

Exhibit B

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

PLN210326 EDDY

RESOLUTION NO. 22-

Resolution by the Monterey County Zoning Administrator:

1. Finding that the project is for the demolition and construction of a single family dwelling which qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Design Approval to allow the demolition of a 3,214 square foot single family dwelling and attached garage, and construction of a 4,110 square foot single family dwelling, 613 square foot attached garage, and a 1,757 square foot basement.

[PLN210326 – James Eddy, 958 Coral Dr, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-255-020-000)]

The Eddy application (PLN210326) came on for a public hearing before the Monterey County Zoning Administrator on September 8, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

- 1. FINDING: CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:**
- a) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 2010 Monterey County General Plan (General Plan);
 - Greater Monterey Peninsula Area plan (GMPAP); and
 - Monterey County Zoning Ordinance, Title 21 of the Monterey County Code (MCC).

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) Allowed Use. The property is located at 958 Coral Dr, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-255-020-000). The subject parcel is zoned Medium Density Residential with a Building Site, Design Control, and Recreation Equipment Storage Overlay, or “MDR/B-6-D-RES”. This project involves the demolition

of the existing 3,214 square foot home, and construction of a new 4,724 square foot residence. Pursuant to MCC Section 21.12.030.A, MDR allows establishment of a single family dwelling on the property and pursuant to MCC Section 21.44.030, the development is subject to a Design Approval because it lies within a Design Control overlay. Therefore, the proposed project is an allowed use.

- c) Lot Legality. The current configuration of the subject property is identified as Lot 8 and a portion of 9 in Block 23 of the Monterey Peninsula Country Club Subdivision No. 1. Lot 9 was subdivided and conveyed prior to the establishment of the provisions outlined in the subdivision map act and therefore the County recognizes the property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Pursuant to MCC Chapter 21.44, the project is subject to the Design Control Zoning District (“D” district) standards, which are intended to regulate the location, size, materials, and colors of the structures to assure protection of the public viewshed and neighborhood character. The residential neighborhood has a variety of single story and two story homes with an eclectic mix of architectural styles. The proposed single family dwelling is similar in nature to those located in the immediate area, reflecting that of a modern home with cedar and stone siding, bronze metal doors and windows, glass railings, and a weathered wood flat roof. The proposed design and architectural scheme do not detract from the neighborhood’s character and will not detract from the visual integrity of the neighborhood. The project will not impact any visual resources. Figure 14 of the Greater Monterey Peninsula Area Plan (GMPAP) illustrates that the subject property is located within an area which is mapped as visually sensitive; however, this project and this lot do not present a threat to the visual sensitivity of the area and therefore this project is not viewed as a detriment to the public viewshed. The property is not visible from either Highway 1 or Highway 68. The proposed is within an established residential neighborhood of the inland area of Pebble Beach. The project will not create any new visual impacts or exacerbate any existing impacts.
- e) Development Standards. The MDR district establishes a maximum building site coverage and maximum floor area ratio (FAR) of 35%, (4,726 square feet). The proposed coverage is 4,713 square feet and FAR is 4,724 square feet, which meet the regulations. A Variance (ZA00595) was granted in 1969 for the Del Monte Forest Country Club Area which established special setbacks; 20 feet from the front, 10 feet from the side and rear, and for second stories 20 feet from the side. As shown in the attached plans (Attachment 2), the project meets these development standards. There is a covered loggia at the northwestern portion of the property which extends into the side setback by 2.5 feet and building eaves on the eastern, western and southern portions of the property extend into the setback by less than 2.5 feet. This development is allowable pursuant to an exception in MCC Section 21.62.040.C.
- f) Cultural Resources. The project site is mapped as a high archaeological sensitive area; however, the development is within a

previously disturbed area. An archaeological report (Finding 2, Evidence “b”), was prepared for the site and that report found no evidence of archeological resources. The siting and design of the project is not likely to impact archaeological resources, however, a standard condition of approval will be applied which requires work to stop and notification of the County and a professional archaeologist in the event that unanticipated resources are discovered during construction.

- g) Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on June 16, 2022. The LUAC unanimously recommended the project be approved as currently proposed with a vote of 7 ayes to 0 noes.
- h) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in HCD-Planning File No. PLN210326.

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

EVIDENCE: a) The project includes a single family dwelling and an attached garage with an established residential use in a residential neighborhood. The project was reviewed by HCD-Planning. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to archaeological resources and soils. The following reports have been prepared:
 - “Preliminary Archaeological Assessment” (LIB220114) prepared by Achasta Archaeological Services, Marina, CA, March 2022.
 - “Geotechnical Report” (LIB220115) prepared by Grice Engineering, Inc., Salinas, CA, February 2022.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210326.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not 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 present opportunity for injury to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and wastewater services are provided by Carmel Area Wastewater District through the Pebble Beach Community Services District.
- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN210326.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210326.

5. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
 - b) The subject project consist of the replacement of a single-family dwelling with an attached garage along with other structures. Therefore, the proposed development is consistent with the exemption parameters of CEQA Guidelines Section 15302.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource (see Finding 1, Evidence g), a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. No adverse environmental effects were identified during staff review of the development application.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210326.

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

EVIDENCE: Pursuant to Monterey County Zoning Ordinance (MCC) Section 21.44.070, Design Approvals may be appealed to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find that the project involves the demolition and construction of an existing single family dwelling, which qualifies as a Class 2 Categorical Exemption pursuant to Sections 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Design Approval to allow the demolition of a 3,214 square foot single family dwelling and attached garage, and construction of a 4,110 square foot single family dwelling, 613 square foot attached garage, and a 1,757 square foot basement.

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

PASSED AND ADOPTED this 8th day of September, 2022.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

County of Monterey HCD Planning

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

PLN210326

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN210326) allows demolition of a 3,214 square foot single family dwelling and attached garage, and construction of a 4,110 square foot single family dwelling, 613 square foot attached garage, and a 1,757 square foot basement. The property is located at 958 Coral Dr, Pebble Beach (Assessor's Parcel Number 007-255-020-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 007-255-020-000 on September 8, 2022]. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: HCD-Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-Planning

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

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

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

Responsible Department: HCD-Planning

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

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

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

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

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

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

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

Responsible Department: HCD-Planning

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

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

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

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



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STAMPS:

PROJECT/CLIENT:

**EDDY
RESIDENCE**

PROJECT ADDRESS:

**958 CORAL DRIVE
PEBBLE BEACH
CA 93953**

APN: 007-255-020

DATE: MARCH 10, 2022
PLANNING SUBMITTAL

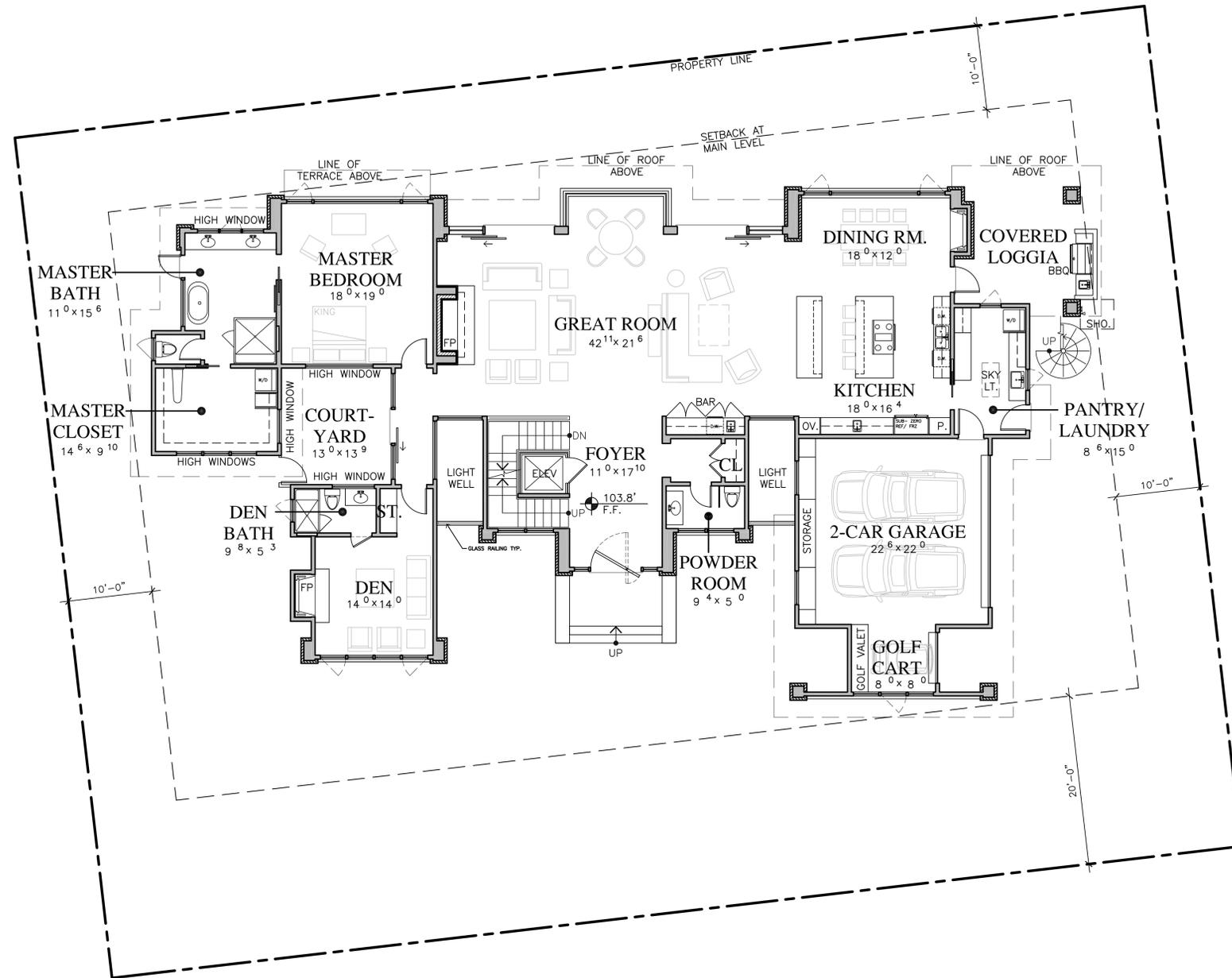
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**MAIN LEVEL
PLAN**

SHEET NO.

