

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:

CASTLE PINES LLC (PLN210266-AMD1)

RESOLUTION NO. 26-032

Resolution by the County of Monterey Chief of Planning:

- 1) Finding the project Categorical Exempt pursuant to CEQA Guidelines section 15303 and no exceptions to section 15300.2 apply; and
- 2) Approving a Minor and Trivial Amendment to previously approved Combined Development Permit (PLN210266) that allowed the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; allowed development within 750 feet of known archaeological resources; and allowed for removal of six protected trees [consisting of five Coast Live Oak and one Landmark Monterey Pine]. This Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements.

[PLN210266-AMD1 CASTLE PINES LLC, 3418 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, APN: 008-381-020-000].

The CASTLE PINES LLC application (PLN210266-AMD1) came before the County of Monterey Chief of Planning on April 1, 2026. Having considered all the written and documentary evidence, the administrative record, and the staff report, the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS REQUIREMENTS** – The County has received and processed an amendment to previously approved Combined Development Permit (HCD Planning File No. PLN210266; Planning Commission Resolution No. 24-001).
EVIDENCE: a) On November 3rd, 2025, an application for a Minor and Trivial Amendment (**PLN210266-AMD1**) was submitted to HCD-Planning staff.

- b) On January 11, 2024, the Monterey County Planning Commission approved PLN210266 for a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 3) Coastal Development Permit for removal of six (6) protected trees. Approval of this permit included 13 conditions of approval.
- c) Conditions of Approval. All previously approved conditions under PLN210266 except for the Specific Uses Only and Permit Approval Notice (Original Condition Nos. 1 and 2) have been carried forward to this amendment, PLN210266-AMD1.
- d) Operating Permit. The findings and evidence from PLN210266 (Resolution No. 24-001) are incorporated by reference herein. The Minor and Trivial Amendment (PLN210266-AMD1) will be the operating permit for the subject property.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN210266 and PLN210266-AMD1.

2. 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:
 - 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Del Monte Forest Coastal Implementation Plan (DMF CIP); and
 - Monterey County Zoning Ordinance - Coastal (Title 20).

No conflicts were found to exist and no communications indicating inconsistencies with applicable text, policies, and regulations of Monterey County Code were received during the course of review of the project.

- b) Amendment. The Project includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements. The Amendment would decrease the floor area square footage from the previously approved two-story single-family dwelling under PLN210266, Resolution No. 24-001, including the removal of a basement from the scope of work, a decrease in garage size, an increase in main and upper floor square footage, and minimal changes to the building footprint with no additional impacts to resources. The previously approved project (PLN210266) included the following:
 - main floor: 3,716 square feet
 - upper floor: 2,894 square feet
 - garage: 1,085 square feet
 - basement: 5,581 square feet

This Amendment will modify the square footage to be the following:

- main floor: 4,322 square feet
- upper floor: 2,910 square feet
- garage: 883 square feet
- basement: 0 square feet

The Amendment also includes minor modifications to the exterior colors and materials as described in evidence “e” below and illustrated in the attached plans. Associated site improvements include minor modifications to the driveway, patio areas and landscape features. The remaining entitlements for development with 750 feet of a known archaeological resource and removal of removal of six protected trees still remains as part of the original approval under PLN210266.

- c) Allowed Use. The property is located at 3418 17 Mile Drive in Pebble Beach, Del Monte Forest Land Use Plan, APN: 008-381-020-000. The parcel is zoned Low Density Residential, 1.5 acres per unit, Design Control overlay, in the Coastal Zone or “LDR/1.5-D(CZ)”, which allows for a single family dwelling subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.14.040.A. Therefore, the project is an allowed use. allows for construction of accessory structures to any permitted use. The application is for a Minor and Trivial Amendment as described in evidence “b” above and is being processed pursuant to Title 20 section 21.76.120.A.
- d) Lot Legality. An unconditional certificate of compliance (CC120015) was recorded for the subject property following a lot line adjustment (PLN110274) in 2012. The certificate of compliance refers to the lot by it’s previous APN: 008-381-018-000 (Lot 2), after the certificates were issued the lot received a new APN in accordance with the County’s lot line adjustment process. The property’s description on the certificate of compliance matches the current configuration of the parcel. The lot has not undergone any lot line adjustments, subdivisions or mergers since the certificate was issued; therefore, the County recognizes it as a legal lot of record.
- e) Critical Viewshed/Design. The project site and surrounding area are designated as being within a Design Control District or “D” overlay subject to the regulations outlined in Title 20 Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. The proposed colors and materials include light beige stone veneer, horizontal wood siding, and dark bronze metal panels and window framing, the structure will have a metal fascia, standing seam roof. The glass windows and doors will be non-reflective and have bronze frames and a clear glass railing will surround each deck. The exterior finishes will not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character.

DMF LUP Figure 3 identifies the subject property to be within the public viewshed when viewed from 17 Mile Drive and Vista Points, as

well as Point Lobos, a public viewing area pursuant to DMF LUP Policy 47. Although the subject property is identified to be within these viewsheds, the proposed development is not visible from public access areas, vista points, Point Lobos, or along ridgelines besides 17 Mile Drive, as the staking and flagging required by DMF CIP section 20.147.070.A.1 provided aid in said visibility determination of the subject property. The proposed house is consistent in design and massing to those in the neighborhood. Although the new structure will be visible from 17 Mile Drive, there are existing trees blocking the ocean view where the house is proposed. The applicants have sited the house to be partially screened by existing vegetation lining 17 Mile Drive. The home is setback over 80 feet from the center line of 17 Mile Drive. Pursuant to policy 84 of the DMF LUP, the development must be screened by vegetation since it does not meet the 100 foot buffer from 17 Mile Drive. Additionally, existing topography and vegetation screen the subject property from both Highway 1 and Point Lobos. Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.

- f) Development Standards. The subject property is zoned low density residential. The proposed development conforms with all regulated site development standards outlined in Title 20 section 20.14.060. The allowed site coverage for this lot is 15% (7,197 square feet), what was previously approved was 13.8% (6,656 square feet), and the proposed site coverage of this amendment is 14.9% (7,182 square feet). The proposed single-family dwelling will have a total floor area ratio (FAR) of 16.9% (8,115 square feet), in comparison to the previously approved FAR excluding its basement was 16% (7,695 square feet); this is below the maximum allowed 17.5% (8,397 square feet). The proposed development will be within all required setbacks. The structure will have a front setback of around 70 feet, the side setbacks will be around 21 feet and 25 feet, and the rear setback is proposed at around 35 feet; these exceed the required minimum 30 foot front setback and 20 foot side and rear setbacks. The proposed height of the structure is 26 feet and 6 inches in comparison to the previously approved structural height of 26 feet and 3 inches, consistent with the allowed maximum 30 foot height limit for LDR zoning districts.
- g) Cultural Resources. According to County resources maps, the subject property is located within 750 feet of a known archaeological resource. Pursuant to Section 20.145.120.B.1 of the Coastal Implementation Plan, Part 3, an archaeological survey (LIB230163) was previously prepared for the site as part of the original approval. The results of the pedestrian survey were negative, and the overall conclusion was that the proposed project would not likely have a significant impact on any archaeological resources. The archaeologist stated further investigation is not warranted and did not recommend mitigation. The original condition of approval for the County's standard archaeological/cultural resource condition has

been carried forward to this Amendment in the event of a resource being uncovered at the site, work will be halted immediately within 50 meters of the find until a qualified professional archaeologist can evaluate it.

- h) Tree Removal. Pursuant to CIP section 20.147.050, a Coastal Development Permit is required for the removal of sensitive trees. The project (PLN210266) included the removal of 6 protected trees to accommodate the original proposed development. An Arborist report (HCD-Planning Library Document No. LIB230162) was prepared for the project to evaluate potential impacts on the forest due to the construction of the proposed project. All of the recommendations for tree protection and replacement contained in the arborist report have been incorporated into the proposed project design. No additional tree removal is proposed for this Minor and Trivial Amendment.
- i) Pescadero Watershed. DMF LUP identifies the subject property to be within the Pescadero Watershed (Area of Drainage of Carmel Area A.S.B.S). Pursuant to section 20.147.030 of the DMF CIP and Policy 77 within the DMF LUP, the property has a maximum of 9,000 square feet of impervious coverage. Consistent with the policies and regulations, the Amendment includes a total impervious coverage of 8,950 square feet.
- j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current Board of Supervisors adopted LUAC Guidelines (Resolution No. 15-043), this project did not warrant referral because the original project was reviewed by the LUAC on November 16th, 2023. As a Minor and Trivial Amendment, the proposed project is not subject to public hearing review and approval. The amendment involves slight modifications to the architectural style and orientation of the single family dwelling while colors and materials and general siting on the property are the same (PLN210266).
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210266 and PLN210266-AMD1.

3. 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, CalFire (Big Sur), and the Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The following technical reports were previously prepared for this property and are applicable to the proposed development:
 - “Preliminary Cultural Resources Reconnaissance” (LIB230163) prepared by Susan Morley, Marina, California, July 1, 2021.
 - “Tree Assessment and Forest Management Plan” (LIB230162) prepared by Frank Ono, Pacific Grove, California, August 3, 2021.

- “Biological Report” (LIB230164) prepared by Pat Regan, Pebble Beach, CA July 12, 2021.
- “Geotechnical Investigation: Design Phase” prepared by Greg Bloom and Scott Clark, Watsonville, California, March 19th, 2026.

Upon independent review, staff concurs with the conclusions of the report. There are no physical or environmental constrains that render the site unsuitable for the proposed project.

- c) Staff conducted a site inspection on March 10th, 2026, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210266 and PLN210266-AMD1.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Developmental Services, HCD-Environmental Services, CalFire (Big Sur), and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary facilities are provided. Necessary public utilities including water and sewage services will continue be provided by Pebble Beach CSD. This Amendment would not alter these facilities. The Environmental Health Bureau has reviewed the project and made no comments.
 - c) Staff conducted a site inspection on March 10th, 2026, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210266 and PLN210266-AMD1.

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210266 and PLN210266-AMD1.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) DMF LUP Figure 3 – Visual Resources, illustrates that the site is located within the viewshed of Point Lobos and 17-Mile Drive. The home has been sited to minimize impacts to views of the ocean and views of the forest from Point Lobos. The lot slopes downward towards the back of the property allowing the finished floor level of the home to be located below the street level, allowing pedestrians to maintain a partial ocean view from 17 Mile Drive.
 - b) In accordance with section 20.147.070.B.2, native plants will be used to help screen the development from the view of 17 Mile Drive.
 - c) The applicants have sited the proposed single family dwelling as far from the edge of 17 Mile Drive (64 and a half feet) while maintaining as many protected trees as possible. In accordance with the purpose of section 20.147.070.B.13, the applicants will use native vegetation to screen the development since it does not meet the required 100 foot setback from 17 Mile Drive.
 - d) Staff conducted a site inspection March 10th, 2026. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN210266 and PLN210266-AMD1.
7. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts replacement structures where the new structures will be located on the same site and have substantially the same purpose and capacity as the structure replaced.
 - b) The project includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements. Therefore, the project is consistent with the categorical exemption requirements of CEQA guidelines section 15303.
 - c) No adverse environmental effects were identified during staff review of the development application or during a site visit on November 12, 2025.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, nor development that would result in a cumulatively significant impact. Although the project is visible from Highway 1 and constitutes development within the Critical Viewshed, as demonstrated in Finding Nos. 2 and 6, supporting evidence, the development is rural in design, compatible with the surrounding environment, and will not have an adverse impact on public or visual access. There are no unusual circumstances associated with undertaking

the project that would create a reasonable possibility that the project would have a significant effect on the environment.

- e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN210266 and PLN210266-AMD1.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the first public road and the sea.

DECISION

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

1. Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303 and no exceptions to section 15300.2 apply; and
2. Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN210266) that allowed the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; allowed development within 750 feet of known archaeological resources; and allowed for removal of six protected trees [consisting of five Coast Live Oak and one Landmark Monterey Pine]. This Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements.

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

PASSED AND ADOPTED this 1st day of April 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK 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 construction permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no construction 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 offices in Salinas.

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

County of Monterey HCD Planning

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

PLN210266-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment (PLN210266-AMD1) allows construction of an 8,115 square foot two-story single-family dwelling, spa, and associated site improvements. The property is located at 3418 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-020-000), 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 Minor and Trivial Amendment (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-381-020-000 on April 1st, 2026. The permit was granted subject to 14 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

5. 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.

6. 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.

7. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

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

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

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

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

9. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Tree Assessment (Library No. LIB230162), was prepared by Frank Ono on 08/03/2021 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

- Replacement ratio: 1:1
- Replacement ratio recommended by arborist: 1:1
- Other:

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

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

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

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

11. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

12. 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.

13. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

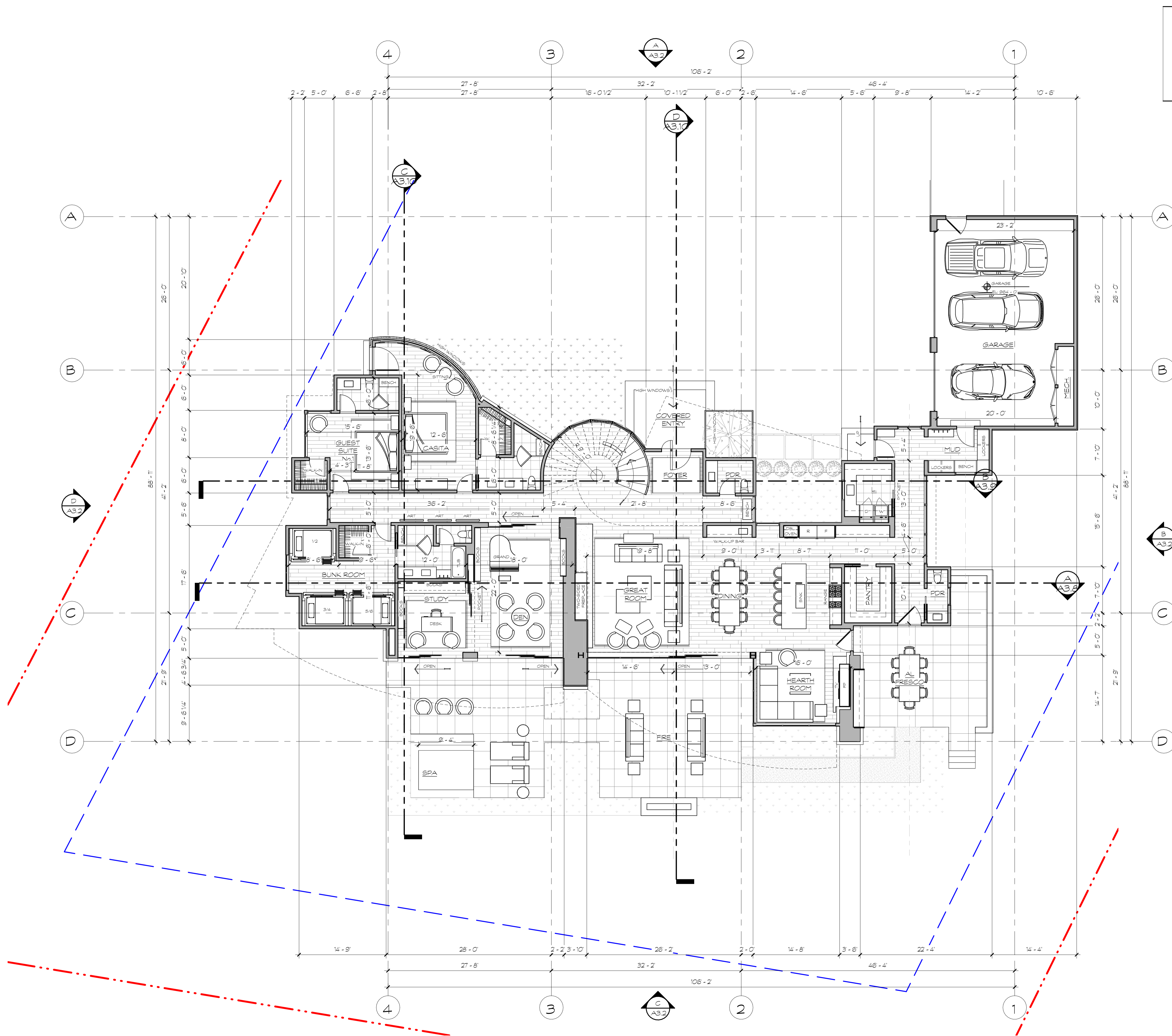
14. PW0045 – COUNTYWIDE TRAFFIC FEE

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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SQUARE FOOTAGE	
LOCATION	SQUARE FOOTAGE
GARAGE	883 SF
MAIN LEVEL	4,322 SF
UPPER LEVEL	2,910 SF
TOTAL FLOOR AREA	8,115 SF

APPROVALS

22 MAY 2025

REVISIONS	
1	00/00/2022

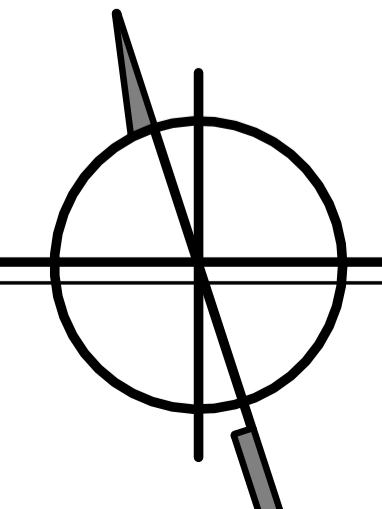
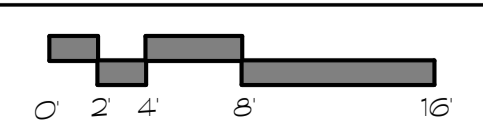
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A NEW DESIGN FOR THE:
CHRISTENSEN RESIDENCE
 3418 TT MILE DRIVE
 FEEBLE BEACH, CALIFORNIA 93953

UP WALL
DESIGN
 1930 S. 1100 E., S.L.C., UT 84106
 (801)485-0708

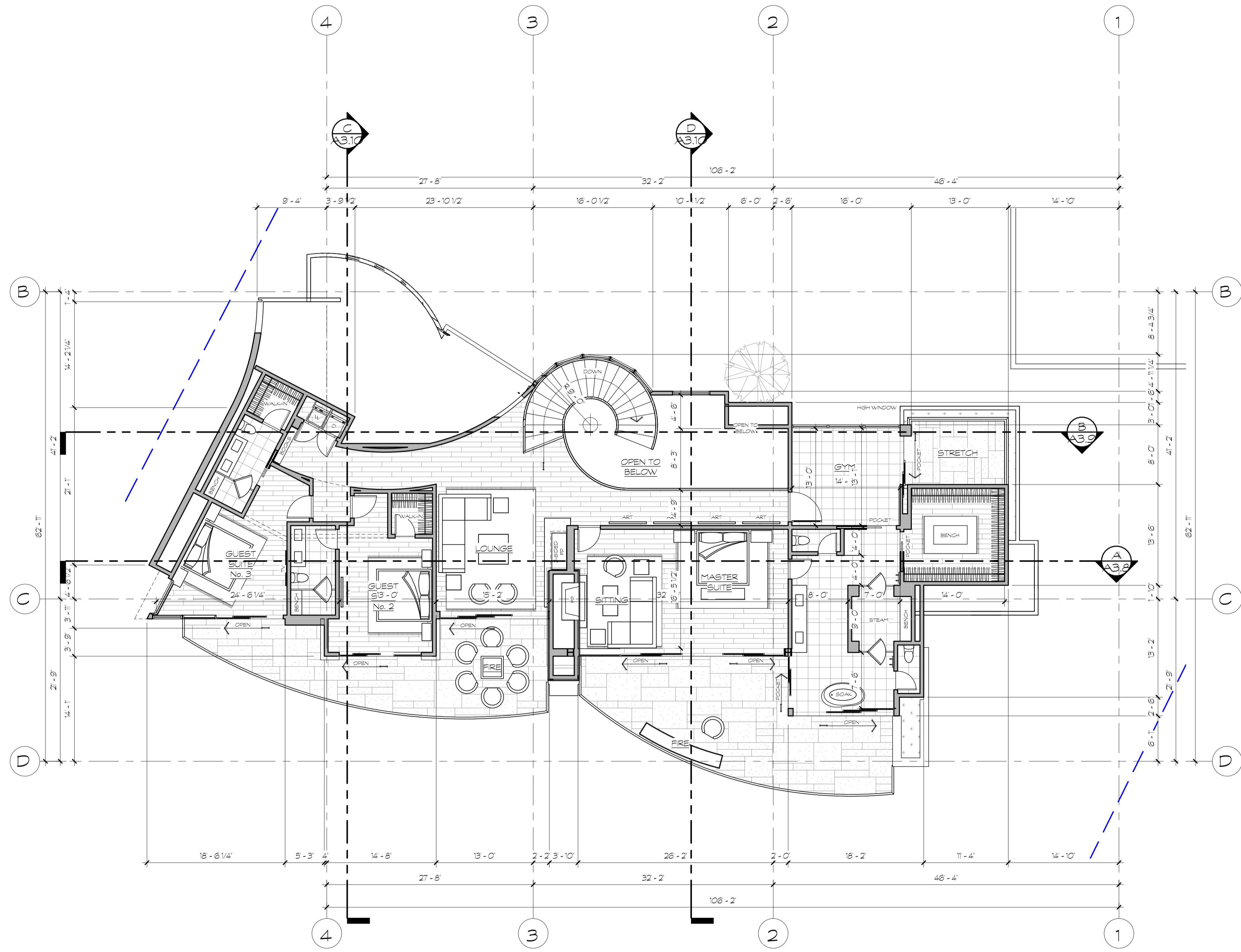
MAIN LEVEL
PLAN

SCALE: 1/8" = 1'-0"
 GARAGE 883 SF
 MAIN LEVEL 4,322 SF



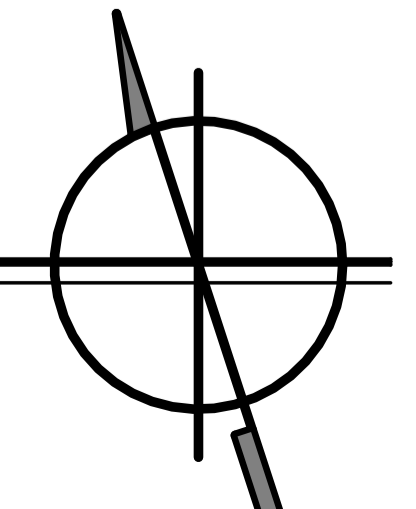
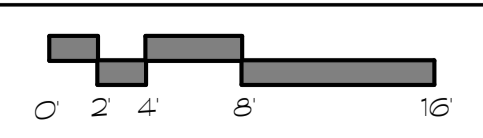
A2.1

1/8" MAIN LEVEL PLAN



UPPER LEVEL
PLAN

SCALE: 1/8" = 1'-0"
UPPER LEVEL 2,910 SF



SQUARE FOOTAGE	
LOCATION	SQUARE FOOTAGE
GARAGE	883 SF
MAIN LEVEL	4,322 SF
UPPER LEVEL	2,910 SF
TOTAL FLOOR AREA	8,115 SF

APPROVALS

22 MAY 2025

REVISIONS

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A2.2
1/8" UPPER LEVEL
PLAN

APPROVALS

SQUARE FOOTAGE	
LOCATION	SQUARE FOOTAGE
GARAGE	883 SF
MAIN LEVEL	4,322 SF
UPPER LEVEL	2,910 SF
TOTAL FLOOR AREA	8,115 SF

22 MAY 2025

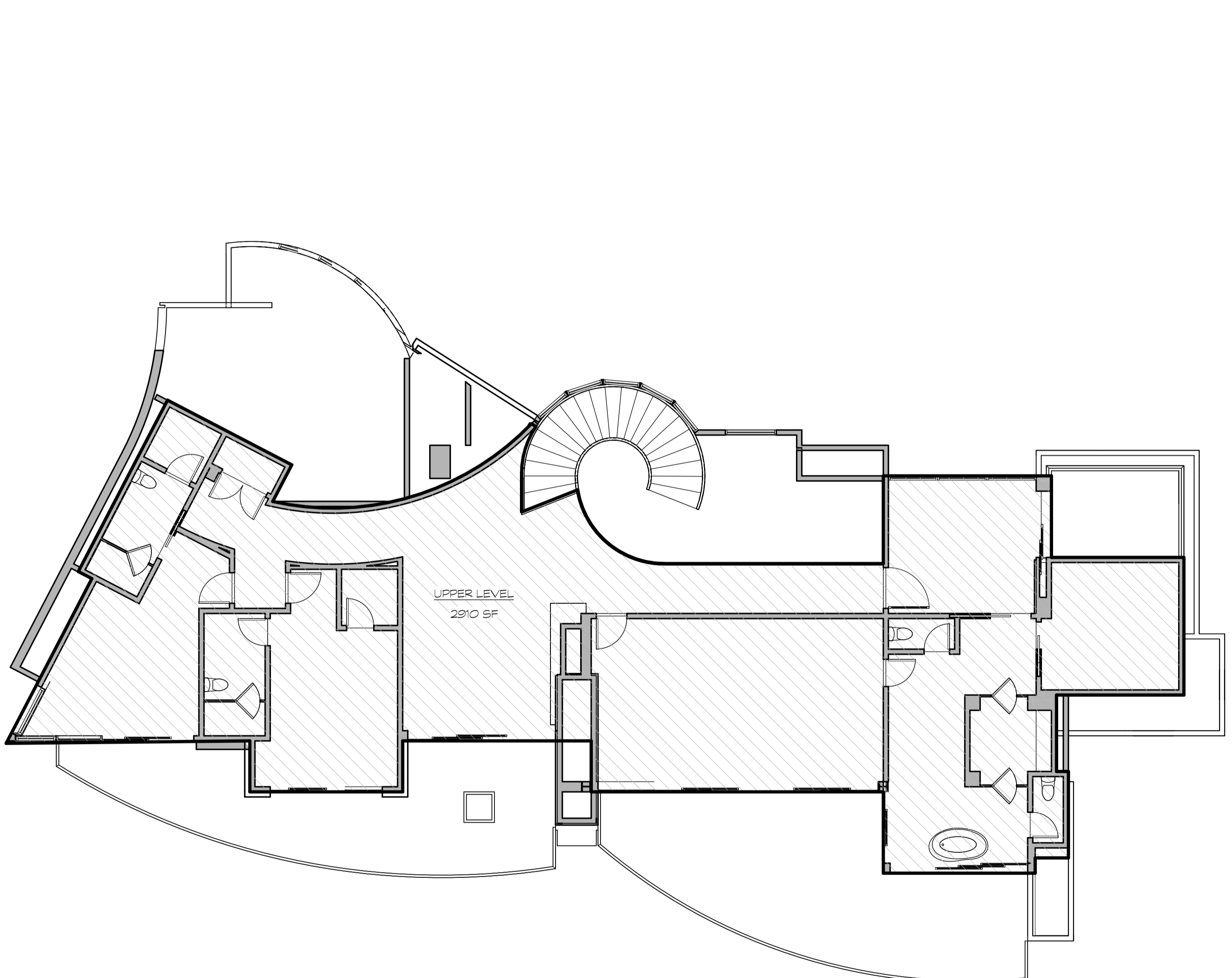
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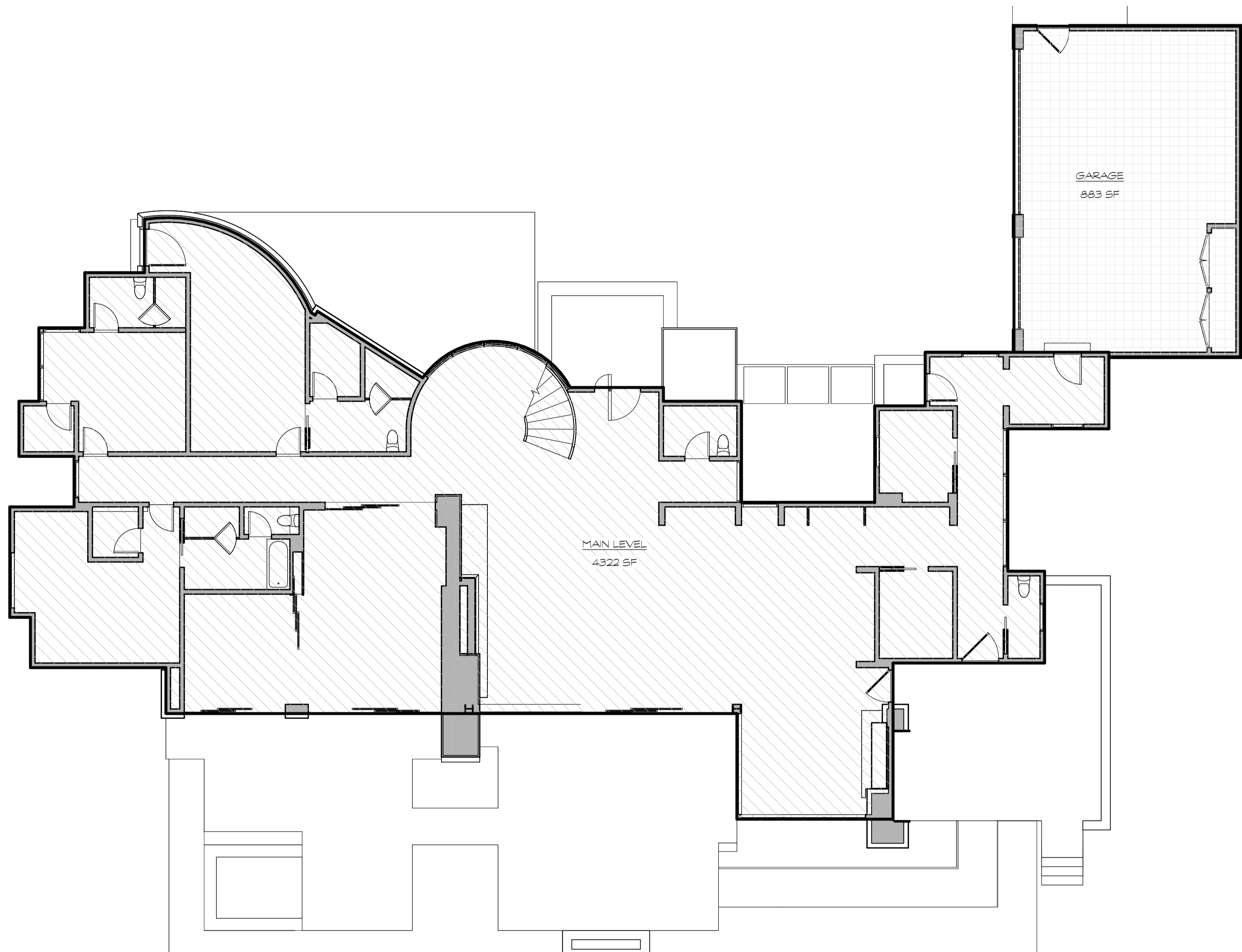
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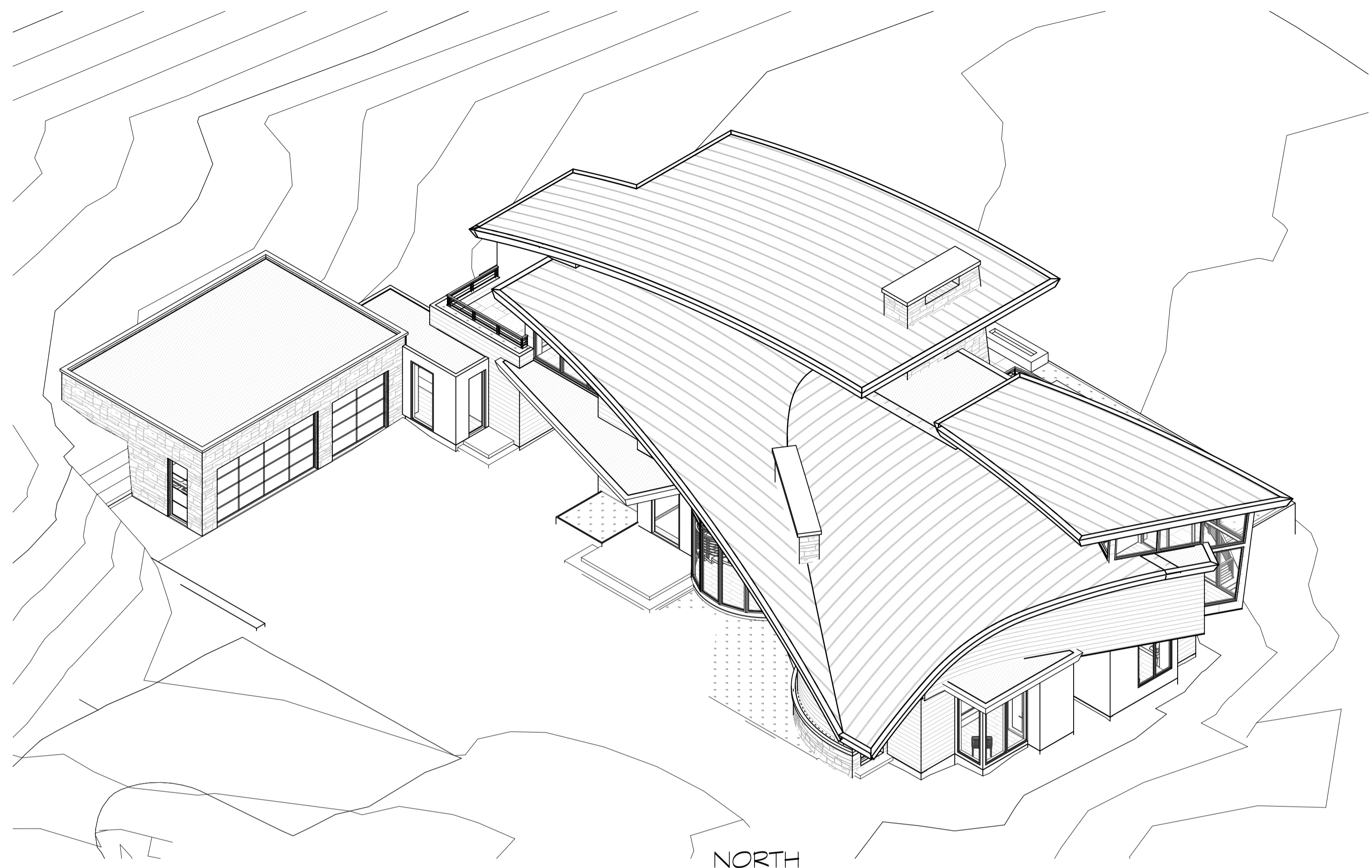
A2.7
 FLOOR AREA PLANS



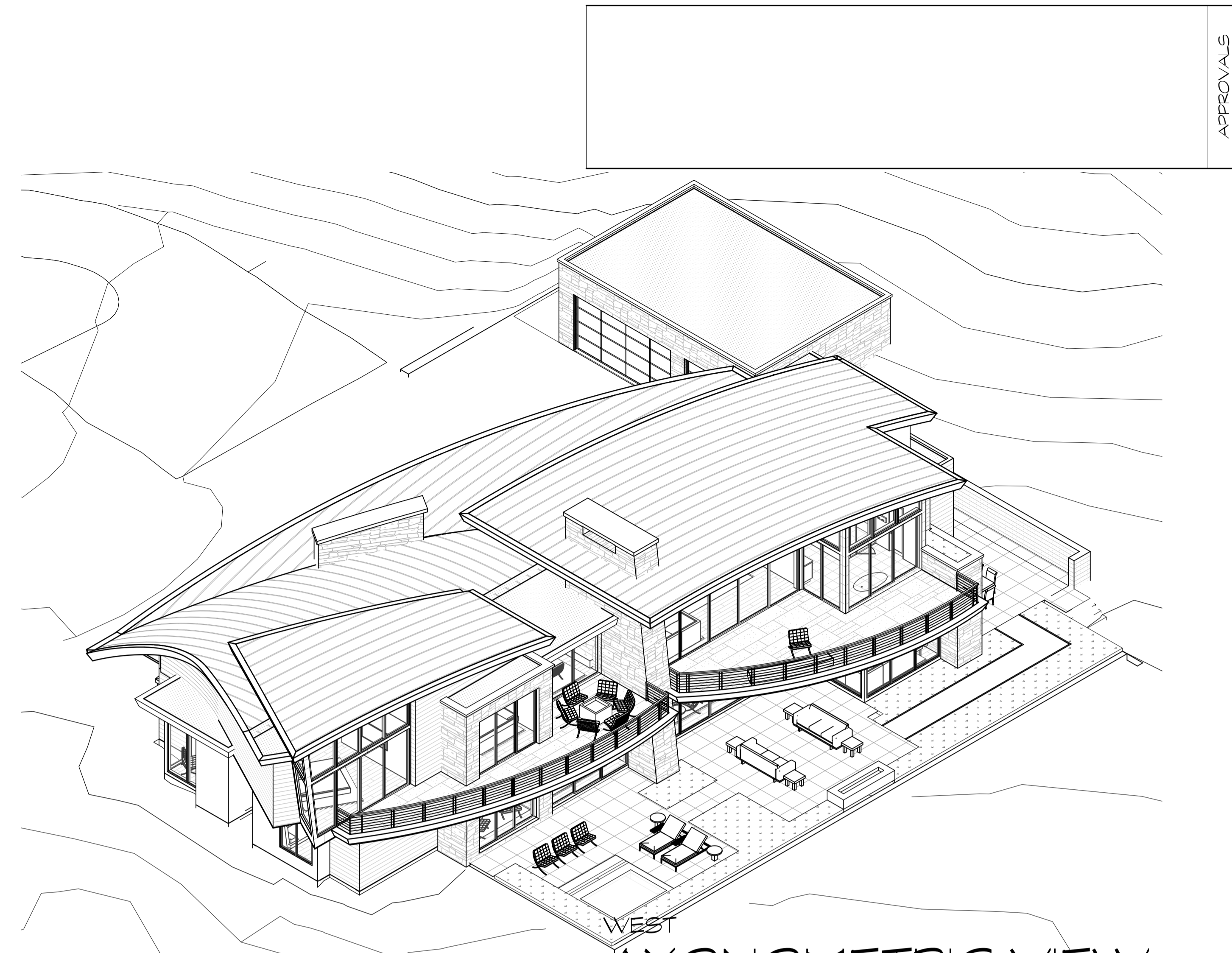
UPPER LEVEL AREA
PLAN
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16



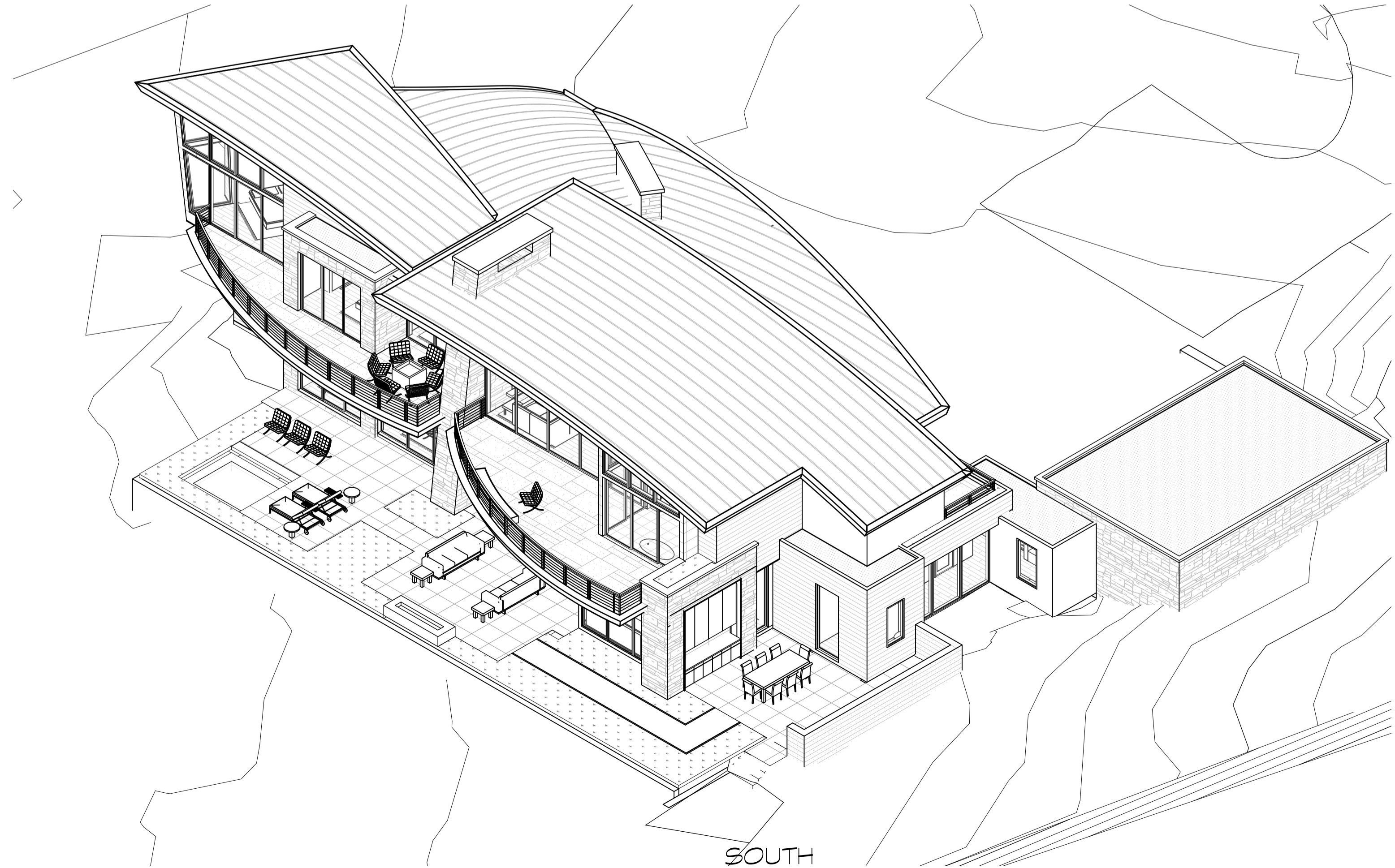
MAIN LEVEL AREA
PLAN
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16



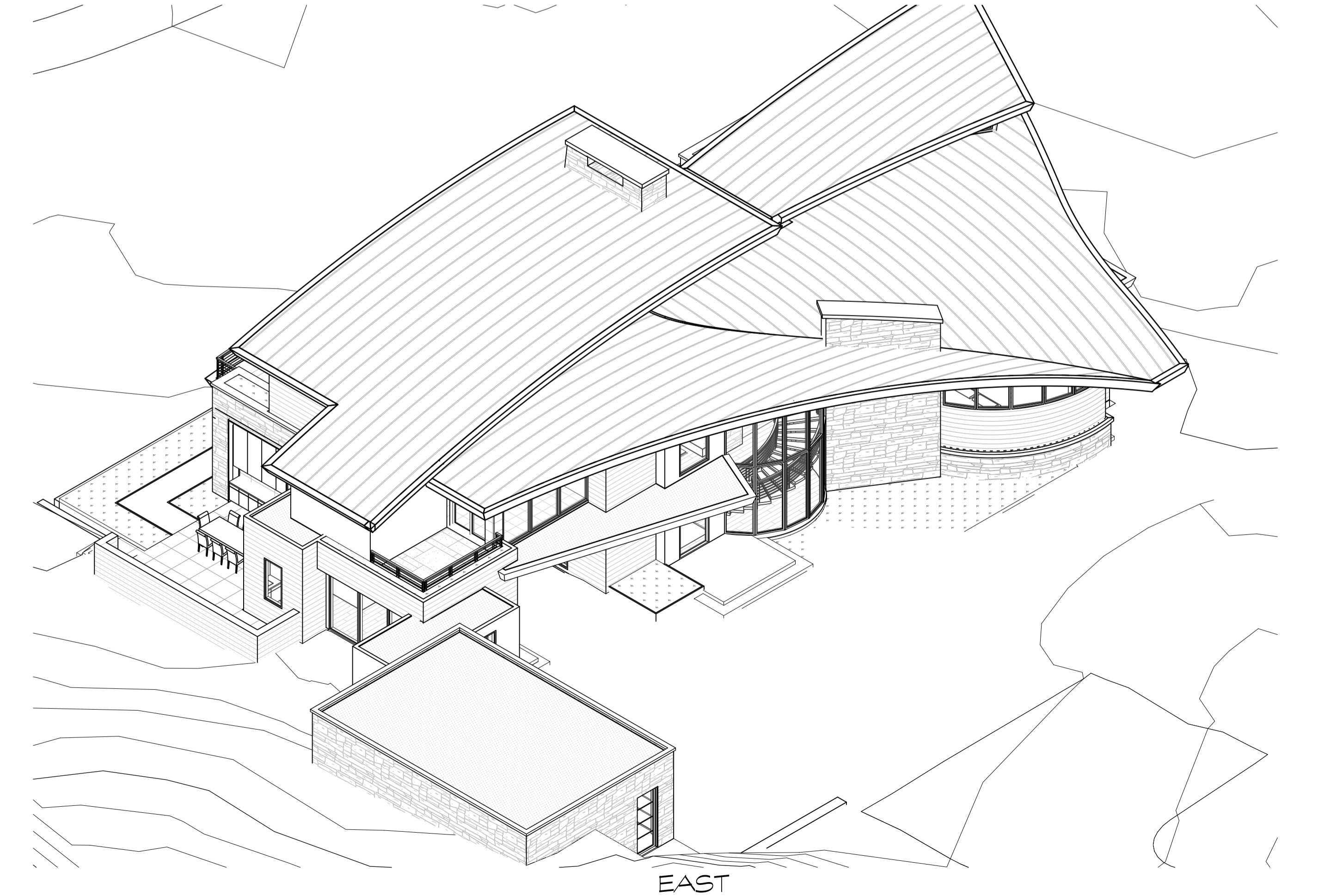
NORTH
AXONOMETRIC VIEW



WEST
AXONOMETRIC VIEW



SOUTH
AXONOMETRIC VIEW



EAST
AXONOMETRIC VIEW

APPROVALS

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A NEW DESIGN FOR THE:
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UP WALL
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A3.0
 3D AXONOMETRIC
 VIEWS



STONE VENEER



HORIZONTAL
WOOD SIDING



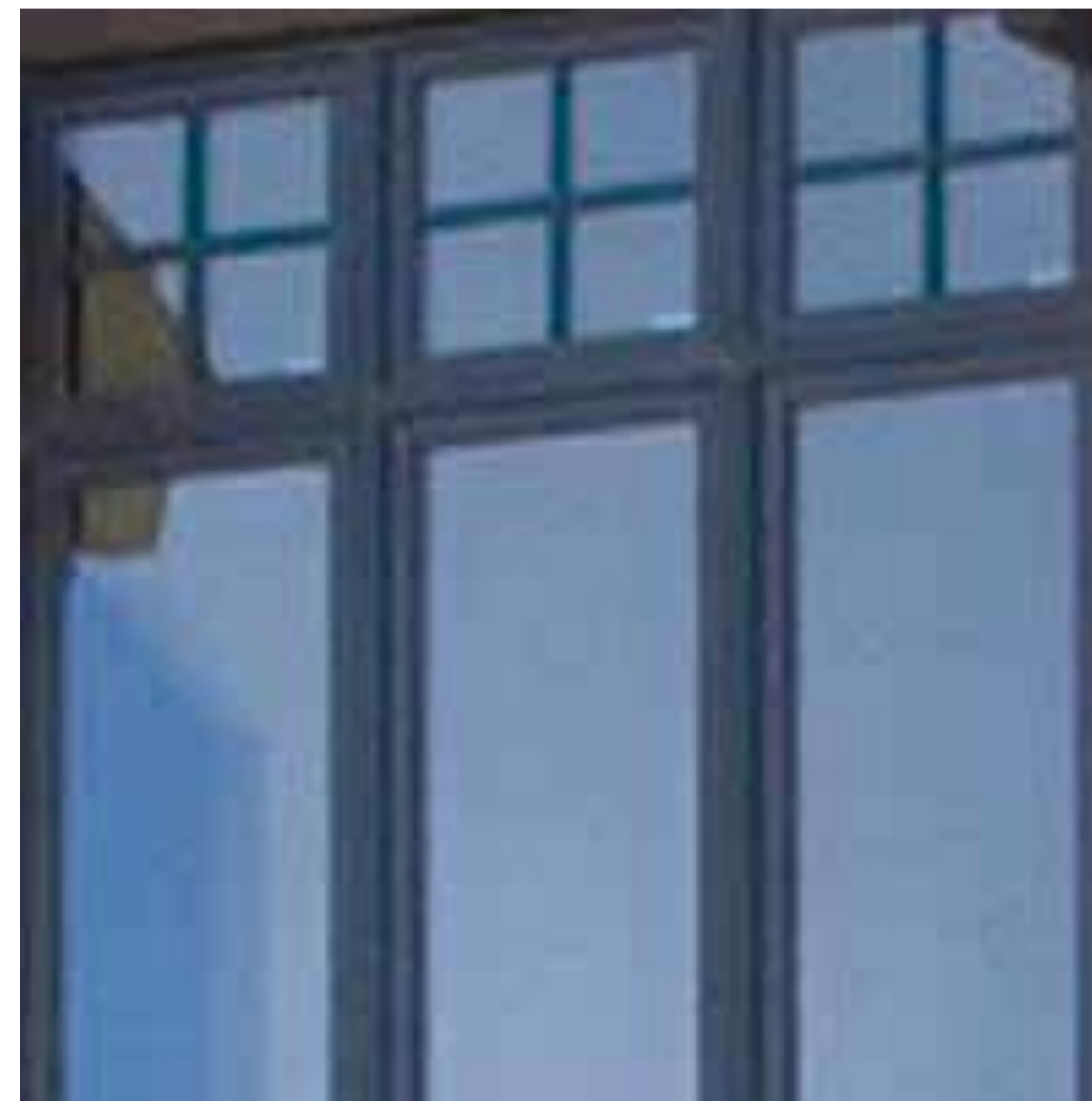
STANDING SEAM
ROOFING



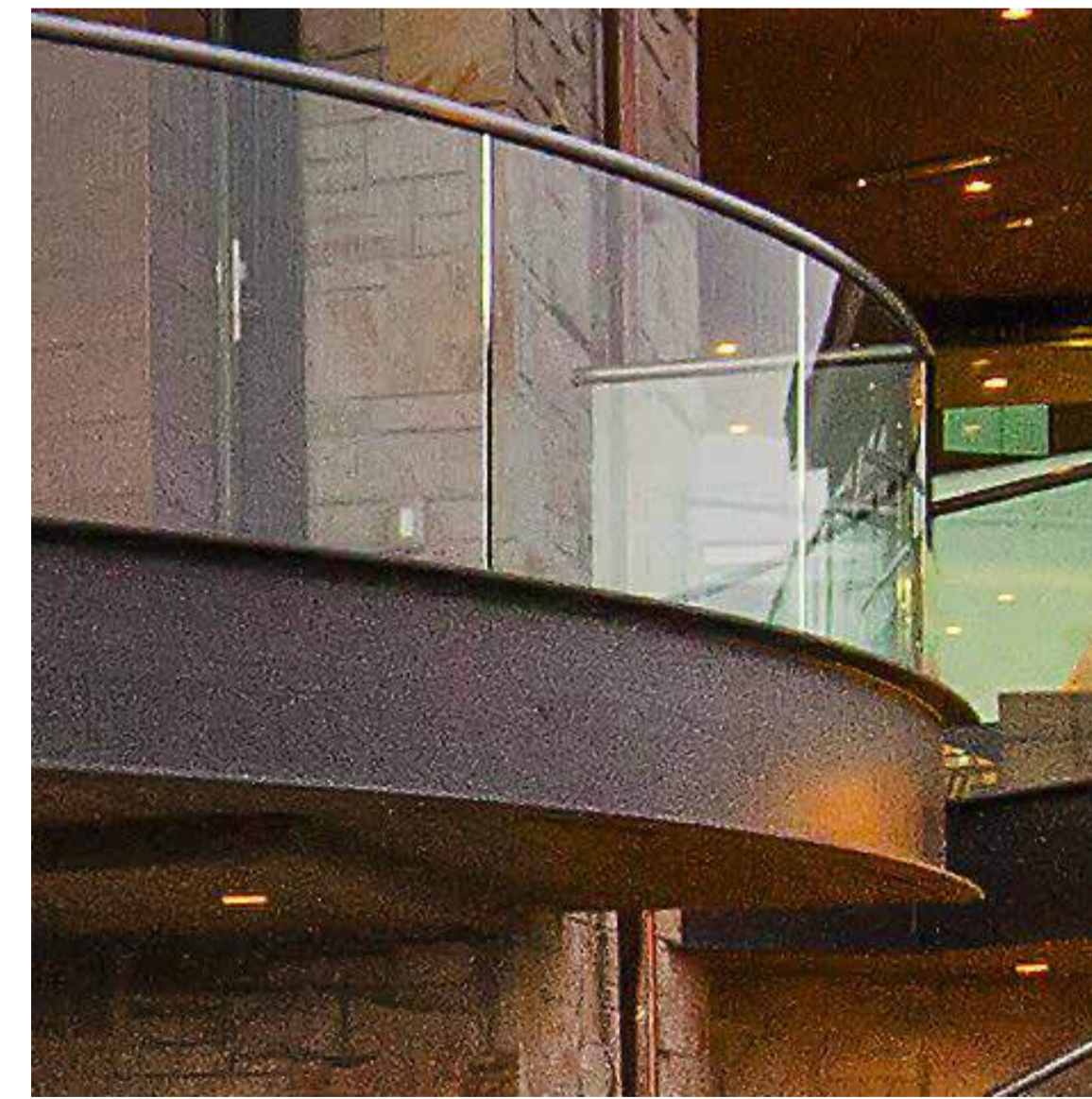
STUCCO



DARK STEEL
METAL FASCIA



BRONZE WINDOW
FRAME



GLASS RAILING



WOOD SOFFIT

	APPROVALS
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22 MAY 2025

REVISIONS

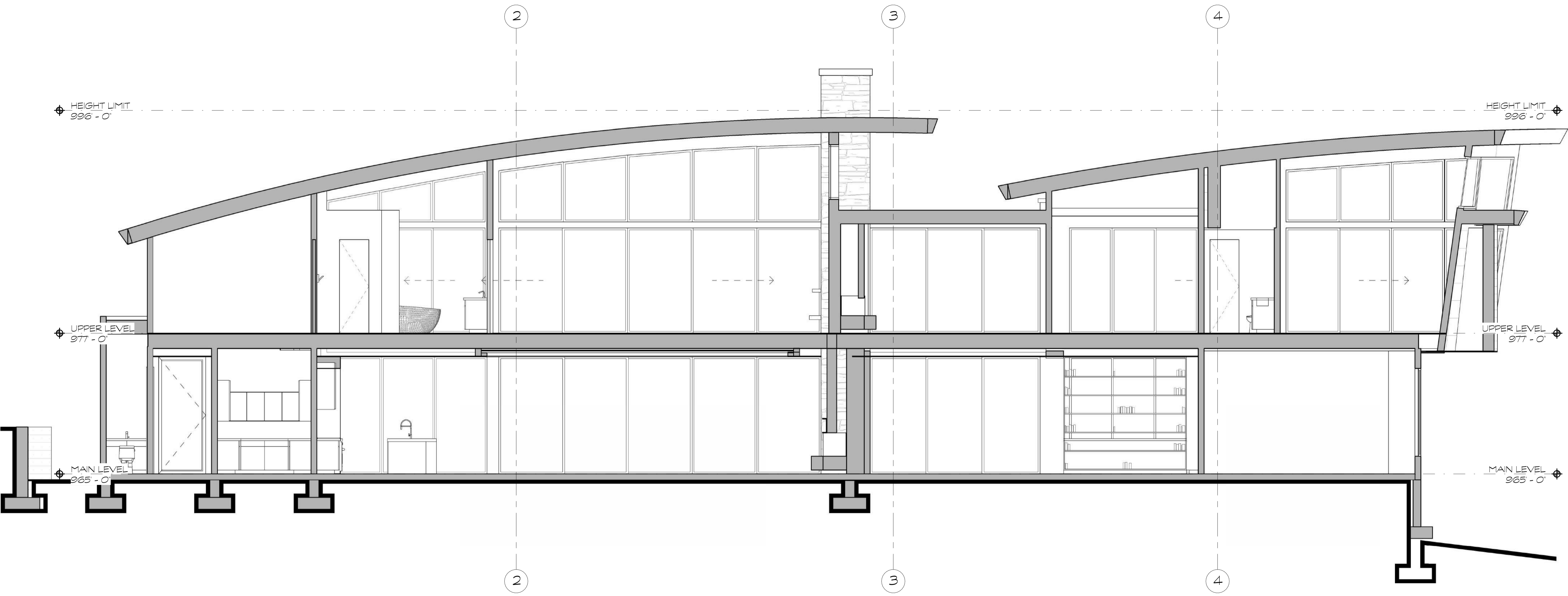
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A NEW DESIGN FOR THE:
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**UP WALL
 DESIGN**
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 (801)485-0708

