

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 07026

A.P.# 007-132-003-000

In the matter of the application of
Margaret and William West Clark, Jr. (PLN070009)

FINDINGS & DECISION

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow removal of 28 Coast Live oaks and a Design Approval for the construction of a 2,686 square foot one-story single family dwelling with 521 square feet of porches, a 576 square foot attached two-car garage, a 2,016 square foot attached six-car garage and grading (approximately 42 cubic yards of cut/42 cubic yards of fill). The property is located at 1044 Majella Road, Pebble Beach, Greater Monterey Peninsula Area, Non-Coastal Zone and came on regularly for hearing before the Planning Commission on June 13, 2007

Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

- 1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

(b) The project planner conducted a site inspection on April 20, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(c) The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, does not involve ridgeline/viewshed development, and is exempt from CEQA. Additionally, the project does not involve a Lot Line Adjustment or a variance.

(d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File No. PLN070009.

- 2. FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

(b) The property is located at 1044 Majella Road, Pebble Beach (Assessor's Parcel Number 007-132-003-000), Greater Monterey Peninsula Area, Non-Coastal Zone. The parcel is

zoned Medium Density Residential with Building Site, Design Control, and Parking and Use of Major Recreational Equipment Storage Overlays ("MDR/B-6-D-RES"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

(b) Technical reports by outside biological, archaeological, and arborist consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

- "Field Report" (LIB070108) prepared by Jeffrey B. Froke, Pebble Beach, CA, February 16, 2007.
- "Archaeological Survey" (LIB070107) prepared by Lynne H. Mounday, Salinas, CA, February 12, 2007 (revised May 9, 2007)
- "Tree Resource Evaluation" (LIB070106) prepared by Maureen Hamb, Santa Cruz, CA, October 23, 2006
- "Forest Management Plan Construction Analysis" (LIB070198) prepared by Maureen Hamb, Santa Cruz, CA, March 12, 2007 (revised May 9, 2007 and May 15, 2007)

(c) Materials in Project File No. PLN070009.

3. FINDING: CEQA (Exempt): The project is categorically exempt from environmental review.

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts one single-family residence.

(b) The parcel is designated as "Residential, Medium Density, 1-5 acres per unit" by the Greater Monterey Peninsula Area Plan and there are single family dwellings located on the properties to the north and south of the subject parcel. Therefore, the subject parcel can be considered an "in-fill lot" where tree removal was expected to occur.

(c) The project includes the removal of 28 Coast Live oaks and 13 Monterey pines. Although Coast Live oaks are protected by Section 21.64.260 (Title 21 Zoning Ordinance), Monterey pines are not listed as protected trees in the Greater Monterey Peninsula Area by Title 21 (Zoning Ordinance). The Monterey Pine is listed as 1B.1 by the California Native Plant Society. List 1B species are plants that are rare, threatened, or endangered in California or elsewhere. Monterey Pine Forest is listed as a rare natural community by the California Department of Fish and Game. The Monterey County California Natural Diversity Database indicates that Monterey pines occur on the subject parcel. The Forest Management Plan and the Biological Field Report concur.

(d) The biological report prepared by Jeffrey B. Froke (LIB070108) observes that no special status animal or plant species were discovered on the property. The biological report states that the development "will not result in a biological impact of any significance, and as such will not call for mitigation." ["Field Report" (LIB070108) prepared by Jeffrey B. Froke, Pebble Beach, CA, February 16, 2007]

(e) The arborist observed that "the pines are generally in poor health with structural defects that have lead to failure" and that "the oaks are mainly small diameter trees with suppressed development." ["Tree Resource Evaluation" (LIB070106) prepared by Maureen Hamb, Santa Cruz, CA, October 23, 2006; "Forest Management Plan Construction Analysis" (LIB070198) prepared by Maureen Hamb, Santa Cruz, CA, March 12, 2007 (revised May 9, 2007 and May 15, 2007)]

(f) See preceding and following findings and supporting evidence.

4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

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

EVIDENCE: Preceding findings and supporting evidence.

6. **FINDING: TREE REMOVAL** - In order to grant the Use Permit for tree removal, the Planning Commission shall make the following findings based on substantial evidence:

- a. The tree removal is the minimum required under the circumstances of the case; and
- b. The removal will not involve a risk of adverse environmental impacts such as:
 1. Soil erosion;
 2. Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt and other noxious substances from ground and surface waters;
 3. Ecological Impacts: The removal will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
 4. Noise Pollution: The removal will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
 5. Air Movement: The removal will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
 6. Wildlife Habitat: The removal will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems; or
- c. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease.

EVIDENCE: (a) Monterey County Zoning Ordinance Title 21 Section 21.64.260.C.4 states "No oak tree six inches or more in diameter two feet about ground level may be removed in any other area of the County of Monterey designated in the applicable are plan as Resource Conservation, Residential, Commercial or Industrial (except Industrial, Mineral Extraction) without approval of the permit(s) required in Subsection 21.64.260D."

- (b) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots.
- (c) The amount of tree removal is the minimum required for the proposed project: a 2,686 square foot one-story single family dwelling with 521 square feet of porches, a 576 square foot attached two-car garage, and a 2,016 square foot attached six-car garage.
- (d) The removal will not involve a risk of adverse environmental impacts. The biological report prepared by Jeffrey B. Froke (LIB070108) observes that no special status animal or plant species were discovered on the property. The biological report states that the development "will not result in a biological impact of any significance, and as such will not call for mitigation." ["Field Report" (LIB070108) prepared by Jeffrey B. Froke, Pebble Beach, CA, February 16, 2007]
- (e) The project includes the removal of 13 Monterey pines, which are not listed as protected trees in the Greater Monterey Peninsula Area by Title 21 (Zoning Ordinance). The Monterey Pine is listed as 1B.1 by the California Native Plant Society. List 1B species are plants that are rare, threatened, or endangered in California or elsewhere. Monterey Pine Forest is listed as a rare natural community by the California Department of Fish and Game. The Monterey County California Natural Diversity Database indicates that Monterey pines occur on the subject parcel. The Forest Management Plan and the Biological Field Report concur.
- (f) See the following technical reports:
 - "Field Report" (LIB070108) prepared by Jeffrey B. Froke, Pebble Beach, CA, February 16, 2007.
 - "Tree Resource Evaluation" (LIB070106) prepared by Maureen Hamb, Santa Cruz, CA, October 23, 2006
 - "Forest Management Plan Construction Analysis" (LIB070198) prepared by Maureen Hamb, Santa Cruz, CA, March 12, 2007 (revised May 9, 2007 and May 15, 2007)
- (g) The arborist observed that "the pines are generally in poor health with structural defects that have lead to failure" and that "the oaks are mainly small diameter trees with suppressed development." ["Tree Resource Evaluation" (LIB070106) prepared by Maureen Hamb, Santa Cruz, CA, October 23, 2006; "Forest Management Plan Construction Analysis" (LIB070198) prepared by Maureen Hamb, Santa Cruz, CA, March 12, 2007 (revised May 9, 2007 and May 15, 2007)] Condition of Approval No: 9 requires only 10 replacement trees as recommended by the arborist due to dense forest conditions of the property.

7. FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors.


EVIDENCE: Section 21.80.040.D Monterey County Zoning Ordinance (Title 21).

DECISION

THEREFORE, it is the decision of said Planning Commission that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 13th day of June, 2007 by the following vote:

AYES: Errea, Brown, Padilla, Ottone, Rochester, Diehl, Sanchez, Vandever
NOES: None
ABSENT: Isakson, Salazar


MIKE NOVO, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUN 25 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL - 5 2007

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

NOTES

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

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

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

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

**Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: CLARK

File No: PLN070009

Approved by: Planning Commission

APN: 007-132-003-000

Date: June 13, 2007

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		PD001 - SPECIFIC USES ONLY This Use Permit and Design Approval (PLN070009) allows the removal of 28 Coast Live oaks and the construction of a 2,686 square foot one-story single family dwelling with 521 square feet of porches, a 576 square foot attached two-car garage, a 2,016 square foot attached six-car garage and grading (approximately 150 cubic yards of cut/150 cubic yards of fill). The property is located at 1044 Majella Road, Pebble Beach (Assessor's Parcel Number 007-132-003-000), Greater Monterey Peninsula Area, Non-Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

Margaret and William West Clark, Jr. (PLN070009)

		information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 07026) was approved by the Planning Commission for Assessor's Parcel Number 007-132-003-000 on June 13, 2007. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

4.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
5.		PD011 – TREE AND ROOT PROTECTION - (NONSTANDARD LANGUAGE) Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. <u>Recommendations of the “Forest Management Plan Construction Impact Analysis” (LIB070198) prepared by Maureen Hamb for 1044 Majella Road, Carmel, shall be adhered to.</u> Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. <u>Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.</u> (RMA - Planning Department)	Submit evidence of tree protection approved by a certified arborist to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
			List “Tree Preservation Specifications” on all grading and building permit plans.	Owner/Ap plicant	Prior to the issuance of grading and/or building permits	
6.		PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for	Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape	At least three (3) weeks prior to final inspection or	

		<p>this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)</p>	<p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	Architect	occupancy	
7.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
8.		<p>PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Maureen Hamb dated March 12, 2007 (revised May 9, 2007 and May 15, 2007) and is on record in the Monterey County RMA - Planning Department, Library No. LIB070198. All development</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits.	

		shall be in accordance with this report.” (RMA – Planning Department)				
9.		PDSP1 - TREE REMOVAL - NONSTANDARD A Forest Management Plan has been prepared for this parcel by Maureen Hamb dated March 12, 2007 (revised May 9, 2007 and May 15, 2007) and is on record in the Monterey County RMA - Planning Department, Library No. LIB070198. All development shall be in accordance with this report. The applicant shall submit a site plan and photographs of the 10 replacement trees (number recommended by arborist). The site plan shall indicate the location of the planted replacement trees. The photographs shall depict the planted replacement trees in the locations shown on the site plan. The site plan and photographs shall be submitted to the Monterey County RMA - Planning Department to be reviewed and approved by the Director of RMA - Planning Department prior to the final inspection of the building permit(s). (RMA – Planning Department)	All development shall be in accordance with the Forest Management Plan prepared for the subject parcel.	Owner/Applicant	Ongoing	
			Submit site plan and photographs of planted replacement trees to the Monterey County RMA - Planning Department to be reviewed and approved by the Director of RMA - Planning Department.	Owner/Applicant	Prior to final inspection	
10.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

		signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Services Community Services District)				
11.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Services Community Services District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
12.		WR1 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
13.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

		<p>shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.</p> <p>(Water Resources Agency)</p>				
14.		<p>WR43 - WATER AVAILABILITY CERTIFICATION</p> <p>The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	<p>Submit the Water Release Form to the Water Resources Agency for review and approval.</p>	Owner/ Applicant	Prior to issuance of any building permits	

END OF CONDITIONS

1044 MAJELLA LANE
PEBBLE BEACH, CALIFORNIA 93953

Site Plan
Notes
Project Data
Sheet Index

Richard K. Rhodes, AIA Architects and Planners • 9777 Blue Larkspur Lane • Monterey, CA 93940 • Off (831) 643-0100 Fax (831) 643-0101
1044 Alhambra Drive • Redwood Beach, California 93950

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GENERAL SPECIFICATIONS

1044 MAJELLA LANE
PEBBLE BEACH, CALIFORNIA 93953

GENERAL SPECIFICATION

TIMBER SPECIFICATION

CONCRETE SPECIFICATION

MASONRY SPECIFICATION

GENERAL:

- BUILDING CODES:** All construction shall meet the requirements of the California Building Code (CBC) 2001 Edition and any amendments by the Building Dept. of Monterey County.
- SIMILAR CONDITIONS:** Conditions not specifically detailed shall be built to conform with similar construction.
- DISCREPANCIES:** The Contractor shall verify all dimensions, elevations, materials and conditions prior to starting construction. Any discrepancies shall be reported to the Engineer prior to ordering materials and starting construction.
- SHOP DRAWINGS:** Prior to fabrication, the Contractor shall submit to the Engineer for approval shop drawings for all structural steel, reinforcing steel, plus fabricated beams and prefabricated trusses. Shop drawings are not change orders, but rather serve to demonstrate to the Engineer that the Contractor understands the requirements and design concepts of the plans, details and specifications.
- CHANGE ORDERS:** No verbal change orders shall become legal and binding until approved in writing by the Engineer.
- CONSTRUCTION, BRACING & SHORING:** The Contractor shall be solely responsible for all bracing and shoring required during construction until all construction is complete. The Contractor shall not store construction materials or equipment on construction equipment in a manner such that the design live loads of the structure are exceeded. No construction materials shall be stored on unloading bays.
- SAFETY:** The Contractor shall be solely responsible for safety on the jobsite and adhere to all Federal, Local, State and OSHA safety regulations.

TIMBER: MATERIALS

- GRADING:** All lumber shall conform to the following table unless otherwise noted on plans. Maximum moisture content of lumber shall be 19%. All Douglas fir lumber which is exposed to weather shall be pressure-treated or protected with an approved alternate method. All grading shall conform to the rules and regulations of a recognized grading agency.