A2.0



MAIN LEVEL PLAN

1/8" = 1'-0"



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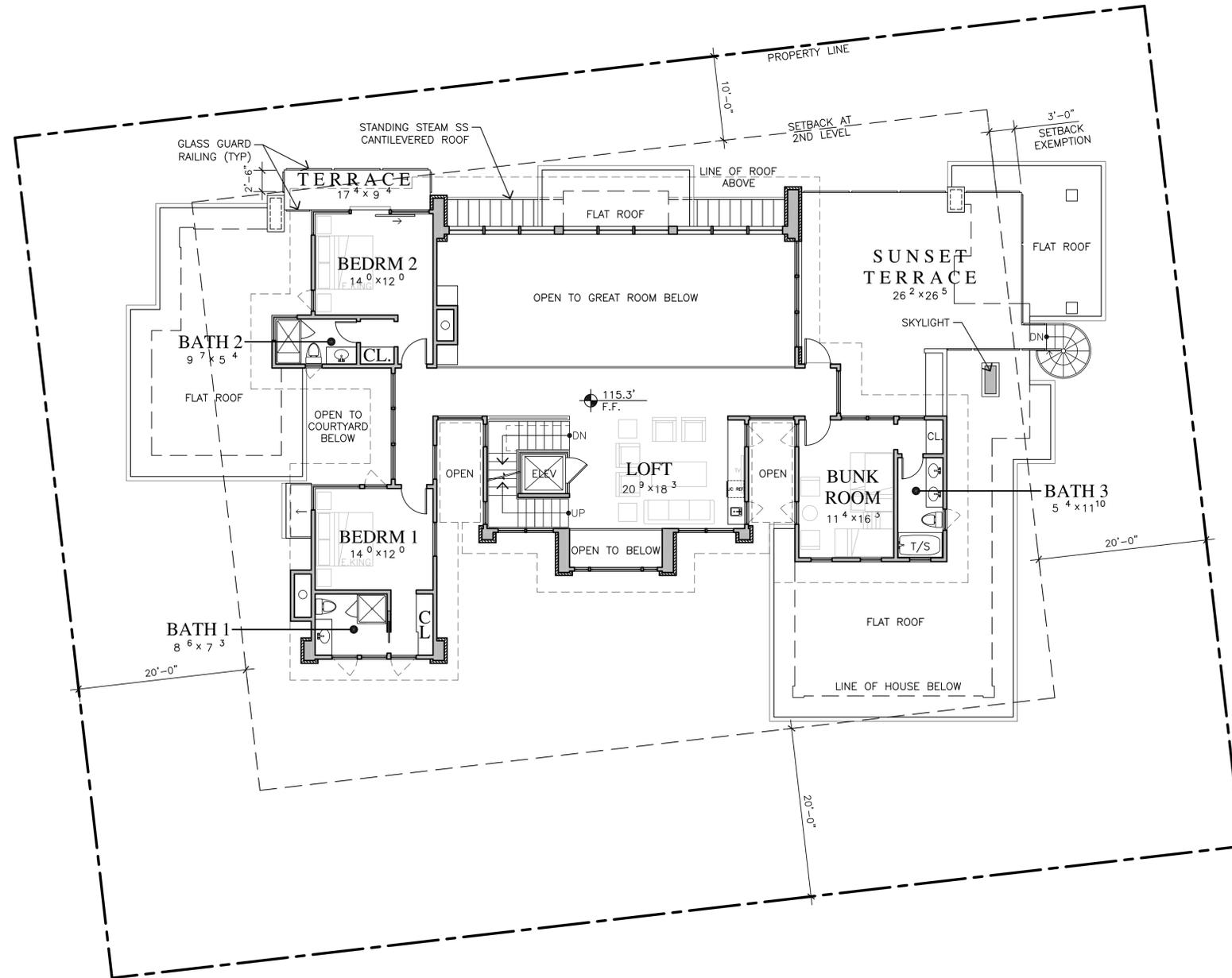
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**UPPER LEVEL
PLAN**

SHEET NO.

A3.0



UPPER LEVEL PLAN

1/8" = 1'-0"



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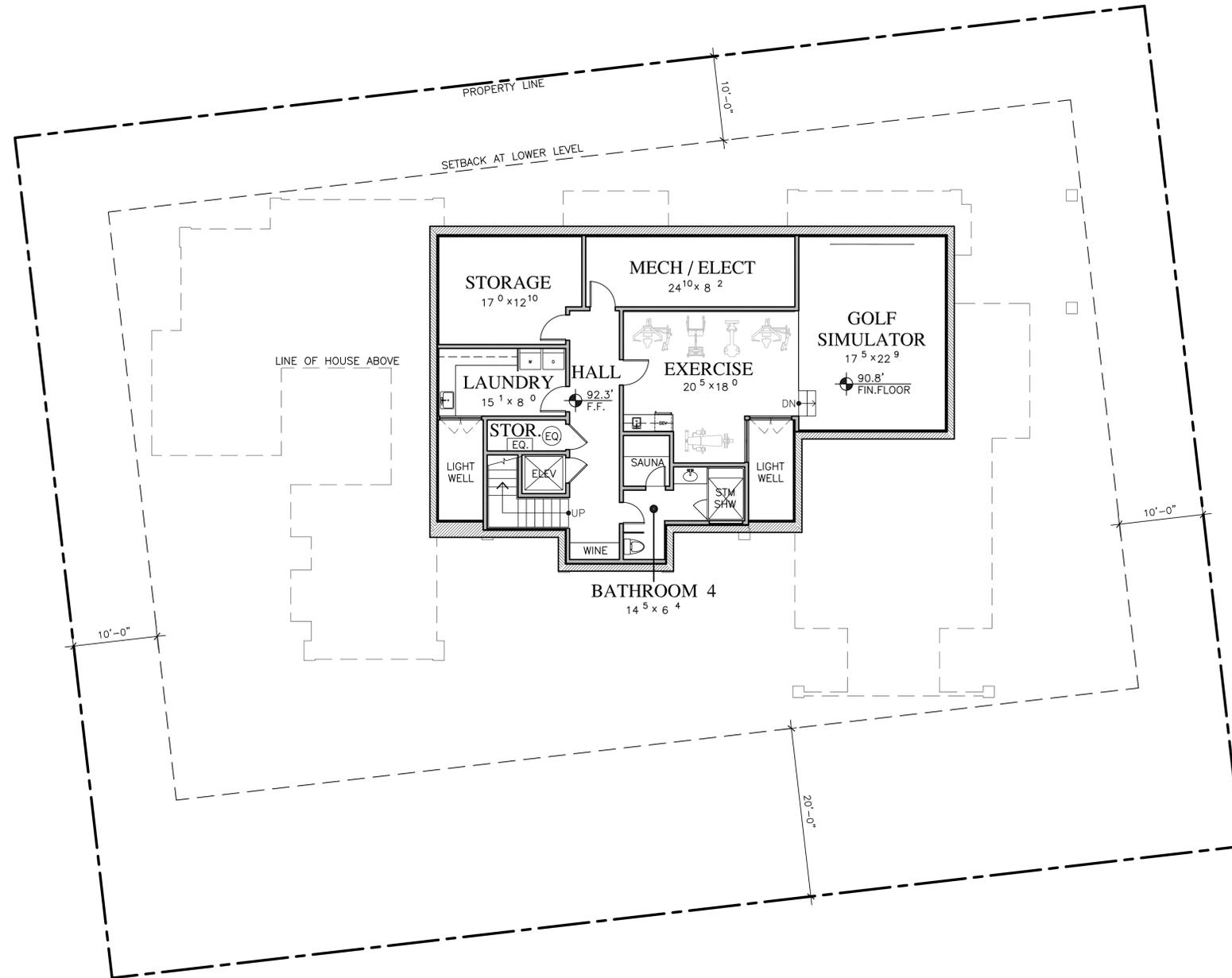
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**LOWER LEVEL
PLAN**

SHEET NO.

A4.0



LOWER LEVEL PLAN

1/8" = 1'-0"



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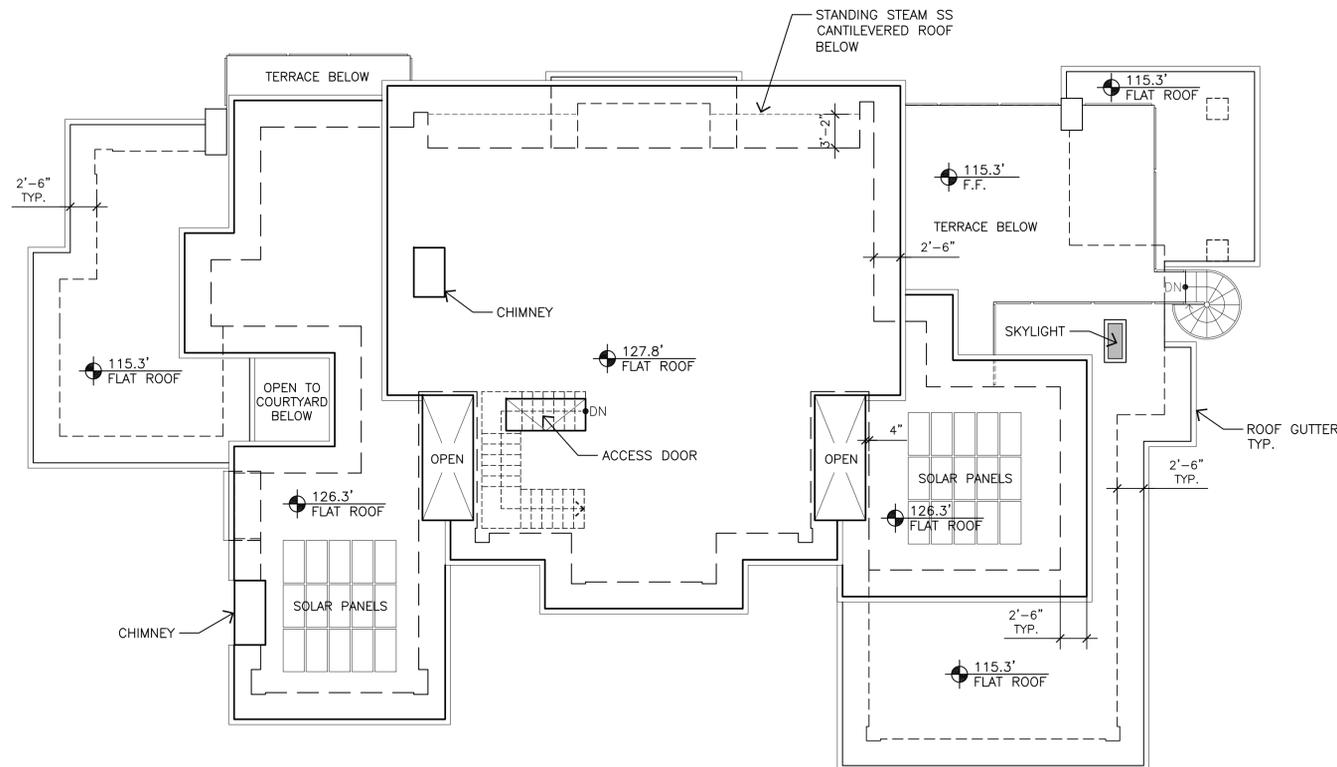
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**ROOF
PLAN**

SHEET NO.

