

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

In the matter of the application of:

COVIN DAVID REID & BETH SALA (PLN230151)

RESOLUTION NO. 25-002

Resolution by the Zoning Administrator:

- 1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and a Class 3 Categorical Exemption pursuant to section 15303, and none of the exceptions to the exemptions listed in 15300.2 can be made; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing two-story 3,980 square foot single-family dwelling with an attached garage and construction of a two-story 4,988 square foot single-family dwelling with an attached garage;
 - b. Coastal Development Permit to allow development on slopes in excess of 30%; and
 - c. Coastal Development Permit for the removal of one Coast live oak tree.

[PLN230151 COVIN DAVID REID & BETH SALA, 3307 17 MILE DRIVE, UNIT 4, PEBBLE BEACH, DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE (APN: 008-521-004-000)]

The COVIN DAVID REID & BETH SALA application (PLN230151) came on for a public hearing before the Monterey County Zoning Administrator on January 9, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (LUP);

- Del Monte Forest Coastal Implementation Plan (CIP, Part 5);
and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project involves demolition of a 3,980 square foot two-story single-family dwelling with an attached garage, and construction of a 4,988 square foot two-story single-family dwelling with an attached garage. Site improvements include the removal of one Coast live oak tree, the replanting of one Coast live oak tree and one Monterey pine tree (see Finding 5, and supporting evidence), with the project resulting in a total of 110 cubic yards of cut and 140 cubic yards of fill (30 cubic yards of net fill).
- c) Allowed Use. The property is located at 3307 17 Mile Drive, Unit 4, Pebble Beach, Del Monte Forest LUP, in unincorporated Monterey County. The parcel is zoned as Medium Density Residential, 2.7 units per acre with a Design Control zoning overlay in the coastal zone [MDR/2.7-D], which allows the first single-family dwelling. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The property is shown in its present size and configuration as shown as Lot 4 of the Tract No. 567, Pebble Beach Townhouses, on page 47, Volume 9, Maps of “Cities and Towns”. Therefore, the county recognizes it as a legal lot of record.
- e) Development Standards. Development standards for the MDR zoning district are identified in Title 20 section 20.12.060. The required main structure setbacks for the subject property are 20 feet (front), 5 feet (side) and 10 feet (rear setback within the Del Monte Forest), and the building site coverage and floor area ratio (FAR) are a maximum of 25%. However, the lot was created through the Pebble Beach Townhomes Subdivision (SB00443) as a Planned Unit Development (PUD) with a gross acreage of 8.5 acres with 23 lots encompassing approximately 2.5 acres of the total 8.5 acres and thus establishing a density of 2.7 units per acre. The lots were created to work with the geometry of the structures, including but not limited to roof overhangs, patios and building footprints with the intent that each unit is contained within the boundaries of the lot. The proposed development footprint is within the established building footprint for Lot 4 as a PUD and therefore meets all the required development standards.
- f) Design. The subject parcel and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay) and pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. The Applicant proposes exterior colors and material finishes to include wood siding and cement plaster, both in gray colors, as the exterior walls, gray aluminum doors and windows, and green roof. This project will not have a detrimental effect on either the existing neighborhood character or on the public viewshed. The proposed single-family dwelling is in substantially the same location as the existing single-family dwelling

and would therefore not significantly alter the massing of the existing home as to create an adverse visual impact. The primary colors and materials are consistent with CIP Section 20.147.070.B.3. The project site is within the Pt. Lobos viewshed as illustrated in Figure 3 of the LUP. However, the proposed development is not visible from Pt. Lobos without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the proposed development. This project will not have a detrimental effect on the existing neighborhood character nor an effect on the public viewshed. The architectural style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 20 Section 20.14.060 and will be controlled by use of the County's standard conditions.

- g) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with CIP Section 20.147.080.B, an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A Phase 1 Archaeological Report (LIB240128 – see Finding 2, Evidence “b”) was prepared by Archives & Archaeology on December 19, 2023 and included with the project application. The report included a records search and a field reconnaissance, both produced negative results. Staff reviewed the report and agreed with its conclusions. However, due to the site's high archaeology sensitivity and the proximity of known resources, the County's standard condition has been incorporated, which would require the applicant to stop work if any cultural resources or human remains are identified.
- h) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project requires Design Approval subject to review by the Zoning Administrator. The project was referred to the Del Monte Forest LUAC for review and scheduled for September 19, 2024. The LUAC voted 7-0 in support of the project (with one member absent from the meeting).
- i) The project planner conducted a site inspection on May 17, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been

no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to archaeological resources, development on slopes and impacts to trees. The following reports have been prepared:
 - “Arborist Report” (LIB240127) prepared by Thompson Wildland Management, Monterey CA, December 19, 2023.
 - “Phase 1 Archaeological Report” (LIB240128) prepared by Archives & Archaeology, Salinas, CA, August 30, 2023.
 - “Geotechnical Report” (LIB240231) prepared by Haro, Kasunich & Associates, January 9, 2024.
- County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
- c) Staff conducted a site inspection on May 17, 2024 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available to serve the proposed development. Water will be provided by CalAm, as managed by the Monterey Peninsula Water Management District with no proposed increase to the water service beyond what is existing. Sewer will be provided by the Pebble Beach Community Services District. Service for the project will be provided through the same connections used by the existing development.
 - c) The project is located on 17 Mile Drive, a frequently traveled road for tourism. To minimize the overall construction impacts to the neighborhood, approval and implementation of a Construction Management Plan is required and will be implemented through the County’s standard condition. The Construction Management Plan will limit parking areas, hours of construction, and identify haul routes for grading exports.

- d) Staff conducted a site inspection on May 17, 2024 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 17, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

5. FINDING: **DEVELOPMENT ON SLOPES** – The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan, LUP and Title 20 than other development alternatives.

- EVIDENCE:**
- a) In accordance with the applicable policies of the Monterey County General Plan Policy 26.1.10 and Title 20 section 20.64.230.D, a Coastal Development Permit is required and the criteria to grant said permit have been met. The lot was created through the Pebble Beach Townhomes Subdivision (SB00443) as a Planned Unit Development (PUD) (see Finding 1, Evidence “e”). The creation of the lots was intended to keep all development of structures, overhangs, patios and building footprints contained within the boundaries of the lot. There is approximately 45 square feet of proposed development on slopes in excess of 30%; all proposed development is contained within the lot boundary of the PUD as intended and shall be allowed through the approval of this discretionary permit by the approving authority, in this case the Zoning Administrator.
 - b) Staff conducted a site inspection on May 17, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

6. FINDING: **TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan (LUP) and the associated Del Monte Forest Coastal Implementation Plan (CIP), Part 5.

- EVIDENCE:**
- a) The project includes application for the removal of 1 Coast live oak tree. The tree is 12 inches in diameter or more at breast height and considered in declining health. In accordance with LUP Policy 20.147.050.A.1.a and Title 20 section 20.70.025 a Coastal Development Permit is required.

- b) An Arborist Report (LIB240127 – see Finding 2, Evidence “b”) was provided with the project application and identified one tree as being impacted by development and proposed for removal. The Coast live oak tree has been assessed as being in fair physiological health, but has signs and symptoms of a declining tree, including a thinning canopy and water sprouts (epicormic shoots indicating stress of a declining tree that is in poor health and condition). It is recommended to remove the tree due to its declining condition and proximity to the proposed development. The Arborist Report recommends a 1 to 1 tree replacement which shall be implemented through the County’s standard conditions for notice of report, tree and root protection measures, and tree removal.
- c) There is an outstanding condition on a previous Tree Removal Permit (County of Monterey HCD-Planning Project File No. PLN120118). The Previous Tree Removal Permit included the removal of a 22 inch Monterey pine tree that was in declining health and posed a hazard to the adjacent house. PLN120118 was approved by the County on February 21, 2012 and includes the County’s standard condition for the replanting of a Monterey pine tree as a 1 to 1 replacement. Since the condition has not been met prior to the issuance of this permit, it will be carried through to this permit as a condition of approval.
- d) Staff conducted a site inspection on May 17, 2024 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

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 is categorically exempt from environmental review pursuant to CEQA Guidelines section 15302, Replacement. The project consists of demolition and re-construction of a single-family dwelling that will be located within the same building envelope, and will have the substantially the same capacity and purpose as the structure being replaced.
 - b) The project is also categorically exempt from environmental review pursuant to CEQA Guidelines section 15303, New Construction. The proposed project is the construction of a single-family residence in a residential zone.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply. CEQA section 15302 is not qualified by consideration of the project location. Section 15303 does qualify by consideration of the project location; however, the project does not impact environmental resources of hazardous or critical concern where designated (see Findings 2 and 3, and supportive evidence); the project does not contribute to any cumulative environmental effects (see Finding 3, and supportive

evidence); there is no reasonable possibility that the project would cause an impact due to the unusual circumstances (see Findings 2 and 3, and supportive evidence); based on the project location, and its topographical relationship to visual public access points in the area, the proposed development will not interfere with visual access along 17 Mile Drive, is not visible from Point Lobos or Carmel Beach without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the parcel, will not block significant public viewshed or scenic character in the project vicinity; is not a hazardous waste site or on any list compiled pursuant to Government Code 65962.5; and does not involve any identified historical resources.

- d) No adverse environmental effects were identified during staff review of the development application during a site visit on May 17, 2024.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

8. 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. The project is consistent with the Del Monte Forest LUP Policy No. 125 and Figure 8, and does not interfere with any public access areas including trail access.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Del Monte Forest Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property. The subject property is not described as an area where the Local Coastal Program requires visual or physical public access to the shoreline.
 - c) There is a public trail adjacent to the Pebble Beach Townhomes Subdivision (see Finding 1, Evidence “e”). Staff conducted a site visit on May 17, 2024 to verify that the project, as proposed, would not impact public access.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

9. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, the project is subject to appeal to the Board of Supervisors because it requires the Zoning Administrator to make a discretionary decision.
 - b) California Coastal Commission. Pursuant to Section 20.86.080.A.3 of Title 20, the project is subject to appeal by/to the California Coastal

Commission because the project is located between the sea and first public road.

DECISION

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

1. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and a Class 3 Categorical Exemption pursuant to section 15303, and none of the exceptions to the exemptions listed in 15300.2 can be made; and
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing two-story 3,980 square foot single-family dwelling with an attached garage and construction of a two-story 4,988 square foot single-family dwelling with an attached garage;
 - b. Coastal Development Permit to allow development on slopes in excess of 30%; and
 - c. Coastal Development Permit for the removal of one Coast live oak tree.

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

PASSED AND ADOPTED this 9th day of January, 2025.

DocuSigned by:

Mike Novo

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Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JANUARY 16, 2025.

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 JANUARY 27, 2025.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN230151

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230151) allows the demolition of an existing 3,980 square foot single-family dwelling and the construction of a two-story 4,988 square foot single-family dwelling with an attached garage, development on slopes in excess of 30% and the removal of one Coast live oak tree. The property is located at 3307 17 Mile Drive, Unit 4, Pebble Beach (Assessor's Parcel Number 008-521-004-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an 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 25-002) was approved by the Zoning Administrator for Assessor's Parcel Number 008-521-004-000 on January 9, 2025. 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

5. 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: Applicant/Owner/Agent shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

6. PD012(F) - LANDSCAPE PLAN AND MAINTENANCE

Responsible Department: Planning

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

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

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.

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

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. The applicant shall submit an electronic copy of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by HCD-Planning, prior to the issuance of building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit an electronic copy of the lighting plans to HCD - Planning for review and approval prior to the issuance of building or grading permits. Approved lighting plans shall be incorporated into final building plans.

The lighting shall be installed and maintained in accordance with the approved plan prior to occupancy and shall be maintained ongoing.

8. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder with states, "An Arborist Report has been prepared for this parcel by Thompson Wildlife Management, dated December 19, 2023, and is on record in Monterey County HCD-Planning, Library No. LIB240127. All development shall be in accordance with this report." (HCD-Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Agent shall submit signed and notarized document to HCD-Planning for review and signature by the County prior to issuance of grading or building permits.

Owner/Applicant/Agent shall submit proof that all development has been implemented in accordance with the report to HCD-Planning for review and approval prior to Occupancy.

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to finaling of construction permit(s), the applicant shall replace and or relocate each tree approved for removal (including the replacement for a tree removed through PLN120118) as follows:

- Replacement ratio: 1 to 1, 5-gallon or larger.
- Replacement ratio recommended by arborist:
- Other:

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

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.

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

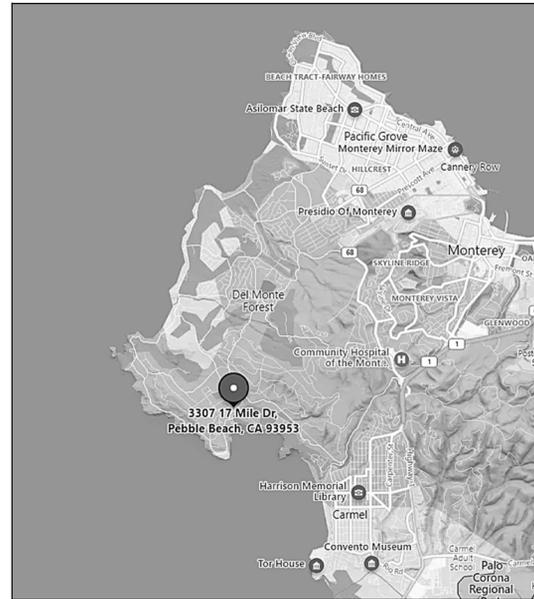
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COVIN RESIDENCE

THE RESIDENCES AT PEBBLE BEACH
PEBBLE BEACH, CALIFORNIA



VICINITY MAP



PROJECT DATA

PROJECT DESCRIPTION

THE PROJECT INCLUDES THE DEMOLITION OF AN EXISTING 2-STORY SINGLE FAMILY DWELLING AND REPLACEMENT WITH A NEW 2-STORY SINGLE FAMILY DWELLING WHICH INCLUDES EXTERIOR BALCONIES AND A 720 SF. ROOFTOP TERRACE. THE PROJECT ALSO INCLUDES MINOR STEWARK AND RETAINING WALLS TO ACCOMMODATE THE MODIFIED DRIVE.

