Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:
BECHTEL CORPORATION (PLN240069)

RESOLUTION NO. 25--

Resolution by the County of Monterey Planning Commission:

1) Finding the project Categorically Exempt pursuant to sections 15301 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
2) Approving a Combined Development Permit consisting of a:
    a. Coastal Administrative Permit and Design Approval to allow:
    - Exterior modifications to an existing 8,747 square foot single family dwelling.
    - Construction of a 643 square foot pavilion structure.
    - Conversion of an 1,103 square foot caretakers unit into an accessory dwelling unit with exterior modifications;
    - Site improvements including an outdoor seating area and replacement hardscape.
    b. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
    c. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas.

[PLN240069 BECHTEL CORPORATION, 3270 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-462-005-000)]

The BECHTEL CORPORATION application (PLN240069) came on for a public hearing before the County of Monterey Planning Commission on March 26, 2025, and September 24, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Planning Commission finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as proposed and modified pursuant to staff recommendation, 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);
- Monterey County Coastal Implementation Plan (CIP Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area);
- Monterey County Zoning Ordinance (Title 20).

No conflicts with the above referenced plans and policies were identified, and the project will be consistent with the applicable regulations.

b) Allowed Use. The property is located at 3270 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-005-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential, 2 acres per unit, with a Design Control Overlay (Coastal Zone) [LDR/2-D (CZ)], which allows exterior modifications to existing structures, construction of accessory structures, site improvements, and development near known archaeological resources and environmentally sensitive habitat areas, subject to approved Coastal Administrative Permits, Coastal Development Permits, and Design Approvals. (See Title 20 Sections 20.14.030.E, 20.14.030.F, 20.14.040.F and 20.44).

This project proposes:
- Exterior and interior modifications to the existing 8,747 square foot single family dwelling (SFD), to include the construction of a 182 square foot second story deck.
- Conversion of the existing 1,103 square foot caretaker's unit into an accessory dwelling unit (ADU), with minor exterior modifications.
- Construction of a new 643 square-foot non-habitable pavilion structure, on the site of an existing view patio.
- Site improvements including an outdoor seating area, replacement hardscape (walkways and driveway), replacement grape stake fence (3.5 feet in height), an entry gate, and a replacement front property line plaster wall to match the existing wall.

c) Lot Legality. The lot is identified under separate ownership, as Parcel 5, within in the 1972 Assessor's Map Book 8, Page 46. Therefore, the County recognizes the subject property as a legal lot of record.

d) Visual Resources. The height and massing of the SFD and ADU will remain essentially unchanged, with both structures retaining their beige stucco exteriors and clay tile roofing. The limited addition of new colors and materials will be comprised of bronze steel doors and window frames, stained wood trim, and wrought iron railing. Although the proposed pavilion structure will be visible from 17-Mile Drive, it

has been redesigned and sited to not block significant public views and not adversely impact the scenic character. See Finding No. 5 and supporting evidence for a discussion of consistency with policies and regulations protecting visual resources.

e) Development Standards. The site development standards for the base LDR zoning are found in Title 20 Chapter 20.14. With three minor exceptions owing to legal non-conforming structures (pursuant to Title 20 Chapter 20.68 - *Legal Nonconforming Uses)* as described below, the project is consistent with the minimum setback, maximum building coverage, and maximum floor area requirements.

The project proposes modifications to existing structures that will not impact their existing footprints. The minimum setbacks for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The existing main structure (single-family dwelling) has a front setback of 96 feet, and side and rear setbacks more than 100 feet. The minimum setbacks for accessory structures are 50 feet (front), 6 feet (side), and 1 foot (rear). The existing, caretaker unit has a legal non-conforming front setback of approximately 45 feet, and side and rear setbacks which meet the codified standards. No enlargement, extension, reconstruction, or structural alteration is proposed for the ADU and therefore, it may maintain its existing setbacks (Title 21 section 20.68.040(A). The proposed pavilion structure complies with the required accessory structure setbacks.

The maximum main structure height is 30 feet, and the maximum accessory structure height is 15 feet. The existing, legal non-conforming residence is 32-feet 1-inch in height, and the legal non-conforming caretaker unit is 17-feet 1-inch in height. All exterior modifications and minor additions to the residence will not exceed 30 feet in height, as required by Title 20 section 20.68.040(A). No enlargement, extension, reconstruction, or structural alteration is proposed for the ADU and therefore, it may maintain its existing height (Title 21 section 20.68.040(A). The proposed pavilion structure complies with the required accessory structure height.

The maximum allowable building site coverage is 15% (17,545 square feet), while the proposed building coverage would be well under this limit at approximately 6.5 % (7,029 square feet). The maximum allowable floor area is 17.5% (20,470 square feet), while the proposed floor area would be approximately 8.1% (9,441 square feet).

f) Forest Resources. No trees, dead or alive, are proposed for removal. Conditions for the protection of trees and habitat have been incorporated, including exclusionary fencing, a pre-construction training, and on-going monitoring by a qualified arborist/forester during construction.

g) Historical Resources. DMF LUP Policy 57 encourages timely identification and evaluation of archaeological and historical resources so that they may be given full consideration during the conceptual design phase of projects. Consistent with this policy, a Phase I Historic

Assessment (LIB240193) was prepared by PAST Consultants LLC (Seth A. Bergstein) which concluded that the existing home – constructed in 1919 - is absent any historic architectural significance due to a series of extensive remodels from the late 1920's through the 1950's. Additionally, no historical associations, significant events or significant persons have been associated with the home. As the property does not retain integrity, it cannot be considered a historical resource, and its remodeling would therefore not impact historical resources.

h) Archaeological Resources. Pursuant to DMF LUP Policy 58, a Phase I and a Phase II Archaeological Report (LIB240189) was prepared by Susan Morley to evaluate the potential of the project to impact archaeological resources. The report included archival research, field reconnaissance, and subsurface testing for cultural resources. Fragmentary evidence, which does not qualify as a significant resource pursuant to CEQA, was uncovered, though it was determined that nearby (known) archaeological resources will not be affected by the proposed project. Conditions of approval have been attached to the project to protect any archeological and/or tribal cultural resources, if any are uncovered. Grading, in the amount of 430 cubic yards of cut and 80 cubic yards of fill, will be conducted almost exclusively in previously disturbed areas.

i) Environmentally Sensitive Habitat Area (ESHA). The property is located within native Cypress habitat and contains coastal bluff vegetation. The proposed improvements are restricted to within the footprint of existing structures and pavement and repaving will occur only in previously disturbed areas. Conditions have been included for the protection and restoration of habitat. See Finding No. 4 and supporting evidence for consistency with applicable policies and regulations protecting environmentally sensitive habitat areas.

j) Land Use Advisory Committee (LUAC) Review. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) and was reviewed at their October 27, 2024, meeting. The LUAC voted 7-0, with 1 absent, to recommend approval of the project.

k) The project planner conducted a site inspection on February 10, 2025, to verify that the project conforms to the plans as submitted.

l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning as found in Project File PLN240069.

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 (CSD). County staff has reviewed the application materials and has verified that the project conforms to the applicable regulations and there has been no indication from the reviewing departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following reports were prepared to assess the geological and geotechnical suitability of the site for the proposed development, and to gauge the project's potential impacts to biological, forest, historical, and archaeological resources:
   - Geologic and Coastal Bluff Recession Assessment Report, dated July 17, 2024 (County of Monterey Document # LIB240191), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California.
   - Geotechnical Investigation, dated June 19, 2024 (LIB240192), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California.
   - Biological Assessment, dated September 27, 2024 (LIB240190), prepared by Pat Regan, Regan Biological & Horticultural Consulting, Carmel Valley, California.
   - Arborist report with Forestry Management Plan, dated July 23, 2024 (LIB240188), prepared by Urban Tree Management, Los Gatos, California.
   - Phase I Historic Assessment, dated May 5, 2020 (LIB240193), prepared by PAST Consultants LLC, Petaluma, California.
   - Phase I and II Archaeological Assessment and Evaluation, dated December 2023 (LIB240189), prepared by Susan Morley, M.A., Register of Professional Archaeologists, and Brenna Wheelis, B.A., Marina, California.

   County staff has 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 will be in accordance with these reports pursuant to Title 16 section 16.08.110.

c) Staff conducted a site inspection on February 10, 2025, 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 County of Monterey HCD-Planning as found in Project File PLN240069.

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 (CSD). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. The property will continue to be served by the California American Water Company (Cal Am) for potable water and the Pebble Beach Community Services District (CSD) for sewer. The applicant will be required to submit a Monterey Peninsula Water Management District (MPWMD) residential release form verifying the proposed water use, calculated based on MPWMD fixture counts.

c) In accordance with DMF LUP Policy 46 and CIP section 20.147.060.A.1, geological (LIB240191), and geotechnical (LIB240192) reports were prepared to assess the suitability of the site for development and to address geological hazards on the properties. The nearest earthquake fault (Cypress Point) is over 600 feet from the project site. The reports concluded that the site was suitable for development assuming the recommendations within them were followed. These include recommendations on grading, foundation design, and surface drainage. All development shall be in accordance with these reports (Title 16 section 16.08.110).

d) The geological report (LIB240191) has concluded, based on historical erosion, that the bluff retreat at the site will be approximately 6.5 feet over the next 75 years. In accounting for a potential sea level rise of 4.6 feet during the next 75 years (pursuant to the "State of California – Sea-Level Rise Guidance 2024" document published by the California State Ocean Protection Council), the bluff retreat was adjusted to be up to 10 feet in the next 75 years. All structures, proposed and existing, are safely outside (inland) of these boundaries.

e) The report notes potential impacts from ocean wave run-up (storm surges) being observed at around the 33 – 36-foot elevation above sea level (NAVD 88). The lowest finished floor (the proposed pavilion) would have a finished floor elevation of 56 feet.

f) Staff conducted a site inspection on February 10, 2025, to verify that the site is suitable for this use.

g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240069.

4. FINDING: **ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA) –** The project minimizes impacts on ESHA in accordance with the applicable goals, policies, and regulations contained in the Del Monte Forest Land Use Plan; Monterey County Coastal Implementation Plan Part 5, Regulations for Development in the Del Monte Forest Land Use Plan area; and Monterey County Zoning Ordinance (Title 20).

EVIDENCE: a) The project includes an application for development within 100 feet of ESHA. The property has two distinct ecosystems, Monterey cypress forest and Coastal bluff scrub. The Monterey cypress is designated as ESHA and protected by DMF LUP Policy 20. North Coastal bluff scrub is considered ESHA by the California Coastal Commission, recognized as a threatened plant community by the California Department of Fish and Wildlife, and classified as a community “rare and worthy of consideration” by the California Natural Diversity Database. Therefore, the Coastal bluff scrub on the site is appropriately categorized as ESHA.

b) A DMF LUP "key policy" recognizes that the habitats of the Del Monte Forest are unique, limited, and fragile resources. Accordingly, these habitats should be protected, maintained, and, where possible, enhanced and restored. This project conforms with this policy in that the proposed development has been sited and designed within the existing development footprint, minimizing potential impact to habitat areas. Additionally, conditions are included to ensure that the surrounding habitats are protected through construction.

c) Protection of Indigenous Monterey cypress habitat is addressed in DMF LUP policy 20, and in applicable regulations as found in CIP section 20.147.040.D.2. Projects on <u>developed</u> lots – such as proposed herein – are the specific focus of CIP section 20.147.040.D.2(2)(a-g):

"*(2) On developed lots (i.e., those with an existing legally established residence), new and/or modified development shall be located within the existing legally established structural and/or hardscape area (i.e., all areas of the site covered with a structure, or covered by pervious or impervious hardscape (such as decks, patios, driveways, and paths, but not including landscaped areas, fence areas, or underground or over ground utility areas)) and outside the critical habitat area.*"

<u>Project compliance</u>: The modified (new) development proposes 2,289 square feet of development outside of the existing hardscape/structural footprint for patios and walkways, which trigger requirements for mitigation as described under item "d" (see below).

"*New and/or modified development outside of such areas is prohibited unless each of the following findings can be made:*

(a) Construction, use, and maintenance of the new and/or modified development shall significantly reduce existing hardscape;"

<u>Project compliance:</u> All of the proposed structural modifications, except the proposed outdoor fire pit area and hardscape (driveway and internal path) improvements, will occur within existing building footprints, thereby minimizing potential impact on habitat areas. A net reduction of 4,617 square feet of impervious surface will result from the project.

"*(b) Construction, use, and maintenance of the new and/or modified development will accommodate the health and vitality, and will not harm, any existing individual Monterey cypress tree regardless of size. This determination will be made based on the type of development, the particulars of its siting and design, and its location in relation to individual trees, the critical habitat area, higher sensitivity portions of the site, and adjacent and surrounding habitat areas);*"

<u>Project compliance:</u> The project accommodates the health and vitality of the property's Monterey cypress habitat and will not harm or result in the removal of individual Monterey cypress trees. The biological report states "There are no anticipated impacts to special status plant or animal

species because of implementing this plan." Trees near the development will be protected during construction.

"*(c) The new and/or modified development will be confined within a defined and surveyed development envelope. The development envelope shall contain all improvements and structural development (i.e., all uses and development that are not Monterey cypress habitat), and shall, within the Monterey cypress habitat area portion of the site, be no larger than 15% of the cypress habitat area; however, limited additional coverage above 15% may be allowed for a driveway only if an existing driveway cannot be reconfigured to achieve full compliance with this standard, in which case the existing driveway shall be reduced in width, length, and overall coverage as much as possible. All development on the site:*
- (1) Shall significantly reduce hardscape;
- (2) Shall be sited in the non-cypress habitat portions of the site (if there are any) to the maximum degree possible; and
- (3) Shall be sited in such a way as to maximize Monterey cypress habitat values, including in relation to adjacent and surrounding areas (e.g., clustering new and/or modified development on the site near to existing and/or adjacent residential developments so as to provide as much of a contiguous, undisturbed, and unfragmented habitat area as possible on and off site)."

Project compliance: The proposed development does not exceed 15% of the total Monterey cypress habitat area. The proposed project is within or adjacent to areas where legally established structural and/or hardscape exists. A net reduction of 4,617 square feet of existing hardscape will result from the project.

"*(d) All Monterey cypress habitat area outside of the approved development envelope shall be: restored to and/or enhanced as high value and self-functioning Monterey cypress habitat (including through measures identified pursuant to the biological/arborist report, such as removal of exotics species, improving growing conditions to provide a bare, mineral soil necessary for seed germination, and increasing sunlight to prevent soil borne fungi from inhabiting seedlings), with all initial restoration/enhancement initialized prior to occupancy of any approved development; and placed within an open space conservation and scenic easement secured consistent with Policy 13;*"

Project compliance: The project proposes 2,289 square feet of development (hardscape and fire pit area) outside of the existing hardscape/structural footprint. No development is proposed in areas containing the "Highest Sensitivity" Monterey cypress habitat. All Monterey cypress habitat areas outside of the approved development envelope shall be restored to and/or enhanced as high-value and self-functioning Monterey cypress habitat. At least ten replacement Monterey cypress trees (15-gallon size minimum) will be planted in the area designated as "Highest Sensitivity" habitat pursuant to Plan sheet

L1.3 “Estimated Levels of Monterey Cypress Habitat Sensitivity”. Nonnative landscape species and an irrigated lawn will be removed and replaced with native species such as the Seaside daisy, Woodmint, and Sagewort to achieve a restored Monterey cypress habitat. An open space conservation and scenic easement will be placed over the entirety of the Monterey cypress habitat on the parcel (i.e. all non-developed area). See Conditions of Approval 7, 8, and 9.

“*(e) All areas of new coverage (i.e., areas that would be covered with structures and/or hardscape and/or other non-cypress habitat restoration and enhancement that are not already so covered in the existing legally established baseline condition) shall be offset through restoration and/or enhancement (as high value and self-functioning Monterey cypress habitat) of an off-site area located within the Monterey cypress habitat area mapped in Figure 2a at a ratio of 2:1 (and/or payment of a mitigation fee, commensurate with the cost to restore/enhance such an area, to a public agency or private group acceptable to the County effectively able to administer such a fee and to implement such measures). Such off-site restoration/enhancement areas shall be selected for their potential to result in the greatest amount of overall benefit to the native Monterey cypress habitat in the Del Monte Forest, and all initial restoration/enhancement of the offsite area shall be initialized prior to occupancy of any approved development or, in the case of a fee, the fee paid prior to issuance of any demolition, grading, or construction permits;*”

Project compliance: As indicated on sheet L1.2 of the plan set, the project proposes 2,289 square feet of development outside of the existing hardscape/structural footprint. This area is adjacent to the existing home and walkways, and is overgrown almost entirely with ice plant and other non-native species. However, such area is still considered Monterey cypress habitat and therefore shall be restored at a 2:1 ratio. As conditioned (No. 12), either restoration of off-site Monterey cypress habitat (Figure 2a of the DMF LUP) at a 2:1 ratio - 4,578 square feet – will be undertaken by the applicant or an “in-lieu” mitigation fee commensurate to the cost to restore 4,578 square feet will be paid to the Del Monte Forest Conservancy. The in-lieu fee would be used to implement Monterey cypress restoration and enhancement measures.

“*(f) The new and/or modified development has been sited and designed to avoid the critical habitat area and the most sensitive habitat parts of the site as much as possible (including through required siting in the non-cypress habitat portions of the site (if there are any) to the maximum degree possible), and to minimize any incursion into this area as much as possible. If any non-habitat related development is proposed within the defined critical habitat area, the biological/arborist report must identify all possible alternatives to avoid such siting, and must provide alternative construction methods or preconstruction treatments to avoid impacts in the case such development ultimately proves*

unavoidable. The alternative methods and treatments can include supplemental irrigation, hand digging or grading, root pruning or modification to traditional construction methods, such as spanning roots, pier and above grade beams or cantilevering structures. However, in no case shall Monterey cypress trees be removed unless they are dead or declining, and the biological/arborist report and the approving body conclude removal will further enhance Monterey cypress habitat values or avoid adverse impacts, potential damage, or degradation to both healthy individual cypress trees and cypress habitat;"

Project compliance: As noted, the modified development is almost entirely within the established structural and/or hardscape area and outside the critical habitat area. No trees are proposed for removal. The fire pit area and new internal paths are "new coverage" but are sited in the "Low Sensitivity Habitat" area of the parcel. Prior to construction, tree trunks will be wrapped with protective material and protective exclusionary fencing areas will be established. After all tree protection measures and fencing have been put in place, the project biologist will conduct a site visit, inspect all tree protection measures, and provide a signoff letter allowing construction activities to begin. No construction can take place prior to receipt of the signoff letter.

"*(g) The project results in greater cypress habitat value on the site (and in relation to adjacent and surrounding habitat areas) than the existing baseline habitat value, and the project enhances Monterey cypress habitat values overall.*"

Project compliance: As designed, sited, and conditioned, the project will result in greater cypress habitat value on the site than the existing baseline habitat value, and will enhance Monterey cypress habitat values overall.

d) A certified biologist shall perform regular site inspections for five years post construction. The site inspections shall monitor the health and long-term survivability of all Monterey cypress (*Cupressus macrocarpa)* trees and other ESHA located on this property. The reports shall make recommendations, when necessary, to help improve the health and longevity of all trees onsite.

e) In accordance with DMF LUP Policies 20 and 13, the project has been conditioned to require a conservation and scenic easement to be placed to protect all areas outside of the proposed development footprint.

f) DMF LUP Policy 8 indicates that environmentally sensitive habitats shall be protected against significant disruption in habitat values. Addressing this policy in regard to the Coastal bluff scrub, an existing grape stake fence will be removed and replaced at existing Sea Cliff Buckwheat and Coastal bluff scrub habitat areas to protect them during construction, and also to discourage pedestrian traffic in the future. Additionally, invasive/non-native species eradication is required and will be coordinated with the project biologist.

g) Staff conducted a site inspection on February 10, 2025, to verify ESHA locations and potential project impacts to ESHA.
h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240069.

5. FINDING: **VISUAL RESOURCES –** The project is consistent with the applicable policies to protect Visual Resources in the Del Monte Forest Land Use Plan (DMF LUP) and with implementing regulations in the Monterey County Coastal Implementation Plan (CIP).

EVIDENCE:
a) There are no visual resource-related inconsistencies with the conversion of the caretaker unit into a 1,103-square-foot accessory dwelling unit or the modifications to the existing 8,747-square-foot single-family dwelling. The height and massing of these structures will remain essentially unchanged. Materials and colors will be unobtrusive and entirely compatible with the natural surroundings and neighboring residences.
b) Title 20 section 20.06.1275 defines a "Substantial adverse visual impact" as a “visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded.”
c) The original pavilion structure was 1,171 square feet with a rear wall of 50 feet 8 inches in length and 13 feet in height, comprising a surface area of 658 square feet. This rear-wall surface area constituted the area of blocked viewshed between 17-Mile Drive and the ocean. On January 25, 2025, staff suggested that the Applicant/Representative reduce the project scale to a size that would not significantly impact public views or visual access. In August 2025, the Applicant submitted the proposed design, which has a total floor area of 643 square feet, a length of 35.5 feet, and a height of 11 feet 4 inches. The rear wall’s surface area would be approximately 401.6 square feet. The proposed pavilion structure would be located within a cluster of Monterey cypress trees. Shifting the building to the northwest has maximized existing tree cover and minimized disruption of the direct view of the ocean from 17 Mile Drive. The overall reduction in pavilion size (1,171 square feet to 643 square feet) has reduced the visible development area (surface area blocking public views) from 658 to 401 square feet, or 39%. This was primarily accomplished by eliminating the portion of the structure that obstructed the largest, continuous views of the ocean and reducing the ceiling height to align with the surrounding canopy coverage height. Materials and colors of the proposed structure are compatible with the surrounding natural environment and will not detract from the public viewshed.
d) The proposed pavilion structure is in keeping with the intent of the below-listed policies of the Del Monte Forest Land Use Plan (Emphasis added):

“DMF LUP Policy 48*: Development within visually prominent settings, including those identified on Figure 3, shall be sited and designed to*

avoid blocking or having a significant adverse impact on significant public views, including by situating lots, access roads, and/or buildings to maximize the effectiveness of screening vegetation and related viewshed mitigation. Lots, access roads, and/or buildings should also be sited to minimize tree removal and visually obtrusive grading.

Policy 52: *Development within the viewshed of visually prominent settings, including those identified on Figure 3, shall include adequate structural setbacks (generally a minimum of 50 feet) from such settings and shall require siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive.*

Policy 53*: Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. Structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate materials that will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views.*

Policy 56: *New development, including ancillary structures such as fences constructed between 17-Mile Drive and the sea (Pacific Grove gate to Carmel gate portion), shall be designed and sited to minimize obstructions of and degradation to views from the road to the sea. Examples of methods to reduce obstruction include, but are not limited to the following: height limits, use of see-through materials for fences, and limitations on landscape materials that would block views, whether immediately or at maturity.*"

e) Staff conducted a site inspection on February 10, 2025, to assess and confirm the potential of the project to impact visual resources.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240069.

6. FINDING: **PUBLIC ACCESS –** The project conforms 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 the applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No physical public access is required as part of the project and no substantial adverse impact on access, either individually or cumulatively, as described in section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public lateral use or trust rights over this property.

c) The subject property, being in an area with a steep rocky shoreline with no proposed trail or lateral access way, is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
d) See Finding No. 5 and supporting evidence.
e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240069.

7. FINDING: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) – The project is categorically exempt from environmental review and no unusual circumstances were found to exist for the proposed project.

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15301(a) pertaining to "*Existing Facilities*" categorically exempts "*…minor alteration of existing public or private structures…,*" including "*Interior or exterior alterations...*" The project proposes minor exterior alterations to an existing 8,747 square foot single-family dwelling and minor exterior alterations to an existing 1,103 square foot caretakers unit. Accordingly, this exemption is applicable to the project.

b) California Environmental Quality Act (CEQA) Guidelines Section 15303(e) pertaining to "*New Construction or Conversion of Small Structures*" categorically exempts "*Accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.*" The project proposes the construction of a 643 square foot accessory pavilion structure which would approximate the size of a typical two-car garage. Accordingly, this exemption is applicable to the project.

c) There is no substantial evidence, based upon the record as a whole, that the project, as conditioned, may have a significant effect on the environment.

d) Evidence that has been received and considered includes: The application materials, technical studies and reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (Planning File No. PLN240069) and are incorporated herein by reference.

e) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to section 65962.5 of the Government Code to be considered a hazardous waste site. The proposed project will be visible from 17 Mile Drive; the proposed development will not have an adverse visual impact due to size, siting, and design (See Finding No. 5 and supporting evidence). No known historical resources are found in the geotechnical report, which may cause a substantial adverse change in the significance of a historical resource. The project is located adjacent to an Environmentally Sensitive Habitat (ESHA) but has been designed

and conditioned, as required by the DMF LUP (Policy 20), to avoid significant impacts on biological resources of concern.

f) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN240069.

8. FINDING: **NO VIOLATIONS –** The subject property complies 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 conducted site inspections on February 10, 2025, and noted no potential violations.

b) County records were researched to assess if any violation exists on the subject property. There are no known violations on the subject parcel.

c) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN240069.

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

EVIDENCE:

a) Pursuant to section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Pursuant to section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission as it involves development between the sea and the first through public road paralleling the sea and development that is permitted in the underlying zone as a conditional use (i.e.; development within 50 feet of a coastal bluff, 750 feet of known archaeological resources, and100 feet of environmentally sensitive habitat).

DECISION

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

1) Find the project categorically exempt pursuant to CEQA sections 15301 and 15303 and;
2) Approve a Combined Development Permit consisting of a:
    a. Coastal Administrative Permit and Design Approval to allow:
    - Exterior modifications to an existing 8,747 square foot single family dwelling.
    - Construction of a 643 square foot pavilion structure.
    - Conversion of an 1,103 square foot caretakers unit into an accessory dwelling unit with exterior modifications;
    - Site improvements including an outdoor seating area and replacement hardscape.
    b. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
    c. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat.

All of which are in general conformance with the attached conditions and project plans, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 24th day of September 2025, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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

THIS 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 County of Monterey HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240069

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit allows a Coastal Administrative Permit and Design Approval to allow exterior modifications to an existing 8,747 square foot single-family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape, the construction of a 643 square foot pavilion structure, and associated site improvements; Coastal Administrative Permit and Design Approval to allow the conversion of a 1,103 square foot caretakers unit into an Accessory Dwelling Unit with exterior modifications; Coastal Development Permit to allow development within 750 feet of known archaeological resources; and Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas. The property is located at 3270 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-005-000), 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 008-462-005-000 on September 24, 2025. The permit was granted subject to 13 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(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or;
Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:
1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

Prior to the issuance of grading or building permits, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist , shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

5. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

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

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

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

6. 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 which states:
"The following reports are on file in Monterey County HCD - Planning. All development shall be in accordance with these reports:

- Geologic and Coastal Bluff Recession Assessment Report, dated July 17, 2024 (Monterey County Document # LIB240191), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California.
- Geotechnical Investigation, dated June 19, 2024 (LIB240192), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California.
- Biological Assessment, dated September 27, 2024 (LIB240190), prepared by Pat Regan, Regan Biological & Horticultural Consulting, Carmel Valley, California.
- Arborist report with Forestry Management Plan, dated July 23, 2024 (LIB240188), prepared by Urban Tree Management, Los Gatos, California.
- Phase I Historic Assessment, dated May 5, 2020 (LIB240193), prepared by PAST Consultants LLC, Petaluma, California.
- Phase I and II Archaeological Assessment and Evaluation, dated December 2023 (LIB240189), prepared by Susan Morley, M.A., Register of Professional Archaeologists, and Brenna Wheelis, B.A., Marina, California. "

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

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

7. PD022(B) - EASEMENT-CONSERVATION & SCENIC IN THE DEL MONTE FOREST

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the Del Monte Forest Conservancy over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist in accordance with the procedures in Monterey County Code § 20.64.280.A. The easement conveyance shall include funding adequate to ensure the management and protection of the easement area over time. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Conservancy Inc. A Subordination Agreement shall be required, where necessary. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Conservancy is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to, reviewed, and approved by the Director of HCD - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the to the Del Monte Forest Conservancy for review and approval.

Prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to the issuance of grading and building permits, the Owner/Applicant, shall submit a signed and notarized Subordination Agreement, if required, to HCD - Planning for review and approval

Prior to the issuance of grading and building permits, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD-Planning.

8. PDSP001 - MONTEREY CYPRESS HABITAT PROTECTION (PART 1)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

Before construction commences, the project arborist will visit the site to inspect that all tree protection measures have been implemented. The project arborist will write a signoff letter and submit the said letter to the contractor and only then shall construction activities begin.

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 times (8x) the DBH (diameter at breast height) in all directions from the tree. DBH and CRZ (critical root zone) for each tree are shown in the attached Tree Survey Data Table (Appendix-D) of the report "Arborist report with Forestry Management Plan, dated July 23, 2024 (LIB240188), prepared by Urban Tree Management, Los Gatos, California." Where the 8 times the DBH is not possible, ¾" plywood shall be laid over a 4"-6" layer of organic mulch spread, evenly to the fullest extent possible, within the tree protection zone. The fencing shall:

a. Consist of chain link fencing and have a minimum height of 6'.
b. Be mounted on steel posts driven approximately 2' into the soil.
c. Fencing posts must be located a maximum of 10' on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a Certified Arborist.
f. Tree protection signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the
following is recommended:

1. The Project Arborist is Chris Stewart (408) 313-1937. The Project Arborist should supervise any excavation activities within the tree protection zones of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the Project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the driplines of trees should be thoroughly irrigated to a soil depth of 18 inches once a month during the dry months.
4. Mulch should cover all bare soil within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Coarse wood chips are preferred because they are organic and degrade naturally over time.
5. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
   a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
   b. Landscape irrigation trenches must be located a minimum distance of 10x the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
6. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
7. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

8. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
9. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially Oak trees.
10. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.

