTEMS, ETC.

INSTALLATION OF ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER CMC 303.1

ALL ELECTRICAL FIXTURES & APPLIANCES MAKE & MODELS PER OWNER'S SPECIFICATIONS SHALL BE INSTALLED PER MANUFACTURER'S SPECS AND SHALL COMPLY WITH 2015 CA ENERGY CODE

INSTALLED LUMINAIRE SHALL BE CLASSIFIED AS HIGH EFFICACY OR LOW EFFICACY FOR COMPLIANCE WITH CBC SECTION 150.0(6) IN ACCORDANCE WITH TABLE 150.0-A OR TABLE 150.0-B, AS APPLICABLE

1) OVER VAPOR RETARDER IN SHOWER OR BATH/TUB COMPARTMENTS, 2) WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY

MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE PER THE STANDARDS LISTED IN TABLE 2909.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS

THE WALLTAGE AND CLASSIFICATION OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHEN SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 150.0(6)

BALLASTS FOR FLUORESCENT LAMPS RATED 15 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ

PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS SHALL BE RATED TO CONSUME NO MORE THAN ONE WATT PER HOUR OF OPERATION

DETERMINED IN ACCORDANCE WITH SECTION 150.0(6) NIGHT LIGHTS SHALL NOT BE REQUIRED TO BE CONTROLLED BY VACANCY SENSORS

LIGHTING INTEGRAL TO EXHAUST FANS SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 150.0(6) EXCEPT LIGHTING INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS

EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS PER TO SECTION 150.0(6)(2) EXCEPT LIGHTING INTEGRAL TO AN EXHAUST FAN MAY BE ON THE SAME SWITCH AS THE FAN PROVIDED THE LIGHTING CAN BE SWITCHED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0(6) WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME

NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR WAS INSTALLED TO COMPLY WITH SECTION 150.0(6)

LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9

THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY

BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS

AT LEAST ONE LIGHT INSTALLED IN BATHROOMS, ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS

ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY AND MEET THE REQUIREMENTS IN 2012 IBC TABLE 150.0-A

LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT MANUALLY TURN THE LIGHTS ON/OFF AND HABITABLE ROOMS EXCEPT BATHS SHALL ALSO HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS [150.0(6)]

LUMINAIRE INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED "SUITABLE FOR WET/DAMP LOCATIONS"

RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE SURGE PROTECTION DEVICE (SPD) TYPE 1 OR TYPE 2, THAT COMPLIES WITH ALL SERVICES SUPPLYING DWELLING UNIT SERVICE ENTRANCE AND EACH MAIN PANEL AS AN INTEGRAL PART OF SERVICE EQUIPMENT OR LOCATED IMMEDIATELY ADJACENT TO IT

PROVIDE RESERVED SPACES IN PANELBOARD AND INSTALL OUTLET RECEPTACLES WITH DEDICATED 240V VOLT BRANCH CIRCUIT WIRING FOR A FUTURE ELECTRIC COOKTOP OR RANGE AND ELECTRIC CLOTHES DRYER (50 AMP) OUTLETS SHALL BE INSTALLED WITHIN 3 FT. OF THE GAS UTILITY INSTALL BLANK COVERS IDENTIFIED AS 240V READY"

FOR FUTURE ENERGY STORAGE SYSTEM (ESS) SINGLE-FAMILY RESIDENCES MUST EITHER HAVE ESS-READY INTERCONNECTION SERVICE WITH BACKUP UP CAPACITY OF 5-KWATT PER HOUR OR MORE OR BE SUPPLIED WITH A BRANCH CIRCUIT OR A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A SUBPANEL THAT SUPPLIES A MIN. OF FOUR DESIGNATED BRANCH CIRCUITS AT LEAST ONE CIRCUIT SHALL BE A 20-AMP BREAKER AND ONE LIGHTING MAIN PRIMARY BREAKER AND ONE FOR SLEEPING ROOM OUTLET

MAIN PANELBOARD MUST HAVE A MIN 25 AMP AND SUFFICIENT SPACE SHALL BE RESERVED FOR A FUTURE TRANSFER SWITCH WITHIN 3 FEET OF THE PANELBOARD. COMPLY WITH CA ENERGY CODE SEC. 150.0(6)(5)

LUMINAIRE RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

- A. BE LISTED, AS DEFINED IN SECTION 1001, FOR ZERO CLEARANCE RECESSED INTO CEILING (OR BY UNCERTIFIED LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/LABORATORY; AND
- B. HAVE A LABEL THAT CERTIFIES THAT THE LUMINAIRE IS AIRTIGHT WITH AN LEAKAGE LESS THAN 2.0 CFM AT 15 PASGALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
- C. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE AND THE CEILING AND CEILING JOINTS TO PREVENT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BESIDE WITH A

EXHAUST OPENINGS TERMINATING TO OUTDOORS SHALL BE COVERED W/ A CORROSION RESISTANT SCREEN W/1/2" MIN SIZE (NOT REQUIRED FOR CLOTHES DRYERS) (CRC R402.1)

VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR AREA) VENT LENGTHS: 1" MAX. & TERMINATE MIN 3" FROM PROPERTY LINE IF ANY OUTLET (CRC 504.4.2)

ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3' TO A PROPERTY LINE, 10' TO A FORCED AIR INLET, 3' TO OPENINGS & SHALL NOT DISCHARGE TO PUBLIC WAY. (CMC 502.21)

HN 100 SQUARE "MAKE-UP AIR FOR CLOTHES DRYERS IN CLOSETS" (CMC 504.4.1(1))

HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3' ABOVE FLOOR LEVEL AND 7 FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS (CRC R303.10)

EGRESS AND RESCUE OPENINGS: PROVIDE EACH BEDROOM, BASEMENT, AND HABITABLE ATTIC WITH A MINIMUM OF ONE EXTERIOR EGRESS AND RESCUE OPENING. SUCH OPENING SHALL LEAD DIRECTLY TO THE PUBLIC WAY. THE EGRESS AND RESCUE OPENING SHALL HAVE A CLEAR NET OPENING OF 5.7 SQUARE FEET (9FT FOR GRADE FLOOR)

THE MINIMUM NET CLEAR HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR WIDTH SHALL BE 20". THE OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR (CRC R301.1 - R301.3)

AREA WELLS, LADDERS, STEPS, AND AREA WELL DRAINAGE SHALL COMPLY WITH CRC R301.4. BARS, GRILLS, COVERS, AND SCREENS OR SIMILAR DEVICES SHALL BE RELEASEABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS. (CRC R301.4.4)

PHOTOVOLTAIC PANELS & MODULES SHALL NOT BE PLACED ON THE PORTION OF THE ROOF BELOW AN EMERGENCY ESCAPE AND RESCUE OPENINGS WITHIN 36" (CRC 324.6.3)

PROVIDE LANDINGS AND A FORTH LIGHT AT ALL EXTERIOR DOORS

LANDINGS ARE TO BE MINIMUM 3' DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 1/8" WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1/2" WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 1/8" MAXIMUM. A LANDING IS NOT REQUIRED IF A STAIR WITH 100 OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. (CRC R311.3-R311.3.2)

AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT, THE EGRESS DOOR SHALL BE SIDE HINGED WITH A MINIMUM OPENABLE WIDTH OF 37". THE MINIMUM CLEAR OPENABLE HEIGHT SHALL BE 10" MINIMUM (OTHER THAN DOORS NOT BE REQUIRED TO COMPLY WITH THESE DIMENSIONS) EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. (CRC R311.2)

FINISHES & FURNISHINGS: ALL FINISHES, INCLUDING CABINETS, COUNTERTOPS, TILE, GROUT, PAINT, ETC. SHALL BE SELECTED BY OWNER

TRIM, CASING & BASEBOARDS ARE TO BE PRIMER GRADE WOOD OR MDF UNO - SELECTION BY OWNER OR DESIGNER

ALL EXPOSED SURFACES THAT ARE NOT FINISHED FROM THE FACTORY, SHALL BE PAINTED OR STAINED. COLORS TO BE SELECTED BY OWNER

GYPSTUM BOARD, GYPSTUM PANEL PRODUCTS, LATH, GYPSTUM PLASTER, CEMENT PLASTER AND REINFORCED GYPSTUM CONCRETE SHALL COMPLY WITH CBC CHAPTER 25

GYPSTUM BOARD AND GYPSTUM PANEL PRODUCTS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN CBC TABLE 2906.2. LATHING AND PLASTERING MATERIALS SHALL CONFORM TO THE STANDARDS LISTED IN TABLE 2907.2

GYPSTUM WALL BOARD PANELS SHALL BE TAPED AND FINISHED ALL JOINT & TAPE PRODUCTS SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS

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VERIFY PHONE & TV JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPE CONTRACTOR TO PROVIDE OWNER MANUALS FOR ALL NEWLY INSTALLED APPLIANCES AND DEVICES SUCH AS: HEATING & COOLING SYSTEMS, LIGHTING, SECURITY SYSTEMS, ETC.

INSTALLATION OF ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER CMC 303.1

ALL ELECTRICAL FIXTURES & APPLIANCES MAKE & MODELS PER OWNER'S SPECIFICATIONS SHALL BE INSTALLED PER MANUFACTURER'S SPECS AND SHALL COMPLY WITH 2015 CA ENERGY CODE

INSTALLED LUMINAIRE SHALL BE CLASSIFIED AS HIGH EFFICACY OR LOW EFFICACY FOR COMPLIANCE WITH CBC SECTION 150.0(6) IN ACCORDANCE WITH TABLE 150.0-A OR TABLE 150.0-B, AS APPLICABLE

1) OVER VAPOR RETARDER IN SHOWER OR BATH/TUB COMPARTMENTS, 2) WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY

MATERIALS USED AS A BACKERS FOR WALL TILE IN TUB & SHOWER AREAS SHALL BE GLASS MAT GYPSTUM PANEL, FIBER-REINFORCED GYPSTUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT + REINFORCED CERAMTIC BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. (R102.4.2)

ROOFING: PROVIDE ROOFING SYSTEM PER THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE ROOFING SYSTEM PER THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE ROOFING SYSTEM PER THE MANUFACTURER'S RECOMMENDATIONS.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOM/END PLATES, BEING PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), CHAPTER 4, DIVISION 4.4.

MECHANICAL & HVAC (AS APPLICABLE): MECHANICAL DEVICES & DUCTING SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER'S FINAL APPROVAL AND/OR REVISIONS

CONTRACTOR TO PROVIDE OWNER MANUALS FOR ALL NEWLY INSTALLED APPLIANCES AND DEVICES SUCH AS: HEATING & COOLING SYSTEMS, LIGHTING, SECURITY SYSTEMS, ETC.

INSTALLATION OF ALL LISTED EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. SPECS SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER CMC 303.1

PROVIDE A MINIMUM 22" X 30" ACCESS OPENING TO ATTIC (CRC R600) MAY BE REQUIRED TO BE 30"X30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CMC

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CMC CHAPTER 1 & CFC CHAPTER 5

A "BATHROOM" WHICH CONTAINS A BATH/TUB, SHOWER, TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED WITH AN EXHAUST FAN THAT COMPLIES WITH ALL SERVICES SUPPLYING DWELLING UNIT SERVICE ENTRANCE AND EACH MAIN PANEL AS AN INTEGRAL PART OF SERVICE EQUIPMENT OR LOCATED IMMEDIATELY ADJACENT TO IT

RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE SURGE PROTECTION DEVICE (SPD) TYPE 1 OR TYPE 2, THAT COMPLIES WITH ALL SERVICES SUPPLYING DWELLING UNIT SERVICE ENTRANCE AND EACH MAIN PANEL AS AN INTEGRAL PART OF SERVICE EQUIPMENT OR LOCATED IMMEDIATELY ADJACENT TO IT

PROVIDE RESERVED SPACES IN PANELBOARD AND INSTALL OUTLET RECEPTACLES WITH DEDICATED 240V VOLT BRANCH CIRCUIT WIRING FOR A FUTURE ELECTRIC COOKTOP OR RANGE AND ELECTRIC CLOTHES DRYER (50 AMP) OUTLETS SHALL BE INSTALLED WITHIN 3 FT. OF THE GAS UTILITY INSTALL BLANK COVERS IDENTIFIED AS 240V READY"

FOR FUTURE ENERGY STORAGE SYSTEM (ESS) SINGLE-FAMILY RESIDENCES MUST EITHER HAVE ESS-READY INTERCONNECTION SERVICE WITH BACKUP UP CAPACITY OF 5-KWATT PER HOUR OR MORE OR BE SUPPLIED WITH A BRANCH CIRCUIT OR A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A SUBPANEL THAT SUPPLIES A MIN. OF FOUR DESIGNATED BRANCH CIRCUITS AT LEAST ONE CIRCUIT SHALL BE A 20-AMP BREAKER AND ONE LIGHTING MAIN PRIMARY BREAKER AND ONE FOR SLEEPING ROOM OUTLET

MAIN PANELBOARD MUST HAVE A MIN 25 AMP AND SUFFICIENT SPACE SHALL BE RESERVED FOR A FUTURE TRANSFER SWITCH WITHIN 3 FEET OF THE PANELBOARD. COMPLY WITH CA ENERGY CODE SEC. 150.0(6)(5)

LUMINAIRE RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:

- A. BE LISTED, AS DEFINED IN SECTION 1001, FOR ZERO CLEARANCE RECESSED INTO CEILING (OR BY UNCERTIFIED LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/LABORATORY; AND
- B. HAVE A LABEL THAT CERTIFIES THAT THE LUMINAIRE IS AIRTIGHT WITH AN LEAKAGE LESS THAN 2.0 CFM AT 15 PASGALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
- C. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE AND THE CEILING AND CEILING JOINTS TO PREVENT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BESIDE WITH A

EXHAUST OPENINGS TERMINATING TO OUTDOORS SHALL BE COVERED W/ A CORROSION RESISTANT SCREEN W/1/2" MIN SIZE (NOT REQUIRED FOR CLOTHES DRYERS) (CRC R402.1)

VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR AREA) VENT LENGTHS: 1" MAX. & TERMINATE MIN 3" FROM PROPERTY LINE IF ANY OUTLET (CRC 504.4.2)

ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3' TO A PROPERTY LINE, 10' TO A FORCED AIR INLET, 3' TO OPENINGS & SHALL NOT DISCHARGE TO PUBLIC WAY. (CMC 502.21)

HN 100 SQUARE "MAKE-UP AIR FOR CLOTHES DRYERS IN CLOSETS" (CMC 504.4.1(1))

HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3' ABOVE FLOOR LEVEL AND 7 FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS (CRC R303.10)

EGRESS AND RESCUE OPENINGS: PROVIDE EACH BEDROOM, BASEMENT, AND HABITABLE ATTIC WITH A MINIMUM OF ONE EXTERIOR EGRESS AND RESCUE OPENING. SUCH OPENING SHALL LEAD DIRECTLY TO THE PUBLIC WAY. THE EGRESS AND RESCUE OPENING SHALL HAVE A CLEAR NET OPENING OF 5.7 SQUARE FEET (9FT FOR GRADE FLOOR)

THE MINIMUM NET CLEAR HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR WIDTH SHALL BE 20". THE OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR (CRC R301.1 - R301.3)

AREA WELLS, LADDERS, STEPS, AND AREA WELL DRAINAGE SHALL COMPLY WITH CRC R301.4. BARS, GRILLS, COVERS, AND SCREENS OR SIMILAR DEVICES SHALL BE RELEASEABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS. (CRC R301.4.4)

PHOTOVOLTAIC PANELS & MODULES SHALL NOT BE PLACED ON THE PORTION OF THE ROOF BELOW AN EMERGENCY ESCAPE AND RESCUE OPENINGS WITHIN 36" (CRC 324.6.3)

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

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

Y	N/A	RESPON. PARTY	
			<b>CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL</b>
			<b>301.1 SCOPE.</b> 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.
			<b>301.1.1 Additions and alterations. [HCD]</b> The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
			The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
			<b>Note:</b> Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.
			<b>Note:</b> On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
			<b>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]</b> The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
			<b>SECTION 302 MIXED OCCUPANCY BUILDINGS</b>
			<b>302.1 MIXED OCCUPANCY BUILDINGS.</b> In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.
			<b>DIVISION 4.1 PLANNING AND DESIGN</b>
			<b>ABBREVIATION DEFINITIONS:</b> HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHDP Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New
			<b>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</b>
			<b>SECTION 4.102 DEFINITIONS</b>
			<b>4.102.1 DEFINITIONS</b> The following terms are defined in Chapter 2 (and are included here for reference)
			<b>FRENCH DRAIN.</b> A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
			<b>WATTLES.</b> Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter speed control.
			<b>4.106 SITE DEVELOPMENT</b>
			<b>4.106.1 GENERAL.</b> The use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
			<b>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.</b> Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.
			<b>Note:</b> Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: <a href="https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html">https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html</a> )
			<b>4.106.3 GRADING AND PAVING.</b> Construction plans shall indicate how the site grading or 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.
			<b>Exception:</b> Additions and alterations not altering the drainage path.
			<b>4.106.4 Electric vehicle (EV) charging for new construction.</b> New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code. <b>Exceptions:</b> 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 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 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
			<b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
			<b>Exemption:</b> A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.
			<b>4.106.4.1.1 Identification.</b> The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y	N/A	RESPON. PARTY	
			<b>4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.</b> When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an 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 a local jurisdiction. See Vehicle Code Section 22511.2 for further details.
			<b>4.106.4.2.1 Reserved.</b>
			<b>4.106.4.2.2 Multifamily dwellings, hotels and motels</b>
			<b>1. EV ready parking spaces with receptacles.</b> <b>a. Hotels and motels.</b> Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. <b>b. Multifamily parking facilities.</b> Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site. <b>Exception:</b> Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. <b>c. Receptacle power source.</b> EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. <b>Exception:</b> Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging. <b>d. Receptacle configurations.</b> 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R
			<b>2. EV ready parking spaces with EV chargers.</b> <b>a. Hotels and motels.</b> Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. <b>b. Multifamily parking facilities.</b> Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests. <b>Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.</b>
			<b>4.106.4.2.2.1 Electric vehicle charging stations (EVCS).</b> Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1. <b>Exception:</b> Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.
			<b>4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.</b> EVCS spaces shall be designed to comply with the following: 1. The minimum length of each EVCS space shall be 18 feet (5486 mm). 2. The minimum width of each EVCS space shall be 9 feet (2743 mm). 3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following: <b>a.</b> The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. <b>b.</b> The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. <b>Exception:</b> Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.
			<b>4.106.4.2.2.2 Accessible electric vehicle charging station spaces.</b> In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.
			<b>4.106.4.2.3 Reserved.</b>
			<b>4.106.4.2.4 Reserved.</b>
			<b>4.106.4.2.5 Electric vehicle ready space signage.</b> Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).
			<b>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.</b> Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE". <b>Notes:</b> 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