A3.7
 COLOR BOARD



KEYNOTES	
NUMBER	DESCRIPTION

APPROVALS

22 MAY 2025

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A NEW DESIGN FOR THE:
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BUILDING SECTION
A
 SCALE: 1/4" = 1'-0"
 0 1 2 4 8

UP WALL
DESIGN
 1930 S. 1100 E., S.L.C., UT 84106
 (801) 485-0708

A3.8
 1/4" SECTION

APPROVALS	
KEYNOTES	
NUMBER	DESCRIPTION

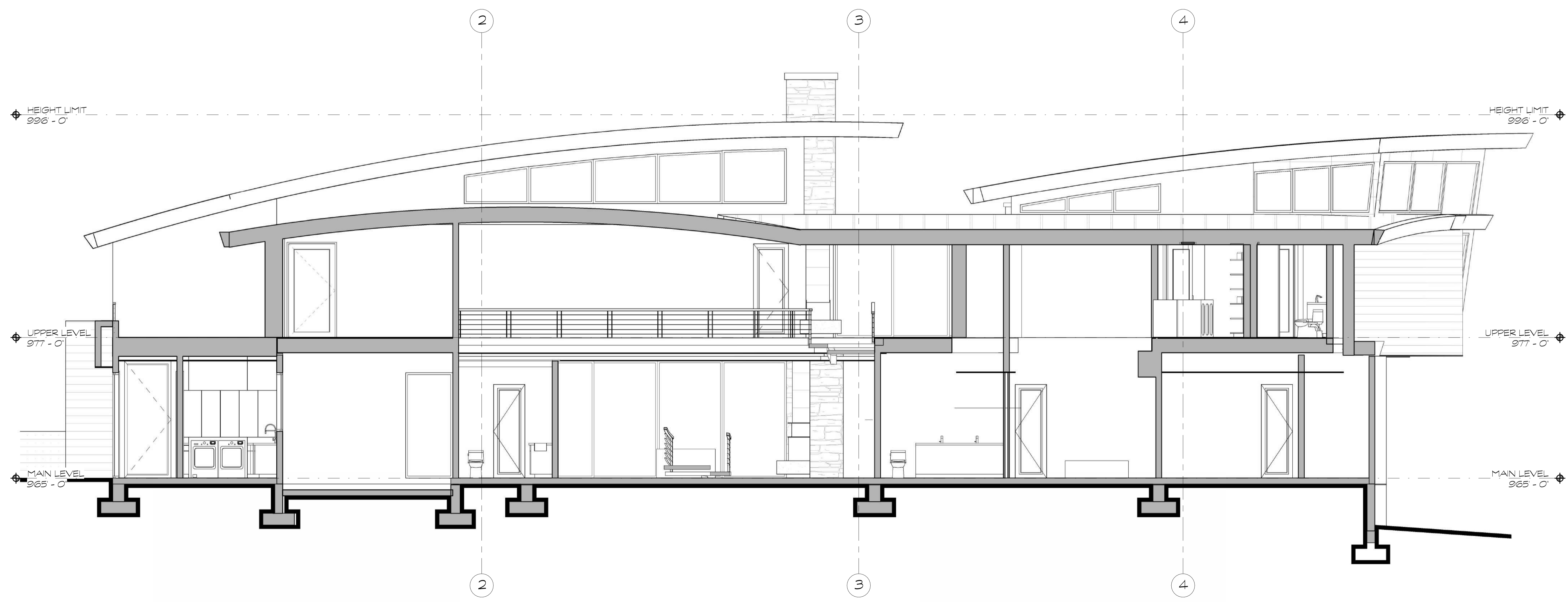
22 MAY 2025

REVISIONS	

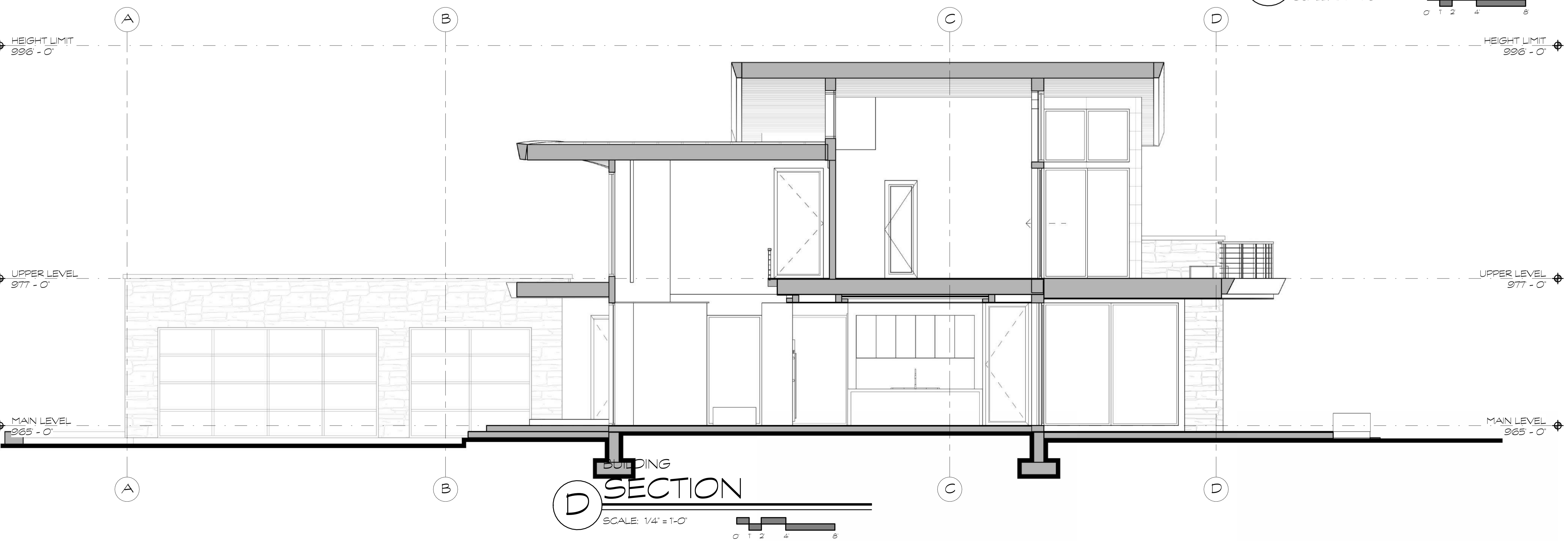
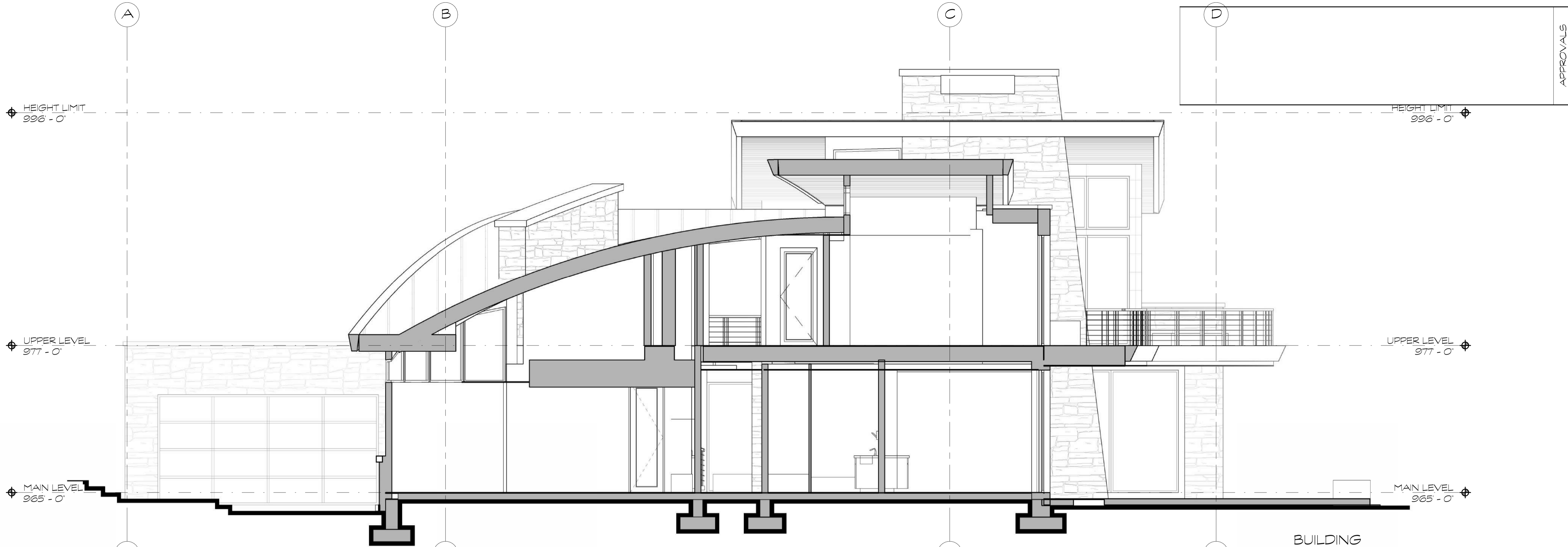
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 PEBBLE BEACH, CALIFORNIA 93953

UP WALL
DESIGN
 1930 S. 1100 E., S.L.C. UT 84106
 (801)485-0708

A3.9
 1/4" SECTION



BUILDING
B SECTION
 SCALE: 1/4" = 1'-0"
 0 1 2 4 8



APPROVALS

22 MAY 2025

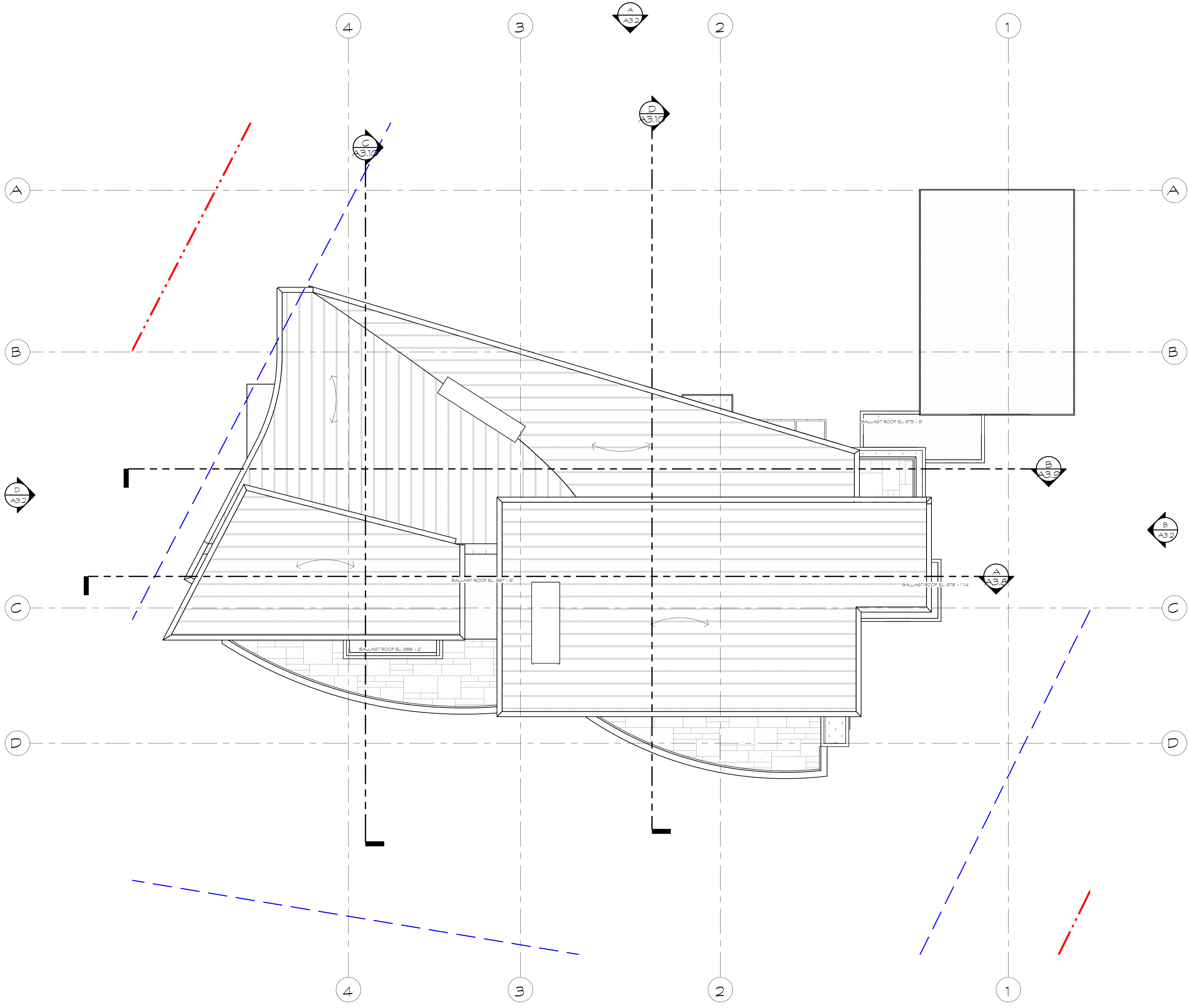
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DESIGN
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 (801)485-0708

A3.10
 1/4" SECTION



Project Floor Elevations	
UPPER LEVEL	977 - 0"
MAIN LEVEL	965 - 0"

FIELD VERIFY DIMENSIONS AND T.O.P. W/ FLOOR PLANS AND ELEVATIONS

MINIMUM 1 - 0' BALLAST VEGETATION-FREE ZONE REQUIRED AROUND ALL GREEN ROOF PERIMETERS AND PENETRATIONS

- STANDING SEAM METAL ROOFING
- 1 1/2 - 2' DARK GRAY RIVER ROCK BALLAST

APPROVALS

22 MAY 2025

REVISIONS

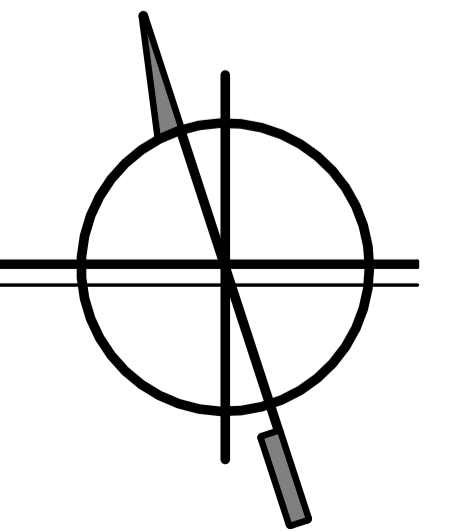
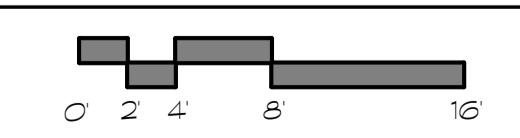
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ROOF PLAN

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



A4.1
 ROOF PLAN

GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
 - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
 - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
 - CALIFORNIA CODE 4216 - PROTECTION OF UNDERGROUND INFRASTRUCTURE
 - THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
 - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
 - THE PROJECT PLANS AND SPECIFICATIONS
 - THE 2023 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
 - THE 2023 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- INTENTION OF GRADING: NEW SINGLE-FAMILY RESIDENCE, ATTACHED GARAGE, DRIVEWAY AND ASSOCIATED SITEWORK.
- PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
- ESTIMATED START: TBD, ESTIMATED COMPLETION: TBD.
- SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
- 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) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - 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 THE RECOVERY. RMA - PLANNING, THE ARCHAEOLOGIST, AND LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.
- PARKING NOTE: ALL VEHICLES TO BE PARKED ON SITE OR PROVISIONS MADE PRIOR TO CONSTRUCTION FOR OFF-SITE PARKING.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 2210 CY
 F = 1070 CY
 EXPORT = 925 CY (ASSUMES 20% SHRINKAGE)
 ESTIMATED AREA OF SOIL DISTURBANCE = 0.7 AC

- THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS. 20% SHRINKAGE WAS ESTIMATED.
- THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
 - CLEARING AND STRIPPING
 - REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
 - BULKING/SHRINKAGE
 - OVER-EXCAVATION AND RECONSTRUCTION
 - UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
- THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
- EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

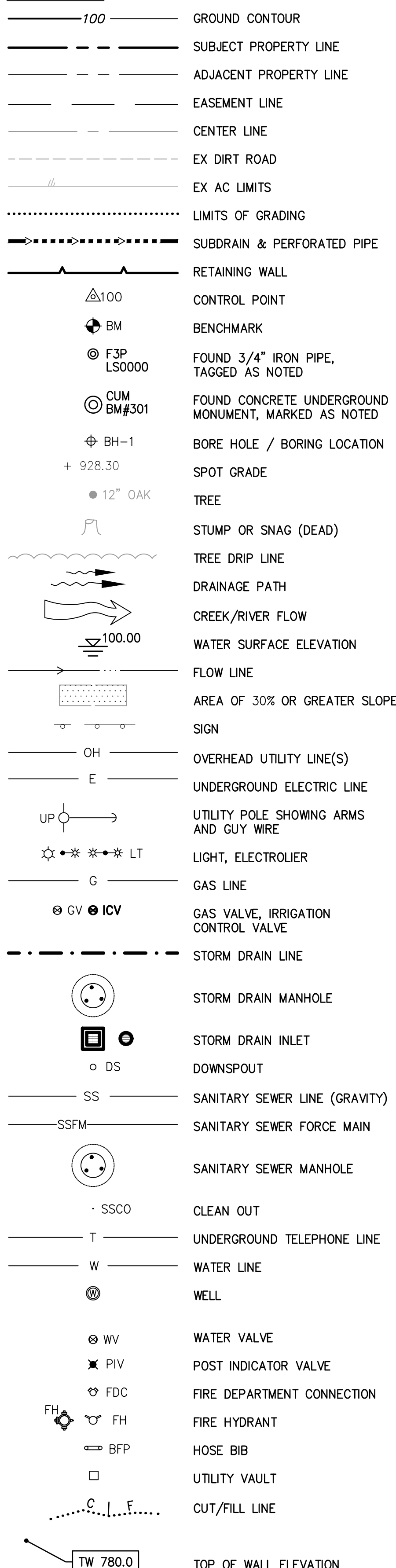
SURVEY AND EXISTING CONDITIONS

- TOPOGRAPHY SHOWN IS BASED UPON A SURVEY PERFORMED BY WHITSON ENGINEERS ON JANUARY 11, 2021. BENCHMARK: REBAR AND CAP, ELEVATION 959.73' (ASSUMED).
- ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITIES LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
- BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
 GEOTECHNICAL INVESTIGATION DESIGN PHASE FOR 3418 17 MILE DRIVE, PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA PREPARED BY BUTANO GEOTECHNICAL ENGINEERING, INC. DATED JANUARY 25, 2024, PROJECT NO. 23-274-M
- ON SITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- NOTIFY BUTANO GEOTECHNICAL ENGINEERING AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR OTHER EARTHWORK OPERATIONS IN ORDER TO OBSERVE THE STRIPPING AND DISPOSAL OF UNSUITABLE MATERIALS AND TO ENSURE COORDINATION WITH THE GRADING CONTRACTOR. DURING THIS PERIOD, A PRECONSTRUCTION MEETING SHALL BE HELD ON SITE.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION, OR PLACING ANY FILL OR BASE COURSE MATERIAL PROPOSED FOR IMPORT.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 5 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED TO WITHIN 2 PERCENT OVER OPTIMUM MOISTURE, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. THE COMPACTED SUBGRADE SHOULD EXTEND 3 FEET LATERALLY FROM ANY PROPOSED IMPROVEMENTS.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER
- WHERE EXISTING GRADE IS AT A SLOPE OF 5:1 OR STEEPER, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 2% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY. THIS SHALL EXTEND A MINIMUM OF 2 FEET LATERALLY FROM ALL PAVED AREAS.
- ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF DEBRIS AND OTHER DELETERIOUS MATERIALS.
 - ROCK OVER 2.5 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL
 - SOIL SHALL CONTAIN LESS THAN 3 PERCENT ORGANICS
- IMPORTED FILL MATERIAL SHOULD BE APPROVED BY A REPRESENTATIVE OF BUTANO GEOTECHNICAL ENGINEERING PRIOR TO IMPORTING. IMPORTED FILL SHALL BE PRIMARILY GRANULAR WITH NO MATERIAL GREATER THAN 2.5 INCHES IN DIAMETER AND NO MORE THAN 20 PERCENT OF THE MATERIAL PASSING THE #200 SIEVE. THE FINES FRACTION OF THE FILL SHALL NOT CONSIST OF EXPANSIVE MATERIAL.
- CONCRETE SLABS-ON-GRADE SHALL BE FOUNDED ON A MINIMUM OF 24 INCHES OF ENGINEERED FILL (NEAR SURFACE GRADE). CONCRETE SLAB-ON-GRADES AT THE BASEMENT LEVEL MAY BE FOUNDED ON IN-SITU SOIL.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
- RETAINING WALL DRAINAGE SHALL BE DRAINED TO A SUMP AND REMOVED WITH A SUMP PUMP SYSTEM, OR TO GRAVITY DRAINAGE IF FEASIBLE.
- ALL NEW CUT AND FILL SLOPES AS WELL AS DISTURBED SOIL AREAS MUST BE SEEDED WITH EROSION CONTROL GRASSES OR LANDSCAPE PLANTS FOR EROSION CONTROL. SEE LANDSCAPE DRAWINGS FOR PLANTING PLAN AND SHEET C3.1 FOR TEMPORARY EROSION CONTROL PLAN.

LEGEND



ABBREVIATIONS

- ± PLUS OR MINUS; APPROX
- AT AT
- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- APPROX APPROXIMATE
- ASB AGGREGATE SUBBASE
- BC BEGIN CURVE
- BVC BEGIN VERTICAL CURVE
- BVC ELEVATION
- BVC STATION
- BS BOTTOM OF STAIR
- BW BACK OF WALK
- C&G CURB AND GUTTER
- CATV CABLE TV
- CL CENTERLINE
- CL CLASS
- CLR CLEAR
- CMP CORRUGATED METAL PIPE
- CO CLEANOUT
- CONC CONCRETE
- CONST CONSTRUCT
- CONT CONTINUOUS
- DEMO DEMOLISH AND DISPOSE OF
- D.G. DECOMPOSED GRANITE
- DI DRAIN INLET
- DIA DIAMETER
- DS DOWNSPOUT
- (E) EXISTING
- EG END CURVE
- EG EXISTING GRADE
- EJ EXPANSION JOINT
- ELEC ELECTRIC
- ELEV ELEVATION
- EQ EQUAL
- ETW EDGE OF TRAVELED WAY
- EVC END VERTICAL CURVE
- EVC ELEVATION
- EVC STATION
- E.W. EACH WAY
- EX EXISTING
- FC FACE OF CURB
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOWLINE
- FR FIRE RISER
- FS FINISHED SURFACE
- GB GRADE BREAK
- GB ELEVATION
- GB STATION
- GBS GAS METER
- GM GRATE
- GV GAS VALVE/VAULT
- HP HIGH POINT
- HORIZ. HORIZONTAL
- INV INVERT
- JP JOINT UTILITY POLE
- LDG LANDING
- LF LINEAR FEET
- LFF LOWER FINISH FLOOR
- LP LOW POINT
- LT LEFT
- MATCH MATCH EXISTING GRADE
- MAX MAXIMUM
- MH MANHOLE
- MIN MINIMUM
- N.I.C. NOT IN CONTRACT CENTER
- O.C. ON CENTER
- OG ORIGINAL GROUND
- P.A. PLANTER AREA
- PB PULL BOX
- PC POINT OF CURVATURE
- P.O.C. POINT OF CONNECTION
- PP POWER POLE
- PRC POINT OF REVERSE CURVATURE
- PVC POLYVINYL CHLORIDE
- PVI POINT OF VERTICAL INTERSECTION
- PTDF PRESSURE TREATED DOUG-FIR
- R RADIUS
- R.C. RELATIVE COMPACTION
- RCP REINFORCED CONC PIPE
- RT RIGHT
- RW RECYCLED WATER
- RWL RAIN WATER LEADER
- SD STORM DRAIN
- SL STREET LIGHT
- S.A.D. SEE ARCHITECTURAL DRAWINGS
- S.L.D. SEE LANDSCAPE DRAWINGS
- S.S.D. SEE STRUCTURAL DRAWINGS
- SS SANITARY SEWER
- STA STATION
- SW SIDEWALK
- TBM TEMPORARY BENCH MARK
- TC TOP OF CURB
- TG TOP OF GRATE
- TOP TOP OF PIPE
- TS TOP OF STAIR
- TW TOP OF WALL
- TYP TYPICAL
- UFF UPPER FINISH FLOOR
- UG UNDERGROUND
- U.O.A. UNLESS OTHERWISE NOTED
- UP UTILITY POLE
- UNKN UNKNOWN
- VAR VARIES
- VERT. VERTICAL
- W WATER
- WM WATER METER
- WV WATER VALVE



VICINITY MAP

TEAM DIRECTORY

- SITE ADDRESS & APN**
 CHRISTENSEN RESIDENCE
 3418 17 MILE DRIVE
 PEBBLE BEACH, CA 93953
 APN: 008-381-020-000
- ARCHITECT**
 UPWALL DESIGN
 JOSH ARRINGTON
 1930 SOUTH 1100 EAST
 SALT LAKE CITY, UT 84106
 TEL. (801) 485-0708
- GEOTECHNICAL ENGINEER**
 BUTANO GEOTECHNICAL ENGINEERING, INC.
 404 WESTRIDGE DRIVE
 WATSONVILLE, CA 95076
 TEL. (831) 724-2612
- CIVIL ENGINEER / SURVEYOR**
 WHITSON ENGINEERS
 6 HARRIS COURT
 MONTEREY, CA 93940
 TEL. (831) 649-5225
- LANDSCAPE DESIGNER**
 BERGHOF DESIGN GROUP
 4561 EAST MCDOWELL ROAD, SUITE 200
 PHOENIX, AZ 85008
 TEL. (480) 481-3433
- CONTRACTOR**
 STOCKER & ALLAIRE
 DAVID STOCKER
 21 MANDEVILLE COURT
 MONTEREY, CA 93940
 TEL. (831) 375-1890

CIVIL SHEET INDEX

NO.	TITLE
C0.1	CIVIL COVER SHEET
C0.2	CIVIL DETAILS
C0.9	EXISTING CONDITIONS
C1.0	OVERALL SITE PLAN
C1.1	DRIVEWAY PLAN AND PROFILE
C1.2	CIVIL GRADING AND DRAINAGE PLAN
C2.0	CIVIL SECTIONS
C3.0	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN - NOTES
C3.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C4.0	CONSTRUCTION MANAGEMENT PLAN

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS				
TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	



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Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 59219

PLANNING SUBMITTAL
 11/15/2024
 IB

SITE REVISION PLANNING SUBMITTAL
 5/20/2025
 HK/EI

PEBBLE BEACH, CALIFORNIA

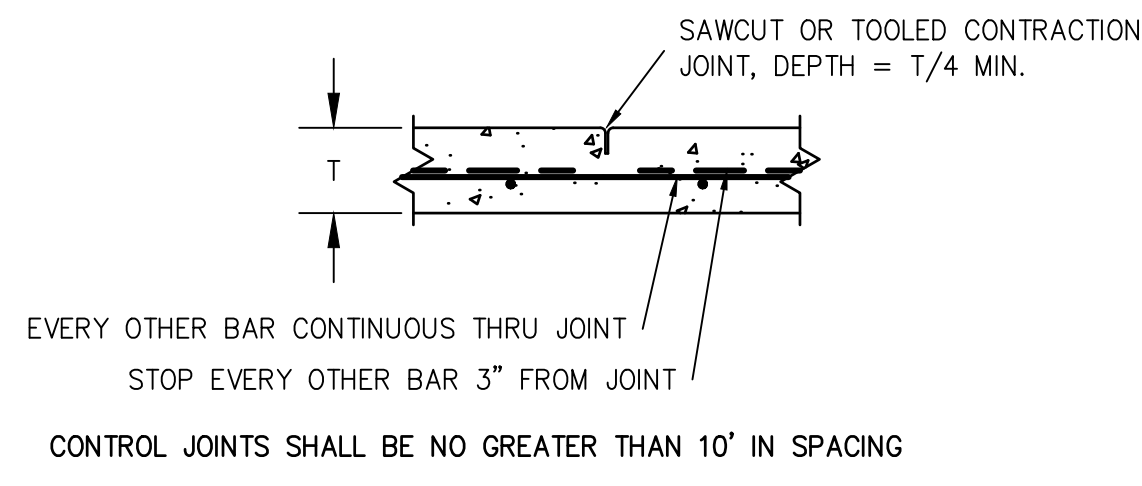
3418 17 MILE DRIVE

CIVIL COVER SHEET

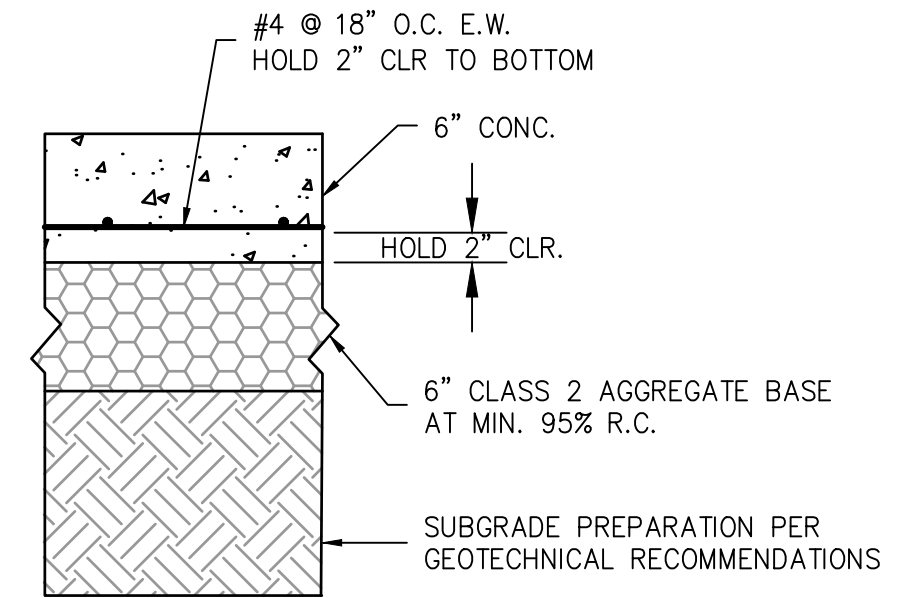
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SCALE:
 DRAWN: HK
 JOB No.: 4315.01

SHEET
C0.1
 OF 10



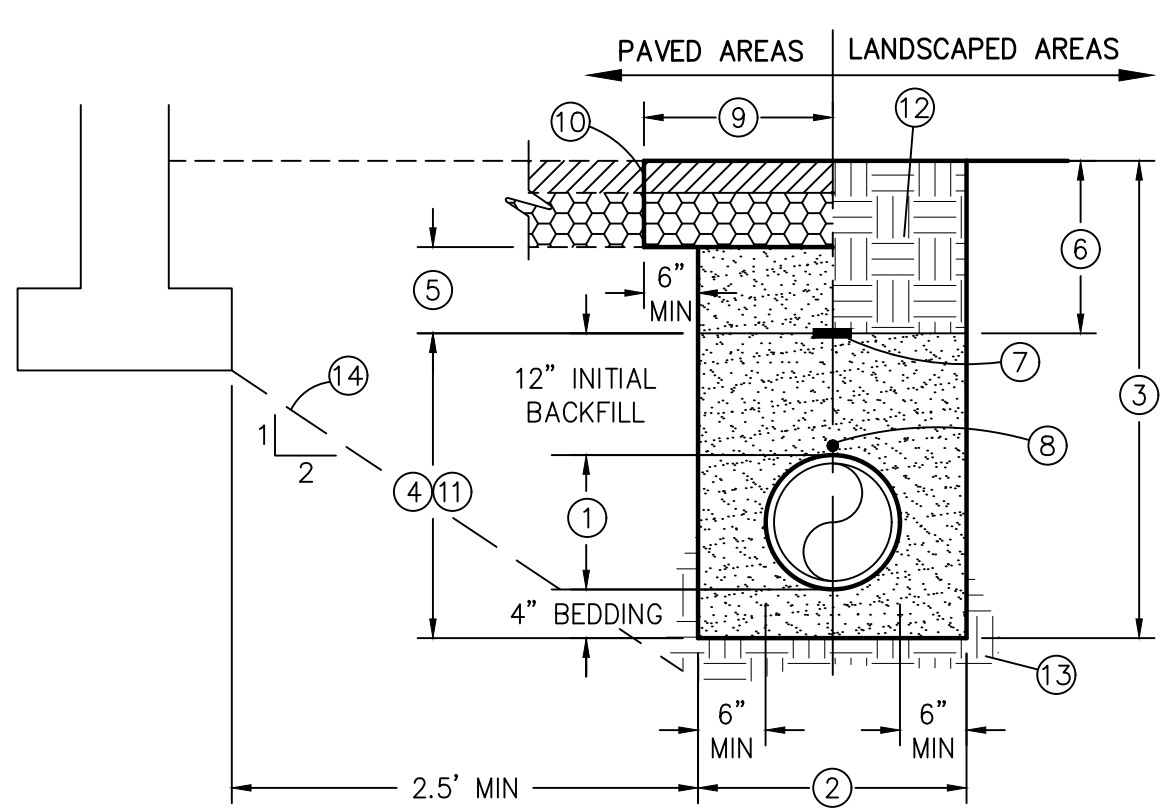
CONTROL JOINT



TYPICAL SECTION

FINISH, COLOR, AND SCORING SHALL BE AS DIRECTED BY THE OWNER OR ARCHITECT

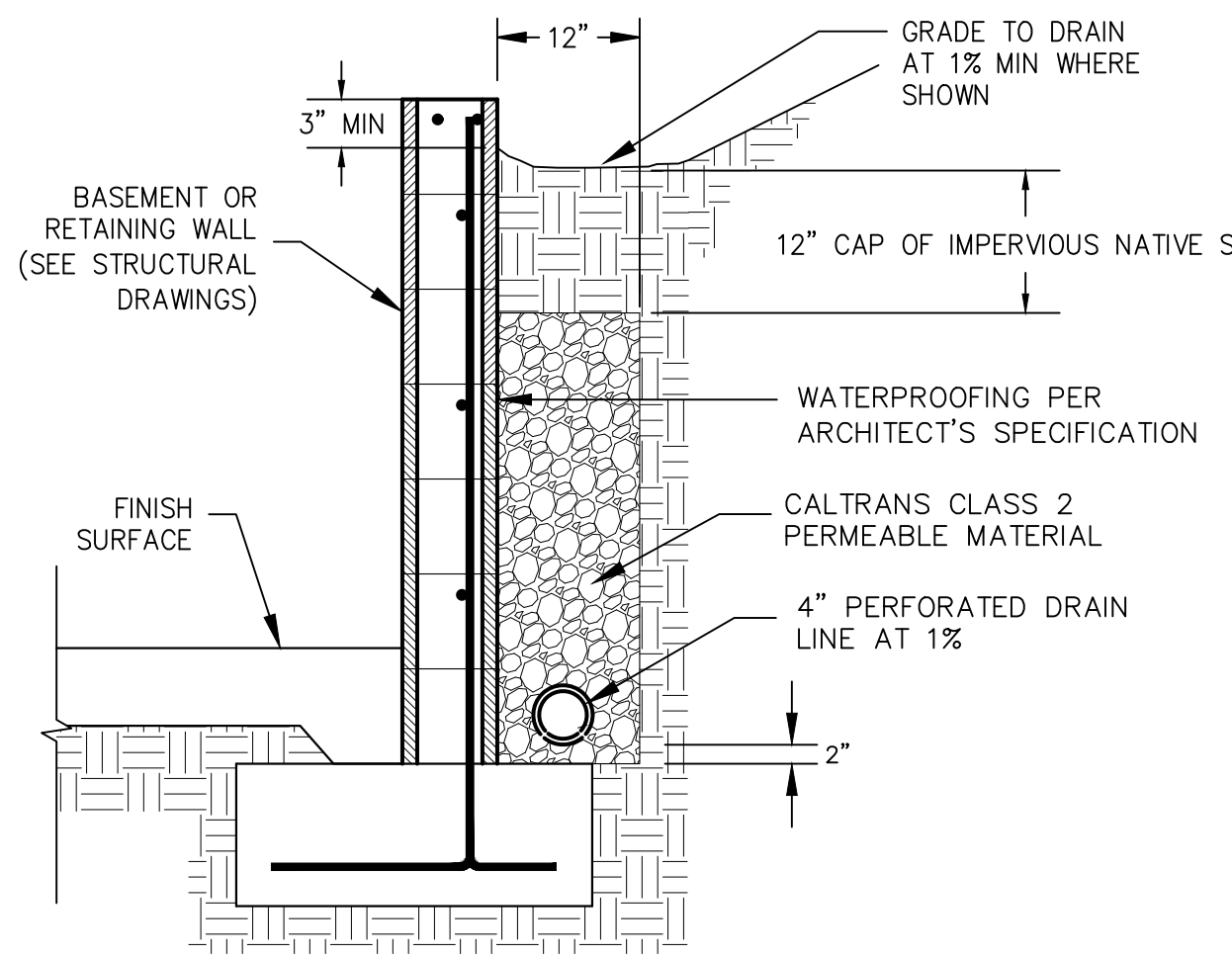
1 VEHICULAR CONCRETE PAVEMENT
SCALE: NONE



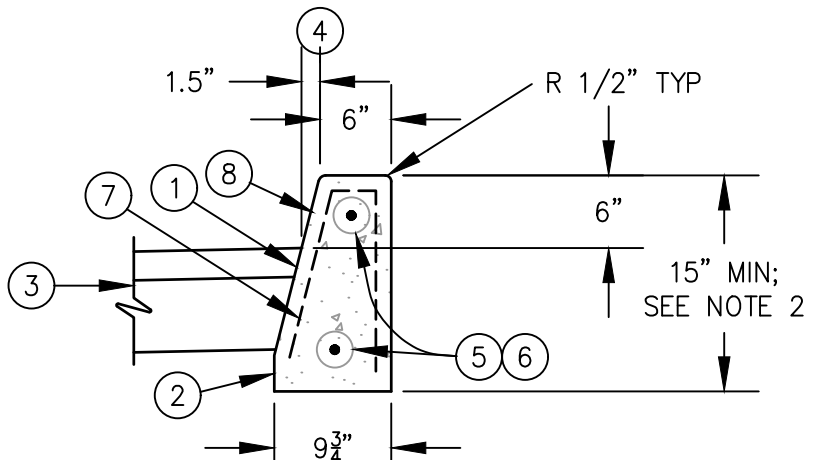
KEYNOTES

- PROPOSED PRIVATE UTILITY; PIPE ZONE
- MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
- TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
- PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
- FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
- FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
- PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
- PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
- PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC AND AB SHALL BE EQUIVALENT TO THE EXISTING AC AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
- ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
- IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
- ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
- UTILITY TRENCHES THAT ARE PARALLEL TO THE SIDES OF BUILDINGS OR WALL FOOTINGS SHALL BE LOCATED SO THAT THE TRENCHES DO NOT EXTEND BELOW AN IMAGINARY LINE SLOPING DOWN AT A 2:1 (H:V) SLOPE FROM THE BOTTOM OUTSIDE EDGE OF THE FOOTINGS.
- WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

2 PRIVATE UTILITY TRENCHING
SCALE: NONE

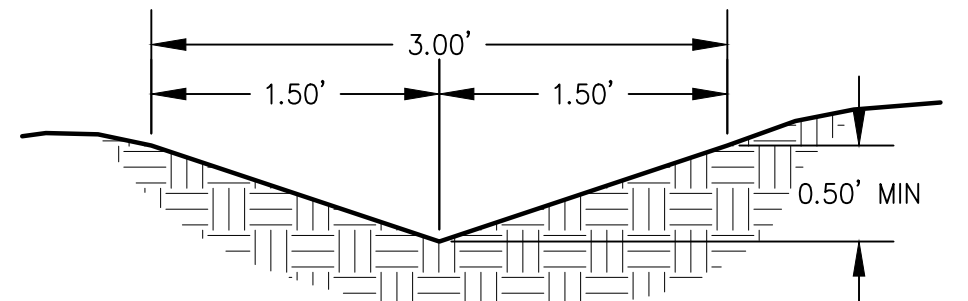


3 WALL DRAIN
SCALE: NONE

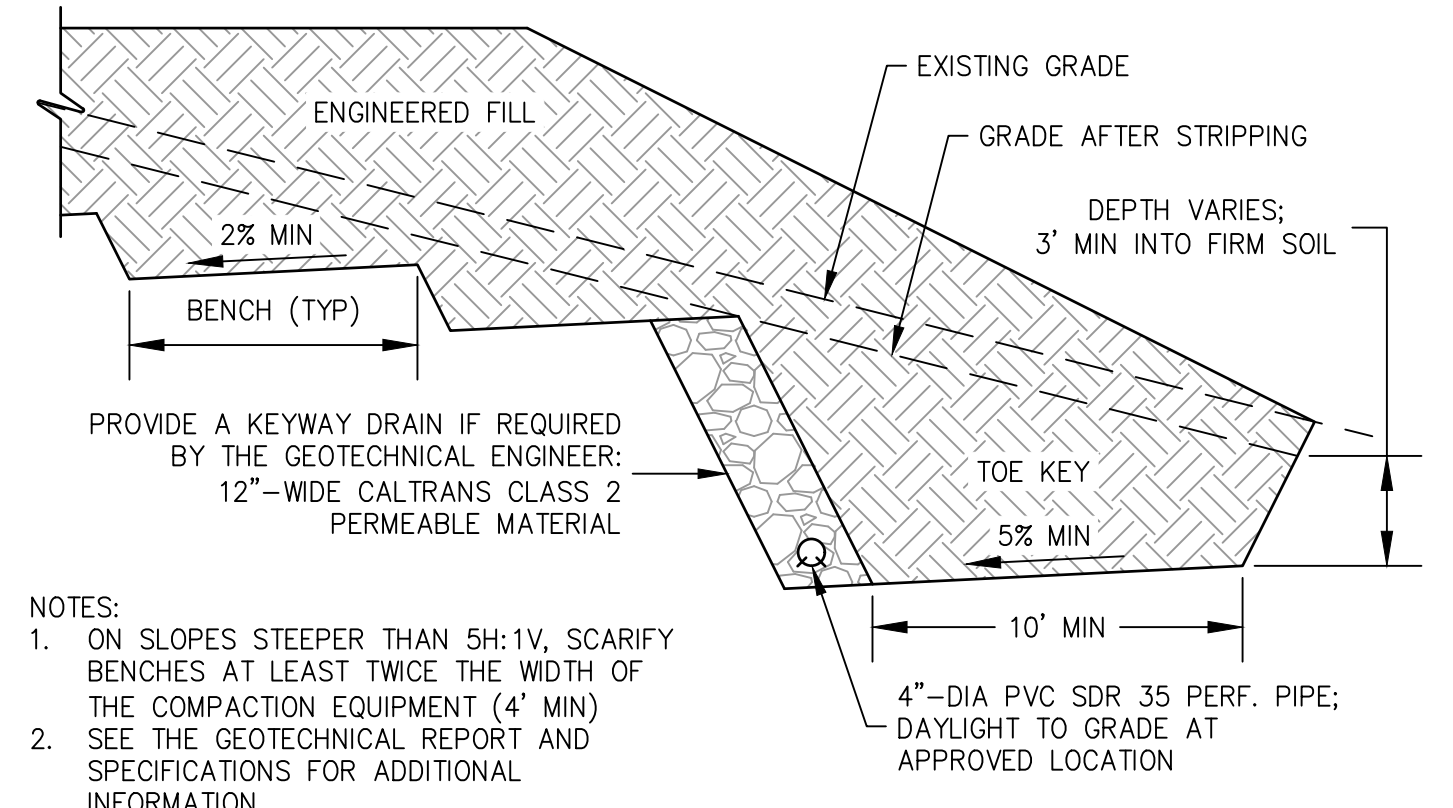


- KEYNOTES:**
- APPLY TACK COAT TO FACE OF CURB PRIOR TO PAVING
 - EXTEND CURB MIN 2" BELOW BOTTOM OF AGGREGATE BASE COURSE
 - NEW AC PAVEMENT
 - CURB LINE PER PLANS
 - SLIP DOWEL EXPANSION JOINTS WITH TWO 12"-LONG #4 SMOOTH DOWELS. PROVIDE EXPANSION JOINTS AT CURB RETURNS, POINTS OF CURVATURE, AND EVERY 60' MAX.
 - DOWEL CONSTRUCTION JOINTS WITH TWO 12"-LONG #4 DEFORMED BAR DOWELS.
 - PROVIDE 1-1/2"-DEEP WEAKENED PLANE JOINTS AT MAXIMUM 12'-FOOT INTERVALS. JOINTS SHOULD CORRESPOND TO SIDEWALK JOINT LOCATIONS WHERE ADJOINING.
 - TOP AND FRONT OF ALL CURBS SHALL BE FINE BROOM FINISHED. WHERE CURB ABUTS PLANTER, BACK OF CURB SHALL ALSO BE FINISHED TO 6" BELOW FINISH PLANTER GRADE.

4 CONCRETE VERTICAL CURB
SCALE: NONE

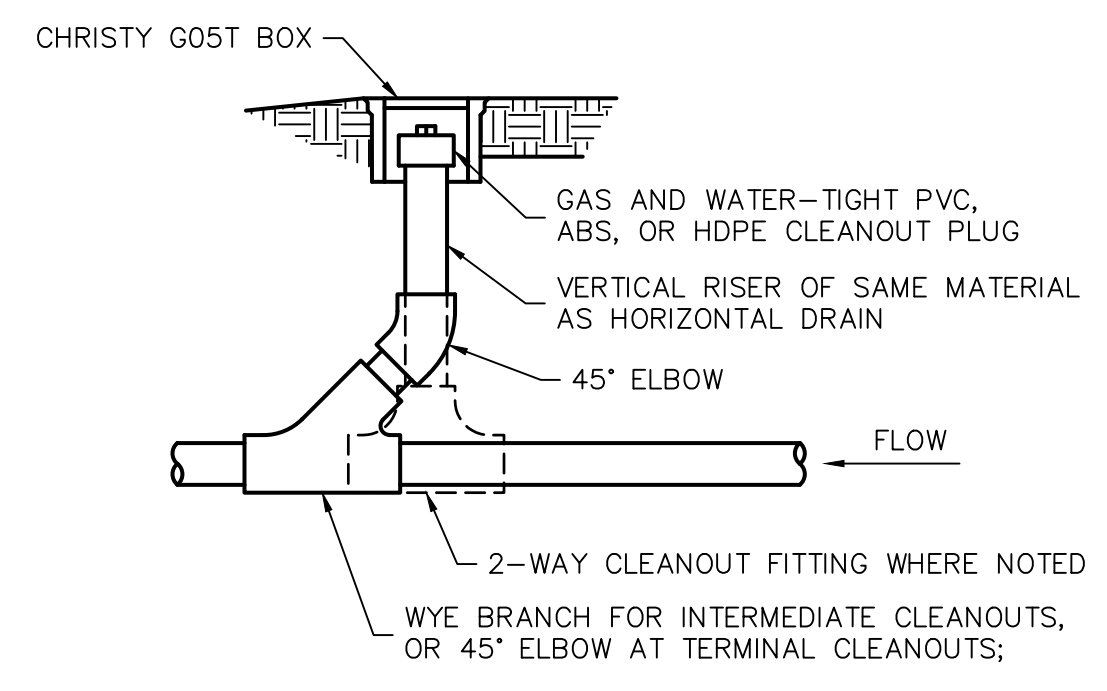


5 GRADED SWALE
SCALE: NONE



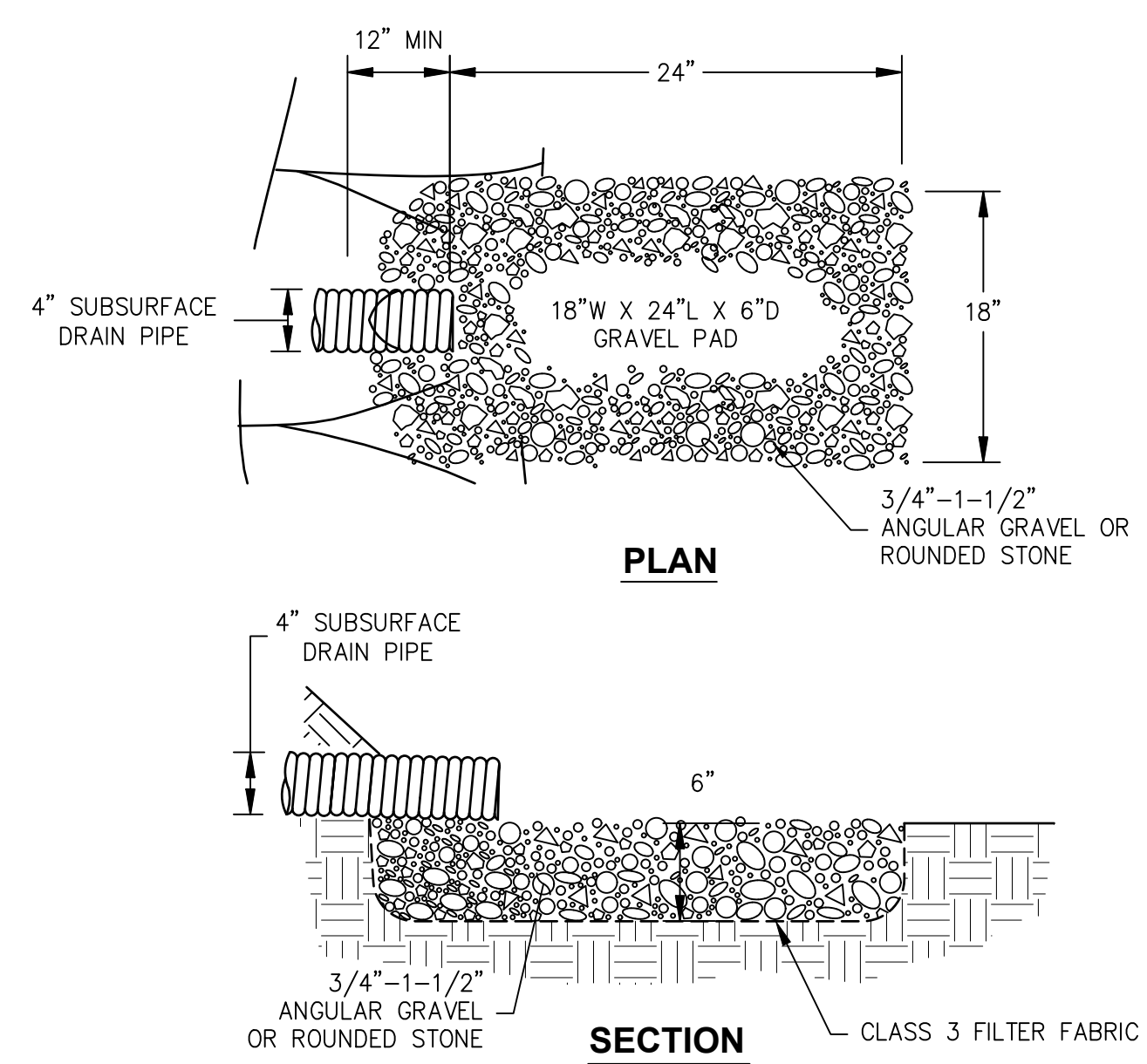
- NOTES:**
- ON SLOPES STEEPER THAN 5H:1V, SCARIFY BENCHES AT LEAST TWICE THE WIDTH OF THE COMPACTION EQUIPMENT (4' MIN)
 - SEE THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

6 KEYING AND BENCHING
SCALE: NONE



NOTE: IN CONCRETE AREAS, CLEAN OUT COVERS SHALL BE ZURN Z1400-BZ1 OR APPROVED EQUAL

7 STORM CLEAN OUT
SCALE: NONE



- NOTES:**
- LANDSCAPE ARCHITECT/OWNER SHALL DIRECT THE SHAPE OF THE DRAIN APRON, HOWEVER IT SHALL MEET THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN HEREON.
 - ROCK SOURCE SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND ENGINEER

8 SUBSURFACE DRAIN APRON
SCALE: NONE

SANITARY SEWER

GENERAL

SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH:

- THE CALIFORNIA PLUMBING CODE
- THE REQUIREMENTS, SPECIFICATIONS AND STANDARD DETAILS OF THE PEBBLE BEACH COMMUNITY SERVICES DISTRICT
- PUBLIC SEWER SYSTEM WORK SHALL CONFORM TO THE UTILITY OWNER'S REQUIREMENTS
- ASTM D2321 - PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWER AND OTHER GRAVITY-FLOW APPLICATIONS
- MANUFACTURER'S INSTALLATION REQUIREMENTS
- THESE SPECIFICATIONS

BUILDING SEWERS (SEWER LATERALS)

- BUILDING SEWER LATERALS SHALL BE PLACED AT 2% OR GREATER SLOPE, UNLESS A LESSER SLOPE IS SHOWN ON THE PLANS.
- PROVIDE CLEANOUTS ON BUILDING SEWERS:
 - AT THE UPSTREAM TERMINUS OF EACH BRANCH
 - WHERE THE BUILDING DRAIN EXITS THE BUILDING, A COMBINATION SEWER RELIEF VALVE AND CLEANOUT SHALL BE USED.
 - AT EACH HORIZONTAL CHANGE IN DIRECTION OF 90° OR GREATER
 - FOR EVERY AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135°
 - AT INTERVALS NOT TO EXCEED 100'

SEWER PIPE

4" AND LARGER PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE AND FITTINGS CONFORMING TO ASTM D-3034, SDR 26.
ALTERNATE, 4" BUILDING SEWERS (SEWER LATERALS) ONLY: SOLVENT WELD ABS SEWER PIPE AND FITTINGS CONFORMING TO ASTM D-2661, SCH 40.

