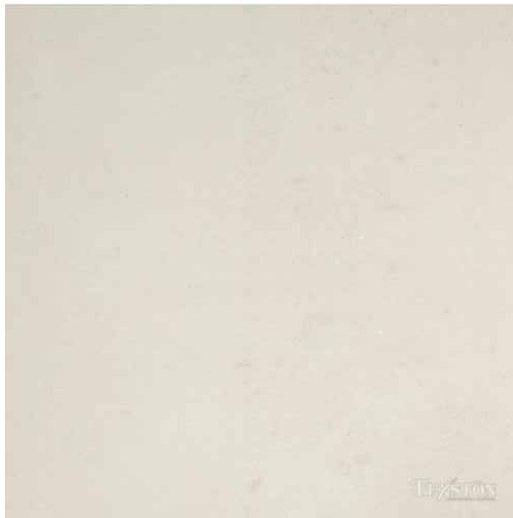


Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

PROPOSED MATERIALS



METAL STANDING SEAM ROOF -
DARK GRAY



STUCCO SIDING -
LIGHT TAN / CREAM COLOR



ALUM. FRAMED WINDOWS
& DOORS - DARK BRONZE



NATURAL STONE VENEER -
TAN, BROWN, GRAY

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
- SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
- CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.

DEFERRED SUBMITTALS

- PHOTOVOLTAIC SYSTEM DRAWINGS & DETAILS.
- FIRE SPRINKLER SYSTEM DRAWINGS & DETAILS.
- ELEVATOR SYSTEM DRAWINGS & DETAILS.
- SAUNA SYSTEM DRAWINGS & DETAILS.

EXISTING PROPERTY PHOTOS



STREET VIEW OF PROPERTY

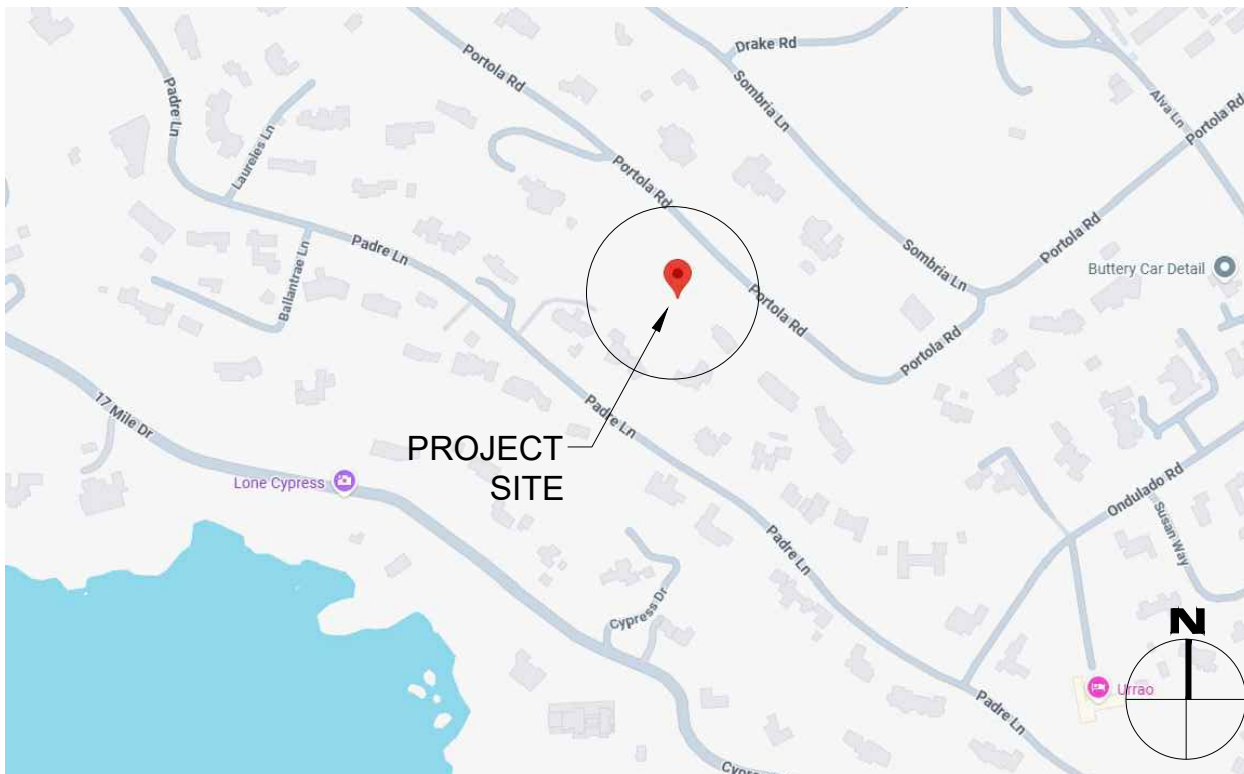


BUILDING SITE LOOKING WEST



BUILDING SITE LOOKING EAST

VICINITY MAP



SHEET INDEX

G1.0 PROJECT INFORMATION
G1.1 FUEL MANAGEMENT PLAN
G1.2 BEST MANAGEMENT PRACTICES
G1.3 SURVEY
G1.4 PROPOSED RENDERINGS

A1.0 EXISTING SITE PLAN
A1.1 PROPOSED SITE PLAN
A1.2 DRIVEWAY GATE PLAN & ELEVATION
A1.3 PROPOSED SITE LIGHTING
A2.0 PROPOSED FIRST FLOOR PLAN
A2.1 PROPOSED FIRST FLOOR PLAN
A2.2 PROPOSED SECOND FLOOR PLAN
A2.3 PROPOSED SECOND FLOOR PLAN
A2.4 PROPOSED ROOF PLAN
A2.5 PROPOSED ROOF PLAN
A3.0 BUILDING ELEVATIONS
A3.1 BUILDING ELEVATIONS
A3.2 BUILDING ELEVATIONS
A3.3 BUILDING ELEVATIONS
A3.4 BUILDING ELEVATIONS
A3.5 BUILDING ELEVATIONS
A4.0 BUILDING SECTION
A5.0 DOOR & WINDOW SCHEDULES

C1 COVER SHEET
C2 GRADING, DRAINAGE & UTILITY PLAN
C3 GRADING SECTIONS
C4 EROSION & SEDIMENT CONTROL PLAN
C5 CONSTRUCTION MANAGEMENT PLAN

SCOPE OF WORK

CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY HOUSE 5,250 SF IN SIZE WITH ATTACHED GARAGES 2,152 SF IN SIZE.
CONSTRUCTION OF AN ATTACHED A.D.U. 956 SF IN SIZE.

SCOPE OF WORK ALSO INCLUDES THE CONSTRUCTION OF A NEW DRIVEWAY GATE & FENCE, AN ASPHALT DRIVEWAY APPROX. 260' LONG, A PERMEABLE PAVER MOTOR COURT, AND 1,554 SF OF STONE PATIOS ON GRADE.

NO LANDSCAPING IS PROPOSED AS PART OF THIS PROJECT.

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2025 CBC, AND CHAPTER 3, SECTION 337R OF THE 2025 CRC.

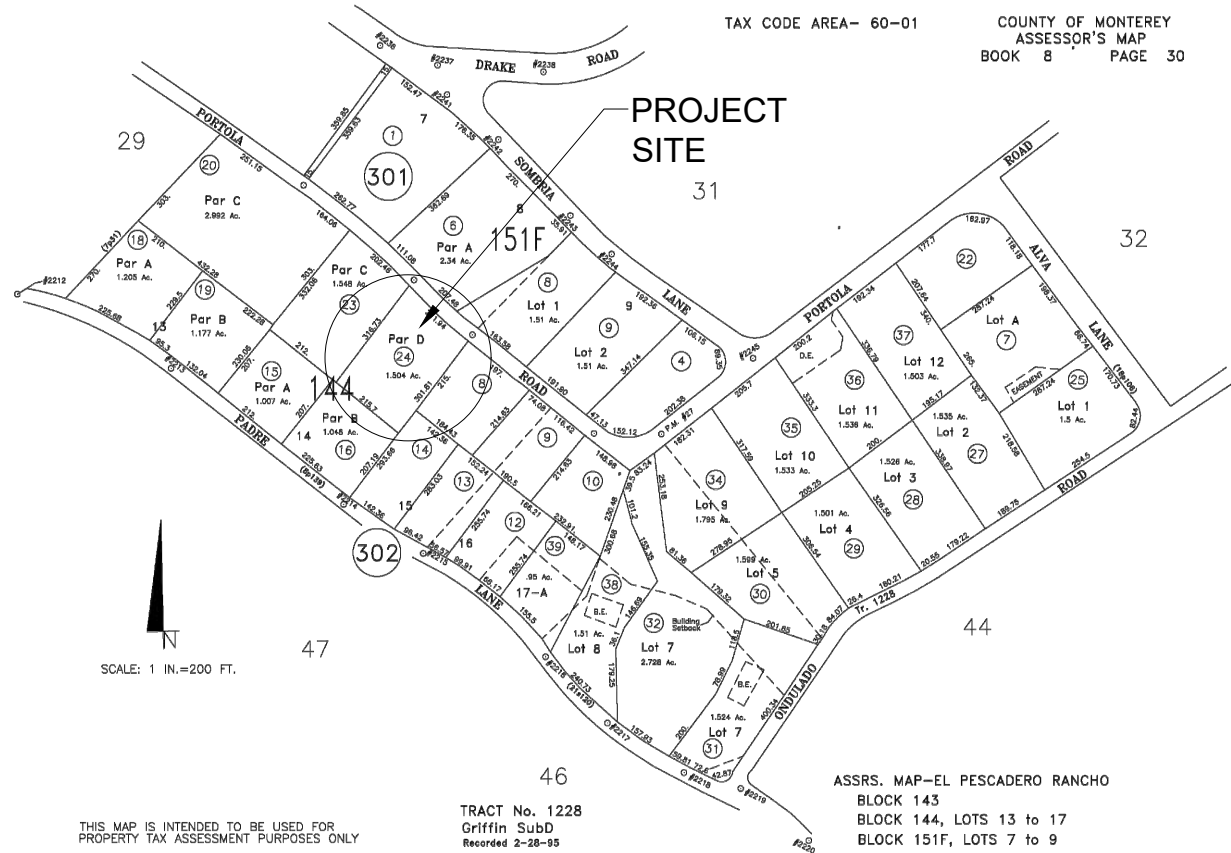
AVERAGE NATURAL GRADE CALCULATIONS

HIGHEST ELEVATION = 92.5'
LOWEST ELEVATION = 88.0'

$(92.5+88.0)/2 = 90.25'$ AVERAGE NATURAL GRADE (A.N.G.)

ALLOWABLE HEIGHT ABV. A.N.G. = 30'-0" OR 120.25'
PROPOSED HEIGHT ABV. A.N.G. = 29'-6" OR 119.75'

PARCEL MAP



PROJECT TEAM

OWNER	THE JOE FAMILY LIVING TRUST 2117 SUNNYBANK DR, LA CANADA FLINTRIDGE, CA 91011
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL.PITNICK@GMAIL.COM
CIVIL ENGINEER	LANDSET ENGINEERS INC. 520 CRAZY HORSE CANYON RD B SALINAS, CA 93907 PHONE: (831) 443-6970
SURVEYOR	LUCIDO SURVEYORS 2 SAUCITO AVE, DEL REY OAKS, CA 93940 PHONE: (831) 620-5032
GEOTECHNICAL / GEOLOGIST	HARO KASUNICH & ASSOCIATES INC. 116 E LAKE AVE, WATSONVILLE, CA 95076 PHONE: (831) 722-4175
ARBORIST	THOMPSON WILDLAND MANAGEMENT 57 VIA DEL REY MONTEREY, CA. 93940 PHONE: (831) 372-3796
ARCHAEOLOGIST	ACHASTA ARCHAEOLOGICAL SERVICES 3059 BOSTICK AVENUE MARINA, CA 93933 PHONE: (831) 277-9071

PROJECT INFORMATION

PROPERTY ADDRESS	1272 PORTOLA ROAD PEBBLE BEACH, CA 93953
APN	008-302-024-000
ZONING	LDR/1.5-D(CZ)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	VACANT LOT

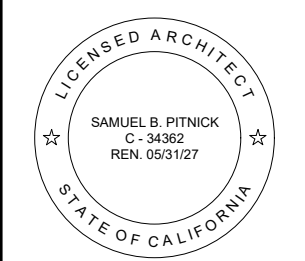
BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	65,470 SF
ALLOWABLE SITE COVERAGE	15% OR 9,820.5 SF
(P) SITE COVERAGE:	
(P) STRUCTURES	4,694 SF
(P) EAVES >30"	52 SF
(P) DECKS/PATIOS >24"	377 SF
(P) TOTAL	5,123 SF OR 7.8%
ALLOWABLE FLOOR AREA	17.5% OR 11,457.25 SF
(P) FLOOR AREA:	
(P) FIRST FLOOR	2,542 SF
(P) SECOND FLOOR	2,708 SF
(P) GARAGES	2,152 SF
(P) SUB-TOTAL	7,402 SF
(P) A.D.U.	956 SF
(P) TOTAL	8,358 SF

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER - P.B.C.S.D.
TREES TO BE REMOVED	42 - SEE SITE PLAN & ARBORIST REPORT
GRADING ESTIMATES:	
(P) CUT	1,430 CU.YDS.
(P) FILL	205 CU.YDS.
(P) NET CUT/FILL	1,225 CU.YDS. CUT (SEE CIVIL FOR MORE INFO.)
(P) PARKING	6 SPACES (COVERED)
(P) BUILDING SPRINKLERED	YES

JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK
ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

PROJECT
INFORMATION

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.0

06/16/2026

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

FUEL MANAGEMENT NOTES

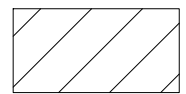
'GREEN ZONE' WITHIN 30 FEET SURROUNDING THE BUILDING:

- CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
 - CUT DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
 - MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATIVE GROWTH.
 - MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.
 - TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE. O TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10 FEET FROM THE GROUND.
 - REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND.
 - REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.
 - REMOVE ALL CUT MATERIAL FROM THE AREA.
- REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
- PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL AND OPENINGS OF NOT MORE THAN ONE-HALF INCH IN SIZE.
- POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS.

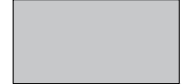
'REDUCED FUEL ZONE' BETWEEN 30 AND 100 FEET AROUND THE BUILDING:

- CUT PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO THE TREES. THESE PLANTS SHOULD BE "TOPPED OFF" LEAVING THE ROOT STRUCTURE INTACT TO MINIMIZE EROSION.
- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
- CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
- CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES.
- DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

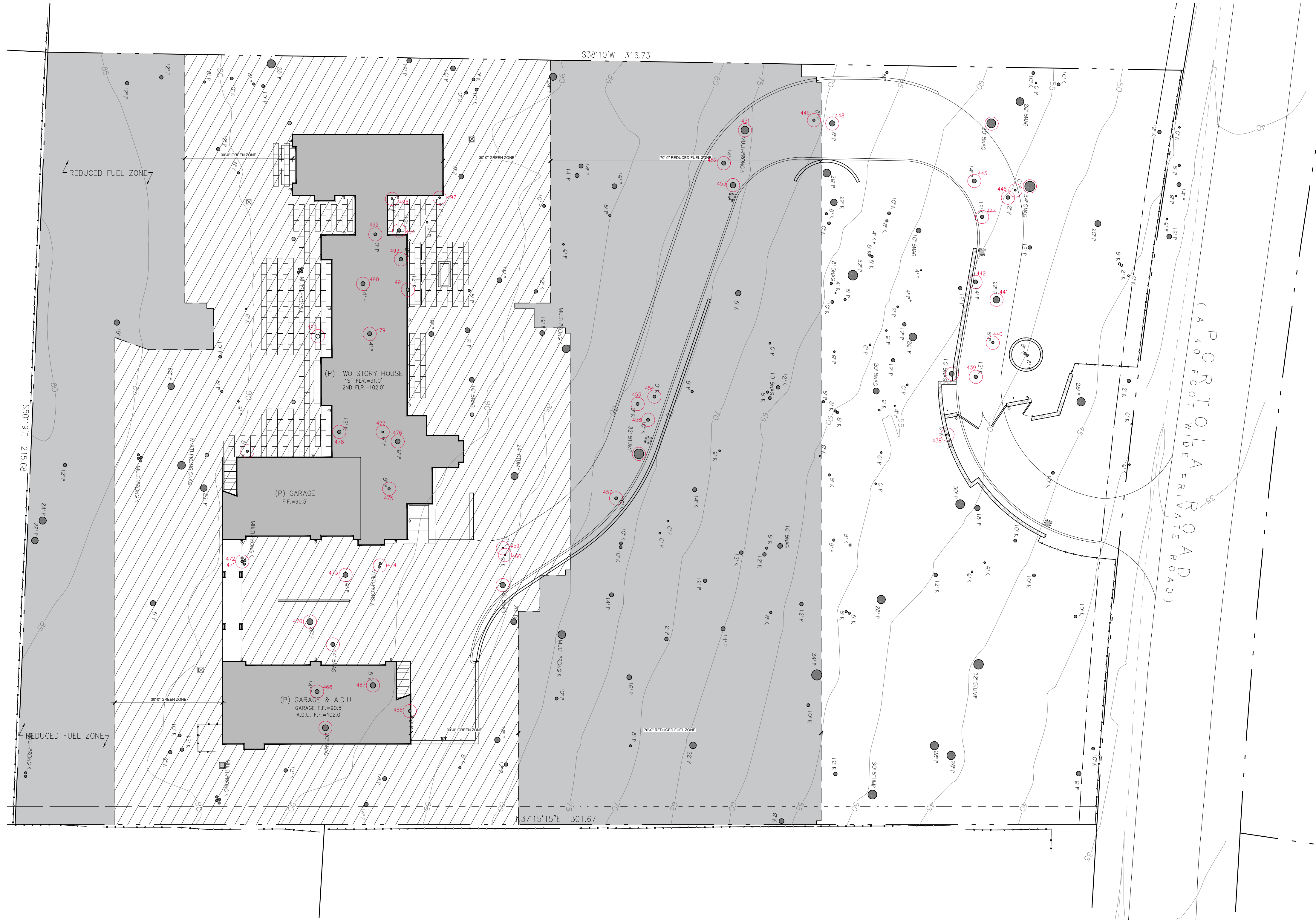
FUEL MANAGEMENT LEGEND



'GREEN ZONE'
WITHIN 30 FEET SURROUNDING THE BUILDING



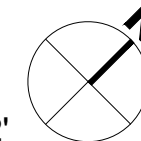
'REDUCED FUEL ZONE'
BETWEEN 30 AND 100 FEET AROUND THE BUILDING



1

FUEL MANAGEMENT PLAN

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



REVISIONS DATE

ARCHITECTURAL

FUEL
MANAGEMENT
PLAN

Scale: SEE DWG.