Y	N/A	RESPON. PARTY																			
			<b>DIVISION 4.2 ENERGY EFFICIENCY</b>																		
			<b>4.201 GENERAL</b>																		
			<b>4.201.1 SCOPE.</b> For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.																		
			<b>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</b>																		
			<b>4.303 INDOOR WATER USE</b>																		
			<b>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.																		
			<b>Note:</b> All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.																		
			<b>4.303.1.1 Water Closets.</b> 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.																		
			<b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.																		
			<b>4.303.1.2 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.																		
			<b>4.303.1.3 Showerheads.</b>																		
			<b>4.303.1.3.1 Single Showerhead.</b> 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.																		
			<b>4.303.1.3.2 Multiple showerheads serving one shower.</b> 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 only allow one shower outlet to be in operation at a time. <b>Note:</b> A hand-held shower shall be considered a showerhead.																		
			<b>4.303.1.4 Faucets.</b>																		
			<b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.																		
			<b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 80 psi.																		
			<b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.																		
			<b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 80 psi.																		
			<b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.																		
			<b>4.303.1.4.5 Pre-rinse spray valves.</b> When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 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.																		
			<b>FOR REFERENCE ONLY:</b> 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 border="1"><thead><tr><th colspan="2">TABLE H-2</th></tr><tr><th colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th></tr><tr><th>PRODUCT CLASS [spray force in ounces force (ozf)]</th><th>MAXIMUM FLOW RATE (gpm)</th></tr></thead><tbody><tr><td>Product Class 1 (<math>\leq 5.0</math> ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (<math>&gt; 5.0</math> ozf and <math>\leq 8.0</math> ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (<math>&gt; 8.0</math> ozf)</td><td>1.28</td></tr></tbody></table> Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force (gf)]	TABLE H-2		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019		PRODUCT CLASS [spray force in ounces force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 ( $\leq 5.0$ ozf)	1.00	Product Class 2 ( $> 5.0$ ozf and $\leq 8.0$ ozf)	1.20	Product Class 3 ( $> 8.0$ ozf)	1.28						
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Product Class 3 ( $> 8.0$ ozf)	1.28																				
			<b>4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential-commercial buildings.</b> Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.																		
			<b>4.303.3 Standards for plumbing fixtures and fittings.</b> 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. <b>NOTE:</b> THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.																		
			<table border="1"><thead><tr><th colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</th></tr><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr></thead><tbody><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON &amp; PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></tbody></table>	TABLE - MAXIMUM FIXTURE WATER USE		FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH
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Y	N/A	RESPON. PARTY	
			<b>4.304 OUTDOOR WATER USE</b>
			<b>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS</b> Residential 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. <b>NOTES:</b> 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <a href="https://www.water.ca.gov/">https://www.water.ca.gov/</a>
			<b>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</b>
			<b>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</b>
			<b>4.406.1 RODENT PROOFING.</b> Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
			<b>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b>
			<b>4.408.1 CONSTRUCTION WASTE MANAGEMENT.</b> Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. <b>Exceptions:</b> 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 or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
			<b>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.</b> Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
			<b>4.408.3 WASTE MANAGEMENT COMPANY.</b> Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. <b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
			<b>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. <b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
			<b>4.408.5 DOCUMENTATION.</b> Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. <b>Notes:</b> 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at <a href="http://www.hcd.ca.gov/CALGreen.html">www.hcd.ca.gov/CALGreen.html</a> may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
			<b>4.410 BUILDING MAINTENANCE AND OPERATION</b>
			<b>4.410.1 OPERATION AND MAINTENANCE MANUAL.</b> At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: <b>a.</b> Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. <b>b.</b> Roof and yard drainage, including gutters and downspouts. <b>c.</b> Space conditioning systems, including condensers and air filters. <b>d.</b> Landscape irrigation systems. <b>e.</b> Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.
			<b>4.410.2 RECYCLING BY OCCUPANTS.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site 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. <b>Exception:</b> Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
			<b>DIVISION 4.5 ENVIRONMENTAL QUALITY</b>
			<b>SECTION 4.501 GENERAL</b>
			<b>4.501.1 Scope</b> The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
			<b>SECTION 4.502 DEFINITIONS</b>
			<b>5.102.1 DEFINITIONS</b> The following terms are defined in Chapter 2 (and are included here for reference)
			<b>AGRFIBER PRODUCTS.</b> Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FFFE) not considered base building elements.
			<b>COMPOSITE WOOD PRODUCTS.</b> 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, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
			<b>DIRECT-VENT APPLIANCE.</b> A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.  
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
(831) 620-0920 | INFO@HASTINGS-CONSTRUCTION.COM  
LIC#: 791939 CLASS: A/B

Drawing Title: GREEN BUILDING STANDARDS - SHEET 1  
Job Title: KNICKERBOCKER RESIDENCE  
Project Address & APN: 3993 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953  
APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2

Project: HC23054	Sheet No.
Date: 9/2/2025	
Drawn By: AAP	
Scale: N.T.S.	

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

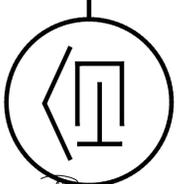
## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Revision/Issue	Date

Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY																																																																																																																																																																																											
			<p><b>MAXIMUM INCREMENTAL REACTIVITY (MIR).</b> 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<sub>3</sub>/g ROG).</p> <p>Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.</p> <p><b>MOISTURE CONTENT.</b> The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p> <p><b>PRODUCT-WEIGHTED MIR (PWMIR).</b> 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).</p> <p>Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).</p> <p><b>REACTIVE ORGANIC COMPOUND (ROC).</b> Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p> <p><b>VOC.</b> A volatile organic compound (VOC) 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).</p>				<p><b>TABLE 4.504.2 - SEALANT VOC LIMIT</b> (Less Water and Less Exempt Compounds in Grams per Liter)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>SEALANTS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>ARCHITECTURAL</td><td>250</td></tr> <tr><td>MARINE DECK</td><td>760</td></tr> <tr><td>NONMEMBRANE ROOF</td><td>300</td></tr> <tr><td>ROADWAY</td><td>250</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr> <tr><td>OTHER</td><td>420</td></tr> </tbody> </table> <p><b>SEALANT PRIMERS</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ARCHITECTURAL</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>NON-POROUS</td><td>250</td></tr> <tr><td>POROUS</td><td>775</td></tr> </tbody> </table> <p>MODIFIED BITUMINOUS 500</p> <p>MARINE DECK 760</p> <p>OTHER 750</p>	SEALANTS	VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	ARCHITECTURAL	VOC LIMIT	NON-POROUS	250	POROUS	775			<p><b>TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS.</b><sup>1,2</sup></p> <p>GRAMS OF VOC PER LITER OF COATING, LESS WATER &amp; LESS EXEMPT COMPOUNDS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>COATING CATEGORY</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>FLAT COATINGS</td><td>50</td></tr> <tr><td>NON-FLAT COATINGS</td><td>100</td></tr> <tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr> </tbody> </table> <p><b>SPECIALTY COATINGS</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tbody> <tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr> <tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr> <tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr> <tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr> <tr><td>BOND BREAKERS</td><td>350</td></tr> <tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr> <tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr> <tr><td>DRIVEWAY SEALERS</td><td>50</td></tr> <tr><td>DRY FOG COATINGS</td><td>150</td></tr> <tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr> <tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr> <tr><td>FLOOR COATINGS</td><td>100</td></tr> <tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr> <tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr> <tr><td>HIGH TEMPERATURE COATINGS</td><td>420</td></tr> <tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr> <tr><td>LOW SOLIDS COATINGS<sup>1</sup></td><td>120</td></tr> <tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr> <tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr> <tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr> <tr><td>MULTICOLOR COATINGS</td><td>250</td></tr> <tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr> <tr><td>PRIMERS, SEALERS, &amp; UNDERCOATERS</td><td>100</td></tr> <tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr> <tr><td>RECYCLED COATINGS</td><td>250</td></tr> <tr><td>ROOF COATINGS</td><td>50</td></tr> <tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr> <tr><td>SHELLACS</td><td> </td></tr> <tr><td>CLEAR</td><td>730</td></tr> <tr><td>OPAQUE</td><td>550</td></tr> <tr><td>SPECIALTY PRIMERS, SEALERS &amp; UNDERCOATERS</td><td>100</td></tr> <tr><td>STAINS</td><td>250</td></tr> <tr><td>STONE CONSOLIDANTS</td><td>450</td></tr> <tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr> <tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr> <tr><td>TUB &amp; TILE REFINISH COATINGS</td><td>420</td></tr> <tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr> <tr><td>WOOD COATINGS</td><td>275</td></tr> <tr><td>WOOD PRESERVATIVES</td><td>350</td></tr> <tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr> </tbody> </table> <p>1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER &amp; EXEMPT COMPOUNDS</p> <p>2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE</p> <p>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.</p>	COATING CATEGORY	VOC LIMIT	FLAT COATINGS	50	NON-FLAT COATINGS	100	NONFLAT-HIGH GLOSS COATINGS	150	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 <sup>1</sup>	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			<p><b>TABLE 4.504.4 - ADHESIVE VOC LIMIT.</b><sup>1,2</sup></p> <p>(Less Water and Less Exempt Compounds in Grams per Liter)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ARCHITECTURAL APPLICATIONS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr> <tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr> <tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr> <tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr> <tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr> <tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr> <tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr> <tr><td>VCT &amp; ASPHALT TILE ADHESIVES</td><td>50</td></tr> <tr><td>DRYWALL &amp; PANEL ADHESIVES</td><td>50</td></tr> <tr><td>COVE BASE ADHESIVES</td><td>50</td></tr> <tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr> <tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr> <tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr> </tbody> </table> <p><b>SPECIALTY APPLICATIONS</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tbody> <tr><td>PVC WELDING</td><td>510</td></tr> <tr><td>CPVC WELDING</td><td>490</td></tr> <tr><td>ABS WELDING</td><td>325</td></tr> <tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr> <tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr> <tr><td>CONTACT ADHESIVE</td><td>80</td></tr> <tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr> <tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr> <tr><td>TOP &amp; TRIM ADHESIVE</td><td>250</td></tr> </tbody> </table> <p><b>SUBSTRATE SPECIFIC APPLICATIONS</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tbody> <tr><td>METAL TO METAL</td><td>30</td></tr> <tr><td>PLASTIC FOAMS</td><td>50</td></tr> <tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr> <tr><td>WOOD</td><td>30</td></tr> <tr><td>FIBERGLASS</td><td>80</td></tr> </tbody> </table> <p>1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.</p> <p>2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.</p>	ARCHITECTURAL APPLICATIONS	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 ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	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	METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80			<p><b>TABLE 4.504.5 - FORMALDEHYDE LIMITS.</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>PRODUCT</th> <th>CURRENT LIMIT</th> </tr> </thead> <tbody> <tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr> <tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr> <tr><td>PARTICLE BOARD</td><td>0.09</td></tr> <tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr> <tr><td>THIN MEDIUM DENSITY FIBERBOARD<sup>2</sup></td><td>0.13</td></tr> </tbody> </table> <p>1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.</p> <p>2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).</p>	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 <sup>2</sup>	0.13			<p><b>CHAPTER 7</b></p> <p><b>INSTALLER &amp; SPECIAL INSPECTOR QUALIFICATIONS</b></p> <p><b>702 QUALIFICATIONS</b></p> <p><b>702.1 INSTALLER TRAINING.</b> 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:</p> <ol style="list-style-type: none"> <li>State certified apprenticeship programs.</li> <li>Public utility training programs.</li> <li>Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.</li> <li>Programs sponsored by manufacturing organizations.</li> <li>Other programs acceptable to the enforcing agency.</li> </ol> <p><b>702.2 SPECIAL INSPECTION [HCD].</b> 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 inspect 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:</p> <ol style="list-style-type: none"> <li>Certification by a national or regional green building program or standard publisher.</li> <li>Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.</li> <li>Successful completion of a third party apprentice training program in the appropriate trade.</li> <li>Other programs acceptable to the enforcing agency.</li> </ol> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</li> <li>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).</li> </ol> <p>[BSC] 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.</p> <p><b>Note:</b> Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</p> <p><b>703 VERIFICATIONS</b></p> <p><b>703.1 DOCUMENTATION.</b> 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.</p>
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			<p><b>TABLE 4.504.1 - ADHESIVE VOC LIMIT.</b><sup>1,2</sup></p> <p>(Less Water and Less Exempt Compounds in Grams per Liter)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ARCHITECTURAL APPLICATIONS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr> <tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr> <tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr> <tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr> <tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr> <tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr> <tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr> <tr><td>VCT &amp; ASPHALT TILE ADHESIVES</td><td>50</td></tr> <tr><td>DRYWALL &amp; PANEL ADHESIVES</td><td>50</td></tr> <tr><td>COVE BASE ADHESIVES</td><td>50</td></tr> <tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr> <tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr> <tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr> </tbody> </table> <p><b>SPECIALTY APPLICATIONS</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tbody> <tr><td>PVC WELDING</td><td>510</td></tr> <tr><td>CPVC WELDING</td><td>490</td></tr> <tr><td>ABS WELDING</td><td>325</td></tr> <tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr> <tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr> <tr><td>CONTACT ADHESIVE</td><td>80</td></tr> <tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr> <tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr> <tr><td>TOP &amp; TRIM ADHESIVE</td><td>250</td></tr> </tbody> </table> <p><b>SUBSTRATE SPECIFIC APPLICATIONS</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tbody> <tr><td>METAL TO METAL</td><td>30</td></tr> <tr><td>PLASTIC FOAMS</td><td>50</td></tr> <tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr> <tr><td>WOOD</td><td>30</td></tr> <tr><td>FIBERGLASS</td><td>80</td></tr> </tbody> </table> <p>1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.</p> <p>2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.</p>	ARCHITECTURAL APPLICATIONS	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 ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	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	METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80			<p><b>4.504.3 Carpet cushion.</b> 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 Specification 01350)</p> <p>See California Department of Public Health's website for certification programs and testing labs. <a href="https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx</a>.</p> <p><b>4.504.3.1 Carpet cushion.</b> 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 Specification 01350)</p> <p>See California Department of Public Health's website for certification programs and testing labs. <a href="https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx</a>.</p> <p><b>4.504.3.2 Carpet adhesive.</b> All carpet adhesive shall meet the requirements of Table 4.504.1.</p> <p><b>4.504.4 Resilient flooring systems.</b> Where resilient flooring is installed, at least 80% 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 Specification 01350)</p> <p>See California Department of Public Health's website for certification programs and testing labs. <a href="https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx</a>.</p> <p><b>4.504.5 Composite wood products.</b> 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 for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5</p> <p><b>4.504.5.1 Documentation.</b> Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:</p> <ol style="list-style-type: none"> <li>Product certifications and specifications.</li> <li>Chain of custody certifications.</li> <li>Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).</li> <li>Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0225 standards.</li> <li>Other methods acceptable to the enforcing agency.</li> </ol> <p><b>4.505 INTERIOR MOISTURE CONTROL</b></p> <p><b>4.505.1 General.</b> Buildings shall meet or exceed the provisions of the <i>California Building Standards Code</i>.</p> <p><b>4.505.2 Concrete slab foundations.</b> Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.</p> <p><b>4.505.2.1 Capillary break.</b> A capillary break shall be installed in compliance with at least one of the following:</p> <ol style="list-style-type: none"> <li>A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.</li> <li>Other equivalent methods approved by the enforcing agency.</li> <li>A slab design specified by a licensed design professional.</li> </ol> <p><b>4.505.3 Moisture content of building materials.</b> Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:</p> <ol style="list-style-type: none"> <li>Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.</li> <li>Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.</li> <li>At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.</li> </ol> <p>Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.</p> <p><b>4.506 INDOOR AIR QUALITY AND EXHAUST</b></p> <p><b>4.506.1 Bathroom exhaust fans.</b> Each bathroom shall be mechanically ventilated and shall comply with the following:</p> <ol style="list-style-type: none"> <li>Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.</li> <li>Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.             <ol style="list-style-type: none"> <li>Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.</li> <li>A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)</li> </ol> </li> </ol> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.</li> <li>Lighting integral to bathroom exhaust fans shall comply with the <i>California Energy Code</i>.</li> </ol> <p><b>4.507 ENVIRONMENTAL COMFORT</b></p> <p><b>4.507.2 Heating and air-conditioning system design.</b> Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:</p> <ol style="list-style-type: none"> <li>The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.</li> </ol> <p><b>Exception:</b> Use of alternate design temperatures necessary to ensure the system functions are acceptable.</p>																																																																																																																																					
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**HASTINGS CONSTRUCTION, INC.**

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
(831) 620-0920 | INFO@HASTINGS-CONSTRUCTION.COM  
LIC#: 791539 CLASS: A/B



Drawing Title:  
**GREEN BUILDING STANDARDS - SHEET 2**

Job Title:  
**KNICKERBOCKER RESIDENCE**

Project Address & APN:  
**3993 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953  
APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2**

Project: HC23054	Sheet No.
Date: 9/2/2025	<b>G3</b>
Drawn By: AAP	
Scale: N.T.S.	

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# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



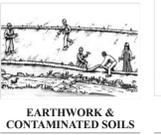
## MATERIALS & WASTE MANAGEMENT

- Non-Hazardous Materials**
  - Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
  - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
  - Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
  - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
  - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
  - Arrange for appropriate disposal of all hazardous wastes.
- Construction Entrances and Perimeter**
  - Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.



## EQUIPMENT MANAGEMENT & SPILL CONTROL

- Maintenance and Parking**
  - Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
  - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
  - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to dispose of fluids as hazardous waste.
  - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
  - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
  - Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.
- Spill Prevention and Control**
  - Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
  - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
  - Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
  - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
  - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
  - Keep excavated soil on the site where it will not collect into the street.
  - Transfer excavated materials to dump trucks on the site, not in the street.
  - If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
    - Unusual soil conditions, discoloration, or odor.
    - Abandoned underground tanks.
    - Abandoned wells.
    - Buried barrels, debris, or trash.



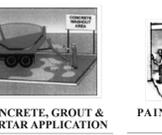
## EARTHWORK & CONTAMINATED SOILS

- Erosion Control**
  - Schedule grading and excavation work for dry weather only.
  - Stabilize all eroded areas, install and maintain temporary erosion control fabric or bonded fiber matrix) until vegetation is established.
  - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control**
  - Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
  - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
  - Keep excavated soil on the site where it will not collect into the street.
  - Transfer excavated materials to dump trucks on the site, not in the street.
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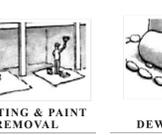
## PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess concrete or asphalt. Do not use as fill or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt or concrete pavement.



## CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!)
- If sawcut slurry enters a catch basin, clean it up immediately.



## PAINTING & PAINT REMOVAL

- Painting cleanup**
  - Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
  - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
  - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.
- Paint Removal**
  - Chemical paint stripping residue and chips and dust from masonry paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
  - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



## DEWATERING

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or handled off-site for proper disposal.



## LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

\* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



# LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.



## MANEJO DE MATERIALES Y RESIDUOS

- Materiales no peligrosos**
  - Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no se están usando activamente. Para mejor resultado, esto debería hacerse diariamente al final del día de trabajo durante toda la construcción cuando sea posible.
  - Use (pero no abuse) agua reclamada para controlar el polvo.
- Materiales peligrosos**
  - Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las regulaciones de la ciudad, del condado, del estado y federales.
  - Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario.
  - Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.
- Entradas y perímetros de los sitios de construcción**
  - Establezca y mantenga control efectivo de los perímetros y estabilice todas las entradas y salidas del sitio de construcción



## MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

- Mantenimiento y estacionamiento**
  - Designe un área especial, usando técnicas apropiadas de control de contaminación, para estacionar los vehículos y el equipo, y para almacenamiento.
  - Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.
  - Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bermeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen. Recicle o deshágase de los líquidos como materiales peligrosos.
  - Si es necesario lavar los vehículos o equipos en el sitio de construcción, limpie los solo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, superficies de aguas pluviales o desagües acuícolas (lagos, arroyos, etc.).
  - Limpie o recomple los contenedores portátiles e inspecciónelos con frecuencia para ver que no pierdan o se derramen. Incorpore contención secundaria y coloquele lejas los desechos de aguas pluviales.
  - Deshágase de los residuos líquidos de pintura, solventes, colas y líquidos de limpieza como materiales peligrosos (la compañía de Gestión de Residuos Monterey Regional Waste Management District, tiene una planta para residuos peligrosos del hogar que acepta estos artículos).
- Prevención y control de derrames**
  - Mantenga a mano en el sitio de construcción, en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).
  - Inspeccione frecuentemente los vehículos y equipos para describir pérdidas de fluidos y repárelos inmediatamente. Use bandejas de goteo para recoger el líquido de la pérdida hasta que pueda hacer las reparaciones.
  - Limpie los derrames o pérdidas apropiadamente de los materiales de limpieza (vea las guías del Monterey Regional Waste Management District para ver los materiales peligrosos aceptados como desechos).
  - No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de cajas sanitarias para gatos, o trapos).
  - Barra inmediatamente los materiales secos que se hayan despararrado. No trate de deshacerse de ellos usando agua, ni de derrames.
  - Limpie los derrames en la tierra excavando la tierra contaminada de ella (vea las guías del Monterey Regional Waste Management District sobre el criterio para aceptar tierra contaminada).
  - Comuníquese inmediatamente cualquier derrame significativo. La ley obliga comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: llame al 911.



## TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

- Control de erosión**
  - Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
  - Establezca todas las áreas desmenuadas, inactivas y mantenga control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.
  - Plante semillas o plantas para control de erosión en superficies en declive o donde no se planea la construcción inmediata.
- Control de sedimento**
  - Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de contaminación, como bolsas con grava, rollos de fibras, bordes, etc.
  - Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, ceras de sedimentos o estantes de sedimentos.
  - Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
  - Transfiera a los camiones los materiales excavados, en el sitio mismo de construcción y no en la calle.
  - Si se observan cualquiera de las siguientes condiciones, analice la tierra para describir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua y con el inspector municipal local:
    - Condiciones inusuales en la tierra, descoloramiento u olor.
    - Tanques enterrados abandonados.
    - Pozos de agua abandonados.
    - Barriles, basuras o residuos enterrados.



## TRABAJO CON PAVIMENTO/ASFALTO

- Evite pavimentar o recibir pavimento en temporada de lluvias, o cuando se haya pronosticado lluvia para antes que el nuevo pavimento haya tenido tiempo de secarse.
- Cubra las rejillas de los desagües de aguas pluviales y las bocas de desagüe con una capa de sellado, capa ligante, capa de lechada (slurry seal), capa final fluida, etc.
- Junte y recicle o deshágase apropiadamente del exceso de grava o arena abrasiva. NO las barra ni use agua para lavar pavimento de concreto y asfalto fresco.
- Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.



## APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y ARGAMASA

- Guarde el concreto, la lechada de cemento y la argamasa cubiertos en paletas y alejados de las áreas pluviales o superficies de desagües (arroyos, lagos, etc.).
- Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no descarguen en la tierra subyacente o en las áreas de alrededor. Deje seco el concreto y deshágase de él como basura.
- Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.



## PINTANDO Y REMOVIENDO PINTURA

- Limpieza después de pintar**
  - Evite limpiar los pinceles en el sitio de construcción o en un área de desagüe de agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de proteger la calidad del agua para cumplir con los ordenanzas.
  - Al terminar de usar pinturas a base de agua, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.
  - Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.
- Removiendo pintura**
  - Los residuos de productos químicos para remover pintura y los trozos y el polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.
  - Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura.



## EXTRACCIÓN DEL AGUA

- Controle efectivamente toda el agua que corra al sitio, o dentro del sitio y la que corra hacia afuera originada en el sitio.
- Desvíe toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de proteger la calidad del agua para cumplir con los ordenanzas.
- Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entanque de sedimento y/o puede ser requerida la descarga en un desagüe cloacal.
- En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero y el personal municipal para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.



## MATERIALES DE JARDINERÍA

- Contenga los materiales de jardinería ya aplastados mantenidos cubiertos cuando no estén en uso activo.
- Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o gárdelos cubiertos cuando no sean activamente usados o aplicados.
- No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.

\* Adaptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA \$10,000 POR DÍA!

ENGLISH

ESPAÑOL

Revision/Issue	Date

**HASTINGS CONSTRUCTION, INC.**  
 11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
 (831) 620-0920 | INFO@HASTINGS-CONSTRUCTION.COM  
 LIC# 791939 CLASS: A/B

Drawing Title:  
**CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)**

Job Title:  
**KNICKERBOCKER RESIDENCE**

Project Address & APN:  
**3993 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953  
 APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2**

Project:  
HC23054

Date:  
9/2/2025

Drawn By:  
AAP

Scale:  
N.T.S.

Sheet No.  
**G4**

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PEBBLE BEACH COMPANY

August 28, 2025

PROPERTY OWNER: KNICKERBOCKER, JASON A & JILL M TRS

LOCATION: LOT: 2 / BLOCK: 130 SUBDIVISION: PB

ASSESSORS #: 008-031-035-000

PROPERTY ADDRESS: 3983 RONDA ROAD., PEBBLE BEACH, CA 93953-2821

SCOPE OF WORK: NEW RESIDENT ON A VACANT LOT

Dear KNICKERBOCKER, JASON A & JILL M TRS:

Del Monte Forest Architectural Review Board ("ARB") is in receipt of revised plans for the Scope of Work described above, at the above-mentioned property (the "Plans"). I'm pleased to report that preliminary approval was granted by ARB as of August 21, 2025, contingent upon compliance with the following standard conditions:

SPECIAL CONDITIONS:

- 1. Update the construction management plan to clarify locations for staging of materials and worker parking within the property lines.

STANDARD CONDITIONS:

- 1. All construction or property improvements shall conform with all ARB / Monterey County ("County") / Fire Code requirements, and shall be contained within the property lines, unless written consent is granted by Pebble Beach Company ("PBC") and/or the applicable property owner.
2. One (1) printed set - 24"x 36" of final County stamped architectural drawings, with all significant exterior changes from the preliminary drawings clearly marked, a copy of the County issued Building Permit Card, and the attached Construction Agreement shall be deposited with ARB prior to the start of any construction. Significant changes proposed following preliminary approval may require additional approval by ARB.
3. To access, build on, or modify PBC's property, including utility connections and landscaping in the road right-of-way, requires an Easement Agreement with PBC and/or payment of trenching fees.
4. All new foundations within three feet of a setback will require proof of survey or location of existing property markers. A setback verification letter will need to be submitted to ARB prior to establishing foundations.
5. If landscaping is included in the Scope of Work, the use of native, fire resistant, and drought tolerant plants / trees is preferred to achieve biodiversity and habitat preservation, soil stabilization, and a wide range of other benefits. ARB appreciates your efforts to help keep Del Monte Forest native!
6. All preserved heritage trees located within the construction area shall be protected with appropriate fencing, at least 6 Ft. from the trunk of the tree, to protect the tree itself and its below ground roots.
7. No native trees shall be removed without the issuance of a Tree Removal Permit from PBC, AFTER issuance of a Building Permit from County. An arborist report shall be submitted prior to the removal of any trees, including a replanting plan.
8. All driveway connections, existing between the property line to the edge of roadway, shall be made of asphalt and maintained by the property owner.
9. All drainage shall be contained on-site. Any drainage which adversely affects neighboring properties or PBC's road right-of-way shall be addressed and remedied by the property owner.
10. All construction-related vehicles shall be parked on the property during construction. In the event of the temporary obstruction to the road-right-of-way or the flow of traffic for the delivery of materials or to accommodate other construction needs, the contractor shall provide traffic control facilities and measures, including an appropriate number of competent flag people, to assist in the safe flow of traffic. Any variance to this important condition must be explicitly approved by ARB.
11. All chemical toilets installed on the property shall be screened from viewing, with the door opening to the property and away from the street.
12. Construction valued at \$500k+, or the addition of an ADU, or grant of Easement may require an adjustment of the real property's annual Road Fee to the current minimum rate, plus annual CPI adjustments. If an adjustment is required, Owner agrees to enter into an agreement with Company to reflect the newly established Road Fee rate, if applicable.

Please review our submittal checklist for complete details. Questions about this approval process may be referred to me at (831) 625-8455. Thank you for your cooperation with the ARB!

Sincerely, PEBBLE BEACH COMPANY

COPY: DESIGN@HASTINGSCONSTRUCTION.COM

Nikki Simon

DEL MONTE FOREST ARCHITECTURAL REVIEW P.O. Box 1767, Pebble Beach, California 93953 831-625-8455 telephone 831-625-8440 facsimile www.pebblebeach.com



PEBBLE BEACH COMPANY

PROPERTY OWNER: KNICKERBOCKER, JASON A & JILL M TRS

LOCATION: LOT: 2 / BLOCK: 130 SUBDIVISION: PB

ASSESSORS #: 008-031-035-000

PROPERTY ADDRESS: 3983 RONDA ROAD., PEBBLE BEACH, CA 93953-2821

SCOPE OF WORK: NEW RESIDENT ON A VACANT LOT

RECITALS

- A. Owner, as designated above, is a grantee, or successor in interest to a grantee, of the real property described above, located in Del Monte Forest, Monterey County, California. The real property was conveyed by Pebble Beach Company or a predecessor in interest to Pebble Beach Company ("Company") and is subject to certain covenants, conditions, and restrictions ("CC&Rs") and the residential standards and guidelines published by Company, including the requirement to obtain written Company approval for the implementation of any property improvements, the erection of structures of any kind, and certain property maintenance standards;
B. Owner has obtained Company approval to improve its real property in the matter described above; and
C. Owner requests and Company consents to the initiation of construction, in strict compliance with the terms and conditions noted herein.

In consideration of the mutual agreements and covenants contained herein, the parties agree as follows:

CONSTRUCTION AGREEMENT

- 1. Owner may contract or delegate its obligations under this Agreement only to contractors with material experience in performing construction or property improvement services and is licensed and bonded in the state of California. ("Contractors"). Owner represents that all designated Contractors have the ability and qualifications to perform the construction work in a professional manner, without the advice, control, or supervision of Company.
2. Owner shall be solely responsible for the quality and professional performance of its Contractor's work. Owner will have sole discretion and control of its Contractor's work and the methods and means by which the work is performed and shall coordinate with Company, and others as necessary, during all phases of construction, including pre and post construction.
3. Prior to the start of construction, Owner shall provide notice of any contractor designation, which notice shall state the name and contact information of the Contractor. Regardless of designation, Owner shall remain liable for any acts or omissions of all Contractors, including Contractor's compliance with this Agreement.
4. Signage indicating the general contractor and architect or designer for the construction project only will be permitted during construction. Signage must be located at the entrance of the property and not obstruct the road right-of-way. Signage may not be larger than 6 sq. ft. and no higher than 36" off the ground. All signage must be removed to receive a final sign off from Architectural Review.
5. All construction or property improvements shall conform with all Company / Monterey County requirements, and shall be contained within the Owner's property lines, unless written consent is granted by Company and/or the applicable property owner. It is highly recommended for Owner to obtain a property line survey prior to the start of construction. In certain instances, a survey will be required by Company.
6. Prior to the start of construction or the establishment of any foundations, a copy of the Monterey County building permit card and a property line or setback verification letter shall be returned to Company, as applicable.
7. To access, build on, or modify Company property, including but not limited to landscaping in the road right-of-way, requires an Easement Agreement with Company.
8. Construction valued at \$500k+, or the addition of an ADU, or grant of Easement will require an adjustment of the real property's annual Road Fee to the current minimum rate, plus annual CPI adjustments. If an adjustment is required, Owner agrees to enter into a Deed Amendment with Company to reflect the newly established Road Fee rate.
9. At no time whatsoever shall trees be removed without a Tree Removal Authorization form issued by Company and a Tree Removal Permit issued by Monterey County. No tree removal authorization will be issued by Company without a building permit from Monterey County when removal is related to a construction project. Indigenous trees (Coast Live Oak, Monterey Pine, Bishop Pine and Monterey Cypress) removed for construction shall be replaced with local endemic stock.
10. No change from Company approved plans and specifications shall be made without Company's prior written approval.
11. Site and street drainage problems caused by Owner's construction shall be resolved by Owner at the Owner's expense, including on-site retention pits, hay bales, and berms to prevent erosion onto the road and neighboring properties. Owner agrees to hold Company harmless from any claims arising from drainage damage and agrees to repair any damage caused by drainage resulting from construction.
12. No construction work shall be permitted on Sundays or holidays, nor shall any labor be performed before 8:00 a.m. or after 6:00 p.m. on any day on which labor is allowed.
13. To minimize disruption and excessive noise in the neighborhood, Owner shall ensure that Contractor(s) install and maintain white noise back-up alarms on all vehicles and heavy machinery which have or are required to have safety back-up alarms and are used during construction activity. No music, dogs or other domestic animals (service animals as required by law are acceptable), or open flames and fires are permitted at the construction site.
14. Owner acknowledges that Company hosts various events at its resort properties throughout the year, including the AT&T PEBBLE BEACH PRO-AM, THE PEBBLE

BEACH CONCOURS D'ELEGANCE, PURE INSURANCE CHAMPIONSHIP, TG INVITATIONAL, TAYLORMADE PEBBLE BEACH INVITATIONAL, and PEBBLE BI FOOD & WINE. Should Owner's real property fall inside or near a Company hosted event, Owner agrees, upon notice by Company, to pause its construction to allow for the event, for a reasonable duration of time or materials lost due to a special event interruption.

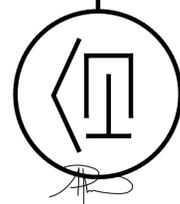
- 15. All designated Contractors and sub-Contractors are required to purchase a gate pass access Del Monte Forest for each of its related vehicles.
16. All construction-related vehicles shall be parked on the Owner's property. When no space is available, Contractor shall be responsible for parking off-site. Parking in the road right of way is strictly prohibited. In the event of obstruction to the road-right-of-way or the flow of traffic in any way, including the temporary parking of construction related vehicles for the delivery of materials, Contractor shall provide traffic control facilities and measures, including competent flag people, to assist in the safe flow of traffic.
17. All construction approved herein must be completed in a timely manner from date hereof, with continual construction and inspections.
18. Owner shall obtain from Company trenching approval for all road cuts to access utilities. Owner agrees to repair the road surface to the conditions outlined in the approval.
19. All driveway connections, between the edge of roadway and the Owner's property line, must be made of asphalt. In the event of large right-of-ways and with the written consent of Company, a smaller asphalt apron may be allowed.
20. Contractor will maintain a safe and organized construction site, with all trash and construction waste removed on a regular basis. Dumpsters used to contain debris must be emptied regularly and promptly removed. Temporarily enclosed chemical toilets must be available during construction, must be screened from the neighboring properties and the street, and contained within the Owner's property lines. A construction fence around the construction impacted property is highly recommended, and in some cases, may be required by Company, at no cost to Company.
21. Company shall not bear any responsibility for the negligent or intentional acts of Owner or Contractor which cause property damage or personal injury. Owner and Contractor shall indemnify, defend, and hold harmless Company, and Company's partners, officers, employees, and agents, from and against any and all claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies, including, without limitation, interest, penalties, and reasonable attorneys' fees and costs, that Company may incur or suffer and that arise or result from or are related to any breach or failure of Owner or Contractor related with the construction project, or to the extent caused by any negligent or intentional act or omission of Owner, its agents or Contractor associated or in connection with the construction project.
22. Upon written consent of Company, portable temporary storage containers ("PODs"), may be installed within the Owner's property lines to accommodate construction related storage. PODs are prohibited in the road and road right of way. PODs shall be removed upon conclusion of construction.
23. Any newly constructed structures shall not be occupied until all terms and conditions of this Agreement have been complied with and final written approval of Company's Architectural Review Inspector has been obtained by Owner.
24. In the event Owner fails to perform any of the terms and conditions of this Agreement, Owner agrees to pay all costs and expenses, including attorney fees incurred by Company in enforcing or protecting all of its rights hereunder, whether or not said costs, expenses and fees are incurred as a result of the commencement of legal action or otherwise.
25. Nothing in this Agreement shall relieve Owner from obtaining all necessary permissions and approvals from Monterey County or other public agencies with jurisdiction, and from complying fully with all conditions of any such approvals.

DEL MONTE FOREST ARCHITECTURAL REVIEW P.O. Box 1767, Pebble Beach, California 93953 831-625-8455 telephone 831-625-8440 facsimile www.pebblebeach.com

Revision/Issue Date table with 2 columns and 4 rows.

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 MONTEREY, CA 93940 (831) 620-0920 | INFO@HASTINGS-CONSTRUCTION.COM LIC#: 791539 CLASS: A/B



Drawing Title: PEBBLE BEACH CONDITIONS OF APPROVAL

Job Title: KNICKERBOCKER RESIDENCE

Project Address & APN: 3983 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953 APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2

Project: HC23054 Date: 9/2/2025 Drawn By: AAP Scale: N.T.S.

Sheet No. G5

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION. THESE PLANS MAY NOT BE REPRODUCED OR COPIED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

**LEGEND:**

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	ORIGINAL PROPERTY BOUNDARY LINE
	EASEMENT LINE (TYPE AS SHOWN)
	ROADWAY CENTERLINE
	B.E. - BUILDING ENVELOPE
	MAJOR CONTOUR LINE (5' INTERVAL)
	MINOR CONTOUR LINE (1' INTERVAL)
	FENCE (TYPE AS MARKED)
	ASPHALT CONCRETE SURFACE
	CONCRETE SURFACE
	GOLF COURSE
	NATURAL GROUND SURFACE/LANDSCAPED AREA

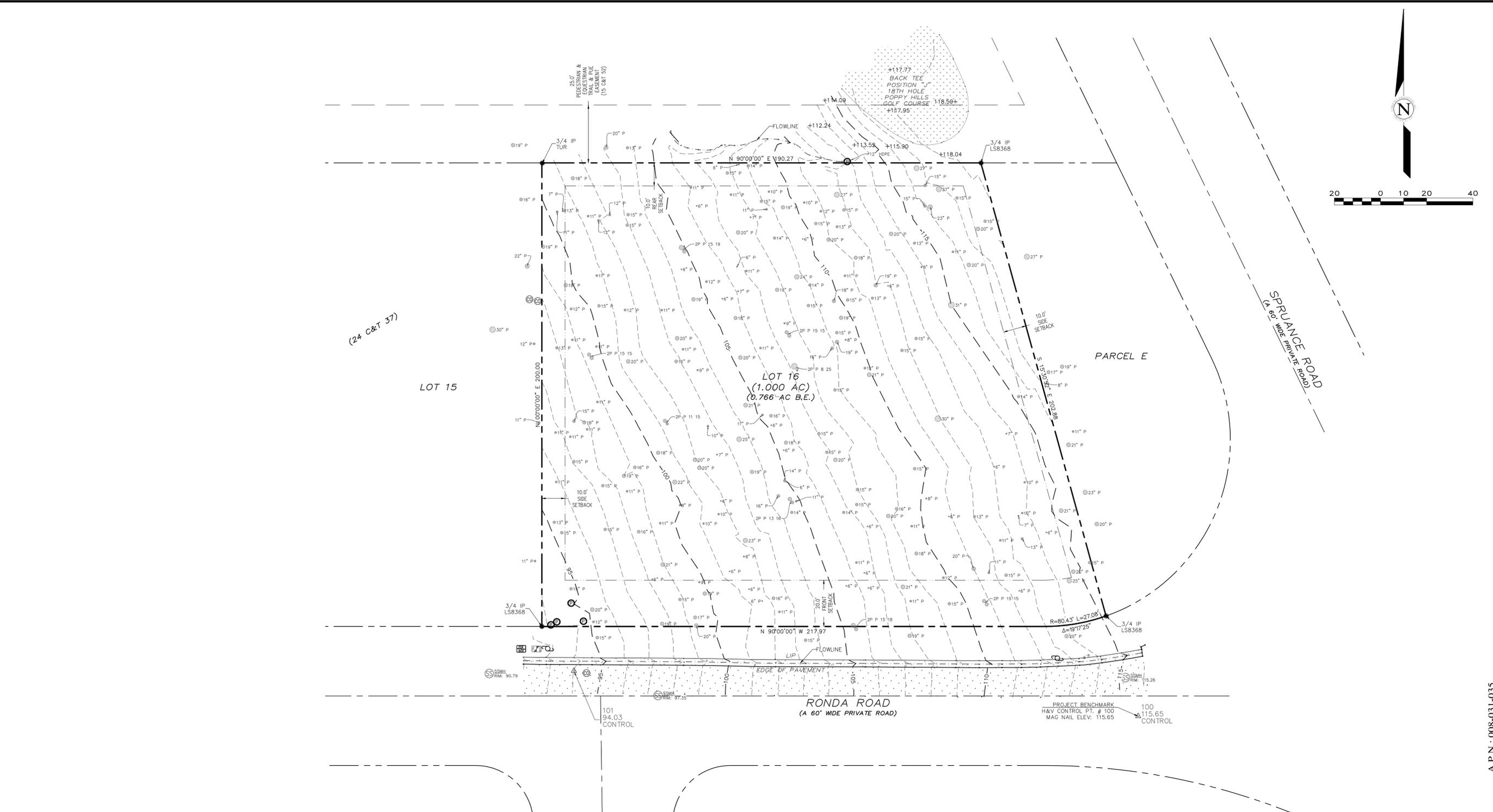
	CONDUIT		GAS LINE
	PIPE		TELEPHONE SERVICE
	CLEANOUT		UNKNOWN UTILITY
	DOWNSPOUT		FUSE BOX
	HOSEBIB		ELECTRICAL OUTLET
	WATER SERVICE		UTILITY POLE
	IRRIGATION BOX		MAILBOX
	IRRIGATION CONTROL VALVE		AREA DRAIN
	WATER VALVE		HYDRANT
	DRAIN LINE		SIGN
	STREET LIGHT		

	GAS METER		FOUND MONUMENT - TYPE NOTED
	WATER METER		SURVEY H&V CONTROL POINT
	PGE BOX		SPOT ELEVATION
	UTILITY HUB		RIDGELINE
	TELEPHONE BOX		FINISHED FLOOR
	ELECTRICAL HUB		TREE (TYPE AND SIZE AS MARKED)
	ELECTRICAL PANEL		CENTER OF SYMBOL IS APPROX. CENTER OF TREE
	ELECTRICAL METER		TWO-PRONGED TREE (2P)
	SANITARY SEWER MANHOLE		THREE-PRONGED TREE (3P)
	STORM DRAIN MANHOLE		MULTIPRONGED TREE (MP)
	PGE GAS MANHOLE		
	ELECTRICAL MANHOLE		

CE = CEDAR	PA = PALM
CW = COTTON WOOD	PE = PEPPER
CYP = CYPRESS	P = PINE
E = EUCALYPTUS	R = REDWOOD
H = HOLLY	TR = TREE
O = OAK	W = WILLOW

**GENERAL NOTES:**

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN RONDA ROAD APPROXIMATELY 43' SOUTH AND 14' EAST OF THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 115.65' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (05/12/21) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.



