

Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

HOLLAND GEORGE L & DANA R TRS (PLN250070)

RESOLUTION NO. 26-

Resolution by the Monterey County Zoning Administrator:

1. Finding the project exempt from CEQA pursuant to CEQA Guidelines Section 15303, construction of new structures, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit & Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit;
 - b. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
 - c. Coastal Development Permit to allow the removal of one (1) Oak tree.

[PLN250070– HOLLAND GEORGE L & DANA R TRS, 3363 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number 008-361-007-000)]

The HOLLAND GEORGE L & DANA R TRS amendment application (PLN250070) came on for a public hearing before the Monterey County Zoning Administrator on January 29, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Del Monte Forest Coastal Implementation Plan, Part 5 (CIP);
 - Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. The County received communications from interested members of the public during the course of review indicating inconsistencies, however, the County finds the project consistent with the text, policies, and regulations in the applicable documents (see subsequent Evidence “o”).

- b) Project Scope. The project consists of construction of a 1,200 square foot Accessory Dwelling Unit with an attached 373 square foot stone terrace with firepit; granite path; and relocating the driveway gate. The project also includes development within 750 feet of a known archaeological resources and the removal of one Coast live oak tree.
- c) Allowed Use. The subject property is located at 3363 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-361-007-000). The subject parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or “LDR/1.5-D(CZ),” which allows an ADU pursuant to a Coastal Administrative Permit and Design Approval (Title 20 sections 20.14.040.W, and 20.44.020). Development within 750 feet of a known archaeological resource also requires a Coastal Administrative Permit pursuant to section 20.147.080.A.1 of the DMF CIP (see Evidence “h”). Removal of protected trees requires a Coastal Development Permit pursuant to DMF CIP section 20.147.050.A (see Finding 3). Evidence to support the granting of these discretionary permits can be met in this case as outlined in this resolution. Therefore, the project is an allowed use for this site.
- d) Lot Legality. The subject parcel (1.05 acres), APN 008-361-007-000, is located on a residential subdivision as Lot 26A 1972 Assessor’s Map of El Pescadero Ro. Block 132, Book 8 Page 36-2. Therefore, the County recognizes the subject parcel as a legal lot of record.
- e) Design. The property is subject to the Design Control Zoning District (“D” district) standards found in Title 20, Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Materials for the proposed ADU will match the existing single family dwelling: cream colored stucco exterior; terracotta clay tile roof; copper gutters and downspouts; stone exterior at ADU and terrace wall; and bronze metal clad wood doors and windows. The homes within this area have a variety of architectural styles, including the often favored New Spanish Revival style. The proposed ADU design, materials, and architectural elements are similarly styled. Therefore, the proposed ADU is consistent with the neighborhood character and will not detract the visual integrity of the site.
- f) Development Standards. Title 20 section 20.14.060 guides the development standards for the subject parcel, zoned Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control Overlay or “LDR/1.5-D(CZ).” Required setbacks for accessory structures (habitable) are 50 feet (front) and 6 feet (rear and side). The project has over 100 feet front, over 65 feet side, and a rear setback of 6 feet. The height will be 15 feet, meeting the maximum 15-foot height limitation for this zoning district. The maximum building site coverage is 15%, (6,873 square feet), and the proposed

project will bring the total to 12.01% (5,503 square feet) building site coverage. The maximum floor area ratio is 17.5% (8,019 square feet), and the proposed project will have a floor area ratio of 13.2% (6,049 square feet). The project meets the building site coverage and floor area ratio regulations. As summarized above, the project meets the development standards for its zoning district.

- g) Historical Resources. The project site's main dwelling was built circa 1936. The historic assessment (LIB220086) found that, presently, the house has undergone a substantial loss of historic integrity of design, materials and workmanship and does not meet the minimum requirements for recognition as an Historic Resource. Therefore, the proposed project would not result in an impact to a historic resource.
- h) Cultural Resources. The County of Monterey Geographic Informational System (GIS) identifies the subject property to be within a high archaeological sensitivity and within 750 of known archaeological resources. Title 20.147.080.A.1 requires a Coastal Development Permit for development within the area. However, a report provided results that the site is negative for any potential cultural resources and therefore a Coastal Administrative Permit can be applied in this case. The applicant provided an Archaeological Report (LIB220092) that concluded the site did not reveal any of the indicators expected of a prehistoric archaeological or historical resource. Morley did not find the need to recommend measures to protect resources beyond the standard condition of approval for negative archaeological reports. The project does not include substantial additional grading (approximately 65 cubic yards of cut and 45 cubic yards of fill). The potential for inadvertent impacts to cultural resources is addressed through incorporation of a standard condition of approval, which requires the contractor to stop construction work if resources are uncovered and to pause work within the area until such resources are evaluated (Condition No. 3). Therefore, the proposed project would not result in impacts to cultural resources.
- i) Pescadero Watershed. DMF LUP Freshwater and Marine Resource policies and Land Use and Development Policy 77 states that development within the Pescadero Watershed shall be sited to minimize erosion and storm-water runoff by having a maximum of 9,000 square feet of impervious site coverage. Figure 2b of the DMF LUP illustrates the subject property within the Pescadero Watershed, which is the area that drains into the Carmel Area of Special Biological Significance. Title 20, section 20.147.030.A identifies development standards to protect the Pescadero Watershed such as development conforming to the topography, creating simple and direct driveway access and minimizing storm-water runoff by limiting the impervious site coverage to 9,000 square feet. The project brings the total of impervious surfaces to 8,734 square feet. Therefore, the project is consistent with the DMF LUP policies and the Coastal Implementation Plan regulations for development within the Pescadero Watershed.

- j) Public Access. As demonstrated in Finding 5, the development is consistent with public access policies of the DMF LUP and the Coastal Implementation Plan.
- k) Tree Removal. As demonstrated in Finding 3 and supporting evidence, the required finding to allow tree removal has been made.
- l) Visual Resources/Visual Impact. The project is consistent with the DMF LUP policies and Coastal Implementation Plan regulations for scenic and visual resources because it is designed to be subordinate to and blend with the surrounding environment and neighborhood character (see Evidence “e” above) and will not block significant public views of the beach, ocean or the dunes. Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. The project is conditioned to ensure exterior lighting will be downlit, unobtrusive, and will only illuminate the intended area, as required by the County’s Exterior Lighting Design Guidelines (Condition No. 10). Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.
- m) Accessory Dwelling Unit. As demonstrated in Finding 6 and supporting evidence, the required findings to grant the Coastal Administrative Permit in this case.
- n) Land Use Advisory Committee (LUAC). The project was reviewed by the Del Monte Forest Land Use Advisory Committee in the January 15, 2026 meeting, where the committee unanimously recommended the project for approval (7 ayes, 0 noes, 0 absent).
- o) Public Comment. A letter was received from a member of the public in opposition to the project. Raised concerns relate to the public viewshed; stormwater drainage; privacy; increased traffic, noise and light pollution. Staff found that there are no substantive issues raised in the letters not addressed through conditions of approval and implementation by policy and regulation as discussed in this resolution.
- p) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN250070.

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

- EVIDENCE:**
- a) The project proposes a 1,200 square foot ADU and removal of one 12-inch Coast live oak tree.
 - b) The project was reviewed by HCD Planning, Engineering Services, and Environmental Services, as well as Pebble Beach Community Services District (Fire) and the Environmental Health Bureau. Conditions were recommended and have been incorporated. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The following reports have been prepared and submitted with the application:

- Limited Phase One Historic Assessment for 3363 17 Mile Drive, Pebble Beach, CA, APN 008-361-007-000 (LIB220086) prepared by Seth A. Bernstein, Past Consultants LLC, Pacific Grove, CA on September 9, 2021,
- Arborist Report Tree Resource Assessment & Fuel Management (LIB260011) prepared by Andrew Tope, Tope’s Environmental Inc., Carmel, CA on June 23, 2025,
- Preliminary Archaeological Assessment for Assessor’s Parcel Number APN 008-361-007 in Pebble Beach, County of Monterey, California (LIB220092) prepared by Susan Morley and Brenna Wheelis, Achasta Archaeological Services, Marina, on March 1, 2022, and
- Geotechnical and Geological Hazards Report for the proposed Holland Detached ADU 3363 17 Mile Drive, Pebble Beach, California 93953 A.P.N. 008-361-007-000 (LIB250248) prepared by Lawrence E. Grice, Grice Engineering, Inc., Salinas on July 29, 2025.

County staff independently reviewed these reports and concurs with their conclusions. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The amendment to the project did not require updates to these reports for Planning purposes. All development shall be in accordance with these reports.

- c) Slopes over 30% on the property are illustrated in the Site Plan but no development is planned on those areas.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN250070.

3. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

- EVIDENCE:**
- a) Consistent with section 20.147.050.B.1 of the Del Monte Forest CIP, an Arborist Report (LIB260011) was submitted to evaluate the proposed tree removal and address potential impacts.
 - b) The project includes removal of one protected Coast live oak tree. Pursuant to section 20.147.050.A, a Coastal Development Permit has been applied to this project for the proposed tree removal.
 - c) The Arborist Report states the removal of this tree is necessary for the development to occur. The tree is within the footprint of the proposed ADU. It is the minimum number of trees to be removed for the proposed project. As such, the arborist recommends removal.
 - d) The location of the proposed ADU is sited in the most open space on the lot and minimizes impacts to trees within the vicinity. As designed, the structure could not be re-sited to avoid or further reduce tree removal.
 - e) The arborist confirmed the proposed tree removal would not have adverse impacts on forest resources. The stand on the property is composed of oak trees, pine trees, a mountain ash, a redwood, and a buckeye tree. The trees on the property are mainly mature and overmature oaks. The project as proposed is not likely to significantly

reduce the availability of wildlife habitat over the long term as the site is a fragmented stand as part of the surrounding Monterey pine forest areas which will remain untouched.

- f) The arborist has recommended a 1:1 replacement ratio for the oak trees. Therefore, the project has been conditioned (Condition No. 6) to replant one tree following the construction. This tree should be planted in the immediate area with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight with at least ten feet of space between each tree.
- g) Existing trees within the vicinity of the project site that are not being removed will be protected throughout construction. Protective fencing will be installed around the drip line of the protected trees to ensure no development occurs within the critical root zone. This measure has been implemented as a Condition of Approval, Condition No. 5. The arborist report also requires a Tree Protection Zone (TPZ) to prohibit grading, trenching, or equipment operation in the area of the TPZ.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250070.

4. **FINDING:**

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

EVIDENCE:

- a) The project was reviewed by HCD Planning, Engineering Services, and Environmental Services, as well as Pebble Beach Community Services District (Fire) and the Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. No new conditions were recommended pertaining to this minor and trivial amendment.
- b) Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and wastewater services are provided by Carmel Area Wastewater District through the Pebble Beach Community Services District. a can and will serve letter was provided that demonstrated the ability to serve the additional fixtures. Therefore, both potable water and wastewater services can serve the project.
- c) Preliminary civil plans are attached to the plans which demonstrate the applicant is complying with erosion control regulations as outlined in Chapter 16.12. HCD-Engineering Services reviewed the project submittal which included a Construction Management Plan (CMP). Implementation of the CMP will minimize traffic on public roads.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the

proposed development are found in HCD-Planning File No. PLN250070.

5. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Title 20, section 20.147.130 can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
 - d) Based on the project location and its topographical relationship to visual public access points in the area the development will not interfere with visual access at Point Lobos or Pebble Beach public access parking lot (indicated as a designated Vista Point on Figure 3 of the DMP LUP). Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN250070.
6. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD Planning and Building Services records and is not aware of any violations existing on subject property.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN250070.
7. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) The project involves construction of a of a 1,200 square foot ADU, and an attached approximately 375 square foot stone terrace with firepit.
 - b) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of small structures, including a second dwelling unit in a residential zone where sufficient water, wastewater and utilities are provided.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated

historical resource (see Finding 2, Evidence” b”), a hazardous waste site, development located within view of a State scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Although 17-Mile Drive is considered scenic in the DMF LUP, it is not a State scenic highway. No adverse environmental effects were identified during staff review of the development application.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN250070.

8. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20, section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Title 20, section 20.86.080, a project is subject to appeal by/to the California Coastal Commission because it involves development in the underlying zone and is located between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

DECISION

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

1. Find the project exempt from CEQA pursuant to section 15303, new structures, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit & Design Approval to construct a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit;
 - b. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
 - c. Coastal Development Permit to allow the removal of one (1) Oak tree.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions which are incorporated herein by reference.

PASSED AND ADOPTED this 29th day of January, 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

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 DATE.

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

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

NOTES

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

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

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

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

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County of Monterey HCD Planning

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

PLN250070

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250070) consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit; 2) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and 3) Coastal Development Permit to allow the removal of one (1) Oak tree. The property is located at 3363 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-361-007-000), 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 Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-361-007-000 on January 29, 2026. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

4. PD011(A) - TREE REMOVAL

Responsible Department: 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. (HCD-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.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio recommended by arborist: 1:1

Replacement tree(s) shall be located within the same general location as the tree being removed.

Replacement tree(s) shall be located in areas that will have the least impact on views from 17 Mile Drive.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -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.

7. PD041 – HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD – Planning and HCD – Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

8. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

9. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: 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 HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

10. PD014(B) - LIGHTING - EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT)

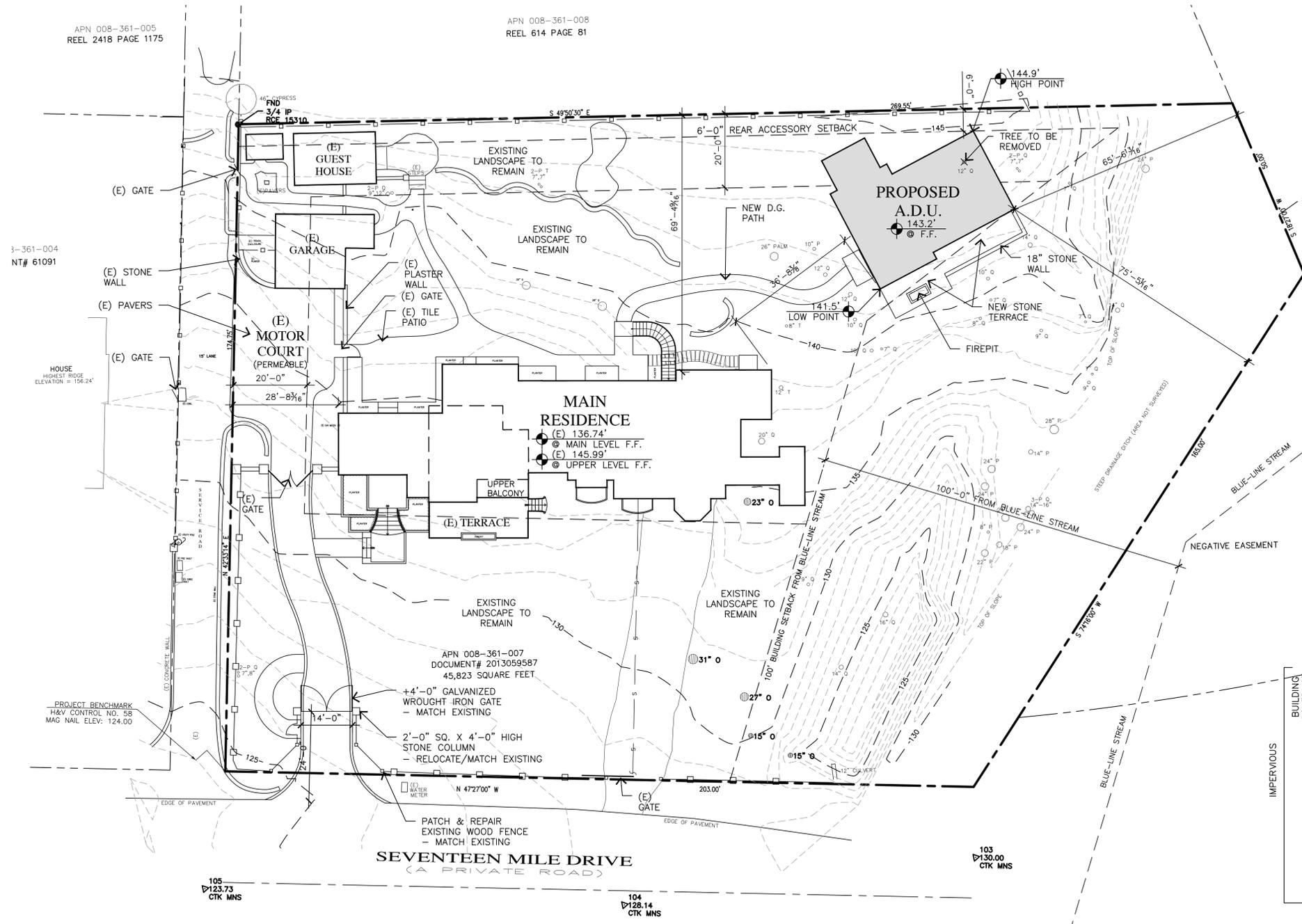
Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

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

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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



SITE PLAN

1/16"=1'-0"



PLANNING INFO.

- PROPERTY OWNER:
GEORGE & DANA HOLLAND
7851 N. SPYGLASS AVENUE
FRESNO, CA. 93711
- PROJECT ADDRESS:
3363 17 MILE DRIVE
PEBBLE BEACH, CA. 93953
- PROJECT SCOPE:
NEW 1,200 SF ACCESSORY DWELLING UNIT; NEW 373 SF STONE TERRACE
W/ FIREPIT; NEW D.G. PATH; REMOVAL OF 1 OAK TREE; RELOCATE EXISTING
DRIVEWAY GATE
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-361-007
- LEGAL DESC.: LOT: BLOCK:
- ZONE: LDR/1.5-D(CZ)
- STORIES: 1
- MAX BLDG. HT: 30 FT / ADU: 15 FT
- GRADING: N/A
- TREE REMOVAL: 1 OAK
- TOPOGRAPHY: GENTLY SLOPING
- PROJECT CODE COMPLIANCE:
2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & 2022 CALIFORNIA ENERGY CODE
- LOT AREA: 45,823 S.F. (1.05 Ac.)
- F.A.R. CALCULATIONS

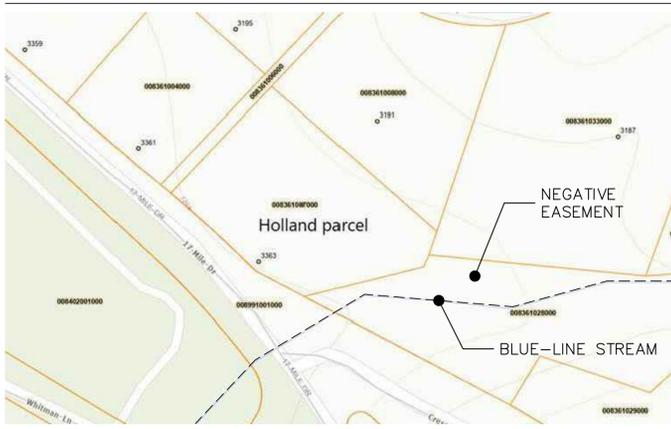
MAIN BUILDING	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	3,464	0	3,464
UPPER FLOOR	553	0	553
BASEMENT*	197	0	0
DETACHED GARAGE	452	0	452
GUESTHOUSE	311	0	311
SHED	69	0	69
A.D.U.	0	1,200	1,200
TOTAL	4,849	1,200	6,049

- *BASEMENT- NOT COUNTED
- F.A.R. ALLOWED: 8,019 SF (17.50%)
- F.A.R. PROPOSED: 6,049 SF (13.20%)
- COVERAGE CALCULATIONS (BUILDING & IMPERVIOUS):

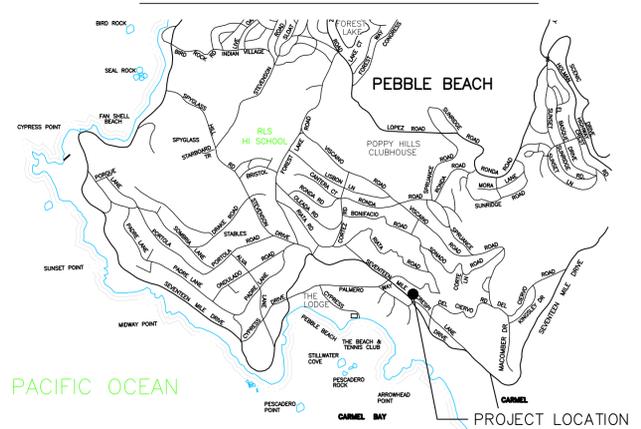
	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN RESIDENCE	3,471	0	0	3,471
GUEST HOUSE	311	0	0	311
DETACHED GARAGE	452	0	0	452
SHED	69	0	0	69
A.D.U.	0	0	1,200	1,200
STONE STAIRS	319	0	0	319
STONE PATIO	143	0	0	143
STONE WALLS	447	0	0	447
TILE PATIO	362	0	0	362
TILE WALKWAY	692	0	0	692
PLASTER WALL	64	0	0	64
WATER FEATURES	406	0	0	406
ROOF TERRACE ACCESS STAIRS	73	0	0	73
TERRACE	272	0	373	645
BALCONY	62	0	0	62
STONE GATE POSTS	18	0	0	18
BUILDING COVERAGE SUBTOTAL	4,303	0	1,200	5,503
IMPERVIOUS COVERAGE TOTAL	7,161	0	1,573	8,734

- BUILDING SITE COVERAGE PROPOSED: 5,503 SF (12.01%)
- BUILDING SITE COVERAGE ALLOWED: 6,873 SF (15.00%)
- IMPERVIOUS COVERAGE PROPOSED: 8,734 SF
- PESCADERO COVERAGE LIMITATIONS 9,000 SF IMPERVIOUS

BLUE-LINE STREAM LOCATION



VICINITY MAP



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

**HOLLAND
RESIDENCE
A.D.U.**

PROJECT ADDRESS:

**3363 17 MILE DR
PEBBLE BEACH
CA 93953**

APN: 008-361-007

DATE: MAY 8, 2025
PEBBLE BEACH A.R.B.