Compliance or Monitoring Action to be Performed:

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

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

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

9. PDSP001 - MONTEREY CYPRESS HABITAT PROTECTION (PART 2)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Project Biologist, incoordination with a landscape architect, shall develop an Indigenous Monterey Cypress Habitat Restoration Plan with the primary goal of restoring all portions of the property not encumbered with existing or approved development to high-value, self-functioning Monterey cypress habitat, per Policy 20 of the DMF LUP. Other objectives of the plan include eliminating all exotic invasive species, including but not limited to ice plants. The Monterey Cypress Habitat Restoration Plan shall also include an illustrative plan that must be incorporated into the construction plans prior to issuance. The Monterey Cypress Habitat Restoration Plan shall include at a minimum, the following actions:

- Remove introduced landscape plantings and eradicate all invasive species within the restoration area.
- Seed and plant collections of site-specific native Monterey Cypress habitat-compatible species for propagation for restoration plant stock. It is imperative to keep the genetic stock of restoration plant material local to the parcel. Contract grow plant materials with specialized restoration nursery familiar with the propagation and growing requirements of the subject native plant species.
- Stabilize soils with erosion control measures.
- Establish exotic species control protocols and management tools.
- Establish a monitoring program to track success of exotic species control and establishment of native Monterey Cypress habitat-compatible species. Quarterly monitoring will be conducted for the first three years followed by biannual monitoring for years four and five. Success criteria and percent cover analysis to be determined after establishing the baseline data and will be incorporated into the restoration plan.
- Establish long-term maintenance program for invasive species control, soil stabilization, and other actions noted during monitoring.
- Avoid impacts to outlining habitats and improve areas as habitat for wildlife by maintaining good land stewardship practices.
- Preparation of quarterly, biannual, and final reports summarizing the implemented protective measures, observed and/or impacts species, compliance with success criteria, and the need for additional remediation.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the Applicant/Owner shall submit a Monterey Cypress habitat restoration plan to HCD-Planning for review and approval that complies with the requirements of this condition and Policy 20 of the DMF LUP.

Prior to final inspection, the Applicant/Owner shall demonstrate to HCD-Planning's satisfaction that exotic species have been removed and initial restoration activities have commenced.

For five years post-construction : On a quarterly, bi-annual, and final basis (TBD by the Project Biologist), the Project Biologist shall submit reports to HCD-Planning containing evidence (written and photographic) demonstrating compliance with this condition and the approved Restoration Plan. Should additional restoration activities be required, the Applicant/Owner shall implement all recommendations.

10. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):

Names and contact information (primary and secondary) of parties responsible for project during construction.

Summary table including:

Types of construction vehicles and number of truck and/or vehicle trips/day.

Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).

Hours of operation.

Project scheduling (dates) and duration of construction.

Map illustrating:

Location of project (vicinity map).

Proposed route for hauling material.

Location of Sensitive Receptors (schools, hospitals, etc) along haul route.

Location of stockpiles and parking for construction vehicles.

Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.

The CMP shall:

Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling

Prohibit blocking of access roads or driveways.

Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.

Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.

Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.

If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.

The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.

Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.

Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

Compliance or Monitoring Action to be Performed:

1.Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to 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.

12. PDSP002 - OFF-SITE MONTEREY CYPRESS MITIGATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

The proposed project introduces 2,289 square feet of development within Monterey cypress habitat. Per Policy 20, the Applicant/Owner shall either restore 4,578 square feet of off-site Monterey cypress habitat (Figure 2a of the DMF LUP) or pay an “in-lieu" mitigation fee commensurate to the cost to restore 4,578 square feet to the Del Monte Forest Conservancy. The in-lieu fee shall be used to implement Monterey cypress restoration and enhancement measures.

Should the Applicant/Owner/Project Biologist restore an area of off-site Monterey Cypress habitat at a 2:1 ratio (Approx. 4.578 square feet), the Applicant/Owner shall submit a restoration plan meeting the report requirements of Condition No. 9 for this off-site area. Prior to final inspection, the Applicant/Owner shall demonstrate the HCD Planning that the off-site restoration has been initiated. On an on-going basis for the duration of the monitoring period, HCD-Planning shall receive reports from the Project Biologist outlining compliance with the off-site restoration plan.

Should an in-lieu fee be paid, the Applicant/Owner shall demonstrate that payment has been made to the Del Monte Forest Conservancy and that such payment is commensurate to the cost to restore approximately 4,578 square feet of Monterey cypress habitat. Prior to final inspection, the Del Monte Forest Conservancy shall demonstrate the HCD Planning that an off-site restoration area has been selected and provide a timeline for restoration. HCD-Planning shall receive a final letter from the Del MOnte Forest Conservancy confirming restoration wa completed.

Compliance or Monitoring Action to be Performed:

Prior to issuance of construction permits, the Applicant/owner shall demonstrate whether they will undertake off-site restoration activities or will pay an in-lieu fee that would be used by the Del Monte Forest Conservancy to enhance and protect off-site Monterey cypress habitat.

Should the Applicant/Owner/Project Biologist restore an area of off-site Monterey Cypress habitat at a 2:1 ratio (Approx. 4,578 square feet), the Applicant/Owner shall submit a restoration plan meeting the report requirements of Condition No. 9 for this off-site area. Prior to final inspection, the Applicant/Owner shall demonstrate the HCD Planning that the off-site restoration has been initiated. On an on-going basis for the duration of the monitoring period, HCD-Planning shall receive reports from the Project Biologist outlining compliance with the off-site restoration plan.

Should an in-lieu fee be paid, the Applicant/Owner shall demonstrate that payment has been made to the Del Monte Forest Conservancy and that such payment is commensurate to the cost to restore approximately 4,578 square feet of Monterey cypress habitat. Prior to final inspection, the Del Monte Forest Conservancy shall demonstrate the HCD Planning that an off-site restoration area has been selected and provide a timeline for restoration. HCD-Planning shall receive a final letter from the Del Monte Forest Conservancy confirming restoration wa completed.

13. PDSP003 - MATERIALS (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The glass wall of the pavilion structure shall be constructed or laminated utilizing anti-glare, non-reflective materials to aid in reducing the visibility of the structure and to maintain consistency with viewshed policies. (HCD-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits: The applicant shall provide written material to the Planning Department for review and approval verifying the anti-glare and non-reflective quality of the materials to be utilized.

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SYMBOLS

ROOM NAME — ROOM NAME & NUMBER
101

W-000 — WINDOW NUMBER

ROOM NUMBER
DOOR NUMBER (SEQUENTIAL)
XXX-X — DOOR NUMBER

Name / Elevation — ELEV. HT. REFERENCE

PROJECT NORTH
TRUE NORTH
NORTH ARROW

? — KEYED NOTE

XX-00 — MATERIAL TAG

1 — REVISION

A / 1 / A101 / A — INTERIOR ELEVATION

1 / A101 — DETAIL REFERENCE

1 / A1.01 — ELEVATION REFERENCE

1 / A1.01 — SECTION REFERENCE

W88-4 — *[ASSEMBLY TYPE REFERENCE]*
- FIRE RATING: N = NOT RATED; 1 = 1-HR. RATED; 2 = 2-HR. RATED ...
- ASSEMBLY NUMBER
- ASSEMBLY TYPE: W = EXTERIOR WALL; P = PARTITION; F = FLOOR; R = ROOF; C = CEILING

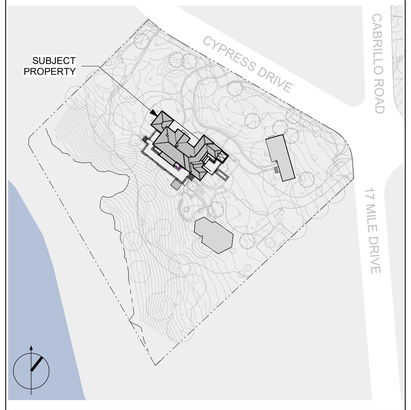
88 — *[ASSEMBLY TYPE REFERENCE] [COMM/RET PROJECTS]*
- ASSEMBLY NUMBER

SIM / 1 / A101 — DETAIL CALLOUT

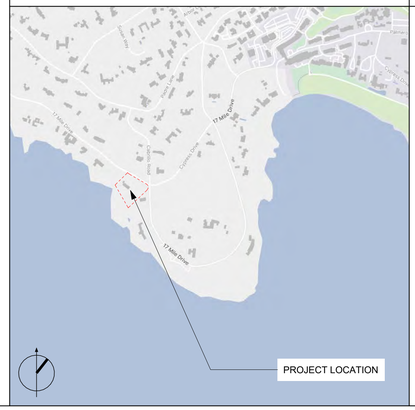
ABBREVIATIONS

&	AND	H.B.	HOSE BIB	S.P.D.	SEE PLUMBING DRAWINGS
@	AT	H.C.	HANDICAPPED	SPEC.	SPECIFICATION (S)
		H.D.	HOLD DOWN	S&P	SHELF AND POLE
A.B.	ANCHOR BOLT	HDR.	HEADER	SQ.	SQUARE
A.C.	AIR CONDITIONING	HDWR.	HARDWARE	S.S.	SANITARY SEWER OR STAINLESS STEEL
ACOUST.	ACOUSTICAL	HGR.	HANGER	S.S.D.	SEE STRUCTURAL DRAWINGS
A.C.T.	ACOUSTICAL CEILING TILE	H.M.	HOLLOW METAL	S.T.C.	SOUND TRANSMISSION COEFFICIENT
A.D.	AREA DRAIN	HORIZ.	HORIZONTAL	STD.	STANDARD(S)
ADD.	ADDENDUM	HR.	HOUR	STL.	STEEL
ADDN.	ADDITION	HT.	HEIGHT	STOR.	STORAGE
ADJ.	ADJACENT	HTG.	HEATING	STRUCT.	STRUCTURE OR STRUCTURAL
A.F.F.	ABOVE FINISHED FLOOR	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SUSP.	SUSPENDED
AGGR.	AGGREGATE	H.W.	HOT WATER	S.W.	SHEAR WALL
ALT.	ALTERNATE	HYD.	HYDRANT	S.Y.	SQUARE YARD
ALUM.	ALUMINUM			SYS.	SYSTEM
ARCH.	ARCHITECT OR ARCHITECTURAL	I.D.	INSIDE DIAMETER		
AVG.	AVERAGE	IN.	INCH(ES)	T.	TREAD
AV.	AUDIO VISUAL	INCL.	INCLUDING	T&B	TOP AND BOTTOM
		INFO.	INFORMATION	TB.	TOWEL BAR
BD.	BOARD	INSUL.	INSULATION	T.B.D.	TO BE DETERMINED
BDRM.	BEDROOM	INT.	INTERIOR	TC.	TRASH COMPACTOR
B.F.	BOTH FACES	INT. DES.	INTERIOR DESIGNER	TEL.	TELEPHONE
BLDG.	BUILDING	INV.	INVERT	TEMP.	TEMPERED
BLKG.	BLOCKING			T.O.C.	TOP OF CONCRETE
BM.	BEAM	JST.	JOIST	T & G	TONGUE AND GROOVE
B.P.	BUILDING PAPER	JT.	JOINT	THR.	THRESHOLD
B.O.	BOTTOM OF			T.O.	TOP OF
B.O.H.	BACK OF HOUSE	K.P.	KICK PLATE	T.O.B.	TOP OF BEAM
BRKT.	BRACKET	KIT.	KITCHEN	T.O.P.	TOP OF PAVING
BRNZ.	BRONZE			T.O.S.	TOP OF SLAB
BTW.	BETWEEN	LAM.	LAMINATE	T.O.STL.	TOP OF STEEL
BULL.	BULLETIN	LAV.	LAVATORY	T.O.W.	TOP OF WALL
B.U.R.	BUILT-UP ROOFING	LBS.	POUNDS	T.P.H.	TOILET PAPER HOLDER
BVL.	BEVEL OR BEVELED	L.F.	LINEAR FOOT	T.S.	TUBE STEEL
		L.L.	LANDLORD OR LEASE LINE	T.V.	TELEVISION
C.B.	CATCH BASIN	LT.	LIGHT	TYP.	TYPICAL
C.B.U.	CEMENTITIOUS BACKER UNIT	LKR.	LOCKER		
CAB.	CABINET	L.P.G.	LOW PRESSURE GAS	UNF.	UNFINISHED
CATV	CABLE TELEVISION	LVR.	LOUVER	U.O.N.	UNLESS OTHERWISE NOTED
C.C.	CENTER TO CENTER	L.V.L.	LAMINATED VENEER LUMBER	UR.	URINAL
C.F.	CUBIC FEET				
C.F.B.	CEMENTITIOUS FIBER BOARD	MACH.	MACHINE	V.B.	VAPOR BARRIER
C.F.C.I.	CONTRACTOR FURNISHED / CONTRACTOR INSTALLED	MANUF.	MANUFACTURER	V.C.T.	VINYL COMPOSITION TILE
		MAS.	MASONRY	VENT.	VENTILATOR/VENTILATION
C.I.P.	CAST-IN-PLACE	MAX.	MAXIMUM	VERT.	VERTICAL
C.J.	CONTROL JOINT	M.B.	MACHINE BOLT	VEST.	VESTIBULE
℄ C.L.	CENTER LINE	M.C.	MEDICINE CABINET	V.I.F.	VERIFY IN FIELD
CLG.	CEILING	MDF	MEDIUM DENSITY FIBERBOARD	VIN.	VINYL
CLR.	CLEAR	M.E.P.	MECHANICAL/ELECTRICAL/PLUMBING	VEN.	VENEER
CMU.	CONCRETE MASONRY UNIT	MECH.	MECHANICAL	V.T.	VINYL TILE
C.O.	CLEAN OUT	MEMB.	MEMBRANE		
COL.	COLUMN	MEZZ.	MEZZANINE	W/	WITH
CONC.	CONCRETE	MFR.	MANUFACTURER	W.C.	WATER CLOSET
CONN.	CONNECTION	MGR.	MANAGER	WD.	WOOD
CONSTR.	CONSTRUCTION	M.H.	MANHOLE	W/D	WASHER/DRYER
CONT.	CONTINUED OR CONTINUOUS	MIN.	MINIMUM	W.G.	WIRED GLASS
CORR.	CORRIDOR	MIR.	MIRROR	WH.	WATER HEATER
COORD.	COORDINATE	MISC.	MISCELLANEOUS	WDW.	WINDOW
CPT.	CARPET	MOD.	MODULE	W/O	WITHOUT
C.T.	CERAMIC TILE	MOV.	MOVABLE	WP.	WATERPROOF / WEATHERPROOF
CTR.	CENTER	MTD.	MOUNTED	W.R.B.	WEATHER RESISTIVE BARRIER
CTSK.	COUNTERSUNK	MTG.	MOUNTING	WT.	WEIGHT
CUST.	CUSTODIAN	MTL.	METAL	W.W.F.	WELDED WIRE FABRIC
C.W.	COLD WATER	MULL.	MULLION		
C.Y.	CUBIC YARD	MW.	MICROWAVE	YD.	YARD
DBL.	DOUBLE	(N)	NEW		
DEMO.	DEMOLITION OR DEMOLISH	N/A	NOT APPLICABLE		
DEPT.	DEPARTMENT	N.I.C.	NOT IN CONTRACT		
D.F.	DRINKING FOUNTAIN	NO.	NUMBER		
∅ DIA.	DIAMETER	N.T.S.	NOT TO SCALE		
DIAPH.	DIAPHRAGM				
DIM.	DIMENSION	O/	OVER		
DISP.	DISPENSER	O.C.	ON CENTER		
DIV.	DIVISION / DIVIDER	OFF.	OFFICE		
DN.	DOWN	O.H.	OVERHEAD OR OPPOSITE HAND		
DR.	DOOR	OPNG.	OPENING		
DTL.	DETAIL	OPP.	OPPOSITE		
D.W.	DISHWASHER	OVHG.	OVERHANG		
DWG(S).	DRAWING(S)				
		PART.	PARTITION		
(E)	EXISTING	P.C.	PRECAST CONCRETE		
EA.	EACH	P.C.F.	POUNDS PER CUBIC FOOT		
E.B.	EXPANSION BOLT	P.A.F.	POWDER ACTIVATED FASTENER		
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	PERF.	PERFORATED		
E.J.	EXPANSION JOINT	PKT.	POCKET		
ELEC.	ELECTRICAL	PLT.	PLATE		
ELEV.	ELEVATION	P.L.	PROPERTY LINE		
EMER.	EMERGENCY	℄ P.LAM.	PLASTIC LAMINATE		
ENCL.	ENCLOSURE	PLYWD.	PLYWOOD		
E.O.P.	EDGE OF PAVEMENT	PLUMB.	PLUMBING		
E.O.S.	EDGE OF SLAB	P.O.S.	POINT OF SALE		
EQ.	EQUAL	P.S.F.	POUNDS PER SQUARE FOOT		
EQUIP.	EQUIPMENT	P.S.I.	POUNDS PER SQUARE INCH		
ESMT.	EASEMENT	P.T.	PRESSURE TREATED		
EXH.	EXHAUST	PT.	POINT		
EXP.	EXPOSED	PTD.	PAINTED		
EXT.	EXTERIOR	P.T.D.	PAPER TOWEL DISPENSER		
ETC.	ET CETERA	P.T.R.	PAPER TOWEL RECEPTACLE		
		P.V.C.	POLY VINYL CHLORIDE PIPE		
F.A.	FIRE ALARM	PVMT.	PAVEMENT		
F.A.C.P.	FIRE ALARM CONTROL PANEL				
F.A.U.	FORCED AIR UNIT	R.	RISER		
F.C.C.	FIRE CONTROL CENTER	R.A.	RETURN AIR		
F.C.U.	FAN COIL UNIT	RAD.	RADIUS		
F.D.	FLOOR DRAIN	R.B.	RESILIENT BASE		
F.D.C.	FIRE DEPARTMENT CONNECTION	R.C.P.	REFLECTED CEILING PLAN		
F.E.	FIRE EXTINGUISHER	R.D.	ROOF DRAIN		
F.E.C.	FIRE EXTINGUISHER CABINET	RDWD.	REDWOOD		
F.F.	FINISH FLOOR	REC.	RECOMMENDED		
F.F.& E.	FURNITURE, FIXTURES AND EQUIPMENT	REF.	REFRIGERATOR, REFERENCE OR REFER		
F.H.	FIRE HYDRANT	REG.	REGISTER		
F.H.C.	FIRE HOSE CABINET	REINF.	REINFORCING		
F.H.V.	FIRE HOSE VALVE	REQ'D	REQUIRED		
FIN.	FINISH OR FINISHED	RET.	RETAIN / RETAINING		
FIXT.	FIXTURE	REV.	REVISION		
FLR.	FLOOR	RM.	ROOM		
FLSH'G	FLASHING	R.O.	ROUGH OPENING		
FLUOR.	FLUORESCENT	ROOF'G	ROOFING		
F.O.C.	FACE OF CONCRETE	R.W.L.	RAIN WATER LEADER		
F.O.FIN.	FACE OF FINISH				
F.O.M.	FACE OF MASONRY	S.A.	SUPPLY AIR		
F.O.S.	FACE OF STUD	S.A.F.	SELF-ADHERED FLASHING		
FOUN.	FOUNDATION	S.C.	SOLID CORE		
F.O.W.	FACE OF WALL	SCHED.	SCHEDULE		
F.P.	FIREPLACE	S.C.	SUSPENDED CEILING		
FRMG.	FRAMING	S.C.D.	SEE CIVIL DRAWINGS		
F.R.T.	FIRE RETARDANT TREATED	S.D.	STORM DRAIN		
F.S.	FIRE SPRINKLER OR FLOOR SINK	SECT.	SECTION		
FT.	FOOT / FEET	S.E.D.	SEE ELECTRICAL DRAWINGS		
FTG.	FOOTING	S.F.	SQUARE FEET		
FURR.	FURRED / FURRING	S.F.S.D.	SEE FOOD SERVICE DRAWINGS OR SEE FIRE SUPPRESSION DRAWINGS		
G.	GAS	SHT.	SHEET		
GA.	GAUGE	SHT'G	SHEATHING		
GALV.	GALVANIZED	SHLVS.	SHELVES / SHELVING		
G.B.	GRAB BAR	SHWR.	SHOWER		
G.C.	GENERAL CONTRATOR	S.I.D.	SEE INTERIORS DRAWINGS		
GEN.	GENERAL	SIM.	SIMILAR		
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	S.L.D.	SEE LANDSCAPE DRAWINGS		
GL.	GLASS	SLR.	SEALER		
G.L.	GRIDLINE	S.M.D.	SEE MECHANICAL DRAWINGS		
G.L.B.	GLU-LAM BEAM	S.N.D.	SANITARY NAPKIN DISPENSER		
GND.	GROUND	S.N.R.	SANITARY NAPKIN RECEPTACLE		
G.S.M.	GALVANIZED SHEET METAL	S.O.W.	SCOPE OF WORK		
G.W.B.	GYPSUM WALL BOARD				
GYP.	GYPSUM				

PLOT PLAN



VICINITY MAP



PROJECT DATA

SITE INFORMATION
ADDRESS: **3270 17 MILE DRIVE, PEBBLE BEACH, CA 93953**

SCOPE OF WORK
MAIN HOUSE: FIRST FLOOR RENOVATION: 2 NEW POWDER ROOMS AND NEW PANTRY. INTERIOR STAIR RECONSTRUCTION TO BRING INTO COMPLIANCE WITH CURRENT BUILDING CODES AND STANDARDS. SECOND FLOOR RENOVATION: NEW LAUNDRY ROOM. NEW ROOF TERRACE AT WEST WING. SOUTH TERRACE IMPROVEMENTS INCLUDING: NEW ROOF ABOVE LIVING ROOM. NEW STEEL AND WOOD TRELLIS. EAST COURTYARD IMPROVEMENTS: NEW LANDING AT DOORS, NEW STEPS AND RAMP TO (E) GRADE. EXTERIOR ENVELOPE IMPROVEMENTS: NEW WATERPROOFING AT EXTERIOR WALLS AND TERRACES THROUGHOUT. REPLACEMENT OF ALL EXTERIOR DOORS AND WINDOWS.

(E) ADU: INTERIOR RENOVATION TO INCLUDE: 2 BEDROOMS WITH EN-SUITE BATHROOMS. NEW ROOF MATERIAL TO MATCH MAIN HOUSE. NEW WATERPROOFING, NEW DOORS AND WINDOWS THROUGHOUT.

(N) PAVILION: TO INCLUDE 1 MAIN ROOM, A POWDER ROOM, AND A VESTIBULE.

APPLICABLE CODES
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
NATIONAL FIRE PROTECTION ASSOCIATION (BOOKLET 101)
CALIFORNIA ENERGY COMMISSION TITLE 24
2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
ALL OTHER APPLICABLE COUNTY LAWS AND ORDINANCES

ZONING DATA

YEAR BUILT:	MAIN STRUCTURE - 1920/21 ADU - UNKNOWN
HISTORIC DETERMINATION:	NOT HISTORIC - SEE ATTACHED HISTORIC REPORT
ASSESSOR'S PARCEL NUMBER (BLOCK/LOT):	008-462-005-000
COUNTY PLANNING AREA:	DEL MONTE FOREST LUP
ZONING:	LDR/2-D(CZ)
MAIN STRUCTURE MAX. BLDG. HEIGHT:	30'-0" ABV. A.N.G.
ACCESS. STRUCTURE MAX. BLDG. HEIGHT:	15'-0" ABV. A.N.G.
ACCESS. DWELLING UNIT MAX. BLDG. HEIGHT:	15'-0" ABV. A.N.G.
FIRE HAZARD SEVERITY ZONE:	HIGH

BUILDING DATA

OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	(E) MAIN STRUCTURE: NO (E) ADU: NO (N) ACCESSORY STRUCTURE: NO

PARCEL AREA CALCULATIONS

PARCEL AREA:	2.685 ACRES (116,973 SF)
FAR LIMIT:	17.5%
LOT COVERAGE LIMIT:	15%
BUILDING SITE COVERAGE MAX ALLOWED:	17,545 SF (116,973 x 0.15)
BUILDING SITE COVERAGE EXISTING:	6,496 SF
BUILDING SITE COVERAGE PROPOSED:	7,557 SF
BUILDING SITE FAR MAX ALLOWED:	20,470 SF (116,973 x 0.175)
BUILDING SITE FAR EXISTING:	7,665 SF
BUILDING SITE FAR PROPOSED:	8,757 SF (EXCLUDES BASEMENTS & TERRACES)
% OF WALLS BEING DEMOLISHED (VILLA):	21.08%
% OF WALLS BEING DEMOLISHED (ADU):	41.70%
% IMPERVIOUS COVERAGE:	SEE CIVIL DRAWINGS
VILLA NATURAL GRADE:	38.8'
VILLA ADU NATURAL GRADE:	44.1'
PAVILION NATURAL GRADE:	38.50'

BUILDING AREA CALCULATIONS

VILLA	EXISTING	PROPOSED
BASEMENT (TOTAL GROSS AREA: 2,153 SF - NO CHANGE)		
UNCONDITIONED:	2,153 SF	NO CHANGE
1ST FLOOR (TOTAL GROSS AREA: 3,705 SF - NO CHANGE)		
CONDITIONED:	3,705 SF	NO CHANGE
TERRACES & DECKS	1,563 SF	NO CHANGE
2ND FLOOR (TOTAL GROSS AREA: 2,889 SF - NO CHANGE)		
CONDITIONED	2,889 SF	NO CHANGE
TERRACES & DECKS	15 SF	182 SF
TOTAL VILLA:		
UNCONDITIONED:	2,153 SF	NO CHANGE
CONDITIONED:	6,594 SF	NO CHANGE
UNCOVERED TERRACES & DECKS:	1,578 SF	1,745 SF
ADU		
TOTAL GROSS AREA: (1103 SF - NO CHANGE)		
UNCONDITIONED:	287 SF	52 SF
CONDITIONED:	816 SF	1,051 SF
TERRACES, PATIOS & DECKS:	30 SF	30 SF
PAVILION		
TOTAL: 1,171 SF		
CONDITIONED:	0 SF	643 SF
TERRACES, PATIOS & DECKS:	1,691 SF	216 SF

PROJECT DIRECTORY

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OWNER:
BECHTEL GLOBAL CORPORATION

DRAWING INDEX

DWG NO	DRAWING TITLE	PLANNING SUBMITTAL SET	PLANNING RESUBMITTAL SET	PLANNING RESUBMITTAL SET
GENERAL				
A0.01	PROJECT DATA	X	X	X
A0.70	EXISTING PHOTOS	X	X	X
A0.80	MATERIAL PALETTE	X	X	X
TOPOGRAPHIC SURVEY				
SU-1	TOPOGRAPHIC SURVEY	X	X	X
CIVIL				
C1.00	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN	X	X	X
C2.0	EROSION CONTROL PLAN	X	X	X
C2.1	EROSION CONTROL DETAILS	X	X	X
C3.0	IMPERVIOUS & PERVIOUS PLAN	X	X	X
LANDSCAPE				
L0.1	TREE PROTECTION PLAN	X	X	X
L0.2	TREE PROTECTION DETAILS	X	X	
L0.3	FUEL MANAGEMENT PLAN	X	X	X
L1.0	LANDSCAPE SITE PLAN	X	X	X
L1.1	HABITAT TYPES		X	X
L1.2	DEVELOPMENT AREA PLAN	X	X	X
L1.3	ESTIMATED LEVELS OF MONTEREY CYPRESS HABITAT SENSITIVITY	X	X	X
L1.4	MONTEREY CYPRESS CRITICAL HABITAT + CRITICAL ROOT ZONE	X	X	X
L2.0	ENTRY GATE	X	X	
L3.0	PLANTING PLAN	X	X	X
L3.1	PLANTING LEGEND + NOTES	X	X	X
L3.2	PLANTING ZONES	X	X	X
L4.0	IRRIGATION PLAN	X	X	X
L4.1	IRRIGATION NOTES + LEGEND	X	X	X
L5.0	LANDSCAPE LIGHTING PLAN		X	X
L5.1	LANDSCAPE LIGHTING SPECIFICATIONS		X	X
ARCHITECTURAL				
A1.00	EXISTING/DEMOLITION SITE PLAN	X	X	X
A1.01	PROPOSED SITE PLAN	X	X	X
A1.02	ENLARGED PROPOSED SITE PLAN	X	X	X
A2.00	EXISTING/DEMO BASEMENT PLAN - VILLA	X	X	X
A2.01	EXISTING/DEMO FIRST FLOOR PLAN - VILLA	X	X	X
A2.02	EXISTING/DEMO SECOND FLOOR PLAN - VILLA	X	X	X
A2.03	EXISTING/DEMO ROOF PLAN - VILLA	X	X	X
A2.04	EXISTING/DEMO FLOOR AND ROOF PLANS - ADU	X	X	X
A2.20	PROPOSED BASEMENT PLAN - VILLA	X	X	X
A2.21.1	PROPOSED FIRST FLOOR PLAN - VILLA - EAST	X	X	X
A2.21.2	PROPOSED FIRST FLOOR PLAN - VILLA - WEST	X	X	X
A2.21.3	PROPOSED FIRST FLOOR PLAN - VILLA - SOUTH TERRACE	X	X	X
A2.22	PROPOSED SECOND FLOOR PLAN - VILLA	X	X	X
A2.23	PROPOSED ROOF PLAN - VILLA	X	X	X
A2.24	PROPOSED FLOOR AND ROOF PLANS - ADU	X	X	X
A2.25	PROPOSED FLOOR AND ROOF PLANS - PAVILION	X	X	X
A2.51	EXTERIOR LIGHTING PLAN - VILLA FIRST FLOOR		X	X
A2.52	EXTERIOR LIGHTING PLAN - VILLA SECOND FLOOR		X	X
A2.53	EXTERIOR LIGHTING PLAN - ADU & PAVILION		X	X
A2.54	EXTERIOR LIGHTING SPECIFICATIONS		X	X
A2.55	EXTERIOR LIGHTING SPECIFICATIONS		X	X
A3.00	EXISTING ELEVATIONS - VILLA	X	X	X
A3.01	EXISTING ELEVATIONS - VILLA	X	X	X
A3.02	EXISTING ELEVATIONS - ADU	X	X	X
A3.10	PROPOSED EXTERIOR ELEVATIONS - VILLA	X	X	X
A3.11	PROPOSED EXTERIOR ELEVATIONS - VILLA	X	X	X
A3.12	PROPOSED EXTERIOR ELEVATIONS - VILLA	X	X	X
A3.13	PROPOSED EXTERIOR ELEVATIONS - VILLA	X	X	X
A3.14	PROPOSED EXTERIOR ELEVATIONS - VILLA	X	X	X
A3.15	PROPOSED EXTERIOR ELEVATIONS - ADU	X	X	X
A3.16	PROPOSED EXTERIOR ELEVATIONS - ADU	X	X	X
A3.17	PROPOSED EXTERIOR ELEVATIONS - PAVILION	X	X	X