A.P.N.: 008-031-035

**TOPOGRAPHIC MAP**

LOT 16 OF TRACT NO. 1516, DEL MONTE FOREST PLAN - POPPY 2  
VOLUME 24 OF CITIES AND TOWNS AT PAGE 37  
FOR  
MR. JASON KNICKERBOCKER

SCALE: 1" = 20'

DATE: MAY 2021  
JOB NO. 2291-01

SHEET 1  
OF 1 SHEETS

**CONTACT INFORMATION:**  
OWNER:  
MR. JASON KNICKERBOCKER  
1588 COTTLE AVENUE  
SAN JOSE, CA 95125  
SITE LOCATION:  
3983 RONDA ROAD  
PEBBLE BEACH, CA 93953

No.	DATE	BY	REVISION

**LANDSET ENGINEERS, INC.**  
5208 Crazy Horse Canyon Road  
Salinas, California 93907  
Office (831) 443-6970 Fax (831) 443-3801  
www.landseteng.com

APPROVED BY:  
GUY R. GIRAUDO  
P.L.S. No. 8703

PROFESSIONAL LAND SURVEYOR \* VERIFIED  
GUY R. GIRAUDO  
EXP. 12-31-21  
STATE OF CALIFORNIA



APPROVED BY:  
**GUY R. GIRAUDO**  
PROFESSIONAL ENGINEER # 06859  
Exp. 06-30-26  
STATE OF CALIFORNIA



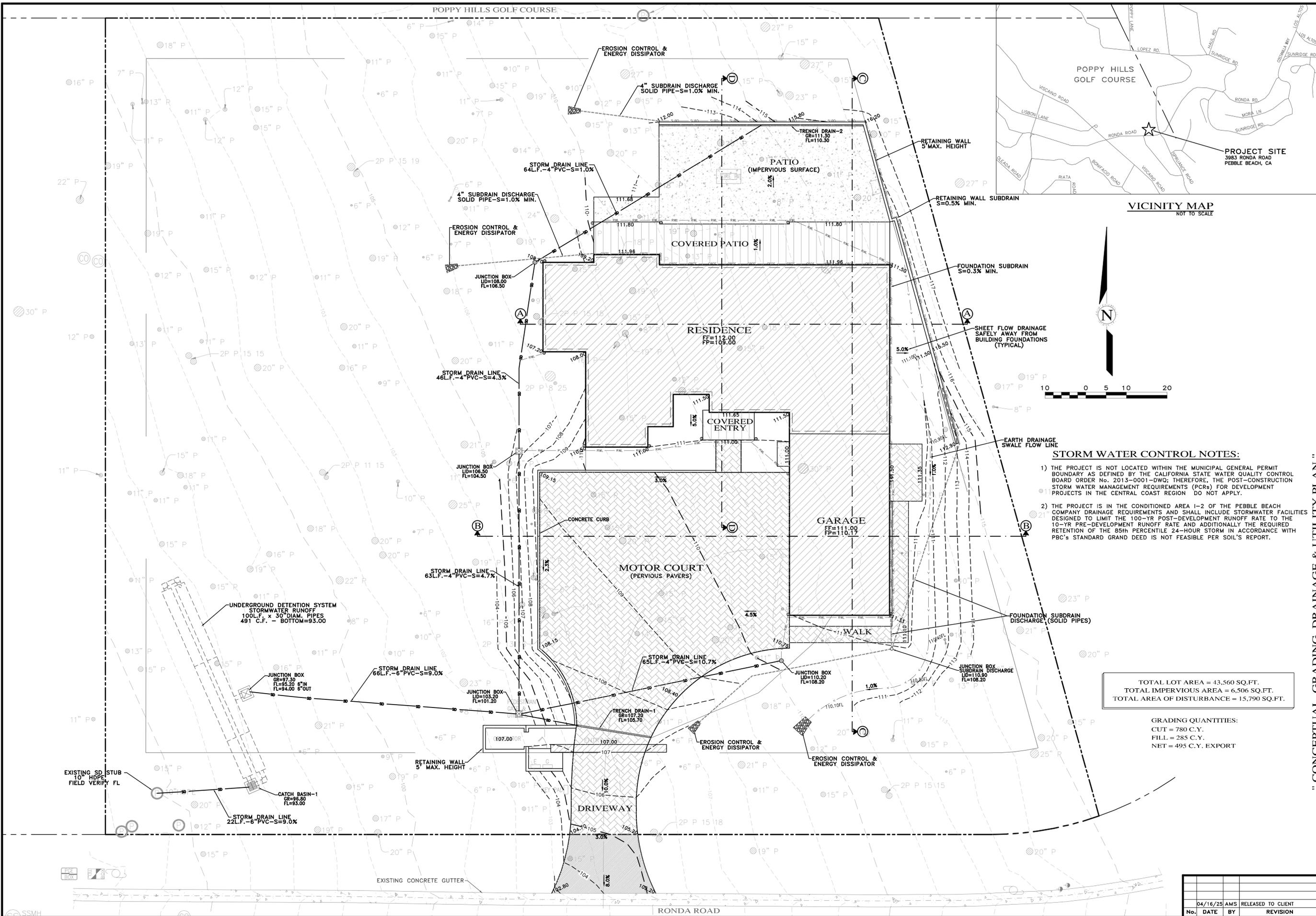
" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "

**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
**KNICKERBOCKER RESIDENCE**  
A.P.N.: 008-031-035  
FOR  
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA  
MR. & MRS. JASON & JILL KNICKERBOCKER

SCALE: 1"=10'  
DATE: MARCH 2025  
JOB NO. 2291-03

No.	DATE	BY	REVISION

SHEET **C1**  
OF 4 SHEETS

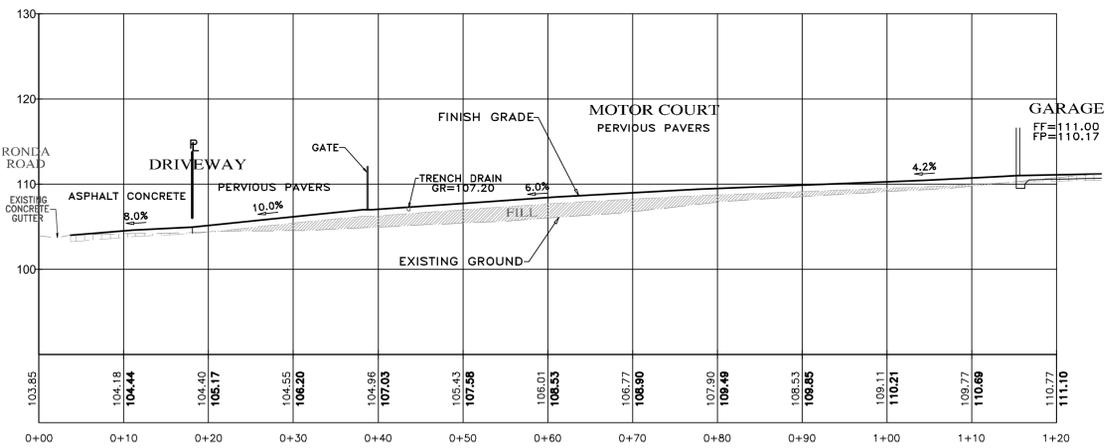
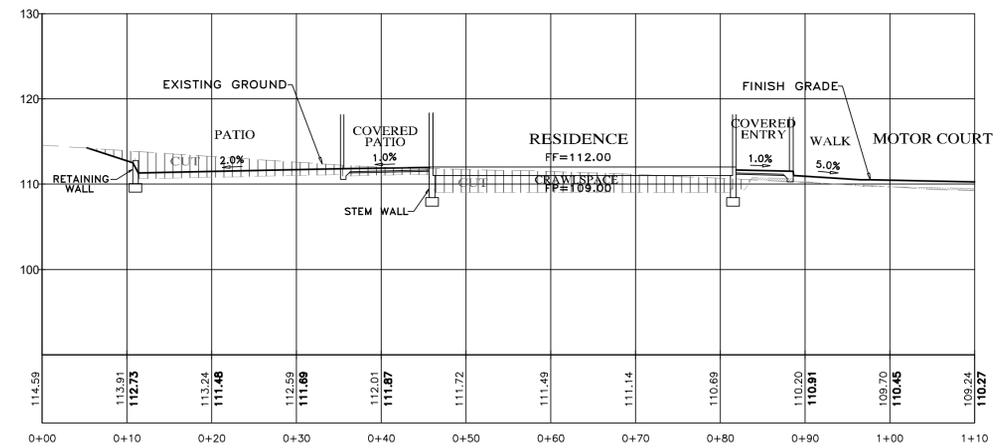
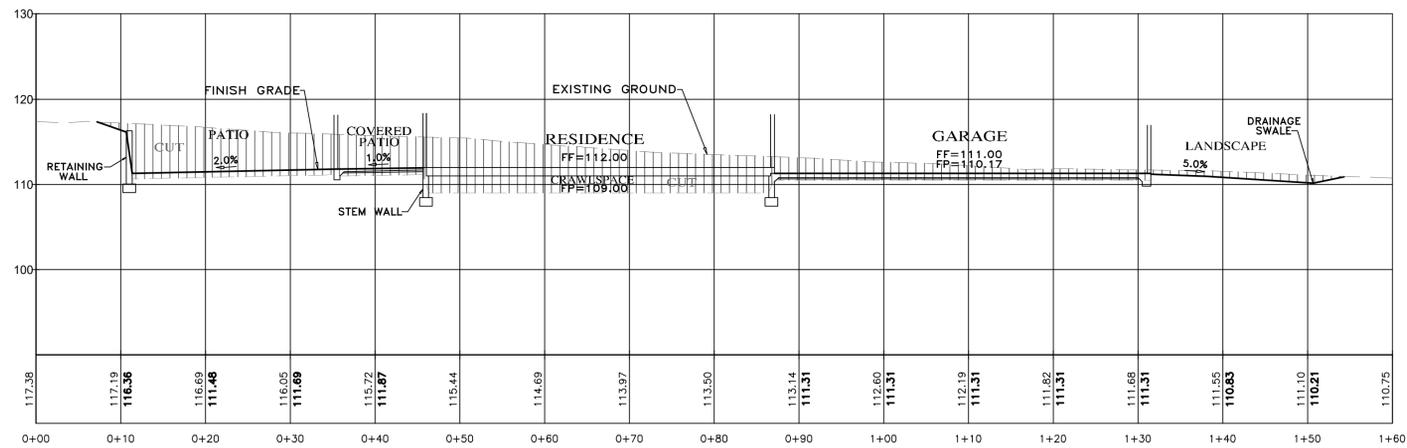
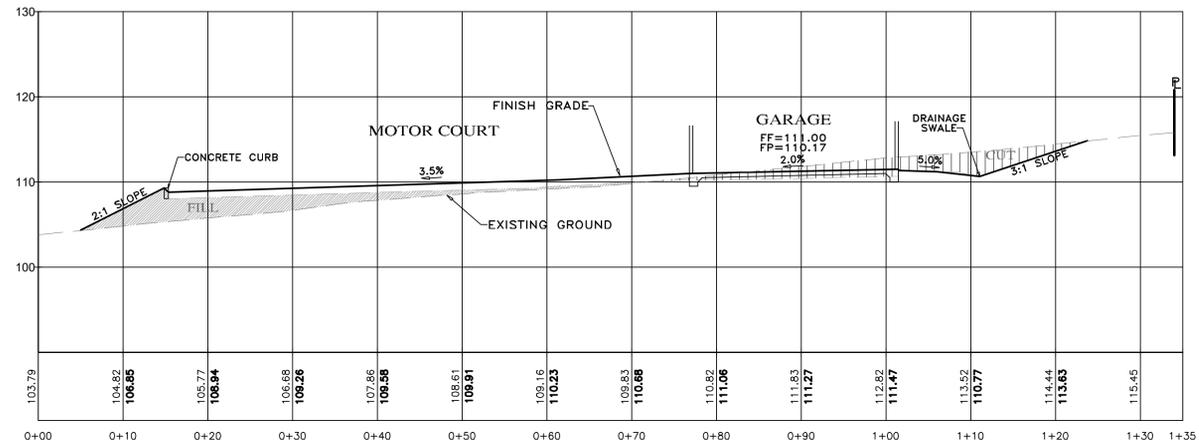
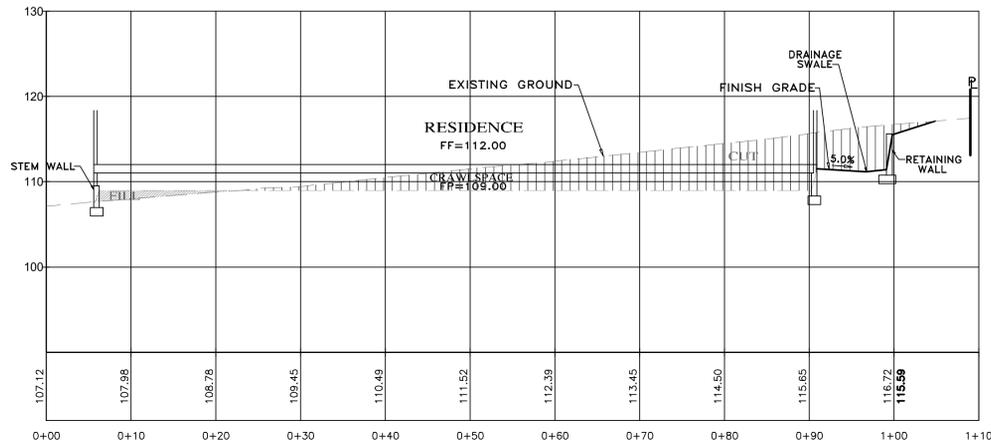


**STORM WATER CONTROL NOTES:**

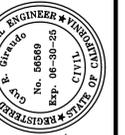
- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRS) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- 2) THE PROJECT IS IN THE CONDITIONED AREA 1-2 OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND SHALL INCLUDE STORMWATER FACILITIES DESIGNED TO LIMIT THE 100-YR POST-DEVELOPMENT RUNOFF RATE TO THE 10-YR PRE-DEVELOPMENT RUNOFF RATE AND ADDITIONALLY THE REQUIRED RETENTION OF THE 85th PERCENTILE 24-HOUR STORM IN ACCORDANCE WITH PBC'S STANDARD GRAND DEED IS NOT FEASIBLE PER SOIL'S REPORT.

TOTAL LOT AREA = 43,560 SQ.FT.  
TOTAL IMPERVIOUS AREA = 6,506 SQ.FT.  
TOTAL AREA OF DISTURBANCE = 15,790 SQ.FT.

GRADING QUANTITIES:  
CUT = 780 C.Y.  
FILL = 285 C.Y.  
NET = 495 C.Y. EXPORT



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



APPROVED BY:  
GUY R. GIRARDO



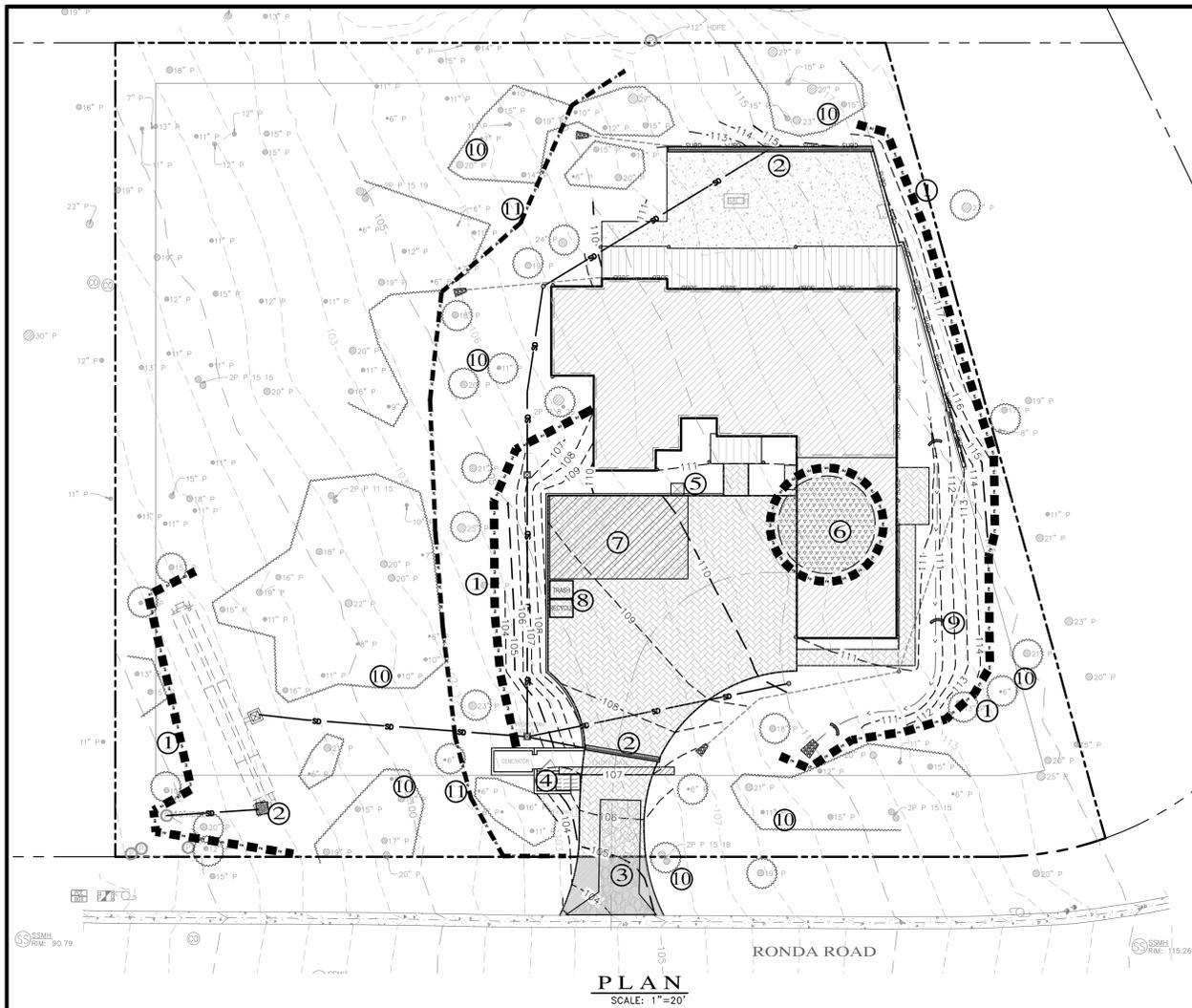
GRADING, DRAINAGE & EROSION CONTROL PLAN  
OF  
KNICKERBOCKER RESIDENCE  
A.P.N.: 008-031-035  
FOR  
MR. & MRS. JASON & JILL KNICKERBOCKER  
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

