

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

ROBERT LOUIS STEVENSON SCHOOL (PLN220290)

RESOLUTION NO. 23-008

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project qualifies for Class 4 and 14 Categorical Exemptions pursuant to CEQA Guidelines Sections 15304 and 15314; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow the installation of seven temporary modular units to be used while a classroom building is reconstructed.

[PLN220290 ROBERT LOUIS STEVENSON SCHOOL, 3152 FOREST LAKE ROAD, DEL MONTE FOREST LAND USE PLAN (APNS: 008-022-003 and 008-022-021)]

The ROBERT LOUIS STEVENSON SCHOOL application (PLN220290) came on for an administrative decision before the Monterey County HCD Chief of Planning on February 15, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Monterey County HCD Chief of Planning 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- The 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Zoning Ordinance (Title 20); and
 - Monterey County Coastal Implementation Plan (Part 5), Del Monte Forest Land Use Plan Area.

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 involves the installation of seven temporary modular buildings to be used for classroom and laboratory space while one of the

classroom buildings on campus is reconstructed. The seven buildings total less than 6000 square feet and are connected with a raised deck accessed by stairs and accessible ramps. Six modulares will be used for classroom space, biological laboratory work, chemistry laboratory work, and one will be used for faculty space. The expectation is that the modulares will be in place until 2025. They will be located on an existing softball field. No natural vegetation will be removed.

- c) Allowed Use. The property is located at 3152 Forest Lake Road, Del Monte Forest, APN 008-022-003-000 and -021. The parcel is zoned Institutional Commercial, Coastal Zone, with a Design Control overlay zoning district or “IC-D(CZ)”, which allows accessory structures and accessory uses appurtenant to any principal allowed use provided there is no intensification of the principal allowed use. While a portion of the parcel is also zoned Open Space Recreation, with a Design Control overlay district, the modulares appear to be entirely within the IC-D(CZ) zoning district. The modulares will provide temporary classroom space while an existing, much larger building, is reconstructed. That reconstruction is expected to be completed in 2025. A condition is recommended that the temporary classrooms be removed once the reconstruction is completed and that the site is restored. No increase in the number of students or faculty will occur as a result of this application. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The approximately 7.5 acre property is described in a deed found in Monterey County Records at Volume 807 at Page 30. The property is located between other legal lots owned by Robert Louis Stevenson School that were established through Records of Survey in Volume 2, Page 4, Volume 2, Page 206 and Volume 3, Page 5. The legal lot for this portion of campus consists of APNs 008-022-003-000 and 008-022-021-000.
- e) Design/Neighborhood and Community Character. The school campus has been in place for almost 100 years, although it has expanded over time. The temporary modular classrooms will be visible from Forest Lake Road as part of the over campus, temporarily replacing a softball field. The area consists of residential zoning across the street, but the classroom activity would be less noisy than use of the outdoor sports field it is temporarily replacing. The single story modulares would not obstruct any public views of any scenic areas. The project is not within an area identified as a visual resource area (DMF LUP Figure 3).

The proposed design matches colors of the school and are consistent with the neighborhood: gray and black colors for the modular walls, tan window frames, black lattice material, and redwood or cedar deck material.

- f) Development Standards. The project meets all development standards for the Institutional Commercial zoning district. The setbacks are established through the permitting process. In this case, the temporary classrooms are located over 60 feet from the front property line and a

much greater distance from the side and rear property lines. The height limit in this zoning district is 35 feet. The classrooms are proposed to be less than 16 feet tall. Coverage limits for the legal lot are 40 percent; the proposed project will result in a temporary increase in coverage to 19.3 percent. No tree removal is proposed. Minimal grading of approximately 50 cubic yards is required to prepare the grounds for these units. Pescadero Watershed and other watershed limitations (DMF LUP Policy 77) are applicable to residential development; therefore, they are not applicable to this project.

- g) The project is consistent with DMF LUP policies and regulations found in the Monterey County Coastal Implementation Plan. See other evidence located in this Finding No. 1. Public Access is not required for this project (see Finding No. 6).
- h) Biological Resources. The property is not located within 100 feet of ESHA areas. The area where the classrooms will be installed is currently developed as an athletic field and is surrounded by other campus structures and Forest Lake Road. A Biological Assessment was submitted that described that no biological impacts would occur from this project (See Finding No. 2).
- i) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application did not warrant referral to the LUAC because it does not meet any of the criteria outlined in Exhibit A to Resolution No. 15-103.
- j) The project planner conducted a site inspection on September 24, 2022, to verify that the project on the subject parcel conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220290.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire District). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to archaeological resources, biological resources, and geotechnical concerns. The following reports have been prepared:
 - “Preliminary Cultural Resources Reconnaissance of APN 008-022-003, -12 and -21” (LIB080665) prepared by Archaeological Consulting, Salinas, CA, dated February 27, 1992.
 - “Biological resources Information for the Temporary Classrooms at the Stevenson School, Pebble Beach Campus, Monterey County, California” (LIB220357) prepared by Kevin Merk Associates, San Luis Obispo, California, dated November 11, 2022.
 - “Geotechnical Addendum, Stevenson School Portable Buildings” (LIB220358) prepared by Haro Kasunich and Associates, Watsonville, California, dated October 14, 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) Staff conducted a site inspection on September 24, 2022, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220290.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire District). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. Water and sewer service is already provided to the entire school property. Potable Water is provided through Cal-Am for these modular units. Sewer service is provided through Pebble Beach Community Services District.
 - c) A project-specific geotechnical analysis has been prepared to ensure that the on-site soils can accommodate these temporary structures. The analysis provides specific recommendations on pages 6 through 10 (See Finding No. 2 for specific information on the geotechnical investigation).

- d) Staff conducted a site inspection on September 24, 2022, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220290.

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. A violation exists on the property related to a fence, but is not in violation of Title 20.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records. A pool fence has been alleged to be under height. The violation of Title 20 has been resolved through the approval of a Design Approval. However, a building permit is still needed to finalize the action to clear the violation. Whether adjustments to the fence are needed are currently under discussion between the property owner and building department staff. A condition of approval is added to ensure that resolution of this issue occurs prior to receiving a final inspection on these modular units.
 - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220290.

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 15314 categorically exempts minor additions to existing schools if it does not increase student capacity by more than 25 percent or ten classrooms. This project provides temporary classrooms to accommodate students from a much larger building proposed for reconstruction (currently in process under Monterey County Planning file PLN220243). Neither this project, nor the reconstruction project, would facilitate an expansion of student capacity.

This project does not commit the County to approving the reconstruction project and will not facilitate the need for the reconstruction to occur. This project is not proposed to induce the approval or construction of the reconstruction project, which is proceeding on its own timelines. The modulars require designing and ordering the units months in advance, whereas work involved with the reconstruction could proceed immediately upon clearance of any required conditions of approval. Further, this project does not include any steps that would amount to approval of the reconstruction project.

- b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is located within the school campus on a softball field and is not within proximity to any sensitive resources (See Finding Nos. 1 and 2). The temporary units will be used to replace a much larger building during its reconstruction and will not increase the number of students that could attend the school. No significant environmental effects were identified through the review of the application (see Finding Nos. 1 and 2). The project is not located within view of any scenic highways (Figure 3, Del Monte Forest Land Use Plan). The project is not located within a hazardous waste site identified in CA Government Code Section 65962.5. The project will not affect historic resources on the site (see Finding No. 2).
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on September 24, 2022.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220290.

6. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220290.

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

- EVIDENCE:**
- a) This project decision is appealable to the Monterey County Board of Supervisors pursuant to Monterey County Code Section 20.86.030.A.
 - b) The project is appealable to the California Coastal Commission as the project is in an appeal area, between the first public road and the sea, pursuant to Monterey County Code section 20.86.080.A.1.

DECISION

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

1. Find the Coastal Administrative Permit and Design Approval qualifies for Class 4 and Class 14 Categorical Exemptions pursuant to CEQA Guidelines Sections 15304 and 15314; and
2. Approve the Coastal Administrative Permit and Design Approval to allow the installation of seven temporary modular units to be used while a classroom building is reconstructed.

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 15th day of February, 2023.

DocuSigned by:

Craig Spencer
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Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE February 16, 2023.

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 February 27, 2023.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

1. You will need a 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 Department office in Salinas.

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN220290

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN220290) allows the installation of seven temporary modular buildings to be used for classrooms and laboratory space. The property is located at 3152 Forest Lake Road (Assessor's Parcel Numbers 008-022-003 and -021), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an 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 Coastal Administrative Permit and Design Approval (Resolution Number 23-008) was approved by HCD Chief of Planning for Assessor's Parcel Numbers 008-022-003 and -021 on February 15, 2023. The permit was granted subject to 9 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. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to 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 and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and 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 "Non-Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency 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 installed and inspected.

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.

5. 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.

6. 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.

7. PDSP001-TERM OF PERMIT

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The structures approved under this permit may be used until May 31, 2026 or within 90 days after the science building reconstruction is ready for occupancy, whichever occurs first. Within 60 days of the above applicable date, the buildings shall be removed. Within 180 days of the building removal, the site shall be restored to athletic field, or another use if approved under an amendment to this permit or by separate permit.

Compliance or Monitoring Action to be Performed: Applicant shall apply for permits to remove the structures within the timeframes established in the condition.

Remove the buildings within 60 days of the cessation of use.

Restore the project site to an athletic field within 180 days of the structure removal, unless a permit for a different use is obtained.

8. PDSP002-CLEARANCE FOR FENCE

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection and occupancy of any of these structures, obtain a construction permit if required by the Building Official for the fence identified in 21CE00515.

Compliance or Monitoring Action to be Performed: Obtain a construction permit for the pool fence, if required. Proceed to final for that construction permit pursuant to the terms of the construction permit.

9. PDSP003--CONSTRUCTION EQUIPMENT ROUTE

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of construction permits, submit a final routing plan that describes ingress and egress from the project site to Highway 1. The plan shall address routes used for equipment hauling, construction vehicles, modular units, and construction waste removal.

Compliance or Monitoring Action to be Performed: Submit plan prior to issuance of grading or construction permits.

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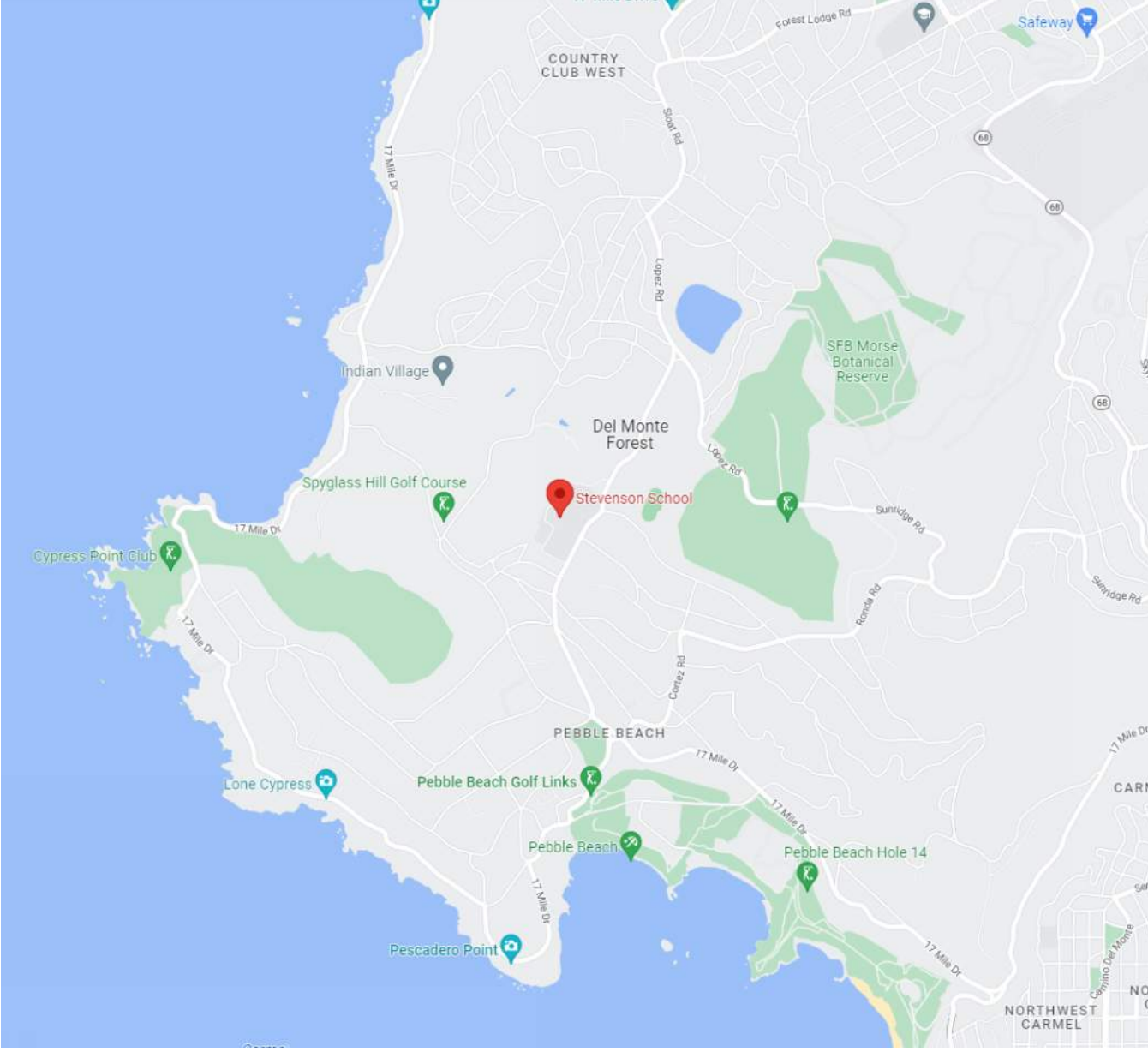
STEVENSON