SHEET TOTAL: 56

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LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025 RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/MA/DC** Checked By: **GSW/RK**

Scale

Sheet Title
PROJECT DATA

Sheet No.
A0.01

9/27/2024 3:22:47 PM



IMAGE 15: ADU - SOUTH FACADE



IMAGE 14: ADU - EAST FACADE



IMAGE 13: ADU - EAST FACADE



IMAGE 16: PAVILION AREA



IMAGE 12: ADU - NORTH FACADE



IMAGE 11: ADU - WEST FACADE



IMAGE 10: VILLA - WEST FACADE



IMAGE 17: PAVILION AREA SLAB

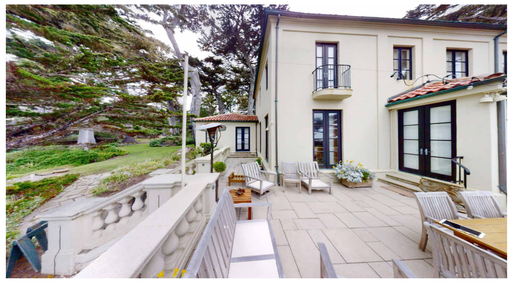


IMAGE 9: VILLA - SOUTH FACADE



IMAGE 8: VILLA - SOUTH FACADE

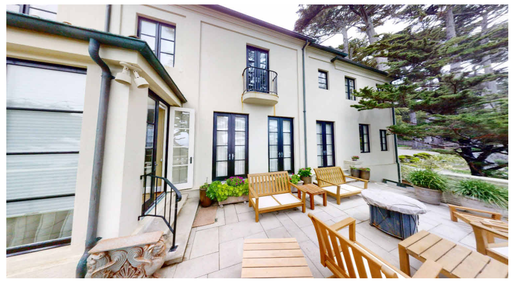


IMAGE 7: VILLA - SOUTH FACADE

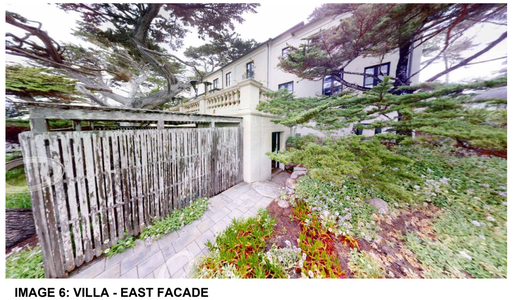


IMAGE 6: VILLA - EAST FACADE



IMAGE 5: VILLA - EAST FACADE

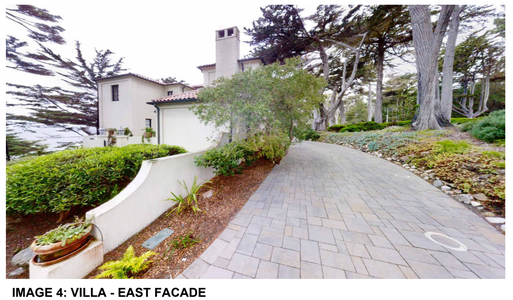


IMAGE 4: VILLA - EAST FACADE



IMAGE 3: VILLA - NORTH FACADE

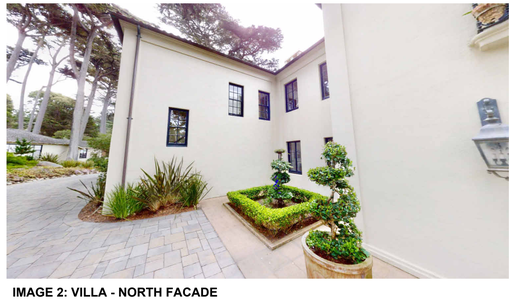


IMAGE 2: VILLA - NORTH FACADE



IMAGE 1: VILLA - NORTH FACADE



KEY PLAN
1/64" = 1'-0"

William Duff Architects

1275 Folsom Street
San Francisco, CA 94103
(415) 371-0900
wdarch.com

LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

Scale

Sheet Title
EXISTING PHOTOS

Sheet No.
A0.70

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VILLA



ADU



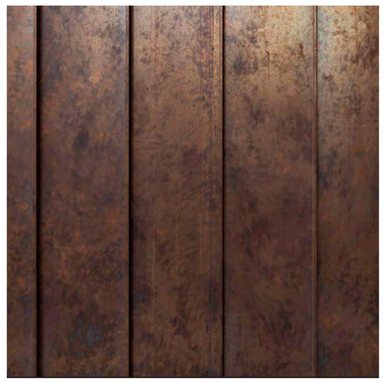
(E) CLAY ROOF TILES



(N) STEEL OR WOOD WINDOWS & DOORS IN DARK BRONZE COLOR



(E) STUCCO



(N) COPPER METAL STANDING SEAM



(E) COPPER METAL GUTTER & RWL



(N) STAINED WOOD



(N) WROUGHT IRON

William Duff Architects

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San Francisco, CA 94103
(415) 371-0900

wdarch.com

LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025
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PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

Scale

Sheet Title
MATERIAL PALETTE

Sheet No.
A0.80

9/27/2024 3:23:08 PM

Map Information:

Basis of Bearings: The bearing of S66° 22' 48"E between a 1" iron pipe, no tag, marking the easterly corner of Lot 83 per the Amended Map of Pebble Beach (2 C&T 31) and a Redwood 2x2 with nail on the southerly line 17 Mile Drive as shown on that Record of Survey filed in Volume 13 of Surveys at Page 89 and on that Corner Record filed as #1352 is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.
Site Benchmark: Control Point #182 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

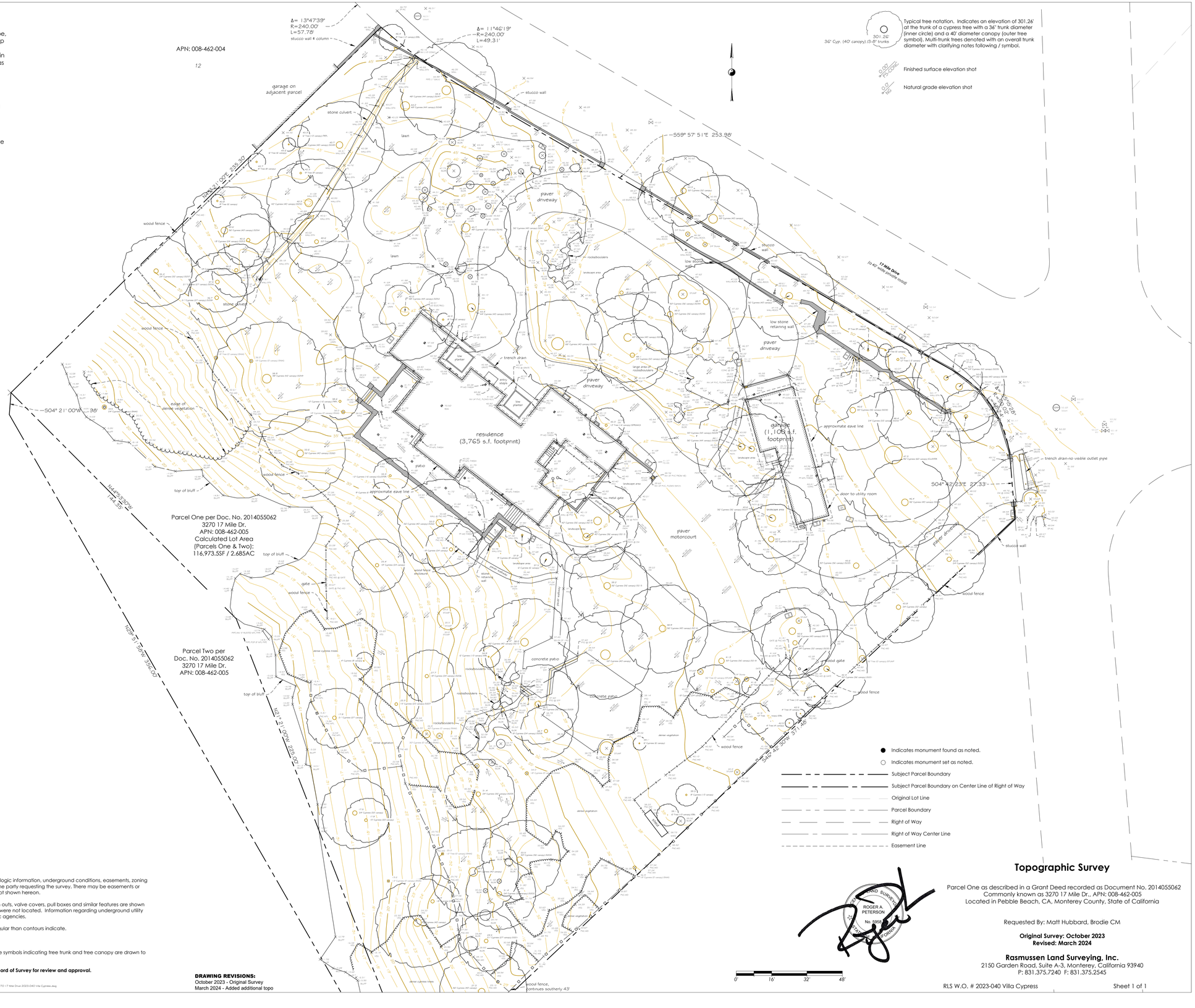
Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Boundary Legend
A.G.S. - above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S. - below ground surface
BLDR - boulder
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC. - document
ENG/ENGR - engineer
FD/FND - found
F.C.C. - from calculated corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
MAG - MAG NAIL
MKD - marked
MON - monument
N&T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
PP - plastic plug
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

Topography Legend
AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-WD - wood fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P- pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-STN - stone wall
WALL-STC - stucco wall
WLK - sidewalk

Utility Legend
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-P - unmarked pull box
PF-PIN FLAG
PM - point mark
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
WD-wood
WL - water line
WM - water meter
WV - water valve

- catch basin-drain
- control point
- electric meter or pull box
- fire hydrant
- gas meter or pull box
- gas valve
- guy anchor
- irrigation pull box
- irrigation control valve
- light standard
- manhole
- point on line
- sewer clean out
- sign(pole)
- storm drain manhole
- sewer manhole
- telephone manhole
- telephone pull box
- traffic signal box
- cable television pull box
- unmarked pull box
- utility pole
- water meter
- water valve
- well



Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.
301.26'
36" Cyp. (40' canopy) /3-8" trunks

Finished surface elevation shot

Natural grade elevation shot

- Indicates monument found as noted.
- Indicates monument set as noted.
- Subject Parcel Boundary
- Subject Parcel Boundary on Center Line of Right of Way
- Original Lot Line
- Parcel Boundary
- Right of Way
- Right of Way Center Line
- Easement Line

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

The boundary shown hereon has been submitted to the County Surveyor as a Record of Survey for review and approval.

DRAWING REVISIONS:
October 2023 - Original Survey
March 2024 - Added additional topo

Topographic Survey

Parcel One as described in a Grant Deed recorded as Document No. 2014055062
Commonly known as 3270 17 Mile Dr., APN: 008-462-005
Located in Pebble Beach, CA, Monterey County, State of California

Requested By: Matt Hubbard, Brodie CM

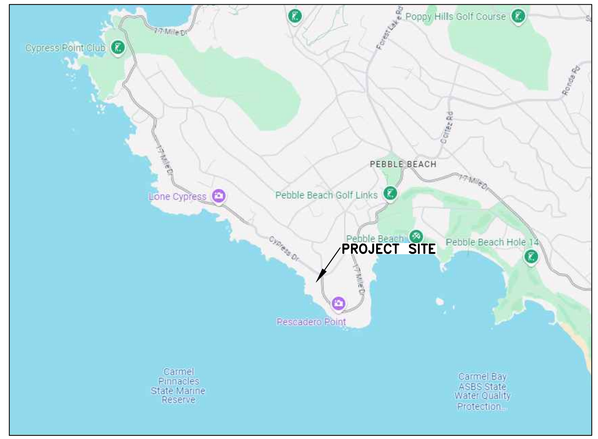
Original Survey: October 2023
Revised: March 2024

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93940
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2023-040 Villa Cypress

Plotted On: 3/22/2024 3:58 PM File Name: G:\Shared drives\Cur 3D Projects 2020-2029\2023 Projects\2023-040 Villa Cypress\DWG\Topographic Map UPDATE WITH RDS BDRY 3270 17 Mile Drive 2023-040 Villa Cypress.dwg

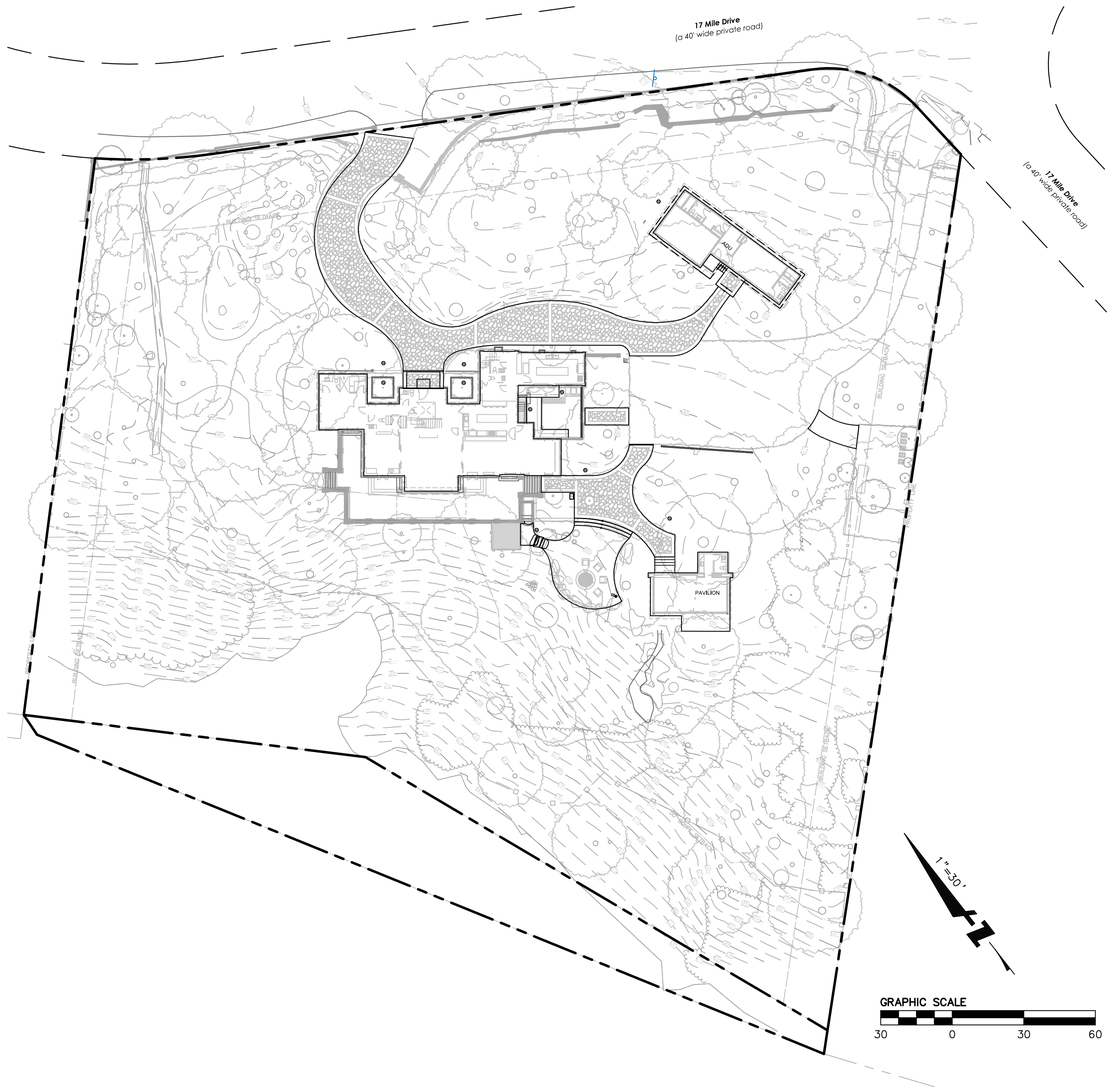
VILLA
3270 17 MILE DRIVE
PEBBLE BEACH, CA



LOCATION MAP

NTS

NORTH



ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CONC	CONCRETE
DD	DECK DRAIN
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
W	DOMESTIC WATER LINE
WM	WATER METER

SHEET INDEX

SHEET NO.	DESCRIPTION
C0.0	TITLE SHEET
C0.1	NOTES
C1.0	DEMOLITION PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
C4.0	IMPERVIOUS AND PERVIOUS PLAN
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
C5.2	BEST MANAGEMENT PRACTICES
C6.0	CONSTRUCTION DETAILS

ENGINEER'S STATEMENT

THIS SITE IMPROVEMENT PLAN SUBMITTAL HAS BEEN PREPARED UNDER MY DIRECTION.

REUEL CHAN — DATE
PROJECT MANAGER
P.E. #70636
BKF ENGINEERS

EARTHWORK QUANTITIES: *

CUT	70 C.Y.
FILL	150 C.Y.
BALANCE NET FILL	80 C.Y.
TOTAL DISTURBANCE	220 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

* EARTHWORK NUMBERS ARE NOT FINAL, PRELIMINARY ONLY

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

REGISTERED PROFESSIONAL ENGINEER — REUEL CHAN — C 70636 — CIVIL — STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

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Job Title
Villa Cypress

Job Address
3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

Date: 07/30/25

Issued For
PLANNING SET

Job Number: 20240473

Drawn By: MG/RC Checked By: RC

Scale
As indicated

Sheet Title
TITLE SHEET

Sheet No.
C0.0

CAUTION:

1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION – PHONE (800) 642–2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID.
2. ALL WORK ON–SITE AND IN THE PUBLIC RIGHT–OF–WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO PROJECT MANAGER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN, SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY/TOWN HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

DEMOLITION NOTES :

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT–DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE CLIENT. DO NOT INTERRUPT SERVICES TO ADJACENT OFF–SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP–TO–DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY/TOWN ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY/TOWN ENGINEER.

STORM DRAIN MAINTENANCE NOTES:

PLEASE NOTE THAT REGULAR MAINTENANCE ON GRADING AND DRAINAGE STRUCTURES IS REQUIRED TO ENSURE FUNCTIONALITY THROUGHOUT THE LIFE OF THE PROPERTY. MAINTENANCE SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE CLEARING OF DEBRIS FROM THE STORM DRAIN LINES.
2. ROOF GUTTERS AND DOWNSPOUTS SHOULD BE CLEARED BEFORE THE BEGINNING OF EACH RAINY SEASON AND AS NEEDED THROUGHOUT THE WINTER MONTHS.
3. SURFACE GRADING MAY ALSO REQUIRE CONTINUED REFINEMENT, INCLUDING THE CLEARING AND RE–FINISHING OF VEGETATED SWALES AND SLOPES TO MINIMIZE PONDING, MAINTAIN POSITIVE DRAINAGE AWAY FROM IMPROVEMENTS AND PROTECT AGAINST EROSION.
4. GRADED SLOPES SHOULD BE MONITORED AND RE–VEGETATED AS NEEDED.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON–SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY/TOWN'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

PAVEMENT SECTION:

1. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON–SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY/TOWN ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
2. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS POINTS FOR THE SITE AND PLACE STABILIZED CONSTRUCTION ENTRANCES AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON–SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED–ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND–BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

DUST CONTROL:

1. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT NPDES AT ALL TIMES. THE SITE SHALL BE WATERED (BY HAND OR TRUCK) AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY/TOWN'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.

NPDES REQUIREMENTS:

1. ALL CONSTRUCTION ON OFF–SITE OR ON–SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY/TOWN OR COUNTY STORM DRAIN SYSTEMS.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON–SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT–OF–WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON–SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT–OF–WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. CLEAN UP ALL SPILLS USING DRY METHODS.
10. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION–SITE.
11. CALL 911 IN CASE OF A HAZARDOUS SPILL.
12. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2015, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY/TOWN INSPECTORS).
13. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS. THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION–SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION–SITE.
6. NECESSARY MATERIALS SHALL BE AVAILABLE ON–SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY/TOWN'S RIGHT–OF–WAY IS PERMITTED.
9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.

SITE FENCE NOTES:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION–SITE TO THE CITY/TOWN STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

GENERAL UTILITY SYSTEM NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH CLIENT TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S PROJECT MANAGER.
6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
9. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
10. VERTICAL SEPARATION REQUIREMENTS:

    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

11. HORIZONTAL SEPARATION REQUIREMENTS:

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
13. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND COUNTY STANDARDS.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS.
6. ALL WORK MUST COMPLY WITH THE APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

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STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

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Job Title
Villa Cypress

Job Address
3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

Date: 07/30/25

Issued For
PLANNING SET

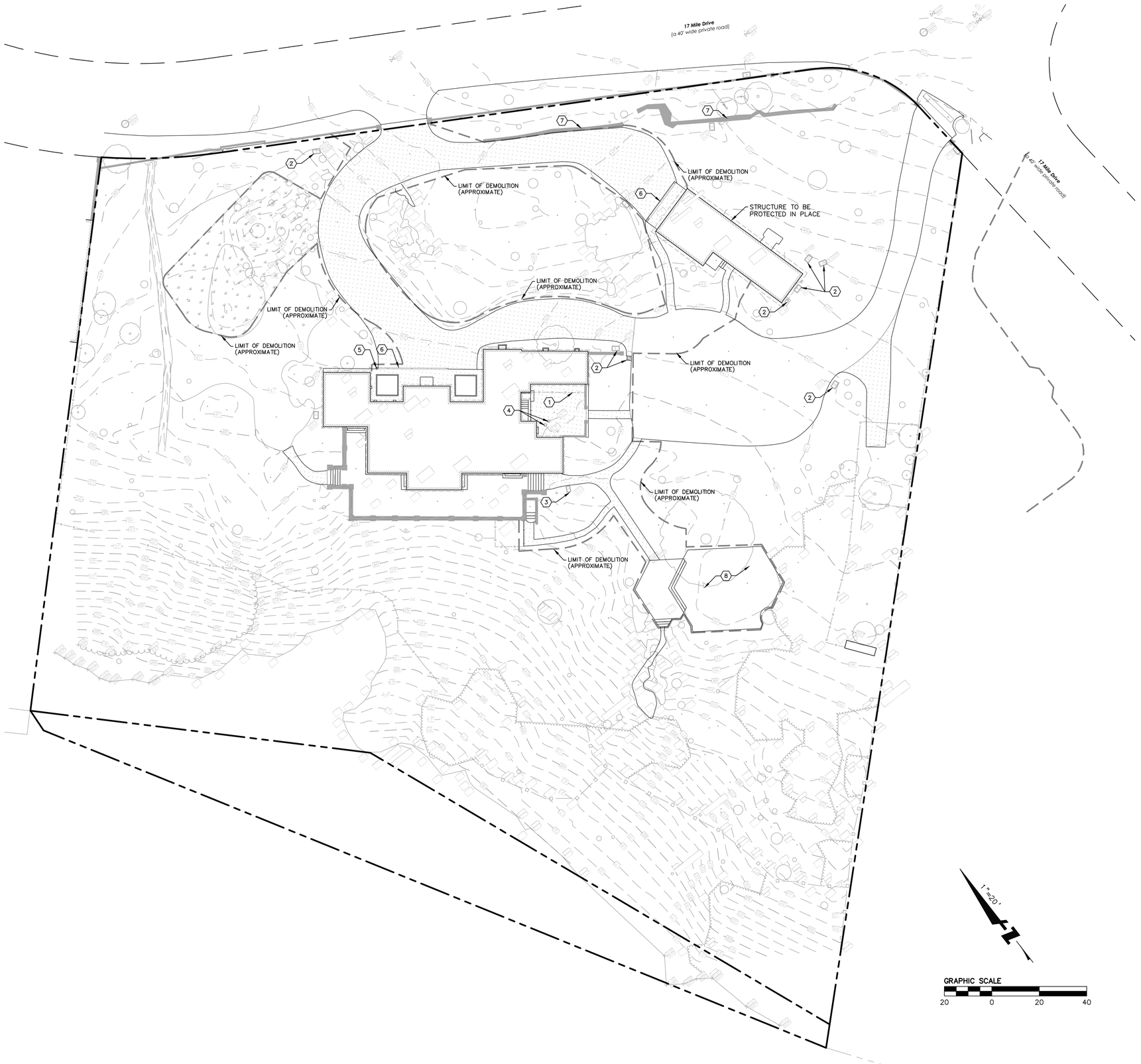
Job Number: 20240473

Drawn By: MG/RC Checked By: RC

Scale
As indicated

Sheet Title
NOTES

Sheet No.
C0.1



LEGEND

BOUNDARY LINE

REMOVE EX. PAVEMENT

REMOVE EX. LANDSCAPE MOUND (SEE GRADING PLAN SHEET C2.0) FOR LIMIT OF GRADING WORK

KEYNOTE

1. REMOVE EX. FENCE
2. PROTECT EX. UTILITY STRUCTURE IN PLACE
3. EXISTING IRRIGATION BOX TO BE RELOCATED
4. EXISTING SEWER CLEANOUT TO BE RELOCATED, LOCATION TBD
5. EXISTING DRAINAGE INLET TO BE REMOVED
6. EXISTING TRENCH DRAIN TO BE REMOVED, PROTECT EXISTING STORM LINE IN PLACE
7. EXISTING STONE WALL TO BE REMOVED
8. EXISTING CONCRETE PATIO TO BE REMOVED

NOTES

1. SEE LANDSCAPE TREE REMOVAL AND PROTECTION PLAN FOR TREE DISPOSITION.

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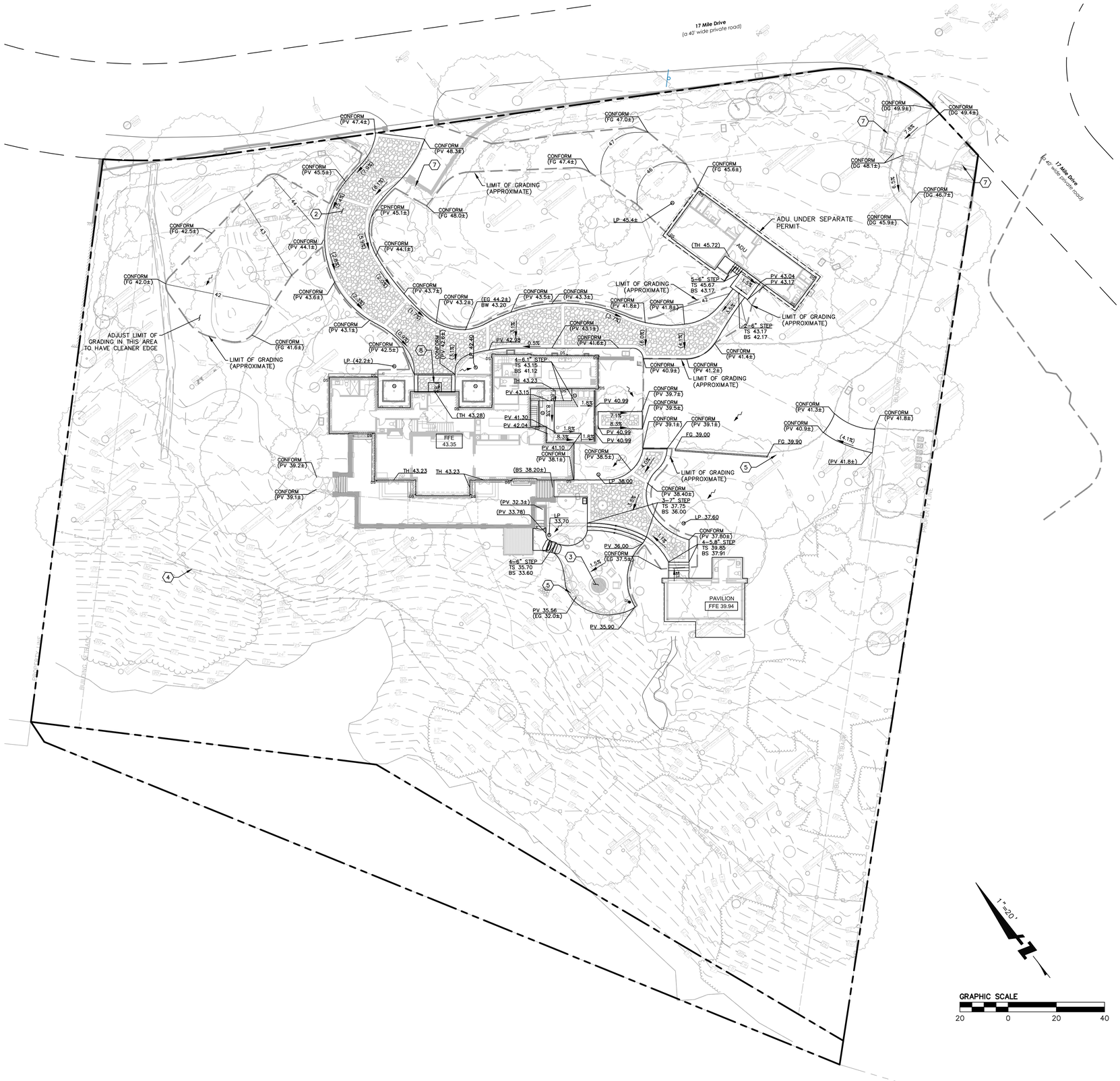
Job Number: 20240473