" GRADING SECTIONS "

SCALE: 1"=10' H&V  
DATE: MARCH 2025  
JOB NO. 2291-03

No.	DATE	BY	REVISION
	04/16/25	AMS	RELEASED TO CLIENT

SHEET C2  
OF 4 SHEETS



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

**TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS**

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

**CONSTRUCTION INSPECTION REQUIREMENTS**

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

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

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

**EROSION & SEDIMENT CONTROL NOTES:**

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

**Material Delivery and Storage WM-1**

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

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

**Categories**  
 EC Erosion Control  
 SE Sediment Control  
 TC Tracking Control  
 WE Wind Erosion Control  
 NS Non-Stormwater Management Control  
 WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Category  
 Secondary Category

**Targeted Constituents**  
 Sediment  
 Nutrients  
 Trash  
 Metals  
 Bacteria  
 Oil and Grease  
 Organics

**Potential Alternatives**  
None

**Hazardous Waste Management WM-6**

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

**Categories**  
 EC Erosion Control  
 SE Sediment Control  
 TC Tracking Control  
 WE Wind Erosion Control  
 NS Non-Stormwater Management Control  
 WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Objective  
 Secondary Objective

**Targeted Constituents**  
 Sediment  
 Nutrients  
 Trash  
 Metals  
 Bacteria  
 Oil and Grease  
 Organics

**Potential Alternatives**  
None

**Stockpile Management WM-3**

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

**Categories**  
 EC Erosion Control  
 SE Sediment Control  
 TC Tracking Control  
 WE Wind Erosion Control  
 NS Non-Stormwater Management Control  
 WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Category  
 Secondary Category

**Targeted Constituents**  
 Sediment  
 Nutrients  
 Trash  
 Metals  
 Bacteria  
 Oil and Grease  
 Organics

**Potential Alternatives**  
None

**Sanitary/Septic Waste Management WM-9**

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

**Categories**  
 EC Erosion Control  
 SE Sediment Control  
 TC Tracking Control  
 WE Wind Erosion Control  
 NS Non-Stormwater Management Control  
 WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Category  
 Secondary Category

**Targeted Constituents**  
 Sediment  
 Nutrients  
 Trash  
 Metals  
 Bacteria  
 Oil and Grease  
 Organics

**Potential Alternatives**  
None

**Solid Waste Management WM-5**

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

**Categories**  
 EC Erosion Control  
 SE Sediment Control  
 TC Tracking Control  
 WE Wind Erosion Control  
 NS Non-Stormwater Management Control  
 WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Objective  
 Secondary Objective

**Targeted Constituents**  
 Sediment  
 Nutrients  
 Trash  
 Metals  
 Bacteria  
 Oil and Grease  
 Organics

**Potential Alternatives**  
None

**Preservation Of Existing Vegetation EC-2**

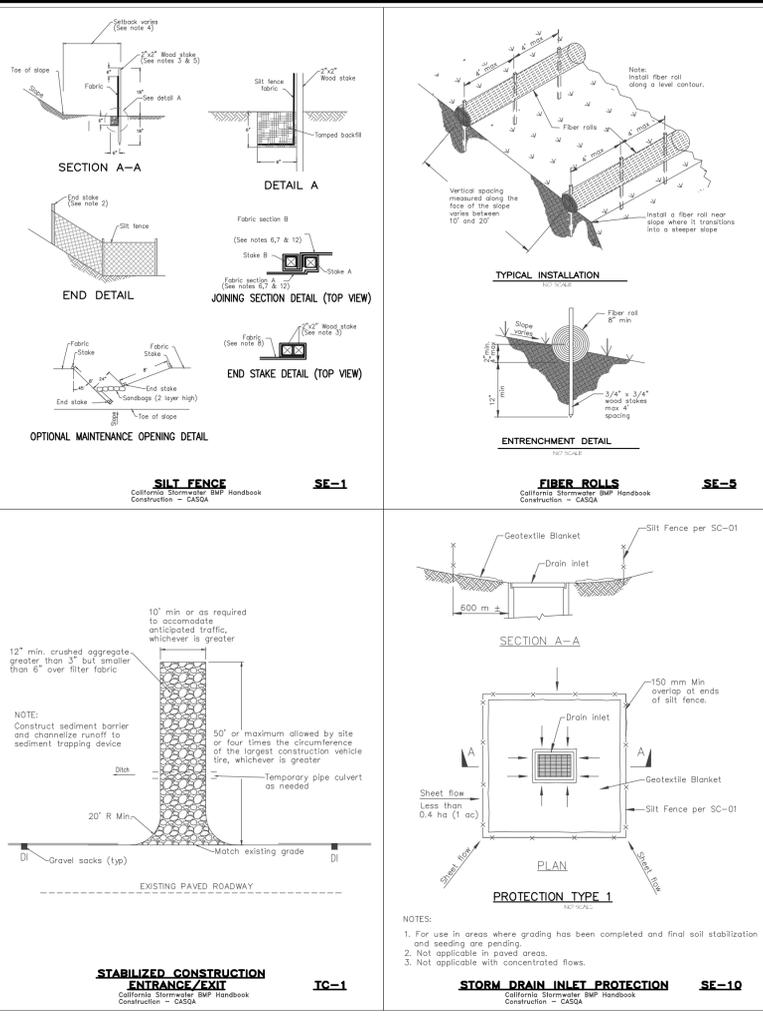
**Description and Purpose**  
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

**Categories**  
 EC Erosion Control  
 SE Sediment Control  
 TC Tracking Control  
 WE Wind Erosion Control  
 NS Non-Stormwater Management Control  
 WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Objective  
 Secondary Objective

**Targeted Constituents**  
 Sediment  
 Nutrients  
 Trash  
 Metals  
 Bacteria  
 Oil and Grease  
 Organics

**Potential Alternatives**  
None



**LANDSET ENGINEERS, INC.**  
 520-B Crazy Horse Canyon Road  
 Salinas, California 93907  
 Office (831) 443-6970 Fax (831) 443-3801  
 www.landseteng.com

APPROVED BY:  
  
 GUY R. GIRARDI  
 PROFESSIONAL ENGINEER - CIVIL  
 No. 66666  
 Exp. 06-30-25

**"EROSION & SEDIMENT CONTROL PLAN"**

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

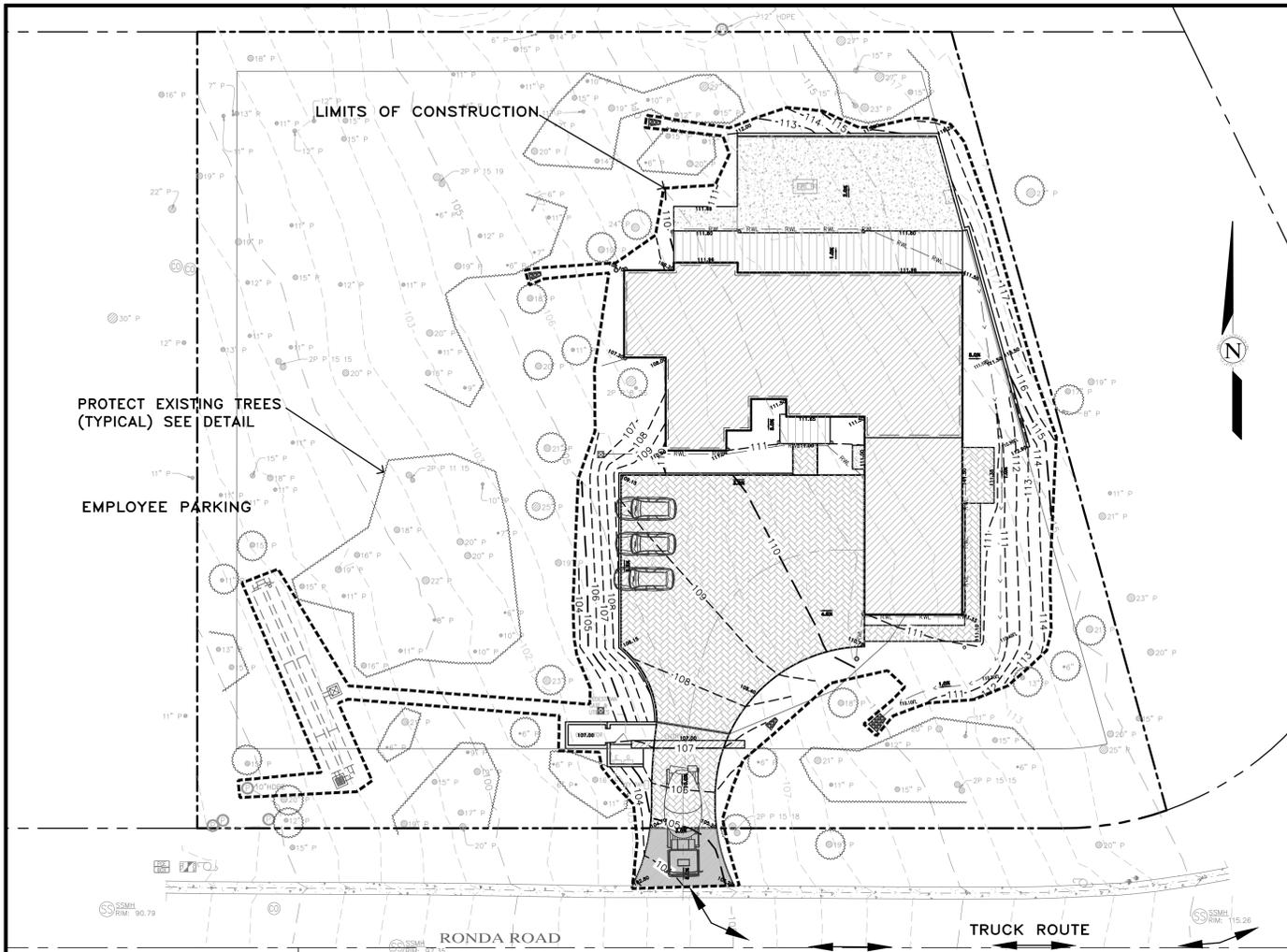
OF  
**KNICKERBOCKER RESIDENCE**  
 A.P.N.: 008-03-1-035  
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR  
 MR. & MRS. JASON & JILL KNICKERBOCKER

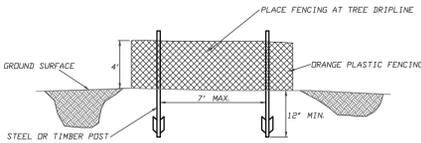
SCALE: AS SHOWN  
 DATE: MARCH 2025  
 JOB NO. 2291-03

SHEET **C3**  
 OF 4 SHEETS

No.	DATE	BY	REVISION
04/16/25	AMS	RELEASED TO CLIENT	



**PLAN**  
SCALE: 1"=10'



**FENCING (ESA) DETAIL**  
Scale: NTS

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

**CONSTRUCTION STAGING:**

- A. MOBILIZE, CLEAR & GRAB.
  - B. SITE GRADING.
  - C. UTILITY INSTALLATION.
  - D. CONSTRUCT STRUCTURE.
  - E. INSTALL PERVIOUS DRIVEWAY AND MOTOR COURT AND LANDSCAPING.
  - F. SITE CLEANING, PUNCH LIST.
- SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL.

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

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

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

**EMPLOYEE PARKING:**  
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG THE RONDA ROAD, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

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

**TRUCK TRIP GENERATION CHART:**

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	25	4
ENGINEERING MATERIALS (IMPORT)	2	2
<b>TOTALS</b>	<b>31</b>	<b>10</b>

**TRUCK TRIP GENERATION NOTES:**

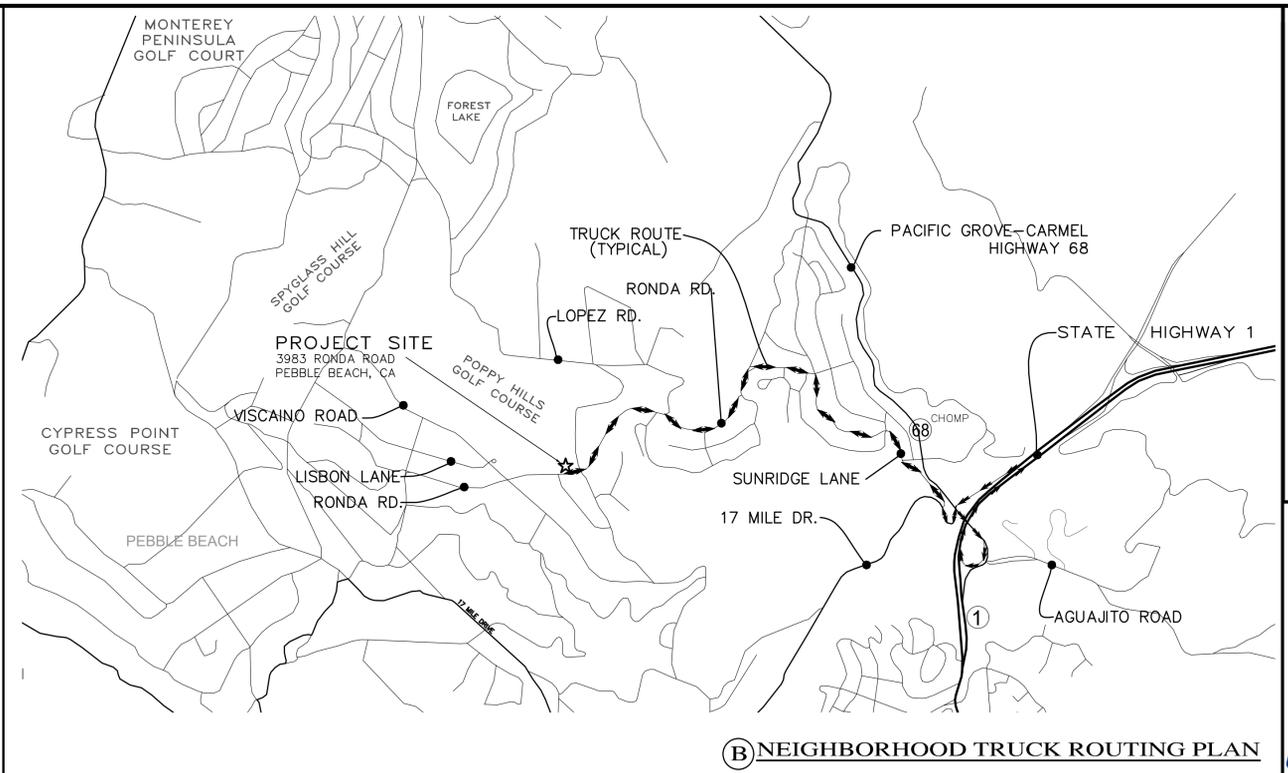
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 7 TRUCK LOADS PER DAY.
2. THERE ARE 495 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 12 MAY 2025, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

**(A) CONSTRUCTION STAGING PLAN**

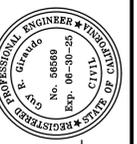


**(B) NEIGHBORHOOD TRUCK ROUTING PLAN**



**(C) OVERALL TRUCK ROUTING PLAN**  
NOT TO SCALE

No.	DATE	BY	REVISION
04/16/25	AMS		RELEASED TO CLIENT



APPROVED BY:  
**GUY R. GIRARDO**  
PROFESSIONAL ENGINEER - CIVIL  
STATE OF CALIFORNIA  
LICENSE NO. 46696  
EXP. 06-30-26



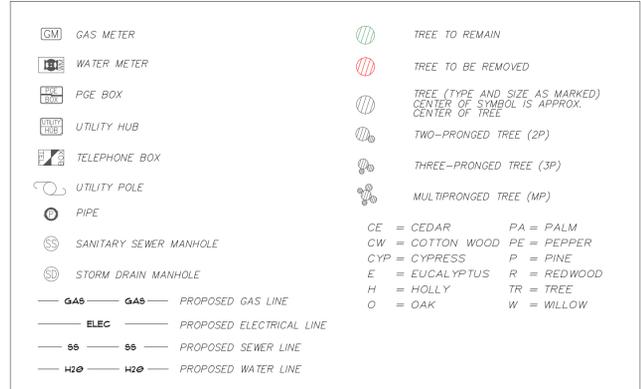
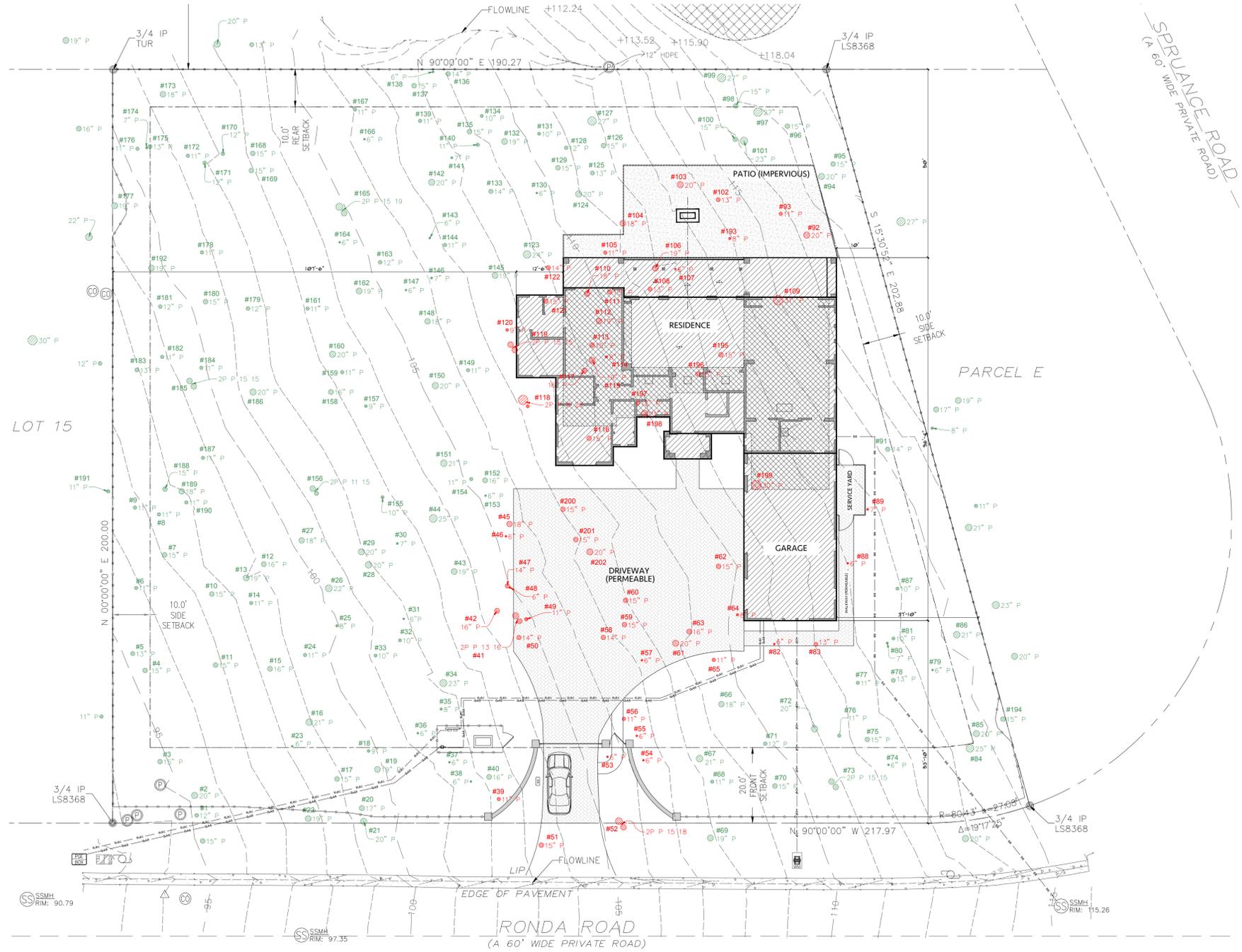
**CONSTRUCTION MANAGEMENT PLAN**  
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
**KNICKERBOCKER RESIDENCE**  
A.P.N.: 008-031-035  
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA  
MR. & MRS. JASON & JILL KNICKERBOCKER

