

Exhibit B

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**EXHIBIT B
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

GUNN (PLN180305)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project is limited development consisting of new construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a new 3,146 square-foot single family dwelling with 578 square-foot attached garage; and 2) Coastal Development Permit to allow the removal of twelve (12) Monterey Pine and one (1) Coast Live Oak trees.

4127 Crest Road, Pebble Beach, Del Monte Forest
Land Use Plan (APN: 008-061-008-000)

The Gunn application (PLN180305) came on for a public hearing before the Monterey County Planning Commission on February 27, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies.
EVIDENCE:
 - a) Staff has reviewed the project as contained in the application and accompanying materials for consistency with the following applicable text, policies, and regulations:
 - Del Monte Forest Land Use Plan
 - Coastal Implementation Plan (CIP) (Part 5)
 - 1982 Monterey County General Plan; and
 - Monterey County Zoning Ordinance (Title 20)
 - b) The property is located at 4127 Crest Road, Pebble Beach (Assessor's Parcel Number 008-061-008-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Medium Density Residential/4 units per acre, with a Design Control overlay (Coastal Zone) [MDR/4-D

(CZ)]. MDR zoning allows residential development as a principal use subject to the granting of a Coastal Administrative Permit.

- c) The 0.26-acre (11,314 square-foot) lot was created with Del Monte Forest Subdivision No. 1 filed August 14, 1946 in Volume 4 of Cities and Towns, Records of Monterey County, California, and is thus a legal lot.
- d) Setbacks. Medium Density Residential zoning in Del Monte Forest requires a first floor 20-foot front setback, and a 10-foot first floor side-setback and second floor 20-foot side setback. The maximum height allowed is 27 feet. Proposed setbacks from the property line to the front entry of the main structure is 20 feet, and the side setbacks are 10 feet on the first floor and 20 feet for the second floor. The proposed height is 26 feet 10.25 inches.
- e) Visual Resources. The project as proposed is consistent with the Del Monte Forest LUP policies regarding Visual Resources. The project site is on the west side of Highway 68. The impact to viewshed will be minimized due to existing tree cover and the site's topography, and it is not located within a public viewing area identified in Figure 3 of the Del Monte Forest LUP.
- f) Tree Removal. An arborist assessment conducted on July 16, 2018 determined that Monterey pine trees are the most dominant and conspicuous species inhabiting the site, with some Coast Live Oak trees present as well. The project proposes the removal of twelve (12) Monterey pine trees and one (1) Coast Live Oak tree. The proposed tree removal is the minimum required under the circumstances (See Finding 6 with supporting evidence) .
- g) Design. Pursuant to Chapter 20.44 of the Monterey County Zoning Ordinance, Title 20, a Design Control Zoning District ("D" zoning overlay), regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed exterior colors, materials and finishes- predominantly cream and light brown stucco walls, simulated wood shingle roof with copper gutters and downspouts are appropriate for the neighborhood and will blend in with the surrounding environment. The Mediterranean design and color palette of materials are consistent with other dwellings in the neighborhood and will not disrupt the overall character of the area. Several Monterey Pine trees will be retained in the front, side, and rear yards which is consistent with the pattern of development in the neighborhood and maintains the forested appearance of the area. Therefore, the project as proposed assures protection of the public viewshed and is consistent with the neighborhood character.
- h) Pescadero Watershed. The project site is located within the Pescadero Watershed, a designated watershed of the Del Monte Forest (DMF) as shown on the DMF Land Use Plan Figure 2b; therefore, site structural and impervious surface coverage are limited to 9,000 square feet per Policy 77. Plan set reflects a total impervious coverage (structural, driveways, and walkways) of 3,957 square feet.
- i) Driveway. The DMF LUP Policy 1 and CIP Section 20.147.090.A.2 (Land Use and Development) require new residential driveways to

minimize surface length and width and provide simple and direct access. Based on topography, fire access requirements, and minimization of tree removal on the parcel, the proposed driveway and parking area meet these requirements. As configured, the development achieves the policy goal of providing a simple and direct access to the property, and minimizes impacts to trees and other vegetation on the project site.

- j) Land Use Advisory Committee (LUAC). The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. On August 16, 2018, the LUAC reviewed and approved the project with six in favor and none against.
- k) Archaeology. The site is located in a moderately sensitive area for archaeological resources. In June 2018, a qualified archaeologist completed a survey pursuant to Section 20.146.090.B CIP. The results of this survey were negative for the subject site, and the report concluded that there were no findings to suggest the project could not move forward as proposed. A standard condition has been placed on this project in the event that previously unidentified archaeological resources are encountered during construction.
- l) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN180305.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Pebble Beach Community Services District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Water Resources Agency and the Del Monte Forest Land Use Advisory Committee. Conditions recommended by RMA-Planning, RMA-Environmental Services and RMA-Public Works have been incorporated.
 - b) Available technical information and reports indicate that there are no physical or environmental constraints that would render the site unsuitable for the use proposed. Reports in the Project File (PLN180305) include:
 - Archaeological Records Search and Site Reconnaissance (LIB180294), prepared by John Schlagheck, M.A., R.P.A., June 2018.
 - Geotechnical Report (LIB180296), prepared by Lawrence E. Grice, P.E., Grice Engineering, Inc., August 02, 2018.
 - Arborist Assessment (LIB180295), prepared by Thompson Wildland Management, July 16, 2018.
 - c) Landscaping and fire fuel management are required. Fuel management includes removal of dead vegetation surrounding the home in the understory of the trees and removing tree limbs within 6 feet of the ground to minimize risks of fire spreading to tree canopies.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180305.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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 has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Pebble Beach Community Services District, RMA-Public Works, RMA-Environmental Services, and the Environmental Health Bureau. 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) Water is available the proposed development through California American Water service via purchase of credits from the Pebble Beach Company and sewer will be provided by Carmel Area Wastewater District which has adequate capacity to serve the new home.
 - c) The application, project plans, and related supporting materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development can be found in Project File PLN180305.
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 RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property. The site is currently vacant and maintains natural vegetation.
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review.
- a) Section 15303 (a) categorically exempts new construction of one single family residence, or a second dwelling unit in a residential zone. The applicant proposes to construct the first single family home and accessory structures.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Reports provided conclude that the proposed project would not impact any resources. Adequate evidence has been presented to support finding that there are no unique circumstances for potential impact in this case. Other than tree removal, the site is not located in a particularly sensitive environment. It is surrounded on all sides by medium density residential development and/or road ways. Views from Highway 68 (a scenic highway) are protected and development will be screened with trees remaining after construction. There are no significant cumulative effects of residential development on residentially zoned lands, there are no historical resources and no hazardous waste sites involved. The project will not have a significant

effect on the environment and qualifies for a Categorical exemption as one residential home on a residential lot.

- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180305.

6. **FINDING:** **TREE REMOVAL** – The project is consistent with all tree removal policies of to the Del Monte Forest Land Use Plan (LUP) and Coastal Implementation Plan (CIP), Part 5.

- EVIDENCE:**
- a) Nine (9) Monterey Pine trees and one (1) Coast Live Oak tree are proposed for removal to accommodate the proposed development. Three (3) additional Monterey Pine trees are proposed to be removed because they are dead and potentially hazardous for a total of thirteen (13) trees to be removed. The subject site is undeveloped, contains natural forest resources and vegetation, but is bound to the east by Highway 68, to the west by Crest Road, and to the north and south by developed residential properties which are surrounded by mature pines and oak trees. Development anywhere on the site will require removal of trees.
 - b) Policy 31 of the LUP requires a forest management plan (FMP) where development affects trees and/or forest resources. The applicant provided an FMP examining impacts of the tree removal on the site and within the forest setting. The FMP identifies the need to remove nine (9) Monterey Pine trees and one (1) Oak tree to accommodate residential development on the heavily forested lot with one of the pine trees being a 48-inch landmark tree that cannot be avoided. An additional three Monterey Pine trees are proposed for removal because they are dead and hazardous. Dead trees are located adjacent to the proposed residential structure and are recommended for removal to improve forest health and minimize hazards. The FMP recommends tree protection measures and implementation of best management practices to protect trees near construction that are to be retained. Additionally, the FMP recommends 18 replacement trees be planted and monitored for one-year in order to comply with tree regulations standards and to support sustained and healthy woodland habitat at the site following construction. Staff has reviewed the FMP and agrees with the conclusions. Recommended conditions have been included as conditions of approval for the project. As conditioned, the remaining trees on the property will be retained and protected. Per the recommendation of the FMP, ten (10) one to five-gallon indigenous Monterey Pine and eight (8) one to five-gallon Coast Live Oak replacement trees shall be planted in appropriate and suitable locations on the subject parcel. As proposed, and within conditions incorporated, the project will not adversely affect the long-term maintenance of the forest habitat on the site and in the area. Connectivity with the surrounding forest is provided in the front, side, and rear yards of the proposed development and tree replacement will assure on-going health of the forest in the area.
 - c) Policy 32 of the LUP emphasizes the importance of preservation of trees to preserve the scenic resources of Del Monte Forest. The proposed project lies between Highway 68 and Crest Road in the Huckleberry

Hill neighborhood and is one of a few remaining vacant lots in the area. The character of the forest in the area includes trees surrounding residential development. The proposed project will continue this pattern. The house is proposed to be located near the front setback along Crest Road. Large Pines and oak trees will be preserved between the proposed structure and Highway 68 which will aid in screening the development when viewed from the highway. Trees will also remain in the front setback along Crest Road to maintain the forested character of the street within the neighborhood. .

- d) The project site has also been identified as located within a very high fire hazard zone. Therefore, the applicant included a fuel management notes with the plan set submitted to the County. Fuel management notes include clearing the property of dead vegetation, trimming tree limbs within close proximity of the chimney, and keeping any non-irrigated vegetation low to the ground at least thirty feet away from the house. Moreover, landscape plans indicate that all new plant material on property will be irrigated with drip irrigation.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal because this project is between the sea and the first through public road paralleling the sea and because the project involves tree removal which requires a Coastal Development Permit.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the project is limited development consisting of the new construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a new 3,146 square-foot single family dwelling with 578 square-foot attached garage; and 2) Coastal Development Permit to allow the removal of twelve (12) Monterey Pine and one (1) Coast Live Oak trees.

In general conformance with the attached plans and subject to eleven (11) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of February, 2019 upon the motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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 _____.

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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 RMA-Planning and RMA-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. 5-14-2014

Monterey County RMA Planning

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

PLN180305

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN180305) allows 1) Coastal Administrative Permit and Design Approval to allow the construction of a 3,146 square foot two-story single family dwelling, 578 square foot attached two-car garage, 38 square foot mechanical room, 85 square foot covered entry and 413 square foot covered terrace; and 2) Coastal Development Permit to allow the removal of 12 Monterey Pine and 1 Coast Live Oak trees. The property is located at 4127 Crest Road, Pebble Beach (Assessor's Parcel Number 008-061-008-000), Del Monte Forest Land Use Plan, Coastal Zone. 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 RMA Chief of 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. (RMA - 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: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A Combined Development permit (Resolution Number 18-) was approved by the Zoning Administrator for Assessor's Parcel Number 008-061-008-000 on February 28, 2019. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

Responsible Department: RMA-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 RMA - 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.
(RMA - 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 RMA - 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. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from the project Geotechnical Report prepared by Grice Engineering, Inc. The grading plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

5. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading plan and stormwater control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

6. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. The plan shall also include RMA-Environmental Services standard inspection notes 1, 2, & 3. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval. Standard inspection notes are available on the RMA-Environmental Services website.

7. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Geotechnical Report and the approved grading plan and stormwater control plan. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed professional engineer.

8. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed.

When tree removal operations commence, removal shall be performed by licensed and insured tree workers trained in accordance with ANSI Z1133.1 safety regulations, as required by Occupational Safety and Health Administration (OSHA). Tree protection measures shall be installed to nearby trees that could potentially be damaged during removal operations. If substantial soil disturbance occurs at the removal site, erosion and sedimentation control measures shall be installed to effectively stabilize exposed soil surfaces and contain sediment runoff. Best management practices (BMP) involved with tree removal, disposal, and cleaning and sterilization of tools and equipment shall be implemented to minimize the chance of biotic disorders that may be present spreading to other areas. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Ten (10) one to five-gallon indigenous Monterey Pine and eight (8) one to five-gallon Coast Live Oak replacement trees shall be planted in appropriate and suitable locations on the subject parcel to mitigate tree removal impacts. The replacement trees should be acquired from a local native plant nursery that has a good selection of specimens that are free from harmful pathogens, insect pests and/or structural disorders. The replacement plantings shall be planted during the appropriate time of year using proper tree planting techniques and best management practices, and shall be planted in suitable locations that will support healthy establishment and maturation. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County RMA Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the Development Services.

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

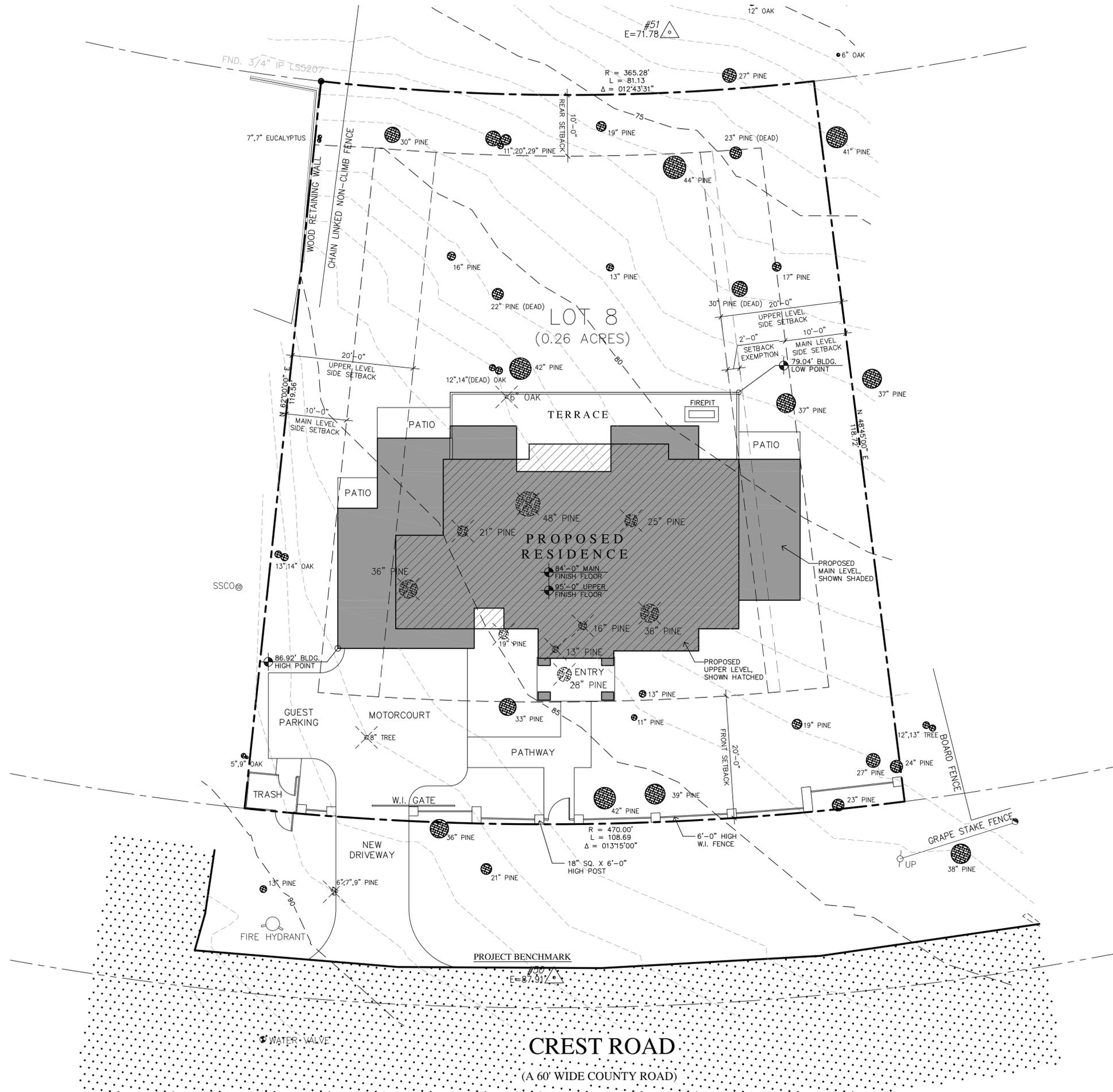
Responsible Department: RMA-Planning

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 RMA - Chief of 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 RMA - 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.

Fences shall be designed to retain forest views. There shall be only native forest vegetation along the roadway to retain the forest experience while driving through Crest Road. There shall be no ornamental landscape in the front setback area except for the entry and limited width along the driveway and front access. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and building permits, the Owner/Applicant shall submit landscape plans to RMA Planning for review and approval.

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.



PLANNING INFO.

- PROPERTY OWNER:
LEZLIE GUNN
4045 S. BUFFALO DRIVE, SUITE A101-171
LAS VEGAS, NV 89147
PH. (702) 241-7776
- PROJECT ADDRESS:
4127 CREST ROAD
PEBBLE BEACH, CA.
- PROJECT SCOPE:
NEW TWO-STORY 3,146 S.F. SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR 578 S.F. GARAGE, 38 S.F. MECHANICAL ROOM, 85 S.F. COVERED ENTRY, AND 413 COVERED TERRACE.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-061-008
- LEGAL DESC.: LOT: BLOCK:
- ZONE: MDR/4-D (CZ)
- STORIES: TWO
- MAX BLDG. HT: 27 FT
- GRADING: 186 CY CUT 40 CY FILL
- TREE REMOVAL: 13
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
2016 CBC, CMC, CPC, CFG, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & 2016 CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROPAS V8.1, ENERGY PRO 5.0
- LOT AREA: 11,314 S.F. (0.26 Ac.)
- LOT COVERAGE CALCULATIONS:

	PROPOSED
BUILDINGS	2,336
COVERED ENTRY	85
COVERED TERRACE	413
FENCE/GATE/POSTS	47
TOTAL	2,881

- LOT COVERAGE ALLOWED: 3,960 SF (35%)
- LOT COVERAGE PROPOSED: 2,881 SF (25.4%)

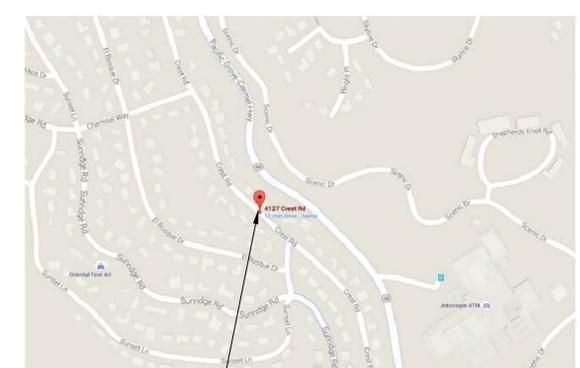
	PROPOSED
MAIN BUILDING	
MAIN FLOOR	1,704
UPPER FLOOR	1,442
GARAGE	578
MECHANICAL	38
TOTAL	3,762

- F.A.R. ALLOWED: 3,960 SF (35%)
- F.A.R. PROPOSED: 3,762 SF (33.25%)

- PESCADERO COVERAGE LIMITATIONS
STRUCTURAL/
IMPERVIOUS 9,000 S.F.

	PROPOSED
STRUCTURAL	2,834
DRIVEWAYS	708
WALKWAYS/PATIOS	322
TRASH ENCLOSURE	46
FENCE/GATE/POSTS	47
TOTAL	3,957

VICINITY MAP



PROJECT LOCATION

JUN A. SILLANO, AIA

IDG

ARCHITECTURE • PLANNING • INTERIOR DESIGN

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PROJECT/CLIENT:

LEZLIE GUNN

PROJECT ADDRESS:

**4127 CREST ROAD
PEBBLE BEACH,
CA 93953**

APN: 008-061-008

DATE: JUNE 13, 2018
APPLICATION REQUEST SUB.

- REVISIONS:
- △ AUGUST 1, 2018
PLANNING DEPT. SUB.
 - △
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SITE PLAN

SHEET NO.

A1.0

SITE PLAN

1/8"=1'-0"

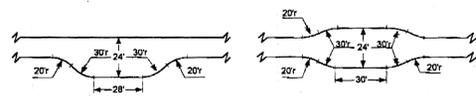


CREST ROAD

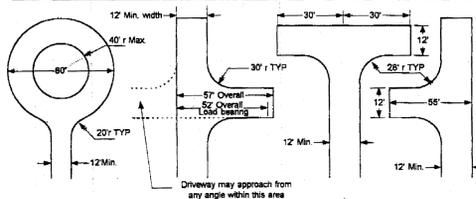
(A 60' WIDE COUNTY ROAD)

FIRE DEPARTMENT DIAGRAMS

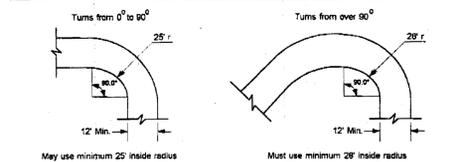
EXAMPLE A Driveway Turnouts Form # 1 (MCPDA) Revised 1/2007



EXAMPLE B Driveway / Road Turnaround



EXAMPLE C Driveway Turning Radii

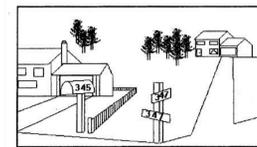
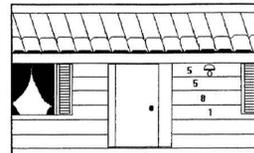


The local fire jurisdiction will consider designs other than those shown above.

ADDRESS POSTING REQUIREMENTS

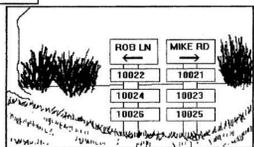
Location

All structure are required to have a permanently posted address visible from the road. Posting the address near the entry light is recommended, if the number will be visible from the road.



Where the address is not readily visible from the road, it shall be placed at each driveway entrance and visible from both directions of travel along the road. Where multiple addresses are required at a single driveway, they shall be mounted at a single location.

When there is a branch or fork in the road, indicate all addresses numbers on each branch or fork on a post, as indicated. Road name changes shall also be indicated.



SIZE

Size of letters, numbers and symbols for addresses shall be a minimum of 4 inch letter height, 1/2 inch stroke, contrasting with the background color and sign.

FIRE DEPARTMENT NOTES

DRIVEWAYS - DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 18 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDDLE OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL LONG WITH A MINIMUM 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

GATES - ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

ADDRESSES FOR BUILDINGS - ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NON-COMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

SETBACKS - ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30-FOOT SETBACK FOR NEW BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD. FOR PARCELS LESS THAN 1 ACRE, ALTERNATE FUEL MODIFICATION STANDARDS OR OTHER REQUIREMENTS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT.

DISPOSAL OF VEGETATION AND FUELS - DISPOSAL, INCLUDING CHIPPING, BURYING, OR REMOVAL TO A LANDFILL SITE APPROVED BY THE LOCAL JURISDICTION, OF VEGETATION AND DEBRIS CAUSED BY SITE DEVELOPMENT AND CONSTRUCTION, ROAD AND DRIVEWAY CONSTRUCTION, AND FUEL MODIFICATION SHALL BE COMPLETED PRIOR TO FINAL CLEARANCE OF THE RELATED PERMIT.

DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) - MANAGE COMBUSTIBLE VEGETATION WITHIN A MINIMUM OF 100 FEET OF STRUCTURES (OR TO THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM GROUND, REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) - THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) - THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEM INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

SMOKE ALARMS - (SINGLE FAMILY DWELLING) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGALAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) - ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS 'A' ROOF CONSTRUCTION.

FIRE 030 - GENERATOR
GENERATOR PANEL SHUT-OFF REQUIREMENT AND SIGNAGE. GENERATOR SHEET WILL BE OBTAINED FROM THE FIRE DEPARTMENT. FILLED OUT TO THE FIRE DEPARTMENT (PEBBLE BEACH COMMUNITY SERVICES DISTRICT)
1. PRIOR TO FINAL BUILDING INSPECTION, APPLICANT OR OWNER SHALL SUBMIT THE GENERATOR FORM TO THE FIRE DEPARTMENT
2. PRIOR TO FINAL BUILDING INSPECTION, APPLICANT OR OWNER SHALL SCHEDULE FIRE DEPARTMENT CLEARANCE INSPECTION.

GENERAL NOTES

- ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.
- ACCESSIBLE UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN 18"x24" MIN. ACCESS WITHIN 20' OF ALL PLUMBING CLEANOUTS (CRC 408.4 & CPC 707.9). FURNACE OR WATER HEATERS LOCATED IN THE CRAWL SPACE OR ATTIC SHALL HAVE A MIN 30"x30" ACCESS OPENING LOCATED WITHIN 20' OF THE EQUIPMENT AND A MIN 30" WIDE PASSAGE (CMC 304.0)
- ELECTRICIAN TO CONDUCT AN ON-SITE WALK THRU WITH THE OWNERS AND ARCHITECT TO DETERMINE FINAL LOCATIONS FOR RECEPTACLES, FIXTURES, PHONES, CABLE, AUDIO/VISUAL, SECURITY, DATA LINES, ETC.
- ALL PROJECTS WITH WATERPROOFING DECKS WILL REQUIRE PERIODIC MAINTENANCE. OWNER SHALL BE RESPONSIBLE TO SEAL, CAULK, OR OTHERWISE MAINTAIN OR REPLACE SEALANT AS RECOMMENDED BY MANUFACTURER OF WATERPROOFING SURFACE.

BATHROOM:

- SHOWER HEADS SHALL NOT EXCEED 2.0 GALLONS PER MINUTE @ 80 P.S.I. FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE.
- WATER PRESSURE IN THE BUILDING SHALL BE LIMITED TO 50 P.S.I. OR LESS.
- TUB & SHOWER WALLS AND CEILINGS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM WALLBOARD (CRC, 702.3.8 & 702.4).
- TANK-TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GALLONS (403.2 CPC)

FIRE PROTECTION NOTES:

- PROVIDE FIREBLOCKING AT 10' INTERVALS IN THE WALL HORIZONTALLY AND AT FLOOR AND CEILING LEVELS VERTICALLY PER (CRC 302.11).
- THE OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH AN APPROVED NON-COMBUSTIBLE MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC 1003.19).
- NON-COMBUSTIBLE FIREBLOCKING SHOULD BE SECURELY FASTENED AT THE OPENING WHERE THE CHIMNEY PASSES THROUGH THE FLOORS AND CEILINGS, (CRC 1003.19)
- SMOKE DETECTORS SHALL BE INSTALLED PER CRC 314. EACH NEW OR EXISTING BEDROOM SHALL BE SERVED BY A SMOKE DETECTOR; IN NEW CONSTRUCTION EACH SMOKE DETECTOR SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH HOUSE WIRING AS THE PRIMARY POWER SOURCE WITH BATTERY BACK-UP; IN REMODELS EACH SMOKE DETECTOR MAY BE POWERED BY BATTERY ONLY. SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
- IF A FIRE ALARM SYSTEM IS INTEGRATED INTO A SECURITY SYSTEM, THE FIRE ALARM SYSTEM DRAWINGS MUST BE SUBMITTED TO THE LOCAL FIRE JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION.

PLUMBING NOTES:

- PROVIDE PRESSURE ABSORBING DEVICES, SUCH AS A WATER HAMMER ARRESTOR, THAT WILL ABSORB HIGH PRESSURE RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES. (CPC 609.10)
- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQ. IN., AND ALSO CAPABLE OF ENCOMPASSING 30" DIAMETER CIRCLE.
- PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- ALL HOT WATER FIXTURES THAT HAVE MORE THAN 10' OF PIPE FROM THE FIXTURE TO THE HOT WATER HEATER SERVING THE FIXTURE SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
- PLUMBING LINES UTILIZED AS GROUNDS ARE PROHIBITED.

CARBON MONOXIDE ALARM/DETECTION SYSTEMS

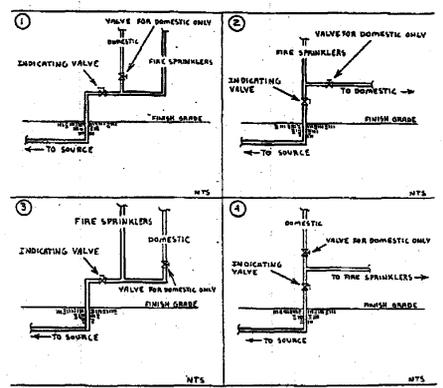
CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN NEW DWELLING UNITS AND SLEEPING UNITS WHICH HAVE FUEL-BURNING APPLIANCES INSTALLED OR HAVE ATTACHED GARAGES. (R315.1 CRC)

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (R315.1.2 CRC)

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. (R315.1.3 CRC)

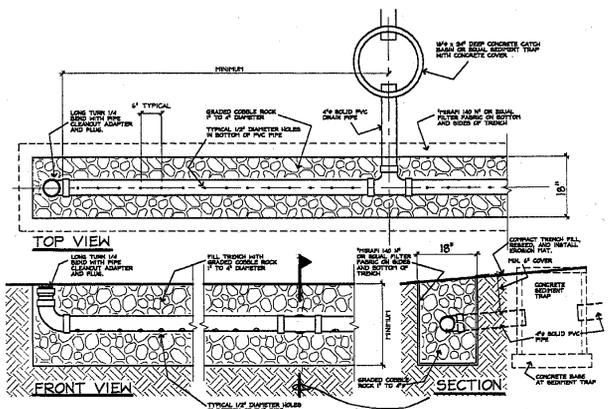
WHERE ALTERATIONS, REPAIRS, OR ADDITIONS TO EXISTING DWELLINGS OCCUR THAT REQUIRE A PERMIT AND EXCEED \$1000, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (R315.2.2 CRC)

SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (R315.1 CRC)



- AN INDICATING-TYPE VALVE SHALL BE INSTALLED IN A LOCATION WHERE IT SHUTS OFF BOTH THE FIRE SPRINKLER AND THE DOMESTIC SYSTEMS.
- INDICATING VALVE SHALL BE INSTALLED ABOVE FINISHED GRADE.
- BALL-TYPE VALVE IS ACCEPTABLE; GATE VALVES ARE NOT ALLOWED.
- SEPARATE VALVE FOR THE FIRE SPRINKLER SYSTEM IS NOT ALLOWED.
- UNDERGROUND PIPING TO BE FLISHED PRIOR TO RISER CONNECTION.
- FIRE SPRINKLER ALARM TO BE WIRED TO REFRIGERATOR CIRCUIT.
- A SEPARATE VALVE SHALL BE INSTALLED FOR DOMESTIC SYSTEM ONLY SO THE FIRE SPRINKLER SYSTEM CAN REMAIN IN OPERATION DURING DOMESTIC SYSTEM REPAIRS.

Monterey County Fire Prevention Officers Association Form # 6 Revised 04/18



ROOF WATER DISPERSION OUTLET DETAIL

- DISPERSION PIPE SHALL BE LEVEL, AND TRENCH SHALL BE PARALLEL TO CONTOURS
- "MIRAF" 140" OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, AND BOTTOM OF TRENCH.
- DISPERSION TRENCH SHALL BE AT LEAST 20" FROM STRUCTURE.
- DISPERSION TRENCH SHALL BE ON THE LEAST STEEP AVAILABLE SLOPE.

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GENERAL NOTES

SHEET NO.

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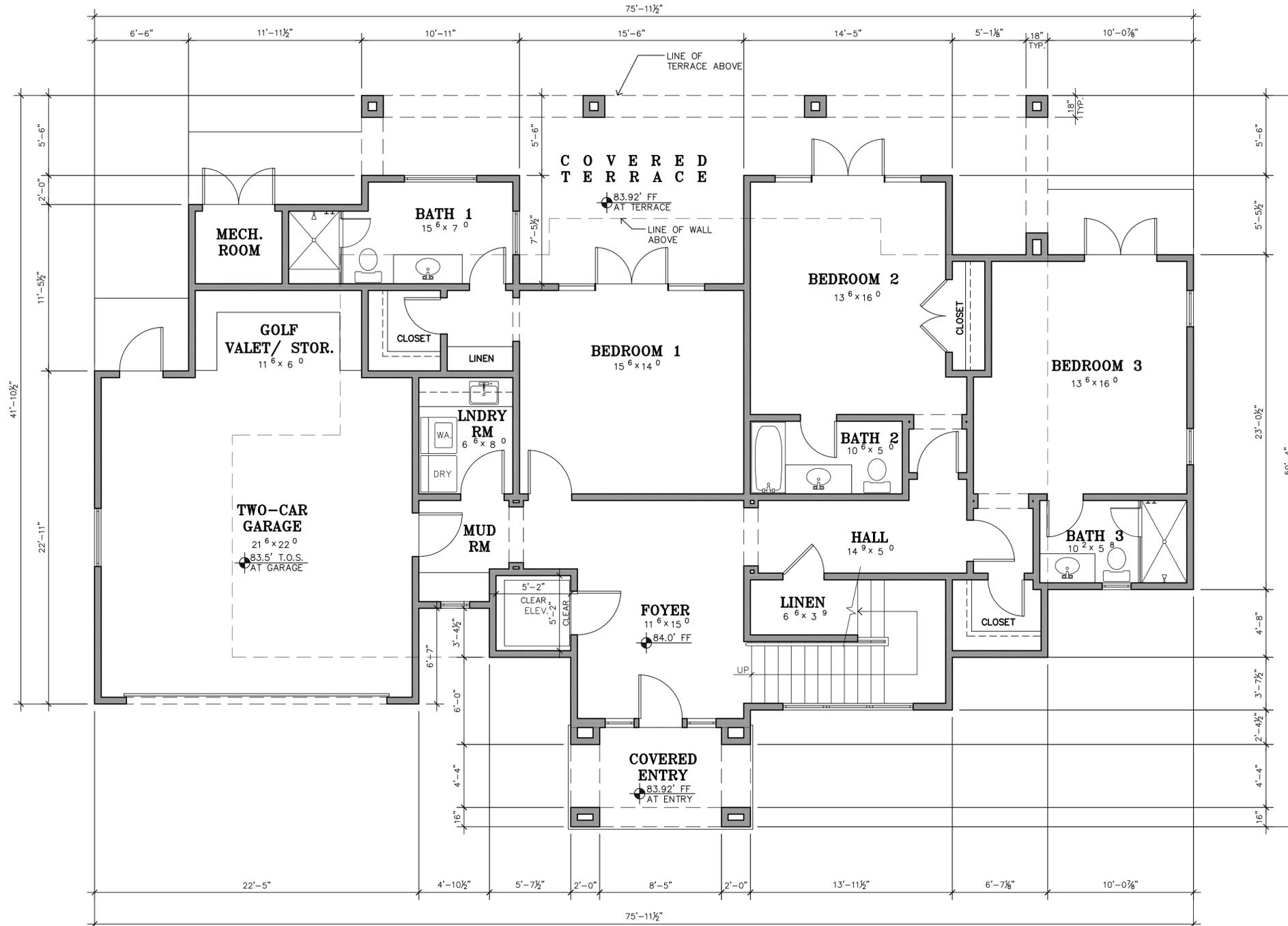
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MAIN LEVEL PLAN

SHEET NO.

A2.0



MAIN LEVEL PLAN

1/4"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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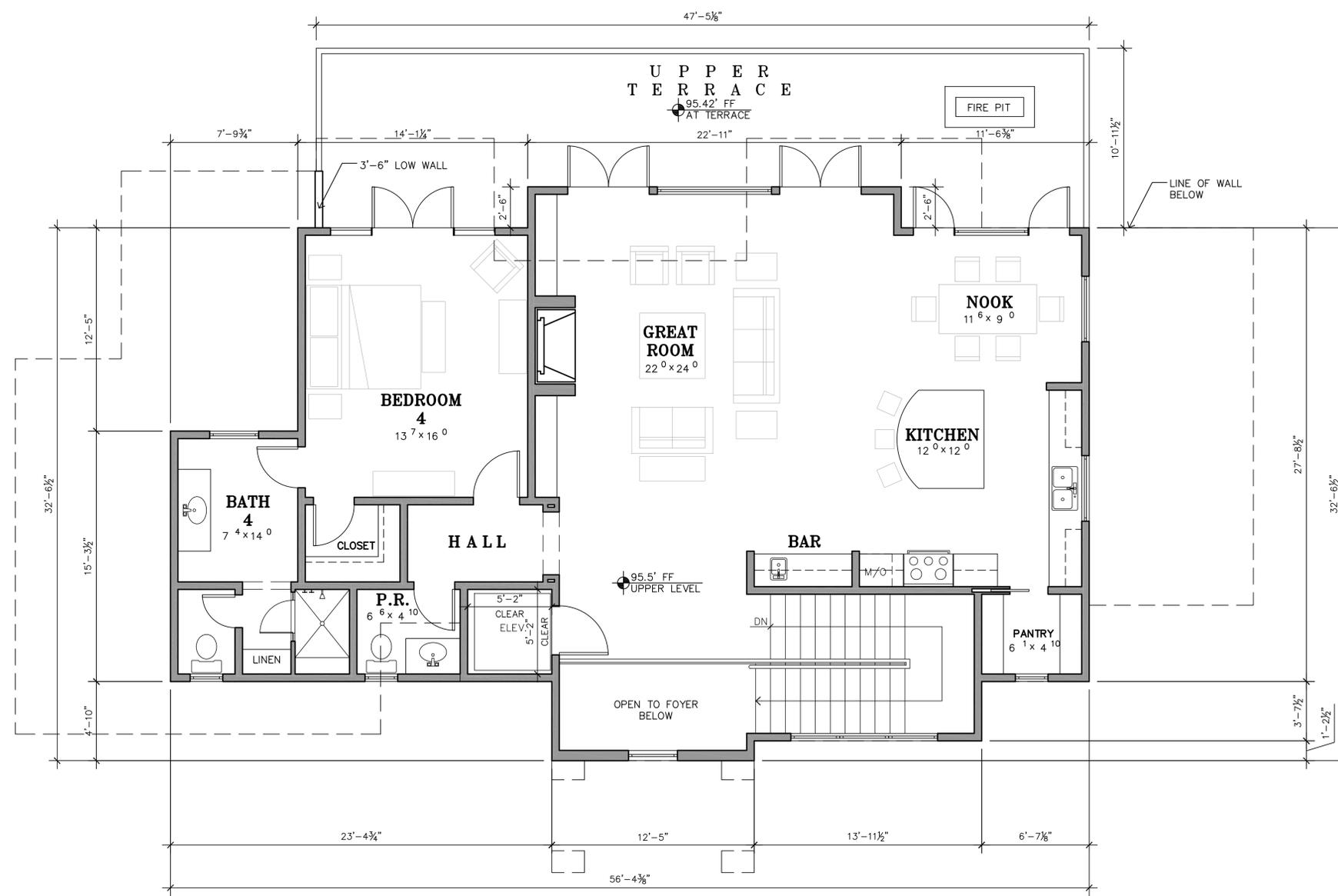
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UPPER LEVEL
PLAN

SHEET NO.

A3.0



UPPER LEVEL PLAN

1/4" = 1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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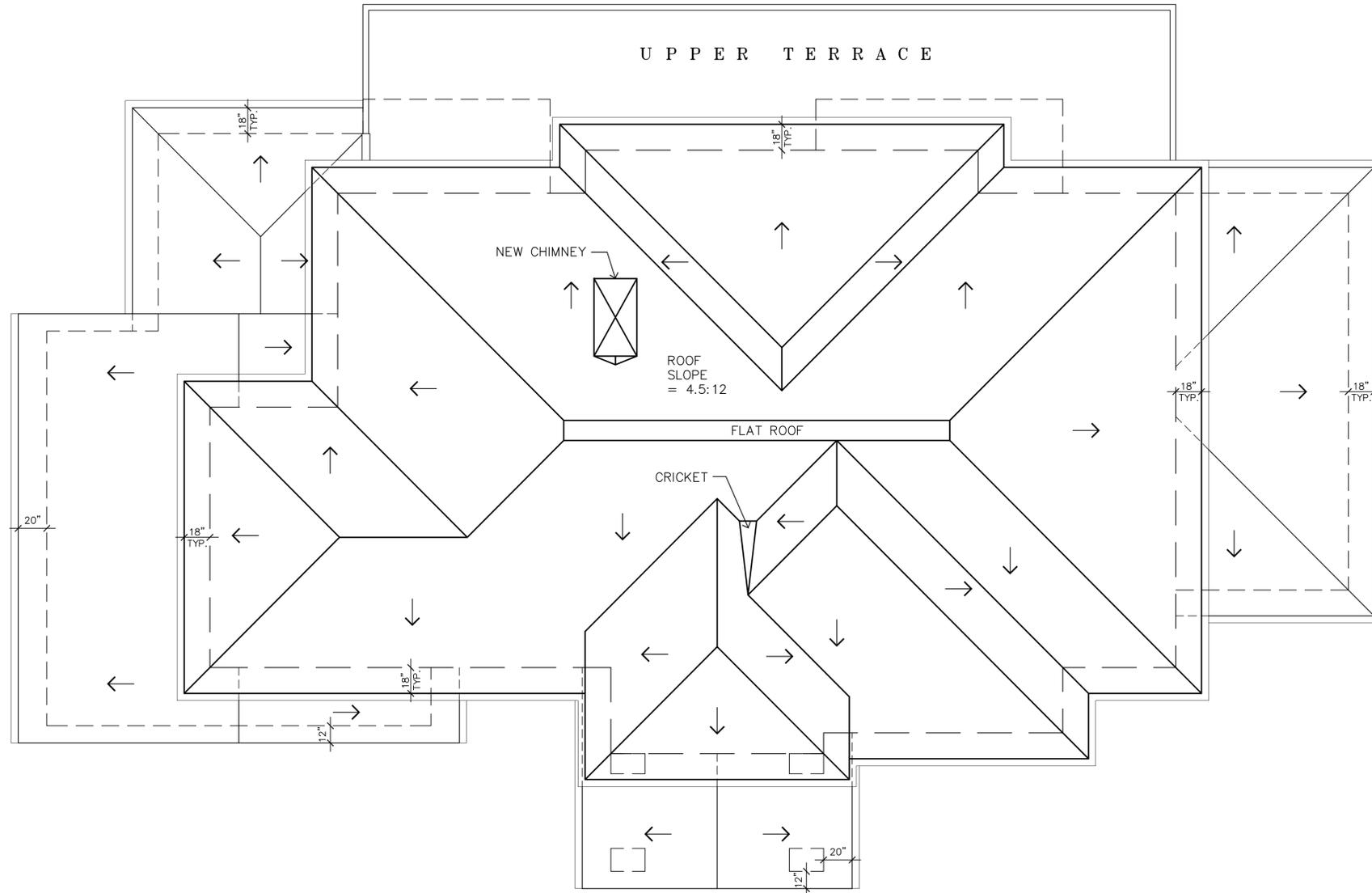
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ROOF PLAN

SHEET NO.

A4.0



ROOF PLAN

1/4" = 1'-0"



DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED 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:

LEZLIE GUNN

PROJECT ADDRESS:

4127 CREST
ROAD
PEBBLE BEACH,
CA 93953

APN: 008-061-008

DATE: JUNE 13, 2018

APPLICATION REQUEST SUB.

REVISIONS:

- ▲ AUGUST 1, 2018
PLANNING DEPT. SUB.
- ▲
- ▲
- ▲
- ▲

ELEVATIONS

SHEET NO.

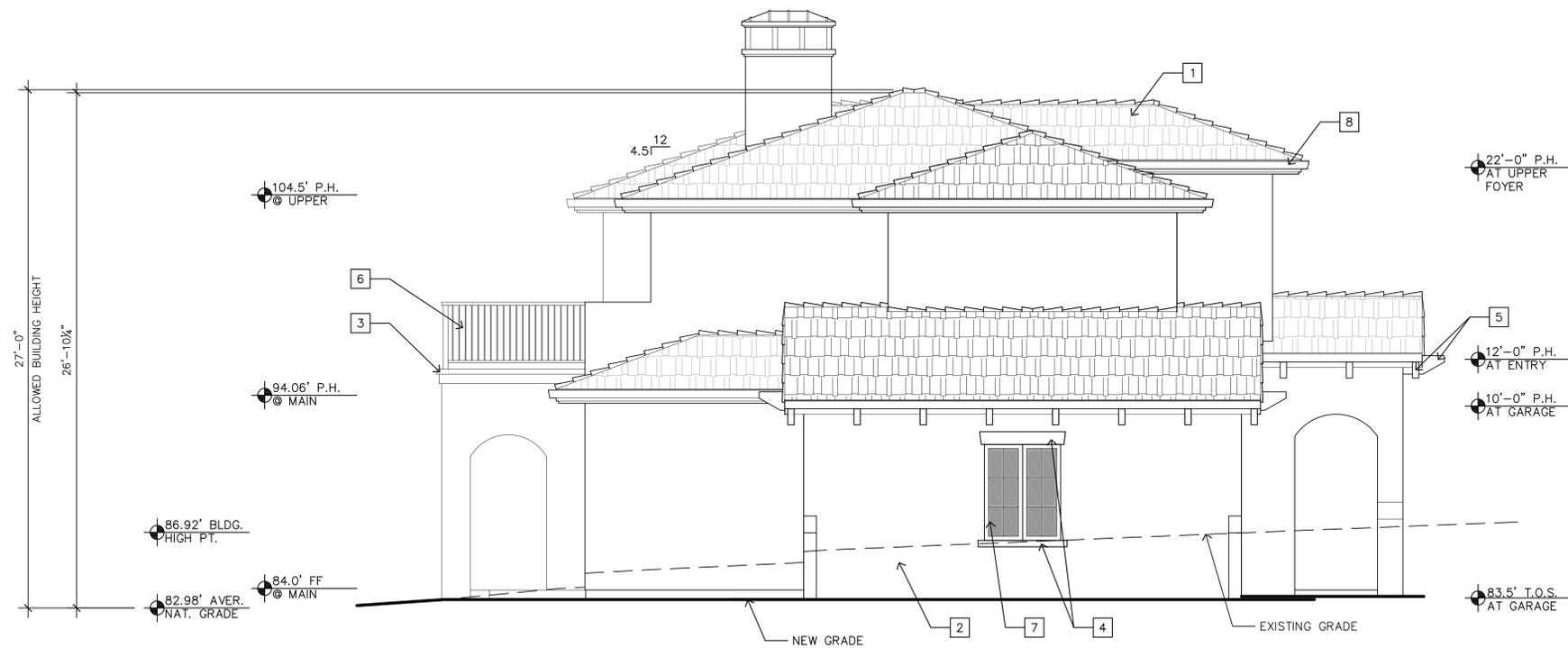
A5.0



WEST ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND	
1	CLASS 'A' SIMULATED WOOD SHINGLE ROOF
2	EXTERIOR STUCCO - SMOOTH FINISH
3	SHAPED STUCCO MOULDING/TRIM
4	PAINTED REDWOOD HEADER AND SILL
5	PAINTED REDWOOD 4X, 6X, 8X RAFTERS AND CORBELS
6	PAINTED GALVANIZED WROUGHT IRON RAILING
7	METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS
8	COPPER GUTTERS AND DOWNSPOUTS



NORTH ELEVATION

1/4"=1'-0"

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED 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 ACCURATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

LEZLIE GUNN

PROJECT ADDRESS:

4127 CREST
ROAD
PEBBLE BEACH,
CA 93953

APN: 008-061-008

DATE: JUNE 13, 2018

APPLICATION REQUEST SUB.

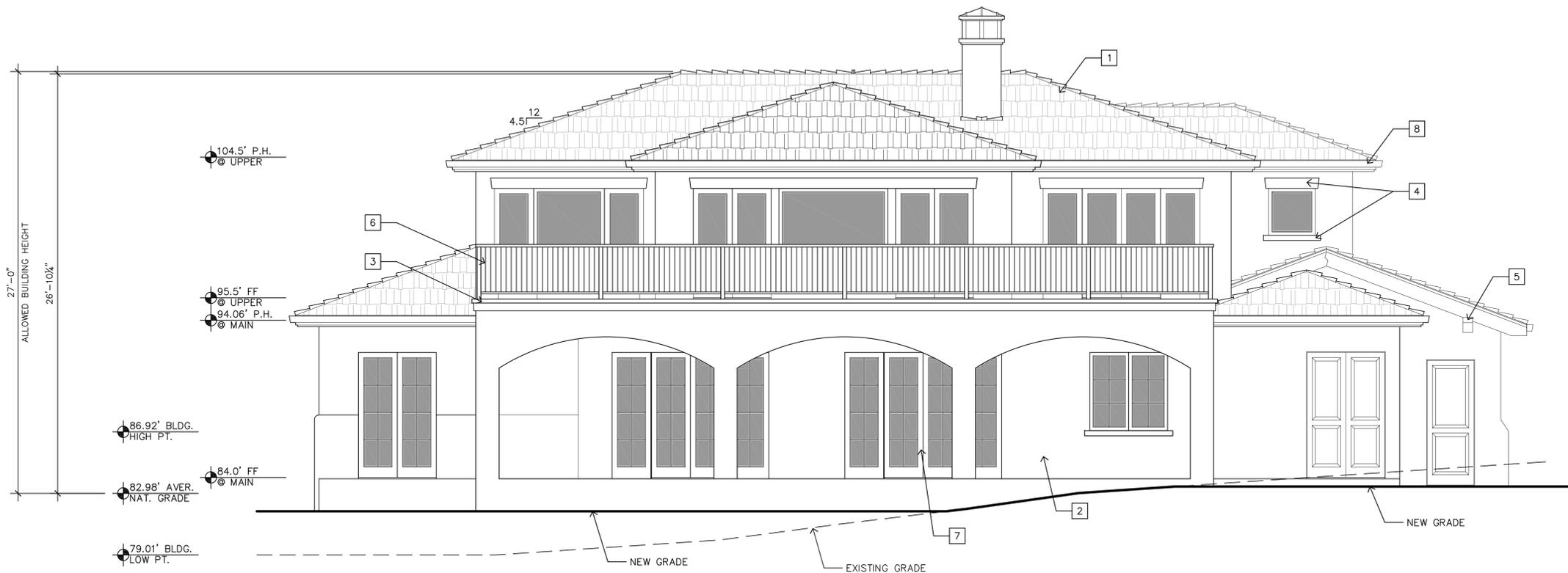
REVISIONS:

- ▲ AUGUST 1, 2018
PLANNING DEPT. SUB.
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ELEVATIONS

SHEET NO.

A5.1

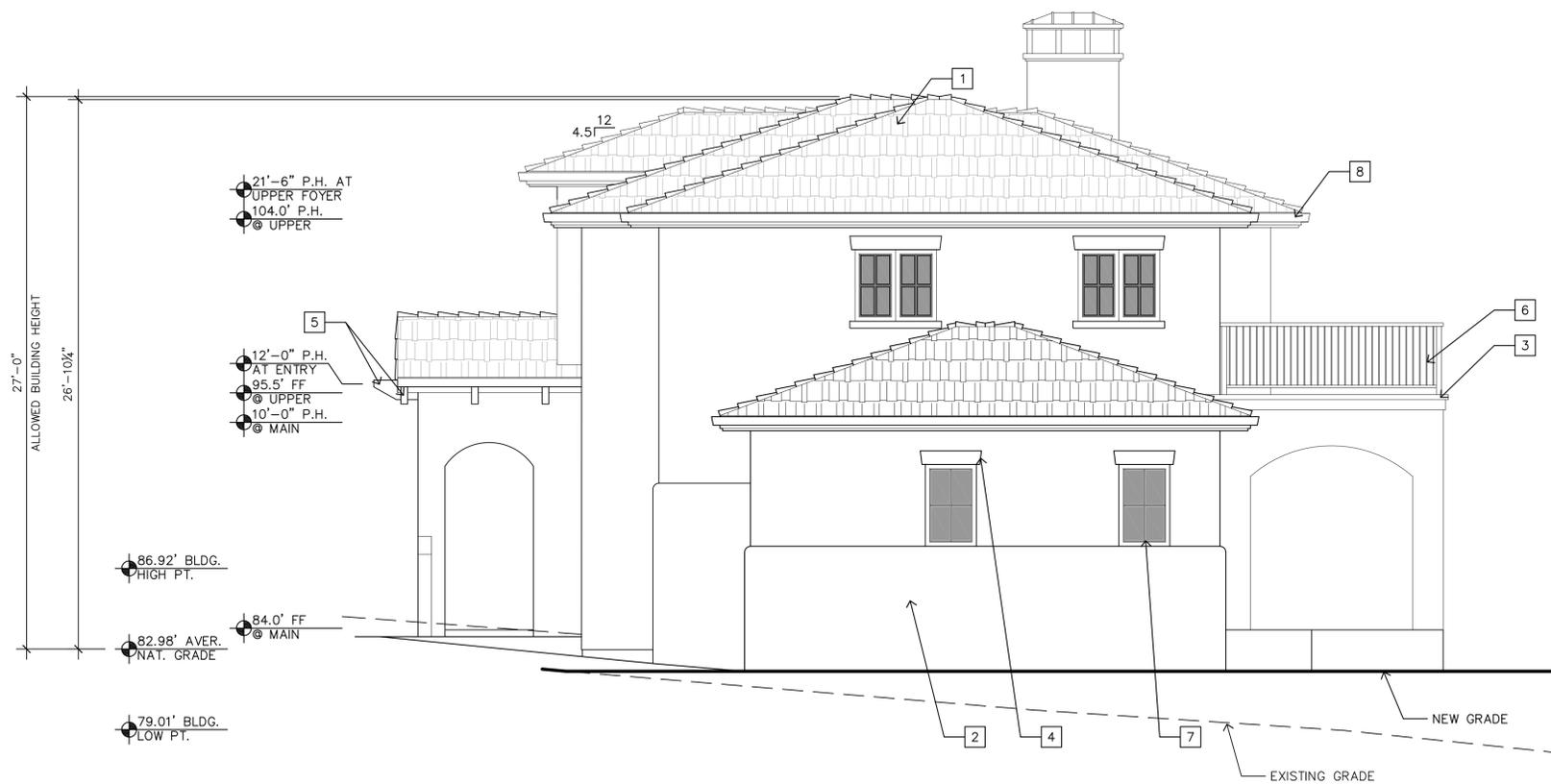


EAST ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CLASS "A" SIMULATED WOOD SHINGLE ROOF
- 2 EXTERIOR STUCCO - SMOOTH FINISH
- 3 SHAPED STUCCO MOULDING/TRIM
- 4 PAINTED REDWOOD HEADER AND SILL
- 5 PAINTED REDWOOD 4X, 6X, 8X RAFTERS AND CORBELS
- 6 PAINTED GALVANIZED WROUGHT IRON RAILING
- 7 METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS
- 8 COPPER GUTTERS AND DOWNSPOUTS

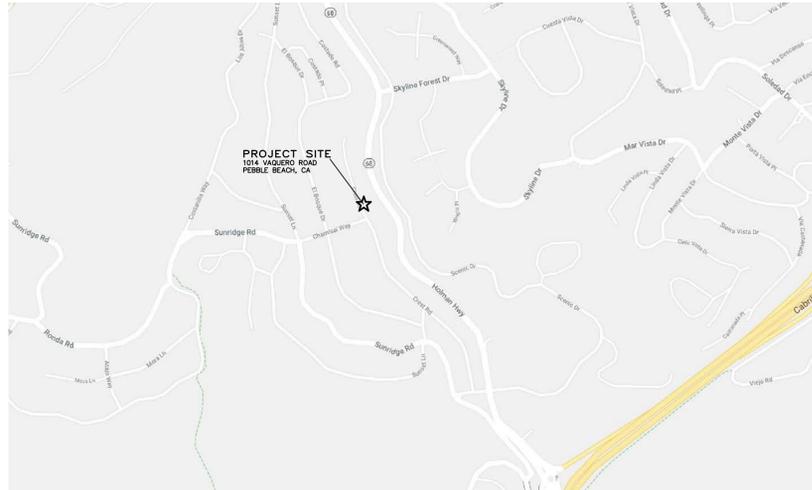


SOUTH ELEVATION

1/4"=1'-0"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
GUNN RESIDENCE
APN: 008-061-008
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



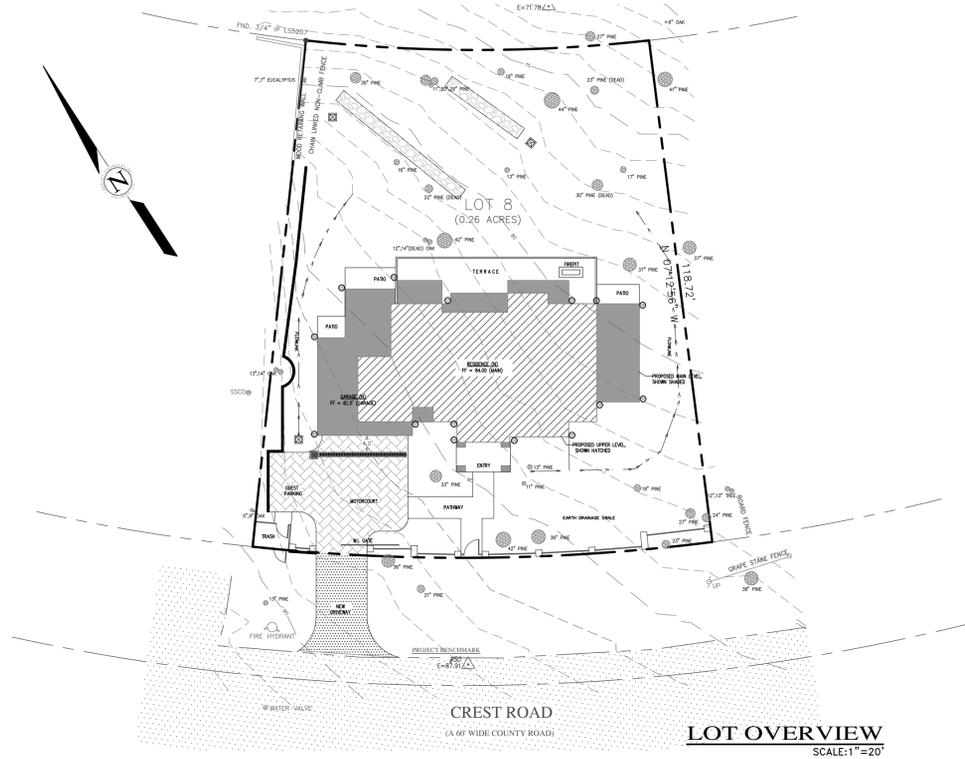
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE GUNN RESIDENCE, SHEET A1.0 PREPARED BY IDG DATED 04/11/18, & THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- 1) ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY OTHERS, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- 2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- 3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- 4) THERE ARE APPROXIMATELY 186 C.Y. OF CUT AND 40 C.Y. OF FILL, WITH A SURPLUS OF 146 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- 5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- 6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- 7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- 8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- 9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- 10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- 11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS.
- 12) STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY DRAINAGE SWALES OUTLETTING ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN.
- 13) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. REL. COMPACTION.
- 14) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- 15) 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.
- 16) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- 17) STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.



LOT OVERVIEW
SCALE: 1"=20'

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) 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.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) 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.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) 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 RUNRMOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) 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.
- 14) 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.

LEGEND:

EXISTING:

- MAJOR CONTOUR LINE (1' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- ⊗ TREE (TYPE AND SIZE AS MARKED)
CENTER OF SYMBOL IS APPROX.
CENTER OF TREE

NEW:

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- ⊗ ROOF DOWNSPOUT WITH SPLASHBLOCK
- ▨ PAVERS SURFACE
- ▩ MAIN FLOOR HOUSE FOOTPRINT
- ▩ CONCRETE SURFACE
- ▩ ASPHALT PAVEMENT SURFACE

INDEX TO SHEETS

- | | |
|----------|-------------------------------------|
| SHEET C1 | COVER SHEET |
| SHEET C2 | EXISTING CONDITIONS/TOPOGRAPHIC MAP |
| SHEET C3 | GRADING & DRAINAGE PLAN |
| SHEET C4 | GRADING SECTIONS & DETAILS |
| SHEET C5 | DETAILS |
| SHEET C6 | EROSION & SWALE CONTROL PLAN |
| SHEET C7 | CONSTRUCTION MANAGEMENT PLAN |

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	LandSet Engineers, inc.	Beginning of Project		
Subexcavation, fill placement, and compaction	LandSet Engineers, inc.	Throughout grading operations		
Foundation Excavations	LandSet Engineers, inc.	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LandSet Engineers, inc.	Prior to trench backfill		
Utility trench compaction	LandSet Engineers, inc.	During backfill operations		
Retaining wall backfill compaction	LandSet Engineers, inc.	During backfill operations		
Baseroack subgrade compaction	LandSet Engineers, inc.	Prior to pavement installation		

CONTACT INFORMATION:

PRIMARY: OWNER
MS. LEZLIE GUNN
4045 S. BUFFALO DRIVE, SUITE A101-171
LAS VEGAS, NV 89147

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MS. AMY DENNEY
721 LIGHTHOUSE AVENUE
PACIFIC GROVE, CA 93950

SITE LOCATION:
4127 CREST ROAD
PEBBLE BEACH, CA

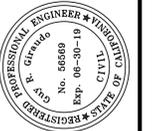
"COVER SHEET"

GRADING, DRAINAGE & EROSION CONTROL PLAN

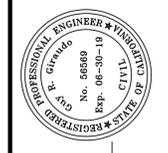
GUNN RESIDENCE
 A.P.N.: 008-061-008
 1014 VAQUERO ROAD
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
 MS. LEZLIE GUNN

LANDSET ENGINEERS, INC.
 5208 Crazy Horse Canyon Road
 Salinas, California 93907
 Office (831) 443-6970 Fax (831) 443-3801
 www.landseteng.com

APPROVED BY:
 GUY R. CIRAUDDO



SCALE: AS SHOWN	
DATE: JUNE 2018	
JOB NO. 1816-01	
SHEET	C1
OF	7 SHEETS
No.	DATE BY REVISION
	06/25/18 ZDA RELEASED TO CLIENT



APPROVED BY:
GUY R. CIRAVIDO



"TOPOGRAPHIC MAP/EXISTING CONDITIONS"
GRADING, DRAINAGE & EROSION CONTROL PLAN
GUNN RESIDENCE
A.P.N.: 008-061-008
1014 VAQUERO ROAD
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MS. LEZLIE GUNN

SCALE: 1"=10'
DATE: JUNE 2018
JOB NO. 1816-01

SHEET **C2**
OF 7 SHEETS

No.	DATE	BY	REVISION
06/25/18	ZDA		RELEASED TO CLIENT

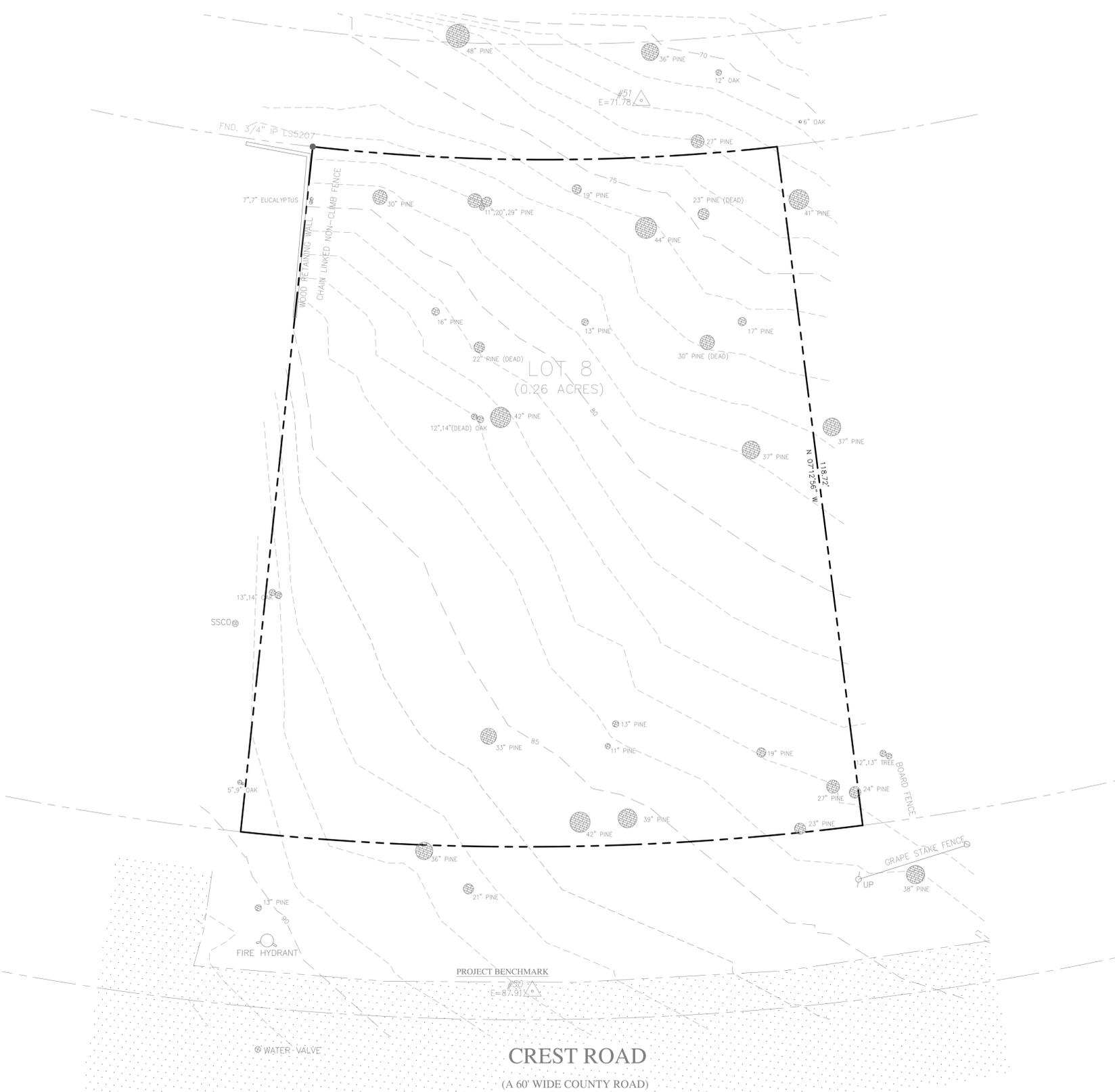


LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- MAJOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- APPROXIMATE TREE CANOPY
- ASPHALT CONCRETE SURFACE
- SURVEY H&V CONTROL POINT
- TREE (TYPE AND SIZE AS MARKED)
CENTER OF SYMBOL IS APPROX. CENTER OF TREE

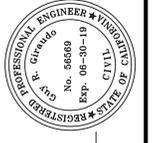
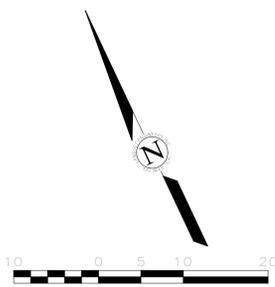
GENERAL NOTES:

- 1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #150 LOCATED AT THE EDGE OF PAVEMENT OF TRAPPERS TRAIL, ELEVATION=171.00', AS SHOWN.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- 4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (02/10/16) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- 5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.



CREST ROAD
(A 60' WIDE COUNTY ROAD)

UP



APPROVED BY:
GUY R. GIRARDO

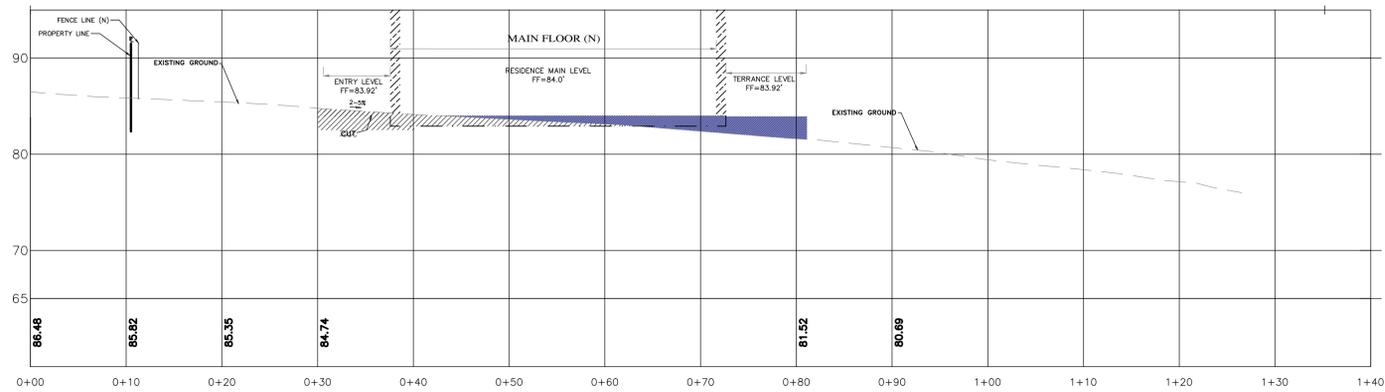


"GRADING & DRAINAGE PLAN"
GRADING, DRAINAGE & EROSION CONTROL PLAN
GUNN RESIDENCE
A.P.N.: 008-061-008
1014 VAQUERO ROAD
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MS. LEZLIE GUNN

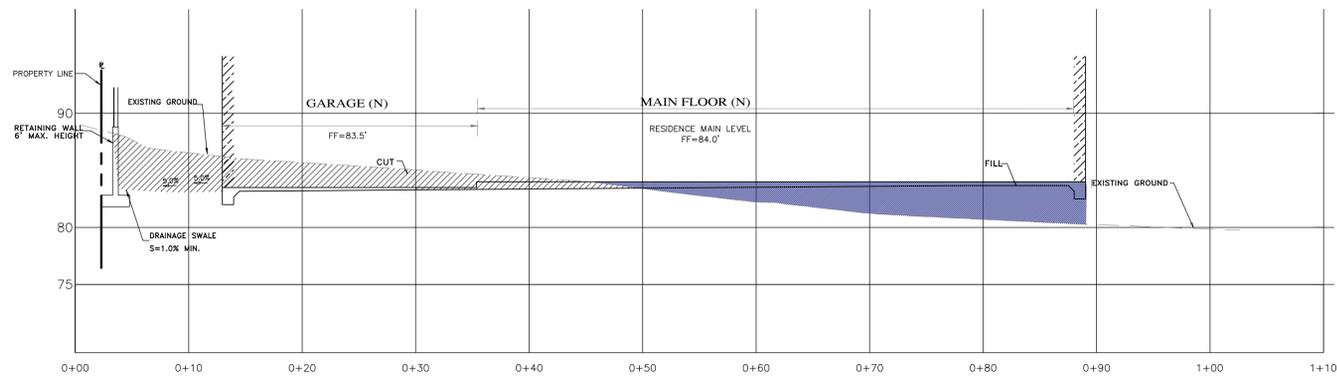
SCALE: 1"=10'
DATE: JUNE 2018
JOB NO. 1816-01

NO.	DATE	BY	REVISION

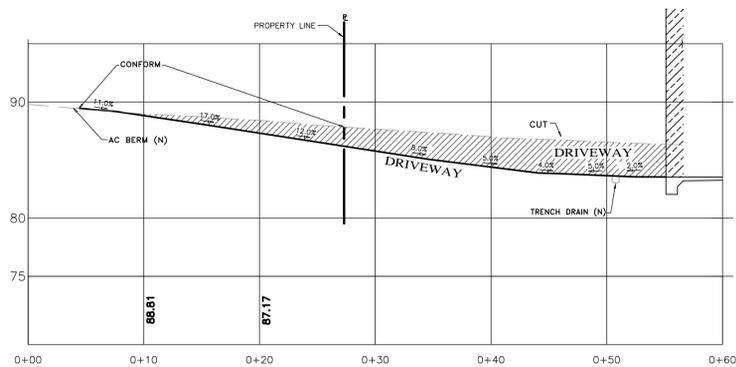
SHEET **C3**
OF 7 SHEETS



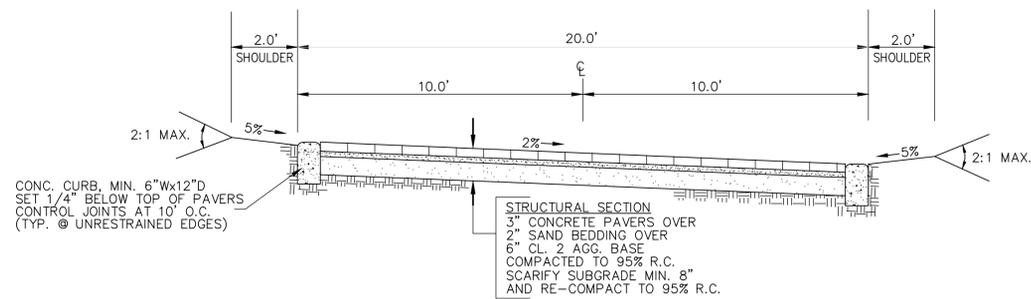
SECTION A-A
SCALE= 1"=10' H&V



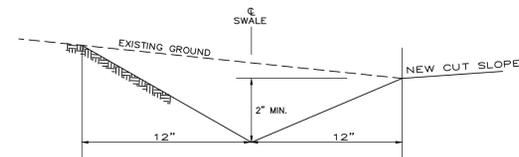
SECTION B-B
SCALE= 1"=10' H&V



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



TYPICAL DRIVEWAY SECTION:
N.T.S.



EARTH DRAINAGE SWALE DETAIL

"GRADING SECTIONS & DETAILS"

GRADING, DRAINAGE & EROSION CONTROL PLAN

GUNN RESIDENCE
A.P.N.: 008-061-008
1014 VAQUERO ROAD
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MS. LEZLIE GUNN



APPROVED BY:
GUY R. GIRAUDO
PROFESSIONAL ENGINEER - CIVIL
No. 56669
Exp. 06-30-19
CIVIL
STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: JUNE 2018
JOB NO. 1816-01

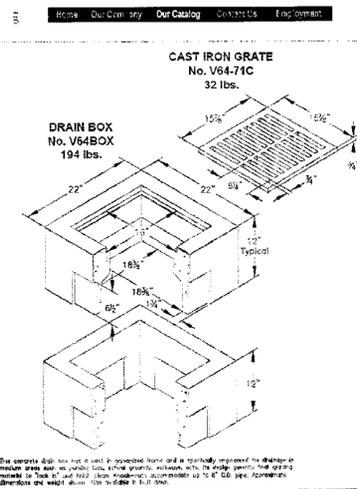
SHEET **C4**
OF 7 SHEETS

No.	DATE	BY	REVISION
06/25/18	ZDA		RELEASED TO CLIENT

Christy Concrete Products

- Utility and Valve
- Electrical and Telephone
- Traffic Utilities & Traffic Valves
- Drainage
- WEC
- M&G
- Pipe, Valve & Check Basins
- Manholes
- Cross Reference Guide
- Installation Procedures
- Polymer Products
- Fiberglass Bases
- Our Catalog
- Our Company
- Contact Us
- Employment

ChristySales@oidcastprecast.com



The concrete drain box is used to divert runoff and is typically installed in drainage to reduce erosion and to provide a means of water collection. With the drainage panel, the opening remains in the 1/2" and 1/2" deep. Installation requires a 1/2" x 1/2" x 1/2" concrete base. Dimensions are subject to change without notice.

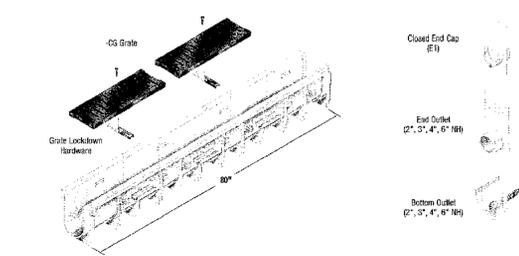
Ordering Code	Item	Approx. Shipping Weight	Description
V64-BOX	DRAIN BOX	194	194 lb. Drain Box (18 3/8" x 18 3/8") - 12 per pallet
V64-71C	GRATE	32	32 lb. Cast Iron Grate
V64-EXT	EXTENSION	150	150 lb. Extension (12' x 12' x 1/2")

V64 DRAIN BOX
18-3/8" x 18-3/8"
File Name: V64.DWG
Issue Date: January 2009
Phone: (800) 486-7070 Fax: (800) 486-5004
www.oidcastprecast.com

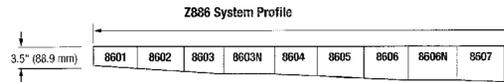
[Home] [The Company] [The Catalog] [Contact Us] [Site Map]

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Z886 Perma-Trench



Trench Number	Shallow Invert (inches)	Deep Invert (inches)	Max. Flow Rate (GPM)	Approx. Weight (Less Grate) (lbs)
8601	3.50	89	4.10	104
8602	4.10	104	4.70	119
8603	4.70	119	5.30	135
8603N	5.30	135	5.90	150
8604	5.30	150	5.90	150
8605	5.90	150	6.50	165
8606	6.50	165	7.10	180
8606N	7.10	180	7.70	195
8607	7.10	180	7.70	195
8608	7.70	195	8.30	210
8609	8.30	210	8.90	225
8609N	8.90	225	9.50	240
8610	8.90	225	9.50	240
8611	9.50	240	10.10	255
8612	10.10	255	10.70	270
8612N	10.70	270	11.30	285
8613	10.70	270	11.30	285
8614	11.30	285	11.90	300
8615	11.90	300	12.50	315



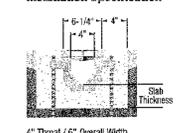
Z886 Applications

- Highways
- Industrial Parks
- Driveways
- Chemical Plants
- Kitchens
- Food Processing
- Pools
- Shopping Malls
- Parking Lots
- Industrial Plants
- Gas Stations
- Pharmaceuticals
- Airports
- Amusement Parks
- Airplane Hangars

Features and Benefits

- 60" Modular Channel Sections with 20" Grates
- .75% Built-in Slope - Handles greater flows, uniform slope.
- Radiused Bottom - Better flow rate, less solids build-up.
- Smooth High Density Polyethylene Structural Composite Interior - 0% water absorption.
- Durable and Lightweight - Strong corrosion-resistant material.
- Extra Long Runs - Sidewall extensions allow pre-slope runs longer than 120 feet.
- Variety of Gratings
- Grate Options - Available in H-20, FIA, ADA. See pages 22-23.

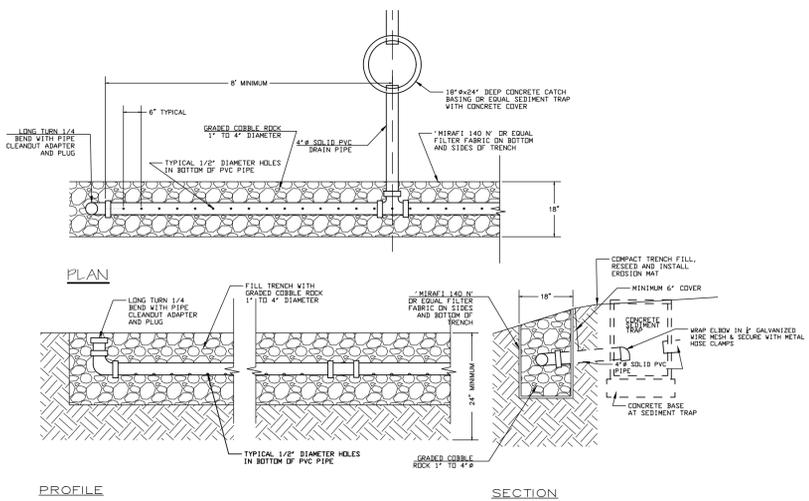
Installation Specification



Z886 System Highlights



Engineering Specification Channels shall be 90" long, 6" wide, and have a 4" wide throat. Modular channel sections shall be made of high density polyethylene (HDPE), have interlocking ends, and radiused bottom. Channels shall be provided either flat (vestral) or with a .75% built-in slope. Channels shall be available with inverts ranging from 3.5" to 12.50". Channels shall have clips molded into the sides of the channel to accommodate vertical rebar for positioning and anchoring purposes. Choice of class A, B, C, D, E, and F grates shall be available with H-20 and/or FIA load ratings under ADA compliance with mechanical lockdown devices. End caps and catch basins shall be available to complement the channels and grates. End outlets, bottom outlets, and side outlets shall be available in 2", 3", 4", and 6" diameters. Trench drain shall be Fib-Tech model Z886.

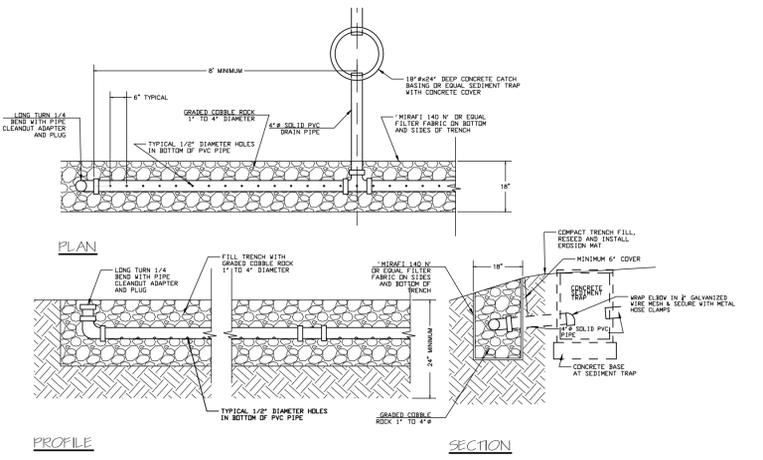


NOTES:

- 1) DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
- 2) MINIM 140 N" OR EQUAL FILTER FABRIC BE INSTALLED ON SIDES, ENDS, AND BOTTOM OF TRENCH.
- 3) DISPERSION TRENCH SHALL BE AT LEAST 20 FEET FROM STRUCTURE.
- 4) DISPERSION TRENCH SHALL BE ON THE LEAST STEEP AVAILABLE SLOPE.

TRENCH SIZING:
SQUARE FOOTAGE OF NEW IMPROVEMENTS:
TOTAL AREA = 2,622 SF
COEFFICIENT 'C'
C=1.0
INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT
VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)(2,622 SF) = 175.6 CF
TRENCH VOLUME PROVIDED
VOID RATIO = 0.40
3' WIDE x 4' DEEP
V=(3')(4')(37')x(0.40) = 177.6 CF

WATER DISPERSION TRENCH DETAIL
DISPERSION TRENCH #1 DETAIL
NOT TO SCALE



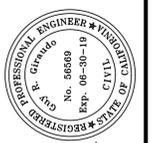
NOTES:

- 1) DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
- 2) MINIM 140 N" OR EQUAL FILTER FABRIC BE INSTALLED ON SIDES, ENDS, AND BOTTOM OF TRENCH.
- 3) DISPERSION TRENCH SHALL BE AT LEAST 20 FEET FROM STRUCTURE.
- 4) DISPERSION TRENCH SHALL BE ON THE LEAST STEEP AVAILABLE SLOPE.

TRENCH SIZING:
SQUARE FOOTAGE OF NEW IMPROVEMENTS:
TOTAL AREA = 1,468 SF
COEFFICIENT 'C'
C=1.0
INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT
VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)(1,468 SF) = 98.3 CF
TRENCH VOLUME PROVIDED
VOID RATIO = 0.40
3' WIDE x 4' DEEP
V=(3')(4')(21')x(0.40) = 100.8 CF

WATER DISPERSION TRENCH DETAIL
DISPERSION TRENCH #2 DETAIL
NOT TO SCALE

No.	DATE	BY	REVISION
06/25/18	ZDA		RELEASED TO CLIENT

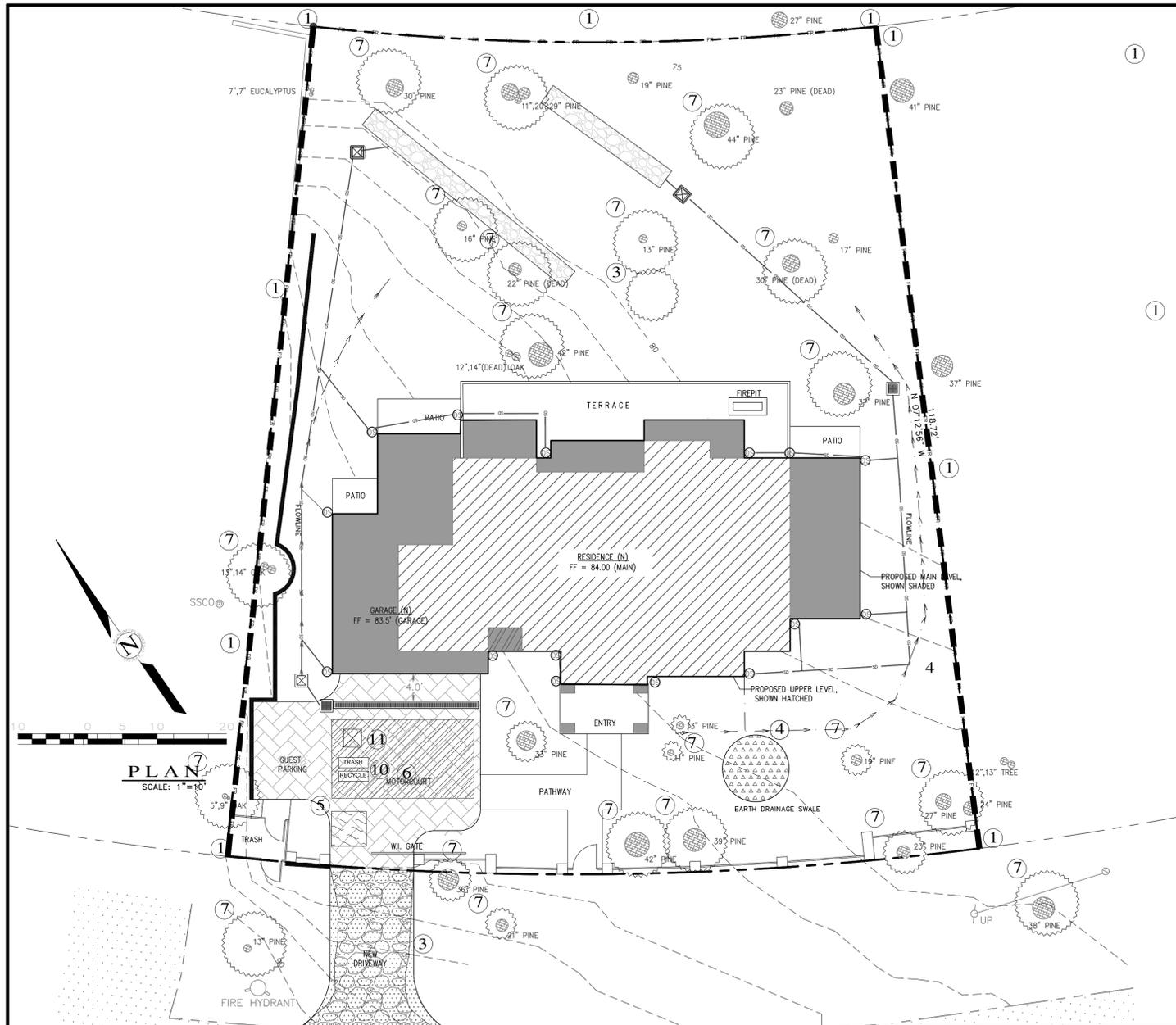


APPROVED BY:
GUY R. GIRAUDO

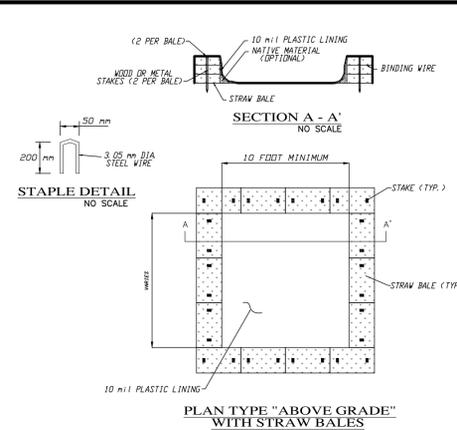


"DETAILS"
GRADING, DRAINAGE & EROSION CONTROL PLAN
GUNN RESIDENCE
 A.P.N.: 008-061-008
 1014 VAQUERO ROAD
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
 MS. LEZLIE GUNN

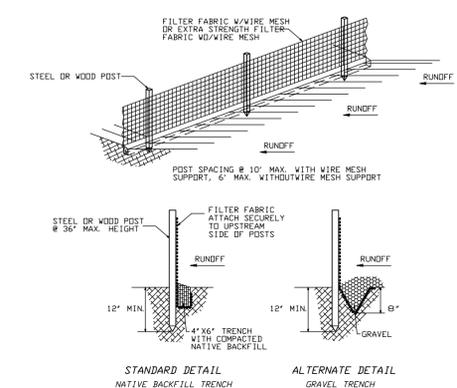
SCALE: AS SHOWN
DATE: JUNE 2018
JOB NO. 1537-02
SHEET **C5**
OF 7 SHEETS



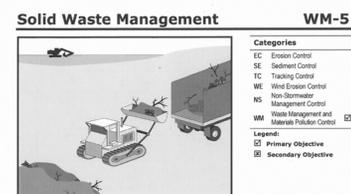
PLAN 7
SCALE: 1"=30'



CONCRETE WASHOUT

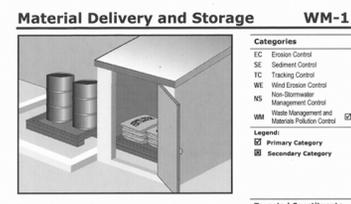


SILT FENCE
Stabilized Construction Entrance/Exit TC-1
NOT TO SCALE



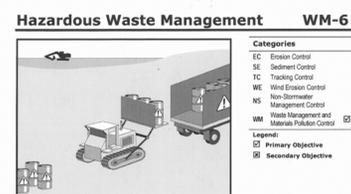
Solid Waste Management WM-5
Description and Purpose: Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Categories	Targeted Constituents
EC Erosion Control	Sediment
SE Sediment Control	Nutrients
TC Tracking Control	Trash
WE Wind Erosion Control	Metals
NS Non-Stormwater Management Control	Bacteria
WM Waste Management and Materials Pollution Control	Oil and Grease
	Organics
Legend:	Potential Alternatives
☑ Primary Objective	None
☐ Secondary Objective	



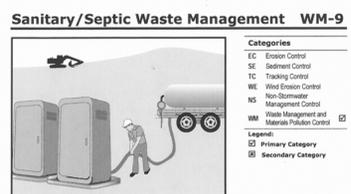
Material Delivery and Storage WM-1
Description and Purpose: Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Categories	Targeted Constituents
EC Erosion Control	Sediment
SE Sediment Control	Nutrients
TC Tracking Control	Trash
WE Wind Erosion Control	Metals
NS Non-Stormwater Management Control	Bacteria
WM Waste Management and Materials Pollution Control	Oil and Grease
	Organics
Legend:	Potential Alternatives
☑ Primary Category	None
☐ Secondary Category	



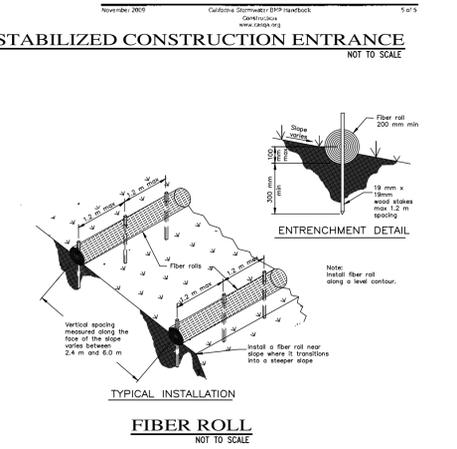
Hazardous Waste Management WM-6
Description and Purpose: Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Categories	Targeted Constituents
EC Erosion Control	Sediment
SE Sediment Control	Nutrients
TC Tracking Control	Trash
WE Wind Erosion Control	Metals
NS Non-Stormwater Management Control	Bacteria
WM Waste Management and Materials Pollution Control	Oil and Grease
	Organics
Legend:	Potential Alternatives
☑ Primary Objective	None
☐ Secondary Objective	



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	Targeted Constituents
EC Erosion Control	Sediment
SE Sediment Control	Nutrients
TC Tracking Control	Trash
WE Wind Erosion Control	Metals
NS Non-Stormwater Management Control	Bacteria
WM Waste Management and Materials Pollution Control	Oil and Grease
	Organics
Legend:	Potential Alternatives
☑ Primary Category	None
☐ Secondary Category	



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

FIBER ROLL
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
- 5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
- 7) 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.
- 8) 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.
- 9) 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 MICROSTACHYIS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNR'AMOLATE (BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS).
- 10) SEEDING AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATELY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
- 11) 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.
- 12) 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.
- 13) 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 CORRECTION FOR ANY DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- 14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

- 1) FR
 - 2) N/A FOR INFORMATION ONLY
 - 3) [Symbol]
 - 4) [Symbol]
 - 5) [Symbol]
 - 6) [Symbol]
 - 7) [Symbol]
 - 8) SF
 - 9) N/A FOR INFORMATION ONLY
 - 10) TRASH
 - 11) RECYCLE
- FIBER ROLLS:** THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO 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.
- 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.
- STABILIZED CONSTRUCTION ACCESS:** INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, 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.
- 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 WOODS AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- 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, THEN DISPOSED OF PROPERLY.
- CONTRACTOR'S STAGING AREA:** THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- 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.
- SILT FENCE:** SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVEX 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.
- 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 0.5" - 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.
- WASTE MANAGEMENT:** SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- SANITARY/SEPTIC WASTE MANAGEMENT:** PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.