A5.0



ROOF PLAN

1/8" = 1'-0"



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PLANNING SUBMITTAL

REVISIONS:

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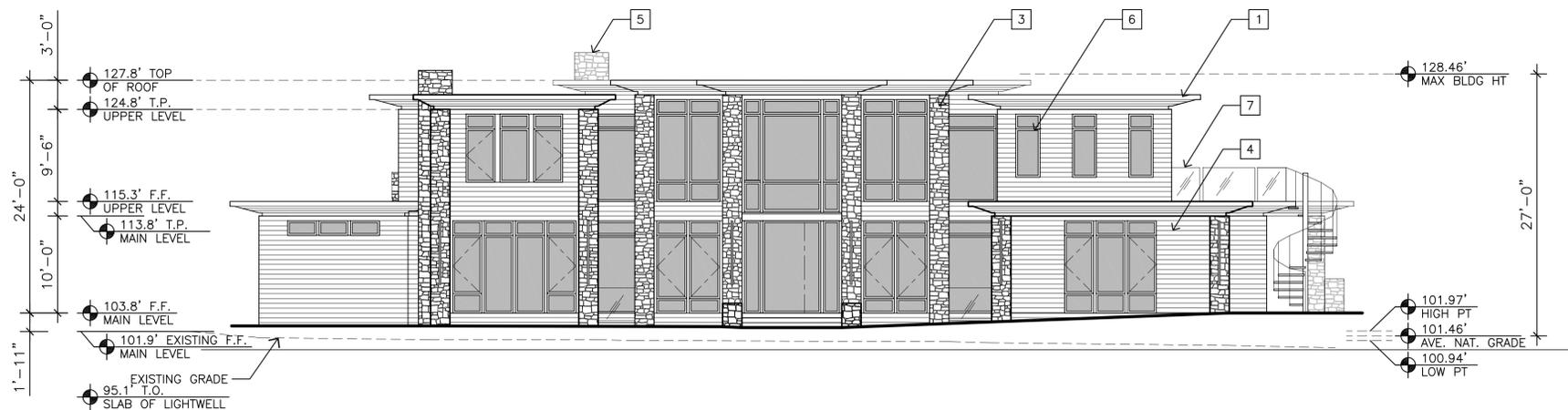
ELEVATIONS

SHEET NO.

A6.0

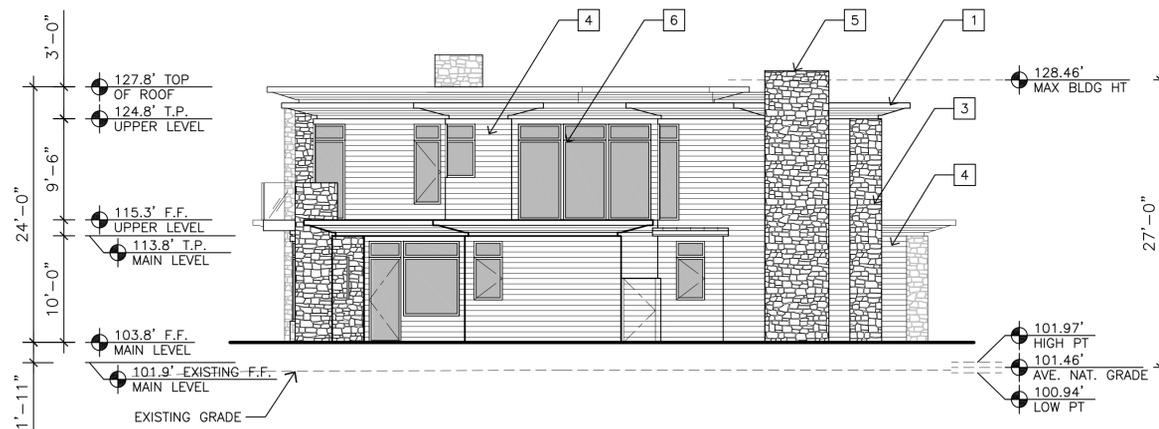
EXTERIOR FINISH LEGEND

- 1 2x6 CEDAR EAVE WITH STAINLESS STEEL FASCIA
- 2 STANDING SEAM STAINLESS STEEL CANTILEVERED ROOF
- 3 DRY STACK RANDOM STONE VENEER
- 4 2x6 CEDAR SIDING
- 5 STONE CHIMNEY
- 6 ANODIZED BRONZE EXTERIOR DOORS AND WINDOWS
- 7 1/2" THK. GLASS RAILING



EAST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"

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ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DISCLOSED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**EDDY
RESIDENCE**

PROJECT ADDRESS:

**958 CORAL DRIVE
PEBBLE BEACH
CA 93953**

APN: 007-255-020

DATE: MARCH 10, 2022

PLANNING SUBMITTAL

REVISIONS:

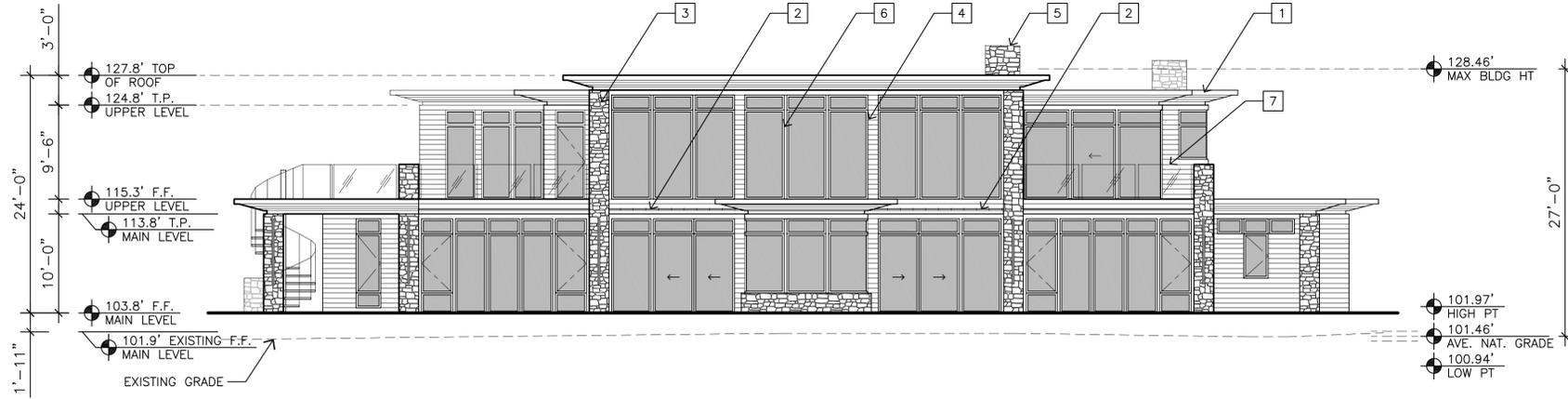
- △ _____
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- △ _____

ELEVATIONS

SHEET NO.

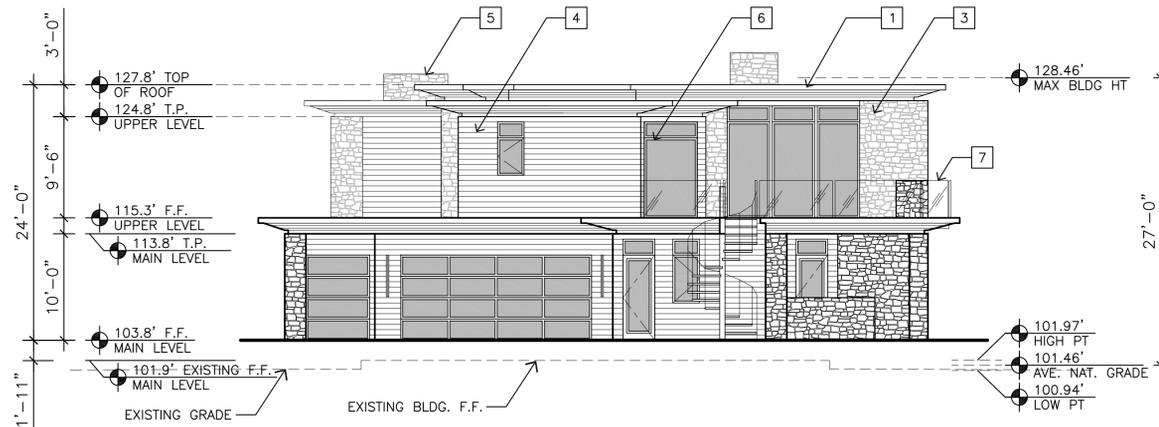
A6.1

EXTERIOR FINISH LEGEND	
1	2x6 CEDAR EAVE WITH STAINLESS STEEL FASCIA
2	STANDING SEAM STAINLESS STEEL CANTILEVERED ROOF
3	DRY STACK RANDOM STONE VENEER
4	2x6 CEDAR SIDING
5	STONE CHIMNEY
6	ANODIZED BRONZE EXTERIOR DOORS AND WINDOWS
7	1/2" THK. GLASS RAILING