OWNER: DAVID AND BETH COVIN
1495 CYPRESS DRIVE, UNIT 1766
PEBBLE BEACH, CALIFORNIA 93953

PROJECT ADDRESS: 3307 #4 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

AP.N: 008-521-004-000

ZONING: MDR/27-DICZ1

SETBACKS: LOTS WITHIN THE PEBBLE BEACH TOWNHOMES SUBDIVISION WERE APPROVED AS A PLANNED UNIT DEVELOPMENT WITHOUT SPECIAL SETBACKS OR LOT COVERAGE.

TYPE OF CONSTRUCTION: V-B

OCCUPANCY TYPE: R-3/U

BUILDING FLOOR AREA SUMMARY:	EXISTING	PROPOSED
LOWER LEVEL	1236 SF.	1823 SF.
UPPER LEVEL	2170 SF.	2,363 SF.
GARAGE	574 SF.	802 SF.

TOTAL: 3,980 SF. 4,988 SF.

SITE AREA: 3,948 SF. (0.09 ACRES)

ALLOWED BLDG. COVERAGE: 3,948 SF. (100%)

BUILDING FOOTPRINT	EXISTING	PROPOSED
DECKS > 24" ABOVE GRADE	1891 SF.	2703 SF.
EAVES > 30"	161 SF.	115 SF.
		109 SF.

TOTAL: 2,053 SF. (52%) 2,927 SF. (74%)

IMPERVIOUS SURFACES (NOT INCLUDED WITHIN SITE COVERAGE LIMITS)

	EXISTING	PROPOSED
WITHIN PROPERTY LINE	224 SF.	113 SF.
OUTSIDE PROPERTY LINE (WITHIN CONSTRUCTION LIMITS)	383 SF.	514 SF.

HEIGHT:
MAXIMUM ALLOWABLE
TOP OF GREEN ROOF
TOP OF PARAPET WALL

27'-0"
22'-11"
26'-9"

PARKING: 2

GRADING: 110 C.Y. CUT / 140 C.Y. FILL (30 C.Y. NET)
- SEE CIVIL DRAWINGS

RETAINING WALLS:
DRIVEWAY 20 L.F. 216 SF. DISTURBANCE
OTHER 30 L.F. 126 SF. DISTURBANCE

TREES TO BE REMOVED: (1) 12" OAK - SEE SITE PLAN

DEVELOPMENT ON 30% SLOPES: SEE SITE PLAN, SHEET A11 FOR LOCATION AND AREAS

SHEET INDEX

AO.1 TITLE SHEET
1 EXISTING SITE SURVEY
A1.1 SITE PLANS
A2.1 FLOOR PLANS
A2.2 ROOF PLAN
A3.1 EXTERIOR ELEVATIONS & COLOR SCHEDULE
A4.1 EXISTING RESIDENCE PHOTOS

C1 SITE DEMOLITION PLAN
C2 SITE GRADING AND DRAINAGE PLAN
C3 SITE CROSS SECTIONS
C4 EROSION CONTROL PLAN
C5 CONSTRUCTION MANAGEMENT PLAN

L2.00 PLANTING PLAN - LANDSCAPE AND GREEN ROOF
L3.00 IRRIGATION PLAN - LANDSCAPE AND GREEN ROOF

E1.1 EXTERIOR LIGHTING PLANS

DF/A

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CONSULTANT

PROJECT

COVIN RESIDENCE

3307 #4 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CALIFORNIA
93953

PROJECT NUMBER

2201

OWNER

DAVID & BETH COVIN

1491 CYPRESS DRIVE, UNIT 1766
PEBBLE BEACH, CALIFORNIA
93953

SHEET TITLE

TITLE SHEET

SCALE: NONE

DRAWN BY: SR

PRINT DATE: .

DRAWING DATE: 02/22/2024

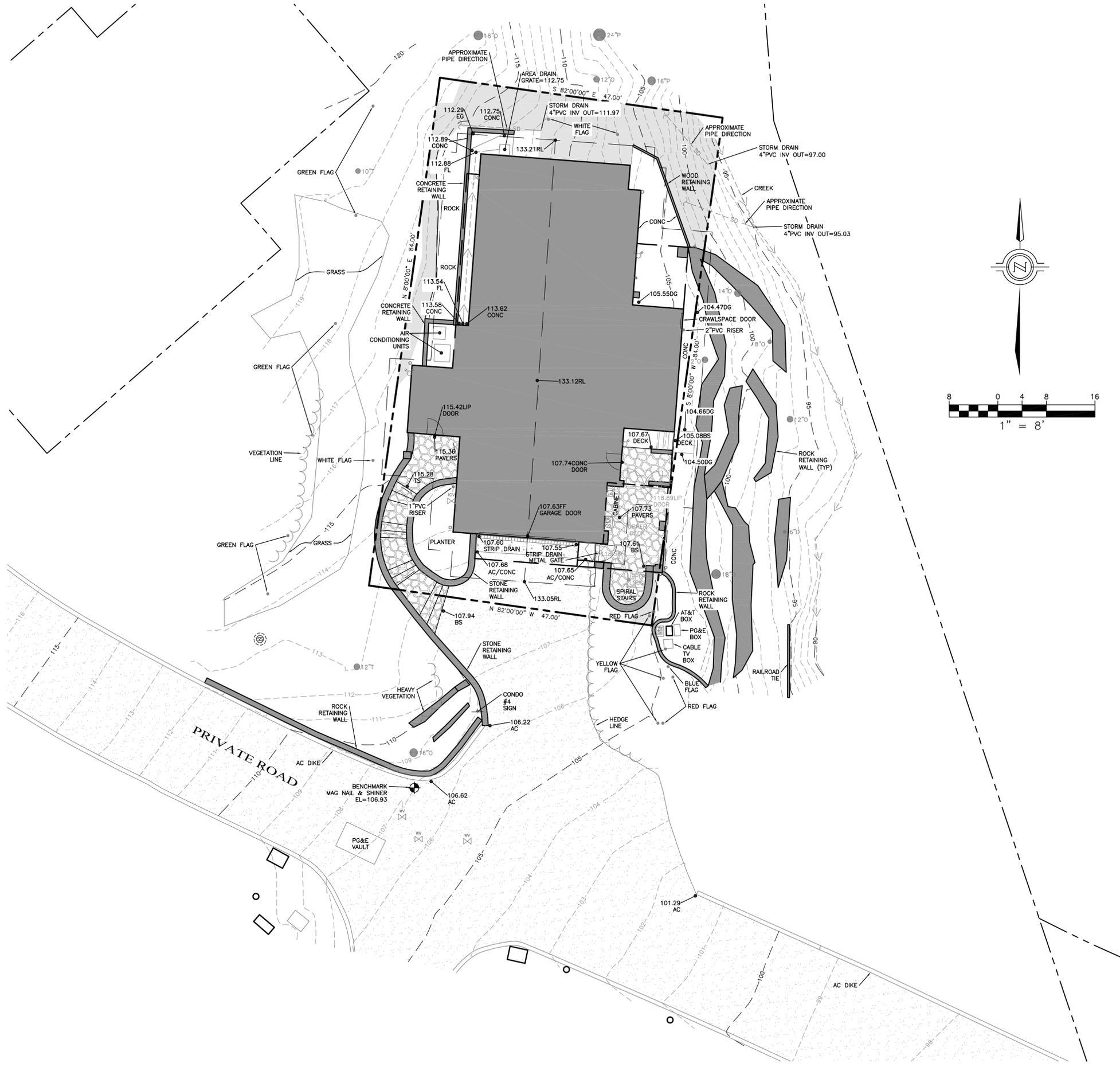
DATE ISSUED FOR CONSTRUCTION: .

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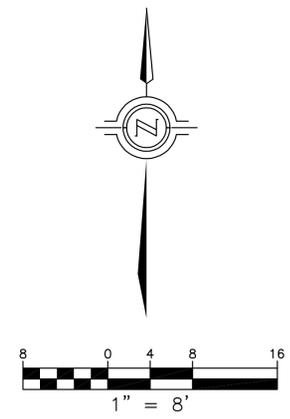
SHEET NUMBER

A0.1



LEGEND

---	PROPERTY LINE	---	ROOFLINE
---	FLOW LINE	---	FLOW LINE
---	MAJOR CONTOUR	---	MAJOR CONTOUR
---	MINOR CONTOUR	---	MINOR CONTOUR
80.00 →	SPOT ELEVATION		
AC	ASPHALT	WM	WATER METER
BS	BOTTOM STAIRS	WV	WATER VALVE
CONC	CONCRETE	IC	IRRIGATION CONTROL
DG	DECOMPOSED GRANITE	FH	FIRE HYDRANT
DS	DOWNSPOUT	HB	HOSE BIB
EG	EXISTING GRADE	BFP	BACKFLOW PREVENTOR
ELEC	ELECTRICAL	EM	ELECTRICAL METER
FC	FACE OF CURB	AM	AT&T MANHOLE
FL	FLOW LINE	GM	GAS METER
FP	FINISH PAVEMENT	SM	SEWER MANHOLE
FW	FACE OF WALL	SC	SEWER CLEANOUT
O	OAK TREE	DS	DOWNSPOUT
P	PINE TREE	AC PAVEMENT	AC PAVEMENT
RL	RIDGE LINE	CONCRETE	CONCRETE
T	TREE	SLATE PAVERS	SLATE PAVERS
TS	TOP OF STAIRS	30% SLOPE AND GREATER	30% SLOPE AND GREATER
TYP	TYPICAL		



NOTES

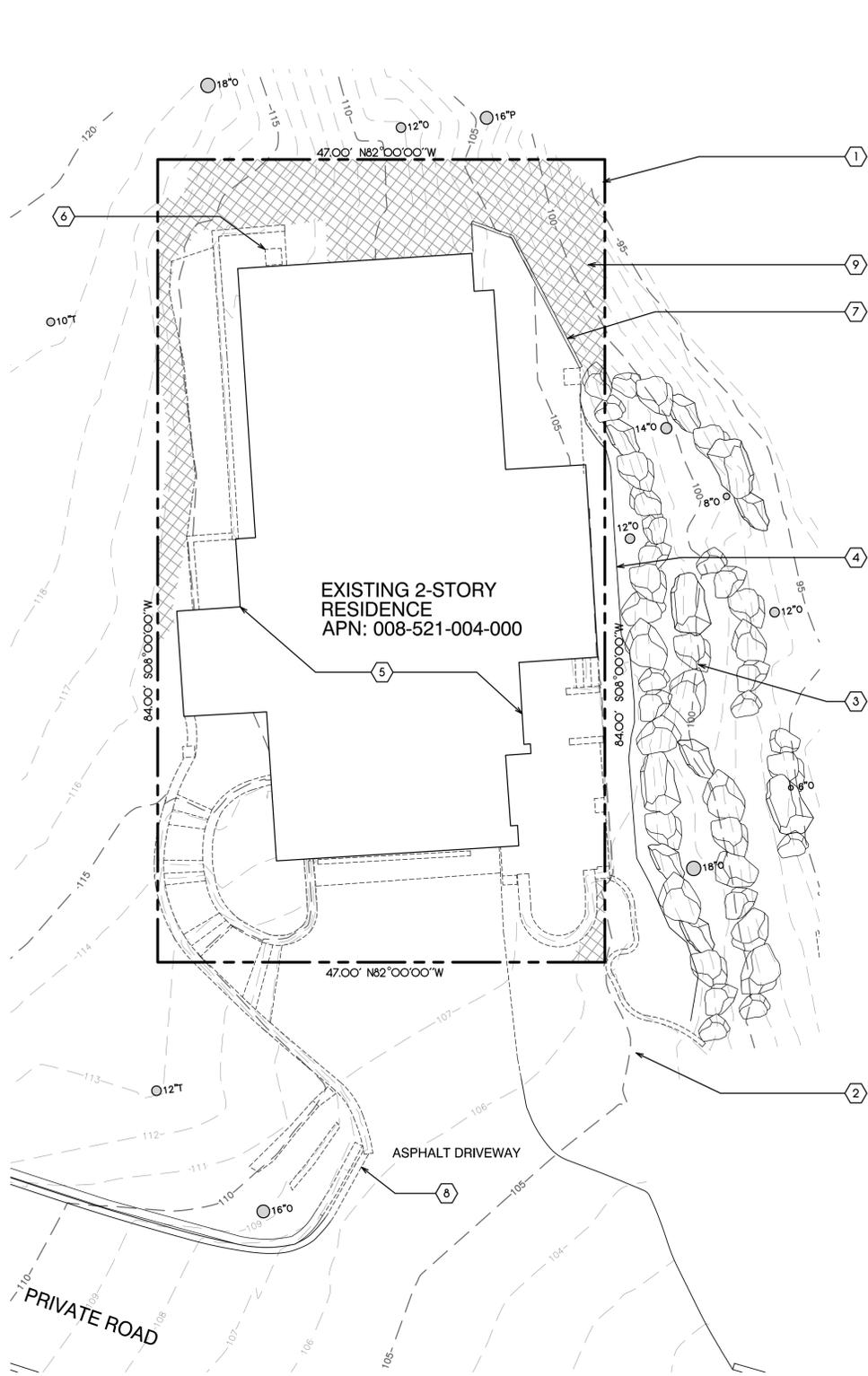
- BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 9, CITIES & TOWNS, PAGE 47, AND SHOWN APPROXIMATE ONLY. THIS IS NOT A BOUNDARY SURVEY.
- THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
- ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
- DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
- POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY, DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
- NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
- A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG NAIL & SHINER SET IN PRIVATE DRIVE, HAVING AN ELEVATION OF 106.93 FEET BASED UPON AN ASSUMED DATUM.
- THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST 2023.