SCALE: AS SHOWN  
DATE: MARCH 2025  
JOB NO. 2291-03

SHEET **C4**  
OF 4 SHEETS

# TREE REMOVALS INVENTORY

ID#	Species	DBH	Condition	Notes
39	Pine	11	Moderate	
41	Pine	29	Moderate	Double Spar (13" & 16")
42	Pine	16	Moderate	
45	Pine	18	Moderate	
46	Pine	6	Moderate	
47	Pine	14	Moderate	
48	Pine	6	Moderate	
49	Pine	11	Moderate	
50	Pine	14	Moderate	
51	Pine	15	Moderate	
52	Pine	33	Moderate	Double Spar (15" & 18")
53	Pine	6	Moderate	
54	Pine	6	Moderate	
55	Pine	6	Moderate	
56	Pine	11	Moderate	
57	Pine	6	Moderate	
58	Pine	14	Moderate	
59	Pine	15	Moderate	
60	Pine	15	Moderate	
61	Pine	20	Moderate	
62	Pine	15	Moderate	
63	Pine	16	Moderate	
64	Pine	8	Moderate	
65	Pine	11	Moderate	
82	Pine	15	Moderate	
83	Pine	13	Moderate	
88	Pine	6	Moderate	
89	Pine	7	Moderate	
92	Pine	20	Moderate	
93	Pine	11	Moderate	
102	Pine	13	Moderate	
103	Pine	20	Moderate	
104	Pine	18	Moderate	
105	Pine	11	Moderate	
106	Pine	19	Moderate	
107	Pine	6	Moderate	
108	Pine	13	Moderate	
109	Pine	31	Moderate	
110	Pine	18	Moderate	
111	Pine	15	Moderate	
112	Pine	19	Moderate	
113	Pine	15	Moderate	
114	Pine	8	Moderate	
115	Pine	19	Moderate	
116	Pine	15	Moderate	
117	Pine	16	Moderate	
118	Pine	25	Moderate	Double Spar (25" & 8")
119	Pine	36	Moderate	Double Spar (15" & 15")
120	Pine	9	Moderate	
121	Pine	15	Moderate	
122	Pine	14	Moderate	
193	Pine	8	Moderate	
194	Pine	15	Moderate	
195	Pine	15	Moderate	
196	Pine	15	Moderate	
197	Pine	12	Moderate	
198	Pine	21	Moderate	
199	Pine	30	Moderate	
200	Pine	15	Moderate	
201	Pine	15	Moderate	
202	Pine	20	Moderate	



## PROPOSED SITE PLAN

NOTE: SEE SHEET A1.1 FOR ENTRY GATE AND FENCE DETAILS

Total: 60 Trees to be Removed

Replanting (per Arborist Report pg. 16):  
 "Due to the density of the lot coverage and the amount of trees retained, minimum replanting is recommended at this time. A ratio of 1 tree planted for every 4 trees removed is recommended. In total 12, 5 gallon nursery stock Monterey Pines should be planted throughout the site."



Revision/Issue	Date

**HASTINGS CONSTRUCTION, INC.**  
 11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
 (831) 620-0920 | INFO@HASTINGS-CONSTRUCTION.COM  
 LIC#: 791939 CLASS: A/B

Drawing Title:  
**SITE PLAN & TREE INVENTORY**

Job Title:  
**KNICKERBOCKER RESIDENCE**

Project Address & APN:  
**3983 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953  
 APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2**

Project:  
 HC23054

Date:  
 9/2/2025

Drawn By:  
 AAP

Scale:  
 1/16" = 1'-0"

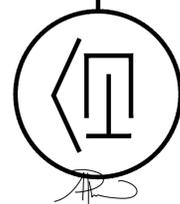
Sheet No.  
**A1**

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF HASTINGS CONSTRUCTION. THESE PLANS MAY NOT BE REPRODUCED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
 (831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM  
 LIC#: 791539 CLASS: A/B



Drawing Title:  
**ENTRY GATE & GENERATOR PLAN**

Job Title:  
**KNICKERBOCKER RESIDENCE**

Project Address & APN:  
**3983 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953  
 APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2**

Project:  
 HC23054

Date:  
 9/2/2025

Drawn By:  
 AAP

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

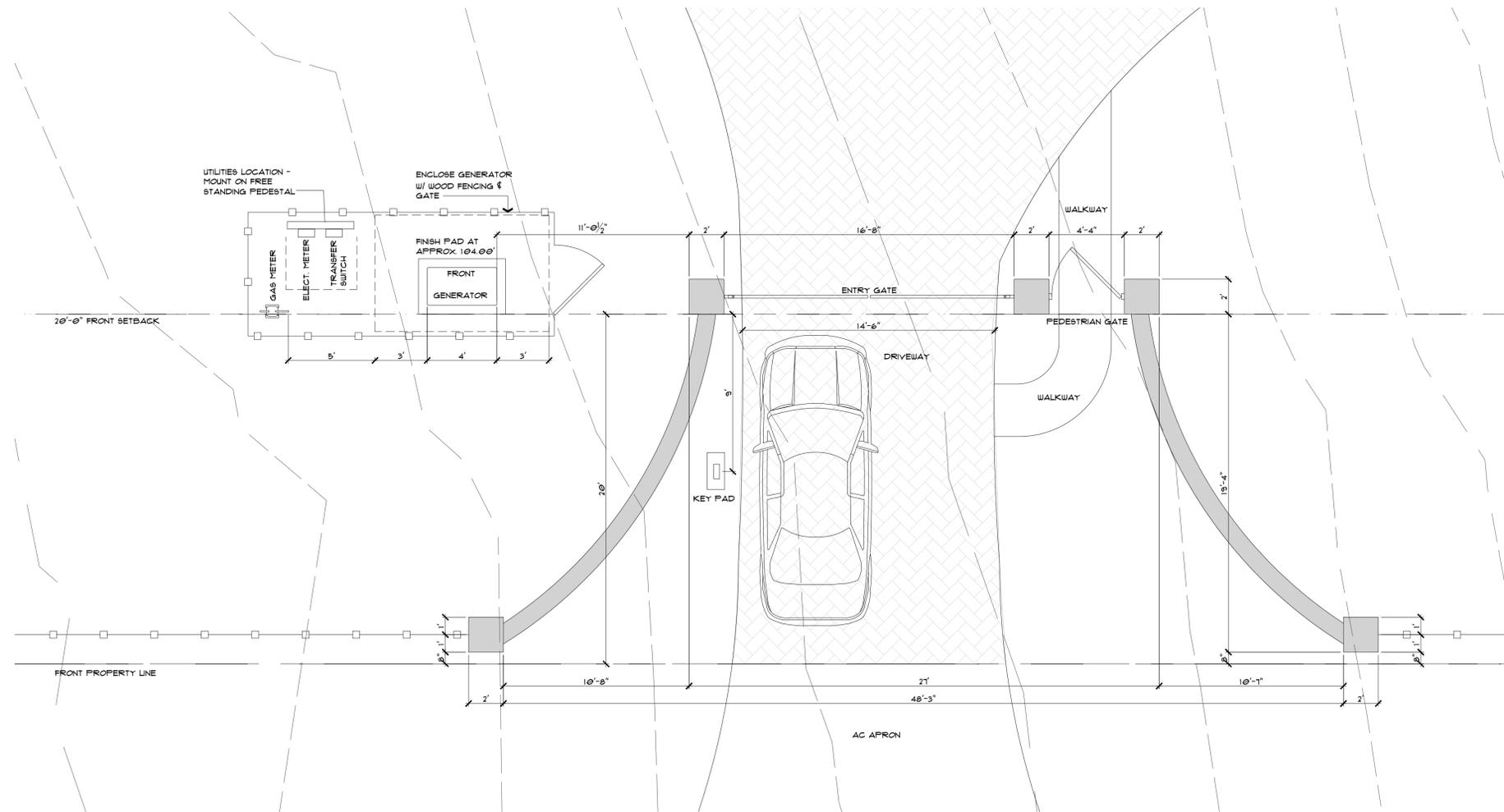
Sheet No.  
**A1.1**



**FENCING CONCEPT AT REAR PROPERTY LINE**  
 DEER FENCING - 2X4 MESH WELDED WIRE FENCING W/4X4 POSTS & 2X4 TOP & BOTTOM RAILS



**FENCING CONCEPT AT FRONT & SIDE PROPERTY LINES**  
 2X2 VERTICAL STAKES, SPACED



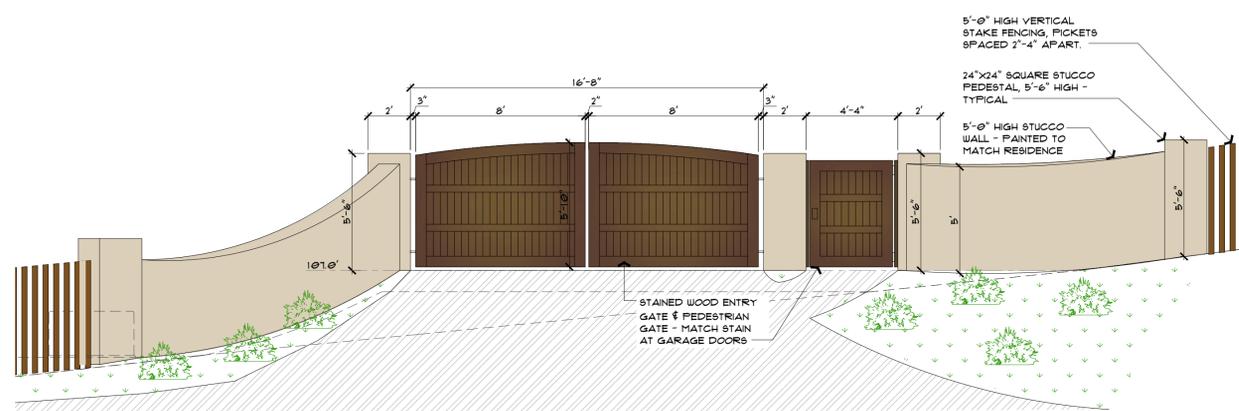
**PROPOSED ENTRY GATE PLANVIEW**



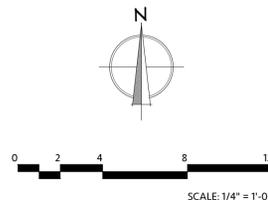
**PEDESTAL CONCEPT**



**GATE CONCEPTS**



**PROPOSED ENTRY GATE ELEVATION**



THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION. THESE PLANS MAY NOT BE REPRODUCED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

# EXTERIOR LIGHT FIXTURE

## LAMPS PLUS

Outdoor Lighting / Wall Light / 16 - 20 In. High / Bronze / Style # 1796C



**Capital Bradford 17 1/4 H Oiled Bronze Outdoor Wall Light**

Capital Lighting Bradford Bronze Collection

**\$130.00**

Make 3 payments of \$43.33mo at 0% APR with **PayPal**. [Learn more](#)

Free Shipping & Free Returns\* | [Price Matching Policy](#)

Ships in 2 to 4 Weeks

1

ADD TO CART

SAVE

[Check Store Availability](#)

An oiled bronze finish gives this traditional outdoor wall light an elegant, vintage-inspired aesthetic.

### Product Details

- 17 1/4" high x 6" wide. Extends 7 1/2" from the wall. Backplate is 6 1/4" high x 4 3/4" wide x 3/4" deep. Weighs 4.5 lbs.

- Uses one maximum 7 watt GU10 twist lock base bulb (not included).

- Traditional outdoor wall light from the Bradford collection by Capital Lighting.

- Oiled bronze finish over metal frame. Clear glass panels. Metal ring accent on top.

- Can only be installed with lights pointing down.

Transitional meets modern with this small traditional outdoor wall light. From the Bradford collection by Capital Lighting, the bold lines and an oversized ring are in an oiled bronze finish that adds classic curb appeal to your home. Its sleek, simple silhouette is ready to bring a touch of retro charm to a modern front porch or back patio.



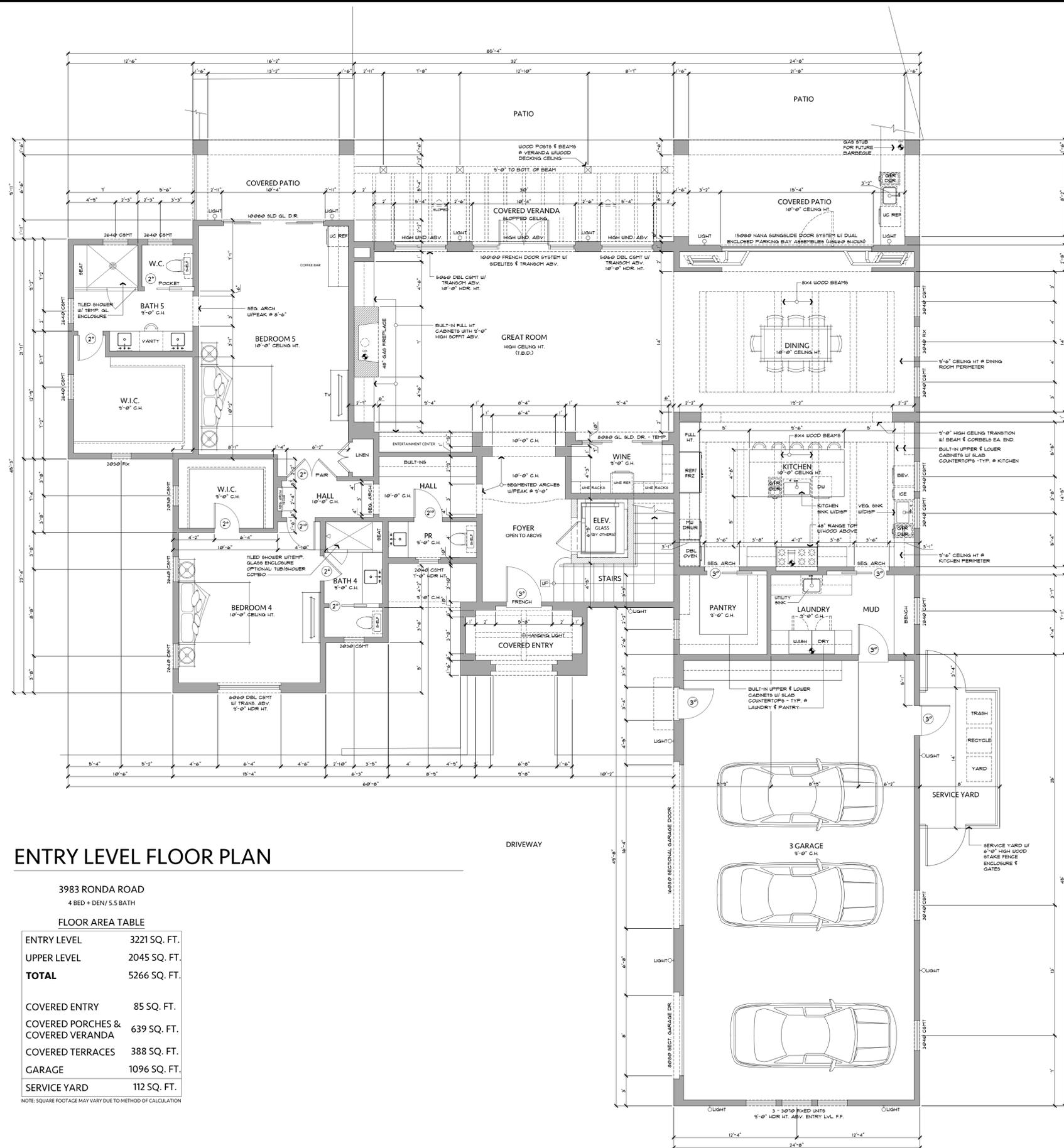
Shop all Capital Lighting

### Product Attributes

Finish	Bronze
Style	Traditional
Brand	Capital Lighting

### Technical Specifications

Height	17.25 inches
Width	6.00 inches
Weight	4.50 pounds



## ENTRY LEVEL FLOOR PLAN

3983 RONDA ROAD  
4 BED + DEN / 5.5 BATH

### FLOOR AREA TABLE

ENTRY LEVEL	3221 SQ. FT.
UPPER LEVEL	2045 SQ. FT.
<b>TOTAL</b>	<b>5266 SQ. FT.</b>
COVERED ENTRY	85 SQ. FT.
COVERED PORCHES & COVERED VERANDA	639 SQ. FT.
COVERED TERRACES	388 SQ. FT.
GARAGE	1096 SQ. FT.
SERVICE YARD	112 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Revision/Issue	Date

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 (831) 620-0920 | INFO@HASTINGS-CONSTRUCTION.COM  
 LIC#: 791939 CLASS: A/B

Drawing Title:  
**ENTRY LEVEL FLOOR PLAN (COMPLETE)**

Job Title:  
**KNICKERBOCKER RESIDENCE**

Project Address & APN:  
**3983 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953  
 APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2**