WEST ELEVATION

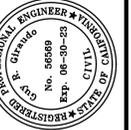
1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

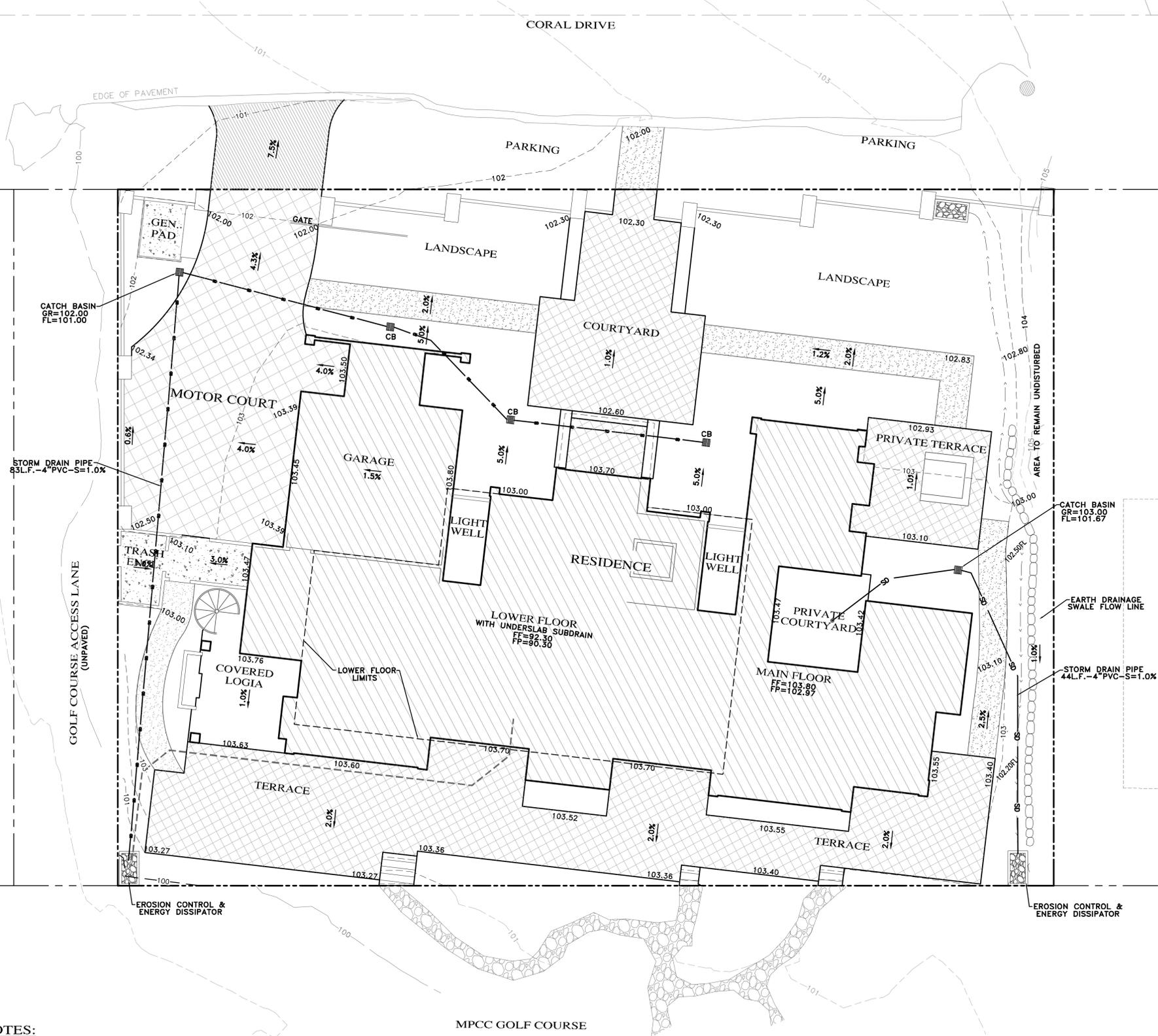
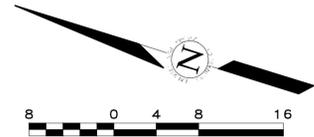
PROJECT BENCHMARK
ELEV.=100.00



APPROVED BY:
GUY R. GIRARDO
Professional Engineer
No. 56589
Exp. 08-30-22
State of California



CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
EDDY RESIDENCE
A.P.N.: 007-255-020
FOR
MR. & MRS. JAMES & PATRICIA EDDY
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



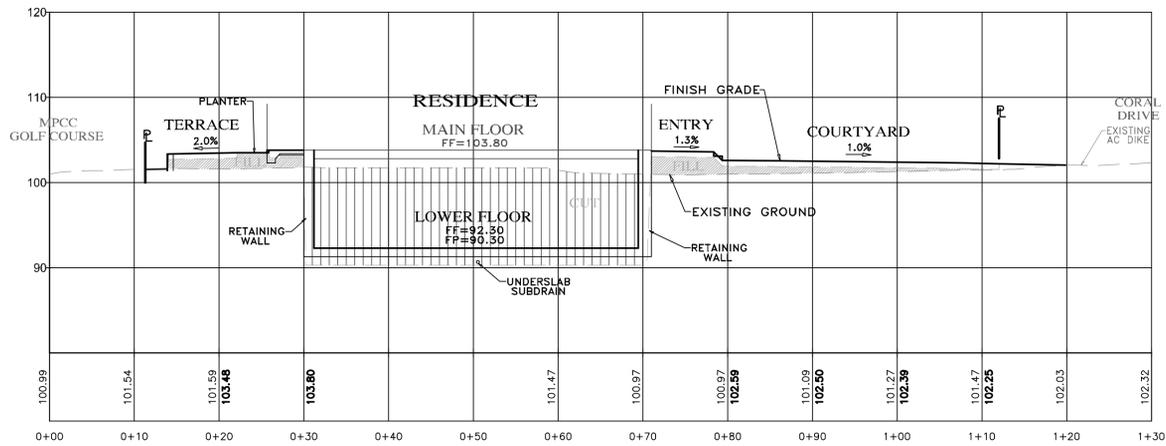
STORM WATER CONTROL NOTES:
1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

TOTAL IMPERVIOUS AREA = 8,014 SQ.FT.
TOTAL AREA OF DISTURBANCE = 13,250 SQ.FT.

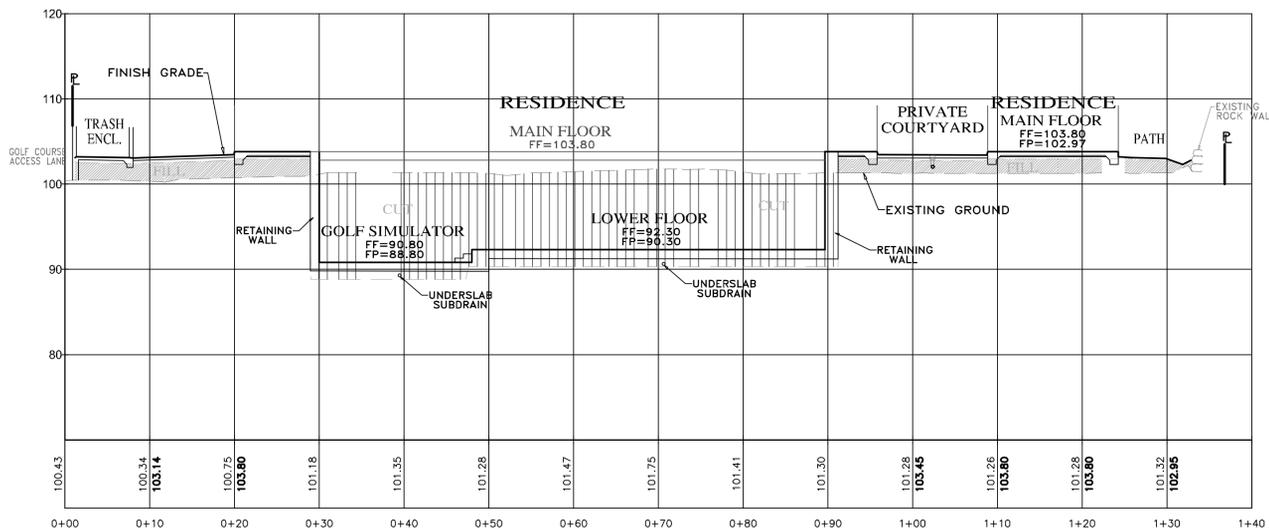
GRADING QUANTITIES:
CUT = 915 C.Y.
FILL = 565 C.Y.
NET = 350 C.Y. EXPORT

CONTACT INFORMATION:
PRIMARY: OWNER
MR. & MRS. JAMES & PATRICIA EDDY
9101 ALTA DRIVE, #707
LAS VEGAS, NV 89145
SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MS. JULIE PAULSON
721 LIGHT HOUSE AVE.
PEBBLE BEACH, CA 93950
PH (831)646-1261
SITE LOCATION:
958 CORAL DRIVE
PEBBLE BEACH, CA 93953

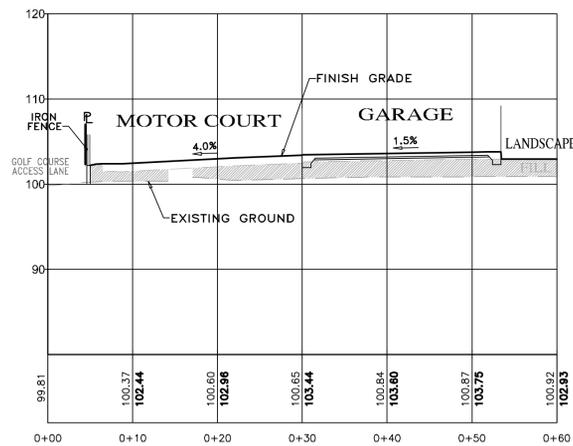
SCALE: 1"=8'			
DATE: MARCH 2022			
JOB NO. 2369-02			
SHEET			C1
OF 3 SHEETS			
No.	DATE	BY	REVISION
03/09/22	AMS		RELEASED TO CLIENT