DRAWN BY: BA & PM
 DESIGNED BY: N/A
 DATE: 10/5/23
 SCALE: 1" = 8'
 JOB NUMBER: 23-46
 LAST REVISED: 23-46
 REVISED BY:

TOPOGRAPHIC SURVEY
 3307 #4 SEVENTEEN MILE DRIVE
 PEBBLE BEACH, CA 93953
 APN: 008-521-004

PREPARED FOR:
 DAVID AND BETH COVIN
 P.O. BOX 1766
 PEBBLE BEACH, CA 93953



**SITE PLAN
EXISTING/DEMOLITION**

NORTH

SCALE 1/8" = 1'-0"



**SITE PLAN
PROPOSED**

NORTH

SCALE 1/8" = 1'-0"

SHEET NOTES

- PROPERTY LINE - NO SETBACK REQUIREMENTS PER MONTEREY COUNTY CODE 20.12.060.
- EXISTING UTILITY METERS.
- EXISTING ROCK RETAINING WALL TO REMAIN - SEE CIVIL DRAWINGS - TYPICAL.
- EXISTING D.G. PATH.
- REMOVE EXISTING BUILDING IN ITS ENTIRETY, INCLUDING FOUNDATIONS, PATIOS, AND LANDSCAPE WALLS UNLESS INDICATED OTHERWISE.
- EXISTING AREA DRAIN TO BE RELOCATED.
- EXISTING RETAINING WALL.
- EXISTING SITE WALL TO BE REPLACED/MODIFIED TO ACCOMMODATE MODIFIED DRIVE.
- 30% SLOPE (SHOWN SHADED) - TYPICAL.
- FLOOR LINE ABOVE - TYPICAL.
- LINE OF CANTILEVERED BALCONY ABOVE.
- NEW 28" HIGH SITE WALL WALL AT DRIVE TO MATCH EXISTING.
- NEW 5'-6" HIGH RETAINING WALL WITH CEMENT PLASTER FINISH.
- RAISED PLANTER WITH WOOD FINISH.
- PLANTING AREA.
- HIGH POINT OF CONTACT: 115.6'
- LOW POINT OF CONTACT: 103.6'
- EXISTING TREE TO BE REMOVED.
- POINT OF UTILITY CONNECTIONS.
- 30% SLOPE DISTURBANCE AREA ZONE "A" - 0.5 SF. - SEE 30% SLOPE TABLE THIS SHEET.
- 30% SLOPE DISTURBANCE AREA ZONE "B" - 10 SF. - SEE 30% SLOPE TABLE THIS SHEET.
- 30% SLOPE DISTURBANCE AREA ZONE "C" - 33 SF. - SEE 30% SLOPE TABLE THIS SHEET.

30% SLOPE TABLE

ZONE	AREA (SF)
A	0.5
B	10
C	33
TOTAL	43.5 SF. TOTAL DISTURBANCE

AVERAGE NAT. GRADE CALCS

$115.6 + 103.6 = 219.4 / 2 = 109.7'$

GENERAL NOTES

- ARCHEOLOGICAL - STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD - PLANNING AND QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

LEGEND

	BUILDING FOOTPRINT
	EXISTING CONTOUR TO REMAIN
	NEW CONTOUR
	ASPHALTIC CONCRETE PAVING
	CONCRETE PAVING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TOP OF PAVING ELEVATION
	TOP OF WALL ELEVATION
	30% SLOPE AREA ZONE OF DISTURBANCE - SEE 30% SLOPE TABLE THIS SHEET



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CONSULTANT

PROJECT
COVIN RESIDENCE

3307 #4 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CALIFORNIA
93953

PROJECT NUMBER
2201

OWNER
DAVID & BETH COVIN
1491 CYPRESS DRIVE, UNIT 1766
PEBBLE BEACH, CALIFORNIA
93953

SHEET TITLE
SITE PLANS

SCALE: 1/8" = 1'-0"
DRAWN BY: JRC
PRINT DATE: .
DRAWING DATE: 02/22/2024

DATE ISSUED FOR CONSTRUCTION:
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SHEET NUMBER

A1.1

SHEET NOTES

1. FLOOR LINE ABOVE.
2. CONCRETE STEPS AND PAVING - SEE SITE PLAN.
3. PLANTER BOX.
4. PLANTING AREA - SEE SITE PLAN.



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93953

SHEET TITLE

FLOOR PLANS

SCALE: **1/8" = 1'-0"**

DRAWN BY: **JRC**

PRINT DATE: .

DRAWING DATE: **02/22/2024**

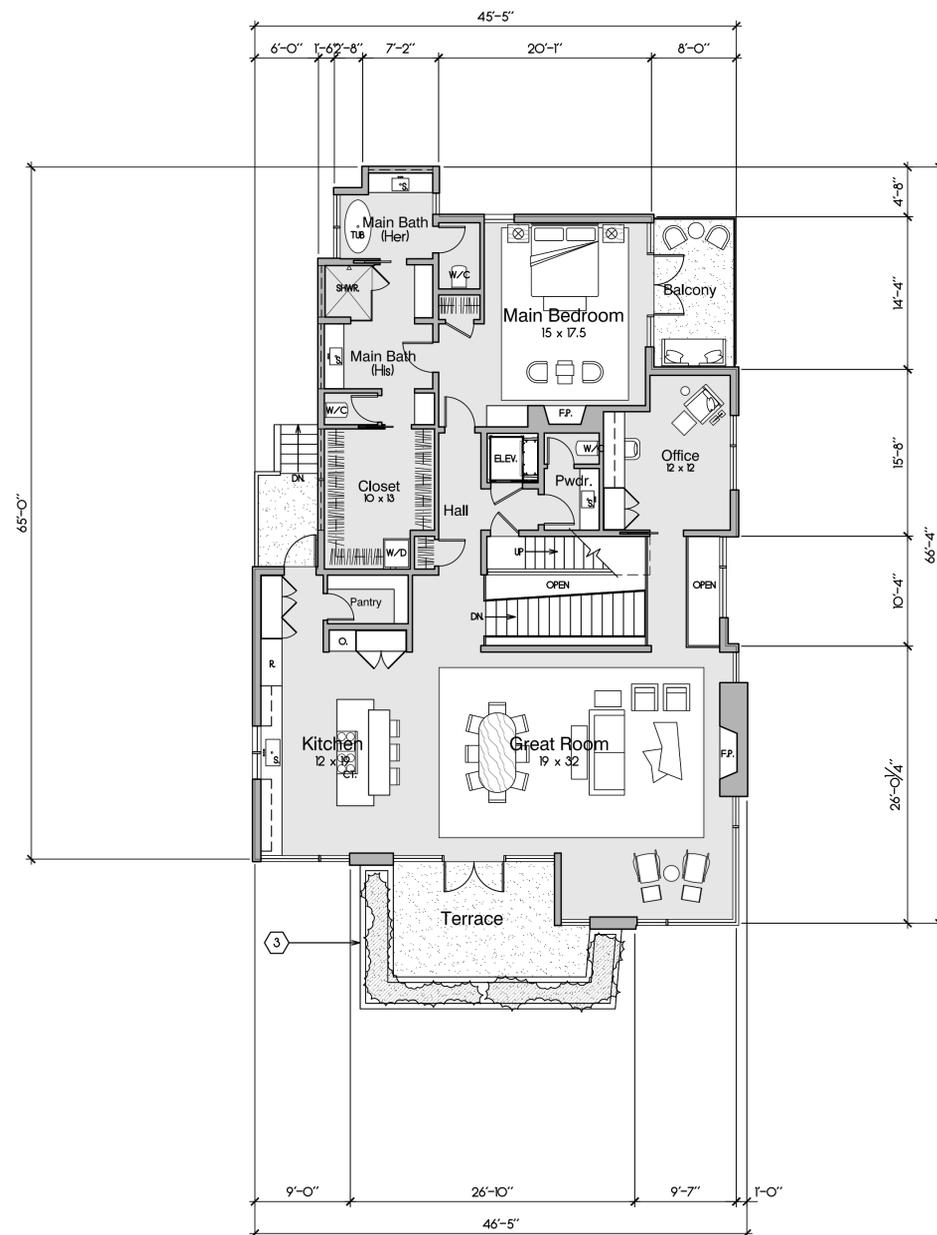
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REVISIONS:

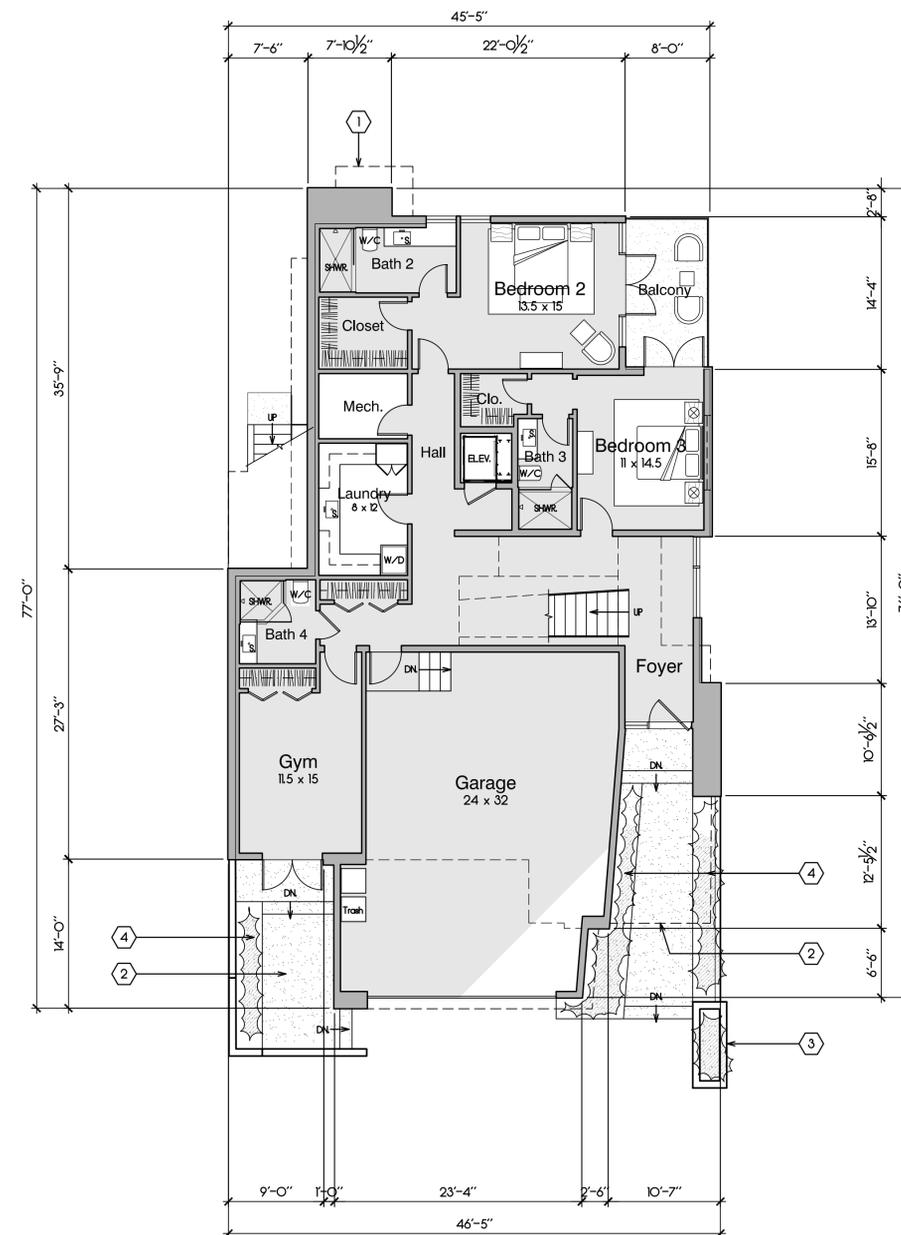
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SHEET NUMBER

A2.1



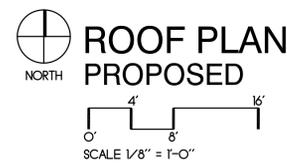
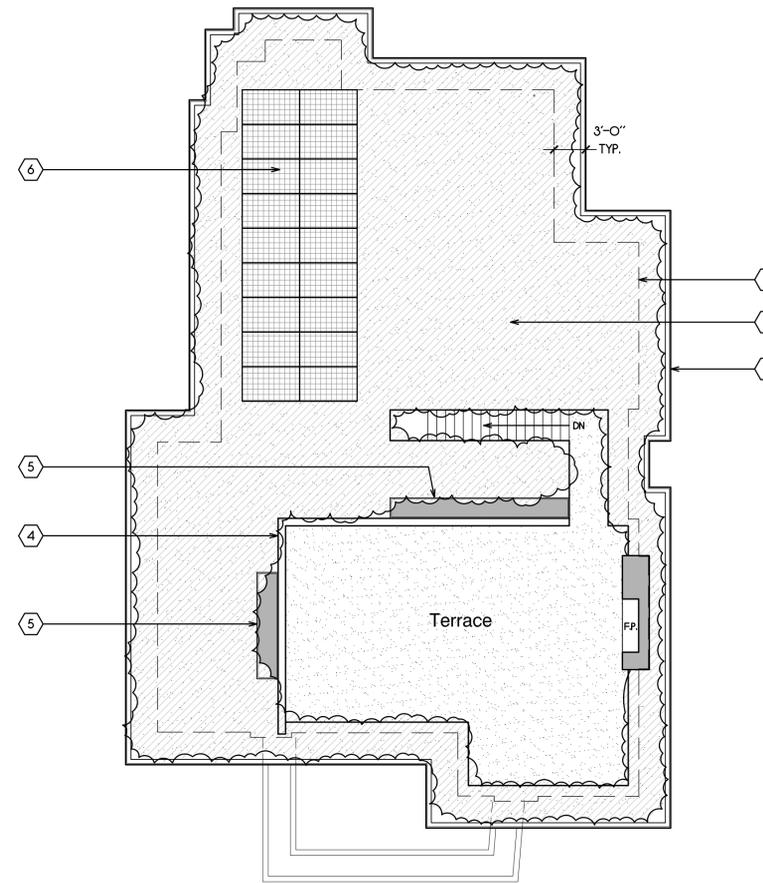
UPPER LEVEL FLOOR PLAN PROPOSED
NORTH
SCALE 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN PROPOSED
NORTH
SCALE 1/8" = 1'-0"

SHEET NOTES

1. LINE OF STRUCTURE BELOW.
2. GREEN ROOF.
3. WOOD FASCIA.
4. 5'-0" HIGH PRIVACY/PARAPET WALL WITH BOARD ON BOARD WOOD SIDING FINISH.
5. SKYLIGHT WITH TRANSLUCENT GLASS.
6. SOLAR PANELS.