ITEM	SPECIES	SURFACE	GRADE
Joist & Rafter	D.F. Larch	S4S	No 1 & better
Joist & E&I	D.F. Larch	S4S	No 2
Beam & Post	D.F. Larch	S4S	No 1
Post C1	D.F. Larch	S4S	No 1
Stud	D.F. Larch	S4S	No 2
Mid St	D.F. Larch	S4S	RT
Decking	Redwood (FLOR)	S4S	Commercial

- PLYWOOD:** Plywood shall be D.F. conforming to U.S. Product Standard PS1-01 with exterior glue, grade allowed A,B,A. Use finishing plans for additional specifications.
- NAULS:** Nails shall be common wire nails, white exposed to the weather shall be galvanized. All nailing shall conform to the following table:

CONNECTION	NAILING
1. Joint in sill or girder, toe nail	3 - 8d
2. Striping to joint, toe nail each end	2 - 8d
3. 1/4" end nail or less to each joint, toe nail	2 - 8d
4. Wider than 1/4" nailer to each joint, toe nail	3 - 8d
5. 2" end nail to joint or girder, joint & face nail	3 - 10d
6. Sole plate to joist or blocking, face nail	100d 18" o.c.
7. Top plate to stud and nail	3 - 10d
8. Stud to sole plate and nail	4 - 8d 12" o.c. or 2 - 10d
9. Double stud, face nail	10d @ 24" o.c.
10. Double top plate, face nail	10d @ 18" o.c.
11. Top plate, intersections, face nail	10d @ 18" o.c.
12. Continuous header, face nail, face and top & bottom	10d @ 18" o.c.
13. Ceiling joist to plate, toe nail	3 - 8d
14. Continuous header to stud, toe nail	4 - 8d
15. Ceiling joist, legs over partitions, face nail	3 - 10d
16. Ceiling joist to parallel rafter, face nail	3 - 10d
17. Rafter to plate, toe nail	3 - 8d
18. 1/4" brace to each stud and plate, face nail	3 - 8d
19. 1/4" bracing or less to each bearing, face nail	2 - 8d
20. Wider than 1/4" bracing to each bearing, face nail	3 - 8d
21. End-up corner studs, face nail	10d @ 24" o.c.

- FRAMING HARDWARE:** Framing hardware shall be by Simpson Company or approved equal. All hardware exposed to the weather shall be galvanized or protected from corrosion by an approved alternate method.

WORKMANSHIP

- WOOD SILL:** Wood sills shall be set on a smooth, level foundation or on a continuous bed of compacted subgrade 3/4" thick. See foundation plans for size and spacing of anchor bolts. Minimum two bolts per plate.
- CUTTING & NOTCHING:** No structural member shall be cut or notched unless specifically shown or noted on the plans or approved in writing by the Engineer. Where there is a chance of splitting from nailing, holes shall be pre-drilled. All split lumber shall be replaced.
- BOLT HOLES:** Bolt holes shall be 1/16" oversized. Standard steel cut members shall be used at all bearings or joints and ends of bolts and lag screws. Bolts, nuts and washers exposed to the weather shall be galvanized. All nuts shall be tightened when placed and tightened at completion of project or immediately before finishing of construction which will make them inaccessible.
- NAULING:** The use of nailguns shall not be permitted unless approved by the Engineer.
- FRAMING HARDWARE:** All framing hardware shall be by Simpson Company. An alternate manufacturer is permitted with written approval from the Engineer. Framing hardware shall be installed per manufacturer's recommendations. Where more than one alternative is available, the hardware with the higher value (i.e., more nails, longer bolts, etc.) shall be used.

CONCRETE: MATERIALS

- GENERAL:** All concrete used in this work shall be regular weight concrete (145 p.c.f.) U.C.M. Concrete shall develop a minimum compressive strength at an age of 28 days as follows: 3,500 p.s.i. for reinforced concrete and 2,000 p.s.i. for plain concrete.
 - PORTLAND CEMENT:** Portland Cement shall be Type I and conform to A.S.T.M. C-150.
 - AGGREGATE:** Concrete aggregate shall be hardrock and conform to A.S.T.M. C-33. Maximum size of aggregate shall be 1 1/2".
 - WATER:** Water used in mixing concrete shall be potable and free from deleterious substances.
 - ADDITIONS:** Additives shall not be added to the concrete unless approved in writing by the Engineer.
 - REINFORCING:** All reinforcing steel shall conform to A.S.T.M. A-618 Grade 60 unless otherwise noted on plans. Reinforcing shall be in accordance with A.S.T.M. A-302. Reinforcing shall be free from oil, dirt, concrete, grease, rust or other foreign substance that may prevent proper bonding.
 - WELDED WIRE FABRIC:** Welded wire fabric shall conform to A.S.T.M. A-185.
- ### WORKMANSHIP
- CURING:** Mix operations shall conform to A.S.T.M. C-94. During mixing, placing and curing concrete shall be kept at a minimum temperature of 40° F. and a maximum temperature of 90° F. Concrete shall be cured by keeping it continuously in a moist condition for a minimum of five days after placement.
 - PLACEMENT OF CONCRETE:** Placement of concrete shall be in accordance with A.C.I. 308. Concrete shall not be dropped through reinforcing steel or be broken by the segregation of aggregates. Use hoppers, chutes or funnels of varying lengths so that the free fall of concrete shall not exceed five feet, using a sufficient number to ensure the concrete being laid level at all times.
 - DEBRIS:** All debris shall be removed from forms prior to placing of concrete.
 - SHORING:** Contractor shall be solely responsible for design and construction of bracing and formwork. Contractor shall design shoring to include any construction loads and loads from shoring above where applicable. Shoring shall not be removed until concrete has reached design strength or if shoring is needed to support existing shoring.
 - CONSTRUCTION JOINTS:** Construction joints shall have the entire surface removed to expose clean aggregate solidly embedded. The Contractor shall obtain the Engineer's written approval for all construction joints not detailed on the plans.
 - INSERTS:** Inserts to be cast in concrete shall be reinforcing, dowels, bolts, anchors, plates, sleeves and conduits shall be securely fastened in the forms before placing the concrete to prevent their movement. Pipes, sleeves or conduits except electrical conduits less than 1" in diameter shall not be embedded in the concrete except where specifically shown on plans or approved in writing by the Engineer. No conduit placed in a concrete shall have an outside diameter greater than one-third the thickness of the slab or be placed in a slab less than four inches thick. Minimum clear distance between conduits shall be six inches.
 - CORING:** Coring shall not be permitted in any concrete unless approved in writing by the Engineer.
 - ARCHITECTURAL DETAILS:** Contractor shall refer to the Architectural Drawings for moldings, ornaments, clips or grounds required to be cast into the concrete and for the extent of disclosures, doors, ramps and sills.
 - SPICES:** Reinforcing shall be applied as indicated on drawings. Where additional splices are needed, bars shall have a lap of 36 bar diameters and the splice shall be greater than the lap and apart. Splice bars in walls, beams, grade beams, etc. as follows: top bars at centerline of support, bottom bars at support. All reinforcing shall shall be securely tied in place and adequately supported above ground and away from the forms. Vertical reinforcing shall be secured top and bottom and at intervals not to exceed 100 bar diameters.
 - REIN:** All reinforcing bar ends are to be made cold. Field bending of bars greater than 90° shall not be allowed. All bars are to be bent one bend only.
 - WELDING:** No welding of reinforcing bars is permitted unless authorized in writing by the Engineer.
 - REBAR COVERS:** All dimensions showing the location of reinforcing steel shall be taken as clear; are to center of steel. All dimensions indicated as clear (CLR) shall be held at that dimension. Minimum coverage shall be as follows:

1. Civil applied and permanently exposed to earth	3 inches
2. Cast in forms but exposed to earth and weather	2 inches
3. Sills, walls and piles not exposed to earth and weather	1 inch
4. Beams, columns, floor slabs and aprons not exposed	1 1/2 inches
5. Sills and aprons	1 1/2 inches
 - WELDED WIRE FABRIC:** Welded wire fabric shall be of the grade and mesh size as indicated on the plans. W.W.F. shall be lap welded one mesh at all laps, six inches minimum. Fabric shall be placed to the center of the slab with laps on the pour progress and shall be visible at that depth at the face edge of the pour.

MASONRY: MATERIALS

- CONCRETE MASONRY UNITS:** Concrete Masonry Units shall be natural grey, hollow, open-end masonry units suitable for bearing wall construction. Units shall be Grade N-1 conforming to A.S.T.M. C-90, with a minimum compressive strength 3,500 p.s.i. The lower half of the units shall be reinforced to the density condition shall not exceed 100% maximum. Masonry units shall have cured for not less than 28 days when placed in the structure. Cracked or chipped blocks shall not be used. If any such blocks are discovered in any finished wall, they shall be promptly removed and replaced with new blocks. Masonry units shall not be wet before being used.
 - MORTAR:** Mortar shall be Type S conforming to A.S.T.M. C-270, with a minimum compressive strength of 1,000 p.s.i. at age 28 days. Mortar shall be composed of one part Portland Cement and two parts of sand based on dry loose volume and not less than one-fourth nor more than one-half part fine sand or dry hydrated lime. The lime dry content including that in the sand shall not exceed two percent of the sand content or six percent of the cement content.
 - CEMENT:** Cement shall be Portland Cement and conform to A.S.T.M. C-150, Type I or Type II.
 - LIME:** Hydrated lime shall be Type S and conform to A.S.T.M. C-207.
 - AGGREGATE:** Aggregate for masonry mortar shall conform to A.S.T.M. C-404, maximum size shall be 3/4". Sand used in mortar shall conform to A.S.T.M. C-144, except that it not less than five percent shall pass the No. 100 sieve.
 - WATER:** All water used shall be potable, clean and free from injurious amounts of oil, acid, alkali, organic matter or any other harmful substance.
 - GROUT:** Grout shall conform to A.S.T.M. C-478 and develop a minimum compressive strength of 2,000 p.s.i. at age 28 days. Grout shall consist of one and one-fourth parts Portland Cement to not more than three parts sand and not less than one and one-fourth parts fine sand or dry hydrated lime. The maximum size 3/8 inch, based on dry loose volume.
 - ADDITIONS:** Additives shall not be permitted in mortar or grout unless substantiated data has been submitted to and approved by the Engineer in writing.
 - REINFORCING:** Reinforcing steel shall conform to A.S.T.M. A-618 Grade 60 of size and spacing as indicated on the plans. All reinforcing steel shall be lap welded as indicated. Where laps or joints are not indicated, they shall be a minimum of 40 bar diameters and lap-spliced. Use the lap length of the larger bar if bars of two different sizes are used.
- ### WORKMANSHIP
- GENERAL:** Masonry shall be laid in running bond and shall be cured and dried before being used. Surfaces shall be dressed and free from dirt when incorporated into the walls. When cutting is necessary, all cuts shall be neat, regular and shall be squared and ground to smooth surfaces. Masonry units shall be laid to true, straight lines with all surfaces plumb and corners square. Prior to laying masonry units, the Contractor shall carefully check all elevations of the various courses and preliminarily the setting of block work and release of joints at breaks of grade. Contractor shall coordinate all masonry work with that of the other trades. No grouting, plaster, conduit or material of any other type shall be embedded unless that location has been detailed on the plans. No chases, recesses or openings of any type are allowed unless indicated on the plans.

New Residence for:

Mr. and Mrs. William West Clark, Jr.
1044 Majella Lane
Pebble Beach, California 93953

sheet

A0.1

of sheets

General Specifications

Dated: December 30, 2008
Reviewed: [blank]
Approved: [blank]

Richard K. Rhodes, AIA Architects and Planners • 9777 Blue Lakespur Lane • Monterey, CA 93940 • Off (831) 843-0100 Fax (831) 843-0101

1. LAND CLEARING SHALL BE KEPT TO A MINIMUM. WORK ZONES SHALL BE LIMITED TO THAT NECESSARY FOR FILLING, ACCESS AND CONSTRUCTION.
2. WATER DIVERSION OPERATIONS: OCTOBER 11 THROUGH APRIL 15

WHICH WATER DIVERSIONS TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT ACCELERATED EROSION:

 - A. VEGETATION REMOVAL: BETWEEN OCTOBER 15 AND APRIL 15, IT SHALL NOT PRECEDE BACKFILLING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. OTHERWISE, IT SHALL BE IN PLACE.
 - B. ANTI-EROSION CONTROL: LAND AND/OR, AS DETERMINED SURVEYOR IS NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY BARRICADES AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - C. ROADWAY PROTECT: FROM THE SITE SHALL BE PERFORMED ON TYPICAL BY RIGIDLY VEGETATED (EVEN STUMP AND/OR REMAINS OF ROOTS) OR OTHER MEANS OF PROTECTION OF THE DISTURBED AREAS OR, IF NOT, THESE EROSION CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - D. EROSION CONTROL: MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - E. THE EFFECT OF THE BARRICADE PROTECTION DURING THE TIME OF ROAD OPERATIONS AND THE PERIOD OF THE BARRICADE PROTECTION IF IT DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
3. DRAINAGE STRUCTURES: DISPERSED DRAINAGE CONSTRUCTION SHALL BE MAINTAINED DOWN TO EROSION DITCH.