- REVISIONS:
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SITE PLAN

SHEET NO.

A1.0

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STAMPS:

PROJECT/CLIENT:

HOLLAND
RESIDENCE
A.D.U.

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007

DATE: MAY 22, 2025

PLANNING SUBMITTAL

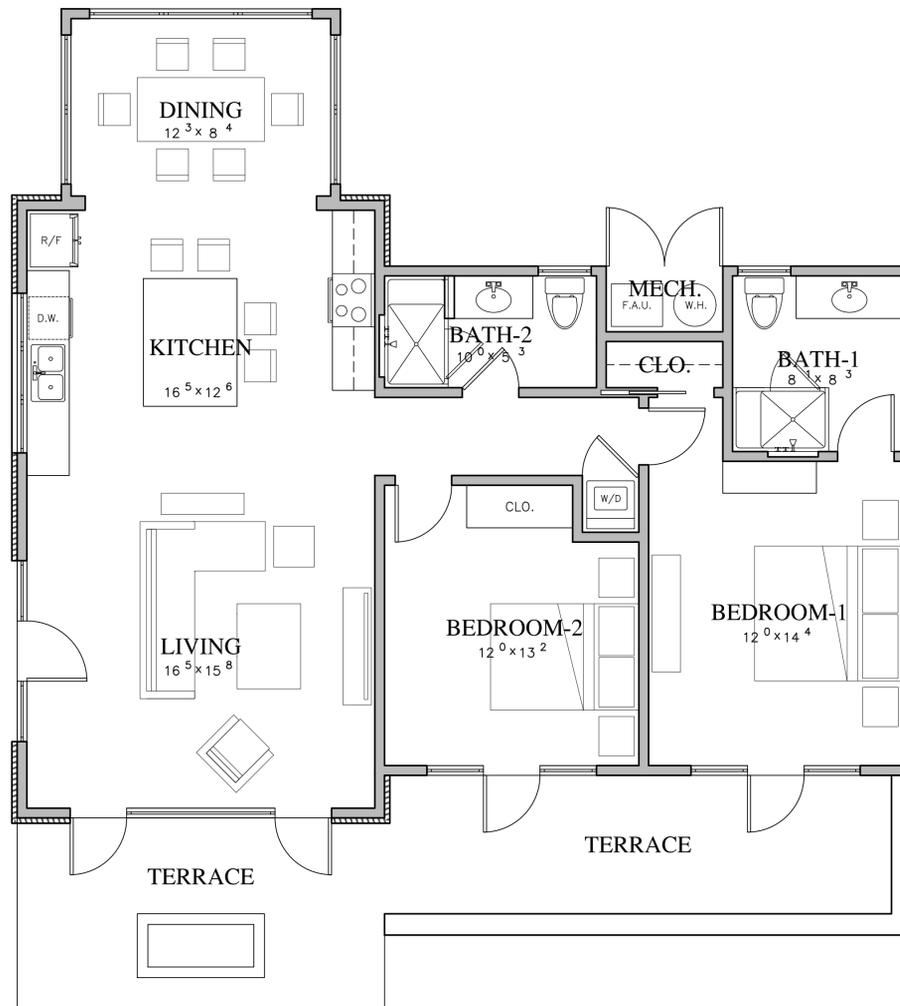
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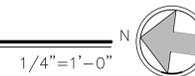
PROPOSED
A.D.U. PLAN

SHEET NO.

A2.0



PROPOSED A.D.U. PLAN (1,200 S.F.)



WALL LEGEND

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

GENERAL ROOF NOTES

ROOF MATERIAL = CAP AND PAN CLAY TILE ROOF, MATCH (E) RESIDENCE

FIELD VERIFY WITH OWNER AND ARCHITECT COLOR AND/OR BLEND OF ROOFING UNITS PRIOR TO INSTALLATION

ROOF SLOPE = 4/12 UNLESS OTHERWISE NOTED

OVERHANG = 12" UNLESS OTHERWISE NOTED

COPPER GUTTERS WITH ROUND DOWNSPOUTS

GANG ALL VENT STACKS TO MINIMIZE QUANTITY OF ROOF JACKS AND LOCATE ROOF JACKS IN LEAST VISIBLE LOCATION

KEY NOTES

- 1 CHIMNEY TOP, SEE DETAIL 6/A8.0.
- 2 PERIMETER COPPER GUTTERS WITH DOWNSPOUTS, SEE DETAIL 11/A8.2. VERIFY DOWNSPOUT LOCATIONS WITH OWNER/ARCHITECT PRIOR TO GUTTER FABRICATION.
- 3 COPPER VALLEY FLASHING, TYP. SEE DETAIL 5/A8.0
- 4 WALL LINE BELOW
- 5 CRICKET, SEE DETAIL 4/A8.0
- 6 SOLAR PANELS (5'-6" x 3'-6")

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
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STAMPS:

PROJECT/CLIENT:

**HOLLAND
RESIDENCE
A.D.U.**

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007

DATE: MAY 22, 2025

PLANNING SUBMITTAL

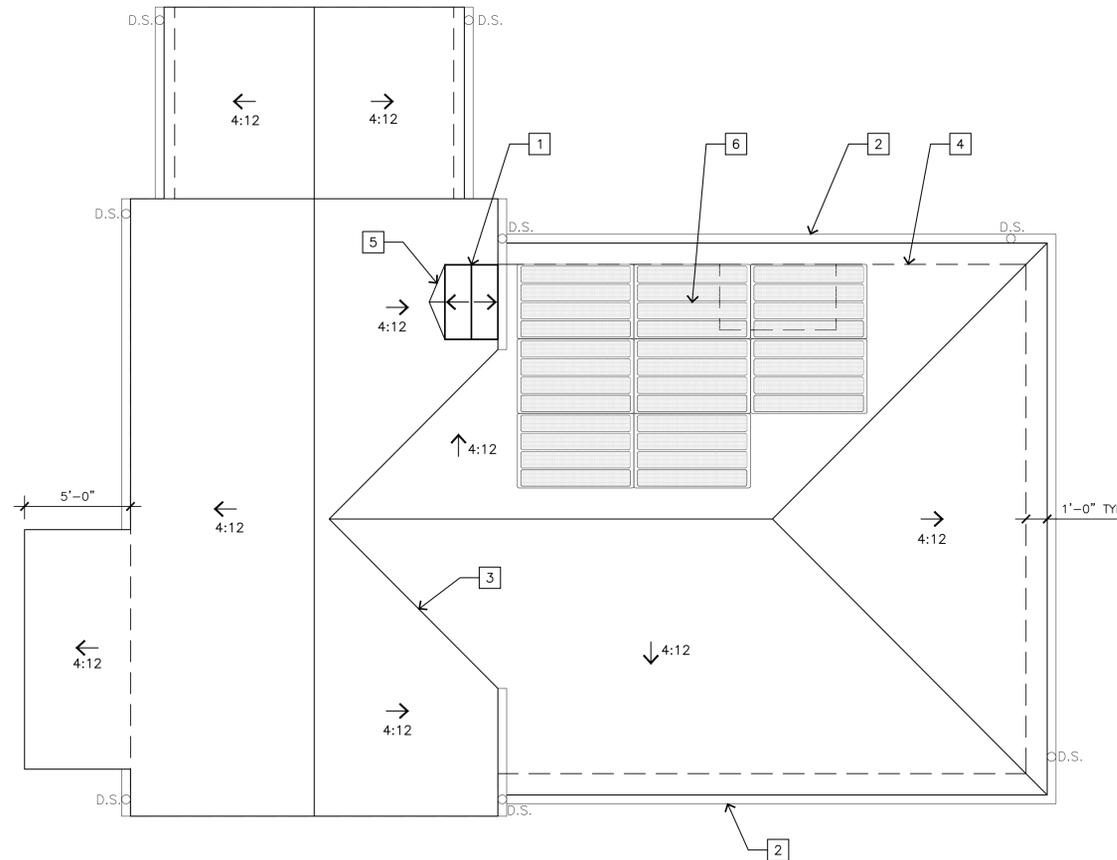
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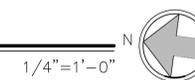
**PROPOSED
A.D.U. ROOF PLAN**