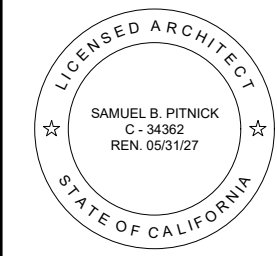
Drawn By: SBP

Job: -

G1.1

06/16/2026

JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS

P.O. BOX 22412, CARMEL, CA 93922

PHONE: (831) 241-1895

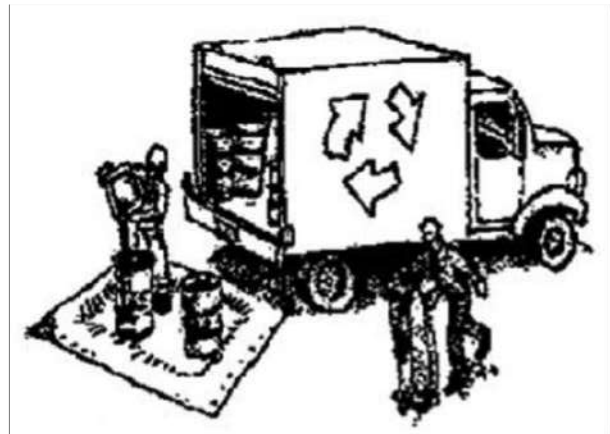
EMAIL: SAMUEL@PITNICK.COM

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

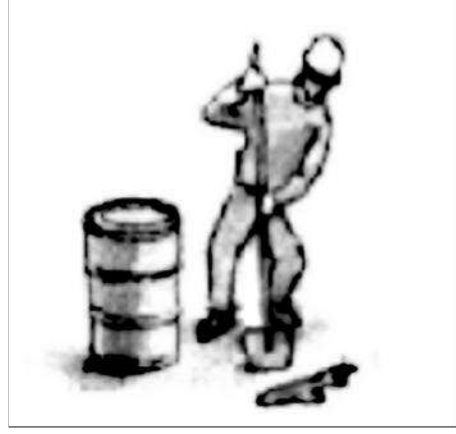
Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



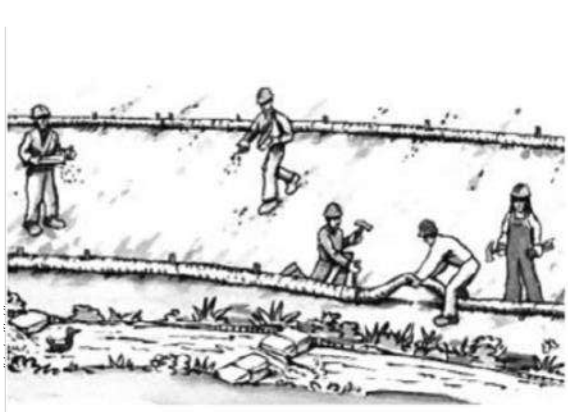
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

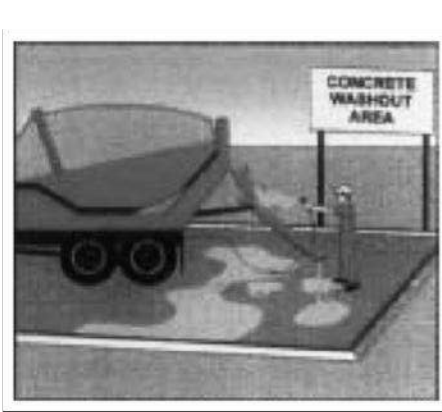


PAVING/ASPHALT WORK

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

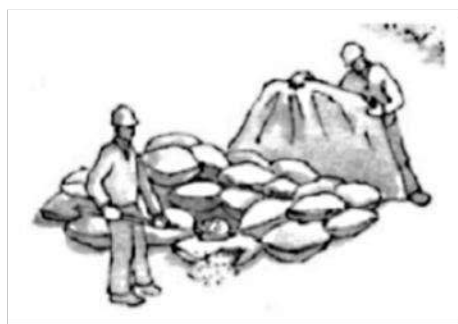
Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



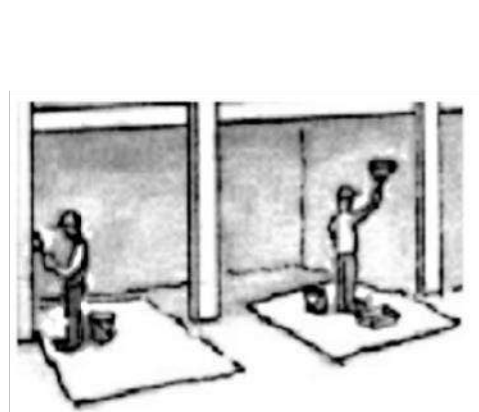
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

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



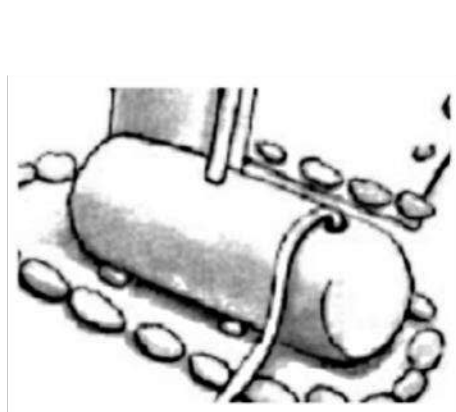
PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



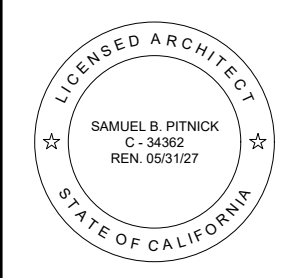
DEWATERING

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

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

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

JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK
ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1885
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL

BEST
MANAGEMENT
PRACTICES

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.2

06/16/2026

LEGEND:

	RECORD BOUNDARY
	RECORD RIGHT OF WAY
	RECORD LOT LINE
	RECORD CENTERLINE
	EASEMENT LINE PER REEL 328, PAGE 339
	RECORD SETBACK
	OLD RECORD LINE
	PROJECT BENCHMARK
	50 CONTOUR (MAJOR)
	49 CONTOUR (MINOR)
	WV WATER VALVE
	WM WATER METER
	FH FIRE HYDRANT
	HB HOSE BIB
	ICV IRRIGATION CONTROL VALVE
	MH SANITARY SEWER MANHOLE
	CO SANITARY SEWER CLEAN-OUT
	MH STORM DRAIN MANHOLE
	AD AREA DRAIN
	DI STORM DRAIN INLET
	UP UTILITY POLE
	WOOD FENCE
	WIRE FENCE
	CHAIN LINK FENCE
	FLOW LINE
	EDGE OF FOLIAGE
	12" T TREE WITH SIZE AND TYPE
	A ACACIA
	C CYPRESS
	E EUCALYPTUS
	K K
	P PINE
	R REDWOOD
	T TREE
	D DEAD
	30.9 SPOT ELEVATION

SLOPE ANALYSIS

= SLOPE 30% OR MORE (APPROXIMATE ONLY)

- | | | |
|---|--------|----------------------|
| 1 | AREA 1 | SQUARE FEET = 276 |
| 2 | AREA 2 | SQUARE FEET = 575 |
| 3 | AREA 3 | SQUARE FEET = 170 |
| 4 | AREA 4 | SQUARE FEET = 158 |
| 5 | AREA 5 | SQUARE FEET = 663 |
| 6 | AREA 6 | SQUARE FEET = 2,5208 |
| 7 | AREA 7 | SQUARE FEET = 657 |

MONUMENTS AS SHOWN ON CORNER RECORD 2834:

- A = FOUND 1" IRON PIPE, STAMPED PLS 8368
- B = FOUND 1/2" IRON PIPE, NO PLUG
- C = FOUND 1/2" IRON PIPE, PLUG ILLEGIBLE
- D = FOUND 5/8" REBAR & PLASTIC CAP, STAMPED PLS 8368
- E = FOUND 3/4" IRON BAR & PLASTIC CAP, STAMPED PLS 8368

ABBREVIATIONS:

A	ASPHALT CONCRETE
AC	
B	BACK OF CURB
BOC	
BSW	BACK OF SIDEWALK
C	
CMF	CORRUGATED METAL PIPE
CONC	CONCRETE SLAB
CS	CARMEL STONE
D	
DG	DECOMPOSED GRANITE DRIVEWAY
DWY	
E	
EP	EDGE OF PAVEMENT
EX AGG	EXPOSED AGGREGATE
F	
FC	FACE OF CURB
FL	FLOW LINE
G	
H	
HDPE	HIGH DENSITY POLY ETHYLENE
I	
INV	INVERT
J	
K	
L	
LG	LIP OF GUTTER
M	
N	
O	
P	
PGC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
PVC	POLY VINYL CHLORIDE
Q	
R	
RCP	REINFORCED CONCRETE PIPE
S	
SS	SANITARY SEWER
T	
TE	TRASH ENCLOSURE
U	
V	
W	
X	
Y	
Z	

SURVEYOR'S STATEMENT

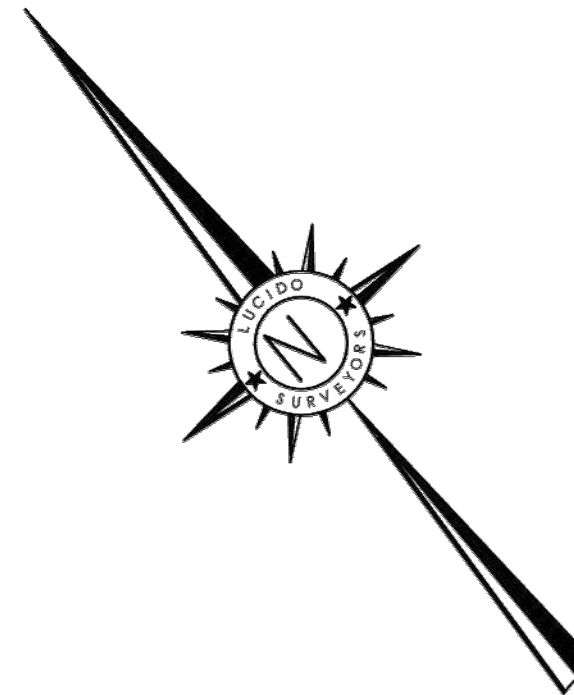
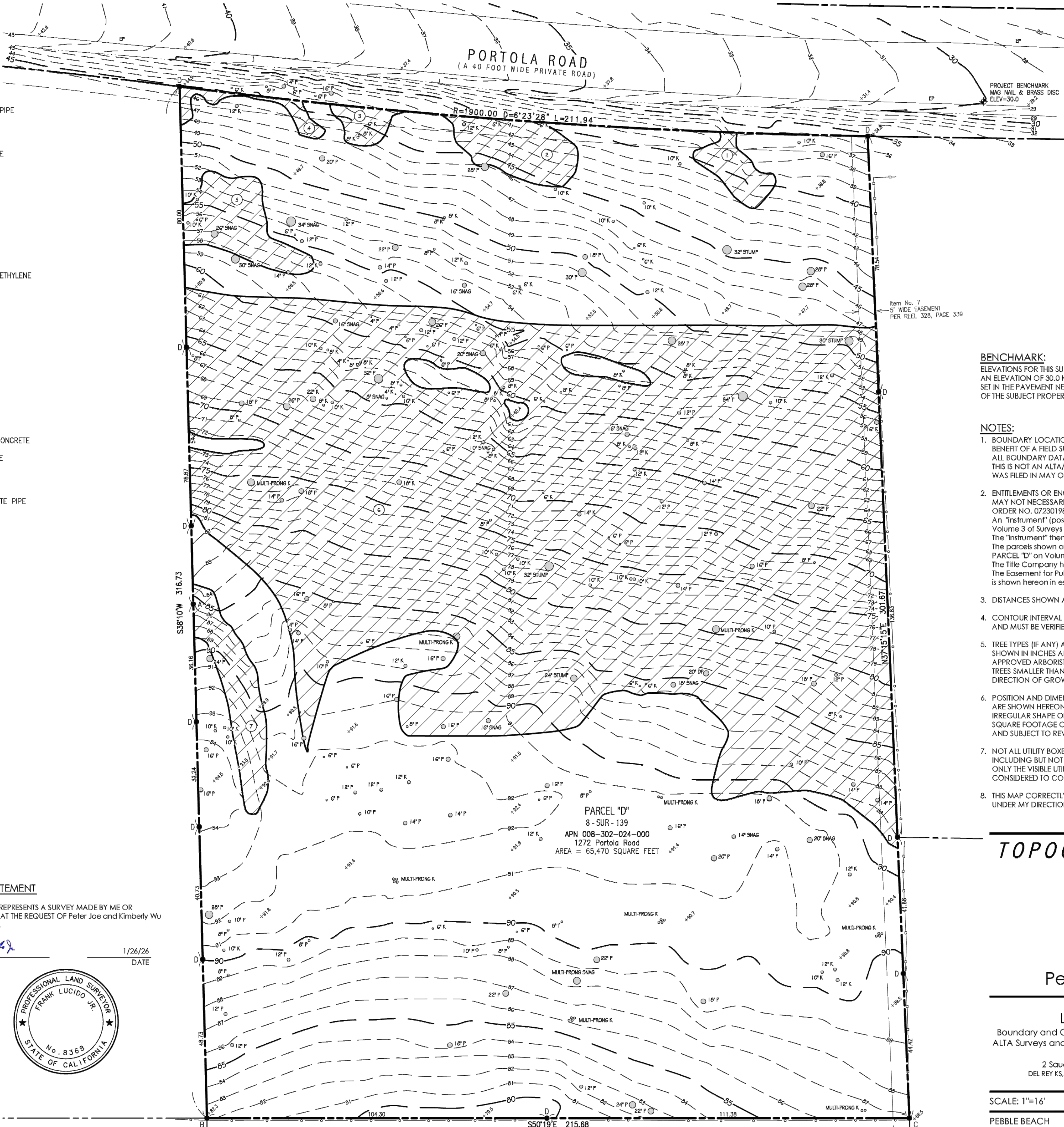
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF Peter Joe and Kimberly Wu IN NOVEMBER OF 2025.

Frank Lucido Jr.

FRANK LUCIDO JR.
PLS 8368
EXPIRES 12/31/27

1/26/26

DATE



SCALE: 1"=16'



BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 30.0 HAS BEEN ASSIGNED TO A MAG NAIL & BRASS DISC SET IN THE PAVEMENT NEAR THE EASTERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. THIS IS NOT AN ALTA/NSPS SURVEY, HOWEVER CORNER RECORD 2834 WAS FILED IN MAY OF 2025.
- ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN, ALTHOUGH OLD REPUBLIC TITLE REPORT ORDER NO. 0723019891-KH LISTS AN EASEMENT (ITEM 7.). An "Instrument" (possibly referred to in Item 7. of the title report) refers to a map filed in Volume 3 of Surveys at Page 3, more specifically to a monument called "No. 2214". The "Instrument" then describes a piece of land that shows up Volume 8 of Surveys at Page 139. The parcels shown on Volume 8 of Surveys at Page 139 are the land described in the "Instrument". PARCEL "D" on Volume 8 of Surveys at Page 139 is the subject parcel, as shown hereon. The Title Company has furnished a copy of Reel 328, Page 339 of Official Records. The Easement for Public Utilities, Sewer and Drainage (although vague and ambiguous) is shown hereon in estimated position (not knowing the location of the "rear line").
- DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = ONE FOOT. SLOPE ANALYSIS CALCULATIONS ARE APPROXIMATE ONLY, AND MUST BE VERIFIED BY A QUALIFIED EARTHWORK SPECIALIST.
- TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
- POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
- NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
- THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN NOVEMBER OF 2025.

TOPOGRAPHIC SITE SURVEY

OF
1272 Portola Road

per
APN 002-302-024-000
Records of Monterey County

PREPARED FOR
Peter Joe and Kimberly Wu

BY
LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
DEL REY KS, CALIFORNIA 93940



info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=16'

PROJECT No. 3771

JANUARY 2026

PEBBLE BEACH

COUNTY OF MONTEREY

STATE OF CALIFORNIA

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

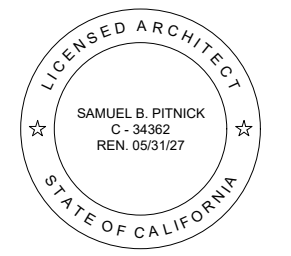


1 RENDERING OF PROPOSED NORTH ELEVATION
SCALE: N.T.S.



2 RENDERING OF PROPOSED SOUTH ELEVATION
SCALE: N.T.S.

JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

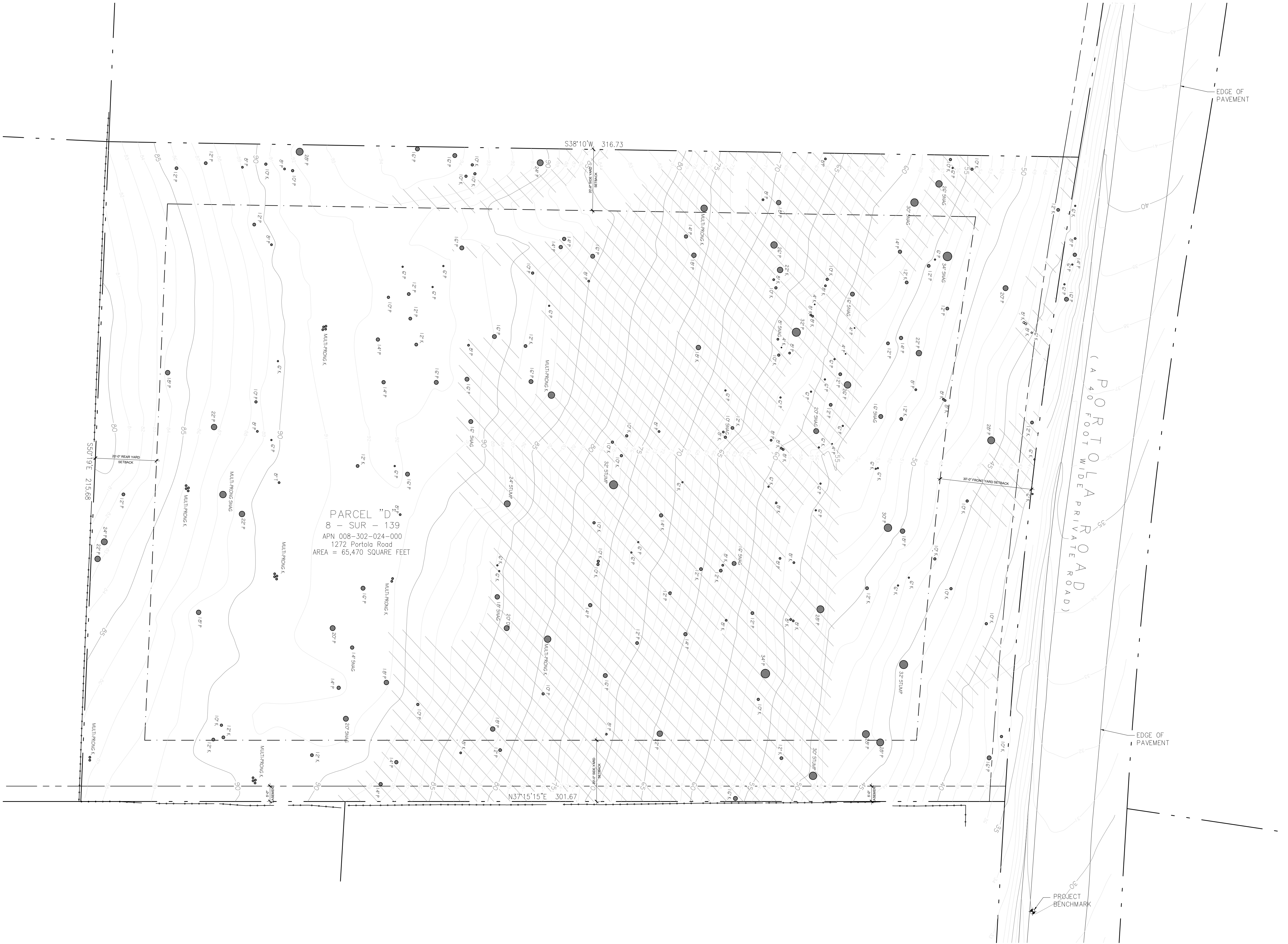
ARCHITECTURAL
PROPOSED
RENDERINGS

Scale: SEE DWG.
Drawn By: SBP
Job: -

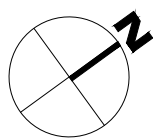
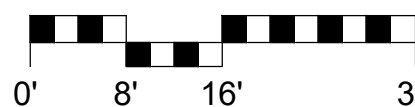
G1.4

04/13/2026

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



REVISIONS DATE

ARCHITECTURAL

EXISTING
SITE PLAN

Scale: SEE DWG.