NO EXISTING OR DRAINAGE STRUCTURAL SHALL BE DISPOSED ON PLACES WHERE IT MAY BE DIRECTLY CONTACTED BY A SPECIAL TRUCK, SPECIAL LOAD OR OF ANY OTHER.
4. FILLING, PORTLAND CEMENT, MATERIALS ON OTHER METHODS MAY BE UTILIZED TO ESTABLISH NEW VEGETATION OR, NECESSARY, OF BUILT LEAST THREE INCHES. SHALL BE PROTECTED AND MAINTAINED.
5. THE PROTECTION AGAINST THE WORK SHALL BE PROVIDED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND ALL THAT BETWEEN OCTOBER 15 AND APRIL 15, SUCH PROTECTION BE MAINTAINED FOR AT LEAST ONE MONTH AFTER COMPLETION OF PROJECTS (IF REQUIRED).
6. ALL DEVELOPMENT AND DRAINAGE OPERATIONS WILL CONFORM TO THE EROSION CONTROL PREVENTION PLAN (EMPP) PROVIDED FOR THE PROJECT. EACH ASSOCIATE, ALL OPERATIONS BY EXISTED WITHIN ASSOCIATED CONTROL BOUND.
7. ALL GRADES WITHIN OF THE ROAD RIGHT OF WAY SHALL BE PLANNED AND MAINTAINED AS REQUIRED BY THE COUNTY SURVEYOR TO CONTROL EROSION, AND CUT AND/OR FILLING SHALL BE PROTECTED.
8. CUT SLOPE SHALL NOT EXCEED 2:1.
9. UTILITY MANHOLES AND LOCATIONS WITHIN THE AREA OF ROAD CONSTRUCTION FOR DEPOSITS TO BE REMOVED AND THROUGH CUT SLOPES IF ANY ARE FEASIBLE.
10. BUILDINGS CONSTRUCTION: THE CUTOFF LINE SHALL HAVE CONNECTION TESTS TAKEN IN THE WHITE CUTOFF LINE AS WELL AS TESTS FOR THE FILL AREA. SHALL TEST WITHIN OF THE MINIMUM QUALITY PERMITS EROSION SHALL.
11. EROSION OF BUILDING AND DRAINAGE SHALL BE TO 6.5 FEET MAXIMUM AND ON FIRM AND FLOOD.
12. ALL DRAINAGE SHALL MAINTAIN A MINIMUM IN SLOPE TO DISPOSAL POINTS.
13. WET MAY BE DRAINAGE TO THE STREET A MINIMUM IN FILL. PROTECTED DRAINAGE DOES NOT CROSS THE ADJACENT PROPERTY.
14. SPACING TO BE PERFORMED AS FOLLOWS:

CUT	4:1	3:1	2:1
CL	4:1	3:1	2:1
FILL	4:1	3:1	2:1
15. ALL COMPENSATE TO FILL DITCHES TO CORRECT EXISTING SLOPES ON THE FILL.
16. ALL DRAINAGE SHALL CONFORM WITH THE MINIMUM DRAINAGE DRAINAGE DRAINAGE FILL AND DRAINAGE CONTROL DRAINAGE FILL.
17. DRAINAGE DRAINAGE AND EARTHWORK SHALL BE OBSERVED AND TESTED BY THE COUNTY SURVEYOR AND SHALL BE IN THE DRAINAGE AND EARTHWORK SHALL BE IN THE DRAINAGE OF THE COUNTY SURVEYOR AND APPROVED OF THE DRAINAGE DRAINAGE OF THE COUNTY SURVEYOR.
18. IF ANY OF ALL CONSTRUCTION TESTS, FILL AND DRAINAGE DRAINAGE SHALL BE LIMITED TO THE DRAINAGE OF THE COUNTY SURVEYOR FOR TESTING PROTECTION ON FILL, ON DRAINAGE DRAINAGE.



Mr. and Mrs. William West Clark, Jr.
Pebble Beach, California 93953

shoe
A
of
shoe

Issued: December 10, 2009
revised:
drawn by: AST
approved:

Richard K. Rhodes, AIA Architects and Planners • 9777 Blue Larkspur Lane • Monterey, CA 93940 • Off (831) 643-0100 Fax (831) 643-0101

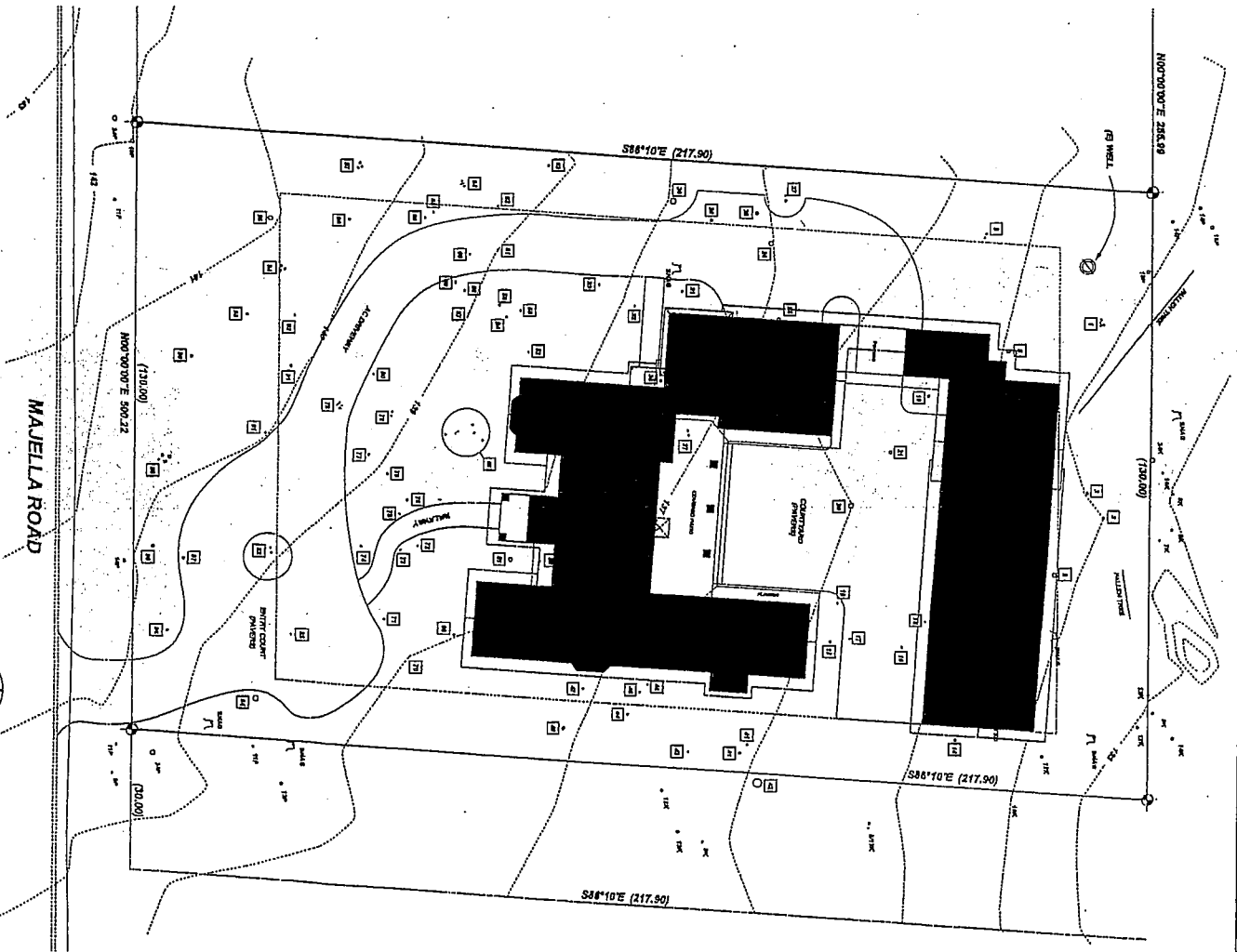
TREES TO BE REMOVED FOR RESIDENCE & DRIVEWAY CONSTRUCTION