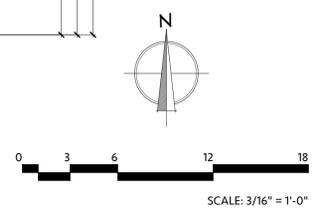
Project:  
HC23054

Date:  
9/2/2025

Drawn By:  
AAP

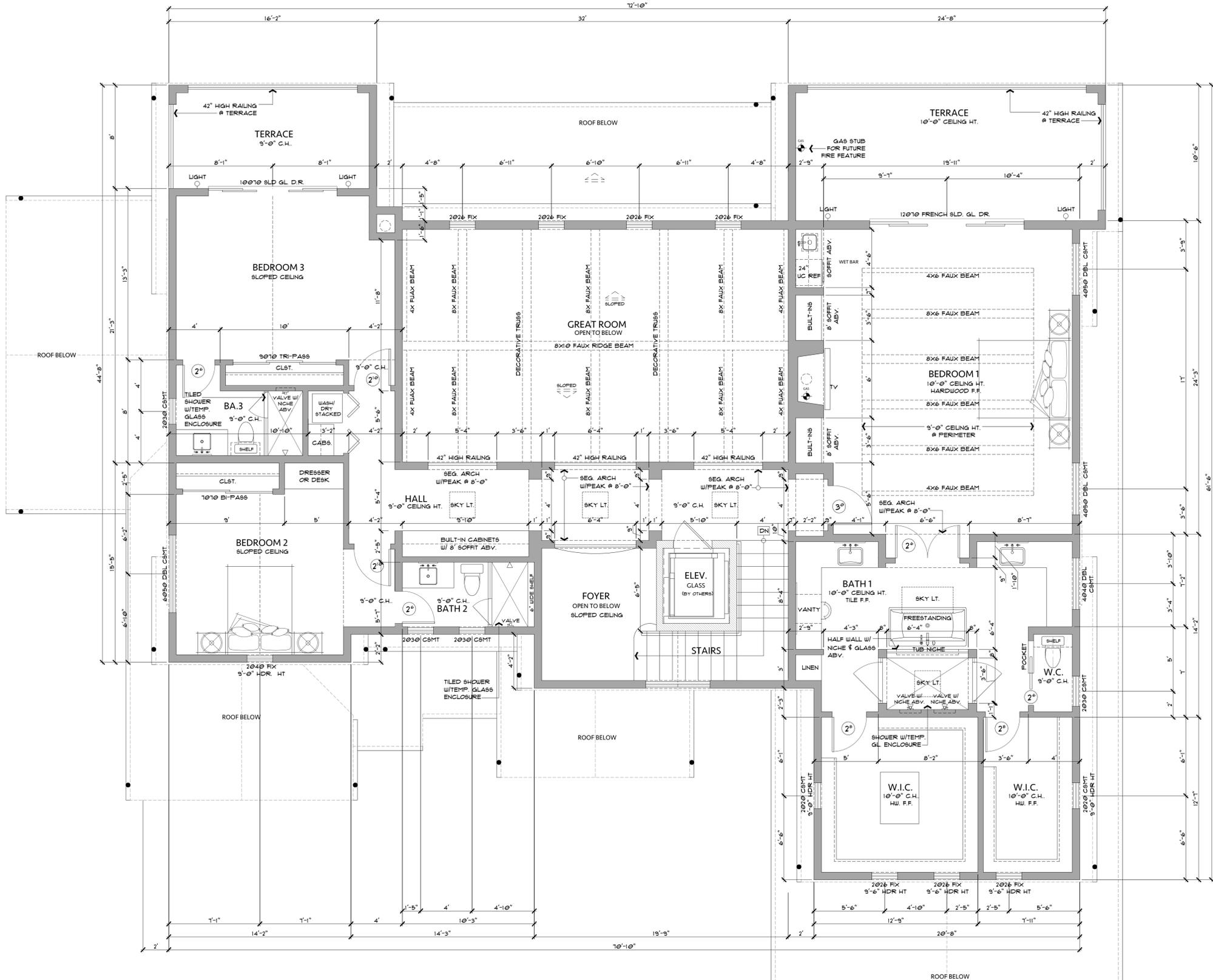
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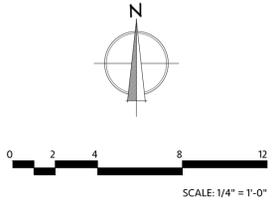


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# UPPER LEVEL FLOOR PLAN



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 LIC#: 791539 CLASS: A/B

Drawing Title:  
**UPPER LEVEL FLOOR PLAN**

Job Title:  
**KNICKERBOCKER RESIDENCE**

Project Address & APN:  
**3983 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953  
 APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2**

Project:  
HC23054

Date:  
9/2/2025

Drawn By:  
AAP

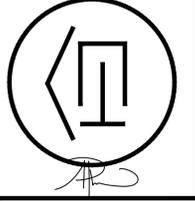
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Revision/Issue	Date

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LIC#: 791539 CLASS: A/B



Drawing Title:  
**ROOF PLAN**

Job Title:  
**KNICKERBOCKER RESIDENCE**

Project Address & APN:  
**3983 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953  
APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2**

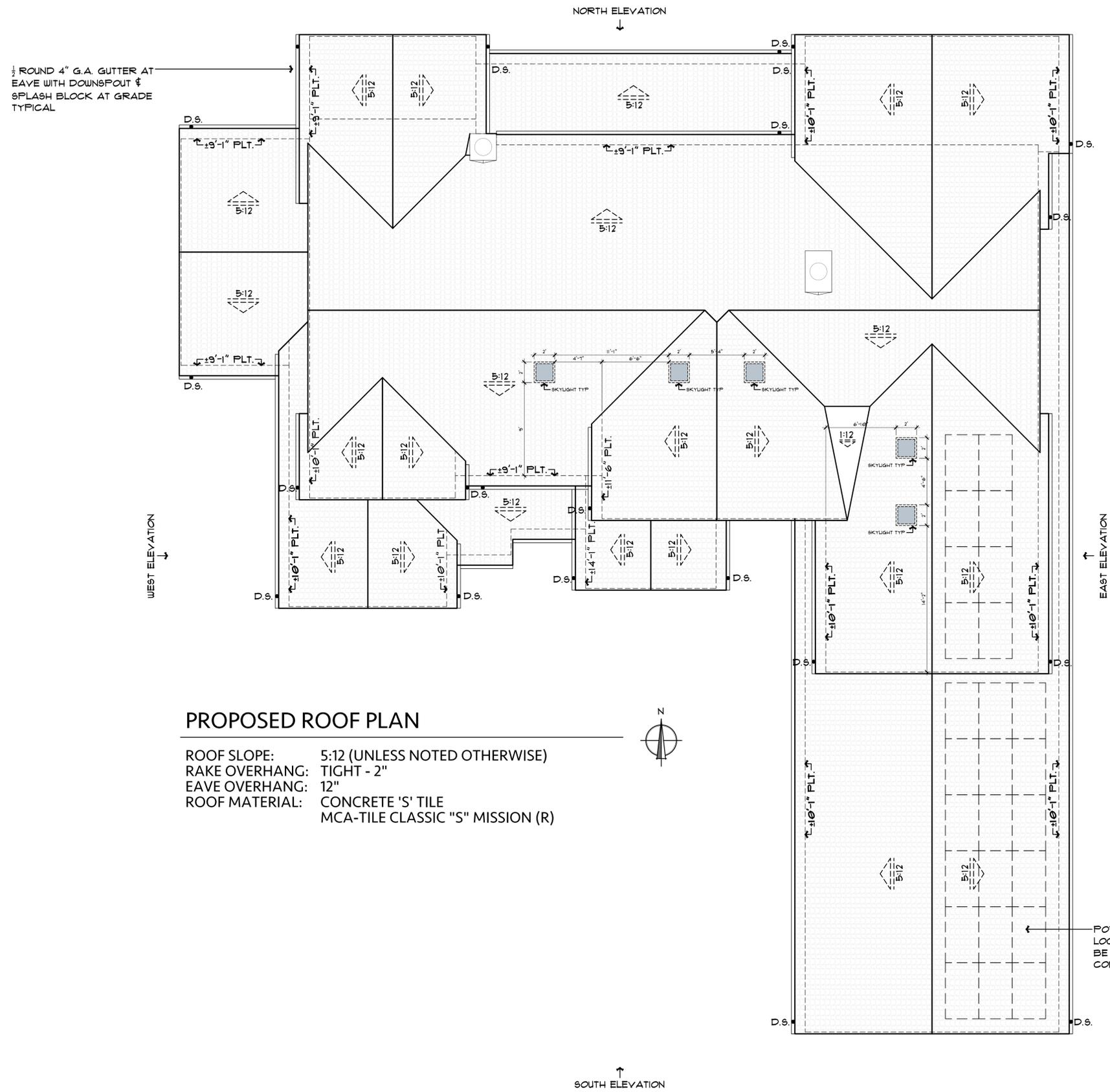
Project:  
HC23054

Date:  
9/2/2025

Drawn By:  
AAP/BG

Scale:  
3/16" = 1'-0"

Sheet No.  
**A4**



**PROPOSED ROOF PLAN**

- ROOF SLOPE: 5:12 (UNLESS NOTED OTHERWISE)
- RAKE OVERHANG: TIGHT - 2"
- EAVE OVERHANG: 12"
- ROOF MATERIAL: CONCRETE 'S' TILE  
MCA-TILE CLASSIC "S" MISSION (R)



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Drawing Title: **ELEVATIONS - NORTH AND SOUTH**

Job Title: **KNICKERBOCKER RESIDENCE**

Project Address & APN: **3983 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953  
 APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2**

Project: HC23054  
 Date: 9/2/2025  
 Drawn By: AAP/BG  
 Scale: 1/4" = 1'-0"

Sheet No.  
A5



**SOUTH ELEVATION - ENTRY**



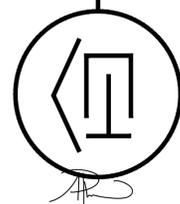
**NORTH ELEVATION - REAR**

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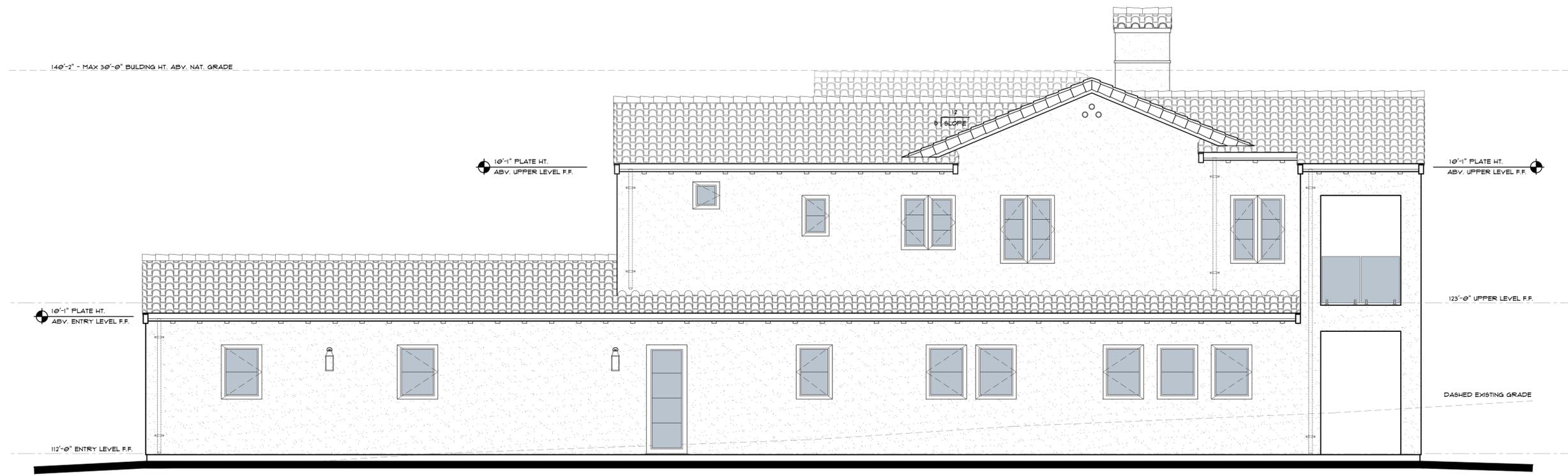
Revision/Issue	Date

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 LIC#: 791539 CLASS: A/B



WEST ELEVATION



EAST ELEVATION



Drawing Title: **ELEVATIONS - EAST AND WEST**  
 Job Title: **KNICKERBOCKER RESIDENCE**  
 Project Address & APN: **3983 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953**  
**APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2**

Project: HC23054	Sheet No. <b>A6</b>
Date: 9/2/2025	
Drawn By: AAP/BG	
Scale: 1/4" = 1'-0"	

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**SOUTH ELEVATION - ENTRY**



**MAIN BODY PAINT COLOR**  
STUCCO WITH SMOOTH FINISH OR EQ.  
SW STUCCO (SW 7569) OR EQ.



**ACCENT PAINT COLOR**  
RAFTER TAILS AND EAVES  
SW BLACK BEAN (SW 6006) OR EQ.



**ROOF MATERIAL**  
MCA TILE - CLASSIC "S" TILE OR EQ.  
B341 CARMEL BLEND OR EQ.



**ALUMINUM CLAD WINDOWS, WROUGHT IRON AND DOWNSPOUTS**  
DARK BRONZE



**EXTERIOR LIGHTS**  
LUMENS BRADFORD WALL SCONCE OR EQ.  
BRONZE - 21"



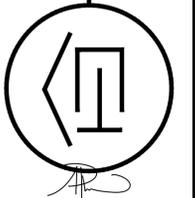
**GARAGE DOOR**  
CLOPAY RESERVE WOOD CUSTOM  
DARK OAK EBONY WASH STAIN ON DARK CEDAR



**DECK RAILS**  
VIEW RAIL GLASS RAILING (OR EQ.)  
WITH TALON SPIGOTS

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LIC#: 791539 CLASS: A/B



Drawing Title:  
**COLOR AND MATERIAL SELECTIONS**

Job Title:  
**KNICKERBOCKER RESIDENCE**

Project Address & APN:  
**3983 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953**  
**APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2**

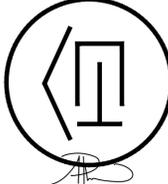
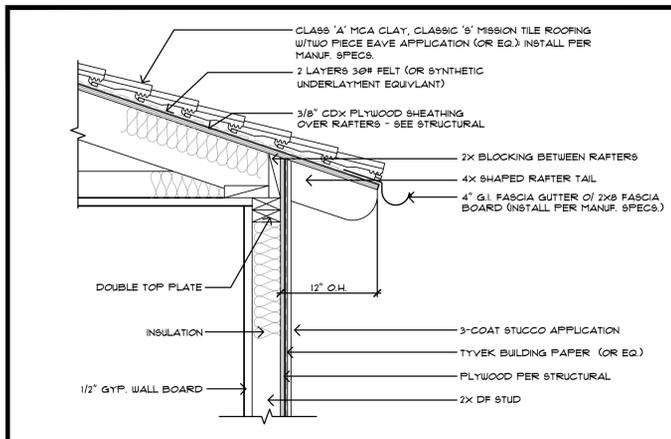
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9/2/2025  
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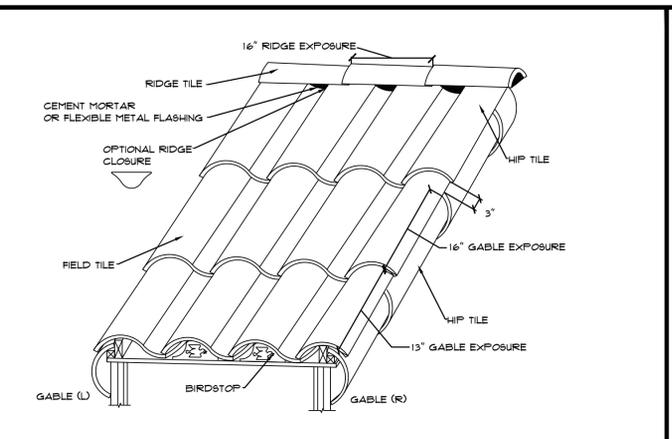
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**HASTINGS CONSTRUCTION, INC.**

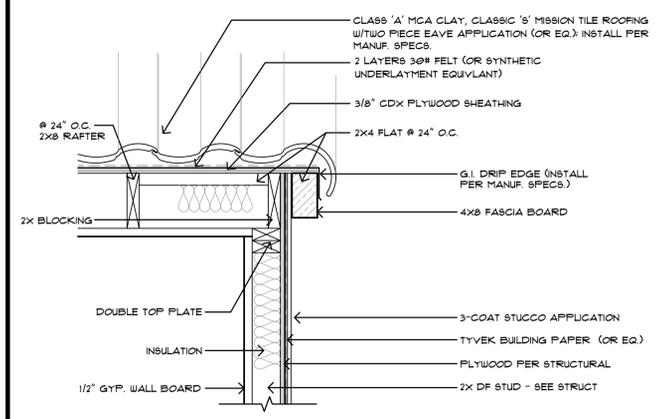
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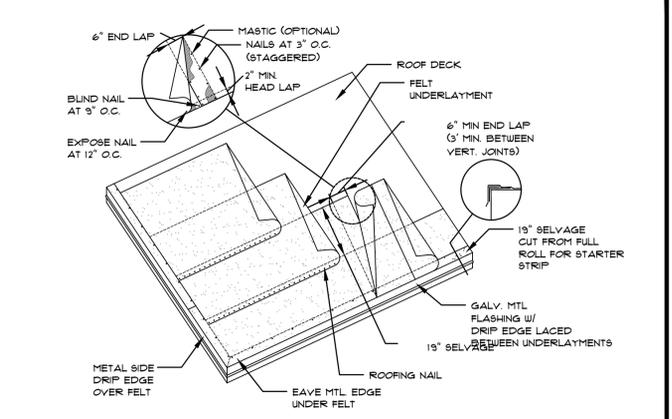
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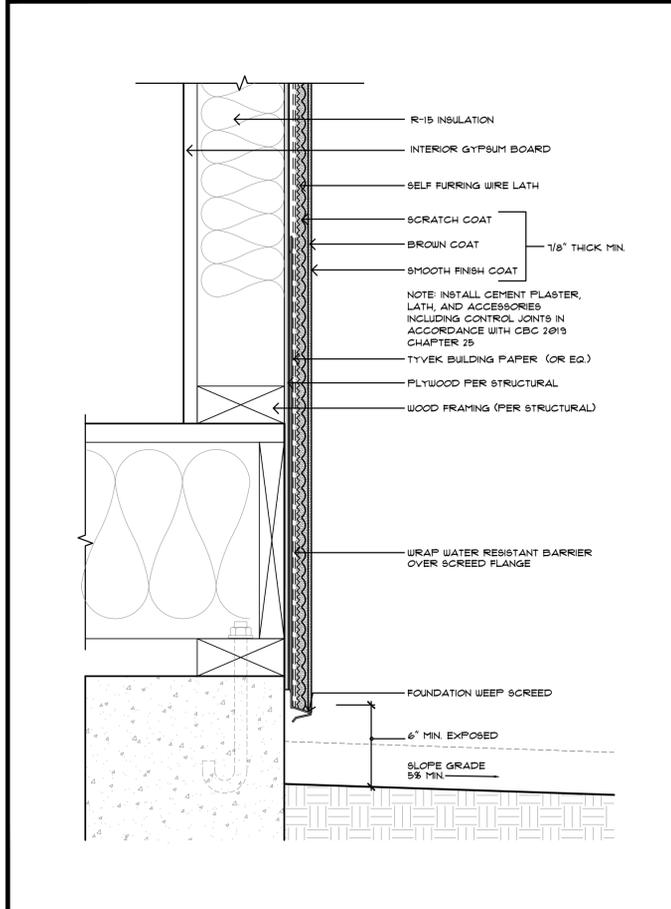
**ROOF 'S' TILE FIELD DETAIL** 2