BUILDING SEWER (SEWER LATERAL) TESTING AND ACCEPTANCE

FOLLOWING PLACEMENT AND COMPACTION OF BACKFILL, AND PRIOR TO THE PLACEMENT OF PERMANENT PAVEMENT, SEWER LATERALS SHALL BE CLEANED, VIDEO INSPECTED, AND TESTED BY PLUGGING THE BUILDING SEWER AT THE POINT OF CONNECTION TO THE PUBLIC SEWER OR PRIVATE SEWAGE DISPOSAL SYSTEM AND COMPLETELY FILLED TO ITS HIGHEST POINT. THE BUILDING SEWER SHALL BE WATER-TIGHT.

STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D-2661, SCH 40.
8" AND LARGER PIPE: HDPE TYPE "S" (SMOOTH INTERIOR, CORRUGATED EXTERIOR) PIPE WITH WATERTIGHT JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26.

PERFORATED PIPE

SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D-1785, SCH 40; ASTM D-3034, SDR 35 OR SDR 26; OR ASTM D-2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40.
PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729.

PERMEABLE MATERIAL

PERMEABLE MATERIAL (DRAIN ROCK) SHALL CONFORM TO THE PROVISIONS IN SECTION 68, "SUBSURFACE DRAINS," OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

FILTER FABRIC

FILTER FABRIC SHALL CONFORM TO AASHTO M288 CLASS 2 (MIRAFI 160N OR APPROVED EQUAL) OR CLASS 3 (MIRAFI 140N OR APPROVED EQUAL). IF NOT OTHERWISE NOTED, USE CLASS 3 FILTER FABRIC.

CONCRETE DRAINAGE STRUCTURES

CONCRETE DRAINAGE STRUCTURES SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" AND THESE SPECIAL PROVISIONS. PRECAST MEMBERS SHALL CONFORM TO SECTION 70-1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.
PRECAST UNIT JOINTS SHALL BE SEALED WITH PREFORMED BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C-990.
PLASTIC PIPE CONNECTIONS TO CONCRETE STRUCTURES SHALL BE FITTED WITH AN ELASTOMERIC GASKET OR WATERSTOP CONFORMING TO ASTM C-923 OR ASTM C-1478 (FOR PVC PIPE), OR ASTM F-2510 (FOR HDPE TYPE 'S' PIPE).

THE BASE OF CONCRETE INLETS AND MANHOLES, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE TO THE PIPE SPRING LINE (HALF-BENCH). THE INVERT PAVING THICKNESS IN PRECAST BASE UNITS SHALL BE AT LEAST 4"-THICK BELOW THE BOTTOM OF PIPE.
ALL CONCRETE DRAINAGE STRUCTURES SHALL BE H-20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE. CONCRETE DRAIN INLET WALL THICKNESS "T" SHALL BE 4" FOR 12" INLETS, 5" FOR 15"-27" INLETS, AND 6" FOR 30" AND LARGER INLET SIZES.
ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA-COMPLIANT. ADA-COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PATH OF TRAVEL. ALL GRATES SHALL BE BOLT- OR LOCK-DOWN

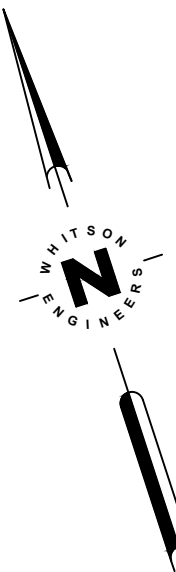
INLET SCHEDULE

12"AD:	12" ADS INLINE DRAIN INLET
8" AD:	8" ROUND ADS INLINE DRAIN

SUBMITTAL / REVISION	PLANNING SUBMITTAL	11/15/2024
IB	SITE REVISION PLANNING SUBMITTAL	5/20/2025
	HK/EI	

SCALE:	
DRAWN:	HK
JOB No.:	4315.01

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SCALE: 1" = 20'

TO 5/8" REBAR&CAP
LS 4596

SEE SHEET C1.1 FOR
DRIVEWAY PLAN AND
PROFILE

SEE SHEET C1.2 FOR
RESIDENCE GRADING
AND DRAINAGE PLAN

TO 5/8" REBAR&CAP
LS 4596

MONITORING WELL B-01

AC CART PATH
AC CURB

SEVENTEEN MILE DRIVE
(A 50' WIDE PRIVATE ROAD)

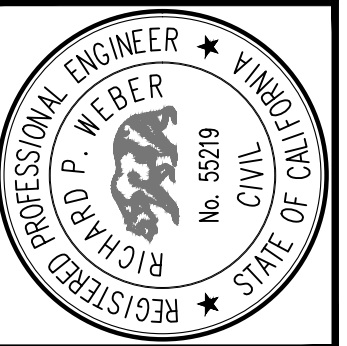
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APN:008-381-006

1:\Monterey Projects\315 - 3414 17 Mile Dr. - PE(CAD)\315-006-2.dwg Helios May 29, 2025 - 2:01pm



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SUBMITTAL / REVISION	
IB	PLANNING SUBMITTAL
HK/EI	SITE REVISION PLANNING SUBMITTAL
11/15/2024	
5/20/2025	

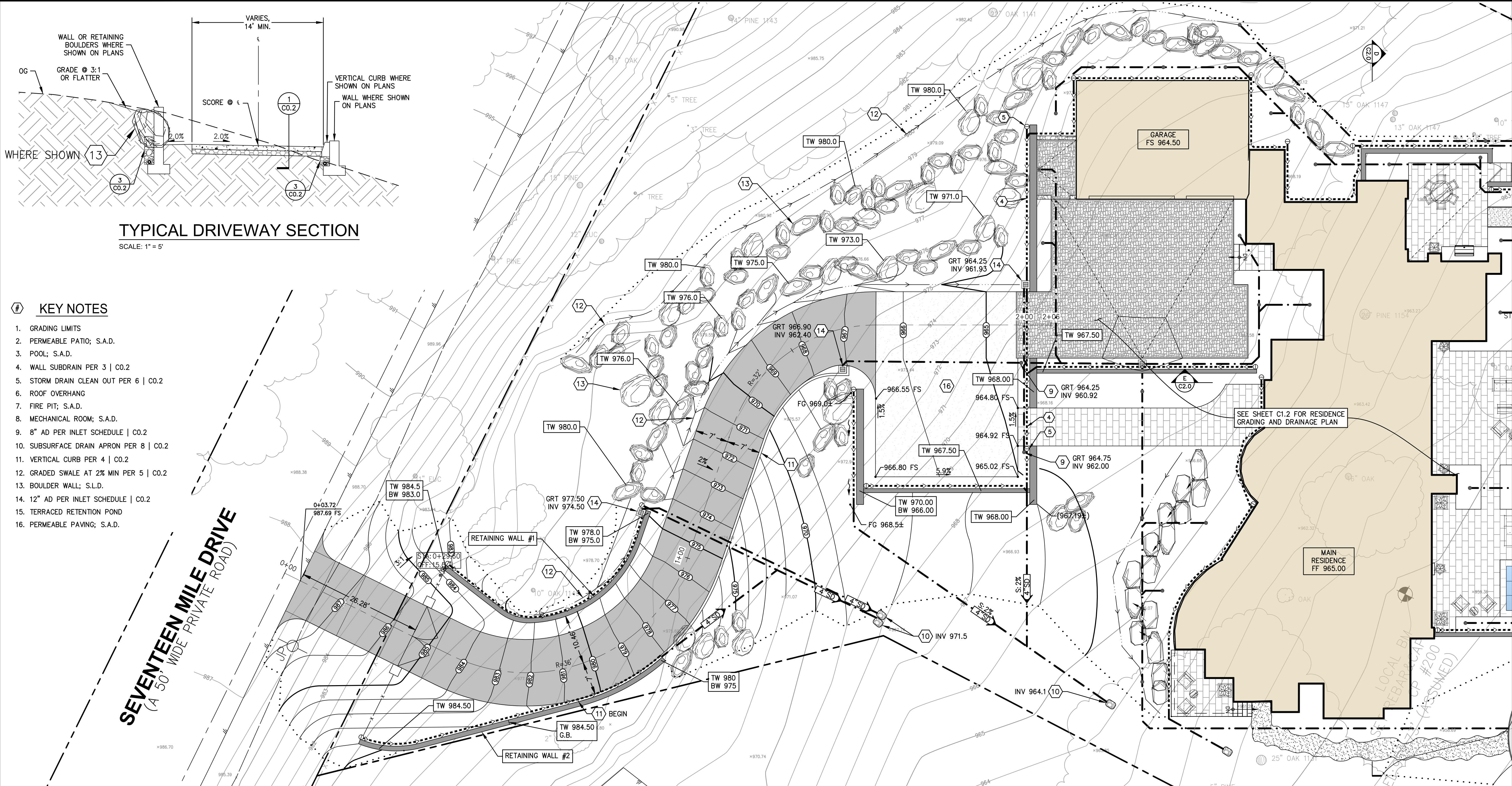
3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA

OVERALL SITE PLAN

SCALE: 1"=20'
DRAWN: HK
JOB No.: 4315.01

SHEET
C1.0
OF 10

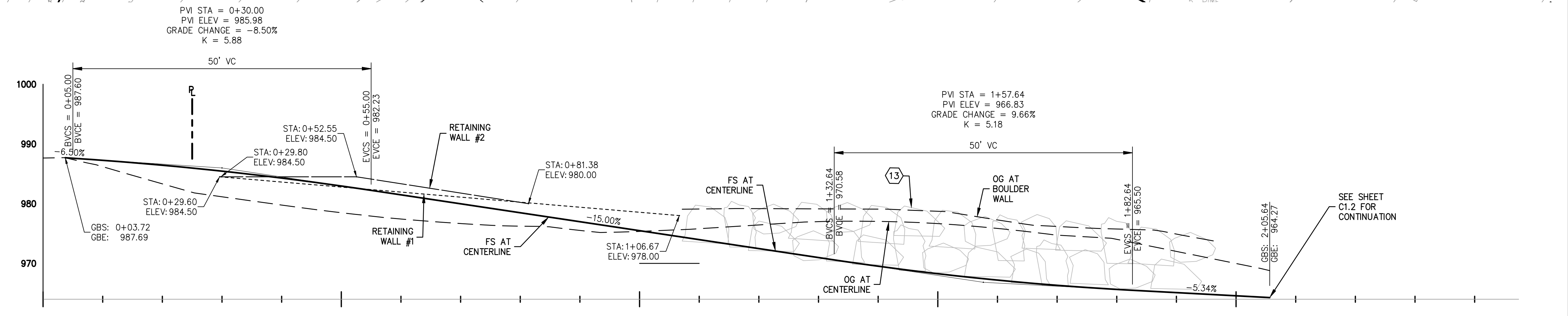
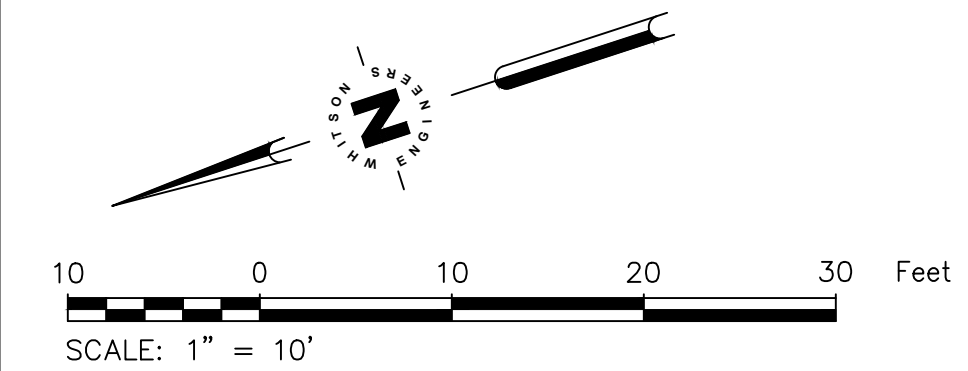
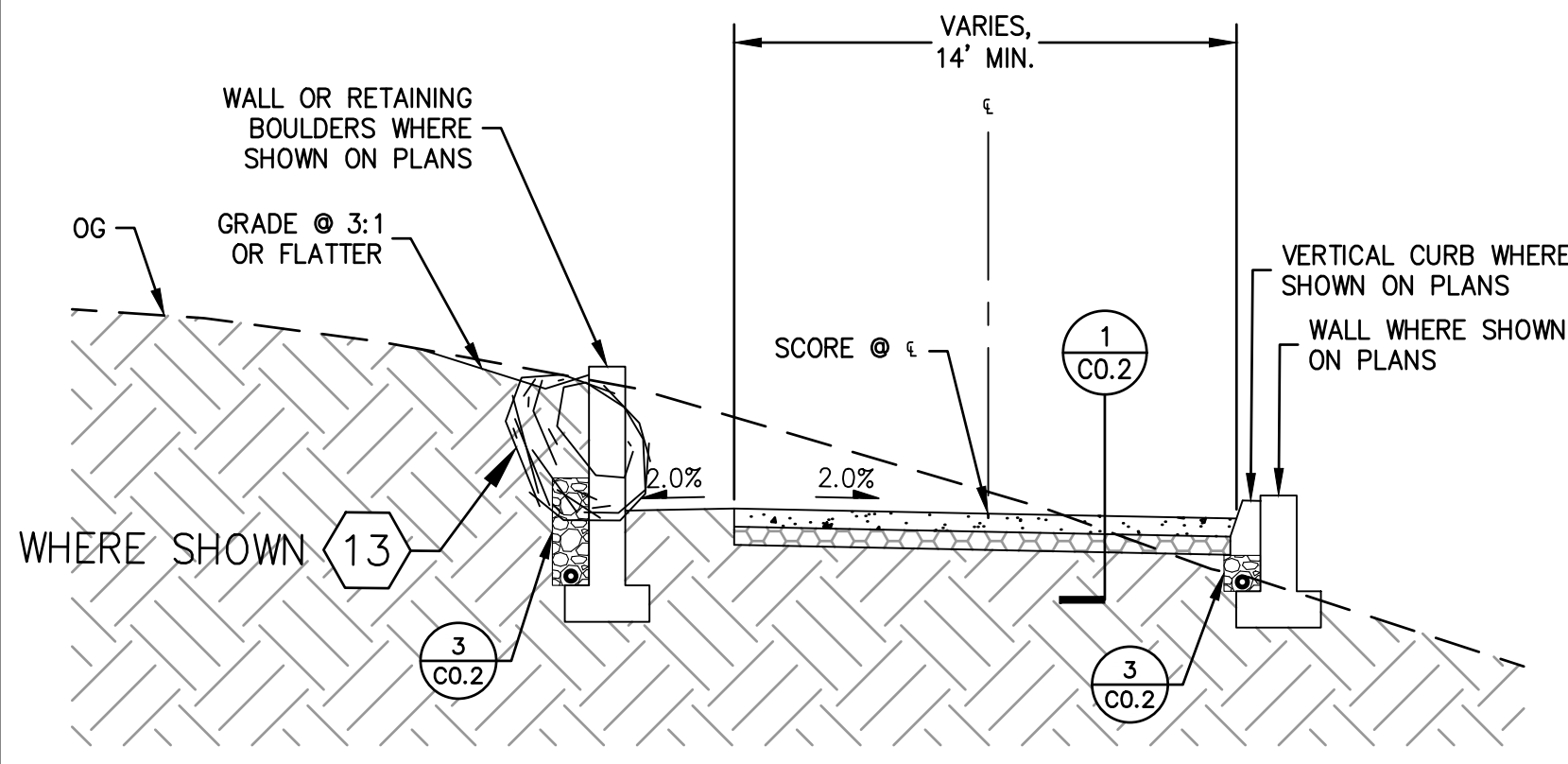
0 1 2 3 INCHES



KEY NOTES

1. GRADING LIMITS
2. PERMEABLE PATIO; S.A.D.
3. POOL; S.A.D.
4. WALL SUBDRAIN PER 3 | CO.2
5. STORM DRAIN CLEAN OUT PER 6 | CO.2
6. ROOF OVERHANG
7. FIRE PIT; S.A.D.
8. MECHANICAL ROOM; S.A.D.
9. 8" AD PER INLET SCHEDULE | CO.2
10. SUBSURFACE DRAIN APRON PER 8 | CO.2
11. VERTICAL CURB PER 4 | CO.2
12. GRADED SWALE AT 2% MIN PER 5 | CO.2
13. BOULDER WALL; S.L.D.
14. 12" AD PER INLET SCHEDULE | CO.2
15. TERRACED RETENTION POND
16. PERMEABLE PAVING; S.A.D.

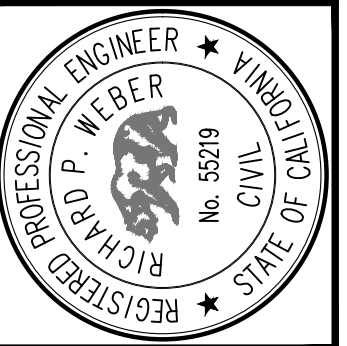
TYPICAL DRIVEWAY SECTION
SCALE: 1" = 5'



DRIVEWAY PROFILE
SCALE: 1" = 10'



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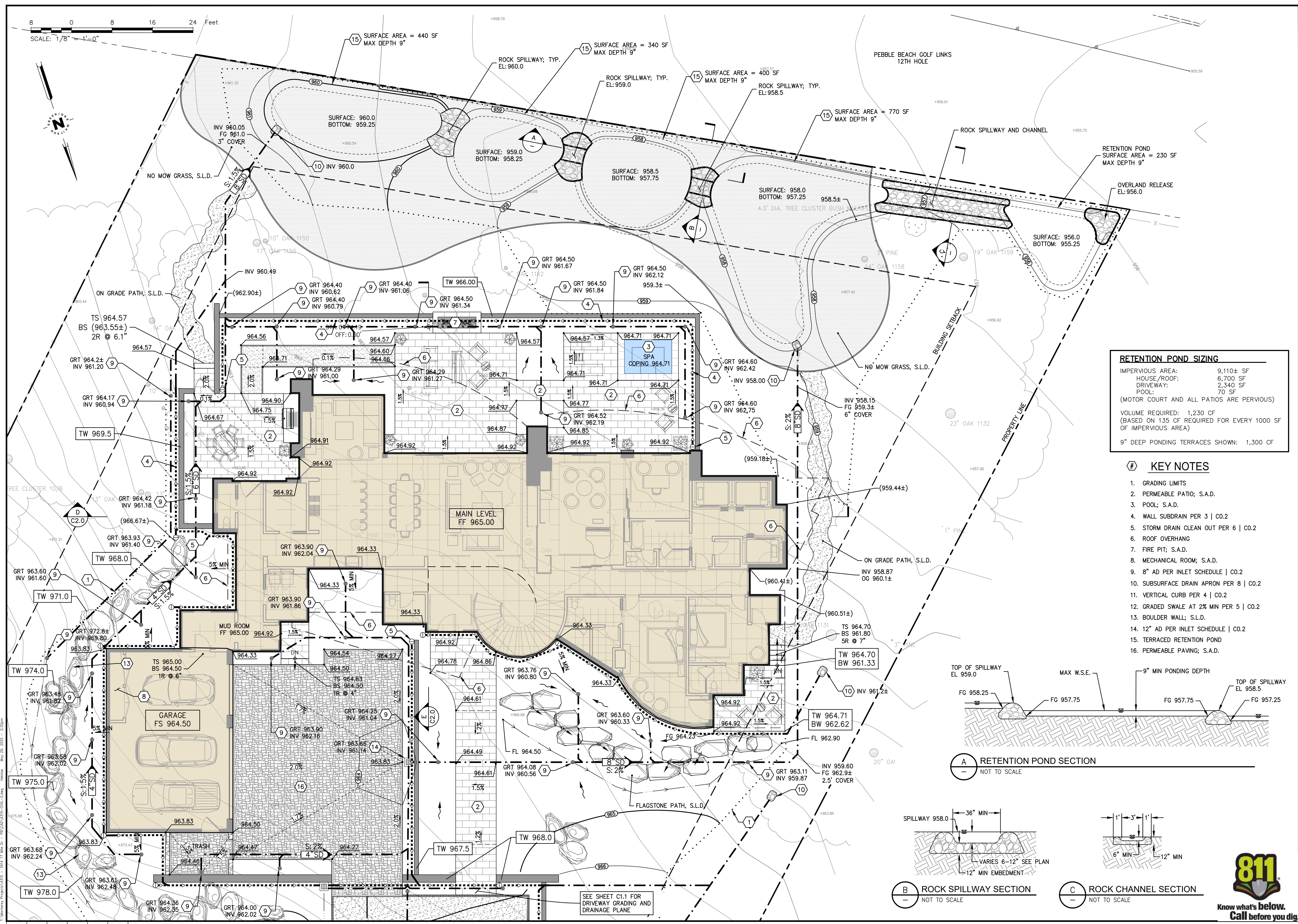
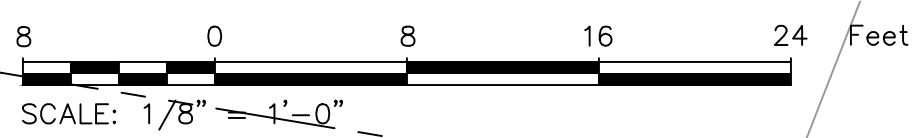


SUBMITTAL / REVISION	
PLANNING SUBMITTAL	11/15/2024
SITE REVISION PLANNING SUBMITTAL	5/20/2025
	HK/EE

PEBBLE BEACH, CALIFORNIA
APN 008-381-020-000

3418 17 MILE DRIVE
DRIVEWAY PLAN AND PROFILE

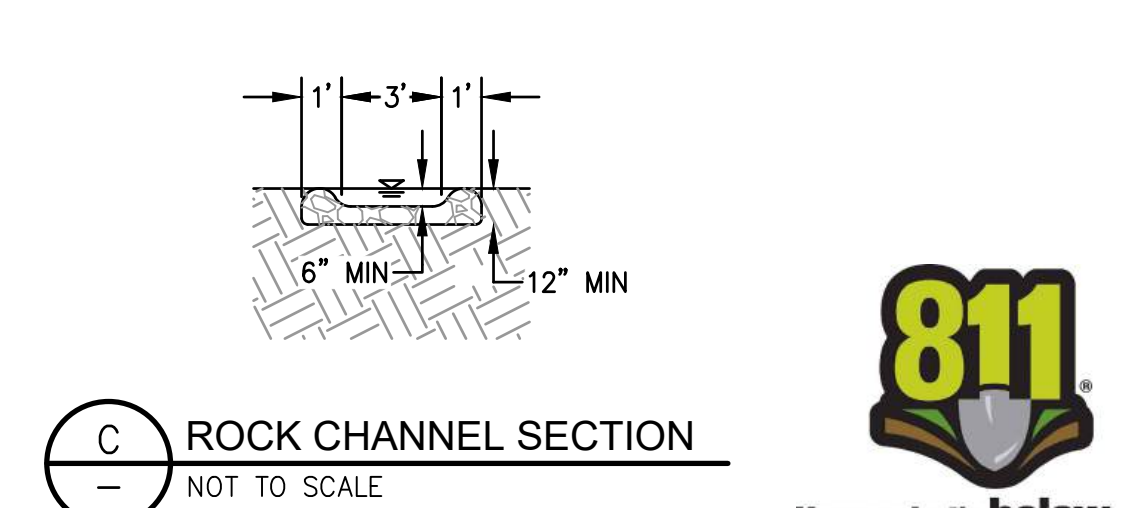
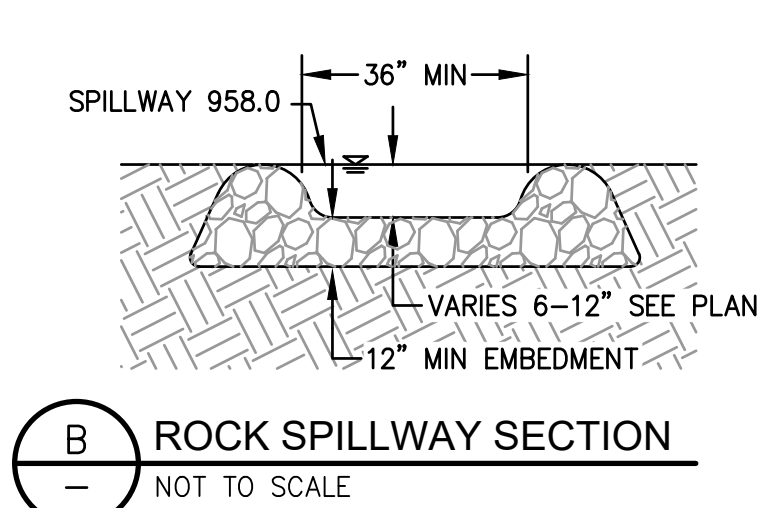
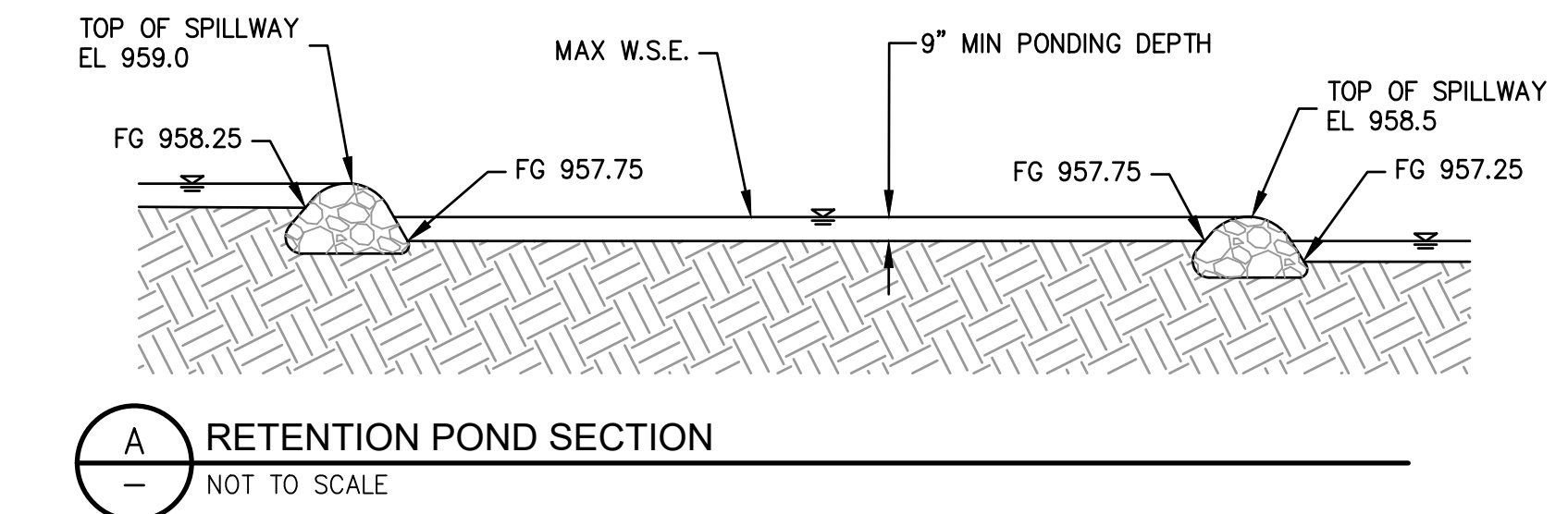
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DRAWN:	HK
JOB No.:	4315.01
SHEET	C1.1
	OF 10



RETENTION POND SIZING

IMPERVIOUS AREA:	9,110± SF
HOUSE/ROOF:	6,700 SF
DRIVEWAY:	2,340 SF
POOL:	70 SF
(MOTOR COURT AND ALL PATIOS ARE PERVIOUS)	
VOLUME REQUIRED:	1,230 CF
(BASED ON 135 CF REQUIRED FOR EVERY 1000 SF OF IMPERVIOUS AREA)	
9" DEEP PONDING TERRACES SHOWN:	1,300 CF

- KEY NOTES**
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 3. POOL; S.A.D.
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 9. 8" AD PER INLET SCHEDULE | CO.2
 10. SUBSURFACE DRAIN APRON PER 8 | CO.2
 11. VERTICAL CURB PER 4 | CO.2
 12. GRADED SWALE AT 2% MIN PER 5 | CO.2
 13. BOULDER WALL; S.L.D.
 14. 12" AD PER INLET SCHEDULE | CO.2
 15. TERRACED RETENTION POND
 16. PERMEABLE PAVING; S.A.D.



SEE SHEET C1.1 FOR DRIVEWAY GRADING AND DRAINAGE PLANE

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5/20/2025
SITE REVISION PLANNING SUBMITTAL

HW/EL

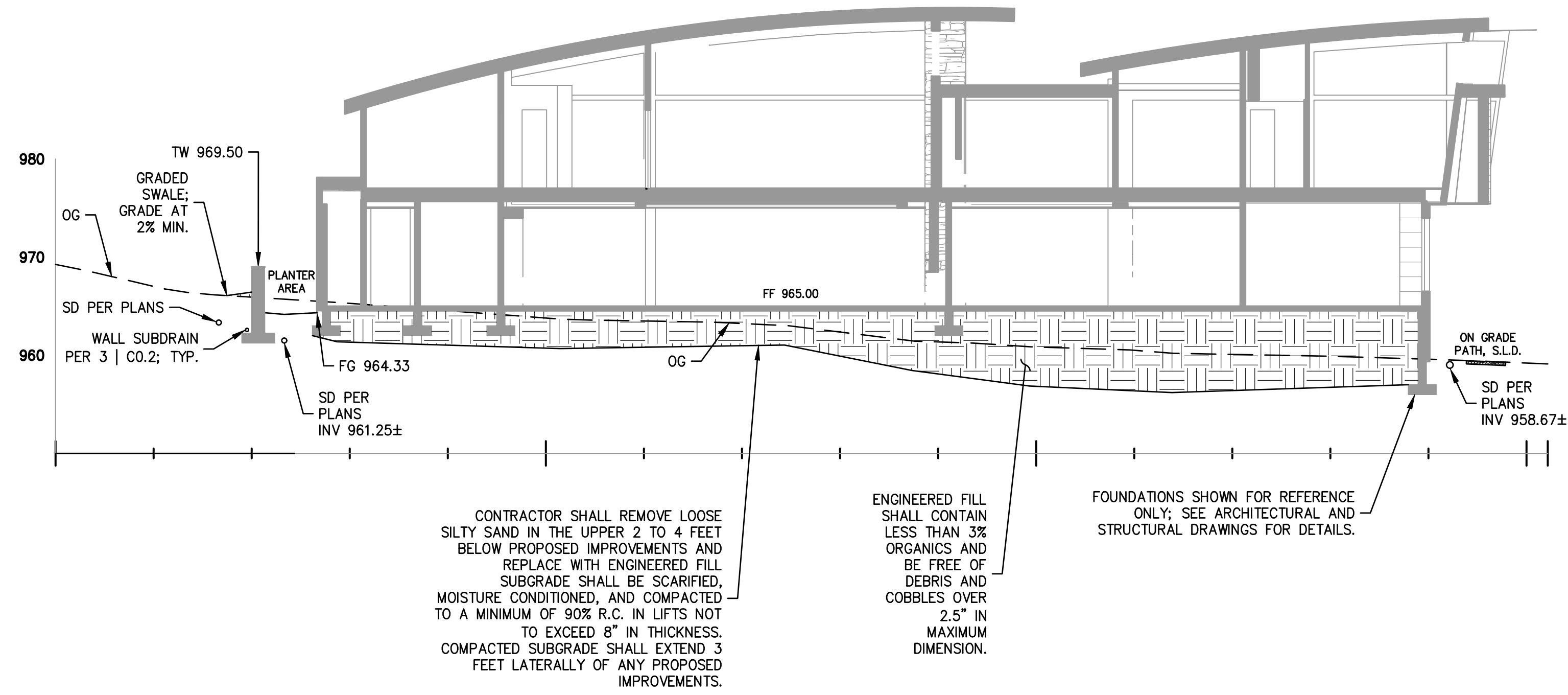
3418 17 MILE DRIVE

PEBBLE BEACH, CALIFORNIA

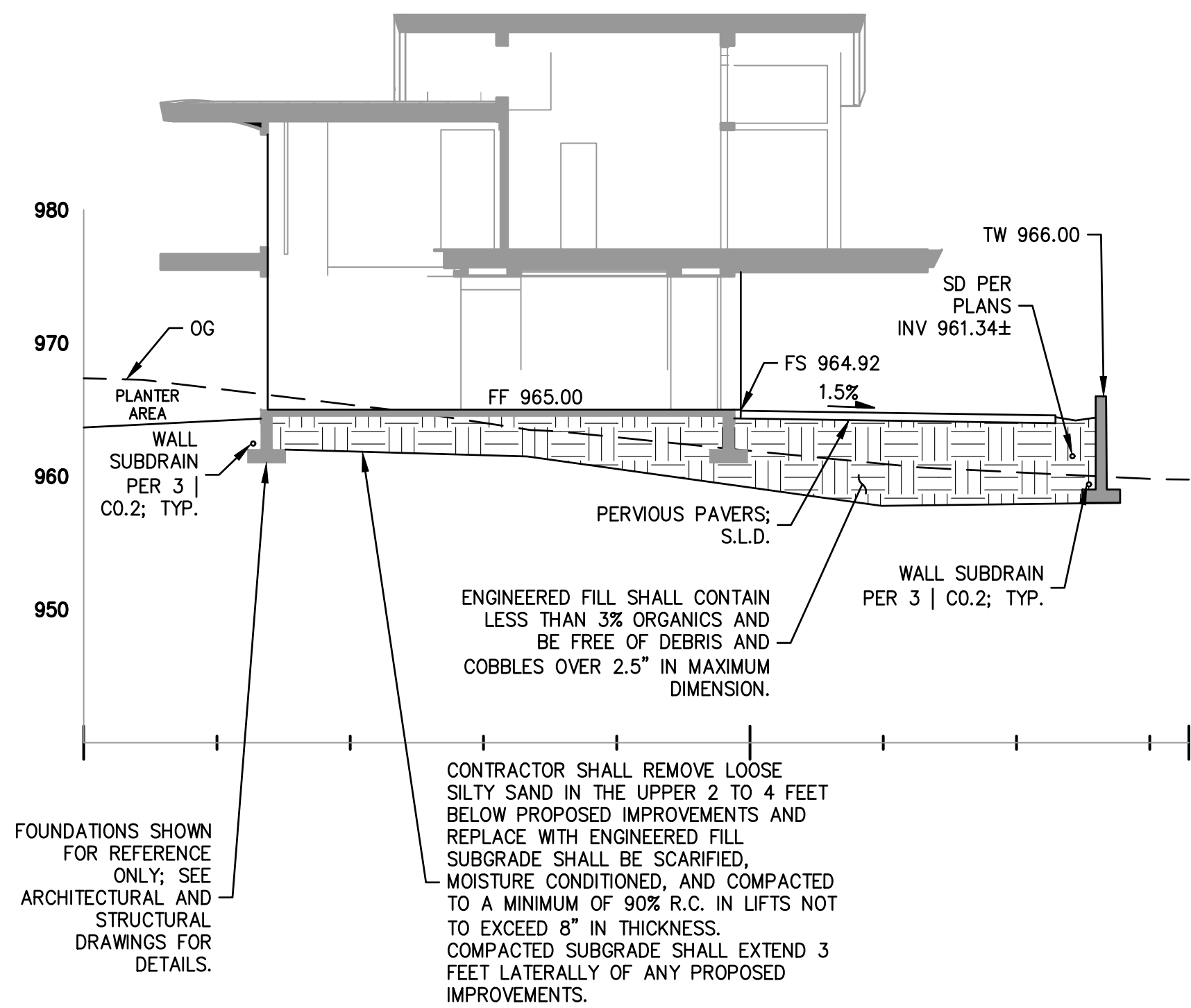
APN 008-381-020-000

SCALE:
DRAWN: HK
JOB No.: 4315.01

C1.2
OF 10



D CIVIL SECTION
SCALE: 1" = 10'



E CIVIL SECTION
SCALE: 1" = 10'

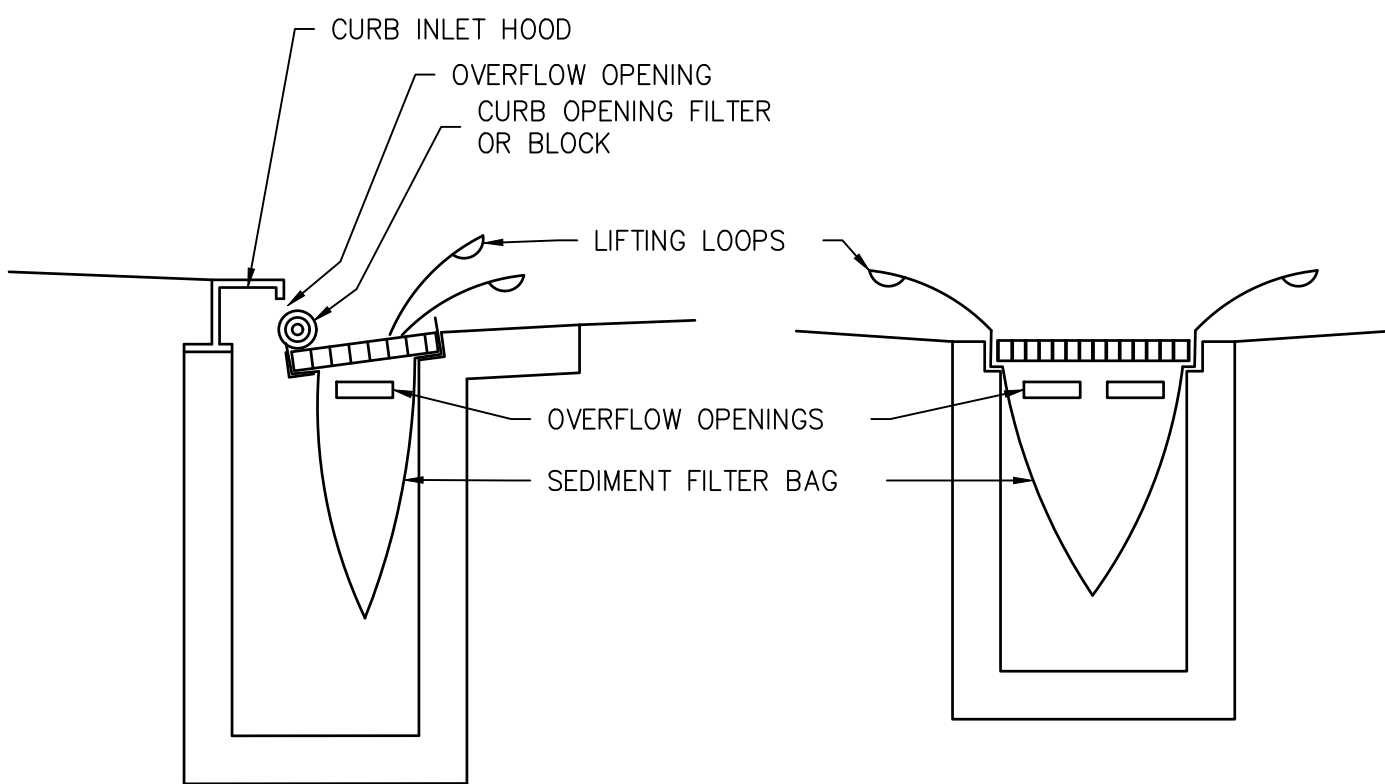
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IB	PLANNING SUBMITTAL
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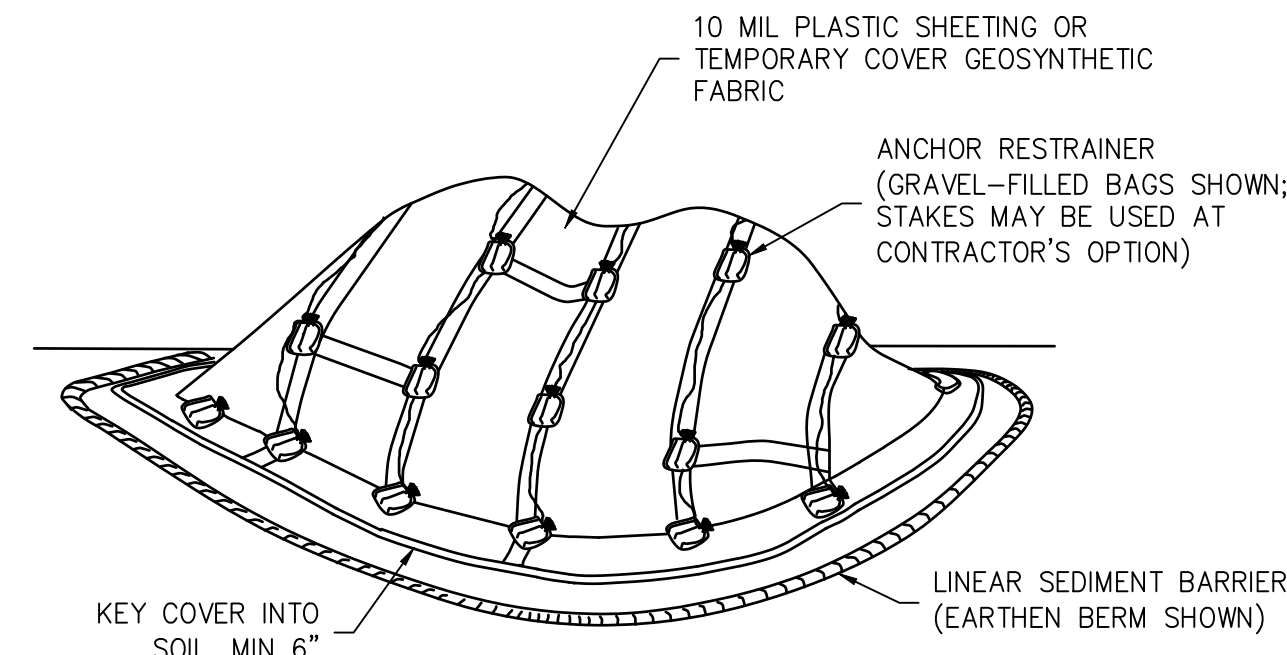
3418 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA
CIVIL SECTIONS
APN 008-381-020-000

SCALE:	
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JOB No.:	4315.01
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OF 10	



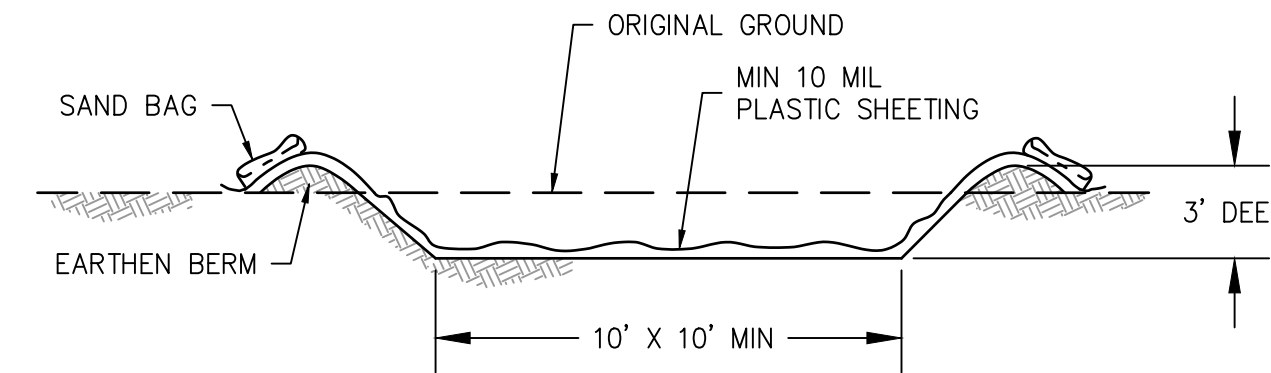
**TYPE 5
(COMBINATION INLET)**

**TYPE 5
(FLAT GRATE INLET)**



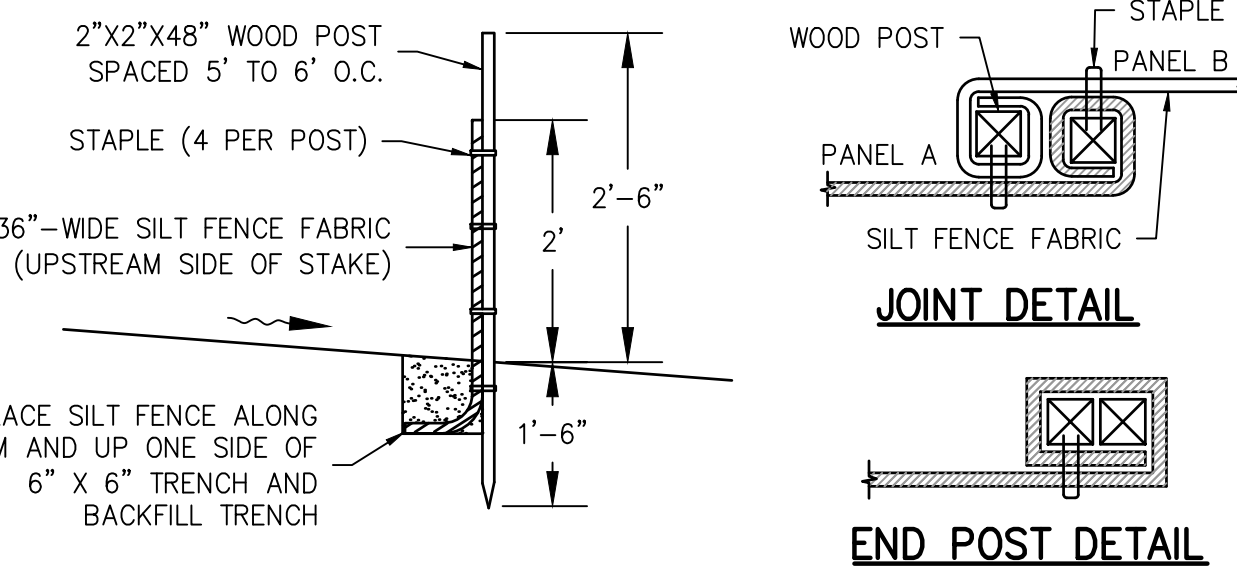
WM-3 TEMPORARY COVER ON STOCKPILE

SCALE: NONE



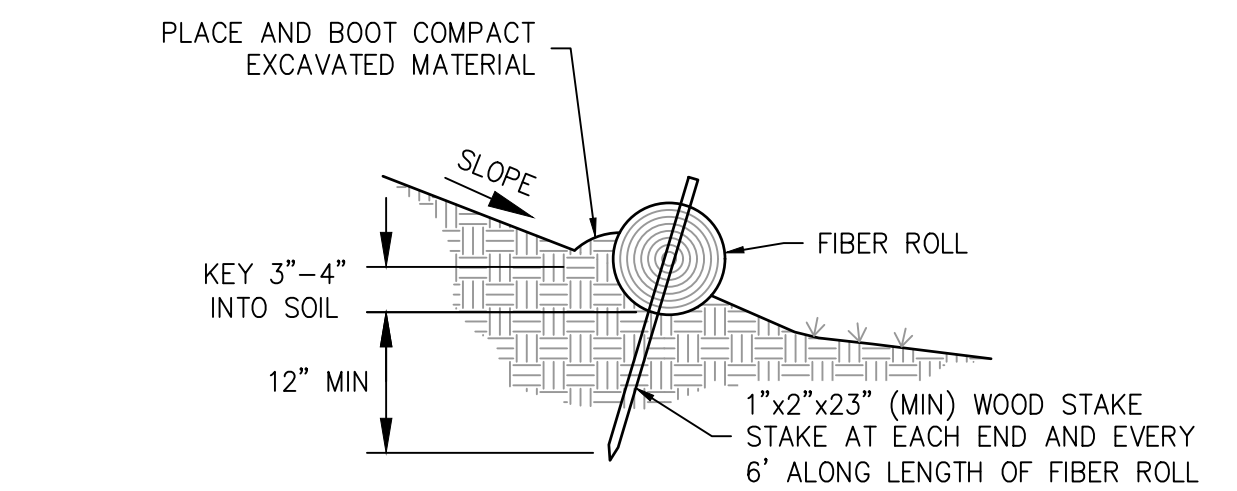
WM-8 TEMPORARY CONCRETE WASHOUT FACILITY

SCALE: NONE



SE-1 TEMPORARY SILT FENCE

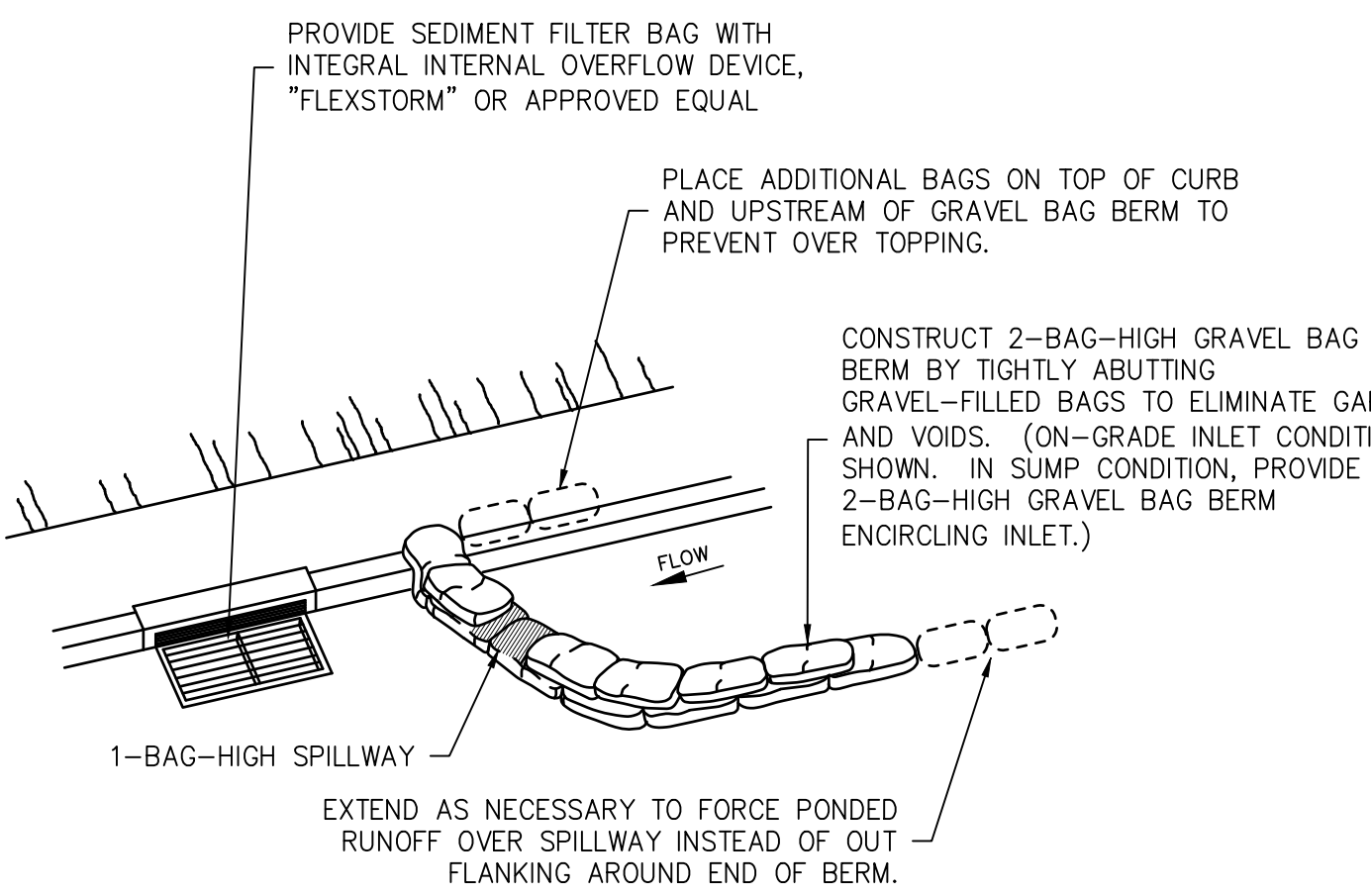
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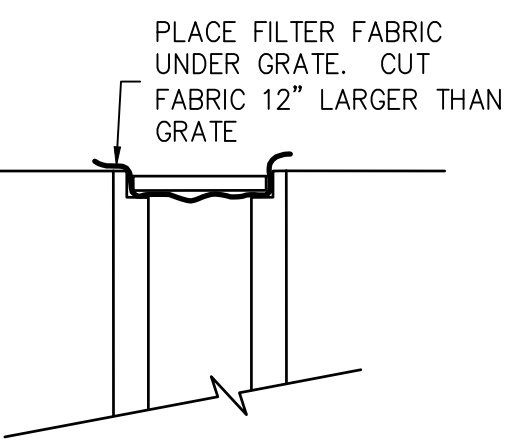
SE-5 FIBER ROLL

SCALE: NONE

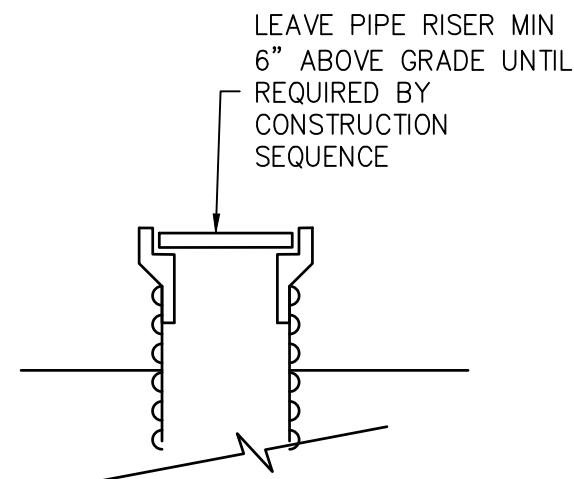
- NOTES:
- PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
 - PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
 - AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
 - INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.