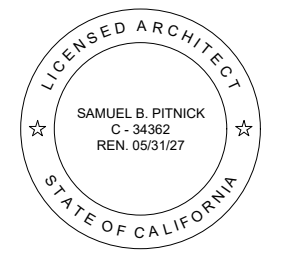
Drawn By: SBP

Job: -

A1.0

06/16/2026

JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953

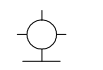


SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

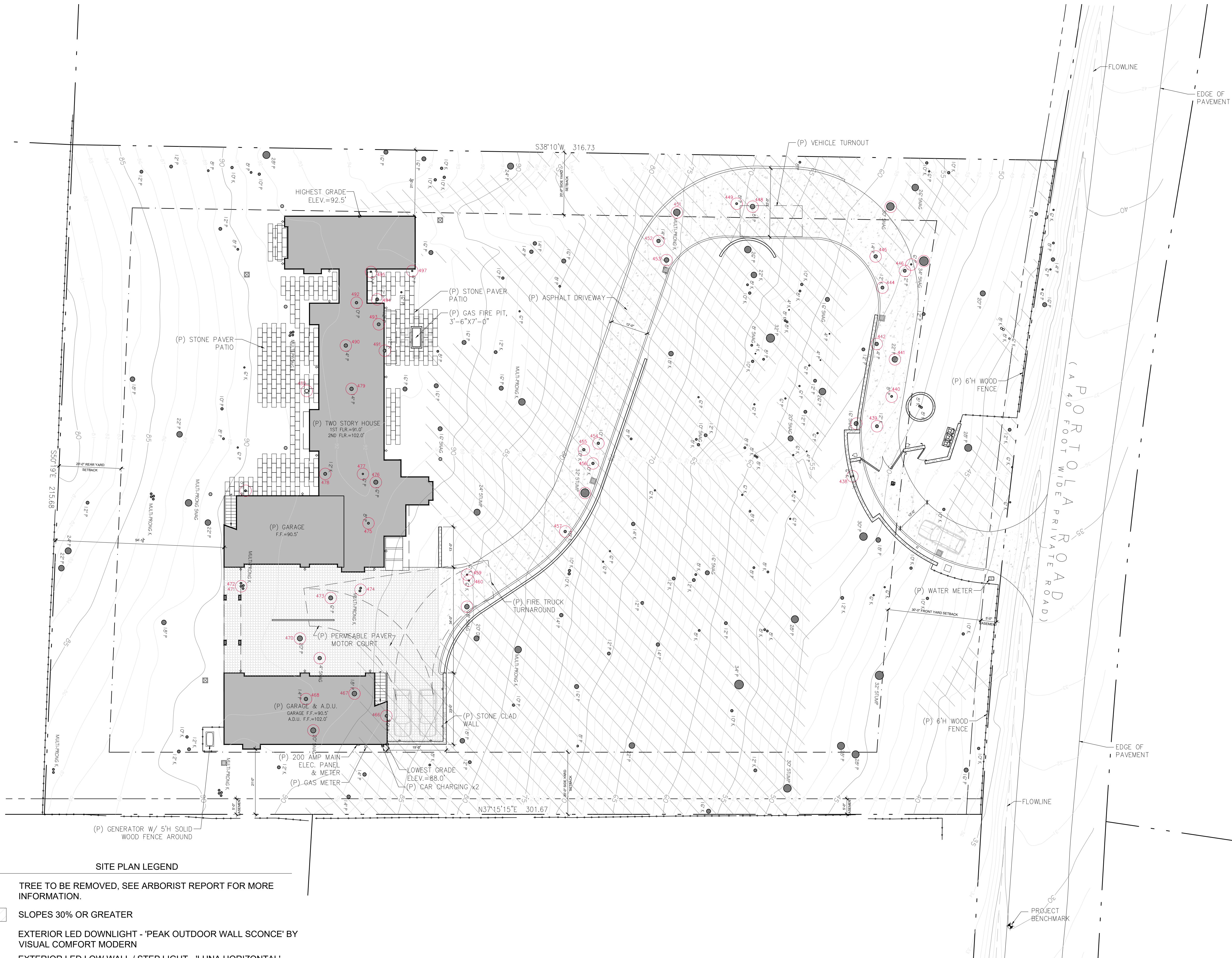
PROPOSED TREE REMOVAL LIST:

# of Trees	Tree Tag #s	Tree Specie	DBH (inches)
1	434	Coast Live Oak	10
2	435	Coast Live Oak	12
3	436	Monterey pine	29
4	437	Monterey pine	17
5	438	Coast Live Oak	10
6	439	Coast Live Oak	10
7	440	Monterey pine	9
8	441	Monterey pine	20
9	442	Monterey pine	15
10	443	Monterey pine	14
11	444	Coast Live Oak	11
12	445	Monterey pine	14
13	446	Monterey pine	12
14	447	Monterey pine	28
15	448	Monterey pine	22
16	449	Monterey pine	8
17	450	Coast Live Oak	12
18	451	Coast Live Oak	21
19	452	Monterey pine	18
20	453	Monterey pine	23
21	454	Coast Live Oak	11
22	455	Coast Live Oak	11
23	456	Coast Live Oak	10
24	457	Coast Live Oak	12
25	458	Coast Live Oak	20
26	459	Coast Live Oak	7
27	460	Coast Live Oak	6
28	461	Monterey pine	20
29	462	Monterey pine	24
30	463	Monterey pine	17
31	464	Coast Live Oak	7
32	465	Monterey pine	17
33	466	Monterey pine	14
34	467	Monterey pine	22
35	468	Monterey pine	17
36	469	Coast Live Oak	12
37	470	Monterey pine	22
38	471	Coast Live Oak	6
39	472	Coast Live Oak	8
40	473	Monterey pine	18
41	474	Coast Live Oak	17
42	475	Monterey pine	10
43	476	Monterey pine	17
44	477	Monterey pine	6
45	478	Coast Live Oak	16
46	479	Monterey pine	15
47	480	Monterey pine	21
48	481	Coast Live Oak	9
49	482	Coast Live Oak	8
50	483	Coast Live Oak	9
51	484	Coast Live Oak	9
52	485	Monterey pine	6
53	486	Monterey pine	13
54	487	Monterey pine	11
55	488	Monterey pine	12
56	489	Monterey pine	24
57	490	Monterey pine	16
58	491	Coast Live Oak	15
59	492	Monterey pine	14
60	493	Monterey pine	13
61	494	Monterey pine	12
62	495	Monterey pine	6
63	496	Monterey pine	8
64	497	Monterey pine	8
65	498	Monterey pine	18
66	499	Monterey pine	23
67	500	Monterey pine	9
68	501	Monterey pine	17
69	502	Monterey pine	19

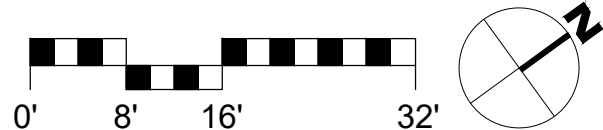
-  TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION.
-  SLOPES 30% OR GREATER
-  EXTERIOR LED DOWNLIGHT - 'PEAK OUTDOOR WALL SCONCE' BY VISUAL COMFORT MODERN
-  EXTERIOR LED LOW WALL / STEP LIGHT - 'LUNA HORIZONTAL' BY HINKLEY LIGHTING

SITE PLAN NOTES

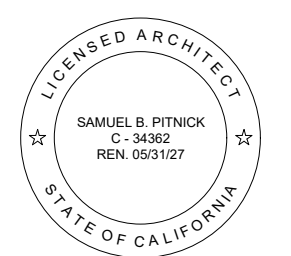
- ALL NEW UTILITIES ON SITE TO BE TRENCHED UNDERGROUND TO PROPOSED STRUCTURES, CONTRACTOR TO FOLLOW PG&E GREENBOOK STANDARDS.
- ALL NEW LANDSCAPING SHALL BE KEPT MIN. 5'-0" AWAY FROM ANY STRUCTURE.



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE

ARCHITECTURAL

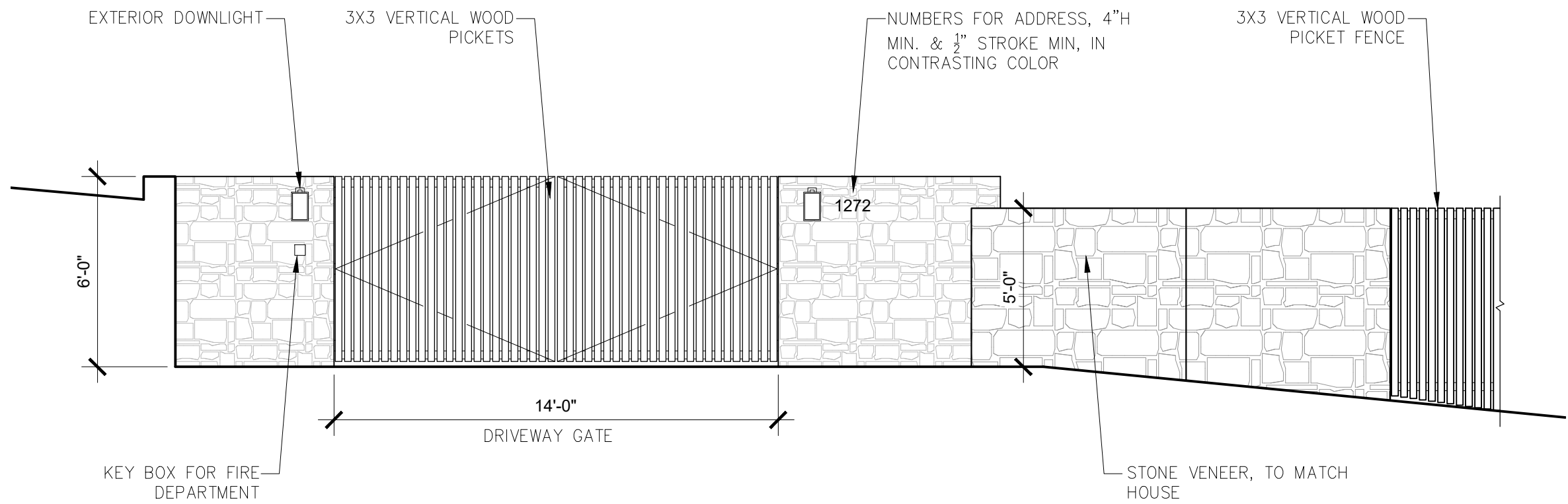
PROPOSED
SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

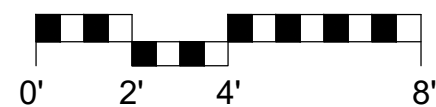
A1.1

06/16/2026

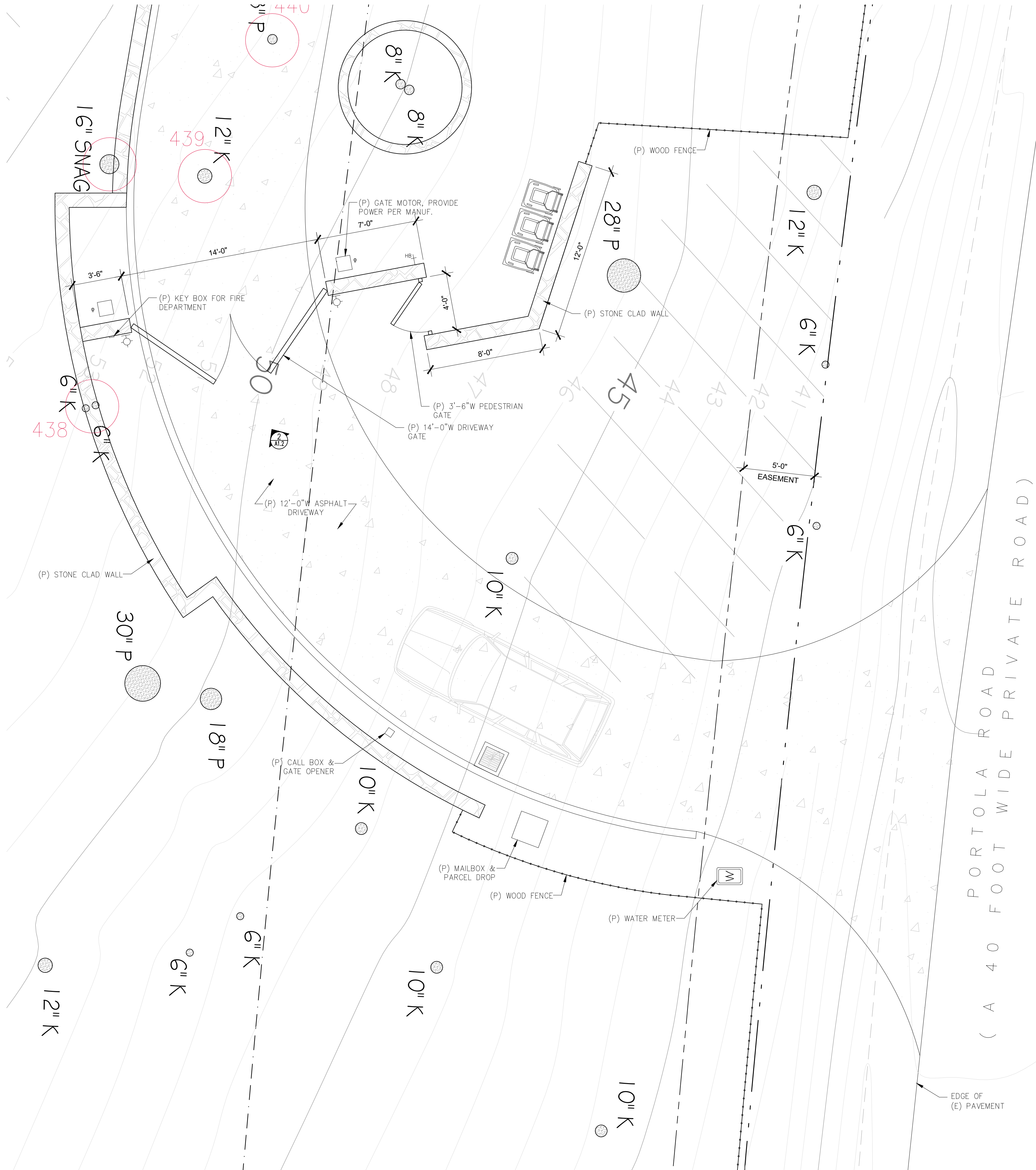
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



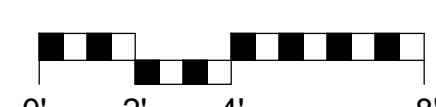
2 PROPOSED DRIVEWAY GATE ELEVATION
SCALE: 1/4" = 1'-0"



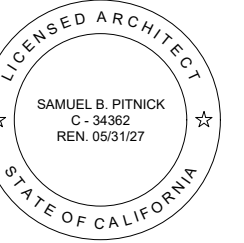
- SITE PLAN LEGEND**
- TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION.
 - SLOPES 30% OR GREATER
 - EXTERIOR LED DOWNLIGHT - 'PEAK OUTDOOR WALL SCONCE' BY VISUAL COMFORT MODERN
 - EXTERIOR LED LOW WALL / STEP LIGHT - 'LUNA HORIZONTAL' BY HINKLEY LIGHTING
- SITE PLAN NOTES**
- ALL NEW UTILITIES ON SITE TO BE TRENCHED UNDERGROUND TO PROPOSED STRUCTURES, CONTRACTOR TO FOLLOW PG&E GREENBOOK STANDARDS.
 - ALL NEW LANDSCAPING SHALL BE KEPT MIN. 5'-0" AWAY FROM ANY STRUCTURE.



1 PROPOSED DRIVEWAY GATE PLAN
SCALE: 1/4" = 1'-0"



JOE RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE

ARCHITECTURAL

DRIVEWAY GATE
PLAN &
ELEVATION

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.2

06/16/2026

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

Lightology

BRAND Hinkley Lighting

DESCRIPTION

Hinkley's 12V Luna Horizontal Step Light features a Bronze, Satin Black, Matte Bronze, Satin White, or Titanium finish. Made from die cast zinc aluminum alloy. Fits in standard junction box. Accessories included: Wiring kit. One 3.8 watt 12 volt LED module is included. 4.5 inch width x 3 inch height x 1.5 inch depth. UL listed for wet locations.

12V Luna Horizontal Step Light
ITEM NUMBER HIN360681



Shown in: Matte Bronze

SHADE COLOR	N/A
BODY FINISH	Matte Bronze
WATTAGE	3.8W
DIMMER	Low Voltage Magnetic
DIMENSIONS	4.5"W x 3"H x 1.5"D
LAMP	1 x LED/3.8W/12V LED
Technical Information	
LUMINOUS FLUX	200 lumens
LUMENS/WATT	52.63
LAMP COLOR	2700 K
COLOR RENDERING	90 CRI
ITEM NUMBER	HIN360681

COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE
LIGHTOLOGY.COM QUOTES@LIGHTOLOGY.COM Apr 14, 2021 1.866.954.4489				

2

PROPOSED LOW WALL / STEP LIGHT
SCALE: N.T.S.

Lightology

lightology.com
866-954-4489
05-29-26

Project: _____
Company: _____
Location: _____ Fixture Type: _____
SPEC #: **TLG493310**
Approved On: _____ Approved By: _____



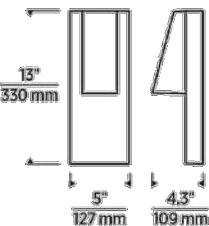
Peak Outdoor Wall Sconce
By Visual Comfort Modern

Description

Featuring a highly pitched roofline, the Peak Outdoor Wall Sconce is reminiscent of a charming clapboard shingle. Cleverly hidden hardware ensures a clean look, while the LED downlight gently grazes the backplate and delivers a welcoming ambient glow. The light is warm dim, 3000K at its brightest and warming to 2200K as it dims. Die-cast aluminum construction, a powder coat finish, and stainless steel hardware provide durability. Perfect for front door lighting or for illuminating a back porch or patio, the Peak offers a polished look for your space.



Shown in bronze



Specifications

COLOR	N/A
BODY FINISH	Bronze
WATTAGE	12W
DIMMER	Low Voltage Electronic
DIMENSIONS	5"W x 13"H x 4.3"D
INTEGRATED LED MODULE	1 x LED/12W/120V LED
COUNTRY OF ORIGIN	China

Technical Information

LAMP LIFE	60000 hours
COLOR RENDERING	90 CRI
LAMP COLOR	3000K Warm Dim
LUMENS/WATT	52.58
LUMINOUS FLUX	328 lumens



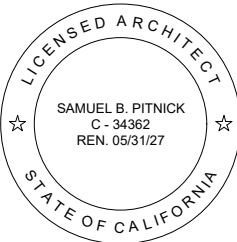
CLICK TO VIEW PRODUCT

Notes: _____

1

PROPOSED EXTERIOR WALL SCONCE
SCALE: N.T.S.

JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL

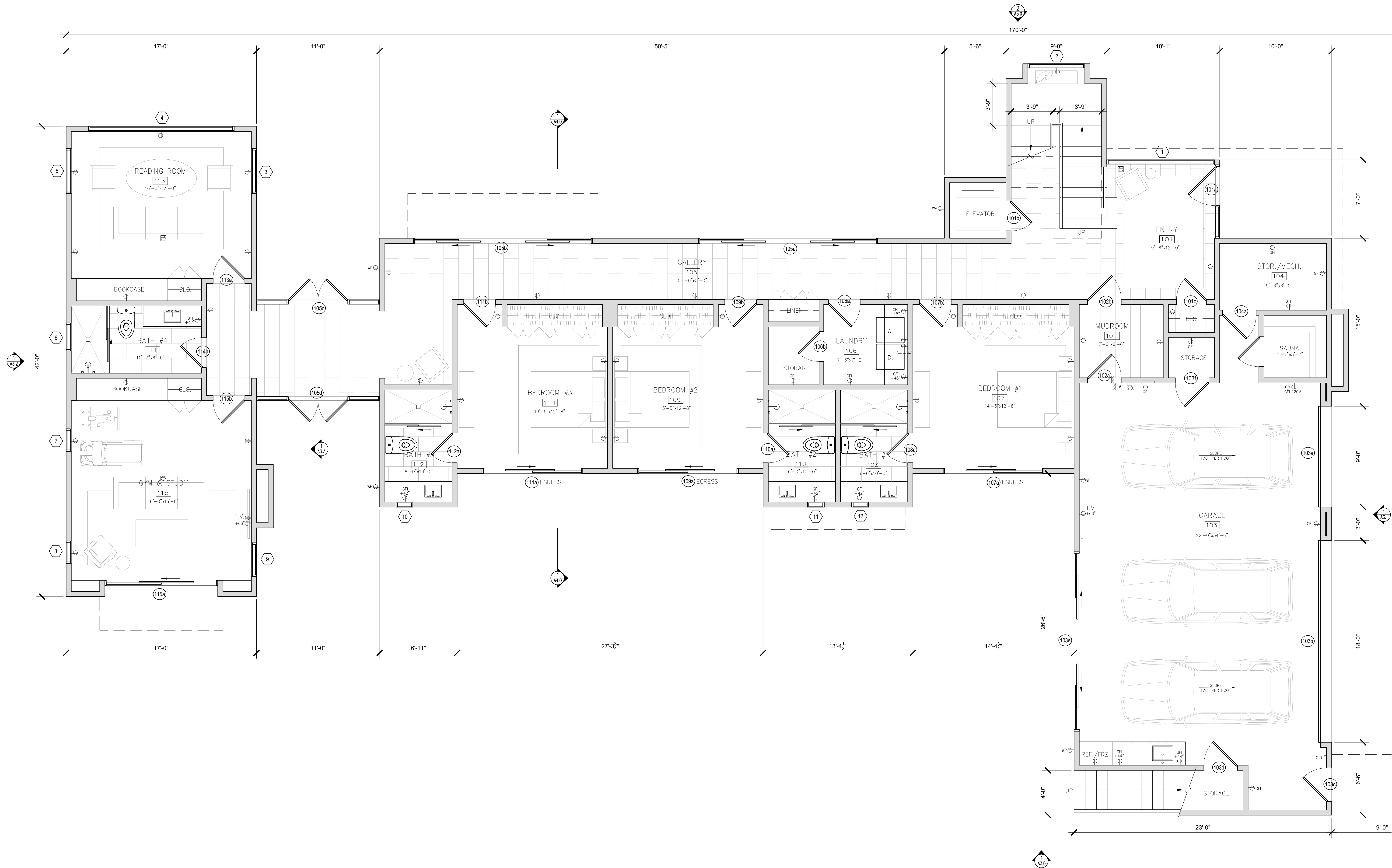
PROPOSED
SITE
LIGHTING

Scale: SEE DWG.
Drawn By: SBP
Job: -

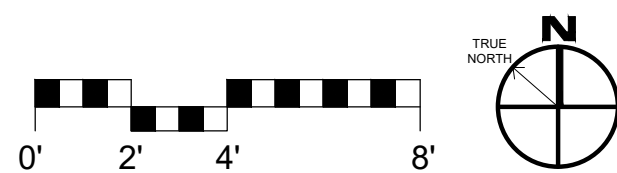
A1.3

05/18/2026

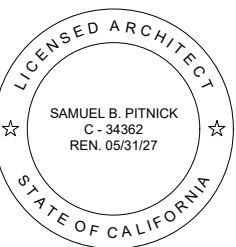
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1885
EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE

ARCHITECTURAL

PROPOSED
FIRST FLOOR
PLAN

Scale: SEE DWG.