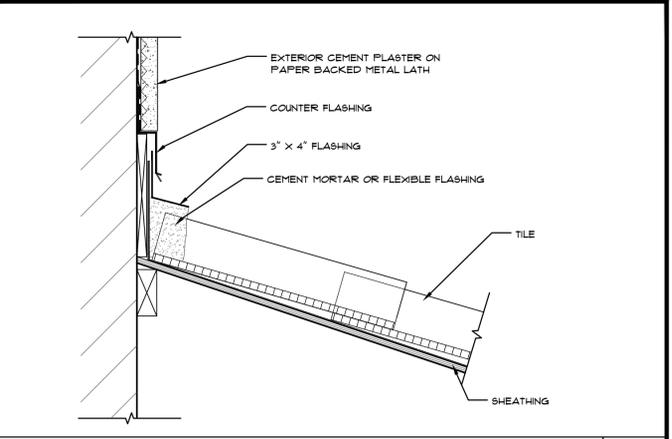
**TYPICAL RAKE DETAIL** 3



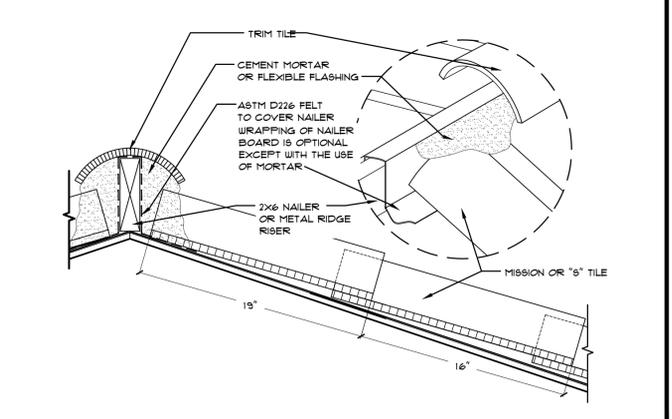
**ROOF UNDERLAYMENT DETAIL** 4



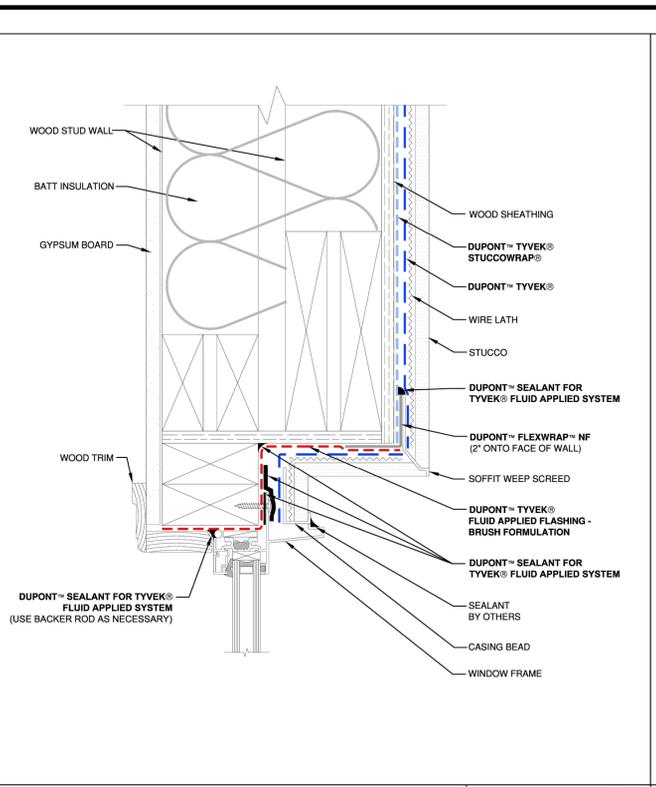
**STUCCO APPLICATION & WEEP SCREED DET** 1



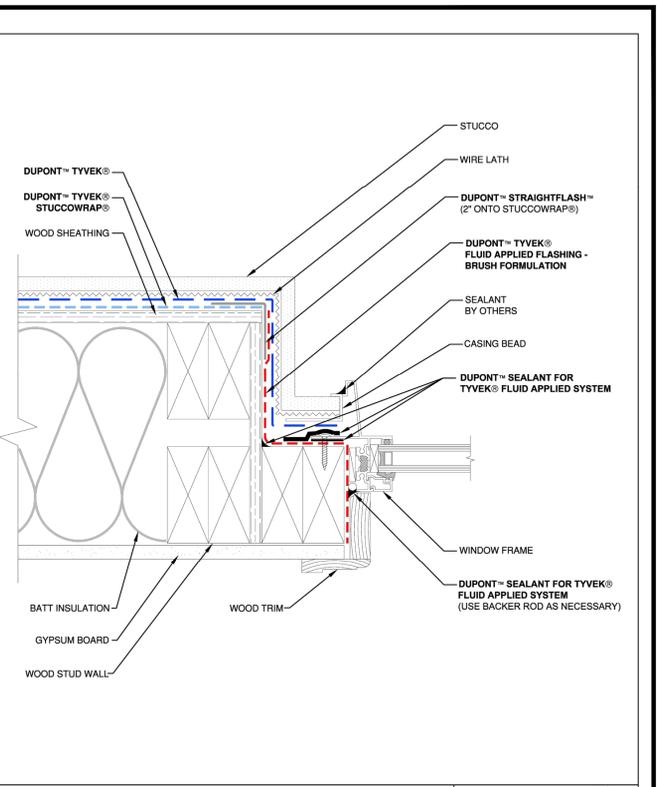
**ROOF TO WALL FLASHING DETAIL** 5



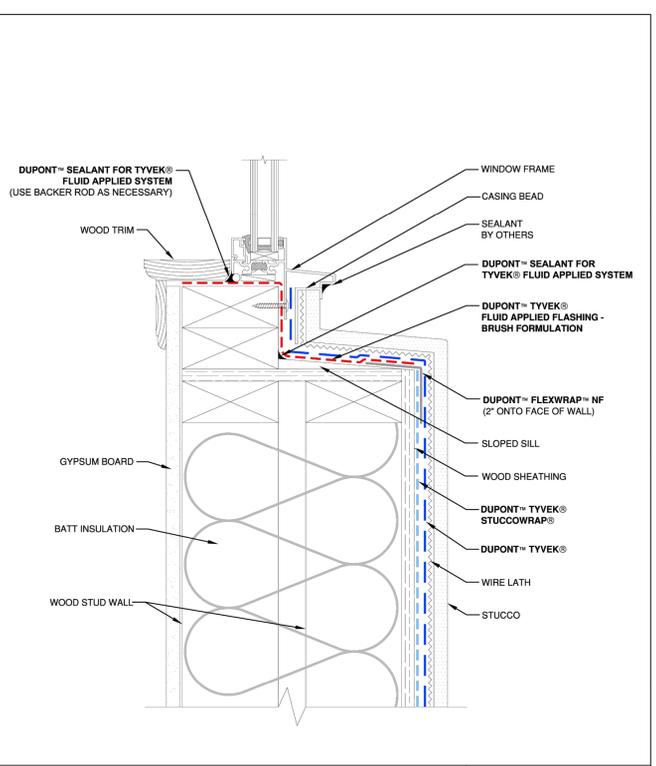
**RIDGE & HIP PLATE END DETAIL** 6



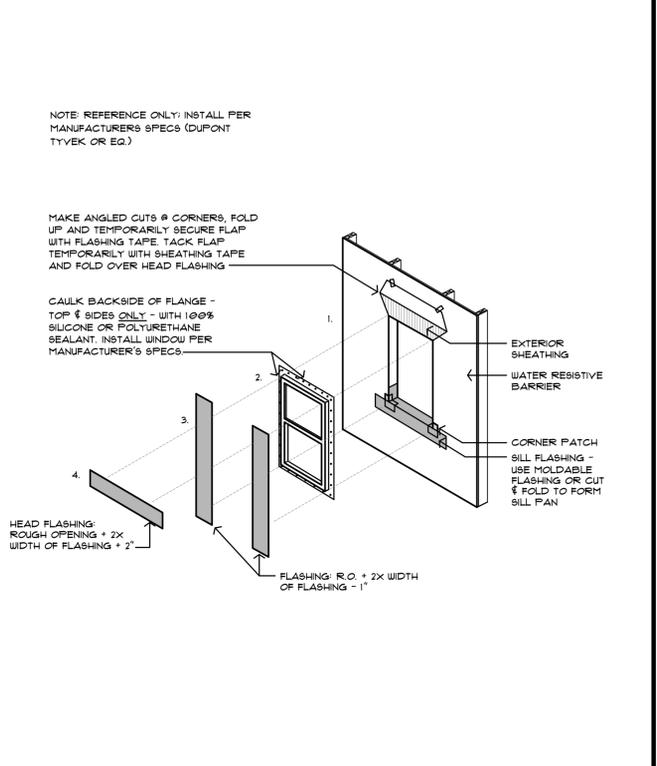
**RECESSED WINDOW HEAD**  
STUCCO / WOOD STUD WALL / FLUID APPLIED FLASHING  
NOTE: 1) INTERIOR VAPOR RETARDER MAY BE REQUIRED IN SOME REGIONS. 2) THIS INFORMATION IS PROVIDED BY DUPONT AS REFERENCE ONLY. PLEASE CONSULT LOCAL BUILDING CODES, REGULATIONS AND LAWS TO DETERMINE THE APPROPRIATE CONSTRUCTION METHODS AND MATERIALS NEEDED.  
SCALE: NOT TO SCALE  
REVISION DATE: 9/14/10  
DRAWING: FA-S-W900h  
**DUPONT**  
**Tyvek**  
FLUID APPLIED WB



**RECESSED WINDOW JAMB**  
STUCCO / WOOD STUD WALL / FLUID APPLIED FLASHING  
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SCALE: NOT TO SCALE  
REVISION DATE: 9/14/10  
DRAWING: FA-S-W900j  
**DUPONT**  
**Tyvek**  
FLUID APPLIED WB



**RECESSED WINDOW SILL**  
STUCCO / WOOD STUD WALL / FLUID APPLIED FLASHING  
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SCALE: NOT TO SCALE  
REVISION DATE: 9/14/10  
DRAWING: FA-S-W900s  
**DUPONT**  
**Tyvek**  
FLUID APPLIED WB



**TYPICAL FLASHING DETAILS**  
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SCALE: NOT TO SCALE  
REVISION DATE: 9/14/10  
DRAWING: FA-S-W900t  
**DUPONT**  
**Tyvek**  
FLUID APPLIED WB

Drawing Title: **ARCHITECTURAL DETAILS**  
Job Title: **KNICKERBOCKER RESIDENCE**  
Project Address & APN: **3983 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953  
APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2**

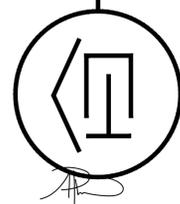
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Date: **9/2/2025**  
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Scale: **N.T.S.**  
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Architectural Details

Job Title: KNICKERBOCKER RESIDENCE

Project Address & APN:

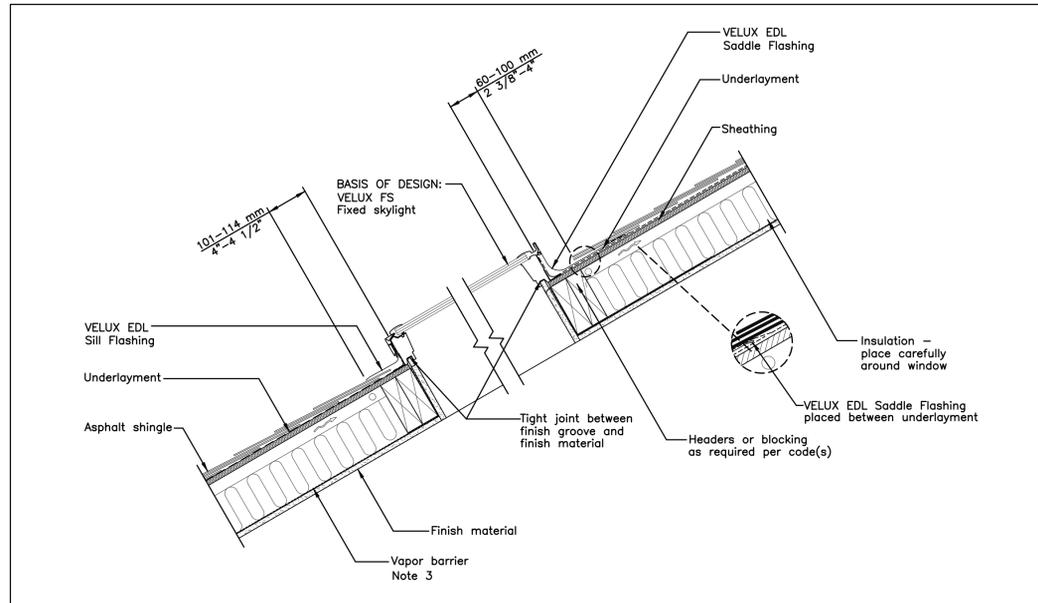
3983 RONDA ROAD, PEBBLE BEACH, CALIFORNIA 93953

APN: 008-031-035-000 | LOT 16 OF TRACT NO. 1516 DEL MONTE FOREST - POPPY 2

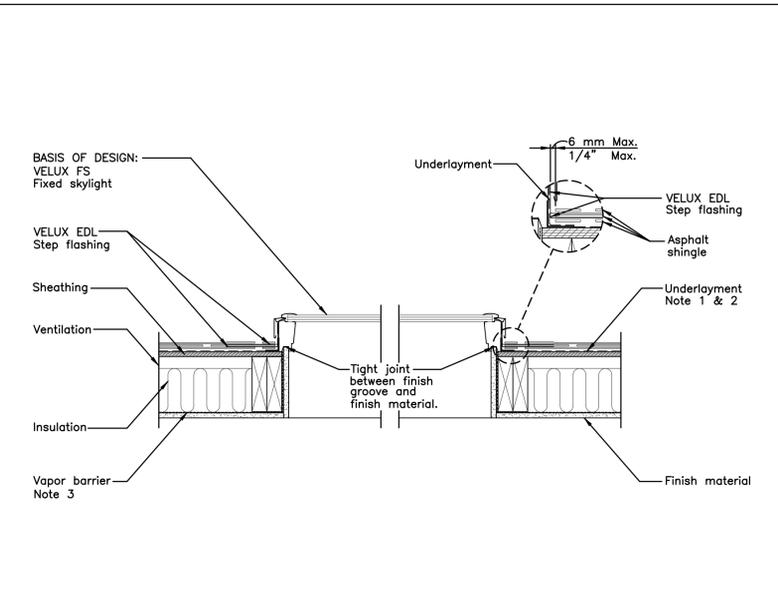
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 Date: 9/2/2025  
 Drawn By: AAP  
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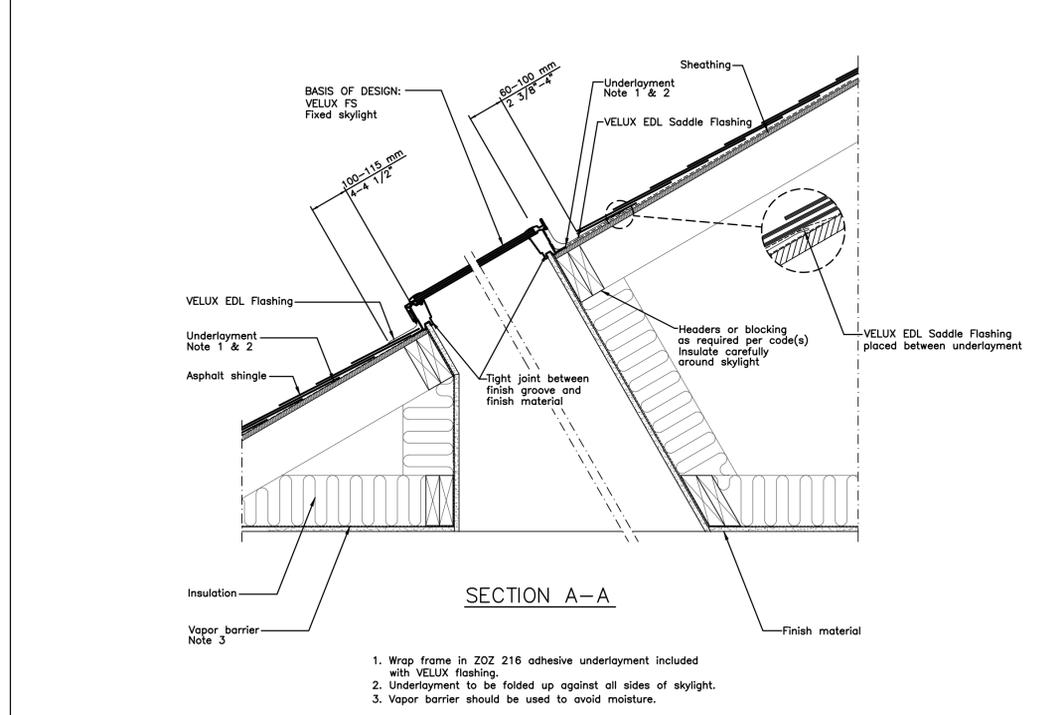
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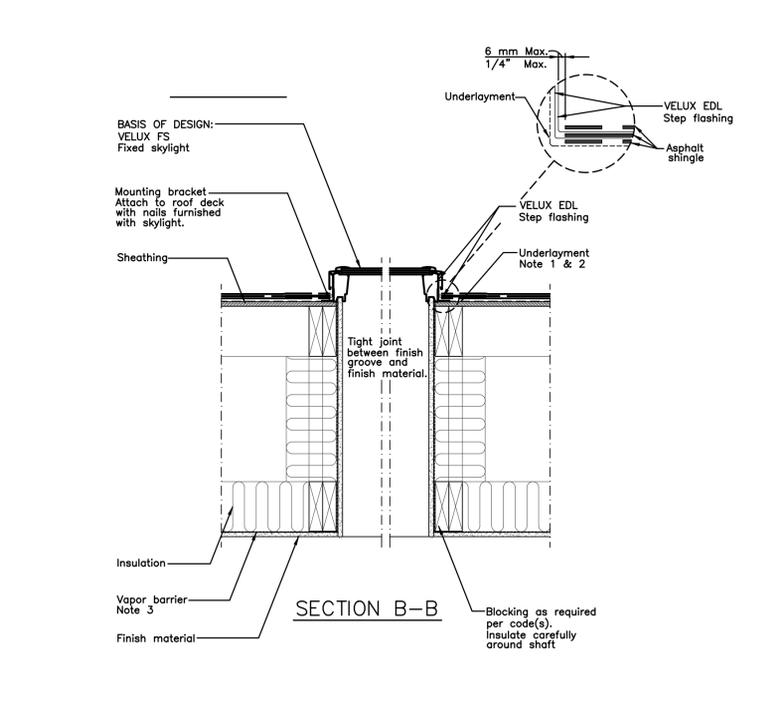
A-A SKYLIGHT SECTION - CATHEDRAL CEILING



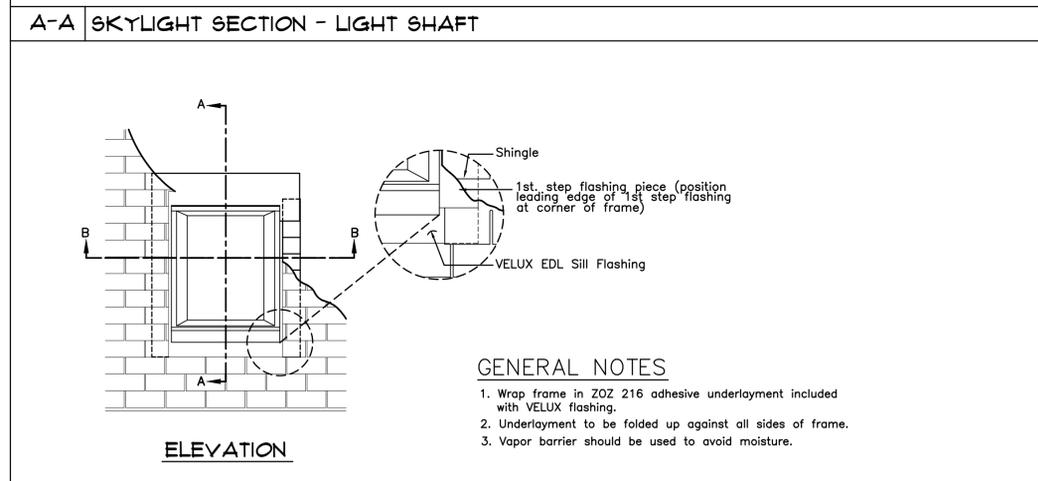
B-B SKYLIGHT SECTION - CATHEDRAL CEILING



A-A SKYLIGHT SECTION - LIGHT SHAFT



B-B SKYLIGHT SECTION - LIGHT SHAFT



ELEVATION

GENERAL NOTES

1. Wrap frame in ZOZ 216 adhesive underlayment included with VELUX flashing.
2. Underlayment to be folded up against all sides of skylight.
3. Vapor barrier should be used to avoid moisture.

	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com	Name: JDH Date: Dec 08 Drawn by: JDH Checked by: WQ Dec 08	FS EDL Asphalt shingles
	Sky-Product Management	FS Roof Section (Cathedral Ceiling with Asphalt Shingles)	SCALE: N.T.S.

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	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com	Name: JDH Date: Dec 08 Drawn by: JDH Checked by: WQ Dec 08	FS EDL Asphalt shingles Light shaft
	Sky-Product Management	FS-Residential Roof Section (Light Shaft and Asphalt Shingles)	SCALE: N.T.S.

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SKYLIGHT DETAILS

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