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A5.0

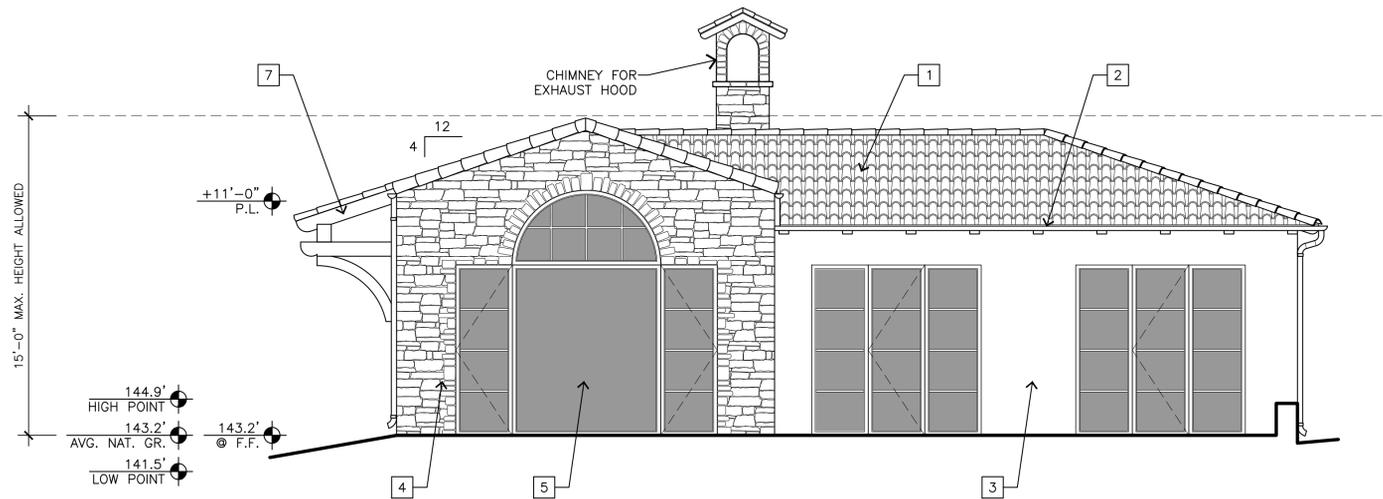


PROPOSED A.D.U. ROOF PLAN



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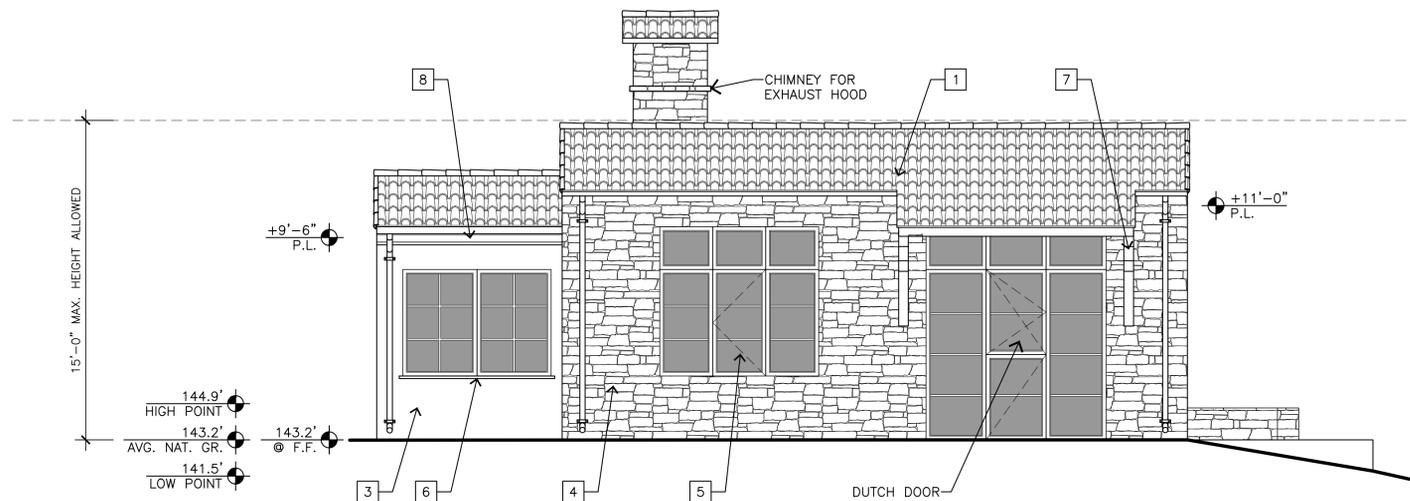


WEST ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 "S" CLAY TILE ROOF - MATCH EXISTING RESIDENCE
- 2 5" HALF-ROUND COPPER GUTTERS, DOWNSPOUTS - MATCH EXISTING RESIDENCE
- 3 EXTERIOR STUCCO - MATCH EXISTING RESIDENCE
- 4 RANDOM STONE VENEER
- 5 ALUMINUM EXTERIOR DOORS & WINDOWS
- 6 CEDAR SILL WOOD - MATCH EXISTING RESIDENCE
- 7 PAINTED 6X SHAPED CEDAR CORBEL & BEAMS
- 8 PAINTED SHAPED FASCIA - MATCH EXISTING RESIDENCE
- 9 SOLAR PANEL (5'-6" x 3'-6")



NORTH ELEVATION

1/4"=1'-0"

PROJECT/CLIENT:

**HOLLAND
RESIDENCE
A.D.U.**

PROJECT ADDRESS:

**3363 17 MILE DR
PEBBLE BEACH
CA 93953**

APN: 008-361-007

DATE: MAY 22, 2025

PLANNING SUBMITTAL

REVISIONS:

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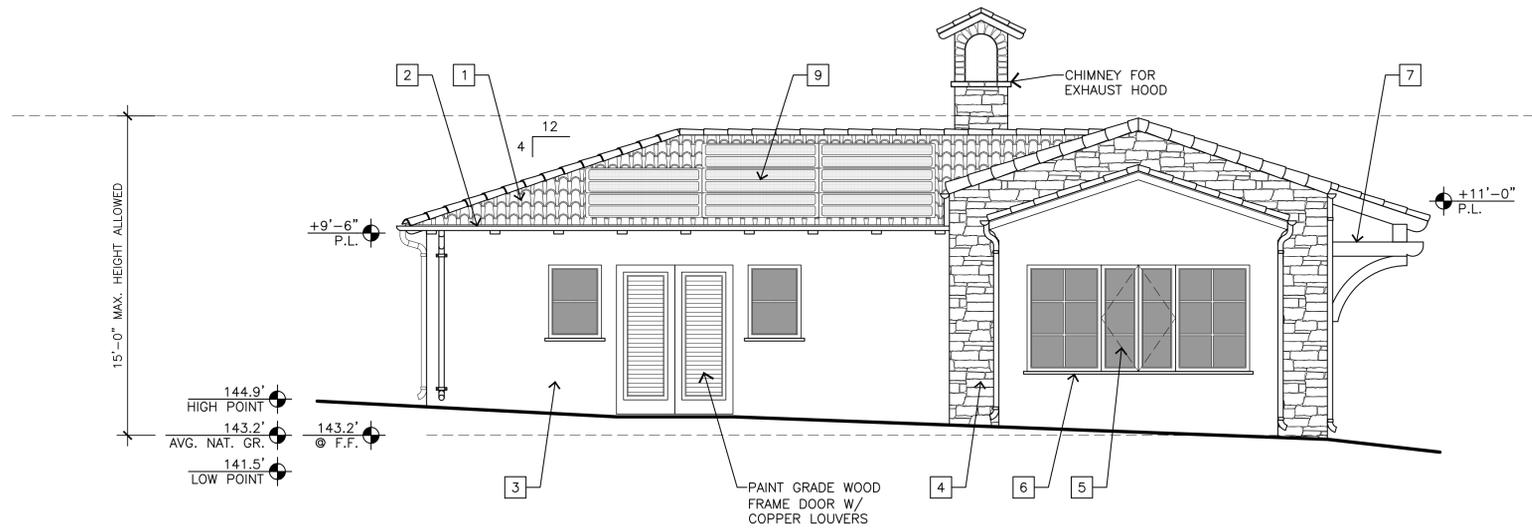
**PROPOSED
A.D.U. ELEVATIONS**

SHEET NO.

A6.0

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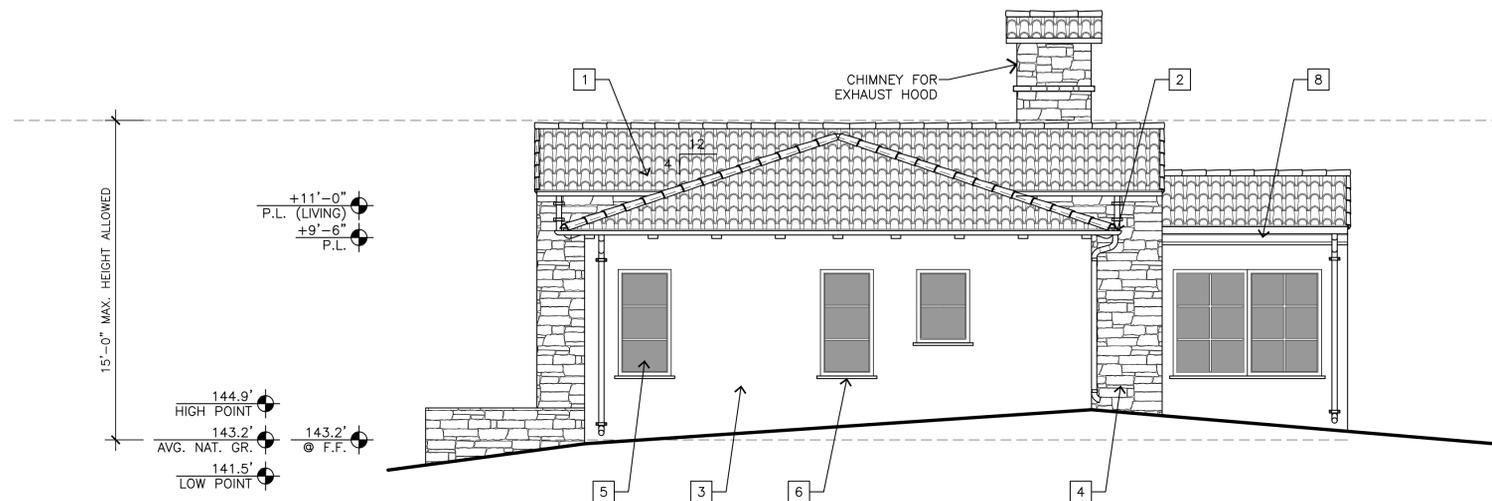


EAST ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 "S" CLAY TILE ROOF - MATCH EXISTING RESIDENCE
- 2 5" HALF-ROUND COPPER GUTTERS, DOWNSPOUTS - MATCH EXISTING RESIDENCE
- 3 EXTERIOR STUCCO - MATCH EXISTING RESIDENCE
- 4 RANDOM STONE VENEER
- 5 ALUMINUM EXTERIOR DOORS & WINDOWS
- 6 CEDAR SILL WOOD - MATCH EXISTING RESIDENCE
- 7 PAINTED 6X SHAPED CEDAR CORBEL & BEAMS
- 8 PAINTED SHAPED FASCIA - MATCH EXISTING RESIDENCE
- 9 SOLAR PANEL (5'-6" x 3'-6")



SOUTH ELEVATION

1/4"=1'-0"

PROJECT/CLIENT:

**HOLLAND
RESIDENCE
A.D.U.**

PROJECT ADDRESS:

**3363 17 MILE DR
PEBBLE BEACH
CA 93953**

APN: 008-361-007

DATE: MAY 22, 2025

PLANNING SUBMITTAL

REVISIONS:

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**PROPOSED
A.D.U. ELEVATIONS**

SHEET NO.