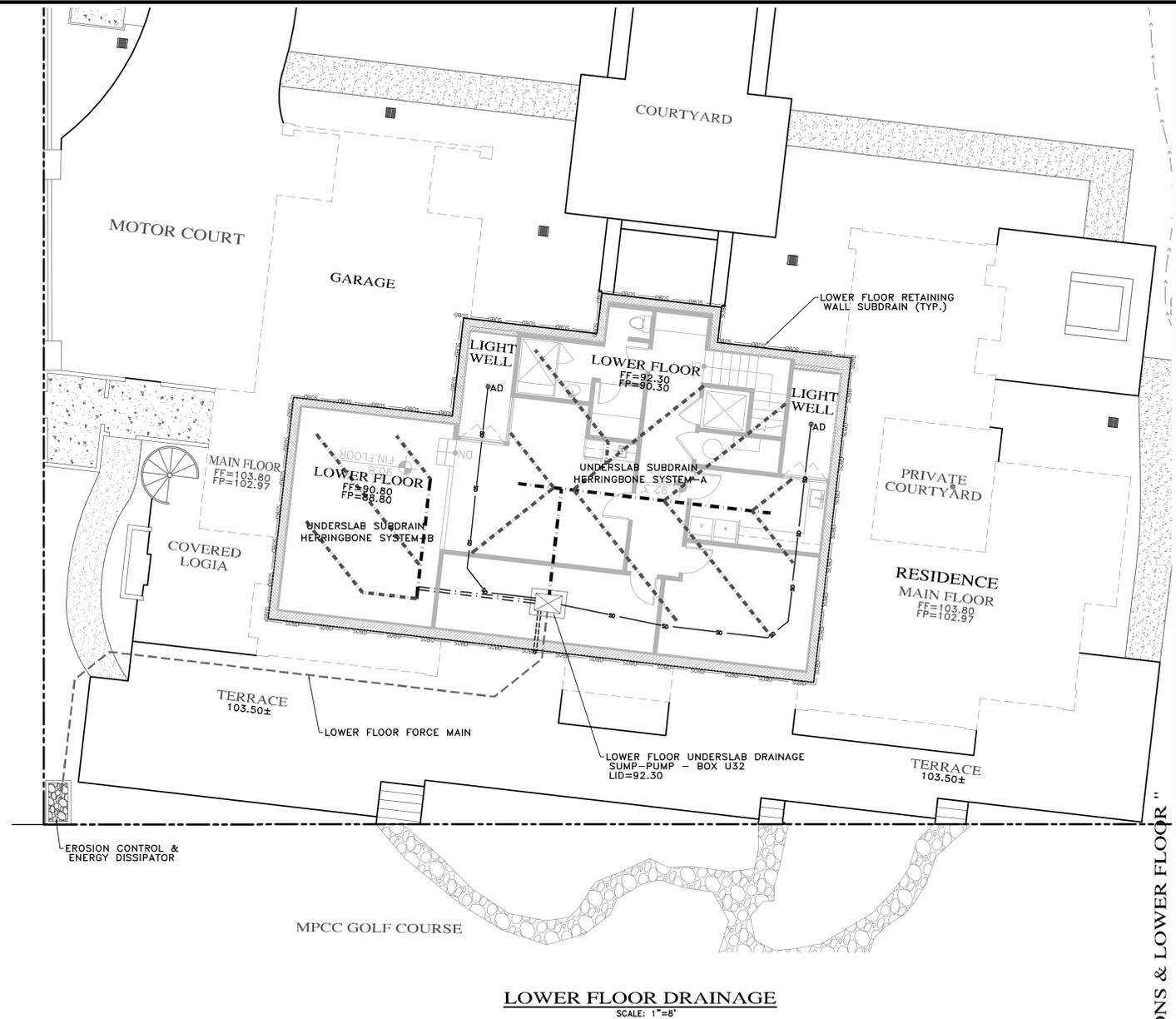
SECTION A-A
SCALE: 1"=10' H&V



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



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



LOWER FLOOR DRAINAGE
SCALE: 1"=8'

" CONCEPTUAL GRADING SECTIONS & LOWER FLOOR "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF EDDY RESIDENCE
A.P.N.: 007-255-020
FOR PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. JAMES & PATRICIA EDDY

LANDSET ENGINEERS, INC.
5208 Cray Horse Canyon Road
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

APPROVED BY:
GUY R. GIRAJDO
3/1/22

PROFESSIONAL ENGINEER # 10000
OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER # 10000
No. 66569
Exp. 06-30-23
CITY OF PEPPER HARBOR

SCALE: AS SHOWN			
DATE: MARCH 2022			
JOB NO. 2369-02			
SHEET C2			
OF 3 SHEETS			
No.	DATE	BY	REVISION

LSPROJ_2369-02\DWG\2369-02\CIVIL\DWG\2369-02\DCP.DWG/24-03-2022



LEGEND:

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

EROSION & SEDIMENT CONTROL NOTES:

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

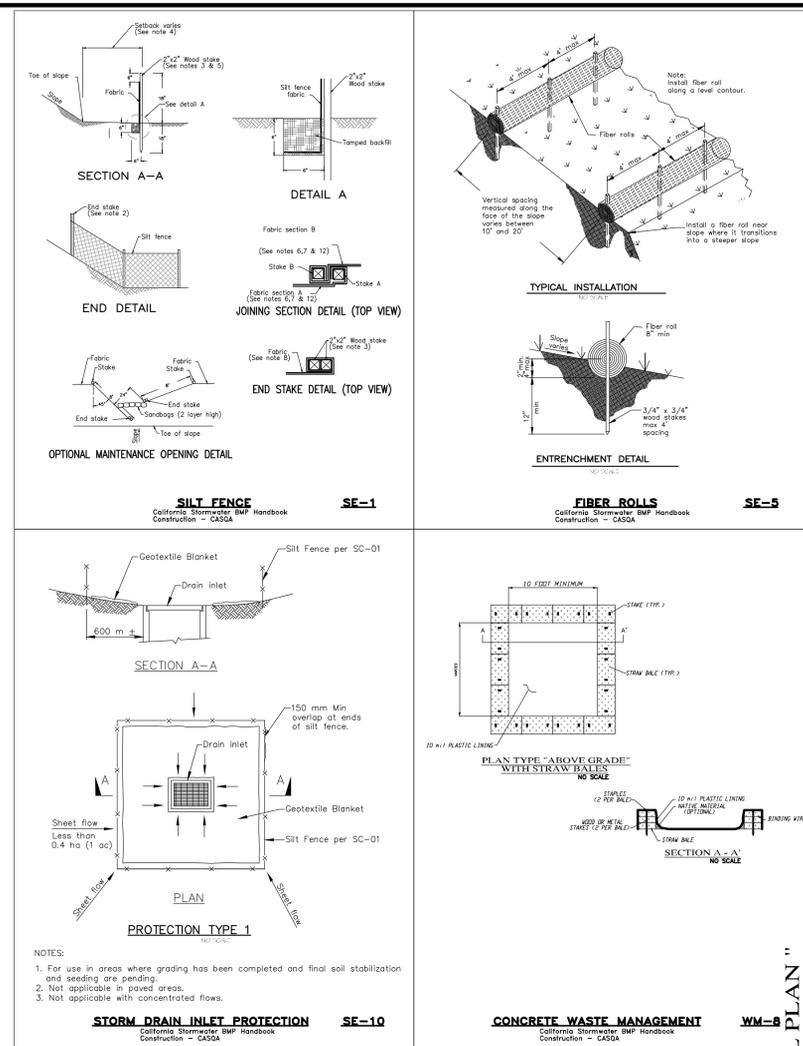


TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS. INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION. COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Material Delivery and Storage WM-1

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

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

Categories	Legend:	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input type="checkbox"/>	Sediment <input type="checkbox"/>	None
SE Sediment Control	<input type="checkbox"/>	Nutrients <input type="checkbox"/>	
TC Tracking Control	<input type="checkbox"/>	Trash <input type="checkbox"/>	
WE Wind Erosion Control	<input type="checkbox"/>	Metals <input type="checkbox"/>	
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria <input type="checkbox"/>	
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>	Oil and Grease <input type="checkbox"/>	
		Organics <input type="checkbox"/>	

Hazardous Waste Management WM-6

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

Categories	Legend:	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input type="checkbox"/>	Sediment <input type="checkbox"/>	None
SE Sediment Control	<input type="checkbox"/>	Nutrients <input type="checkbox"/>	
TC Tracking Control	<input type="checkbox"/>	Trash <input type="checkbox"/>	
WE Wind Erosion Control	<input type="checkbox"/>	Metals <input type="checkbox"/>	
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria <input type="checkbox"/>	
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>	Oil and Grease <input type="checkbox"/>	
		Organics <input type="checkbox"/>	

Stockpile Management WM-3

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

Categories	Legend:	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input type="checkbox"/>	Sediment <input type="checkbox"/>	None
SE Sediment Control	<input type="checkbox"/>	Nutrients <input type="checkbox"/>	
TC Tracking Control	<input type="checkbox"/>	Trash <input type="checkbox"/>	
WE Wind Erosion Control	<input checked="" type="checkbox"/>	Metals <input type="checkbox"/>	
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria <input type="checkbox"/>	
WM Waste Management and Materials Pollution Control	<input type="checkbox"/>	Oil and Grease <input type="checkbox"/>	
		Organics <input type="checkbox"/>	

Sanitary/Septic Waste Management WM-9

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

Categories	Legend:	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input type="checkbox"/>	Sediment <input type="checkbox"/>	None
SE Sediment Control	<input type="checkbox"/>	Nutrients <input type="checkbox"/>	
TC Tracking Control	<input type="checkbox"/>	Trash <input type="checkbox"/>	
WE Wind Erosion Control	<input type="checkbox"/>	Metals <input type="checkbox"/>	
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria <input type="checkbox"/>	
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>	Oil and Grease <input type="checkbox"/>	
		Organics <input type="checkbox"/>	