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1491 CYPRESS DRIVE, UNIT 1766
PEBBLE BEACH, CALIFORNIA
93953

SHEET TITLE

ROOF PLAN

SCALE: **1/8" = 1'-0"**

DRAWN BY: **JRC**

PRINT DATE: .

DRAWING DATE: **02/22/2024**

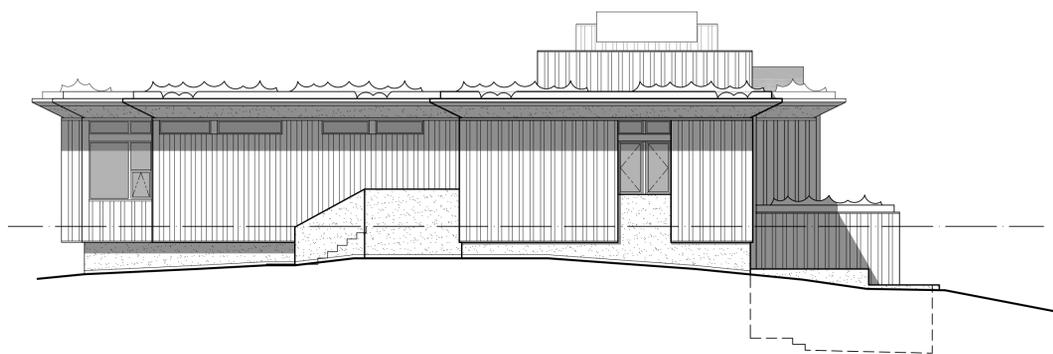
DATE ISSUED FOR CONSTRUCTION: .

REVISIONS:

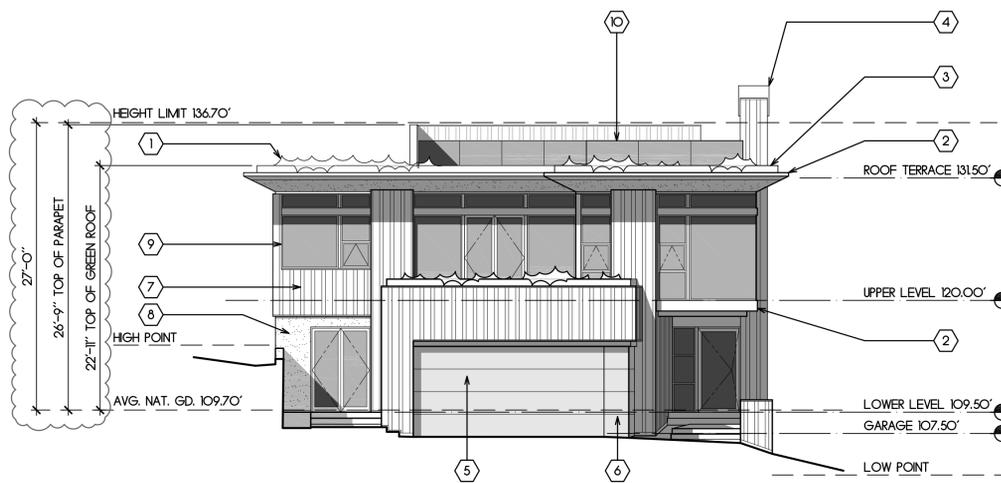
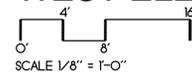
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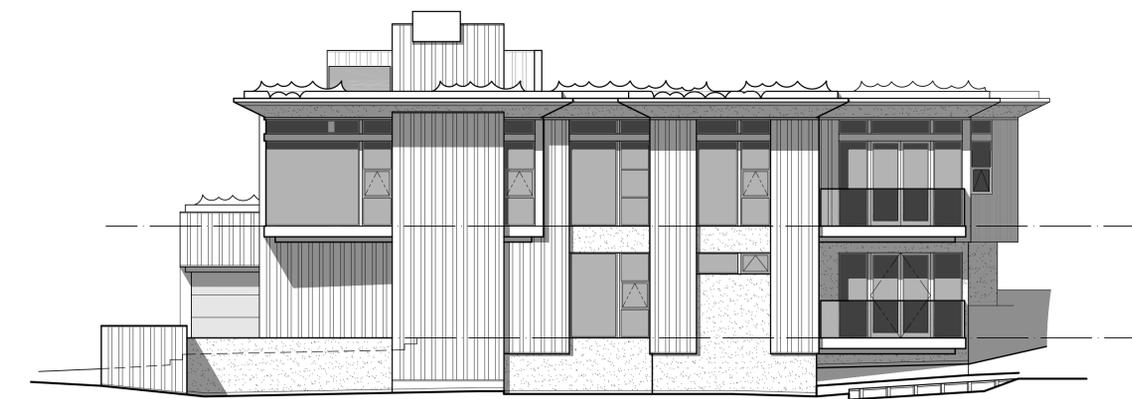
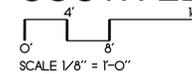
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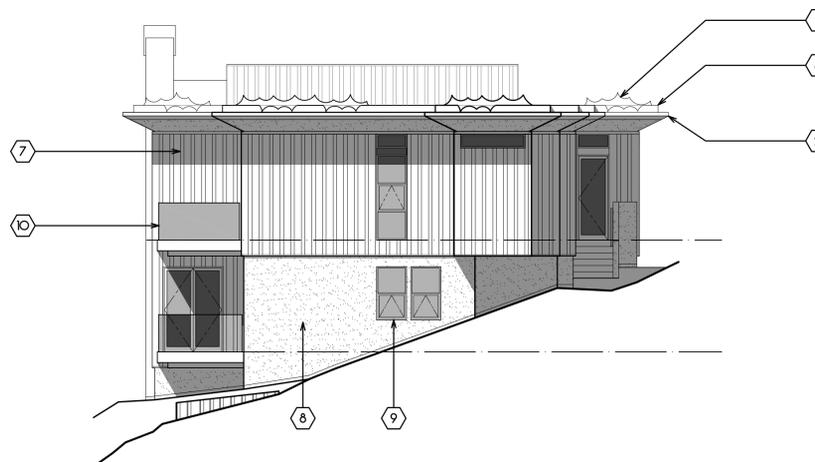
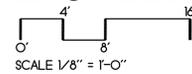
WEST ELEVATION



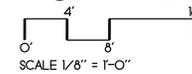
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



SHEET NOTES

1. GREEN ROOF - TYPICAL.
2. WOOD FASCIA AND TRIM - TYPICAL.
3. METAL GREEN ROOF EDGE - TYPICAL.
4. METAL CHIMNEY SHROUD.
5. GARAGE DOOR WITH METAL FINISH.
6. METAL PANEL TO MATCH GARAGE DOOR.
7. VERTICAL BOARD ON BOARD WOOD SIDING - TYPICAL.
8. CEMENT PLASTER - TYPICAL.
9. ALUMINUM DOORS AND WINDOWS - TYPICAL.
10. GLASS GUARDRAIL - TYPICAL.

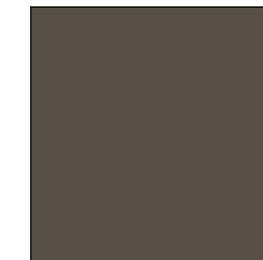
COLOR SCHEDULE



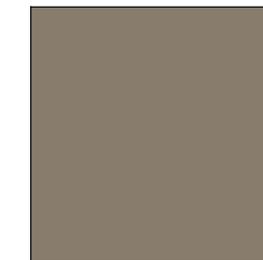
BOARD ON BOARD WOOD SIDING
 MFR: WOODHAVEN LOG & LUMBER
 COLOR: BARNWOOD PF GRAY



CEMENT PLASTER
 MFR: SHERWIN WILLIAMS
 COLOR: KEYSTON GRAY SW7504



ALUMINUM DOORS AND WINDOWS ARCHITECTURAL METALS
 MFR: BLOMBERG
 COLOR: FLAY GRAY



WOOD TRIM
 MFR: SHERWIN WILLIAMS
 COLOR: WARM STONE SW7032



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CONSULTANT

PROJECT

COVIN RESIDENCE

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 93953

PROJECT NUMBER

2201

OWNER

DAVID & BETH COVIN
 1491 CYPRESS DRIVE, UNIT 1766
 PEBBLE BEACH, CALIFORNIA
 93953

SHEET TITLE

EXTERIOR ELEVATIONS & COLOR SCHEDULE

SCALE: 1/8" = 1'-0"

DRAWN BY: JRC

PRINT DATE: .

DRAWING DATE: 02/22/2024

DATE ISSUED FOR CONSTRUCTION: .

REVISIONS: .

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SHEET NUMBER

A3.1



1



2



3



4



5



6



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SHEET TITLE

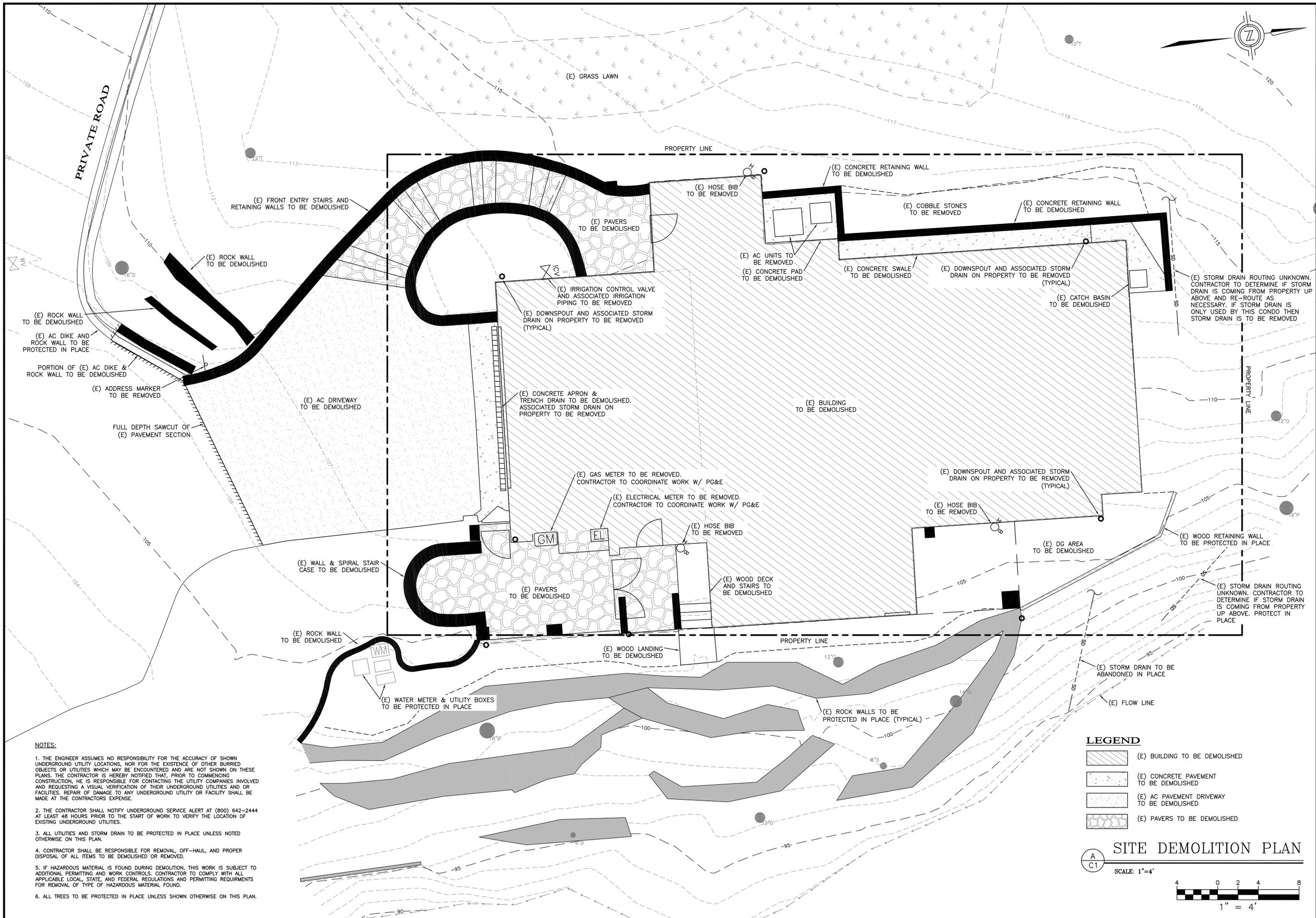
**EXISTING RESIDENCE
PHOTOS**

SCALE: **NONE**
DRAWN BY: **JRC**
PRINT DATE: .
DRAWING DATE: **02/22/2024**
DATE ISSUED FOR CONSTRUCTION: .
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SHEET NUMBER

A4.1



- NOTES:**
1. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SHOWN UNDERGROUND UTILITY LOCATIONS, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.
 2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
 3. ALL UTILITIES AND STORM DRAIN TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE ON THIS PLAN.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE DEMOLISHED OR REMOVED.
 5. IF HAZARDOUS MATERIAL IS FOUND DURING DEMOLITION, THIS WORK IS SUBJECT TO ADDITIONAL PERMITTING AND WORK CONTROLS. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND PERMITTING REQUIREMENTS FOR REMOVAL OF TYPE OF HAZARDOUS MATERIAL FOUND.
 6. ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE ON THIS PLAN.