TYPE 3



TYPE 1

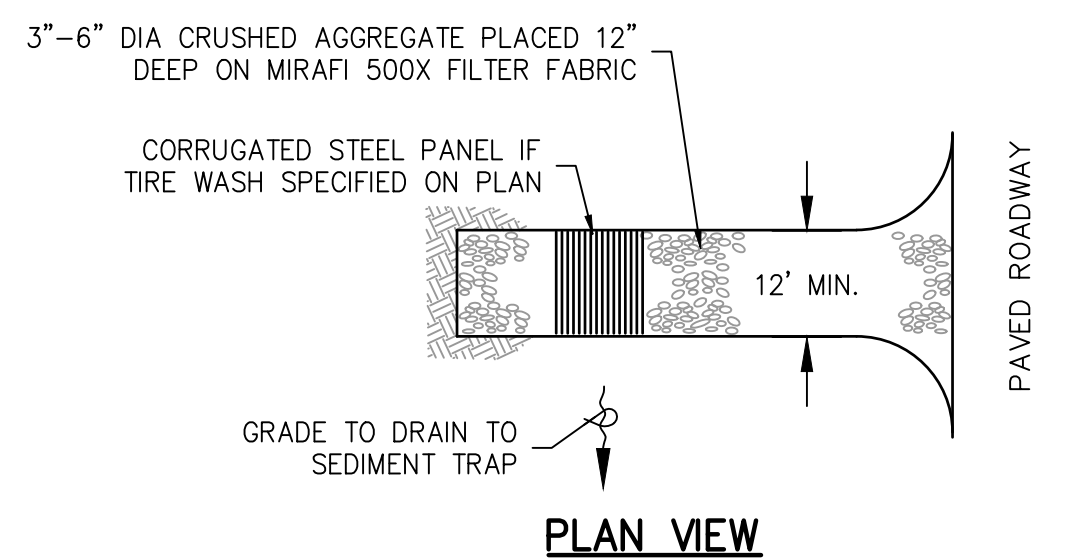


TYPE 2

- NOTES:
- PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
 - TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
 - TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

SE-10 STORM DRAIN INLET PROTECTION

SCALE: NONE



TC-1 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

- THIS PROJECT IS NOT SUBJECT TO THE CONSTRUCTION GENERAL PERMIT. AREA OF DISTURBANCE: 0.70 ACRES.
- THIS PLAN DOES NOT NECESSARILY REFLECT THE BMP DEPLOYMENT REQUIRED DURING ALL CONSTRUCTION STAGES OR FOR ALL CONSTRUCTION SITE CONDITIONS. THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER (WPCM) IS RESPONSIBLE FOR REGULARLY EVALUATING SITE CONDITIONS AND IMPLEMENTING BMP'S NECESSARY TO PROTECT WATER QUALITY AND TO COMPLY WITH ALL RULES, REGULATIONS AND PERMITS.
- BEST MANAGEMENT PRACTICES (BMP'S) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2019 EDITION OF THE CALIFORNIA STORMWATER QUALITY HANDBOOKS (PDD).
 - THE 2023 EDITION OF THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). BMP DESIGNATIONS REFER TO THE DESIGNATIONS GIVEN IN THE CASQA BMP MANUAL.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL PERSONS WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER IF THE PROJECT DOES NOT HAVE A SWPPP, OR BY THE CONTRACTOR-PROVIDED QSP IF THE PROJECT DOES HAVE A SWPPP. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO: GOOD HOUSEKEEPING, MATERIAL MANAGEMENT PRACTICES, SPILL PREVENTION AND RESPONSE, LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, AND FINES AND PENALTIES

BEST MANAGEMENT PRACTICES

- SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
- PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND STABILIZED CONSTRUCTION ENTRANCE AND EXIT (BMP TC-1) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER BMP (E.G., LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE ENGINEER. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
- PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED ONTO THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
- LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING:
 - FIBER ROLL
 - MANUFACTURED LINEAR SEDIMENT BARRIER
 - COMPOST SOCK OR COMPOST BERM
- FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "INACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING. IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW. FOR FINISH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:
 - TEMPORARY HYDRAULIC MULCH
 - TEMPORARY HYDROSEED
 - TEMPORARY STRAW MULCH
- SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.
- FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKED STRAW AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIFIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.
- PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE VELOCITY DISSIPATION DEVICE (BMP EC-10) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.
- PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) WHERE NEEDED TO PREVENT STORMWATER RUN-ON FROM OFFSITE AREAS FROM ENTERING THE WORK AREA AND CAUSING EROSION. THE WPCM SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
- PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO COLLECT AND CONVEY CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE WPCM SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
- IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S) AND MATERIAL MANAGEMENT BMP'S (WM- SERIES BMP'S).
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.

MONTEREY COUNTY REQUIREMENTS








- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
- 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.
- 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.
- 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.
- ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

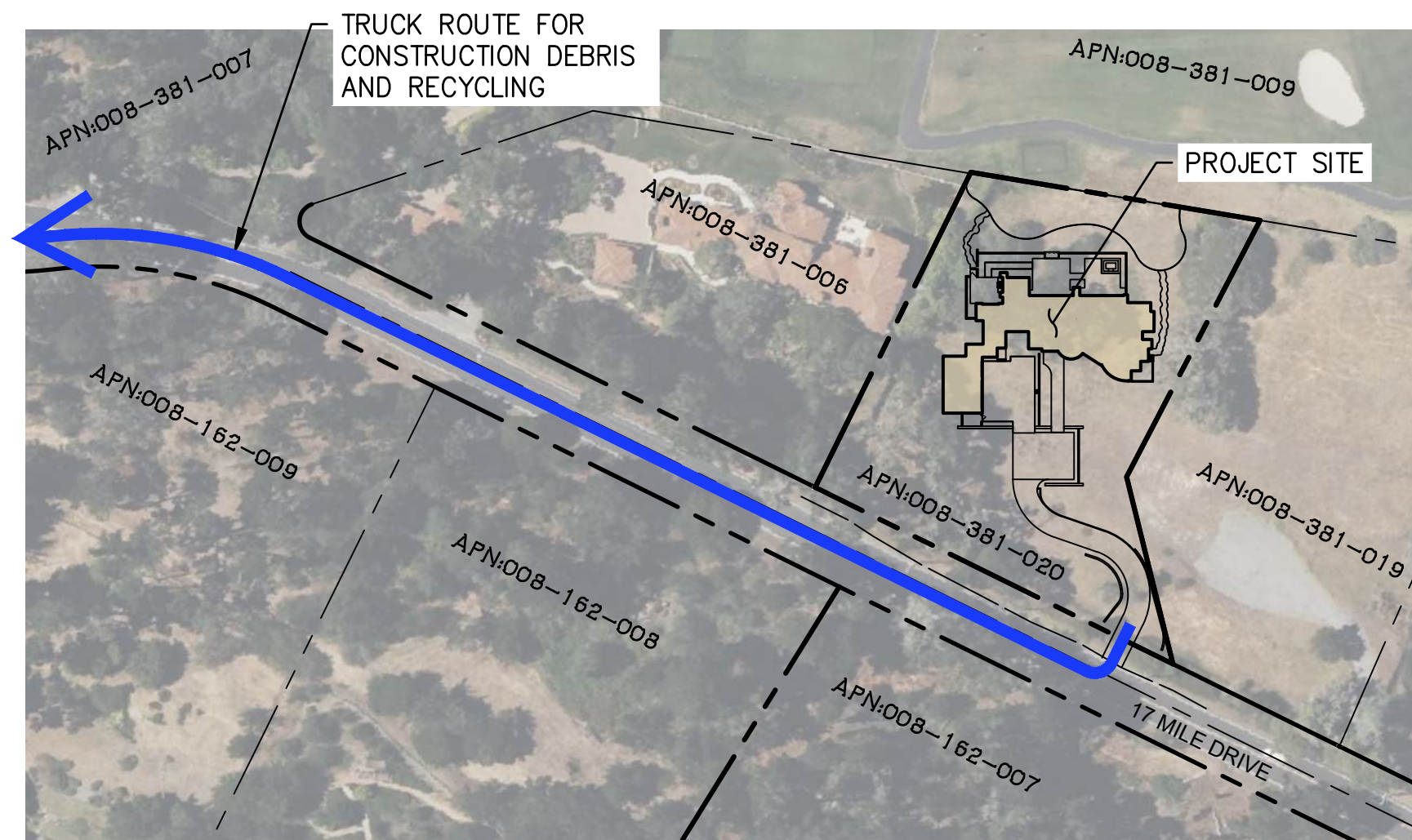
BMP OBSERVATION AND MAINTENANCE

- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMP'S) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 72 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 96 HOURS AFTER EACH STORM EVENT.
 - DAILY DURING STORM EVENTS
- REPAIR DAMAGED BMP'S WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMP'S BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMP'S DURING SCHEDULED INSPECTIONS.
- REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
- REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACK-WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

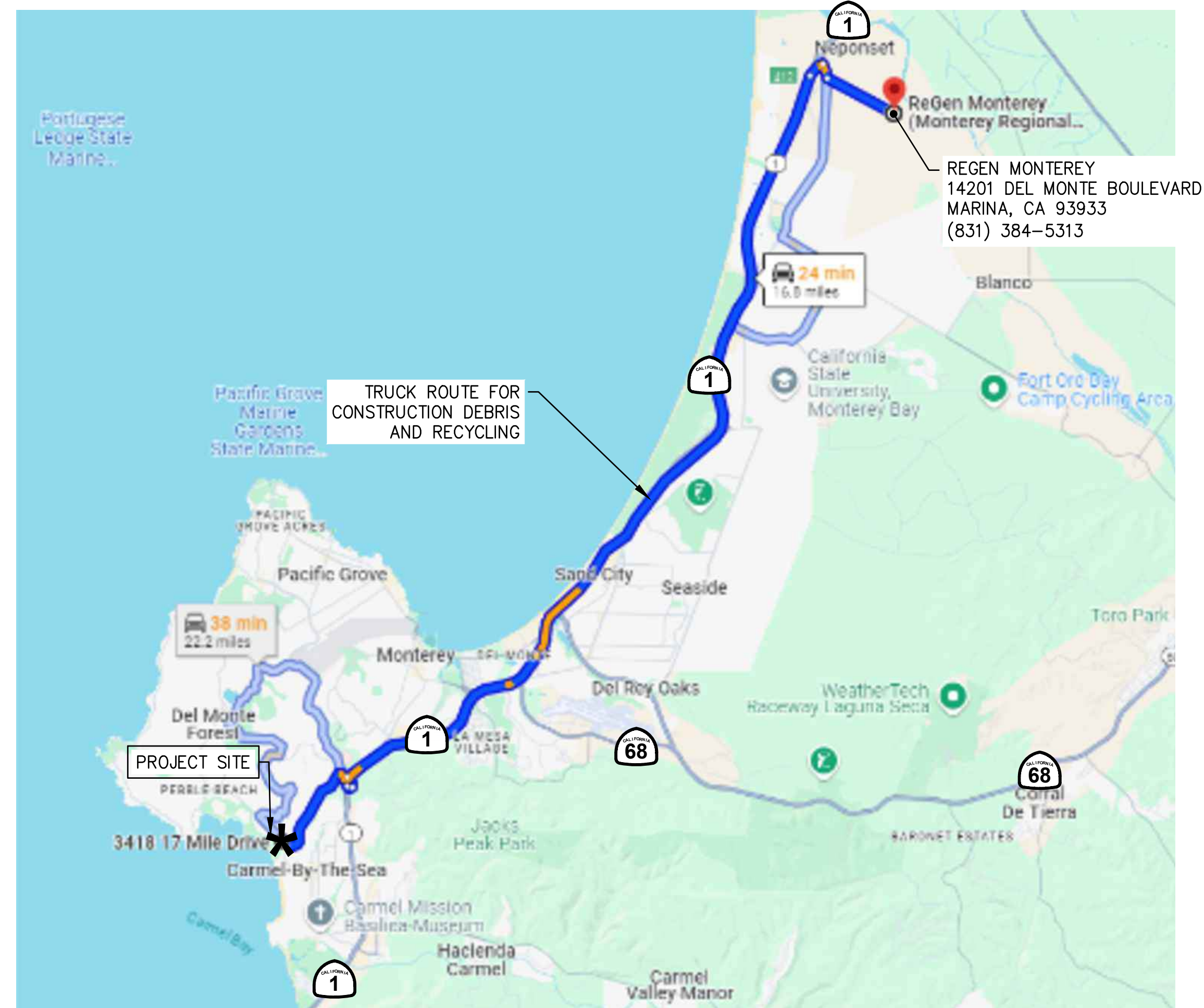
SUBMITTAL / REVISION	PLANNING SUBMITTAL
IB	SITE REVISION PLANNING SUBMITTAL
11/15/2024	
5/20/2025	
HK/EI	

LEGEND

-  PROPERTY LINE
-  WORKER PARKING
-  EQUIPMENT PARKING
-  TRUCK ROUTE FOR CONSTRUCTION DEBRIS AND RECYCLING
-  WM-3
-  SS
-  STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH



A OVERALL SITE PLAN
 CM1 SCALE: 1"=100'



B TRUCK ROUTING PLAN
 CM1 SCALE: 1"=5,000'

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS TO BE DETERMINED. EXACT DURATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT ISSUANCE.
2. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET (B/C4.0) UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT AND/OR RECYCLING.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 5 TO 20.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE EROSION CONTROL PLAN (SHEETS C3.0 AND C3.1)
6. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS AS POSSIBLE.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.

EARTHWORK QUANTITIES

2,210 CY CUT
 1,070 CY FILL
 925 CY EXPORT (ASSUMES 20% SHRINKAGE)

CONTACT INFO

ARCHITECT
 UPWALL DESIGN
 1930 SOUTH 1100 EAST
 SALT LAKE CITY, UT 84106
 TEL: (801) 485-0708


CONTRACTOR
 STOCKER & ALLAIRE
 21 MANDEVILLE COURT
 MONTEREY, CA 93940
 TEL: (831) 375-1890



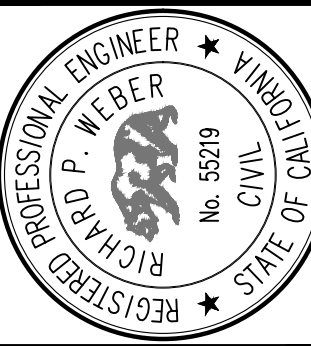
C CONSTRUCTION SITE PLAN
 CM1 SCALE: 1"=30'

I:\Monterey Projects\315 - 3414 17 Mile Dr. - PE/C4.0\315-C4.0-2.dwg, Hades, May 29, 2025 - 1:58pm

Civil Engineering
 Land Surveying
 4 Heald Court
 Monterey, California
 831.489.9225
 whitsonengineers.com



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SUBMITTAL / REVISION	DATE	BY	REVISION
PLANNING SUBMITTAL	11/15/2024	IB	
SITE REVISION PLANNING SUBMITTAL	5/20/2025	HK/EI	

3418 17 MILE DRIVE
 PEBBLE BEACH, CALIFORNIA

CONSTRUCTION MANAGEMENT PLAN
 APN 008-381-020-000

SCALE: VARIES

DRAWN: IB

JOB No.: 4315.01

SHEET

C4.0

OF 10

GENERAL STRUCTURAL NOTES

GENERAL

- UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CBC 2022.
- NOTES AND DETAILS ON THE PLANS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, & SPECIFICATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL DISCREPANCIES ON DRAWINGS AT THE SITE. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE STRUCTURAL DRAWINGS SHALL BE RESOLVED BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN THE CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE DESIGNER WITHOUT ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL COORDINATE & VERIFY ALL DIMENSIONS & ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS WITH SITE CONDITIONS. THE ARCHITECT SHOULD BE INFORMED OF ANY DISCREPANCIES.
- DETAILS, SECTIONS, & NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL & SHALL APPLY TO SIMILAR SITUATIONS WHERE APPROPRIATE UNLESS NOTED OR SHOWN OTHERWISE. PLEASE NOTE THAT DETAILS ARE NOT DRAWN TO SCALE.
- SHORING AND BRACING REQUIREMENTS: WALLS ABOVE GRADE SHALL BE BRACED UNTIL THE STRUCTURAL SYSTEM IS COMPLETE. WALLS ARE NOT SELF-SUPPORTING.
- FLOOR AND ROOF STRUCTURES: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD & SEQUENCE OF ALL STRUCTURAL ERECTION. THEY SHALL PROVIDE TEMPORARY SHORING & BRACING AS THEIR METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL & LATERAL SUPPORT. SHORING & BRACING SHALL REMAIN IN PLACE AS THE CHOSEN METHOD REQUIRES UNTIL ALL PERMANENT MEMBERS ARE IN PLACE & ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS. THE BUILDING SHALL NOT BE CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETE.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES & ALL ITEMS TO BE INTEGRATED INTO STRUCTURAL SYSTEM. OPENINGS OR PENETRATIONS THROUGH STRUCTURAL SYSTEMS TO OTHER TRADES SHALL BE SUBMITTED TO THE ENGINEER AT LEAST 2 DAYS PRIOR TO PLACING ANY CONCRETE. SO THE ENGINEER MAY HAVE THE OPPORTUNITY TO APPROVE THE WORK. SPECIAL INSPECTORS OF CONCRETE IS NOT REQUIRED.
- GENERAL CONTRACTOR REQUIREMENTS:
 - COMPRESSIVE STRENGTHS OF CONCRETE (28 DAY) AS FOLLOWS:
 - FOOTINGS.....3000 PSI
 - SLABS ON GRADE.....4000 PSI
 - WALLS.....3000 PSI
 - COLUMNS.....3000 PSI
 - BEAMS.....3000 PSI
 - PT SLAB.....5000 PSI
 - (PLEASE NOTE 2500-PSI CONCRETE USED FOR DESIGN. HIGHER STRENGTHS SPECIFIED HERE FOR QUALITY CONTROL & TO FOREGO REQUIREMENT FOR SPECIAL INSPECTIONS.)
 - CONCRETE DENSITY: NORMAL WEIGHT CONCRETE SHALL HAVE A UNIT WEIGHT OF 145 TO 155 PCF. LIGHTWEIGHT CONCRETE SHALL HAVE A UNIT WEIGHT NOT TO EXCEED 110 PCF.
 - REINFORCEMENT STEEL: GRADE 60
- FORM WORK SHALL COMPLY WITH ACI STANDARDS PUBLICATION 347 AND THE PROJECT SPECIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT, AND REMOVAL OF THE FORM WORK AND SHORES.
- ANY CONCRETE THAT FAILS TO MEET SPECIFICATIONS SHALL BE REMOVED & REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- CONCRETE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING AT THE JOINT, UNLESS NOTED OTHERWISE.
 - UNFORMED SURFACES IN CONTACT WITH EARTH.....3"
 - FORMED SURFACES IN CONTACT WITH EARTH.....2"
 - CONCRETE NOT EXPOSED TO OUTSIDE WEATHER.....1-1/2"
 - SLABS AND WALLS NOT EXPOSED TO WEATHER.....3/4"
 - CLEAR DISTANCE BETWEEN BARS.....2"
- CONSTRUCTION JOINTS & CONTROL JOINTS:
 - ALL THE HORIZONTAL & VERTICAL CONSTRUCTION JOINTS SHALL HAVE A CONTINUOUS 2"x4" KEY WAY ALONG THE JOINT, UNLESS NOTED OTHERWISE, SEE DETAILS. JOINTS IN WALLS REQUIRE WATER STOPS.
 - PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING AT THE JOINT, UNLESS NOTED OTHERWISE.
 - SLABS-ON-GRADE SHALL HAVE CONSTRUCTION OR CONTROL JOINTS PLACED IN LENGTHS NOT TO EXCEED 36 TIMES THE SLAB THICKNESS IN ANY DIRECTION. CONSTRUCTION JOINTS WILL NOT EXCEED A DISTANCE OF 75'-0" O.C. IN ANY DIRECTION.
 - CONTROL JOINTS SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTROL JOINTS MAY BE INSTALLED BY SAW-CUTTING DEPTH OF 1/4 THE THICKNESS OF THE SLAB.
 - TOOLED JOINTS = 1/4 THE THICKNESS OF THE SLAB.
 - CONTROL JOINTS IN VISUALLY EXPOSED WALLS, U.N.O.: (JOINTS SHALL LINE UP WITH MASONRY & ARCHITECTURAL JOINTS, SEE PLANS.)
 - VERTICAL CONTROL JOINTS AT 10'-0" O.C.
 - REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL & CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE.
 - CONTROL JOINTS IN CONCRETE FOUNDATION WALLS SHALL LINE UP WITH MASONRY CONTROL JOINTS.
- REINFORCEMENT& DETAILING: ALL REINFORCING INCLUDING WWF SHALL BE DETAILED, BOLSTERED, & SUPPORTED TO COMPLY WITH ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES" & CRSI RECOMMENDATIONS. REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN ON DRAWINGS.
 - ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60, Fy = 60 KSI MIN. U.N.O.
 - BARS SHALL BE TIED SECURE PRIOR TO PLACEMENT OF CONCRETE TO MAINTAIN PROPER PLACEMENT AFTER CONCRETE IS IN PLACE.
 - LAP BARS PER THE SCHEDULE PROVIDED BELOW.
 - SPlice BARS ONLY WHERE SHOWN ON THE PLANS.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. LAP FABRIC 8 INCHES MINIMUM.
 - ALL EMBEDMENT & DOWELS SHALL BE SECURELY TIED TO FORM WORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.
 - USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY CRSI TO SUPPORT & TIE REINFORCEMENT BARS & WWF PRIOR TO PLACING CONCRETE.
 - PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE & SPACING AS THE HORIZONTAL WALL REINFORCING. CORNER BAR LAP LENGTHS SHALL CONFORM TO REINFORCING BAR LAP SPlice LENGTHS.
 - ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS OR THE STRUCTURE BELOW. DOWELS SHALL BE THE SAME SIZE & AT THE SAME SPACING AS THE VERTICAL WALL REINFORCING SCHEDULED FOR THE WALL ABOVE. DOWELS SHALL EXTEND INTO FOOTINGS WITH A 90 DEGREE STANDARD ACH HOOK & TO WITHIN 4" OF THE BOTTOM OF THE FOOTING.
 - HORIZONTAL WALL REINFORCING SHALL TERMINATE AT THE ENDS OF WALLS, CORNERS, & OPENINGS INTO THE FAR ENDS OF THE JAMB COLUMN WITH A 90 DEGREE HOOK + A 6-BAR DIAMETER EXTENSION, UNLESS SHOWN OTHERWISE. SPICES IN HORIZONTAL REINFORCEMENT SHALL BE STAGGERED. SPICES IN TWO CURTAINS, WHERE USED, SHALL NOT OCCUR IN THE SAME LOCATIONS.
 - UNLESS NOTED OTHERWISE, PLACE (2) - #4 BARS AROUND ALL OPENINGS 8" OR LARGER IN ANY DIRECTION, & EXTEND REINFORCING BARS A MINIMUM OF 24" BEYOND THE CORNER OF THE OPENINGS. WHERE 24" IS NOT AVAILABLE, EXTEND BARS AS FAR BEYOND THE OPENING AS POSSIBLE, & TERMINATE THEM WITH A 90 DEGREE STANDARD ACH HOOK. PROVIDE 2 - #4 X 4'-0" DIAGONAL AT THE CORNERS OF EACH OPENING.
 - CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL CURBS, DOWELS, SLEEVES, CONDUITS, BOLTS, & INSERTS PRIOR TO CONCRETE PLACEMENT.
- WALL REINFORCING SHALL FOLLOW SCHEDULE PROVIDED. PLACE STEEL IN THE CENTER OF THE WALL (EXCEPT IN WALLS THICKER THAN 10" & WHERE SHOWN OTHERWISE). WALLS THICKER THAN 10" SHALL HAVE TWO CURTAINS OF REINFORCING (PLACED NEAR EACH FACE OF THE WALL), UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS. SPACING SHALL NOT EXCEED THREE TIMES THE WALL THICKNESS OR 18".

DESIGN CRITERIA

- GOVERNING BUILDING CODE: CBC 2022 (ASCE 7-16 STANDARD)
- GRAVITY DEAD LOADING: REFER TO FRAMING PLANS
 - TYPICAL ROOF: 15 PSF
 - PAYMENT OF BALLASTED ROOF: 25 PSF (Belgard concrete pavers 24-psf)
 - TYPICAL FLOOR: 15 PSF
 - TYPICAL DECK: 35 PSF
- GRAVITY LIVE LOADING: REFER TO FRAMING PLANS
 - GROUND SNOW (Pg.) 0 PSF
 - ROOF LIVE: 20 PSF
 - TYPICAL FLOOR LIVE: 40 PSF
 - COVERED DECK LIVE: 60 PSF
 - STAIRWAY LIVE: 100 PSF
- SEISMIC FORCES
 - SEISMIC DESIGN CATEGORY: D
 - SOIL SITE CLASS: C
 - Ss: 1.268
 - S_t: 0.479
 - S_{ds}: 1.015
 - S_{dt}: 0.479
 - BASE SHEAR, V: 0.156W
 - RESPONSE MODIFICATION FACTOR, R: 6.5 (LIGHT-FRAMED SHEARWALL PANELS)
 - RISK CATEGORY: II
- WIND FORCE
 - VELOCITY: 91 MPH
 - EXPOSURE: C
 - RISK CATEGORY: II
- FOUNDATION
 - SOIL BEARING PRESSURE: 2000 psf
 - GEOTECHNICAL REPORT: BUTANO GEOTECHNICAL ENGINEERING, #23-274-M, dated 1/25/2024.

SHOP DRAWINGS

- ALL ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE CERTIFICATION STAMP AND SIGNATURE OF A QUALIFIED PROFESSIONAL ENGINEER WHO IS LICENSED IN THE STATE OF CALIFORNIA.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR THE FOLLOWING ITEMS: STRUCTURAL STEEL.

ITEMS EXCLUDED FROM THE SEOR SCOPE OF WORK TO BE DESIGNED BY OTHERS

- THE FOLLOWING ITEMS SHALL BE DESIGNED BY A THIRD-PARTY AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF CALIFORNIA: STEEL STAIR DESIGN.
- ALL ITEMS DESIGNED BY OTHERS SHALL BE SUBMITTED FOR REVIEW A MINIMUM OF 30 DAYS PRIOR TO INSTALLATION AND SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED FOR GENERAL CONFORMANCE TO THE DRAWINGS BY THE GENERAL CONTRACTOR, THE STRUCTURAL ENGINEER OF RECORD, AND THE BUILDING OFFICIAL. A COPY OF THE DESIGN SHALL BE FORWARDED TO THE CITY AFTER THE STRUCTURAL ENGINEER OF RECORD HAS REVIEWED THE DOCUMENTS AND PRIOR TO ERECTION OF THE DESIGNED ITEMS.

ABBREVIATIONS

BM BEAM	GA GAUGE	SW SHEAR WALL
CJ CONTROL JOINT	GSN GENERAL STRUCTURAL NOTES	TOS TOP OF SLAB
CL CENTER LINE	NIC NOT IN CONTACT	TOW TOP OF WALL
CMU CONCRETE MASONRY UNITS	NITS NOT TO SCALE	W/ WITH
COL COLUMN	OC ON CENTER	WWF WIRE MESH
CW COMPLETE WITH	PL PLATE	U.N.O UNLESS NOTED OTHERWISE
EF EACH FACE	R/W REINFORCED WITH	
EW EACH WAY	SAD SEE ARCH DWG	

CONCRETE

- ALL CONCRETE MATERIALS SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE ACI 318 BUILDING CODE. EACH MM DESIGN SHALL BE REVIEWED BY AN APPROVED INDEPENDENT LABORATORY & SHALL BE SUBMITTED TO THE ENGINEER AT LEAST 2 WEEKS PRIOR TO THE PLACEMENT OF CONCRETE. CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST 2 DAYS PRIOR TO PLACING ANY CONCRETE. SO THE ENGINEER MAY HAVE THE OPPORTUNITY TO APPROVE THE WORK. SPECIAL INSPECTORS OF CONCRETE IS NOT REQUIRED.
- GENERAL CONTRACTOR REQUIREMENTS:
 - COMPRESSIVE STRENGTHS OF CONCRETE (28 DAY) AS FOLLOWS:
 - FOOTINGS.....3000 PSI
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 - REINFORCEMENT STEEL: GRADE 60
- FORM WORK SHALL COMPLY WITH ACI STANDARDS PUBLICATION 347 AND THE PROJECT SPECIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT, AND REMOVAL OF THE FORM WORK AND SHORES.
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 - FORMED SURFACES IN CONTACT WITH EARTH.....2"
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 - CLEAR DISTANCE BETWEEN BARS.....2"
- CONSTRUCTION JOINTS & CONTROL JOINTS:
 - ALL THE HORIZONTAL & VERTICAL CONSTRUCTION JOINTS SHALL HAVE A CONTINUOUS 2"x4" KEY WAY ALONG THE JOINT, UNLESS NOTED OTHERWISE, SEE DETAILS. JOINTS IN WALLS REQUIRE WATER STOPS.
 - PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING AT THE JOINT, UNLESS NOTED OTHERWISE.
 - SLABS-ON-GRADE SHALL HAVE CONSTRUCTION OR CONTROL JOINTS PLACED IN LENGTHS NOT TO EXCEED 36 TIMES THE SLAB THICKNESS IN ANY DIRECTION. CONSTRUCTION JOINTS WILL NOT EXCEED A DISTANCE OF 75'-0" O.C. IN ANY DIRECTION.
 - CONTROL JOINTS SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTROL JOINTS MAY BE INSTALLED BY SAW-CUTTING DEPTH OF 1/4 THE THICKNESS OF THE SLAB.
 - TOOLED JOINTS = 1/4 THE THICKNESS OF THE SLAB.
 - CONTROL JOINTS IN VISUALLY EXPOSED WALLS, U.N.O.: (JOINTS SHALL LINE UP WITH MASONRY & ARCHITECTURAL JOINTS, SEE PLANS.)
 - VERTICAL CONTROL JOINTS AT 10'-0" O.C.
 - REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL & CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE.
 - CONTROL JOINTS IN CONCRETE FOUNDATION WALLS SHALL LINE UP WITH MASONRY CONTROL JOINTS.
- REINFORCEMENT& DETAILING: ALL REINFORCING INCLUDING WWF SHALL BE DETAILED, BOLSTERED, & SUPPORTED TO COMPLY WITH ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES" & CRSI RECOMMENDATIONS. REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN ON DRAWINGS.
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 - LAP BARS PER THE SCHEDULE PROVIDED BELOW.
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 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. LAP FABRIC 8 INCHES MINIMUM.
 - ALL EMBEDMENT & DOWELS SHALL BE SECURELY TIED TO FORM WORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.
 - USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY CRSI TO SUPPORT & TIE REINFORCEMENT BARS & WWF PRIOR TO PLACING CONCRETE.
 - PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE & SPACING AS THE HORIZONTAL WALL REINFORCING. CORNER BAR LAP LENGTHS SHALL CONFORM TO REINFORCING BAR LAP SPlice LENGTHS.
 - ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS OR THE STRUCTURE BELOW. DOWELS SHALL BE THE SAME SIZE & AT THE SAME SPACING AS THE VERTICAL WALL REINFORCING SCHEDULED FOR THE WALL ABOVE. DOWELS SHALL EXTEND INTO FOOTINGS WITH A 90 DEGREE STANDARD ACH HOOK & TO WITHIN 4" OF THE BOTTOM OF THE FOOTING.
 - HORIZONTAL WALL REINFORCING SHALL TERMINATE AT THE ENDS OF WALLS, CORNERS, & OPENINGS INTO THE FAR ENDS OF THE JAMB COLUMN WITH A 90 DEGREE HOOK + A 6-BAR DIAMETER EXTENSION, UNLESS SHOWN OTHERWISE. SPICES IN HORIZONTAL REINFORCEMENT SHALL BE STAGGERED. SPICES IN TWO CURTAINS, WHERE USED, SHALL NOT OCCUR IN THE SAME LOCATIONS.
 - UNLESS NOTED OTHERWISE, PLACE (2) - #4 BARS AROUND ALL OPENINGS 8" OR LARGER IN ANY DIRECTION, & EXTEND REINFORCING BARS A MINIMUM OF 24" BEYOND THE CORNER OF THE OPENINGS. WHERE 24" IS NOT AVAILABLE, EXTEND BARS AS FAR BEYOND THE OPENING AS POSSIBLE, & TERMINATE THEM WITH A 90 DEGREE STANDARD ACH HOOK. PROVIDE 2 - #4 X 4'-0" DIAGONAL AT THE CORNERS OF EACH OPENING.
 - CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL CURBS, DOWELS, SLEEVES, CONDUITS, BOLTS, & INSERTS PRIOR TO CONCRETE PLACEMENT.
- WALL REINFORCING SHALL FOLLOW SCHEDULE PROVIDED. PLACE STEEL IN THE CENTER OF THE WALL (EXCEPT IN WALLS THICKER THAN 10" & WHERE SHOWN OTHERWISE). WALLS THICKER THAN 10" SHALL HAVE TWO CURTAINS OF REINFORCING (PLACED NEAR EACH FACE OF THE WALL), UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS. SPACING SHALL NOT EXCEED THREE TIMES THE WALL THICKNESS OR 18".

REBAR LAP SCHEDULE												
TENSION BARS "Ld"												
BAR SIZE	Fc = 3000 psi				Fc=4000 psi				Fc=5000 psi+			
	REG.		TOP		REG.		TOP		REG.		TOP	
	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	
#3	17"	22"	22"	28"	15"	19"	19"	24"	13"	17"	17"	22"
#4	22"	29"	29"	38"	19"	25"	26"	33"	17"	22"	22"	29"
#5	28"	36"	37"	48"	24"	31"	32"	42"	21"	28"	28"	36"
#6	33"	43"	45"	58"	29"	37"	39"	50"	25"	33"	33"	43"
#7	48"	63"	63"	82"	42"	55"	55"	71"	37"	48"	48"	63"
#8	55"	72"	72"	93"	48"	63"	63"	81"	42"	55"	55"	72"
#9	62"	81"	81"	105"	54"	71"	71"	92"	48"	62"	62"	81"
#10	70"	91"	91"	118"	61"	79"	79"	103"	53"	69"	69"	90"
#11	78"	101"	101"	131"	68"	88"	88"	114"	58"	76"	76"	99"

- NOTES
- THE SCHEDULE SHOWN APPLIES TO REGULAR WEIGHT CONCRETE WITH 60ksi GRADE REINFORCING BARS.
 - TOP BARS ARE HORIZONTAL BARS WITH 12" (OR MORE), OF FRESH CAST BELOW THE BARS.
 - CLASS "A" SPICES SHALL BE USED WHEN 50% (OR LESS) OF BARS SPICED WITHIN LAP.
 - CLASS "B" SPICES SHALL BE USED FOR ALL ELSE, TYPICALLY WITH SHEARWALLS, COLUMNS, BEAMS, AND SLABS.
 - FOR EPOXY COATED BARS, INCREASE LAP LENGTHS AS FOLLOWS: TOP BARS - Ld x 1.7, REGULAR BARS - Ld x 1.5.
 - FOR BUNDLED BARS, INCREASE LAP LENGTHS AS FOLLOWS: BUNDLED BARS THREE OR LESS - Ld x 1.2, BUNDLED BARS FOUR OR MORE - Ld x 1.33. INDIVIDUAL BAR SPICES WITHIN A BUNDLE SHALL NOT OVERLAP.
 - LAP SPICES ARE NOT ALLOWED FOR TIES AND STIRRUPS.

STRUCTURAL STEEL

- STRUCTURAL STEEL MINIMUM YIELD STRENGTH:
 - TUBE STEEL: A500 GRADE C STEEL (Fy = 50 KSI)
 - WIDE FLANGE SECTIONS: A992 STEEL (Fy = 50 KSI)
 - CHANNELS & ANGLES: A36 STEEL (Fy = 36 KSI)
 - PLATES: A36 STEEL (Fy = 36 KSI)
 - BOLTS: FOR STEEL, USE A325; FOR WOOD, USE A307 GR. A
 - ANCHOR BOLTS: A307 OR A36
- ALL STRUCTURAL STEEL AND STRUCTURAL STEEL WORK SHALL COMPLY WITH "SPECIFICATIONS FOR THE DESIGN, FABRICATIONS, AND ERECTIONS OF STRUCTURAL STEEL FOR BUILDINGS OF THE A.I.S.C. CODE OF STANDARD PRACTICE".
- ALL WELDS AND WELDING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE "THE AMERICAN WELDING SOCIETY."
- ALL WELDS SHALL BE 3/16" FILLET CONTINUOUS ALL AROUND UNLESS NOTED OTHERWISE.
- PRIOR TO FABRICATION & PLACEMENT, SHOP DRAWINGS FOR ALL STEEL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND SEALING OF THESE NOTES.
- ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES AND BY WELDERS CERTIFIED BY AWS STANDARDS WITHIN THE LAST 12 MONTHS.

WOOD FRAMING NOTES

- STRESS GRADE:
 - FRAMING LUMBER: DOUGLAS FIR-LARCH (SURFACED DRY NOT TO EXCEED MAXIMUM 19% MOISTURE), CONFORMING TO NDS & APPLICABLE STANDARDS IN THE FOLLOWING GRADES, U.N.O.:
 - DIMENSIONED LUMBER-BEAMS: JOISTS #2 OR BETTER
 - (Fb = 900 PSI, Fc = 1350 PSI, Fv = 180 PSI, E=1600 KSI)
 - ROUGH SAWN BEAMS (LARGER THAN 5"x5"): DOUGLAS FIR-LARCH #1
 - (Fb = 1550 PSI, Fc = 1100 PSI, Fv = 170 PSI, E=1700 KSI)
 - POSTS, TIMBERS (8X8 & LARGER): DOUGLAS FIR-LARCH #1
 - (Fb = 1400 PSI, Fc = 1200 PSI, Fv = 170 PSI, E = 1700 KSI)
 - STUDS: DOUGLAS FIR-LARCH STUD GRADE
 - (Fb = 700 PSI, Fc = 850 PSI, Fv = 180 PSI, E = 1400 KSI)
 - BUILT-UP COLUMNS: DOUGLAS FIR-LARCH #2 OR BETTER
 - (Fb = 900 PSI, Fc=1350 PSI, Fv=180 PSI, E=1600 KSI)
 - BUILT-UP COLUMNS: DOUGLAS FIR-LARCH SELECT STRUCTURAL
 - (Fb = 1350 PSI, Fc = 1350 PSI, Fv = 180 PSI, E = 1900 KSI)
 - ALL SIMPLE-SPAN GLUE LAMINATED TIMBER MEMBERS SHALL BE GRADE 24F-14 D/F/Df (Fb = 2400 PSI Fv = 265 PSI, E=1800 KSI), FOR CANTILEVERED OR CONTINUOUS GLULAM BEAMS U.N.O., USE 24F-V8 (Fb = 2400 PSI, Fv = 265 PSI, E = 1800 PSI), FOR GLULAM COLUMNS, USE 24F-V8
 - PROVIDE SOLID BLOCKING AT LEAST 1-1/2" THICK AT ENDS & AT EACH SUPPORT OR JOIST, PROVIDE APPROVED BRIDGING AT A MAXIMUM 8'-0" O.C. BETWEEN SUPPORTS OR AS REQUIRED BY THE JOIST MANUFACTURER.
 - NAILING SHALL CONFORM TO STANDARD NAILING SCHEDULE OF THE NDS, U.N.O. ON PLANS OR SCHEDULES. ALL NAILS SHALL BE STANDARD NAILS.
 - BUILT-UP BEAMS OF 2X MEMBERS SHALL BE NAILED TOGETHER WITH (2) 16D NAILS AT 12" O.C. STAGGERED. USE (2) 16D COMMON NAILS AT ALL SUPPORTS.
 - ALL HEADERS SHALL BEAR ON MINIMUM ON ONE CRIPPLE & HAVE ONE KING STUD AT EACH END, U.N.O.
 - ALL WOOD POST BUILT-UP COLUMNS SHALL BE CONTINUOUS TO FOUNDATION OR BEAM, SOLID BLOCK ALL POSTS OR COLUMNS AT FLOOR LINES.
 - PROVIDE DOUBLE JOIST BENEATH ALL WALLS RUNNING PARALLEL AND HAVING A LENGTH GREATER THAN HALF JOIST SPAN.
 - ALL METAL HANGERS SHALL BE "SIMPSON" OR EQUAL USE SIMPSON HANGERS FOR ALL FLUSH CONNECTIONS. USE STRONGEST HANGER COMPATIBLE WITH MEMBER SIZE & NAIL PER MANUFACTURER. SPECIFICATIONS TO OBTAIN MAXIMUM LOAD-CARRYING CAPACITY.
 - SILL PLATES SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR-LARCH (Fc = 625 PSI) WITHIN 12" CONTACT WITH CONCRETE.
 - DOUBLE TOP PLATES TO BE LAPPED 4'-0" AT SPlice AND CONNECT WITH 16D COMMON NAILS @ 3" O.C. STAGGERED.
 - BOLTS: HOLES IN WOOD 1/16" OVERSIZE MAX. USE M1 WASHERS AGAINST WOOD EXCEPT SILL PLATES. RETIGHTEN ALL BOLTS BEFORE CLOSING IN. PRE-DRILL HOLES FOR LAG AND TURN BOLTS INTO HOLES, DO NOT DRIVE IN.
 - LAMINATED VENEER LUMBER: ALL LAMINATED VENEER LUMBER SHALL CONFORM TO THE SPECIFICATIONS OF TRUSS-JOIST WEYERHAEUSER FOR MICROLAM LAMINATED VENEER LUMBER, OR ENGINEER-APPROVED EQUAL. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE TRUSS-JOIST WEYERHAEUSER PRODUCT GUIDE, LATEST EDITION. LAMINATED VENEER PRODUCTS TO CONFORM TO THE ICC ESR-1387 REPORT.
 - CEILING:
 - ROOF SHEATHING: 7/8" OSB OR 3/2" CDX TYP. (U.N.O.)
 - EDGE BLOCKING OF UNSUPPORTED EDGES OF PLYWOOD SHEATHING ONLY REQUIRED WHERE NOTED ON PLANS. PLYCLIPS OR APPROVED EQUAL CONNECTOR SHALL BE INSTALLED AT MIDSPAN BETWEEN EACH SUPPORT WHEN RAFTER SPACING EXCEEDS 16" AND EDGE BLOCKING IS NOT SPECIFIED.
 - TYPICAL NAILING SHALL BE 8D @ 6" O.C. AT SUPPORTED EDGES AND OVER SHEAR WALLS AND 8D @ 12" O.C. ALL INTERMEDIATE SUPPORTS (U.N.O.).
 - FLOOR SHEATHING: 3/4" T&G TYP. (U.N.O.)
 - EDGE BLOCKING OF UNSUPPORTED EDGES OF PLYWOOD SHEATHING ONLY REQUIRED WHERE NOTED ON PLANS IN WHICH CASE T&G PLYWOOD SHALL BE USED.
 - TYPICAL NAILING SHALL BE 10D @ 6" O.C. AT SUPPORTED EDGES, AND OVER SHEAR WALLS AND 10D @ 12" O.C. ALL INTERMEDIATE SUPPORTS (U.N.O.) USE RING SHANK NAILS.
 - ALL FLOOR SHEATHING SHALL BE GLUED TO JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION. GLUE SHALL BE APPLIED TO THE JOISTS AND TO THE GROOVE IN THE EDGE OF THE T&G PANELS. GLUE SHALL MEET THE REQUIREMENTS IN THE AMERICAN PLYWOOD ASSOCIATION ADHESIVE SPEC. AFG-D1 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAT BE APPLIED MANUALLY OR WITH PNEUMATIC OR ELECTRIC EQUIPMENT.
 - WALL SHEATHING: 7/16" OSB TYP. (U.N.O.)
 - TYPICAL NAILING SHALL BE 8D @ 6" O.C. ALL EDGES, AND 8D @ 12" O.C. ALL INTERMEDIATE SUPPORTS (U.N.O.) WHERE PLYWOOD SHEATHING IS USED ON SHEAR WALLS. SEE SCHEDULES.
 - CONTRACTOR TO TAKE CARE TO PROTECT ALL OSB SHEATHING FROM WATER DAMAGE. ANY OSB EXPOSED TO SIGNIFICANT MOISTURE, SHALL BE ASSESSED BY BUILDING INSPECTOR OR REPLACED.
 - ALL FASTENERS WHICH ARE INSTALLED IN PRESERVATIVE TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.

EPOXY ANCHORS

- ACCEPTABLE MANUFACTURERS (EPOXY TYPE):
 - HILTI..... HIT-HY 200
 - SIMPSON..... SET-3G OR AT-3G FOR COLD WEATHER APPLICATIONS
- ANCHOR INSTALLATION:
 - DRILL HOLE TO THE EMBEDMENT DEPTH NOTED ON PLANS. DRILL BIT DIAMETER TO BE DETERMINED PER ANCHOR DIAMETER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - INSTALL ANCHORS PER MANUFACTURER'S REQUIREMENTS. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, HOLE PREPARATION, EPOXY PROPORTIONS AND QUANTITIES, INSTALLATION TEMPERATURE, AND CURE TIMES.
 - CLEAR OUT ALL DUST AND FRAGMENTS FROM THE HOLE PRIOR TO INJECTION OF EPOXY USING A BRUSH AND COMPRESSED AIR. COMPRESSED AIR TO BE INJECTED INTO THE HOLE USING A WAND TO BLOW THE DUST FROM THE BACK OF THE HOLE FORWARD THROUGH THE OPENING. ENSURE ALL DUST HAS BEEN REMOVED PRIOR TO INJECTING EPOXY.
 - INJECT EPOXY INTO HOLE. AMOUNT OF EPOXY TO BE DETERMINED BY MANUFACTURER'S REQUIREMENTS FOR ANCHOR DIAMETER AND EMBEDMENT DEPTH.
 - INSERT ANCHOR AND TWIST 1/2 ROTATION UNLESS NOTED OTHERWISE IN INSTALLATION INSTRUCTIONS.
 - REMOVE EXCESS EPOXY FROM SURFACE.
 - ALLOW EPOXY TO CURE PER MANUFACTURER'S SPECIFICATIONS.

MASONRY VENEER NOTES

- MASONRY VENEERS SHALL CONFORM TO ARCHITECTURAL PLANS AND ELEVATIONS.
- REQUIREMENTS FOR CORROSION PROTECTION AND FIRE RESISTANCE MUST BE INCLUDED IN VENEERS.
- PROPER DRAINAGE REQUIRES WEEP HOLES AND A CLEAR AIR SPACE.
 - WEEP HOLES IN EXTERIOR WALLS: WEAP ALL SYSTEMS SHALL BE AT 3" IN DIAMETER AND SPACED LESS THAN 33" ON AT LEAST 16" CENTER.
 - AIR SPACE SHALL BE A MINIMUM OF 1". WHERE 1" AIR SPACE IS NOT PRACTICAL, IT IS ACCEPTABLE TO PROVIDE A WIDER AIR SPACE, PROVIDE A VENTED AIR SPACE, OR USE THE RAIN SCREEN PRINCIPLE.
- FOR ANCHORED MASONRY VENEERS, THE BRICK INDUSTRY ASSOCIATION (BIA) HAS STATED THAT THE APPROPRIATE DEFLECTION SHALL BE BETWEEN L/600 AND L/720. A DEFLECTION LIMIT OF L/200 MULTIPLIED BY THE SPECIFIED VENEER THICKNESS PROVIDES A MAXIMUM UNIFORM CRACK WIDTH FOR VARIOUS HEIGHTS AND THICKNESS.
- ANCHORED VENEER WITH A WOOD FRAME BACKING SHALL NOT EXCEED 30 FT ABOVE THE FOUNDATION AT PLATE, OR 36 FEET ABOVE THE FOUNDATION AT GABLE.
- EXTERIOR MASONRY VENEER HAVING AN INSTALLED WEIGHT OF 40 PSF OR LESS AND AN UNSUPPORTED HEIGHT OF NO MORE THAN 12 FT-8" SHALL BE PERMITTED TO BE SUPPORTED ON WOOD CONSTRUCTION. SEE DETAILS FOR LEDGER ANGLES AT HIGHER HEIGHTS. A VERTICAL MOVEMENT JOINT IN THE MASONRY VENEER SHALL BE USED TO ISOLATE THE VENEER SUPPORTED BY WOOD CONSTRUCTION FROM THAT SUPPORTED BY THE FOUNDATION. MASONRY SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS NOT IN DIRECT CONTACT WITH WOOD. THE HORIZONTALLY SPANNING ELEMENT SUPPORTING THE MASONRY VENEER SHALL BE DESIGNED SO THAT DEFLECTION DUE TO DEAD PLUS LIVE LOADS DOES NOT EXCEED L/600 OR 3".
- MASONRY UNITS SHALL BE AT NO LESS THAN 2-5/8" IN ACTUAL THICKNESS.
- ANCHORS SHALL BE HOHMANN & BARNARD SEISMIC VENEER ANCHOR OR EQUIVALENT.
- EXTERIOR MASONRY VENEER HAVING AN INSTALLED WEIGHT OF 40 PSF OR LESS AND AN ANCHOR FOR EACH 2.00 SQUARE FEET OF WALL AREA.
- PROVIDE ADDITIONAL ANCHORS AROUND OPENINGS LARGER THAN 16" IN EITHER DIMENSION. SPACE ANCHORS AROUND PERIMETER OF OPENING AT A MAXIMUM OF 3 FT ON CENTER. PLACE ANCHORS WITHIN 12" OF OPENINGS.
- MORTAR BED JOINT THICKNESS SHALL BE AT LEAST TWICE THE THICKNESS OF THE EMBEDDED ANCHOR.
- ATTACH EACH VENEER ANCHOR TO WOOD STUDS OR WOOD FRAMING WITH A CORROSION-RESISTANT 8D RING-SHANK NAIL, A No. 10 CORROSION-RESISTANT SCREW WITH A MINIMUM NOMINAL SHANK DIAMETER OF 0.19", OR A FASTENER HAVING EQUIVALENT OR GREATER PULLOUT STRENGTH.
- FOR SEISMIC ANCHORS, A MAXIMUM DISTANCE BETWEEN THE INSIDE FACE OF THE VENEER AND THE WOOD STUD FRAMING OF 4'-1/2" SHALL BE SPECIFIED.
- ANCHORED VENEER NOT LAID IN RUNNING BOND SHALL HAVE JOINT REINFORCEMENT OF AT LEAST ONE WIRE OF SIZE W/7, SPACED AT A MAXIMUM OF 18" ON CENTER VERTICALLY.
- ISOLATE THE SIDES AND TOP OF ANCHORED VENEER FROM THE STRUCTURE SO THAT VERTICAL AND LATERAL SEISMIC FORCES RESISTED BY THE STRUCTURE ARE NOT IMPARTED TO THE VENEER.
- LADDER-TYPE OR TAB-TYPE JOINT REINFORCEMENT IS PERMITTED. CROSS WIRES USED TO ANCHOR MASONRY VENEER SHALL BE AT LEAST WIRE SIZE W/7 AND SHALL BE SPACED AT A MAXIMUM OF 16" ON CENTER. CROSS WIRES SHALL BE WELDED TO LONGITUDINAL WIRES, WHICH SHALL BE AT LEAST WIRE SIZE W/7. CROSS WIRES AND TABS SHALL BE WITHOUT DRIPS. EMBED LONGITUDINAL WIRES OF JOINT REINFORCEMENT IN THE MORTAR JOINT WITH AT LEAST 5/8" MORTAR COVER ON EACH SIDE.
- MORTAR BED JOINT THICKNESS SHALL BE AT LEAST TWICE THE THICKNESS OF THE EMBEDDED ANCHOR.
- PROVIDE EXPANSION JOINTS ACCORDING TO THE REQUIREMENTS OUTLINED ON THE GENERAL STRUCTURAL NOTES.

SOILS

RESIDENTIAL SPECIAL INSPECTIONS SCHEDULE

SPECIAL INSPECTIONS: GENERAL

- CONTRACTOR SHALL READ AND UNDERSTAND THEIR DUTIES IN THE SPECIFICATION AND UNDER THE BUILDING CODE FOR SPECIAL INSPECTIONS AND COORDINATE AS NECESSARY THE OWNER'S RESPONSIBILITIES.
- THE SPECIAL INSPECTORS SHALL BE PROVIDED AND SHALL ONLY USE APPROVED SHOP DRAWINGS.
- SPECIAL INSPECTION REPORTS ARE TO BE SUBMITTED IMMEDIATELY TO THE SER, ARCHITECT, AND CONTRACTOR DAILY WHEN INSPECTIONS ARE PERFORMED.
- THE GENERAL CONTRACTOR SHALL PROVIDE TIMELY NOTICE TO THE SPECIAL INSPECTOR AND SUFFICIENT TIME FOR THE INSPECTOR TO PERFORM THEIR INSPECTION.

SPECIAL INSPECTIONS STATEMENT

- SPECIAL INSPECTIONS AND STRUCTURAL TESTING SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER FOR THE ITEMS IDENTIFIED IN THIS SECTION AND IN OTHER AREAS OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS, UNLESS WAIVED BY THE BUILDING OFFICIAL (SEE CBC CHAPTER 17).
- THE NAMES AND CREDENTIALS OF THE SPECIAL INSPECTORS TO BE USED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL.
- DUTIES OF THE SPECIAL INSPECTOR:
 - THE SPECIAL INSPECTOR SHALL REVIEW ALL WORK LISTED ABOVE FOR CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AND THE 2022 CBC.
 - THE SPECIAL INSPECTOR SHALL FURNISH SPECIAL INSPECTION REPORTS TO THE EOR, CONTRACTOR, OWNER, AND BUILDING OFFICIAL ON A WEEKLY BASIS, OR MORE FREQUENTLY AS REQUIRED BY THE BUILDING OFFICIAL. ALL ITEMS NOT IN COMPLIANCE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, AND IF UNCORRECTED, TO THE EOR AND THE BUILDING OFFICIAL.
 - ONCE CORRECTIONS HAVE BEEN MADE BY THE CONTRACTOR, THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AS WELL AS THE APPLICABLE WORKMANSHIP PROVISIONS OF THE 2022 CBC.
 - DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:
 - THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER AND THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK. IN ACCORDANCE WITH CBC 1704.4, THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED WITHIN THIS "STATEMENT OF SPECIAL INSPECTIONS."
 - THE CONTRACTOR SHALL NOTIFY THE RESPONSIBLE SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.
 - ALL WORK REQUIRING SPECIAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL IT HAS BEEN OBSERVED BY THE SPECIAL INSPECTOR.
- PLEASE SEE THE "SPECIAL INSPECTION SCHEDULE" FOR THE TYPES, EXTENTS, AND FREQUENCY OF SPECIFIC ITEMS REQUIRING SPECIAL INSPECTIONS AND STRUCTURAL TESTS AS PART OF THIS PROJECT.