Solid Waste Management WM-5

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

Categories	Legend:	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input type="checkbox"/>	Sediment <input type="checkbox"/>	None
SE Sediment Control	<input type="checkbox"/>	Nutrients <input type="checkbox"/>	
TC Tracking Control	<input type="checkbox"/>	Trash <input type="checkbox"/>	
WE Wind Erosion Control	<input type="checkbox"/>	Metals <input type="checkbox"/>	
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria <input type="checkbox"/>	
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>	Oil and Grease <input type="checkbox"/>	
		Organics <input type="checkbox"/>	

Preservation Of Existing Vegetation EC-2

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

Categories	Legend:	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input checked="" type="checkbox"/>	Sediment <input type="checkbox"/>	None
SE Sediment Control	<input type="checkbox"/>	Nutrients <input type="checkbox"/>	
TC Tracking Control	<input type="checkbox"/>	Trash <input type="checkbox"/>	
WE Wind Erosion Control	<input type="checkbox"/>	Metals <input type="checkbox"/>	
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria <input type="checkbox"/>	
WM Waste Management and Materials Pollution Control	<input type="checkbox"/>	Oil and Grease <input type="checkbox"/>	
		Organics <input type="checkbox"/>	

" CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

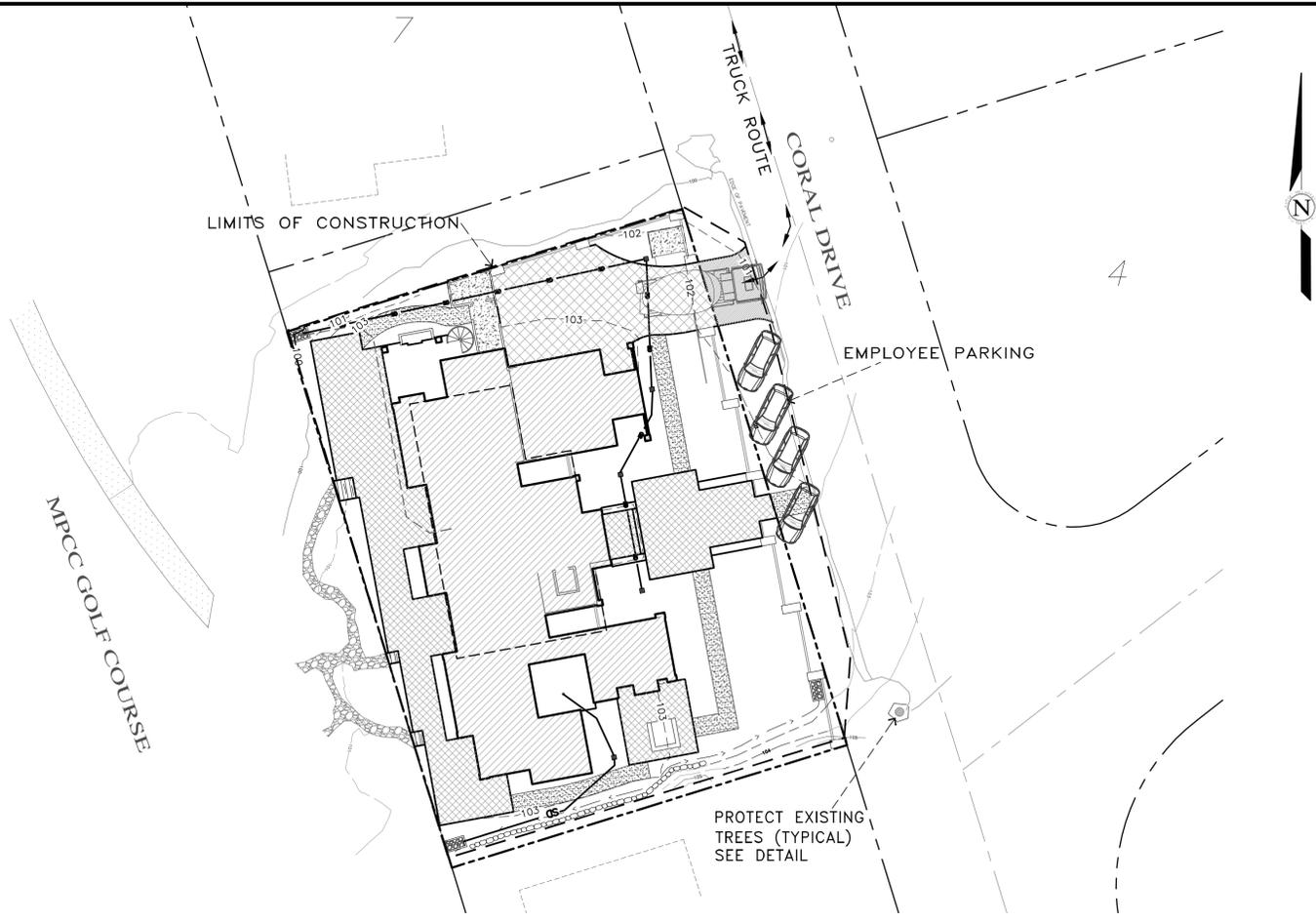
APPROVED BY:

GUY R. GIRARDI

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0970 Fax (831) 443-3801
www.landseteng.com

EDDY RESIDENCE
A.P.N.: 007-255-020
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. JAMES & PATRICIA EDDY

No.	DATE	BY	REVISION
03/09/22	AMS		RELEASED TO CLIENT



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

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT NEW STRUCTURE, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

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

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

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 68 TO MORSE DRIVE TO CONGRESS ROAD TO SAWMILL GULCH ROAD TO SLOAT ROAD TO OLD 17 MILE DRIVE TO CORAL DRIVE. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON CORAL DRIVE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

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

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

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

TRUCK TRIP GENERATION CHART:

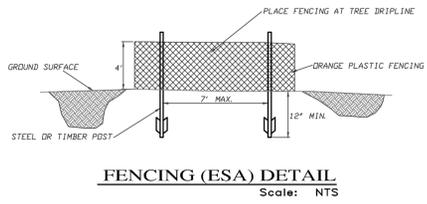
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	5	3
GRADING & SOIL REMOVAL (EXPORT)	18	4
ENGINEERING MATERIALS (IMPORT)	3	2
TOTALS	26	9

TRUCK TRIP GENERATION NOTES:

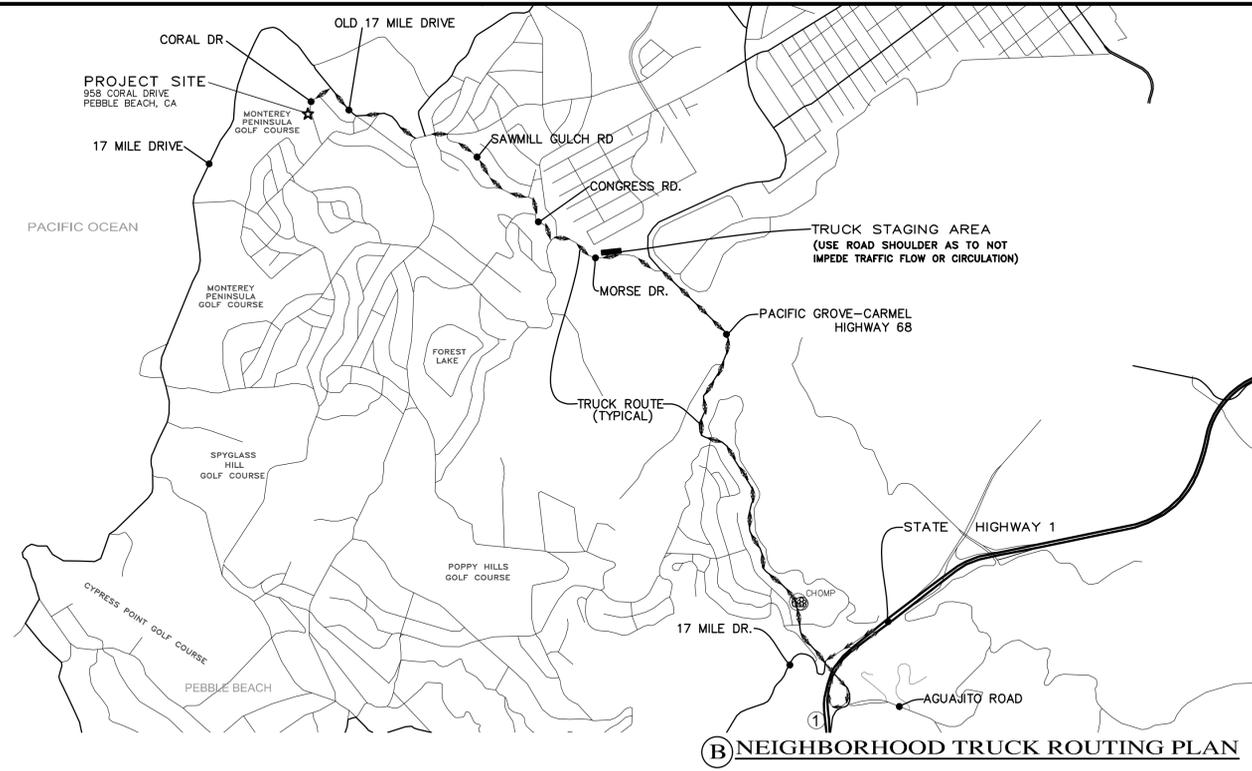
- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 350 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 9 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10
HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 21 MARCH 2022, 9 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.