APPROVED BY: GUY R. GIRAUDO

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Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

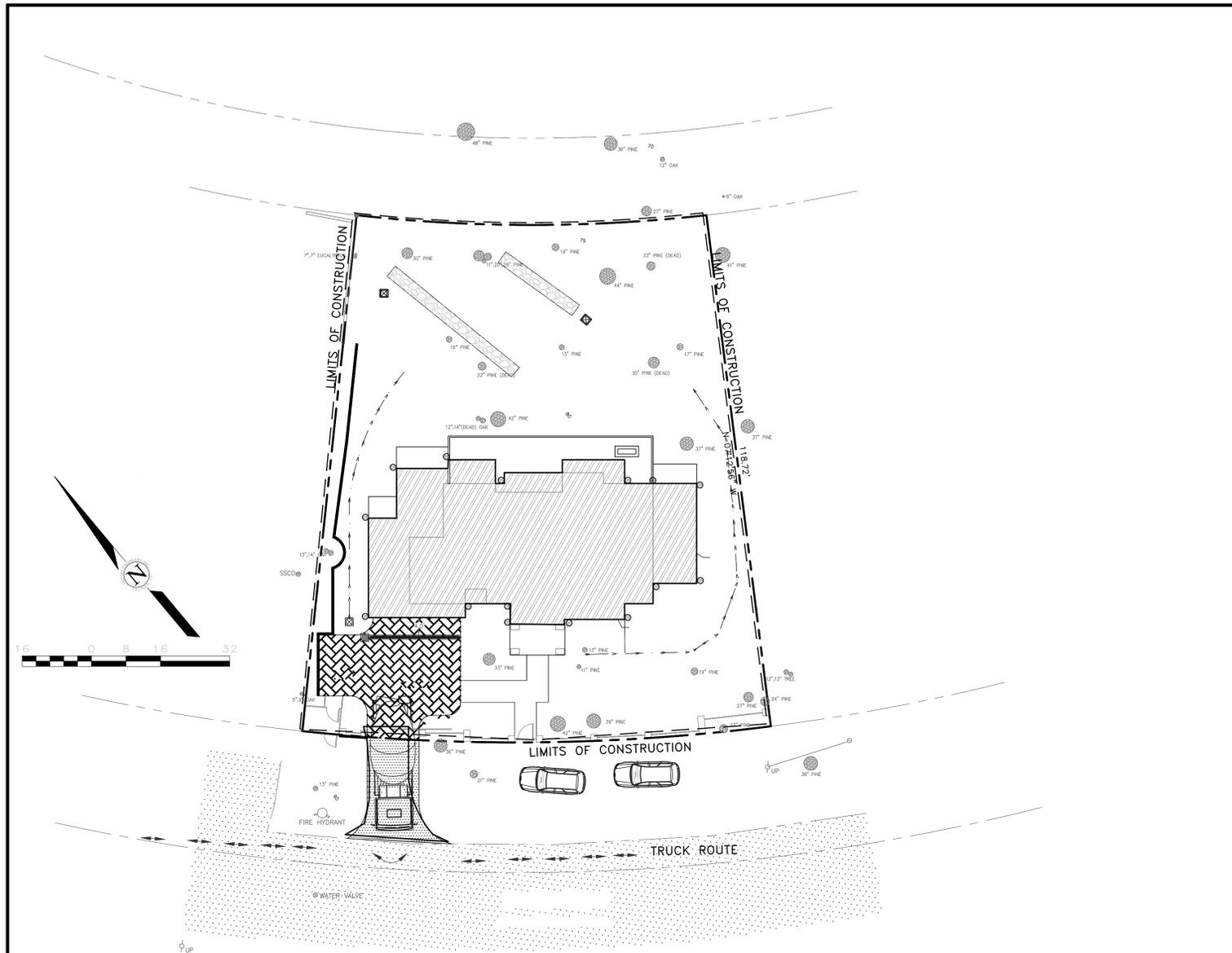
GRADING, DRAINAGE & EROSION CONTROL PLAN

GUNN RESIDENCE
A.P.N.: 008-061-008
1014 VAQUERO ROAD
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MS. LEZLIE GUNN

SCALE: AS SHOWN
DATE: JUNE 2018
JOB NO. 1537-02

SHEET C6
OF 7 SHEETS

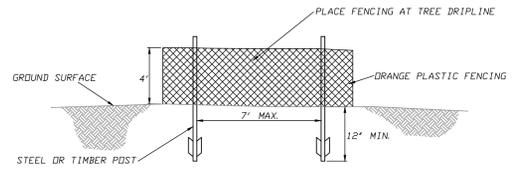
No.	DATE	BY	REVISION
06/25/18	ZDA	RELEASED TO CLIENT	



PLAN
SCALE: 1"=10'

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	10	5
GRADING & SOIL REMOVAL (EXPORT)	10	8
ENGINEERING MATERIALS (IMPORT)	15	5
TOTALS	35	18



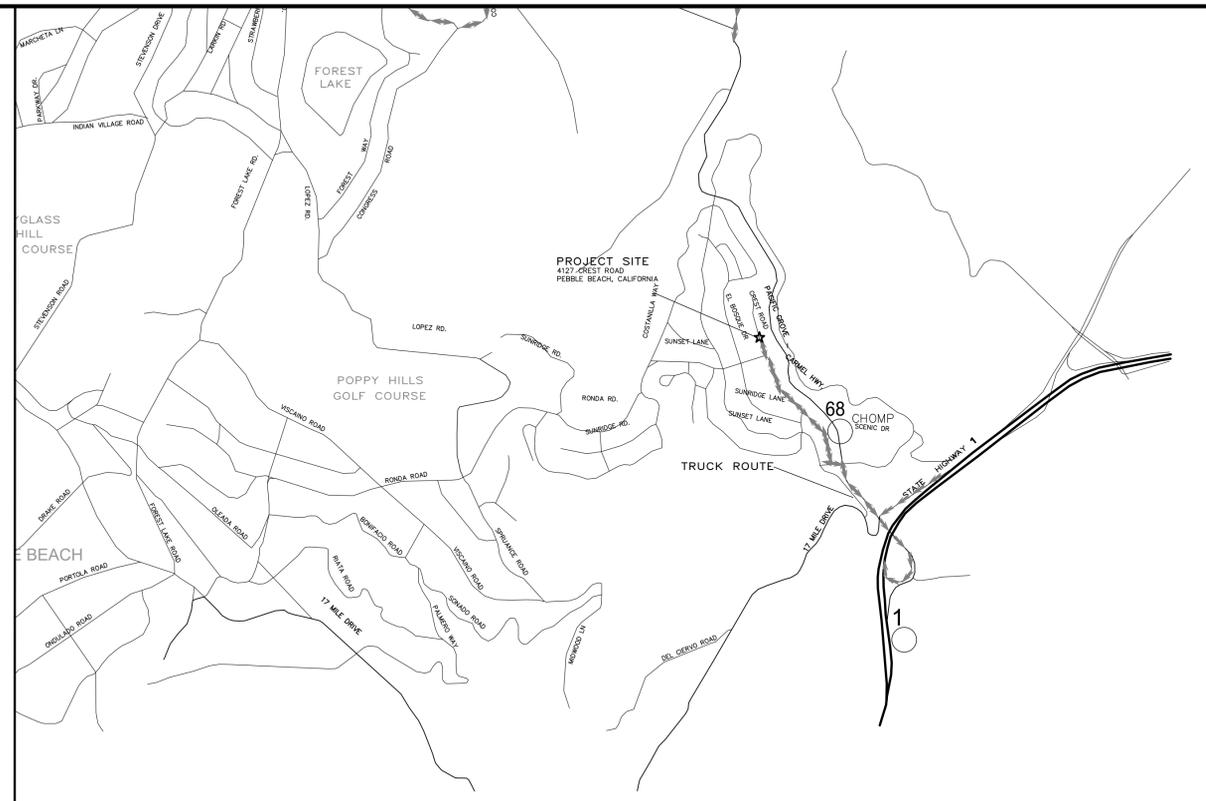
TRUCK TRIP GENERATION NOTES:

1. THERE ARE APPROXIMATELY 147 CUBIC YARDS OF CUT AND FILL. NO SOIL EXPORT IS REQUIRED.
2. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
3. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 10 & 20 CUBIC YARDS.

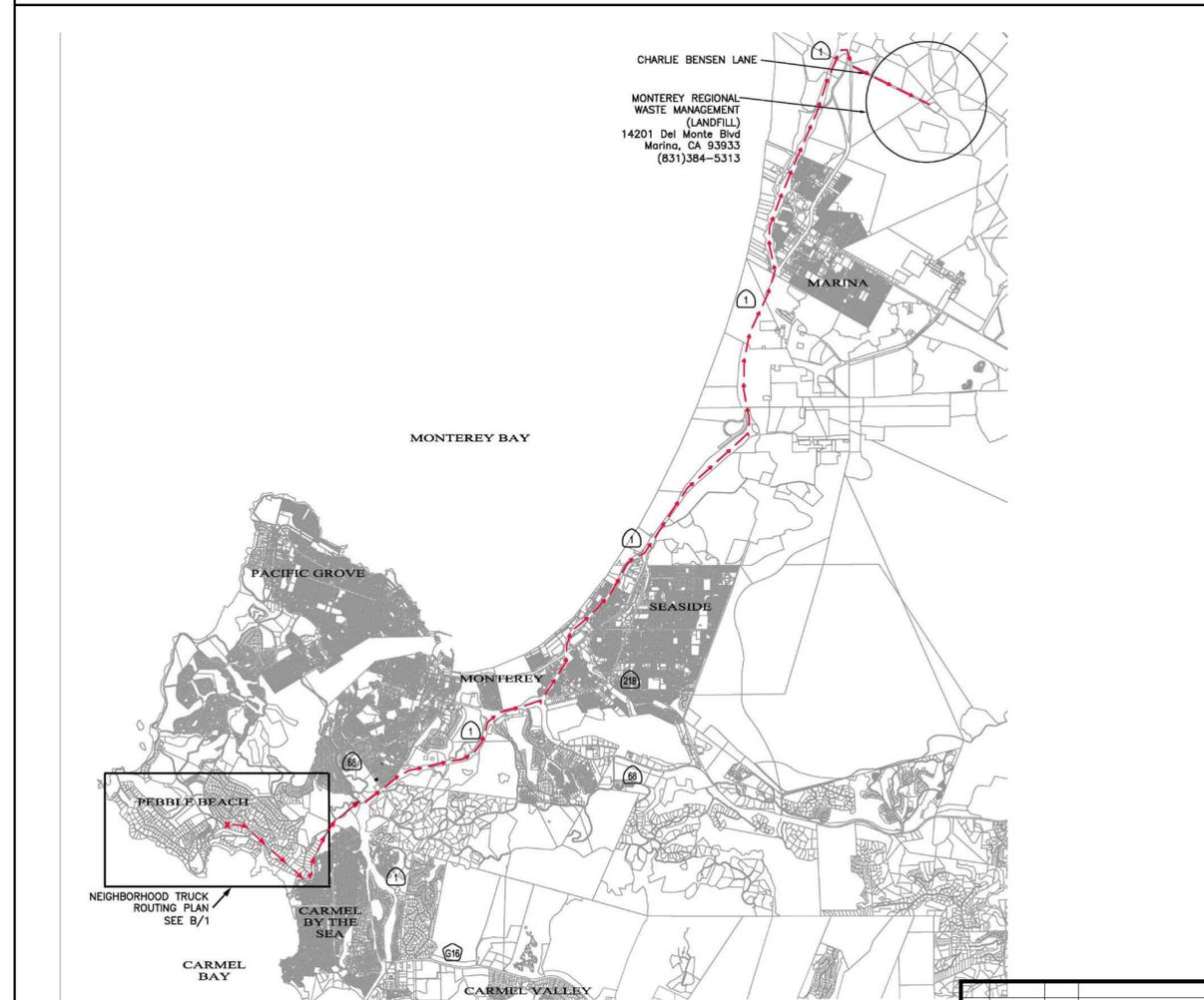
HOURS OF OPERATION/DAY: 8
DAYS OF OPERATION: MONDAY THRU FRIDAY
TIME OF OPERATION: 8:00 A.M. - 4:30 P.M.

PROJECT SCHEDULING: PROJECTED START DATE IS 1 AUGUST 2018. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

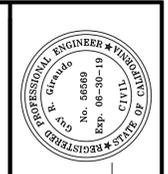
CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



(B) NEIGHBORHOOD TRUCK ROUTING PLAN



(C) OVERALL TRUCK ROUTING PLAN
NOT TO SCALE



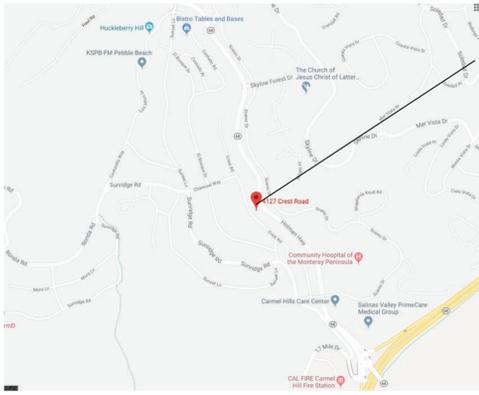
APPROVED BY:
GUY R. CIRAUDO



"CONSTRUCTION MANAGEMENT PLAN"
GRADING, DRAINAGE & EROSION CONTROL PLAN
GUNN RESIDENCE
A.P.N.: 008-061-008
1014 VAQUERO ROAD
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MS. LEZLIE GUNN

SCALE: AS SHOWN
DATE: JUNE 2018
JOB NO. 1537-02
SHEET **C7**
OF 7 SHEETS

NO.	DATE	BY	REVISION
06/06/18	ZDA	RELEASED TO CLIENT	



VICINITY MAP
NTS
NORTH

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 2" - 3" OF WOOD SHIPS OVER ALL EXPOSED PLANTING AREAS.