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Scale
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Sheet Title
DEMOLITION PLAN

Sheet No.
C1.0



GRAPHIC SCALE
20 0 20 40
1" = 20'

LEGEND

BOUNDARY LINE

GRADE BREAK

STORM DRAIN AREA DRAIN

EXISTING GRADE (PV 53.00)

PROPOSED GRADE PV 53.00

KEYNOTE

1. CONSTRUCT WALKWAY, SEE LANDSCAPE PLAN
2. CONSTRUCT DRIVEWAY, SEE LANDSCAPE PLAN
3. INSTALL GAS FIRE PIT, SEE LANDSCAPE PLAN
4. EXISTING GRAPESTAKE FENCE TO REMAIN AND BE REPAIRED AS NEEDED
5. CONSTRUCT ROCK WALL, SEE LANDSCAPE PLAN
6. INSTALL EV CHARGING STATION, SEE LANDSCAPE PLAN
7. CONSTRUCT PLASTER WALL TO MATCH EXISTING, SEE LANDSCAPE PLAN
8. EXISTING ENTRANCE STEP TO REMAIN

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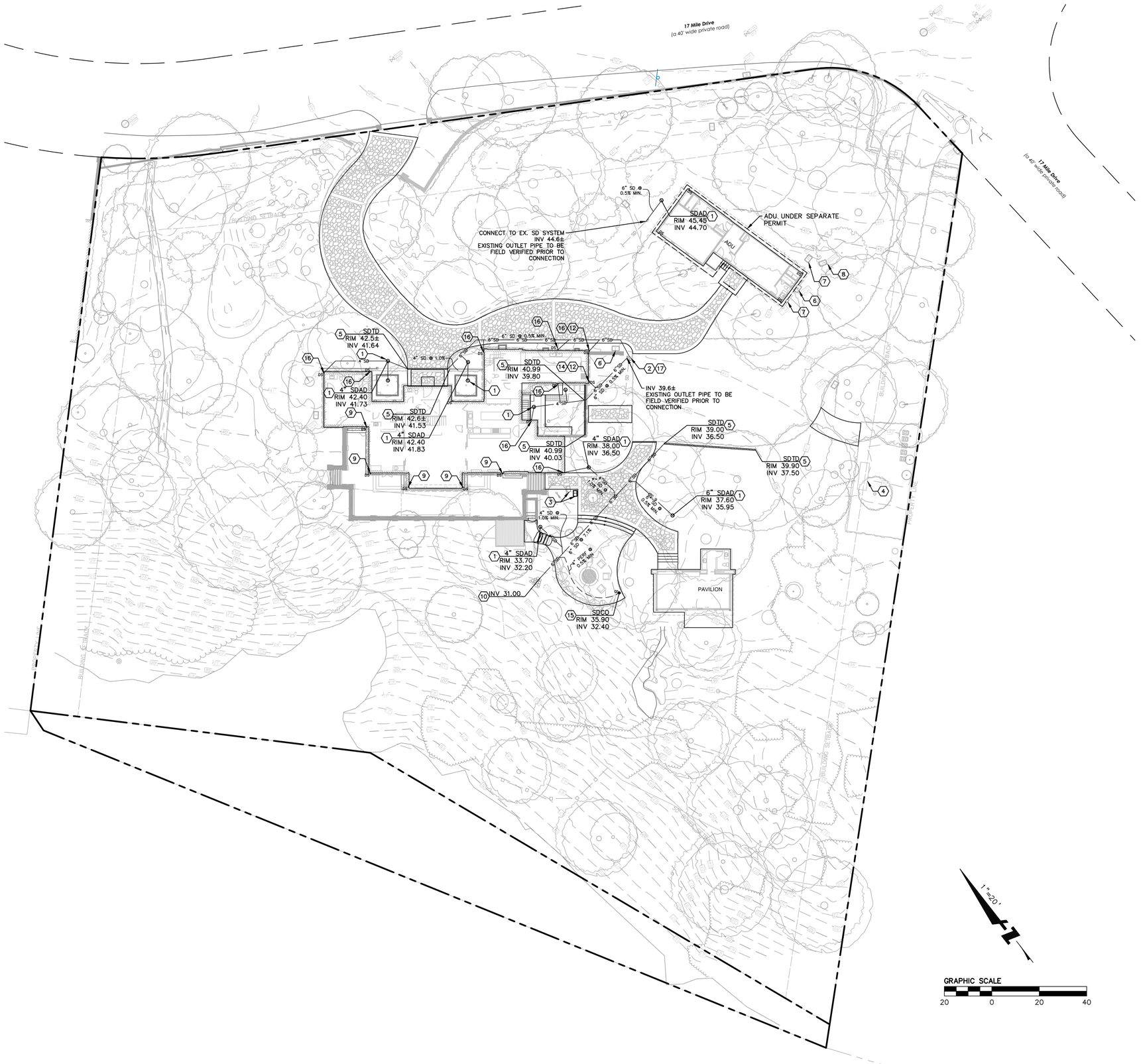
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Scale
As indicated

Sheet Title
GRADING PLAN

Sheet No.
C2.0



1"=20'

GRAPHIC SCALE

20 0 20 40

LEGEND

BOUNDARY LINE	
STORM DRAIN LINE	SD SD SD SD
EX. STORM DRAIN LINE	SD SD SD SD
EX. WATER LINE	W W W W
EX. SEWER LINE	SS SS SS SS
STORM DRAIN TRENCH DRAIN	
STORM DRAIN AREA DRAIN	

KEYNOTE

1. INSTALL AREA DRAIN PER DETAIL 2, SHEET C6.0
2. EXISTING DRAIN INLET TO REMAIN
3. EXISTING IRRIGATION BOX TO BE RELOCATED
4. EXISTING GENERATOR / PENDING ISSUANCE OF BUILDING PERMIT
5. INSTALL 6" WIDE TRENCH DRAIN PER DETAIL 1, SHEET C6.0 (OR SEE LANDSCAPE PLANS FOR SIMILAR SPEC AND DETAIL)
6. EXISTING IRRIGATION METER TO REMAIN
7. EXISTING GAS METER TO REMAIN
8. EXISTING TELECOM BOX TO REMAIN
9. EXISTING DOWNSPOUT TO BE CONNECTED AND ROUTED INTERNALLY (SEE PLUMBING
10. INSTALL ROCK DISSIPATER PER DETAIL 3, SHEET C6.0
11. INSTALL 4" DIA. AREA DRAIN PER DETAIL 4, SHEET C6.0. DRAIN INLET TO CONNECT TO ADJACENT BUILDING'S PLUMBING SYSTEM. CONTRACTOR TO CONFIRM AND VERIFY.
12. NEW RAIN WATER LEADER, SEE ARCHITECTURAL PLAN
13. NOT USED
14. CONNECT NEW DOWNSPOUT TO STORM DRAIN PIPE , SEE DETAIL 6, SHEET C6.0
15. INSTALL STORM DRAIN CLEANOUT, SEE DETAIL 7, SHEET C6.0
16. CONNECT ROOF DOWN SPOUTS (DS) TO PROPOSED STORM DRAIN, PER DETAIL 6, SH
17. CONNECT PROPOSED STORM DRAIN TO EXISTING CATCH BASIN CONTRACTOR TO FIELD-VERIFY LOCATION AND ROUTING OF EXISTING STORM DRAIN

NOTES

1. EXISTING UTILITIES CONNECTIONS FOR ADU SHALL BE REMAIN AND PROTECTED IN PLACE.

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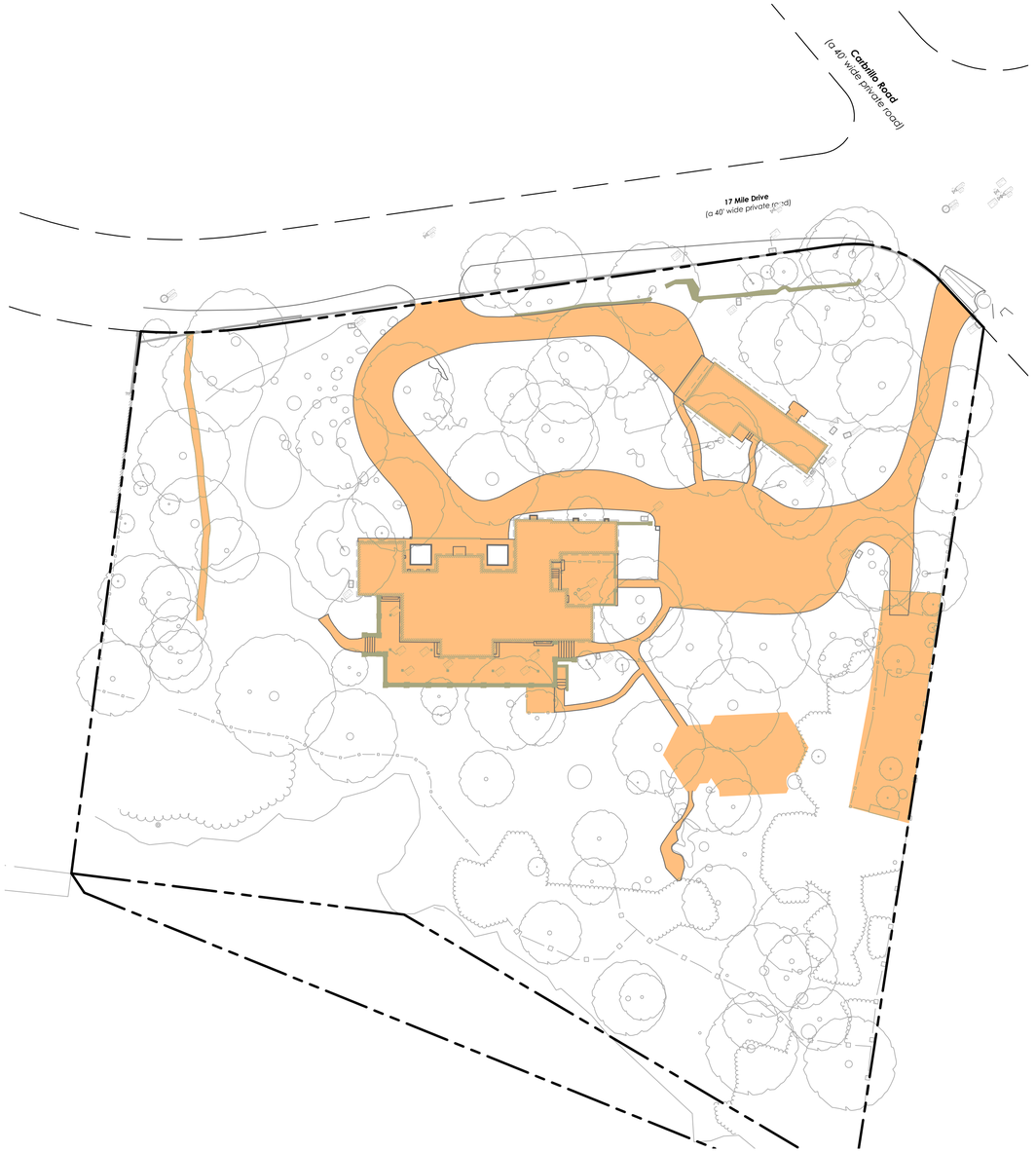
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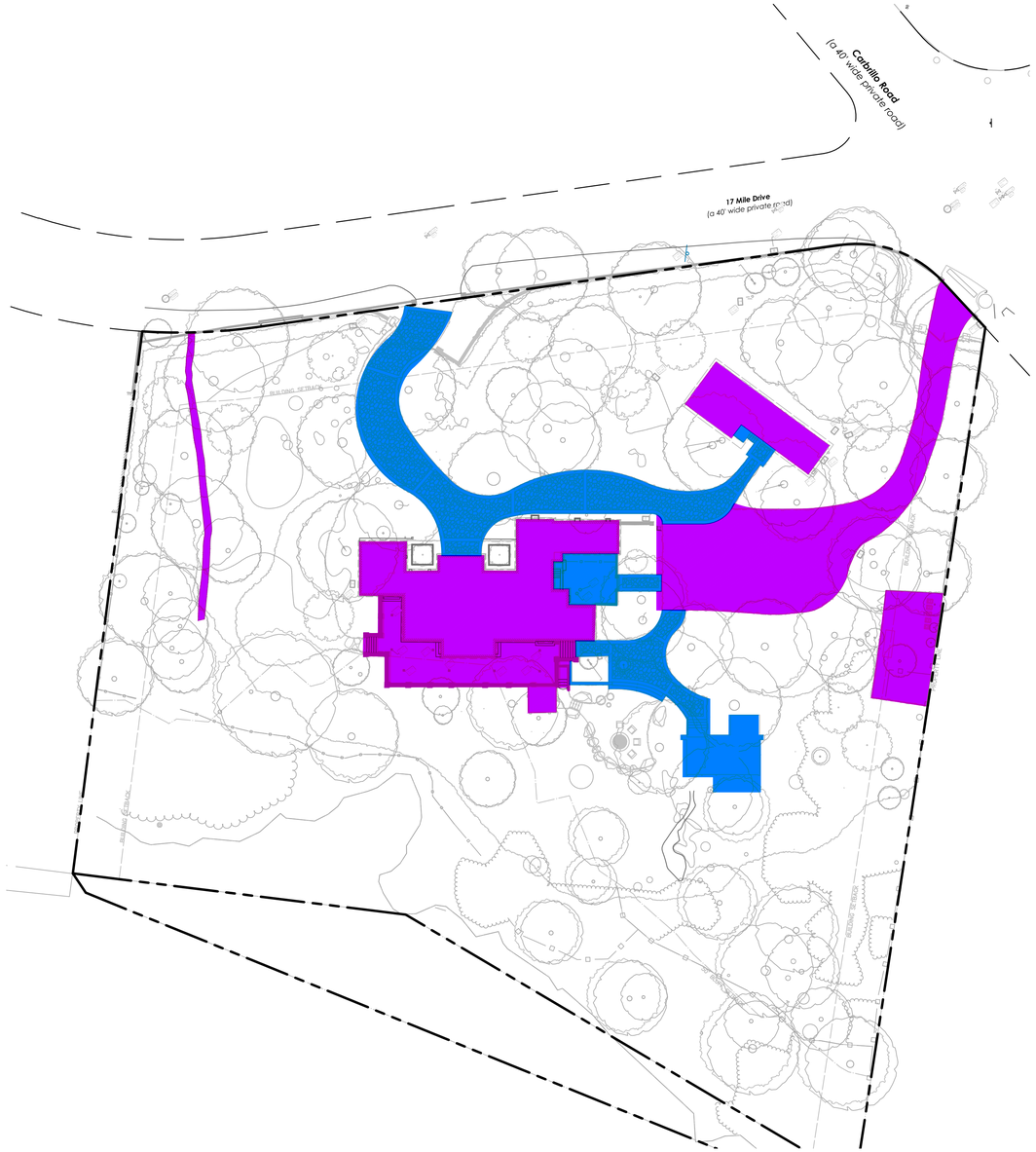
Scale
As indicated

Sheet Title
UTILITY PLAN

Sheet No.
C3.0



PRE-DEVELOPMENT
(EXISTING CONDITION)



POST-DEVELOPMENT
(FINAL CONDITION)

Villa Area Summary Table			
Pre-Project	Existing Pervious Area	91805	[SF]
	Existing Impervious Area	25162	[SF]
Post-Project	New and Replaced Impervious Area	6785	[SF]
	Existing Impervious Area to Remain	13465	[SF]
	Total Pervious Area	96717	[SF]
	Total Impervious Area	20250	[SF]
	Impervious Deduction From Post Project	4912	[SF]
	Net Impervious Area	1873	[SF]
Project Total Area		116967	[SF]

1"=30'

GRAPHIC SCALE
30 0 30 60

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Job Title
Villa Cypress

Job Address
3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

Date: 07/30/25

Issued For
PLANNING SET

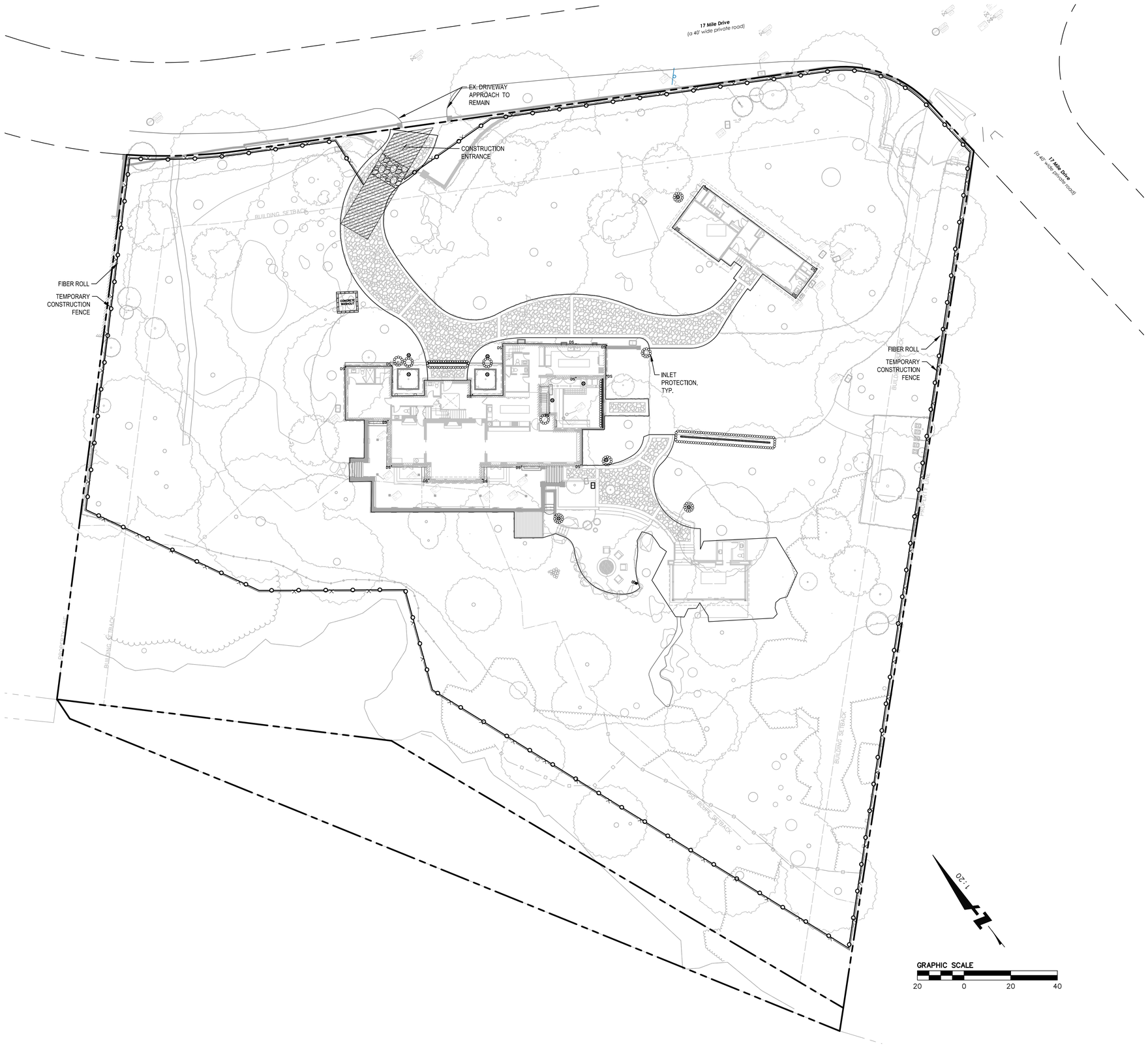
Job Number: 20240473

Drawn By: MG/RC Checked By: RC

Scale
As indicated

Sheet Title
IMPERVIOUS &
PERVIOUS PLAN

Sheet No.
C4.0



LEGEND

- PROPERTY LINE
- TEMPORARY CONSTRUCTION FENCE
- FIBER ROLL, SEE DETAIL 1 ON SHEET C5.1
- INLET PROTECTION, SEE DETAIL 3 & 4 ON SHEET C5.1
- STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL 2 ON SHEET C5.1
- ENTRANCE/EXIT TIRE WASH PER DETAIL 5 ON SHEET C5.1 (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)
- CONCRETE WASTE MANAGEMENT PER DETAIL 6 ON SHEET C5.1 (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)

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REUEL CHAN
C 70636
CIVIL
STATE OF CALIFORNIA

Agency Approvals

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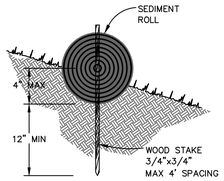
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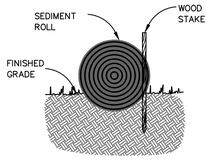
Scale
As indicated

Sheet Title
EROSION CONTROL PLAN

Sheet No.
C5.0



ENTRENCHMENT DETAIL IN SLOPE AREA



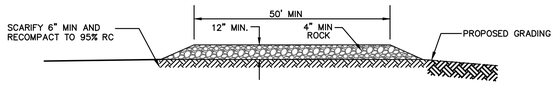
ENTRENCHMENT DETAIL IN FLAT AREA

NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET.
4. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY. IN PAVED AREAS, USE SAND BAGS TO SECURE FIBER ROLLS IN PLACE OF WOOD STAKE.

1 – FIBER ROLL

SCALE: NTS

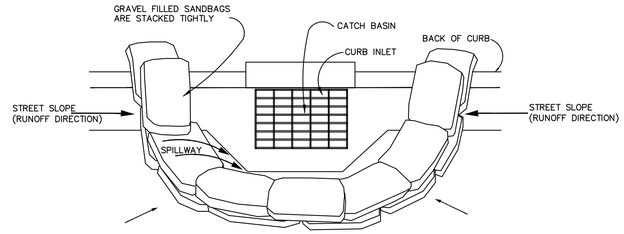


NOTES:

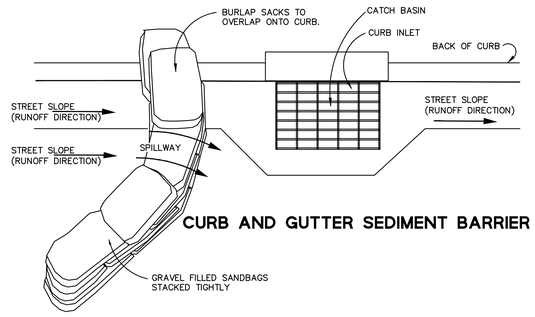
1. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED AND MAINTAINED IAW 2010 CFC, CHAPTER 5, 503.2.3.MVW 45,000 LBS.
2. SCARIFY THE TOP 6" OF SUBGRADE AND RECOMPACT TO AT LEAST 95% RELATIVE COMPACTION.
3. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAYS SHALL BE REMOVED IMMEDIATELY.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
5. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4" MIN ROCK.
6. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12". THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 25', WHICHEVER IS LESS.
7. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50'.

2 – STABILIZED CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS



CURB INLET SEDIMENT BARRIER



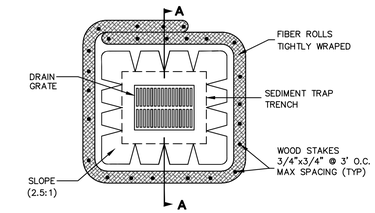
CURB AND GUTTER SEDIMENT BARRIER

NOTES:

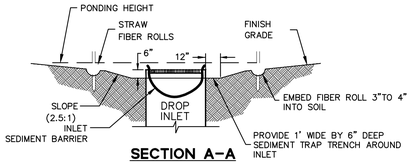
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

3 – INLET PROTECTION (TYPE A)

SCALE: NTS



PLAN VIEW



SECTION A–A

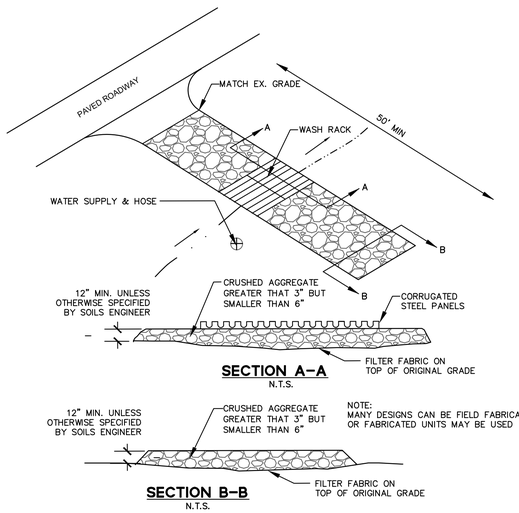
NOTE:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THE SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND WITH PLASTIC NETTING. THEY ARE APPROXIMATELY 8" DIAMETER AND 20–30 FEET LONG.

4 – INLET PROTECTION (TYPE B)

SCALE: NTS

R = (6) x TRUNK DIAMETER



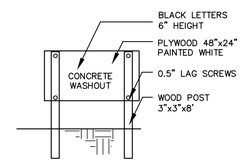
SECTION A–A
N.T.S.

SECTION B–B
N.T.S.

NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

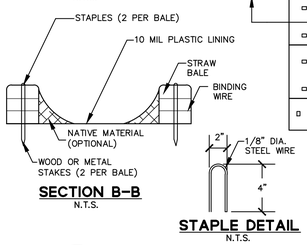
5 – ENTRANCE / OUTLET TIRE WASH

SCALE: NTS



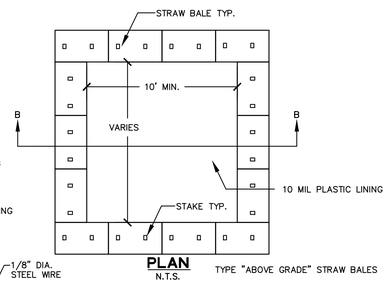
CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED TO BE DETERMINE IN FIELD BY CONTRACTOR.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



SECTION B–B
N.T.S.

STAPLE DETAIL
N.T.S.



PLAN
N.T.S.

TYPE "ABOVE GRADE" STRAW BALES

6 – CONCRETE WASTE MANAGEMENT

SCALE: NTS

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Drawn By: MG/RC Checked By: RC

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Sheet Title
EROSION CONTROL DETAILS

Sheet No.
C5.1

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ 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.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) 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.

Waste Management

- ❑ 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, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ 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.



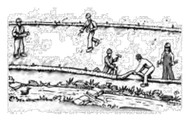
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ 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. Recycle or dispose of 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.

Spill Prevention and Control

- ❑ 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).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as 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.

Sediment Control

- ❑ 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:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, 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.



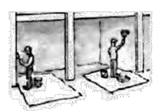
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ 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.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ 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. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ 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.