(A) CONSTRUCTION STAGING PLAN
SCALE: 1"=30'

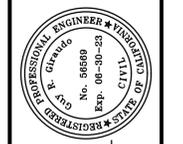


CONTACT INFORMATION:
PRIMARY: OWNER
MR. & MRS. JAMES & PATRICIA EDDY
9101 ALTA DRIVE, #707
LAS VEGAS, NV 89145

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MS. JULIE PAULSON
721 LIGHT HOUSE AVE.
PEBBLE BEACH, CA 93950
PH (831) 646-1261

SITE LOCATION:
958 CORAL DRIVE
PEBBLE BEACH, CA 93953

No.	DATE	BY	REVISION
03/09/22	AMS	RELEASED TO CLIENT	



APPROVED BY:
GUY R. GIRARDO



CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN

OF
EDDY RESIDENCE
A.P.N.: 007-255-020

MR. & MRS. JAMES & PATRICIA EDDY
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

SCALE: AS SHOWN
DATE: MARCH 2022
JOB NO. 2369-02

SHEET **CMP1**
OF 1 SHEETS



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Landscape & General
Contractors C27 & B 392291
Landscape Architecture
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Project:

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958 Coral Dr.
Pebble Beach, CA 93953.

APN: 007-255-020
Revisions:



Drawing Title:

Landscape Plan

Date: 03/04/22

Scale: 1/8" = 1'0"

Drawn By: pw

Page Number:

L1.0

SCOPE OF WORK:

THIS IS NEW LANDSCAPE WITH A DRIP IRRIGATION SYSTEM RUN BY A SMART CONTROLLER.

PROJECT INFORMATION:

OWNER JAMES & PATRICIA EDDY
SITE 958 CORAL DR.
PEBBLE BEACH, CA 93953.
APN 007-255-020
TOPOGRAPHY FLAT
TREE REMOVAL SEE SITE PLAN
GRADING SEE GRADING PLAN

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

LANDSCAPING STATEMENT:

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2016 EDITION OF THE CBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:

ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:

ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.

ANY TREE WORK INCLUDING PRUNING OR REMOVAL TO REQUIRE APPROVAL OF THE CITY FORESTER.

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
- MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
- TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
- TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
- REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
- REMOVE ALL CUT MATERIAL FROM THE AREA
- MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:

VEHICLE ACCESS FROM CORAL DR.

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING:

STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING:

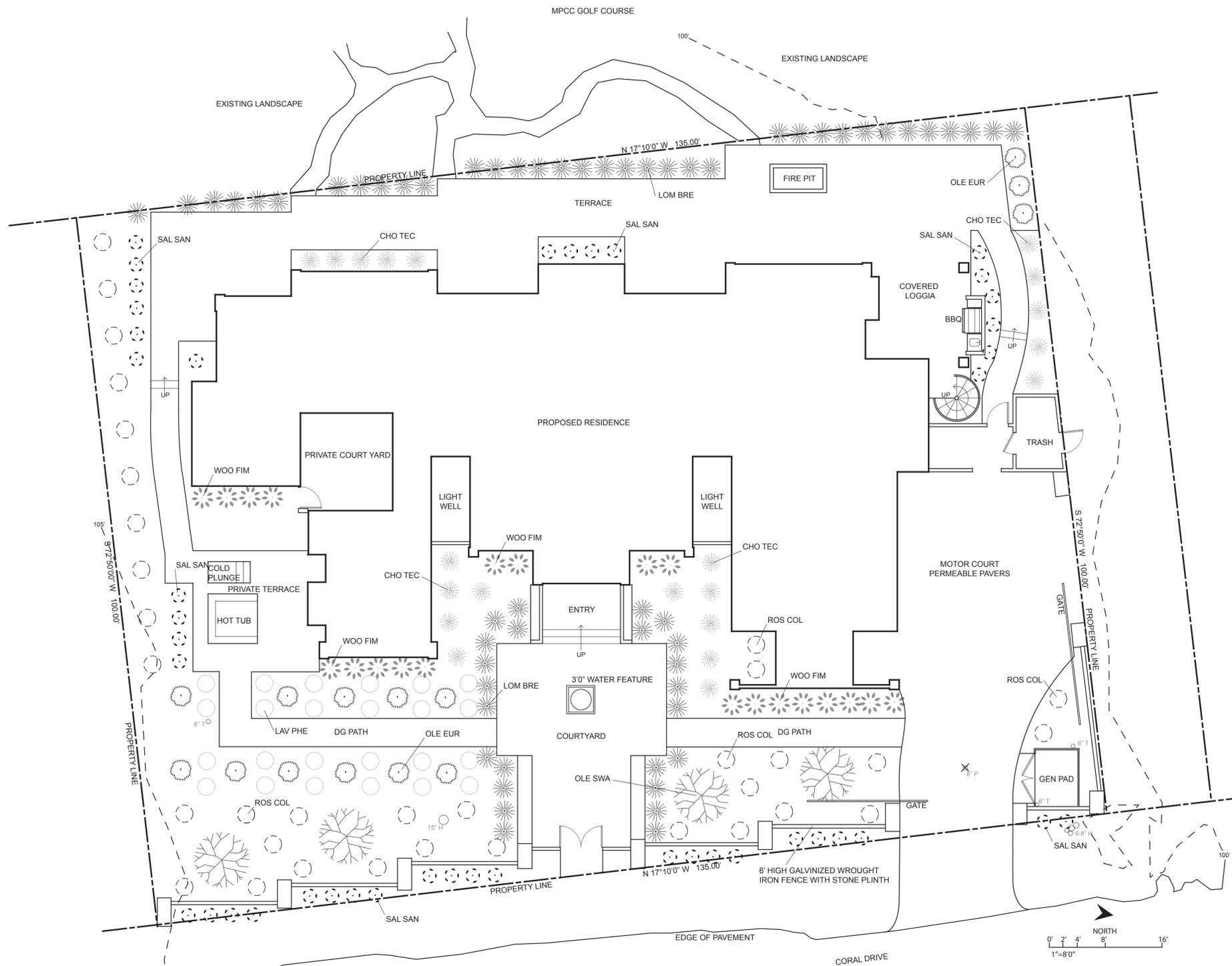
SPREAD 3" OF WOOD CHIPS OVER ALL EXPOSED PLANTING AREAS

STAGING:

WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT:

SOIL TO BE AMENDED WITH NITRIFIED REDWOOD SAWDUST COMPOST AND BE INCORPORATED AT A RATE OF AT LEAST 4 CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 6" INTO THE LANDSCAPE AREA.



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
CHO TEC	<i>Chondropetalum tectorum</i> 'El Campo'	Small Cape Rush	20	5 gal	Low
LAV PHE	<i>Lavandula</i> 'Phenomenal'	Phenomenal Lavender	24	5 gal	Low
LOM BRE	<i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush	59	5 gal	Low
OLE EUR	<i>Olea europea</i> 'Montra'	Dwarf Little Ollie	14	5 gal	Low
OLE SWA	<i>Olea europea</i> 'Swan Hill'	Swan Hill Fruitless Olive	3	24" box	Low
ROS COL	<i>Rosmarinus officinalis</i> 'Collingwod Ingram'	Collingwood Ingram Rosemary	22	5 gal	Low
SAL SAN	<i>Salvia leucantha</i> 'Santa Barbara'	Santa Barbara Sage	43	5 gal	Low
WOO FIM	<i>Woodwardia fimbriata</i>	Giant Chain Fern	14	5 gal	Low

LANDSCAPE AREA:

EACH PLANT HAS ITS OWN, APPROPRIATELY SIZED, DRIP EMITTER AND THEREFORE LANDSCAPE AREA IS CALCULATED PER PLANT.

THIS IS CALCULATED BY THE FOLLOWING GUIDELINES

- 4" PLANT = 4 SQUARE FOOT
- 1 GALLON PLANT = 4 SQUARE FEET
- 5 GALLON PLANT = 6 SQUARE FEET
- 24" BOX TREE = 12 SQUARE FEET
- 36" BOX TREE = 14 SQUARE FEET



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Scale: 1/8" = 1'0"

Drawn By: PW

Page Number:

L2.0

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XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL
4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.
5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BELOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"x4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ON SITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VALVES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

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Patrick Wilson

IRRIGATION LEGEND:

- ===== 1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE
- ☒ FEBCO BACKFLOW PREVENTION DEVICE
- ☒ MAINLINE MASTER VALVE
- ☒ IRRIGATION WATER METER + FLOW SENSOR
- ☐ VALVE BOX
- ☑ RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
- HOSE BIB
- ☑ RAINBIRD ESP RAIN SENSOR
- ☒ GATE VALVE
- || 4" SCH 40 PVC CHASE PIPE

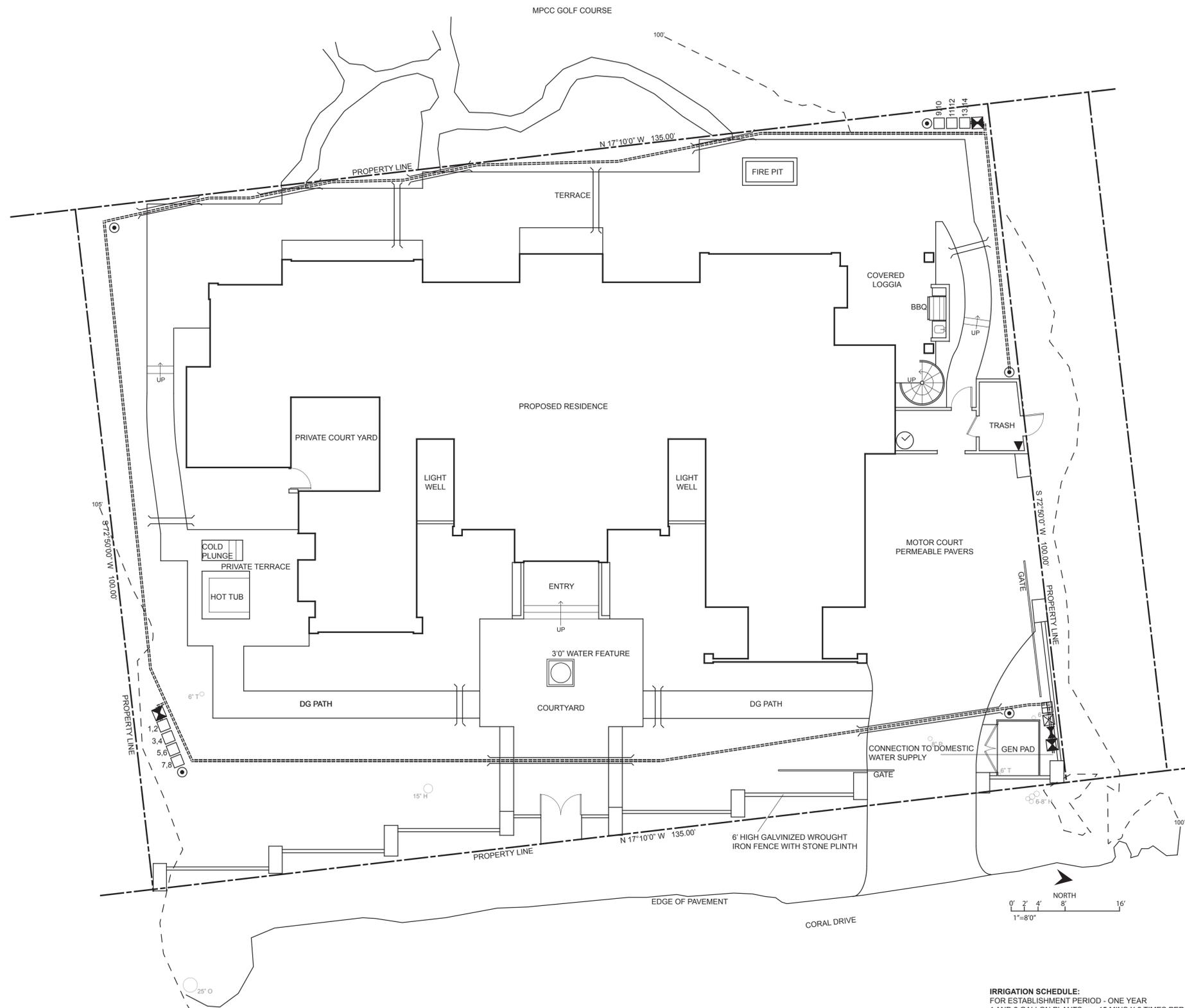
IRRIGATION SCHEDULE:

FOR ESTABLISHMENT PERIOD - ONE YEAR
1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK
24" BOX TREES 30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS

1 AND 2 GALLON PLANTS 15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 1 TIMES PER WEEK
24" BOX TREES 30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.





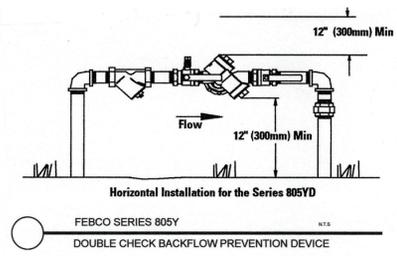
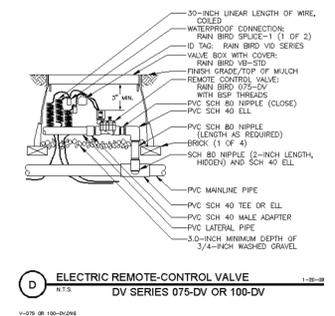
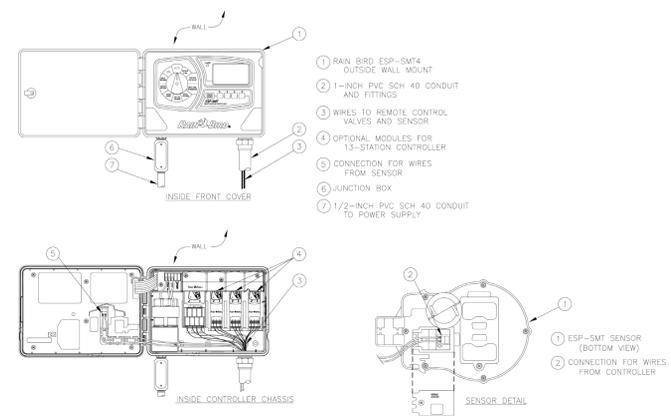
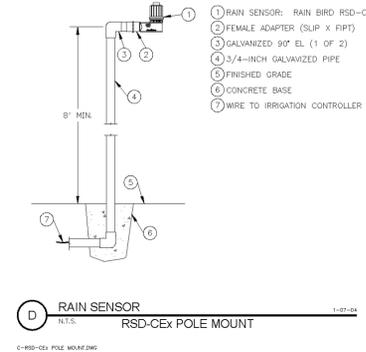
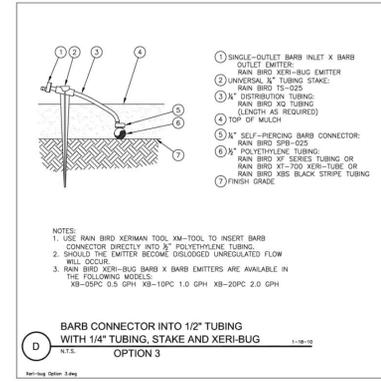
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Water Efficient Landscape Worksheet							
<i>Instructions:</i>							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (Eto)		36 Pebble Beach					
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	Estimated Total Water Use (ETWU)
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	1212	299.26	6,679
2) medium water use plants	0.4	Drip	0.81	0.494	0	0.00	0
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
				Totals	1,212	299.26	6,679
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
Estimated Total Water Use (ETWU)							6,679
Maximum Allowed Water Allowance (MAWA)							12,173
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency				
very low	0-0.1	overhead spray	0.75				
low	0.1-0.3	drip	0.81				
medium	0.4-0.6						
high	0.7-1.0						
MAWA (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/year to gallons per sq. ft. / year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	299						
Total Area	1,212	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.					
Average ETAF	0.25						
All Landscape Areas							
Total ETAF x Area	299						
Total Area	1,212						
Sitewide ETAF	0.25						

ESTIMATED TOTAL WATER USE (ETWU) = 6,679 GALLONS PER YEAR
 MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) = 12,173 GALLONS PER YEAR
 ETWU IS LESS THAN MAWA



Drawing Title:

Irrigation Details

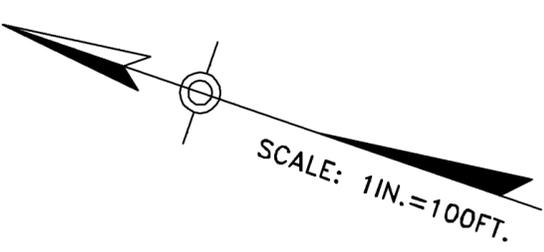
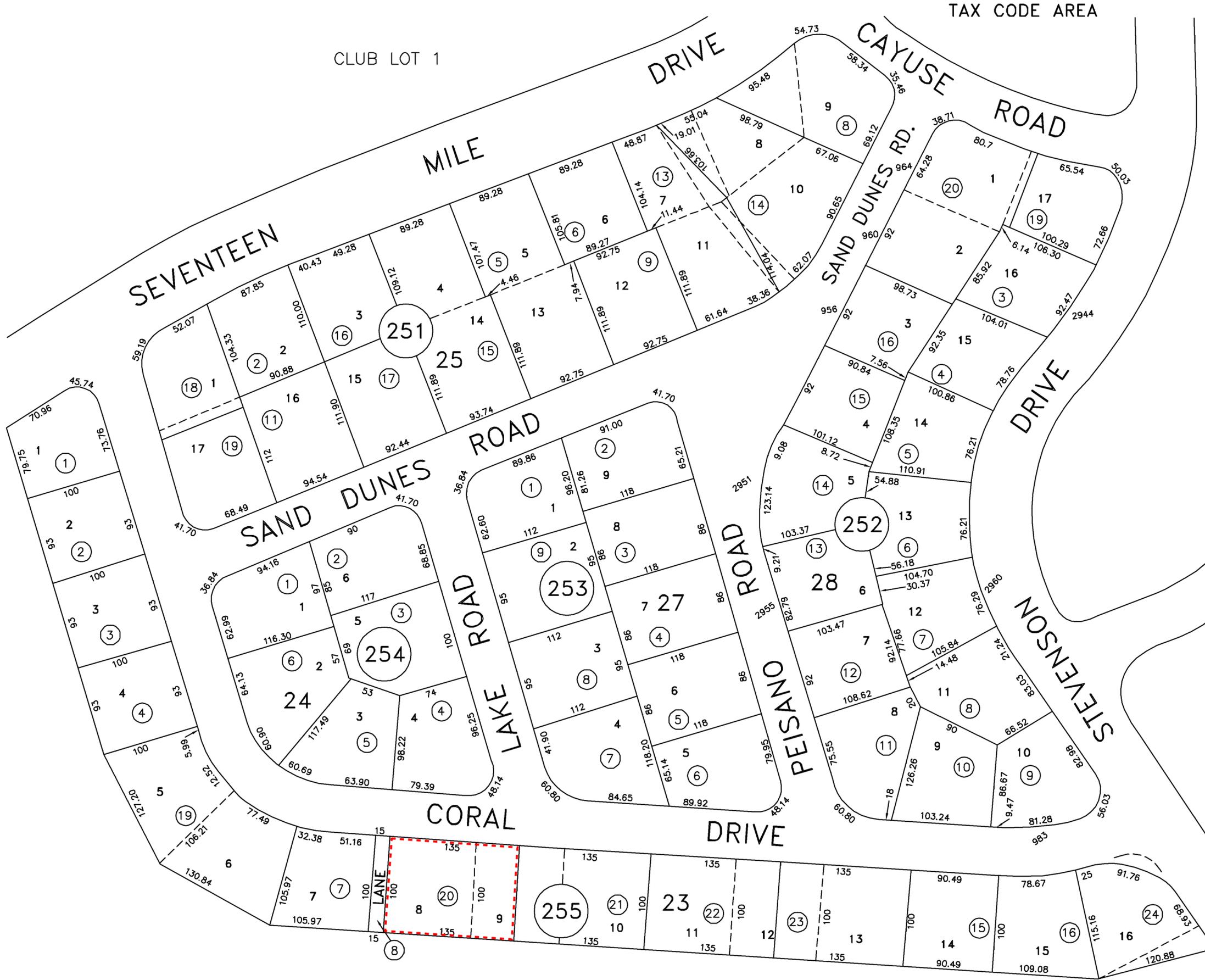
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THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY

37-1 PARK LOT 6

M.P.C.C. SUB. NO. 1
BLK. 24, 25, 27 & 28
LOTS 1 TO 16 BLK. 23

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