LEGEND

	(E) BUILDING TO BE DEMOLISHED
	(E) CONCRETE PAVEMENT TO BE DEMOLISHED
	(E) AC PAVEMENT DRIVEWAY TO BE DEMOLISHED
	(E) PAVERS TO BE DEMOLISHED

SITE DEMOLITION PLAN

SCALE: 1"=4'

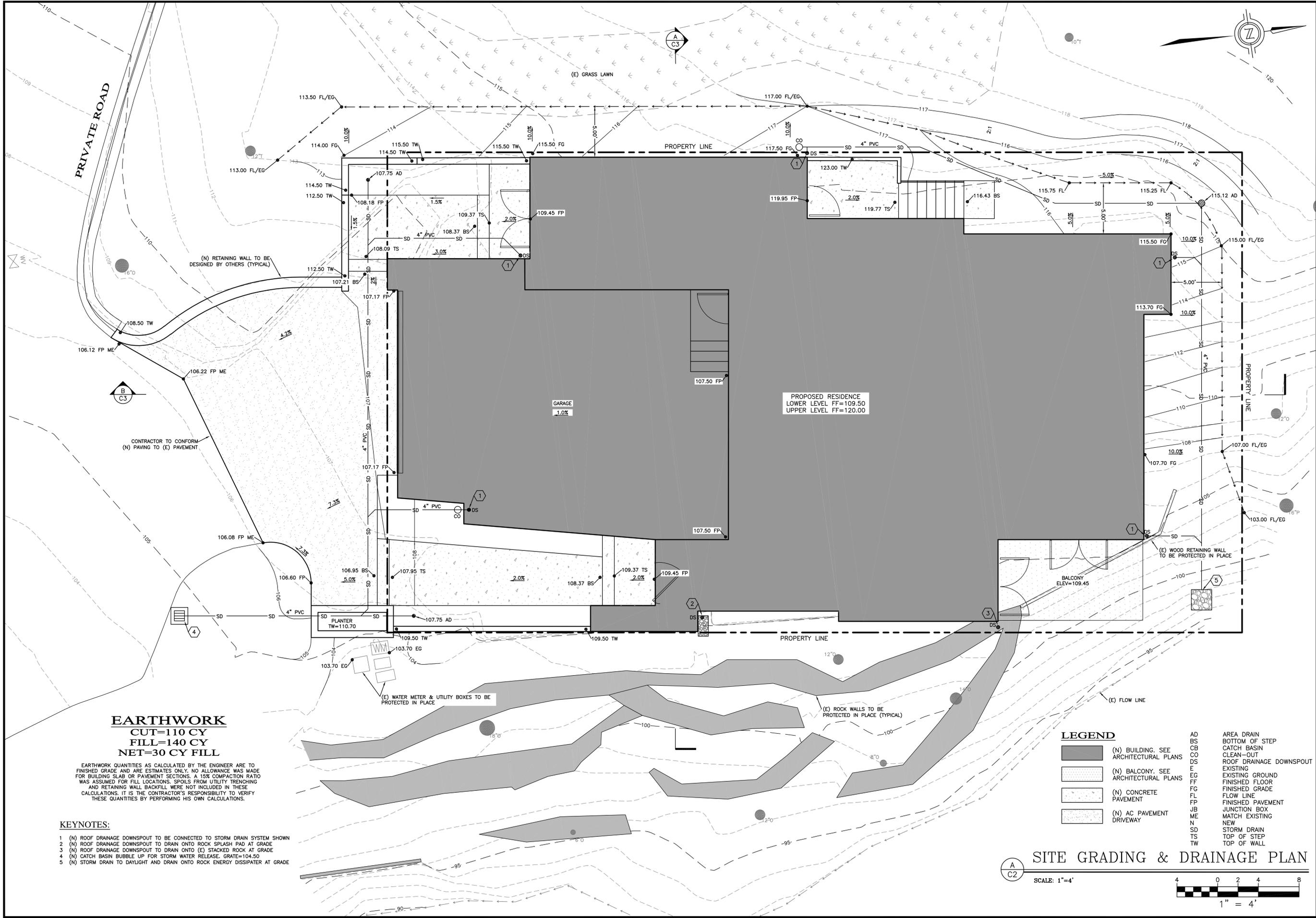
1" = 4'



DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 10-9-2023
SCALE: AS SHOWN
JOB NUMBER: 23-46
LAST REVISED: N/A
REVISED BY: N/A

SITE DEMOLITION PLAN

COVIN RESIDENCE
3307 #4 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CA 93953
APN 008-521-004



EARTHWORK
 CUT=110 CY
 FILL=140 CY
 NET=30 CY FILL

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. NO ALLOWANCE WAS MADE FOR BUILDING SLAB OR PAVEMENT SECTIONS. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

KEYNOTES:

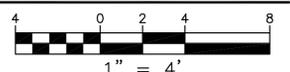
- 1 (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN SYSTEM SHOWN
- 2 (N) ROOF DRAINAGE DOWNSPOUT TO DRAIN ONTO ROCK SPLASH PAD AT GRADE
- 3 (N) ROOF DRAINAGE DOWNSPOUT TO DRAIN ONTO (E) STACKED ROCK AT GRADE
- 4 (N) CATCH BASIN BUBBLE UP FOR STORM WATER RELEASE. GRATE=104.50
- 5 (N) STORM DRAIN TO DAYLIGHT AND DRAIN ONTO ROCK ENERGY DISSIPATER AT GRADE

LEGEND

	(N) BUILDING. SEE ARCHITECTURAL PLANS	AD	AREA DRAIN
	(N) BALCONY. SEE ARCHITECTURAL PLANS	BS	BOTTOM OF STEP
	(N) CONCRETE PAVEMENT	CB	CATCH BASIN
	(N) AC PAVEMENT DRIVEWAY	CO	CLEAN-OUT
		DS	ROOF DRAINAGE DOWNSPOUT
		E	EXISTING
		EG	EXISTING GROUND
		FF	FINISHED FLOOR
		FG	FINISHED GRADE
		FL	FLOW LINE
		FP	FINISHED PAVEMENT
		JB	JUNCTION BOX
		ME	MATCH EXISTING
		N	NEW
		SD	STORM DRAIN
		TS	TOP OF STEP
		TW	TOP OF WALL

SITE GRADING & DRAINAGE PLAN

SCALE: 1"=4'



DRAWN BY: MRS
 DESIGNED BY: MRS
 DATE: 10-9-2023
 SCALE: AS SHOWN
 JOB NUMBER: 23-46
 LAST REVISED: N/A
 REVISED BY: N/A

SITE GRADING & DRAINAGE PLAN

COVIN RESIDENCE
 3307 #4 SEVENTEEN MILE DRIVE
 PEBBLE BEACH, CA 93953
 APN 008-521-004

SHEET C2

OF
 5 SHEETS

EROSION/DUST CONTROL NOTES

- VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
- DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT. (MONTEREY COUNTY GRADING/EROSION CONTROL - 16.12.09D)
- RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
- ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

CONCRETE WASHOUT

- TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
- A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
- TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
- TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
- WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
- ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
- CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFF-SITE.
- ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

WASTE COLLECTION AREA

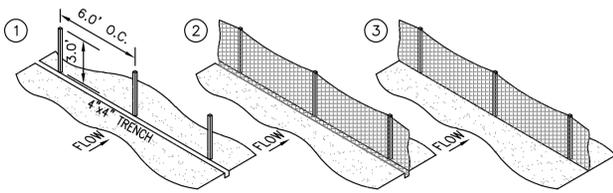
- WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
- LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
- TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WHERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
- CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
- FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
- ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED BY TRASH HAULING CONTRACTOR.
- CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
- STORM WATER RUN-OFF SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
- WASTE STORED IN STOCKPILES SHALL BE SECURELY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
- SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
- MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

MATERIAL DELIVERY AND STORAGE

- LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
- TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
- A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
- A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
- SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
- INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
- THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS PRIOR TO, AND DURING RAIN EVENTS.
- MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILL-LEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
- BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
- STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
- MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
- PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATION.
- AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
- KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ON-SITE.
- ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

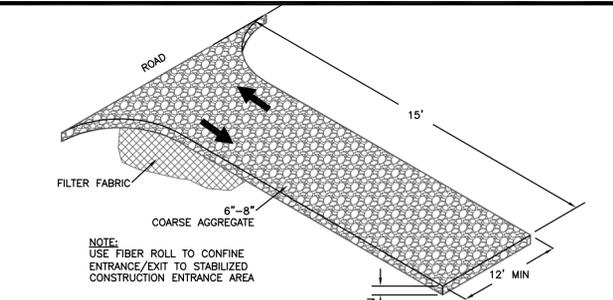
TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES. INSTALLATION

- SET 4" LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
- ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
- BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



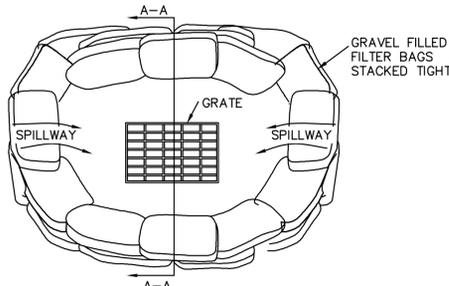
SILT FENCE DETAIL

NTS
B C4

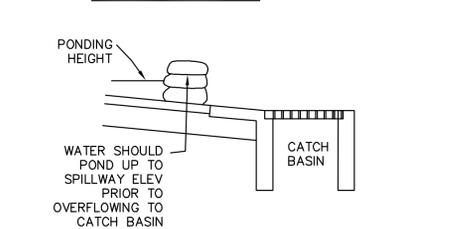


STABILIZED CONSTRUCTION ENTRANCE

NTS
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PLAN VIEW

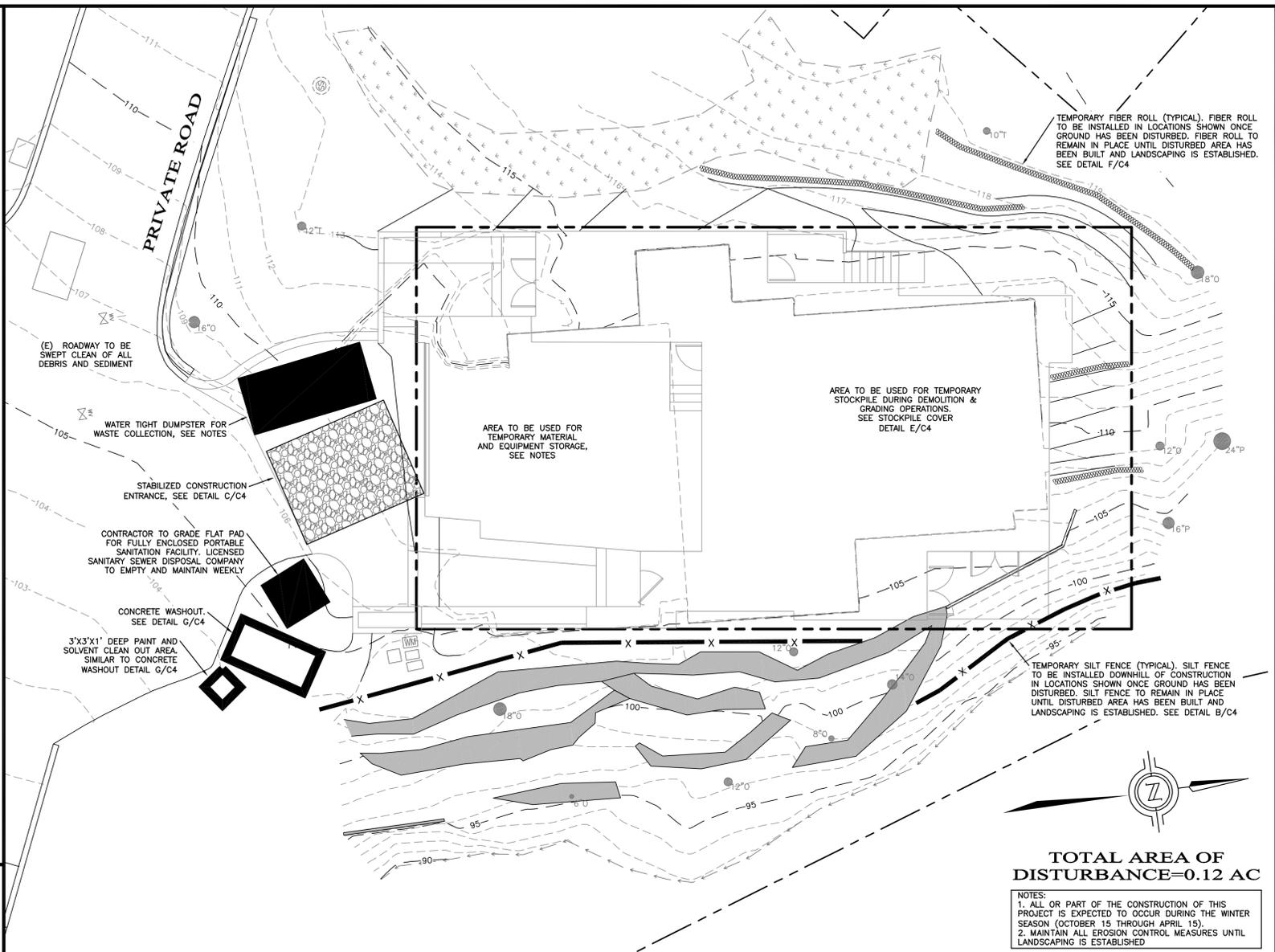


SECTION A-A

- INSTALLATION
- PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED. FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK. BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN.
 - CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.