A6.1

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF
THE HOLLAND RESIDENCE ADU
 APN: 008-361-007
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

GENERAL NOTES:

- PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR THE HOLLAND RESIDENCE ADU PREPARED BY IDG, DATED 04/10/2025, AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY LANDSET ENGINEERS, DATED 03/17/2025.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE 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.
- 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.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

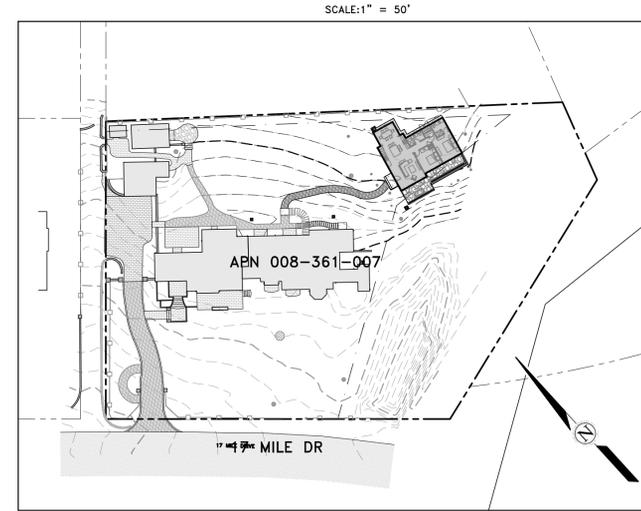
GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT'S GEOTECHNICAL REPORT PREPARED BY LANDSET ENGINEERS, DATED 04/07/2022, THE LATEST VERSION OF THE CALIFORNIA SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC), AND THESE PLANS.
- 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.
- 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.
- THERE ARE APPROXIMATELY 65 CUBIC YARDS OF CUT AND 45 CUBIC YARDS OF FILL TOTAL WITH A NET EXCESS OF 20 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULLED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' 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 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. THE DOWNSPOUTS SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON THE SITE UTILITY PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL OUTLET ONTO SPLASH BLOCKS OR AN APPROVED ALTERNATIVE. SPLASH BLOCKS MAY BE UNNECESSARY IF THE DOWNSPOUT OUTLETS DIRECTLY ONTO AN IMPERVIOUS SURFACE THAT IS PROPERLY GRADED AWAY FROM FOUNDATIONS. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
- SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED TO A DISPERSION TRENCH AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZED AS INDICATED.
- TRENCH DRAINS SHALL BE NDS CHANNEL DRAINS, SIZED AS INDICATED ON THE SITE UTILITY PLAN. FLAT-BOTTOMED CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET IN ORDER TO ENSURE PROPER DRAINAGE AND PREVENT STANDING WATER IN THE TRENCH. ANY CHANNEL SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 15'. GRATES AND CHANNELS SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOADING IN THE INSTALLATION AREA. ALL TRENCH DRAINS SHALL BE SURROUNDED BY A MINIMUM OF 4" OF CONCRETE. TRENCH DRAINS SHOULD BE SIZED TO HANDLE THE PEAK RUNOFF RATE PRODUCED BY A 10-YEAR DESIGN STORM.
- SUBSURFACE WATER BEHIND ANY RETAINING WALLS SHALL BE CONTROLLED BY THE INSTALLATION OF SUBDRAINS. SUBDRAIN LINES SHALL BE CONSTRUCTED WITH PERFORATED 4" SDR35 PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. COLLECTED WATER SHALL DRAIN TO DAYLIGHT AT A MINIMUM SLOPE OF 1% AS SHOWN ON THE SITE UTILITY PLAN. PIPES CARRYING SURFACE WATER OR ROOF WATER SHALL NOT UNDER ANY CIRCUMSTANCES OUTLET INTO A SUBDRAIN LINE. THE SYSTEM OF SUBDRAINS SHALL REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM.
- 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% MINIMUM RELATIVE 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% MINIMUM RELATIVE COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED

ABBREVIATIONS:

±	= PLUS OR MINUS; APPROXIMATE	INV	= PIPE INVERT
ø	= DIAMETER	JB	= JUNCTION BOX
AB	= AGGREGATE BASE	JT	= JOINT TRENCH
ABAN	= ABANDON	LF	= LINEAR FEET
AC	= ASPHALT CONCRETE	LP	= LOW POINT
AD	= AREA DRAIN	MAX	= MAXIMUM
ADD	= ADDITION	MIN	= MINIMUM
ADU	= ACCESSORY DWELLING UNIT	OC	= ON-CENTER
BC	= BEGINNING OF CURVE	OUT	= OUTLET
A.E.	= BUILDING ENVELOPE	PCC	= PORTLAND CEMENT CONCRETE
BLDG	= BUILDING	PERF	= PERFORATED
BOT	= BOTTOM	PERM	= PERMEABLE
BSMT	= BASEMENT	PL	= PROPERTY LINE
BVC	= BEGINNING OF VERTICAL CURVE	POC	= POINT OF CONNECTION
CB	= CATCH BASIN	PVC	= POLYVINYL CHLORIDE
CF	= CUBIC FEET	RC	= RELATIVE COMPACTION
CL	= CENTERLINE	RES	= RESIDENCE
CO	= CLEANOUT	RM	= ROOM
CONC	= CONCRETE	RND	= ROUND
CY	= CUBIC YARDS	RW	= RETAINING WALL
DG	= DECOMPOSED GRANITE	RWL	= RAINWATER LEADER
DK	= DECK	SD	= STORM DRAIN
DS	= DOWNSPOUT	SF	= SQUARE FEET
DWY	= DRIVEWAY	SG	= SUBGRADE
EC	= END OF CURVE	SO	= SQUARE
EG	= EXISTING GROUND	SS	= SANITARY SEWER
ELEV	= ELEVATION	STA	= STATION
ESMT	= EASEMENT	STN	= STONE
EVC	= END OF VERTICAL CURVE	STP	= STEP
EW	= EACH WAY	SUBD	= SUBDRAIN
EX	= EXISTING	TBR	= TO BE REMOVED
FC	= FLUSH CURB	TD	= TRENCH DRAIN
FD	= FIRE DEPARTMENT	TW	= TOP OF WALL
FF	= FINISHED FLOOR	TYP	= TYPICAL
FG	= FINISHED GRADE	U.N.O.	= UNLESS NOTED OTHERWISE
FL	= FLOWLINE	VC	= VERTICAL CURB
FM	= FORCE MAIN	VIF	= VERIFY IN FIELD
FP	= FINISHED PAD	W/	= WITH
GAR	= GARAGE	W/O	= WITHOUT
GB	= GRADE BREAK	WD	= WOOD
GR	= GRATE		
HDPE	= HIGH-DENSITY POLYETHYLENE		
HP	= HIGH POINT		
HT	= HEIGHT		

LOT OVERVIEW



LEGEND:

---	PROPERTY BOUNDARY	■	EXISTING RESIDENCE FOOTPRINT
- - -	SETBACK	■	PROPOSED BUILDING FOOTPRINT
---	MAJOR CONTOUR (5' INTERVAL)	■	ASPHALT CONCRETE
---	MINOR CONTOUR (1' INTERVAL)	■	CONCRETE
---	RETAINING WALL	■	DECOMPOSED GRANITE
---	SWALE FLOW LINE	■	IMPERVIOUS PAVERS
---	STORM DRAIN PIPE	■	PERMEABLE PAVERS
---	RAINWATER LEADER	■	STONE
---	SUBDRAIN LINE	■	
■	CATCH BASIN	■	
■	AREA DRAIN	■	
■	JUNCTION BOX	■	
■	DISPERSION TRENCH	■	
■	ENERGY DISSIPATOR	■	
■	TREE	■	
■	TREE TO BE REMOVED	■	

PROJECT DATA:

SITE LOCATION:	3363 17 MILE DR PACIFIC GROVE, CA 93950
GRADING VOLUMES:	CUT 65 CY FILL 45 CY NET 20 CY CUT
SITE AREA:	45,823 SF (1.05 AC)
DISTURBED AREA:	±6703 SF
IMPERVIOUS LOT COVERAGE:	EXISTING 7253 SF REMOVED - 0 SF NEW/REPLACED +1685 SF TOTAL 8938 SF

INDEX TO SHEETS:

SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN
SHEET C3	GRADING SECTIONS & DETAILS
SHEET C4	UTILITY PLAN
SHEET C5	CONSTRUCTION DETAILS
SHEET C6	EROSION & SEDIMENT CONTROL PLAN
SHEET C7	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PROPERTY OWNER:
 GEORGE AND DANA HOLLAND
 7851 N. SPYGLASS AVE
 FRESNO, CA 93711

ARCHITECT:
 IDG
 721 LIGHTHOUSE AVE
 PACIFIC GROVE, CA 93950
 CONTACT: JASON DIAZ

CIVIL:
 LANDSET ENGINEERS
 520-B CRAZY HORSE CANYON RD
 SALINAS, CA 93907
 CONTACT: GUY GIRAUDO

GEOTECHNICAL INSPECTION SCHEDULE:

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.

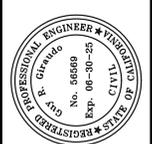
Inspection Item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	LANDSET ENGINEERS	Beginning of Project		
Subexcavation, fill placement, and compaction	LANDSET ENGINEERS	Throughout grading operations		
Foundation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

STORMWATER CONTROL NOTES:

- THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

VICINITY MAP

NOT TO SCALE



APPROVED BY:

 GUY R. GIRAUDO



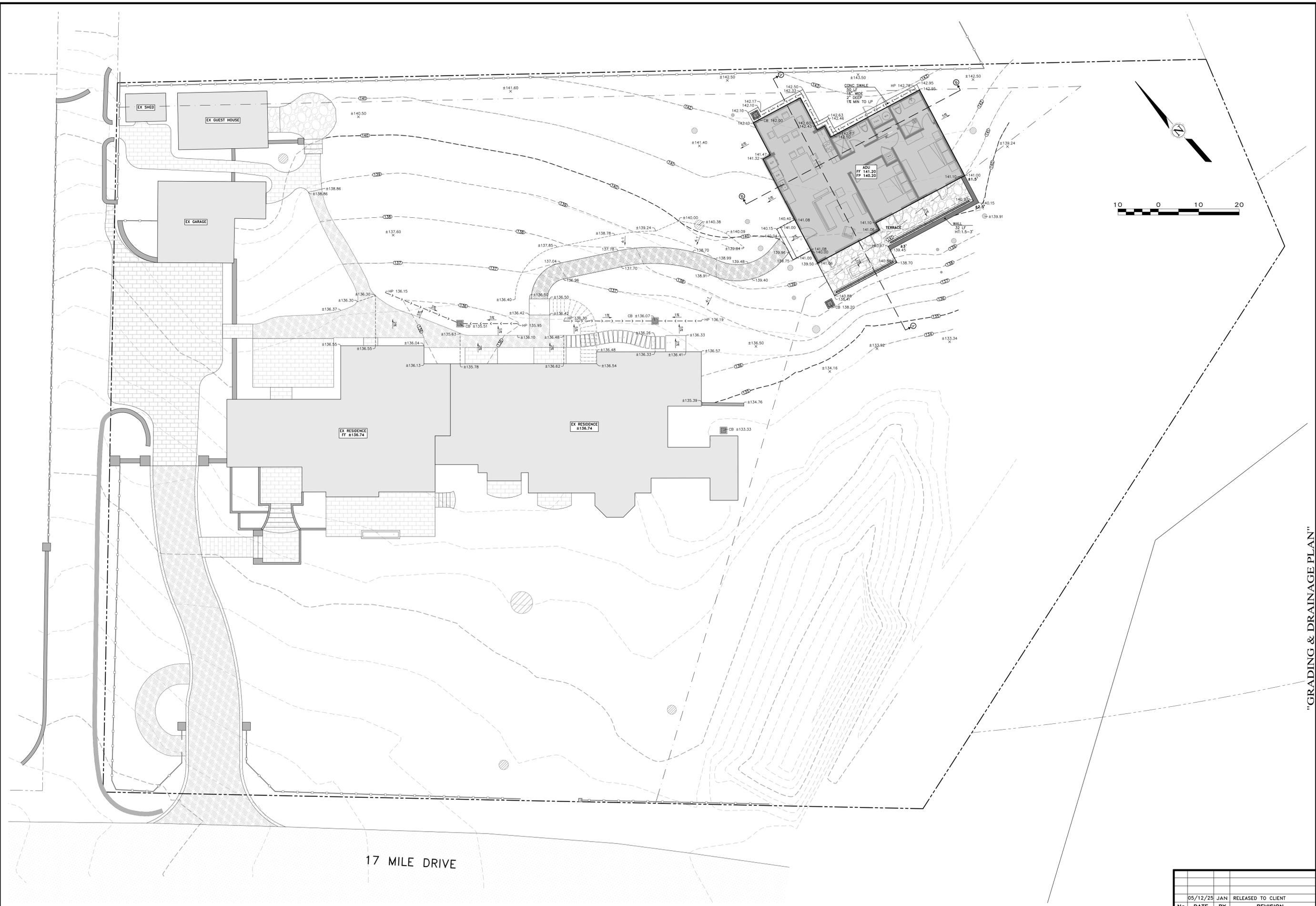
"COVER SHEET"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
 OF
THE HOLLAND RESIDENCE ADU
 A.P.N.: 008-361-007
 PEBBLE BEACH, CALIFORNIA
 FOR
 GEORGE AND DANA HOLLAND

SCALE: AS SHOWN
 DATE: MAY 2025
 JOB No. 2393-06

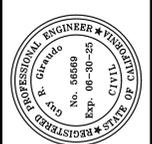
SHEET **C1**

OF 7 SHEETS

No.	DATE	BY	REVISION
	05/12/25	JAN	RELEASED TO CLIENT



17 MILE DRIVE



APPROVED BY:

 GUY R. GIRAUDO

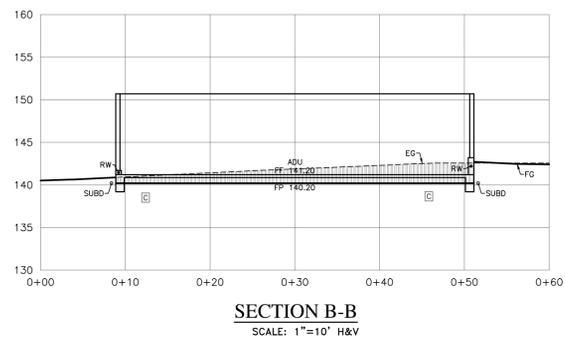
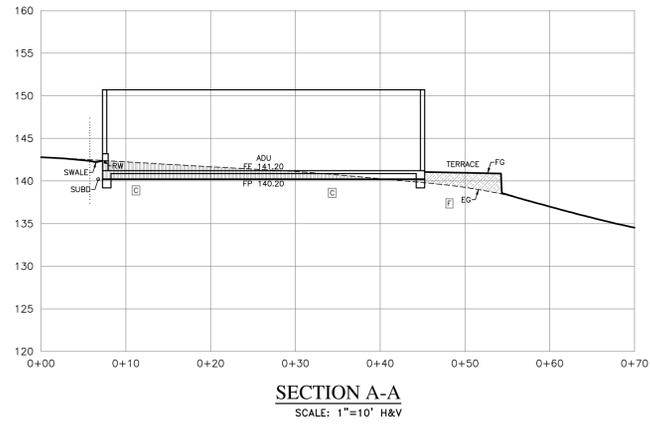


"GRADING & DRAINAGE PLAN"
 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
 OF
 THE HOLLAND RESIDENCE ADU
 A.P.N.: 008-361-007
 PEBBLE BEACH, CALIFORNIA
 FOR
 GEORGE AND DANA HOLLAND

SCALE: 1" = 10'
 DATE: MAY 2025
 JOB No. 2393-06

No.	DATE	BY	REVISION

SHEET **C2**
 OF 7 SHEETS



APPROVED BY:
Guy R. Girardo
GUY R. GIRARDO

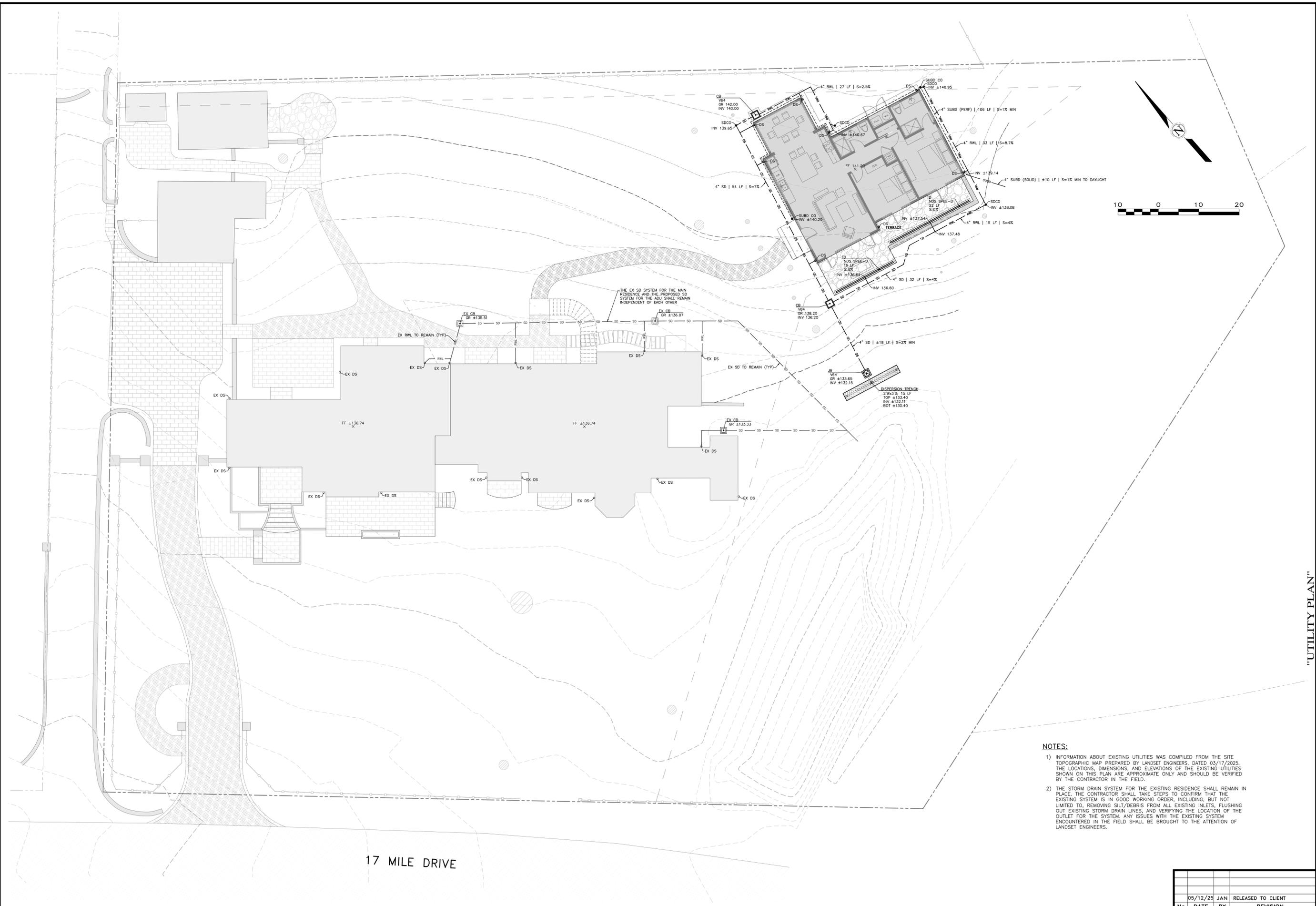


"GRADING SECTIONS & DETAILS"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE HOLLAND RESIDENCE ADU
A.P.N.: 008-361-007
PEBBLE BEACH, CALIFORNIA
GEORGE AND DANA HOLLAND

SCALE: AS SHOWN
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JOB No. 2393-06

No.	DATE	BY	REVISION
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SHEET **C3**
OF 7 SHEETS



17 MILE DRIVE

NOTES:

- 1) INFORMATION ABOUT EXISTING UTILITIES WAS COMPILED FROM THE SITE TOPOGRAPHIC MAP PREPARED BY LANDSET ENGINEERS, DATED 03/17/2025. THE LOCATIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- 2) THE STORM DRAIN SYSTEM FOR THE EXISTING RESIDENCE SHALL REMAIN IN PLACE. THE CONTRACTOR SHALL TAKE STEPS TO CONFIRM THAT THE EXISTING SYSTEM IS IN GOOD WORKING ORDER, INCLUDING, BUT NOT LIMITED TO, REMOVING SILT/DEBRIS FROM ALL EXISTING INLETS, FLUSHING OUT EXISTING STORM DRAIN LINES, AND VERIFYING THE LOCATION OF THE OUTLET FOR THE SYSTEM. ANY ISSUES WITH THE EXISTING SYSTEM ENCOUNTERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF LANDSET ENGINEERS.

"UTILITY PLAN"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
 OF
THE HOLLAND RESIDENCE AND ADU
 A.P.N.: 008-361-007
PEBBLE BEACH, CALIFORNIA
 GEORGE AND DANA HOLLAND

SCALE: 1" = 10'
 DATE: MAY 2025
 JOB No. 2393-06

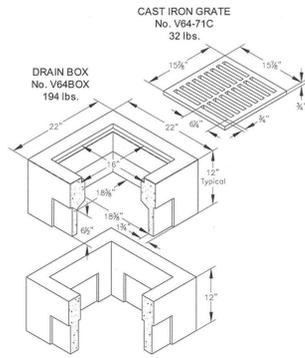
No.	DATE	BY	REVISION

SHEET **C4**
 OF 7 SHEETS



APPROVED BY:

 GUY R. GRANUDO



This concrete drain box has a cast in galvanized frame and is specifically engineered for drainage in medium areas such as parking lots, school grounds, walkways, etc. Its design permits field grouting material to "lock in" and from above, knock-outs accommodate up to 8" O.D. pipe. Approximate dimensions and weight shown. Also available in bolt down.