SPECIAL INSPECTIONS SCHEDULE			
AREAS REQUIRING SPECIAL INSPECTION:	FREQUENCY		COMMENTS:
	CONTINUOUS	PERIODIC	
FABRICATORS (CBC 1704.2.5)			
	◆		IF FABRICATOR IS APPROVED, ON-SITE INSPECTION IS NOT REQUIRED BUT A CERTIFICATE MUST BE PROVIDED TO THE B.O.
SOILS (CBC 1705.6)			
CLASSIFICATION AND TESTING OF FILL MATERIALS - IF MORE THAN 12" OF FILL IS REQUIRED.		◆	CHECK CLASSIFICATION AND GRADATIONS AT EACH LIFT, BUT NOT LESS THAN ONCE FOR EACH 10,000 FT ² OF SURFACE AREA.
CONCRETE CONSTRUCTION (CBC 1705.3)			
POST-INSTALLED ANCHORS		◆	IN ACCORDANCE WITH APPROVED ICC-ES REPORT. PERIODIC INSPECTIONS ALLOWED IF STATED IN ES REPORT.
STRUCTURAL STEEL CONSTRUCTION (CBC 1705.2, 1705.12, 1705.13)			
- PRIOR TO WELDING			
VERIFY WELDING PROCEDURES	◆		-
MATERIAL IDENTIFICATION		◆	VERIFY TYPE AND GRADE OF MATERIAL.
WELDER IDENTIFICATION		◆	VERIFY THERE IS A SYSTEM IN PLACE TO IDENTIFY THE WELDER WHO HAS WELDED A JOINT OR MEMBER.
FIT-UP GROOVE WELDS		◆	VERIFY JOINT PREPARATION, DIMENSIONS, CLEANLINESS, TACKING, AND BACKING.
ACCESS HOLES		◆	VERIFY CONFIGURATION AND FINISH.
FIT-UP FILLET WELDS - 5/16" AND LARGER		◆	VERIFY ALIGNMENT, GAPS AT ROOTS, CLEANLINESS OF STEEL SURFACES, TACK WELD QUALITY, AND LOCATION.
- DURING WELDING			
USE OF QUALIFIED WELDERS		◆	VERIFY THAT WELDERS ARE APPROPRIATELY QUALIFIED.
CONTROL AND HANDLING OF WELDING CONSUMABLES		◆	VERIFY PACKAGING AND EXPOSURE CONTROL.
CRACKED TACK WELDS		◆	VERIFY WELDING IS NOT OVER A CRACKED TACK WELD.
ENVIRONMENTAL CONDITIONS		◆	VERIFY WIND SPEED IS WITHIN LIMITS AS WELL AS PRECIPITATION AND TEMPERATURE.
WPS FOLLOWED		◆	VERIFY ITEMS SUCH AS WELDING EQUIPMENT SETTINGS, TRAVEL SPEED, WELDING MATERIALS, SHIELDING GAS TYPE/FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED, AND PROPER POSITION.
WELDING TECHNIQUES		◆	VERIFY INTERPASS AND FINAL AND FINAL CLEANING. EACH PASS IS WITHIN PROFILE LIMITATIONS AND PROPER POSITION.
- AFTER WELDING - FOR CJP, PJP, & FILLETS 5/16" OR LARGER ONLY			
WELDS CLEANED		◆	VERIFY THAT WELDS HAVE BEEN PROPERLY CLEANED.
SIZE, LENGTH, AND LOCATION OF WELDS		◆	-
WELDS MEET VISUAL ACCEPTANCE CRITERIA		◆	-
ARC STRIKES		◆	-
K-AREA		◆	-
BACKING AND WELDING TABS REMOVED		◆	-
REPAIR ACTIVITIES		◆	-
DOCUMENT ACCEPTANCE / REJECTION OF WELD		◆	-
- NONDESTRUCTIVE TESTING			
CJP WELDS (RISK CAT. II)		◆	ULTRASONIC TESTING SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING IN MATERIALS 5/16" THICK OR GREATER. TESTING RATE MUST BE INCREASED IF >5% OF WELDS HAVE UNACCEPTED DEFECTS.
- OTHER STEEL INSPECTIONS			
STRUCTURAL STEEL DETAILS		◆	ALL FABRICATED STEEL AND THEIR CONNECTIONS SHALL BE INSPECTED TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN IN THE APPROVED PLANS.
ANCHOR ROD / EMBEDS SUPPORTING STRUCTURAL STEEL		◆	SHALL BE ON THE PREMISES DURING THE PLACEMENT OF ANCHOR RODS / EMBEDMENTS. VERIFY DIAMETER, GRADE, TYPE, AND LENGTH OF ELEMENTS AND THE EXTENT OR DEPTH OF EMBEDMENT PRIOR TO PLACEMENT OF CONCRETE.
REDUCED BEAM SECTIONS (RBS)		◆	VERIFY CONTOUR AND FINISH AS WELL AS DIMENSIONAL TOLERANCES (SEE TABLE J8-1 OF AISC 341).
PROTECTED ZONES		◆	VERIFY THAT NO HOLES OR UNAPPROVED ATTACHMENTS ARE MADE WITHIN THE PROTECTED ZONE (SEE TABLE J8-1 OF AISC 341).

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SHEET TITLE
SPECIAL INSPECTIONS SCHEDULE

ISSUE DATE
31 MARCH 2025

SHEET REVISION DATE

SHEET NUMBER
S0.1

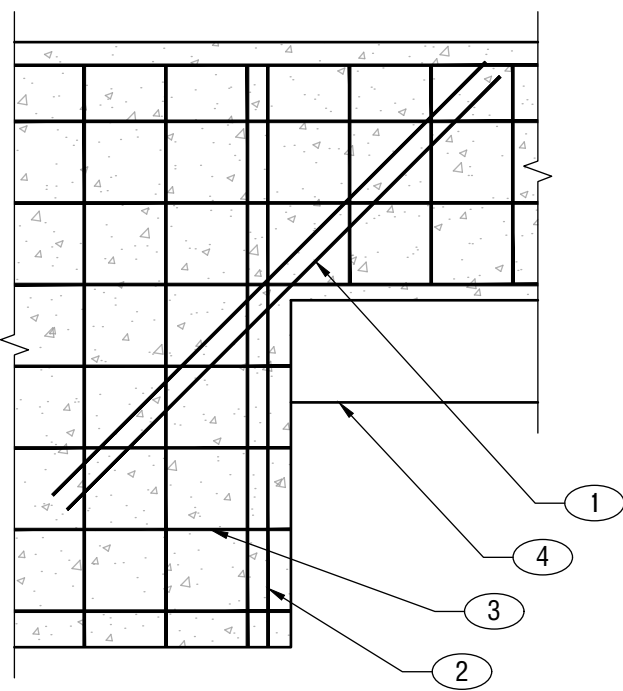
IMPORTANT ADVISORY: THE CITY/COUNTY/PEER REVIEW PROCESS TYPICALLY RESULTS IN ADJUSTMENTS NECESSARY TO BE MADE TO STAMPED PLAN SHEETS. QUANTITY & PRICING ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING OFFICIAL'S STAMP OF APPROVAL ALLOWING CONSTRUCTION SHOULD BE CONSIDERED PRELIMINARY. THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE INTELLECTUAL PROPERTY OF CANYONS, INC. AND ARE PROTECTED BY COMMON LAW, STATUTE, AND OTHER RESERVED RIGHTS INCLUDING, BUT NOT LIMITED TO, COPYRIGHT. THE MAX. NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CANYONS, INC.

PLOT DATE: 03/31/2025 | PLOTTED BY: 777

FILE NAME: UPWALL_CHRISTENSEN.RES; DETAILS.rvt

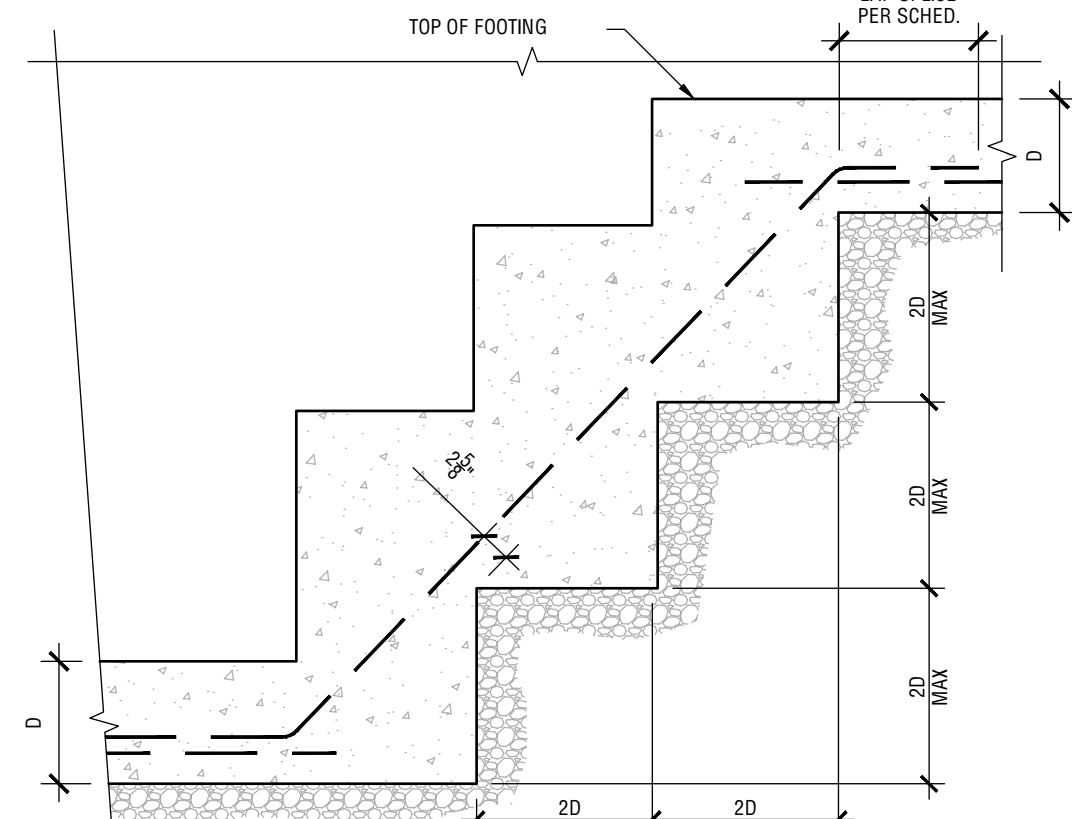
KEYNOTES:

- (2) #4 x 5'-0"
- (2) #4 VERTICAL
- WALL REINFORCING PER SCHEDULE THIS SHEET.
- STRIP FOOTING PER PLAN.



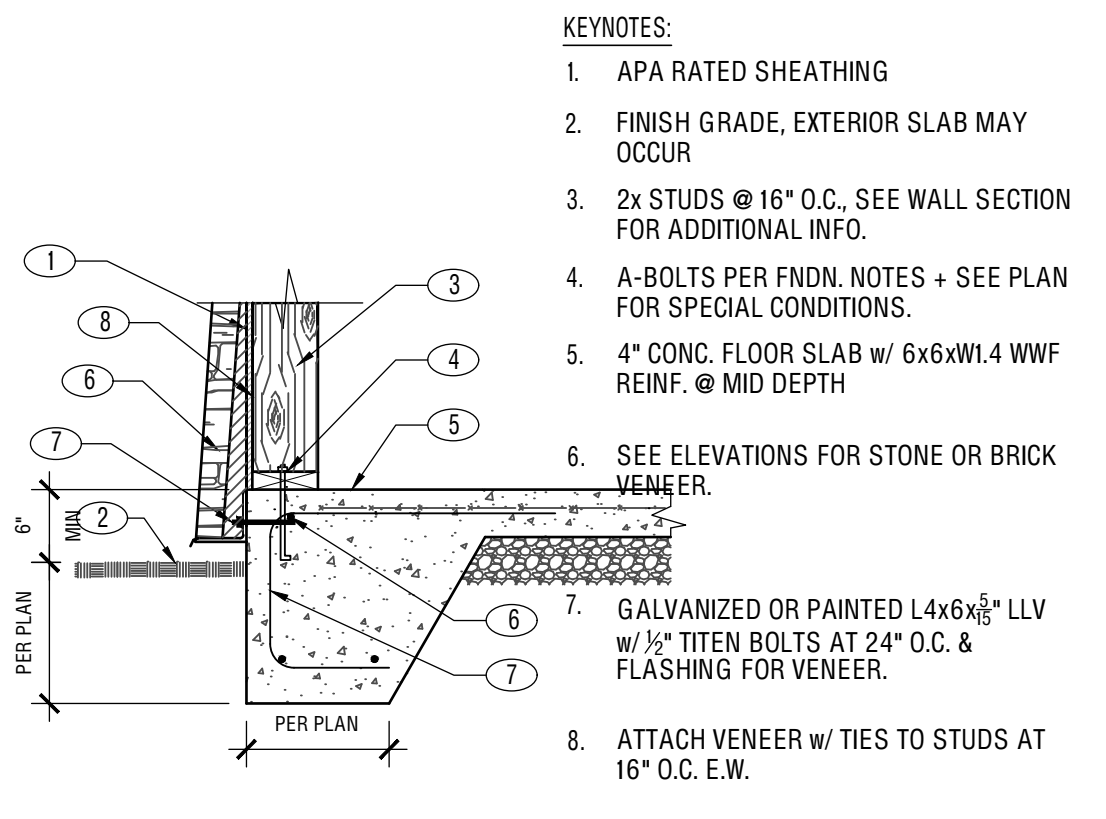
1 TYPICAL FOUNDATION WALL STEP

S3.1 NO SCALE



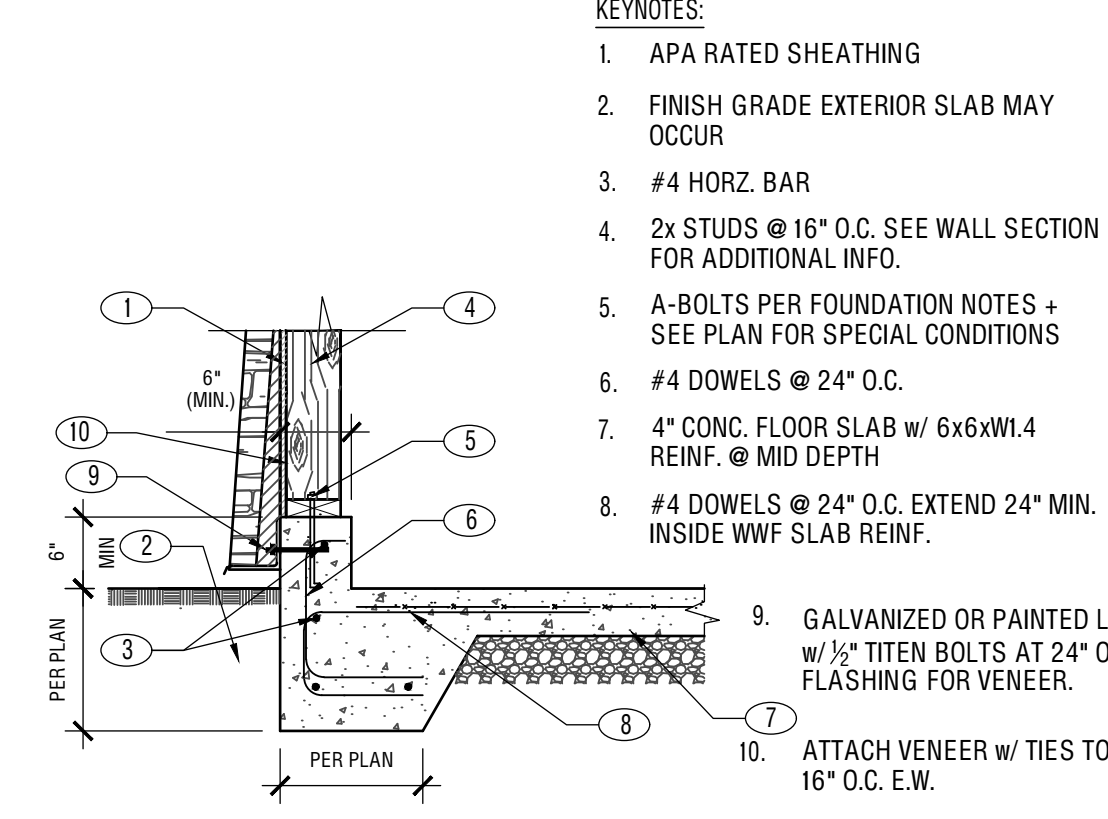
2 TYPICAL FOOTING STEPS

S3.1 NO SCALE



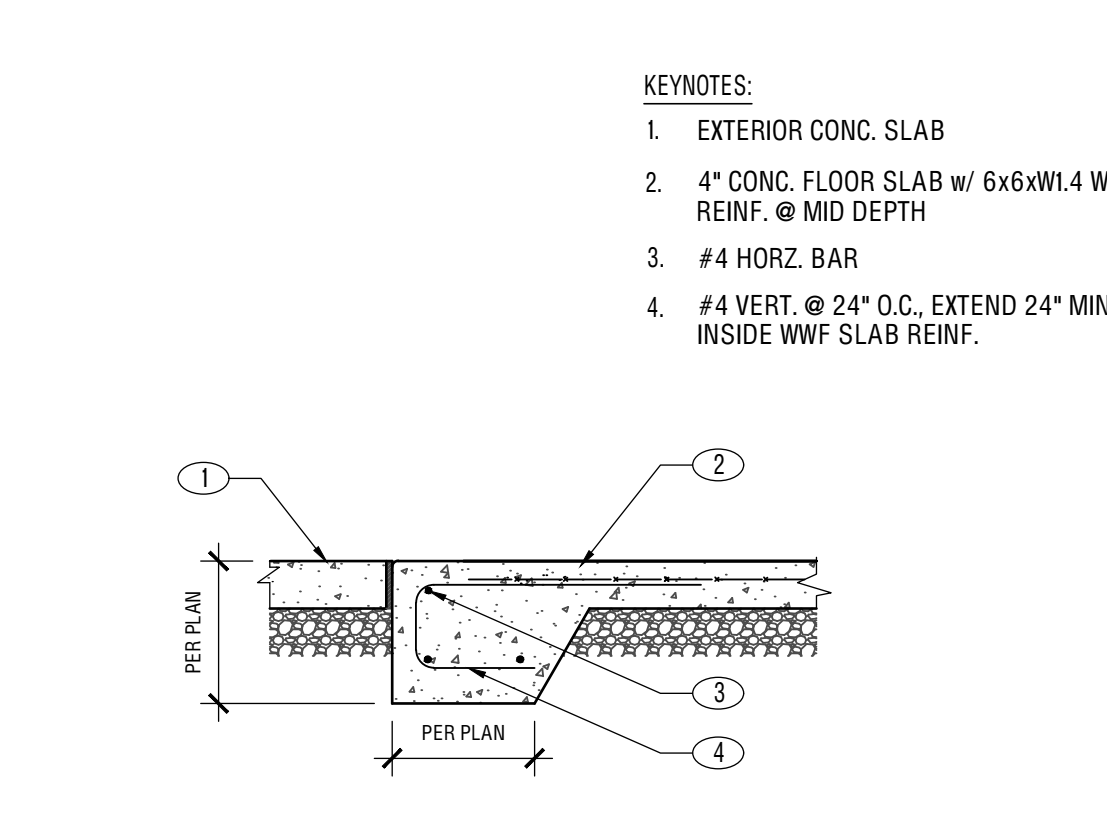
3 WALKOUT CONDITION AT FOUNDATION-NO STEM OPTION

S3.1 NO SCALE



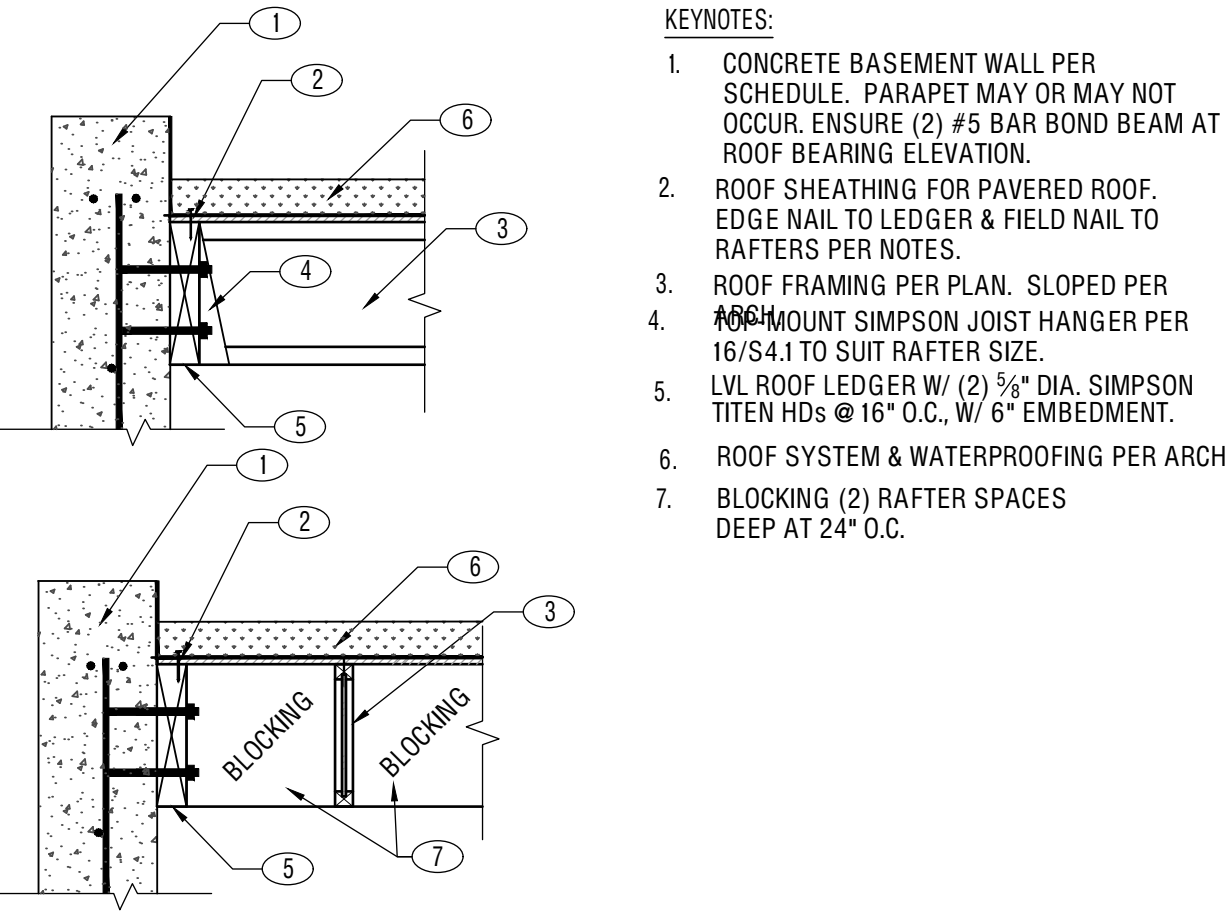
4 WALKOUT CONDITION AT FOUNDATION-STEM OPTION

S3.1 NO SCALE



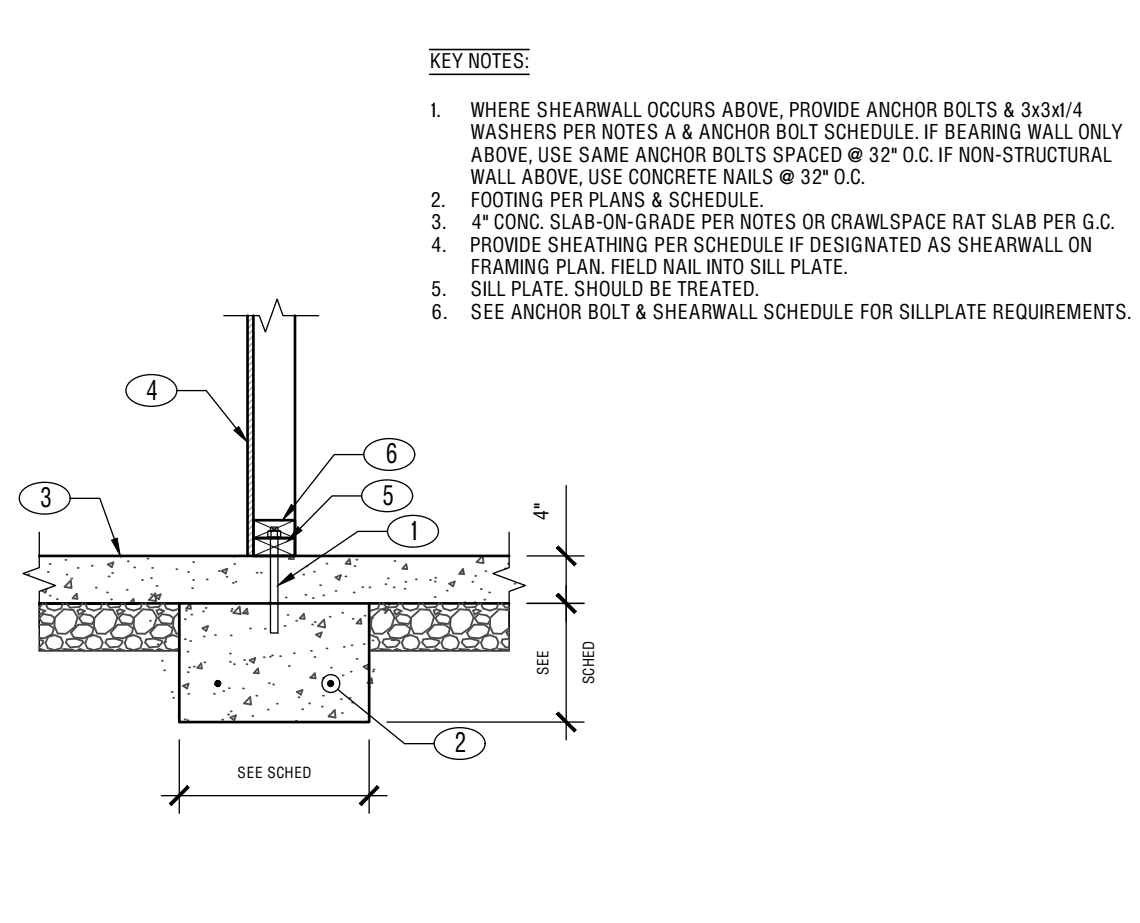
5 WALKOUT CONDITION AT FOUNDATION-OPENING

S3.1 NO SCALE



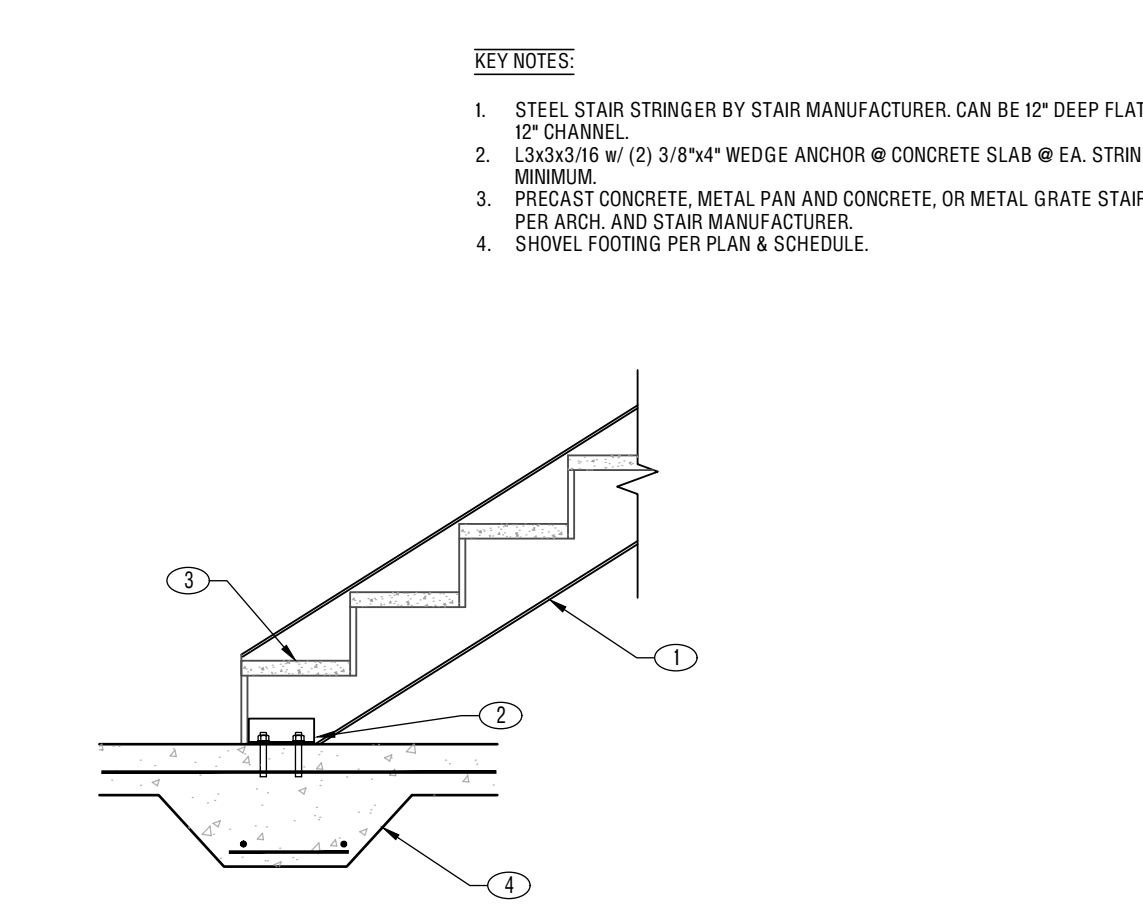
6 ROOF FRAMING AT CONCRETE WALL

S3.1 NO SCALE



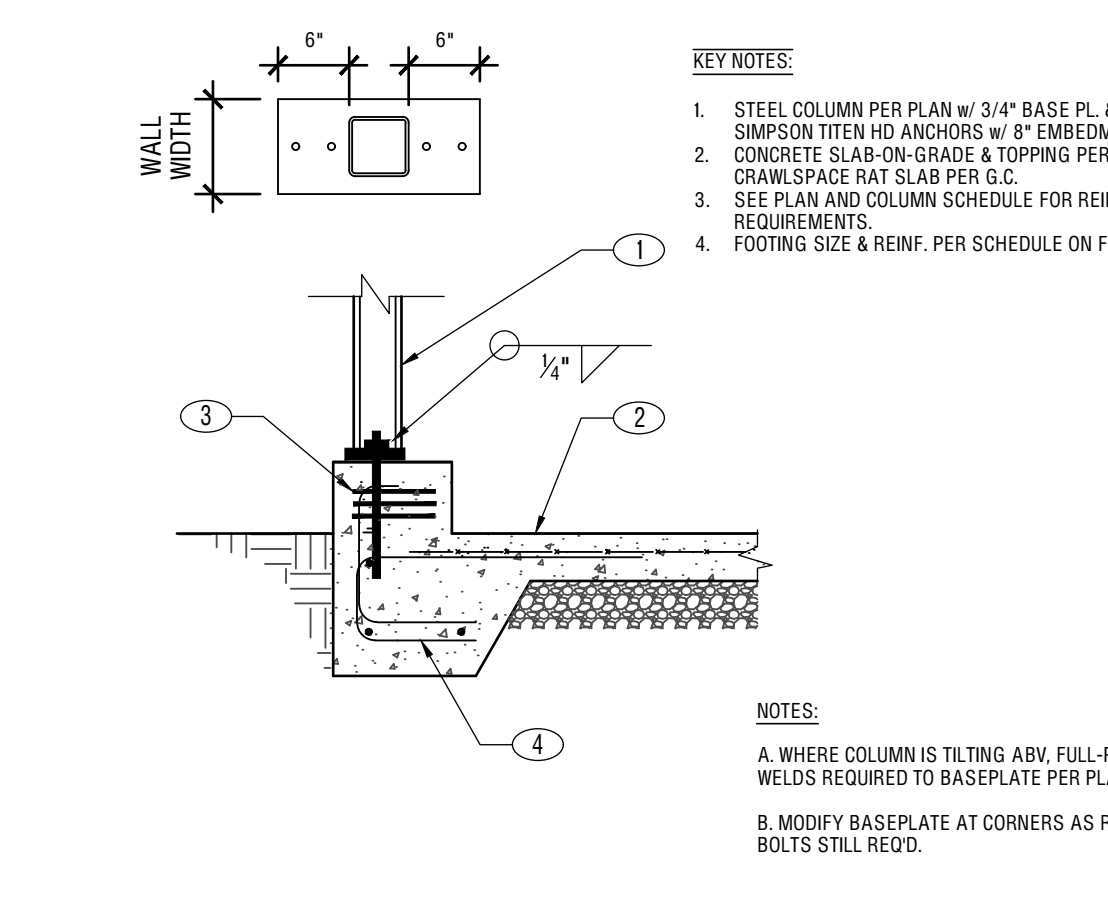
7 INTERIOR FOOTING

S3.1 NO SCALE



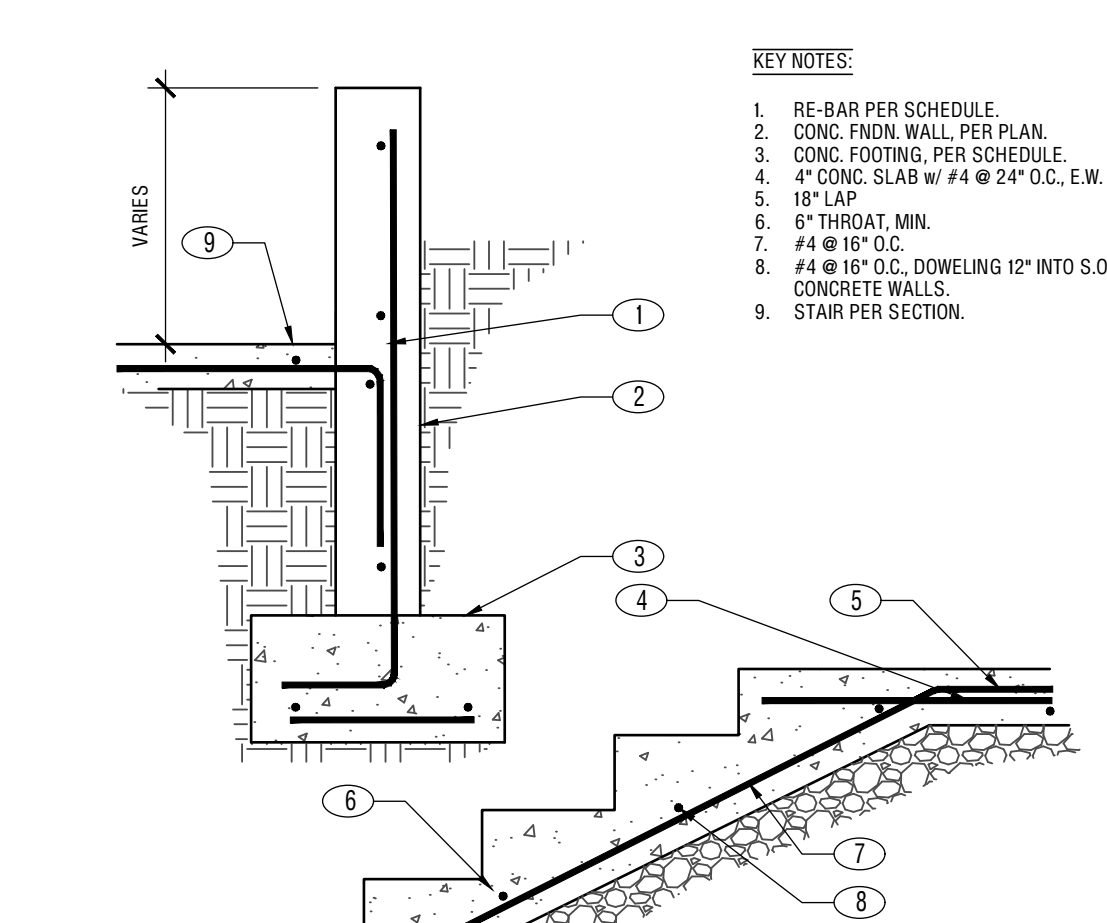
8 TYPICAL STEEL STRINGER @ SHOVEL FOUNDATION

S3.1 NO SCALE



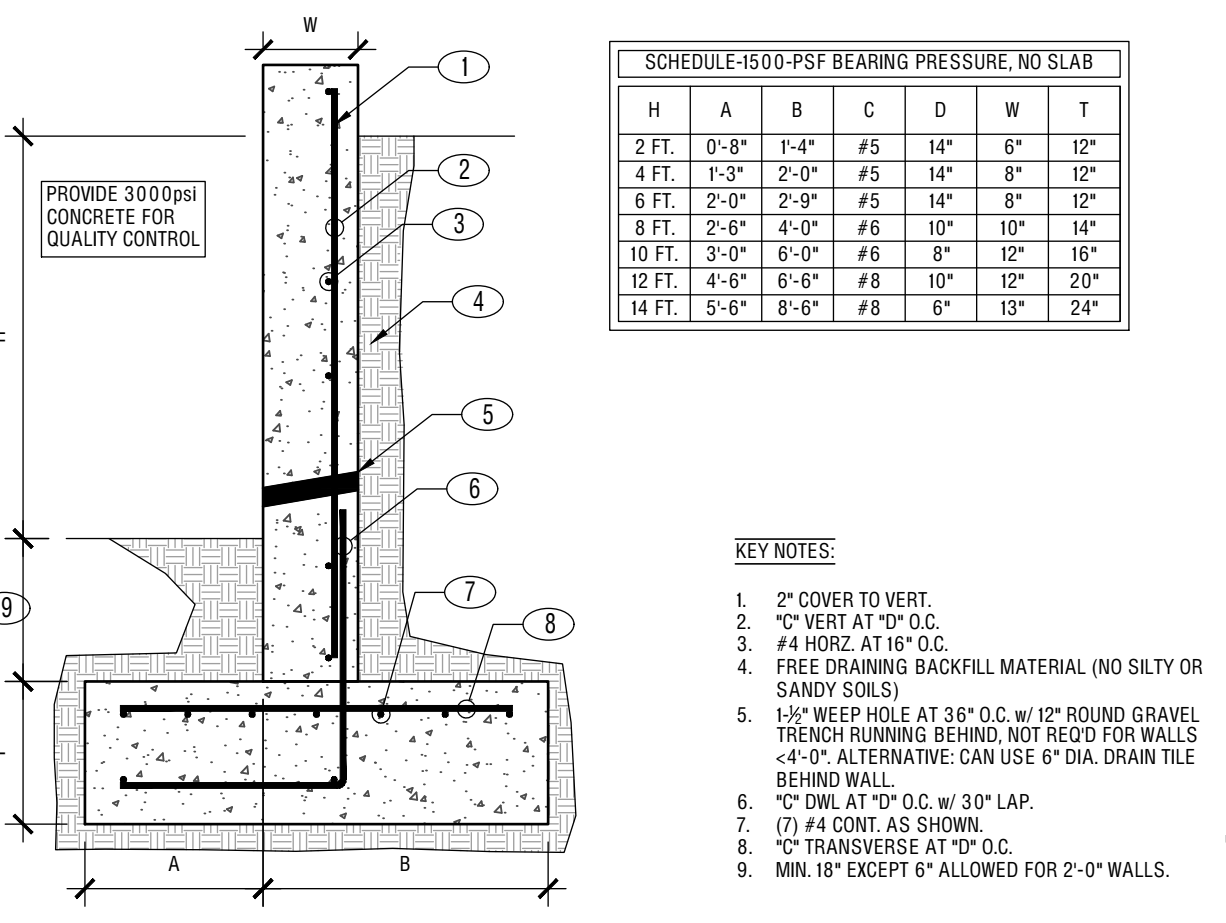
9 STEEL COLUMN BEARING ON FOUNDATION WALL

S3.1 NO SCALE



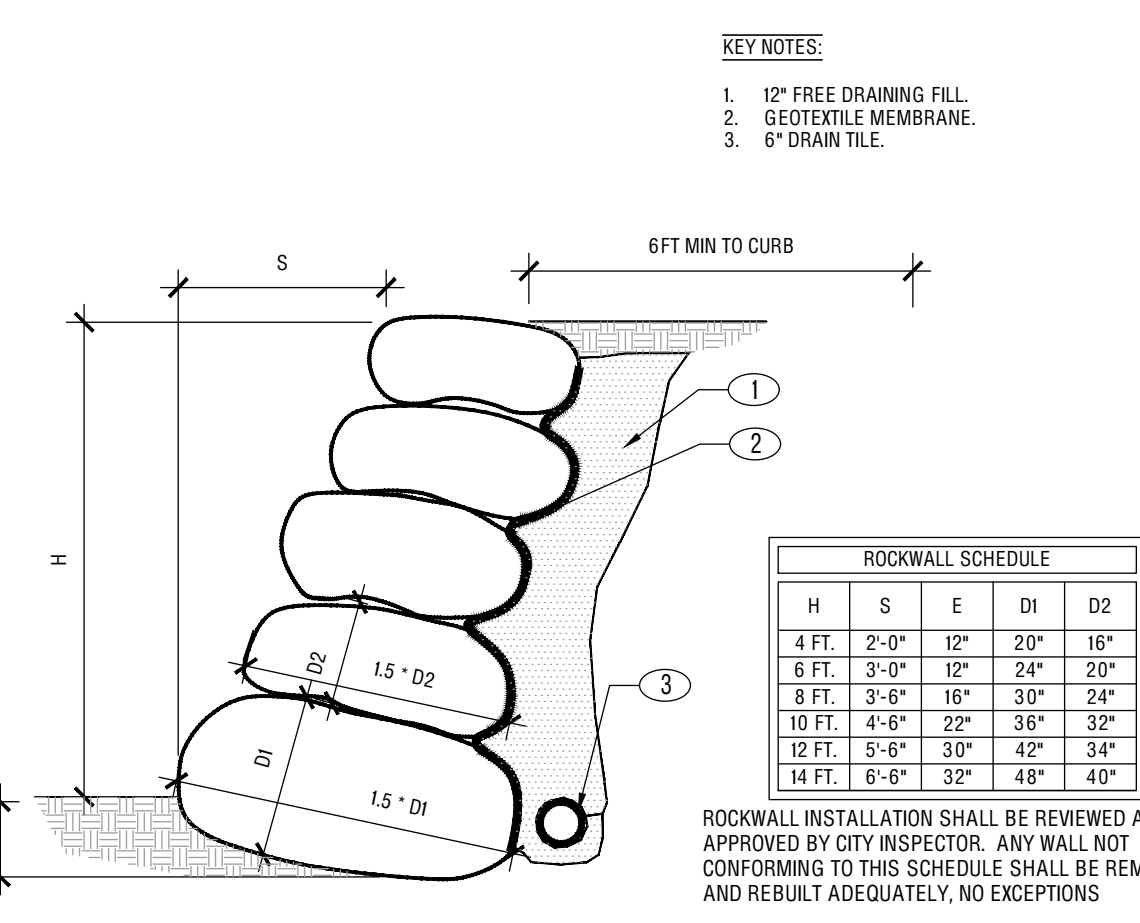
10 CONCRETE STAIRS

S3.1 NO SCALE



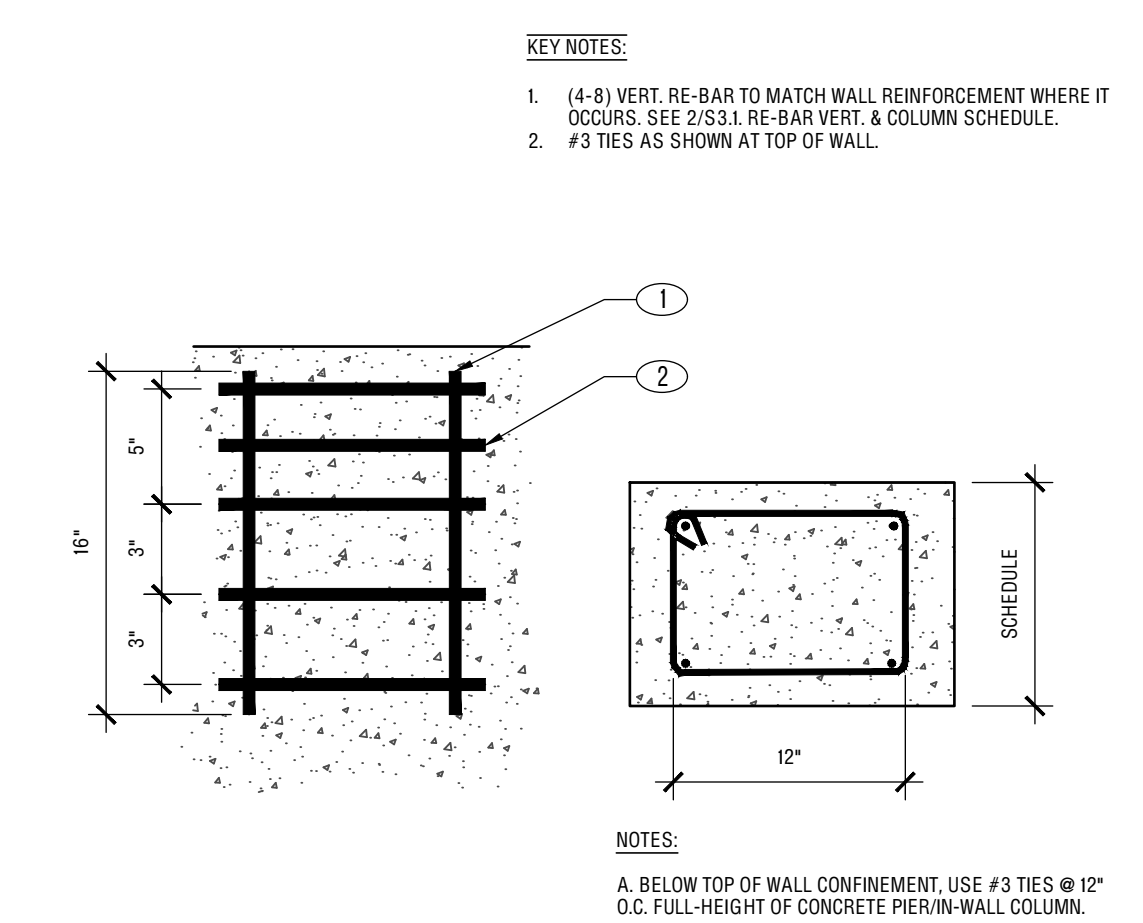
11 SITE RETAINING WALL SCHED. SINGLE TIER (NO SURCHARGE)

S3.1 NO SCALE



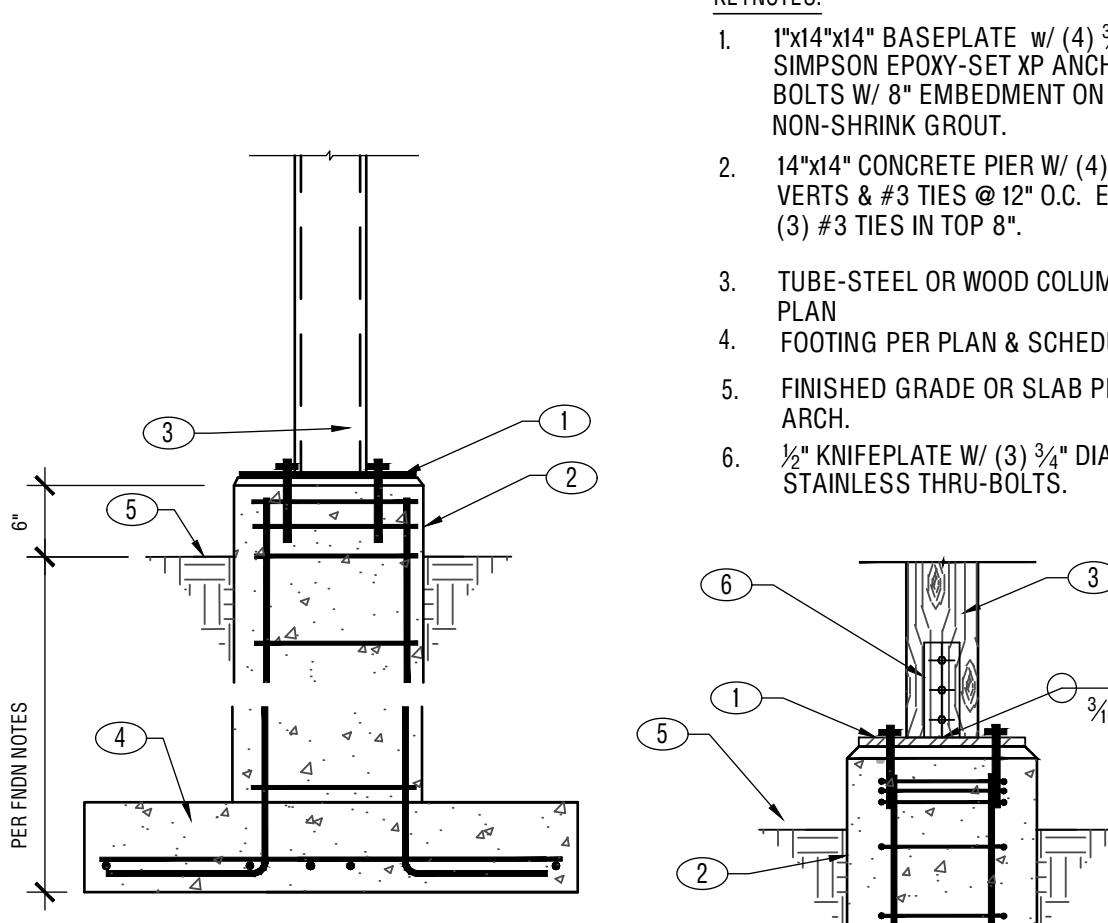
12 ROCK PROTECTED SLOPES-SINGLE TIER (NO SURCHARGE)