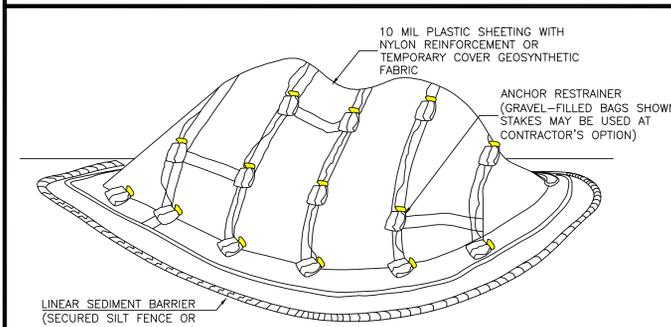
INLET PROTECTION

NTS
D C4



EROSION CONTROL PLAN

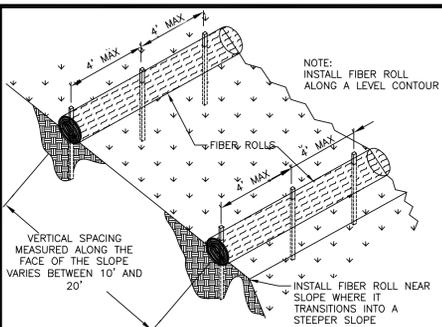
SCALE: 1"=8'



- NOTES:
- ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
 - STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
 - NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
 - PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
 - DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

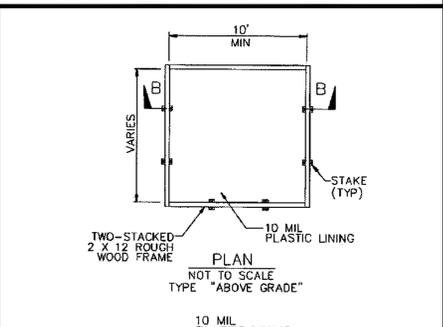
STOCKPILE COVER DETAIL

NTS
E C4



FIBER ROLL DETAIL

NTS
F C4



CONCRETE WASHOUT

NTS
G C4

IS ENGINEERING AND SURVEYING, INC.
 2460 Garden Road, Suite G, Monterey, California 93940
 P: 831.655.2723 F: 831.655.3425
 LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
 MARK R. STEINBERG
 No. 6930
 EXP. 03-24
 CIVIL
 STATE OF CALIFORNIA

DRAWN BY: MRS
 DESIGNED BY: MRS
 DATE: 10-9-2023
 SCALE: AS SHOWN
 JOB NUMBER: 23-46
 LAST REVISED: N/A
 REVISED BY: N/A

EROSION CONTROL PLAN

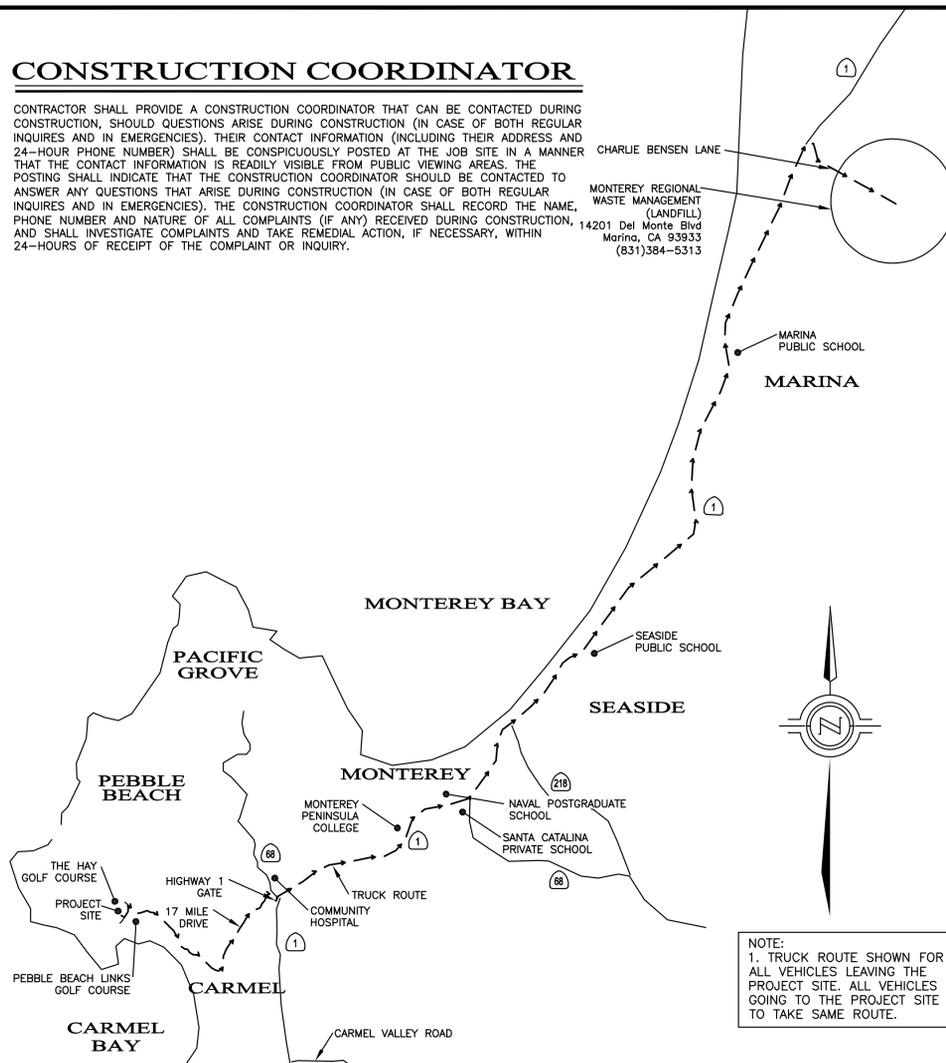
3307 #4 SEVENTEEN MILE DRIVE
 PEBBLE BEACH, CA 93953
 APN 008-521-004

SHEET C4
 OF
 5 SHEETS

CONSTRUCTION COORDINATOR

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

CHARLIE BENSON LANE
MONTEREY REGIONAL WASTE MANAGEMENT (LANDFILL)
14201 Del Monte Blvd
Marina, CA 93933
(831)384-5313



VICINITY MAP/OVERALL TRUCK ROUTING PLAN

NOTE:
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES LEAVING THE PROJECT SITE. ALL VEHICLES GOING TO THE PROJECT SITE TO TAKE SAME ROUTE.

CONSTRUCTION NOTES

- ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - SATURDAY, 8AM TO 6PM (EXCLUDING NATIONAL HOLIDAYS)
- THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STOP WORK WITHIN 50 METERS (165 FT) 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.
- EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON-SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
- THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 - DUST CONTROL):
 - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. NOT APPLICABLE TO SITE.
 - PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MPH PER HOUR.
 - APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS - NOT APPLICABLE TO SITE.
 - APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. NOT APPLICABLE TO SITE.
 - MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
 - COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
 - PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION. NOT APPLICABLE TO SITE.
 - PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
 - COVER INACTIVE STORAGE PILES.
 - INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS - NOT APPLICABLE TO SITE.
 - PAVE ALL ROADS ON CONSTRUCTION SITES TO BE USED BY CONSTRUCTION EQUIPMENT - NOT APPLICABLE TO SITE.
 - SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
 - POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
 - LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.
- THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
- THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES, WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
- THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
- THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
- THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, DURING THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE, SEE APPROVED TRUCK ROUTE ON THIS SHEET.
- THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long

SEA
STORMWATER & EDUCATION ALLIANCE
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MATERIALS & WASTE MANAGEMENT	EQUIPMENT MANAGEMENT & SPILL CONTROL	EARTHWORK & CONTAMINATED SOILS	PAVING/ASPHALT WORK	CONCRETE, GROUT & MORTAR APPLICATION	PAINTING & PAINT REMOVAL	DEWATERING
<p>Non-Hazardous Materials</p> <ul style="list-style-type: none"> Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days. Use (but don't overuse) reclaimed water for dust control. <p>Hazardous Materials</p> <ul style="list-style-type: none"> Label all hazardous materials and wastes in accordance with city, county, state and federal regulations. Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast. Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours. Arrange for appropriate disposal of all hazardous wastes. <p>Waste Management</p> <ul style="list-style-type: none"> Cover waste disposal containers securely with tarps at the end of every work day and during wet weather. Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site. Clean or replace portable toilets, and inspect them frequently for leaks and spills. Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.) Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste. <p>Construction Entrances and Perimeter</p> <ul style="list-style-type: none"> Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site. Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking. 	<p>Maintenance and Parking</p> <ul style="list-style-type: none"> Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage. Perform major maintenance, repair jobs, and vehicle and equipment washing off site. If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids as hazardous waste. If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters. Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc. <p>Spill Prevention and Control</p> <ul style="list-style-type: none"> Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times. Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made. Clean up spills or leaks immediately and dispose of cleanup materials properly. Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags). Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them. Clean up spills on dirt areas by digging up and properly disposing of contaminated soil. Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours). 	<p>Erosion Control</p> <ul style="list-style-type: none"> Schedule grading and excavation work for dry weather only. Stabilize all denuded areas, install and maintain temporary erosion control fabric or bonded fiber matrix) until vegetation is established. Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned. <p>Sediment Control</p> <ul style="list-style-type: none"> Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc. Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins. Keep excavated soil on the site where it will not collect into the street. Transfer excavated materials to dump trucks on the site, not in the street. Contaminated Soils If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board: <ul style="list-style-type: none"> Unusual soil conditions, discoloration, or odor. Abandoned underground tanks Abandoned wells Buried barrels, debris, or trash. 	<p>Sawcutting & Asphalt/Concrete Removal</p> <ul style="list-style-type: none"> Completely cover or barricade storm drain inlets when saw cutting. Use fiber fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system. Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner). If sawcut slurry enters a catch basin, clean it up immediately. 	<p>Concrete, Grout & Mortar Application</p> <ul style="list-style-type: none"> Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain. Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage. Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite. 	<p>Painting Cleanup</p> <ul style="list-style-type: none"> Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters. For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain. For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Dispose of residue and unusable thinner/solvents as hazardous waste. <p>Paint Removal</p> <ul style="list-style-type: none"> Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste. Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash. 	<p>Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all distributed areas or otherwise ensure compliance.</p> <ul style="list-style-type: none"> When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required. In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



LANDSCAPE MATERIALS

To Report a Spill: Call 911 or (831) 394-6811
If you see paint, cement, motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

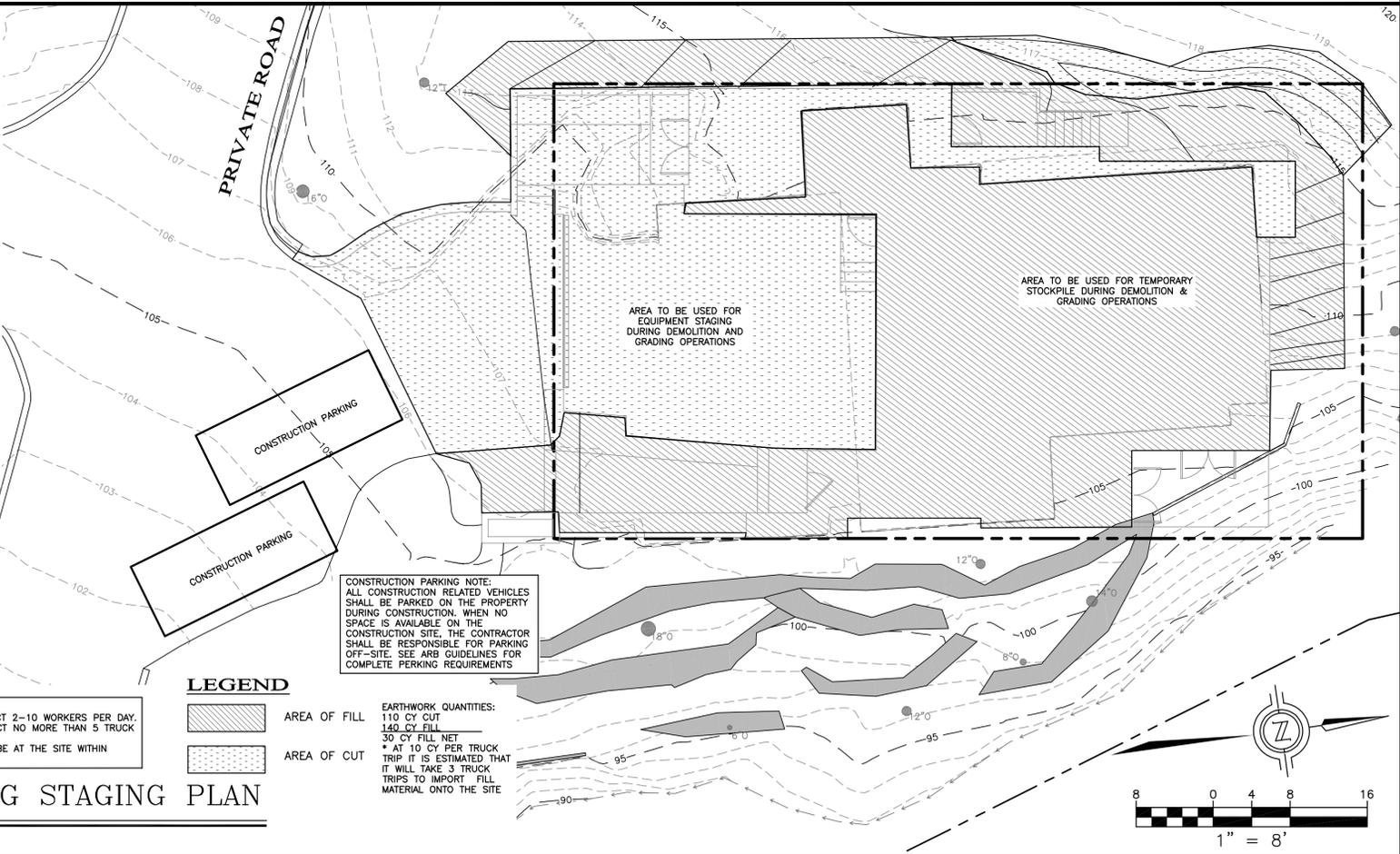
Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea	(831) 628-2000
City of Del Rey Oaks	(831) 394-8511
City of Monterey	(831) 466-3921
City of Pacific Grove	(831) 648-5722
City of Sand City	(831) 394-3054
City of Seaside	(831) 899-6825
County of Monterey	(831) 755-4800

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.
STEP 1: DEMOLISH EXISTING HOUSE, PAVED AREAS, AND WALLS IN THEIR ENTIRETY AS SHOWN ON THE DEMOLITION PLAN. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAL ROUTE SHOWN IN A/C5. USE DESIGNATED AREA FOR TEMPORARY STOCKPILE AREA.
IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.
STEP 2: REMOVE CUT MATERIAL AND USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.
STEP 3: PREPARE SUBGRADE AND PLACE FILL IN LOCATIONS SHOWN PER GEOTECHNICAL REPORT RECOMMENDATIONS.
STEP 4: IMPORT ADDITIONAL FILL AS NEEDED AND CONTINUE TO PLACE FILL IN LOCATIONS SHOWN PER GEOTECHNICAL REPORT RECOMMENDATIONS. USE DESIGNATED AREA FOR TEMPORARY STOCKPILE.
STEP 5: PREPARE SUBGRADE FOR BUILDING AND PAVEMENT AREAS PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 6: INSTALL ADDITIONAL BMPs AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPs UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.