Stevenson School - Temporary Classrooms

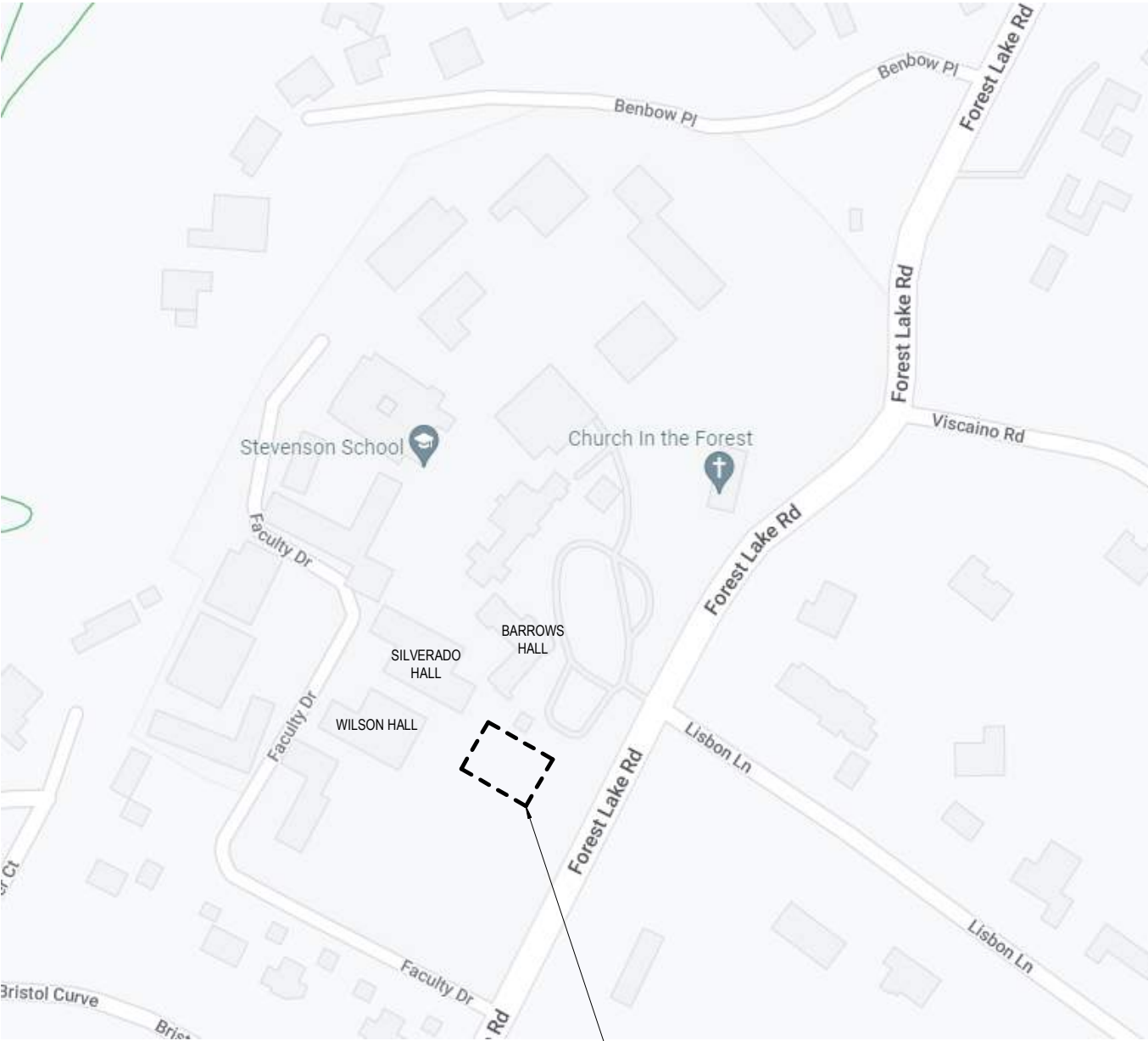
ARCHITECTURAL REVIEW SUBMITTAL - DECEMBER 1, 2022

DRAWING INDEX

SHEET LIST - SCHEMATIC DESIGN		
SHEET NUMBER	SHEET NAME	11/16/2022
ARCHITECTURE		
CS 1	COVER SHEET	•
CIVIL		
C001M	CIVIL COVER SHEET	•
C002M	CIVIL DETAILS AND SPECIFICATIONS	•
C100M	OVERALL SITE PLAN / INDEX MAP	•
C201M	UTILITY PLAN-TEMPORARY MODULARS	•
C301M	TEMPORARY EROSION CONTROL PLAN - TEMPORARY MODULARS	•
C302M	TEMPORARY EROSION CONTROL PLAN DETAILS	•
C401M	CONSTRUCTION MANAGEMENT PLAN	•
LANDSCAPE		
L0.00	EXISTING VEGETATION PLAN	•
L1.00	SITE PLAN	•
L2.00	GROUND PLANE TREATMENT PLAN	•
L3.00	LIGHTING PLAN	•
L4.00	FUEL MANAGEMENT PLAN	•
ARCHITECTURE		
A0.06	SITE PLAN	•
A0.20	PHOTOGRAPHS OF EXISTING STRUCTURES	•
A0.21	RENDERINGS	•
A1.01	FLOOR PLAN - LEVEL 1	•
A1.02	ROOF PLAN	•
A2.01	EXTERIOR BUILDING ELEVATIONS	•
A2.02	EXTERIOR BUILDING MATERIALS	•
A4.01	MODULAR CLASSROOMS BY MFR	•



VICINITY MAP



CAMPUS MAP

TEMP. CLASSROOMS AREA OF WORK

PROJECT INFORMATION

The new temporary classrooms at the Stevenson School are a set of seven pre-fabricated, portable classroom units which will be leased by the school from the manufacturer, Modern Building Systems. These classrooms will provide continued science and math instruction space while Lindsay Hall is demolished and the new Math, Science, and Engineering Center (MSEC) is constructed over a two-year period. Two of the portables will be wet lab classrooms for biology instruction, and will come equipped with sinks and lab casework. Two additional portables will be dry lab classrooms for physics and environmental science instruction, with no special plumbing and/or ventilation required. Another two portables will be used for chemistry labs, and will be equipped with plumbing, ventilation, and exhaust systems. There will be one additional portable for lab prep and faculty workspace. As shown in the drawings, these modular classrooms will be configured around a raised, central gathering deck space, with stair and accessible ramp access to adjacent finish grades. A limited amount of new concrete paving will connect to existing campus pedestrian paths.

PARTIAL LIST OF APPLICABLE CODES AND ORDINANCES

California State Codes:

- 2022 California Building Standards Administrative Code, California Code of Regulations, Title 24, Part 1
- 2022 California Building Code (CBC), California Code of Regulations, Title 24, Part 2, Volumes 1-2

Note that the 2022 CBC is currently under review by the California Building Standards Commission (CBCSC). If approved it would go into effect on January 1, 2023. Depending on the date of permit submission, the 2022 CBC may be applicable.

- 2022 California Electrical Code, California Code of Regulations, Title 24, Part 3
- 2022 California Mechanical Code, California Code of Regulations, Title 24, Part 4
- 2022 California Plumbing Code, California Code of Regulations, Title 24, Part 5
- 2022 California Energy Code, California Code of Regulations, Title 24, Part 6
- 2022 California Fire Code, California Code of Regulations, Title 24, Part 9
- 2022 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11, also known as CALGreen
- 2022 California Fire Code, California Code of Regulations, Title 24, Part 11

Monterey County Code of Ordinances:

- Title 16, Environment, relevant sections include, but are not limited to:
 - Chapter 16.08 Grading
 - Chapter 16.12 Erosion Control
 - Chapter 16.14 Urban Stormwater Quality Management and Discharge Control
- Title 18, Buildings and Construction – all applicable chapters
 - Chapter 18.02 Building Code. Monterey Code of Ordinances includes CBC code amendments for several sections of the CBC, including but not limited to:
 - 15051 Roofing requirements
 - 1701.3 Concrete Construction
 - Ch. 18.09 Fire Code Amendments
 - Chapter 18.03 - Electrical Code
 - Chapter 18.04 – Mechanical Code
 - Chapter 18.05 – Plumbing Code
 - Chapter 18.06 – Energy Code
 - Chapter 18.09 – Fire Code
 - Chapter 18.11 – Green Building Standards
 - Chapter 18.44 – Residential and Commercial Water Conservation Measures
- Title 20, Coastal Zone (CZ) Ordinance
- Del Monte Forest Land Use Plan, Monterey County Local Coastal Program, 2012

Pebble Beach Community Services District:

- Fire Standard Conditions
- Defensible Space Checklist

Supporting Codes/Standards:

A selection of supporting codes/standards, as referenced within the CBC, are indicated below [Note 1]:

- NFPA 13: Installation of Sprinkler Systems 2016, with 2016 California Amendments
- NFPA 72: National Fire Alarm 2016

Note 1: The supporting list of codes/standards, given above, is not exhaustive and indicates only a selection of the key fire safety codes applicable to the building's design. A full list of reference codes is included within Chapter 16 (Referenced Standards) of the CBC.

CODE SUMMARY

Address: 3152 Forest Lake Rd, Pebble Beach, CA 93953
Site Area Within Limit of Work: 15,013 sf
Construction Type: V-B
Occupancy Classification: E
Building Stories: 1 Story
Building Height: 15'-11", from average existing grade to top of roof
Building Area (Gross): 6,048 sf (Gross, per CBC Section 202 definition of building area, this includes all areas of the building within the horizontal projection of the roof above. Thus, this number includes exterior roof overhangs).
Fire Resistance Rating Requirements: No Fire Rated wall assemblies needed, however the Stevenson School Pebble Beach campus is within a high wildfire severity zone. Therefore, all exterior materials to meet the requirements of CBC chapter 7A Materials and Construction Methods for Exterior Wildfire Exposure.
Roof Fire Classification: Class A rating when tested in accordance with ASTM E108 or UL790.
Seismic Response Category: Category D
Sprinklers: The modular classrooms will be protected by an approved supervised fire sprinkler system, to be submitted as a deferred submittal under a separate permit. The concealed space under the decking will not require sprinklering since it will not be used for storage. Access hatches to crawl space not to exceed 20"x30".
Flame Spread Classification: Class A
Fire Alarm: Yes, deferred submittal under separate permit.

PROJECT DATA SUMMARY TABLE

1. Parcel Size: 5.45 acres
2. Assessor's Parcel Number (APN): 008-022-003-000
3. General Plan Land Use Designation: Institutional
4. Zoning Designation: IC-D (Institutional Commercial within a Design Control District) or D-CZ (Design Control District)
5. Lot Coverage <ul style="list-style-type: none">- Allowed: Maximum 40%- Existing Buildings Footprint Total = 57,324 sf- Existing Lot Coverage = 24.1%- Proposed Footprint Total = 63,372 sf- Proposed Lot Coverage = 26.7%
6. Floor Area Ratio (FAR): N/A; project is part of a planned development. See campus General Development plan.
7. Impervious Coverage <ul style="list-style-type: none">- Structures: 6,048 SF- Impervious Surfaces: 578 sf
8. Pervious Coverage: 9,490 sf
9. Water Management Agency: Monterey Peninsula Water Mgmt District (MPWMD)
10. Fire District: Pebble Beach CSD
11. Fire Hazard Zone: High/Very High
12. Utilities: <ul style="list-style-type: none">- Sewer: Pebble Beach Community Services District- Sewer Disposal: Carmel Area Wastewater District- Water: California-American Water Co.- Electrical/Gas: PG&E Pacific Gas & Electric Company
13. Parking: See campus GDPA Traffic Impact and Parking Analysis by Traffic Engineer Keith Higgins, dated 4/21/2021.

OPERATIONS PLAN

Uses: Academic Teaching Facility
Operation: School hours 8am-5pm Monday thru Friday, with occasional weekend use by students and faculty between similar hours.
Parking: The temporary classrooms will be in use during the demolition of the existing Lindsay Science Center. There is no change to campus parking. See campus GDPA.
Traffic: See campus GDPA Traffic Impact and Parking Analysis by Traffic Engineer Keith Higgins, dated 4/21/2021.
Signs: No additional signage beyond code required room signage at each modular classroom entry door.
Landscaping Plan: See sheet L4.00. There are no trash/recycling facilities in this project, the School will use its existing facilities at Reid Dining Hall.
Exterior Lighting Plan: See sheet L3.00

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STEVENSON SCHOOL TEMP. CLASSROOMS

3152 Forest Lake Rd, Pebble Beach, CA 93953
831.625.8300

ARCHITECTURAL REVIEW SUBMITTAL

Seal

No.

Description

Date

COVER SHEET

CS 1

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
- A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
 - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
 - CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
 - B. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CBC TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
 - C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
 - D. THE PROJECT PLANS AND SPECIFICATIONS
 - E. THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS", THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
 - F. THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS", THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: INSTALLATION OF TEMPORARY CLASSROOMS AND ASSOCIATED SITE WORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS. FIRM 060530C0304H
7. ESTIMATED START: TBD, ESTIMATED COMPLETION: TBD.
8. 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 ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA – PLANNING AND A QUALIFIED ARCHEOLOGIST (I.E. AN ARCHEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 110 CY
F = 50 CY
NET EXPORT: 60 CY
ESTIMATED AREA OF DISTURBANCE = 0.33 AC

1. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
2. SITE SPOOLS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
3. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
4. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS. NO PAY ADJUSTMENTS WILL BE ALLOWED FOR GRADING AND EARTHWORK.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY WAS PREPARED BY WHITSON ENGINEERS IN MARCH 2022.
2. LOCAL BENCHMARK: SET NAIL & WASHER IN PAVEMENT LOCATED ON THE EAST SIDE OF TALBOT BUILDING AS SHOWN HEREON; ELEVATION = 223.36 (ASSUMED DATUM).
3. BASIS OF BEARINGS: BEARINGS USED ON THIS SURVEY CONFORM TO THOSE SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME X-2 OF "SURVEYS", PAGE 206, RECORDS OF MONTEREY COUNTY, STATE OF CALIFORNIA.
4. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
5. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
6. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
7. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
8. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. (MONTEREY COUNTY)
9. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
- GEOTECHNICAL INVESTIGATION DESIGN PHASE FOR STEVENSON SCHOOL, MONTEREY COUNTY CA, PROJECT NO. 11-116-M, PREPARED BY HARO, KASUNICH AND ASSOCIATES, INC., DATED FEBRUARY 2022, AND THE ADDENDUM ENTITLED STEVENSON SCHOOL PORTABLE BUILDINGS, PROJECT NO. M12090.3, PREPARED BY HARO, KASUNICH AND ASSOCIATES, INC., DATED OCTOBER 14, 2022.**
2. ON-SITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2013 CBC 1804.1-1804.2)
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2013 CBC 1804.3)
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
10. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES AND LARGE ROOTS WITHIN THE WORK LIMITS, VEGETATION, ORGANIC-LADEN TOP SOIL, DEBRIS, NONCOMPLYING FILL, AND OTHER UNSUITABLE MATERIALS AS DETERMINED BY THE SOIL ENGINEER.
11. IN AREAS TO BE GRADED OR AREAS TO RECEIVE ENGINEERED FILL, CONCRETE SLABS-ON-GRADE OR PAVEMENT, UNACCEPTABLE MATERIAL (SOFT, WET, EXPANSIVE, OLD FILL, AND ORGANIC MATERIAL) SHOULD BE REMOVED (SUB EXCAVATED) THEIR FULL DEPTH AND REPLACED AS ENGINEERED FILL TO PROVIDE ADEQUATE SUPPORT FOR ANTICIPATED IMPROVEMENTS. DEPTH OF SUB-EXCAVATION OF CLAYEY EXPANSIVE SOIL MAY BE REDUCED TO 24 INCHES IN PROPOSED FLATWORK IMPROVEMENT AREAS (BEYOND THE BASEMENT) WITH SITE APPROVAL OF THE GEOTECHNICAL ENGINEER.
12. THE EXPOSED GRADE IN AREAS TO RECEIVE ENGINEERED FILL, SHOULD BE SCARIFIED 12 INCHES DEEP, MOISTURE CONDITIONED AND COMPACTED TO 88 PERCENT RELATIVE COMPACTION AT LEAST 4 TO 6 PERCENT OVER THE OPTIMUM MOISTURE UNDER BUILDINGS, AND 93 PERCENT RELATIVE COMPACTION AT LEAST 4 TO 6 PERCENT OVER THE OPTIMUM MOISTURE UNDER FLATWORK AND PAVEMENTS. SUBGRADE PREPARATION SHOULD EXTEND AT LEAST 4 FEET HORIZONTALLY BEYOND BUILDING FOUNDATIONS AND 2 FEET HORIZONTALLY BEYOND FLATWORK AND PAVEMENTS WHERE PRACTICABLE, OR TO THE EDGES OF IMPROVEMENTS TO REMAIN.
13. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
14. ENGINEERED FILL CONSISTING OF SOIL SHOULD BE PLACED IN THIN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 88 PERCENT RELATIVE COMPACTION AT LEAST 4 TO 6 PERCENT OVER THE OPTIMUM MOISTURE UNDER BUILDINGS, AND 93 PERCENT RELATIVE COMPACTION AT LEAST 4 TO 6 PERCENT OVER THE OPTIMUM MOISTURE UNDER FLATWORK AND PAVEMENTS. ENGINEERED FILL CONSISTING OF AGGREGATE BASE MATERIAL SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AT SLIGHTLY OVER THE OPTIMUM MOISTURE UNDER BUILDINGS AND 95 PERCENT RELATIVE COMPACTION AT SLIGHTLY OVER THE OPTIMUM MOISTURE UNDER FLATWORK AND PAVEMENTS.
15. NATIVE SOIL MAY NOT BE RE-USED AS ENGINEERED FILL.
16. TYPICALLY, A SHRINKAGE FACTOR OF ABOUT 15 PERCENT IS ASSUMED FOR IMPORTED MATERIALS USED IN ENGINEERED FILLS.
17. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
18. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
19. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
20. SUBGRADE PREPARATION FOR SITE FLAT WORK SHOULD BE PREPARED IN ACCORDANCE WITH THE SECTION OF THE GEOTECHNICAL REPORT TITLED "SITE GRADING."
21. PRIOR TO POURING FLAT WORK, SURFACING OR PLACEMENT OF HARDSCAPE, SUBGRADE MUST BE SATURATED 48-HOURS PRIOR AND VERIFIED BY THE GEOTECHNICAL ENGINEER AT THE START AND END OF THE SATURATION PERIOD. THE MOISTURE CONDITIONED SUBGRADE MUST BE SEALED IMMEDIATELY FOLLOWING THE SATURATION PERIOD.
22. ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
23. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
24. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL, IF REQUIRED, SHALL MEET THE FOLLOWING REQUIREMENTS:
- BE FREE OF WOOD, BRUSH, ROOTS, GRASS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
 - NOT CONTAIN ROCKS OR CLODS GREATER THAN 2.5 INCHES IN DIAMETER AND NO MORE THAN 20 PERCENT PASSING THE #200 SIEVE.
 - HAVE A PLASTICITY INDEX LESS THAN 15.
 - BE EVALUATED FOR CONFORMANCE TO THE FOREMENTIONED REQUIREMENTS BY THE GEOTECHNICAL ENGINEER.
 - SUBMIT TO THE GEOTECHNICAL ENGINEER SAMPLES OF IMPORT MATERIAL OR UTILITY TRENCH BACKFILL FOR COMPLIANCE TESTING A MINIMUM OF 4 DAYS BEFORE IT IS DELIVERED TO THE JOB SITE.
25. A WARP AROUND CURTAIN DRAIN IS RECOMMENDED AS A MEANS OF MITIGATING SEEPAGE AWAY FROM THE STRUCTURES BEFORE IT MIGRATES BELOW BUILDING FOUNDATIONS. THE CURTAIN DRAIN MAY BE INCORPORATED INTO THE BASEMENT WALL BACK DRAIN.
26. IF A CRAWL SPACE EXISTS, AN EVACUATION DRAINAGE COURSE IS ALSO RECOMMENDED. THIS SHOULD CONSIST OF A TRENCH OR SERIES OF TRENCHES THAT EXTEND ACROSS THE CRAWL SPACE LENGTH AND ARE AT LEAST 3 FEET DEEP WITH A PERFORATED PIPE AND GRAVEL THAT FLOWS UNDER GRAVITY PRESSURE. THE CRAWL SPACE SHOULD ALSO BE LINED WITH A 15 MIL OR BETTER VAPOR BARRIER AND COVERED WITH A RAT SLAB AT LEAST 2 INCHES THICK.
27. TRENCHES SHOULD BE BACKFILLED WITH ENGINEERED FILL PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
28. A 3-FOOT CONCRETE PLUG IN EACH TRENCH WHERE IT PASSES UNDER OR THROUGH THE EXTERIOR FOUNDATIONS SHALL BE INSTALLED. AND AT THE ENTRY AND EXIT POINTS OF BIO PONDS.
29. TRENCHES SHOULD BE CAPPED WITH 1.5 FEET OF RELATIVELY IMPERMEABLE SOIL.
30. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
31. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
32. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
33. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE CHAPTER 16.08 (GRADING) AND 16.12 (EROSION CONTROL).

LEGEND

	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTER LINE
	CONTROL POINT
	BENCHMARK
	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
	BORE HOLE / BORING LOCATION
	SPOT GRADE
	TREE
	STUMP OR SNAG (DEAD)
	TREE DRIP LINE
	DRAINAGE PATH
	CREEK/RIVER FLOW
	FLOW LINE
	AREA OF 30% OR GREATER SLOPE
	SIGN
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	ELECTRICAL LINE
	EXISTING STORM DRAIN LINE
	EXISTING GAS LINE
	EXISTING OVER HEAD LINE
	EXISTING COMMUNICATION LINE
	UTILITY LINE TO BE ABANDONED
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	DOWNSPOUT
	SAFETY RELIEF VALVE
	SANITARY SEWER CLEAN OUT

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
±B	AGGREGATE BASE
AS	ASPHALT CONCRETE
APPROX	APPROXIMATE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
BW	BACK OF WALK
C&G	CURB AND GUTTER
CL	CENTERLINE
CLR	CLEAR
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
END	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
ET	END TIE
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
LDG	LANDING
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
P.C.	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R.C.	RELATIVE COMPACTION
ROP	REINFORCED CONC PIPE
RT	RIGHT
RW	RECYCLED WATER
S.A.D	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
S.E.D	SEE ELECTRICAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
SRV	SAFETY RELIEF VALVE
S.S.D	SEE STRUCTURAL DRAWINGS
STA	STATION
SIDEWALK	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
IFC	TOP OF FLUSH CURB
TOP	TOP OF PIPE
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WATER



VICINITY MAP

PROJECT TEAM

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SITE ELECTRICAL

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CIVIL DRAWING INDEX

C001M	CIVIL COVER SHEET
C002M	CIVIL DETAILS AND SPECIFICATIONS
C100M	OVERALL SITE PLAN / INDEX MAP
C201M	UTILITY PLAN - MODULARS
C301M	TEMPORARY EROSION CONTROL PLAN - MODULARS
C302M	TEMPORARY EROSION CONTROL DETAILS
C401M	CONSTRUCTION MANAGEMENT PLAN

UTILITY COMPANIES

PG&E Pacific Gas & Electric Co.
356 E Alisal St.
Salinas, CA 93901
(800) 743-5000

PEBBLE BEACH COMMUNITY SERVICES DISTRICT
3101 Forest Lake Road
Pebble Beach, CA 93953
(831) 373-1274

CALIFORNIA AMERICAN WATER
511 Forest Lodge Road #100
Pacific Grove, CA 93950
Phone: 831-646-3287

Seal



Revisions

No.	Description	Date

Bohlin Cywinski Jackson

Architecture Planning Interior Design
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STEVENSON SCHOOL TEMP. CLASSROOMS

Owner:

STEVENSON SCHOOL
3152 Forest Lake Rd, Pebble Beach, CA 93953
831.625.8300

DESIGN DEVELOPMENT

CIVIL COVER SHEET

Scale AS SHOWN
Date NOVEMBER 4, 2022
BCJ Project Number 21511 | WE-976.59

C001M



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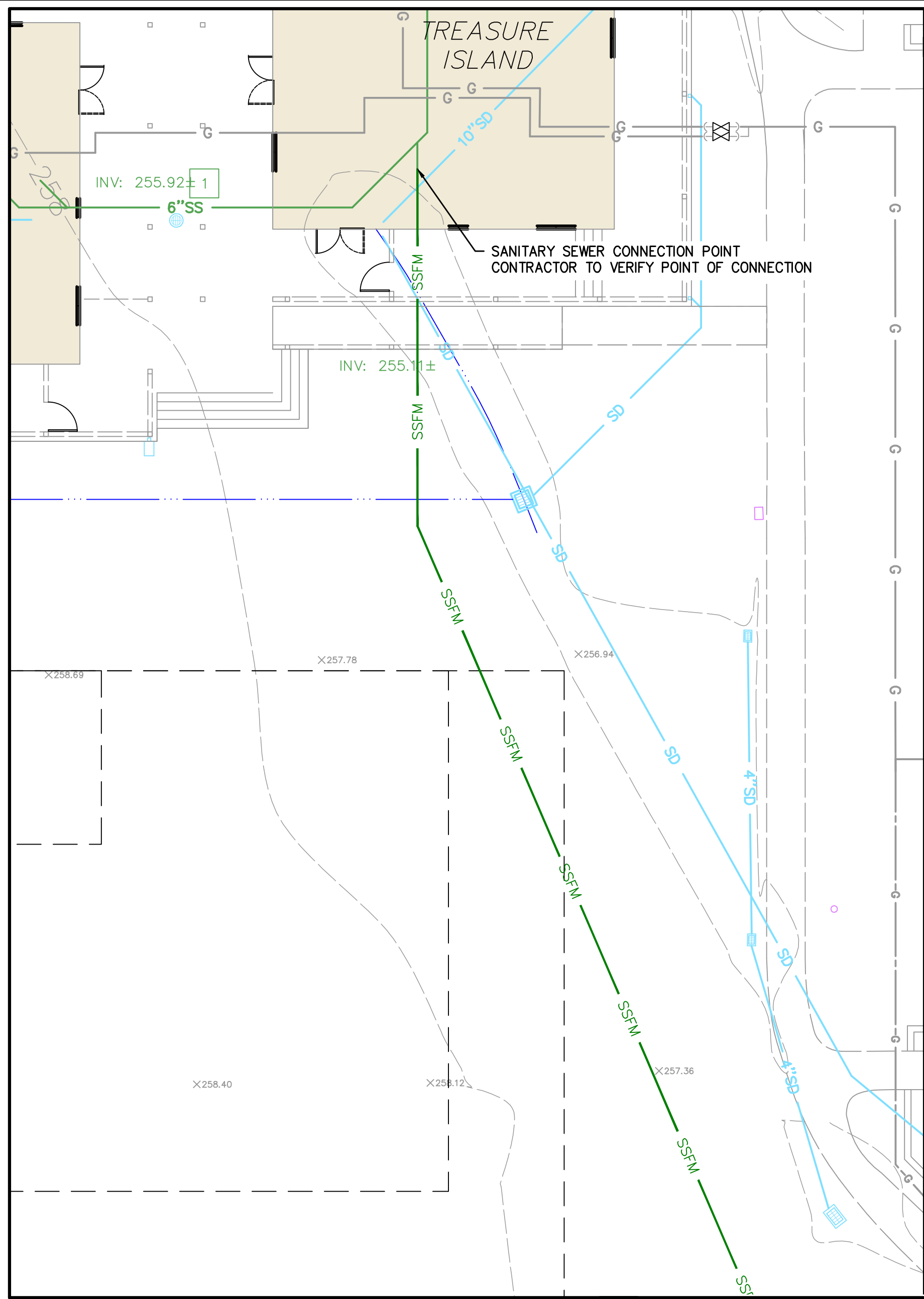
DESIGN DEVELOPMENT

OVERALL SITE PLAN /
INDEX MAP

Scale 1" = 50'-0"
Date NOVEMBER 4, 2022
BCJ Project Number 21511 | WE:976.59

C100M





MATCH LINE
SEE RIGHT

UTILITY KEYNOTES

- SEWER POINT OF CONNECTION: SEE MODULAR PLANS FOR CONTINUATION INSIDE BUILDING.
- FIRE SERVICE P.O.C. AT SPRINKLER RISER: SEE MODULAR PLANS FOR CONTINUATION
- POTABLE WATER POINT OF CONNECTION: SEE MODULAR PLAN FOR CONTINUATION INSIDE BUILDING
- GAS POINT OF CONNECTION
- UTILITY CLEAN OUT ; SEE DETAIL 1(C002M
- FRENCH DRAIN; SEE DETAIL 4(C002M
- DOWNSPOUT WITH 36" SPLASH BLOCK
- FIRE SERVICE; 4" HOT TAP TO EX. 8" FIRE SERVICE
- PROTECT IN PLACE
- CONCRETE PAVING.
- ROOF OVERHANG
- ELECTRICAL DISTRIBUTION PANEL
- PROPANE TANK; SEE PLANS BY SUPPLIER
- REMOVE CHAIN LINK FENCE AND BACKSTOPS
- CONCRETE PAVING; SEE DETAIL 5(C002M
- D.G. PAVEMENT; SEE DETAIL 6(C002M

LEGEND

- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED STORM DRAIN
- PROPOSED GAS
- PROPOSED COMMUNICATIONS; S.E.D.
- PROPOSED ELECTRICAL; S.E.D.
- PROPOSED STORM DRAIN STRUCTURE
- EXISTING WATER MAIN
- EXISTING FIRE LINE
- EXISTING SEWER
- EXISTING GAS
- EXISTING ELECTRICAL
- EXISTING TELECOMM
- EXISTING STORM DRAIN
- DEMO EXISTING CHAIN LINK FENCE
- UTILITY POINT OF CONNECTION



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DESIGN DEVELOPMENT

UTILITY PLAN
TEMPORARY
MODULARS

Scale	AS SHOWN
Date	NOVEMBER 4, 2022
BCJ Project Number	21511 WE:976.59



C201M

WATER POLLUTION CONTROL NOTES

- ESTIMATED TOTAL DISTURBED AREA: 0.33 AC.
- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2017 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT <https://dot.ca.gov/-/media/dot-media/programs/construction/documents/environmental-compliance/csbmp-may-2017-final.pdf>.
 - THE 2015 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT <https://www.casqa.org/resources/bmp-handbooks>.
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SILT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFIRMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)

GENERAL REQUIREMENTS

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

OBSERVATION AND MAINTENANCE

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

NON-STORM WATER DISCHARGES

- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
- HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED
- IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

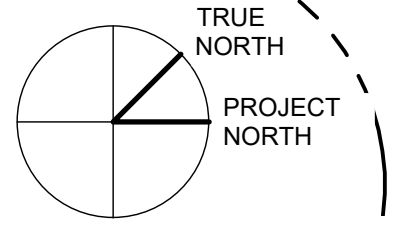
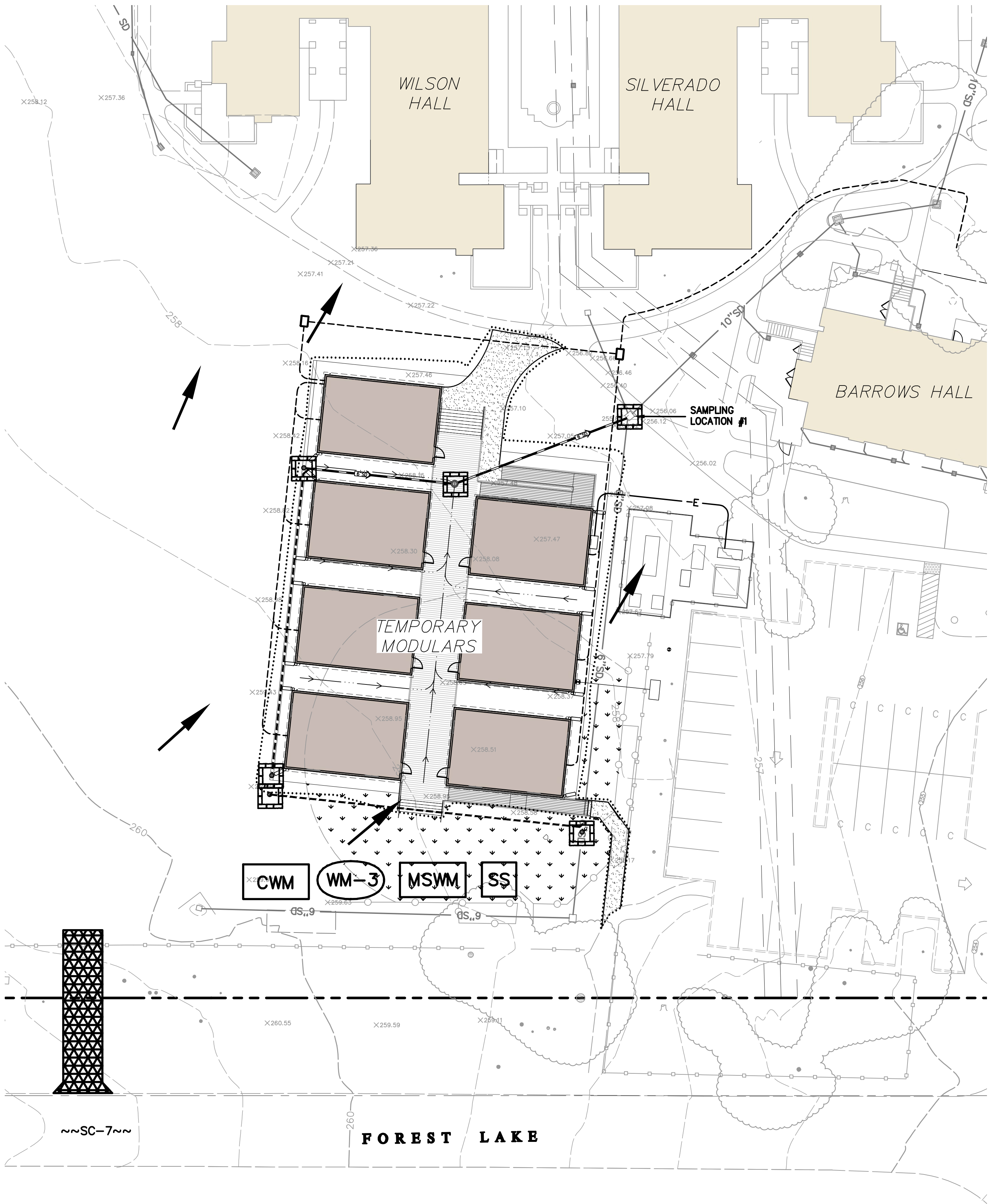
EMPLOYEE TRAINING

- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.



Whitson
ENGINEERS

Civil Engineering
Land Surveying
6 North Court
Monterey, California
831.649.5225
whitsonengineers.com



SCALE: 1" = 20'

EROSION CONTROL LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	-	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
	SC-7	-	STREET SWEEPING
	SC-10	-	INLET PROTECTION
	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	-	-	DIRECTION OF DRAINAGE
	SC-6	T57	GRAVEL BAG CHECK DAM (TYPE 2)

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS)
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
	WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	T53	TEMPORARY STOCKPILES
	WM-9	-	SANITARY FACILITIES

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DESIGN DEVELOPMENT

TEMPORARY EROSION
CONTROL PLAN -
TEMPORARY MODULARS

Scale 1" = 20'-0"
Date NOVEMBER 4, 2022
BCJ Project Number 21511 | WE:976.59



C301M

CONSTRUCTION COORDINATOR

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

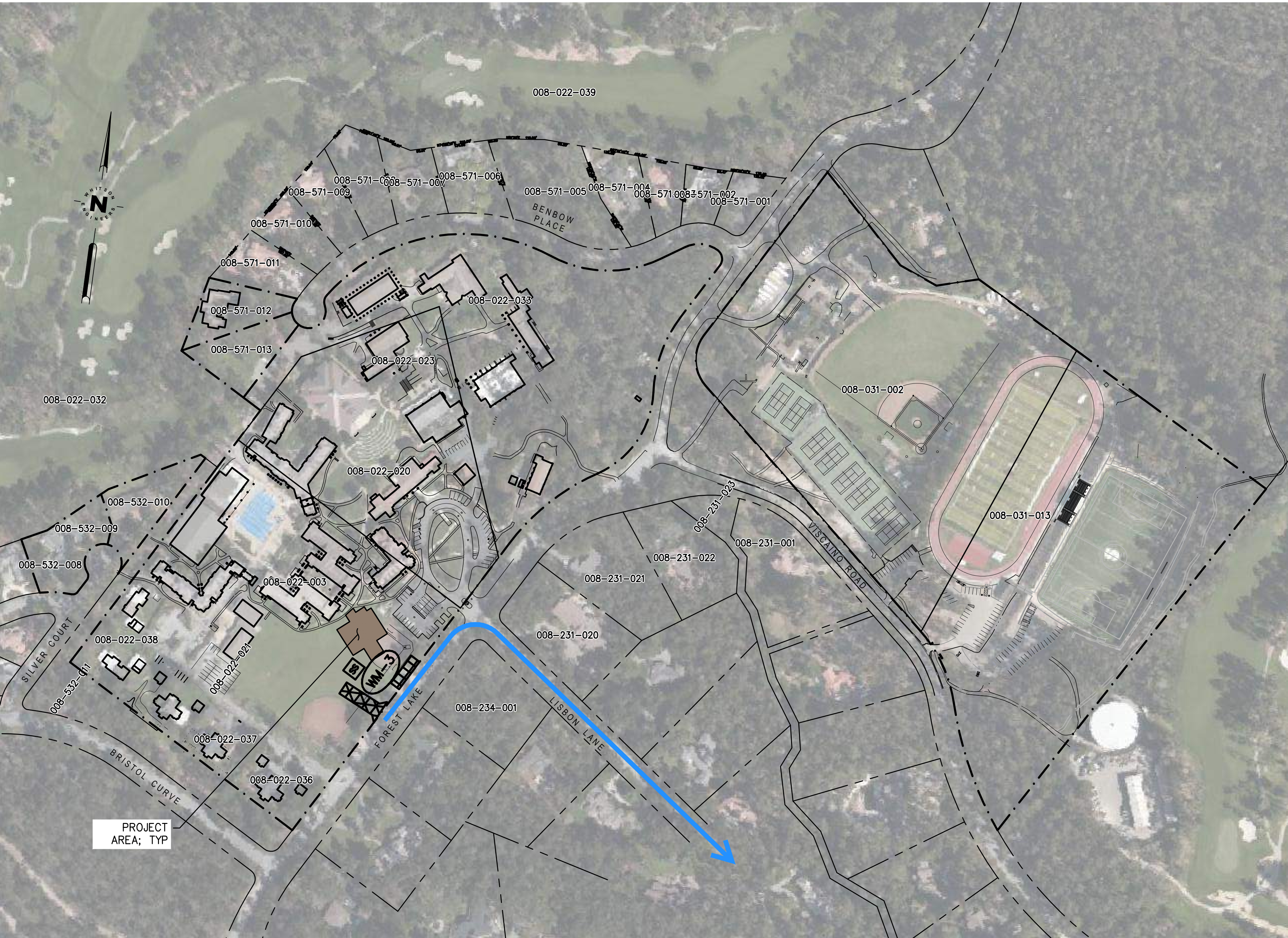
CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS TO BE DETERMINED. EXACT DURATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT ISSUANCE.
2. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET (CM1) UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT AND/OR RECYCLING.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 10 TO 100.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE EROSION CONTROL PLAN PREPARED WITH THE BUILDING PERMIT PLAN SET.
6. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS AS POSSIBLE.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. CONSTRUCTION MAY OCCUR IN THE EXCLUSIONARY AREA TO CONNECT TO OR MAINTAIN EXISTING UTILITY INFRASTRUCTURE. WORK SHALL BE LIMITED TO THE EXTENT FEASIBLE TO COMPLETE SUCH WORK.

CONSTRUCTION MANAGEMENT PLAN

LEGEND

- PROPERTY LINE
- PROJECT AREA
- WORKER/EQUIPMENT PARKING
- TRUCK ROUTE FOR CONSTRUCTION DEBRIS AND RECYCLING
- TEMPORARY STOCKPILES (LOCATIONS WILL VARY)
- SANITARY FACILITIES (LOCATIONS WILL VARY)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH



B CONSTRUCTION SITE PLAN
CM1 SCALE: 1"=150'

CONTACT INFO

OWNER
STEVENSON SCHOOL
3152 FOREST LAKE ROAD
PEBBLE BEACH, CA 93953

TEL: (831) 625-8300

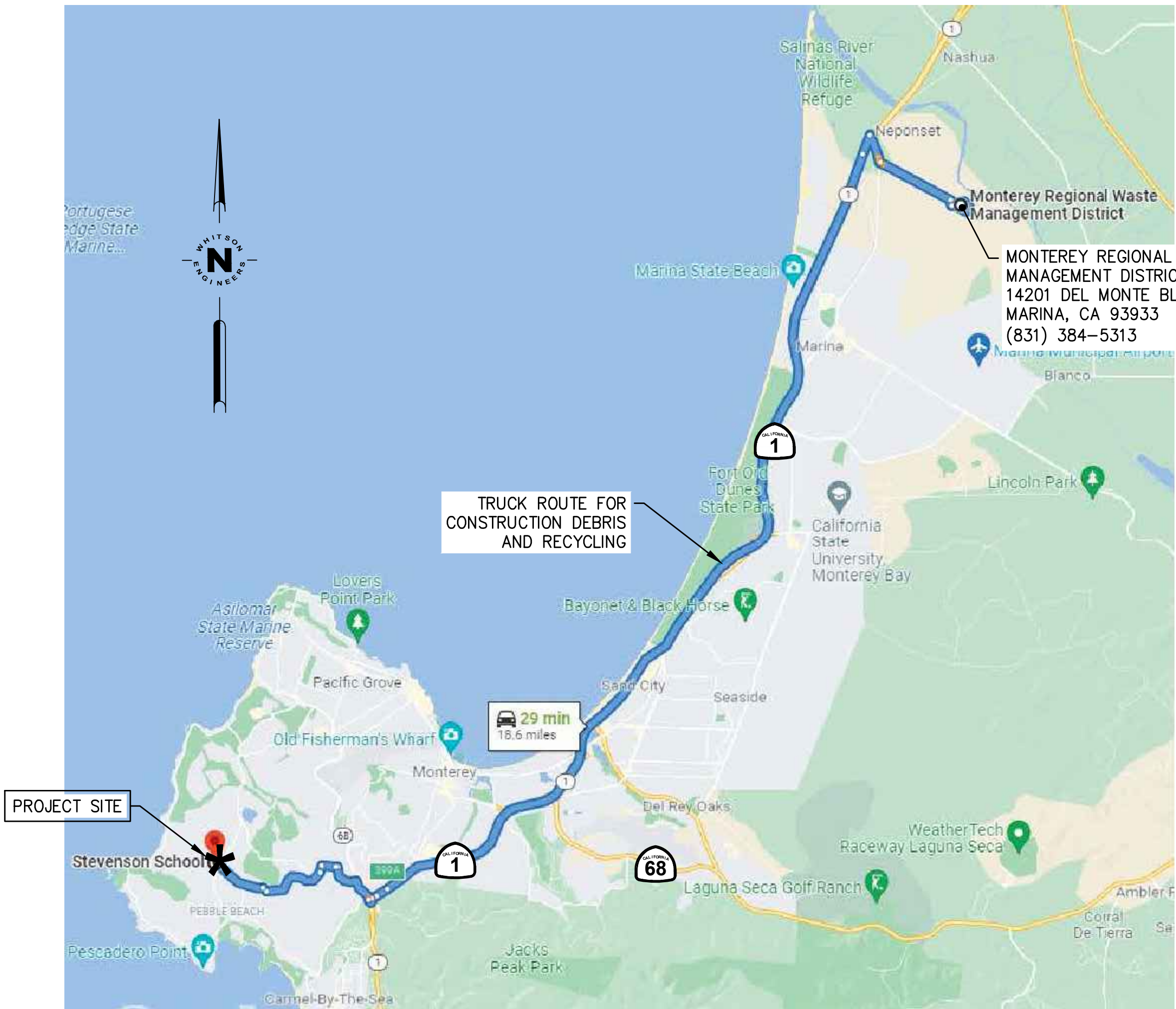
CONTRACTOR
TO BE DETERMINED



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A OVERALL SITE PLAN
CM1 SCALE: 1"=300'



C TRUCK ROUTING PLAN
CM1 SCALE: 1"=3000'

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DESIGN DEVELOPMENT

CONSTRUCTION
MANAGEMENT PLAN

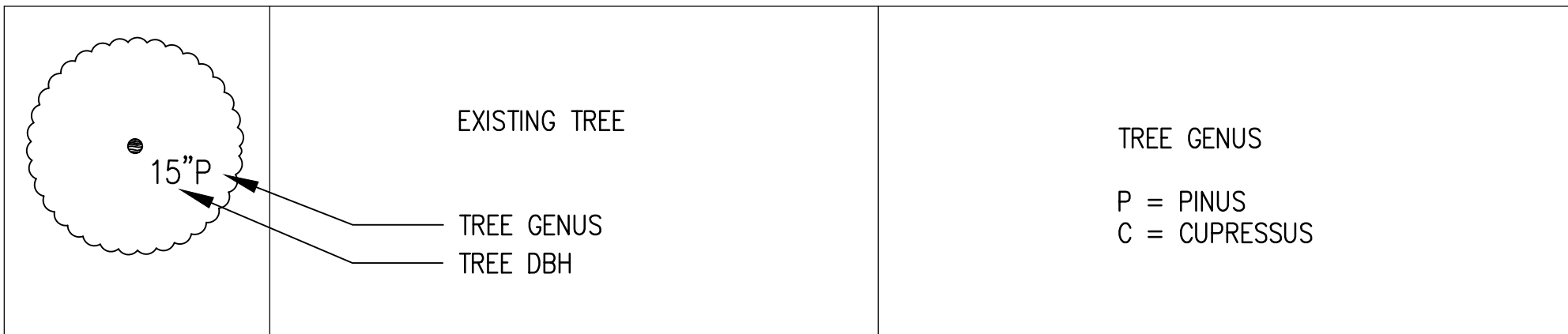
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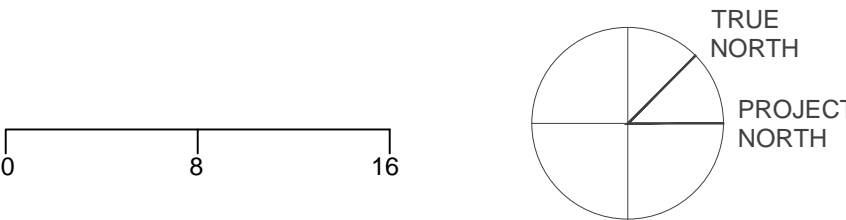
C401M



MSEC TEMPORARY CLASSROOMS TREE SURVEY



NOTE: NO EXISTING TREES SHALL BE REMOVED AS PART OF TEMPORARY CLASSROOMS PROJECT



swa

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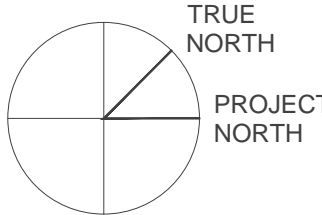
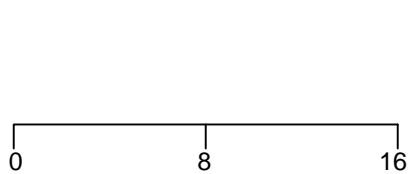
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ARCHITECTURAL REVIEW SUBMITTAL

EXISTING VEGETATION PLAN

Scale	As indicated
Date	DECEMBER 1, 2022
BCJ Project Number	21511

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**ARCHITECTURAL
REVIEW SUBMITTAL**

SITE PLAN

Scale As indicated



Date DECEMBER 1, 2022

BCJ Project Number 21511

L1.00



MSEC TEMPORARY CLASSROOMS GROUND PLANE TREATMENT

LAWN		
	EXISTING LAWN AND IRRIGATION EXTENTS TO BE REMOVED	7,000 SF AREA
	PROPOSED LAWN AND IRRIGATION EXTENTS SOD MIX TO MATCH EXISTING	3,500 SF AREA

PLANTING NOTES:
1. LAWN EXTENTS SHOWN ON PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON REFINEMENTS IN DESIGN.

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STEVENSON SCHOOL TEMP. CLASSROOMS

Owner:
STEVENSON SCHOOL
3152 Forest Lake Rd. Pebble Beach, CA 93953
831.625.8300

ARCHITECTURAL REVIEW SUBMITTAL

GROUNDPLANE TREATMENT PLAN

Scale

As indicated

Date

DECEMBER 1, 2022

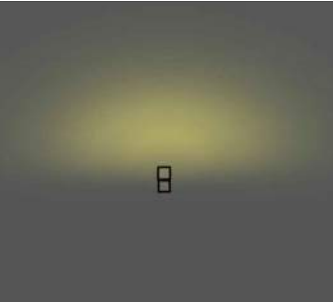
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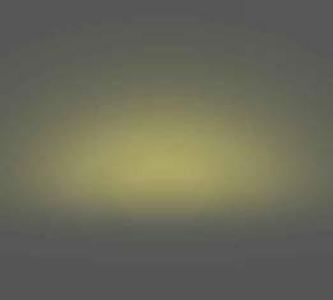
21511

L2.00



MSEC TEMPORARY CLASSROOMS EXTERIOR LIGHT FIXTURES

BOLLARD LIGHT		
	WEDGE DOWNLIGHT 219 MOUNTED TO REDWOOD POST	BORDEN LIGHTING

BUILDING WALL MOUNTED FIXTURE		
	ESL- FCWP WALL MOUNT FIXTURE	ESL VISION

SHEET NOTES:
1. SEE MANUFACTURER'S PRODUCT CUT SHEETS FOR FOR FIXTURE WATTAGE.

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LIGHTING PLAN

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EMBER RESISTANT ZONE: (0-5 FEET) MINIMAL IRRIGATED LANDSCAPE

1. ZONE SHALL REMAIN CLEAR OF COMBUSTIBLES INCLUDING WOOD MULCH.
2. PROPOSED PLANTS SHALL REMAIN CLEAR OF BUILDING WINDOWS AND VENTS.

GREEN ZONE: (0-30 FEET) IRRIGATED LANDSCAPE

1. REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS.
2. REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM ROOFS AND RAIN GUTTERS.
3. NO FLAMMABLE PLANTS SHALL BE PLANTED AS PART OF PROJECT IMPROVEMENTS.
4. ALL EXISTING FLAMMABLE PLANTS SHALL BE REMOVED.

MANAGEMENT ZONE: (30-100 FEET) IRRIGATED AND NON-IRRIGATED LANDSCAPE

1. PERIODICALLY REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, SMALL BRANCHES AND OTHER FIRE FUELS EXCEPT IN AREAS WHERE EROSION CONTROL IS A CONCERN. IN SUCH AREAS THE ABOVE MAY BE PERMITTED TO A DEPTH OF 4 INCHES.

ALL ZONES:

1. ALL EXISTING AND PROPOSED TREES AND SHRUBS WILL BE MONITORED FOR FUEL REDUCTION, DEADWOOD REMOVAL, AND STRUCTURAL PRUNING.
2. PROTECT WATER QUALITY. DO NOT CLEAR VEGETATION ALONG DRAINAGE SWALES.

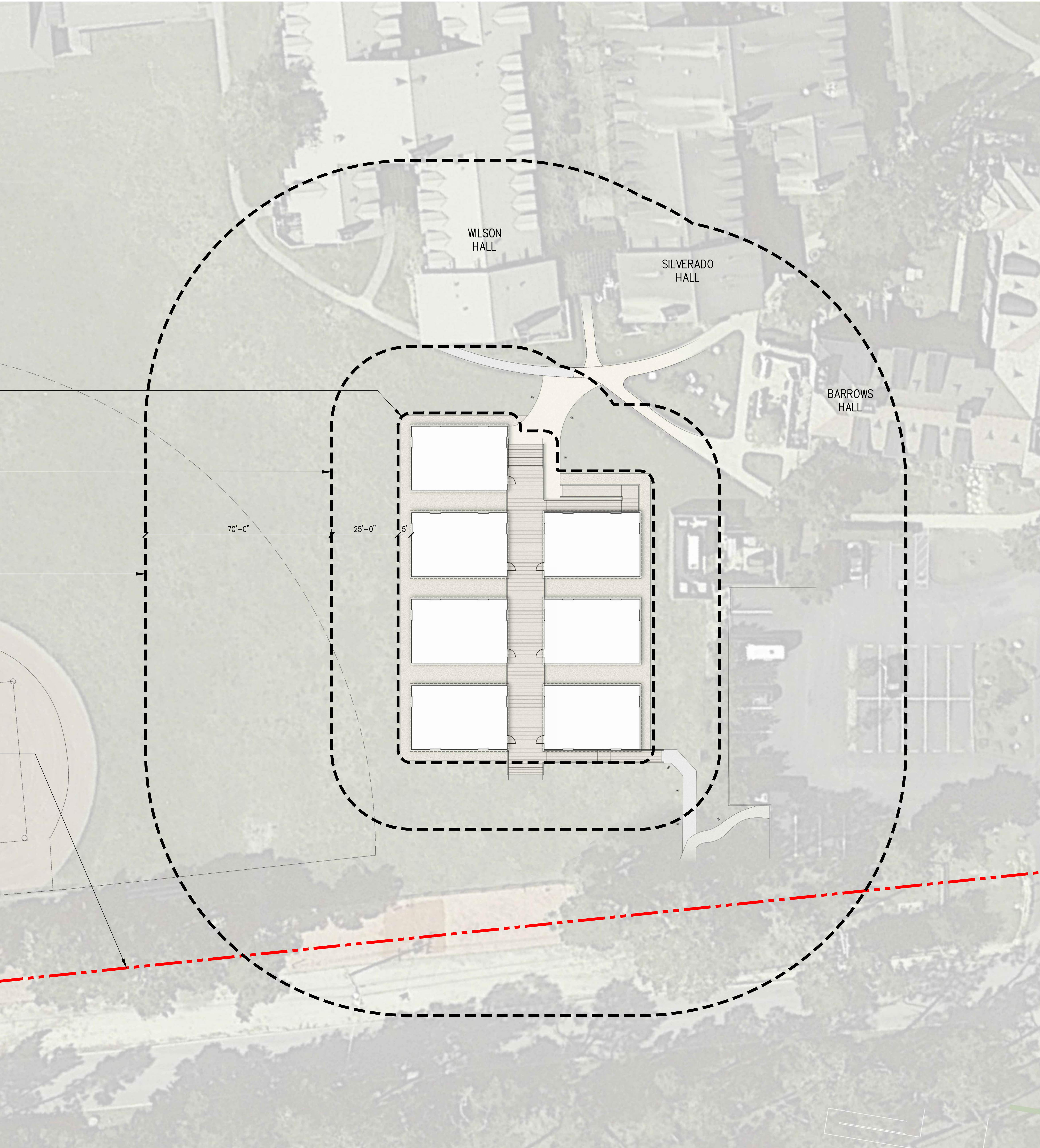
STEVENSON SCHOOL PROPERTY LINE

VEGETATION MANAGEMENT NOTES:

1. REGARDLESS OF PLANT SELECTION, SHRUBS SHOULD BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS.
2. REMOVE DEAD AND DYING GRASSES, SHRUBS, AND TREES.
3. REDUCE THE DENSITY OF VEGETATION AND LADDER FUELS.
4. TRIM THE LIMBS THAT ARE 3 INCHES OR LESS IN DIAMETER 6 FEET FROM THE GROUND ON TREES THAT EXCEED 18 FEET IN HEIGHT.
5. CLUMPS OF SHRUBS, CALLED ISLANDS, MUST BE SEPARATED BY A DISTANCE OF NO LESS THAN TWO TIMES THE HEIGHT OF THE SHRUBS.
6. REMOVE OR CHIP ALL CUT VEGETATION.
7. REPLACE HAZARDOUS VEGETATION WITH FIRE-RESISTIVE, IRRIGATED LANDSCAPE VEGETATION INCLUDING LAWN, OR OTHER LOW GROWING GROUND COVERS AND FLOWERING PLANTS.
8. ADJACENT TO ROADWAYS:
(A) TRIM AND MAINTAIN VEGETATION TO WITHIN 10 FEET OF ROADWAYS AS REQUIRED FOR DEFENSIBLE SPACE.
(B) TRIM TREES SO THEY DO NOT HANG LOWER THAN 13'-6" ABOVE THE ROADWAY OR AS REQUIRED BY THE FIRE DEPARTMENT.

FUEL MANAGEMENT NOTES:

1. DISPOSAL OF FLAMMABLE VEGETATION AND FUELS. DISPOSAL, INCLUDING CHIPPING, BURYING, BURNING OR REMOVAL TO A LANDFILL SITE APPROVED BY THE LOCAL JURISDICTION, OF FLAMMABLE VEGETATION AND FUELS CAUSED BY SITE DEVELOPMENT AND CONSTRUCTION, ROAD AND DRIVEWAY CONSTRUCTION, AND FUEL MODIFICATION SHALL BE COMPLETED PRIOR TO COMPLETION OF ROAD CONSTRUCTION OR FINAL INSPECTION OF A BUILDING PERMIT.
2. ALL PARCELS ONE ACRE AND LARGER SHALL PROVIDE A MINIMUM THIRTY (30) FOOT SETBACK FOR BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD.



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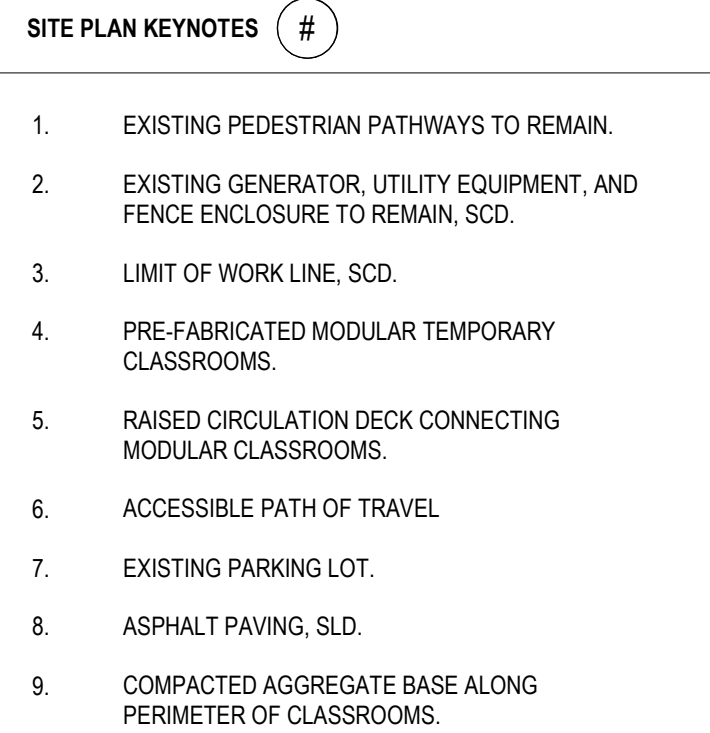
FUEL MANAGEMENT PLAN

Scale As indicated

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BCJ Project Number 21511

L4.00

[illegible]

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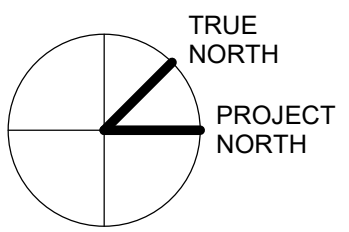
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SITE PLAN

Scale	As indicated
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A0.06





WILSON HALL



SILVERADO HALL AND BARROWS HALL



WILSON HALL AND SILVERADO HALL



SOFTBALL FIELD

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PHOTOGRAPHS OF
EXISTING STRUCTURES

Scale	1" = 30'-0"
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1
A0.21

RENDERING - VIEW FROM FOREST LAKE ROAD

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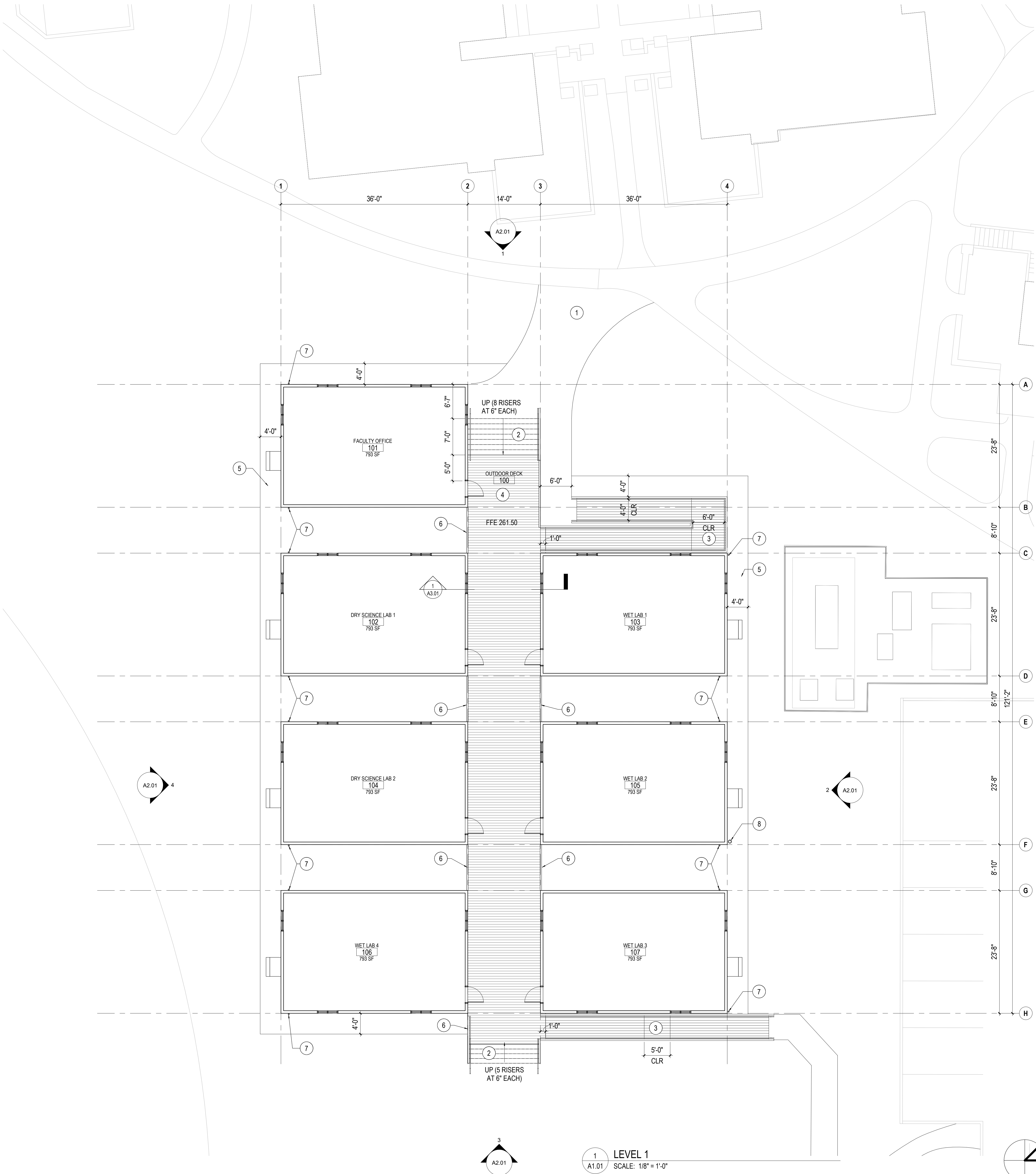
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RENDERINGS

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Date	DECEMBER 1, 2022
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- FLOOR PLAN KEYNOTES** #
1. CONCRETE PEDESTRIAN PAVING, SLD.
 2. STAIR TREAD MATERIAL AND 36" HANDRAIL TO BE UNFINISHED WESTERN RED CEDAR OR REDWOOD, PENDING FINAL PRICING.
 3. ACCESSIBLE RAMP WITH 42" GUARDRAIL TO BE UNFINISHED WESTERN RED CEDAR OR REDWOOD, PENDING FINAL PRICING.
 4. RAISED CIRCULATION DECK CONNECTING MODULAR CLASSROOMS. DECKING MATERIAL TO BE UNFINISHED WESTERN RED CEDAR OR REDWOOD, PENDING FINAL PRICING.
 5. COMPACTED AGGREGATE BASE ALONG PERIMETER OF CLASSROOMS.
 6. FIRE RETARDANT TREATED WOOD PICKET GUARDRAIL, 42" TALL, WHERE OCCURS.
 7. PTD. METAL PIPE DOWNLEADER, TYP.
 8. LOCATION OF FIRE SPRINKLER RISER, SCD.

- SHEET NOTES**
1. SEE MANUFACTURER'S DRAWINGS FOR MODULAR CLASSROOM INFORMATION, INCLUDING FOUNDATION DETAILS, PLAN LAYOUTS, AND WALL SECTIONS.

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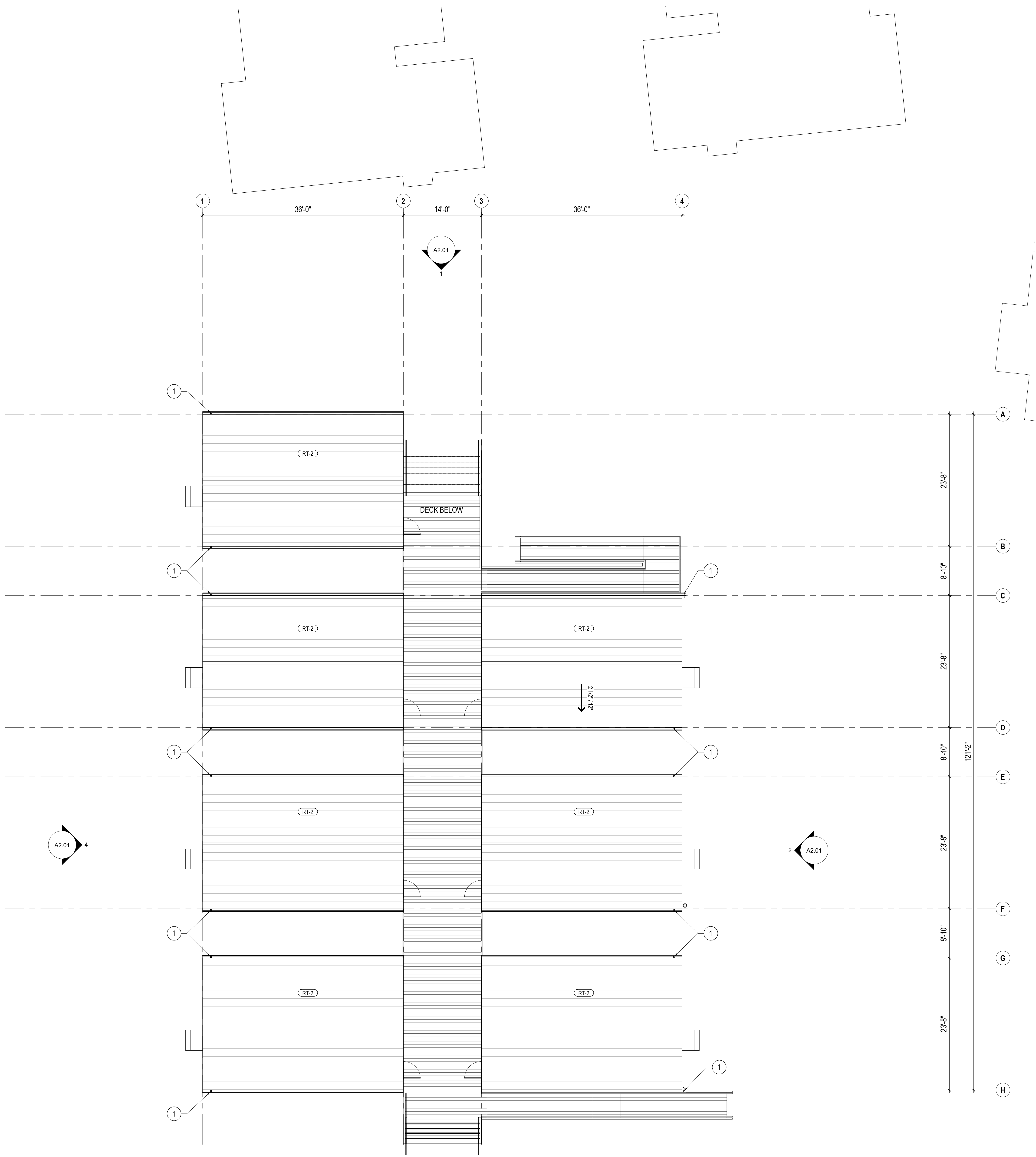
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FLOOR PLAN - LEVEL 1

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A1.01



ROOF FINISH LEGEND

RT-2 ASPHALT SHINGLES

ROOF PLAN KEYNOTES

1. PTD. METAL GUTTERS AND DOWNLEADERS, TYP.

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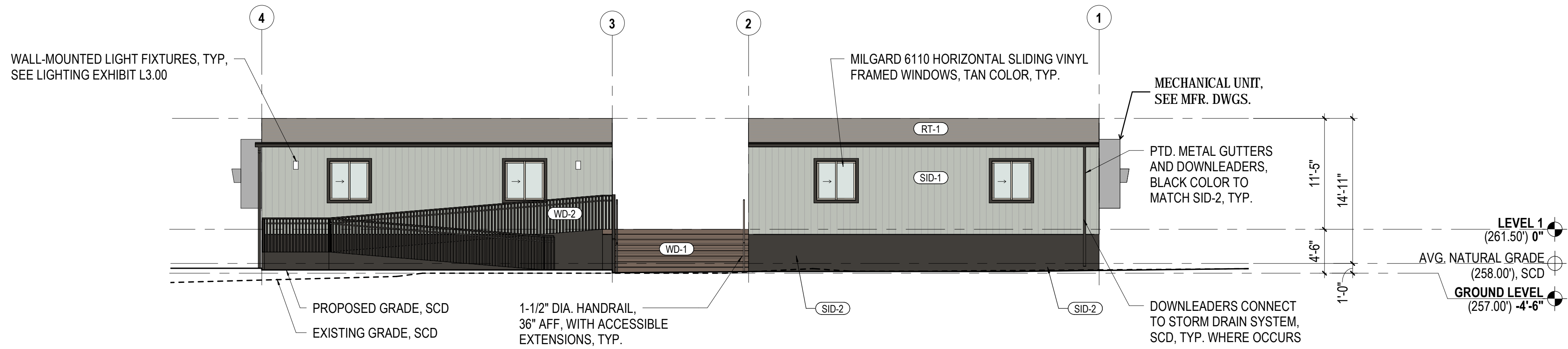
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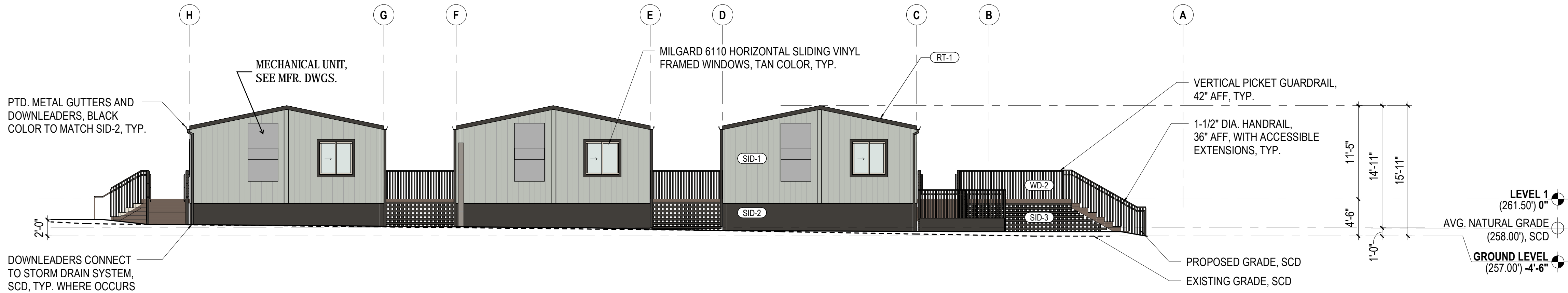
ROOF PLAN

Scale	As indicated
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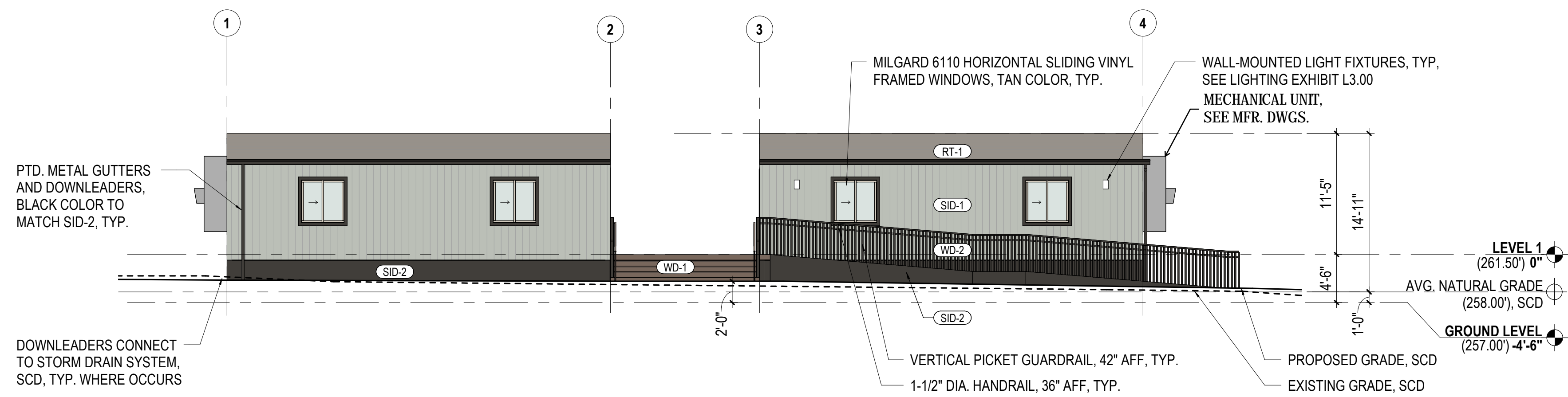
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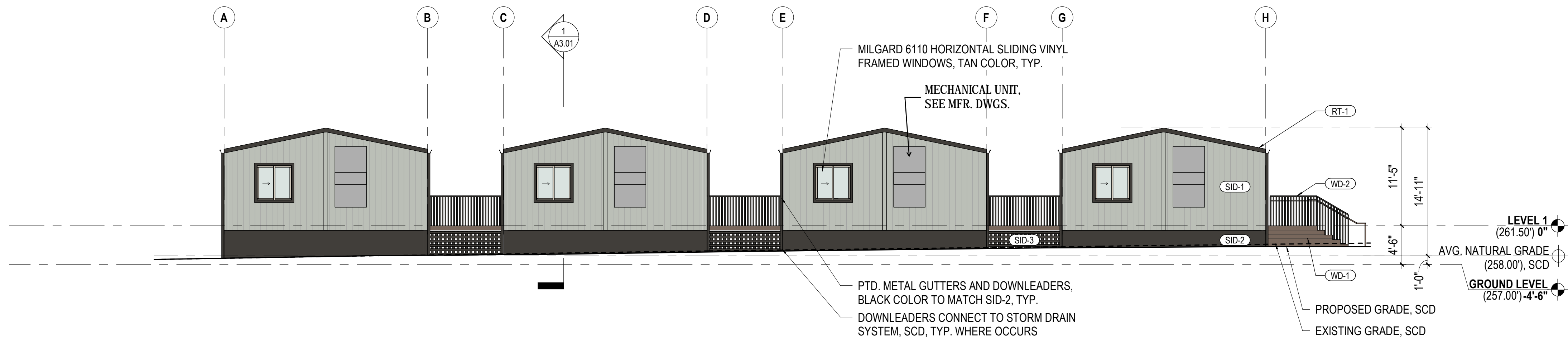
1 WEST BUILDING ELEVATION
A2.01 SCALE: 1/8" = 1'-0"



2 NORTH BUILDING ELEVATION
A2.01 SCALE: 1/8" = 1'-0"



3 EAST BUILDING ELEVATION
A2.01 SCALE: 1/8" = 1'-0"



4 SOUTH BUILDING ELEVATION
A2.01 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND XX-4

- RT-1 PEWTER GREY ASPHALT SHINGLES
- SID-1 PLYWOOD T1-11 TYPE SIDING, PTD. COLOR KM 5751 COASTLINE TRAIL
- SID-2 PLYWOOD T1-11 TYPE SIDING, PTD. COLOR BM 2132-10 BLACK
- SID-3 1x3 WOOD LATTICE FIRE RETARDANT TREATED AND PTD. COLOR BM 2132-10 BLACK
- WD-1 UNFINISHED WESTERN RED CEDAR OR REDWOOD, PENDING FINAL PRICING
- WD-2 FIRE RETARDANT TREATED WOOD PICKET GUARDRAIL, PTD. COLOR BM 2132-10 BLACK

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EXTERIOR BUILDING
ELEVATIONS

Scale As indicated

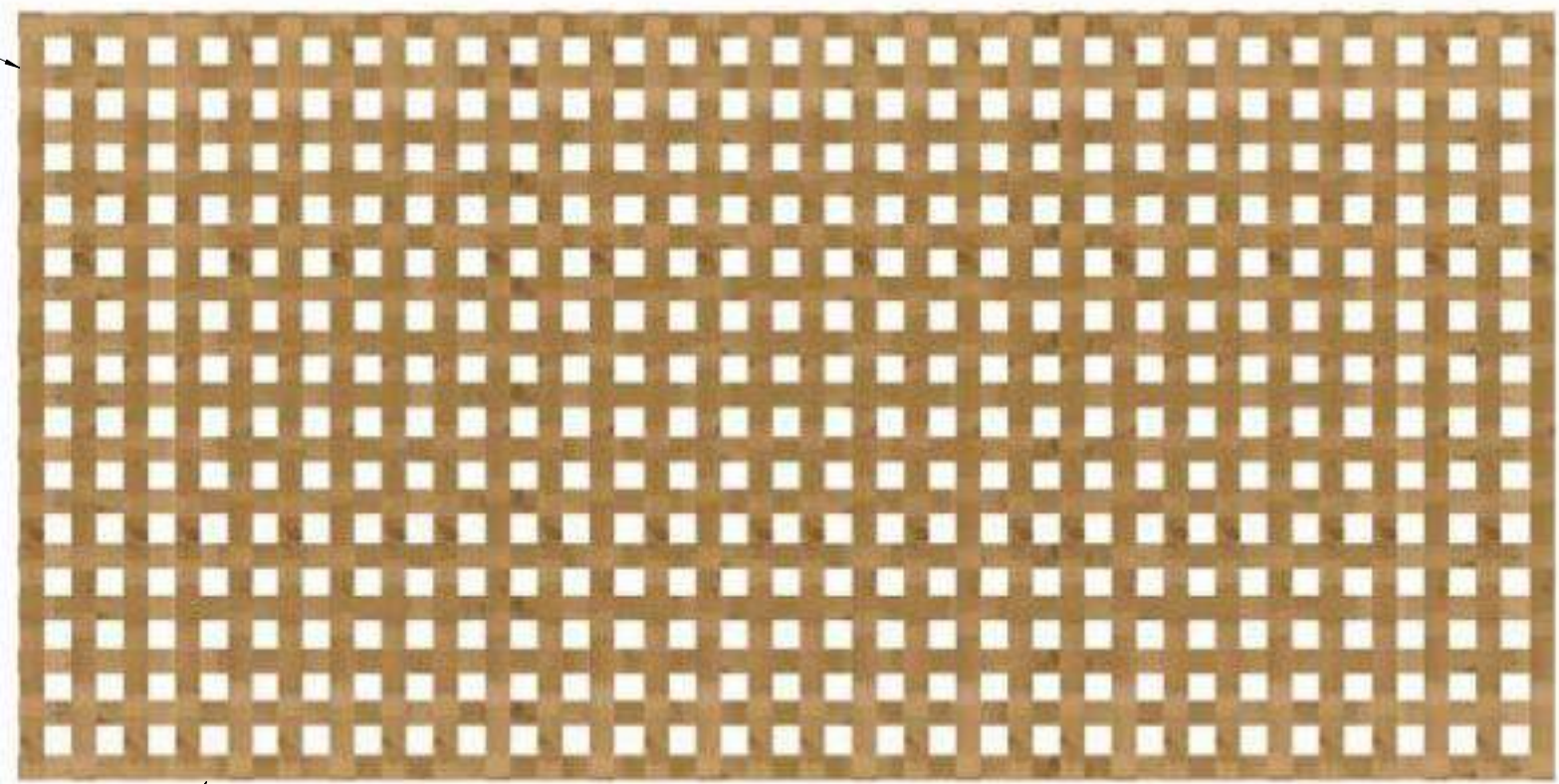
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FIRE RETARDANT TREATED
WOOD LATTICE MATERIAL TO BE
PAINTED BM 2132-10



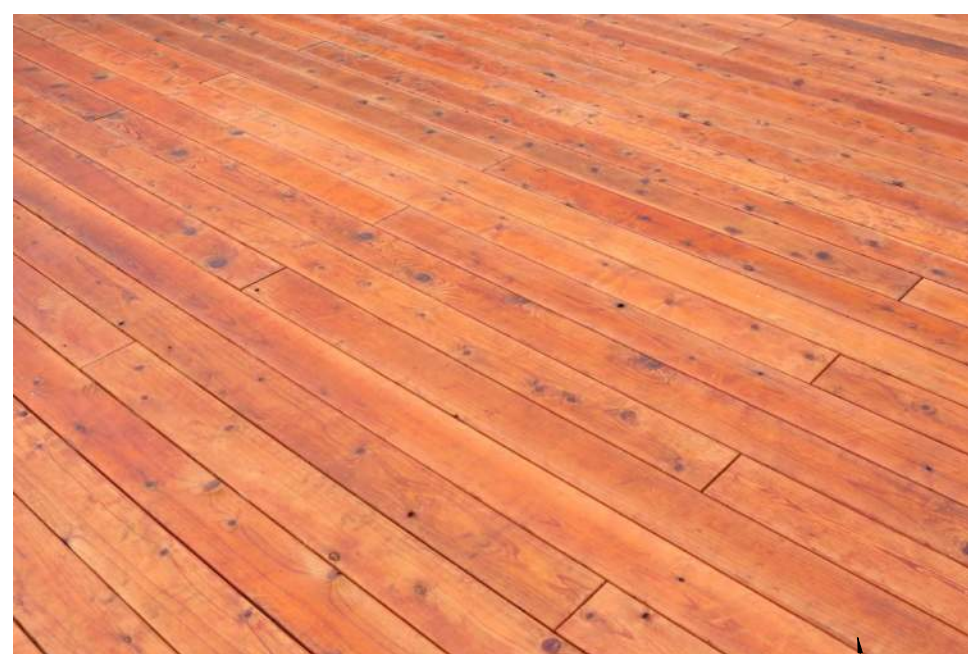
SID-3 BM 2132-10
BLACK



SID-3



TAN WINDOW FRAME COLOR
FOR MILGARD 6110 VINYL
WINDOW FRAME FINISH



REDWOOD DECKING



CEDAR DECKING

WD-1 UNFINISHED WESTERN RED CEDAR KNOTTY
DECKING, OR UNFINISHED REDWOOD DECKING,
PENDING FINAL PRICING



RT-1



SID-1 SID-2 RAW MATERIAL
TO BE PAINTED:



SID-1 KM 5751
COASTLINE TRAIL



SID-2 BM 2132-10
BLACK

EXTERIOR FINISH LEGEND XX-#

- RT-1 PEWTER GREY ASPHALT SHINGLES
- SID-1 PLYWOOD T1-11 TYPE SIDING,
PTD. COLOR KM 5751 COASTLINE
TRAIL
- SID-2 PLYWOOD T1-11 TYPE SIDING,
PTD. COLOR BM 2132-10 BLACK
- SID-3 1x3 WOOD LATTICE
FIRE RETARDANT TREATED AND
PTD. COLOR BM 2132-10 BLACK
- WD-1 UNFINISHED WESTERN RED CEDAR
OR REDWOOD, PENDING FINAL
PRICING
- WD-2 WESTERN RED CEDAR OR
REDWOOD, PENDING FINAL
PRICING AND
PTD. COLOR BM 2132-10 BLACK

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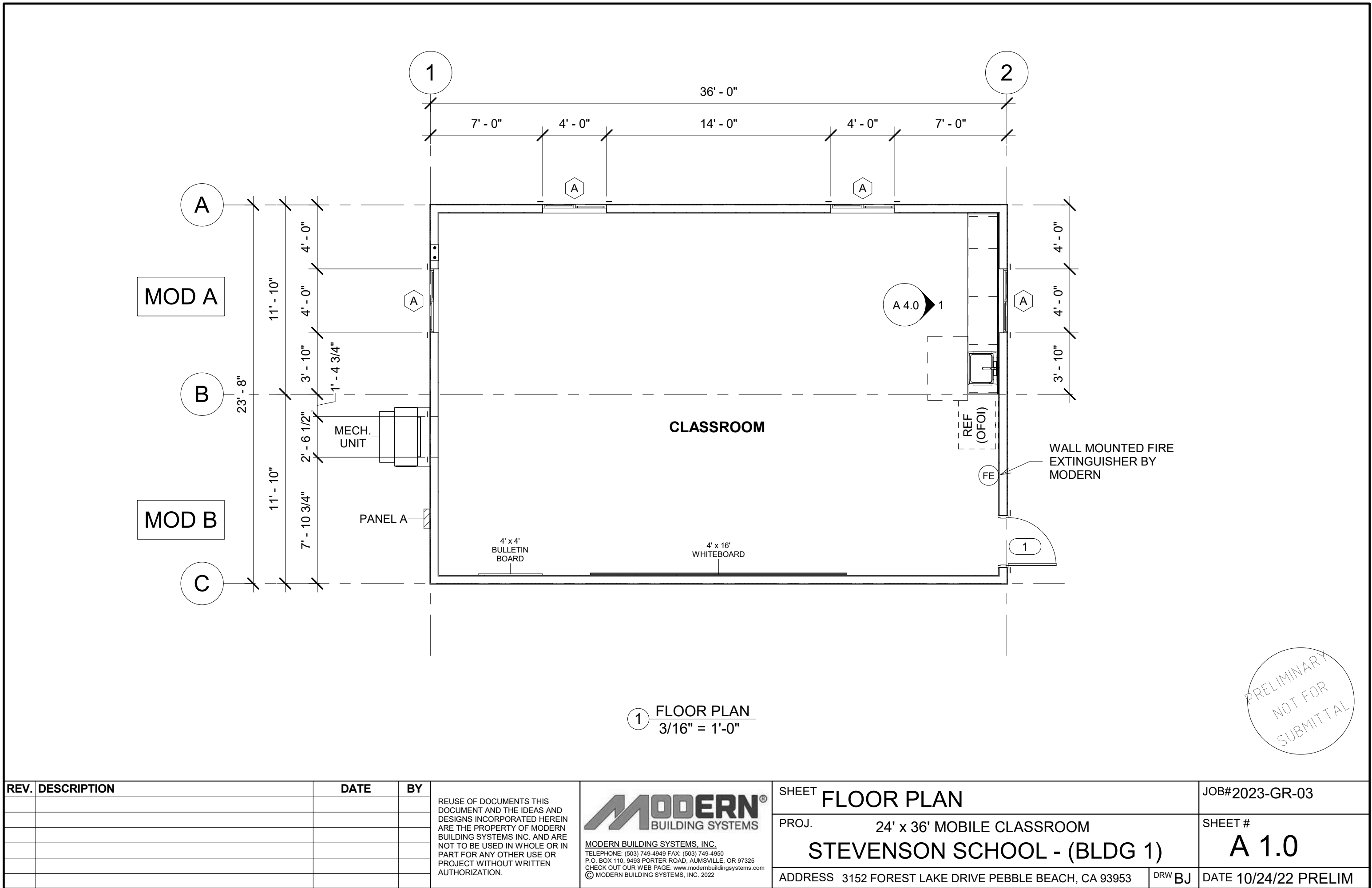
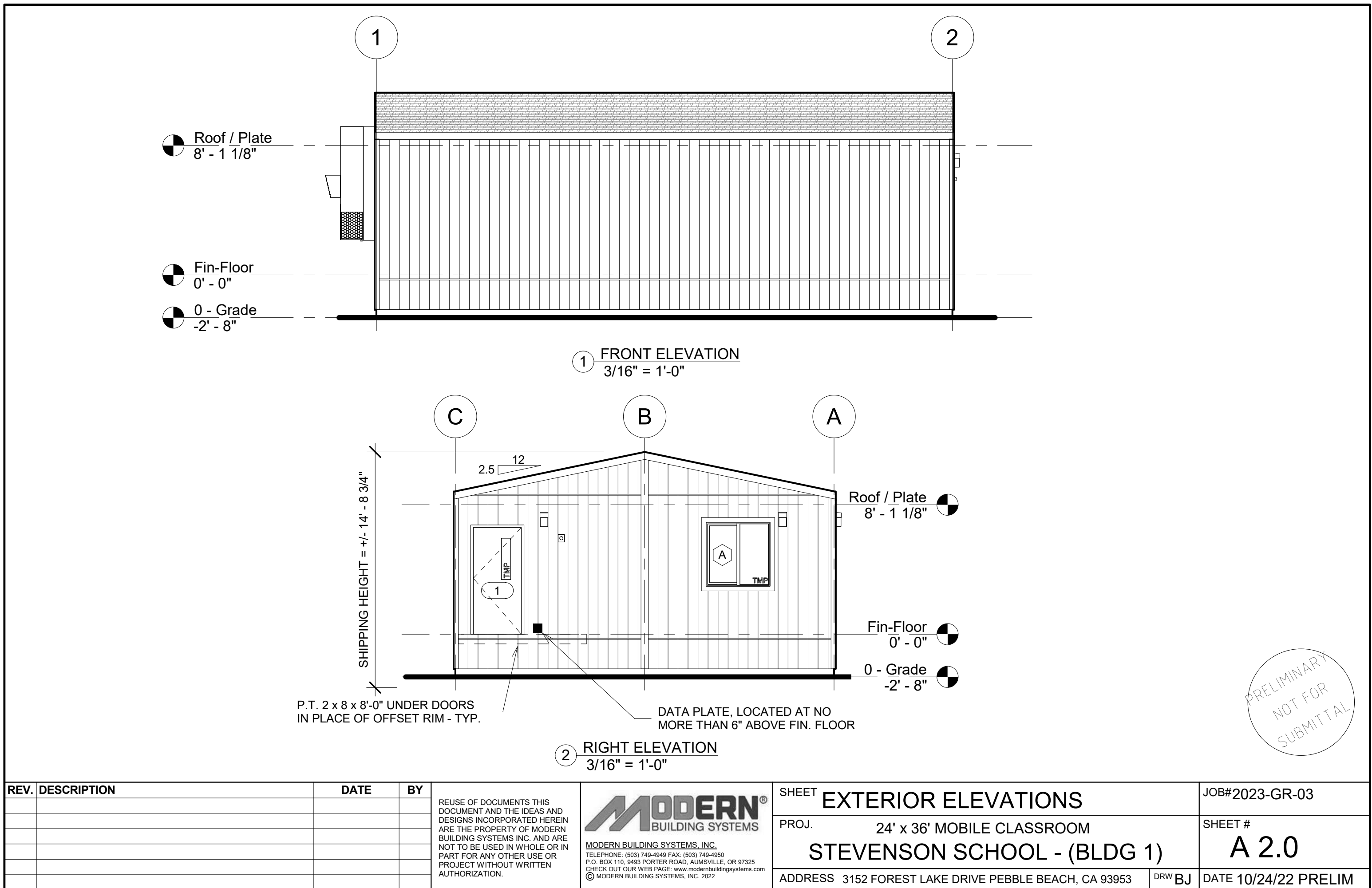
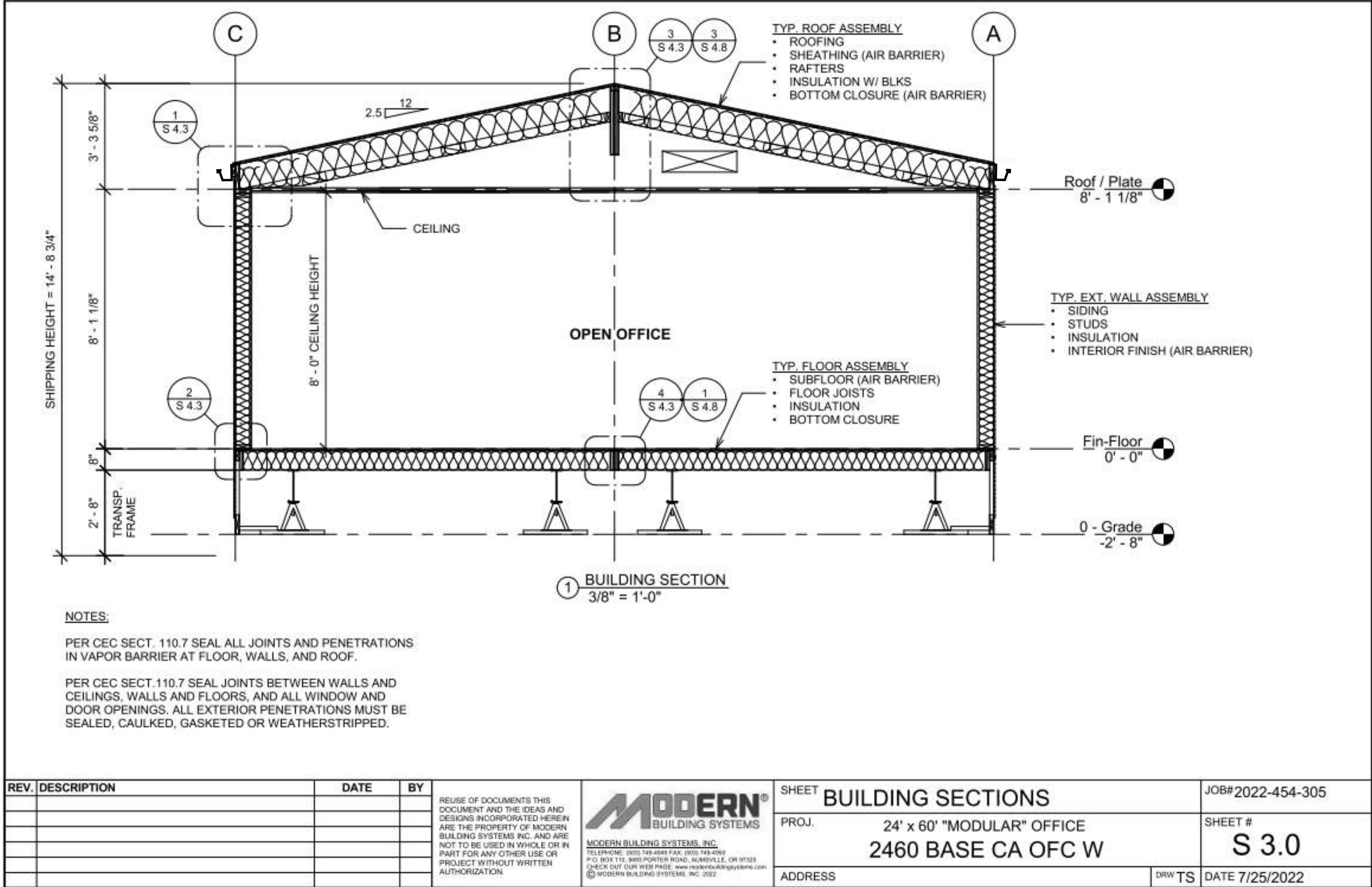
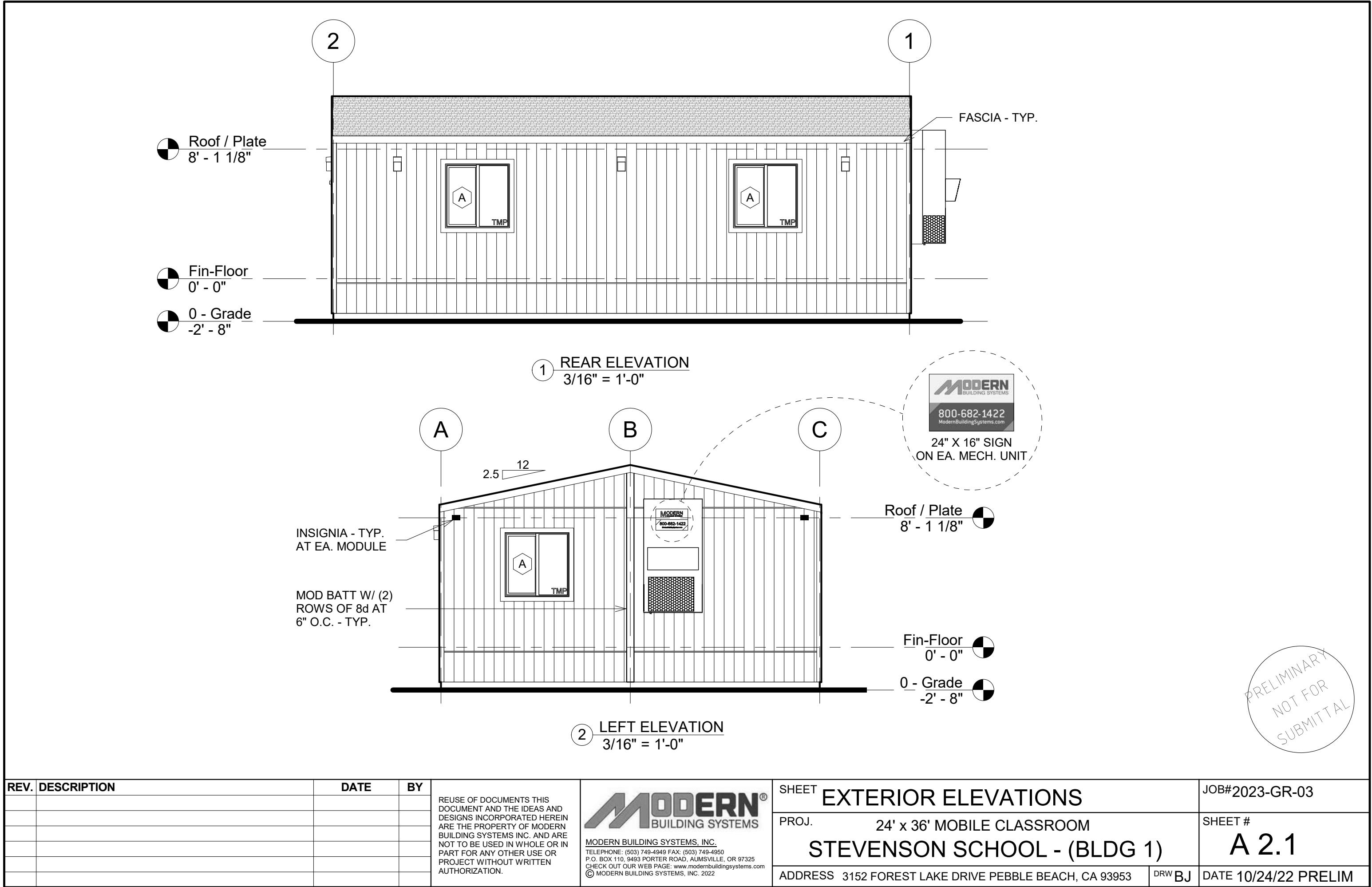
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EXTERIOR BUILDING
MATERIALS

Scale	As indicated
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SHEET NOTES

1. MODULAR CLASSROOM DRAWINGS SHOWN HERE ARE PRELIMINARY AND FOR REFERENCE ONLY. FINAL DRAWINGS WILL BE ISSUED BY MODERN BUILDING SYSTEMS SPECIFIC TO THIS PROJECT AT A LATER DATE.

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MODULAR CLASSROOMS BY MFR

Scale AS NOTED
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