S3.1 NO SCALE



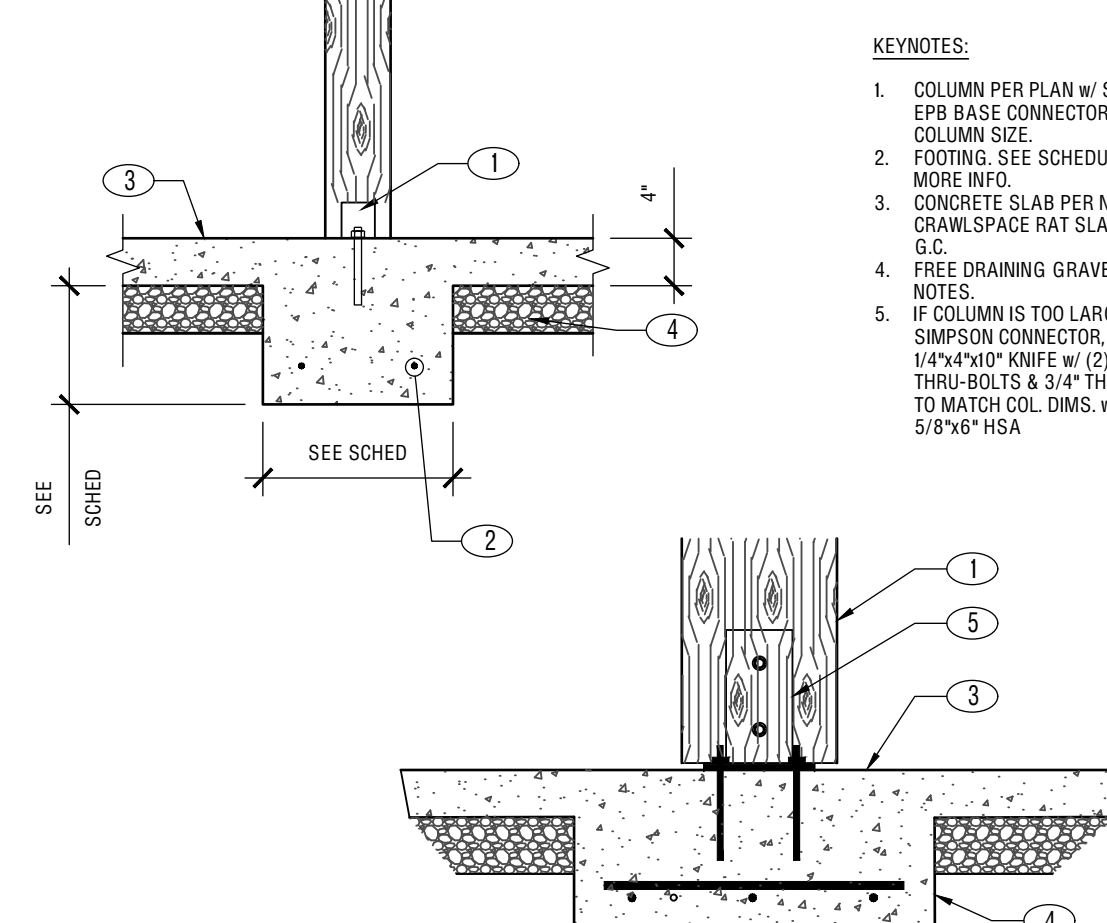
13 WALL CONFINEMENT

S3.1 NO SCALE



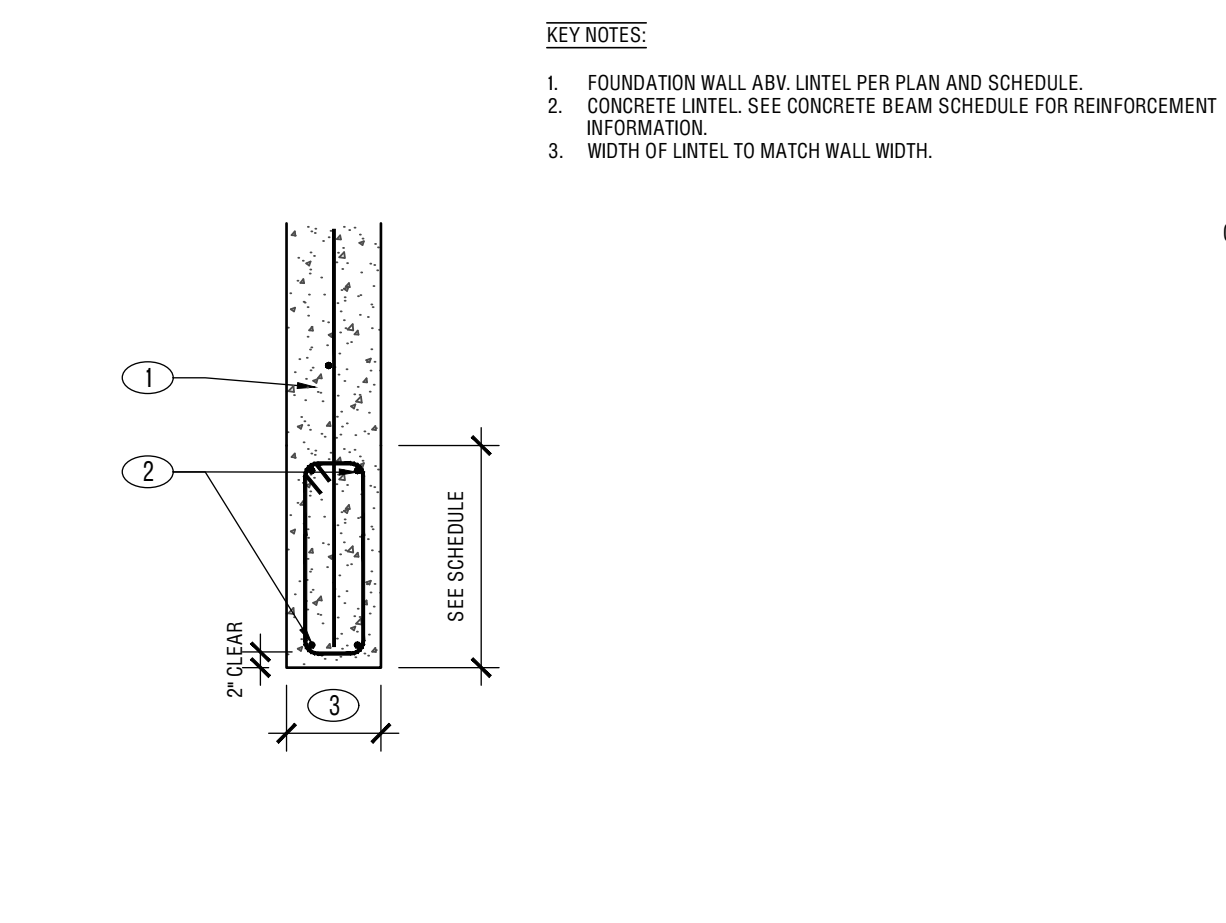
14 ISOLATED EXTERIOR COLUMN & PIER

S3.1 NO SCALE



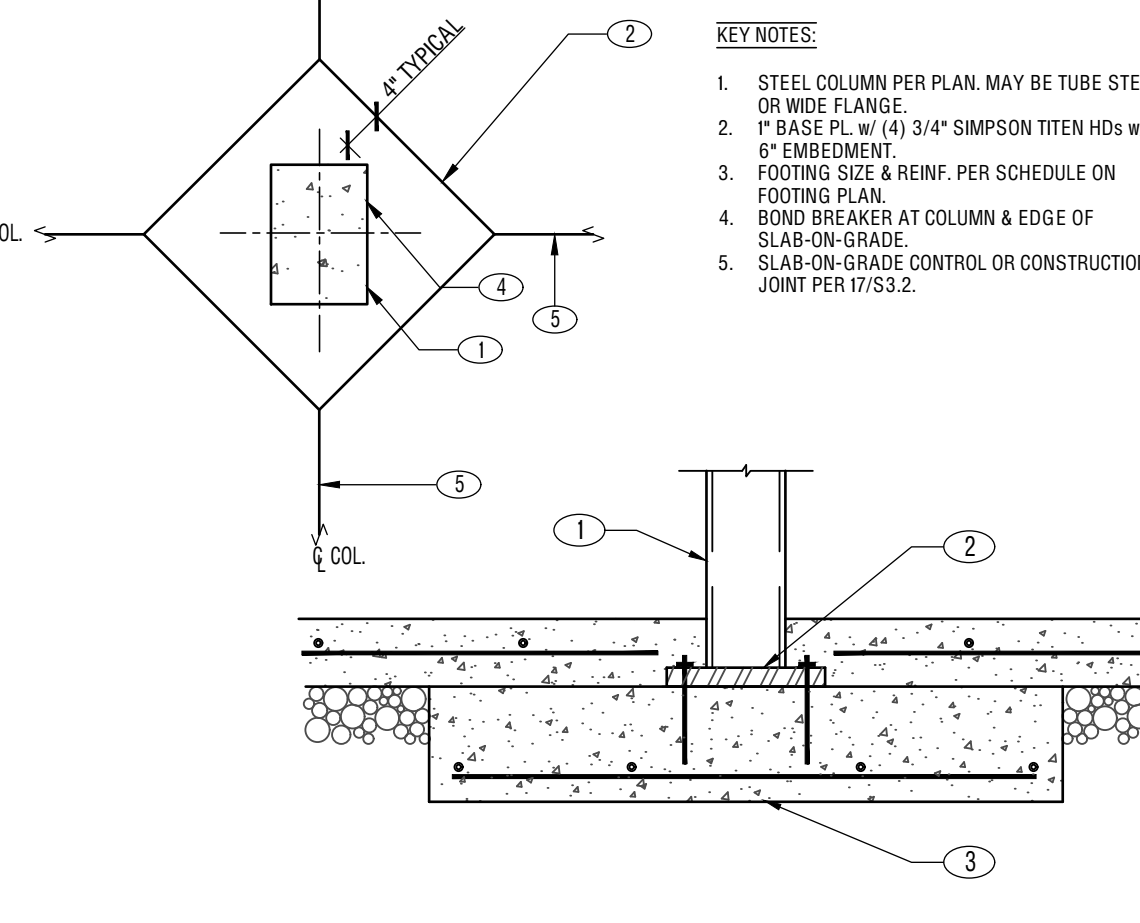
15 WOOD COLUMN @ SLAB-ON-GRADE

S3.1 NO SCALE



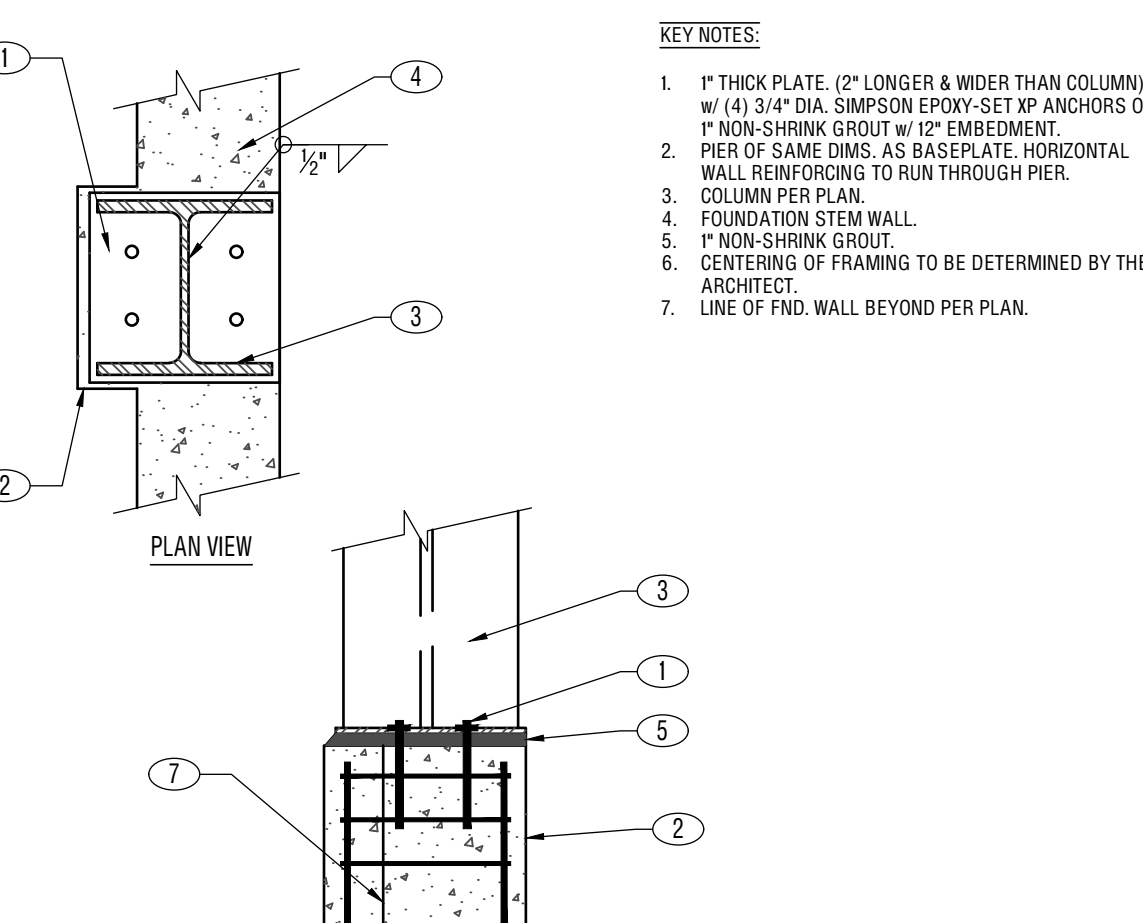
16 CONCRETE LINTEL

S3.1 NO SCALE



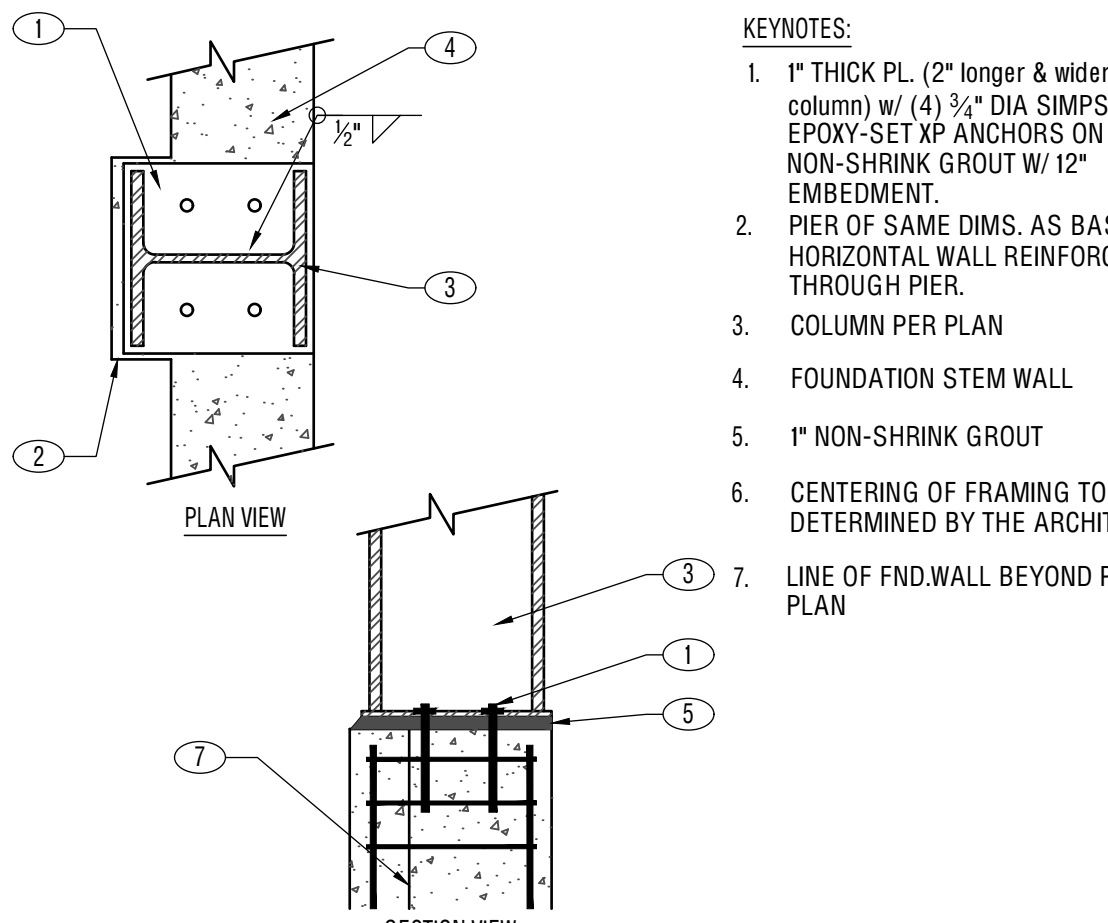
17 STEEL COLUMN @ SLAB-ON-GRADE

S3.1 NO SCALE



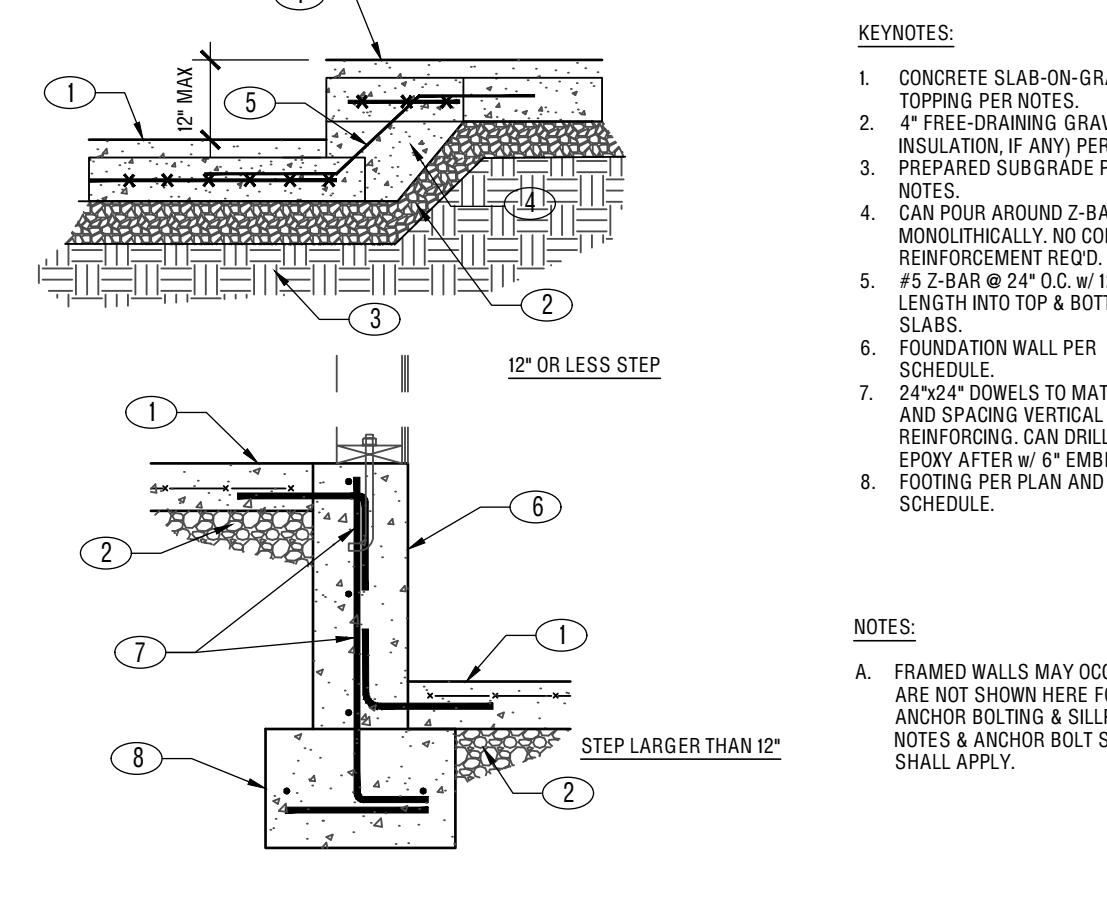
18 WIDE FLANGE COLUMN PARALLEL WITH STEMWALL

S3.1 NO SCALE



19 WIDE FLANGE COLUMN PERPENDICULAR TO STEMWALL

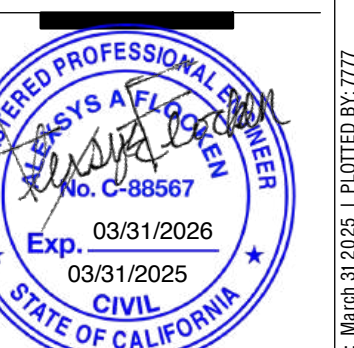
S3.1 NO SCALE



20 STEPS IN SLABS-ON-GRADE

S3.1 NO SCALE

IMPORTANT ADVISORY: THE CITY/COUNTY/PEER REVIEW PROCESS TYPICALLY RESULTS IN ADJUSTMENTS NECESSARY TO BE MADE TO STAMPED PLAN SHEETS. QUANTITY & PRICING ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING OFFICIAL'S STAMP OF APPROVAL ALLOWING CONSTRUCTION SHOULD BE CONSIDERED PRELIMINARY. THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND THE INTELLECTUAL PROPERTY OF CANYONS, INC. AND ARE PROTECTED BY COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING, BUT NOT LIMITED TO, COPYRIGHT. THE "MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CANYONS, INC."



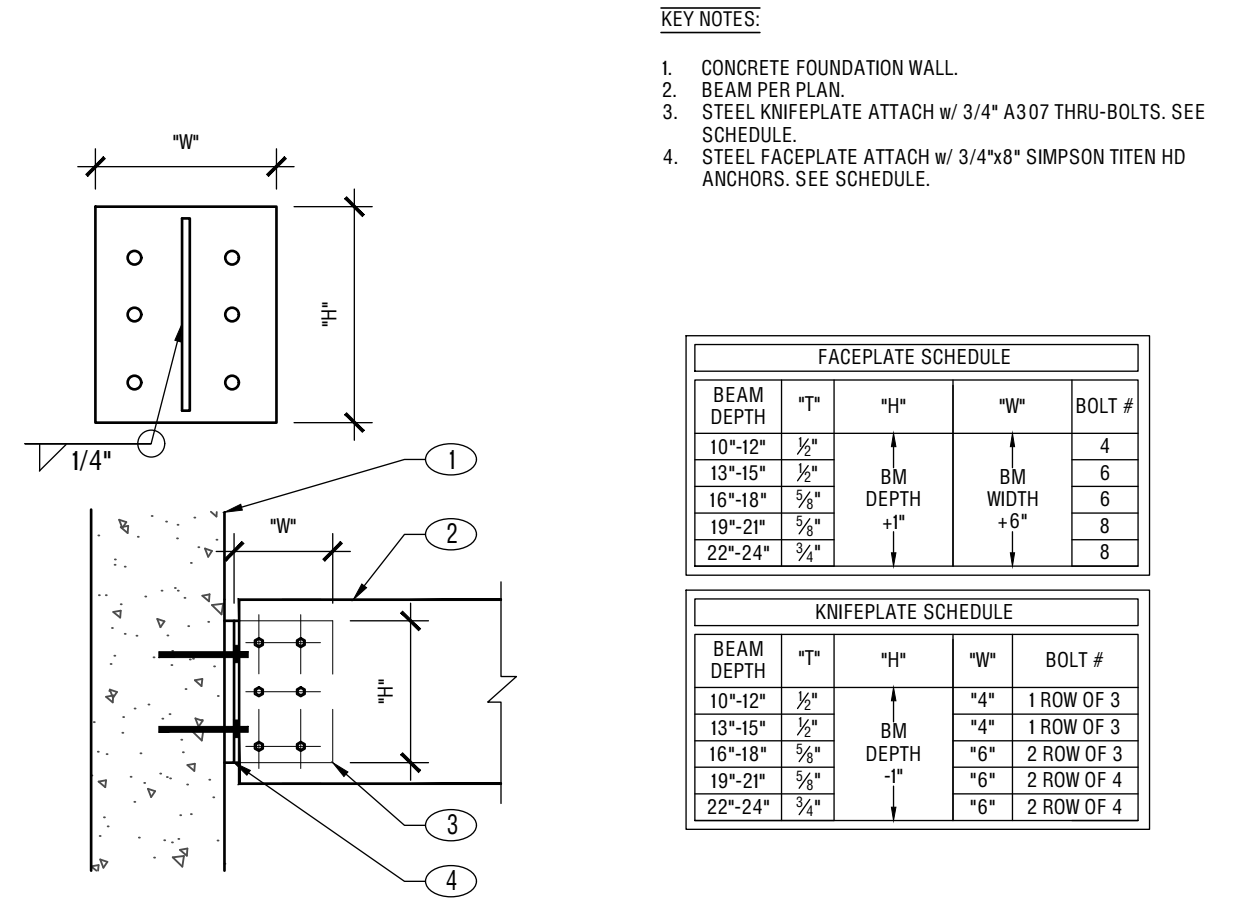
SHEET TITLE
FOUNDATION
DETAILS

ISSUE DATE
31 MARCH 2025

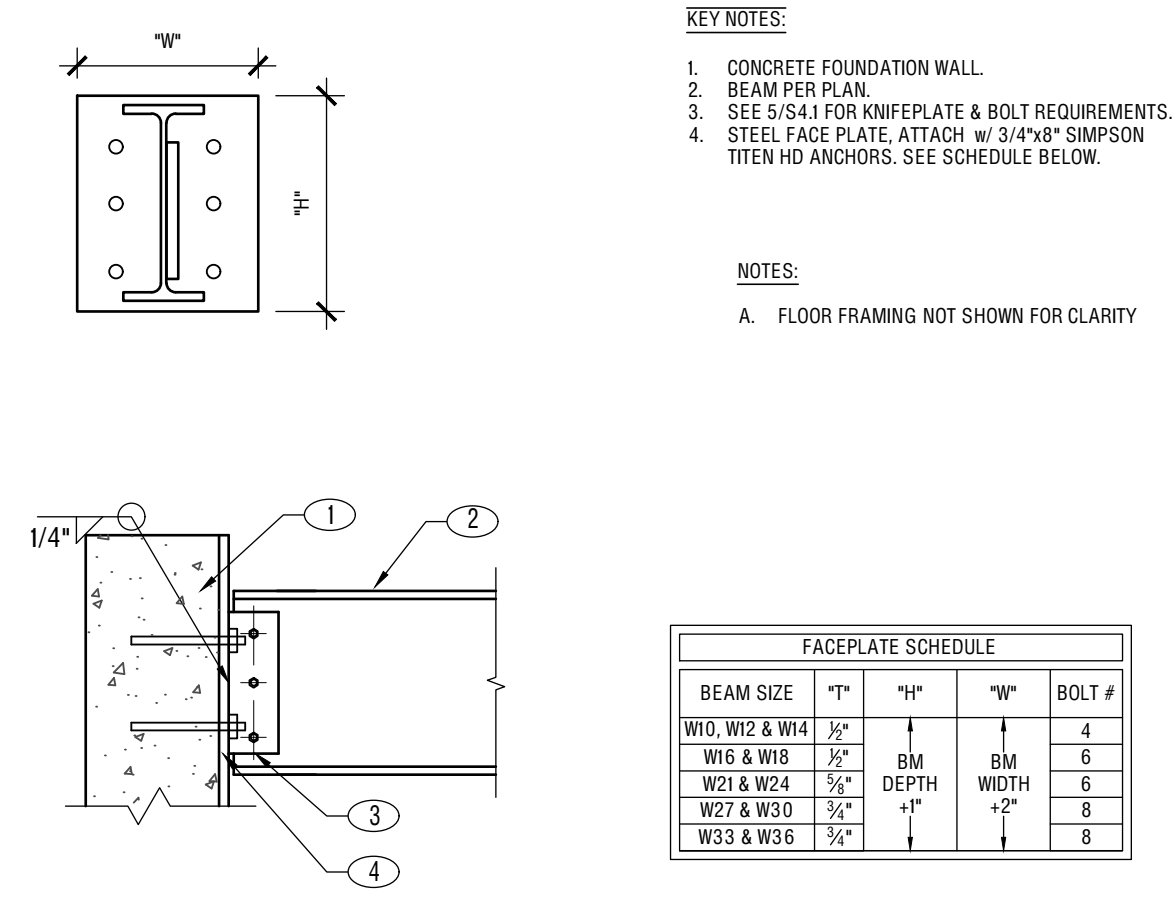
SHEET REVISION DATE

SHEET NUMBER
S3.2

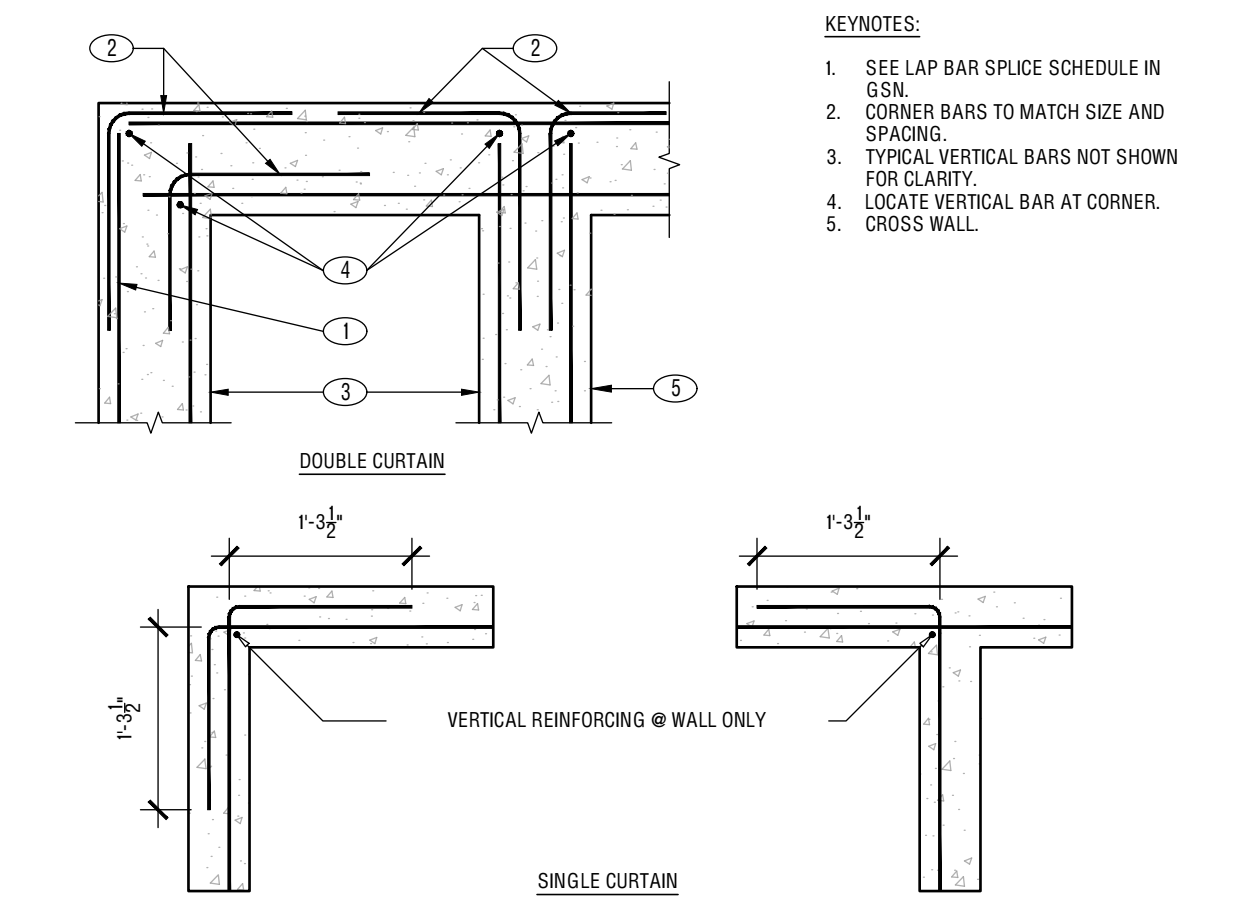
PLOT: C:\Users\j7777\AppData\Local\Temp\AP\248607_7200_1\FILE NAME: (PWALL) CHRISTENSEN RES. DETAILS.rvt | PLOT DATE: 03/31/2025 | PLOTTED BY: J7777



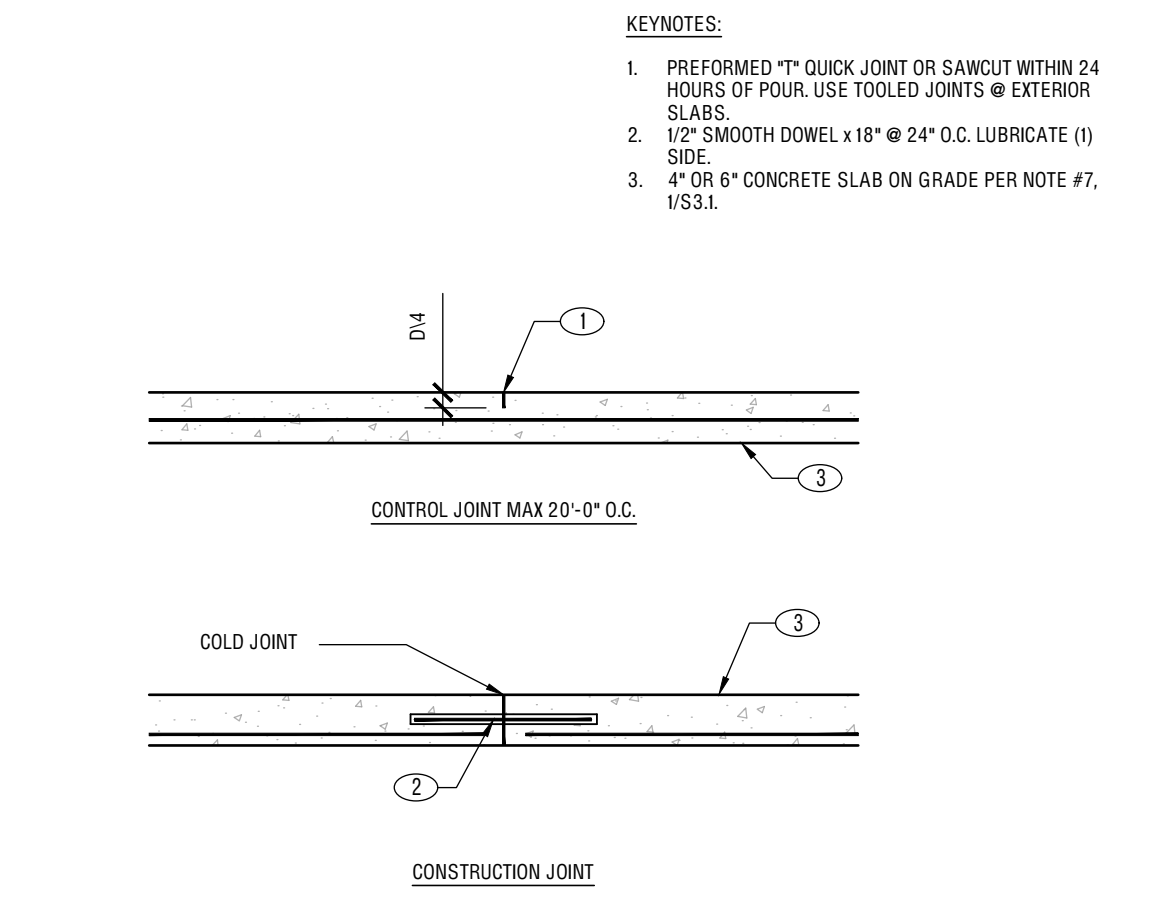
5 WOOD BEAM TO CONCRETE WALL
S3.2 NO SCALE



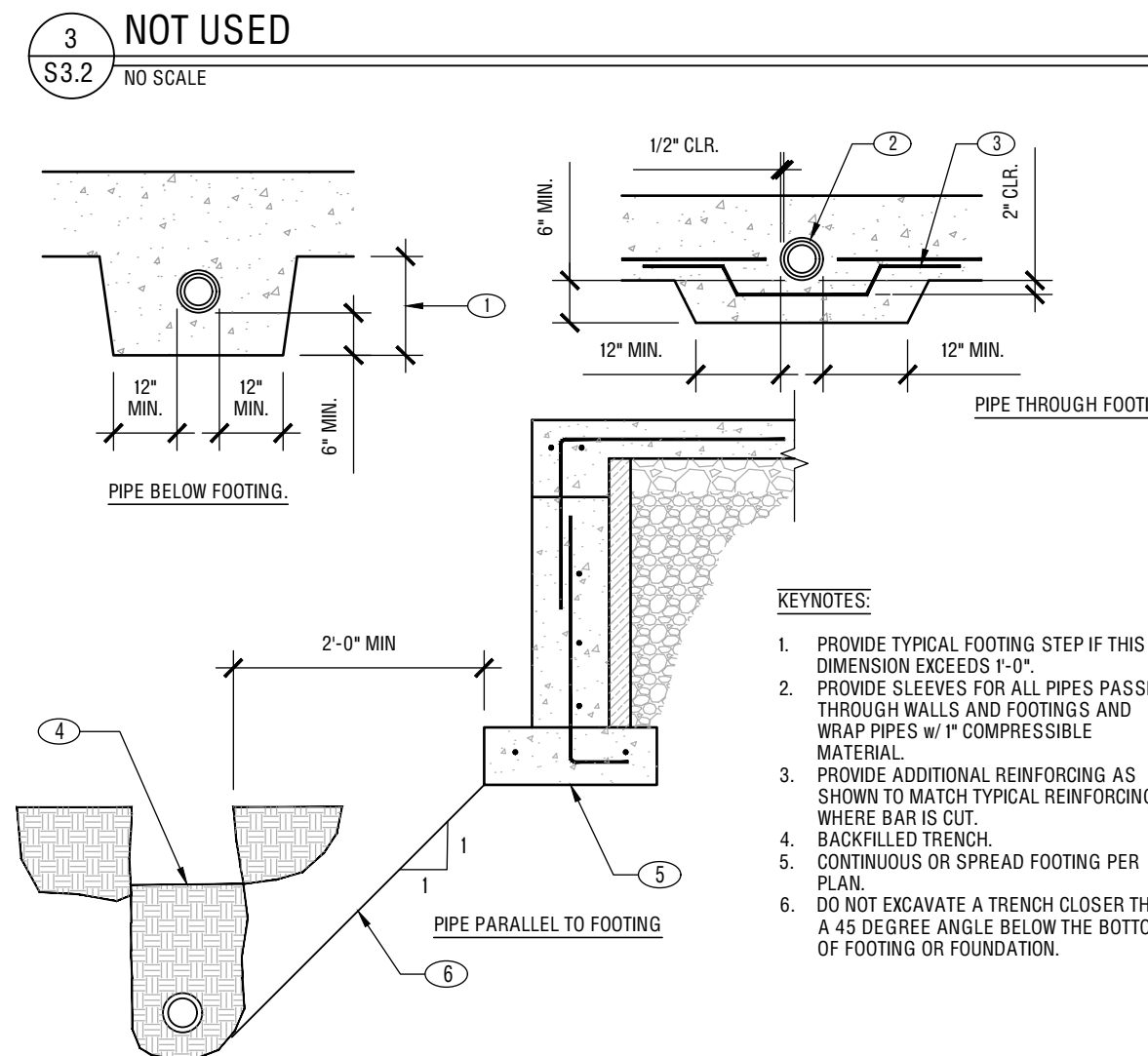
4 STEEL BEAM TO CONCRETE WALL
S3.2 NO SCALE



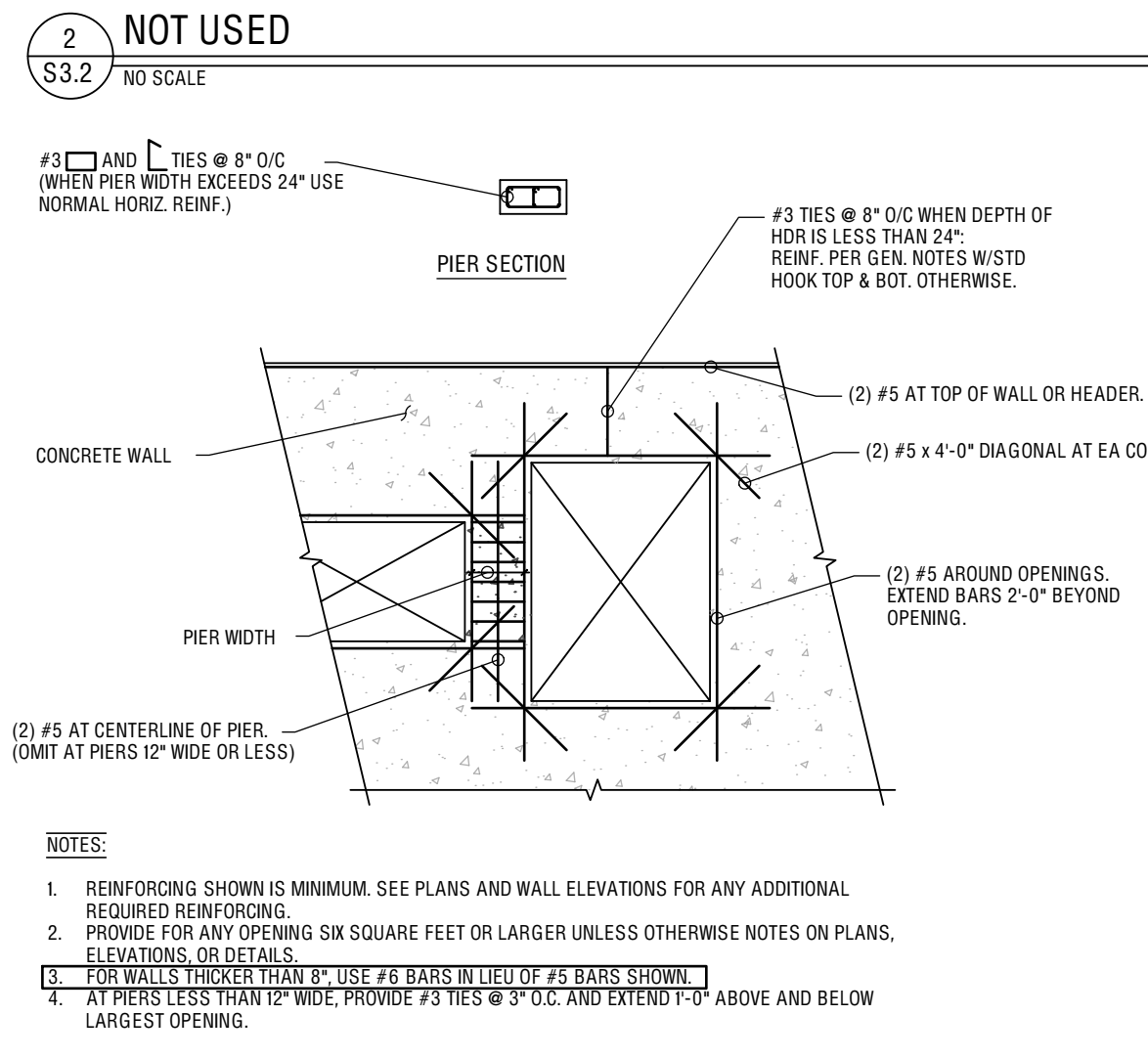
10 TYPICAL INTERSECTIONS OF CONCRETE WALLS AND FOOTINGS
S3.2 NO SCALE



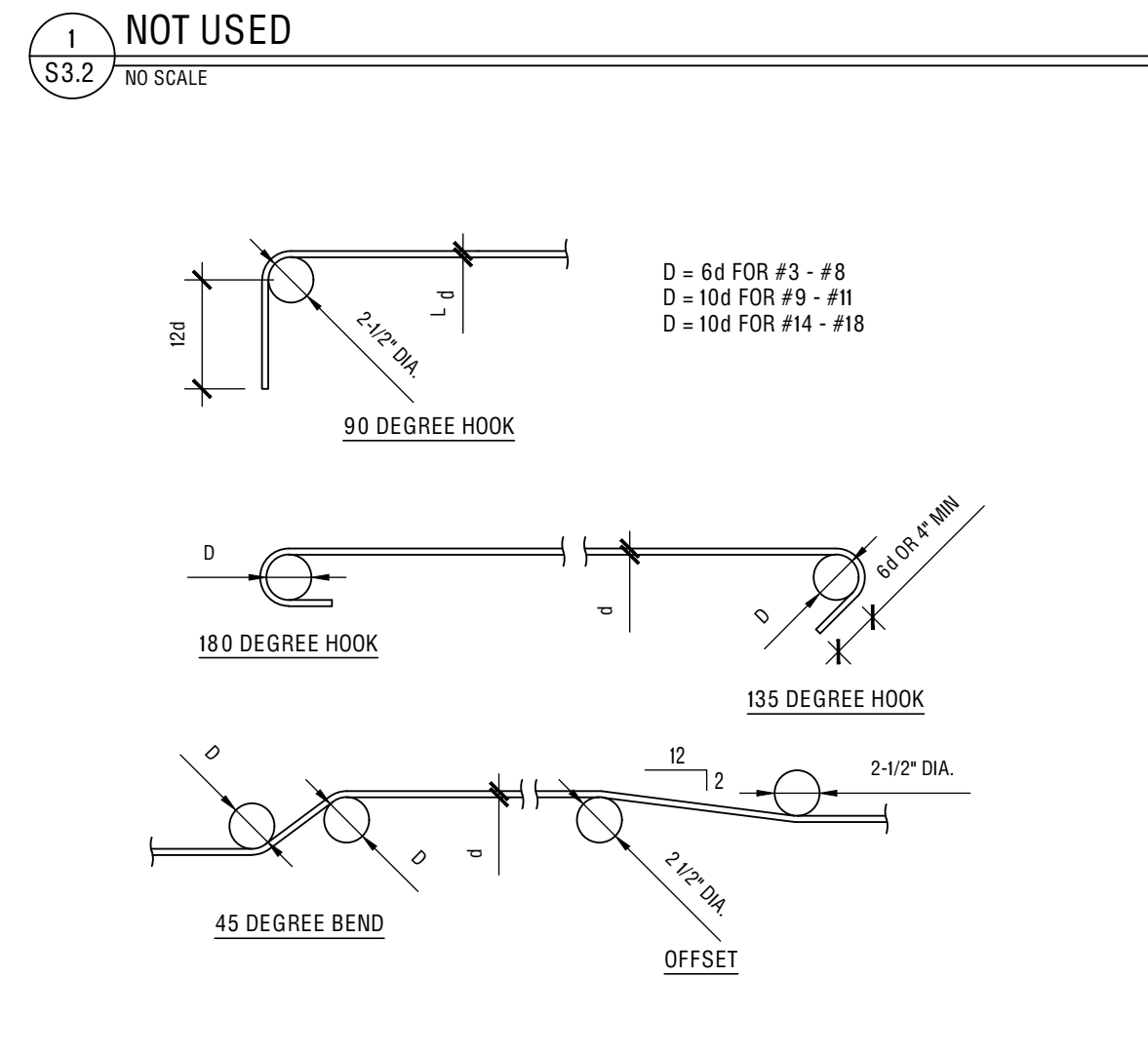
9 TYPICAL SLAB-ON-GRADE JOINTS
S3.2 NO SCALE



8 PIPE & FOOTING INTERFACE DETAILS
S3.2 NO SCALE



7 TYPICAL OPENING REINFORCEMENT WALLS & SLABS
S3.2 NO SCALE



6 TYPICAL BARS, BENDS, & HOOKS IN CONCRETE
S3.2 NO SCALE

12 NOT USED
S3.2 NO SCALE

13 NOT USED
S3.2 NO SCALE

14 NOT USED
S3.2 NO SCALE

15 NOT USED
S3.2 NO SCALE

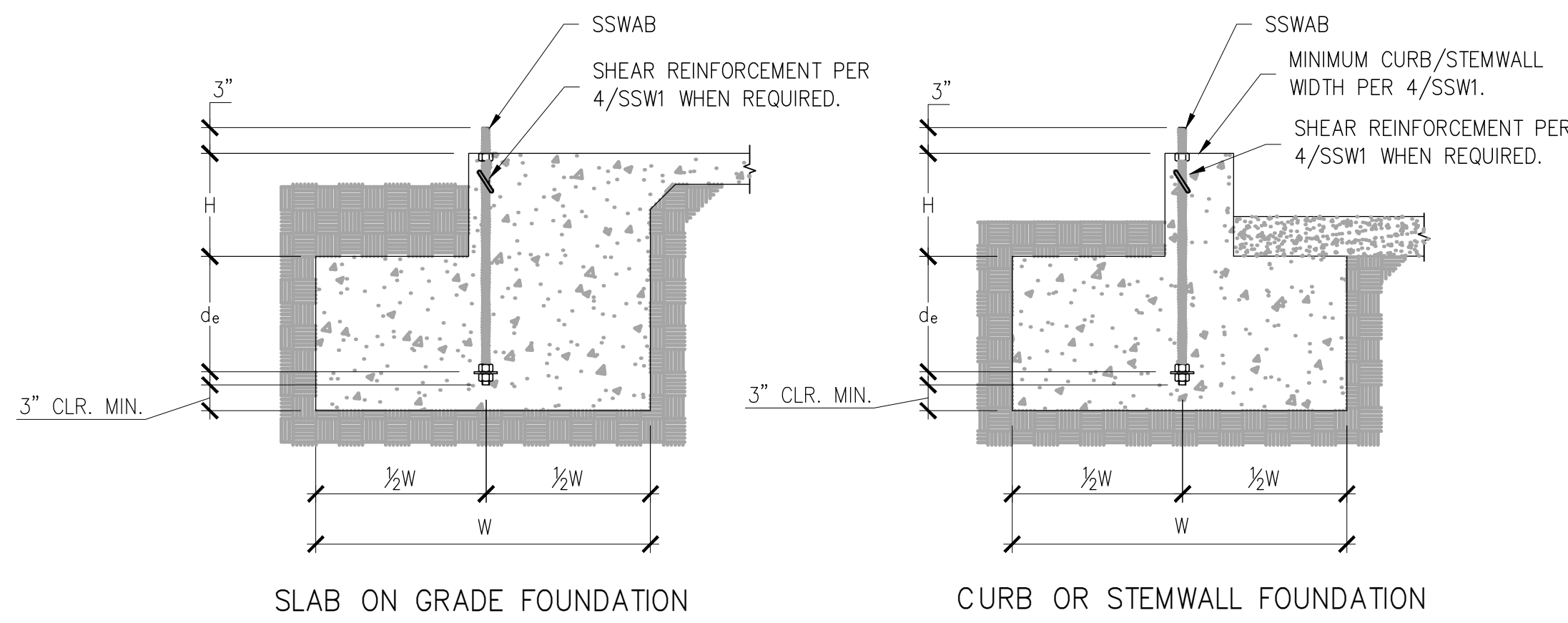
17 NOT USED
S3.2 NO SCALE

18 NOT USED
S3.2 NO SCALE

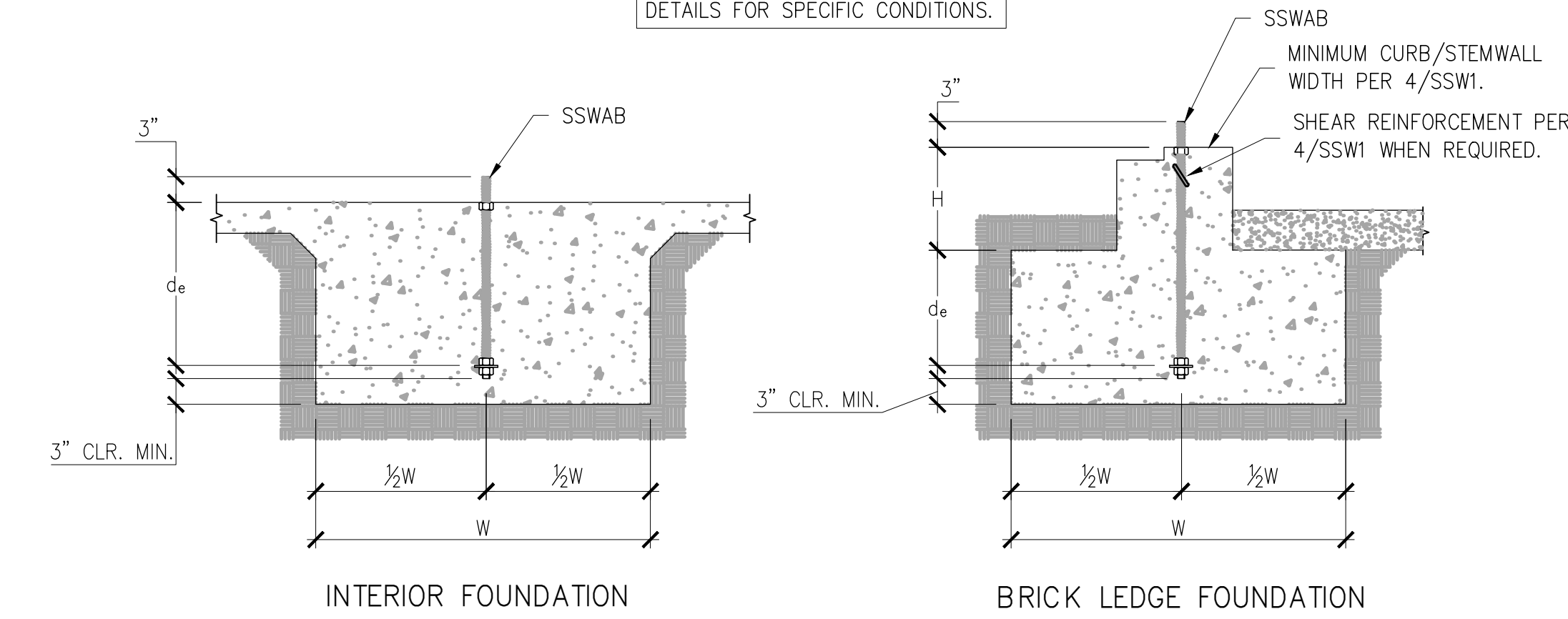
19 NOT USED
S3.2 NO SCALE

20 NOT USED
S3.2 NO SCALE

16 NOT USED
S3.2 NO SCALE



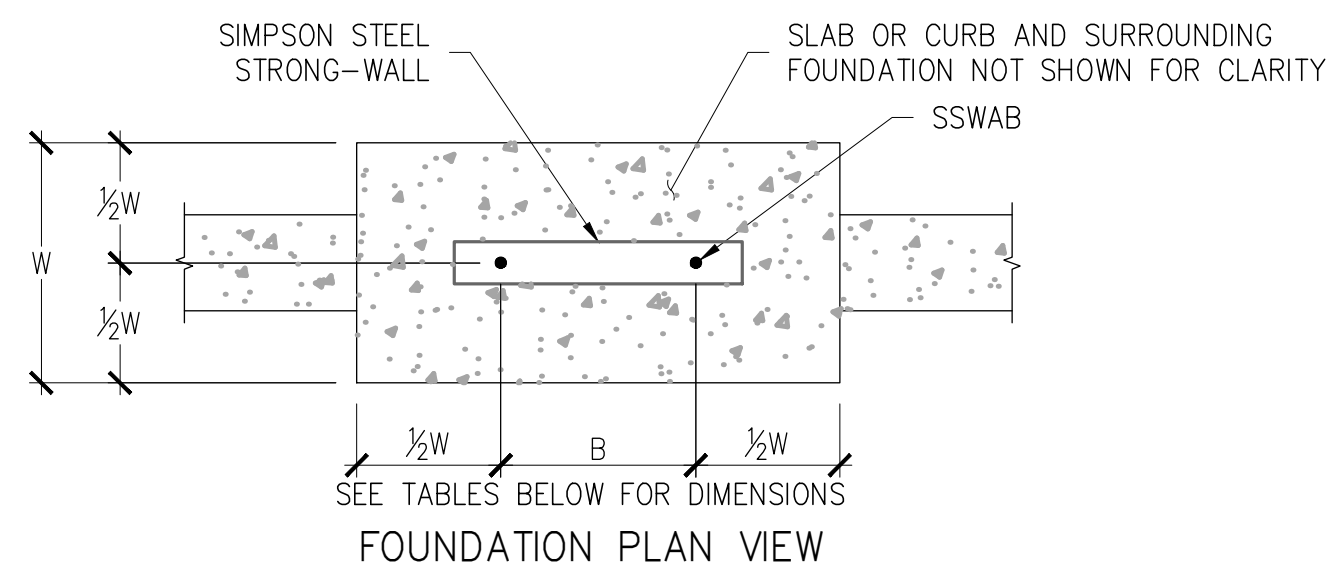
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



- NOTES :**
- SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
 - SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
 - MAXIMUM H = $l_e - d_e$. SEE 5/SSW1 AND 6/SSW1 FOR l_e .

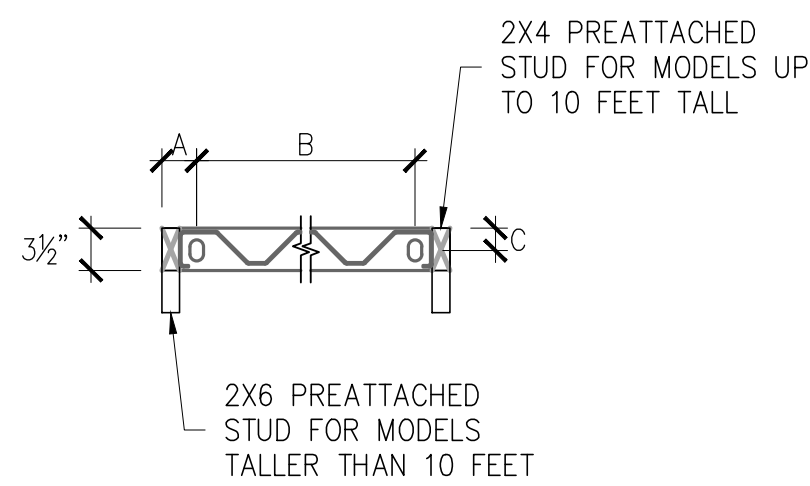
STEEL STRONG-WALL ANCHORAGE – TYPICAL SECTIONS

1



STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT			
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in)	
SEISMIC	CRACKED	STANDARD	8,800	22	8	16,100	33	11	
		HIGH STRENGTH	9,600	24	8	17,100	35	12	
	UNCRAKED	STANDARD	18,500	36	12	33,000	51	17	
		HIGH STRENGTH	19,900	38	13	35,300	54	18	
	WIND	CRACKED	STANDARD	8,800	19	7	15,700	28	10
			HIGH STRENGTH	9,600	21	7	17,100	30	10
UNCRAKED		STANDARD	18,300	31	11	32,300	44	15	
		HIGH STRENGTH	19,900	33	11	35,300	47	16	
UNCRAKED		STANDARD	5,100	14	6	6,200	16	6	
		HIGH STRENGTH	7,400	18	6	11,400	24	8	
	9,600		22	8	17,100	32	11		
	11,400	24	8	21,100	36	12			



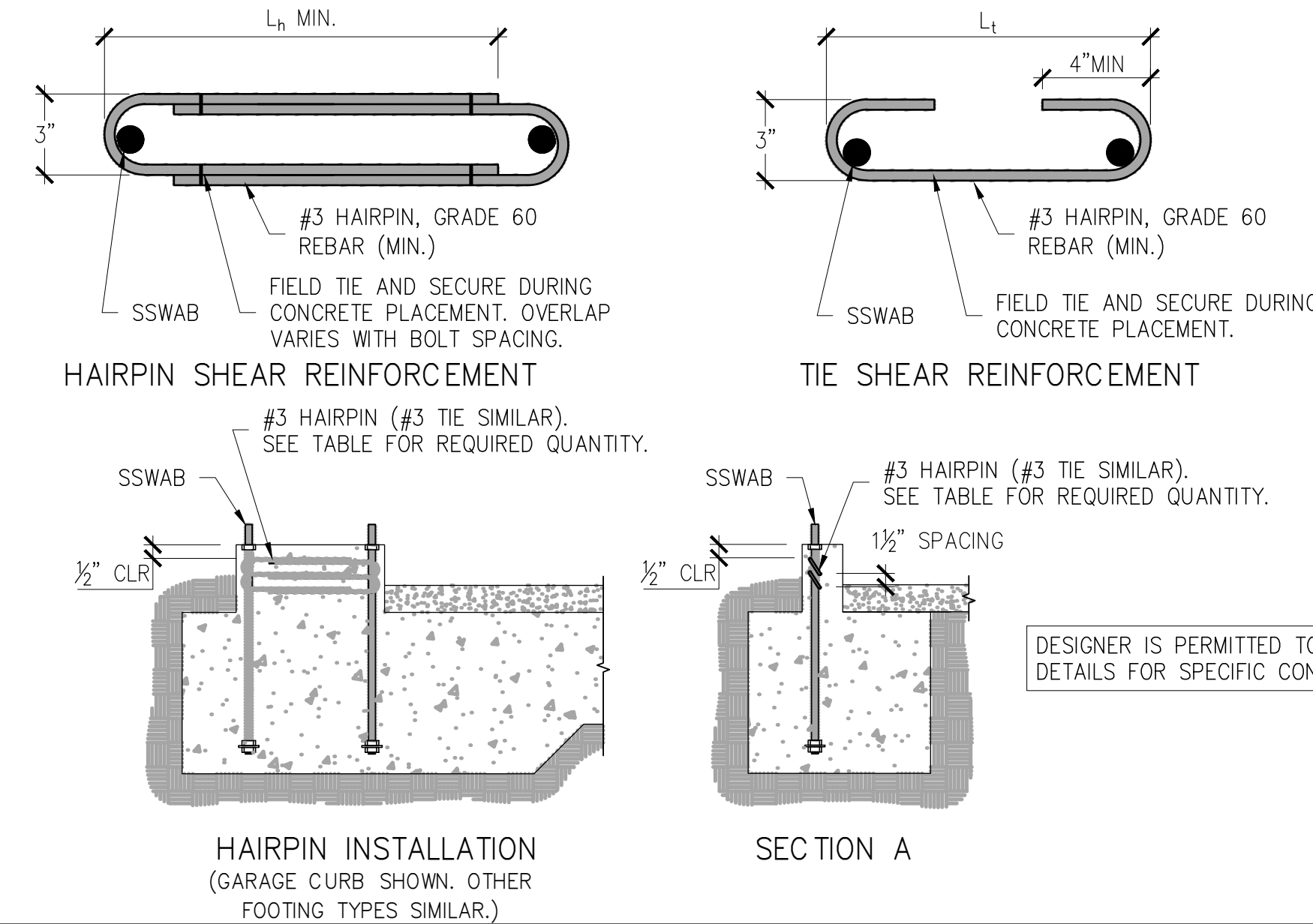
STEEL STRONG-WALL® ANCHOR BOLT LAYOUT

WALL MODEL	DISTANCE FROM END OF WALL TO CENTER OF SSWABs (A) (in.)	DISTANCE FROM CENTER TO CENTER OF SSWABs (B) (in.)	DISTANCE FROM EXTERIOR FACE OF WALL TO CENTER OF ALL SSWABs (C) (in.)
SSW12	2 3/4"	6 3/4"	2"
SSW15	2 1/2"	9 1/4"	1 1/2"
SSW18	2 1/2"	12 1/4"	1 1/2"
SSW21	2 1/2"	15 1/4"	1 1/2"
SSW24	2 1/2"	18 1/4"	1 1/2"

- NOTES :**
- ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
 - ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
 - SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-19 SECTION 17.10.5.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
 - WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
 - FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
 - REFER TO 1/SSW1 FOR d_e .