No.	Location	Species	DBH	Height	Condition	Comments
1	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
2	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
3	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
4	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
5	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
6	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
7	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
8	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
9	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
10	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
11	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
12	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
13	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
14	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
15	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
16	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
17	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
18	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
19	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
20	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
21	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
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24	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
25	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
26	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
27	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
28	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
29	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
30	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
31	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
32	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
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34	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
35	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
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37	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
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39	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
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41	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
42	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
43	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
44	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
45	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
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47	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
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53	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
54	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
55	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
56	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
57	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
58	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
59	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
60	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
61	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
62	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
63	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
64	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
65	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
66	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
67	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
68	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
69	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
70	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
71	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
72	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
73	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
74	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
75	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
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77	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
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80	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
81	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
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83	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
84	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
85	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
86	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
87	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
88	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
89	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
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91	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
92	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
93	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
94	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
95	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
96	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
97	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
98	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
99	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1
100	East of Lot 1	12.1.1	12.1.1	12.1.1	12.1.1	12.1.1

ALL OTHERS TO BE REMOVED

ALL OTHERS TO BE REMOVED

ALL OTHERS TO BE REMOVED



Sheet

A2

New Residence for:

Mr. and Mrs. William West Clark, Jr.

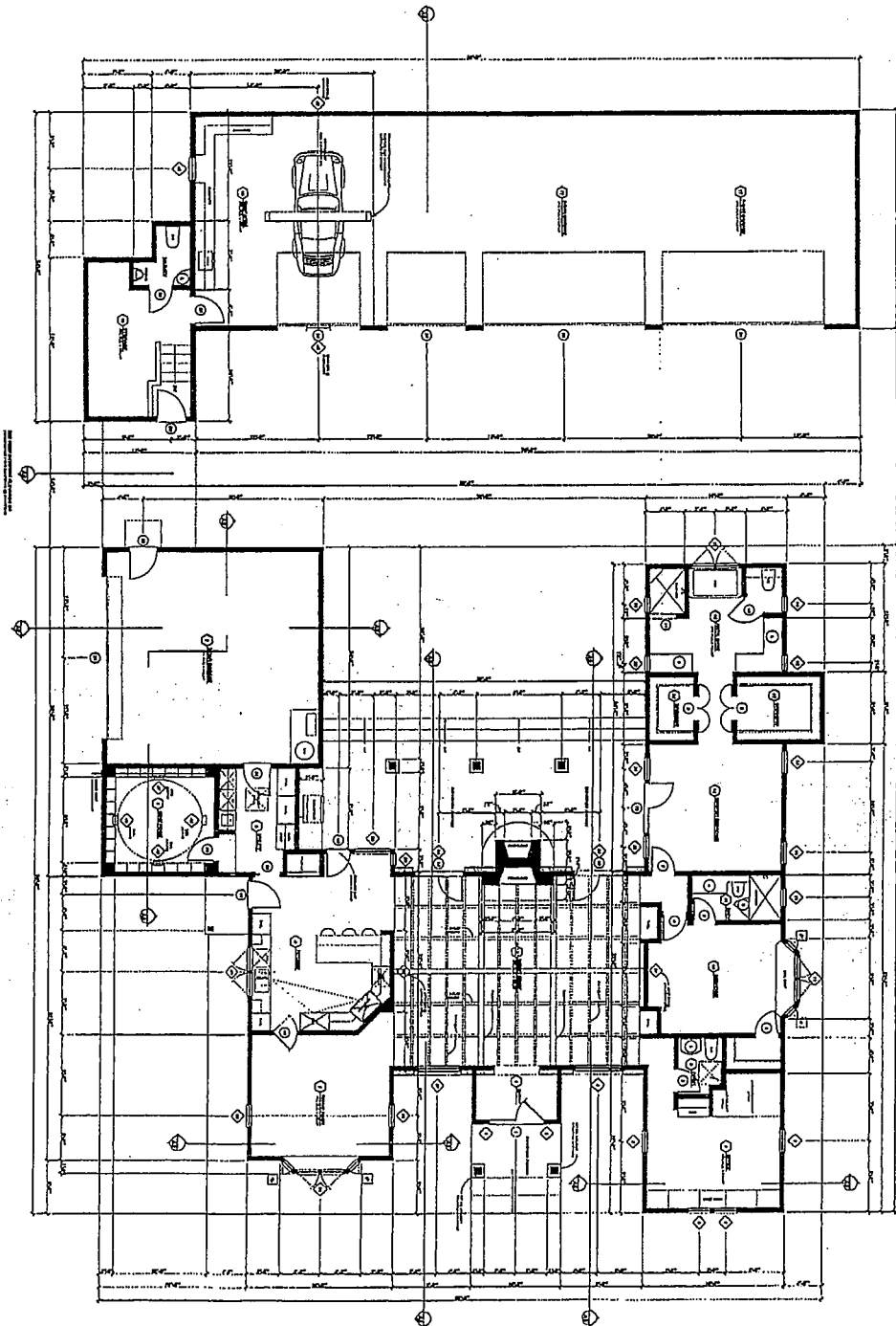
1044 Majella Lane

Pebble Beach, California 93953

Tree Plan
Tree Schedule

Issued: December 20, 2008
revised:
drawn by: AST
approved:

- NOTES: (SHEET A3.1, E1, E2 ONLY)
1. PROVIDE ALL NECESSARY INFORMATION FOR THE ELECTRICAL CONTRACTOR TO INSTALL AND WIRE THE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
 2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
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NEW FLOOR PLAN
SHEET A3.1



A3
Sheet
of
3

New Residence for:

Mr. and Mrs. William West Clark, Jr.