ADDITIONAL NOTES:
1. THIS PROJECT SITE WILL EXPECT 2-10 WORKERS PER DAY.
2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.
3. CONSTRUCTION PARKING WILL BE AT THE SITE WITHIN PROPOSED AREA



LEGEND

- AREA OF FILL
 - AREA OF CUT
- EARTHWORK QUANTITIES:**
110 CY CUT
140 CY FILL
30 CY FILL NET
* AT 10 CY PER TRUCK TRIP IF IT IS ESTIMATED THAT IT WILL TAKE 3 TRUCK TRIPS TO IMPORT FILL MATERIAL ONTO THE SITE

SCALE: 1"=8'

GRADING STAGING PLAN

I&S ENGINEERING AND SURVEYING, INC.
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSurveyors.com

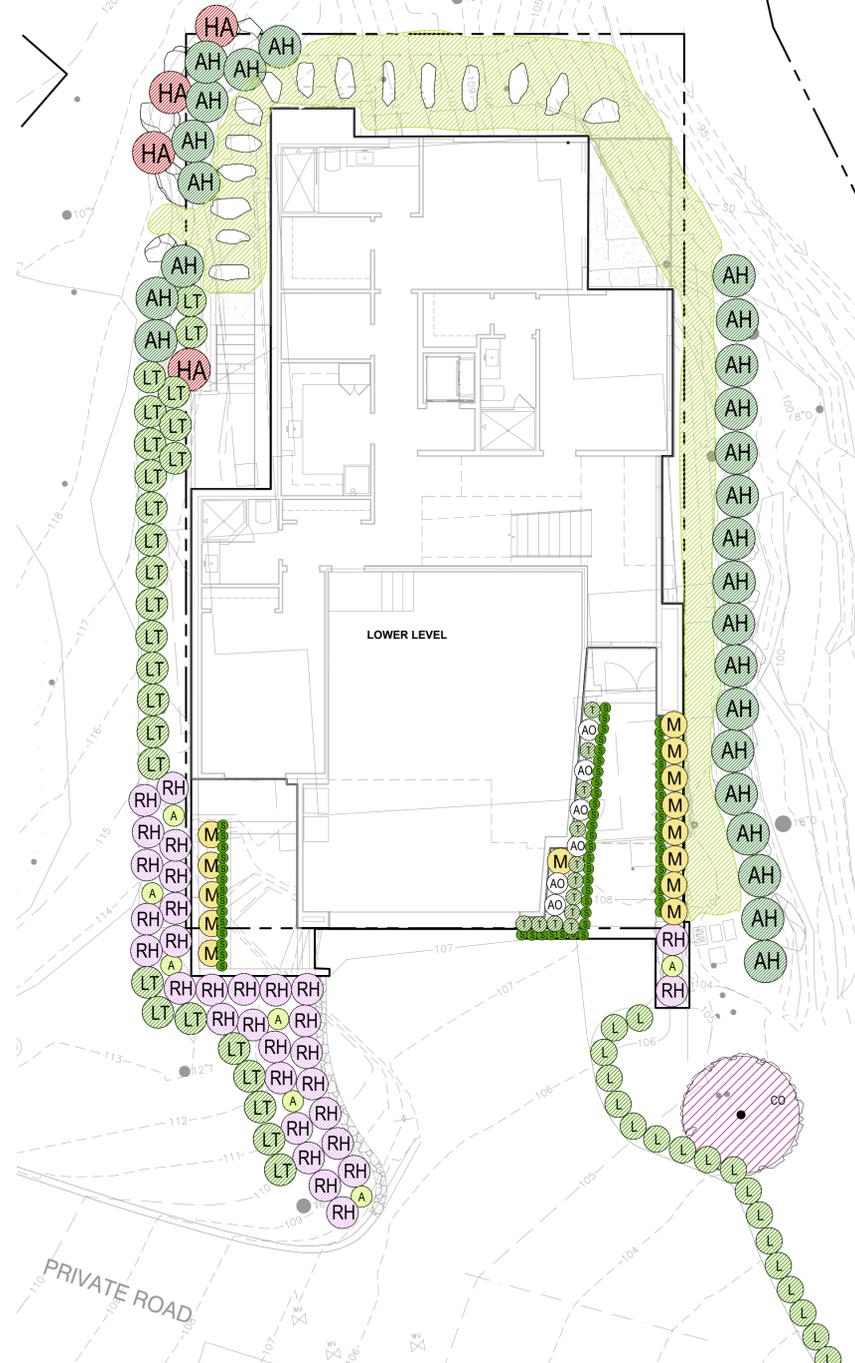
REGISTERED PROFESSIONAL ENGINEER
M. A. R. K. STEINBERG
No. 8330
EXP. 03-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 10-9-2023
SCALE: AS SHOWN
JOB NUMBER: 23-46
LAST REVISED: 2-9-2024
REVISED BY: MRS

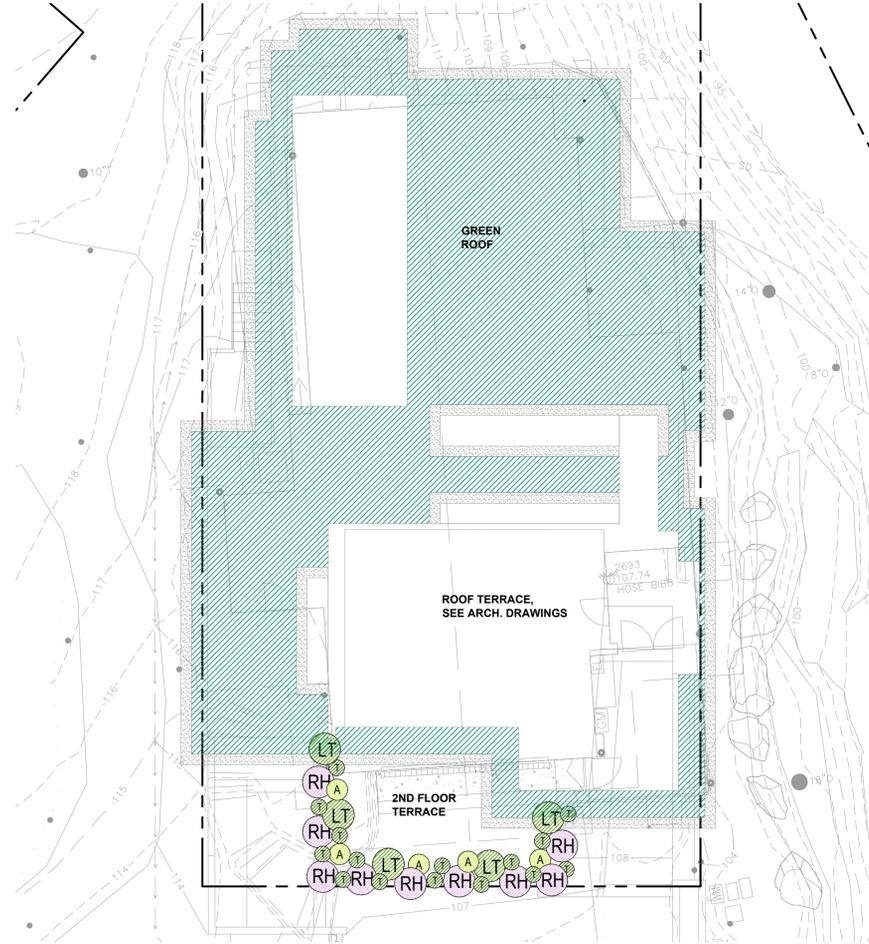
CONSTRUCTION MANAGEMENT PLAN

COVIN RESIDENCE
3307 #4 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CA 93953
APN 008-521-004

"I, MARIE GOULET, 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."



2 LANDSCAPE PLANTING PLAN
SCALE: 1/8" = 1'-0"



1 GREEN ROOF AND UPPER FLOOR TERRACE PLANTING PLAN
SCALE: 1/8" = 1'-0"

TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	NOTES
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	AS SHOWN	VL	1	
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	AS SHOWN	VL	1	REPLACEMENT OAK PER ARBORIST'S REPORT. LOCATION TBD

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	Count
ACHILLEA MILLEFOLIUM 'SONOMA COAST'	SONOMA WHITE YARROW	1 GAL	2' OC	L	6
AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED DWARF CENTURY PLANT	5 GAL	2' OC	L	12
ARCTOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	5 GAL	4' OC	L	26
CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	1'-6" OC	L	27
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	4' OC	L	4
LOMANDRA HYSTRIX 'TROPIC BELLE'	TOPIC BELLE MAT RUSH	1 GAL	3' OC	?	31
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	2'-6" OC	L/M	18
MAHONIA 'SOFT CARESS'	MAHONIA	5 GAL	2'-6" OC	L	14
ROSMARINUS 'HUNTINGTON CARPET'	CREEPING ROSEMARY	1 GAL	3' OC	M	40
SATUREJA DOUGLASII	YERBA BUENA	1 GAL	1'-0"	L	61

GROUNDCOVER MIX: 601 SF

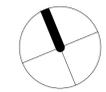
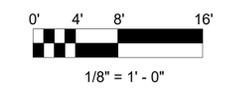
BOTANICAL NAME	COMMON NAME	SIZE	SPACING	PERCENT OF MIX	WATER USE	QUANTITY
ACHILLEA MILLEFOLIUM	COMMON YARROW	4" POT	1' OC	30%	L	207
CAREX PANSA	DUNE SEDGE	4" POT	1' OC	65%	L	449
STACHYS BULLATA	CALIFORNIA HEDGE NETTLE	4" POT	1' OC	5%	L	35

GREEN ROOF MIX: 1,628 SF

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	PERCENT OF MIX	WATER USE	QUANTITY
ACHILLEA MILLEFOLIUM	COMMON YARROW	4" POT	1'-6" OC	10%	L	83
ARTEMISIA 'DAVID'S CHOICE'	COASTAL SAGEWORT	1 GAL	1'-6" OC	15%	L	125
CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	1 GAL	1'-6" OC	10%	L	83
CAREX TUMULICOLA	FOOTHILL SEDGE	4" POT	1'-6" OC	15%	L	125
DESCHAMPsia CAESPITOSA	TUFTED HAIRGRASS	4" POT	1'-6" OC	15%	L	125
DUDLEYA FARINOSA	SEA LETTUCE	4" POT	1'-6" OC	3%	L	25
EPILOBIUM CANUM	CALIFORNIA FUSCHIA	1 GAL	1'-6" OC	5%	L	42
ERIOGONUM LATIFOLIUM	SEASIDE BUCKWHEAT	1 GAL	1'-6" OC	5%	L	42
ESCHSCHOLZIA CALIFORNICA VAR. MARITIMA	COASTAL CALIFORNIA POPPY	4" POT	1'-6" OC	5%	L	42
FESTUCA IDAHOENSIS	IDAHO FESCUE	4" POT	1'-6" OC	15%	L	125
SALVIA 'MRS. BEARD'	MRS. BEARD SAGE	1 GAL	1'-6" OC	2%	L	17

PLANTING NOTES:

- PLANTING DESIGN AND FUEL MANAGEMENT DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO COMPLEMENT THE ARCHITECTURE WHILE PROVIDING A TRANSITION INTO THE SURROUNDING LANDSCAPE AND COMMUNITY WITH NATIVE AND DROUGHT-TOLERANT SPECIES APPROPRIATE FOR THE AREA. PLANTS WERE CHOSEN WITH CONSIDERATION TO MAINTENANCE, FLAME RESISTANCE, HABITAT VALUE, AND INTEGRATION WITH EXISTING LANDSCAPE CONTEXT.
- SOIL AMENDMENT
- ALL SHRUB PLANTING AREAS TO RECEIVE 2" DEEP MULCH. VERIFY SPEC WITH LANDSCAPE ARCHITECT.
 - AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS. CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.
- GENERAL
- FINAL EXTENT OF PROPOSED PLANTINGS TO BE DETERMINED BY CONSTRUCTION IMPACTS
 - SEE IRRIGATION PLANS
 - SEE ARBORIST REPORT BY OTHERS



IF THE CONTRACTOR ENCOUNTERS OBSTRUCTIONS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH OBSTRUCTIONS, DISCREPANCIES OR DELAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



ARCHITECT
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team
DAVID & BETH COVIN

1491 CYPRESS DRIVE, UNIT 1766
PEBBLE BEACH, CA, 93953
owner

COVIN RESIDENCE

3307 #4 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CA, 93953
project

no. description

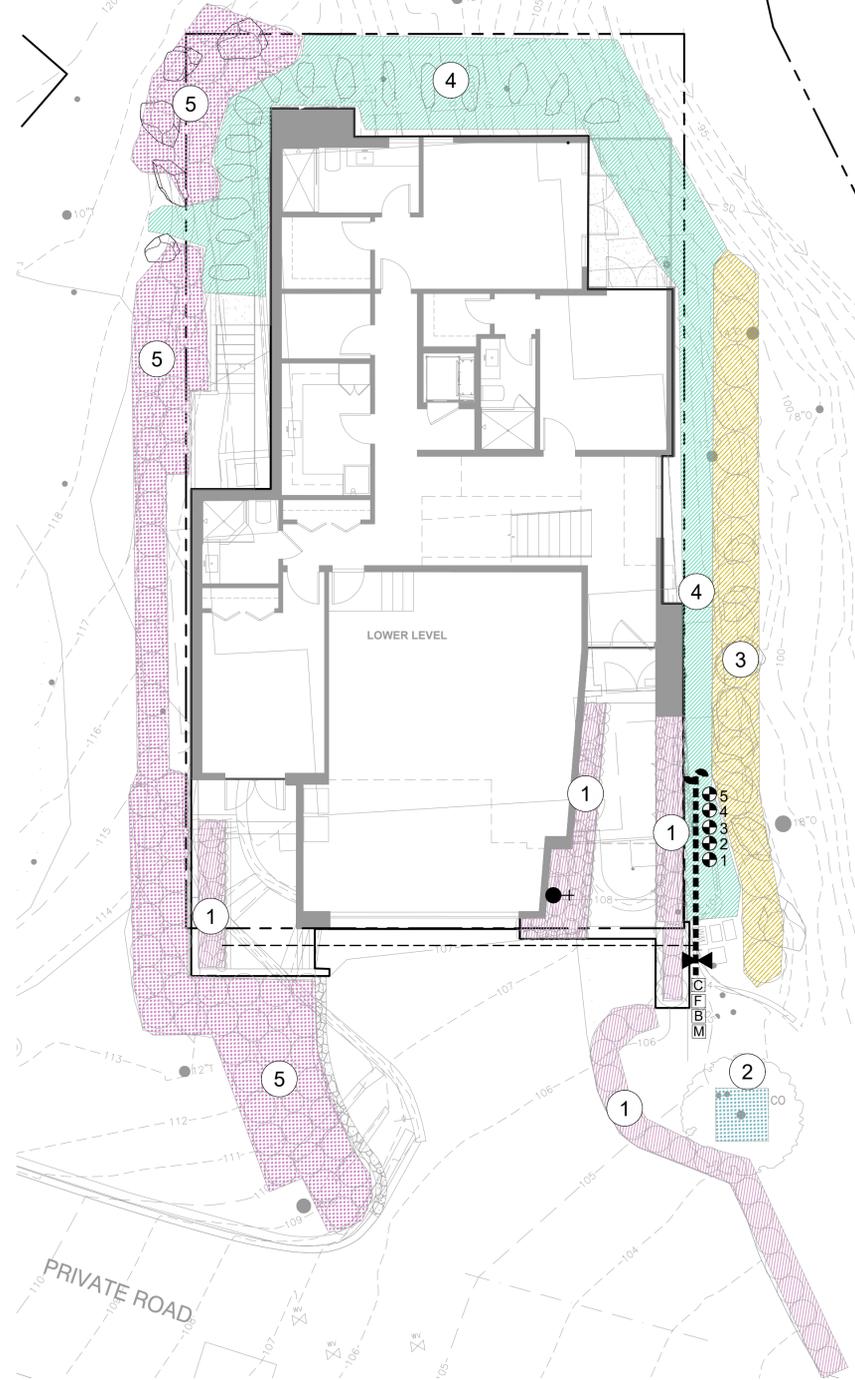
date: 02.23.2023

**PLANTING PLAN -
LANDSCAPE AND GREEN
ROOF**
sheet title

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sheet no.