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI

2



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

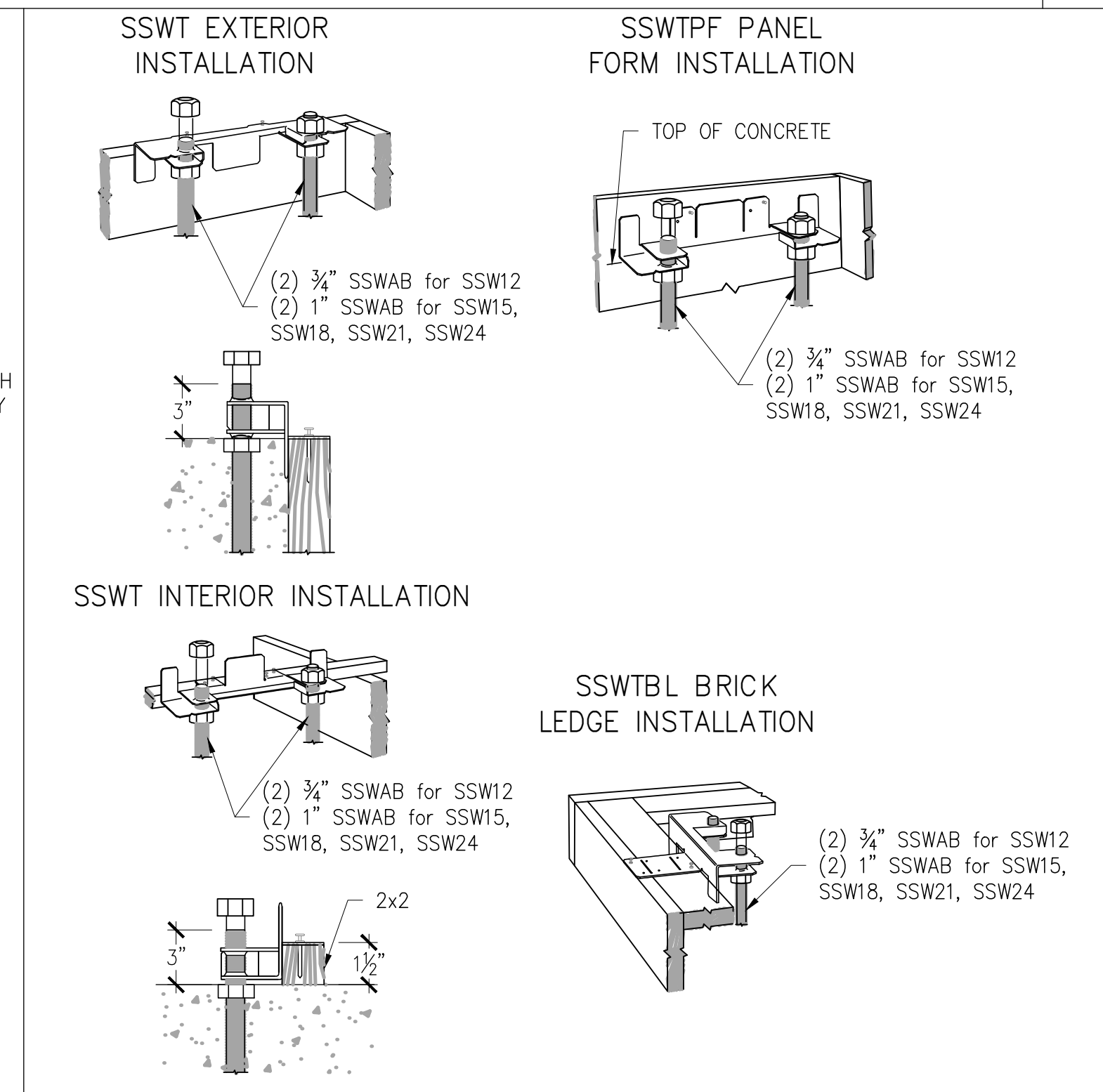
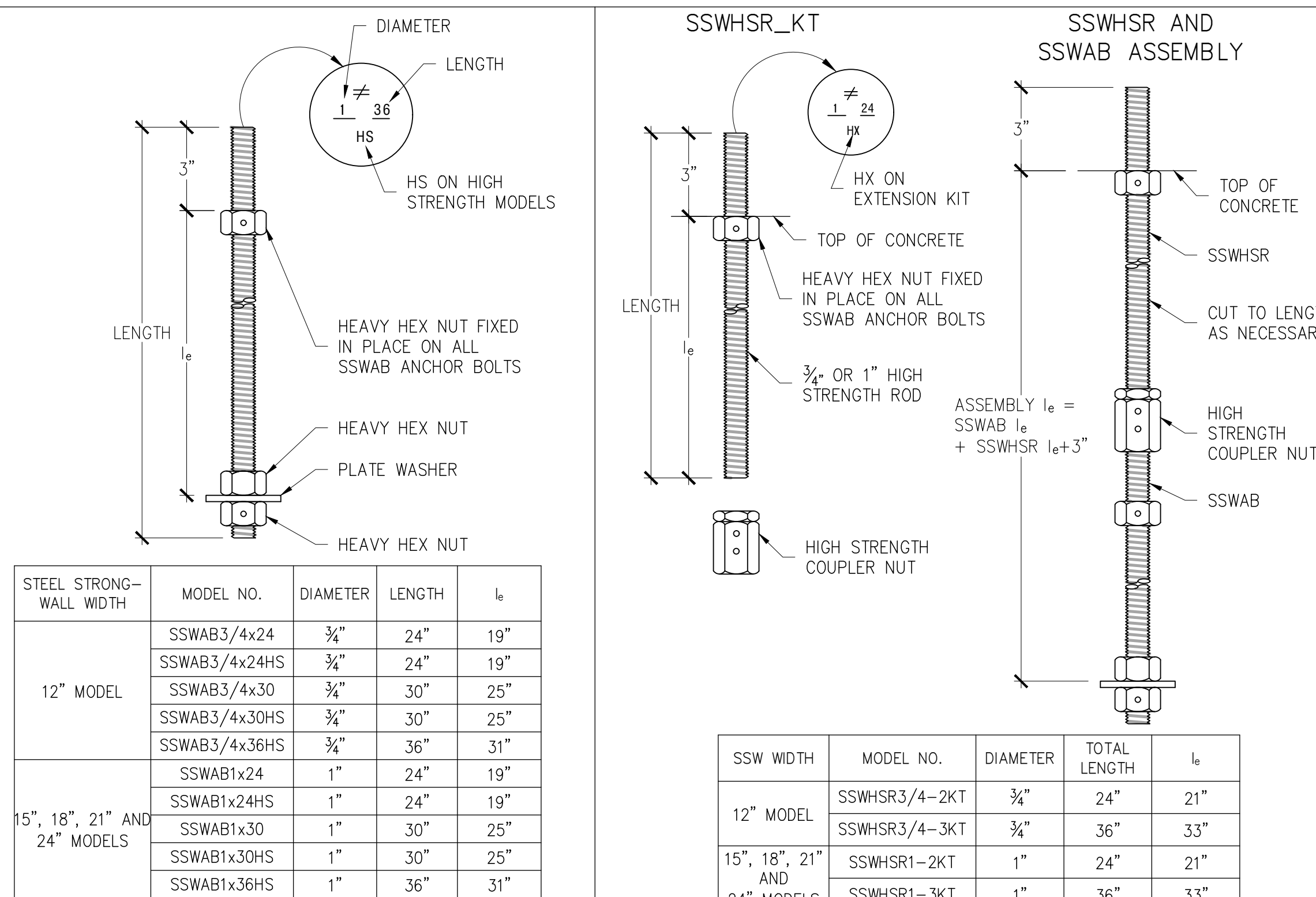
STEEL STRONG-WALL SHEAR ANCHORAGE

MODEL	L _t OR L _v (in.)	SEISMIC ³ SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	WIND ⁴ ASD ALLOWABLE SHEAR LOAD V (lbs.) ⁶			
						6" MIN CURB/STEMWALL		8" MIN CURB / STEMWALL	
						UNCRAKED	CRACKED	UNCRAKED	CRACKED
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	-	1230	880	1440	1030
SSW15	12	(2) #3 TIES	6	NONE REQUIRED	-	1590	1135	1810	1295
SSW18	14	(1) #3 HAIRPIN	8 ⁵	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG-WALL PANEL			
SSW21	15	(2) #3 HAIRPIN	8 ⁵	(1) #3 HAIRPIN	6				
SSW24	17	(2) #3 HAIRPIN	8 ⁵	(1) #3 HAIRPIN	6				

- NOTES :**
- SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-14 AND ACI 318-11 AND ASSUME MINIMUM $f'_c=2,500$ PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
 - SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
 - SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
 - WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
 - MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
 - USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
 - CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.2.2 AND ACI 318-11 D.8.2.

STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE

4



SSW ANCHOR BOLTS

5

SSW ANCHOR BOLT EXTENSION

6

SSW ANCHOR BOLT TEMPLATES

7

CHRISTENSEN RESIDENCE
3418 17 MILE DRIVE
PEBBLE BEACH, CA 93953



SHEET TITLE

STEEL STRONG WALL ANCHORAGE DETAILS

ISSUE DATE

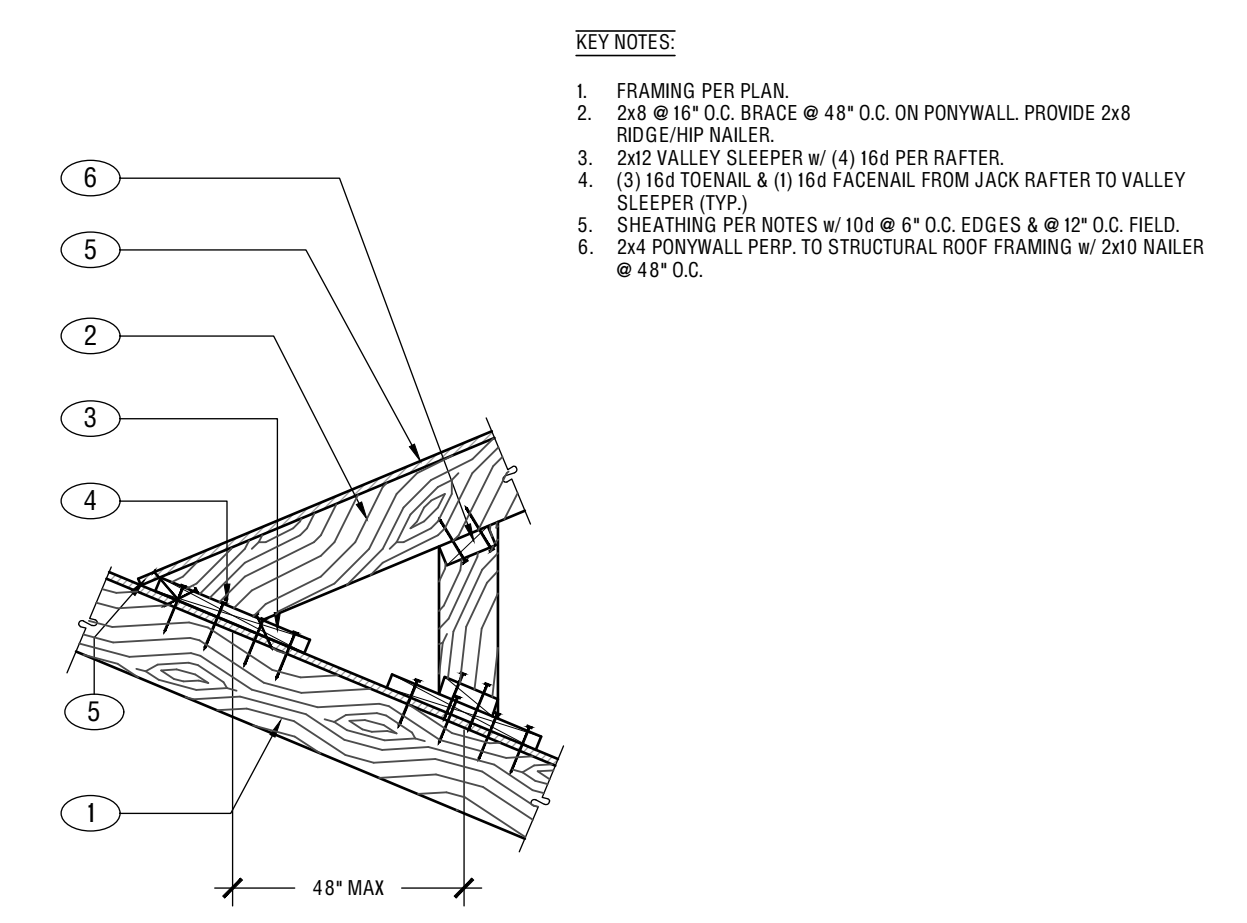
31 MARCH 2025

SHEET REVISION DATE

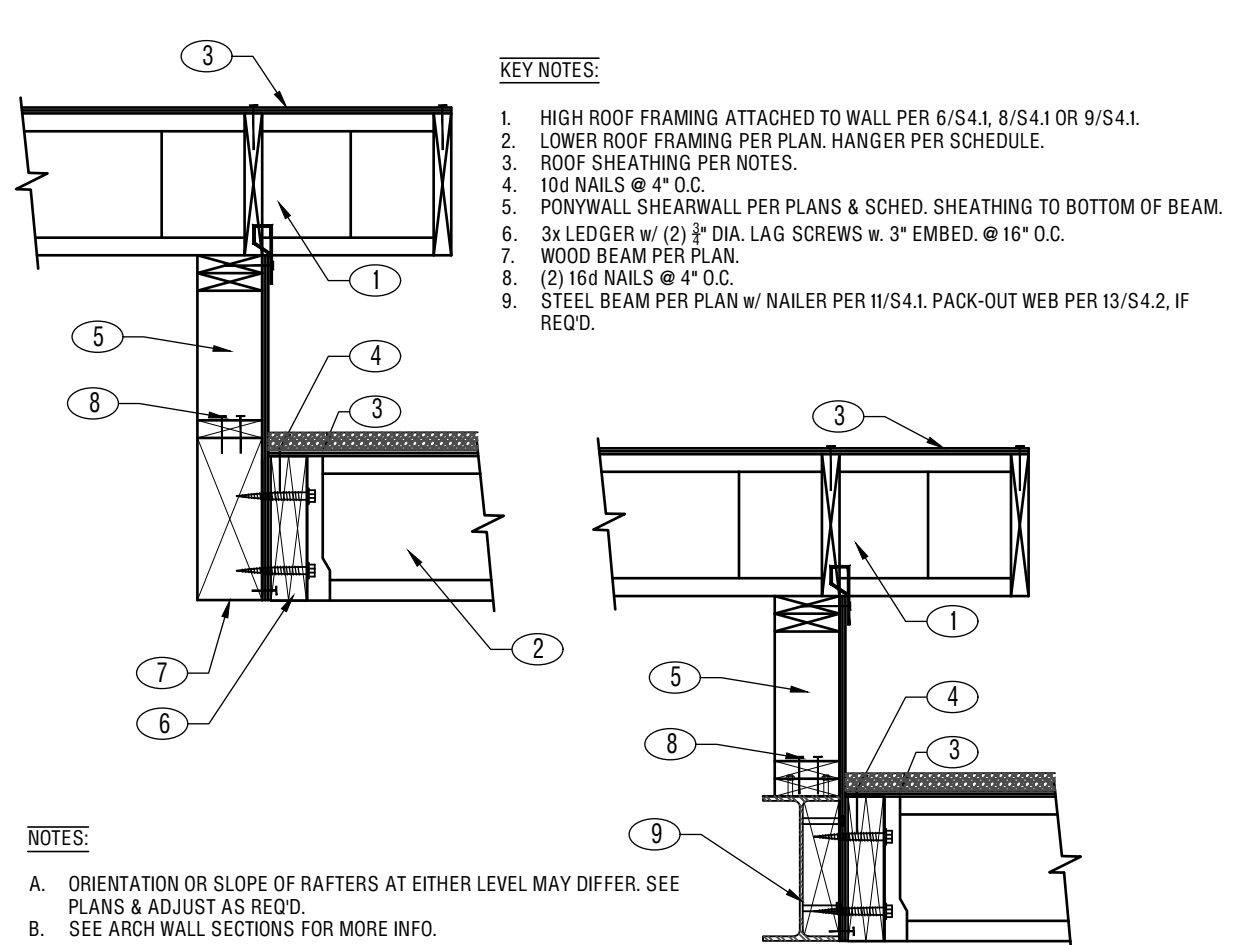
SHEET NUMBER

S3.3

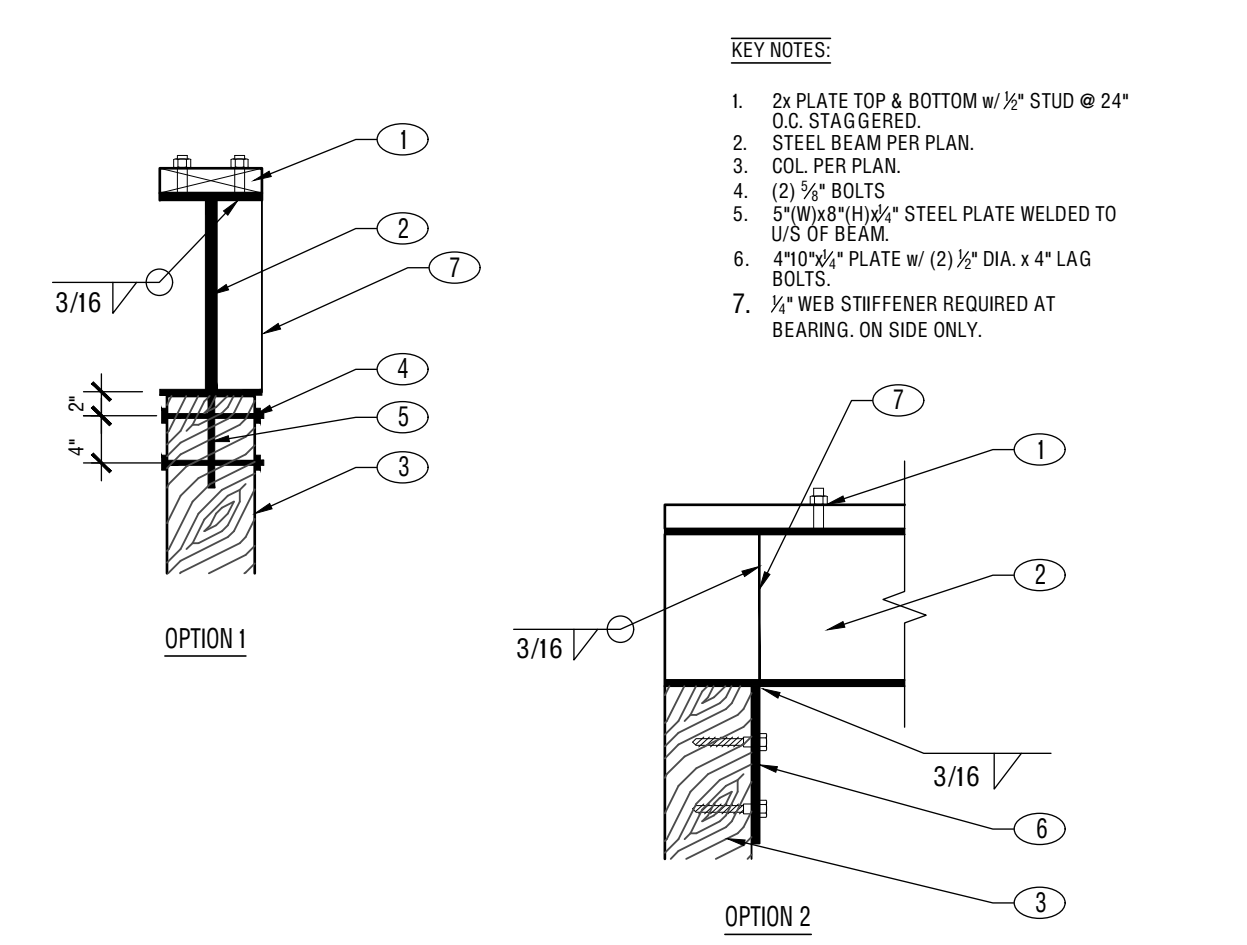
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1 OVERBUILD PARALLEL TO ROOF FRAMING
S4.1 NO SCALE



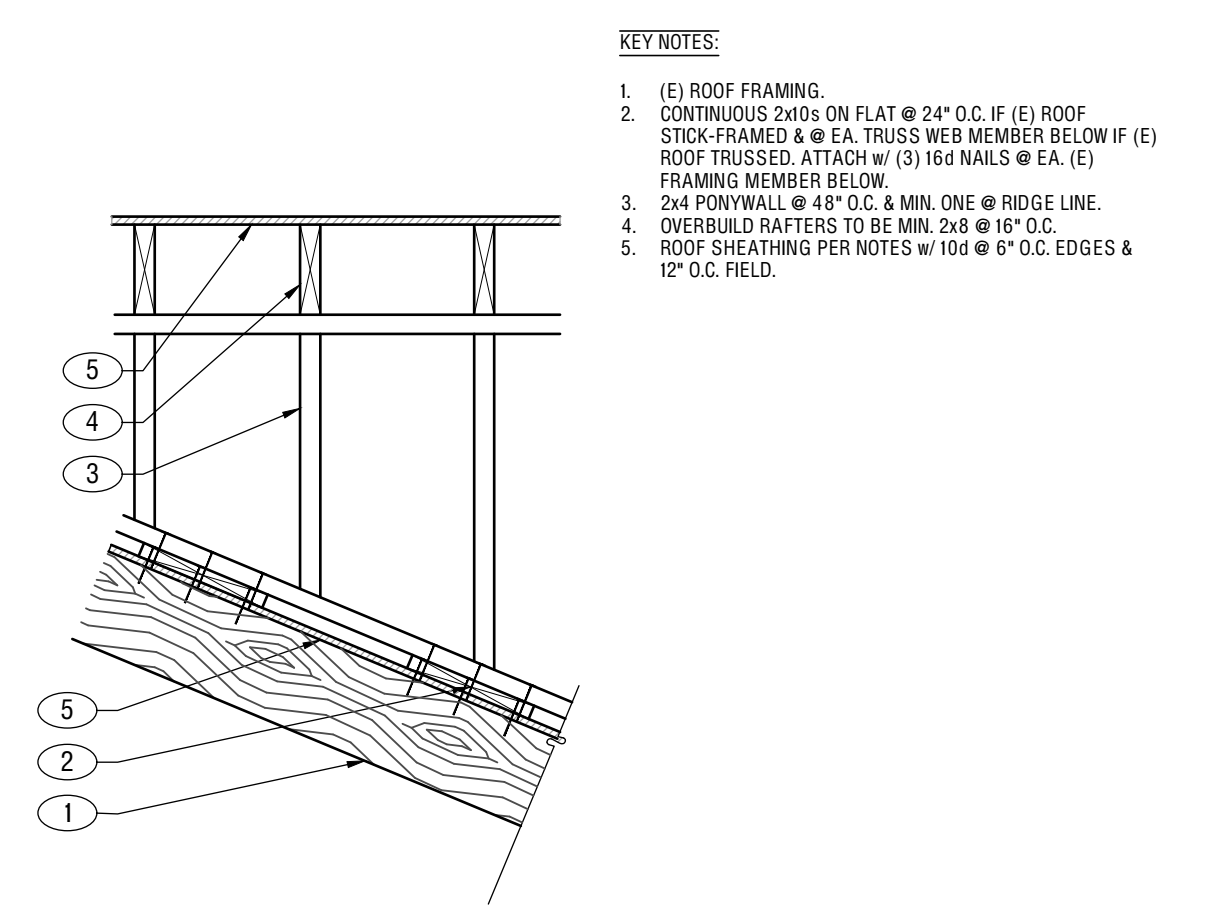
2 OVERBUILD PERPENDICULAR TO ROOF FRAMING
S4.1 NO SCALE



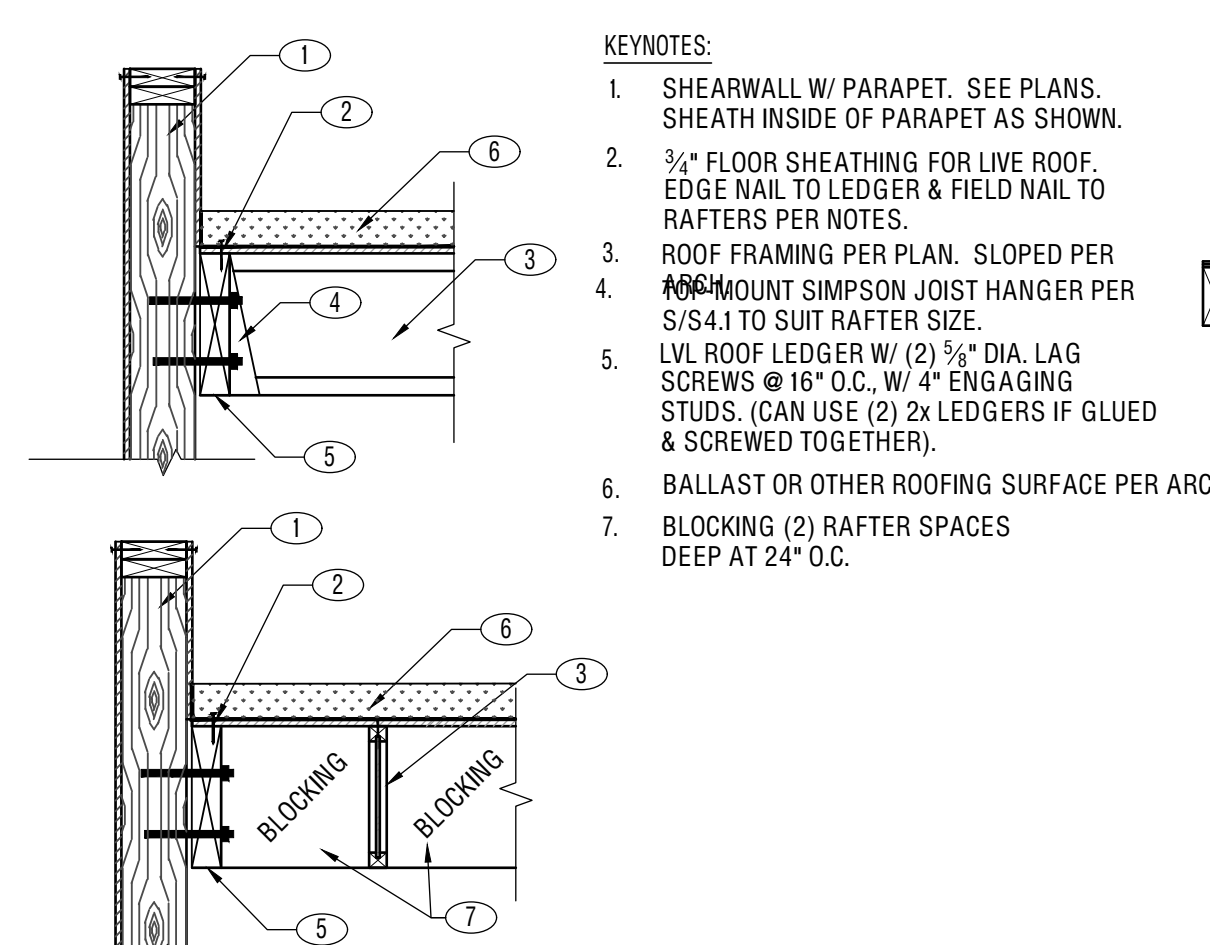
3 ROOF FRAMING AT CLERESTORY
S4.1 NO SCALE

SIMPSON/USP HANGER SCHEDULE		
MEMBER	FACE MOUNT	TOP MOUNT
(2) 2x6	HU26 - 2	-
(3) 2x6	HU26 - 3	-
(2) 2x8	HU28 - 2	HUS28 - 2TF
(3) 2x8	HU28 - 3	-
(2) 2x10	HUS210 - 2	HU210 - 2TF
(3) 2x10	HGUS210 - 3	HU210 - 3TF
(2) 2x12	HUCO210 - 2 - SDS	HUS212 - 2TF
(3) 2x12	HUCO210 - 3 - SDS	HU212 - 3TF
(2) 1 1/2\" x 7\" LVL	HGUS48	WPU 5.5/7/25
(3) 1 1/2\" x 7\" LVL	HGUS5.5/8	WPU 5.5/7/25
(1) 1 1/2\" x 9\" LVL	HUS1.8/10	BA1.8/7.25
(2) 1 1/2\" x 9\" LVL	HGUS410	HGLTV 3.5/9
(3) 1 1/2\" x 9\" LVL	HGUS5.0/10	HGLTV 3.5/9
(1) 1 1/2\" x 11\" LVL	HUS1.8/10	WPU.8/11.8.8
(2) 1 1/2\" x 11\" LVL	HGUS412	HGLTV 3.5/11
(3) 1 1/2\" x 11\" LVL	HGUS 5.5/12	HGLTV 3.5/11

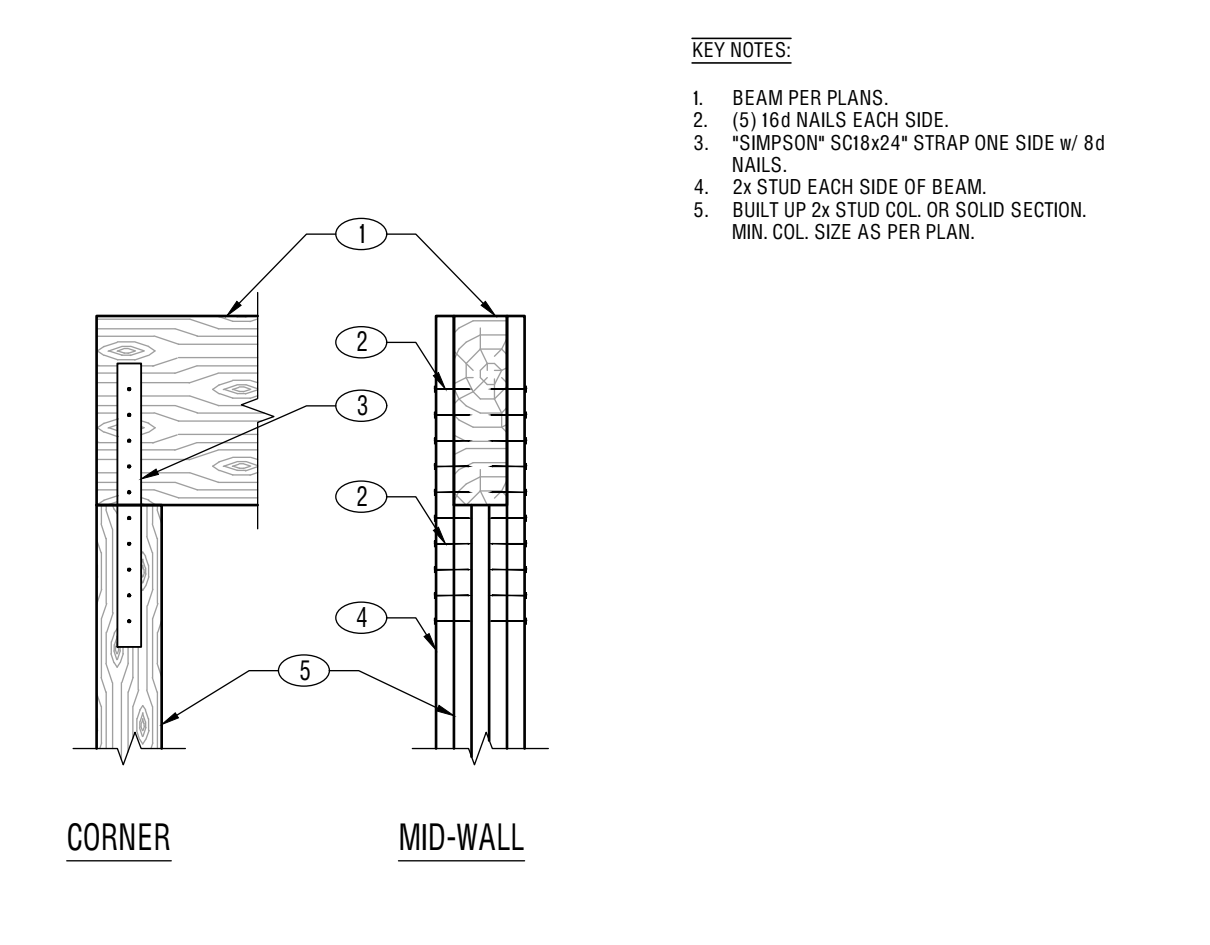
16 HANGER SCHEDULE (SIMPSON OR USP)
S4.1 NO SCALE



4 FLOOR BEARING AT SHEAR WALL
S4.1 NO SCALE



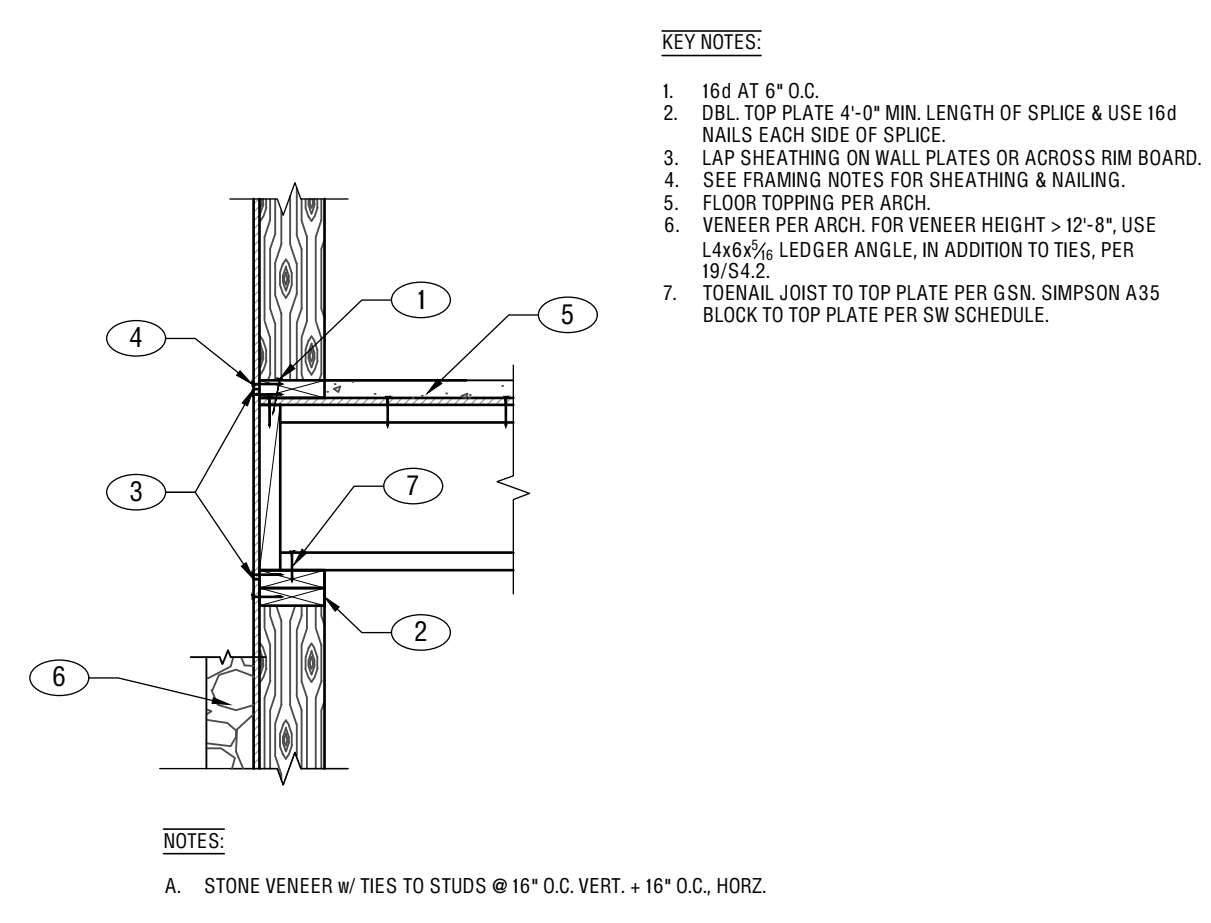
5 FLOOR PARALLEL TO SHEAR WALL
S4.1 NO SCALE



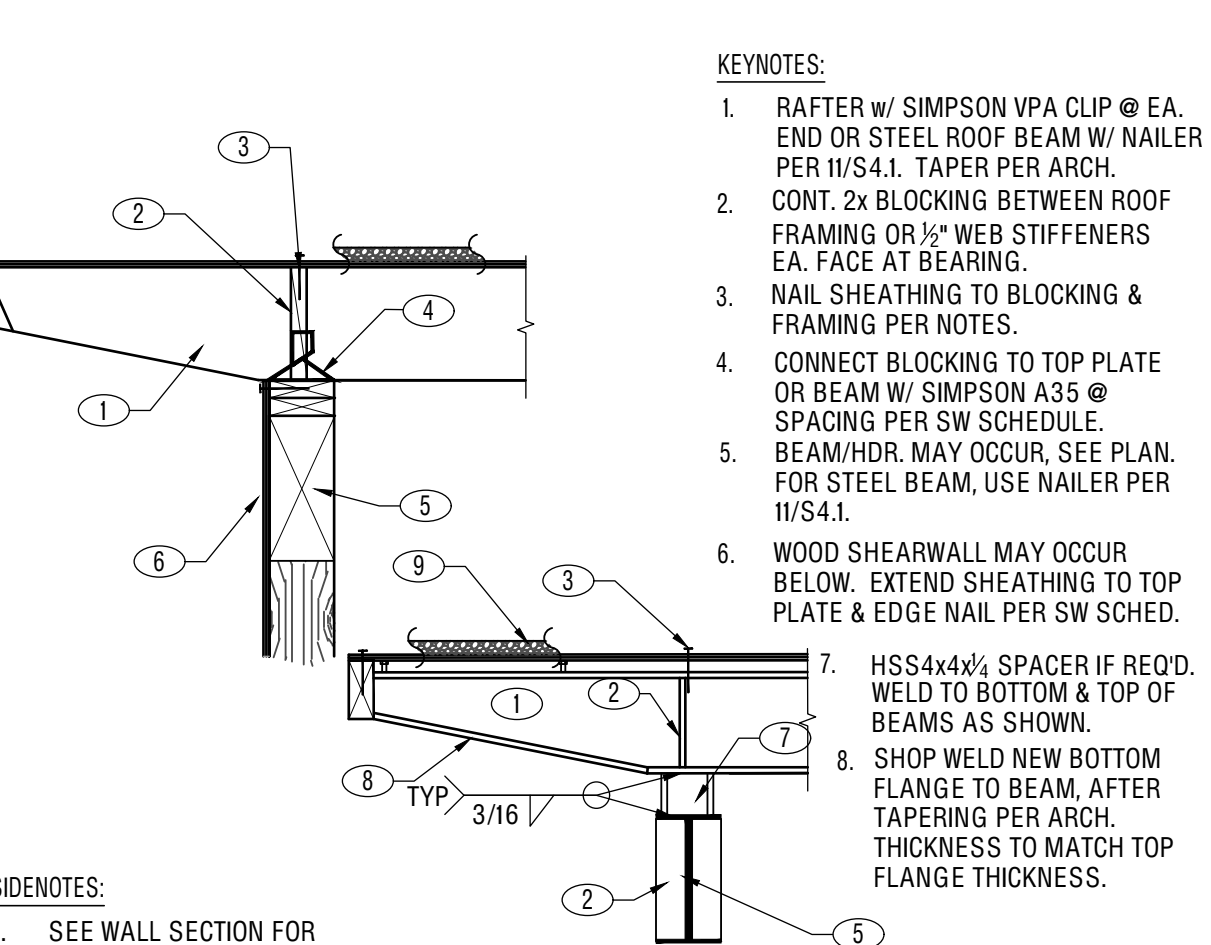
6 ROOF FRAMING AT SHEARWALL
S4.1 NO SCALE

SIMPSON/USP HANGER SCHEDULE		
MEMBER	FACE MOUNT	TOP MOUNT
(4) 1 1/2\" x 14\" LVL	HGUS 2.25/12	HGLTV411.8.8 - 2
(1) 1 1/2\" x 14\" LVL	HUS1.8/10	WPU.8/11.8.8
(2) 1 1/2\" x 14\" LVL	HGUS414	HGLTV 3.5/14
(3) 1 1/2\" x 14\" LVL	HGUS 5.5/14	HGLTV 3.5/14
1 1/2\" x 9\"	MU 1.56/9	WP29.5
1 1/2\" x 9\"	MU 1.8/9	WP9
2 1/2\" x 9\"	HU 2.1/9	LBV2.1/9.5
2 1/2\" x 9\"	HU 359	LBV2.37/9.5
1 1/2\" x 11\"	MU 1.56/11	WP21.8.8
1 1/2\" x 11\"	MU 1.8/11	WP11
2 1/2\" x 11\"	MU 2.1/11	LBV2.1/11.8.8
2 1/2\" x 11\"	HU 351	LBV2.37/11.8.8
1 1/2\" x 14\"	MU 1.8/14	WP14
2 1/2\" x 14\"	HUS 2.06/14	LBV2.1/14
2 1/2\" x 14\"	HU 3514	WP3514

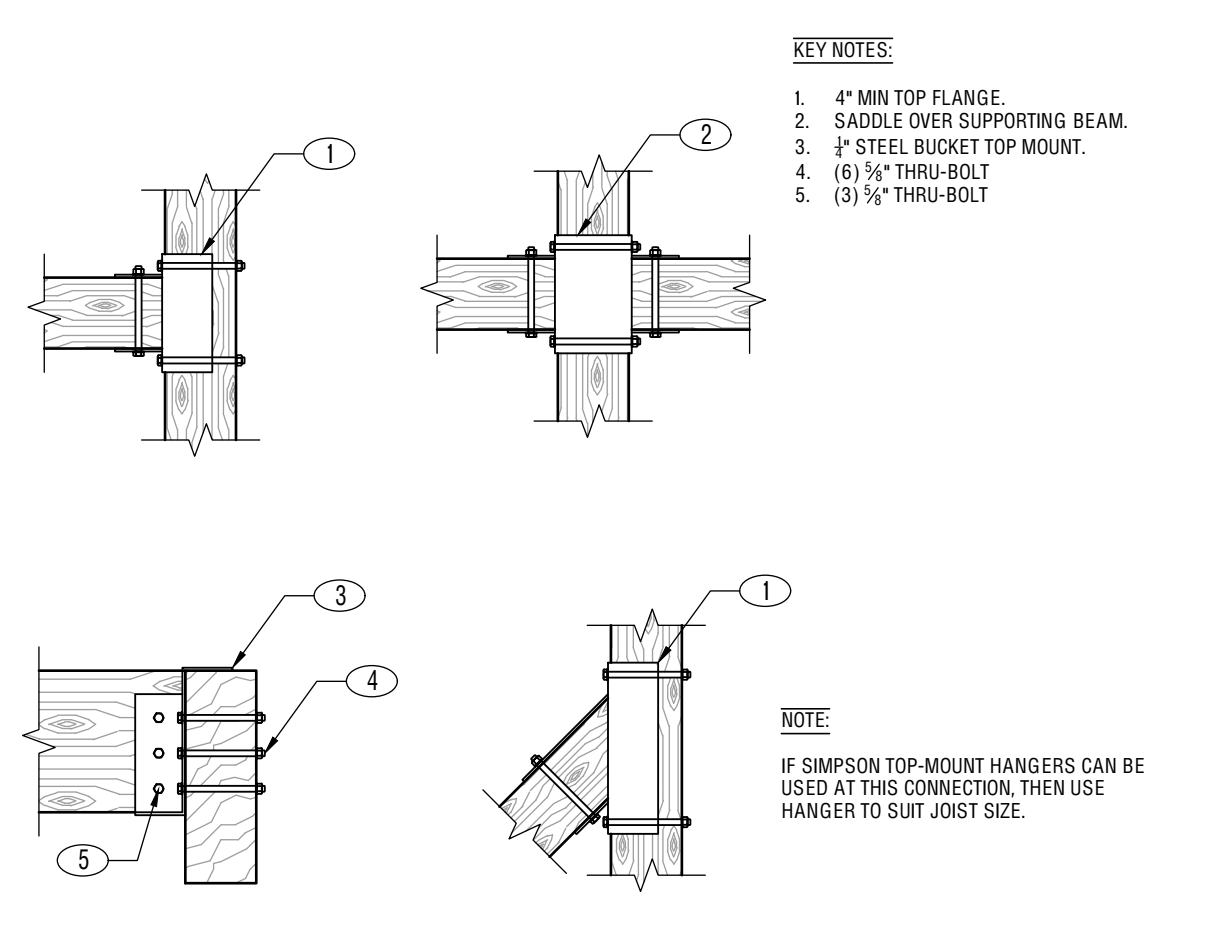
12 STANDARD WOOD BM/COL CONX.
S4.1 NO SCALE



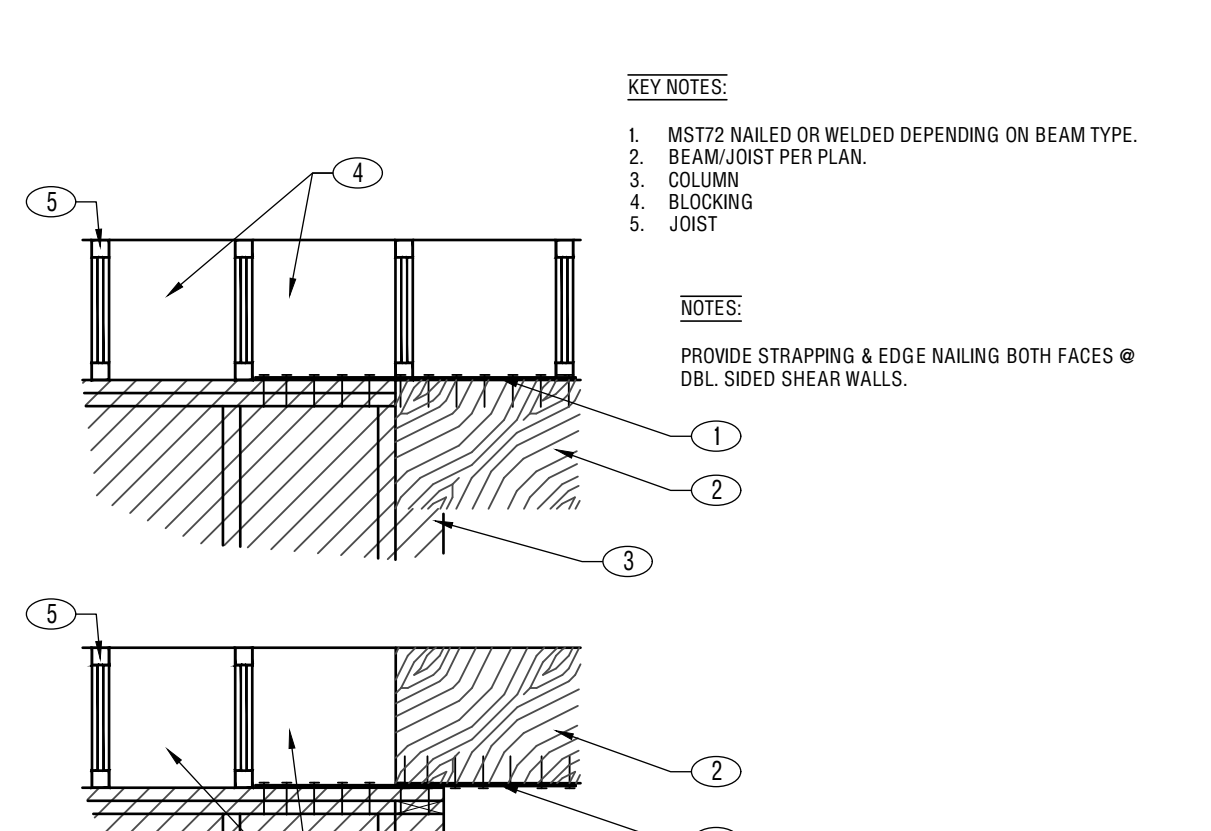
7 FRAMING AT PARAPET WALLS
S4.1 NO SCALE



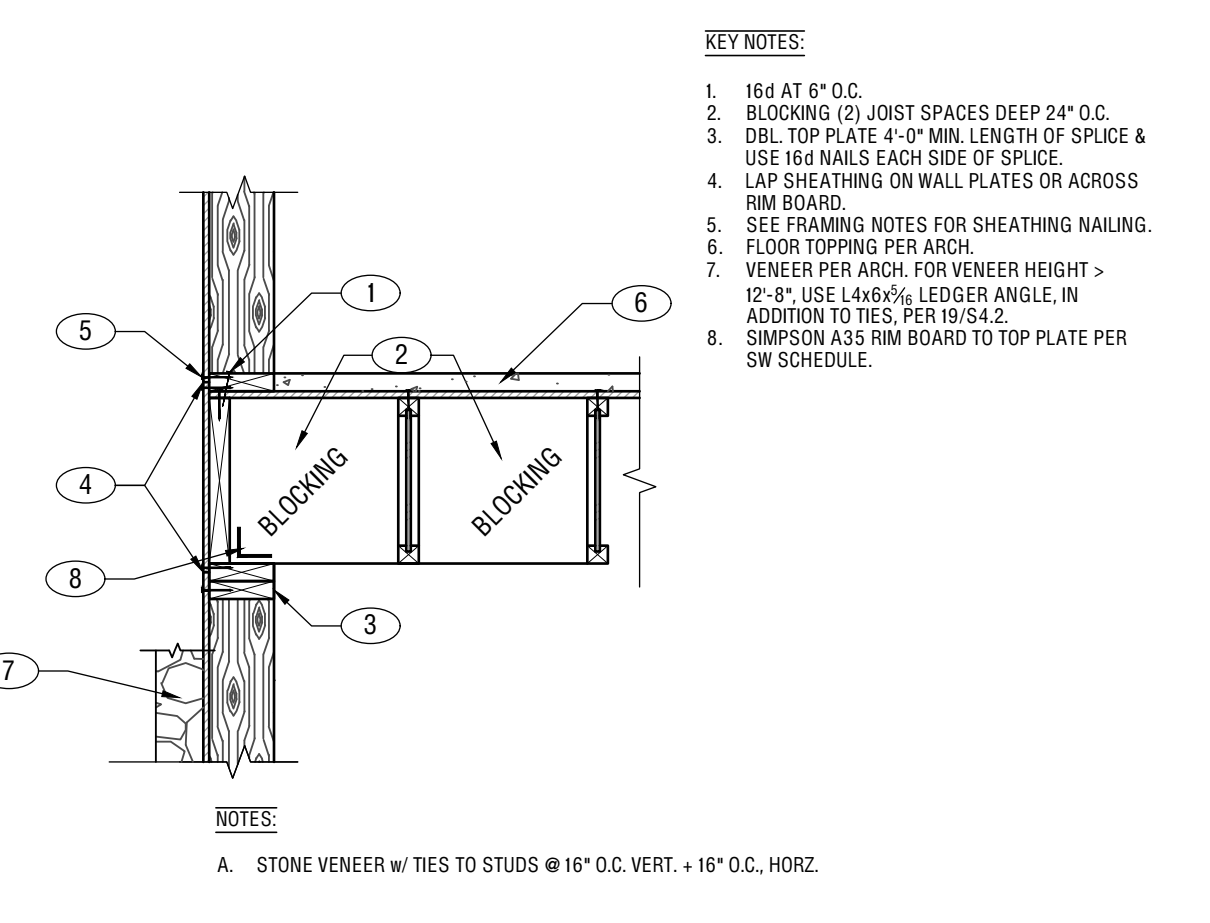
8 TAPERED ROOF EAVE
S4.1 NO SCALE



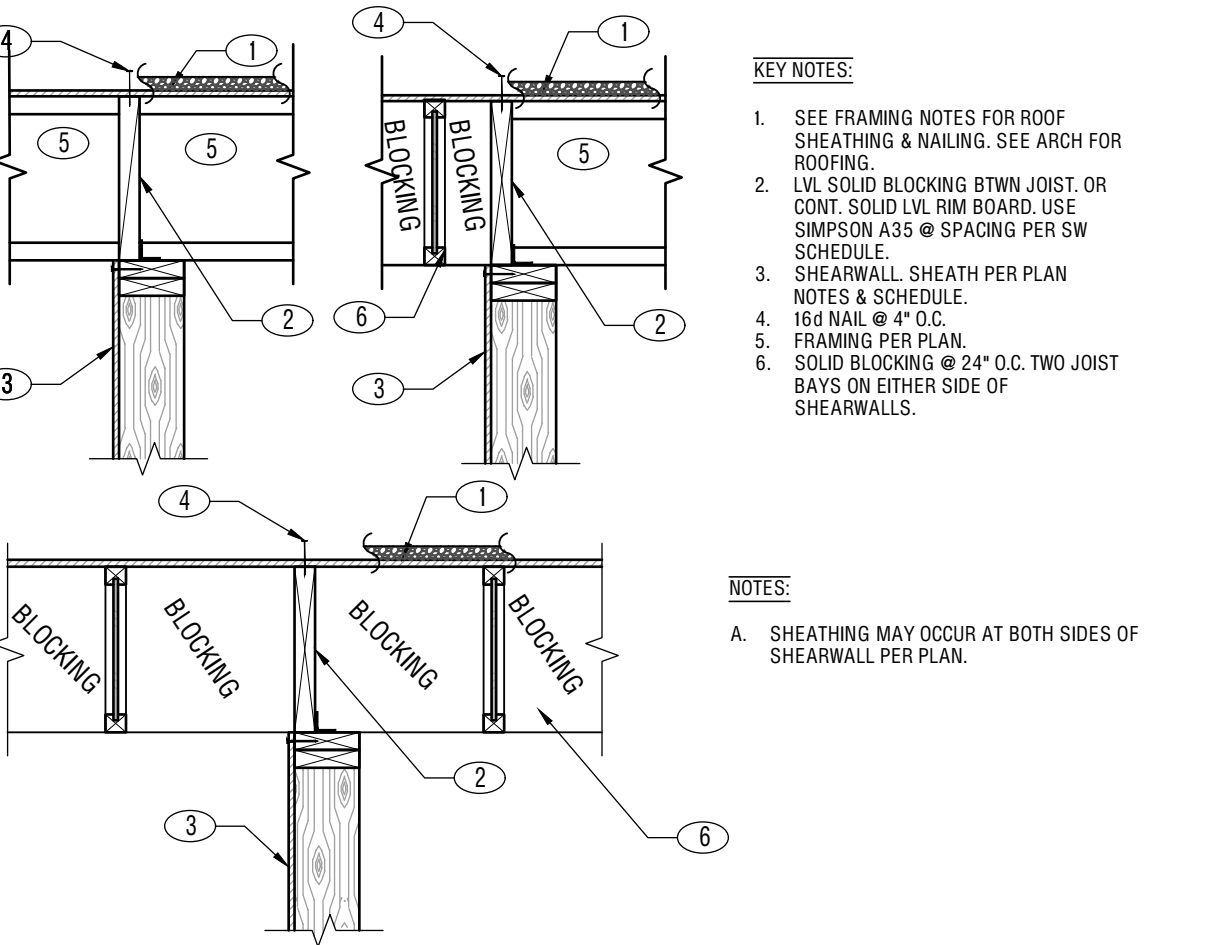
9 ROOF FRAMING AT SHEARWALL
S4.1 NO SCALE