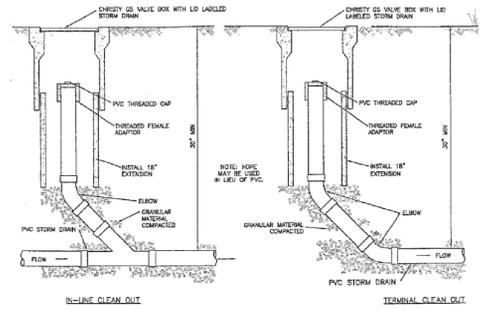
Ordering Code	Item	Approx. Weight	Description
V64BOX	DRAIN BOX	194	V64 Drain Box (19 1/2" x 19 1/2") - 12 per pallet
V64-71C	GRATE	32	Cast iron
V64X12	EXTENSION	152	12" Reinforced concrete - 12 per pallet

Oldcastle Precast
Enclosure Solutions
www.oldcastleprecast.com

V64 DRAIN BOX
18-318" x 18-318"
Old Part No. V64_202
Old Part No. 2000000000

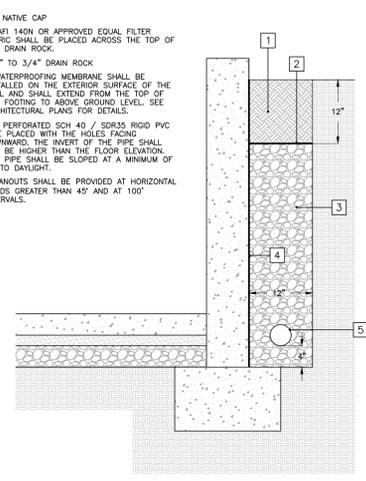
V64 DRAIN BOX
18-318" x 18-318"
Old Part No. V64_202
Old Part No. 2000000000

1 CHRYSTI V64 CATCH BASIN

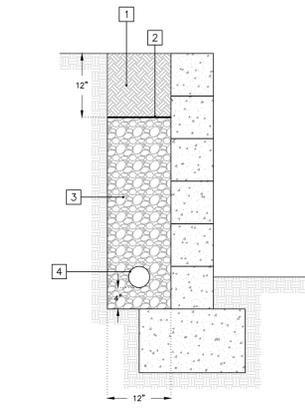


2 G5 STORM DRAIN CLEANOUT

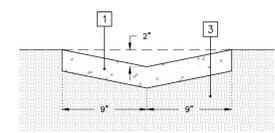
- 12" NATIVE CAP
- MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
- 1/2" TO 3/4" DRAIN ROCK
- A WATERPROOFING MEMBRANE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 4" PERFORATED SCH 40 / SDR35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE INVERT OF THE PIPE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE PIPE SHALL BE SLOPED AT A MINIMUM OF 1% TO DAYLIGHT.
- CLEANOUTS SHALL BE PROVIDED AT HORIZONTAL BENDS GREATER THAN 45° AND AT 100' INTERVALS.



3 PERIMETER SUBDRAIN



4 SUBDRAIN BEHIND RETAINING WALL

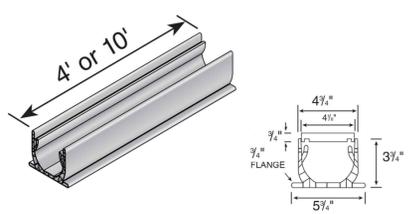


5 CONCRETE SWALE

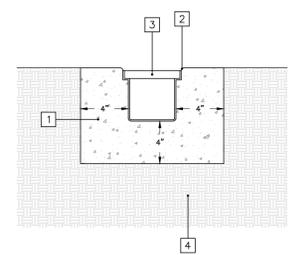
- 4" THICK CONCRETE VALLEY GUTTER. LONGITUDINAL SLOPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 20%. SIDE SLOPE SHALL BE A MINIMUM OF 5%.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM SILTATION.
- THE SOIL BELOW THE CONCRETE SHALL BE SCARIFIED 8" AND THEN RECOMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.

NDS TECHNICAL SPECIFICATIONS
WE PUT WATER IN ITS PLACE

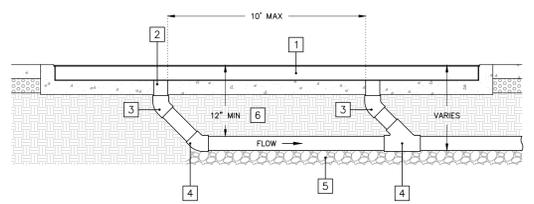
Spee-D Channel



Part #: 400 (4 Ft.), 400-10 (10 Ft.)
Material: PVC
Color: #400(Grey), and #400-10(Grey)
File: 2" x 4" pipe, 3" and 4" sewer and drain pipe with proper fittings, UV Inhibitors.



7 TRENCH DRAIN INSTALLATION



8 TRENCH DRAIN OUTLETS

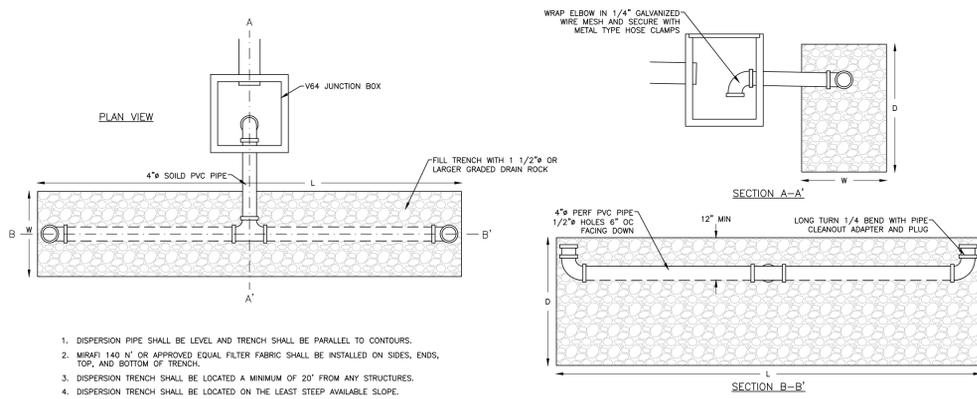
- NDS CHANNEL DRAIN (MODEL AND LENGTH AS INDICATED ON SITE UTILITY PLAN). OUTLET PIPES SHOULD BE SECURED IN PLACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET. ANY CHANNELS SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 15'.
- 4" PVC RISER (LENGTH AS REQUIRED)
- 4" PVC 45° ELBOW
- 4" PVC 45° WYE FOR INTERMEDIATE CONNECTIONS, OR 4" PVC 45° ELBOW FOR TERMINAL CONNECTIONS. IF THE STORM DRAIN LINE BEING CONNECTED TO IS LARGER THAN 4", USE THE APPROPRIATE PIPE FITTING INSTEAD.
- COMPACTED AND CRUSHED STONE BEDDING
- 12" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.

6 NDS SPEE-D CHANNEL DRAIN

Visit ndspro.com for specs, detail drawings, and color photos.

9

10



13 DISPERSION TRENCH

- DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
- MIRAFI 140 N' OR APPROVED EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP, AND BOTTOM OF TRENCH.
- DISPERSION TRENCH SHALL BE LOCATED A MINIMUM OF 20' FROM ANY STRUCTURES.
- DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
- DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.

11

12



APPROVED BY:
GUY R. GIRAUDO
Professional Engineer # 86669
Civil City of California

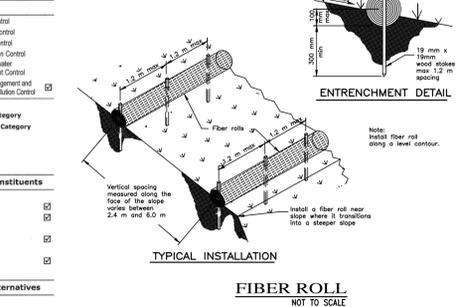
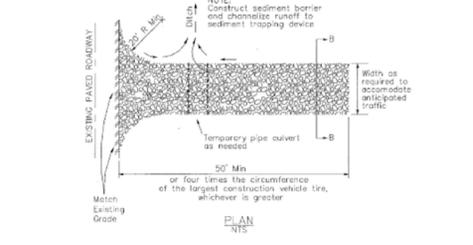
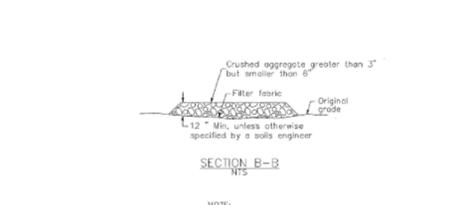
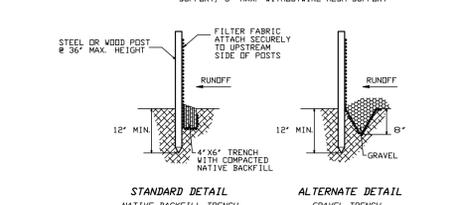
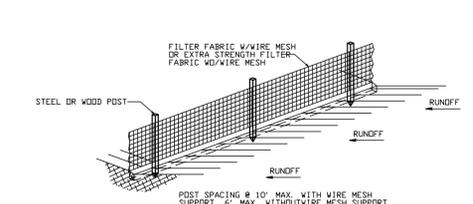
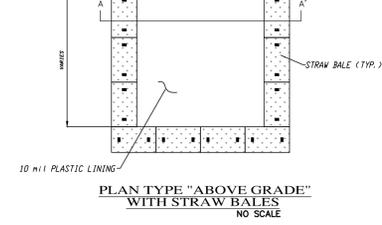
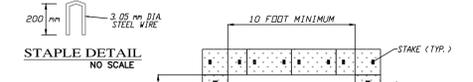
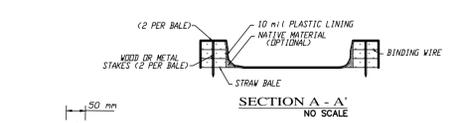
LANDSET ENGINEERS, INC.
530 S. Coley Street, Suite 200
Salinas, California 95077
Office: (831) 443-6970 Fax: (831) 443-3901
www.landseteng.com

"CONSTRUCTION DETAILS"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
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A.P.N.: 008-361-007
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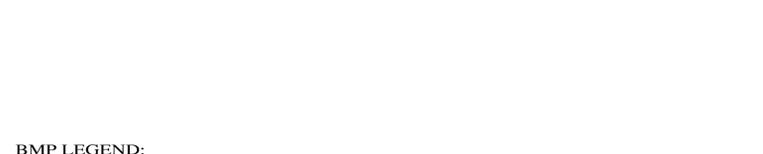
SCALE: AS SHOWN
DATE: MAY 2025
JOB No. 2393-06

SHEET **C5**
OF 7 SHEETS

No.	DATE	BY	REVISION
	05/12/25	JAN	RELEASED TO CLIENT



- EROSION & SEDIMENT CONTROL NOTES:**
- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE AUTHORITY HAVING JURISDICTION 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) VEGETATION 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 MICROSTACHYS* (NUTTALL'S FESCUE), *ELYMUS GLAUCUS* (BLUE WILD RYE), *HORDEUM BRACHYANTHERUM* (MEADOW BARLEY), *FESTUCA RUHRMOLATE* 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 THE AUTHORITY HAVING JURISDICTION TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH AUTHORITY HAVING JURISDICTION GRADING AND EROSION CONTROL REGULATIONS.
 - 12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION 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 THE AUTHORITY HAVING JURISDICTION TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
 - 14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.



FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

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 WOOD, 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, AND 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 BE A LICENSED AND CERTIFIED ARBORIST.

SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH 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 KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

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 WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.

Material Delivery and Storage WM-1

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

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.

Potential Alternatives

None

Solid Waste Management WM-5

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Description and Purpose

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.

Potential Alternatives

None

Hazardous Waste Management WM-6

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

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.