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) 620-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
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



DEWATERING

- ❑ 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 disturbed areas or otherwise ensure compliance.
- ❑ 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.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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

v.3 Oct 2015

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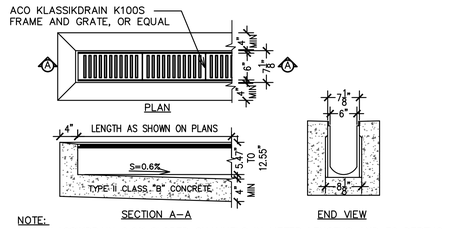
Job Number: 20240473

Drawn By: MG/RC Checked By: RC

Scale
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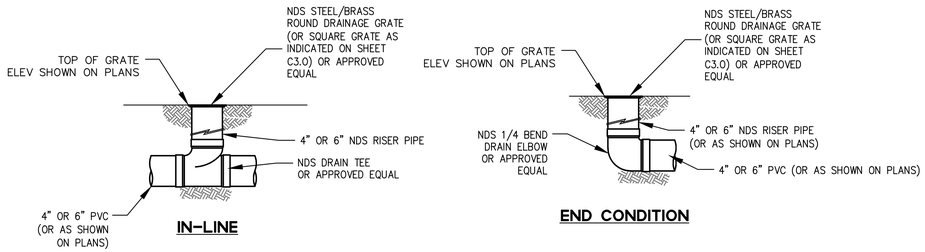
Sheet Title
BEST MANAGEMENT PRACTICES

Sheet No.
C5.2



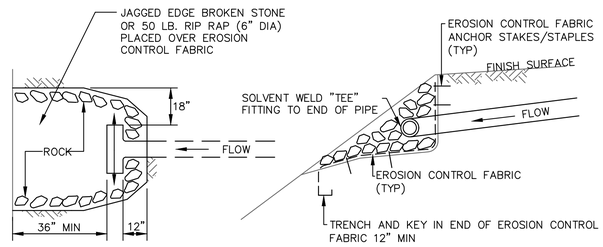
NOTE:
ACO KLASSIKDRAIN 0.6% SLOPED CHANNELS IN METER LENGTHS AND 30 DEPTHS WHICH CONNECT TO CREATE CONTINUOUSLY SLOPING RUN. HALF METER CHANNELS AND NEUTRAL SLOPING CHANNELS ARE ALSO AVAILABLE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

1 6" WIDE TRENCH DRAIN
NTS



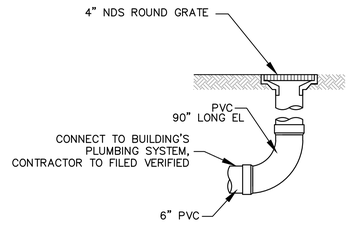
LANDSCAPE AREA DRAIN

2 AREA DRAIN
SCALE: NTS

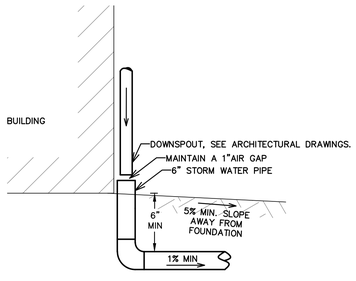


PLAN **SECTION**

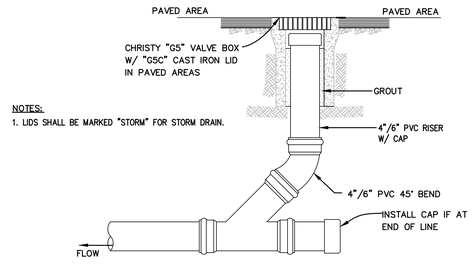
3 ROCK DISSIPATER
SCALE: NTS



4 AREA DRAIN AT BOTTOM OF STAIRS
SCALE: NTS



6 ROOF DRAIN LEADER DETAIL
SCALE: NTS



NOTES:
1. LIDS SHALL BE MARKED "STORM" FOR STORM DRAIN.

7 SD CLEANOUT
SCALE: NTS

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SUITE 600
SAN JOSE, CA 95112
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www.bkf.com

REGISTERED PROFESSIONAL ENGINEER
REUEL CHAN
C 70636
CIVIL
STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
Villa Cypress

Job Address
3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

Date: 07/30/25

Issued For
PLANNING SET

Job Number: 20240473

Drawn By: MG/RC Checked By: RC

Scale
As indicated

Sheet Title
CONSTRUCTION DETAILS

Sheet No.
C6.0



TREE PROTECTION LEGEND

- Existing Tree to Remain and be Protected Throughout Construction
- Tree Trunk Protection, see Tree Protection Notes
- 6' Tree Protection Fence, See Details 1-2, sheet L0.2
- Crtical Root Zones

TREE PROTECTION NOTES

1. Also refer to the Arborist Report with Forestry Management Plan, as prepared by Urban Tree Management, dated 9/24/24, for additional notes and information related to the Construction Tree Protection Measures.

2. All existing trees are to remain and be protected throughout construction.

3. Tree Trunk Protection: Protect tree trunks from mechanical damage prior to and during construction. If a tree trunk is in close proximity to the construction work or staging areas, wrap the entire trunk with 2x8 lumber. Review extent w/ arborist and L.A. Place 2x8's vertically, side by side, around the diameter of the tree trunk and hold securely in place with strapping. Periodically check the wrapping to assure all is tight, in place, and properly functioning. All Tree Protection Fencing shall be installed prior to the arrival of any construction materials, machinery, equipment, and/or vehicles.

4. Do not remove or move Tree Protection Fencing, even temporarily, without Arborist's written approval.

5. Tree Protection Signage shall be securely mounted to all individual tree protection fences.

6. Routinely inspect and maintain tree protection fencing.

7. Arborist shall approve and supervise any excavation activities, including trenching, within the designated tree protection area.

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Signature
04/30/25
Expiration
31 JULY 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PEMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

VILLA CYPRESS

3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN/ Lot Number
008-462-005

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description
1.	16 JUL 2024	PLANNING SUBMITTAL
2.	27 SEP 2024	PLANNING RESUBMITTAL
3.	31 JUL 2025	PLANNING RESUBMITTAL

Issue
PLANNING RESUBMITTAL

Date
31 JULY 2025

Drawn by
KD

Scale: 1" = 20.0'

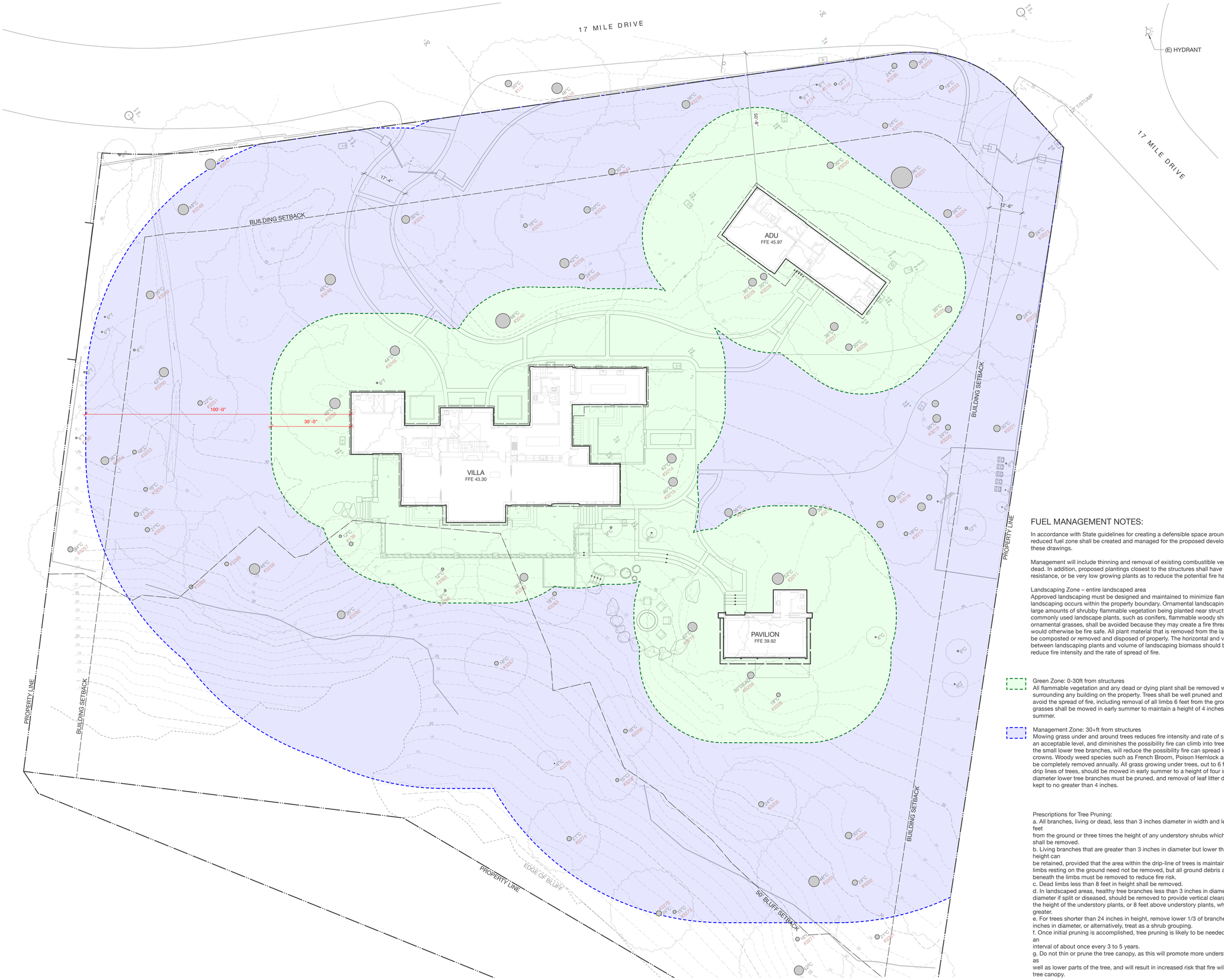
0' 10' 20'

North

Drawing Title

TREE PROTECTION PLAN

L0.1



FUEL MANAGEMENT NOTES:

In accordance with State guidelines for creating a defensible space around structures, a reduced fuel zone shall be created and managed for the proposed development shown in these drawings.

Management will include thinning and removal of existing combustible vegetation, live or dead. In addition, proposed plantings closest to the structures shall have some fire resistance, or be very low growing plants as to reduce the potential fire hazard.

Landscaping Zone – entire landscaped area
Approved landscaping must be designed and maintained to minimize flammability. All landscaping occurs within the property boundary. Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, shall be avoided because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted or removed and disposed of properly. The horizontal and vertical spacing between landscaping plants and volume of landscaping biomass should be appropriate to reduce fire intensity and the rate of spread of fire.

Green Zone: 0-30ft from structures
All flammable vegetation and any dead or dying plant shall be removed within 30 feet surrounding any building on the property. Trees shall be well pruned and well spaced to avoid the spread of fire, including removal of all limbs 6 feet from the ground. All annual grasses shall be mowed in early summer to maintain a height of 4 inches during the summer.

Management Zone: 30+ft from structures
Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility fire can climb into tree canopy. Pruning the small lower tree branches, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French Broom, Poison Hemlock and Thistles must be completely removed annually. All grass growing under trees, out to 6 feet beyond the drip lines of trees, should be mowed in early summer to a height of four inches. Small diameter lower tree branches must be pruned, and removal of leaf litter depth should be kept to no greater than 4 inches.

Prescriptions for Tree Pruning:
a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet
from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can
be retained, provided that the area within the drip-line of trees is maintained Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.
c. Dead limbs less than 8 feet in height shall be removed.
d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater.
e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an
interval of about once every 3 to 5 years.
g. Do not thin or prune the tree canopy, as this will promote more understory shrub growth as
well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.

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VILLA CYPRESS

3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN/ Lot Number
008-462-005

Phase
DESIGN DEVELOPMENT

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No.	Date	Description
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Issue
PLANNING RESUBMITTAL

Date
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Drawn by
KD

Scale: 1/16"=1'-0"
0' 8' 16'

North

Drawing Title

FUEL MANAGEMENT PLAN

L0.3



LEGEND

1. (N) ENTRY GATE
2. (N) STONE PAVING
3. (N) PERVIOUS GRAVEL PAVING
4. (N) FLAGSTONE PAVERS - DRY SET
5. (N) STONE STEPS
6. (N) PLASTER WALL TO MATCH EXISTING
7. (N) GAS FIRE PIT
8. (N) BOULDER
9. (E) GRAPESTAKE FENCE
10. (E) DRIVEWAY + PARKING
11. (E) TRASH + UTILITY ENCLOSURE
12. (E) GENERATOR / PENDING ISSUANCE OF BUILDING PERMIT
13. (N) HABITAT RESTORATION AREA, TYPICAL.
14. (N) NATIVE TREE - MONTEREY CYPRESS

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Scale: 1/16"=1'-0"

0' 8' 16'

North

Drawing Title

LANDSCAPE SITE PLAN

L1.0



NOTES

1. Refer to Biologist's On-Site Assessment of Biological Resources Report "Cypress Villa Full Biological Assessment" Dated 9/27/24, for additional information related to the Site's Habitat Types.

LEGEND

(E) MONTEREY CYPRESS, TYP.

HABITAT

CYPRESS HABITAT	71,397 SQ FT
COASTAL BLUFF SCRUB HABITAT	4,215 SQ FT

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Scale: 1" = 20.0'

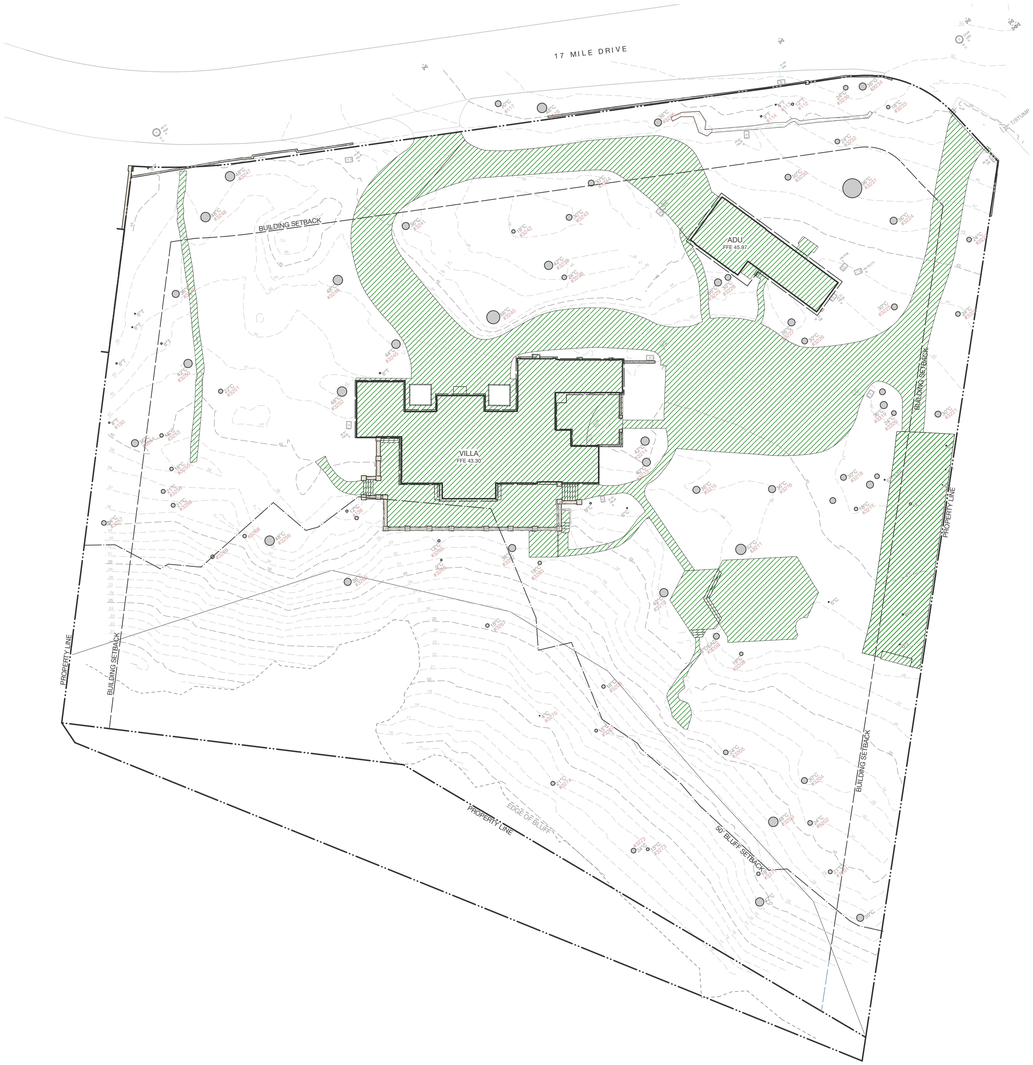
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North

Drawing Title

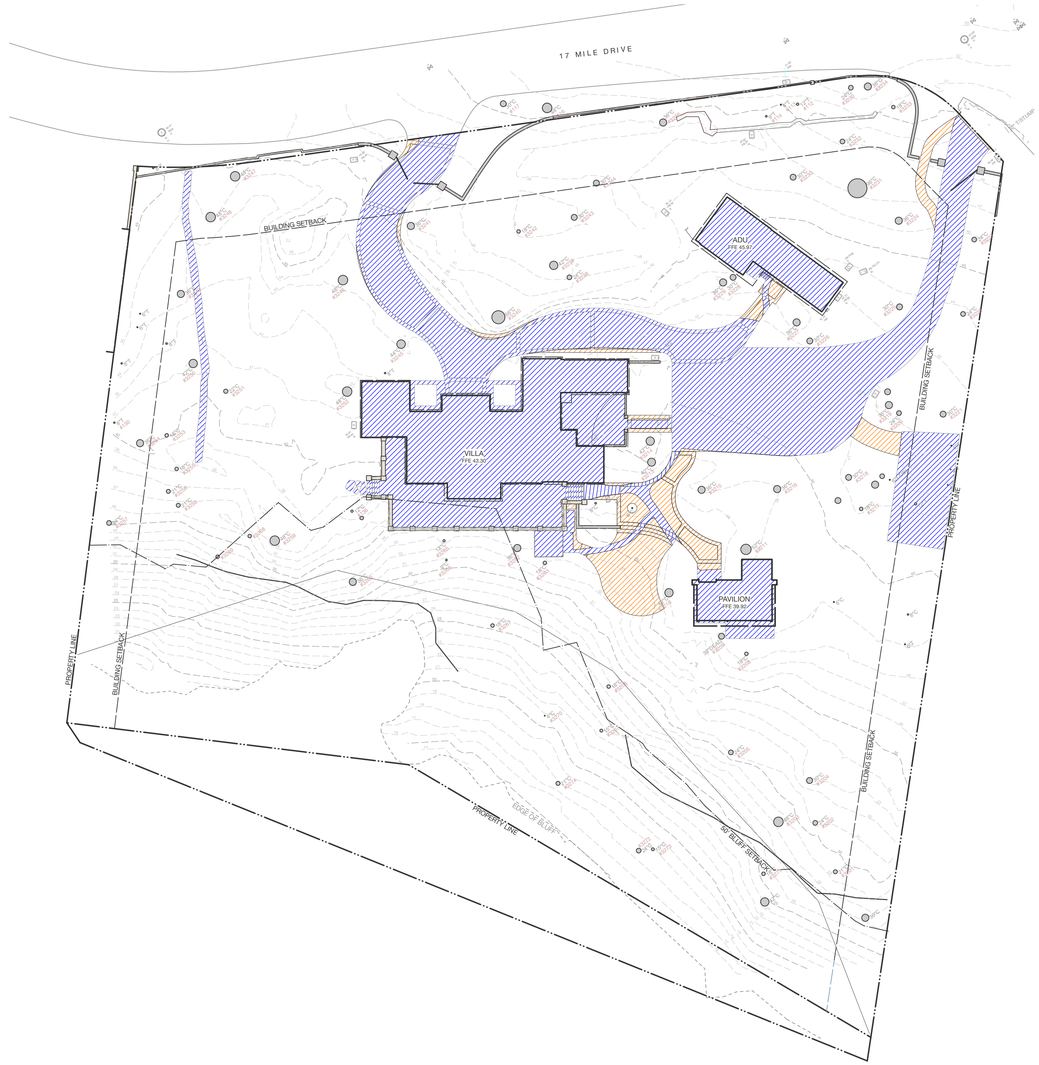
HABITAT TYPES

L1.1



LEGEND

EXISTING DEVELOPMENT AREA =26,812 SQ FT



LEGEND

PROPOSED DEVELOPMENT OUTSIDE OF EXISTING = 2,289 SQ FT

PROPOSED DEVELOPMENT WITHIN EXISTING DEVELOPMENT = 18,895 SQ FT

TOTAL PROPOSED DEVELOPMENT AREA = 21,184 SQ FT
(5,628 SQ FT REDUCTION FROM EXISTING)

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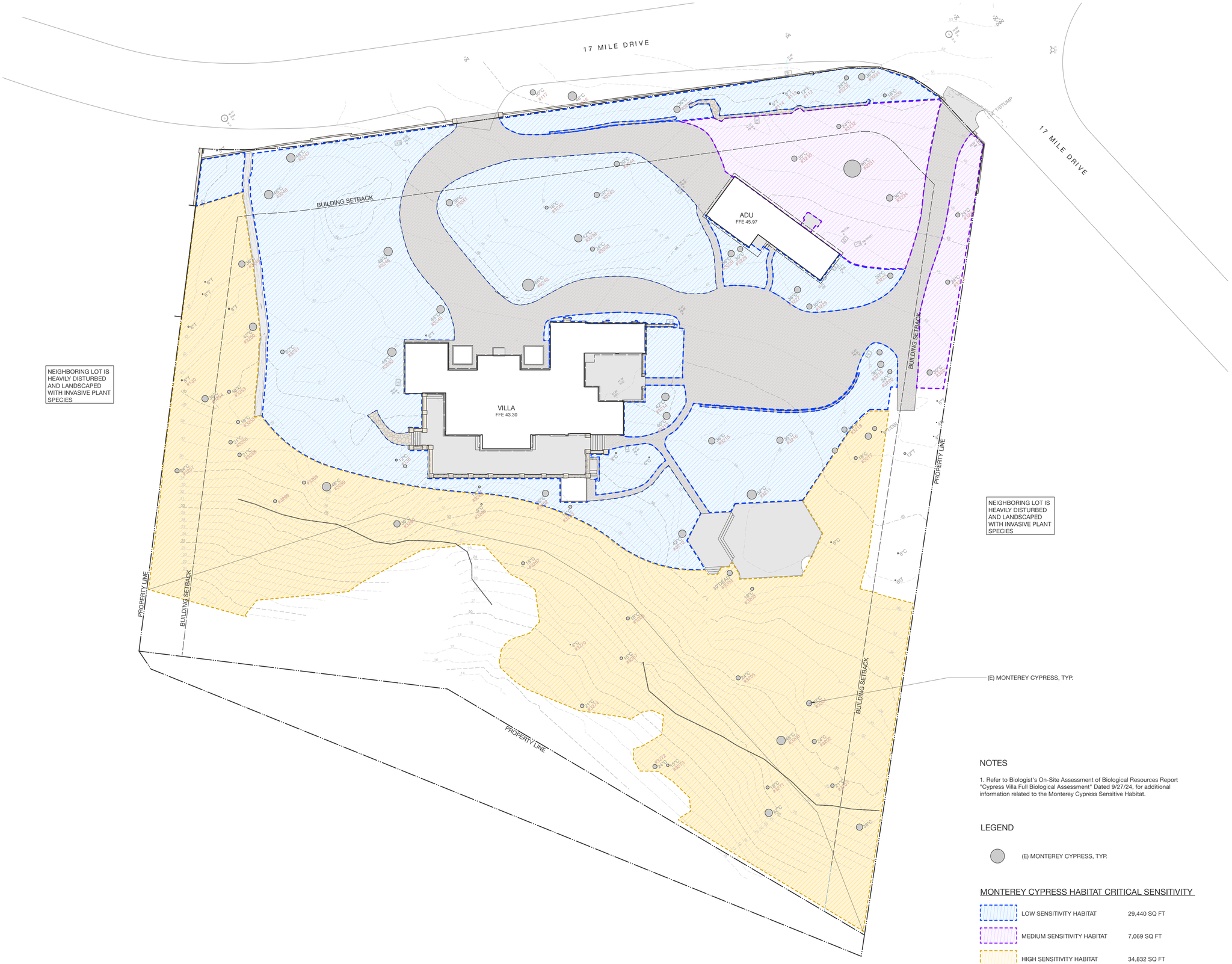
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North

Drawing Title

DEVELOPMENT AREA PLAN

L1.2



NOTES

1. Refer to Biologist's On-Site Assessment of Biological Resources Report "Cypress Villa Full Biological Assessment" Dated 9/27/24, for additional information related to the Monterey Cypress Sensitive Habitat.

LEGEND

(E) MONTEREY CYPRESS, TYP.

MONTEREY CYPRESS HABITAT CRITICAL SENSITIVITY

LOW SENSITIVITY HABITAT	29,440 SQ FT
MEDIUM SENSITIVITY HABITAT	7,069 SQ FT
HIGH SENSITIVITY HABITAT	34,832 SQ FT

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Scale: 1" = 20.0'

0' 10' 20'

North

Drawing Title

ESTIMATED LEVELS OF MONTEREY CYPRESS HABITAT SENSITIVITY

L1.3



NOTES

1. Refer to Biologist's On-Site Assessment of Biological Resources Report "Cypress Villa Full Biological Assessment" dated 9/27/24, for additional information related to the Monterey Cypress Sensitive Habitat.

2. The 10' Canopy offset illustrated is provided per Section 1. Subsection 2A Monterey Cypress Habitat of Subsection D of Section 20.147.040 of Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area, of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code and if for illustration purposes only.

3. See Arborist Report with Forestry Management Plan, for additional information related to Critical Root Zones.

LEGEND

- CRITICAL HABITAT BOUNDARY
- (E) MONTEREY CYPRESS TREE, TYP.
- CRITICAL ROOT ZONE

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VILLA CYPRESS

3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN/ Lot Number
008-462-005

Phase
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Scale: 1" = 20.0'

0' 10' 20'

North

Drawing Title

MONTEREY CYPRESS CRITICAL HABITAT + CRITICAL ROOT ZONE

L1.4



LANDSCAPE CERTIFICATION

Bliss Landscape Architecture certifies that this landscaping plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive, limited turf, and low-flow, water conserving irrigation fixtures.

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VILLA CYPRESS

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Date
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Drawn by
KD

Scale: 1/16"=1'-0"
0' 8' 16'

North

Drawing Title
PLANTING PLAN

L3.0

PLANTING NOTES

1. All areas of the property shall be treated and managed to eliminate, as reasonably possible, any and all invasive plant materials. Review extent, methods, and scope of work with Landscape Architect prior to construction commencing.

2. Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.

3. Contractor shall not willfully proceed with construction as designed when it is obvious that known or unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Landscape Architect.

4. Contractor shall be responsible for all coordination with subcontractors as required to successfully accomplish all planting operations on budget and on schedule..

5. Ammend topsoil to a depth of 6-8" and in strict accordance with the Soil Report prepared by Perry Laboratory Horticultural Advising and Testing, dated 14 February 2025. Grade all areas smooth with no localized depression or humps exceeding 1". Insufficient or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.

6. All plant material shall be approved by Landscape Architect prior to installation.

7. Plant Quantity Discrepancies: Any discrepancies between the plant list and the plant quantities shown on the Drawings (including graphic symbols), the plant list quantities are to be used.

8. Contractor to complete all soil amendment, finish grading, and removal of any and all construction debris from the planting areas before laying out the approved plant material for Landscape Architect's review.

9. Contractor shall lay out all plants in their containers as per the drawings for Landscape Architect's on site review and approval prior to installation. Notify Landscape Architect 72 hours prior to requested review.

10. Contractor shall notify Construction Manager + Landscape Architect 72 hours prior to commencement of work to coordinate project inspection schedules.

11. Any plant substitutions or alternates must be approved by the Landscape Architect prior to plant purchase and delivery to the project or plant staging site.

12. All plants shall be healthy, pest and disease free, free of girdling roots, free of weeds, and well established in the container.

13. Mycorrhizal inoculate organic fertilizer shall be applied during planting as per manufacturer's recommendations. Use "Green Diamond Mykos Start Pro" (4-2-2 organic fertilizer) or approved equal.

14. Trees shall be located a minimum of 4 ft. from walls, overheads, walks, headers, and other trees within the project unless shown or directed by Landscape Architect otherwise.

15. No plant shall be planted in overly dry conditions or during extreme high or low temperatures (Above 95 F or below 35 F)

16. Leach all existing and augmented soil, as per the Soil Report dated 14 February 2025, with irrigation that provides the equivalent of a 3-4" depth of water prior or immediately after planting.

17. Water all plants by handheld hose with watering wand attachment immediately after planting (no water 'jetting'). No plant should be out of its container for more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings, seeding, and lawns until the entire project has been fully completed and accepted by the Owner.

18. Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.

19. Backfill mix shall consist of 1/3 imported organic compost (min. 4 cy per 1000 sf of permeable area to a depth of 6") and 2/3 amended site or topsoil.

20. Immediately after excavation of plant pits, test drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more that (3) hours. Contractor shall submit to Owner and Landscape Architect, for approval, a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with plant installation.

21. All newly planted container plants and trees shall receive watering basins (soil saucers) 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.

22. Planting areas shall receive a 3" layer of partially decomposed, hardwood mulch, unless noted otherwise. Verify specification of mulch with Landscape Architect. Submit bagged samples as directed/ requested for Landscape Architect's approval.

23. Mulch shall be kept at a maximum depth of 2" deep near the plant crowns and trunks, and not extend higher than 1/8" onto the crown or trunk of any newly planted plant or tree.

24. A post planting fertilizer porgram shall commence approximately 3 months after planting has occured. Refer to Soil Report dated 14 February 2025.

25. All plant material shown on the Planting Plan is subject to the adverse effects of nature including, but not limited to, fire, earthquake, flooding, freeze, drought, erosion, and foraging predators. The Landscape Architect cannot, and does not, guarantee or imply warranty that specified plants will survive these acts of nature. All plants specified satisfy the general climatic conditions set forth by the U.S. Department of Agriculture and the Sunset Western Garden Book.

26. Plant and tree maintenance (new plants): Begin maintenance immediately after planting. Provide complete maintenance and service as required to promote and maintain healthy growth including, but not limited to, watering, fertilizing, weeding, mowing, trimming, rolling, fallen leaf removal, treating for insects and disease, resetting plants to proper grade and upright position, and other operations and maintenance work. Throughout the maintenance period, restore planting saucers and mulch, and keep mulch beds weed free. Tighten and adjust guy wires, stakes, and deadman to keep trees in vertical position. Restore and replace damaged trunk wrappings. Maintenance period shall be a minimum of 90 days from date of final acceptance.