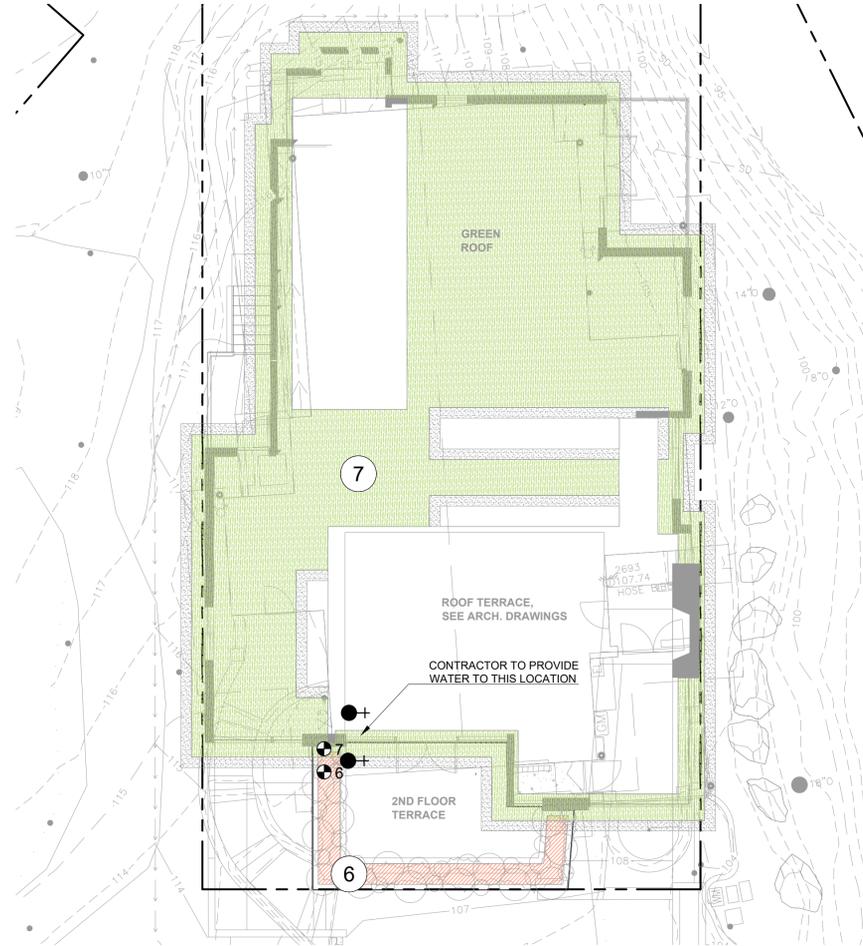
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2 LANDSCAPE IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. THE IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE LIMITS INDICATED.
2. THE CONTRACTOR SHALL VERIFY THE STATIC WATER PRESSURE PRIOR TO START OF CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS NOT WITHIN WORKING RANGE OF 15-40 PSI.
3. WHERE IRRIGATION CONTROL WIRES ARE NOT SHOWN THEY ARE TO RUN PARALLEL TO MAINLINE.
4. INSTALL ONE EXTRA WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAINLINE. LOOP 36" EXCESS WIRE INTO EACH VALVE BOX AND WEATHERPROOF.
5. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
6. COPPER PIPE AND CONNECTIONS SHALL BE USED IN PLACE OF PVC AT ANY PLACE WHERE IRRIGATION PIPE WILL REMAIN EXPOSED.
7. INSTALL IRRIGATION CONTROL WIRE PARALLEL TO MAINLINE IN CONDUIT. DIRECT BURIAL IS ACCEPTABLE IN PLANTING AREAS.
8. HAND TRENCH UNDER EXISTING TREES TO AVOID DAMAGING ROOTS.
9. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE LEAST AMOUNT OF WATER NEEDED FOR GOOD PLANT HEALTH. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY.
10. VALVE BOXES TO BE GREEN IN COLOR WITH BOLT DOWN NON HINGED LIDS THAT ARE MARKED IRRIGATION.



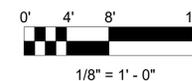
1 GREEN ROOF AND UPPER FLOOR TERRACE IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

HYDROZONES / VALVES - ALL DRIP

1	ZONE 1: ENTRY	5	ZONE 5: NORTH SIDE
2	ZONE 2: REDBUD TREE	6	ZONE 6: TERRACE PLANTER
3	ZONE 3: MANZANITA	7	ZONE 7: GREEN ROOF
4	ZONE 4: GROUND COVER MIX		

MAINLINE / LATERAL / WIRES

-----	SCH 40 PVC - MAINLINE 1"
- - - - -	CLASS 200 PVC - SLEEVE 2" MINIMUM
+	HOSE BIB
●	IRRIGATION VALVE
⊥	GATE VALVE
M	WATER METER
F	FLOW SENSOR
B	BACKFLOW PREVENTER
C	IRRIGATION CONTROLLER



IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES OR DISCREPANCIES OF THE LANDSCAPE ARCHITECT AND THE ARCHITECT SHALL IMMEDIATELY AND FULLY ADVISE THE ARCHITECT AND THE ARCHITECT SHALL IMMEDIATELY ADVISE THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN. THIS IS NOT A CONTRACT DOCUMENT. ONLY THE ORIGINAL, SEALED AND HARD COPY OF THIS DRAWING CONSTITUTES THE OFFICIAL RECORD. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY REPRODUCTION MADE BY ANY MEANS. DATE OF THIS DRAWING: 02.23.2023

WILD LAND WORKSHOP
carmel valley, california
www.wildlandworkshop.com



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no. description

date: 02.23.2023

IRRIGATION PLAN -
LANDSCAPE AND GREEN
ROOF

sheet title

L2.00

sheet no.

-- of

SHEET NOTES

1. WALL LIGHT AT TERRACE ABOVE.
2. CEILING MOUNT FIXTURE AT BALCONY ABOVE.
3. WALL LIGHT AT UPPER LEVEL BALCONY.



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 Monterey, CA 93940
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CONSULTANT

PROJECT
COVIN RESIDENCE

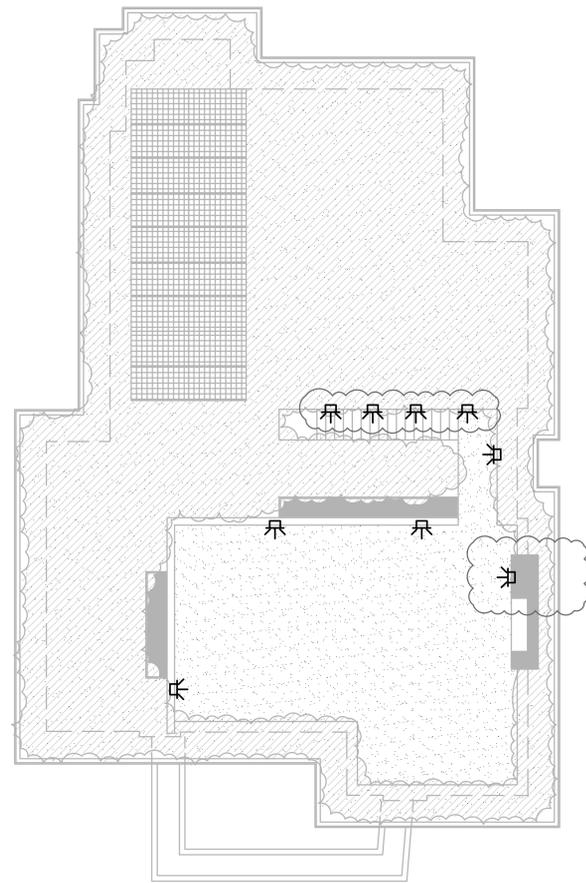
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 PEBBLE BEACH, CALIFORNIA
 93953

PROJECT NUMBER
2201

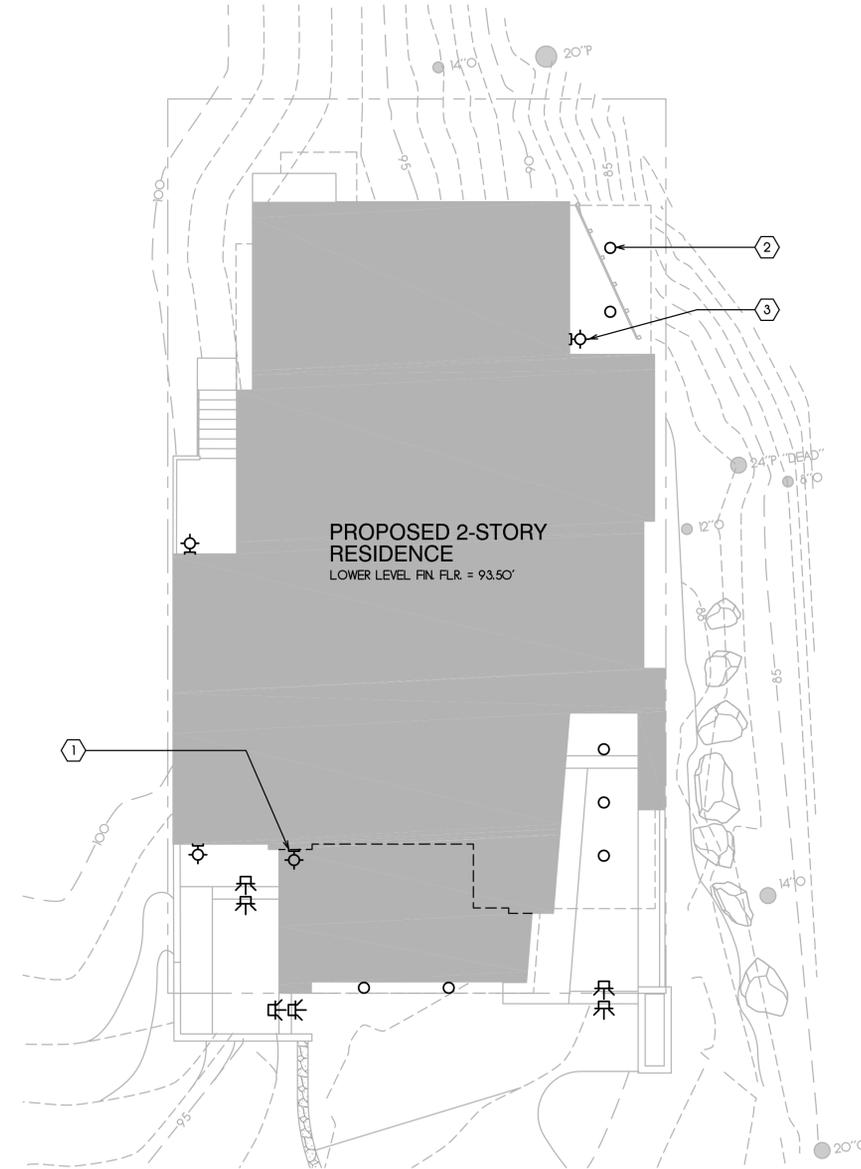
OWNER
DAVID & BETH COVIN
 1491 CYPRESS DRIVE, UNIT 1766
 PEBBLE BEACH, CALIFORNIA
 93953

SHEET TITLE
EXTERIOR LIGHTING PLANS

SCALE: 1/8" = 1'-0"
 DRAWN BY: JRC
 PRINT DATE: .
 DRAWING DATE: 02/22/2024
 DATE ISSUED FOR CONSTRUCTION: .
 REVISIONS:



EXTERIOR LIGHTING PLAN
ROOFTOP TERRACE
 NORTH
 SCALE 1/8" = 1'-0"



EXTERIOR LIGHTING PLAN
SITE PLAN
 NORTH
 SCALE 1/8" = 1'-0"

LIGHT FIXTURE SCHEDULE

SYMBOL	MOUNTING	DESCRIPTION	LAMPS
A	EXTERIOR CEILING-MOUNTED	B-K LIGHTING VERSA STAR, BRONZE FINISH	7 W LED
B	EXTERIOR WALL-MOUNTED	TECH LIGHTING, PITCH OUTDOOR WALL-MOUNTED, BRONZE FINISH	26 W LED
C	EXTERIOR RECESSED	B-K LIGHTING, BRICK STAR, RECESSED STEP LIGHT, BRONZE FINISH	7 W LED

LIGHTING TYPES



A ○ **B** ◐ **C** ◑

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SHEET NUMBER

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