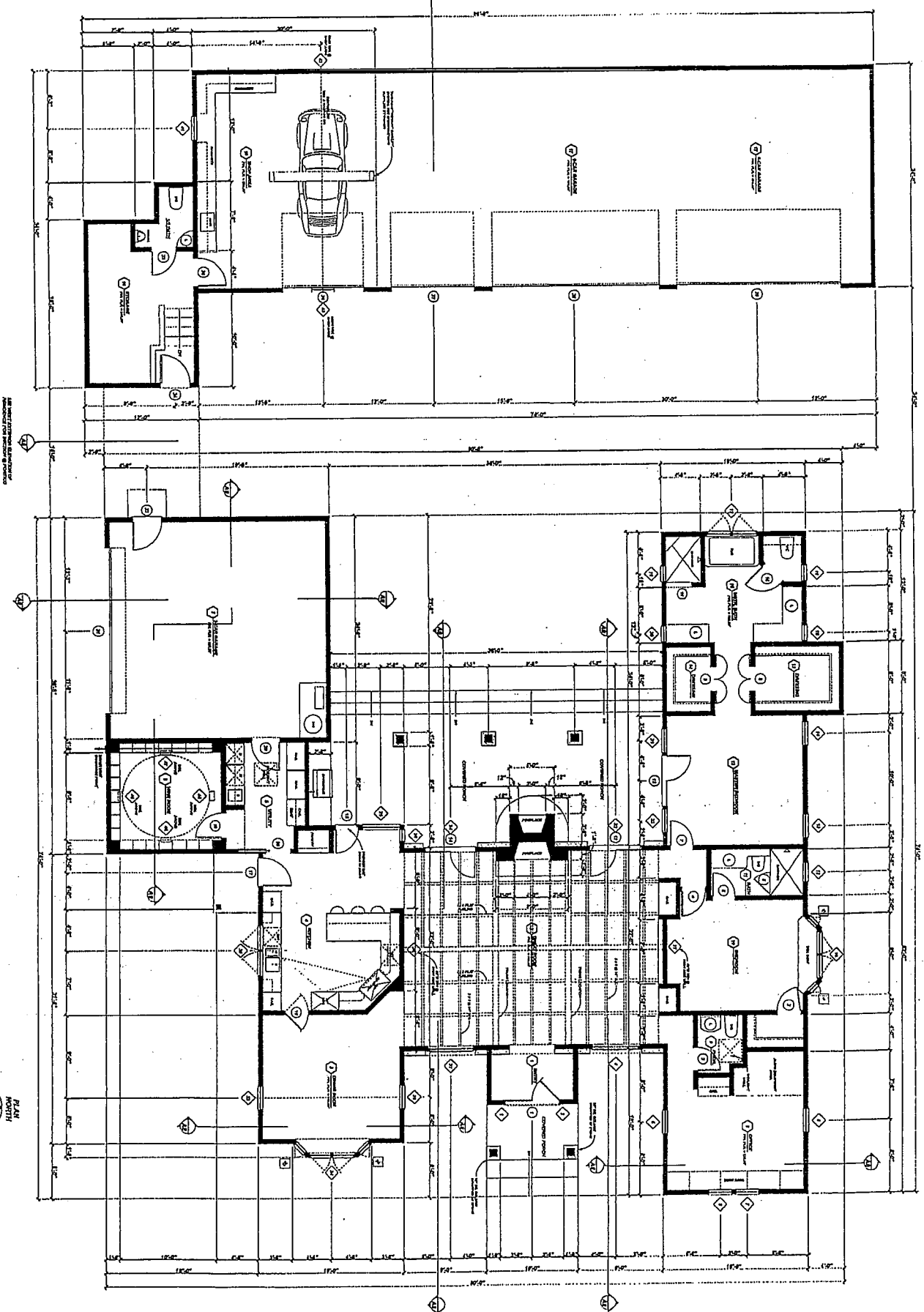
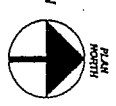
1044 Majella Lane

Pebble Beach, California 93953

Floor Plan
Notes

Issued: December 20, 2006
revised:
drawn by: AST
approved:

NEW FLOOR PLAN
 1/4" = 1'-0"