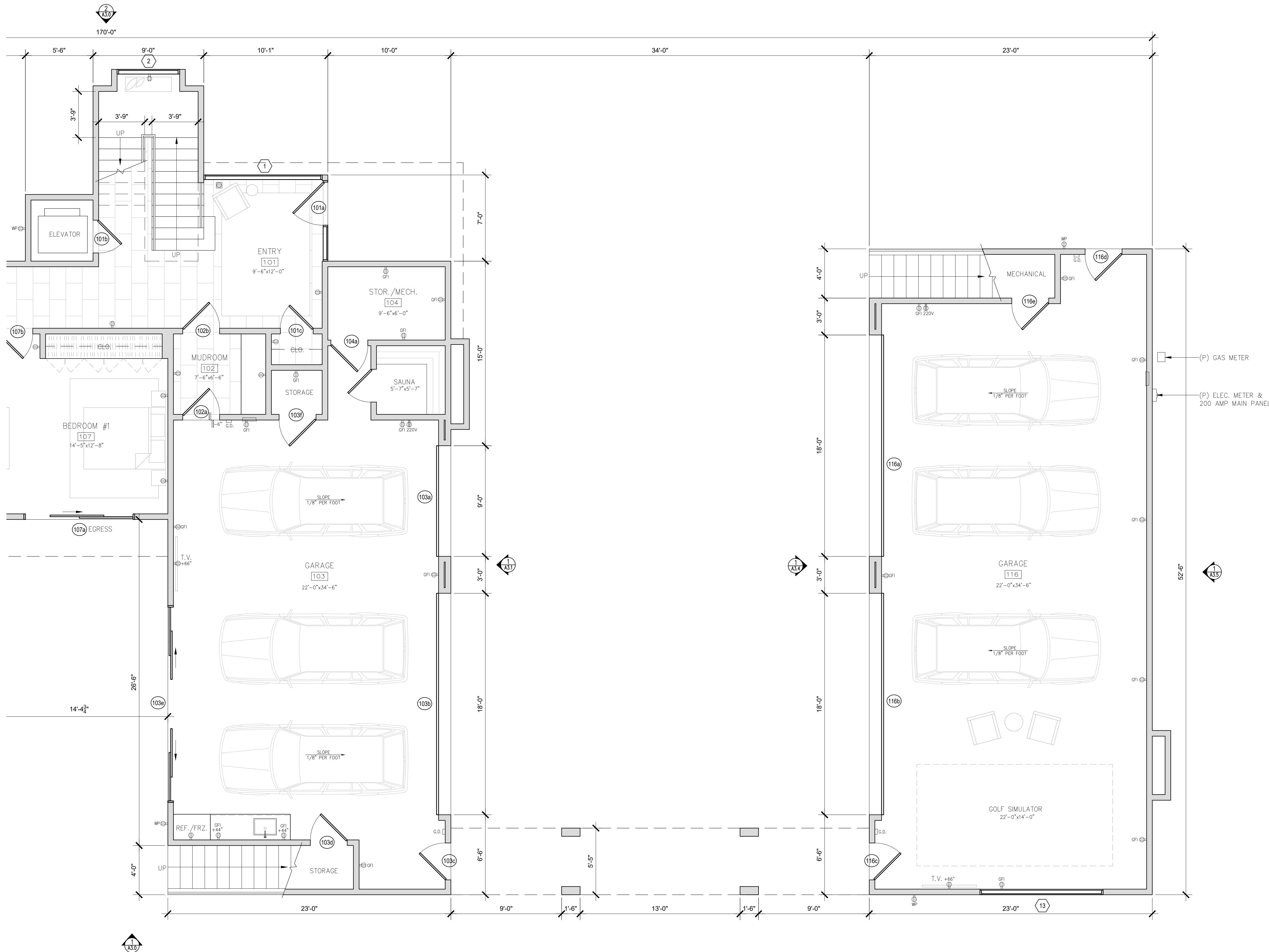
Drawn By: SBP

Job: -

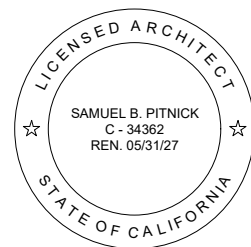
A2.0

04/13/2026

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK
ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL

PROPOSED
FIRST FLOOR
PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.1

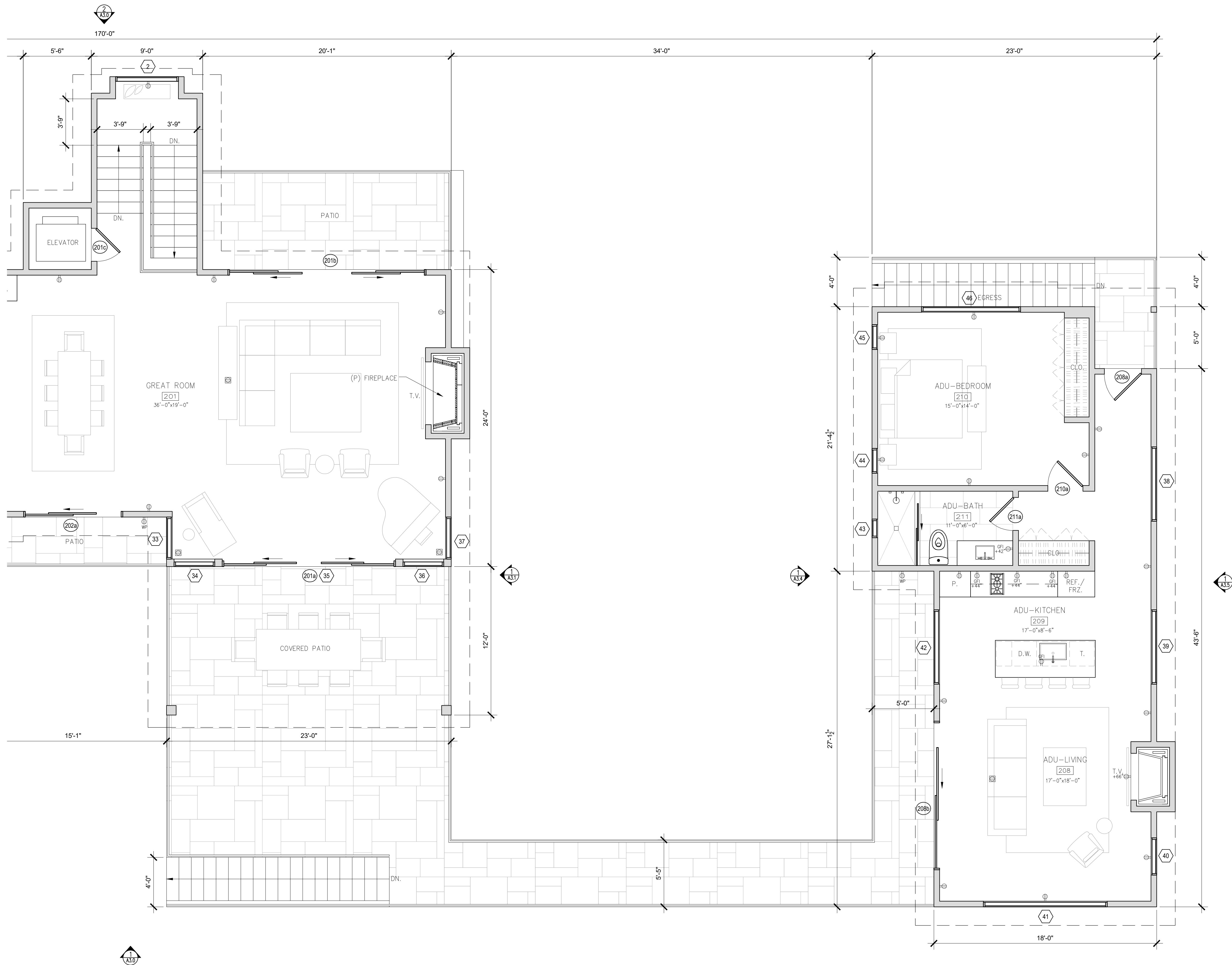
04/13/2026

[illegible]

A2.2

04/13/2026

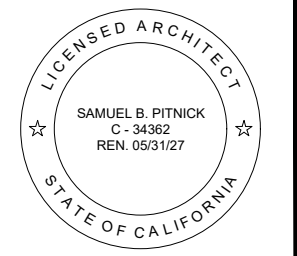
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

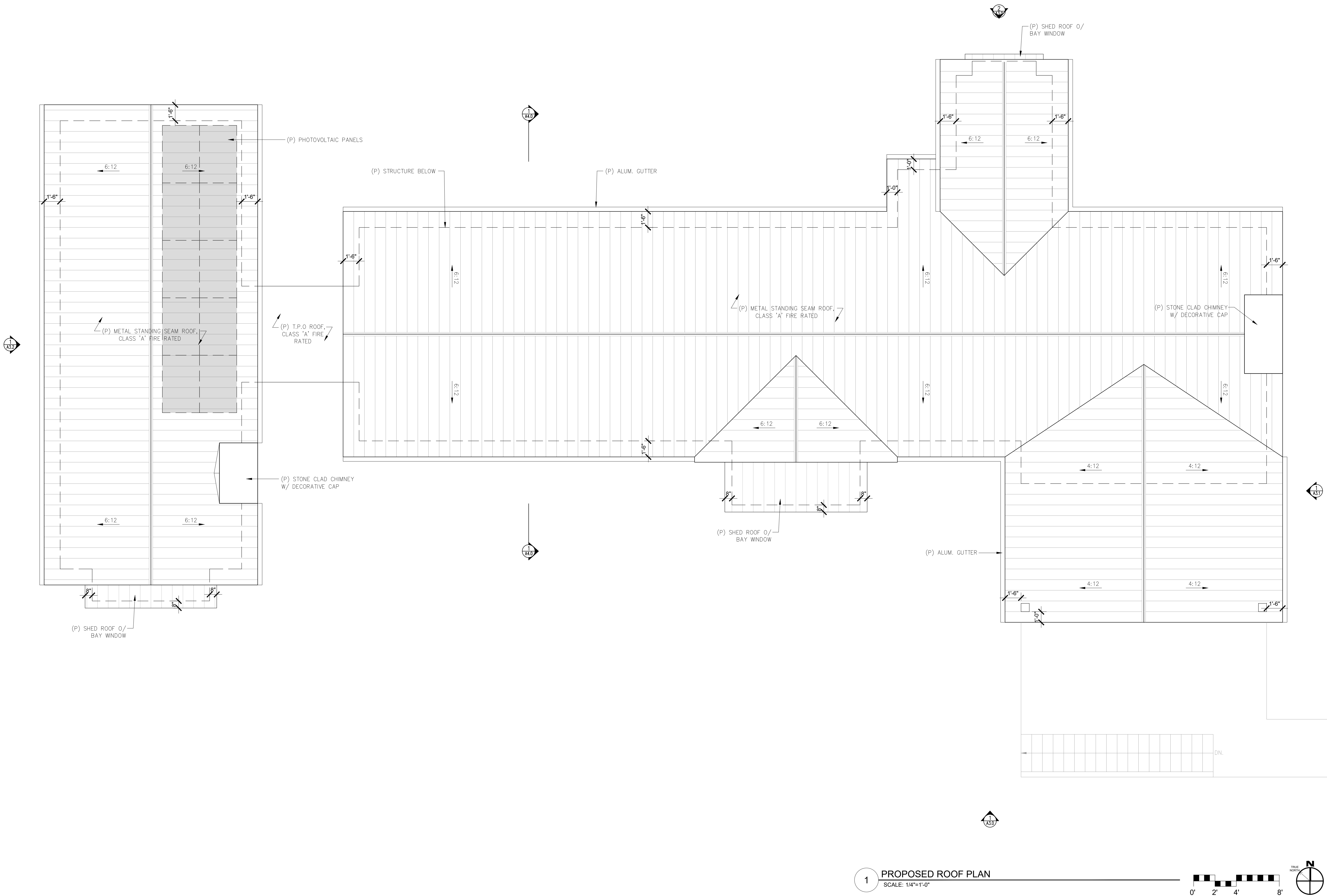
ARCHITECTURAL
PROPOSED
SECOND FLOOR
PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.3

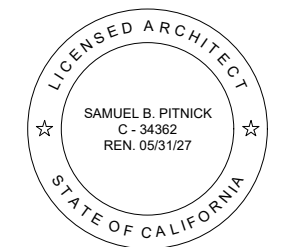
04/13/2026

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



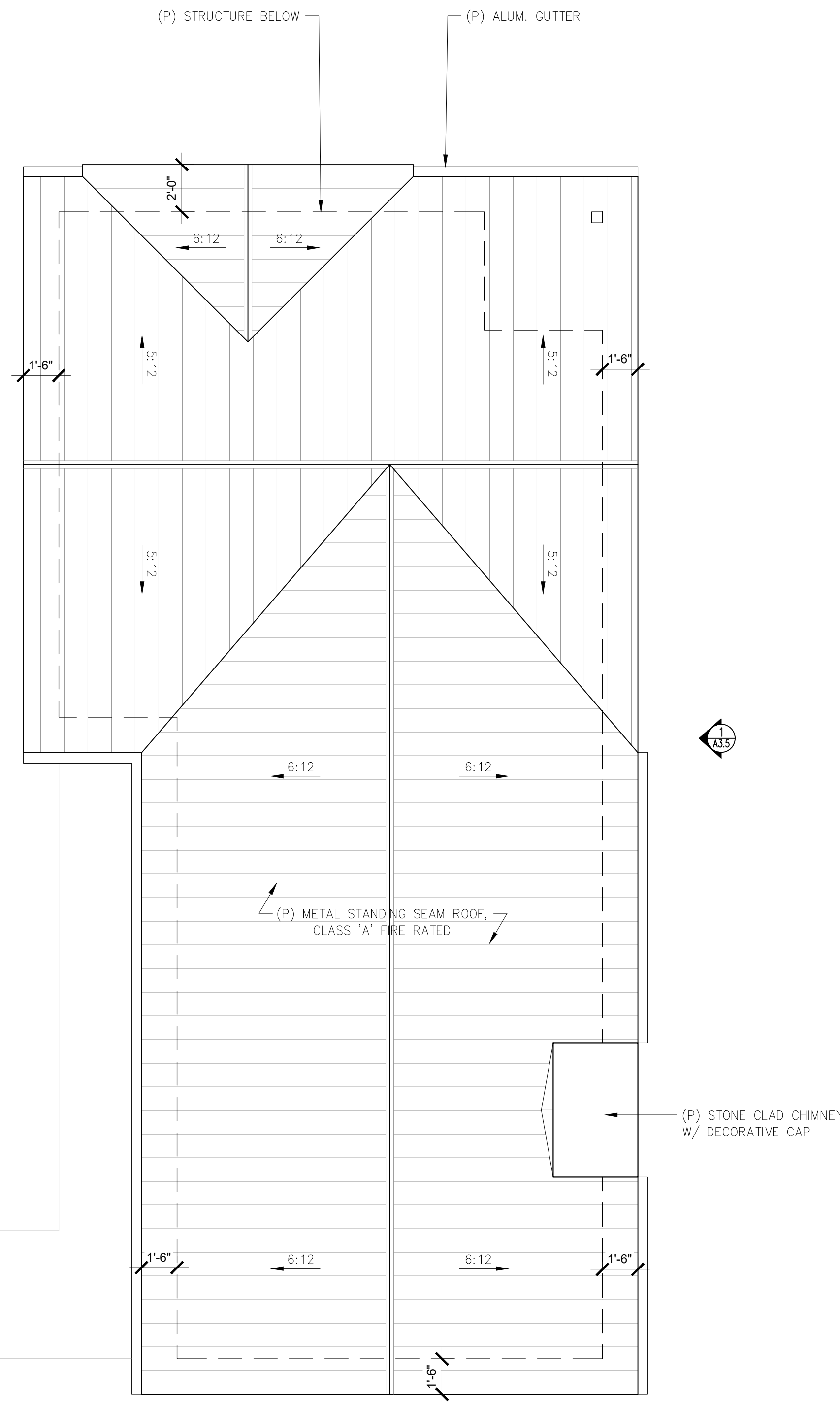
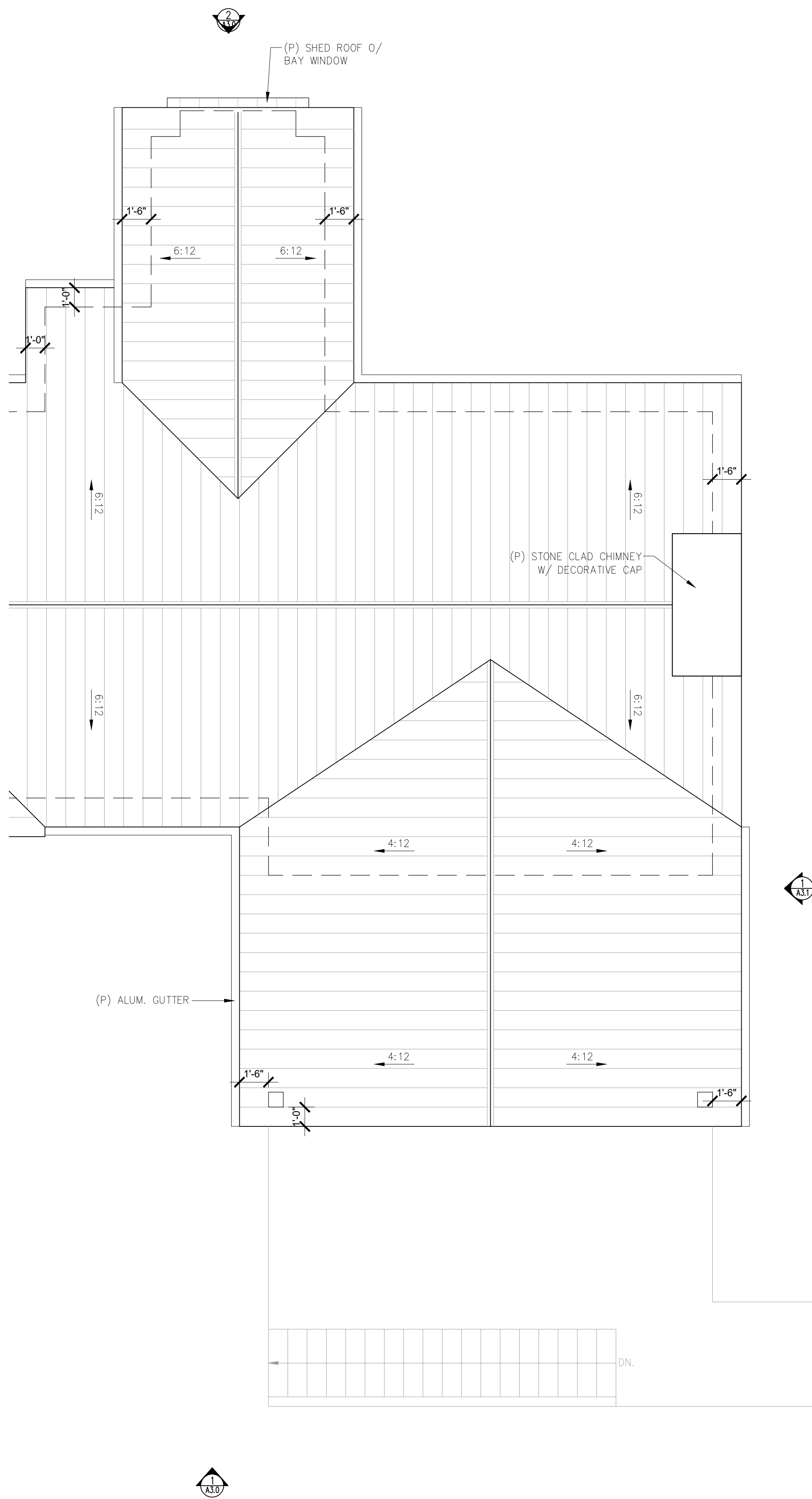
SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

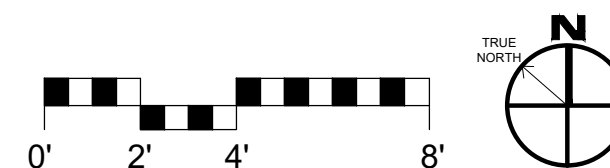
ARCHITECTURAL
PROPOSED
ROOF PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.4
04/13/2026

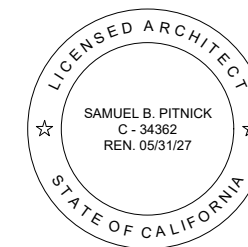
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL
PROPOSED
ROOF PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.5
04/13/2026

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

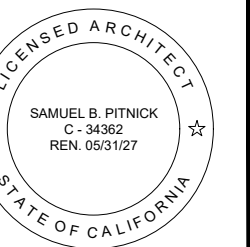


1 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"

JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE

ARCHITECTURAL

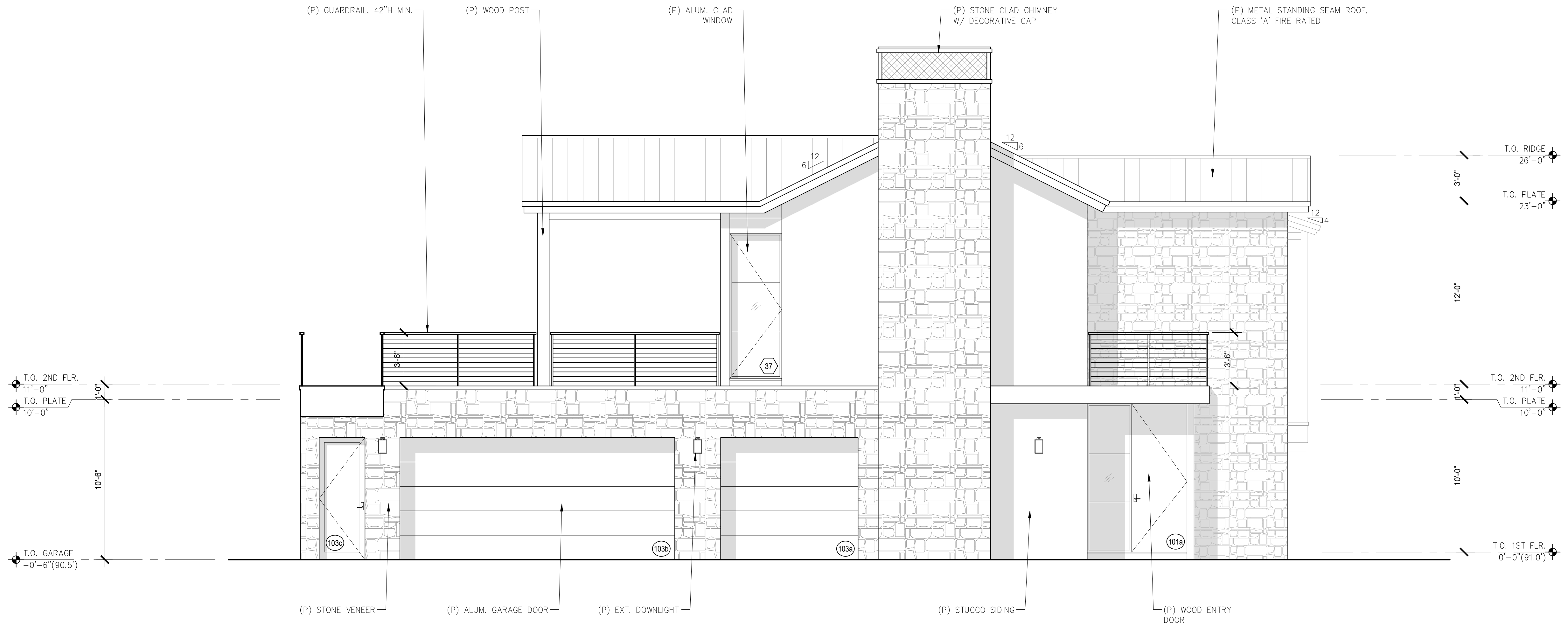
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.0

04/13/2026

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



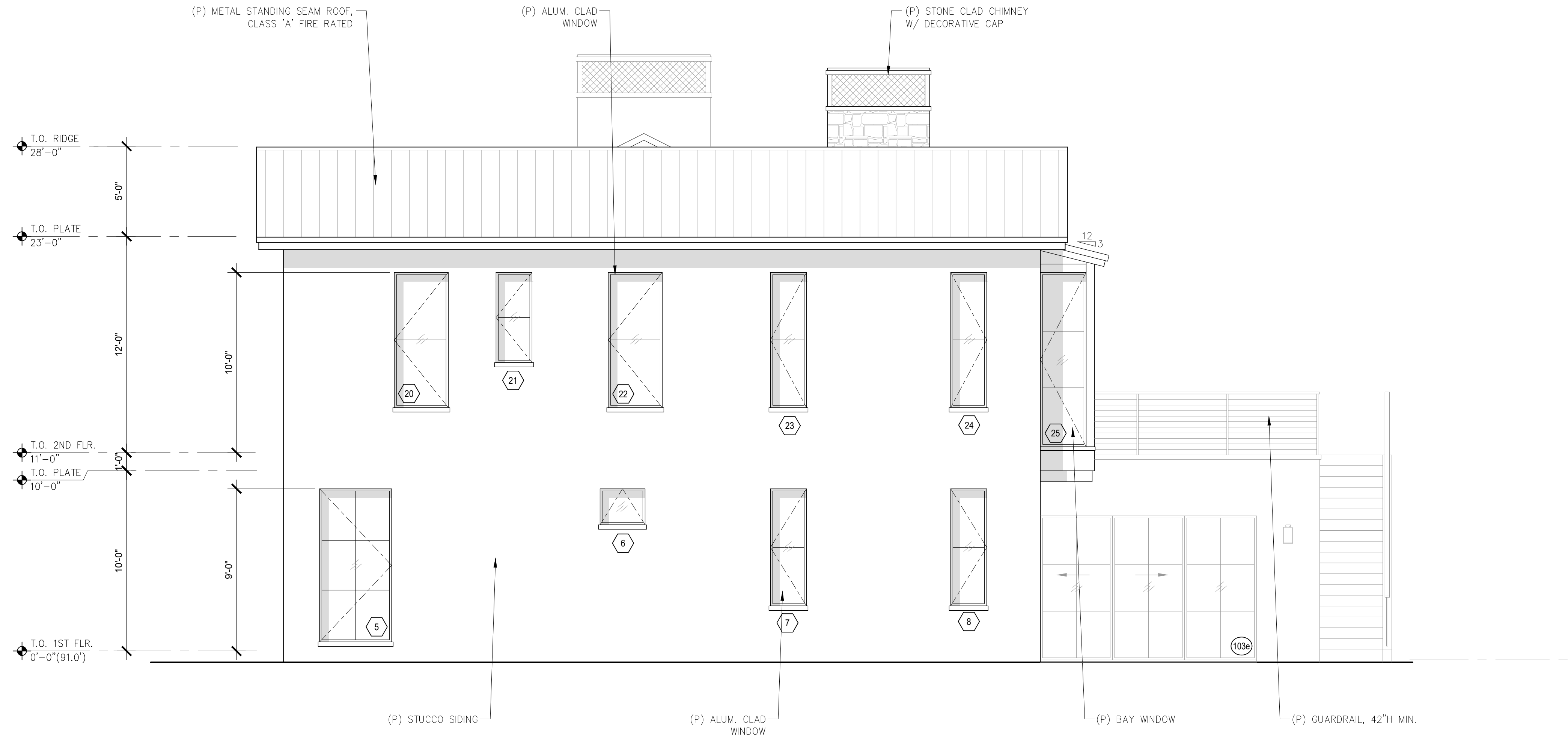
SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

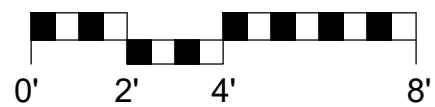
ARCHITECTURAL
BUILDING
ELEVATIONS
Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.1
04/13/2026

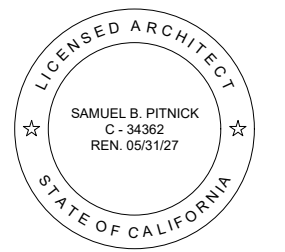
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

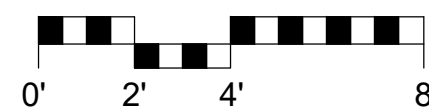
A3.2

04/13/2026

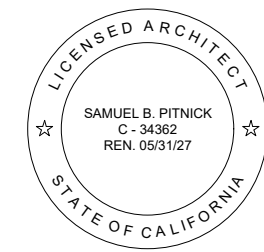
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1885
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

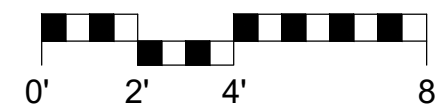
A3.3

04/13/2026

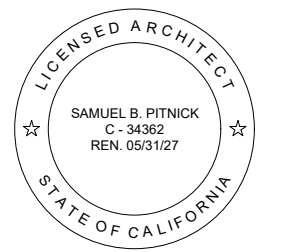
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 PROPOSED WEST ELEVATION (A.D.U. & GARAGE)
SCALE: 1/4"=1'-0"



JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.4

04/13/2026

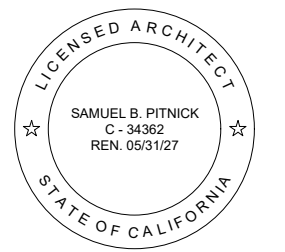
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 PROPOSED EAST ELEVATION (A.D.U. & GARAGE)
SCALE: 1/4"=1'-0"



JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

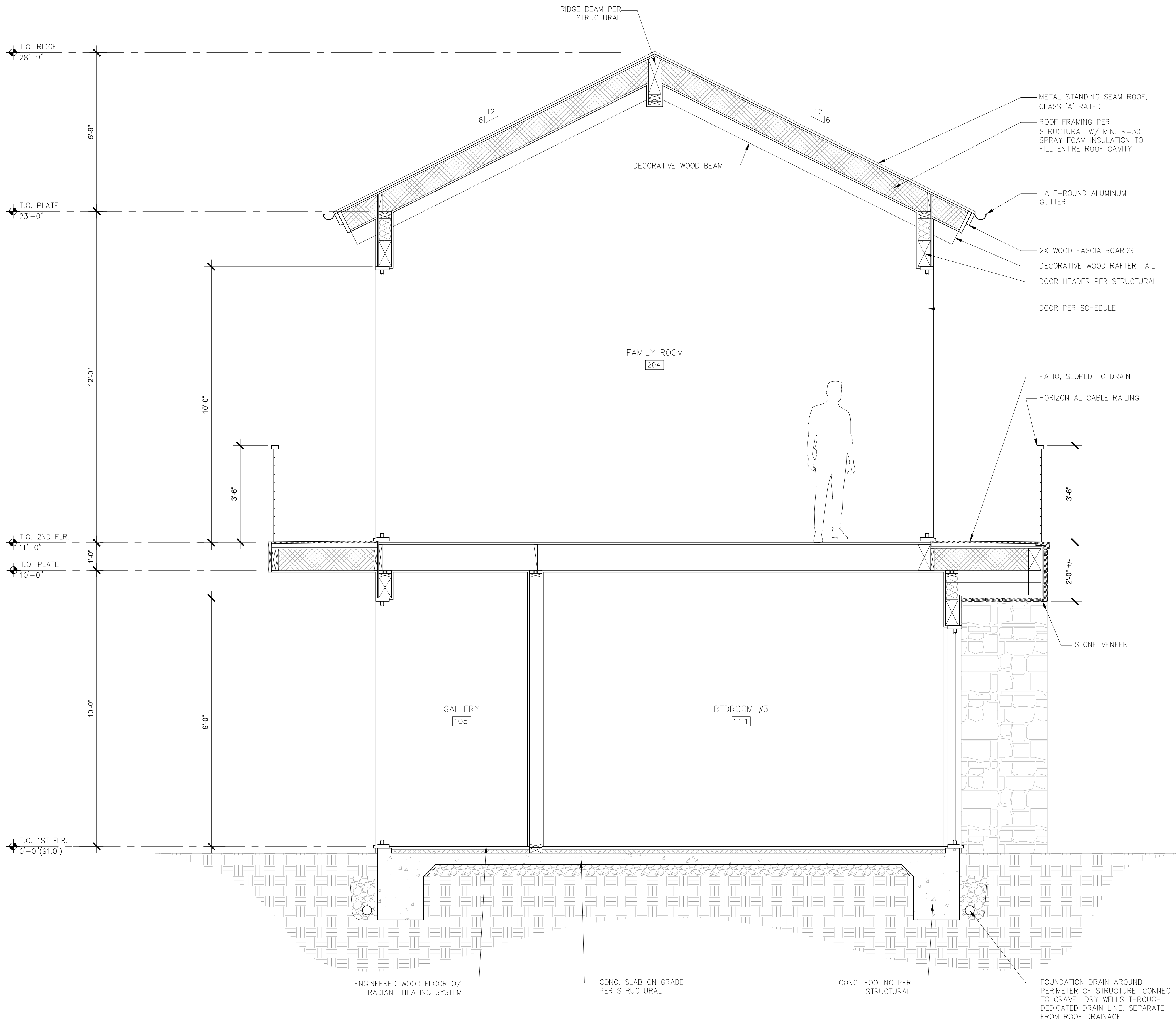
ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

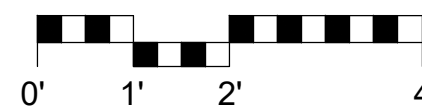
A3.5

04/13/2026

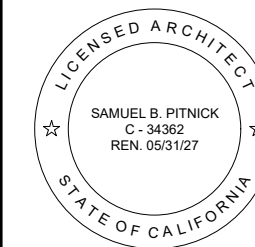
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 PROPOSED BUILDING SECTION THRU FAMILY ROOM
SCALE: 1/2"=1'-0"



JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL
BUILDING
SECTIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.0

04/13/2026

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	9'-7"	9'-2"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
2	5'-0"	12'-0"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
3	4'-0"	8'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
4	13'-0"	8'-6"		GLASS	ALUM.	X-O-X	TEMPERED GLAZING
5	4'-0"	8'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
6	2'-6"	2'-0"		GLASS	ALUM.	AWNING	TEMPERED GLAZING, OBSCURED
7	2'-0"	6'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
8	2'-0"	6'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
9	3'-0"	6'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
10	1'-6"	2'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
11	1'-6"	2'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
12	1'-6"	2'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
13	10'-0"	8'-10"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
14							NOT USED
15	8'-0"	6'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
16	2'-0"	6'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
17	11'-0"	9'-0"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
18	4'-0"	7'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
19	4'-0"	7'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
20	3'-0"	7'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
21	2'-0"	5'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
22	3'-0"	7'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
23	2'-0"	7'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
24	2'-0"	7'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
25	2'-6"	9'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
26	10'-0"	9'-6"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
27	2'-6"	9'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
28	3'-0"	7'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING, EGRESS
29	11'-0"	9'-0"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
30	5'-6"	9'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
31	11'-0"	9'-6"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
32	5'-6"	9'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
33	3'-4"	9'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
34	3'-3"	9'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
35	14'-0"	VARIABLE		GLASS	ALUM.	FIXED	TEMPERED GLAZING
36	3'-3"	9'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
37	3'-4"	9'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
38	6'-0"	7'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
39	6'-0"	7'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
40	3'-0"	7'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
41	10'-0"	8'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
42	6'-0"	7'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
43	1'-6"	2'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING, OBSCURED
44	2'-0"	6'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
45	2'-0"	6'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
46	8'-0"	7'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING, EGRESS

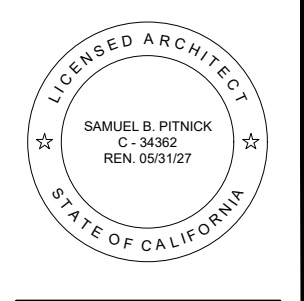
EXTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
101a	3'-6"	9'-8"	-	WOOD	ALUM.	SWING	TEMPERED GLAZING, W/ SIDE/LITE
103a	9'-0"	8'-0"	-	ALUM.	ALUM.	GARAGE - SECTIONAL	INSULATED
103b	18'-0"	8'-0"	-	ALUM.	ALUM.	GARAGE - SECTIONAL	INSULATED
103c	3'-0"	8'-0"	-	ALUM.	ALUM.	SWING	
103e	16'-0"	8'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING
105a	16'-0"	9'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING
105b	16'-0"	9'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING
105c	5'-4"	10'-0"	-	ALUM. /GLASS	ALUM.	FRENCH	TEMPERED GLAZING
105d	5'-4"	10'-0"	-	ALUM. /GLASS	ALUM.	FRENCH	TEMPERED GLAZING
107a	9'-0"	8'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING, EGRESS
109a	9'-0"	8'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING, EGRESS
111a	9'-0"	8'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING, EGRESS
115a	10'-0"	9'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING
116a	18'-0"	8'-0"	-	ALUM.	ALUM.	GARAGE - SECTIONAL	INSULATED
116b	18'-0"	8'-0"	-	ALUM.	ALUM.	GARAGE - SECTIONAL	INSULATED
116c	3'-0"	8'-0"	-	ALUM.	ALUM.	SWING	
116d	3'-0"	8'-0"	-	ALUM.	ALUM.	SWING	
201a	14'-0"	10'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING
201b	16'-0"	10'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING
202a	8'-0"	10'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING
204a	16'-0"	10'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING
204b	16'-0"	10'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING
204c	8'-0"	10'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING
208a	3'-0"	8'-0"	-	WOOD/GLASS	ALUM.	SLIDING	TEMPERED GLAZING
208b	12'-0"	9'-0"	-	ALUM. /GLASS	ALUM.	SLIDING	TEMPERED GLAZING

INTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
101b	2'-8"	8'-0"	2.25"	WOOD	WOOD	SWING	VERIFY SIZE W/ ELEV. MANUF.
101c	2'-8"	8'-0"	2.25"	WOOD	WOOD	SWING	
102a	3'-0"	8'-0"	2.25"	WOOD	WOOD	SWING	20-MIN. FIRE RATED, SELF-CLOSING, SELF-LATCHING
102b	3'-0"	8'-0"	2.25"	WOOD	WOOD	SWING	
103d	3'-0"	8'-0"	2.25"	WOOD	WOOD	SWING	
103f	3'-0"	8'-0"	2.25"	WOOD	WOOD	SWING	
104a	3'-0"	8'-0"	2.25"	WOOD	WOOD	SWING	
106a	2'-10"	8'-0"	2.25"	WOOD	WOOD	SWING	
106b	2'-8"	8'-0"	2.25"	WOOD	WOOD	SWING	
107b	2'-10"	8'-0"	2.25"	WOOD	WOOD	SWING	
108a	2'-8"	8'-0"	2.25"	WOOD	WOOD	SWING	
109b	2'-10"	8'-0"	2.25"	WOOD	WOOD	SWING	
110a	2'-8"	8'-0"	2.25"	WOOD	WOOD	SWING	
111b	2'-10"	8'-0"	2.25"	WOOD	WOOD	SWING	
112a	2'-8"	8'-0"	2.25"	WOOD	WOOD	SWING	
113a	2'-10"	8'-0"	2.25"	WOOD	WOOD	SWING	
114a	2'-8"	8'-0"	2.25"	WOOD	WOOD	SWING	
115b	2'-10"	8'-0"	2.25"	WOOD	WOOD	SWING	
116e	3'-0"	8'-0"	2.25"	WOOD	WOOD	SWING	
201c	2'-8"	9'-0"	2.25"	WOOD	WOOD	SWING	VERIFY SIZE W/ ELEV. MANUF.
202b	2'-8"	9'-0"	2.25"	WOOD	WOOD	SWING	
203a	2'-8"	9'-0"	2.25"	WOOD	WOOD	SWING	
205a	3'-0"	9'-0"	2.25"	WOOD	WOOD	SWING	
205b	2'-10"	9'-0"	2.25"	WOOD	WOOD	SWING	LOUVERED FOR VENTILATION
206a	4'-0"	9'-0"	2.25"	WOOD	WOOD	DBL. POCKETING	
207a	2'-10"	9'-0"	2.25"	WOOD	WOOD	SWING	
207b	2'-10"	9'-0"	2.25"	WOOD	WOOD	SWING	
210a	2'-10"	9'-0"	2.25"	WOOD	WOOD	SWING	
211a	2'-8"	9'-0"	2.25"	WOOD	WOOD	SWING	

WINDOW & EXTERIOR DOOR NOTES

- WINDOWS & DOORS ARE BY 'ARCADIA' (OR APPV'D EQUAL)
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
EXTERIOR MTL: DARK BRONZE ALUM.
INTERIOR MTL: DARK BRONZE ALUM.
- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
- ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
- ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS.
- REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
(A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
(B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
(C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
(D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING; AND
(E) GLAZING IN ENCLOSURES FOR, OR WALLS FACING BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
(F) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS AND WINDOWS.
- ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER
- MIN. U-VALUE & SGHC = PER TITLE 24 CALCULATIONS
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

JOE
RESIDENCE
1272 PORTOLA ROAD
PEBBLE BEACH, CA
93953



SAMUEL PITNICK
ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL

DOOR &
WINDOW
SCHEDULES

Scale: SEE DWG.
Drawn By: SBP
Job: -

A5.0

04/13/2026

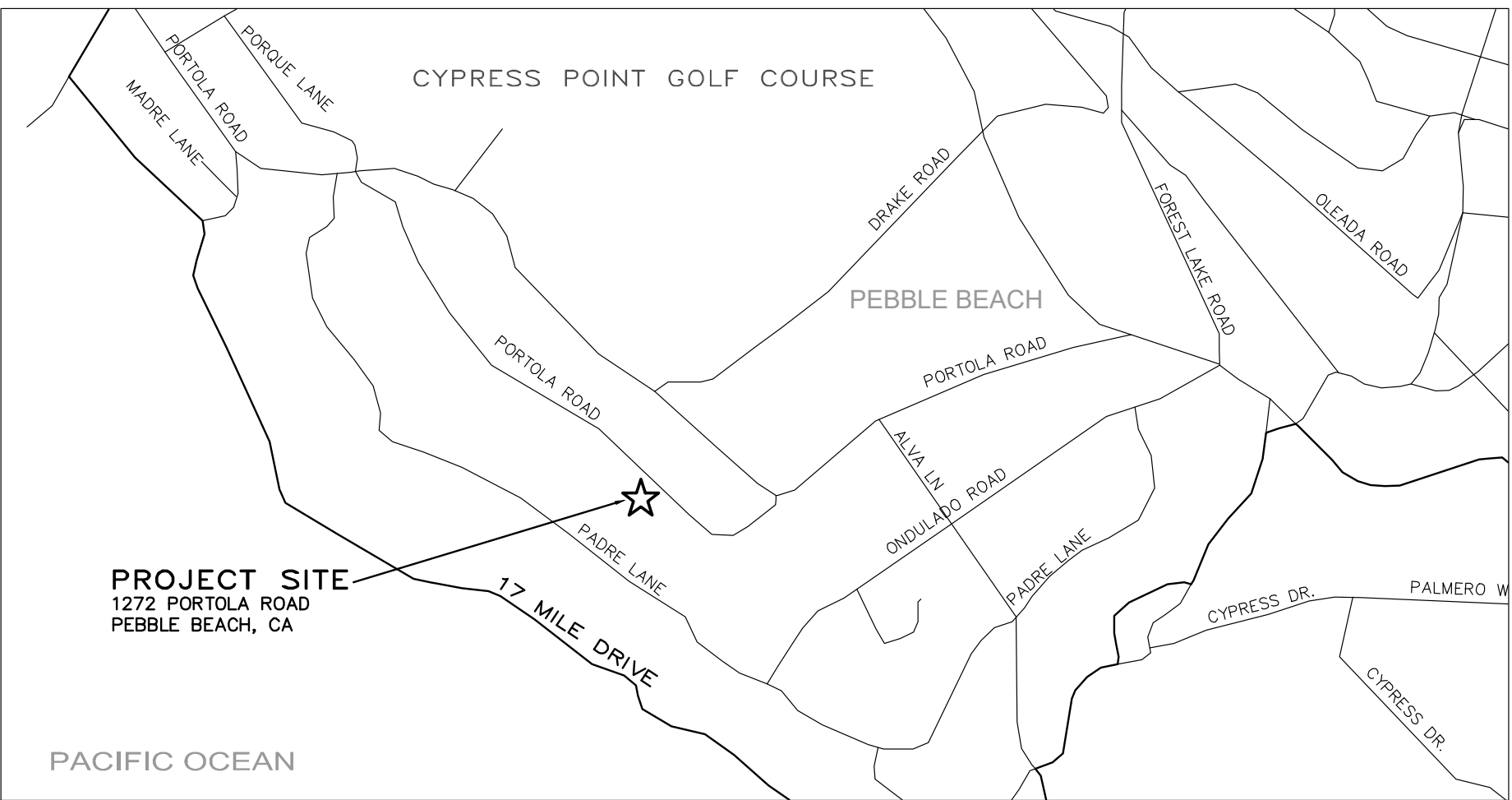
CONCEPTUAL GRADING, DRAINAGE
& EROSION CONTROL PLAN

OF

JOE RESIDENCE

APN: 008-302-024

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE

STORM WATER CONTROL NOTES:

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

TOTAL LOT AREA = 65,470 SQ.FT.
TOTAL IMPERVIOUS AREA = 9,932 SQ.FT.
TOTAL AREA OF DISTURBANCE = 24,250 SQ.FT.

GRADING QUANTITIES:
CUT = 1,430 C.Y.
FILL = 205 C.Y.
NET = 1,225 C.Y. EXPORT

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	GRADING, DRAINAGE & UTILITY PLAN
SHEET C3	GRADING SECTIONS
SHEET C4	EROSION & SEDIMENT CONTROL PLAN
SHEET C5	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. PETER & KIMBERLEY JOE
1272 PORTOLA DRIVE
PEBBLE BEACH, CA 93953

SECONDARY: ARCHITECT
SAMUEL PITNICK ARCHITECTS
ATTN: MR. SAMUEL PITNICK
P.O. BOX 22412
CARMEL, CA 93922
PH (831)241-1895

SITE LOCATION:
1272 PORTOLA ROAD
PEBBLE BEACH, CA 93953

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
JOE RESIDENCE
A.P.N.: 008-302-024
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. PETER & KIMBERLEY JOE

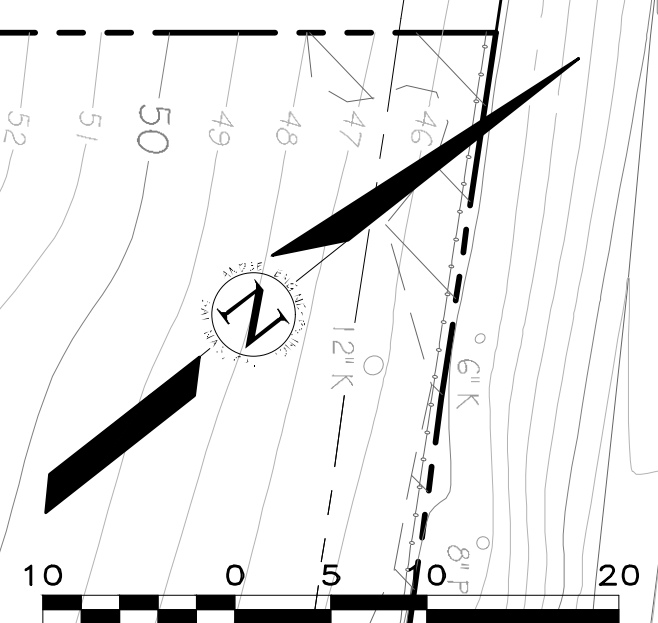
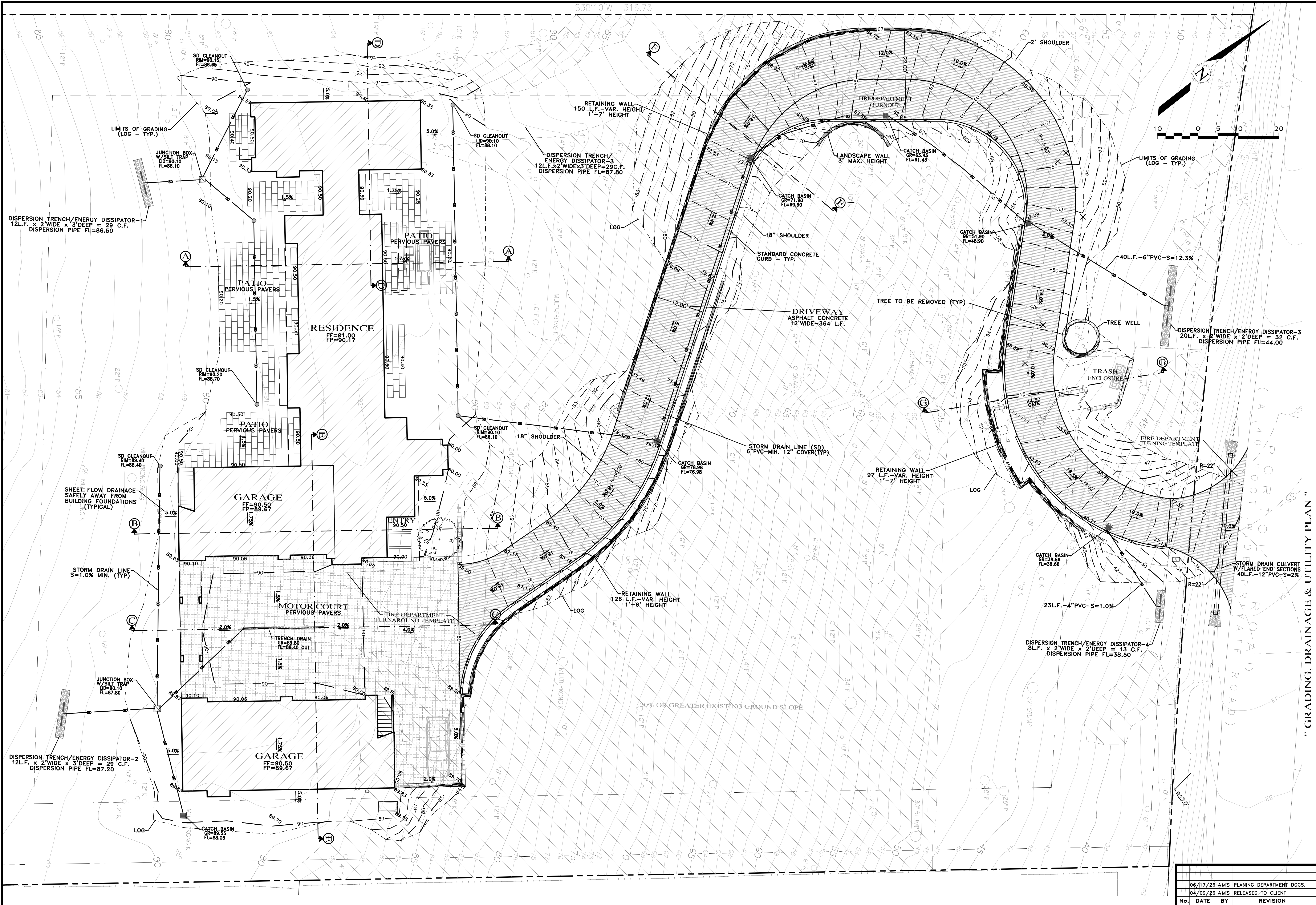
" COVER SHEET "

SCALE: AS SHOWN
DATE: FEBRUARY 2026
JOB NO. 2979-01

	06/17/26	AMS	PLANING DEPARTMENT DOCS.		
	04/09/26	AMS	RELEASED TO CLIENT		
No.	DATE	BY	REVISION		

SHEET C1
OF 5 SHEETS

LOT OVERVIEW
SCALE: 1"=20'



" GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

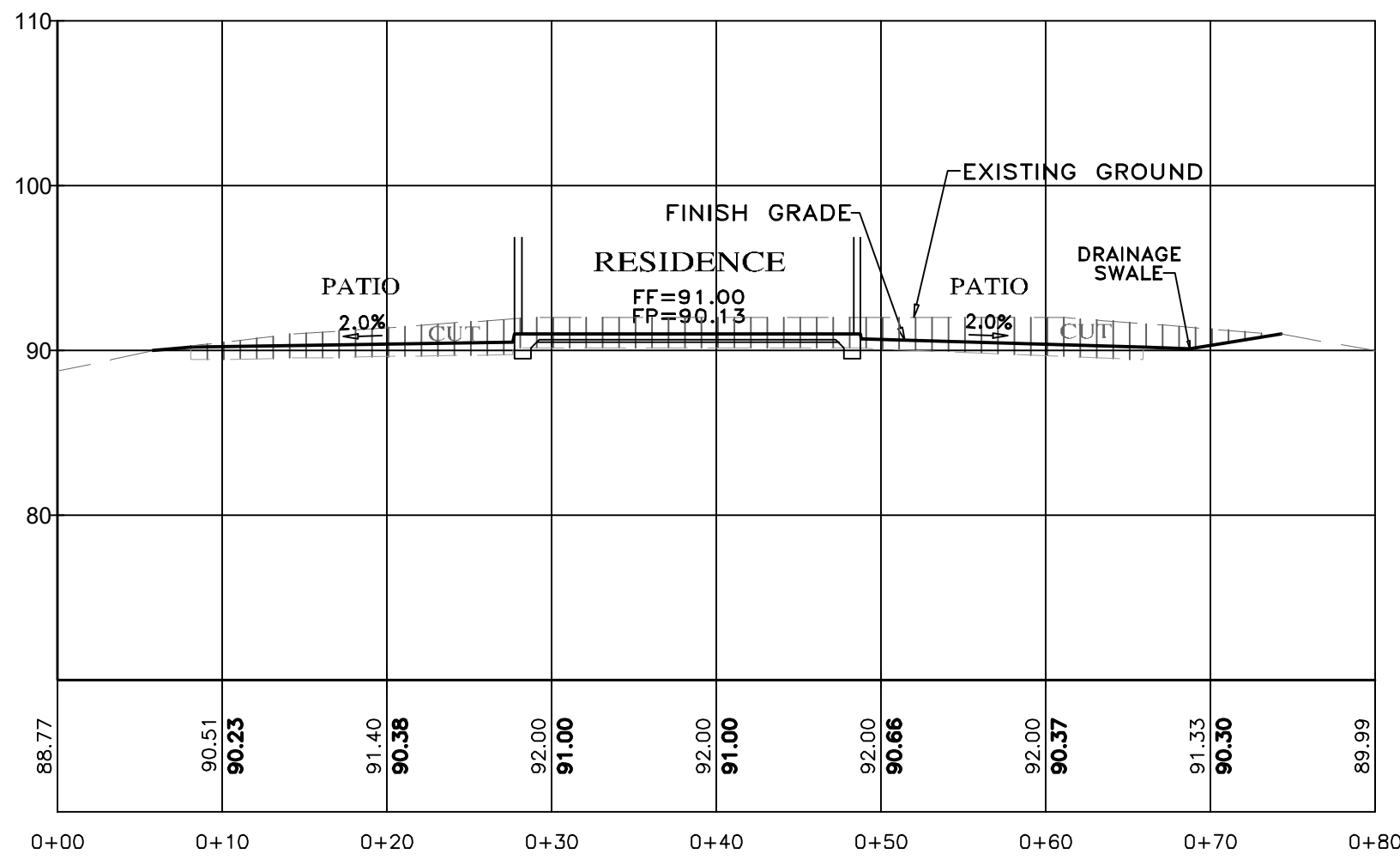
OF
JOE RESIDENCE
A.P.N.: 008-302-024
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. PETER & KIMBERLEY JOE

SCALE: 1"=10'			
DATE: FEBRUARY 2026			
JOB NO. 2979-01			
SHEET C2			
OF 5 SHEETS			
No.	DATE	BY	REVISION
06/17/26	AMS		PLANING DEPARTMENT DOCS.
04/09/26	AMS		RELEASED TO CLIENT

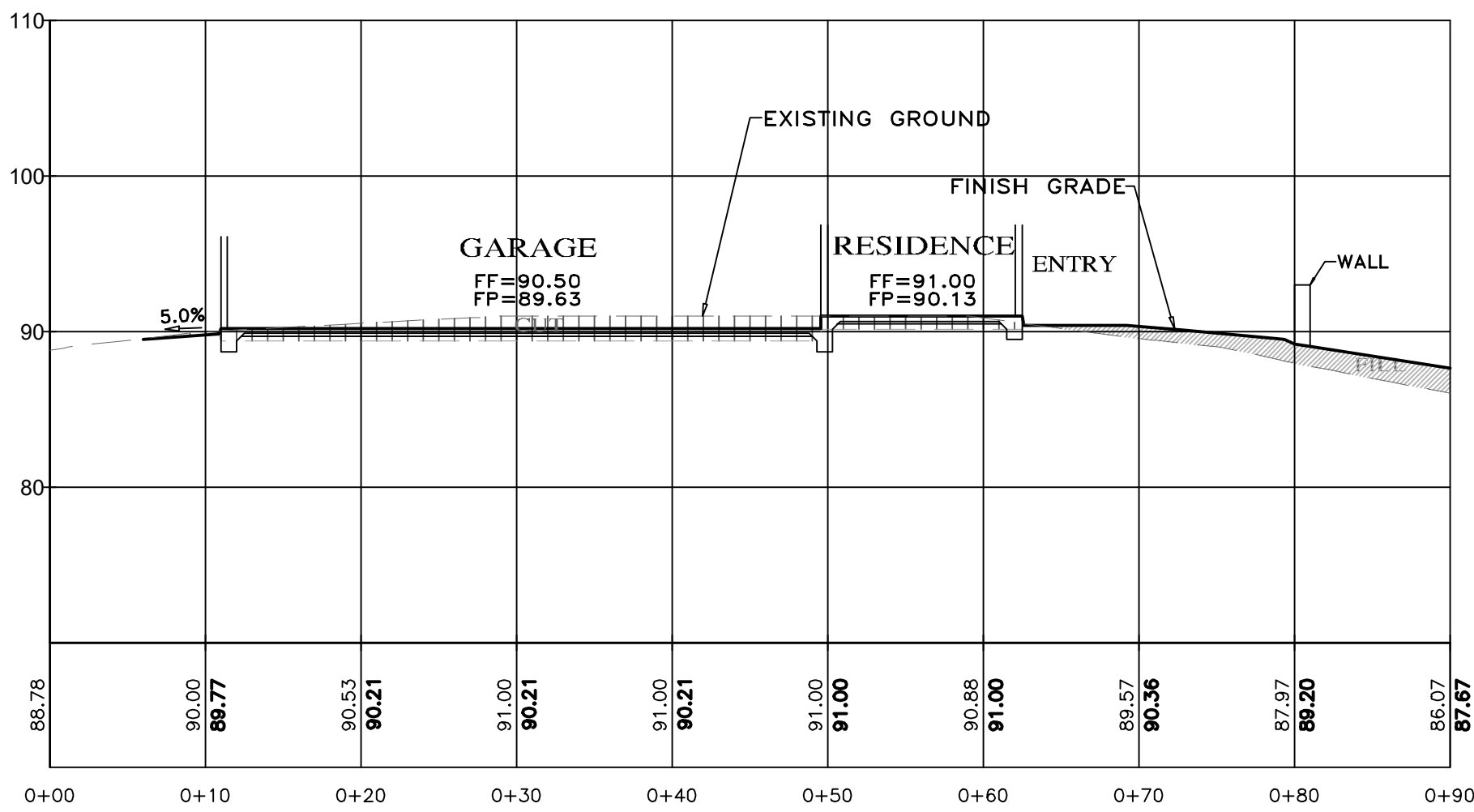
LANDSET
ENGINEERS, INC.
5208 Gray Horse Canyon Road
Salinas, California 93807
Office (831) 443-3801
www.landseteng.com

APPROVED BY:

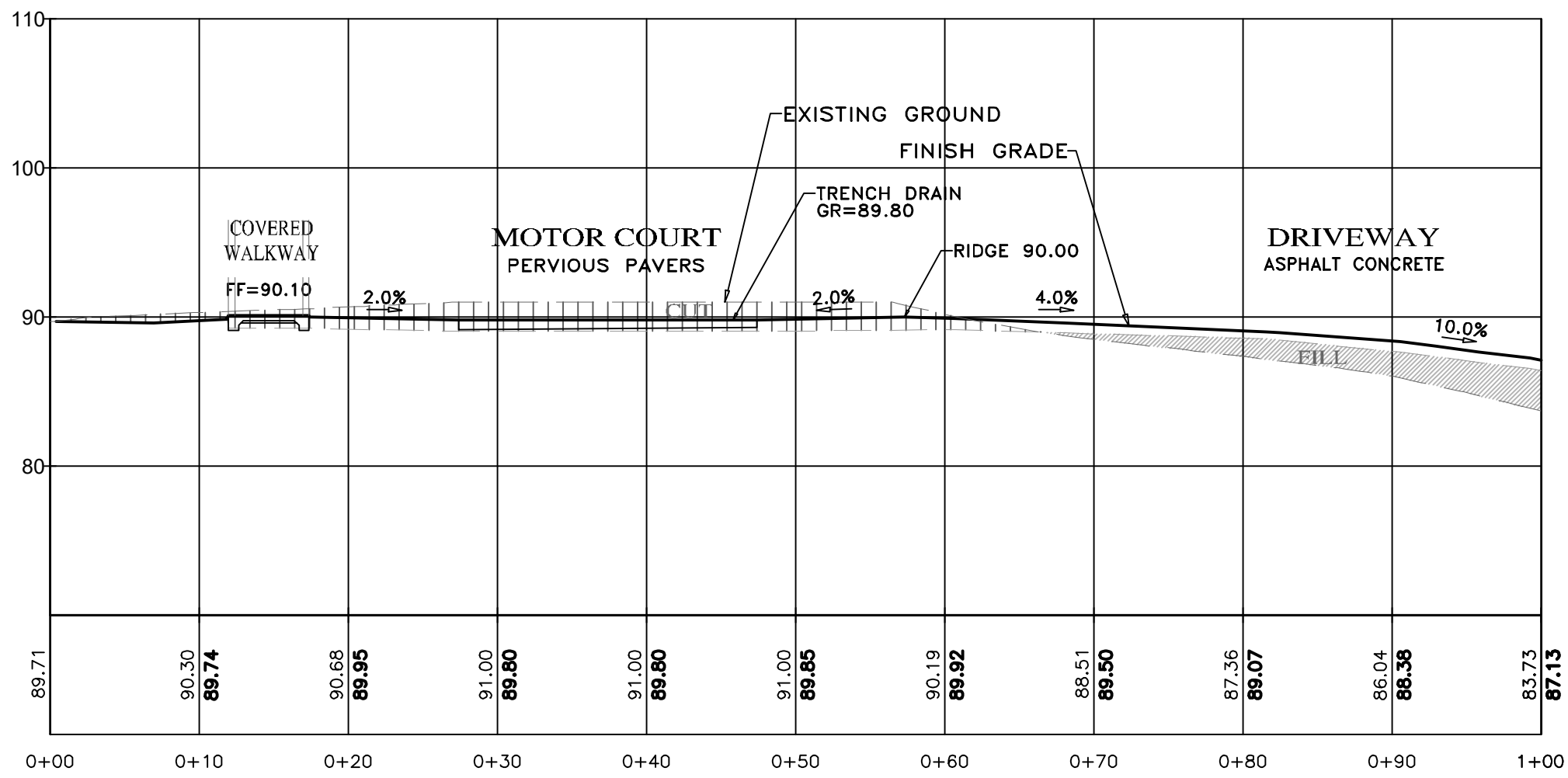
GUY R. GRANDO
PROFESSIONAL ENGINEER #10111
Exp. 06-30-27



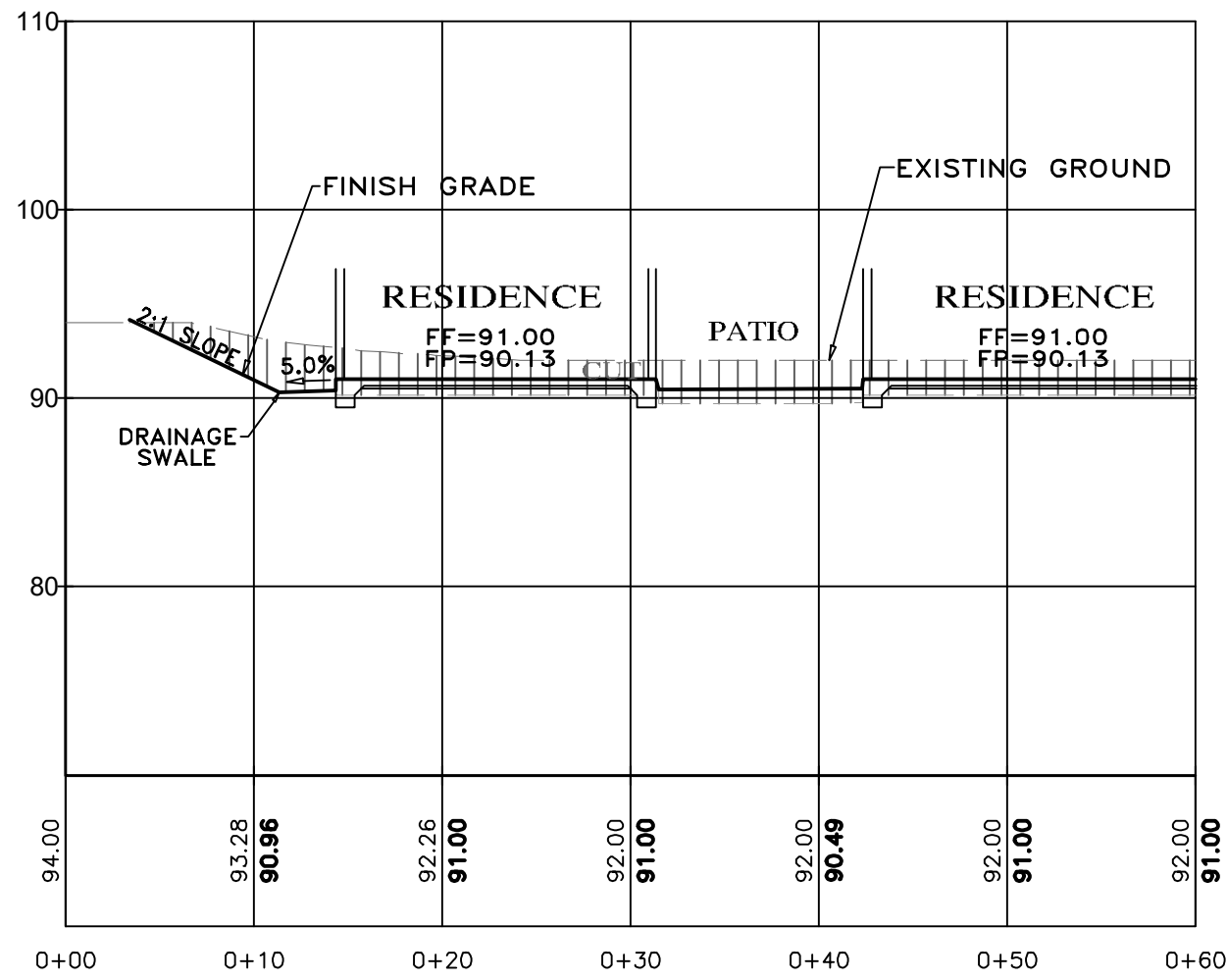
SECTION A-A
SCALE: 1"=10' H&V



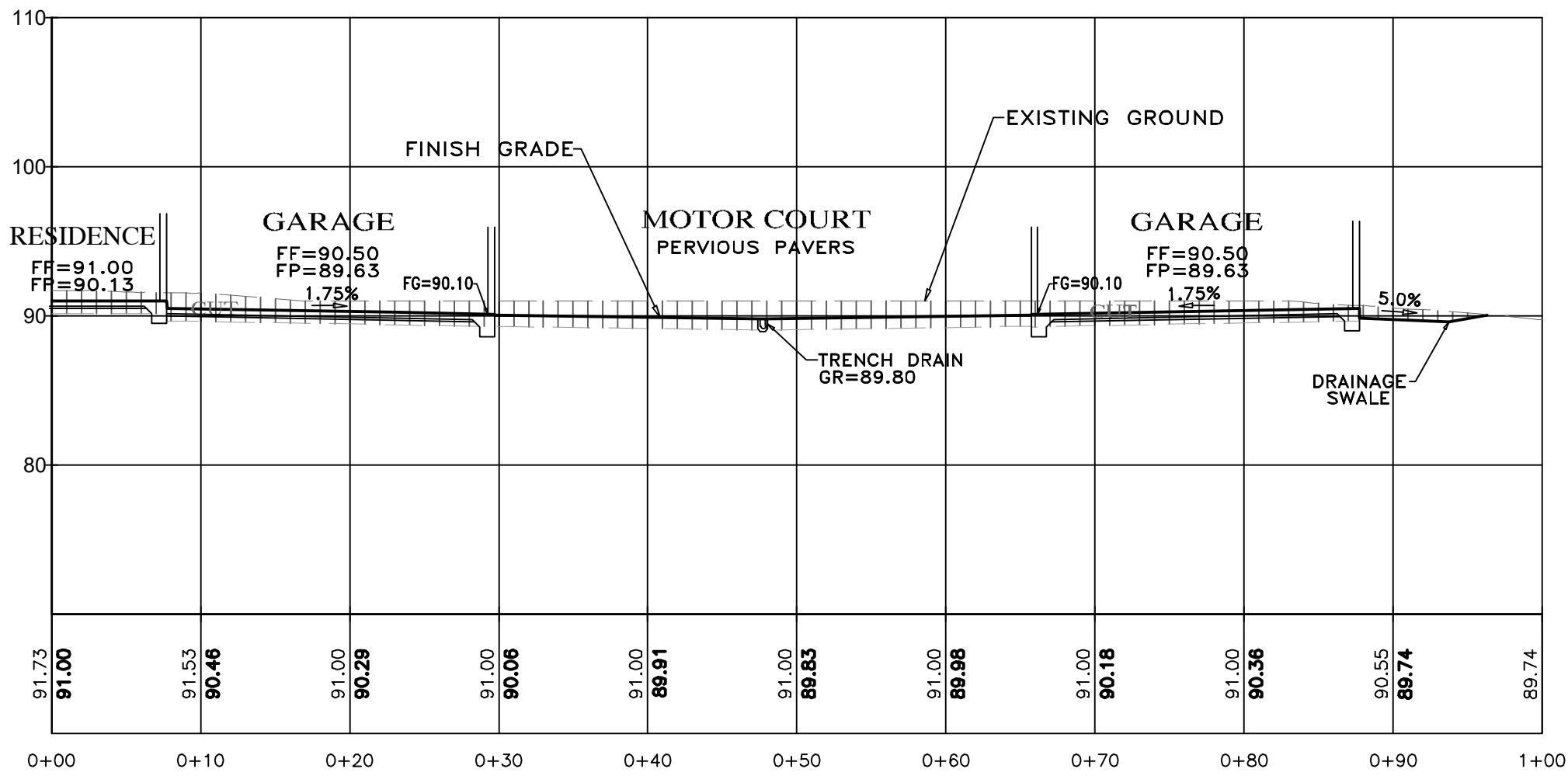
SECTION B-B
SCALE: 1"=10' H&V



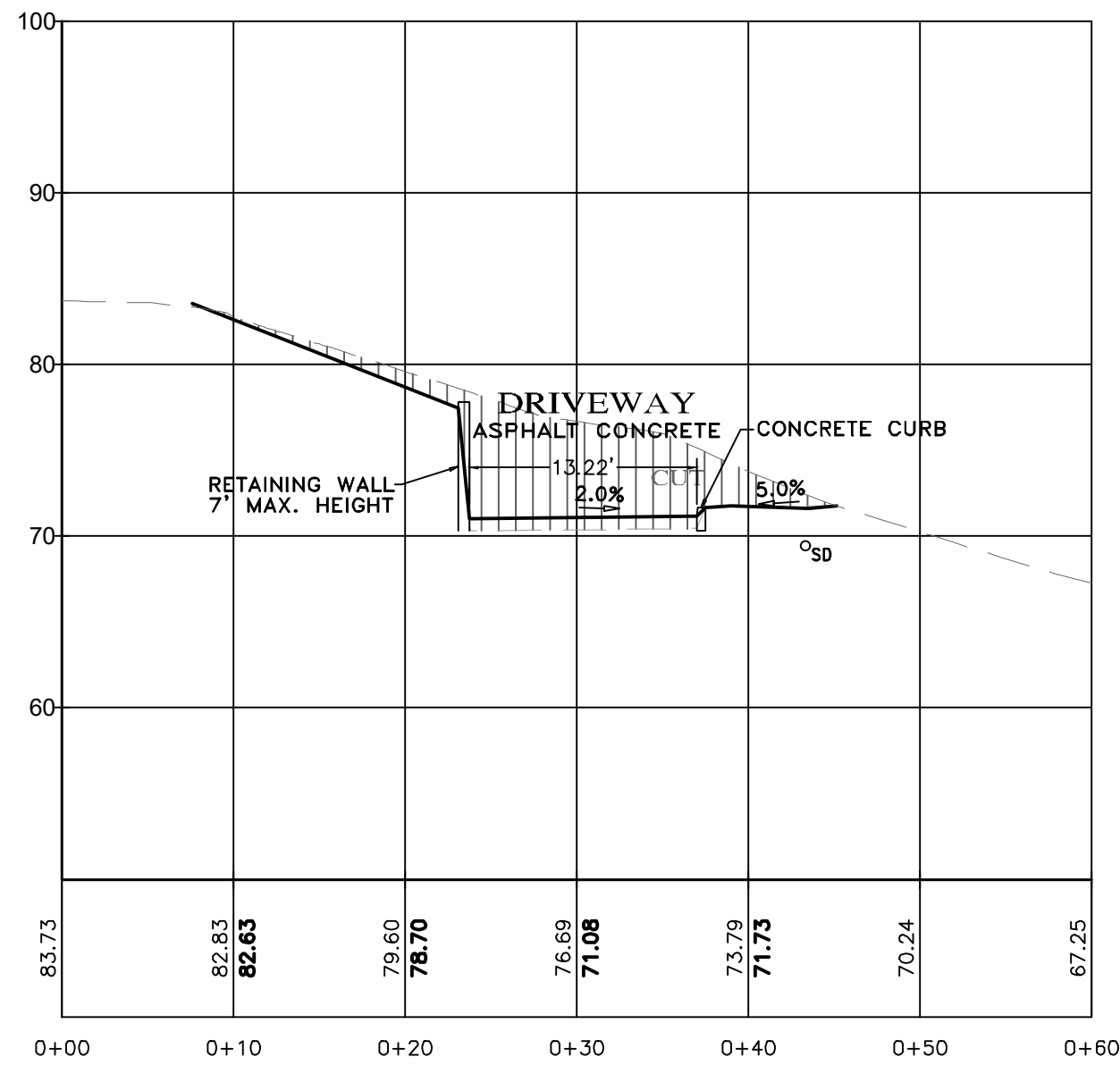
SECTION C-C
SCALE: 1"=10' H&V



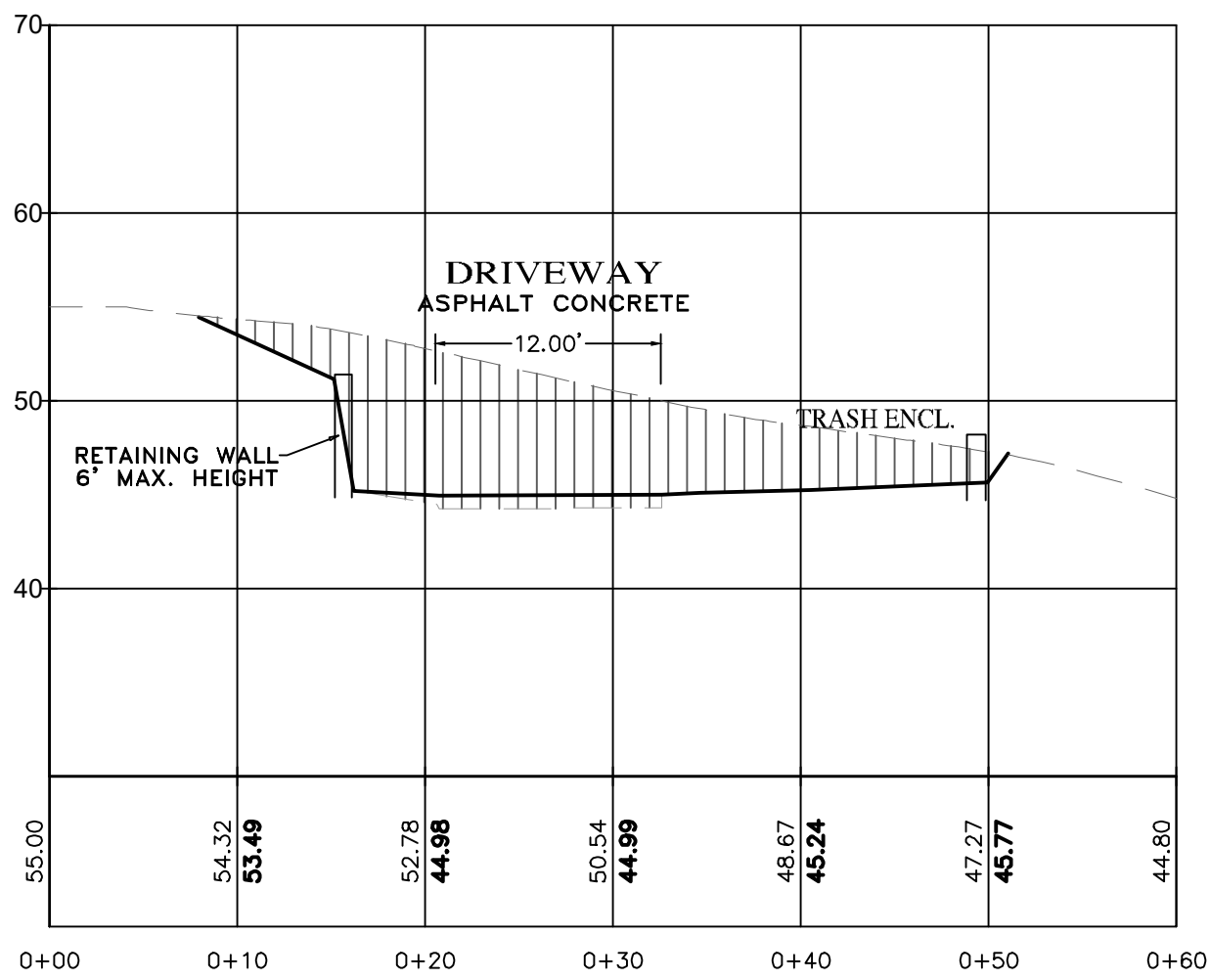
SECTION D-D
SCALE: 1"=10' H&V



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

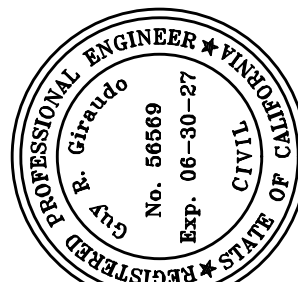


SECTION F-F
SCALE: 1"=10' H&V



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

- NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
 - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
 - OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
 - THE ENTIRE BUILDING FOUNDATION FOR THE RESIDENCE AND THE GARAGE MUST BEAR ON A UNIFORM LAYER (MIN. 2") OF COMPACTED FILL NO MORE THAN A 50% DIFFERENTIAL FILL THICKNESS SHALL EXIST.
 - FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".



APPROVED BY:

GUY R. GIRARDO
67728



" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

JOE RESIDENCE

A.P.N.: 008-302-024

FOR

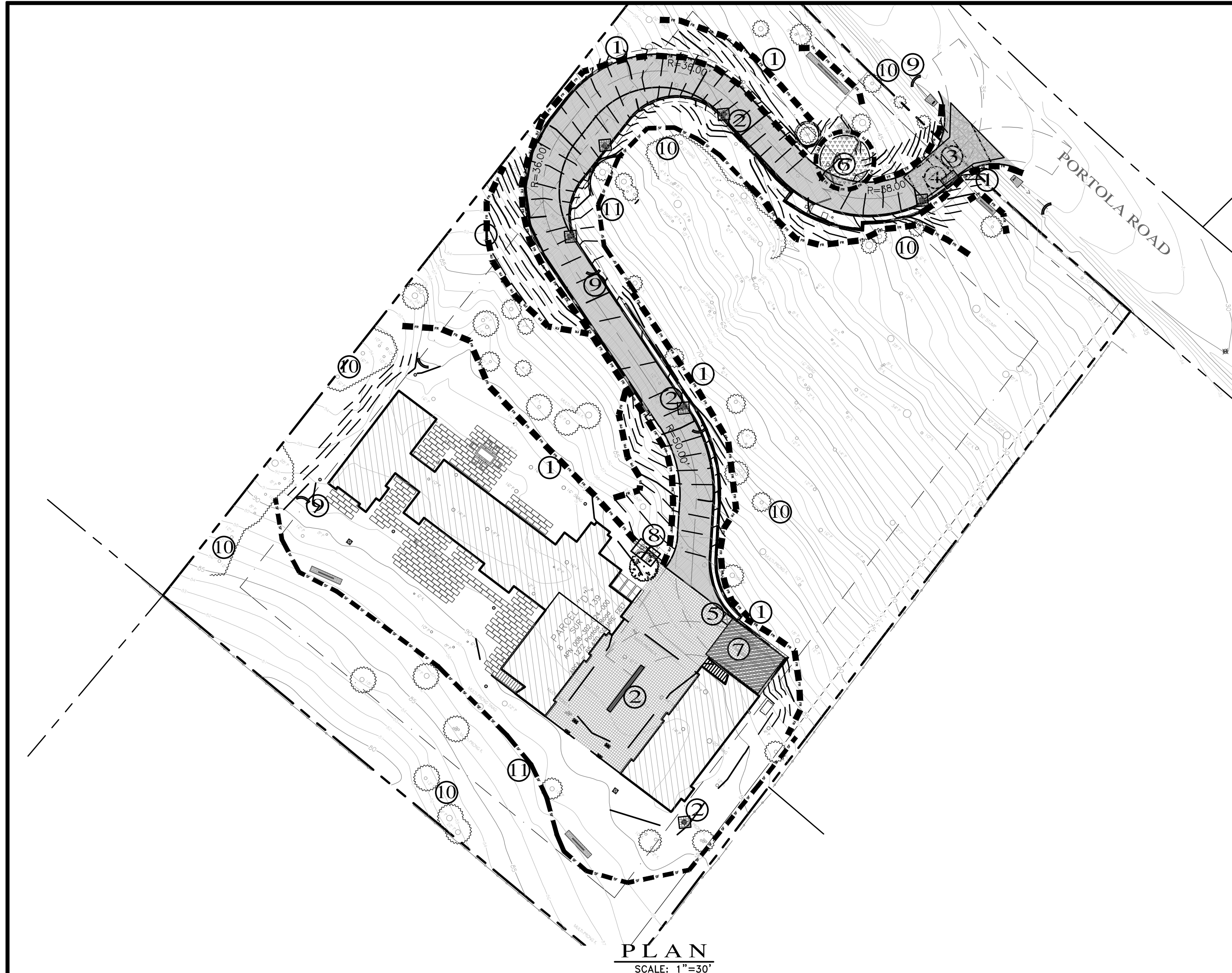
MR. & MRS. PETER & KIMBERLEY JOE

SCALE: 1"=10' H&V
DATE: FEBRUARY 2026
JOB NO. 2979-01

SHEET C3

OF 5 SHEETS

No.	DATE	BY	REVISION
	06/17/26	AMS	PLANING DEPARTMENT DOCS.
	04/09/26	AMS	RELEASED TO CLIENT



LEGEND:

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

EROSION & SEDIMENT CONTROL NOTES:

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

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

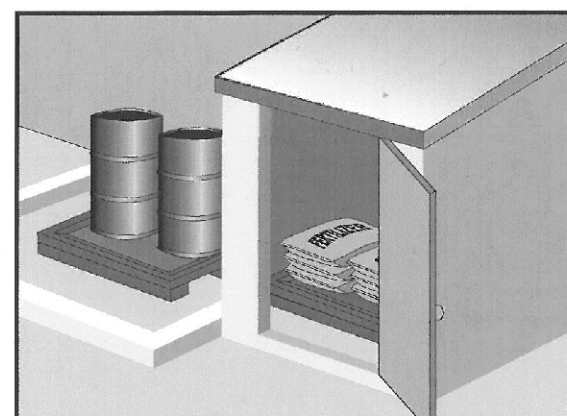
CONSTRUCTION INSPECTION REQUIREMENTS

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

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

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

Material Delivery and Storage WM-1



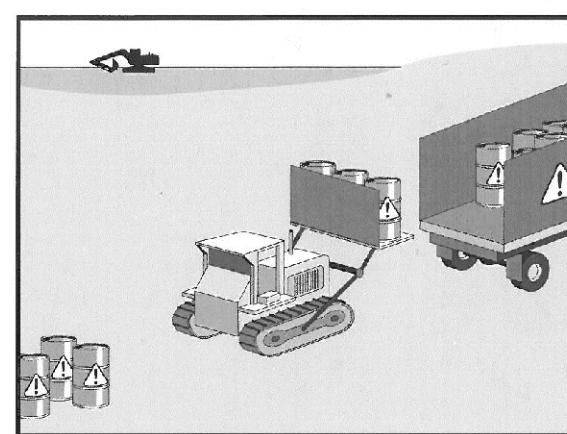
Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area,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

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

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

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

Hazardous Waste Management WM-6

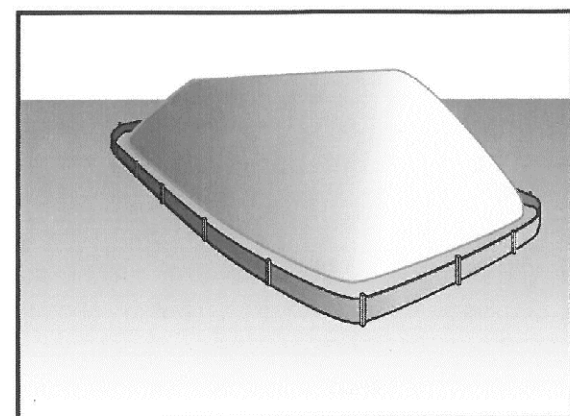


Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

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

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

Stockpile Management WM-3

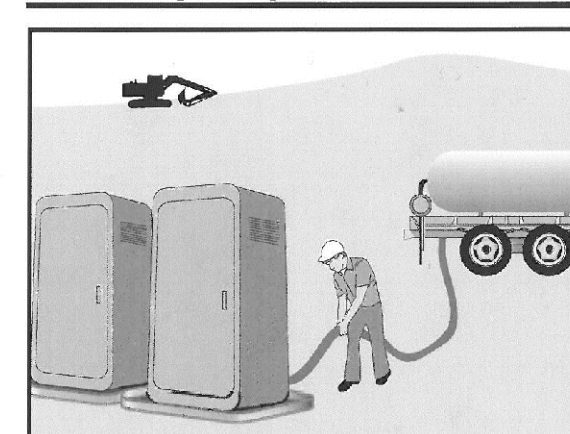


Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate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

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

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

Sanitary/Septic Waste Management WM-9

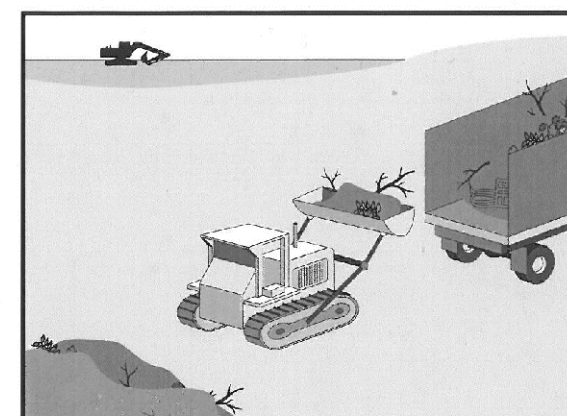


Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

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

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

Solid Waste Management WM-5

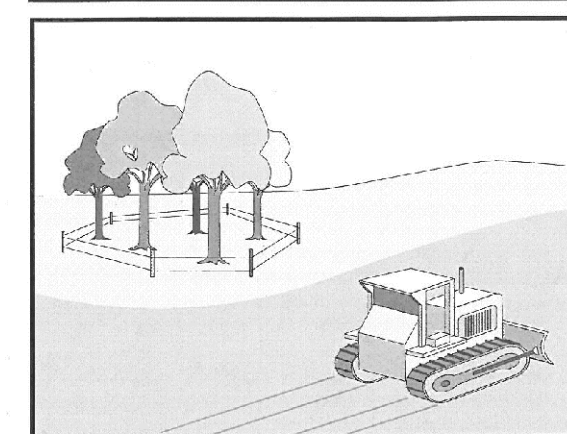


Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and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

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

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

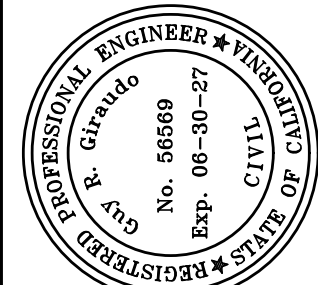
Preservation Of Existing Vegetation EC-2



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

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

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



APPROVED BY:
GUY R. GIRARDO
CIVIL ENGINEER



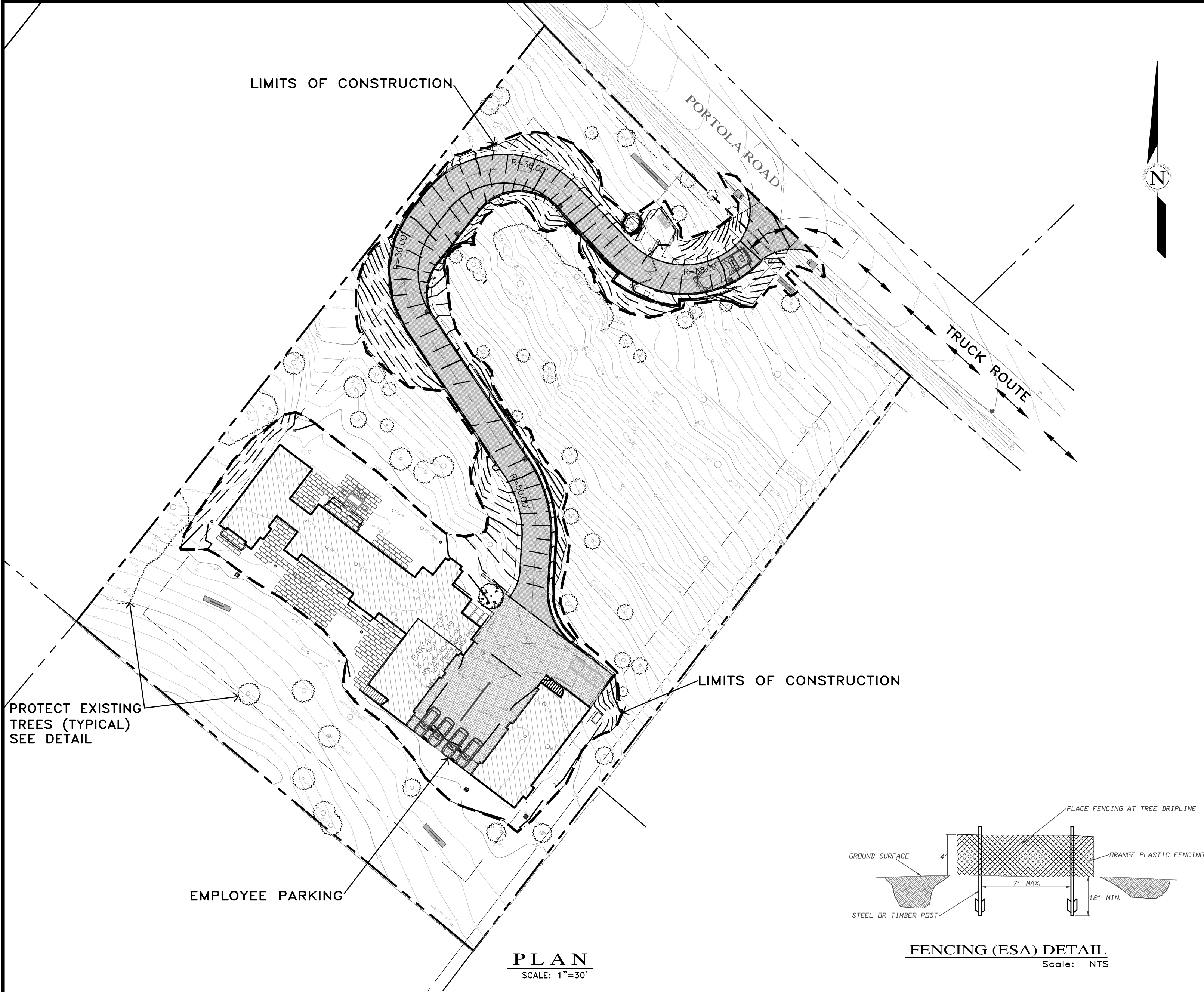
" EROSION & SEDIMENT CONTROL PLAN "

JOE RESIDENCE
OF
A.P.N.: 008-302-024
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. PETER & KIMBERLEY JOE

SCALE: AS SHOWN
DATE: FEBRUARY 2026
JOB NO. 2979-01

SHEET **C4**

OF 5 SHEETS



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:

1,430 CY CUT

205 CY FILL

CONSTRUCTION STAGING:

MOBILIZE, CLEAR AND GRAB. EXISTING DIRT ROAD TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

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

PAVE NEW DRIVEWAY, INSTALL NEW PERVIOUS PAVERS ON THE MOTOR COURT AND PARKING AREA AND INSTALL LANDSCAPING.

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

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

HAUL ROUTES:

THE HAUL ROUTE TO THE SITE IS FROM 17 MILE DRIVE TO PORTOLA ROAD (HAUL TRUCKS EXIT IN THE SAME FASHION). VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON PORTOLA ROAD. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:

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

EMPLOYEE PARKING:

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

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

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEARING	4	
GRADING & SOIL REMOVAL (EXPORT)	3	2
ENGINEERING MATERIALS (IMPORT)	2	1
TOTALS	9	2

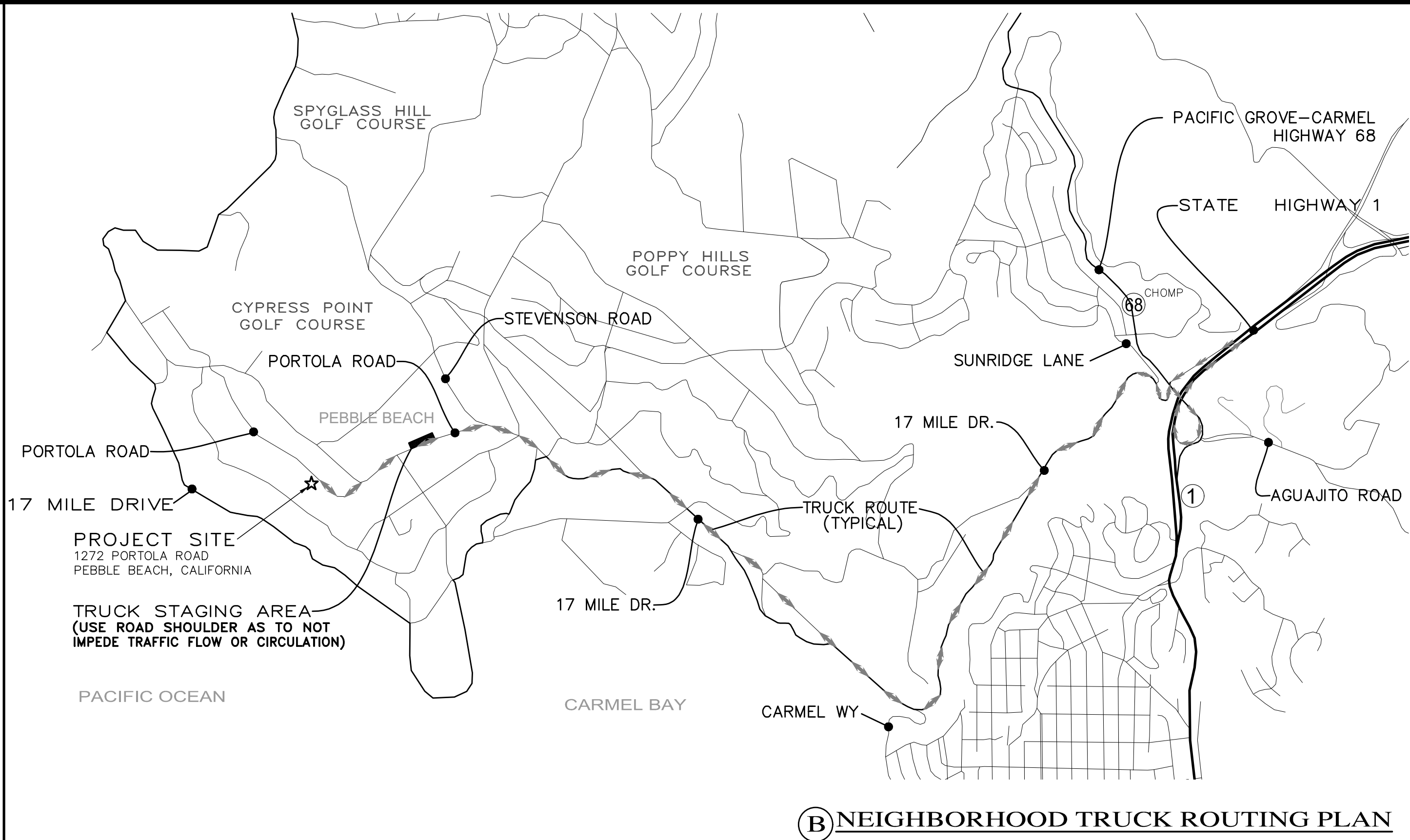
TRUCK TRIP GENERATION NOTES:

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 1,225 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE USED TO FILL THE AREAS OF REMOVED TREES AND IT IS ESTIMATED THAT THERE WILL BE MINIMUM MATERIAL EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8
MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M.

PROJECT SCHEDULING: PROJECTED START DATE 27 JULY 2026,
7 WORKING DAYS TO COMPLETE GRADING.
TOTAL PROJECT DURATION IS APPROXIMATELY 18 MONTHS.



APPROVED BY:

GUY R. GIRAUDO

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

PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 56666
Exp. 06-30-27
CIVIL