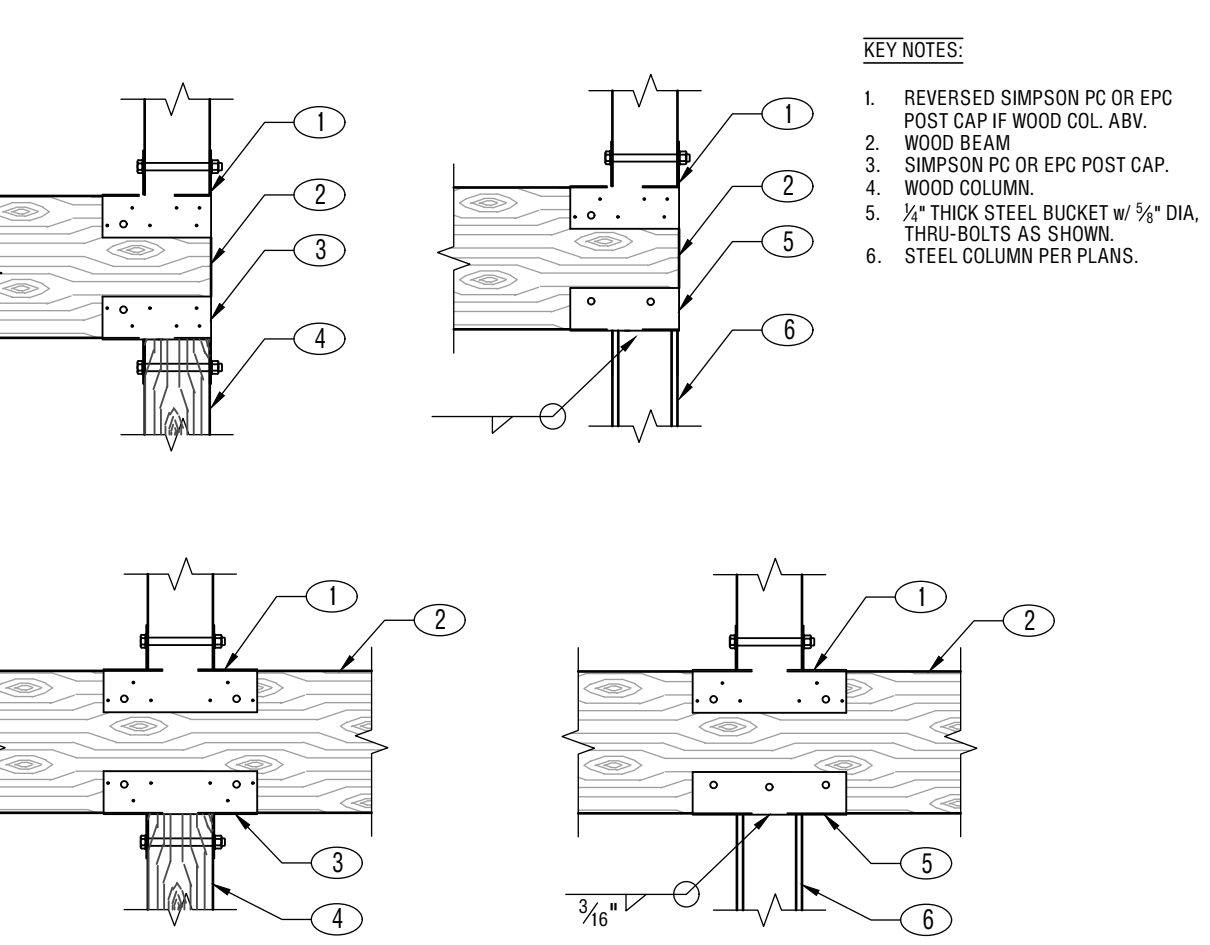
10 FRAMING BEARING ON BOTH SIDES OF WALL
S4.1 NO SCALE



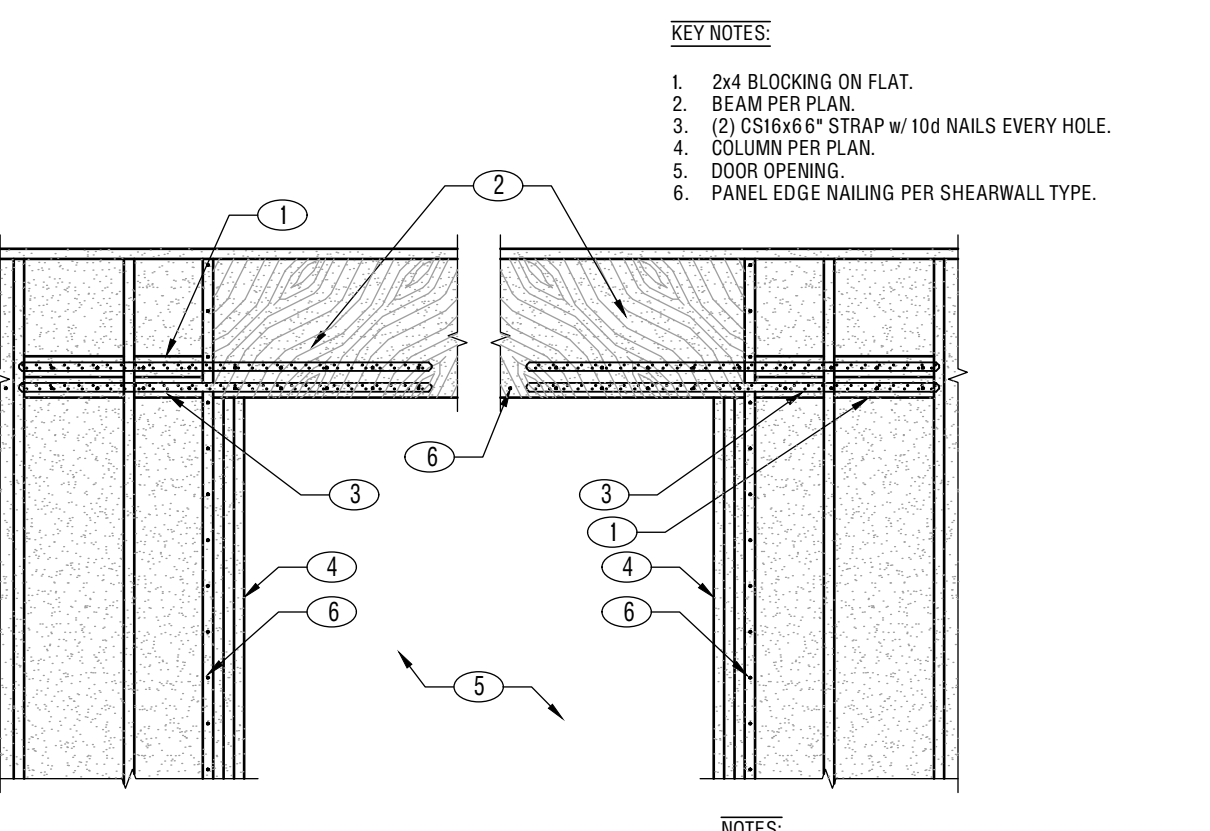
11 STEEL BEAMS TO WOOD POSTS
S4.1 NO SCALE



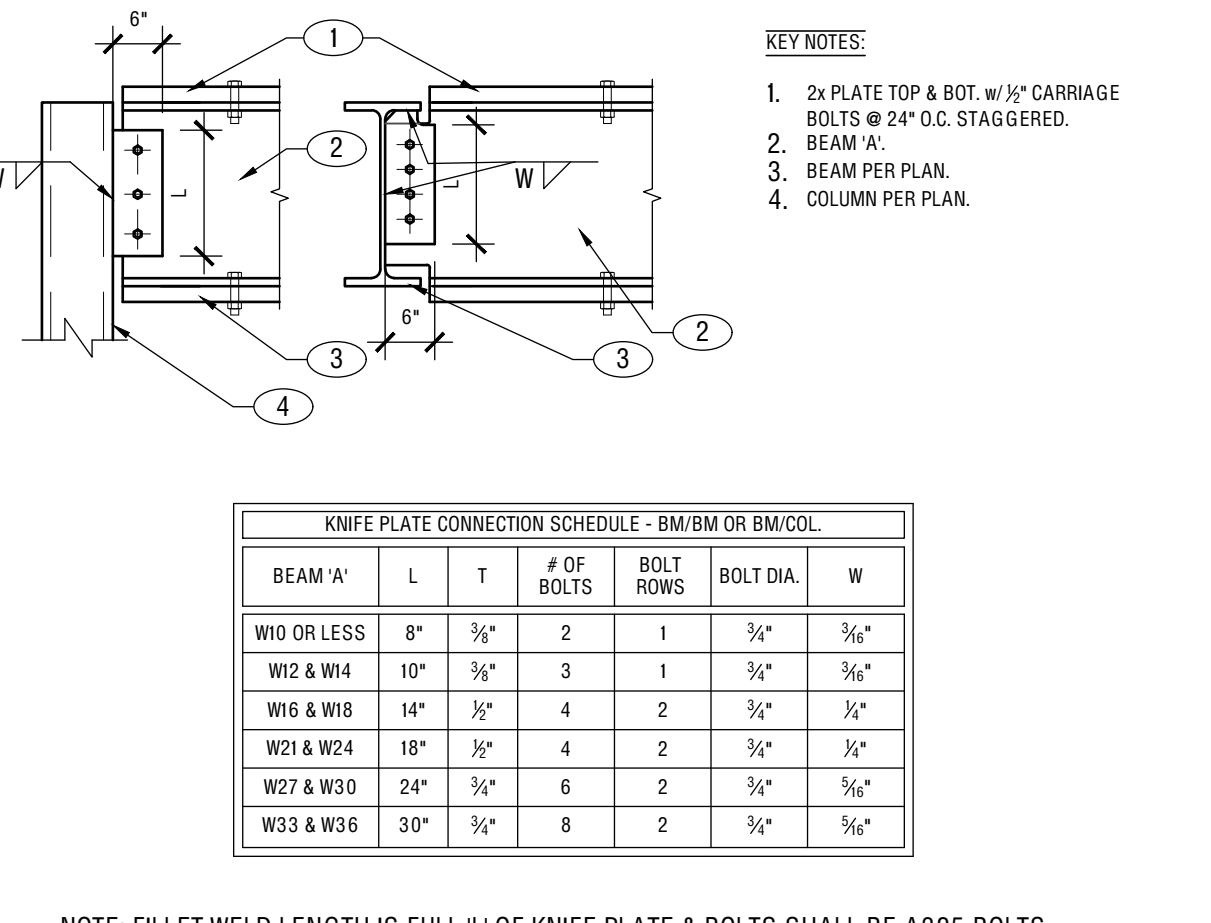
12 STANDARD WOOD BM/COL CONX.
S4.1 NO SCALE



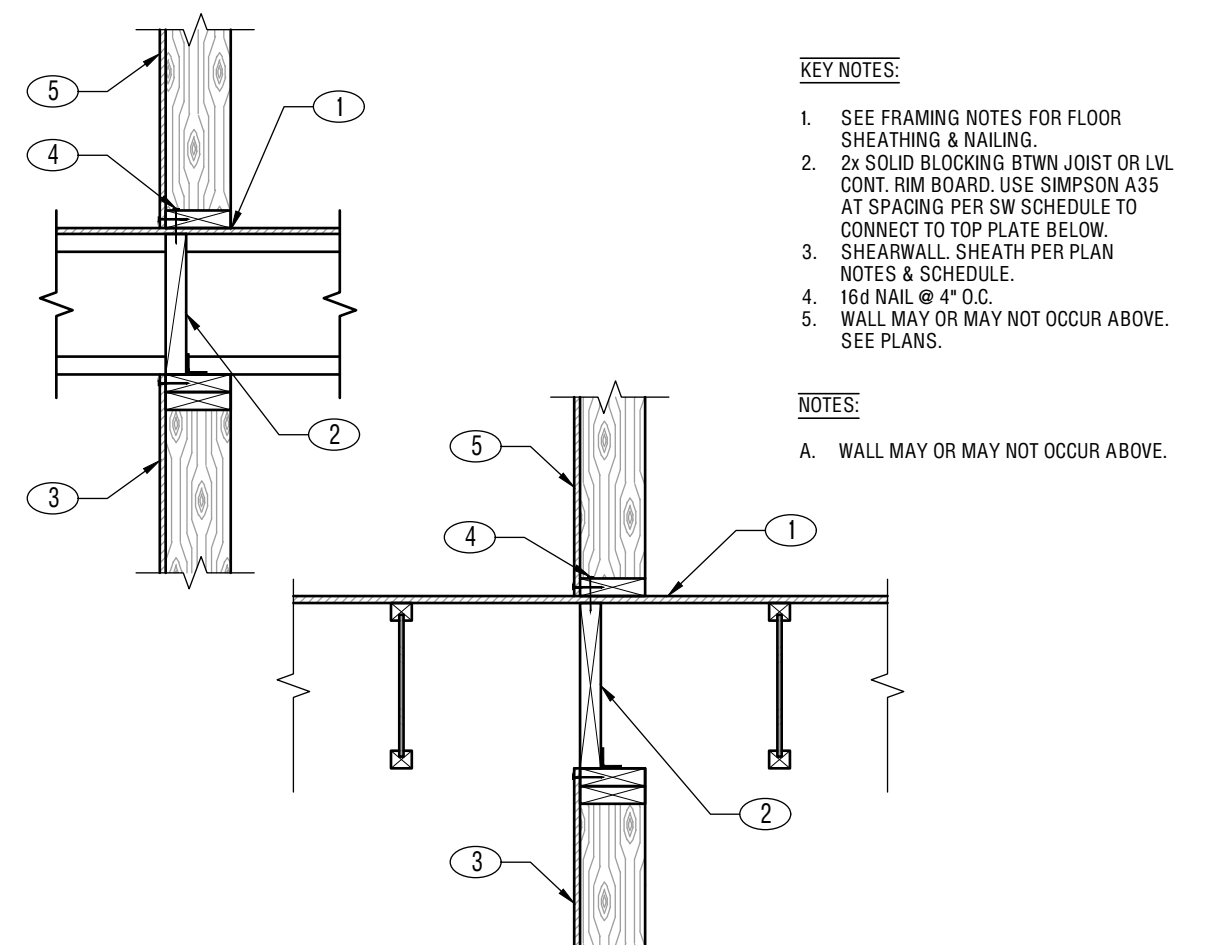
13 TYP. WOOD BEAM TO WOOD BEAM CONNECTIONS
S4.1 NO SCALE



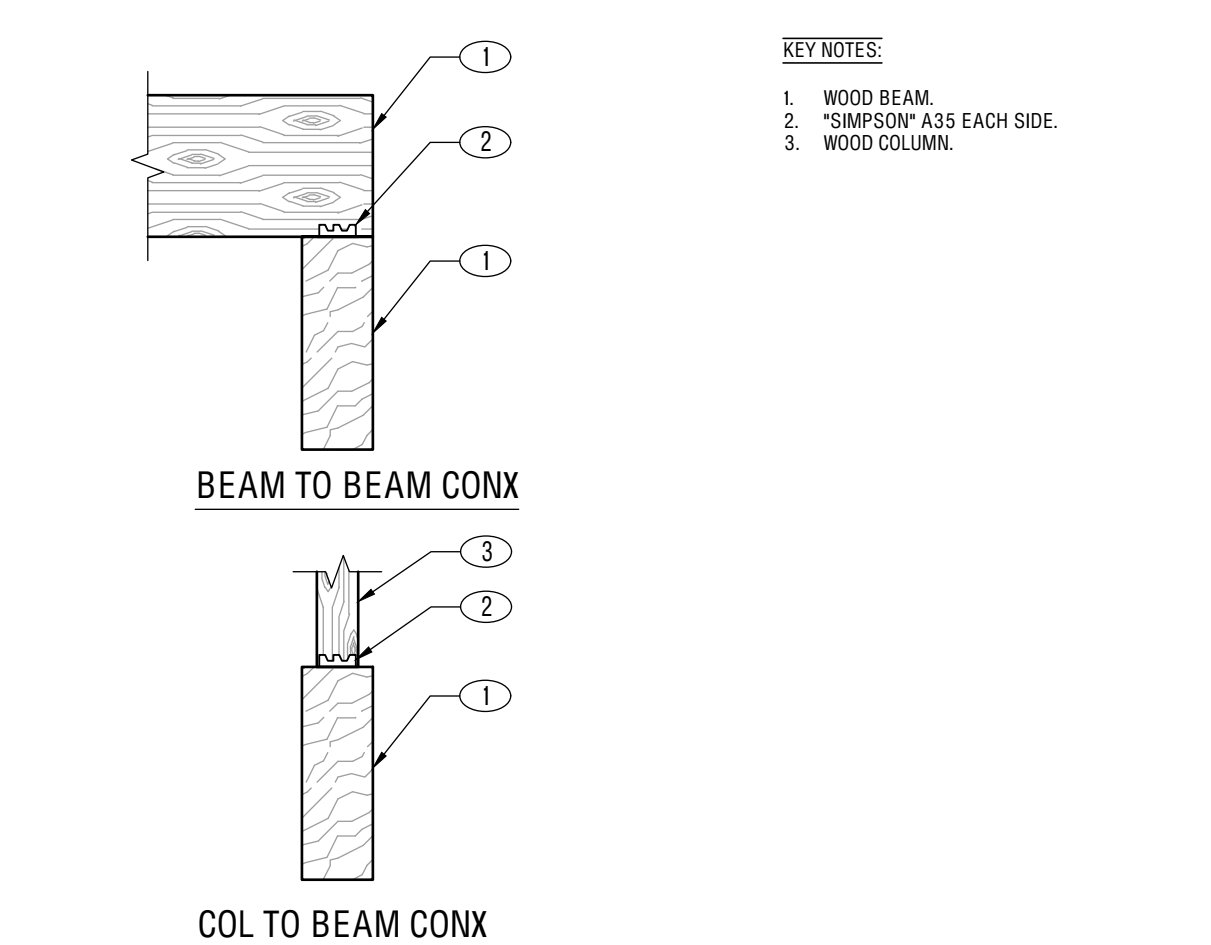
14 TYPICAL BEAM-TO-COLUMN CONNECTIONS
S4.1 NO SCALE



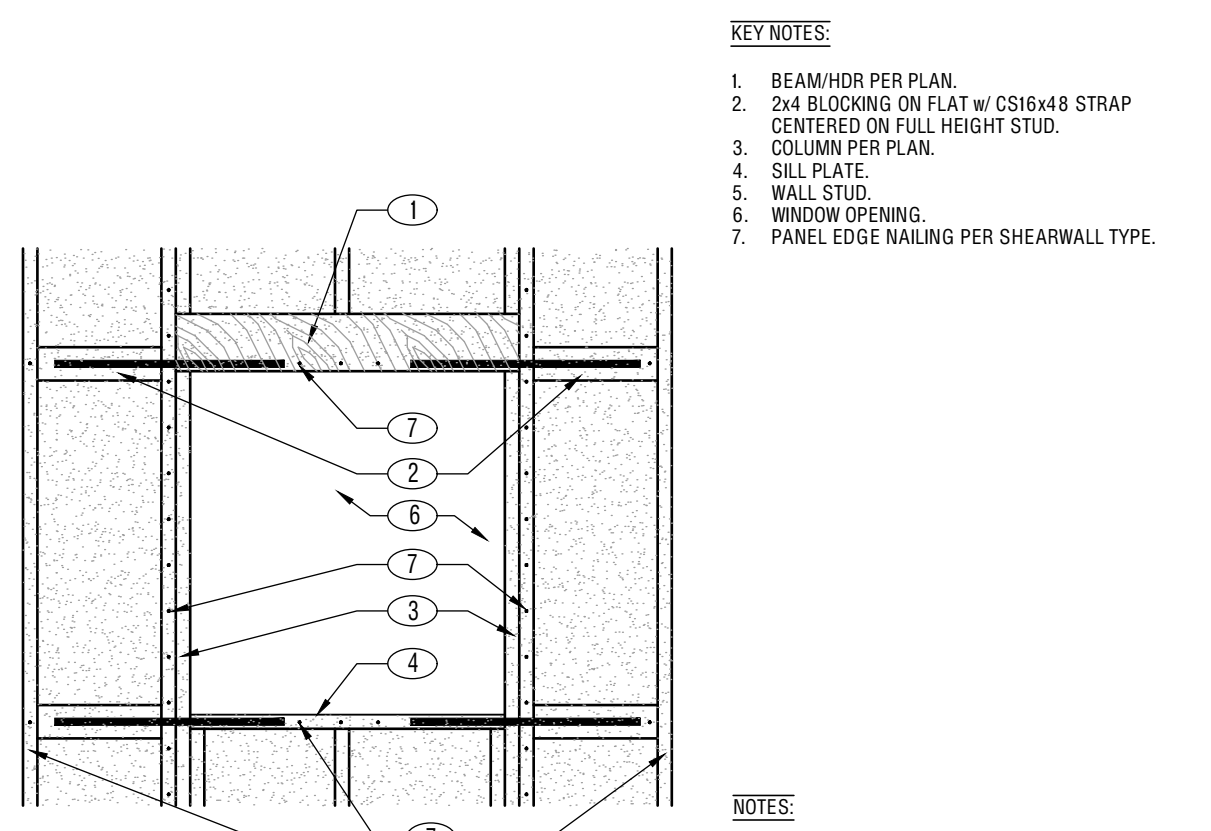
15 BEAM OR COL. TRANSFER CONX. - CONCEALED
S4.1 NO SCALE



16 HANGER SCHEDULE (SIMPSON OR USP)
S4.1 NO SCALE



17 DRAG STRUT
S4.1 NO SCALE



18 DOOR IN SHEARWALL
S4.1 NO SCALE



19 WINDOW IN SHEARWALL
S4.1 NO SCALE

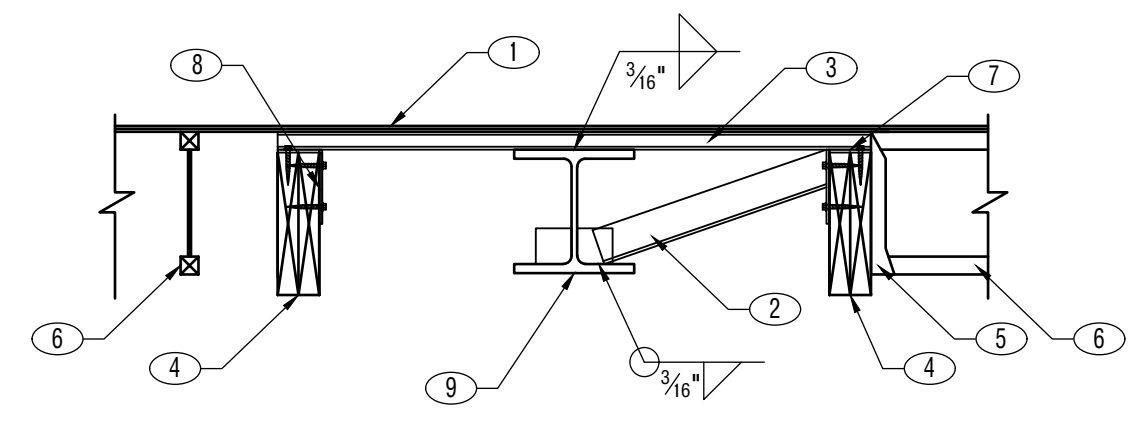
KNIFE PLATE CONNECTION SCHEDULE - BM/BM OR BM/COL						
BEAM A'	L	T	# OF BOLTS	BOLT ROWS	BOLT DIA.	W
W10 OR LESS	8"	3/4"	2	1	3/4"	3/4"
W12 & W14	10"	3/4"	3	1	3/4"	3/4"
W16 & W18	14"	3/4"	4	2	3/4"	3/4"
W21 & W24	18"	3/4"	4	2	3/4"	3/4"
W27 & W30	24"	3/4"	6	2	3/4"	3/4"
W33 & W36	30"	3/4"	8	2	3/4"	3/4"

NOTE: FILLET WELD LENGTH IS FULL 'L' OF KNIFE PLATE & BOLTS SHALL BE A325 BOLTS.

IMPORTANT ADVISORY: THE CITY/COUNTY/PEER REVIEW PROCESS TYPICALLY RESULTS IN ADJUSTMENTS NECESSARY TO BE MADE TO STAMPED PLAN SHEETS. QUANTITY & PRICING ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING OFFICIAL'S STAMP OF APPROVAL ALLOWING CONSTRUCTION SHOULD BE CONSIDERED PRELIMINARY. THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING, BUT NOT LIMITED TO, COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CANYONS, INC.

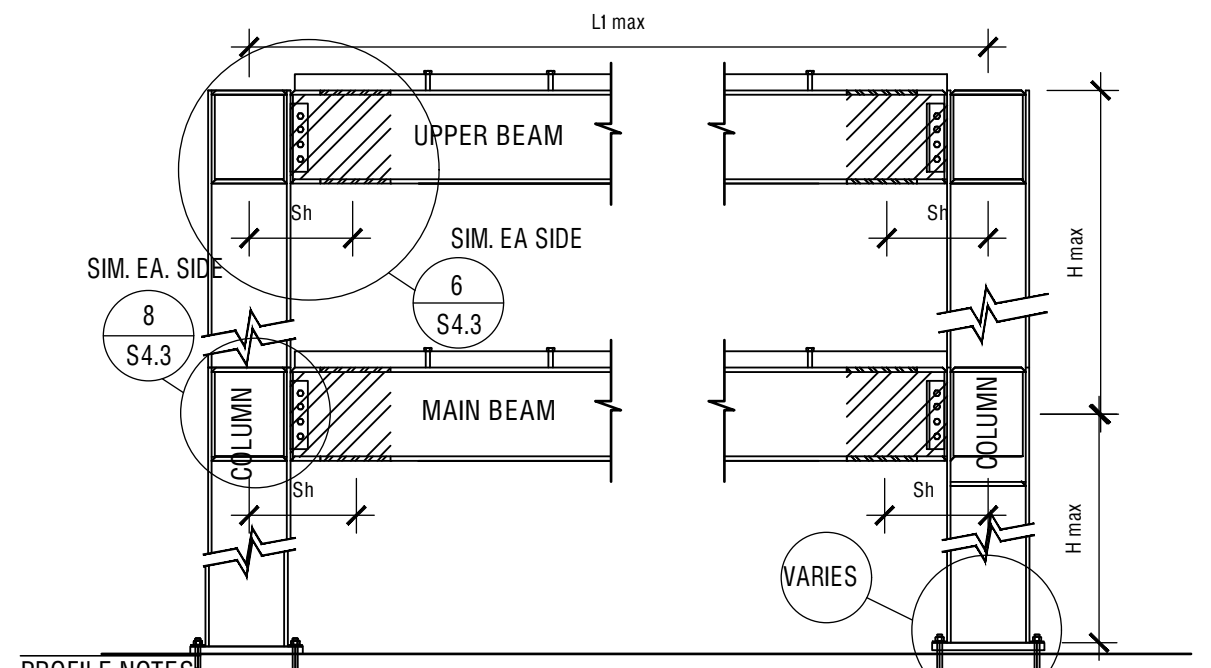
IMPORTANT ADVISORY: THE CITY/COUNTY/PEER REVIEW PROCESS TYPICALLY RESULTS IN ADJUSTMENTS NECESSARY TO BE MADE TO STAMPED PLAN SHEETS. QUANTITY & PRICING ESTIMATES DERIVED FROM A PLAN SHEET THAT DOES NOT BEAR THE BUILDING OFFICIAL'S STAMP OF APPROVAL ALLOWING CONSTRUCTION SHOULD BE CONSIDERED PRELIMINARY. THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE INTELLECTUAL PROPERTY OF CANYONS, INC. AND ARE PROTECTED BY COMMON LAW, STATUTE, AND OTHER RESERVED RIGHTS INCLUDING, BUT NOT LIMITED TO, COPYRIGHT. THE PLAN SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CANYONS, INC.

- KEY NOTES:**
- FLOOR SHEATHING PER NOTES.
 - L3x3x1/4 ANGLE TO BRACE BOTTOM FLANGE
 - HSS 3x3x3/8 TO BRACE TOP FLANGE
 - BEAM OR BLOCKING PER PLAN.
 - SIMPSON HANGER TO SUIT JOIST SIZE.
 - FLOOR FRAMING PER PLAN.
 - 6x3/4 STEEL PLATE w/ (2) 3/8" LAG SCREWS
 - 7/8x3/4 STEEL PLATE w/ (4) 3/8" LAG SCREWS
 - MOMENT FRAME STEEL BEAM PER PLAN.



1 MOMENT FRAME BRACING
S4.3 NO SCALE

2 NOT USED
S4.3 NO SCALE

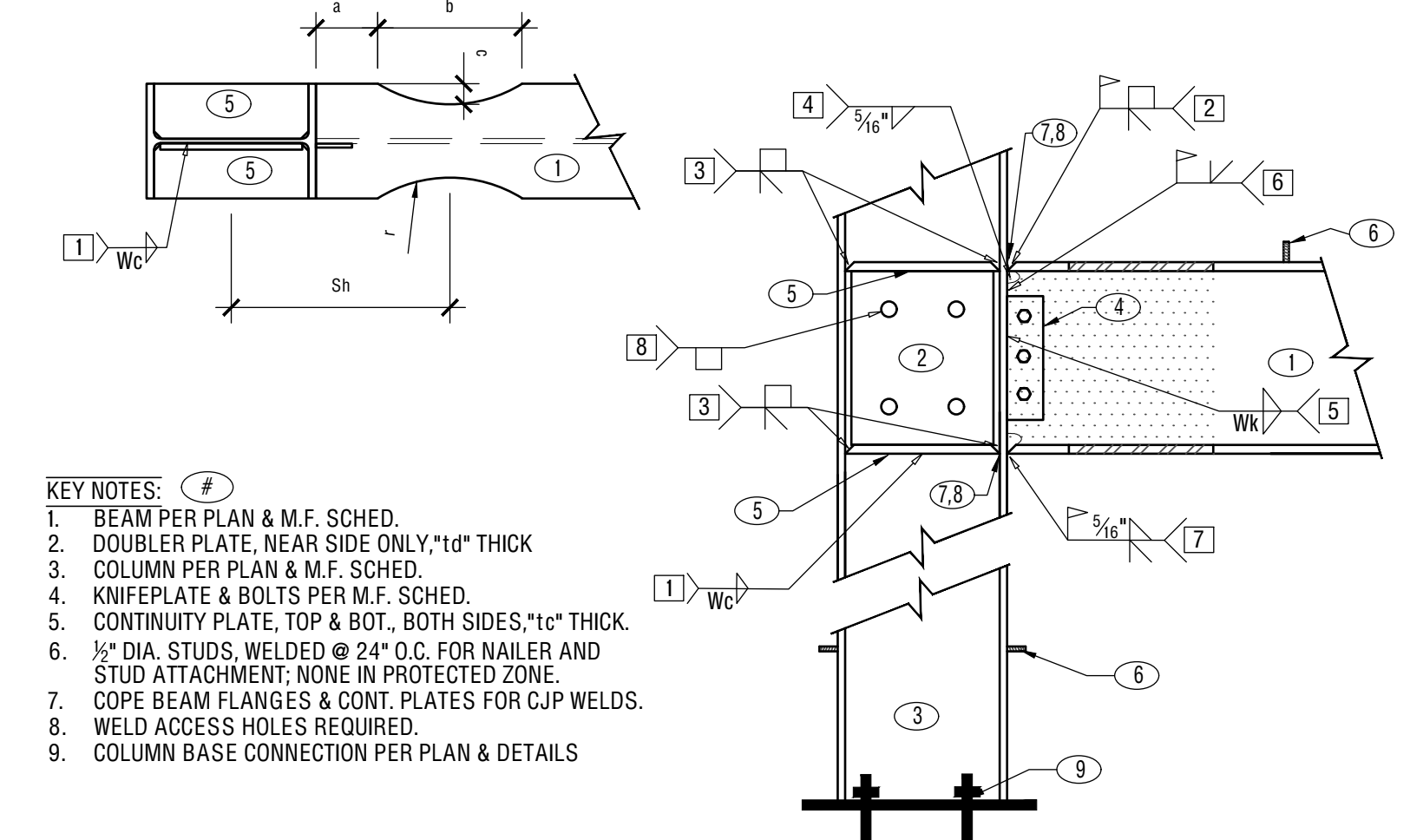


3 1-BAY, 2-STORY MOMENT FRAME PROFILE
S4.3 NO SCALE

4 NOT USED
S4.3 NO SCALE

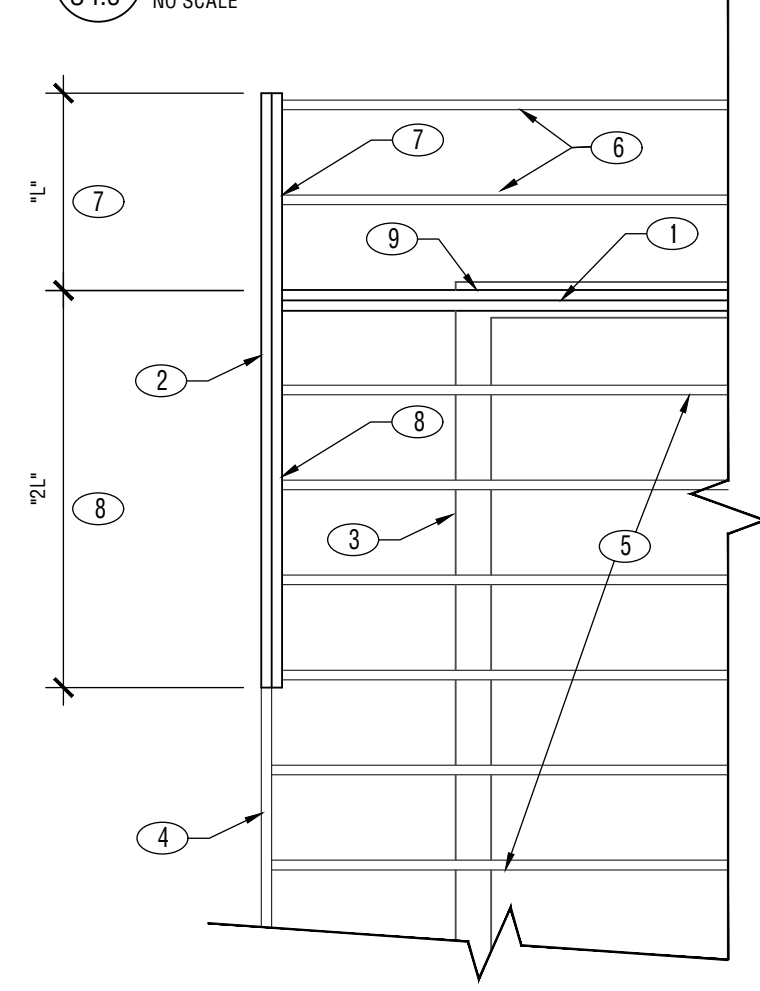
5 NOT USED
S4.3 NO SCALE

- WELDING KEY NOTES:**
- (# INDICATES DEMAND CRITICAL WELDS.)
- FILLET CONT. PLATE TO COLUMN WEB.
 - CJP, DCW, BACK-UP BAR TO REMAIN.
 - CJP, DCW, BACK-UP BAR MAY REMAIN, REMOVE WELD TABS.
 - WELD BACK-UP BAR TO COLUMN, TYPICAL.
 - FILLET, KNIFEPLATE TO COLUMN FLANGE.
 - DCW BEAM WEB TO COLUMN FLANGES.
 - CJP, DCW, REMOVE BACK-UP BAR, BACK GOUGE AND ADD 5/16" REINFORCING, FILLET AFTER WELD HAS BEEN CLEANED AND INSPECTED, REMOVE WELD TABS AND GRIND SMOOTH.
 - (4) PLUG WELDS, DIA. = Pd



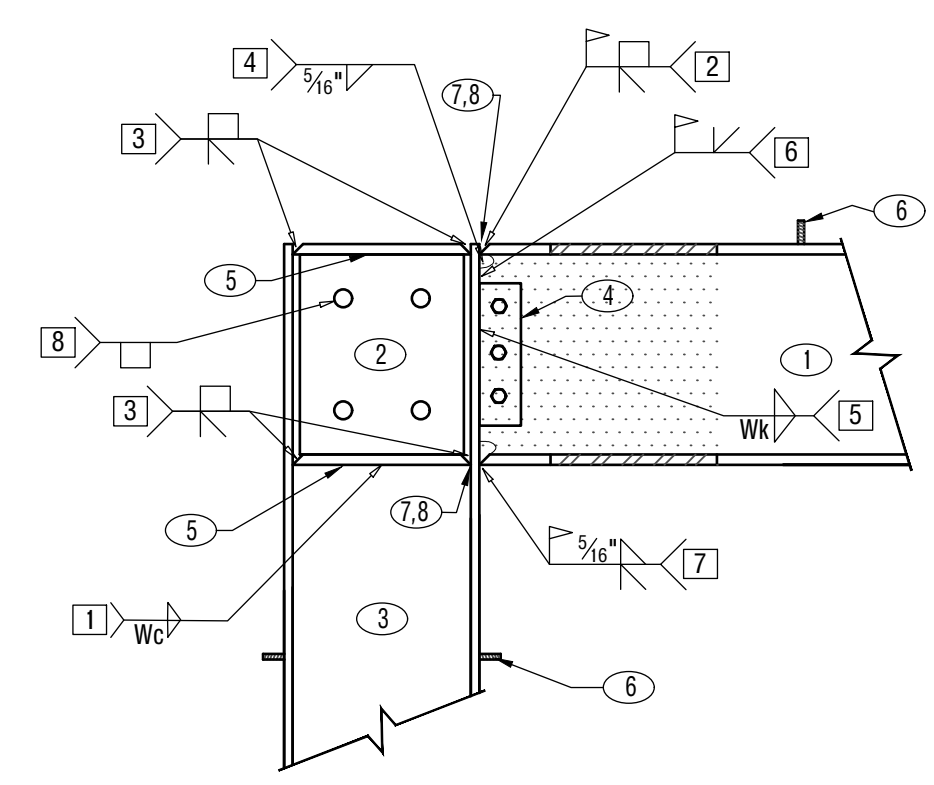
8 MOMENT FRAME FLOOR BEAM/COLUMN CONNECTION
S4.3 NO SCALE

- WELDING KEY NOTES:**
- (# INDICATES DEMAND CRITICAL WELDS.)
- FILLET CONT. PLATE TO COLUMN WEB.
 - CJP, DCW, BACK-UP BAR TO REMAIN, REMOVE WELD TABS.
 - CJP, DCW, BACK-UP BAR MAY REMAIN, REMOVE WELD TABS.
 - WELD BACK-UP BAR TO COLUMN, TYPICAL.
 - FILLET, KNIFEPLATE TO COLUMN FLANGE.
 - DCW BEAM WEB TO COLUMN FLANGES.
 - CJP, DCW, REMOVE BACK-UP BAR, BACK GOUGE AND ADD 5/16" REINFORCING, FILLET AFTER WELD HAS BEEN CLEANED AND INSPECTED, REMOVE WELD TABS AND GRIND SMOOTH.
 - (4) PLUG WELDS, DIA. = Pd



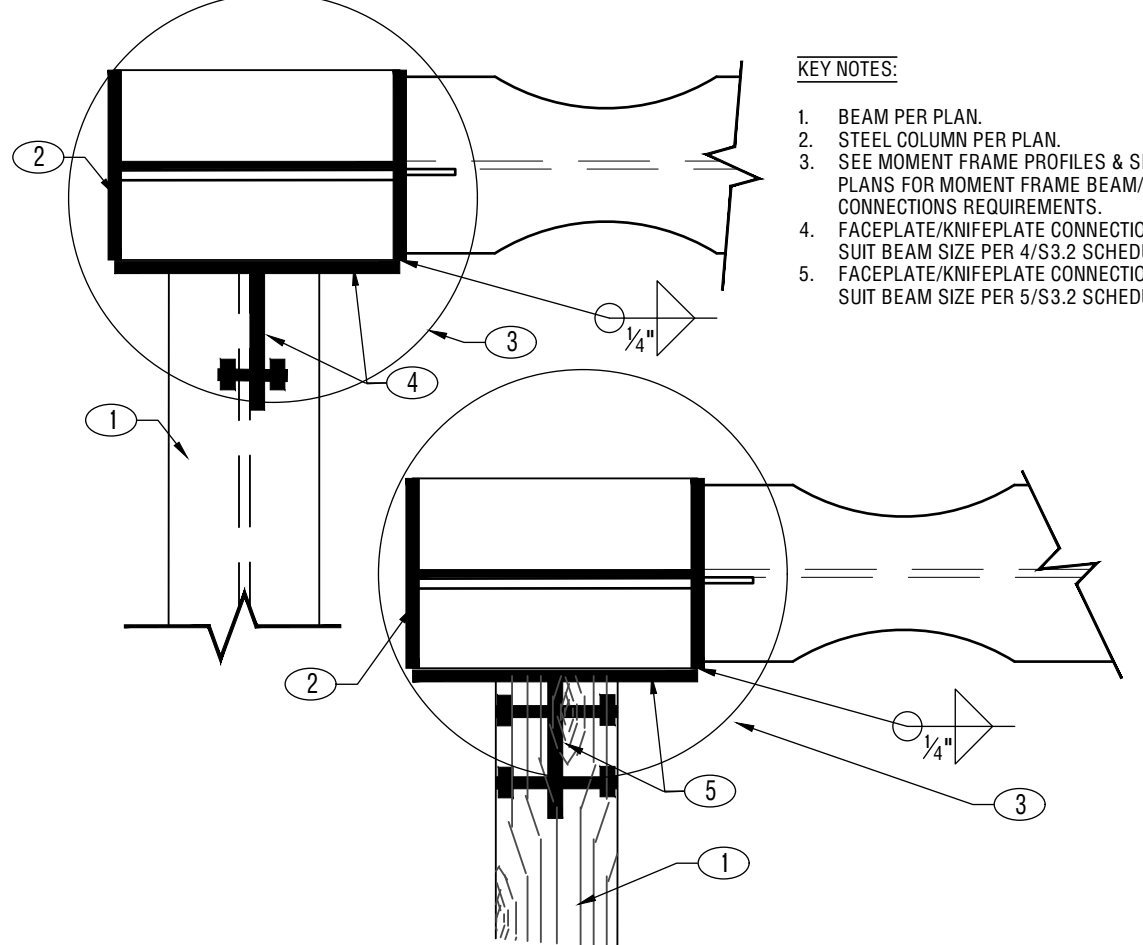
10 FASCIA BEAM CONNECTION
S4.3 NO SCALE

- KEY NOTES:**
- BEAM PER PLAN & M.F. SCHED.
 - DOUBLER PLATE, NEAR SIDE ONLY, 1/4" THICK
 - COLUMN PER PLAN & M.F. SCHED.
 - KNIFEPLATE & BOLTS PER M.F. SCHED.
 - CONTINUITY PLATE, TOP & BOT, BOTH SIDES, 1/4" THICK
 - 3/8" DIA. STUDS, WELDED @ 24" O.C. FOR NAILER AND STUD ATTACHMENT; NONE IN PROTECTED ZONE.
 - COPE BEAM FLANGES & CONT. PLATES FOR CJP WELDS.
 - WELD ACCESS HOLES REQUIRED.



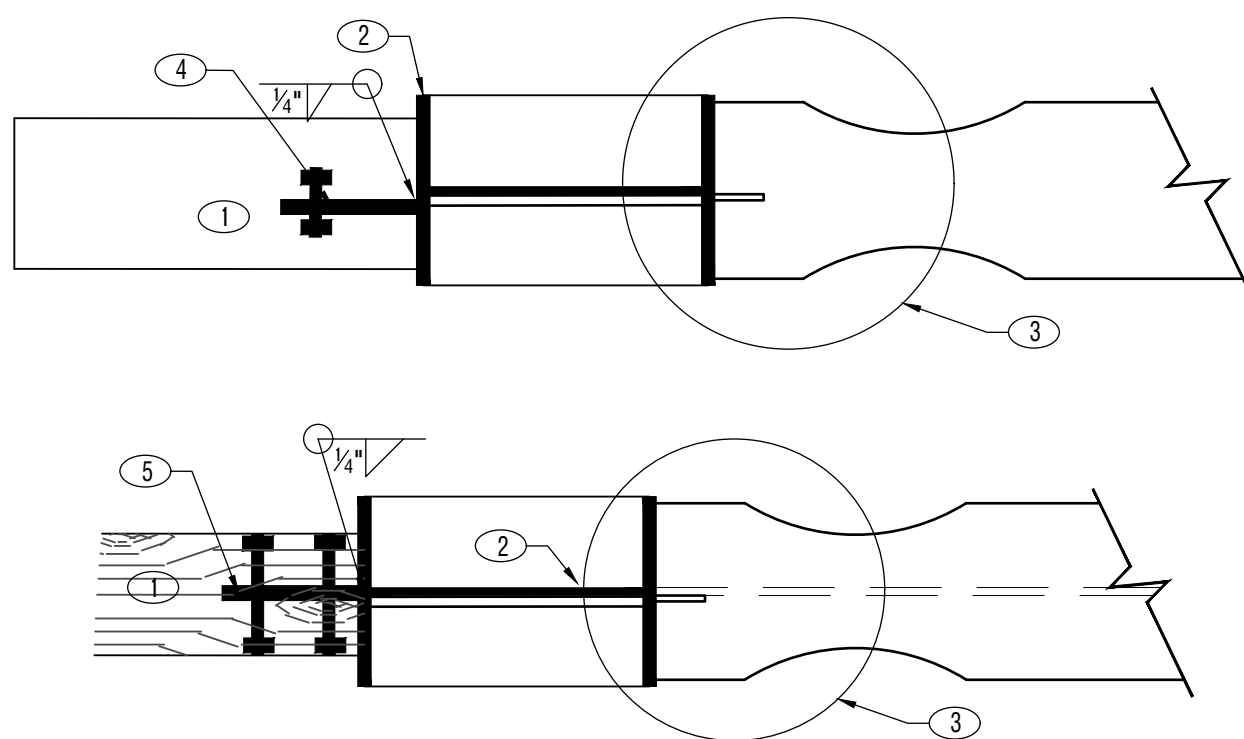
6 MOMENT FRAME UPPER BEAM/COLUMN CONNECTION
S4.3 NO SCALE

- KEY NOTES:**
- BEAM PER PLAN.
 - STEEL COLUMN PER PLAN.
 - SEE MOMENT FRAME PROFILES & SHEAR PLANS FOR MOMENT FRAME BEAM/COLUMN CONNECTIONS REQUIREMENTS.
 - FACEPLATE/KNIFEPLATE CONNECTION TO SUIT BEAM SIZE PER S/S2 SCHEDULE.
 - FACEPLATE/KNIFEPLATE CONNECTION TO SUIT BEAM SIZE PER S/S2 SCHEDULE.



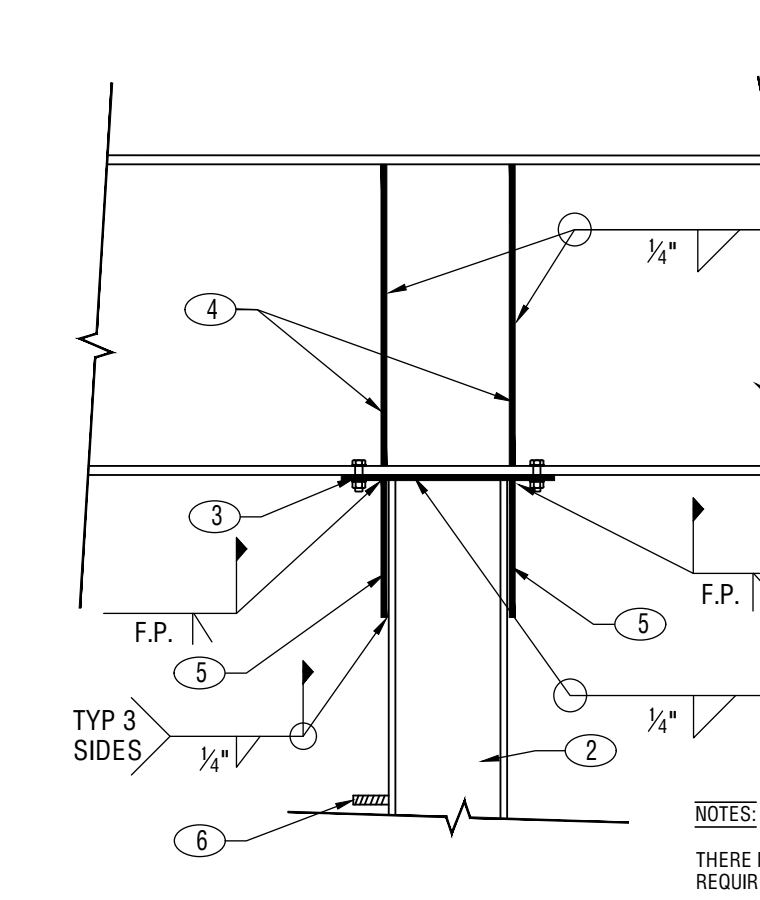
11 BEAMS ATTACHED TO WEAK AXIS OF WIDE FLANGE COLUMN
S4.3 NO SCALE

- KEY NOTES:**
- BEAM CONNECTING TO WIDE FLANGE COLUMN.
 - STEEL COLUMN PER PLAN.
 - SEE PLANS & DETAILS TAGS FOR OTHER BEAM/COLUMN CONNECTION REQUIREMENTS.
 - KNIFEPLATE CONNECTION TO SUIT BEAM SIZE PER S/S41 SCHEDULE.
 - KNIFEPLATE CONNECTION TO SUIT DETAILS IN S/S2 SCHEDULE.



12 BEAMS FRAMING INTO FLANGE OF WIDE FLANGE COLUMN
S4.3 NO SCALE

13 NOT USED
S4.3 NO SCALE



15 MOMENT CONNECTION AT STEEL BEAM CANTILEVER
S4.3 NO SCALE

SPECIAL REDUCED-BEAM SECTION (R.B.S.) MOMENT FRAME SCHEDULE																								
MARK	# OF BAYS	# OF STORIES	COLUMN	BEAMS	R.B.S. PARAMETERS					FRAME DIMS. (max)			CONTINUITY PLATES			DOUBLER PLATES			KNIFEPLATES (36 ksi, A36)					
					a	b	c	r	Sh	L1	L2	H	tc	ASTM	Fy	Wc	td	ASTM	Fy	Pd	DIMS	Wk	BOLTS	
MFI	1	2	W10x68	UPPER BEAM W10x68 MAIN BEAM W10x68	7.0"	8.0"	2.0"	5.0"	16.2"	29'-0"	29'-0"	-	13'-0" avg	1"	A36	36 ksi	3/4"	3/2"	A36	36 ksi	3/8"	1/2"x 3"x8"	3/16"	(2) 3/4"
					7.0"	8.0"	2.0"	5.0"	16.2"	29'-0"	29'-0"	-	11'-0" avg	1"	A36	36 ksi	3/4"	3/2"	A36	36 ksi	3/8"	1/2"x 3"x8"	3/16"	(2) 3/4"

- NOTES:**
- COPE TOP AND BOTTOM BEAM FLANGES IN CIRCULAR ARC AS SHOWN. CUT EDGE TO BE GROUND SMOOTH w/ GRINDING PARALLEL TO FLANGE.
 - ALL SHOP DRAWINGS TO CLEARLY NOTE FINISH REQUIREMENTS.
 - CONSTRUCTION SEQUENCE:
 - TIGHTEN ERECTION BOLTS, SNUG FIT.
 - WELD TOP AND BOTTOM BEAM FLANGES.
 - WELD BEAM WEB.
 - WHERE (2) DOUBLER PLATES ARE REQUIRED, ONE SHALL BE PUDDLE-WELDED TO EACH FACE OF THE COLUMN WEB.

16 SPECIAL REDUCED BEAM SECTION MOMENT FRAME SCHEDULE
S4.3 NO SCALE

18 NOT USED
S4.3 NO SCALE

20 NOT USED
S4.3 NO SCALE



SHEET TITLE

FRAMING DETAILS

ISSUE DATE

31 MARCH 2025

SHEET REVISION DATE

SHEET NUMBER

S4.3