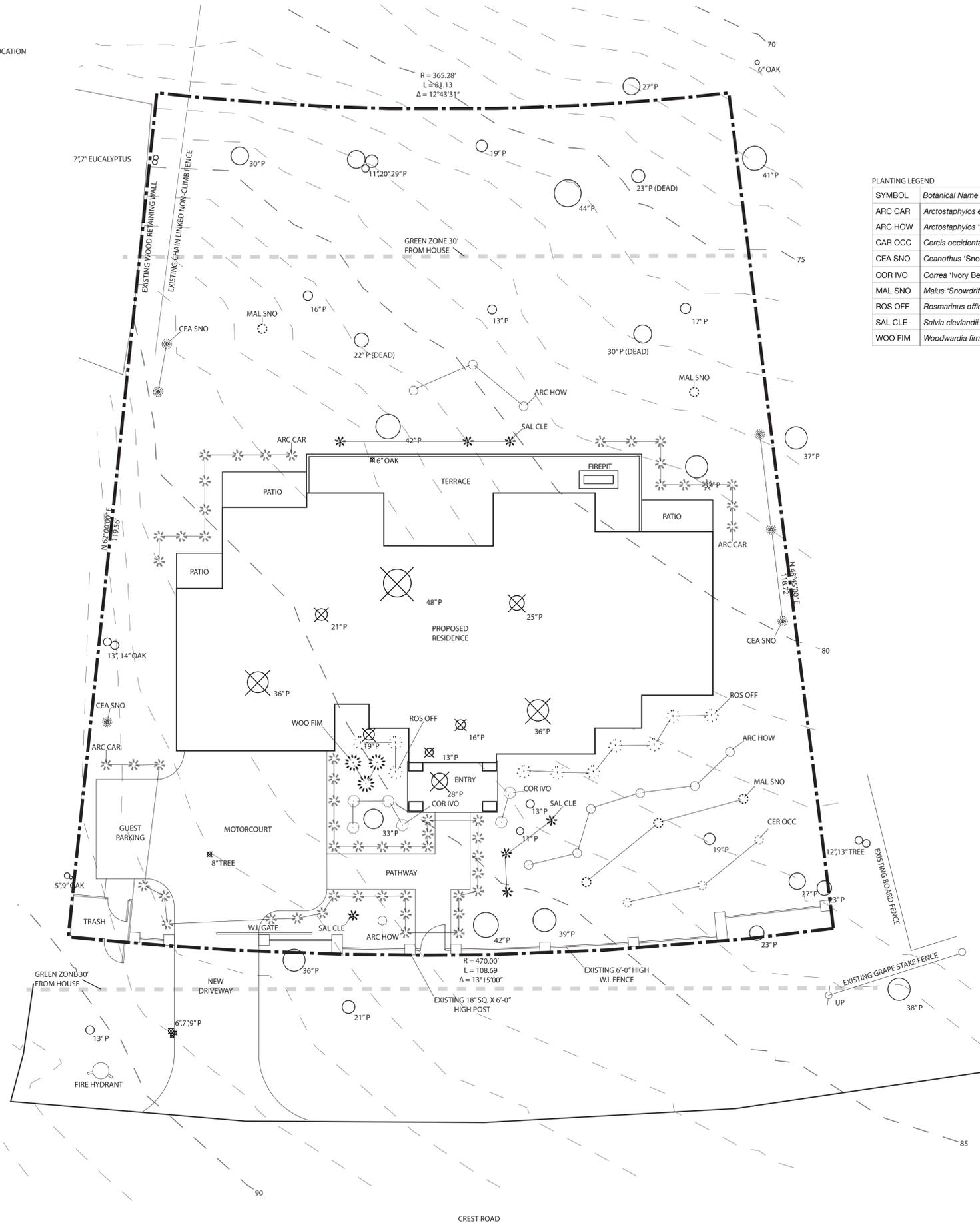
STAGING:
WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPRARY DRIP LINE AS NEEDED.

DRIVEWAY:
PERMEABLE PAVERS TO BE USED. SEE OVERALL PLAN L1.0 FOR LAYOUT OF DRIVEWAY.

NOTE:
ALL PLANT MATERIAL AND HARDSCAPE TO BE LAID OUT ONSITE BY MISSION LANDSCAPING INC. TO VERIFY ACTUAL LOCATIONS AND DIMENSIONS.

GENERAL NOTES:

- ALL WORK TO CONFORM WITH ALL FEDERAL, STATE, COUNTY, AND CITY ORDINANCES, REQUIREMENTS, AND BUILDING CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL SITE EARTHWORK IN ACCORDANCE TO THE PROJECT PLANS AND SPECIFICATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY A REPRESENTATIVE OF THE DESIGNER.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTACTOR SHALL BE RESPONSIBLE FOR THE WORKING CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL, UPON BECOMING AWARE OF SURFACE AND/OR SUBSURFACE CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION, PROMPTLY NOTIFY THE SOILS ENGINEER PRIOR TO CONTINUATION OF WORK IN THAT AREA.
- ANY SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED DURING AND AFTER CONSTRUCTION ACTIVITIES TO PREVENT DUST FROM BECMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY UNDERGROUND UTILITIES ON THE PROJECT SITE PRIOR TO EARTHWORK OPERATIONS.
- ANY DISCREPANCIES OR OMISSIONS FOUND IN THESE PLANS SHALL BE REPORTED TO THE DESIGNER.
- IF THE SURROUNDING STREETS ARE SUBJECT TO DIRT TRACKING FROM THE CONSTRUCTION SITE, DIRT FROM GRADING OPERATIONS SHALL BE SWEEPED FROM THE STREET PRIOR TO RAINFALL AND DAILY WHEN ACCUMULATION OCCURS.
- ALL TREES SHALL BE PROTECTED PER CITY OF LOS GATOS STANDARDS. ARBORIST TO VISIT SITE FOR LAYOUT OF TREE PROTECTIVE FENCING. NO EXISTING ROOTS SHALL BE CUT UNLESS APPROVED.
- ALL PLANT MATERIAL AND HARDSCAPE TO BE LAID OUT ONSITE BY MISSION LANDSCAPING INC. TO VERIFY ACTUAL LOCATIONS AND DIMENSIONS.



PLANTING LEGEND

SYMBOL	Botanical Name	Common Name	Size	Quantity	WUCOLS
ARC CAR	<i>Arctostaphylos edmundsii</i> 'Carmel Sur'	Carmel Sur Manzanita	1 gal	54	Low
ARC HOW	<i>Arctostaphylos</i> 'Howard Micminn'	Howatf Micminn Manzanita	1 gal	10	Low
CAR OCC	<i>Cercis occidentalis</i>	Western Redbud	1 gal	3	Low
CEA SNO	<i>Ceanothus</i> 'Snow Flurry'	Snow Flurry Ceanothus	1 gal	6	Low
COR IVO	<i>Correa</i> 'Ivory Bells'	Ivory Bells Australian Fuchsia	1 gal	6	Low
MAL SNO	<i>Malus</i> 'Snowdrift'	Snowdrift Flowering Crab Apple	15 gal	5	Moderate
ROS OFF	<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue Rosemary	1 gal	10	Low
SAL CLE	<i>Salvia clelandii</i> 'Alan Chickering'	Allan Chickering Sage	1 gal	7	Low
WOO FIM	<i>Woodwardia fimbriata</i>	Giant Chain Fern	1 gal	3	Low

SCOPE OF WORK:

THIS IS NEW LANDSCAPE INSTALLTION WITH A NEW LOW FLOW DRIP IRRIGATION SYSTEM. LANDSCAPE DESIGNED TO USE ALL NATIVE AND/OR DROUGHT TOLERANT PLANTING.

PROJECT INFORMATION:

OWNER: GUNN
 SITE: 4127 CREST ROAD, PEBBLE BEACH, CA 93953
 APN: 008-061-008
 TOPOGRAPHY: GENTE SLOPE
 TREE REMOVAL: TREE REPLACEMENT PLAN TO MEET MONTEREY COUNTY REQUIERMENTS
 GRADING: SOILS REPORT SEE SOILS REPORT

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.

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 UPPER WALDEN RD.



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 Contractors C27 & B 392291
 Landscape Architecture
 CA Lic #5806

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Gunn Residence
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Revisions:



Drawing Title:

Planting Plan

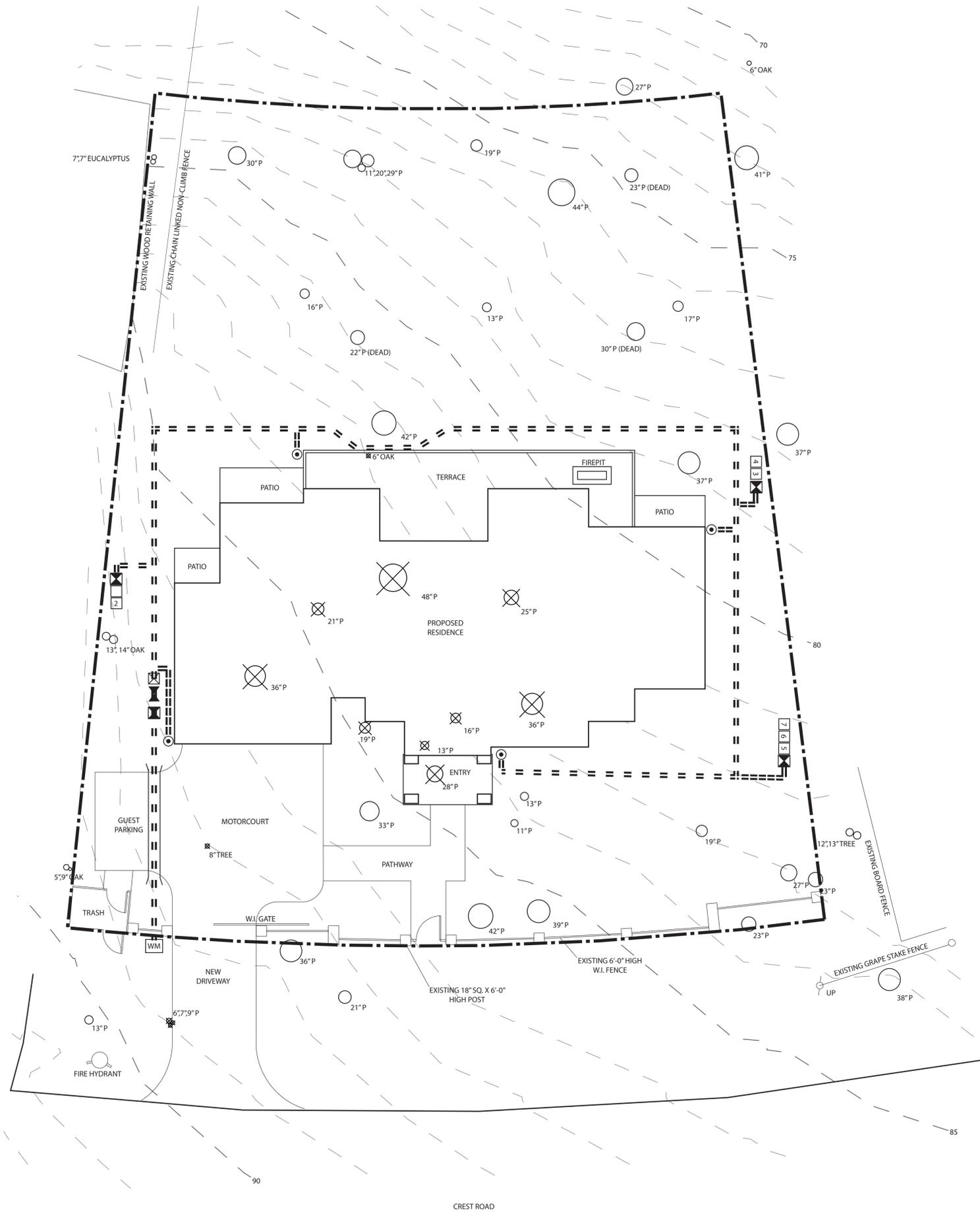
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IRRIGATION SCHEDULE
 FOR ESTABLISHMENT PERIOD - ONE YEAR
 1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK
 5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK
 24", 36" and 48" BOX TREES 30 MINS X 2 TIMES PER WEEK

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", 36" and 48" 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.

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 PLANT MATERIAL TO BE IRRIGATED WITH DRIP IRRIGATION.
IRRIGATION ZONES:

IRRIGATION ZONES WILL BE BASED ON MATCHING PLANTS WITH SIMILAR WATER REQUIREMENTS IN THE SAME ZONE.

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.

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.)

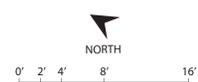
ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

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

IRRIGATION LEGEND:

- 1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE
- ⊗ FEBCO BACKFLOW PREVENTION DEVICE
- ⊠ MAINLINE MASTER VALVE
- VALVE BOX
- ⊙ RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
- ⊙ HOSE BIB
- ⊕ RAINBIRD ESP RAIN SENSOR
- ⊠ GATE VALVE
- 4" SCH 40 CHASE



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Irrigation Plan

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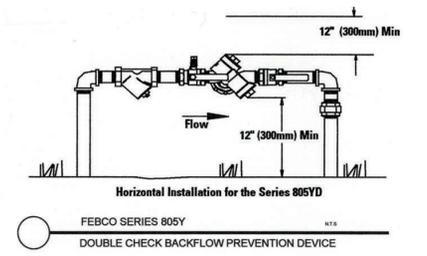
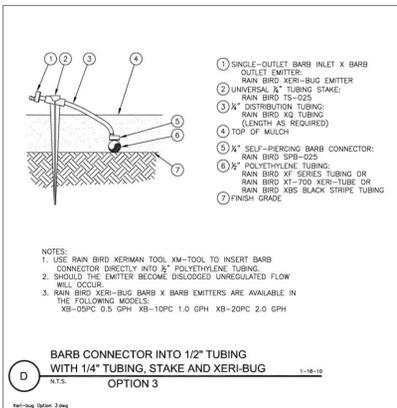
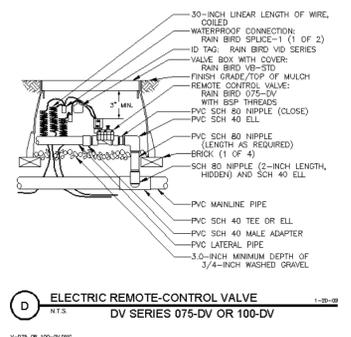
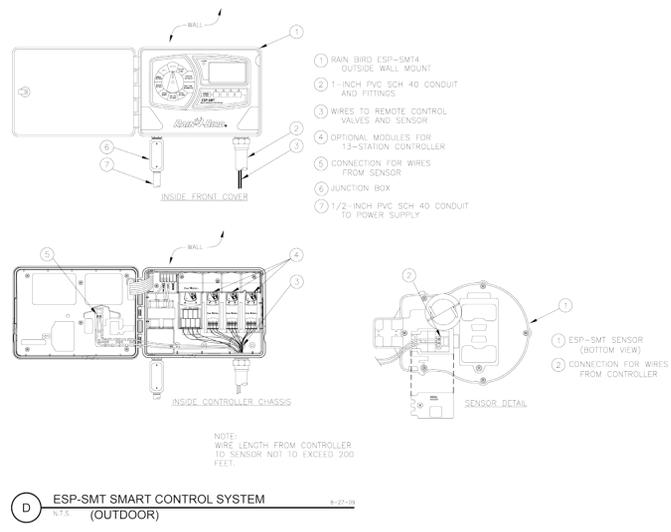
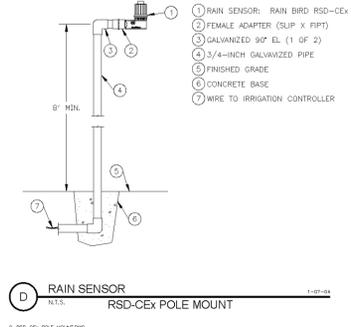
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Water Efficient Landscape Worksheet							
<i>Instructions:</i>							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (Eto)		36		Pebble Beach			
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
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	450	111.11	2,480
2) medium water use plants	0.4	Drip	0.81	0.494	50	24.69	551
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
				Totals	500	135.80	3,031
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)							3,031
Maximum Allowed Water Allowance (MAWA)							5,022
							ETWU must be Less than MAWA
							ETWU will be "0" for 100% recycled water systems
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	136						
Total Area	500						
Average ETAF	0.27						
Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.							
All Landscape Areas							
Total ETAF x Area	136						
Total Area	500						

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**COLOR AND MATERIAL SAMPLES FOR
GUNN RESIDENCE
4127 CREST ROAD, PEBBLE BEACH, CA, 93953
APN: 008-061-008**

**SIMULATED WOOD SHINGLE
ROOF**



EXTERIOR STUCCO WALLS



MAIN COLOR:
KELLY MOORE:
DOESKIN (202)

ACCENT COLOR:
KELLY MOORE:
WOODWARD PARK (KM5797)

**COPPER FASCIA GUTTERS AND
DOWNSPOUTS**



**PAINTED GALVANIZED METAL
RAILING**



**METAL CLAD WOOD EXTERIOR
DOORS & WINDOWS**



COLOR:
BAY LEAF

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