27. Warranty: Provide written warranty agreeing to remove and replace work that exhibits defects in materials or workmanship for the specified periods. "Defects" is defined to include, but is not limited to, death, unsatisfactory growth, disease, insect infestation, abnormal foliage density, abnormal size, abnormal color, failure to thrive, and other unsatisfactory characteristics. Warranty on all plants shall be one year from date of the last day of the required maintenance period, unless approved by the Landscape Architect or the client otherwise.

MONTEREY CYPRESS RESTORATION NOTES

1. In accordance with the recommendations of the Biological Report (Dated "9/27/24"), Monterey Cypress Habitat shall be restored in Planting Zones 1 - 4, as shown on the Planting Plan (L3.0) and specified herein. All new plantings include endemic plant species as listed in the Biological Report.

2. The preparation of all habitat restoration areas shall include the removal of exotic, non-native and invasive plants. Any disturbed soils resulting from clearing undesirable plant material, debris, or other impacts shall be seeded with the specified native habitat restoration seed mix and mulched to prevent erosion and support the establishment of the habitat area.

3. Long term habitat management strategies shall be incorporated to ensure the successful establishment of native plants and control the re-emergence of exotic, invasive species.

4. Protection of Coastal Bluff: To ensure the protection of the rocky shore at the base of the bluff, a debris fence shall be installed and maintained in place throughout the construction period to prevent accidental dumping of vegetation or loose material to the rocky shore below. The fence shall be located along the inner side of the bluff and approximately 10' from the bluff edge. Fence location shall be reviewed and approved by Landscape Architect.

5. Comply with all recommendations set forth in the Soil Report prepared by Perry Laboratory Horticultural Advising and testing, dated 14 February 2025.

LANDSCAPE CERTIFICATION

Bliss Landscape Architecture certifies that this landscaping plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive, limited turf, and low-flow, water conserving irrigation fixtures.

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
TREES					
	3	Arbutus 'Marina'	Strawberry Tree	72" box	Multi-trunk
	10	Hesperocyparis macrocarpa	Monterey Cypress	24" box	as shown
SHRUBS					
	48	Frangula 'Leatherleaf'	Leatherleaf Coffeeberry	5 gal	
	70	Morella californica	Pacific Wax Myrtle	15 gal	

PLANTING ZONES

Symbol	Quantity	Botanical Name	Common Name
ZONE 1: MONTEREY CYPRESS HABITAT RESTORATION ZONE - LOW			
	14,181 SF	Achillea millefolium	Yarrow
		Armeria maritima	Sea Thrift
		Carex pansa	Dune Sedge
		Elymus condensatus	Giant Wildrye
		Fragaria vesca	Wood Strawberry
		Iris douglasiana	Douglas Iris
		Juncus patens	California Grey Rush
		Poa douglasii	Dune Bluegrass
		Stachys bullata	Wood Mint
ZONE 2: MONTEREY CYPRESS HABITAT RESTORATION ZONE - MED			
	11,804 SF	Achillea millefolium	Yarrow
		Armeria maritima	Sea Thrift
		Ceanothus thyrsiflorus var. thyrsiflorus	Blue Blossom
		Elymus condensatus	Giant Wildrye
		Erigeron glaucus	Seaside Daisy
		Eriogonum parvifolium	Dune Buckwheat
		Fragaria vesca	Wood Strawberry
		Frangula california	California Coffeeberry
		Iris douglasiana	Douglas Iris
		Juncus patens	California Grey Rush
		Lupinus nanus	Sky Lupine
		Poa douglasii	Dune Bluegrass
		Polystichum munitum	Western Sword Fern
		Ribes sanguineum var. glutinosum	Pink Flowering Currant
		Stachys bullata	Wood Mint
		Woodwardia fimbriata	Giant Chain Fern
ZONE 3: MONTEREY CYPRESS HABITAT RESTORATION ZONE - HIGH			
	7,161 SF	Ceanothus thyrsiflorus var. thyrsiflorus	Blue Blossom
		Elymus condensatus	Giant Wildrye
		Frangula california	California Coffeeberry
		Hesperocyparis macrocarpa	Monterey Cypress
		Juncus patens	California Grey Rush
		Polystichum munitum	Western Sword Fern
		Ribes sanguineum var. glutinosum	Pink Flowering Currant
		Woodwardia fimbriata	Giant Chain Fern
ZONE 4: COASTAL BLUFF RESTORATION			
	16,931 SF	Achillea millefolium	Yarrow
		Armeria maritima	Sea Thrift
		Artemesia pycnocephala	Beach Sagewort
		Bromus carinatus	California Brome
		Danthonia californica	California Oatgrass
		Elymus condensatus	Giant Wildrye
		Eriophyllum staechadifolium	Lizard Tail
		Eschscholzia californica	California Poppy
		Iris douglasiana	Douglas Iris
		Lupinus nanus	Sky Lupine
		Poa douglasii	Dune Bluegrass
ZONE 5: COURTYARDS			
	3,578 SF	Aeonium spp.	Aeonium
		Agave attenuata	Fox Tail Agave
		Arbutus unedo	Strawberry Tree
		Arctostaphylos 'Emerald Carpet'	Carpet Manzanita
		Carex divulsa	Berkley Sedge
		Ceanothus maritimus 'Valley Violet'	Santa Barbara Ceanothus
		Chondropetalum 'El Campo'	Dwarf Cape Rush
		Helleborus argutifolius	Corscian Hellebore
		Iris douglasiana	Douglas Iris
		Polystichum munitum	Western Sword Fern
		Viola hederacea	Australian Violet
		Westringia 'Grey Box'	Dwarf Coastal Rosemary
		Woodwardia fimbriata	Giant Chain Fern

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MICHAEL J. BLISS No. 6178
Signature
04/30/25
Expiration
31 JULY 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PEMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

VILLA CYPRESS

3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN/ Lot Number
008-462-005

Phase
DESIGN DEVELOPMENT

Revisions

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2.	27 SEP 2024	PLANNING RESUBMITTAL
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Issue
PLANNING RESUBMITTAL

Date
31 JULY 2025

Drawn by
KD

Scale: N/A

Drawing Title
PLANTING LEGEND + NOTES

L3.1

ZONE 1 - MONTEREY CYPRESS HABITAT RESTORATION - LOW SENSITIVITY

Occurring within areas of the property most impacted by maintenance and non-native landscape, new native plantings shall replace resource intensive landscaping, including lawn and non-native vegetation (low shrubs). The zone will establish native understory plantings below the mature Monterey Cypress trees, including low grasses, native herbaceous vegetation, perennial wildflowers and small California coastal grassland species typical in the Monterey Cypress Habitat zone. Plantings are specified to permit visibility through the site, to allow for occasional foot traffic, to limit woody growth (reducing fuel) and to aesthetically blend with the adjacent planting zones. In addition to enhancing the Monterey Cypress habitat, the specified plantings shall reduce water use and maintain cover with greater diversity and ecological benefit.

Site maintenance and exotic species control shall continue to enhance restoration work and shall include hand weeding.



ZONE 1: EXISTING CONDITIONS







ZONE 1: PROPOSED NATIVE PLANTING RESTORATION

ZONE 2 - MONTEREY CYPRESS HABITAT RESTORATION - MEDIUM SENSITIVITY

As with much of the property, new plantings within Zone 2 will establish native understory plantings in proximity to the existing Monterey Cypress trees. Through the removal of existing non-native landscaping and establishment of native plants associated with the Monterey Cypress Habitat, a more contiguous planting area shall enhance the habitat area and aesthetically blend with the adjacent restoration zones. In addition to enhancing the Monterey Cypress habitat, the specified plantings shall reduce water use and maintain cover with greater diversity and ecological benefit.

Site maintenance and exotic species control shall continue to enhance restoration work and shall include hand weeding.



ZONE 2: EXISTING CONDITIONS

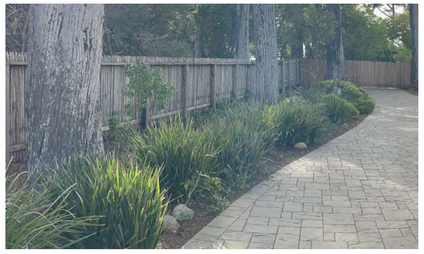




ZONE 2: PROPOSED NATIVE PLANTING RESTORATION

ZONE 3 - MONTEREY CYPRESS HABITAT RESTORATION - HIGH SENSITIVITY

As described in the Biological report, the Highest sensitivity zone includes portions of the site with a nearly closed canopy of Cypress trees. Primarily occurring along the eastern, western and southern edges of the property, this zone is characterized by mature Monterey Cypress trees with a few scattered, native understory species, and host of non-native herbaceous landscape shrubs. New native herbaceous plantings will replace all non-native species while maintaining screening along the east and west edge of the property. Taller native shrubs, such as California Coffeeberry and California Lilac (Blue Blossom) will buffer edges while aesthetically blending with the adjacent planting zones. In addition to new plantings of Monterey Cypress, existing young Monterey Cypress saplings shall be protected and maintained to provide successional trees that sustain the life of the forest and persistence of the habitat area.



ZONE 3: EXISTING CONDITIONS





ZONE 3: PROPOSED NATIVE PLANTING RESTORATION

ZONE 4 - COASTAL BLUFF RESTORATION

The zone located along the southern edge of the site and above the coastal bluff is an area of high Cypress habitat sensitivity as identified by the project Biologist (see "Biology Report" dated 5/8/24). This area is largely undisturbed from human impacts, other than a low wooden fence to provide safety from the rocky shore below. The existing native vegetation is minimal and consists mainly of Monterey Cypress, Wood Mint (Stachys bullata) and Seaside Daisy (Erigeron glaucus). Other existing vegetation includes Ice Plant (Carpobrotus edulis) which is well established with this portion of the property and has become invasive. Restoration efforts shall include the removal of all non-native plants, which primarily include Ice Plant, including all roots and dead debris. Exposed soil shall be prepared for the specified restoration seed mix and mulched to prevent erosion and encourage the establishment of plants associated with the native habitat (listed below). To reduce impacts to the native plants that exist in this area, care shall be taken to work around and protect all stands of Wood Mint, Seaside Daisy. and other identified native endemic species.

Restoration seeding with the zone should occur in the fall months coinciding with the arrival of the season rains. Management of the restoration seeding area, including reseeding, planting, weeding and temporary irrigation shall occur on a regular basis to ensure effectiveness of the restoration activities. Site maintenance and exotic species control shall continue to enhance restoration work and shall include hand weeding. Supplemental, temporary irrigation will be required for a 2 year establishment period.



ZONE 4: EXISTING CONDITIONS



ZONE 4: PROPOSED NATIVE PLANTING RESTORATION

ZONE 5 - COURTYARDS

The courtyard areas and foundation plantings at the existing main residence are specified to highlight and complement the architecture while providing visual interest and softening. Select plantings including native and non-invasive, compatible Mediterranean climate adapted plants provide year-round interest with evergreen foliage and seasonal color. As the smallest planting area in size, the Courtyard Zone incorporates low shrubs, flowering plants and ornamental grasses that are adapted to the coastal environment while adhering to the County standards for climate appropriate, non-invasive plants that pose no threat to the adjacent habitat restoration areas.



ZONE 5: EXISTING CONDITIONS







ZONE 5: PROPOSED NATIVE PLANTING RESTORATION

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VILLA CYPRESS

3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN/ Lot Number
008-462-005

Phase
DESIGN DEVELOPMENT

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Issue
PLANNING RESUBMITTAL

Date
31 JULY 2025

Drawn by
KD

Scale: N/A

Drawing Title
PLANTING ZONES

L3.2



IRRIGATION ZONES

Symbol	Notes	Irrigation Method	Water Use	Area (sq. ft.)
1	Permanent	Drip	Low	37,433
2	Permanent	Bubblers	Low	1,531
3	Permanent	Spray	Low	2,205
4	Temporary	Spray	Low	14,503
5	Permanent	Bubblers	Mod	506

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Drawn by
KD

Scale: 1/16"=1'-0"

0' 8' 16'

North

Drawing Title
IRRIGATION PLAN

L4.0

IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR WILL FOLLOW INDUSTRY STANDARDS FOR THE INSTALLATION OF THE IRRIGATION SYSTEM ANY PROPOSED CHANGES TO THE IRRIGATION SYSTEM WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE CHANGES BEING MADE. CONTRACTOR TO VERIFY IN FIELD THE CONDITIONS OF THE LANDSCAPE AREAS PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM.

2. MAINLINE PIPE SHALL BE NO LESS THAN CLASS 315 FOR PIPE SIZED 3" AND GREATER, AND SCHEDULE 40 FOR PIPE SIZED 2-1/2" AND SMALLER. MAINLINE PIPING SHALL BE INSTALLED AT A MINIMUM DEPTH TO ENSURE 18" OF COVER AND SHALL BE INSTALLED IN SUCH A MANNER AS TO NOT INTERFER WITH THE STORMWATER AND OTHER UTILITIES' SYSTEMS.

3. LATERAL PIPING SHALL BE CLASS 200 PIPE AND INSTALLED TO A MINIMUM DEPTH TO ENSURE 12" OF COVER

4. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY SHALL BE INSTALLED ON PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING, TREE ROOT ZONES, AND ARCHITECTURAL FEATURES.

5. SYSTEM SHALL RECEIVE AN INTERIOR MOUNTED IRRIGATION CONTROLLER. CONTRACTOR TO VERIFY IN FIELD LOCATION PRIOR TO INSTALLATION. ELECTRICAL CONNECTION BY OTHERS.

6. LANDSCAPE IRRIGATION SYSTEMS SHALL BE INSTALLED TO PREVENT OVER-SPRAY ON STRUCTURES.

7. IRRIGATION DEMAND: 20 GPM AT 80 PSI. FIELD VERIFY EXACT PRESSURE PRIOR TO START OF WORK IF PRESSURE VARIES FROM REQUIRED PRESSURE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

8. ALL TEMPORARY VALVES AND SPRINKLER OUTLETS SHOWN IN ARE FOR THE ESTABLISHMENT PERIOD AND SHALL BE SHUT-OFF POST ESTABLISHMENT.

9. CONNECT THE IRRIGATION MAINLINE TO DOMESTIC WATER LINE. INSTALL NEW 1-1/2" SUB-METER FOR THE IRRIGATION SYSTEM. RUN 1-1/2 PVC MAINUINE FROM NEW SUB-METER TO BACKFLOW PREVENTOR. PIPE RUNS SHALL AVOID CRITICAL ROOT ZONES OF TREES AND USE 45° ELBOWS WERE POSSIBLE TO REDUCE THE NUMBER OF 90° ELBOWS

10. SYSTEM SHALL RECEIVE A 1-1/2 REDUCED PRESSURE BACKFLOW PREVENTER, FLOW SENSOR, AND MASTER VALVE. CONTRACTOR TO VIF. LOCATION OF ALL IRRIGATION SYSTEM COMPONENTS PRIOR TO INSTALLATION AND INSTALL ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS.

ESTIMATED WATER USE CALCULATIONS

ETO	X	(ETAF	X	Planting SF)	X	Gal/ SF	MAWA (gal/yr)	ACRE-FT
36		0.55		41,362		0.62	**507,760**	**1.6**

Estimated Total Water Use

Plant Water Use	(Eto)(0.62)	x	(PF x HA) IE		ETWU (gal/yr)	ACRE-FT
Low	29.3		15,197			
Mod	29.3		375			
				ETWU	**347,567**	**1.1**

Proposed Landscape Water use

Plant Type	Water Use	x	Planting SF
Low	0.3		40,856
Mod	0.6		506

HYDROZONE INFORMATION TABLE

Symbol	Notes	Irrigation Method	Water Use	Area (sq. ft.)
1	Permanent	Drip	Low	37,433
2	Permanent	Bubblers	Low	1,531
3	Permanent	Spray	Low	2,205
4	Temporary	Spray	Low	14,503
5	Permanent	Bubblers	Mod	506

LANDSCAPE CERTIFICATION

Bliss Landscape Architecture certifies that this landscaping plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive, limited turf, and low-flow, water conserving irrigation fixtures.

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Drawn by
KD

Scale: 1/16"=1'-0"

0' 8' 16'

North

Drawing Title

IRRIGATION LEGEND + NOTES

L4.1



LIGHTING LEGEND & SPECIFICATIONS

#	Symbol	Quantity	Description	Brand/Model	Wattage
L1		21	Path Light	Beachside Lighting / R-005 / R-005-12-3W-G4-27	3W
L2		6	Step Light	Beachside Lighting / E9-RCL / E9-RCL -2W-A-NFL	2W
L3		10	Driveway In-Ground Light	Beachside Lighting / E-3M / E-3M-2W-A-SP	2W
L4		1	Wall Light	Beachside Lighting / E3-SQL / E3-SQL -2W-A-NFL	2W
L5		4	Pier Light	Brass Light Galery / EX-5710 / EX-5710-A23-OF	4W

LIGHTING FIXTURES

L1



L2



L3



L4



L5



EXTERIOR LIGHTING NOTES

1. The lighting plan is diagrammatic and intended to show general fixture location and type. Exact location of fixtures and transformers shall be verified on site with landscape architect.

2. Contractor shall coordinate with general contractor and electrical contractor for installation of conduit, sleeving, switching locations and junction boxes during other phases of work.

3. All fixtures to be installed per manufacturer's specifications.

4. All "flush" fixtures to be installed level with top of paving material, gravel or plant bed mulch, unless otherwise noted.

5. All exterior fixtures shall be LED modules.

6. Review lighting zones and switches with client, Arch, and LA prior to construction.

7. All exterior fixtures to satisfy Monterey County's Guidelines for Exterior Lighting (Adopted 01/26/16)

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Drawn by
KD

Scale: 1/16"=1'-0"

0' 8' 16'

North

Drawing Title

LANDSCAPE LIGHTING PLAN

L5.0

L4

E3-SQL

The E3-SQL is a square, recessed, louvered steplight with a minimal 2.17" (55mm) footprint. Positioning of louvers milled at 30° angle throw light out and down without glare at fixture level.

Construction Solid brass trim with brass cylindrical lamp compartment. PVC outer housing.

Lens Frosted, tempered soda lime glass.

Voltage 12 Volts AC / DC. Remote transformer required.

Mounting Ground, ceiling, or wall-mount installation in masonry or wood. No mounting accessory is needed for core drill applications. Optional Deck Mount accessory allows for adaptation to wood deck of varying thicknesses. Optional brass Conduit Fitting features two side and one bottom 1/2" NPT threaded holes for remote splicing and/or applications with limited depth. Concrete Form Kit secures the fixture Housing vertically or horizontally in a form for installation in new concrete. Trim and lamp compartment are friction-fit into sleeve using o-rings, eliminating the need for visible fasteners.

Lamps LED, Triac dimmable: MLV >6% typ., ELV >16% typ.

Cree XPE2 2W AMBER (1500K) *TURTLE FRIENDLY*	__ **2W-A-SP**	10° spot			
	__ **2W-A-NFL**	30° narrow flood	19.6 cd	5.9 lm	
	__ **2W-A-FL**	50° flood	10.5 cd	4.7 lm	
Cree XPE2 2 Watt RED-ORANGE (1000K) *TURTLE FRIENDLY*	__ **2W-RO-SP**	10° spot			
	__ **2W-RO-NFL**	30° narrow flood			
	__ **2W-RO-FL**	50° flood			
Cree XPG2 3W Warm White (3000K)*	__ **3W-SP**	10° spot			
	__ **3W-NFL**	30° narrow flood	47.5 cd	15.4 lm	
	__ **3W-FL**	50° flood	30.7 cd	13.5 lm	

• Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

MR11 LED, Triac dimmable >25%

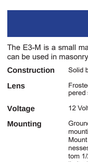
Cree chipset 2W AMBER (1500K) *TURTLE FRIENDLY*	__ **2W-A-MR11-NFL**	30° narrow flood

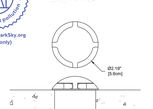
	2700K	*3000K*	
Cree chipset 2 Watt Warm White	__ **2W-MR11-SP-27**	__ **2W-MR11-SP-30**	15° spot
	__ **2W-MR11-NFL-27**	__ **2W-MR11-NFL-30**	30° narrow flood
	__ **2W-MR11-FL-27**	__ **2W-MR11-FL-30**	60° flood

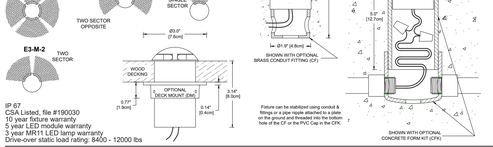
Mounting Accessories (None needed for Core Drill Applications)

__ **CF** Conduit Fitting (Limited Depth / Remote Splice)
__ **CFK** Concrete Form Kit
__ **DM** Deck Mount adapter ring for wooden decks

Finish: Unfinished is standard, no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.







IP 67
CSA Listed, file #190030
10 year fixture warranty, 5 year LED module warranty, 3 year MR11 LED lamp warranty

Project ____ By ____ Date ____

For ordering purposes, please specify (example: **E3-SQL—2W-MR11-NFL-27—DM**)

E3-SQL — ____ — ____ — ____
Fixture — Lamp / Beam — Accessory(ies)

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L2

E9-RCL

The E9-RCL is a rectangular, brass, recessed fixture with a louvered faceplate for mounting in floors, walls, or ceilings.

E9-RCL: Surface-mounted trim. 2.5"-diameter mounting hole required.
E9-RCL-CR: Adds CONCRETE RING and PVC HOUSING for flush-mounted, recessed trim.

Construction Solid brass faceplate, trim ring, and lamp compartment. Outer PVC Housing for "CR" versions features four 1/2" NPT taps for conduit; two in the side and two in the back/bottom. Secured with two #6-32 black stainless steel screws.

Lens Tempered frosted soda lime glass

Voltage 12 Volts AC / DC. Remote transformer required.

Lamps Integrated LED light engine
Triac dimmable: MLV >6% typ, ELV >16% typ

Cree XPE2 LED 2 Watt AMBER (1500K) *TURTLE FRIENDLY*	__ **2W-A-SP**	spot
	__ **2W-A-NFL**	narrow flood
	__ **2W-A-FL**	flood
	__ **2W-A-NO**	no optic (wide flood)
Cree XPE2 LED 2 Watt RED-ORANGE (1000K) *TURTLE FRIENDLY*	__ **2W-RO-SP**	spot
	__ **2W-RO-NFL**	narrow flood
	__ **2W-RO-FL**	flood
	__ **2W-RO-NO**	no optic (wide flood)
Cree XPG2 LED 3 Watt Warm White (3000K)*	__ **3W-SP**	spot
	__ **3W-NFL**	narrow flood
	__ **3W-FL**	flood
	__ **3W-NO**	no optic (wide flood)

• Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

MR16 LED • GU5.3 • Amber, Warm White (2700K/3000K)

5 Watt Cree chipset *TURTLE FRIENDLY*	__ **5W-A-NFL**	**AMBER** (1300K)	25° narrow flood	23 lm

	2700K	*3000K*		
Cree chipset 5 Watts	__ **5W-SP-27**	__ **5W-SP-30**	15° spot	85+ CRI
	__ **5W-NFL-27**	__ **5W-NFL-30**	25° narrow flood	85+ CRI
	__ **5W-FL-27**	__ **5W-FL-30**	40° flood	85+ CRI
	__ **5W-FL/60-27**	__ **5W-FL/60-30**	60° flood	85+ CRI
	__ **5W-WFL-27**	__ **5W-WFL-30**	100° wide flood	85+ CRI
Lumiled chipset 7 Watts	__ **7W-FL/60-27**	__ **7W-FL/60-30**	60° flood	90+ CRI
Soraa chipset 8 Watts	__ **8W-SP-27**	__ **8W-SP-30**	10° spot	90 CRI
	__ **8W-NFL-27**	__ **8W-NFL-30**	25° narrow flood	90 CRI
	__ **8W-FL-27**	__ **8W-FL-30**	36° flood	90 CRI

Optical Accessories** __ **HL1** Honeycomb louver, 1/8" [3mm] thick
__ **PR** Prismatic spread lens
__ **RT** Rectilinear spread lens

**Maximum (2) accessories. HL2 cannot be used with any other accessory.

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.



Weight: 4.4 lbs [2.0 kg]

IP 67
CSA Listed, file #190030
10 year fixture warranty
2 year warranty on MR16 LED lamps
Drive-over static load rating: 10,500 lbs (CR version only)

SUITABLE FOR INDOOR (with LED modules) & OUTDOOR USE

PVC Housing and Concrete Ring shown on E9-R-CR

Project ____ By ____ Date ____

For ordering purposes, please specify (example: **E9-RCL-CR—SW-NFL-27—RT**)

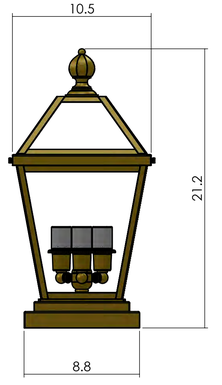
E9-RCL- — ____ — ____
Fixture — Lamp — Accessory(ies)

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 04/24

L5

MADE IN USA

EX-5710-A23-OF



Family: London Lantern

Fixture: Pier Light

Mount: Post and Pier

Max per Socket: 100 Watts

Sockets: 3-Medium Base

Lantern Width: 10 inch

Durably constructed of solid brass in your choice of metal finish.

Made in USA by Brass Light Gallery.

UL listed for exterior location.

Accepts incandescent, CFL, or LED light bulb types.

BRASS LIGHT GALLERY • MILWAUKEE •

Dimensions in inches www.brasslightgallery.com sales@brasslightgallery.com (800) 243-9595

Designed & Manufactured in Milwaukee Since 1974

L3

E3-M

The E3-M is a small marker fixture with a minimal 2.19" (56mm) footprint. Fixture can be used in masonry or wood applications.

Construction Solid brass trim and cylindrical lamp compartment. PVC outer housing.

Lens Frosted, cylindrical, borosilicate glass helps to diffuse light evenly. Tempered soda lime glass seals lamp compartment below.

Voltage 12 Volts AC / DC. Remote transformer required.

Mounting Ground, ceiling, or wall-mount installation in masonry or wood. No mounting accessory is needed for core drill applications. Optional Deck Mount accessory allows for adaptation to wood deck of varying thicknesses. Optional brass Conduit Fitting features two side and one bottom 1/2" NPT threaded holes for remote splicing and/or applications with limited depth. Concrete Form Kit secures the fixture Housing vertically or horizontally in a form for installation in new concrete. Trim and lamp compartment are friction-fit into sleeve using o-rings, eliminating the need for visible fasteners.

Lamps LED, Triac dimmable: MLV >6% typ., ELV >16% typ.

Cree XPE2 *TURTLE FRIENDLY*	__ **2W-A-SP**	2 Watt **AMBER** (1500K)	1.4 cd	5.6 lm
	__ **2W-RO-SP**	2 Watt **RED-ORANGE** (1000K)		
Cree XPG2 Warm White (3000K)*	__ **3W-SP**	3 Watt spot	3.5 cd	15 lm

• Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

MR11 LED, Triac dimmable >25%

Cree chipset *TURTLE FRIENDLY*	__ **2W-A-MR11-NFL**	2 Watt **AMBER** narrow flood (1500K)

Cree chipset	__ **2W-MR11-SP-27**	2 Watt spot (2700K)
Warm White	__ **2W-MR11-SP-30**	2 Watt spot (3000K)

Mounting Accessories (None needed for Core Drill Applications)

__ **CF** Conduit Fitting (Limited Depth / Remote Splice)
__ **CFK** Concrete Form Kit
__ **DM** Deck Mount adapter ring for wooden decks

Finish: Unfinished is standard, no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

IP 67
CSA Listed, file #190030
10 year fixture warranty
5 year LED module warranty
3 year MR11 LED lamp warranty
Drive-over static load rating: 8400 - 12000 lbs

SUITABLE FOR WET LOCATIONS AND INDOOR & OUTDOOR USE

Project ____ By ____ Date ____

For ordering purposes, please specify (example: **E3-M-2—2W-MR11-SP-27—DM**)

E3-M — ____ — ____ — ____
Fixture — Lamp / Beam — Accessory(ies)

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 04/24

L1

R-005

The R-00x Series pathlights are durable low-voltage fixtures made from brass and copper. They are ideal for walkway and area lighting in any landscape theme and location.

Construction All brass components. 1/2" schedule 40 brass stem. 18-gauge copper shade, underside powdercoated white.