Potential Alternatives

None

Sanitary/Septic Waste Management WM-9

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

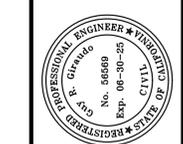
- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

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.

Potential Alternatives

None



APPROVED BY:
GUY R. GIRARDO

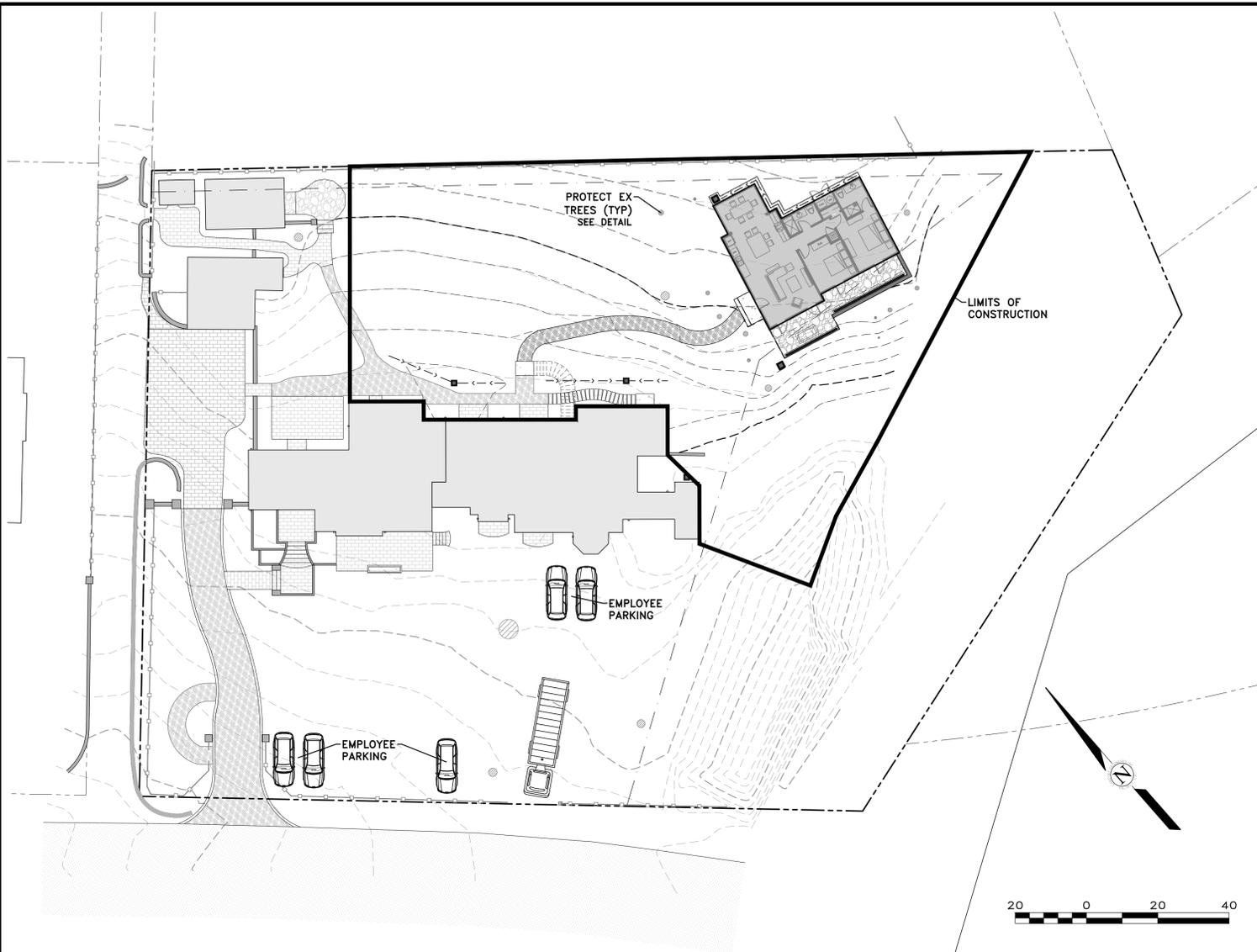


"EROSION & SEDIMENT CONTROL PLAN"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
 OF
THE HOLLAND RESIDENCE ADU
 A.P.N.: 008-361-007
PEBBLE BEACH, CALIFORNIA
 GEORGE AND DIANA HOLLAND

SCALE: 1" = 20'
DATE: MAY 2025
JOB No. 2393-06

No.	DATE	BY	REVISION
05/12/25	JAN	RELEASED TO CLIENT	

SHEET **C6** OF 7 SHEETS



A PLAN
SCALE: #####

SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 65 CY OF CUT & 45 CY OF FILL.

CONSTRUCTION STAGING:

- MOBILIZE, CLEAR AND GRUB
- SITE GRADING
- UTILITY INSTALLATION
- CONSTRUCT STRUCTURE
- INSTALL PAVERS AND LANDSCAPING
- SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
HAUL TRUCKS SHALL BACK ONTO THE SITE FROM 17 MILE DR. HAUL TRUCKS WILL EXIT THE SITE, HEADING SOUTHEAST ON 17 MILE DR. THEY WILL THEN FOLLOW THE ROUTE SHOWN IN DETAIL B, FROM 17 MILE DR TO CA HWY 68 TO CA HWY 1. FLAGGERS SHALL BE STATIONED ON 17 MILE DR AS TRUCKS BACK FROM THE PUBLIC RIGHT-OF-WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL NOT QUEUE ON 17 MILE DR. TRUCKS SHALL QUEUE OFFSITE AND BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON SITE WHENEVER POSSIBLE. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

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

NUMBER OF EMPLOYEES ONSITE PER DAY: APPROXIMATELY 10-20

NUMBER OF TRUCK TRIPS/DAY: 4

AMOUNT OF GRADING/DAY: 80 C.Y.

HOURS OF OPERATION/DAY: 8

DAYS OF OPERATION: MONDAY THROUGH FRIDAY

TIME OF OPERATION: 8:00 AM - 4:30 PM

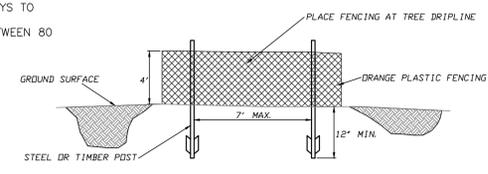
PROJECT SCHEDULING: PROJECTED START DATE IS JANUARY 1, 2026. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	5
GRADING & SOIL REMOVAL (EXPORT)	4	1
ENGINEERING MATERIALS (IMPORT)	-	-
TOTALS	8	6

TRUCK TRIP GENERATION NOTES:

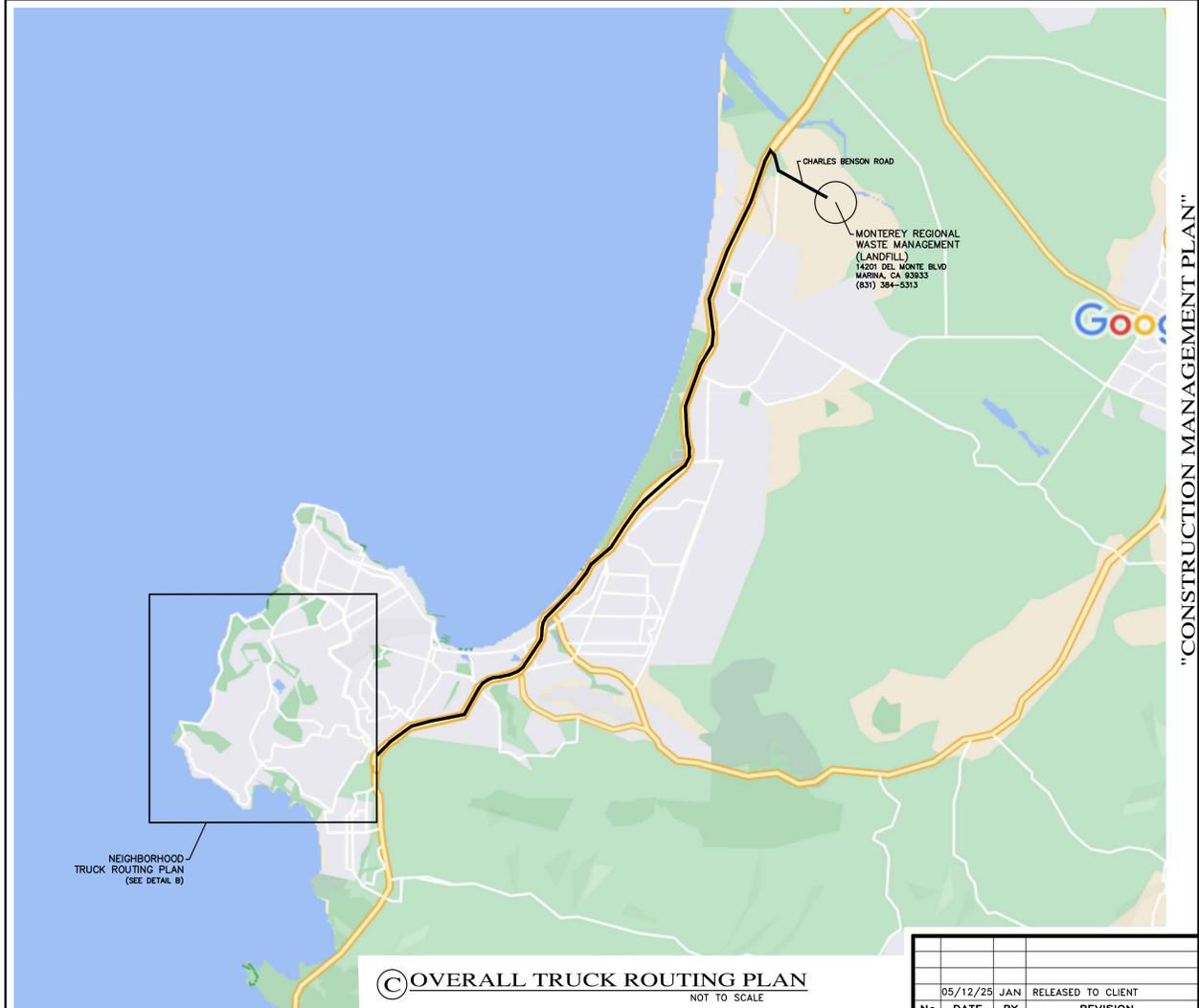
- TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
- THERE ARE APPROXIMATELY 20 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 1 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



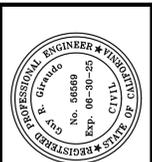
ESA FENCING
NOT TO SCALE



B NEIGHBORHOOD TRUCK ROUTING PLAN
NOT TO SCALE



OVERALL TRUCK ROUTING PLAN
NOT TO SCALE



APPROVED BY:
Guy R. Girauddo
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"CONSTRUCTION MANAGEMENT PLAN"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
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SHEET **C7**
OF 7 SHEETS