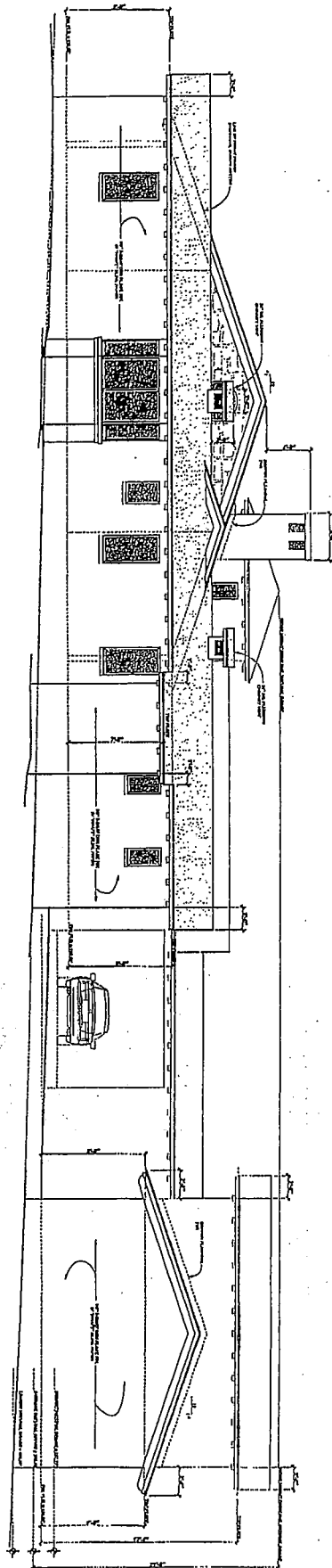


Sheet
 of
 A3.1

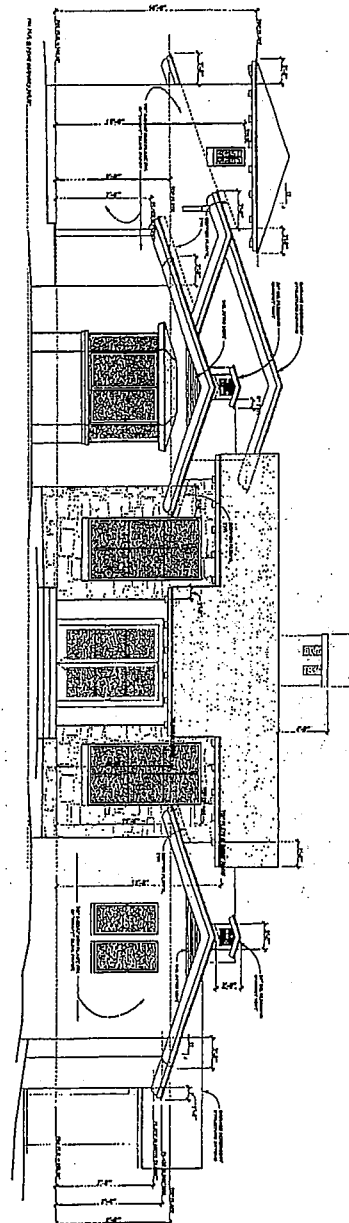
New Residence for:
Mr. and Mrs. William West Clark, Jr.
 1044 Majella Lane
 Pebble Beach, California 93953

Floor Plan
 Notes

Issued: December 20, 2008
 revised:
 drawn by: AST
 approved:



NORTH ELEVATION
1/8" = 1'-0"



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

Sheet
of
A9
RKH

New Residence for:

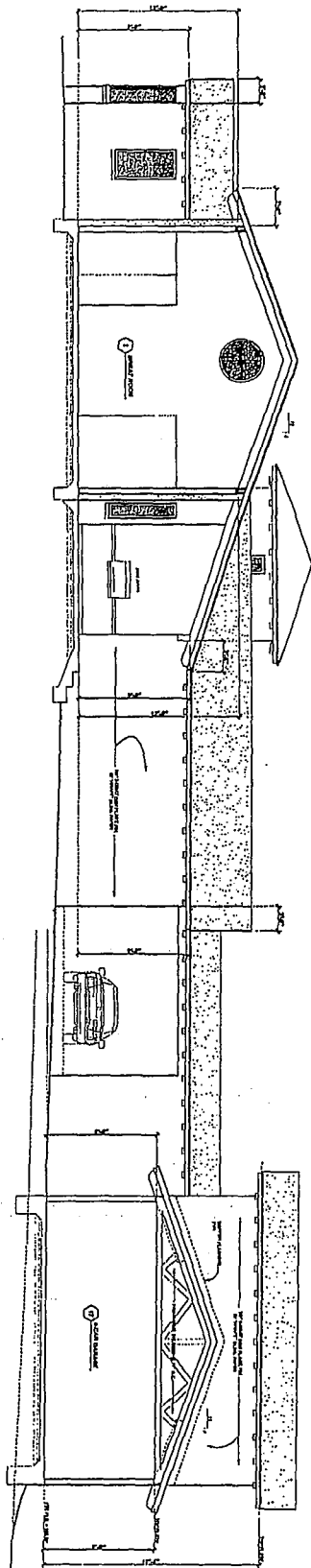
Mr. and Mrs. William West Clark, Jr.

1044 Majella Lane

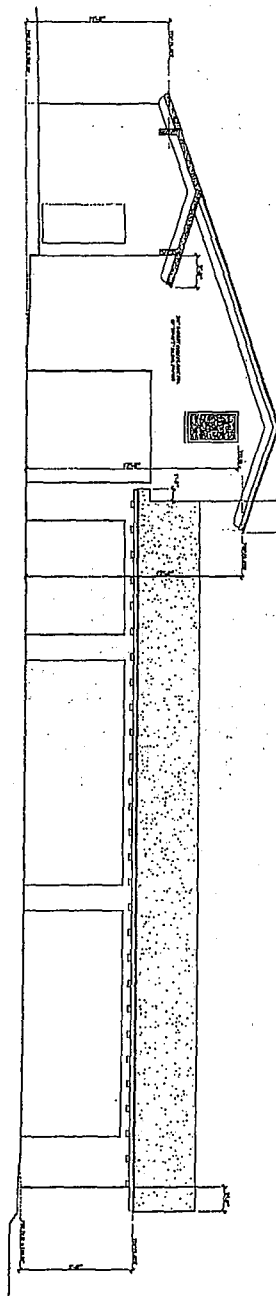
Pebble Beach, California 93953

Exterior Elevations
Notes

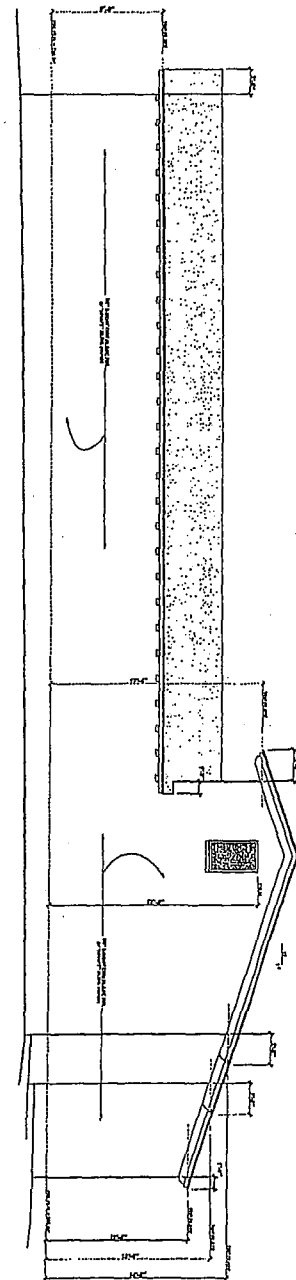
Issued: December 20, 2006
revised:
drawn by: AST
approved:



NORTH ELEVATION (a detached car garage)
1/4" = 1'-0"



EAST ELEVATION (a detached car garage)
1/4" = 1'-0"



WEST ELEVATION (a detached car garage)
1/4" = 1'-0"

Sheet
A11
of
three

New Residence for:
Mr. and Mrs. William West Clark, Jr.
1044 Mayetta Lane
Pebble Beach, California 93953

Exterior Elevations
Notes

Issued: December 20, 2008
revised:
drawn by: AST
approved: