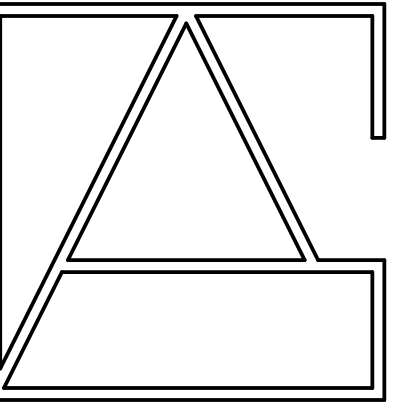


DEER PATH RESIDENCE

3144 SPRUANCE RD
PEBBLE BEACH, CA 93953



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABASAS, CA 91302

AUTHOR:

GRANT NUNNELEE &
AMANDA STJÄRNSTRÖM

ISSUANCE:

2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.06.18
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2



10/7/2025

G0.00

COVER SHEET

SHEET INDEX		ISSUANCE:	
		2025.05.12	
		PEBBLE BEACH ARB SUBMITTAL	
		PLANNING SUBMITTAL 1	
		2025.03.31	
		PLANNING SUBMITTAL 2	

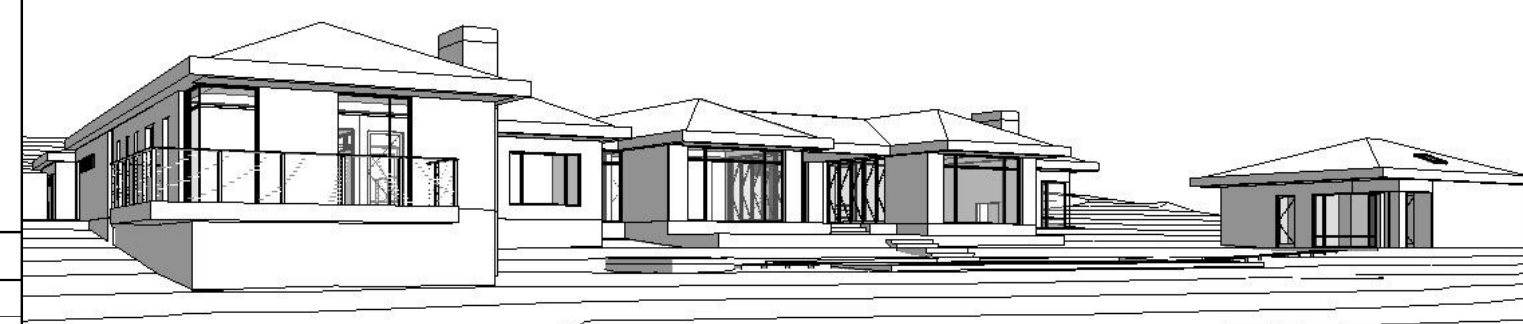
GENERAL			
G0-00	COVER SHEET	●	●
G1-00	PROJECT INFORMATION	●	●
G1-01	PROPERTY DOCUMENTS	●	●
G1-02	PROPERTY DOCUMENTS	●	●
S	SURVEY	●	●

CIVIL ENGINEERING			
CE-1	SCHEMATIC GRADING & DRAINAGE P...	●	●
CE-2	SCHEMATIC GRADING & DRAINAGE P...	●	●
CE-3	SCHEMATIC GRADING & DRAINAGE P...	●	●
CE-4	SCHEMATIC GRADING & DRAINAGE P...	●	●
CE-5	SCHEMATIC GRADING & DRAINAGE P...	●	●
EW-1	SCHEMATIC GRADING & DRAINAGE P...	●	●

LANDSCAPE			
LA-1.00	PLANTING PLAN	●	●
LA-1.01	PLANT PALETTE	●	●
LA-1.02	FUEL MANAGEMENT PLAN	●	●
LA-1.03	TREE REPLACEMENT PLAN	●	●
LA-2.00	CONCEPTUAL IRRIGATION PLAN	●	●
LA-2.01	IRRIGATION DETAILS	●	●
LA-3.00	CONCEPTUAL LIGHTING PLAN	●	●

ARCHITECTURAL			
A1.10	SITE PLAN	●	●
A1.11	SITE STRATEGIES	●	●
A2.00	FLOOR PLAN	●	●
A2.10	ROOF PLAN	●	●
A2.20	PARTIAL FLOOR PLAN	●	●
A2.21	PARTIAL FLOOR PLAN	●	●
A2.30	PARTIAL RCP	●	●
A2.31	PARTIAL RCP	●	●
A3.00	ELEVATIONS	●	●
A3.01	ELEVATIONS	●	●
A4.00	SITE SECTIONS	●	●
A4.10	BUILDING SECTIONS	●	●
A4.11	BUILDING SECTIONS	●	●
A5.00	DOOR & WINDOW SCHEDULE	●	●
A5.20	MATERIALS & PRELIMINARY SPECS	●	●
A5.21	IMAGERY	●	●
A5.22	IMAGERY	●	●

3144 SPRUANCE RD PEBBLE BEACH, CA 93953



PROJECT TEAM

DESIGNER
GRANT NUNNELEE & AMANDA STJÄRNSTRÖM
1715 S GARTH AVE
LOS ANGELES, CA 90035
NUNNELEE@GMAIL.COM
T: 818.326.0362

SURVEYOR
LANDSET ENGINEERS, INC.
520 CRAZY HORSE CANYON ROAD, UNIT B
SALINAS, CA 93907
GUY R. GIRAUDO
T: 831.443.6970

SOILS ENGINEER
BUTANO GEOTECHNICAL ENGINEERING, INC.
404 WESTRIDGE DR
WATSONVILLE, CA 95076
GREG BLOOM
T: 831.724.2612

STRUCTURAL ENGINEER
EB STRUCTURAL ENGINEERING
ETY BENICHO
T: 323.229.3699
E: ETY@EBSTRUCTURALENGINEERS.COM

CIVIL ENGINEER
RJR ENGINEERING & CONSULTING, INC.
2021 SPERRY AVE, UNIT 46
VENTURA, CA 93003
ROBERT W ANDERSON
T: 805.766.3950
E: RANDERSON@RJRENG.COM

MEP ENGINEER
POSITIVE ENERGY
114 S 1ST ST
AUSTIN, TX 78704
MIGUEL WALKER
E: MIGUEL@POSITIVEENERGY.PRO

LANDSCAPE ARCHITECT
CARMEL POINT LANDSCAPES
PO BOX 4195
CARMEL BY THE SEA, CA 93921
EMILY FLANDERS
T: 831.574.9837
E: EMILY@CARMELPOINTLANDSCAPES.COM

ARBORIST
THOMPSON WILDLAND MANAGEMENT
57 VIA DEL REY
MONTEREY, CA 93940
ROB THOMPSON
T: 831.277.1419
E: THOMPSONWRM@GMAIL.COM

AUDIO/VISUAL + LOW VOLTAGE
METRO 18
3450 3RD ST, SUITE 4C
SAN FRANCISCO, CA 94124
JAY BAKALER
T: 415.252.7720
E: JAY.BAKALER@METROEIGHTEEN.COM

WILDFIRE CODE CONSULTING
HOLMES US
235 MONTGOMERY ST, UNIT 1250
SAN FRANCISCO, CA 94104
HAMED SALEHI
T: 415.796.7139
E: HAMED.SALEHI@HOLMES.US

PROJECT DESCRIPTION:
NEW 3,300 SF 4 BED 4 BATH END-USER SINGLE FAMILY RESIDENCE WITH ATTACHED FOUR-CAR GARAGE AND DETACHED ONE-CAR GARAGE TOTALING 5,420SF. SITE WORK INCLUDES POOL, SPA, SITE WALLS, AND DRIVEWAY. NEW 750SF 2 BED 2 BATH ADU. PROJECT APPROVED BY PEBBLE BEACH CO. ARCHITECTURE REVIEW BOARD ON MAY 22, 2025
PLN#: PLN250169
BLD#: -

PROPERTY INFORMATION:
ADDRESS: 3144 SPRUANCE RD, PEBBLE BEACH, CA 93953
APN: 008-501-004-000
TRACT: 501
LOT: 3
LOT AREA: 43,581 SF

ZONING INFORMATION:
LUP: Pebble Beach East
ZONING: Low Density Residential (LDR-1)
COASTAL: Coastal Zone
FIRE: Very High Fire Severity Zone
SETBACKS: FRONT: 30'-0" MAIN / 50'-0" ACCESSORY
REAR: 20'-0" MAIN / 6'-0" ACCESSORY
SIDE: 20'-0" MAIN / 6'-0" ACCESSORY
HEIGHT: ALLOWABLE: 30'-0" MAIN / 15'-0" ACCESSORY
PROPOSED: 15'-0" MAIN / 15'-0" ACCESSORY

PER MONTEREY COUNTY MUNICIPAL CODE TITLE 20 COASTAL ZONING CHAPTER 20.14.060 SITE DEVELOPMENT STANDARDS

AREA CALCULATIONS:
PROPOSED MAIN STRUCTURE GROSS SQUARE FOOTAGE: 5,420 SF
(MAIN STRUCTURE REFERS TO HOUSE, ATTACHED, AND DETACHED GARAGE COMBINED)
PROPOSED ADU GROSS SQUARE FOOTAGE: 750 SF
GROSS SQUARE FOOTAGE OF ALL AREA WITHIN EXTERIOR FACE OF EXTERIOR WALLS

PROPOSED MAIN STRUCTURE NET SQUARE FOOTAGE: 3,300 SF
PROPOSED ADU NET SQUARE FOOTAGE: 640 SF
NET SQUARE FOOTAGE OF ALL AREA WITHIN INTERIOR FACE OF EXTERIOR WALLS, EXCLUDING GARAGE AREA

FAR: 20% MAX LOT AREA (8,716 SF)
PROPOSED FAR: 5,420SF/LOT AREA = 12.4%
PER MONTEREY COUNTY MUNICIPAL CODE TITLE 20 COASTAL ZONING CHAPTER 20.14.060 SITE DEVELOPMENT STANDARDS

BUILDING SITE COVERAGE:
PER ZONING REGULATIONS WITHIN THE DEL MONTE FOREST:
THE AREA COVERED BY A STRUCTURE(S) INCLUDING DECKS OR TERRACES THAT ARE 24" OR MORE ABOVE GROUND OR EAVES THAT EXCEED 30', DIVIDED BY THE LOT SQUARE FOOTAGE
ALLOWABLE BUILDING SITE COVERAGE: 15% LOT AREA = 6,537 SF
PROPOSED BUILDING SITE COVERAGE: 6,520 SF

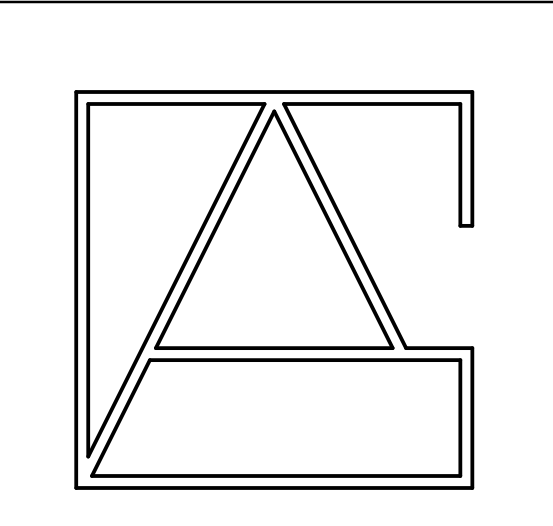
IMPERVIOUS SURFACE COVERAGE:
PER MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN 20.147.030 A.1.(6) FRESHWATER AND MARINE RESOURCES: IMPERVIOUS SURFACE (STRUCTURAL AND SITE IMPROVEMENTS) COVERAGE FOR RESIDENTIAL DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 9,000 SF
ALLOWABLE IMPERVIOUS SURFACE: 9,000SF
PROPOSED IMPERVIOUS SURFACE: 8,460SF
6,520SF

- MAIN STRUCTURE:
MAIN HOUSE + DETACHED GARAGE
- SITE FEATURES:
POOL + SPA + FIRE PIT 450SF
- EQUIPMENT:
HVAC + POOL EQUIPMENT 380SF
- HARDSCAPE:
SITE WALLS + IMPERMEABLE HARDSCAPE 1,110SF
PROPOSED ESTIMATED CUT: 593 CY
PROPOSED ESTIMATED FILL: 710 CY
SEE CIVIL DOCUMENT EW-1 FOR REFERENCE

CONSTRUCTION NOTES:
ALL CONSTRUCTION RELATED VEHICLES SHALL BE PARKED ON THE PROPERTY DURING CONSTRUCTION.
WHEN NO SPACE IS AVAILABLE ON THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PARKING OFF-SITE. IN THE EVENT OF OBSTRUCTION TO THE ROAD RIGHT-OF-WAY OR THE FLOW OF TRAFFIC IN ANY WAY, INCLUDING THE TEMPORARY PARKING OF CONSTRUCTION RELATED VEHICLES, THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FACILITIES AND MEASURES, INCLUDING COMPETENT FLAG PEOPLE AT BOTH ENDS OF THE OBSTRUCTION, TO ASSIST IN THE SAFE FLOW OF TRAFFIC.

PLEASE REFER TO A1.5 FOR CONSTRUCTION PARKING PLAN
CONSTRUCTION ESTIMATED TO COMMENCE FALL OF 2026
CONSTRUCTION ESTIMATED AT 24 MONTHS

APPLICABLE CODES:
ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL AND STATE CODES, ORDINANCES, & REGULATIONS
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGSBSC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA ENERGY STANDARDS
- INCLUDING ALL CODES, ORDINANCES, & AMENDMENTS BY MONTEREY COUNTY



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:
DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:
LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABAS, CA 91302

AUTHOR:
GRANT NUNNELEE & AMANDA STJÄRNSTRÖM

ISSUANCE:
2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.03.31
PLANNING SUBMITTAL 1
2025.03.31
PLANNING SUBMITTAL 2

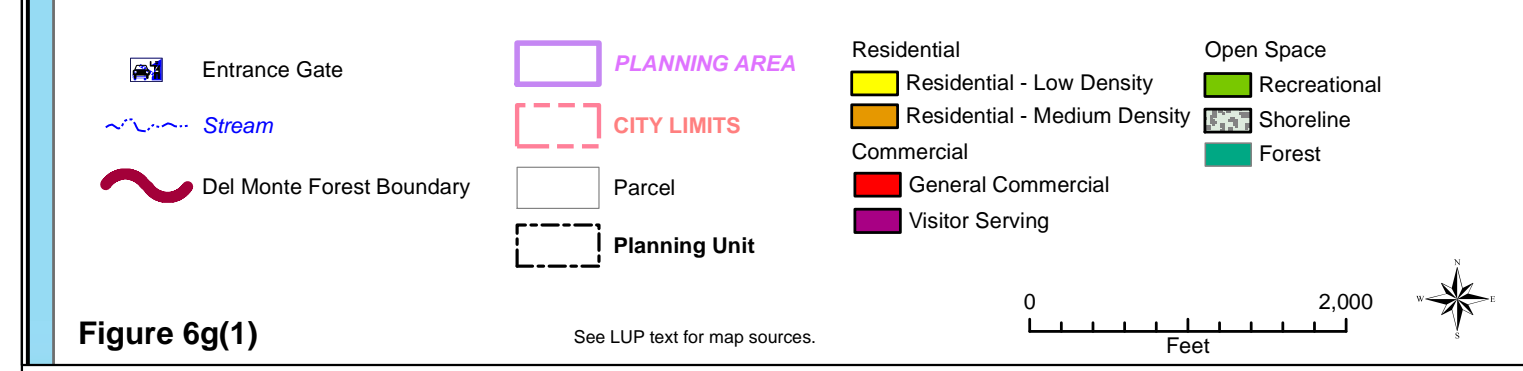
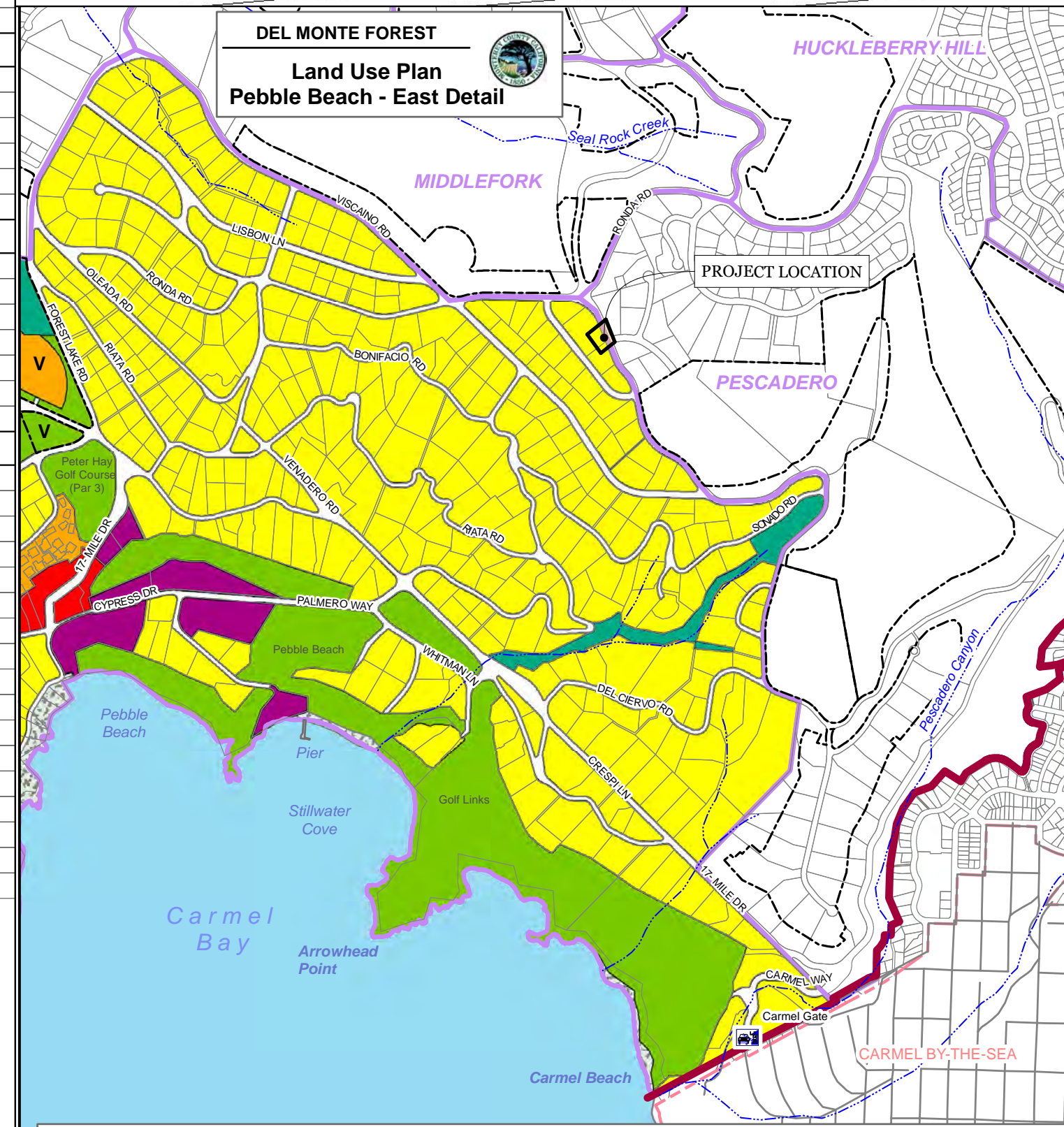
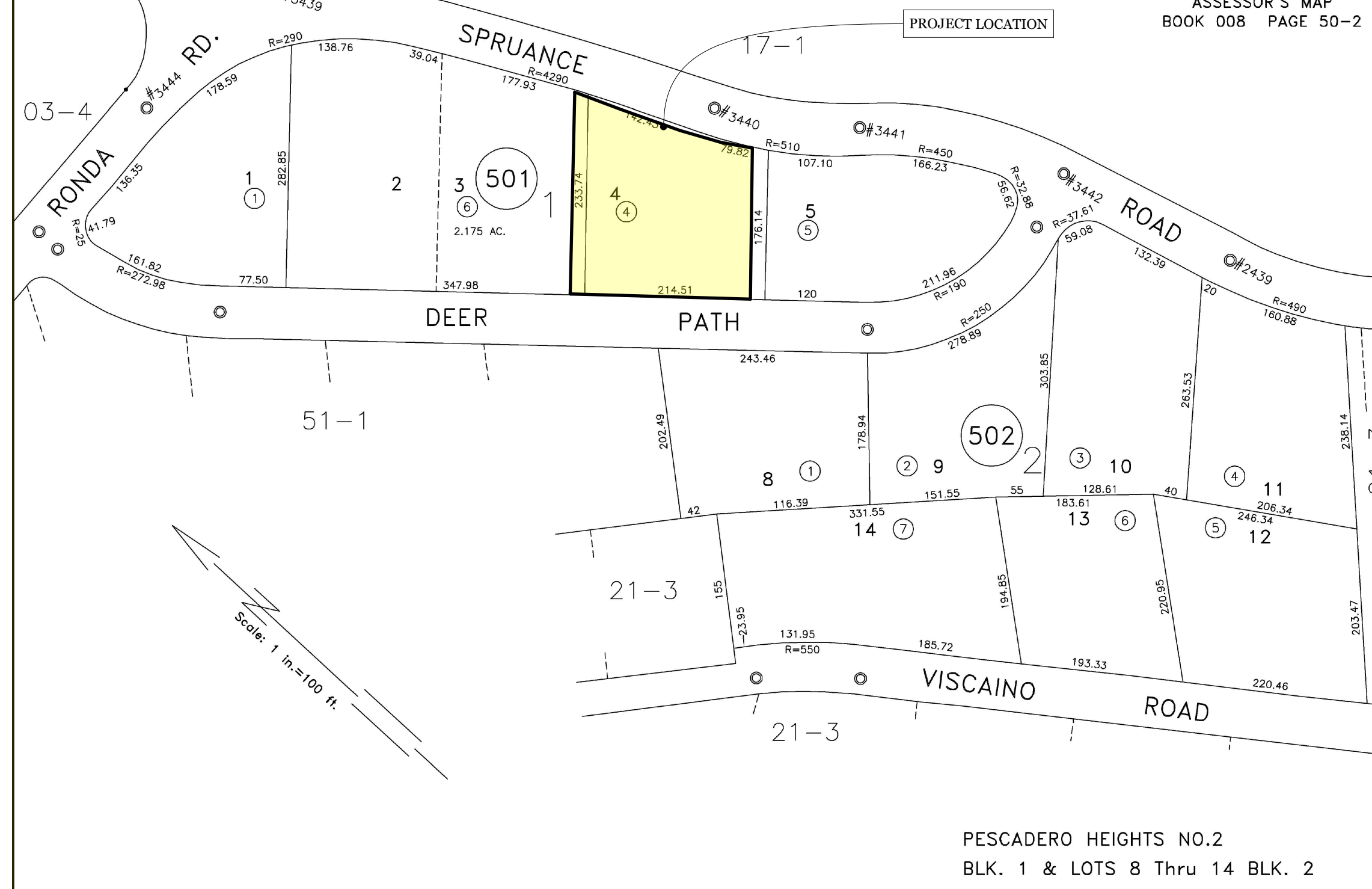


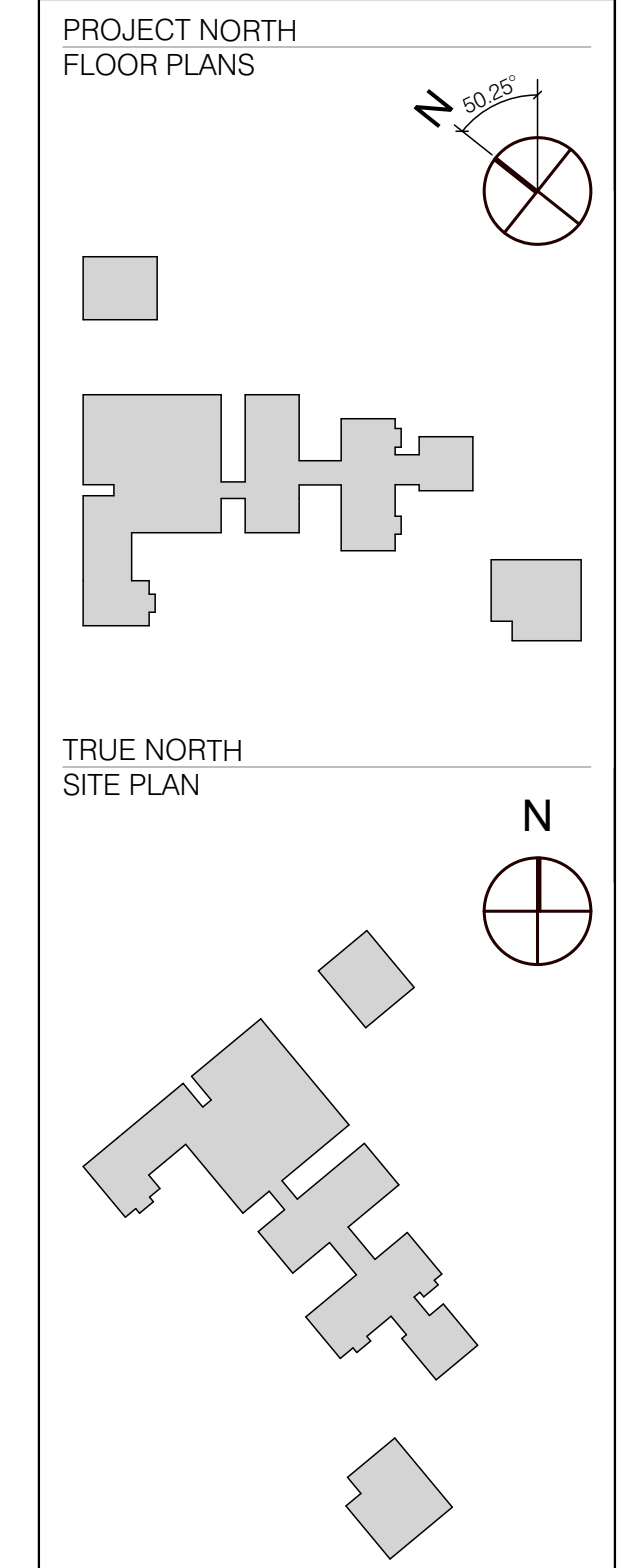
Figure 6g(1) See LUP text for map sources.

PROJECT LOCATION - LUP



PESCADERO HEIGHTS NO.2
BLK. 1 & LOTS 8 Thru 14 BLK. 2

PROJECT LOCATION - ASSESSOR



ORIENTATION KEY

10/7/2025

G1.00

PROJECT INFORMATION

SCHEDULE B EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

END OF SCHEDULE B - PART I

SCHEDULE B EXCEPTIONS FROM COVERAGE (continued)

PART II

- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.
The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
The herein described Land is within the boundaries of the Mello-Roos Community Facilities District(s). The annual assessments, if any, are collected with the county property taxes. Failure to pay said taxes prior to the delinquency date may result in the above assessment being removed from the county tax roll and subjected to Accelerated Judicial Bond Foreclosure. Inquiry should be made with said District for possible stripped assessments and prior delinquencies.
The herein described property lies within the boundaries of a Mello-Roos Community Facilities District (CFD) as follows:
CFD No.: 2016-01
For: Community Facilities District
Disclosed by: Official Records
Recording Date: April 11, 2017
Recording No.: 2017-19116, of Official Records

This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City of Pebble Beach, County of Monterey. The tax may not be prepaid.

Further information may be obtained by contacting:

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pacific Gas and Electric Company
Purpose: right of way
Recording Date: June 4, 1975
Recording No.: Book 981, Page 632, of Official Records

SCHEDULE B EXCEPTIONS FROM COVERAGE (continued)

- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 3, 1977
Recording No.: Reel 1109, Page 335, Official Records

Said Covenants, Conditions and restrictions do provide for reversion of title in the event of a breach thereof.

A Notice

Notified: Notice of Intent to Preserve Interest
Executed by: Pebble Beach Company, A California Partnership
Recording Date: January 8, 1988
Recording No.: Reel 2187, Page 720, Official Records

Reference is hereby made to said document for full particulars.

- Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:

Reserved by: Del Monte Properties Company, a California Corporation
Purpose: Public utilities, pole lines, pipe lines, gas, water, sewer and telephone services and open culverts for the conveyance of surface water, ingress and egress
Recording Date: January 3, 1977
Recording No.: Reel 1109, Page 335, Official Records
Affects: A strip of land five feet in width along the rear and side lines of said land

- Matters contained in that certain document

Recording Date: April 15, 2005
Recording No.: 2005-36940, of Official Records

Reference is hereby made to said document for full particulars.

- A Notice

Notified: County of Monterey Proposed by annexation in the Future to California Home Finance Authority, Community Facilities District No. 2014-1 (Clean Energy)
For: To Form Community Facilities District
Recording Date: March 18, 2016
Recording No.: 2016014152 of Official Records

Reference is hereby made to said document for full particulars.

END OF SCHEDULE B - PART II

CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:
"Affiliate": An Entity:
i. that is wholly owned by the Insured;
ii. that wholly owns the Insured; or
iii. that Entity and the Insured are both wholly owned by the same person or entity.
"Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
"Date of Policy": The Date of Policy stated in Schedule A.

"Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
"Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
iii. asserts a right to enforce a PACA-PSA Trust.
"Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
"Insured":

- (a) The Insured named in Item 1 of Schedule A;
(b) the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
(c) the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
(d) the successor to the Title of an Insured resulting from its conversion to another kind of Entity, or
(e) the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
(1) an Affiliate;
(2) a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
(3) a spouse who receives the Title because of a dissolution of marriage;
(4) a transferee by a transfer effective on the death of an Insured as authorized by law; or
(5) another Insured named in Item 1 of Schedule A.

The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
"Insured Claimant": An Insured claiming loss or damage arising under this policy.
"Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
"Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

"Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
"PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
"Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
"State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
"Title": The estate or interest in the Land identified in Item 2 of Schedule A.
p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:
a. retains an estate or interest in the Land;

owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.
Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT
The Insured must notify the Company promptly in writing if the Insured has Knowledge of:
a. any litigation or other matter for which the Company may be liable under this policy; or
b. any rejection of the Title as Unmarketable Title.
If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

PROOF OF LOSS
The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

DEFENSE AND PROSECUTION OF ACTIONS
Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 8.b., it must do so diligently.
When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

DUTY OF INSURED CLAIMANT TO COOPERATE
When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.
When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:
i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY
In case of a claim under this policy, the Company has the following additional options:
To Pay or Tender Payment of the Amount of Insurance
To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant
i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.
Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY
This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
i. the Amount of Insurance; or
ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.i.

If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
i. the Amount of Insurance will be increased by Fifteen Percent (15%); and
ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

LIMITATION OF LIABILITY
The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
ii. cures the lack of a right of access to and from the Land; or
iii. cures the claim of Unmarketable Title,
all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in setting any claim or suit without the prior written consent of the Company.

REDUCTION OR TERMINATION OF INSURANCE
All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

LIABILITY NONCUMULATIVE
The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has assumed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

PAYMENT OF LOSS
When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within thirty (30) days.

COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT
a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

POLICY ENTIRE CONTRACT
a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
i. modify any prior endorsement,
ii. extend the Date of Policy,
iii. insure against loss or damage exceeding the Amount of Insurance, or
iv. increase the Amount of Insurance.

SEVERABILITY
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

CHOICE OF LAW AND CHOICE OF FORUM
a. Choice of Law
The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.
The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.
b. Choice of Forum
Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

NOTICES
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:
Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

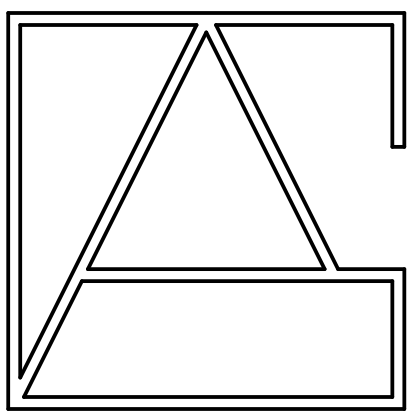
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY, NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

ARBITRATION
a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is Two Million and No/100 Dollars (\$2,000,000) or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than Two Million and No/100 Dollars (\$2,000,000), any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.altarules.com. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 19. The arbitrator does not have authority to conduct any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims under any circumstance.
c. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 19, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 19.
d. Fees will be allocated in accordance with the applicable AAA Rules. The result of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

END OF CONDITIONS

10/7/2025



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:
DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953
OWNER:
LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABAS, CA 91302
AUTHOR:
GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:
2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.05.15
PLANNING SUBMITTAL 1
2025.03.31
PLANNING SUBMITTAL 2

10/7/2025

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document and Tax Statement To:
Michael J. Nunnelee and Lela Sagheb Nunnelee, Trustees of The Michael Nunnelee and Lela Sagheb Nunnelee Revocable Trust
23358 Park Hacienda
Calabasas, CA 91302

Escrow No.: FWMN-5272300403
Property Address: 3144 Spruance Rd, Pebble Beach, CA 93953
APN/Parcel ID(s): 008-501-004-000

GRANT DEED
The undersigned grantor(s) declare(s)

This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$2,299.00 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Vanessa W. Lok, Trustee of The V. W. Lok Living Trust dated September 27, 2018, as to such undivided 70% interest and Vanessa W. Lok, an unmarried woman, as her sole and separate property, an undivided 30% interest hereby GRANT(S) to Michael J. Nunnelee and Lela Sagheb Nunnelee, Trustees of The Michael Nunnelee and Lela Sagheb Nunnelee Revocable Trust the following described real property in the Unincorporated Area of the County of Monterey, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
PROPERTY COMMONLY KNOWN AS: 3144 Spruance Rd, Pebble Beach, CA 93953

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

#Parcel ID(s): 008-501-004-000
Dated: February 16, 2024
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Vanessa W. Lok, Trustee of The V. W. Lok Living Trust dated September 27, 2018, as to such undivided 70% interest
BY: *Vanessa W. Lok*
Vanessa W. Lok
Trustee
Vanessa W. Lok
Vanessa W. Lok

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of SAN MATEO
On 02-26-2024 before me, MA S. OO, Notary Public, (here insert name and title of the officer)

personally appeared VANESSA W. LOK who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

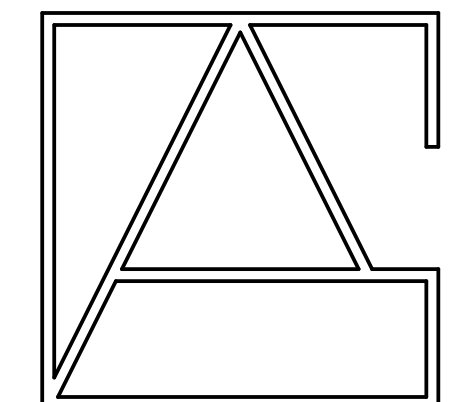
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Ma S. OO, Notary Public*

MA S. OO
Notary Public - California
San Mateo County
Commission # 23365335
My Comm. Expires Nov 20, 2024

Printed: 03/01/24 @ 08:32 AM
CA:CT-FWMN-02180-054557-FWMN-5272300403
Printed: 02/26/24 @ 09:04 AM
CA:CT-FWMN-02180-054557-FWMN-5272300403



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:
DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:
LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABASAS, CA 91302

AUTHOR:
GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:
2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.06.18
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2

GRANT DEED

County of Monterey
Housing & Community Development
Planning - Building - Housing
2442 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

ADDRESS REQUEST FORM

General Information
Current Parcel Owner: Lela and Michael Nunnelee
Address: 23558 Park Hacienda, Calabasas, CA, 91302
Applicant Name: Grant Nunnelee
Phone: 818-326-0362
Email: nunneleeg@gmail.com

Address Assignment Information
Purpose of Request: (check one)
 New Address for a New Parcel
 Additional Address for Existing Parcel
 Change or Replace Addresses or Unit Numbers
Related Permits: (check any that apply and provide number)
 No related permits to this request
 Related to a Planning Application: Submittal Imminent
 Related to a Construction Permit:

Current Address(es): (#, road name, and unit) 3144 Spruance Rd, Pebble Beach, CA, 93953
Current Assessor's Parcel Number(s): (list all affected APNs) 008-501-004-000
Proposed Address(es): (#, road name, and unit)
3144 Spruance Rd, Pebble Beach, CA, 93953
Retired Address(es): (if applicable)
N/A

Address Assignment Conditions
Ownership: Addresses may be issued only to parcel owners. If you are a representative, please provide a completed Agent Declaration form.
Address Plan: Provide a site plan or map including parcel boundary, driveway location, current or proposed structure locations, and front door locations.
Fees: The first address assignment is free of charge. For each additional address, please refer to the adopted HCD land use fee schedule found on the HCD website: <https://www.co.monterey.ca.us/assessments/departments-eh/housing-communities-development/permits-center/permits-fee-schedule>

Applicant Acknowledgement
I/We attest that I/we are the current owners of the property(ies) affected by this address request form and that the above information is true to the best of my/our knowledge.
Lela S. Nunnelee 2/10/2025
Parcel Owner's Signature Date

FOR OFFICE USE ONLY: New Address: City/Community: By: Date:
Road: Private County

Address Assignment Process
1. **Submission:** Applicant submits the application form to Email 299-addressrequest@co.monterey.ca.us or online at: <https://aca-prod.accela.com/MONTEREY/Default.aspx>
2. **Review:** Staff will review the application and obtain approvals. If the request is not acceptable, the applicant will be contacted to revise. Address requests require up to 5 working days following payment receipt to process.
3. **Notification:** Once approved, staff will process the assignments and notify the Property Owner, County Departments, the US Postal Service, and utility companies.

Address Request Form
02/26/2024

ADDRESS REQUEST FORM



August 25, 2025

Lela & Michael Nunnelee
1715 S Garth Ave
Los Angeles CA 90035

Owners: Lela & Michael Nunnelee
Service Address: 3144 Spruance Road, Pebble Beach CA 93953
APN: 008-501-004-000

TO WHOM IT MAY CONCERN:

This letter serves as notification that the above-referenced property (the "Service Address") is located within the California American Water ("CAW") water service area. CAW will provide water service to the Service Address pursuant to the rules, regulations, and tariffs of the California Public Utilities Commission (CPUC), and in accordance with all applicable federal, state and local laws, regulations, rules, ordinances and restrictions, including those of the Monterey Peninsula Water Management District (MPWMD), and including any order of the California State Water Resources Control Board (SWRCB) that may be issued prior to the date service is initiated.

A party wishing to initiate water service (the "Applicant") must comply with all CAW Tariff Schedules that are on file with the CPUC, as they may be amended from time to time. Among other things, the Tariff Schedules require that the Applicant submit an application to CAW, obtain all required permits (which may include a water permit from MPWMD), and pay all required fees as a condition of initiation of service. CAW's Tariff Schedules are available on its website, www.californiaamwater.com. Availability of water service to the Service Address is subject to change before the Applicant has applied for water service and has received all required permits and paid all applicable fees required to initiate such service.

Sincerely,
Tim O'Halloran
Tim O'Halloran, P.E.
Engineering Manager, Coastal Division

nunneleeg@gmail.com
l.nunnelee@att.net

WE KEEP LIFE FLOWING™
California American Water P 888-237-1333 californiaamwater.com
511 Forest Lodge Road, Suite 100
Pacific Grove, CA 93950

CAN & WILL SERVE - WATER



Nicholas R. Becker, General Manager/Secretary

July 24, 2025

Re: Will Serve Letter for New Service Connection
3144 Spruance Rd, Pebble Beach, CA
APN: 008-501-004

Dear Grant Nunnelee,

The Pebble Beach Community Services District confirms that it has reserved wastewater capacity and will serve the property referenced above. The District will review the proposed plans for the property as part of the County plan review process and will request several conditions be met prior to connection to the District wastewater collection system.

Please call (831-647-5609) or email (csimmons@pbcsd.org) if you have any questions or require additional information.

Sincerely,
Chris Simmons
Chris Simmons, P.E.
Principal Engineer

cc: Michael & Lela Nunnelee, Owners

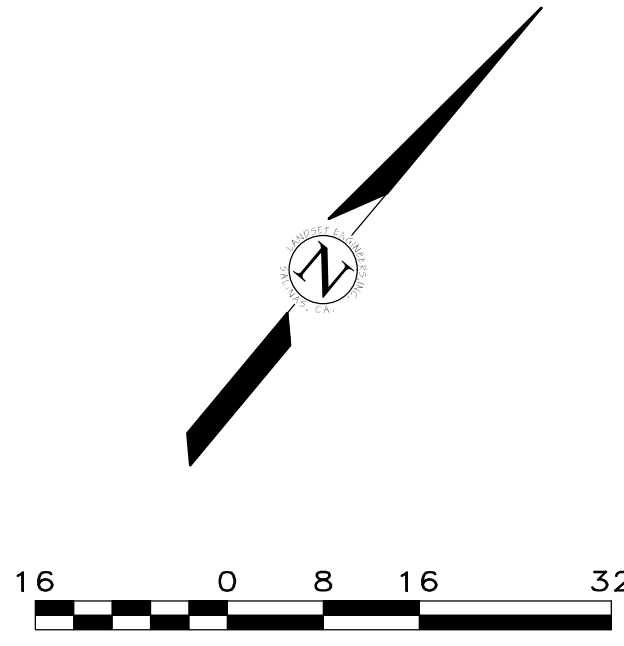
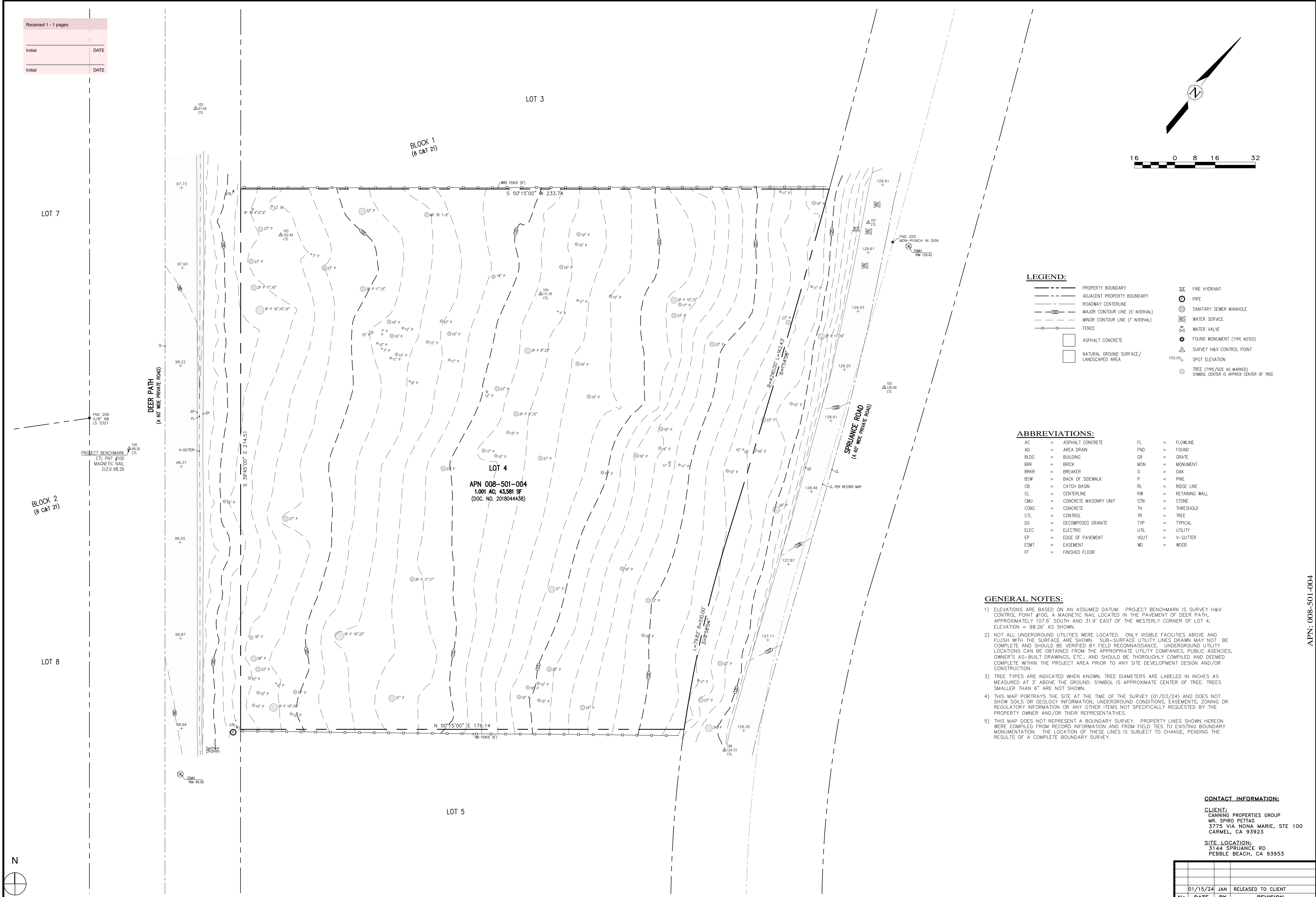
BOARD OF DIRECTORS
Jeffrey B. Froke, Ph.D. • Richard B. Gebhart • Leo M. Laska • Peter B. McKee • Richard D. Verbanec

CAN & WILL SERVE - SEWER

10/7/2025

G1.02
PROPERTY DOCUMENTS

Received 1 - 1 pages	
Initial	DATE
Initial	DATE



LEGEND:

---	PROPERTY BOUNDARY	⊕	FIRE HYDRANT
- - -	ADJACENT PROPERTY BOUNDARY	⊙	PIPE
---	ROADWAY CENTERLINE	⊗	SANITARY SEWER MANHOLE
---	MAJOR CONTOUR LINE (5' INTERVAL)	⊕	WATER SERVICE
---	MINOR CONTOUR LINE (1' INTERVAL)	⊕	WATER VALVE
---	FENCE	⊕	FOUND MONUMENT (TYPE NOTED)
□	ASPHALT CONCRETE	⊕	SURVEY H&V CONTROL POINT
□	NATURAL GROUND SURFACE/ LANDSCAPED AREA	⊕	SPOT ELEVATION
		⊕	TREE (TYPE/SIZE AS MARKED)
		⊕	SYMBOL CENTER IS APPROX CENTER OF TREE

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FL	=	FLOWLINE
AD	=	AREA DRAIN	FND	=	FOUND
BLDG	=	BUILDING	GR	=	GRATE
BRK	=	BRICK	MON	=	MONUMENT
BRKR	=	BREAKER	O	=	OAK
BSW	=	BACK OF SIDEWALK	P	=	PINE
CB	=	CATCH BASIN	RL	=	RIDGE LINE
CL	=	CENTERLINE	RW	=	RETAINING WALL
CMU	=	CONCRETE MASONRY UNIT	STN	=	STONE
CMWC	=	CONCRETE	TH	=	THRESHOLD
CTL	=	CONTROL	TR	=	TREE
DC	=	DECOMPOSED GRANITE	TYP	=	TYPICAL
ELEC	=	ELECTRIC	UTIL	=	UTILITY
EP	=	EDGE OF PAVEMENT	VQUT	=	V-GUTTER
ESMT	=	EASEMENT	WD	=	WOOD
FF	=	FINISHED FLOOR			

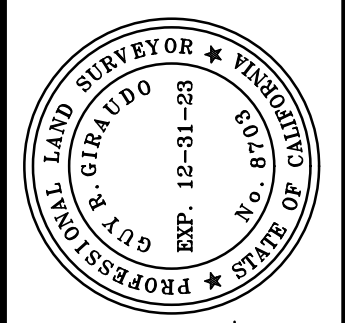
GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF DEER PATH, APPROXIMATELY 107.6' SOUTH AND 31.9' EAST OF THE WESTERLY CORNER OF LOT 4, ELEVATION = 98.26' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (01/03/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

CLIENT:
CANNING PROPERTIES GROUP
MR. SPIRO PETTAS
3775 VIA NOMA MARIE, STE 100
CARMEL, CA 93923

SITE LOCATION:
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953



APPROVED BY:
Guy R. Girard
GUY R. GIRARD
P.L.S. No. 8703



APN: 008-501-004
TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2018044438
OFFICIAL RECORDS OF MONTEREY COUNTY
PEBBLE BEACH, CALIFORNIA
FOR
CANNING PROPERTIES GROUP

SCALE: 1" = 16'
DATE: JAN 2024
JOB NO. 2741-01
SHEET 1
OF 1 SHEETS

No.	DATE	BY	REVISION
	01/15/24	JAN	RELEASED TO CLIENT

2022 RESIDENTIAL STANDARD PLAN NOTES (CONTINUED)

ELECTRICAL

- 1. NO ELECTRICAL PANELS IN CLOTHES CLOSETS OR BATHROOMS. MAINTAIN 36" FRONT CLEARANCE, 30" WIDE OR WIDTH OF EQUIPMENT & 6'-6" HEADROOM. (CEC 110.26)
2. PROVIDE MIN. 3 LUG INTERSYSTEM BONDING BUS BAR AT MAIN SERVICE. (CEC 250.94)
3. AUTOMATIC GARAGE DOOR OPENERS SHALL HAVE A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE. (SB-969)
4. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20" OF REBAR OR #4 COPPER WIRE IN BOTTOM OF A FOOTING REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A)(3)) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
5. ALL 15/20-AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)
6. ALL BRANCH CIRCUITS SUPPLYING 15/20-AMP OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBO TYPE AFCI. (CEC 210.12) PROVIDE A MINIMUM OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11)(C)(2)
7. PROVIDE AT LEAST ONE 20A CIRCUIT FOR BATHROOM OUTLETS. (CEC 210.11)(C)(3)
8. PROVIDE AT LEAST ONE OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES & WITHIN 3' OF OUTSIDE OF EACH BATHROOM BASIN. (CEC 210.52 (D), (F) & (G))
9. FURNACES INSTALLED IN ATTICS AND CRAWL SPACES SHALL HAVE AN ACCESS PLATFORM, LIGHT SWITCH & SERVICE RECEPTACLE. (CEC 210.63)
10. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT FRONT & BACK.(CEC 210.52(F))
11. GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE GARAGE. EXCEPTION: READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS. ((CEC 210.11 (C)(4)) A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE. (210.52(G) (1))
12. AT LEAST ONE WALL SWITCHED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED & DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC.). (CEC 210.70)
13. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4' O.C., WITHIN 24" OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C)) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN 2 MAY BE REQUIRED. 1 RECEPTACLE REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF COUNTER DEPTH BEHIND SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS. (CEC 210.52(C)(1))
14. MAIN SERVICE DISCONNECT RATED NOT LESS THAN 100 AMPS. C.E.C. 230.79(C)
15. RECEPTACLES SHALL BE INSTALLED AT 12" O.C. MAX IN WALLS STARTING AT 6" MAX FROM THE WALL END. WALLS 2" OR LONGER SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER THAN 10' SHALL HAVE A RECEPTACLE IN HALLWAYS. (CEC 210.52(A))
16. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C)) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC. SHALL NOT BE LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (CEC 410.10(D))
17. LIGHTING/FAN FIXTURES IN WET/DAMP AREAS RATED FOR APPLICATION. (CEC 410.10)
18. GFI OUTLETS REQUIRED: ALL KITCHEN RECEPTACLES FOR COUNTERTOPS, DISHWASHERS, BATHROOMS, UNDER-FLOOR SPACES, UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, EXTERIOR OUTLETS, WITHIN 6' OF LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS, AND ALL GARAGE OUTLETS INCLUDING FOR A SINGLE DEVICE OR GARAGE DOOR OPENER. (CEC 210.8)
19. ALL 15/20 AMP RECEPTACLES IN WET LOCATIONS SHALL HAVE BUBBLE COVERS. ALL RECEPTACLES IN WET LOCATIONS LISTED WEATHER-RESISTANT TYPE. (CEC 406.9(B)(1))
20. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES (CRC R315):
• OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
• ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

SMOKE ALARMS SHALL BE INSTALLED (CRC R314):

- IN EACH ROOM USED FOR SLEEPING PURPOSES.
• OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
• IN EACH STORY, INCLUDING BASEMENTS.
• AT TOP OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.
• SHALL NOT BE INSTALLED WITHIN 20" HORIZONTALLY OF COOKING APPLIANCES & NO CLOSER THAN 3' TO REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314.3(4)).
• ALL SMOKE AND CO2 ALARMS HARDWIRED W/BATTERY BACKUP (CRC R314.4 & R315.1.2)
• WITHIN 10' TO 20' OF STOVE W/ALARM SILENCING SWITCH. CRC R314.3.3.

PLUMBING

- 1. UNDERFLOOR CLEANOUTS LOCATED NOT MORE THAN 5' FROM UNDERFLOOR ACCESS. (CPC 707.9)
2. ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CPC 312.13)
3. PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR UV PROTECTED. (CPC 312.14)
4. UNDERGROUND WATER LINES SHALL HAVE 14 AWG BLUE TRACER WIRE. (CPC 604.10.1)
5. THE ADJACENT SPACE TO SHOWERS WITHOUT THRESHOLDS CONSIDERED A "WET LOCATION" WHEN USING THE CRC, CBC, AND THE CEC. (CPC 408.5)
6. SHOWER COMPARTMENT MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (32" BY 32") AND CAPABLE OF ENCOMPASSING A 30" CIRCLE, MEASURED AT HEIGHT EQUAL TO TOP OF THE THRESHOLD AND MAINTAINED TO A POINT NOT LESS THAN 70" ABOVE SHOWER DRAIN OUTLET. (CPC 408.6) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH. (CPC 408.5)
7. SHOWERS AND TUB SHOWERS, NON- ABSORBENT SURFACE UP TO 6" ABOVE THE FLOOR. (CRC R307.2) MINIMUM SHOWER RECEPTOR SLOPE IS 1/8" PER FOOT. (CPC 408.5)
8. DOMESTIC HOT WATER LINES INSULATED TO THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE AND MINIMUM 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER. (CPC 609.11)
9. WATER HEATERS LOCATED IN ATTICS, CEILING AND RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MINIMUM 1 1/2" DEEP PAN UNDER THE WATER HEATER WITH A MINIMUM 3/4 INCH DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 507.5)
10. WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH (15" ON EACH SIDE) AND 24" MINIMUM CLEARANCE IN FRONT. (CPC 402.5)
11. MAX HOT WATER TEMP FOR A BATHTUB OR WHIRLPOOL 120 DEGREES F. (CPC 408.3)
12. PRESSURE RELIEF VALVE DRAINED TO OUTSIDE FOR WATER HEATER. (CPC 504.6)
13. PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD (CPC 507.2)

TITLE 24 ENERGY

- 1. PROVIDE COMPLIANCE DOCUMENTATION FOR MANDATORY MEASURES TO SHOWN THROUGHOUT THE PLANS. ALL DUCTS IN CONDITIONED SPACES MUST INCLUDE R-4.2 INSULATION. (CALIFORNIA ENERGY CODE 150.1(C)(9) MINIMUM HEATING AND COOLING FILTER RATINGS SHALL BE MRV 13. (CALIFORNIA ENERGY CODE 150.0(M) 12)
2. ISOLATION WATER VALVES REQUIRED FOR INSTANTANEOUS WATER HEATERS 6.8K BTU/HR AND ABOVE. VALVES SHALL BE INSTALLED ON BOTH COLD AND HOT WATER LINES. EACH VALVE WILL

NEED A HOSE BIB OR OTHER FITTING ALLOWING FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. (CALIFORNIA ENERGY CODE 110.3(C)(6)

- 3. ALL LUMINAIRES MUST BE HIGH EFFICACY (150.0(K)1A) LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (150.0(K)1C):
• THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
• THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
• THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN HOUSING AND CEILING TO PREVENT FLOW OF AIR OUT OF LIVING AREAS AND INTO THE CEILING CAVITY.
• HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT READILY ACCESSIBLE FROM BELOW CEILING WO CUTTING HOLES IN CEILING.
• THEY MAY NOT CONTAIN A SCREW BASE SOCKET.
4. IN BATHROOMS, GARAGES, LAUNDRY, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY OR OCCUPANT SENSOR PROVIDED OCCUPANT SENSOR IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION), (150.0(K)2I)
5. JOINT APPENDIX A (JAS) CERTIFIED LAMPS SHALL BE CONSIDERED HIGH EFFICACY & CONTROLLED BY A VACANCY SENSOR OR DIMMER. (EXCEPTION:-70SF CLOSETS AND HALLWAY) (150.0(K)2K)
6. UNDER-CABINET LIGHTING SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (150.0(K)2L)
7. ALL EXTERIOR LIGHTING HIGH EFFICACY, CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (150.0(K)3A):
• PHOTO-CONTROL AND MOTION SENSOR
• PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL
• ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF DURING THE DAY.
8. ALL HIGH EFFICACY LIGHT FIXTURES CERTIFIED AS "HIGH EFFICACY" LIGHT FIXTURES BY THE CEC.
9. CONTRACTOR SHALL PROVIDE HOMEOWNER LIGHTING SCHEDULE (10-103(B))
10. BLANK ELECTRICAL BOXES MORE THAN 5' ABOVE FINISHED FLOOR SHALL NOT BE GREATER THAN NUMBER OF BEDROOMS & SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (150(K)1B)
11. PROVIDE A GASKET/ INSULATION ON ALL INTERIOR ATTIC/UNDER-FLOOR ACCESSES. (110.7)
12. BUILDING TO MEET MINIMUM VENTILATION AND INDOOR AIR QUALITY REQUIREMENTS PER ASHRAE STANDARD 62.2. WINDOW OPERATION NOT ALLOWED FOR REQUIRED WHOLE BUILDING VENTILATION, SUBJECT TO HERS TESTING. ATTACH FOLLOWING LABEL TO THE FAN SWITCH: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN BUILDING IS OCCUPIED, UNLESS THERE'S SEVERE OUTDOOR AIR CONTAMINATION." (150.0(O))
13. A MINIMUM 100 CFM HERS VERIFIED INDOOR AIR QUALITY FAN REQUIRED IN KITCHEN MINIMUM HEATING AND COOLING FILTER RATINGS SHALL BE MRV 13. (150.0(M)12)
14. ENERGY STORAGE SYSTEM (ESS) RATING. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
• ESS RATED INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
• A DEDICATED RACEWAY FROM THE MAIN SERVICE PANEL TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE FOLLOWING BRANCH CIRCUITS: REFRIGERATOR, LIGHTING CIRCUIT NEAR PRIMARY EGRESS DOOR, WALKING ROOM RECEPTACLE AND ONE ADDITIONAL. 225-AMP MAIN PANEL BUSBAR RATING WITH SPACE FOR SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3". INSTALL RACEWAYS BETWEEN PANE & ISOLATION EQUIPMENT FOR BACKUP POWER SOURCE.
15. HEAT PUMP SPACE HEATER READY. GAS OR PROPANE FURNACE SHALL HAVE DEDICATED 240-VOLT BRANCH CIRCUIT WITHIN 3" RATED AT 30 AMPS MINIMUM. MAIN ELECTRICAL SERVICE SHALL HAVE SPACE FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER, PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (150.0(T))
16. ELECTRIC COOKTOP READY. GAS OR PROPANE COOKTOP SHALL HAVE A DEDICATED 240-VOLT BRANCH CIRCUIT WITHIN 3' OF THE COOKTOP RATED AT 50 AMPS MINIMUM. THE MAIN ELECTRICAL SERVICE SHALL HAVE SPACE FOR DOUBLE POLE CIRCUIT BREAKER, PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (150.0(U))
17. ELECTRICAL CLOTHES DRYER READY. SYSTEMS USING A GAS OR PROPANE DRYER SHALL INCLUDE A DEDICATED 240-VOLT BRANCH CIRCUIT WITH 3' OF THE CLOTHES DRYERS. THE BRANCH CIRCUIT RATED AT 30 AMPS MINIMUM.
18. ELECTRICAL SERVICE SHALL HAVE SPACE FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER, PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (150.0(V)) LIGHTING IN HABITABLE SPACES (LIVING ROOMS, DINING ROOMS, KITCHENS, AND BEDROOMS, ETC. SHALL HAVE READILY ACCESSIBLE DIMMING CONTROLS. (CEC 150(K) 1)
19. RADIANT BARRIER SHALL BE INSTALLED ON ALL GABLE ENDS PER THE MANUFACTURER SPECIFICATIONS.

GREEN BUILDING

- 1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION, AND RETAIN SOIL RUNOFF ON THE SITE (CGBCS 4.106.2):
• RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE.
• STORM WATER CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY A WATTLE, ETC. OR APPROVED BY THE ENFORCING AGENCY.
2. RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL-BASED CONTROLLERS AND/OR WEATHER-BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBCS 4.304)
3. ALL NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOWING FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS (CGBCS 4.106.4):
• INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208-240V BRANCH CIRCUIT FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL.
• MAIN PANEL/SUBPANEL, 40-AMP DEDICATED BRANCH CIRCUIT, LABELED "EV CAPABLE".
4. MULTIPLE SHOWER HEADS SERVING A SINGLE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 1.8 GPM OR ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (CGBCS 4.303.1.3.2)
5. 65% MINIMUM OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE REUSED/RECYCLED. CGBC 4.408.1
6. AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC. SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBCS 4.410)
• DIRECTIONS THAT MANUAL SHALL REMAIN ON SITE FOR THE LIFE OF THE BUILDING.
• OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAINAGE, IRRIGATION SYSTEMS, ETC.
• INFORMATION FROM LOCAL UTILITY, WATER, AND WASTE RECOVERY PROVIDERS
• PUBLIC TRANSPORTATION AND CARPOOL OPTIONS
• MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT.
• INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES
• STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION
• A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)
7. THE PROJECT SHALL MEET MINIMUM POLLUTANT CONTROL REQUIREMENTS FOR ADHESIVES,
8. HVAC DUCTS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL TO REDUCE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM. (CGBCS 4.504.1)
9. PROVIDE ENERGY STAR RATED BATHROOM FAN PER CGBC SECTION 4.506, CONTROLLED WITH HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%

SPECIAL NOTES:

- 1. IN THE EVENT OF A CONFLICT BETWEEN ANY REFERENCED STANDARD, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTOR AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS.
3. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECT PLANS AND SPECIFICATIONS FOR SITE DEVELOPMENT CONSTRUCTION DETAILS AND DIMENSIONING INCLUDING THOSE FOR WALKWAYS, DRIVEWAYS, WALLS/FENCES, PLUMBING, ELECTRICAL, UTILITIES, LANDSCAPING, AND IRRIGATION.
4. ALL SITE WORK AND TESTING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS CONTAINED IN THE FOLLOWING GEOTECHNICAL ENGINEERING REPORT FOR THIS PROJECT.
5. THE PROJECT GEOTECHNICAL REPORT AND ALL ADDENDUMS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SHELLED OUT IN THEIR ENTIRETY HEREON. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW THE APPLICABLE GEOTECHNICAL REPORTS. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBTAIN OR REVIEW COPIES OF THESE REPORTS AND AGENDA.
6. PRIOR TO BIDDING, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO DETERMINE THE LOCATION AND DEPTH OF ALL TEST BORINGS AND EXPLORATORY PITS AND EXCAVATIONS. CONTRACTOR SHALL DETERMINE FROM THE GEOTECHNICAL ENGINEER WHAT REMEDIAL WORK IS RECOMMENDED TO MAKE THESE DISTURBED LOCATIONS SUITABLE FOR THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS FOR THE RECOMMENDED REMEDIAL WORK AND SHALL ADJUST HIS OPERATIONS TO PROPERLY SEQUENCE THE WORK TO ACCOMMODATE REMEDIAL WORK WITH CONSTRUCTION OF PROPOSED IMPROVEMENTS.
7. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE'S DIVISION OF INDUSTRIAL SAFETY AND OSHA.
8. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE; TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL MANNER.
9. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED AND OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR COMPACTION AND APPROVED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER BEFORE AGGREGATE BASE PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.
10. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT PUBLIC WORKS AND UTILITY COMPANIES OR OTHER OWNERS OF SUBSURFACE FACILITIES WITHIN THE WORK SITE AND SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION, AND SHALL DETERMINE SITE SPECIFIC REQUIREMENTS FOR EXCAVATION.
11. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION PER ALL REQUIREMENTS OF THE STATE'S DIVISION OF INDUSTRIAL SAFETY AND OSHA.
12. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.
13. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION OF RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT, OTHER THAN THESE NOTED CHANGES, "THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS." WARNING: ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY PREPARER.
14. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS 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. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR IMPLIED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
15. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL/SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
16. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

TRENCHING AND BACKFILL NOTES:

- 1. ALL TRENCHING, BEDDING AND BACKFILL MATERIAL AND CONSTRUCTION, SHALL BE IN ACCORDANCE WITH THESE PLANS, INCLUDING THE PIPE TRENCH DETAIL.
2. TRENCH OR STRUCTURE EXCAVATION SUBGRADE SHALL BE OBSERVED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY

ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER TO BE INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.
3. WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.
4. BEDDING AND BACKFILL MATERIAL AND COMPACTED DENSITY, SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.
5. BEDDING AND PIPE ZONE BACKFILL MATERIAL, SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY. THE UPPER 12" BELOW THE BASE OR SUB-BASE COURSE IN PAVED AND OTHER TRAFFIC AREAS AND BELOW THE CONCRETE OR SAND COURSE IN WALKWAY AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. BACKFILL COMPACTION SHALL BE TESTED FOR COMPLIANCE WITH THESE REQUIREMENTS IN ACCORDANCE WITH ASTM D-1557. LATEST REVISION AND REPORTED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.
6. CLASS I OR CLASS II (TRENCH) BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.
7. COMPACTION BY FLOODING OR LETTING IS NOT PERMITTED.
8. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT(S), THE PROJECT WORK AREA AND VICINITY, AND SHALL FAMILIARIZE HIMSELF WITH THE WORK AREA CONDITIONS. CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUB-SURFACE CONDITIONS WILL AFFECT OR BE AFFECTED BY HIS CONSTRUCTION OPERATIONS, INCLUDING THE NATURE OF MATERIALS TO BE EXCAVATED, THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SUBSURFACE CONDITIONS INCLUDING GROUNDWATER, AND SHALL ACCEPT FULL RESPONSIBILITY THEREOF.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF EXISTING PAVEMENT ALONG AND BEHIND THE TRENCH SAWCUT LINES DURING CONSTRUCTION. IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE (1-FOOT MINIMUM) BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND/OR IRREGULARITY ALONG THE CONFORM LINE.

DEMOLITION NOTES:

- 1. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURE SHOWN ON THESE PLANS ARE OBTAINED BY THE AVAILABLE RECORDS PROVIDED. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES, NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO WORK OR POTHOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS NOTED OTHERWISE. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
4. ALL JOIN LINES SHALL BE SAWCUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN, THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RE-CUT PRIOR TO JOINING.
5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES, APPURTENANCES, TREES, SIGNS, STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS NOTED OTHERWISE HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY THEIR OPERATIONS. ANY CURBS DAMAGED DURING THEIR OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING A CITY CONSTRUCTION AND DEMOLITION MANAGEMENT PLAN.

STORM DRAIN NOTES:

- 1. ALL PRIVATE STORM DRAIN MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, INCLUDING THE PIPE TRENCH DETAIL.
2. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.
3. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
4. POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 15" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3212 AND F-477, RESPECTIVELY INSTALLATION SHALL COMPLY WITH

UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE ALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 12" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERCO, OR EQUIVALENT APPROVED BY THE ENGINEER.
5. GRATED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL SHOWN HEREON.
6. QUALITY REVIEW AND REPORTING MEASUREMENTS.
A. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER INSTALLATION AND ASSEMBLY OF STORM DRAINAGE PIPING, BUT BEFORE COVERING.
B. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER FORMING AND PLACING REINFORCING STEEL FOR CAST-IN-PLACE DRAINAGE STRUCTURES, BUT BEFORE SCHEDULING THE CONCRETE POUR.
C. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION RECORD DRAWING OF THE SYSTEM TO INCLUDE TOP OF GRATE OR COVER AND INLET AND OUTLET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES. ELEVATION MEASUREMENTS SHALL BE ACCURATE TO 0.01 FEET.
D. UPON COMPLETION OF CONSTRUCTION OF THE STORM DRAIN SYSTEM AND WITH 48 HOURS NOTICE TO ENGINEER OF WORK, CONTRACTOR SHALL THOROUGHLY CLEAN AND WASH DOWN ALL INLETS AND STORM DRAIN PIPING USING FIRE HYDRANT FLOWS AND VACUUM ALL RUN-OFF.

SEWER NOTES:

- 1. ALL PUBLIC SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT SPECIFIC AND STANDARD REQUIREMENTS AND STANDARD DRAWINGS OF THE GOVERNING AGENCY.
2. ALL PRIVATE SEWER MATERIALS AND CONSTRUCTION, INCLUDING BUILDING SEWERS, SHALL COMPLY WITH THE UNIFORM PLUMBING CODE, CURRENT EDITION, AND WITH THE GOVERNING AGENCY CODE.
3. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF CRITERIA FOR SEPARATION OF WATER MAINS AND SAFETY SEWERS.
4. GRAVITY SEWER CONSTRUCTION SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
5. CONTRACTOR SHALL MAINTAIN RECORDS OF THE EXACT LOCATIONS AND DEPTHS OF ALL SEWER MANHOLES CLEANOUTS, MAIN STUBS, AND LATERALS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. SAID RECORDS SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE GOVERNING AGENCY.
6. ALL SEWER MANHOLE AND CLEAN-OUT RIMS SHALL BE ADJUSTED TO FINISH GRADE IN PAVED AREAS.

DRIVEWAY PAVEMENT AND APPURTENANT CONCRETE NOTES:

1. UNLESS MODIFIED OR OTHERWISE SPECIFIED BY THE CONSTRUCTION NOTES THAT FOLLOW HEREON INCLUDING THOSE UNDER SEPARATE HEADINGS, PRIVATE ROADWAY MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPSWC), CURRENT EDITION PER LOCATION.

2. RUBBERIZED ASPHALT CONCRETE MATERIAL FOR THE TOP LIFT SHALL BE ARHM 66-C OR EQUIVALENT. THE ASPHALT CEMENT USED TO CONFORM TO PG 64-16 FOR PERFORMANCE GRADE RUBBER. AN EXAMPLE MIX DESIGN IS #57199 FROM VULCAN MATERIALS COMPANY. PLANT INSPECTION: SPECIAL PLANT INSPECTOR DURING THE PROGRESSING PROCESS SHALL BE INCORPORATED INTO THE CONTRACTORS QUALITY CONTROL PROGRAM AND ALL COST ASSOCIATED TO BE PAID FOR BY THE CONTRACTOR. THICKNESS AS FOLLOWS:

Table with 2 columns: COURSE, THICKNESS. Rows: FINISH COURSE: E2-PG 64-10; BASE COURSE: (IF MORE THAN 1 LAYER) B-PG 64-10; OVERLAY: E2-PG 64-10

- 3. BEFORE PAVING, A PAINT BINDER (TACK COAT) OF ASPHALTIC EMULSION SHALL BE APPLIED TO ALL EXISTING VERTICAL SURFACES AGAINST WHICH PAVING IS TO BE PLACED AND BETWEEN PAVEMENT COURSES CONSTRUCTED MORE THAN 24 HOURS APART.
4. THE COMPOSITION OF ALL CUTBACK AND EMULSIFIED ASPHALT USED IN THE MANUFACTURE PLACEMENT OR MAINTENANCE OF ASPHALT CONCRETE PAVEMENT SHALL CONFORM WITH THE AIR POLLUTION CONTROL DISTRICT RULE 329. CONTRACTOR SHALL MAINTAIN RECORDS AVAILABLE FOR INSPECTION FOR A PERIOD OF 2 YEARS WHICH DOCUMENT THE TYPES AND AMOUNTS OF ASPHALTS USED.
5. BASE MATERIAL SHALL BE CRUSHED MISCELLANEOUS BASE IN CONFORMANCE WITH 200-2.2 OF THE STANDARD SPECIFICATIONS.
6. THE PRELIMINARY ESTIMATED ASPHALT PAVEMENT STRUCTURAL SECTION IS AS SHOWN ON THE PLAN DETAILS AND CONSTRUCTION NOTES. ACTUAL THICKNESS OF PAVEMENT SURFACING AND BASE COURSES SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER COMPLETION OF ROUGH GRADING BASED ON "R" VALUE TESTS OF COMPLETED SUBGRADE MATERIAL AND THE TRAFFIC INDEXES (T.I.S) SHOWN ON THE PLAN DETAILS, SUBJECT TO APPROVAL BY THE ENGINEER. PREPARATION OF AREAS TO RECEIVE PAVEMENT AND APPURTENANT CONCRETE IMPROVEMENTS, INCLUDING REMOVAL AND RECOMPACTION OF EXISTING SOIL AND PLACEMENT OF FILL SOIL, SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.
7. COMPACTION OF FILL, SUBGRADE AND BASE COURSES AS WELL AS ALL TRENCH BEDDING AND BACKFILL SHALL BE OBSERVED AND TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY A CERTIFIED INSPECTION AND MATERIALS TESTING CONSULTANT PROVIDED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.

- 8. ALL CONCRETE FOR CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, DRAINAGE STRUCTURES, AND PAVEMENT SHALL BE CLASS 560-A-3250, UNLESS OTHERWISE SPECIFIED IN THE PROJECT DETAILS.
9. WHERE GUTTER GRADIENT IS LESS THAN 1.0% FORM ELEVATIONS SHALL BE CONFIRMED BY LICENSED LAND SURVEYOR PRIOR TO POURING CONCRETE.
10. REINFORCING STEEL SHALL BE GRADE 60 BILLET STEEL CONFORMING TO ASTM A 615. STEEL BENDING PROCESS SHALL CONFORM TO THE REQUIREMENTS OF MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE. BENDING OR STRAIGHTENING SHALL BE ACCOMPLISHED SO THAT THE STEEL WILL NOT BE DAMAGED. KINKED BARS SHALL NOT BE USED.

Project information block including: COUNTY APPROVAL, ENGR, INT, RWA, DATE, DESCRIPTION, No., RJR CIVIL ENGINEERING, INC., R/R CONSULTING, R/R PROFESSIONAL ENGINEERING, DEER PATH RESIDENCE 3144 SPRUAENCE ROAD, SCHEMATIC GRADING & DRAINAGE PLAN, SHEET NUMBER CE-2

SPECIAL NOTES (CONTINUED):

11. JOINTS IN CONCRETE PAVEMENT
- A. WEAKENED PLANE CRACK CONTROL (CONTRACTOR) JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 10-FEET EACH WAY (LONGITUDINAL AND TRANSVERSE) AND AT ADDITIONAL LOCATIONS AS MAY BE CALLED FOR IN THE FIELD. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.2 OF THE SSPWC AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. REINFORCEMENT SHALL BE CONTINUOUS THROUGH JOINTS. DEPTH OF JOINTS SHALL BE 1/4 SLAB THICKNESS +1/2 INCH FOR 6-INCH SLAB. JOINTS SHALL BE CONSTRUCTED BY SAWCUTTING GROOVES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT RAVELING (USUALLY 4 TO 24 HOURS AFTER PLACEMENT). JOINTS SHALL BE FILLED WITH JOINT SEALANT (SIKAFLEX-2CNS OR EQUIVALENT, COLOR LIMESTONE GRAY) AS SOON AFTER COMPLETION OF THE CURING PERIOD AS IS FEASIBLE AND BEFORE PAVEMENT IS OPENED TO TRAFFIC. JOINTS SHALL BE CLEANED OF ALL FOREIGN MATERIAL, INCLUDING MEMBRANE CURING COMPOUNDS, AND SHALL BE SURFACE-DRY WHEN SEALANT IS INSTALLED. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES SUCH AS CURBS AND GUTTERS. ALONG CURVES, TRANSVERSE JOINTS SHALL BE RADIAL.
- B. EXPANSION JOINTS SHALL BE CONSTRUCTED AT LOCATIONS CALLED FOR ON THE PLANS. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.2 AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. JOINTS SHALL BE CONSTRUCTED 1/2-INCH WIDE USING ONE PIECE OF PREFORMED JOINT FILLER INSTALLED FROM BOTTOM OF SLAB TO WITHIN 1" OF CONCRETE SURFACE. THE RESULTING RESERVOIR SHALL BE FILLED WITH JOINT SEALANT TO WITHIN 1/4" OF CONCRETE SURFACE AS SOON AFTER COMPLETION OF THE CURING PERIOD AS IS FEASIBLE AND BEFORE PAVEMENT IS OPENED TO TRAFFIC. JOINTS SHALL BE CLEANED OF ALL FOREIGN MATERIAL, INCLUDING MEMBRANE CURING COMPOUND, AND SHALL BE SURFACE-DRY WHEN SEALANT IS INSTALLED. REINFORCING BARS SHALL BE INTERRUPTED 3 INCHES CLEAR OF EXPANSION JOINTS AND MINIMUM 14-INCH LONG SMOOTH DOWELS INSTALLED ACROSS, AND CENTERED ON, THE JOINT. DOWEL DIAMETER SHALL BE 1/8 SLAB THICKNESS (I.E., 1" FOR 8" SLAB, 3/4" FOR 6" SLAB), ONE-HALF

(ONE END) OF THE DOWEL SHALL BE INSTALLED WITHIN A "SPEED DOWEL" TUBE WITH A 1-INCH GAP BETWEEN THE END OF THE DOWEL AND THE SEALED END OF THE TUBE. DOWELS SHALL BE INSTALLED AT 12 INCHES ON CENTER HORIZONTALLY, CENTERED IN THE SLAB VERTICALLY, AND A MINIMUM OF 3 INCHES CLEAR OF ANY REBAR. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES SUCH AS CURBS AND GUTTERS. ALONG CURVES, TRANSVERSE JOINTS SHALL BE RADIAL.

12. JOINTS IN CURBS, GUTTERS AND WALKS

- A. TRANSVERSE WEAKENED PLANE CRACK CONTROL JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 10-FEET, DIRECTLY ABOVE DRAIN PIPES THAT OUTLET THROUGH CURB AND AT ADDITIONAL LOCATIONS AS MAY BE CALLED FOR ON THE PLANS. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.3 PARAGRAPH B OF THE SSPWC AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. REINFORCEMENT SHALL BE CONTINUOUS THROUGH JOINTS. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES. ALONG CURVES AND WALK RETURNS, JOINTS SHALL BE RADIAL.
- B. TRANSVERSE EXPANSION JOINTS SHALL BE CONSTRUCTED AT BCR, ECR, AND AT REGULAR INTERVALS NOT EXCEEDING 30-FEET; ALONG EDGES OF DRIVEWAYS, WHEELCHAIR RAMPS, AND FIXED OBJECTS AND STRUCTURES (FIRE HYDRANT, LIGHT STANDARD, UTILITY POLE, DRAIN INLET, MANHOLE OR VALVE COVER, SCREEN/RETAINING WALL, BUILDING WALL, ETC.); AT ADDITIONAL LOCATIONS AS MAY BE CALLED FOR ON THE PLANS. EXPANSION JOINTS SHALL NOT BE CONSTRUCTED IN CROSS OR VALLEY GUTTER WHICH IS SEPARATE FROM CURB. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.2 OF THE SSPWC AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. JOINTS SHALL BE CONSTRUCTED 3/8-INCH WIDE USING ONE PIECE OF PREFORMED JOINT FILLER INSTALLED FROM BOTTOM OF SLAB TO WITHIN 1-INCH OF CONCRETE SURFACE. THE RESULTING RESERVOIR SHALL BE FILLED WITH JOINT SEALANT TO WITHIN 1/4-INCH OF CONCRETE SURFACE AS SOON AFTER COMPLETION OF THE CURING PERIOD AS IS POSSIBLE. JOINTS SHALL BE CLEANED OF ALL FOREIGN MATERIAL, INCLUDING MEMBRANE CURING COMPOUNDS, AND SHALL BE SURFACE-DRY WHEN SEALANT IS INSTALLED. LONGITUDINAL REINFORCING BARS SHALL BE INTERRUPTED 3 INCHES CLEAR OF EXPANSION JOINTS AND MINIMUM 14-INCH LONG #5 SMOOTH DOWELS INSTALLED ACROSS, AND CENTERED ON, THE JOINT. ONE-HALF (ONE END) OF THE DOWEL SHALL BE INSTALLED WITHIN A "SPEED DOWEL" TUBE WITH A 1-INCH GAP BETWEEN THE END OF THE DOWEL AND THE SEALED END OF THE TUBE. DOWELS SHALL BE CENTERED VERTICALLY IN THE CONCRETE AND A MINIMUM OF 3 INCHES CLEAR HORIZONTALLY OF ANY REBAR. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES. ALONG CURVES AND THROUGH WALK RETURNS, JOINTS SHALL BE RADIAL.

13. ALL EXISTING AND PROPOSED VALVE AND UTILITY BOXES AND MANHOLE FRAMES AND COVERS SHALL BE ADJUSTED TO FINISH GRADE.
14. AFTER CONSTRUCTION OF A.C. PAVEMENT AND APPURTENANT CONCRETE FEATURES, A FLOOD TEST SHALL BE CONDUCTED TO REVIEW SURFACE DRAINAGE, AS FOLLOWS:
- A. WATER SHALL BE SUPPLIED AND DISCHARGED IN SUFFICIENT QUANTITY TO COMPLETELY WET AND COVER ALL A.C. PAVEMENT AND CONCRETE GUTTER AREAS; THE OUTLINE LIMITS OF RESIDUAL STANDING/PONDED WATER SHALL THEN BE MARKED.
- B. A.C. PAVEMENT, CONCRETE, AND PAVER IMPROVEMENTS SHALL BE REMOVED AND REPLACED, AT NO ADDITIONAL COST TO THE OWNER, AS NECESSARY TO PROVIDE POSITIVE SURFACE DRAINAGE AND TO PREVENT PONDING OF WATER ON PAVEMENT SURFACES AND IN GUTTERS.
- C. ADDITIONAL FLOOD TESTING SHALL BE CONDUCTED TO CONFIRM SUCCESS OR CORRECTIVE MEASURES.
- D. WHERE SAWCUT LINE IS CONSTRUCTED ALONG CONFORM LINE WITH EXISTING A.C. PAVEMENT, IT IS CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF THE PAVEMENT ALONG AND BEHIND THE SAWCUT LINE DURING CONSTRUCTION; IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH FULL LENGTH OF, AND SUFFICIENT DISTANCE BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND/OR IRREGULARITY ALONG THE CONFORM LINE.

USE OF PLANS:

THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY. IF REQUESTED BY THE USER, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS RJR FOR ALL COSTS AND DAMAGES IF USED.

USE OF ELECTRONIC INFORMATION:

ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVEINENCE, UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.

ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS. INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.

IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEY REGISTERED IN THE STATE OF CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTORS GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

EARTHWORK VOLUME QUANTITIES

1. THE EARTHWORK SUMMARY IS PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNER AND IS FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATIONS BASED ON DIFFERENCES BETWEEN EXISTING GROUND AND PROPOSED FINISHED GRADE AND DOES NOT ACCOUNT FOR STRIPPING, BENCHING, KEYWAYS AND SUBEXCAVATIONS. FOR THIS REASON AND BECAUSE OF VARIABLES ASSOCIATED WITH GRADING AND COMPACTION, THE VOLUME OF MATERIALS MOVED IN THE FIELD WILL LIKELY DEVIATE FROM THE CALCULATED VOLUMES. THE EARTHWORK SUMMARY DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO DETERMINE THE ADJUSTED QUANTITY OF MATERIALS THAT WILL BE REQUIRED FOR COMPLETING THE NECESSARY GRADING.

QUANTITIES:


CUT _____ cy FILL _____ cy
 OVER-EXCAVATION _____ cy
 IMPORT _____ cy EXPORT _____ cy IMPORT LOCATION: _____

SCHEDULING

1. THE FOLLOWING ARE THE ESTIMATED STARTING AND COMPLETION DATES FOR THE GRADING OF THE PROJECT.
 STARTING DATE: OCTOBER 2026 COMPLETION DATE: OCTOBER 2028

No.	DESCRIPTION	COUNTY APPROVAL	
		ENGR INT	BY DATE
▲	RVA		

Prepared by:



RJR CIVIL ENGINEERING, INC
 Planning-Civil Engineering-Field Control/Hydrology
 Storm Water Management-Land Planning/Estimations
 201 Sperry Avenue, Suite 46, Vista, CA 92083
 (805) 483-3933
 E-mail: rjrcorp@gmail.com

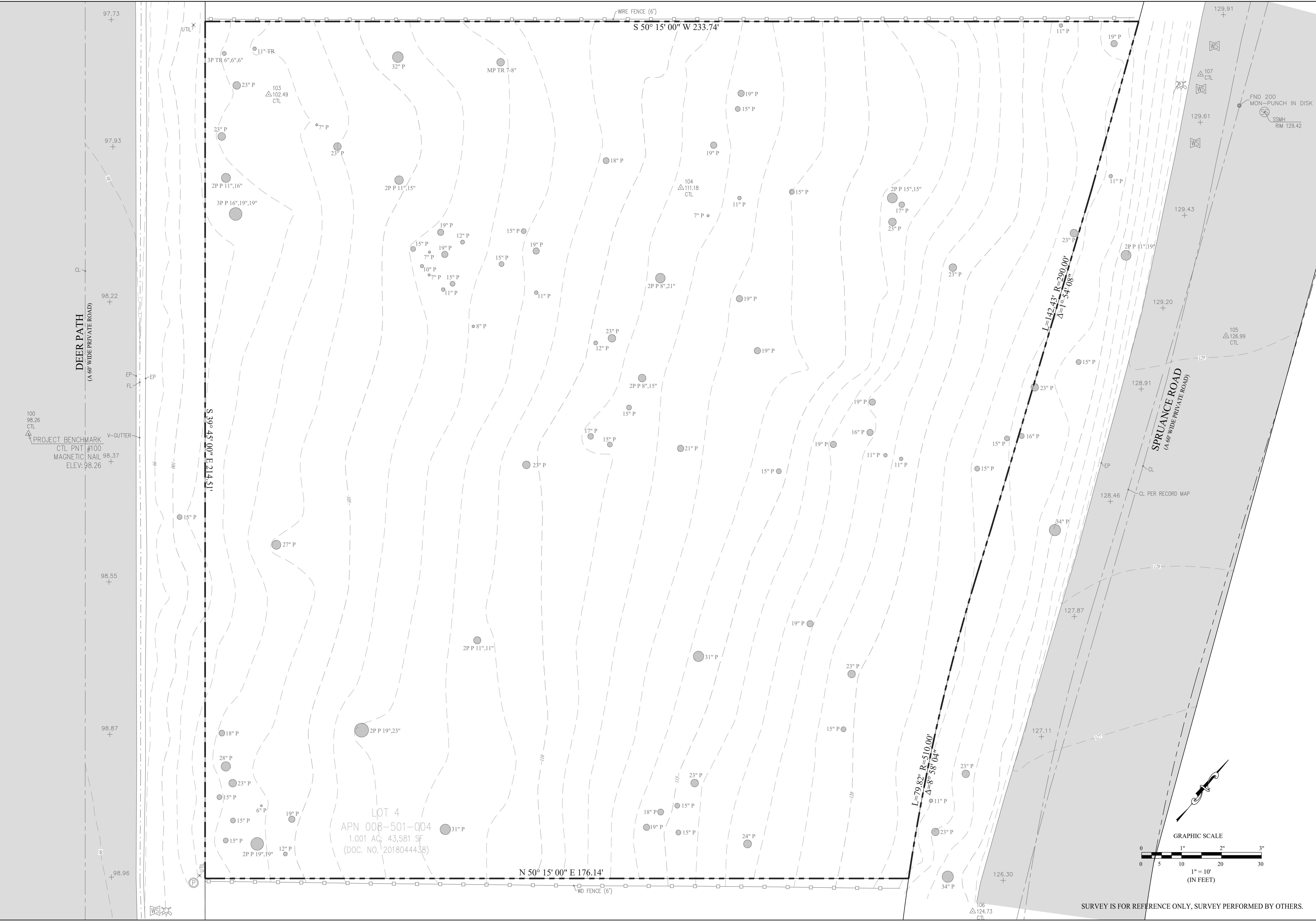


RJR PROJECT 7022.60	DATE 10/02/25	SCALE AS SHOWN	DESIGNED BY RVA	DRAWN BY TTA	CHECKED BY RVA
------------------------	------------------	-------------------	--------------------	-----------------	-------------------

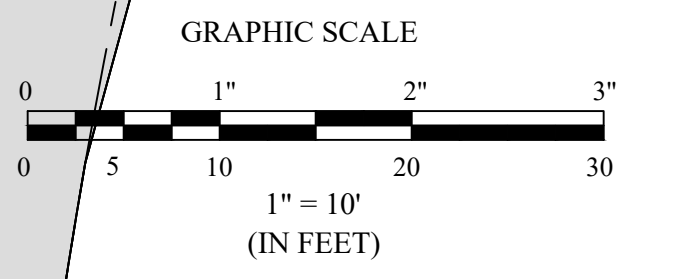
DEER PATH RESIDENCE
 3144 SPRUANCE ROAD
 COUNTY OF MONTEREY, CALIFORNIA

**SCHEMATIC GRADING
 & DRAINAGE PLAN**

SHEET NUMBER
CF-3

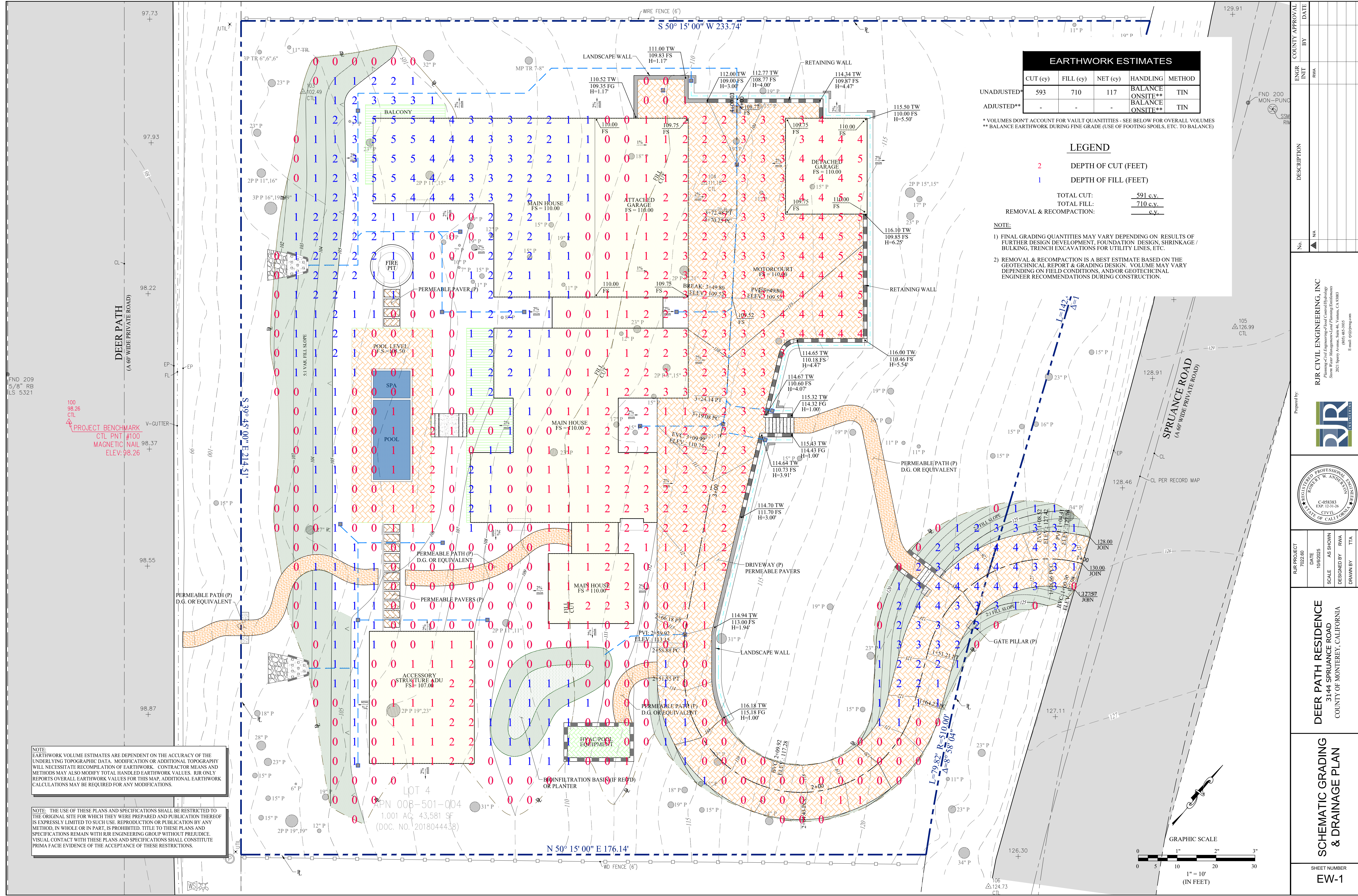


LOT 4
 APN 008-501-004
 1.001 AC; 43,581 SF
 (DOC. NO. 2018044438)



SURVEY IS FOR REFERENCE ONLY, SURVEY PERFORMED BY OTHERS.

 LANDSET ENGINEERS, INC. 5208 Cozy Hope Canyon Road Salinas, California 95007 Office (831) 443-6970 Fax (831) 443-3801 www.landseteng.com	COUNTY APPROVAL BY DATE
	DESCRIPTION No.
R/R PROJECT 7022.60 DATE 10/6/2025 SCALE AS SHOWN DESIGNED BY RWA DRAWN BY TTA CHECKED BY RWA	PREPARED BY
DEER PATH RESIDENCE 3144 SPRUANCE ROAD COUNTY OF MONTEREY, CALIFORNIA	No.
SCHEMATIC GRADING & DRAINAGE PLAN SHEET NUMBER CF-4	No.



EARTHWORK ESTIMATES				
	CUT (cy)	FILL (cy)	NET (cy)	METHOD
UNADJUSTED*	593	710	117	BALANCE ONSITE**
ADJUSTED**	-	-	-	BALANCE ONSITE**

* VOLUMES DON'T ACCOUNT FOR VAULT QUANTITIES - SEE BELOW FOR OVERALL VOLUMES
 ** BALANCE EARTHWORK DURING FINE GRADE (USE OF FOOTING SPOILS, ETC. TO BALANCE)

LEGEND

- 2 DEPTH OF CUT (FEET)
- 1 DEPTH OF FILL (FEET)

TOTAL CUT: 591 c.y.
 TOTAL FILL: 710 c.y.
 REMOVAL & RECOMPACTION: c.y.

NOTE:

- 1) FINAL GRADING QUANTITIES MAY VARY DEPENDING ON RESULTS OF FURTHER DESIGN DEVELOPMENT, FOUNDATION DESIGN, SHRINKAGE / BULKING, TRENCH EXCAVATIONS FOR UTILITY LINES, ETC.
- 2) REMOVAL & RECOMPACTION IS A BEST ESTIMATE BASED ON THE GEOTECHNICAL REPORT & GRADING DESIGN. VOLUME MAY VARY DEPENDING ON FIELD CONDITIONS, AND/OR GEOTECHNICAL ENGINEER RECOMMENDATIONS DURING CONSTRUCTION.

COUNTY APPROVAL	ENGR	DATE
	INT	BY
DESCRIPTION	NO.	DATE
	BY	DATE

Prepared by: **RJR CIVIL ENGINEERING, INC.**
 Planning/Civil Engineering/Field Control/Photography
 Storm Water Management/Land Planning/Estimating
 201 Sperry Avenue, Suite 66, Ventura, CA 93003
 (805) 485-9003
 Email: rjr@rjr.com

RJR CIVIL ENGINEERING, INC.
 REGISTERED PROFESSIONAL ENGINEER
 ROBERT W. ANDERSON
 C-658383
 EXP. 12-31-26
 CIVIL
 STATE OF CALIFORNIA

RJR PROJECT	7022.60
DATE	10/02/2025
SCALE	AS SHOWN
DESIGNED BY	RJVA
DRAWN BY	TTA
CHECKED BY	RJVA

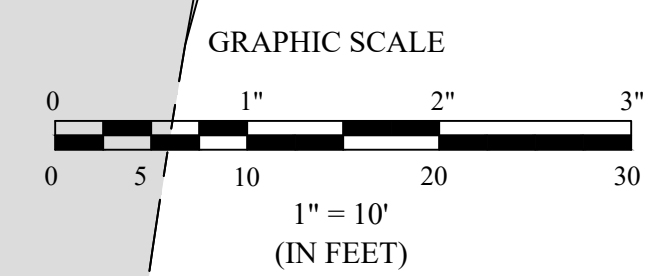
DEER PATH RESIDENCE
 3144 SPRUANCE ROAD
 COUNTY OF MONTEREY, CALIFORNIA

SCHEMATIC GRADING & DRAINAGE PLAN

SHEET NUMBER: **EW-1**

NOTE: EARTHWORK VOLUME ESTIMATES ARE DEPENDENT ON THE ACCURACY OF THE UNDERLYING TOPOGRAPHIC DATA. MODIFICATION OR ADDITIONAL TOPOGRAPHY WILL NECESSITATE RECOMPIATION OF EARTHWORK. CONTRACTOR MEANS AND METHODS MAY ALSO MODIFY TOTAL HANDLED EARTHWORK VALUES. RJR ONLY REPORTS OVERALL EARTHWORK VALUES FOR THIS MAP. ADDITIONAL EARTHWORK CALCULATIONS MAY BE REQUIRED FOR ANY MODIFICATIONS.

NOTE: THE 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 THESE PLANS AND SPECIFICATIONS REMAIN WITH RJR ENGINEERING GROUP WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



LOT 4
 APN 008-501-004
 1.001 AC, 43,581 SF
 (DOC. NO. 2018044438)

FND 209
 5/8" RB
 ILS 5321

100
 98.26
 CTL

PROJECT BENCHMARK
 CTL PNT #100
 MAGNETIC NAIL
 ELEV: 98.26

V-CUTTER

98.37

98.55

98.87

PLANT SCHEDULE

SYMBOL BOTANICAL / COMMON NAME SIZE CANOPY QTY

TREES

	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	15 GAL.	10'	4
	ACER PALMATUM 'SANGO-KAKU' / CORAL BARK JAPANESE MAPLE	15 GAL.	10'	1
	ARCTOSTAPHYLOS X 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	15 GAL.	8'	11
	CEANOTHUS THYRSIFLORUS 'SNOW FLURRY' / SNOW FLURRY BLUEBLOSSOM	5 GAL.	7'	22
	CEDRUS ATLANTICA 'GLAUCA PENDULA' / WEEPING BLUE ATLAS CEDAR	24"	5'	2
	HESPEROCYPARIS MACROCARPA / MONTEREY CYPRESS	24"	20'	4
	PINUS RADIATA / MONTEREY PINE	24"	10'	22

SYMBOL BOTANICAL / COMMON NAME SIZE SPACING QTY

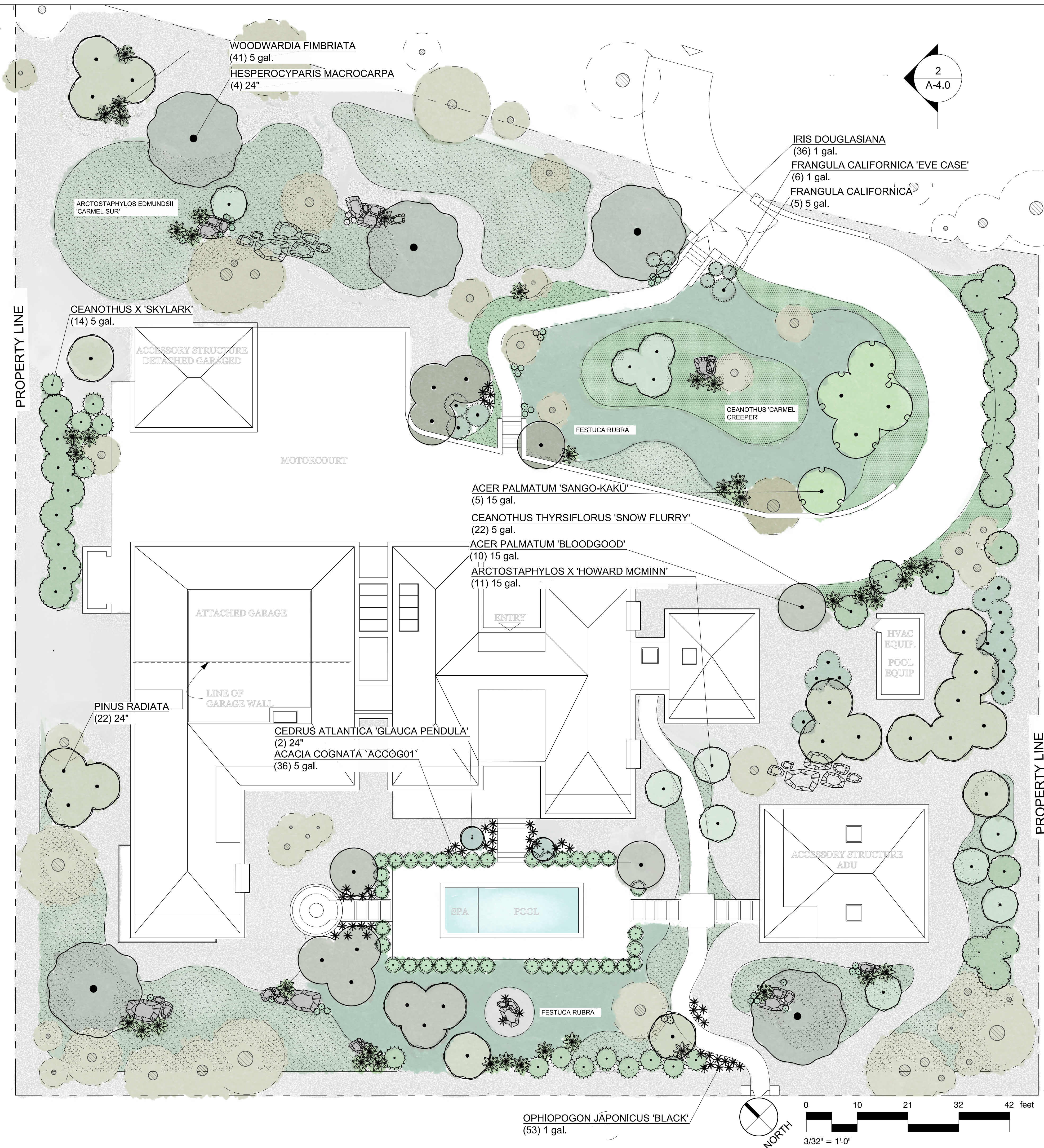
SHRUBS

	ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE	5 GAL.	42" o.c.	36
	CEANOTHUS X 'SKYLARK' / SKYLARK WILD LILAC	5 GAL.	60" o.c.	14
	FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY	5 GAL.	60" o.c.	5
	FRANGULA CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY	1 GAL.	36" o.c.	6
	IRIS DOUGLASIANA / DOUGLAS IRIS	1 GAL.	18" o.c.	36
	OPHIPOGON JAPONICUS 'BLACK' / BLACK MONDO GRASS	1 GAL.	24" o.c.	53
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE TRELIS	5 GAL.	36" o.c.	28
	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL.	48" o.c.	41

SHRUB AREAS

	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA	5 GAL.	24" o.c.	2,740
	CEANOTHUS GRISEUS HORIZONTALIS / CARMEL CREEPER	1 GAL.	48" o.c.	291

- ALL AREAS OF THE PROPERTY SHALL BE TREATED AND MANAGED TO ELIMINATE, AS REASONABLY POSSIBLE, INVASIVE PLANT MATERIALS.
- EXISTING TREES AND PLANTS TO REMAIN - PROTECT ALL EXISTING PLANTS TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ALL TRENCHING WITHIN ROOT ZONES OF TREES TO REMAIN TO BE DONE CAREFULLY AND BY HAND, PRESERVING ALL ROOTS 1.5' DIAMETER AND GREATER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST IN PLANTING AREAS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO COMPLETE ALL SOIL AMENDING, FINISH GRADING AND REMOVAL OF ANY AND ALL CONSTRUCTION DEBRIS FROM THE PLANTING AREAS BEFORE THE LAYING OUT OF APPROVED PLANT MATERIAL.
- CONTRACTOR SHALL LAYOUT ALL PLANTS IN THEIR CONTAINERS AS PER THIS PLAN AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER+ LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT FOR APPROVAL OR ALTERNATE CHOICES.
- PLANTING MATERIALS SHALL BE HEALTHY, PEST AND DISEASE FREE, FREE OF GIRDLING ROOTS AND WELL ESTABLISHED IN THE CONTAINER.
- TREES SHALL BE LOCATED A MINIMUM OF 5 FT. FROM WALLS, OVERHEADS, WALKS, HEADERS AND OTHER TREES WITHIN THE PROJECT, UNLESS SHOWN OTHERWISE.
- NO PLANT SHALL BE PLANTED WITH ROOTBALLS OR PLANTING PITS IN A DRY CONDITION.
- WATER ALL PLANTS BY HANDHELD HOSE WITH WATERING WAND ATTACHMENT IMMEDIATELY AFTER PLANTING (NO WATER 'JETTING'). NO PLANT SHOULD BE OUT OF ITS CONTAINER MORE THAN TWENTY MINUTES BEFORE BEING PLANTED AND WATERED. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATING ALL NEW PLANTINGS UNTIL THE ENTIRE PROJECT HAS BEEN COMPLETED AND ACCEPTED BY THE OWNER.
- NO PLANT SHALL BE PLANTED WITH ROOTBALLS OF NEW TREES. NO PLANT SHALL BE PLANTED INTO PLANTING PITS IN A DRY CONDITION.
- IMMEDIATELY AFTER EXCAVATION OF PLANT PITS, TEST DRAINAGE OF PITS BY FILLING WITH WATER. GIVE WRITTEN NOTIFICATION OF CONDITIONS PERMITTING THE RETENTION OF WATER IN PITS FOR MORE THAT (3) HOURS. CONTRACTOR SHALL SUBMIT TO OWNER AND LANDSCAPE ARCHITECT FOR ACCEPTANCE A WRITTEN PROPOSAL AND COST ESTIMATE FOR THE CORRECTION OF POOR DRAINAGE CONDITIONS BEFORE PROCEEDING WITH PLANTING.
- ALL NEWLY PLANTED CONTAINER PLANTS AND TREES SHALL RECEIVE WATERING BASINS 3 TIMES THE SIZE OF THE ROOT BALL UPON PLANTING, UNLESS OTHERWISE SHOWN ON DRAWINGS.
- PLANTING AREAS SHALL RECEIVE A 2" LAYER OF MULCH UNLESS NOTED OTHERWISE. VERIFY SPECIFICATION WITH LANDSCAPE ARCHITECT.
- MULCH DEPTH TO TAPER DOWN CLOSE TO BASE OF PLANT OR TRUNK OF TREE AND BE HELD BACK A MINIMUM OF 2" FROM ROOT FLARE OF TREES AND TRUNKS OF SHRUBS.
- ALL PLANT MATERIAL SHOWN ON THE PLANTING PLAN IS SUBJECT TO THE ADVERSE EFFECTS OF NATURE INCLUDING, BUT NOT LIMITED TO, FIRE, EARTHQUAKE, FLOODING, FREEZE, DROUGHT, EROSION AND FORAGING PREDATORS. THE LANDSCAPE ARCHITECT CANNOT, AND DOES NOT, GUARANTEE OR IMPLY WARRANTY THAT SPECIFIED PLANTS WILL SURVIVE THESE ACTS OF NATURE. ALL PLANTS SPECIFIED SATISFY THE GENERAL CLIMATIC CONDITIONS SET FORTH BY THE U.S. DEPARTMENT OF AGRICULTURE.
- ANY NURSERY TO BE USED BY THE CONTRACTOR FOR PLANT SOURCING MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.



CARMEL POINT LANDSCAPES
 LIC # 106873
 P.O. BOX 4195,
 Carmel-by-the-Sea,
 CA. 93921
 (831)574-9837
 carmelpointlandscapes.com

PROJECT:
DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA

OWNER / CLIENT:
NUNNELEE

SCOPE:

CONCEPTUAL
 PLANTING PLAN

PROGRESS ISSUE:

NAME:	PROGRESS SUBMIT:	DATE:
AH	DRAFT 1	5/9/25
AH	DRAFT 2	6/17/25
AH	DRAFT 3	8/27/25

NOTES FOR CONSTRUCTION:

DISCLAIMER:
 All plants created by Carmel Point Landscapes are made exclusively for landscape purposes and do not constitute civil engineering or architecture plans. Carmel Point Landscapes shall not be held liable for any damages or claims arising from the use of these plants by other contractors or installers. Field verify all measurements before commencing construction.

SHEET TITLE:
PLANTING PLAN

SCALE: 3/32" = 1' AUGUST 27, 2025
 SHEET NUMBER:

LA - 1.00

TREES



ACER PALMATUM
'BLOODGOOD'



ACER PALMATUM
'SANGO-KAKU'



ARCTOSTAPHYLOS
'HOWARD MCMINN'



PINUS RADIATA



SHRUBS



ACACIA COGNATA
'COUSIN ITT'



CEANOTHUS THYRSIFLORUS
'SNOW FLURRY'



CEANOTHUS
'SKYLARK'



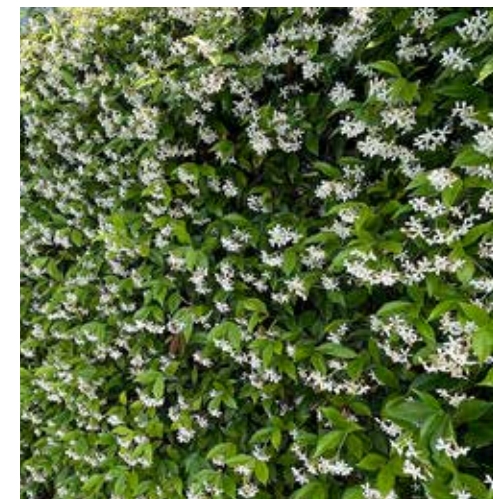
FRANGULA
CALIFORNICA



FRANGULA
CALIFORNICA 'EVE CASE'



IRIS DOUGLASIANA



TRACHELOSPERMUM
JASMINOIDES



WOODWARDIA FIMBRIATA



GROUNDCOVERS



ARCTOSTAPHYLOS
EDMUNDSII
'CARMEL SUR'



CEANTOHUS
'CARMEL CREEPER'



**CARMEL POINT
LANDSCAPES**

LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea,
CA. 93921
(831)574-9837
carmelpointlandscapes.com

PROJECT:
DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA

OWNER/ CLIENT:
NUNNELEE

SCOPE:

LANDSCAPE PACKET

PROGRESS ISSUE:
NAME:

	PROGRESS SUBMIT:	DATE:
AH	DRAFT 1	5/9/25
AH	DRAFT 2	6/17/25

NOTES FOR CONSTRUCTION:

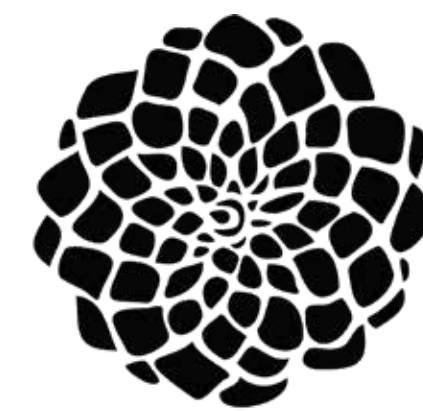
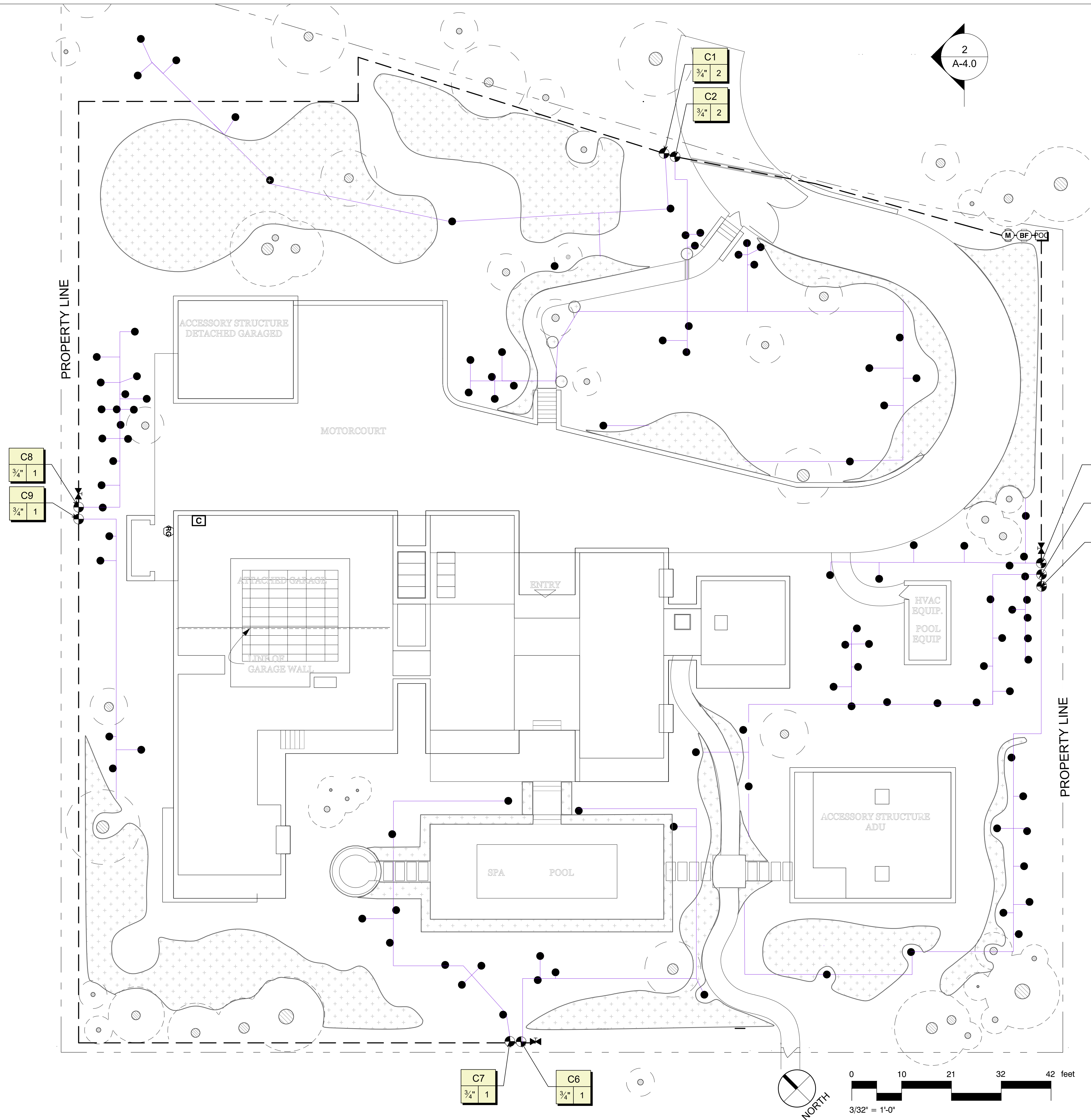
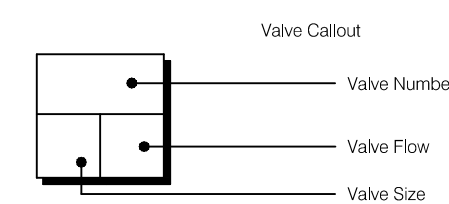
DISCLAIMER:
All plans created by Carmel Point Landscapes are made exclusively for landscape purposes and do not constitute civil engineering or architecture plans. Carmel Point Landscapes shall not be held liable for any damages or claims arising from the use of these plans by other contractors or installers. Field verify all measurements before commencing construction.

SHEET TITLE:
PLANT PALETTE

SCALE: N/A AUGUST 27, 2025
SHEET NUMBER:

LA - 1.01

IRRIGATION SCHEDULE		
SYMB OL	MANUFACTURE R/MODEL/DESC RIPTION	QTY
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XT025 W/ XERI-BUG 1/2IN. FPT X BARB GREY TRANSFER FITTING WITH 1 XERI-BUG EMITTER. BLUE=0.5 GPH, BLACK=1.0 GPH, RED=2.0 GPH.	6,234 SF
SYMB OL	MANUFACTURE R/MODEL/DESC RIPTION	QTY
	RAIN BIRD ASVF 3/4" ELECTRIC REMOTE CONTROL VALVE, WITH ATMOSPHERIC BACKFLOW PREVENTER. 3/4IN., 1IN. AVAILABLE.	9
	BRASS SHUT OFF VALVE LINE-SIZE BRASS GATE VALVE PER MANUFACTURERS RECOMMENDATIONS.	3
	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3IN., 16IN., 20IN., AND 24IN. EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.	1
	RAIN BIRD ESP-2WIRE (120VAC) 50 STATION 2-WIRE, INDOOR/ OUTDOOR CONTROLLER W/ DECODER AUTO-ADDRESS. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY. USE WITH 2W-1 SINGLE STATION DECODERS AND STANDARD DIRECT BURIAL WIRE.	1
	RAIN BIRD RAINGAUGE RAIN SENSOR FOR MAXICOM OR SITECONTROL. CUSTOMIZES WEATHER DATA BY PROVIDING SITE-SPECIFIC RAINFALL MEASUREMENTS, AND SENDING TO CENTRAL CONTROLLER DAILY.	1
	DRIP EMITTER RAIN BIRD XT025 W/ XERI-BUG 1/2" FPT X BARB GREY TRANSFER FITTING WITH 1 XERI-BUG EMITTER.	104
	POINT OF CONNECTION 1 1/2" SUB-METER	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,400 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	632.8 LF
	PIPE SLEEVE: PVC CLASS 200 SDR 21	23.8 LF



**CARMELO POINT
LANDSCAPES**

LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea,
CA. 93921
(831)574-9837
carmelpointlandscapes.com

PROJECT:
DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA

OWNER/ CLIENT:
NUNNELEE

SCOPE:

LANDSCAPE PACKET

PROGRESS ISSUE:
NAME:

PROGRESS SUBMIT: DATE:

AH DRAFT 1 5/9/25

AH DRAFT 2 6/17/25

NOTES FOR CONSTRUCTION:

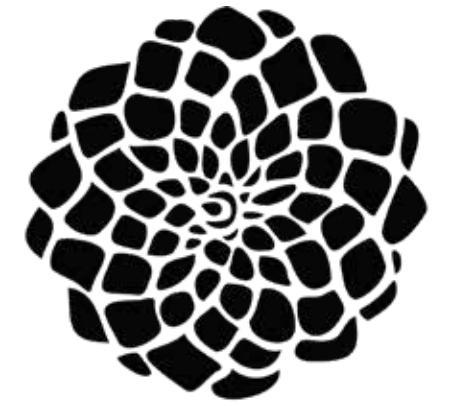
DISCLAIMER:
All plans created by Carmel Point Landscapes are made exclusively for
landscape purposes and do not constitute civil engineering or
architecture plans. Carmel Point Landscapes shall not be held liable for
any damages or claims arising from the use of these plans by other
contractors or installers. Field verify all measurements before
commencing construction.

SHEET TITLE:
IRRIGATION PLAN

SCALE: 3/32" = 1' JUNE 17 2025
SHEET NUMBER:

LA - 2.00





**CARMEL POINT
LANDSCAPES**

LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea,
CA. 93921
(831)574-9837
carmelpointlandscapes.com

PROJECT:
DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA

OWNER/ CLIENT:
NUNNELEE

SCOPE:

LANDSCAPE PACKET

PROGRESS ISSUE:
NAME:

	PROGRESS SUBMIT:	DATE:
AH	DRAFT 1	5/9/25
AH	DRAFT 2	6/17/25

NOTES FOR CONSTRUCTION:

DISCLAIMER:
All plans created by Carmel Point Landscapes are made exclusively for landscape purposes and do not constitute civil engineering or architecture plans. Carmel Point Landscapes shall not be held liable for any damages or claims arising from the use of these plans by other contractors or installers. Field verify all measurements before commencing construction.

SHEET TITLE:
IRRIGATION DETAILS

SCALE: N/A JUNE 17, 2025
SHEET NUMBER:

LA - 2.01

Reference Evapotranspiration (ETo) Coastal Mixed Fog Area: 39.00"

WATER EFFICIENCY TABLE

Regular Landscape Areas							
HYDROZONE # ^a	PLANT FACTOR (PF)	IRRIGATION METHOD ^b	IRRIGATION EFFICIENCY (IE) ^c	EVAPORATION ADJUSTMENT ETAF (PF/IE)	LANDSCAPE AREA (SQFT)	ETAF x AREA	Estimated Total Water Use (ETWU) ^d
1	0.3	DRIP	0.81	0.3704	806	298.52	7218.18
2	0.3	DRIP	0.81	0.3704	204	75.56	1826.93
3	0.3	DRIP	0.81	0.3704	141	52.22	1262.73
4	0.3	DRIP	0.81	0.3704	406	150.37	3635.96
5	0.3	DRIP	0.81	0.3704	200	74.07	1791.11
6	0.3	DRIP	0.81	0.3704	177	65.56	1585.13
7	0.3	DRIP	0.81	0.3704	154	57.04	1166.98
8	0.3	DRIP	0.8100	0.3704	39	14.44	349.27
9	0.3	DRIP	0.8100	0.3704	324	120.00	2901.60
				TOTALS	1934.00	716.30	21737.89
					MAX ALLOWED WATER USAGE (MAWA) ^e		21763.30
					MAWA > ETWU TOTAL		PASS
					21763.30 > 21737.89		

^aHydrozone #/Planting Description
For example:
1.) "front lawn"
2.) "low water use plantings"
3.) "medium water use plantings"

^bIrrigation Method
overhead spray or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) =

(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential areas.

ETAF CALCULATIONS

Total ETAF x Area	716.30
Total Area	1934.00
Sitewide ETAF	0.3704
ETAF: 0.3704 < 0.55	PASS

EFFICIENCY TABLE NOTES:

- No Special Landscape Areas (SLA) on site.
- Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for Non-Residential Areas.

GENERAL IRRIGATION NOTES

- LANDSCAPE CONTRACTOR WILL FOLLOW INDUSTRY STANDARDS FOR THE INSTALLATION OF THE IRRIGATION SYSTEM. ANY PROPOSED CHANGES TO THE IRRIGATION SYSTEM WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE CHANGES BEING MADE. CONTRACTOR TO VERIFY IN FIELD THE CONDITIONS OF THE LANDSCAPE AREAS PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM.
- MAINLINE PIPE SHALL BE NO LESS THAN CLASS 315 FOR PIPE SIZED 3" AND GREATER AND SCHEDULE 40 FOR PIPE SIZED 2 1/2" AND SMALLER. MAINLINE PIPING SHALL BE INSTALLED AT A MINIMUM DEPTH TO ENSURE 18" OF COVER AND SHALL BE INSTALLED IN SUCH A MANNER AS TO NOT INTERFERE WITH THE STORMWATER AND OTHER UTILITIES SYSTEMS.
- LATERAL PIPING SHALL BE CLASS 200 PIPE AND INSTALLED ONLY TO A MINIMUM DEPTH TO ENSURE 12" OF COVER.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING, TREE ROOT ZONES AND ARCHITECTURAL FEATURES.
- SYSTEM SHALL RECEIVE AN INTERIOR MOUNTED IRRIGATION CONTROLLER. CONTRACTOR VERIFY IN FIELD LOCATION PRIOR TO INSTALLATION. ELECTRICAL CONNECTION BY OTHERS.
- LANDSCAPE IRRIGATION SYSTEMS SHALL BE INSTALLED TO PREVENT OVER-SPRAY ON STRUCTURES.
- IRRIGATION DEMAND: 20 GPM AT 80 PSI. FIELD VERIFY EXACT PRESSURE PRIOR TO START OF WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

LIGHTING SCHEDULE SEE A-5.0 FOR APPROPRIATE SPEC

 FXLUMINAIRE PATH LIGHT
QTY: 29

 FXLUMINAIRE IN GRADE PATH LIGHT
QTY: 13

 FXLUMINAIRE WALL LIGHT
QTY: 10

10 GAUGE ELECTRICAL WIRE
QTY: 1,074 LF

300 WATT SOLOS TRANSFORMER
QTY: 2

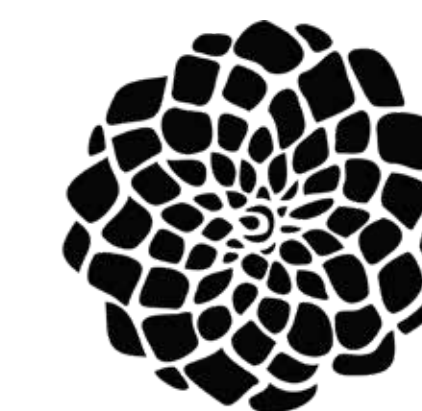
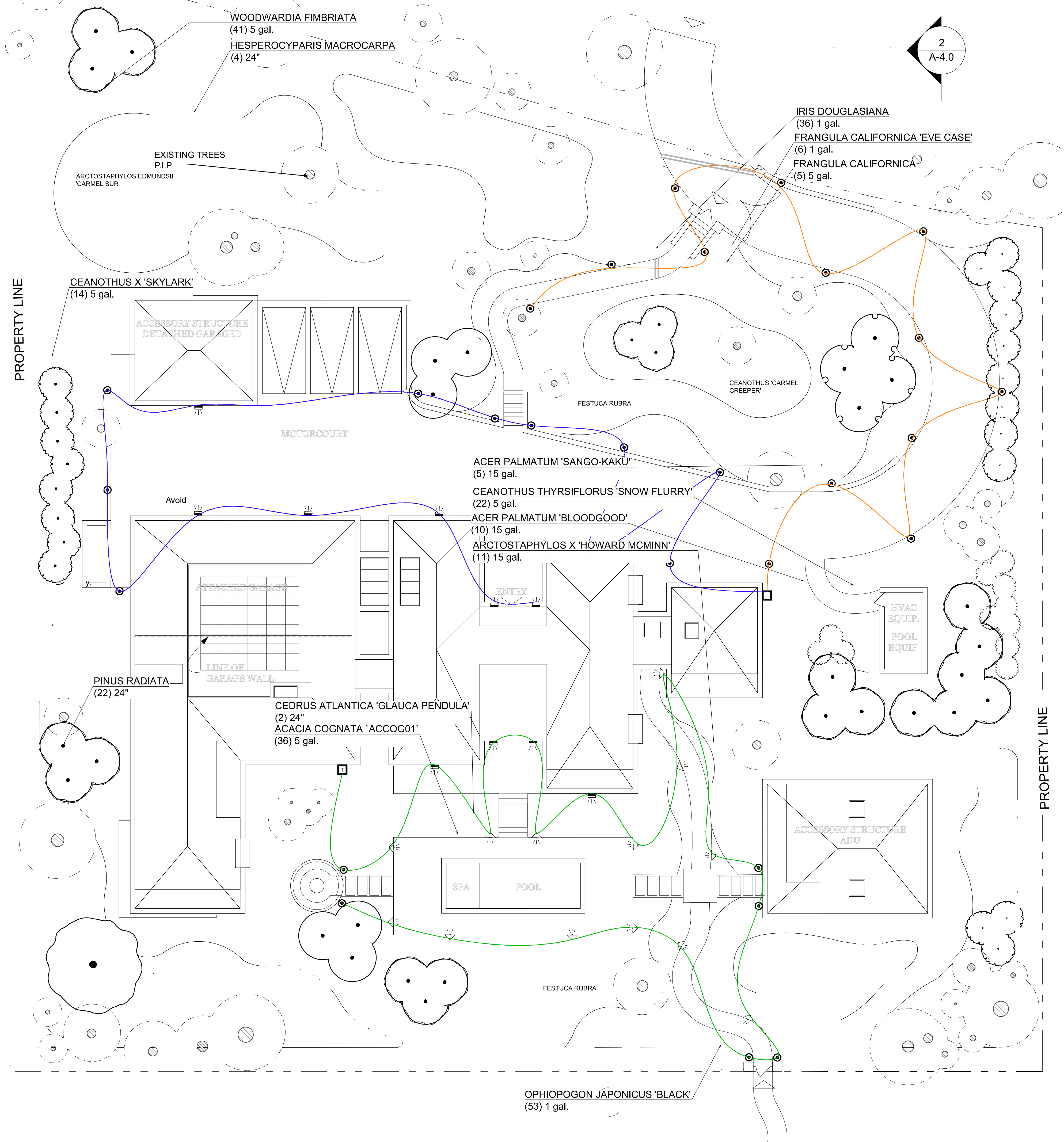
GENERAL LIGHTING NOTES:

THE LIGHTING PLAN IS DIAGRAMMATIC. ALL WIRING SHOWN WITHIN BUILDING AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS WHERE POSSIBLE. AVOID CONFLICTS WITH IRRIGATION SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES.

AS FIELD CONDITIONS CHANGE FROM THE LANDSCAPE PLAN TO INSTALLATION AND FINAL CONSTRUCTION, THE CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD ADJUSTMENTS AND TO GUARANTEE LIGHTING FUNCTION.

ALL LIGHTING MATERIALS SHALL BE IN NEW AND PERFECT CONDITIONS WITH WARRANTY. ALL WIRING CONNECTIONS SHALL MEET BOTH MONTEREY COUNTY AND NEC CODES.

CONTRACTOR SHALL DEMONSTRATE THE OPERATION OF THE LIGHTING SYSTEM TO THE OWNER AND PROVIDE THEM WITH A COPY OF THE OPERATION MANUAL AND WARRANTY.



**CARMEL POINT
LANDSCAPES**

LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea,
CA. 93921
(831)574-9837
carmelpointlandscapes.com

PROJECT:
DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA

OWNER/ CLIENT:
NUNNELEE

SCOPE:

LANDSCAPE PACKET

PROGRESS ISSUE:
NAME:

	PROGRESS SUBMIT:	DATE:
AH	DRAFT 1	5/9/25
AH	DRAFT 2	6/17/25

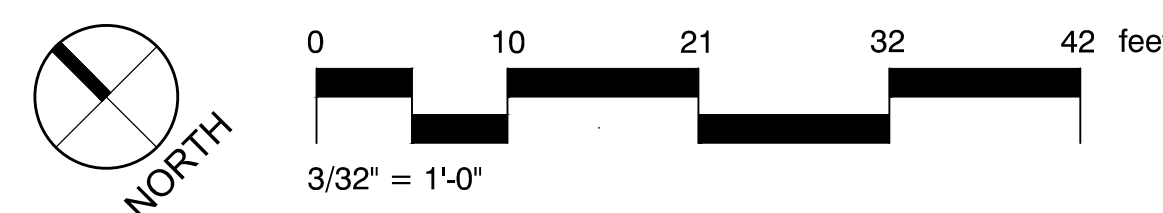
NOTES FOR CONSTRUCTION:

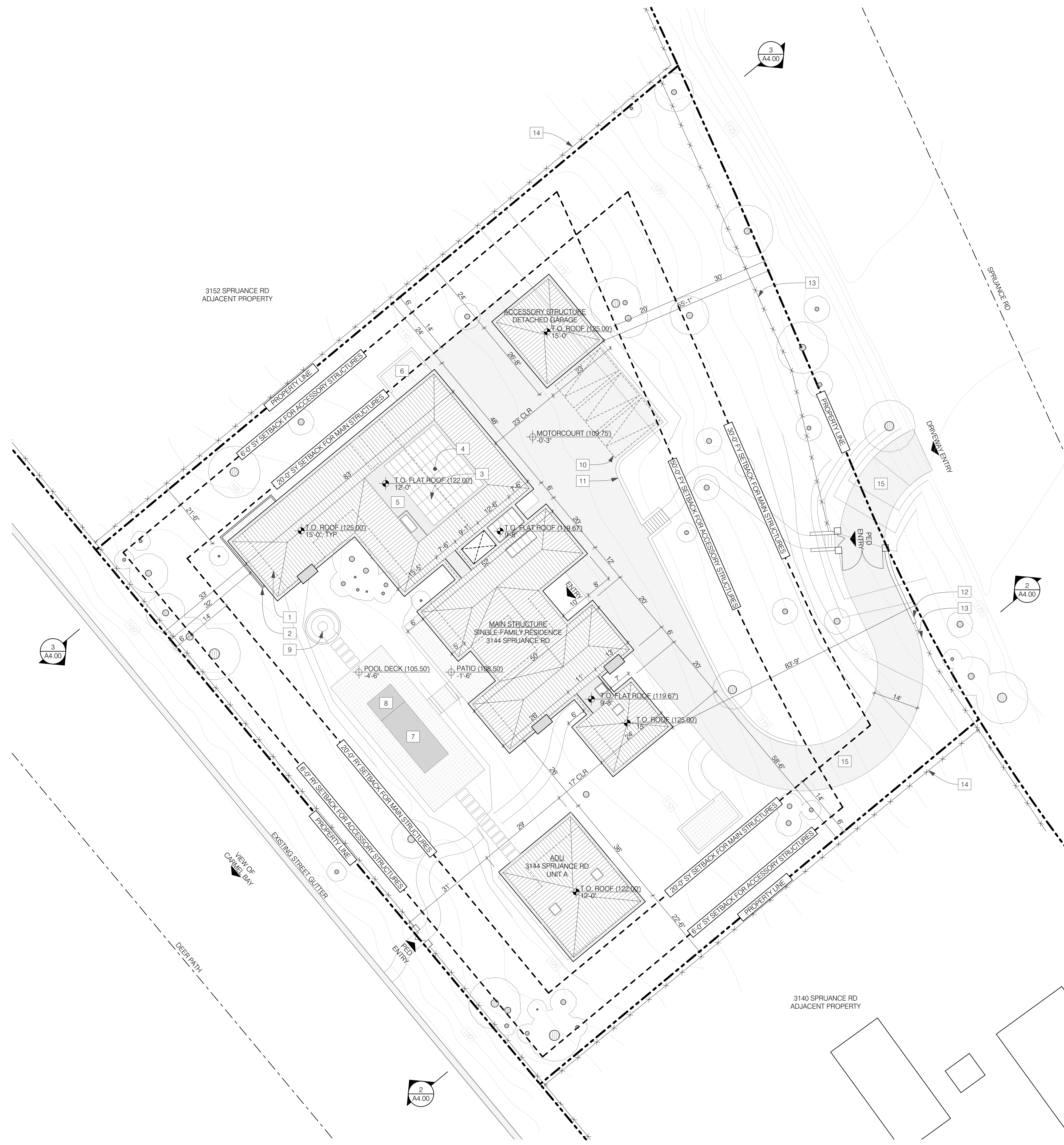
DISCLAIMER:
All plans created by Carmel Point Landscapes are made exclusively for landscape purposes and do not constitute civil engineering or architecture plans. Carmel Point Landscapes shall not be held liable for any damages or claims arising from the use of these plans by other contractors or installers. Field verify all measurements before commencing construction.

SHEET TITLE:
LIGHTING PLAN

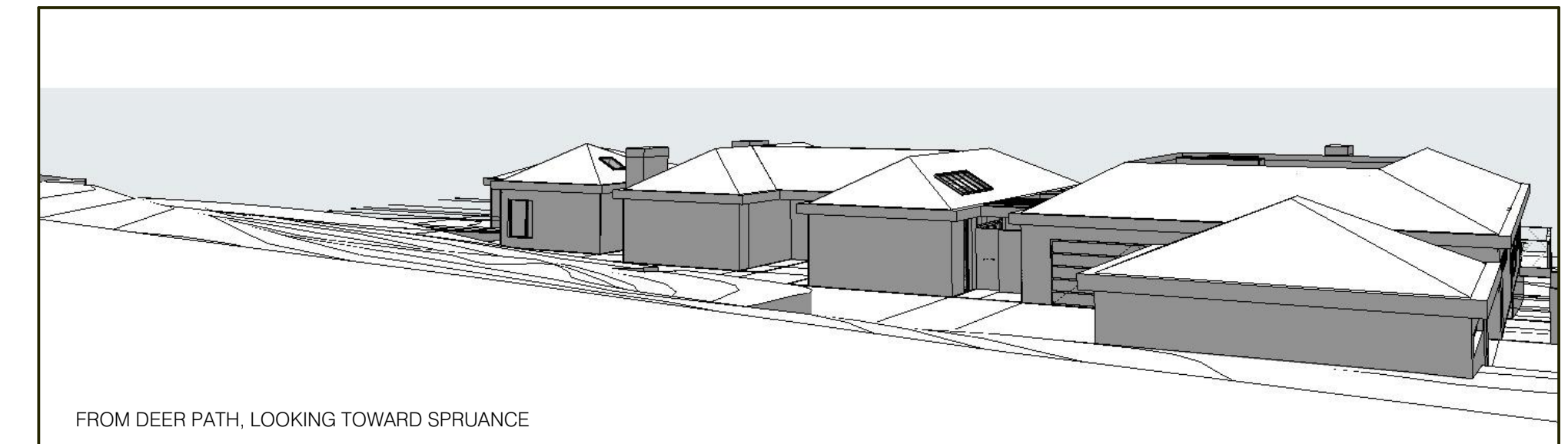
SCALE: 3/32" = 1' JUNE 17 2025
SHEET NUMBER:

LA - 3.00

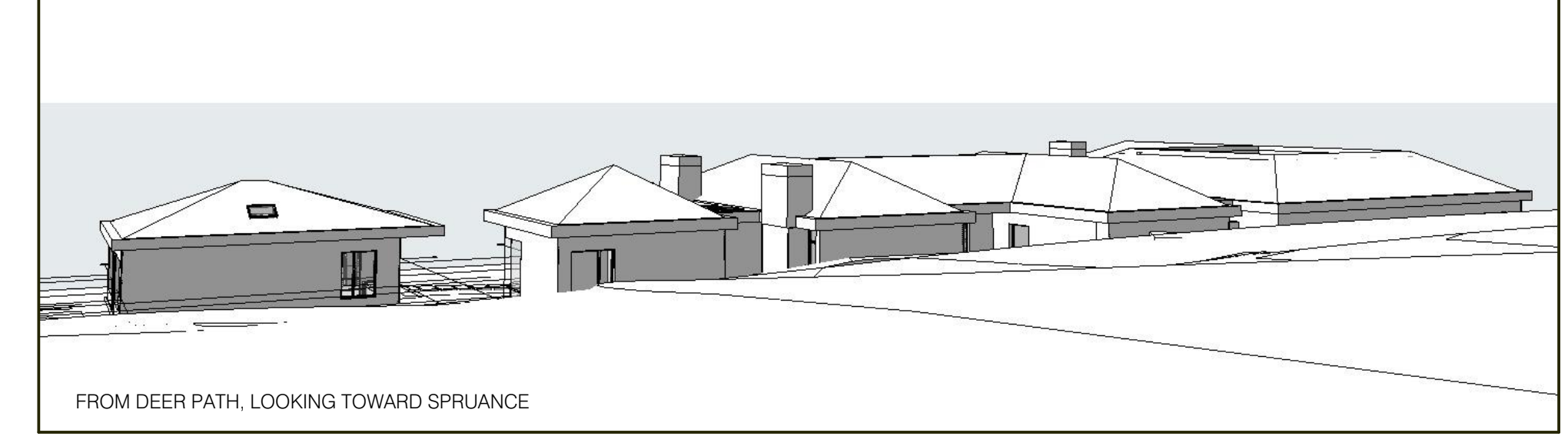




N
 SITE PLAN
 SCALE: 1/16" = 1'-0"



FROM DEER PATH, LOOKING TOWARD SPRUANCE



FROM DEER PATH, LOOKING TOWARD SPRUANCE

IEWS



FROM DEER PATH, LOOKING TOWARD SPRUANCE



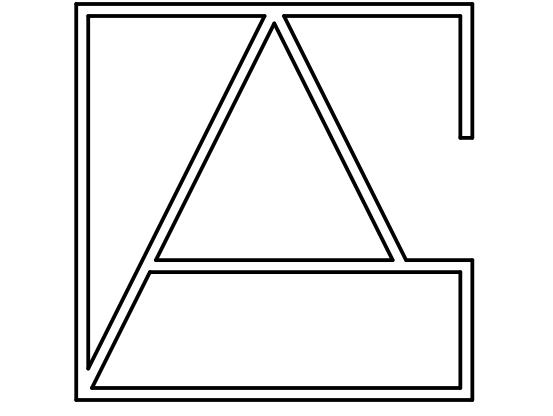
FROM SPRUANCE, LOOKING TOWARD DEER PATH



SITE PHOTOS

KEYNOTES

1 LINE OF EXTERIOR WALL, BELOW	6 SERVICE YARD	11 RETAINING WALL
2 LINE OF BALCONY, BELOW	7 POOL	12 SITE WALL
3 LINE OF GARAGE WALL, BELOW	8 SPA	13 FENCE
4 SOLAR ZONE	9 FIRE PIT	14 (E) FENCE
5 EQUIPMENT ZONE	10 GUEST PARKING, TYP (9'-0"x18'-0" SPACE)	15 DRIVEWAY



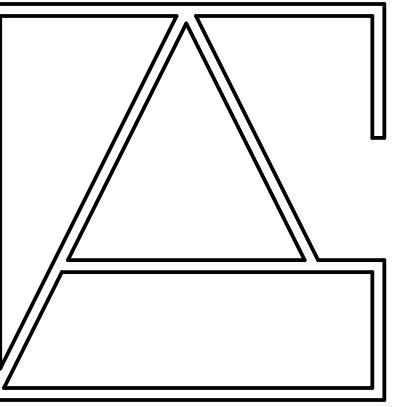
THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:
 DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA 93953
 OWNER:
 LELA & MICHAEL NUNNELEE
 23358 PARK HACIENDA
 CALABASAS, CA 91302
 AUTHOR:
 GRANT NUNNELEE &
 AMANDA STJARNSTRÖM

ISSUANCE:
 2025.05.12
 PEBBLE BEACH ARB SUBMITTAL
 2025.06.18
 PLANNING SUBMITTAL 1
 2025.09.31
 PLANNING SUBMITTAL 2

10/7/2025

A1.10
 SITE PLAN



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

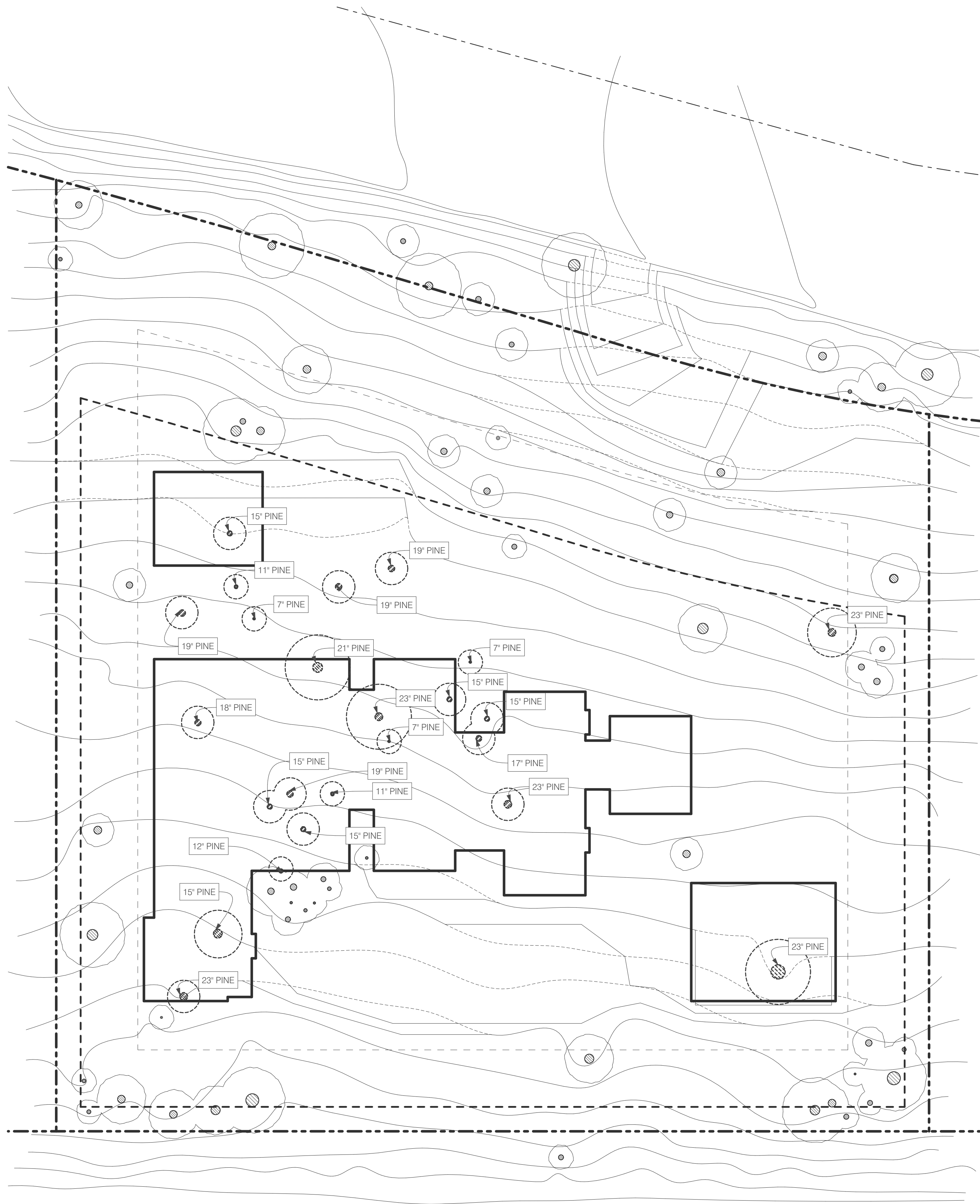
PROJECT:
 DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA 93953
 OWNER:
 LELA & MICHAEL NUNNELEE
 23358 PARK HACIENDA
 CALABASAS, CA 91302
 AUTHOR:
 GRANT NUNNELEE &
 AMANDA STJARNSTRÖM

ISSUANCE:
 2025.05.12
 PEBBLE BEACH ARB SUBMITTAL
 2025.06.18
 PLANNING SUBMITTAL 1
 2025.09.30
 PLANNING SUBMITTAL 2

10/7/2025

A1.11

SITE STRATEGIES

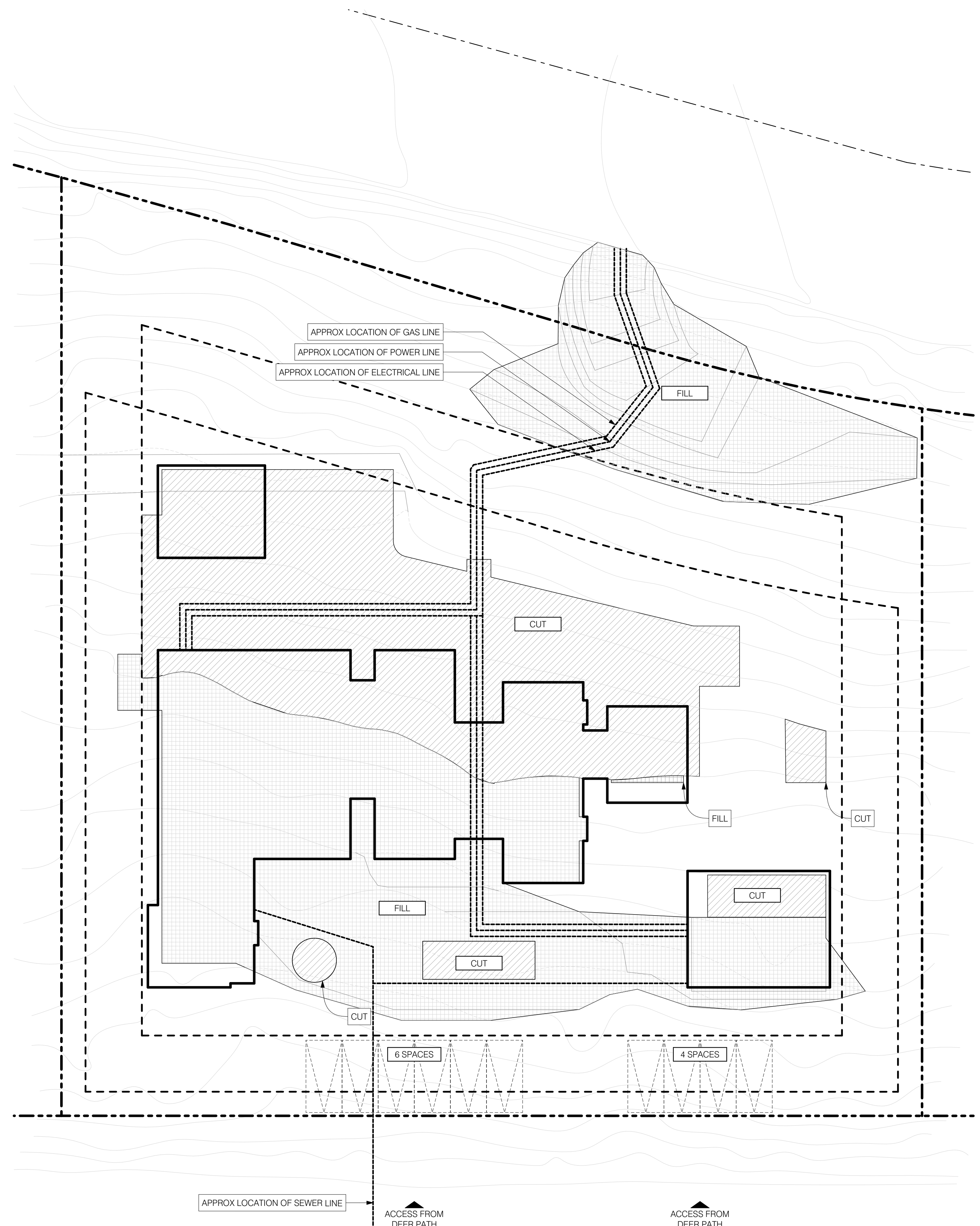


SITE PLAN - TREE REMOVAL

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

SIZE	QUANTITY	REFER TO '3144 SPRUANCE ROAD PRE-CONSTRUCTION TREE IMPACT ASSESSMENT' FOR DETAILED OUTLINE
7"	3	THIS END-USER PROJECT HAS BEEN DESIGNED TO BEST AVOID TREE REMOVAL AT THE PROPERTY. DUE TO A CONSISTENT DISTRIBUTION OF TREES ACCROSS THE SITE AND ITS RELATIVELY STEEP GRADE, 23 TREES ARE SLATED FOR REMOVAL. MANY OF THESE TREES ARE IN POOR HEALTH AND THEIR REMOVAL WILL ALSO AVOID SIGNIFICANT GRADING ON THE SITE. THE SITE'S SLOPING NATURE AND LIMITED VIABLE VEHICULAR ACCESS POINTS HAS INFORMED ITS SITING. THE BUILDING PAD IS DESIGNED IN THE LEAST IMPACTFUL LOCATION.
11"	2	
12"	1	
15"	6	
17"	1	
18"	1	
19"	4	
21"	1	
23"	4*	

* ONE TREE REMOVED FOR ADU

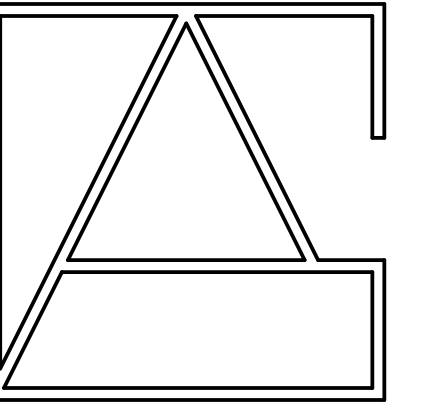


SITE PLAN - CONSTRUCTION PARKING, GRADING, AND UTILITIES

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

CONSTRUCTION PARKING NOTES:
 10 ON-SITE CONSTRUCTION PARKING SPACES PROVIDED
 OFFSITE CONSTRUCTION PARKING TO BE LOCATED AT THE SHOPPING CENTER BY RIO RD.
 CONSTRUCTION WORKERS PARKED OFFSITE WILL BE BROUGHT TO THE SITE AS A GROUP, AS NEEDED

CONSTRUCTION MANAGEMENT PLAN:
 CONTRACTOR NAME: TBD
 CONTRACTOR ADDRESS: TBD
 VEHICLE TYPES: TBD
 # OF TRIPS PER DAY: TBD
 # OF TRUCKLOADS OF EXPORTED GRADING: 0
 ACREAGE GRADING PER DAY: TBD
 HOURS OF OPERATION: TBD
 SCHEDULE: OCTOBER 2026 - OCTOBER 2028



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABAS, CA 91302

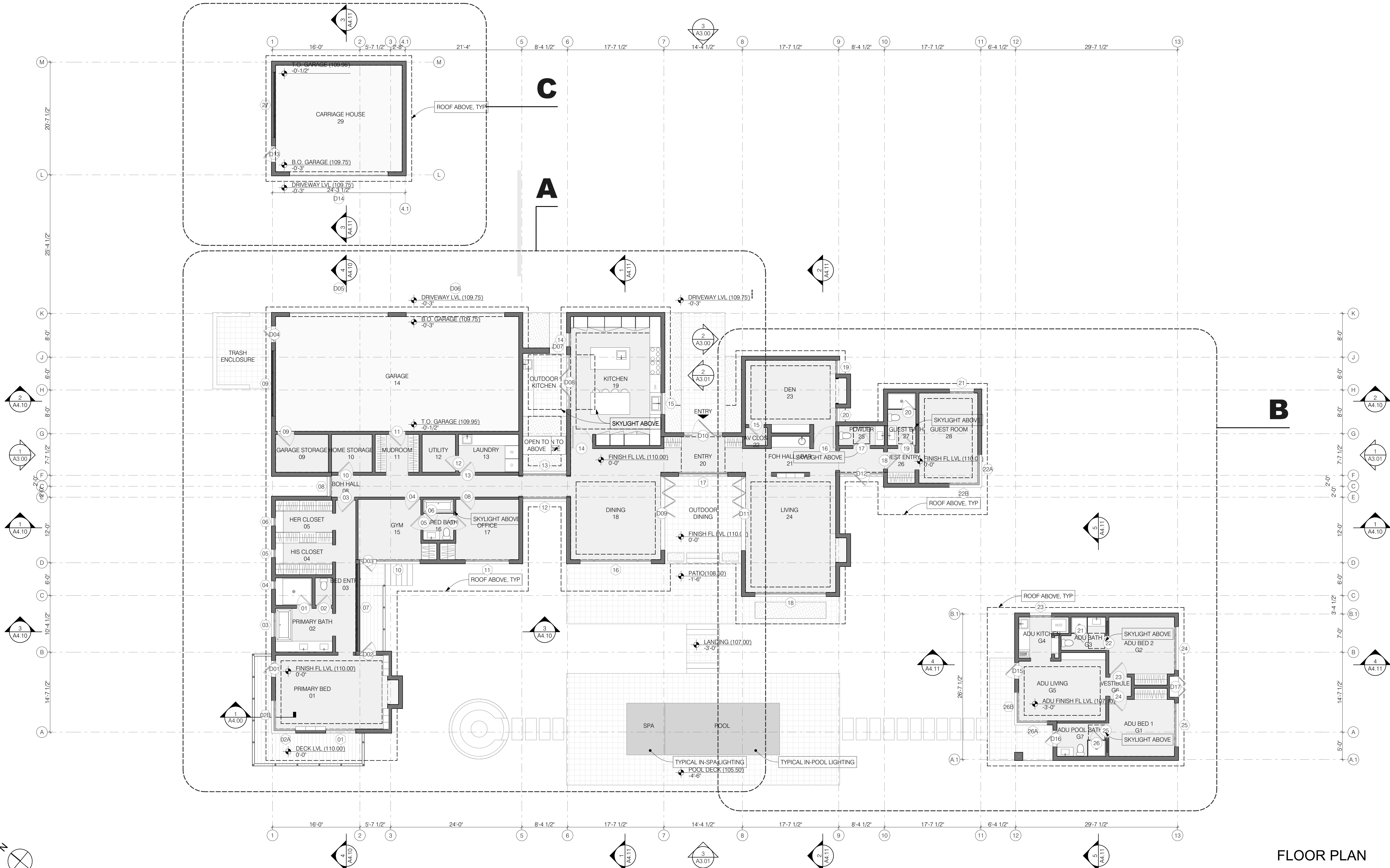
AUTHOR:

GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:

2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.06.18
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2

10/7/2025



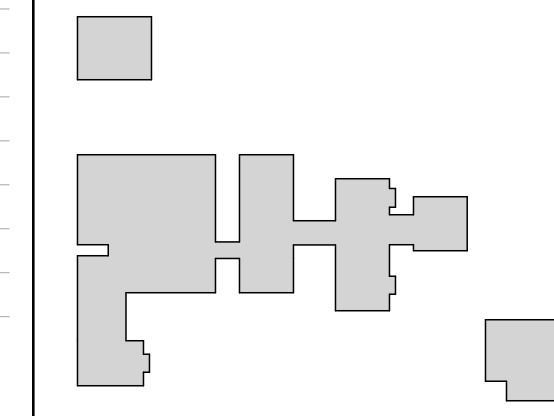
FLOOR PLAN

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

LEGEND **KEYNOTES**

TYPE	MAIN STRUCTURE	ADU
SINK:	10	3
DISHWASHER:	2	0
POT FILLER:	1	0
SHOWER:	3	2
TUB FILLER:	1	0
WASHING MACHINE:	1	1
TOILET:	4	2

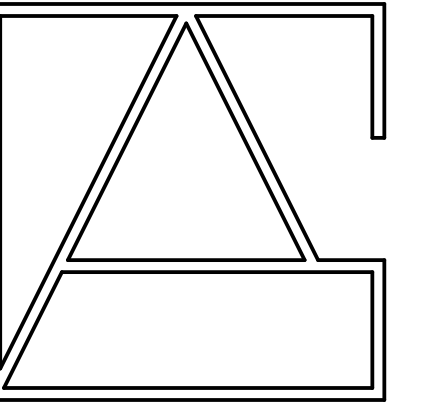
PLUMBING FIXTURE COUNT



KEYPLAN

A2.00

FLOOR PLAN



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABASAS, CA 91302

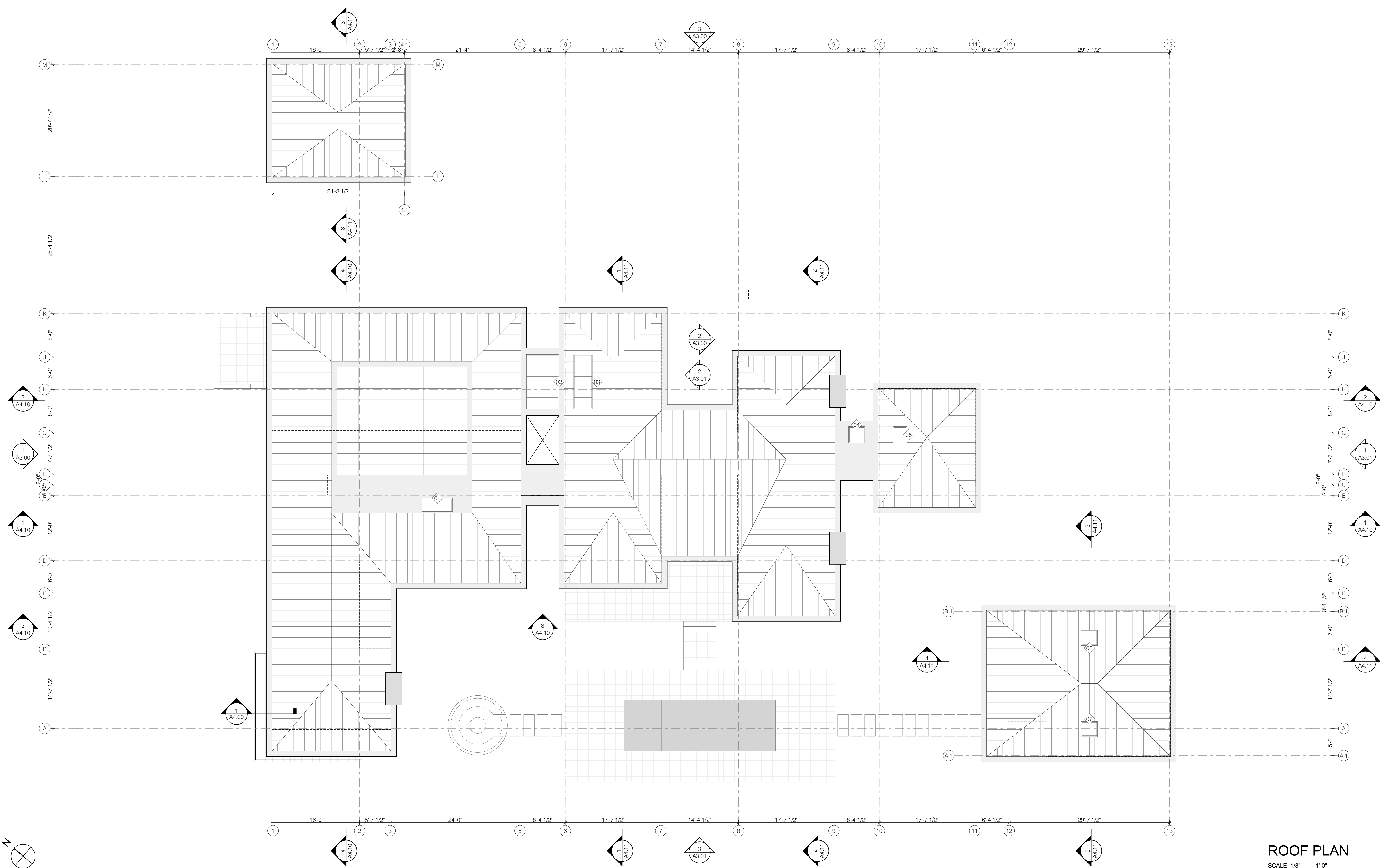
AUTHOR:

GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:

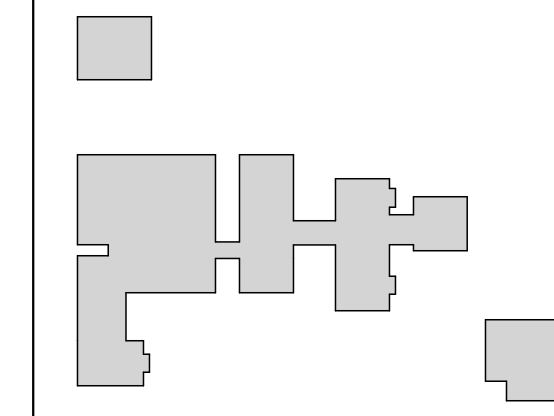
2025.05.12
PEBBLE BEACH ARB SUBMITTAL
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2

10/7/2025



ROOF PLAN

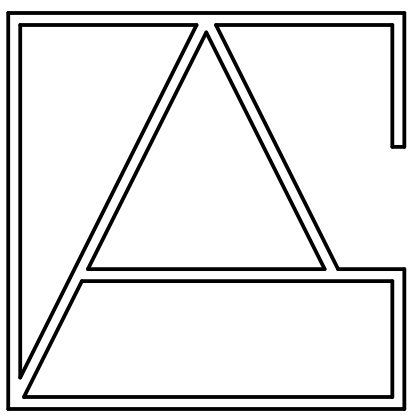
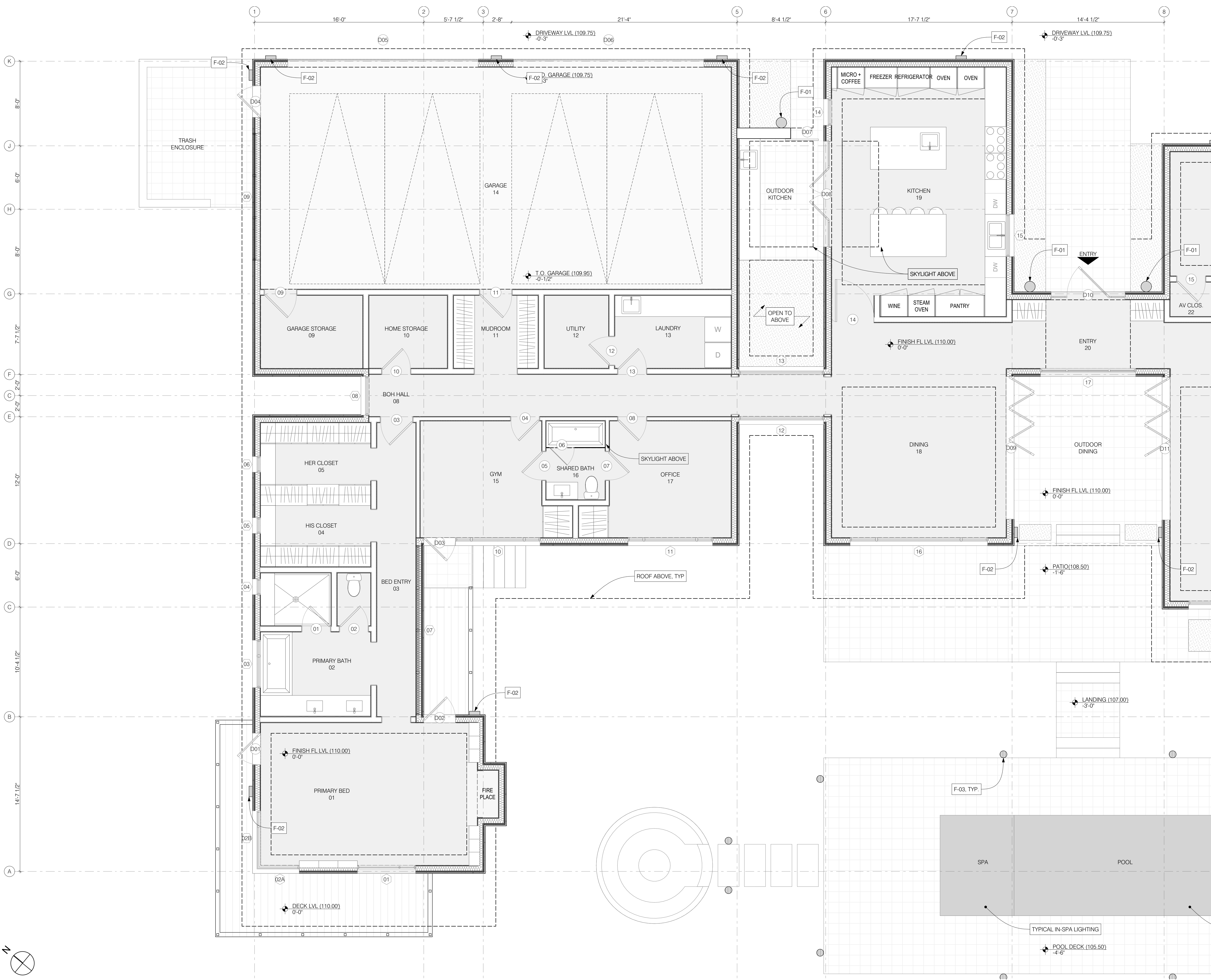
SCALE: 1/8" = 1'-0"



KEYPLAN

A2.10

ROOF PLAN



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:
 DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA 93953

OWNER:
 LELA & MICHAEL NUNNELEE
 23358 PARK HACIENDA
 CALABASAS, CA 91302

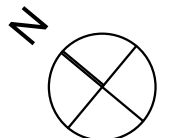
AUTHOR:
 GRANT NUNNELEE &
 AMANDA STJARNSTRÖM

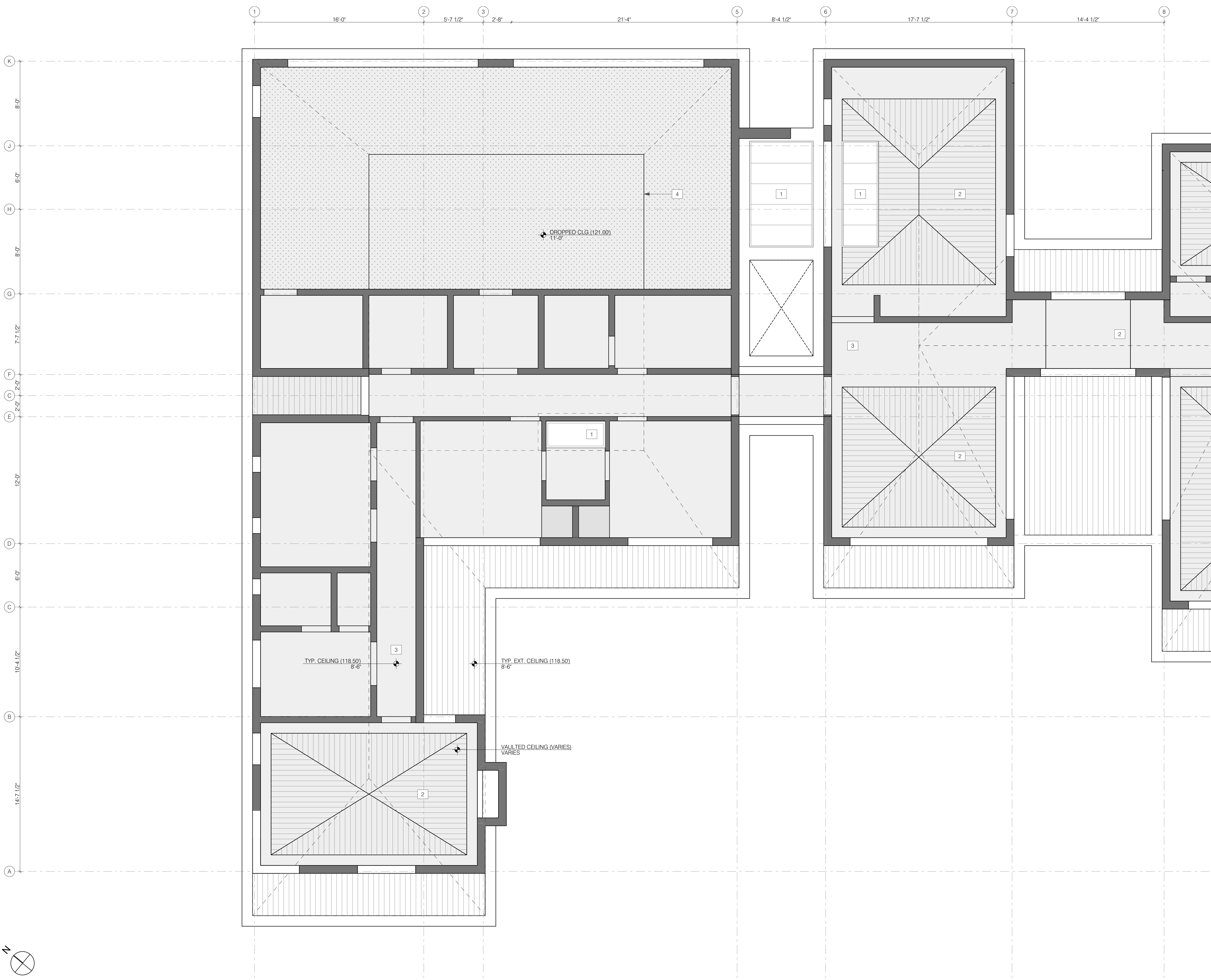
ISSUANCE:
 2025.05.12
 PEBBLE BEACH ARB SUBMITTAL
 2025.06.18
 PLANNING SUBMITTAL 1
 2025.09.31
 PLANNING SUBMITTAL 2

FLOOR PLAN - A 10/7/2025
 SCALE: 1/4" = 1'-0"

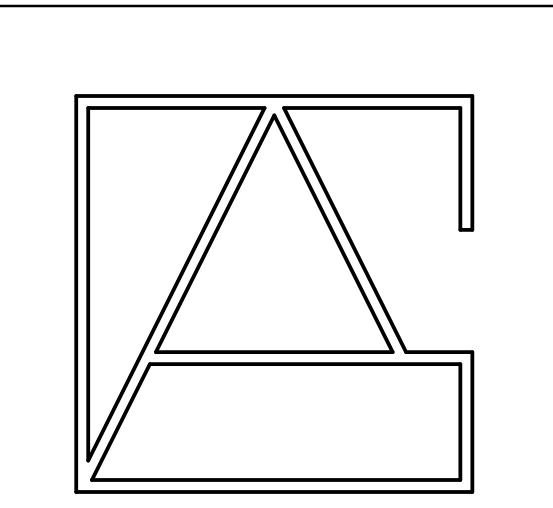
A2.20
 PARTIAL FLOOR PLAN

KEYPLAN





- KEYNOTES
- 1 SKYLIGHT
 - 2 VAULTED CEILING
 - 3 FLAT CEILING
 - 4 DROPPED CEILING AT SOLAR ARRAY



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

- KEYNOTES
- INTERIOR T&G CEILING
 - INTERIOR PAINTED GYPSUM CEILING
 - EXPOSED, UNFINISHED GARAGE CEILING
 - EXTERIOR T&G CEILING

PROJECT:
 DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA 93953

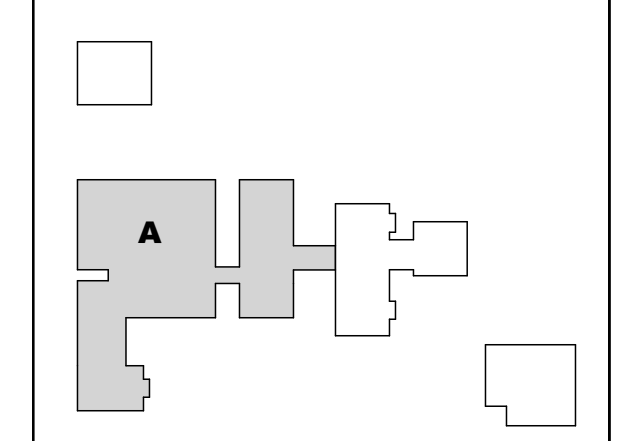
OWNER:
 LELA & MICHAEL NUNNELEE
 23358 PARK HACIENDA
 CALABASAS, CA 91302

AUTHOR:
 GRANT NUNNELEE &
 AMANDA STJARNSTRÖM

ISSUANCE:
 2025.05.12 PEBBLE BEACH ARB SUBMITTAL
 2025.06.18 PLANNING SUBMITTAL 1
 2025.09.31 PLANNING SUBMITTAL 2

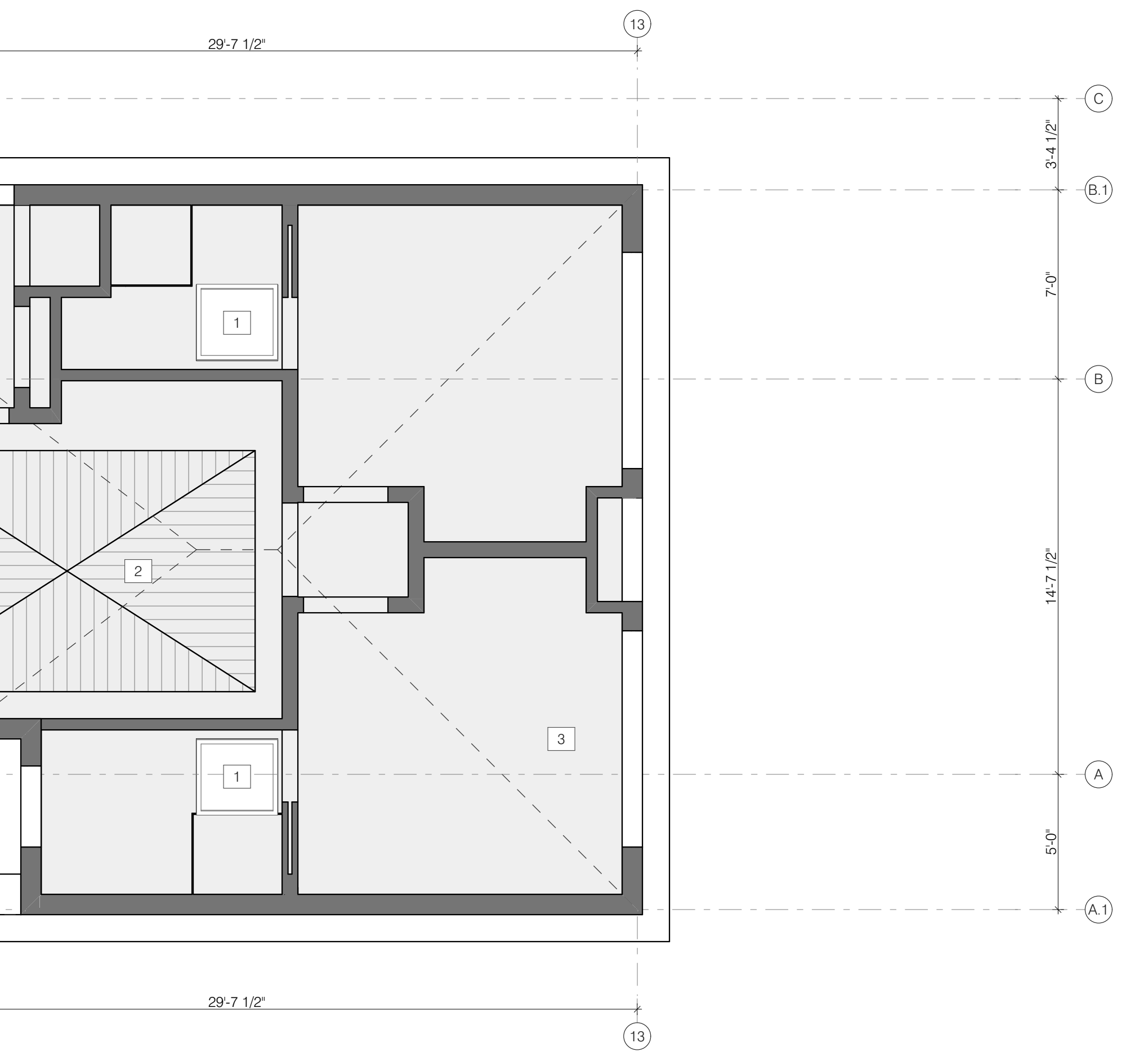
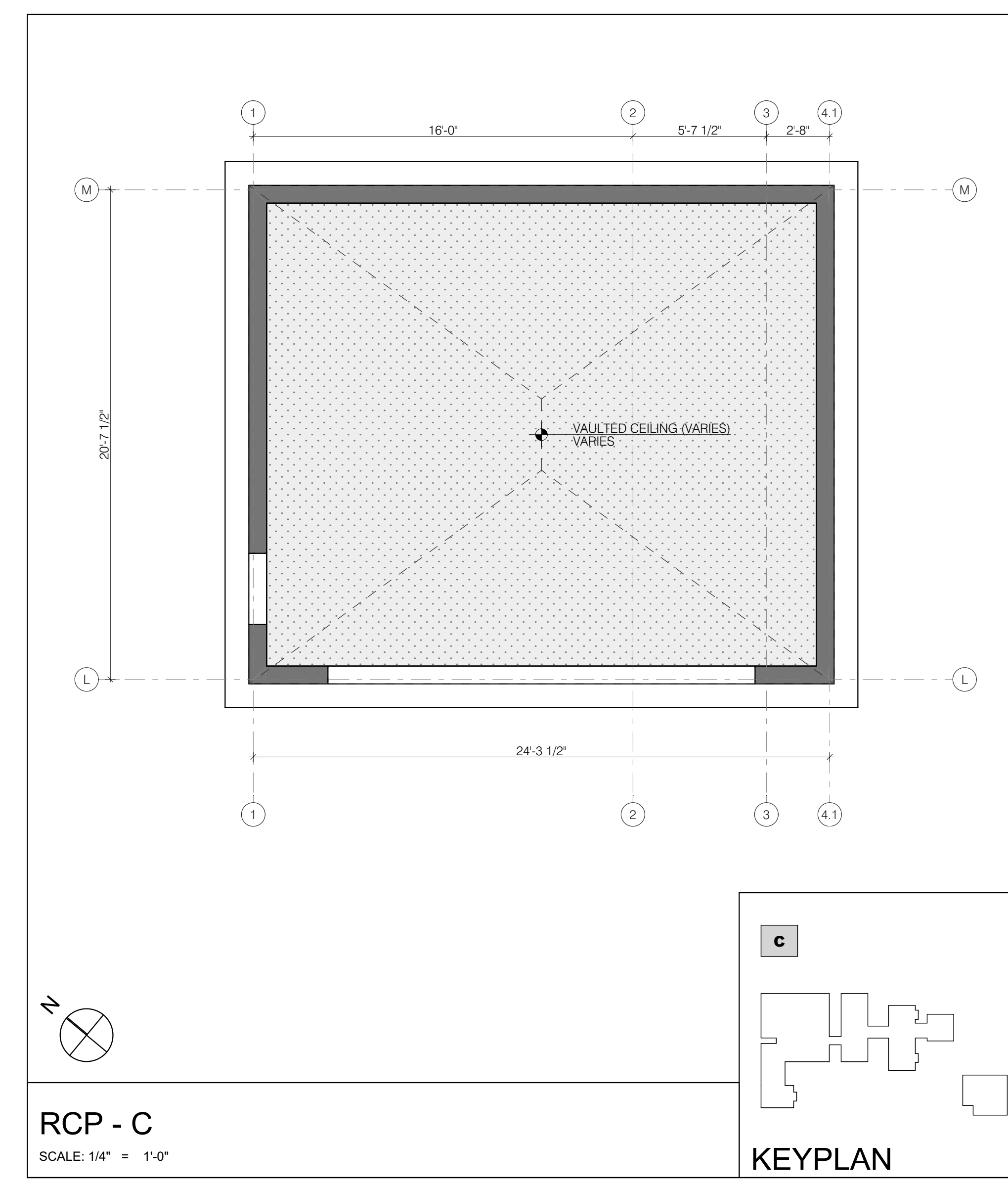
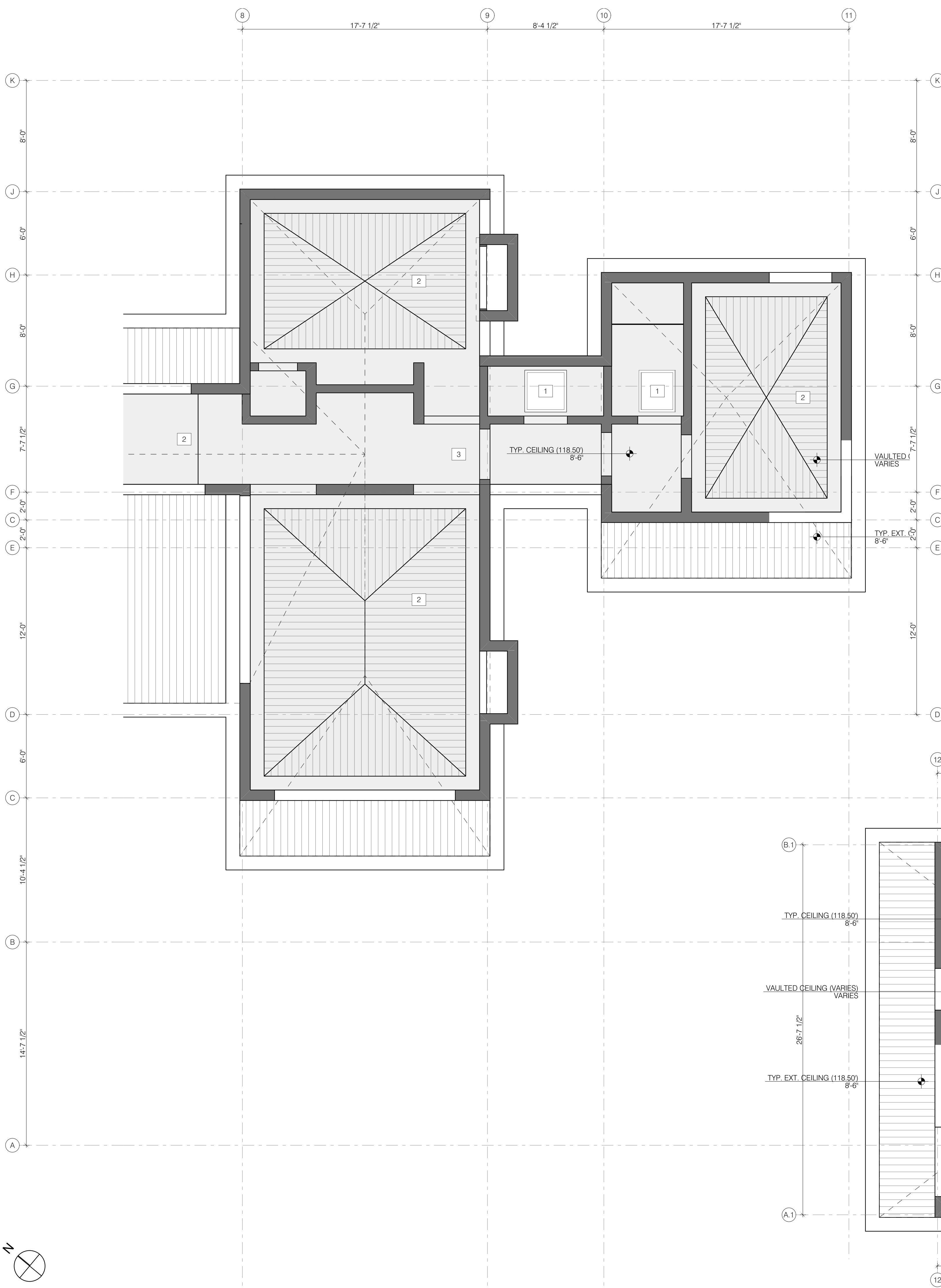
RCP - A
 SCALE: 1/4" = 1'-0"

10/7/2025



KEYPLAN

A2.30
 PARTIAL RCP



- KEYNOTES**
- 1 SKYLIGHT
 - 2 VAULTED CEILING
 - 3 FLAT CEILING
 - 4 DROPPED CEILING AT SOLAR ARRAY

- KEYNOTES**
- INTERIOR T&G CEILING
 - INTERIOR PAINTED GYPSUM CEILING
 - EXPOSED, UNFINISHED GARAGE CEILING
 - EXTERIOR T&G CEILING

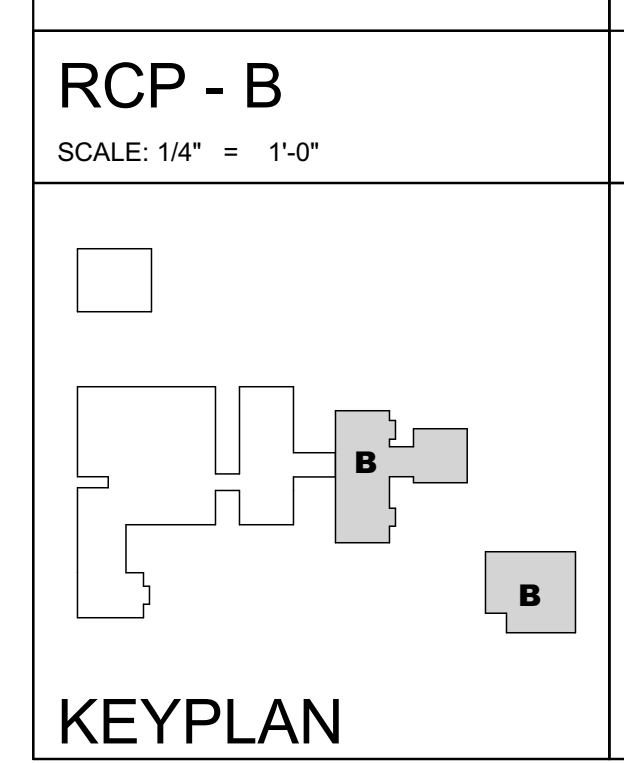
THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:
 DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA 93953

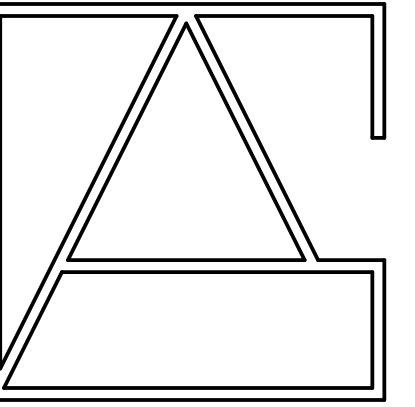
OWNER:
 LELA & MICHAEL NUNNELEE
 23358 PARK HACIENDA
 CALABASAS, CA 91302

AUTHOR:
 GRANT NUNNELEE &
 AMANDA STJARNSTRÖM

ISSUANCE:
 2025.05.12 PEBBLE BEACH ARB SUBMITTAL
 2025.06.18 PLANNING SUBMITTAL 1
 2025.09.31 PLANNING SUBMITTAL 2



A2.31
 PARTIAL RCP



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABAS, CA 91302

AUTHOR:

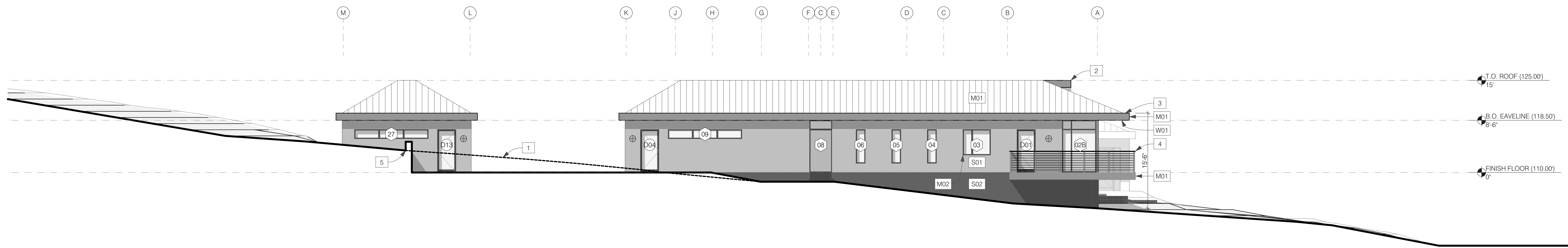
GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:

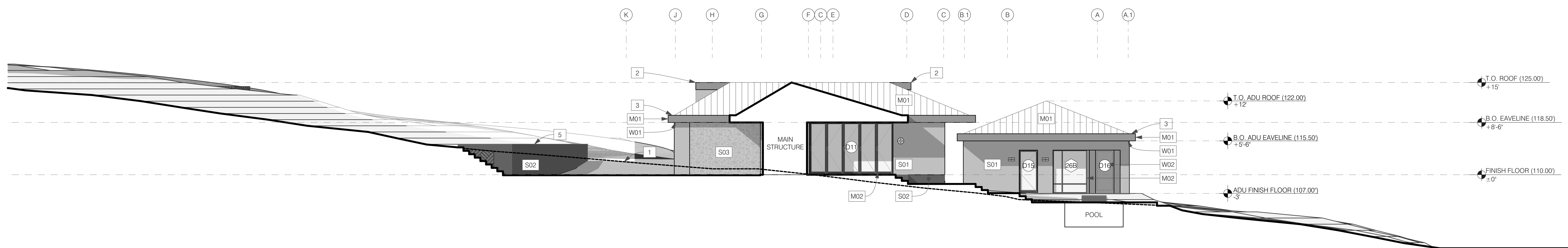
2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.06.18
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2

10/7/2025

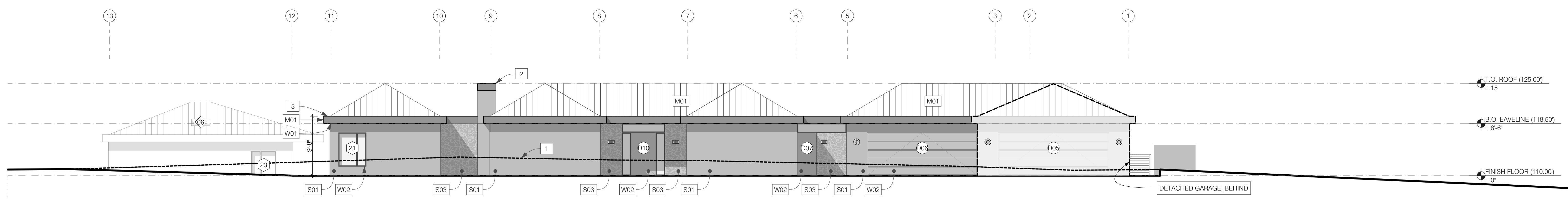
A3.00
ELEVATIONS



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



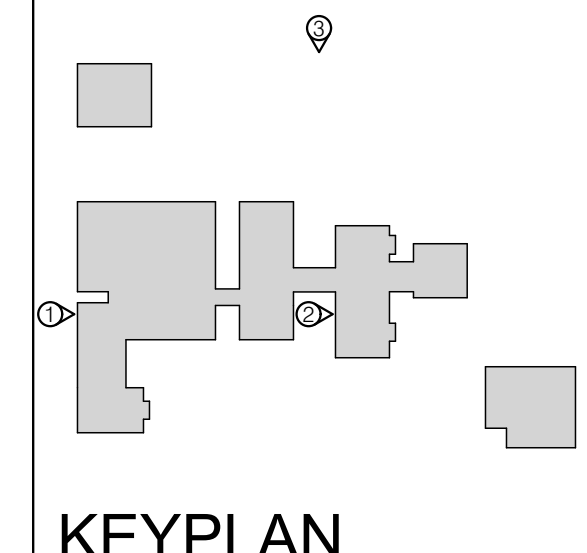
2 WEST ELEVATION - COURTYARD
SCALE: 1/8" = 1'-0"



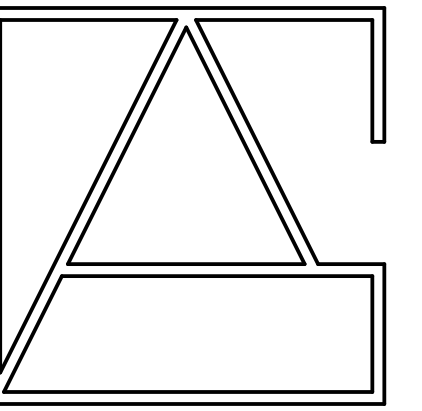
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND	
	EXTERIOR LIGHTING: F01
	EXTERIOR LIGHTING: F02
MATERIALS	
M01	ROOFING & EAVES STANDING SEAM METAL
M02	D&W SYSTEM / ACCENT METAL OIL RUBBED BRONZE
S01	CONCRETE PANEL
S02	LARGE FORMAT STONE
S03	STACKED STONE
W01	FIRE TREATED WOOD DARK STAIN
W02	FIRE TREATED WOOD NEUTRAL STAIN

KEYNOTES	
1	NATURAL GRADE
2	CHIMNEY
3	INTEGRATED GUTTER
4	GUARDRAIL
5	RETAINING WALL



KEYPLAN



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

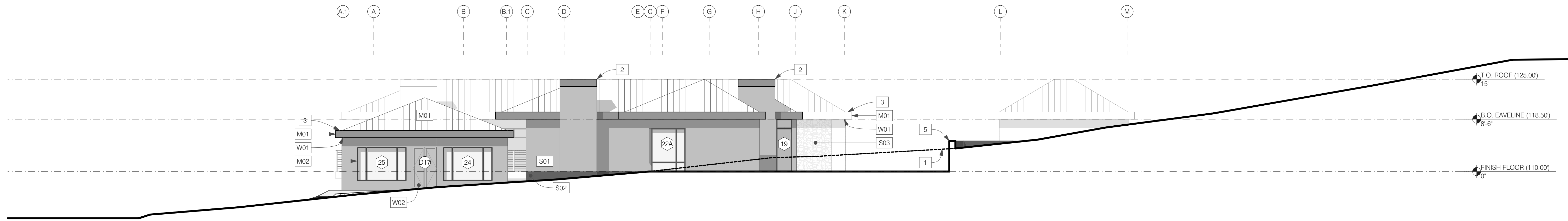
LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABASAS, CA 91302

AUTHOR:

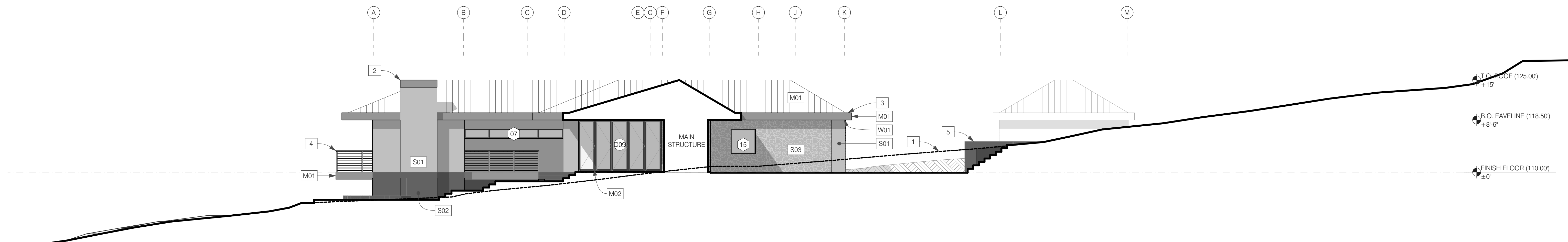
GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:

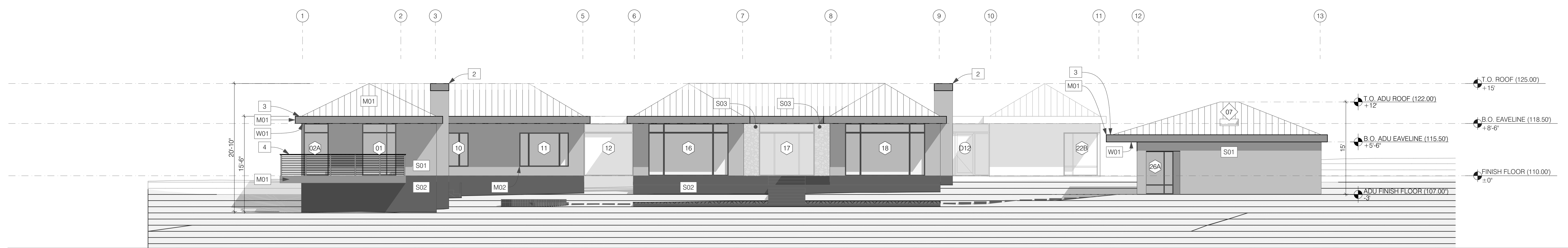
2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.06.18
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2



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



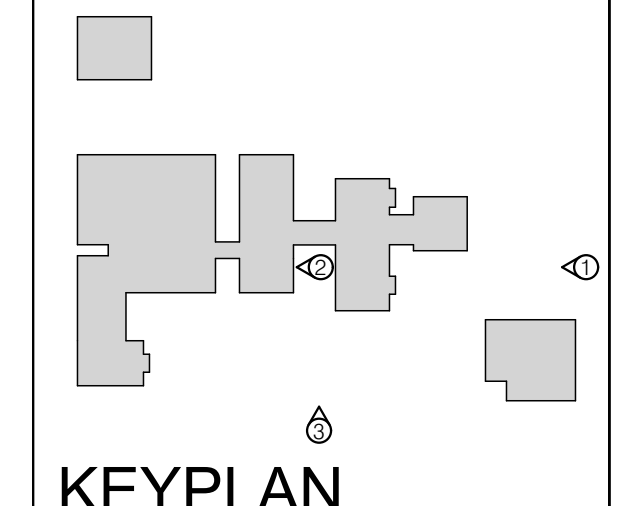
2 WEST ELEVATION - COURTYARD
SCALE: 1/8" = 1'-0"



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

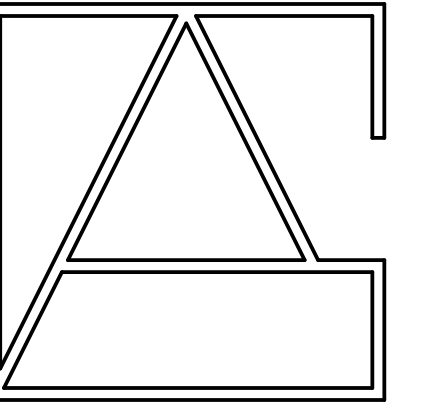
LEGEND	
	EXTERIOR LIGHTING: F01
	EXTERIOR LIGHTING: F02
MATERIALS	
M01	ROOFING & EAVES STANDING SEAM METAL
M02	D&W SYSTEM / ACCENT METAL OIL RUBBED BRONZE
S01	CONCRETE PANEL
S02	LARGE FORMAT STONE
S03	STACKED STONE
W01	FIRE TREATED WOOD DARK STAIN
W02	FIRE TREATED WOOD NEUTRAL STAIN

KEYNOTES	
1	NATURAL GRADE
2	CHIMNEY
3	INTEGRATED GUTTER
4	GUARDRAIL
5	RETAINING WALL



A3.01
ELEVATIONS

10/7/2025



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABASAS, CA 91302

AUTHOR:

GRANT NUNNELEE &
AMANDA STJARNSTRÖM

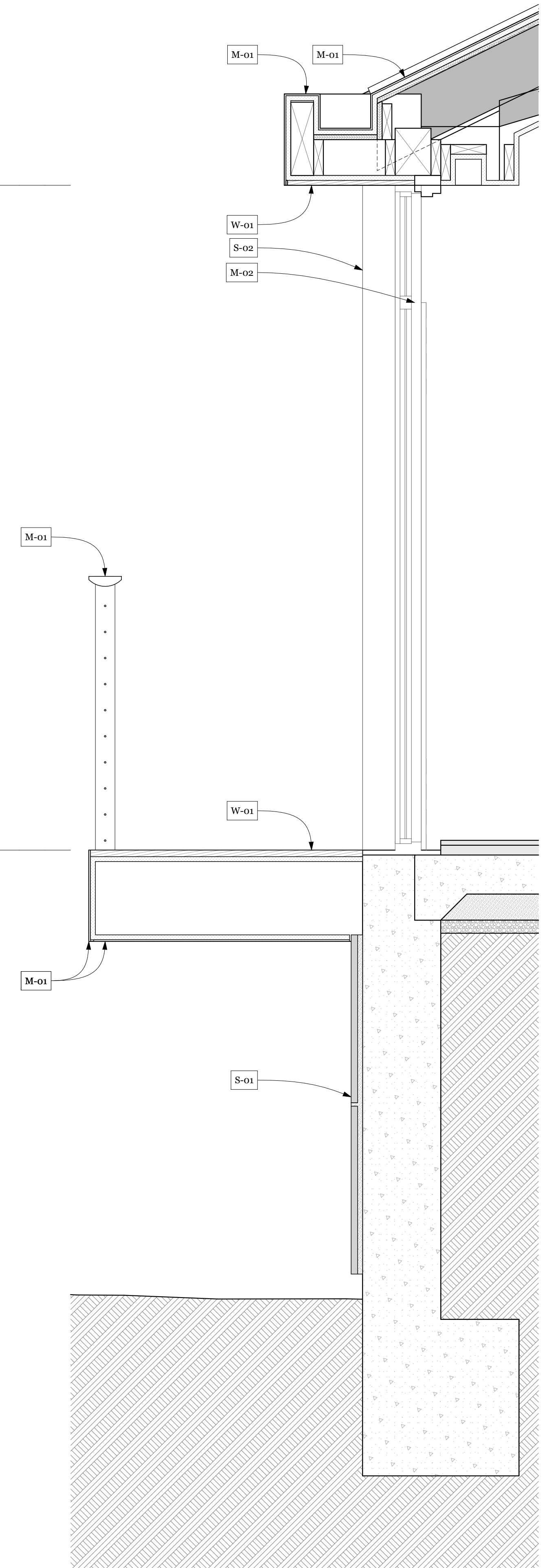
ISSUANCE:

2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.06.18
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2

10/7/2025

A4.00

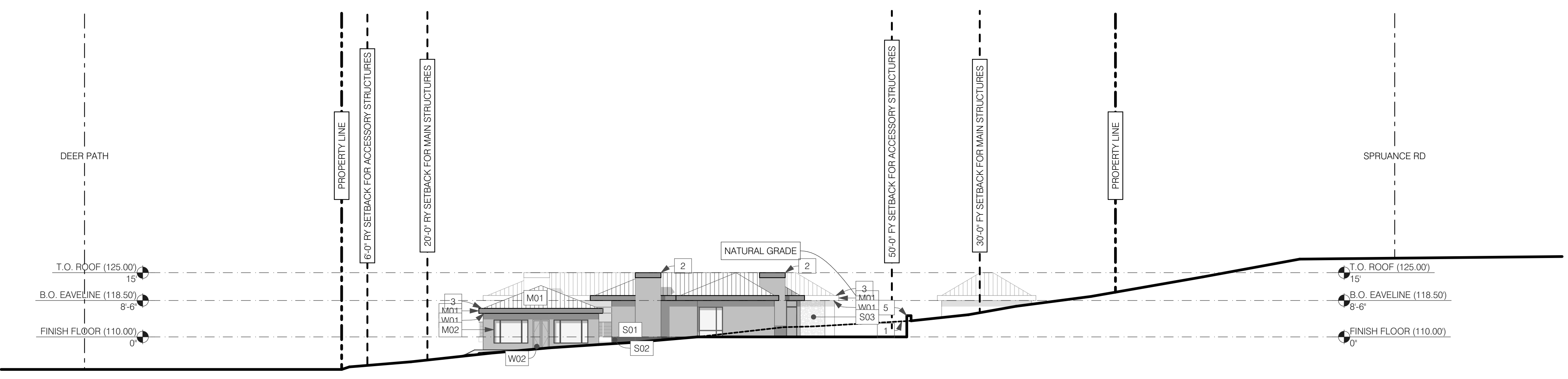
SITE SECTIONS



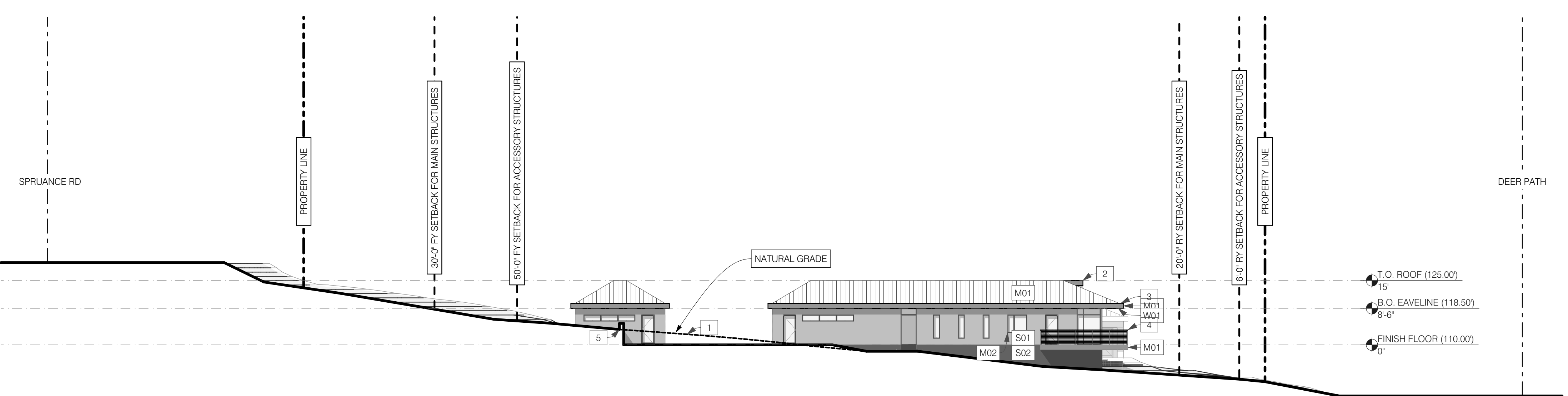
B.O. EAVELINE (118.50)
8'-6"

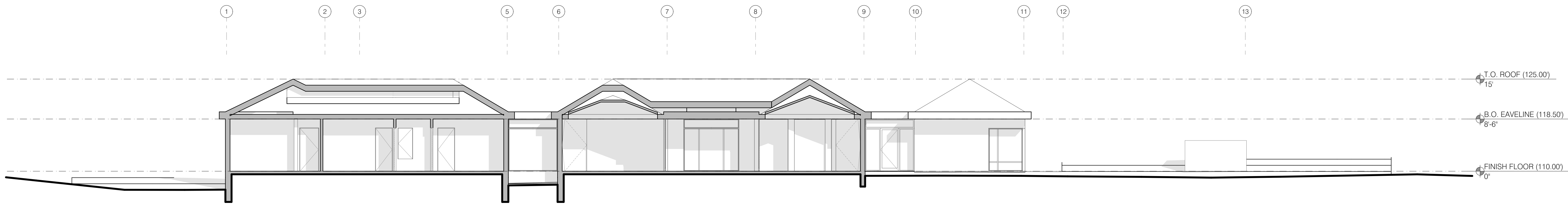
FINISH FLOOR (110.00)
0"

1 WALL SECTION
SCALE: 1" = 1'-0"



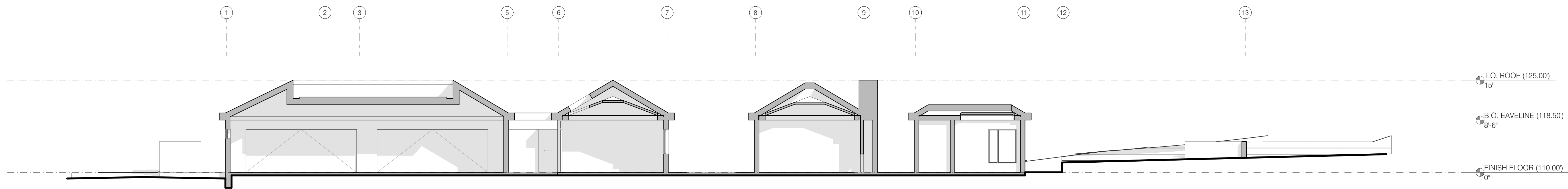
2 SITE SECTION
SCALE: 1/16" = 1'-0"





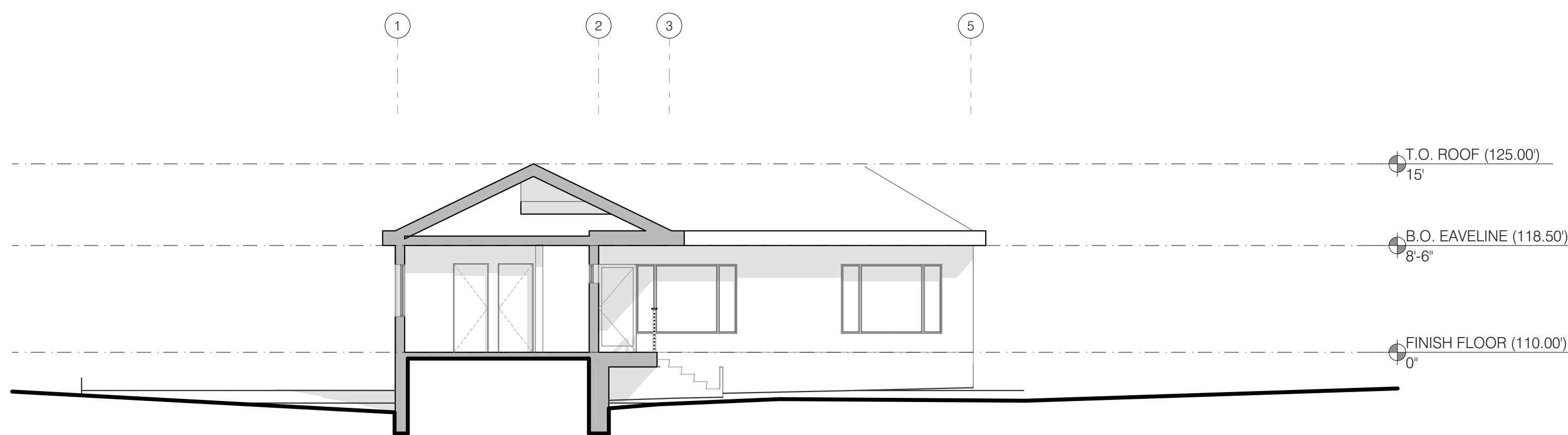
1 MAIN STRUCTURE: THRU OUTDOOR DINING

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



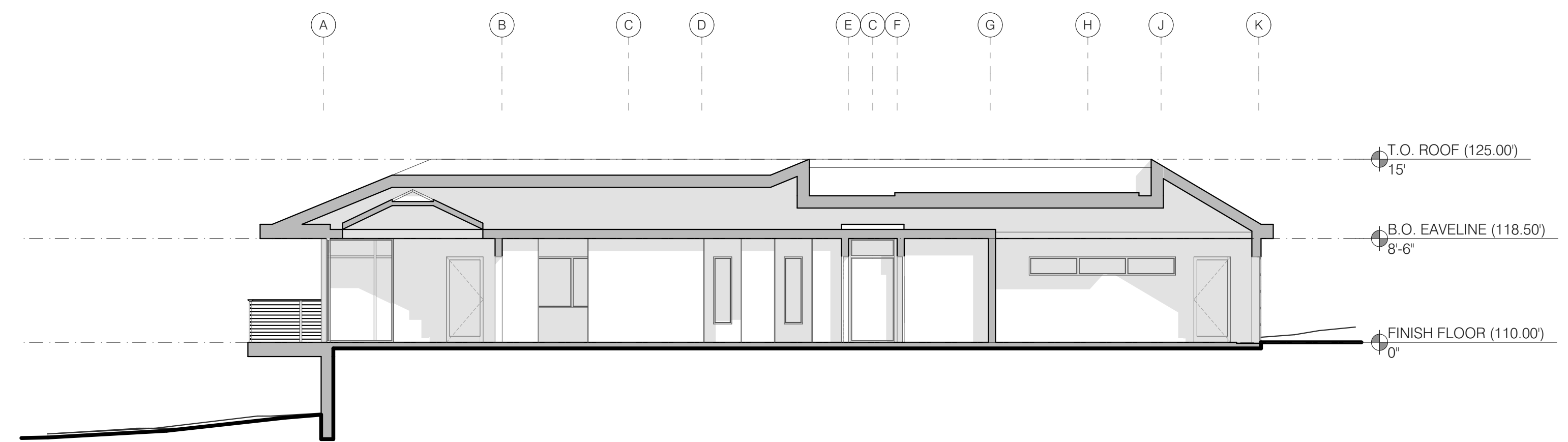
2 MAIN STRUCTURE: THRU ENTRY COURTYARD

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



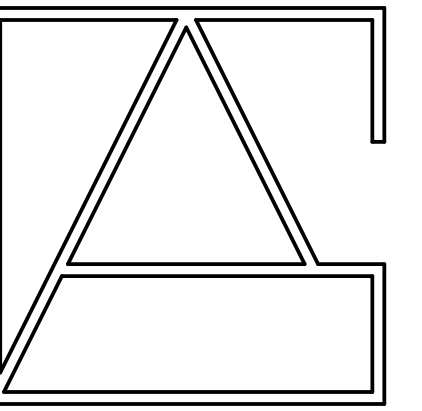
3 MAIN STRUCTURE: PRIMARY SUITE CROSS SECTION

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



4 MAIN STRUCTURE: PRIMARY SUITE LONG SECTION

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



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABASAS, CA 91302

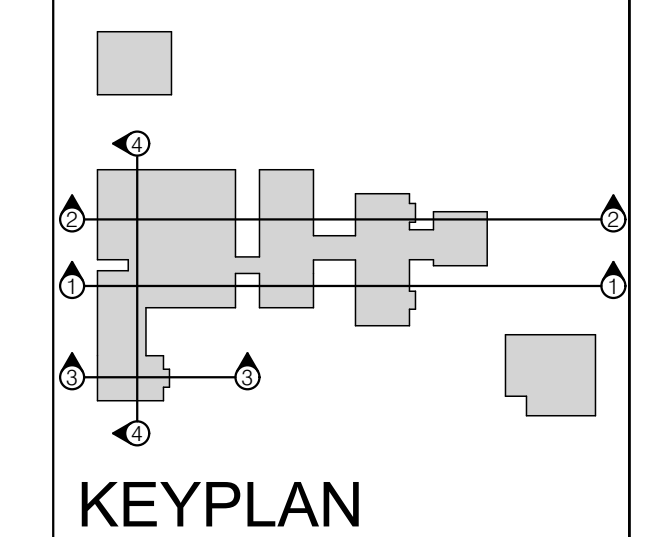
AUTHOR:

GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:

2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.06.18
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2

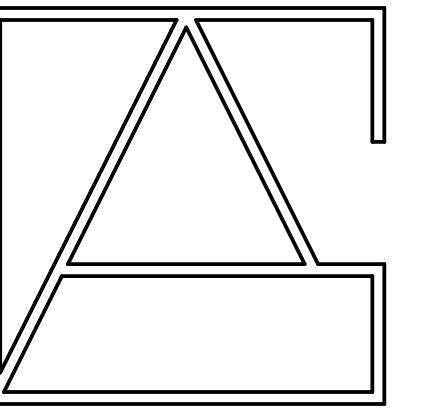
10/7/2025



KEYPLAN

A4.10

BUILDING SECTIONS



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABASAS, CA 91302

AUTHOR:

GRANT NUNNELEE &
AMANDA STJARNSTRÖM

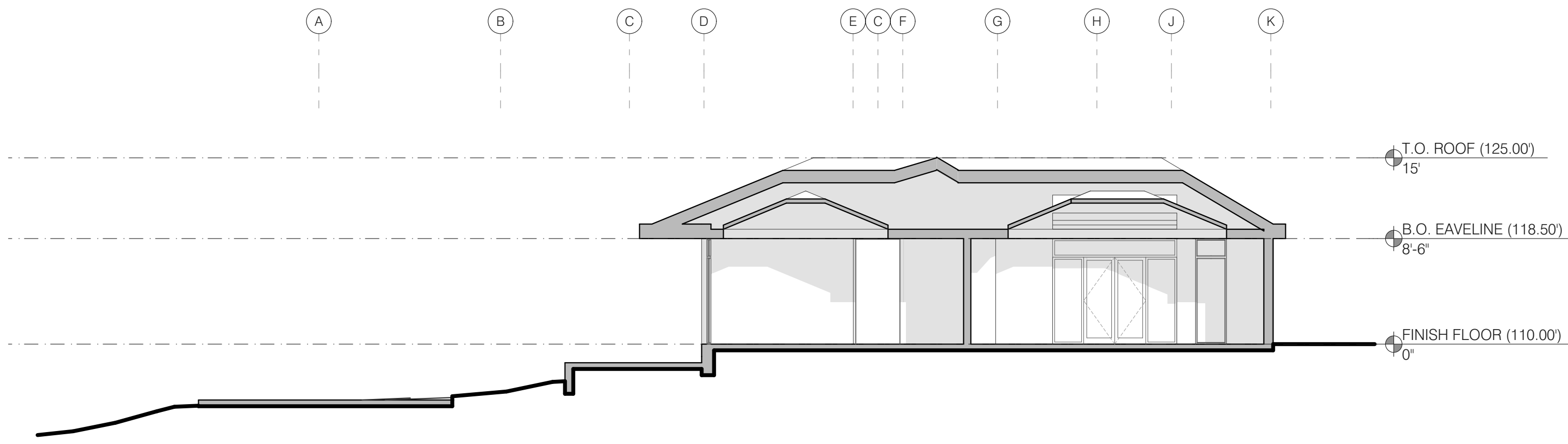
ISSUANCE:

2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.06.18
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2

10/7/2025

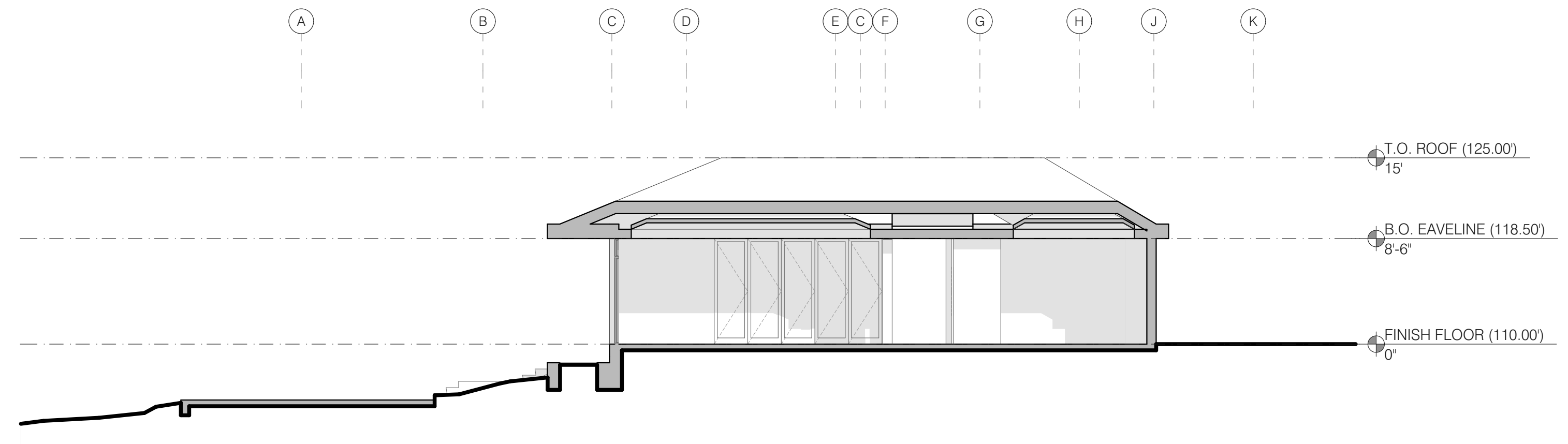
A4.11

BUILDING SECTIONS



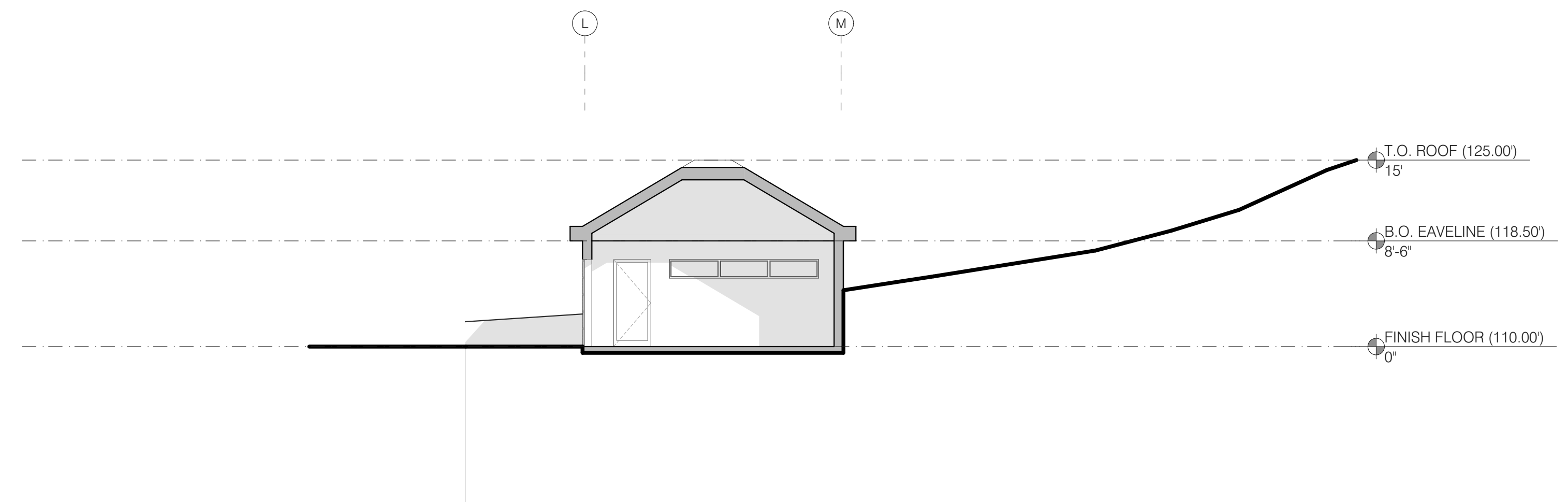
1 MAIN STRUCTURE: KITCHEN-DINING LONG SECTION

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



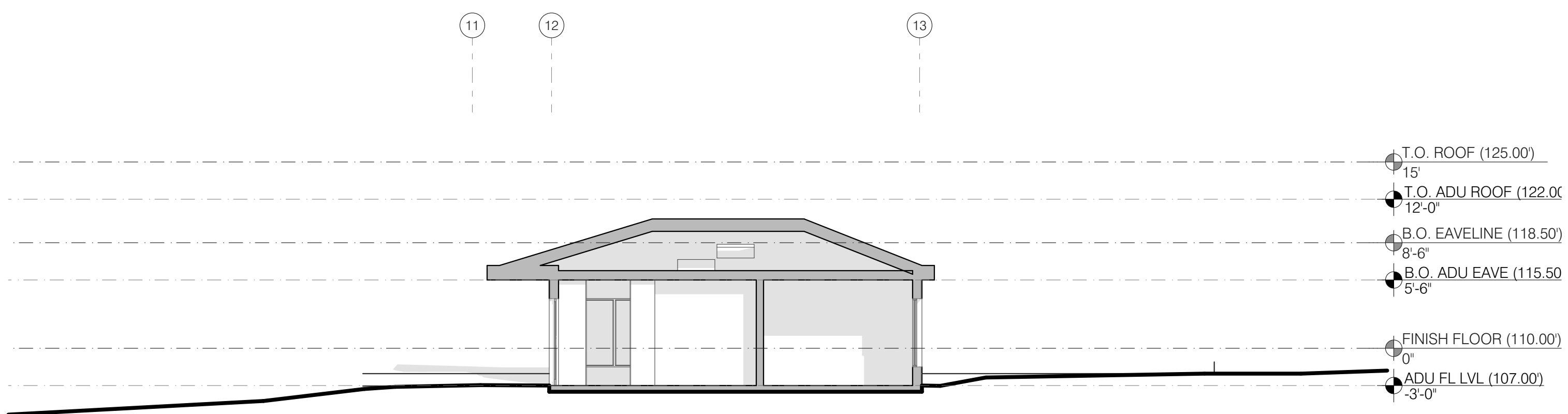
2 MAIN STRUCTURE: LIVING-MEDIA LONG SECTION

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



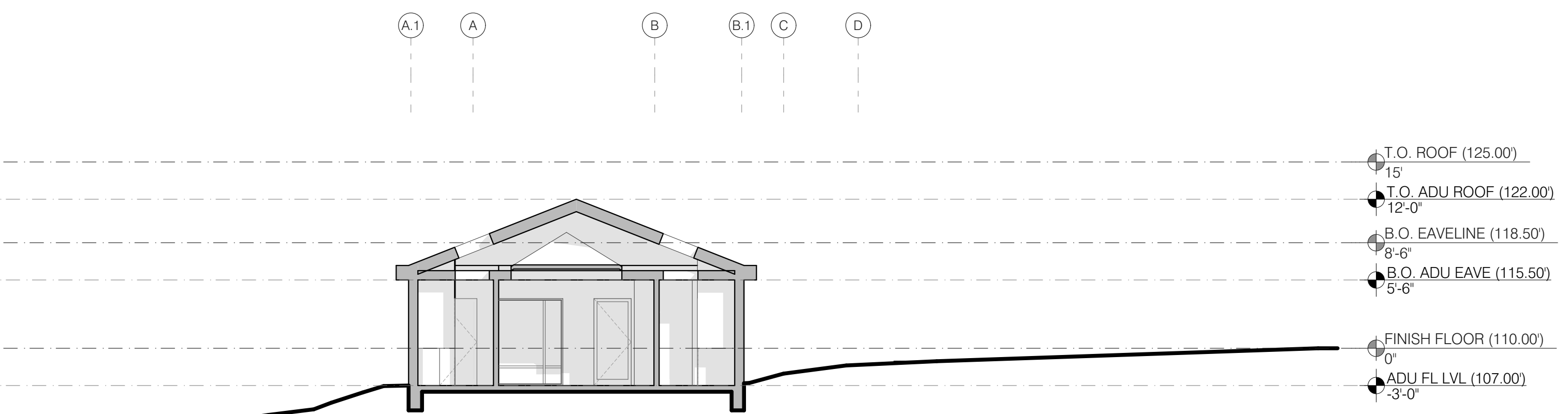
3 DETACHED GARAGE

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



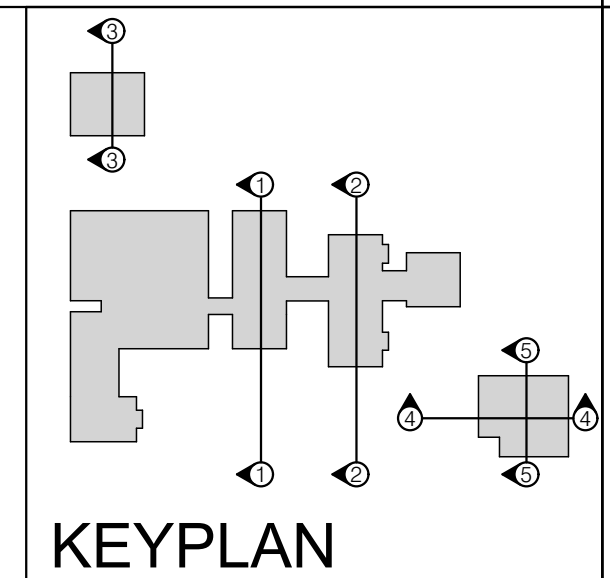
4 ADU: LONG SECTION

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

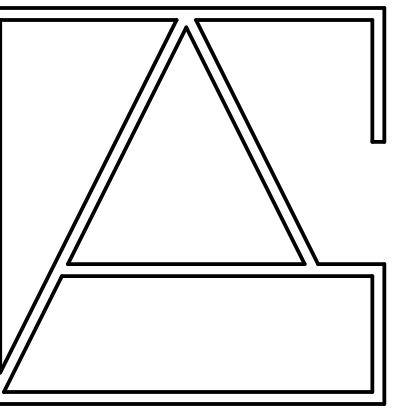


5 ADU: CROSS SECTION

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



KEYPLAN



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:
 DEER PATH RESIDENCE
 3144 SPRUANCE RD
 PEBBLE BEACH, CA 93953
 OWNER:
 LELA & MICHAEL NUNNELEE
 23358 PARK HACIENDA
 CALABASAS, CA 91302
 AUTHOR:
 GRANT NUNNELEE &
 AMANDA STJARNSTRÖM

ISSUANCE:
 2025.05.12
 PEBBLE BEACH ARB SUBMITTAL
 2025.06.18
 PLANNING SUBMITTAL 1
 2025.09.30
 PLANNING SUBMITTAL 2

10/7/2025

A5.00
 DOOR & WINDOW
 SCHEDULE

WINDOW SCHEDULE										
TYPE	A	B	C	D	E	F	G	H	J	K
VIEW										
DIMENSIONS	12'-0"×1'-6"	13'-0"×8'-6"	1'-6"×5'-6"	16'-0"×1'-6"	2'-6"×8'-6"	3'-8"×8'-6"	4'-0"×4'-0"	4'-0"×5'-6"	4'-6"×4'-2"	4'-6"×5'-6"
NOTES										
TYPE	L	M	N	P	Q	R				
VIEW										
DIMENSIONS	5'-2"×7'-0"	5'-2"×8'-6"	5'-6"×8'-6"	8'-0"×5'-6"	8'-0"×8'-6"	9'-0"×8'-6"				
NOTES										

EXTERIOR DOOR TYPES								
TYPE	A	B	C	D	E	F	G	H
VIEW								
DIMENSIONS	3'-0"×6'-11 1/4"	13'-6"×8'-6"	3'-0"×7'-0"	5'-0"×7'-0"	3'-0"×7'-0"	3'-10"×7'-0"	4'-0"×7'-0"	18'-0"×6'-11 3/4"
NOTES								

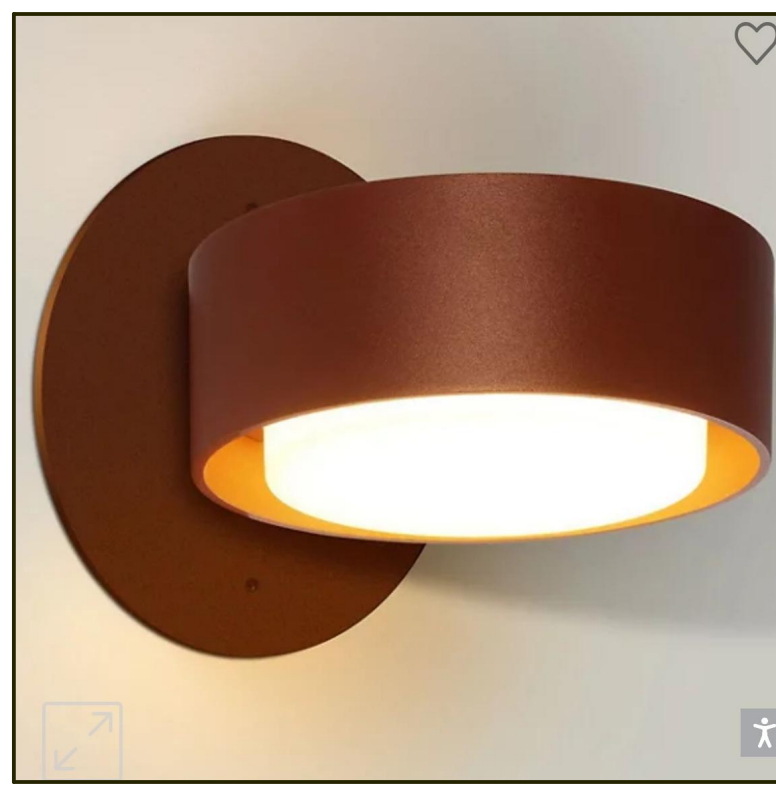
INTERIOR DOOR TYPES							
TYPE	A	B	C	D	E	F	G
VIEW							
DIMENSIONS	4'-0"×8'-6"	3'-0"×7'-0"	2'-8"×7'-0"	2'-8"×7'-0"	3'-0"×7'-0"	2'-4"×7'-0"	2'-4"×5'-0"
NOTES							

WINDOW SCHEDULE								
ID	TYPE	DIMENSIONS	MATERIAL	GLAZING TYPE	DETAIL			NOTES
					HEAD	JAMB	SILL	
01	N	5'-6"×8'-6"						
02A	F	3'-8"×8'-6"						CORNER WINDOW
02B	M	5'-2"×8'-6"						CORNER WINDOW
03	J	4'-6"×4'-2"						
04	C	1'-6"×5'-6"						
05	C	1'-6"×5'-6"						
06	C	1'-6"×5'-6"						
07	D	16"×1'-6"						
08	F	3'-8"×8'-6"						
09	A	12"×1'-6"						
10	P	8"×5'-6"						
11	P	8"×5'-6"						
12	Q	8"×8'-6"						
13	Q	8"×8'-6"						
14	E	2'-6"×8'-6"						
15	G	4"×4"						
16	B	13"×8'-6"						
17	R	9"×8'-6"						
18	B	13"×8'-6"						
19	E	2'-6"×8'-6"						
20	E	2'-6"×8'-6"						
21	K	4'-6"×5'-6"						
22A	L	5'-2"×7"						CORNER WINDOW
22B	L	5'-2"×7"						CORNER WINDOW
23	H	4"×5'-6"						
24	P	8"×5'-6"						
25	P	8"×5'-6"						
26A	L	5'-2"×7"						CORNER WINDOW
26B	L	5'-2"×7"						CORNER WINDOW
27	A	12"×1'-6"						

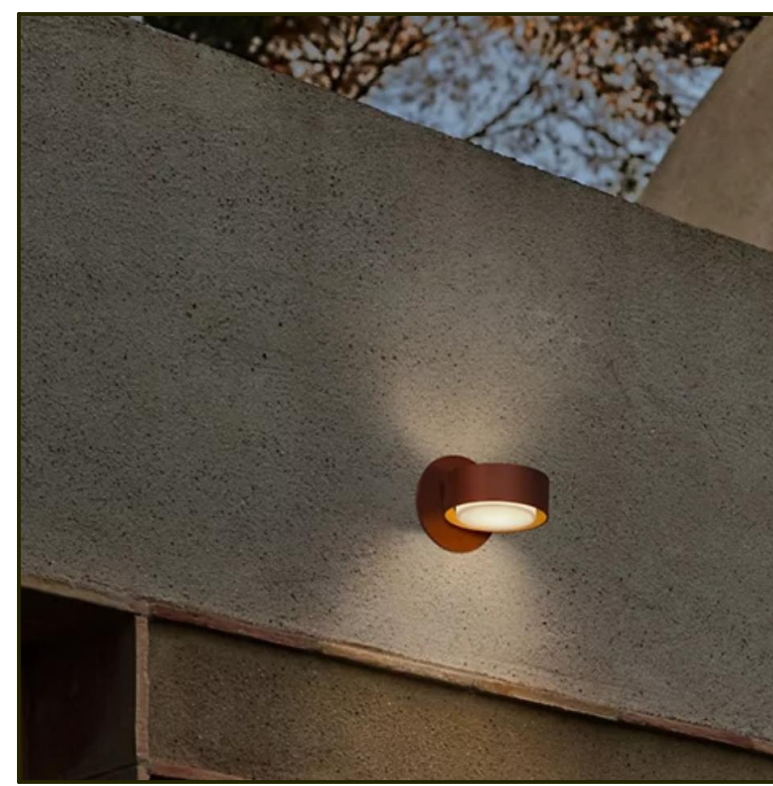
EXTERIOR DOOR SCHEDULE										
ID	TYPE	DIMENSIONS	MATERIAL	GLAZING TYPE	DETAIL			NOTES		
					HEAD	JAMB	THRESH			
D01	C	3'-0"×7'-0"	-							
D02	C	3'-0"×7'-0"	-							
D03	C	3'-0"×7'-0"	-							
D04	C	3'-0"×7'-0"	-							
D05	H	18'-0"×6'-11 3/4"	-							
D06	H	18'-0"×6'-11 3/4"	-							
D07	A	3'-0"×6'-11 1/4"	-							
D08	D	5'-0"×7'-0"	-							
D09	B	13'-6"×8'-6"	-							
D10	G	4'-0"×7'-0"	-							
D11	B	13'-6"×8'-6"	-							
D12	C	3'-0"×7'-0"	-							
D13	C	3'-0"×7'-0"	-							
D14	H	18'-0"×6'-11 3/4"	-							
D15	C	3'-0"×7'-0"	-							
D16	E	3'-0"×7'-0"	-							
D17	F	3'-10"×7'-0"	-							

SKYLIGHT SCHEDULE								
ID	TYPE	DIMENSIONS	MATERIAL	GLAZING TYPE	DETAIL			NOTES
					HEAD	JAMB	SILL	
01		5'-7"×2'-6"						
02		10"×6"						
03		10"×4"						
04		3×3						
05		3×3						
06		3×3						
07		3×3						

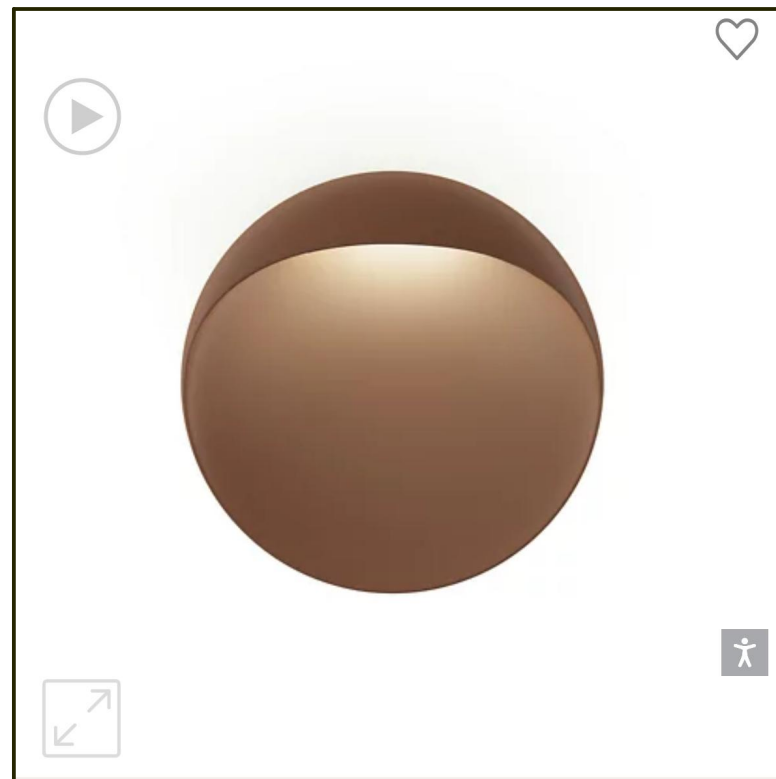
INTERIOR DOOR SCHEDULE										
ID	TYPE	DIMENSIONS	MATERIAL	GLAZING TYPE	DETAIL			NOTES		
					HEAD	JAMB	THRESH			
01	C	2'-8"×7'-0"	-							
02	C	2'-8"×7'-0"	-							
03	E	3'-0"×7'-0"	-							
04	C	2'-8"×7'-0"	-							
05	C	2'-8"×7'-0"	-							
06	G	2'-4"×5'-0"	-							
07	C	2'-8"×7'-0"	-							
08	C	2'-8"×7'-0"	-							
09	B	3'-0"×7'-0"	-							
10	C	2'-8"×7'-0"	-							
11	B	3'-0"×7'-0"	-							
12	C	2'-8"×7'-0"	-							
13	C	2'-8"×7'-0"	-							
14	A	4'-0"×8'-6"	-							
15	C	2'-8"×7'-0"	-							
16	A	4'-0"×8'-6"	-							
17	B	3'-0"×7'-0"	-							
18	B	3'-0"×7'-0"	-							
19	B	3'-0"×7'-0"	-							
20	F	2'-4"×7'-0"	-							
21	F	2'-4"×7'-0"	-							
22	D	2'-8"×7'-0"	-							
23	B	3'-0"×7'-0"	-							
24	B	3'-0"×7'-0"	-							
25	D	2'-8"×7'-0"	-							
26	F	2'-4"×7'-0"	-							



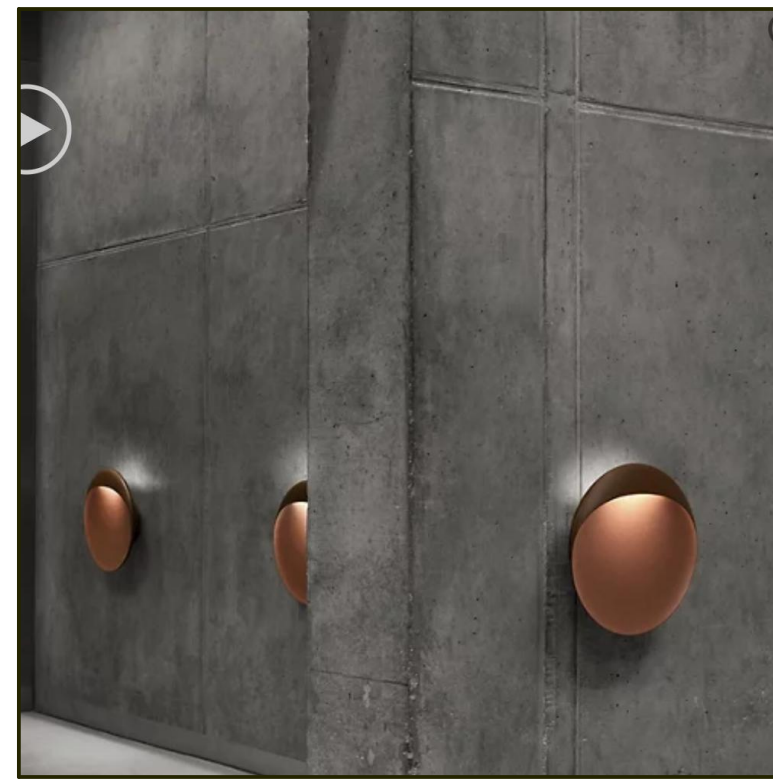
F-01 : OUTDOOR SCONCE



PLAFF-ON! OUTDOOR DISC LED WALL SCONCE, RUST BROWN



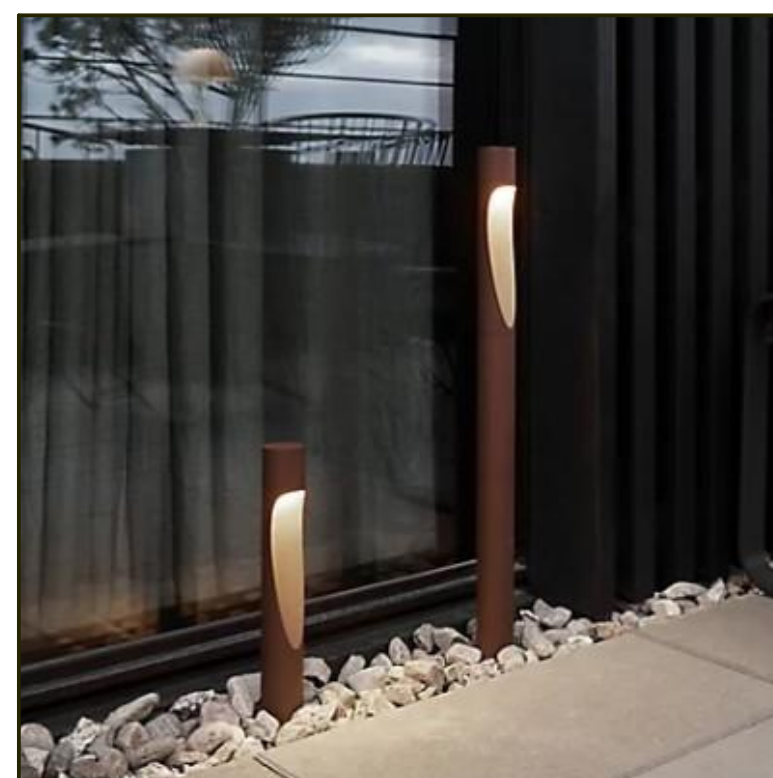
F-02 : OUTDOOR SCONCE



FLINDT LED OUTDOOR WALL SCONCE, CORTEN



F-03 : OUTDOOR BOLLARD



FLINDT GARDEN LED BOLLARD, CORTEN

Mansard Brown

PAC-CLAD Standard Colors

Cool Colors

24 ga Steel

22 ga Steel

.032 Aluminum

.040 Aluminum

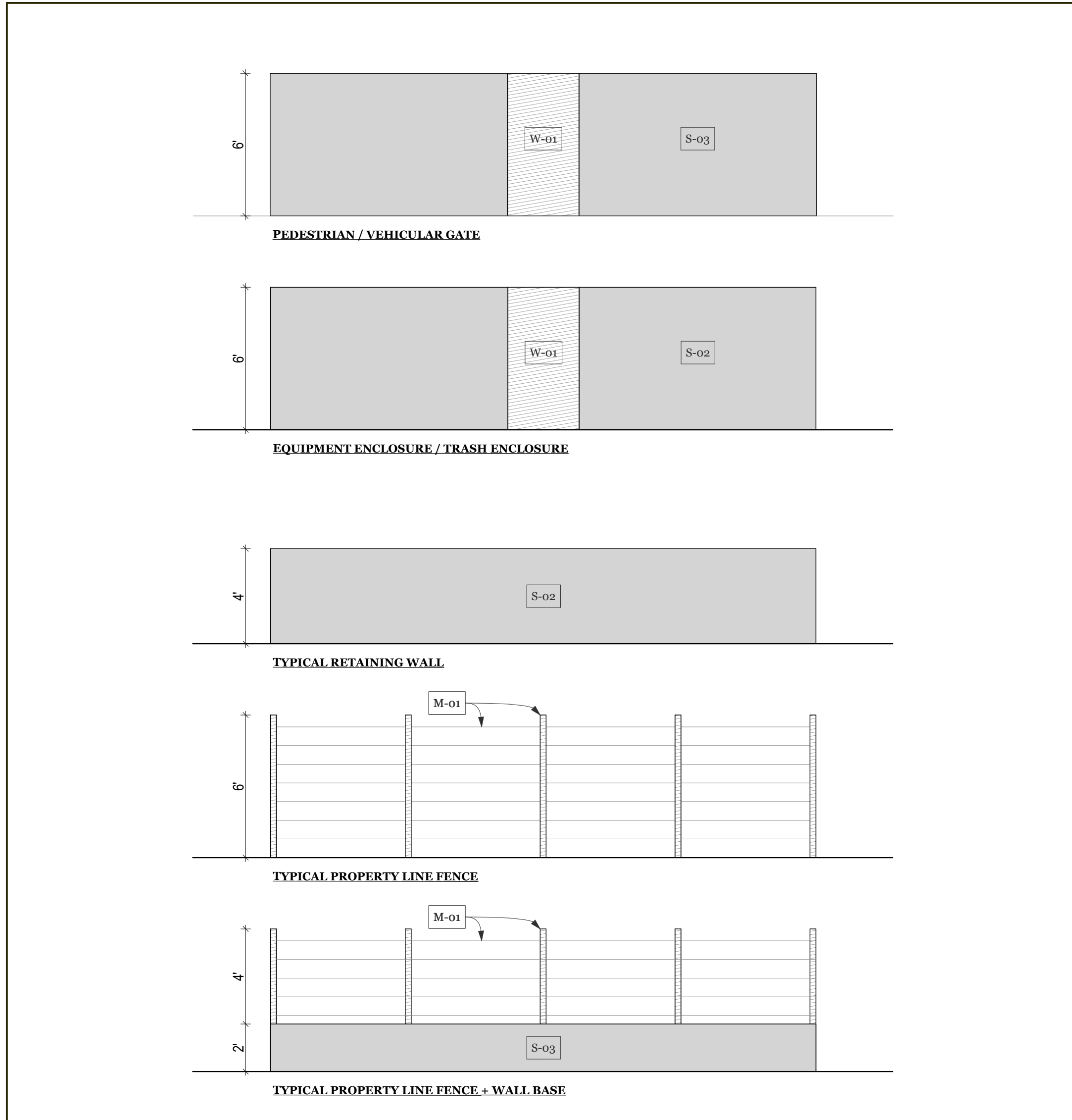
.050 Aluminum

24 ga Coil

.032 Coil

Reflectivity	0.31	3 Yr Exposure	0.31
Emissivity	0.86	SRI	31

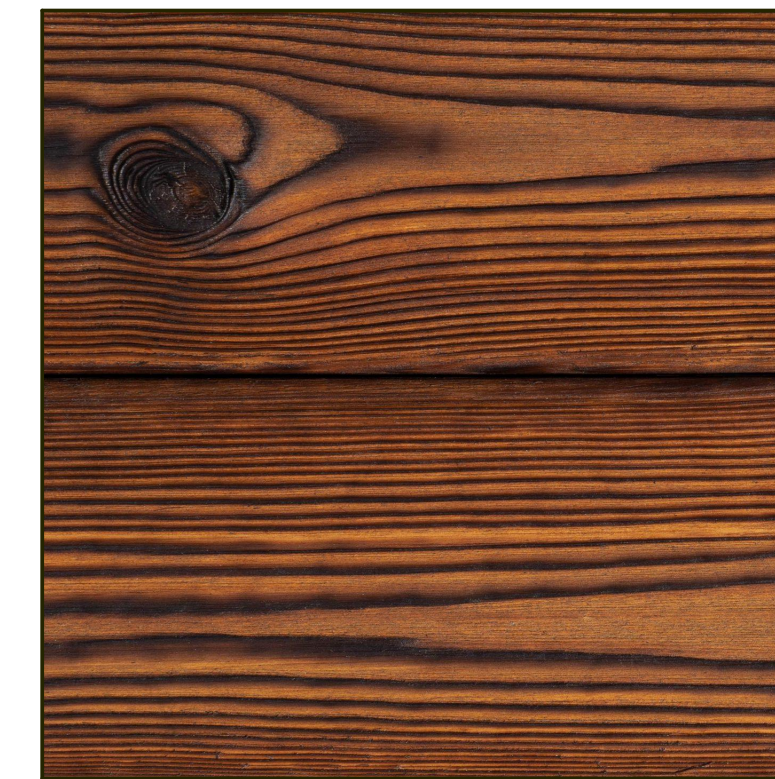
M-01 : METAL ROOFING SYSTEM
PAC-CLAD, BROWN FINISH



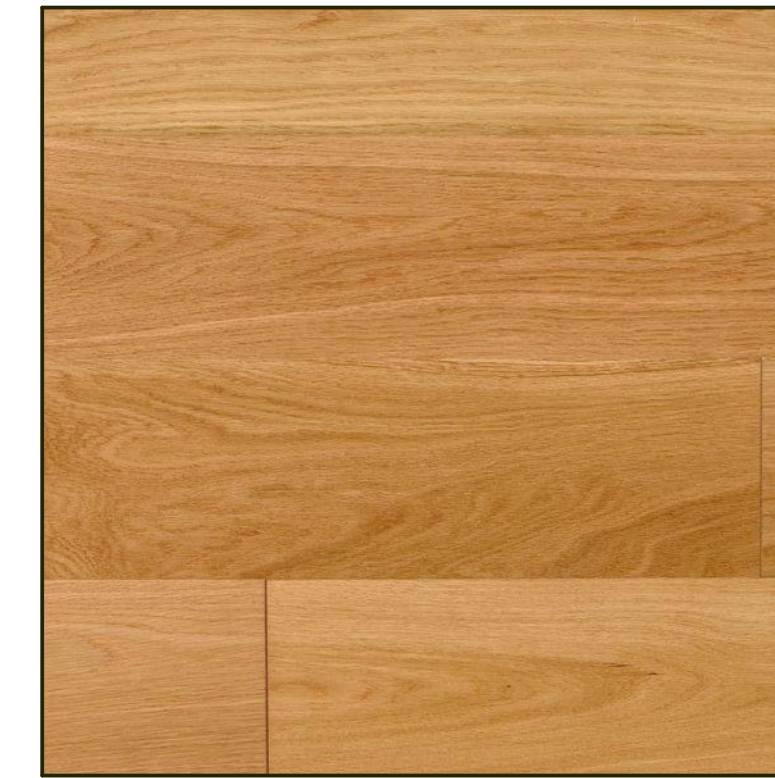
SITE FENCES AND WALLS



M-02 : STEEL WINDOW SYSTEM
OIL RUBBED BRONZE



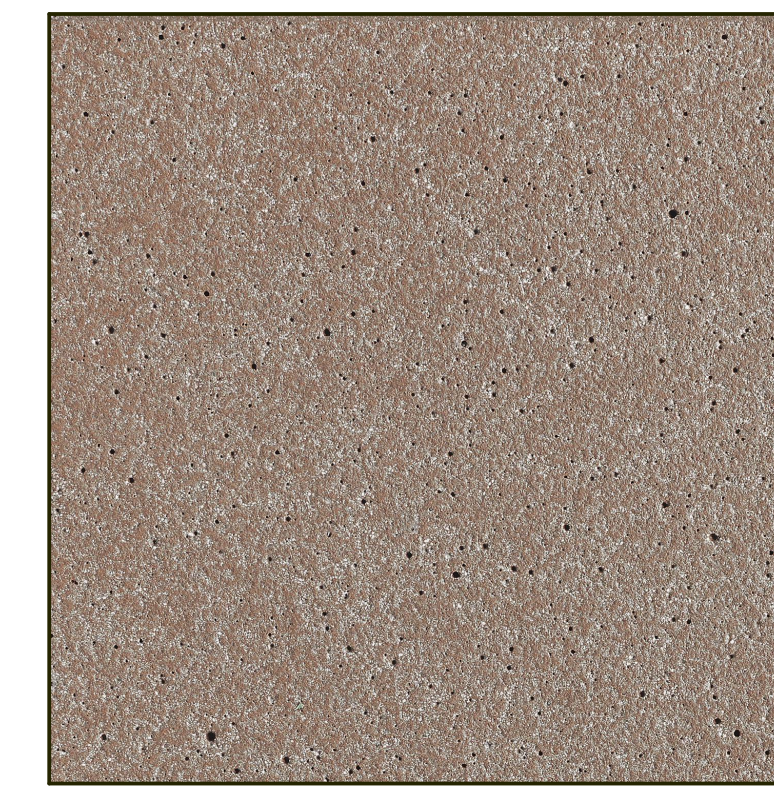
W-01 : TREATED PINE BOARDS
DARK STAIN



W-01 (ALT): TREATED OAK BOARDS
NEUTRAL STAIN



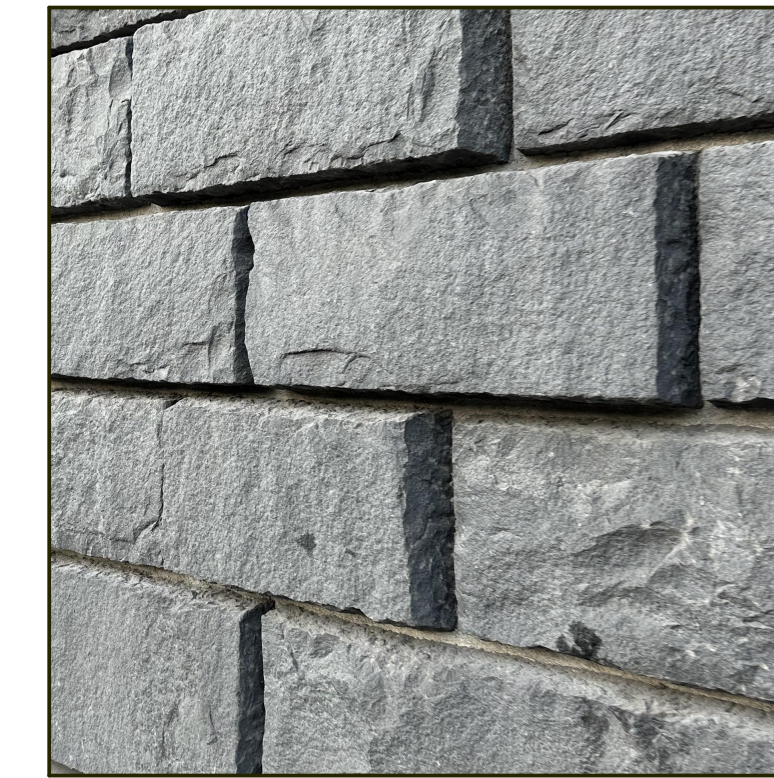
PP-01 : PERMEABLE PAVER
BELGARD - RIO
AQUALINE SERIES, HARDSCAPE



S-01 : CONCRETE PANEL
WALNUT



S-02 : LAVA STONE
ROUGH CUT, LARGE FORMAT

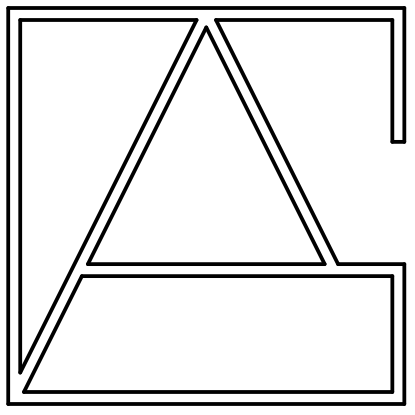


S-03 : LAVA STONE
BLOCK, STACKED



PP-02 : PERMEABLE PAVER,
BELGARD - TOSCANA
AQUALINE SERIES, DRIVEWAY

NOTE:
MATERIAL SELECTIONS ARE PRESENTED FOR DESIGN INTENT ONLY
MATERIAL AND LIGHTING SPECS MAY DEVIATE FROM ITEMS PRESENTED DUE TO FACTORS SUCH AS BUDGET AND SCHEDULE



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABASAS, CA 91302

AUTHOR:

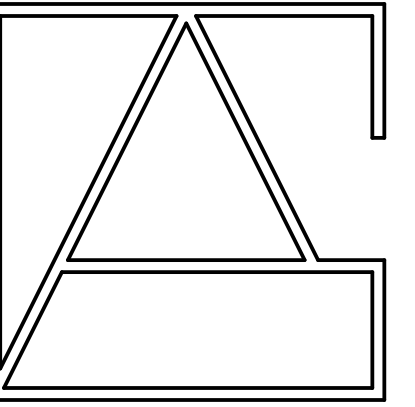
GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:

2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.06.18
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2

10/7/2025

A5.20
MATERIALS & PRELIMINARY
SPECS



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABASAS, CA 91302

AUTHOR:

GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:

2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.06.15
PLANNING SUBMITTAL 1
2025.09.31
PLANNING SUBMITTAL 2

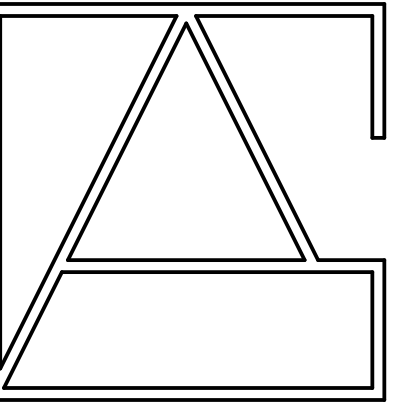
10/7/2025

A5.21

IMAGERY



VIEW FROM DEER PATH



THE CONTENT OF THIS SHEET IS THE PROPERTY OF THE COMPANY AND/OR AUTHOR AS STATED ON THIS SHEET. THE AUTHOR RESERVES THE EXCLUSIVE RIGHT TO ANY AND ALL CHANGES TO AND MODIFICATIONS OF THE CONTENT. THE CONTENT SHALL NOT BE COPIED, DISTRIBUTED, OR IN ANY OTHER WAY USED WITHOUT THE KNOWLEDGE AND CONSENT OF THE AUTHOR.

PROJECT:

DEER PATH RESIDENCE
3144 SPRUANCE RD
PEBBLE BEACH, CA 93953

OWNER:

LELA & MICHAEL NUNNELEE
23358 PARK HACIENDA
CALABASAS, CA 91302

AUTHOR:

GRANT NUNNELEE &
AMANDA STJARNSTRÖM

ISSUANCE:

2025.05.12
PEBBLE BEACH ARB SUBMITTAL
2025.06.18
PLANNING SUBMITTAL 1
2025.09.30
PLANNING SUBMITTAL 2

10/7/2025

A5.22

IMAGERY



VIEW FROM SPRUANCE RD