Lens Tempered, frosted glass

Stem Height 12 inches is standard. Custom heights upon request

__ **2**	2" [5 cm]
__ **8**	8" [20 cm]
__ **12**	12" [30 cm]
__ **16**	16" [40 cm]
__ **20**	20" [51 cm]

Lamps G4 bi-pin omnidirecitonal LED

__ **2W-A-G4**	2 Watt **AMBER** (1500K) *TURTLE FRIENDLY*
__ **3W-G4-27**	3 Watt Warm White (2700K)
__ **3W-G4-30**	3 Watt Warm White (3000K)

Optical Accessory __ **HSR** Half shield for 180° illumination

Mounting Accessories 1/2" male threads. Mounts into any standard j-box or:

__ **BSB**	Brass Surface Box for concrete or wood surface-mount applications
__ **GS2**	Heavy-duty ground spike
__ **GS2BC**	Heavy-duty ground spike with cast brass cap
__ **GS3R**	Heavy-duty ground spike with brass cap for telescoping riser
__ **GS4**	Standard ground spike with cast brass cap
__ **JB**	Cast brass junction box

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 2.9 lbs / 1.3 kg

IP66
CSA Listed, File # 190030
10 year fixture warranty

Project ____ By ____ Date ____

For ordering purposes, please specify (example: **R-005—12—3W-G4-27—HSR—GS2**)

R-005 — ____ — ____ — ____ — ____
Fixture — Stem Height — Lamp — Accessory(ies)

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 04/24

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT — CHRISTOPHER J. BLISS — Signature — 04/30/25 — Expiration — 31 JULY 2025 — Date — STATE OF CALIFORNIA

FOR REGULATORY PEMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

VILLA CYPRESS

3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN/ Lot Number
008-462-005

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description
1.	16 JUL 2024	PLANNING SUBMITTAL
2.	27 SEP 2024	PLANNING RESUBMITTAL
3.	31 JUL 2025	PLANNING RESUBMITTAL

Issue
PLANNING RESUBMITTAL

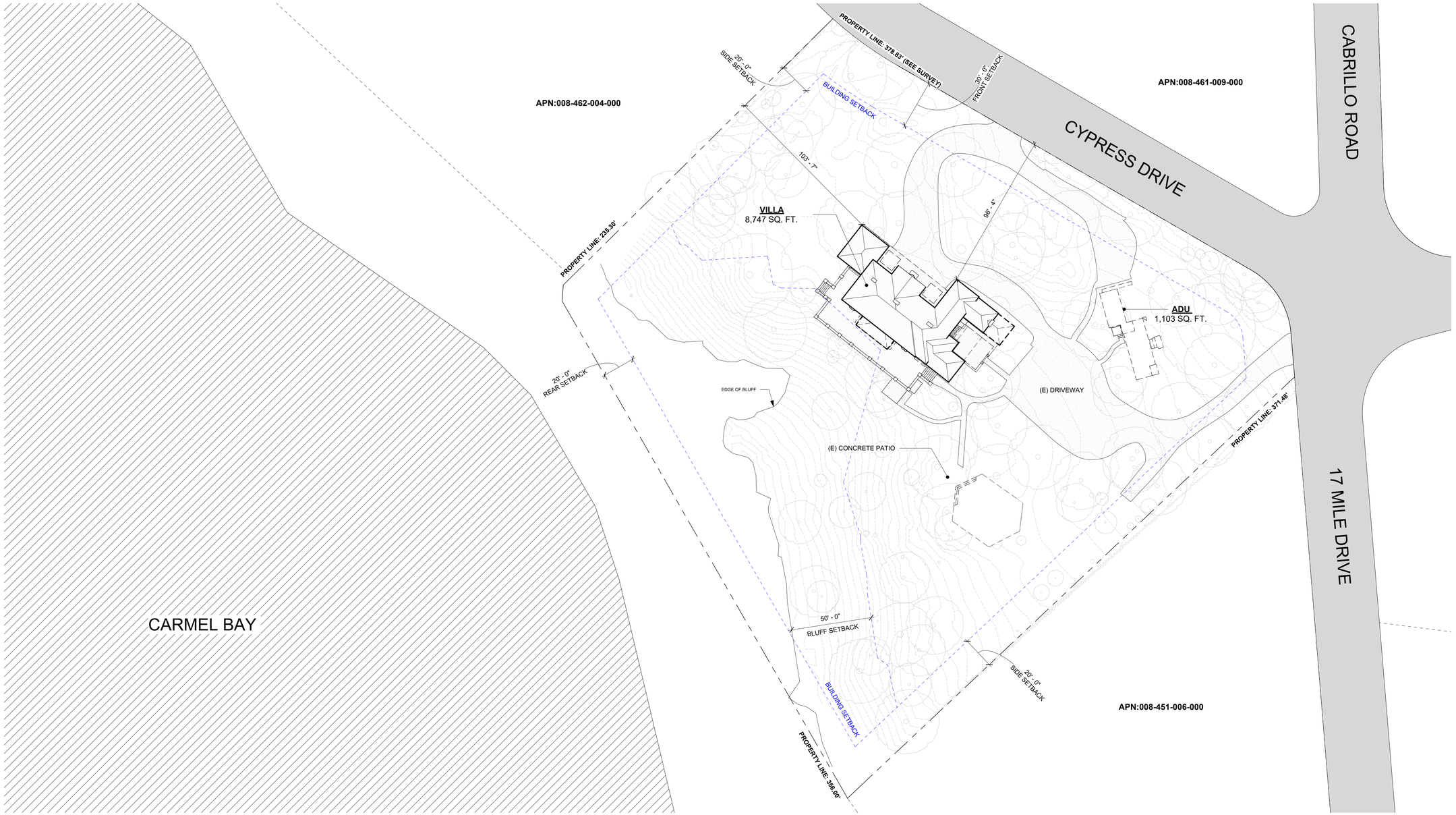
Date
31 JULY 2025

Drawn by
KD

Scale: 1/16"=1'-0" North
0' 8' 16'

Drawing Title
LANDSCAPE LIGHTING SPECIFICATIONS

L5.1



EXISTING/DEMOLITION SITE PLAN (1)
1" = 30'-0"

GENERAL NOTES

1. WATER PROVIDED BY MONTEREY PENINSULA WATER MANAGEMENT DISTRICT.

2. SEWER SERVICE PROVIDED BY PEBBLE BEACH COMMUNICTY SERVICES.

SEE TOPOGRAPHIC SURVEY SU1.0 FOR ADDITIONAL INFORMATION

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) ITEM TO BE REMOVED

William Duff Architects

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San Francisco, CA 94103
(415) 371-0900
wdarch.com

LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
As indicated

0 2' 4' 8' 16'

Sheet Title
EXISTING/DEMOLITION SITE PLAN

Sheet No.
A1.00

9/27/2024 3:23:15 PM



PROPOSED SITE PLAN (1)
1" = 30'-0"

	GENERAL NOTES	LEGEND - NEW CONSTRUCTION
	1. WATER PROVIDED BY MONTEREY PENINSULA WATER MANAGEMENT DISTRICT. 2. SEWER SERVICE PROVIDED BY PEBBLE BEACH COMMUNICTY SERVICES. **SEE TOPOGRAPHIC SURVEY SU1.0 FOR ADDITIONAL INFORMATION**	ABOVE OR BELOW (E) WALL TO REMAIN (N) WALL 1 HR. FIRE RESISTANCE RATED WALL (N) DOOR (E) WINDOW TO REMAIN (N) WINDOW

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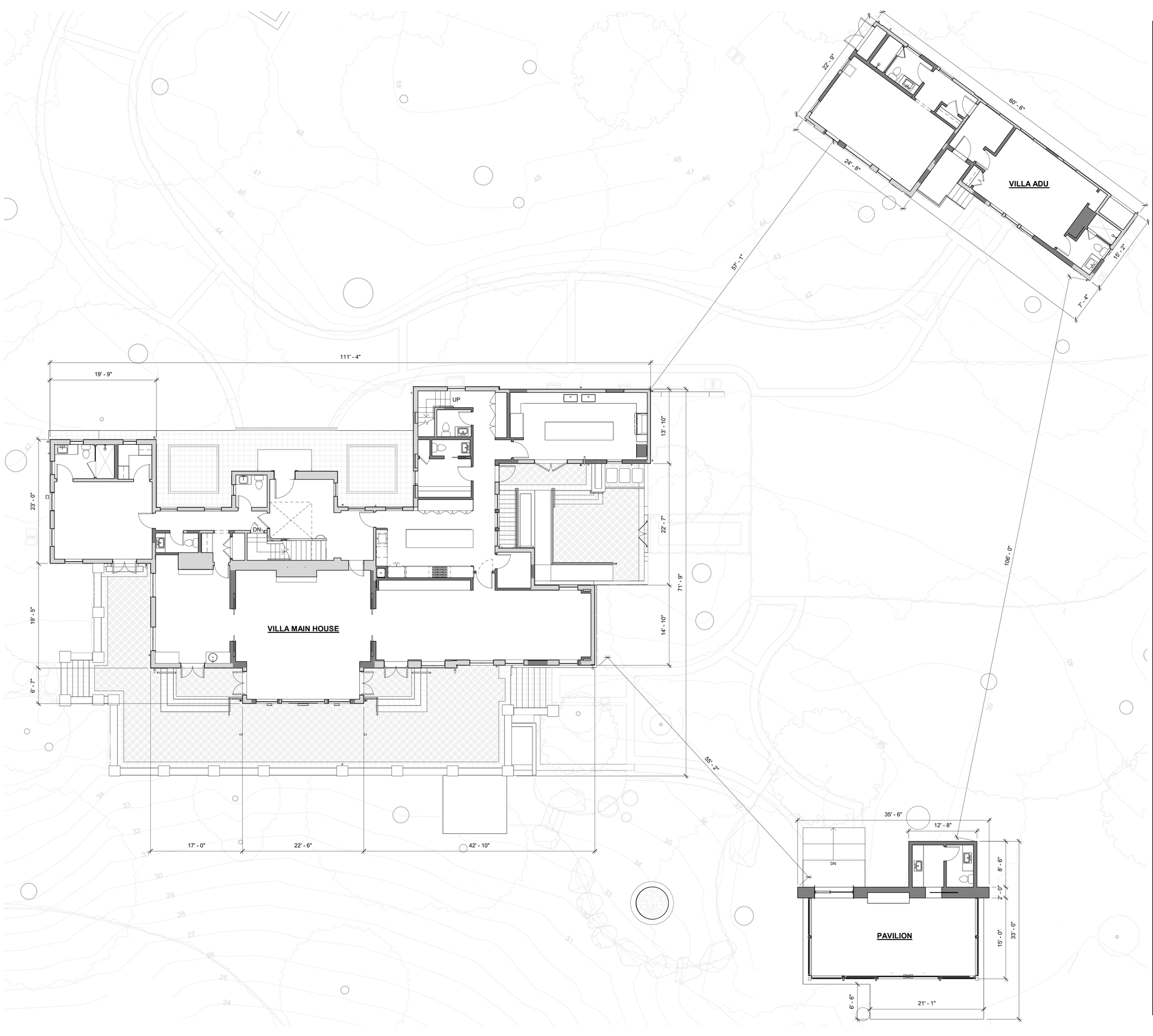
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Scale
As indicated

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Sheet Title
PROPOSED SITE PLAN

Sheet No.
A1.01



LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW
- [N.I.C.] NOT IN CONTRACT

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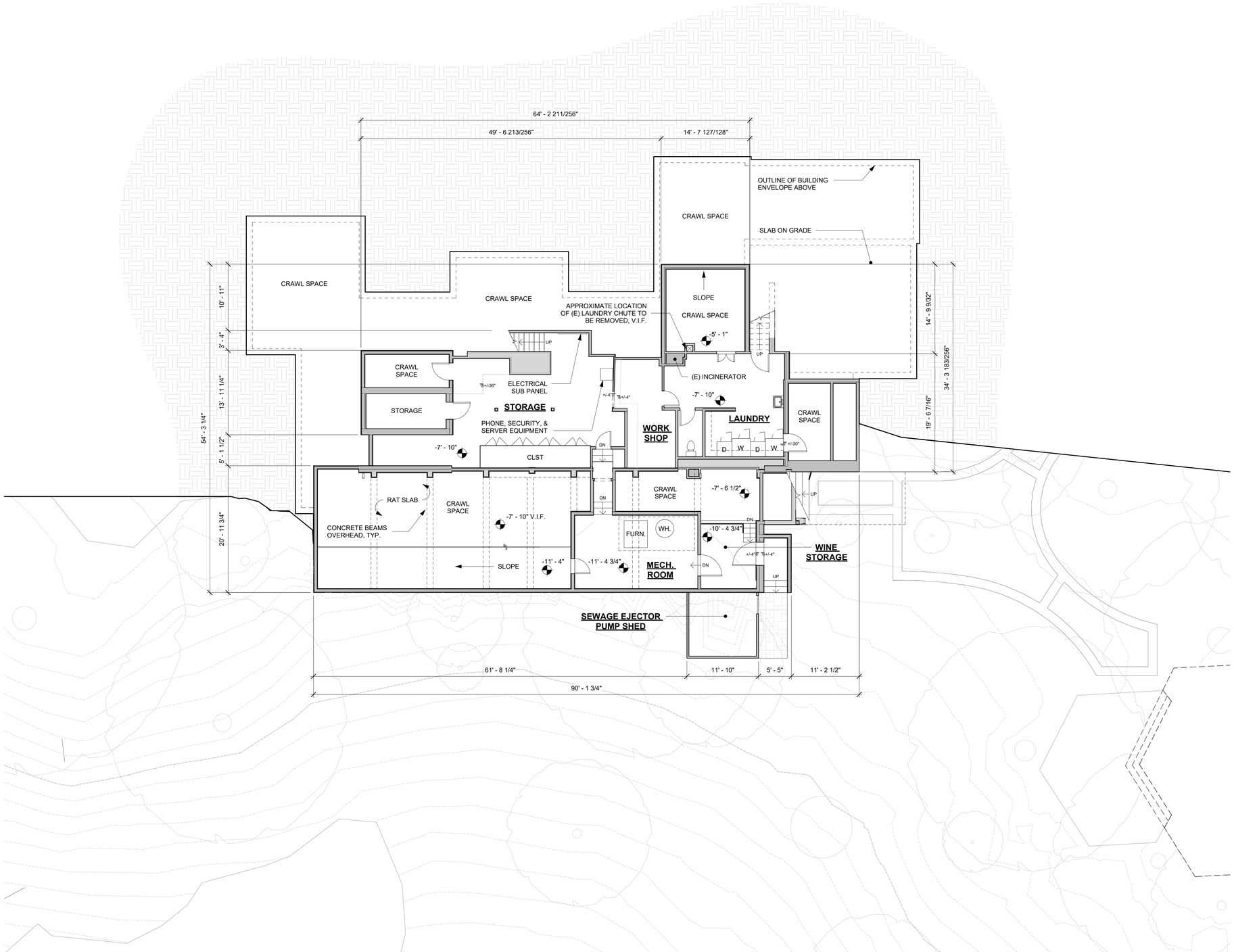
Scale
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Sheet Title
ENLARGED PROPOSED SITE PLAN

Sheet No.
A1.02

7/29/2025 3:29:41 PM



EXISTING/DEMO BASEMENT PLAN - VILLA (NO CHANGES PROPOSED)
1/8" = 1'-0" (1)

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN

SHEET NOTES

- NO ARCHITECTURAL CHANGES IN BASEMENT.
- MEP SYSTEMS AND EQUIPMENT TO BE REPLACED AS NEEDED PER MEP PROPOSAL

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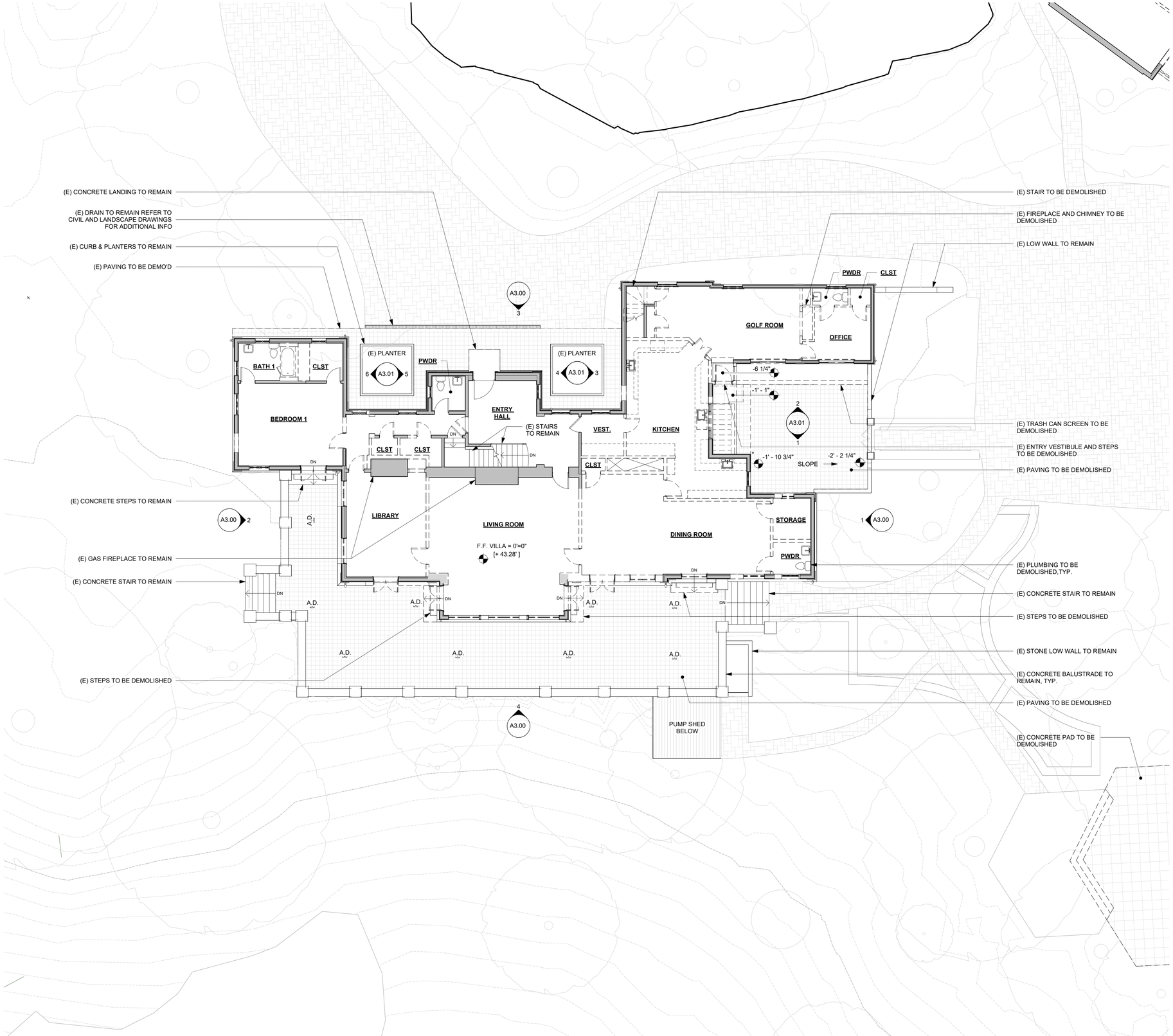
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Sheet Title
EXISTING/DEMO BASEMENT PLAN - VILLA

Sheet No.
A2.00

9/27/2024 3:23:33 PM



EXISTING/DEMO FIRST FLOOR PLAN - VILLA 1
1/8" = 1'-0"

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN

SHEET NOTES

- ALL WINDOWS AND EXTERIOR DOORS TO BE REPLACED - REFER TO FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- ALL PLUMBING FIXTURES TO BE DEMOLISHED, TYP. U.O.N.

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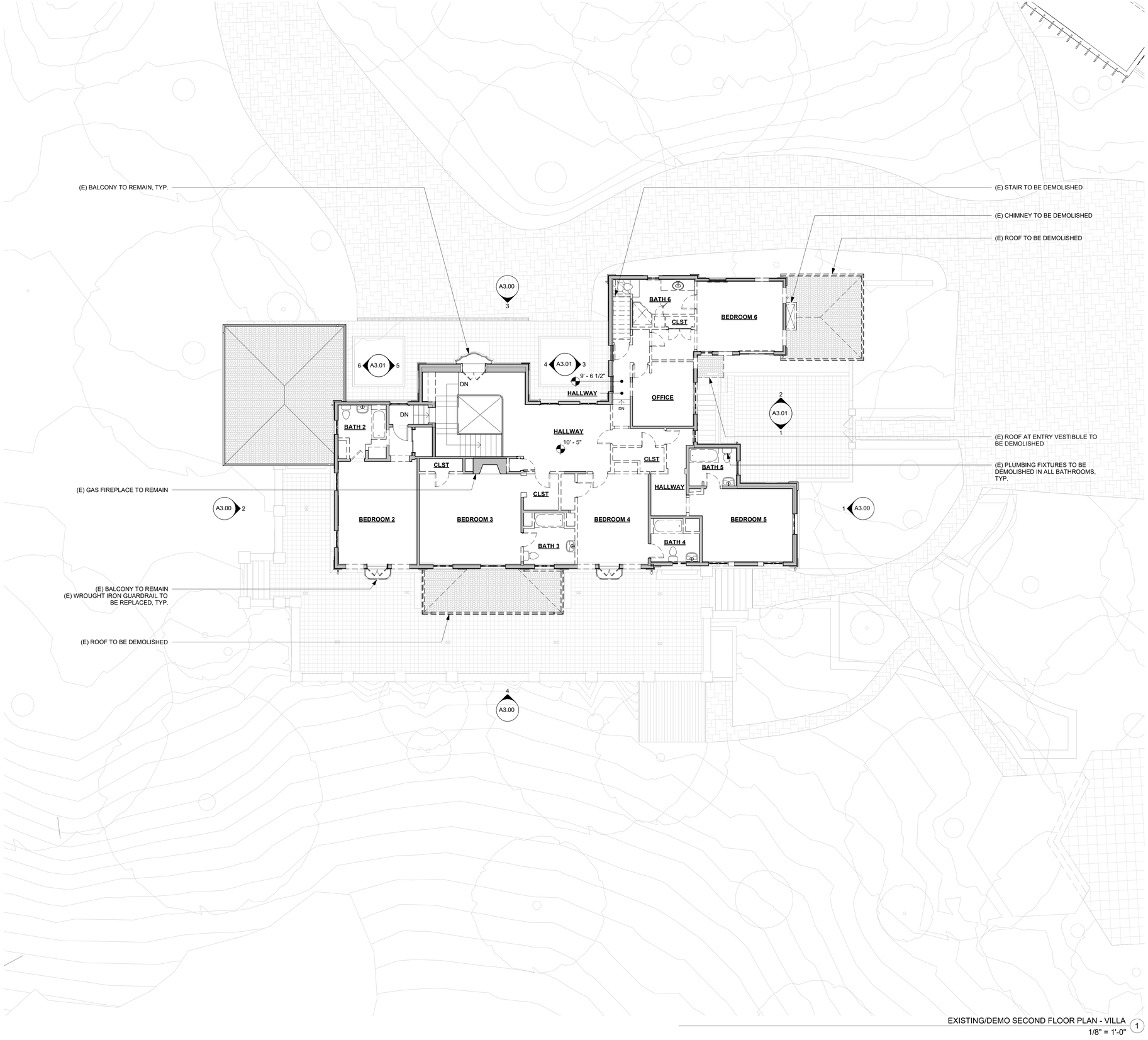
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Sheet Title
EXISTING/DEMO FIRST FLOOR PLAN - VILLA

Sheet No.
A2.01

9/27/2024 3:23:38 PM



EXISTING/DEMO SECOND FLOOR PLAN - VILLA 1
1/8" = 1'-0"

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN

SHEET NOTES

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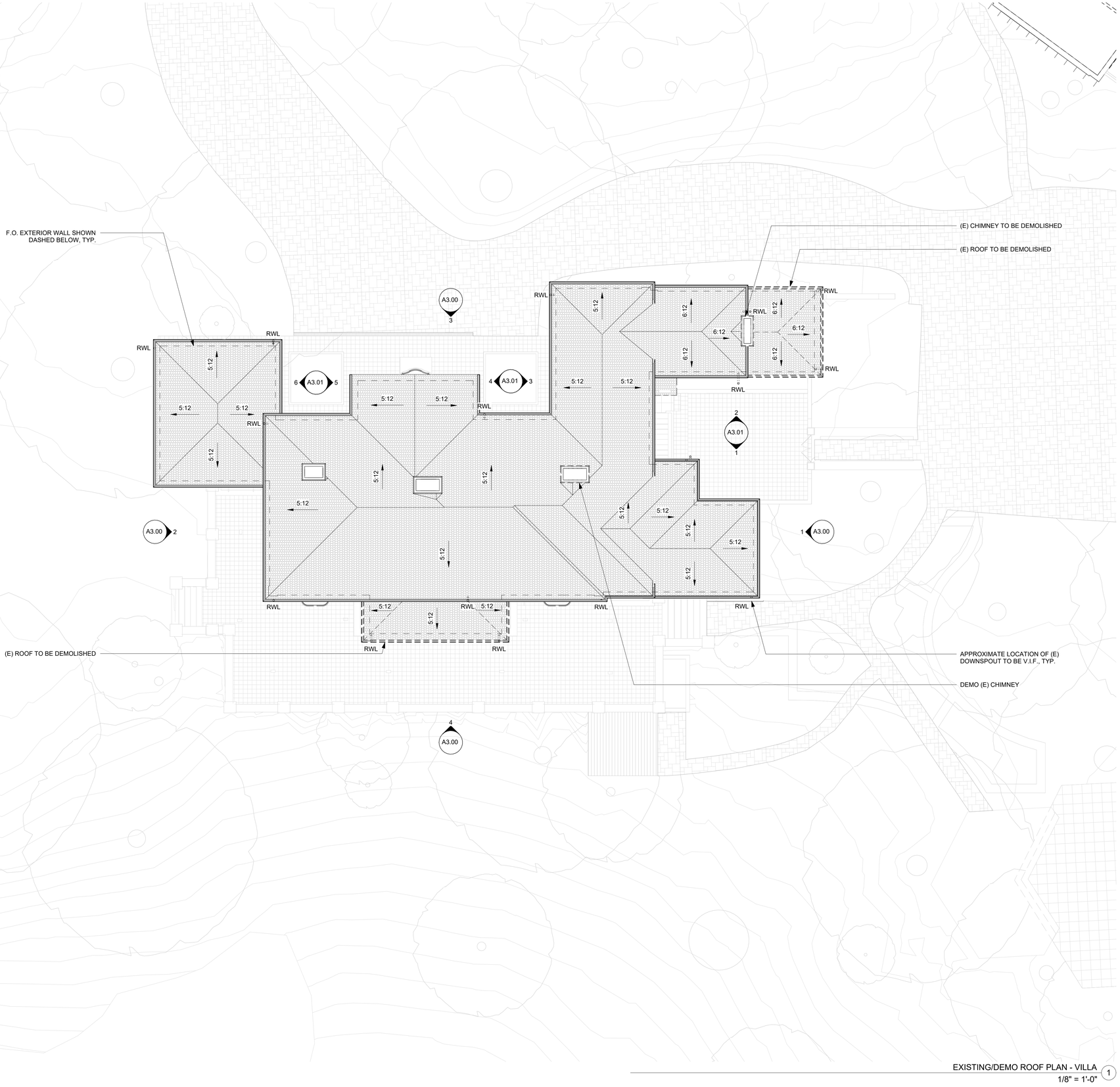
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Sheet Title
EXISTING/DEMO SECOND FLOOR PLAN - VILLA

Sheet No.
A2.02

9/27/2024 3:23:47 PM



EXISTING/DEMO ROOF PLAN - VILLA 1
1/8" = 1'-0"

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN

SHEET NOTES

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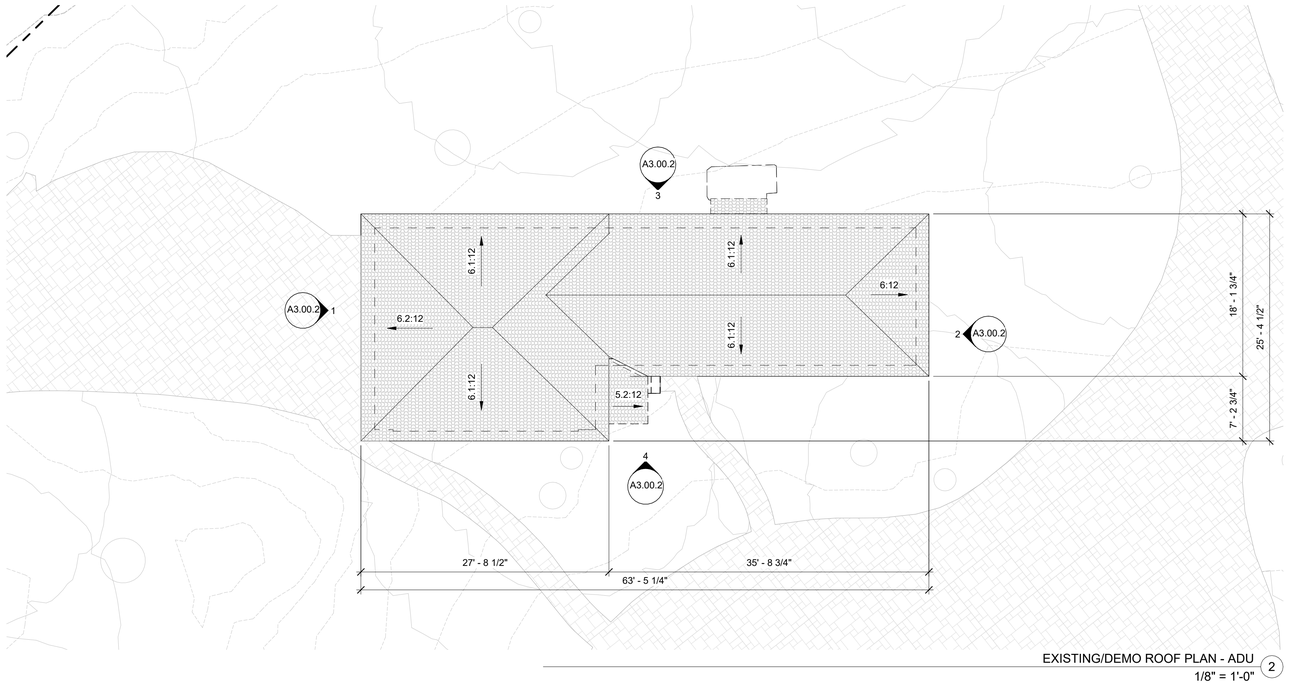
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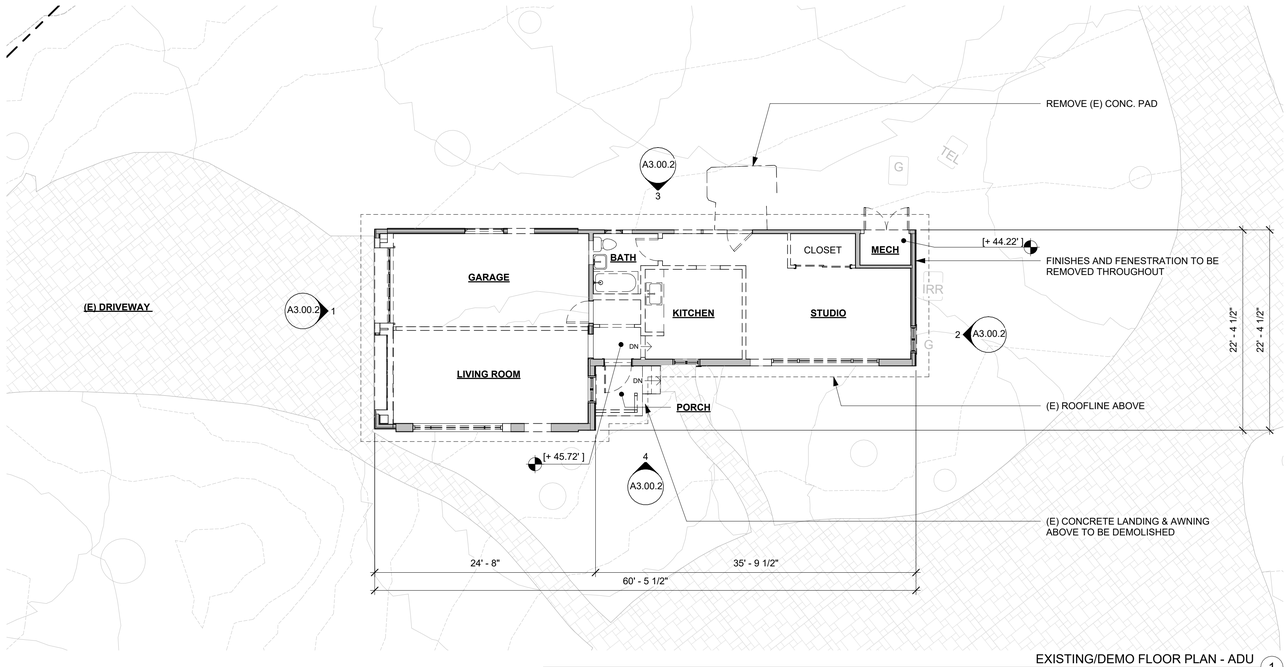
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EXISTING/DEMO ROOF PLAN - VILLA

Sheet No.
A2.03

9/27/2024 3:23:54 PM



EXISTING/DEMO ROOF PLAN - ADU (2)
1/8" = 1'-0"



EXISTING/DEMO FLOOR PLAN - ADU (1)
1/8" = 1'-0"

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN

SHEET NOTES

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Date: 31 JULY 2025

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PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

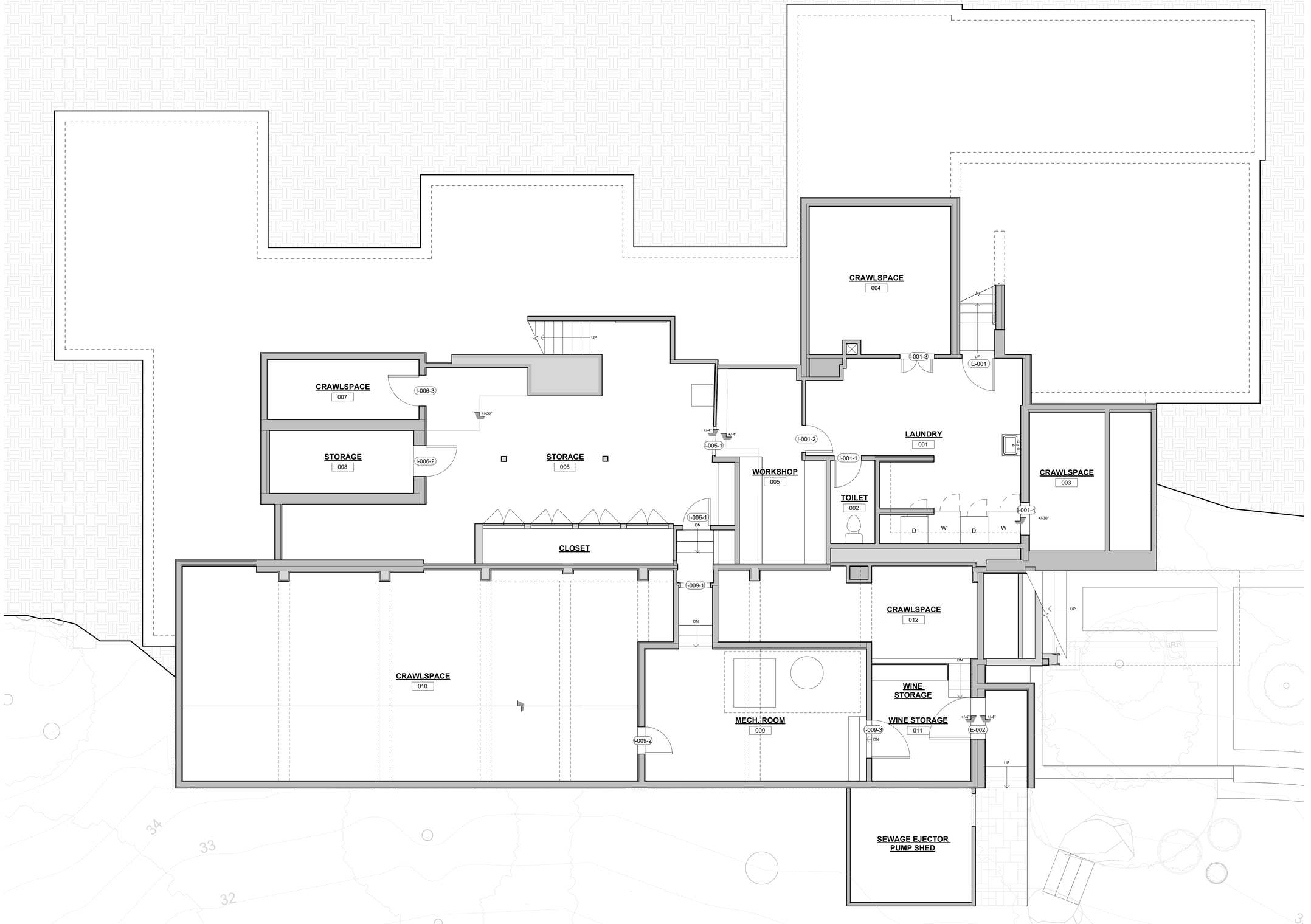
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Sheet Title
EXISTING/DEMO FLOOR AND ROOF PLANS - ADU

Sheet No.
A2.04

9/27/2024 3:23:55 PM



PROPOSED BASEMENT PLAN - VILLA (NO CHANGES PROPOSED)
1/4" = 1'-0"

1

9/27/2024 3:43:04 PM

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Revision No. | Date

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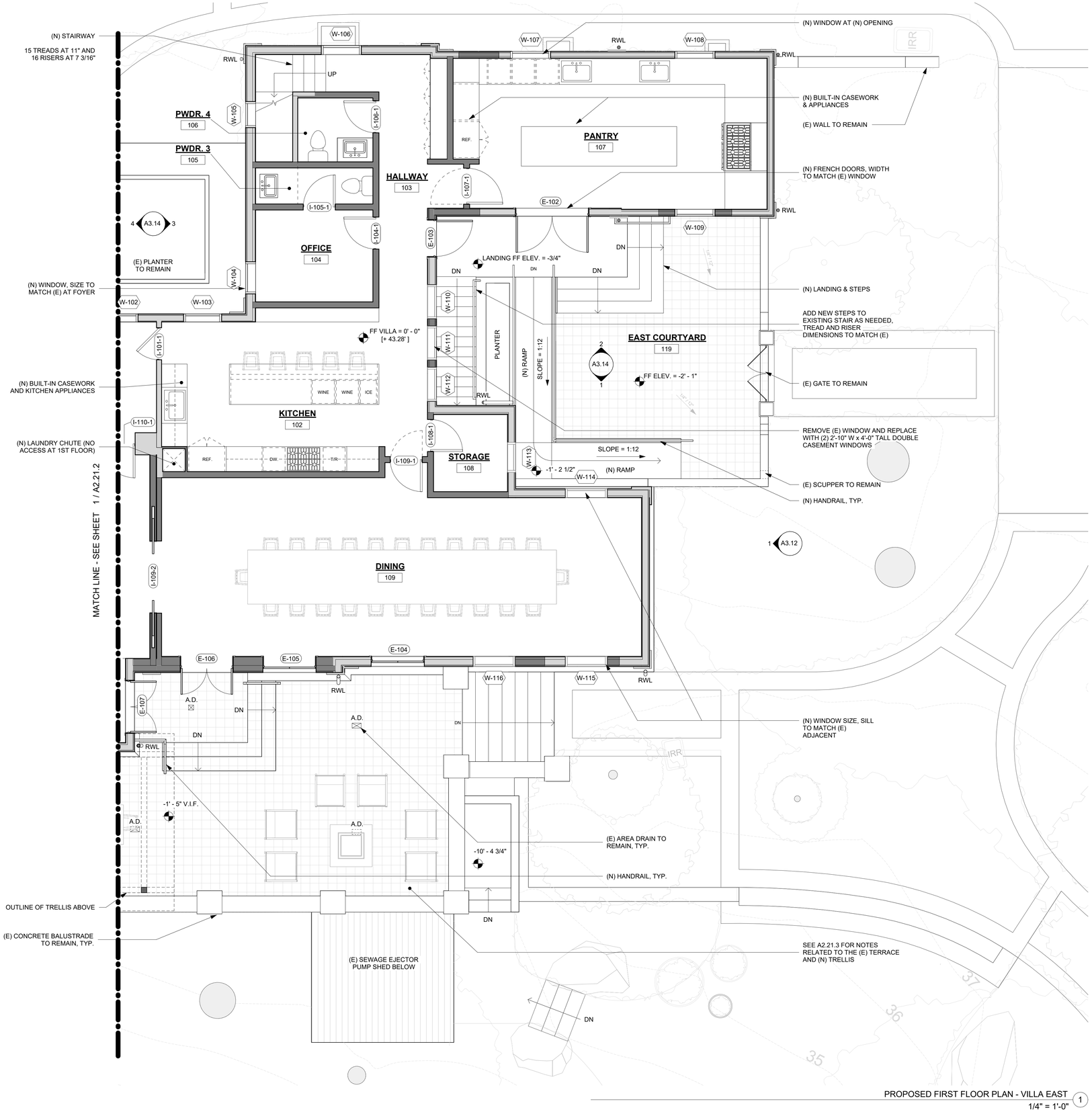
Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
1/4" = 1'-0"
0 2' 4' 8' 16'

Sheet Title
PROPOSED BASEMENT PLAN - VILLA

Sheet No.
A2.20



PROPOSED FIRST FLOOR PLAN - VILLA EAST (1)
1/4" = 1'-0"

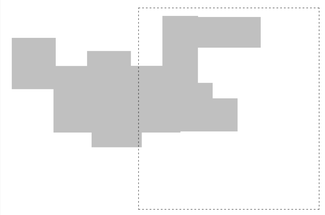
LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW
- [N.I.C.] NOT IN CONTRACT

SHEET NOTES

- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH THERMALLY BROKEN UNITS.
- ALL INTERIOR DOORS TO BE RE-FINISHED AND REUSED WHERE POSSIBLE.
- REPLACE ALL INTERIOR FINISHES PER I.D., TYP.
- REPLACE ALL PLUMBING FIXTURES, TYP.
- (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E)
- SEE LANDSCAPE DRAWINGS FOR INFORMATION ON NEW PAVING & HARDSCAPE

KEY PLAN



William Duff Architects
1275 Folsom Street
San Francisco, CA 94103
(415) 371-0900
wdarch.com

LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
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PLANNING RESUBMITTAL	07/31/2025

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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

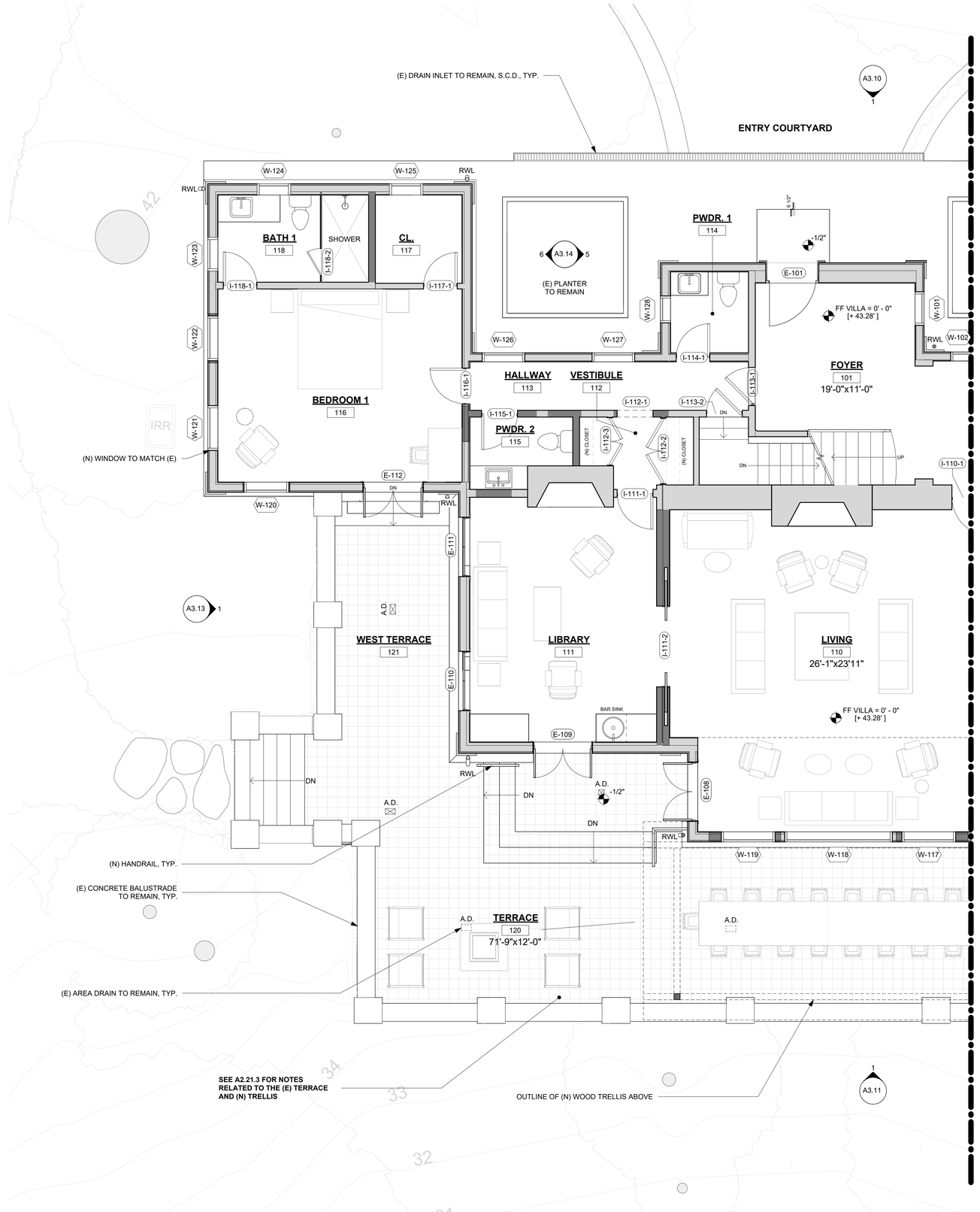
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Scale
As indicated
0 2' 4' 8' 16'

Sheet Title
PROPOSED FIRST FLOOR PLAN - VILLA - EAST

Sheet No.
A2.21.1

9/27/2024 3:24:02 PM



PROPOSED FIRST FLOOR PLAN - VILLA WEST
1/4" = 1'-0" (1)

9/27/2024 3:24:07 PM

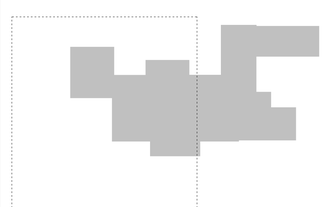
LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW
- [N.I.C.] NOT IN CONTRACT

SHEET NOTES

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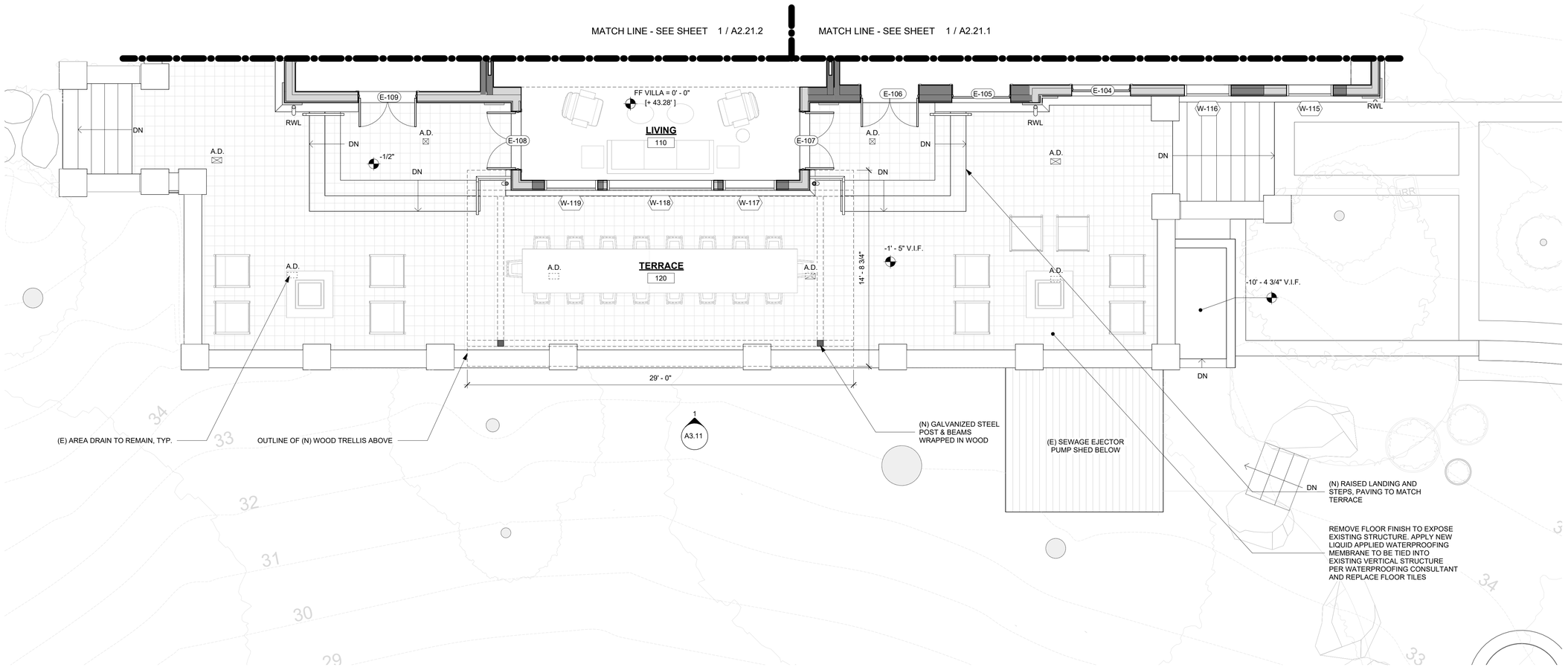
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Scale
As indicated

0 2' 4' 8' 16'

Sheet Title
PROPOSED FIRST FLOOR PLAN - VILLA - WEST

Sheet No.
A2.21.2



PROPOSED FIRST FLOOR PLAN - VILLA TERRACE (1)
1/4" = 1'-0"

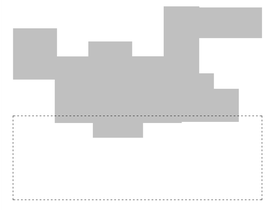
LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW

SHEET NOTES

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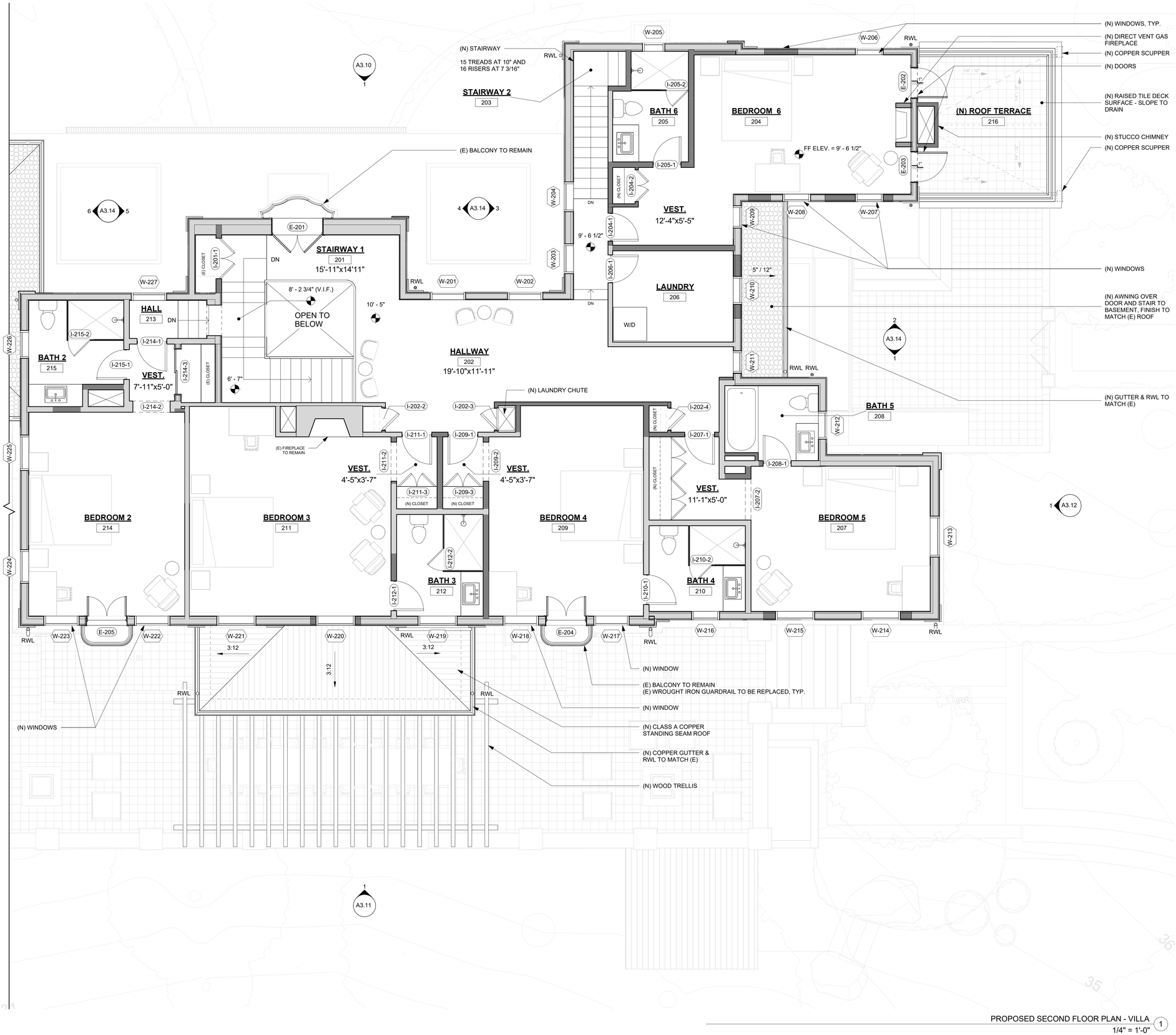
Scale
As indicated

0 2' 4' 8' 16'

Sheet Title
PROPOSED FIRST FLOOR PLAN - VILLA - SOUTH TERRACE

Sheet No.
A2.21.3

9/27/2024 3:24:10 PM



PROPOSED SECOND FLOOR PLAN - VILLA (1)
1/4" = 1'-0"

9/27/2024 3:24:18 PM

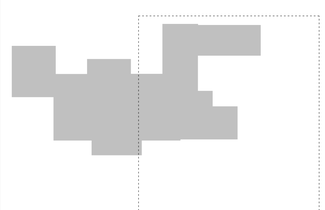
LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW
- [N.I.C.] NOT IN CONTRACT

SHEET NOTES

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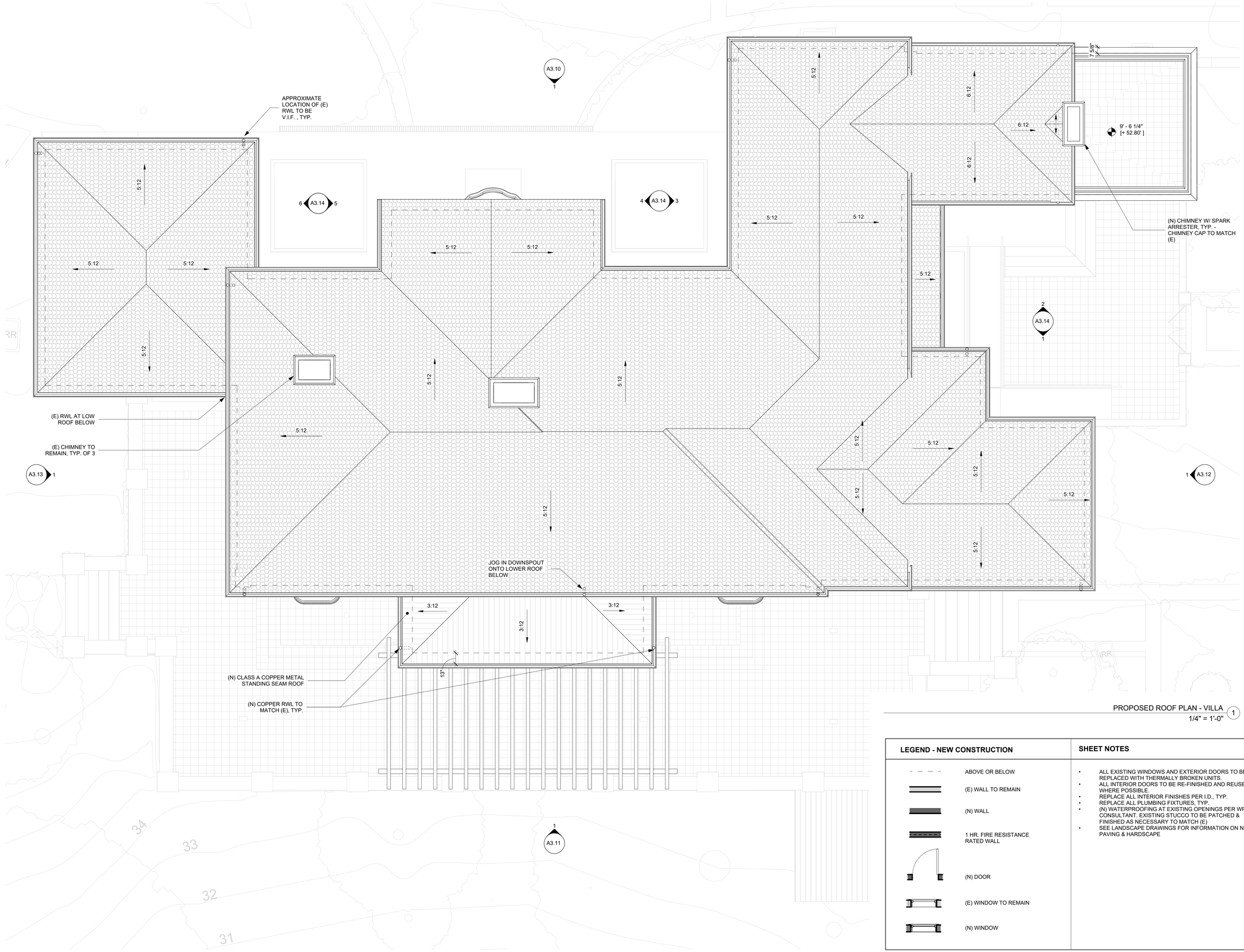
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Scale
As indicated

0 2' 4' 8' 16'

Sheet Title
PROPOSED SECOND FLOOR PLAN - VILLA

Sheet No.
A2.22



PROPOSED ROOF PLAN - VILLA (1)
1/4" = 1'-0"

LEGEND - NEW CONSTRUCTION	
	ABOVE OR BELOW
	(E) WALL TO REMAIN
	(N) WALL
	1 HR. FIRE RESISTANCE RATED WALL
	(N) DOOR
	(E) WINDOW TO REMAIN
	(N) WINDOW

SHEET NOTES

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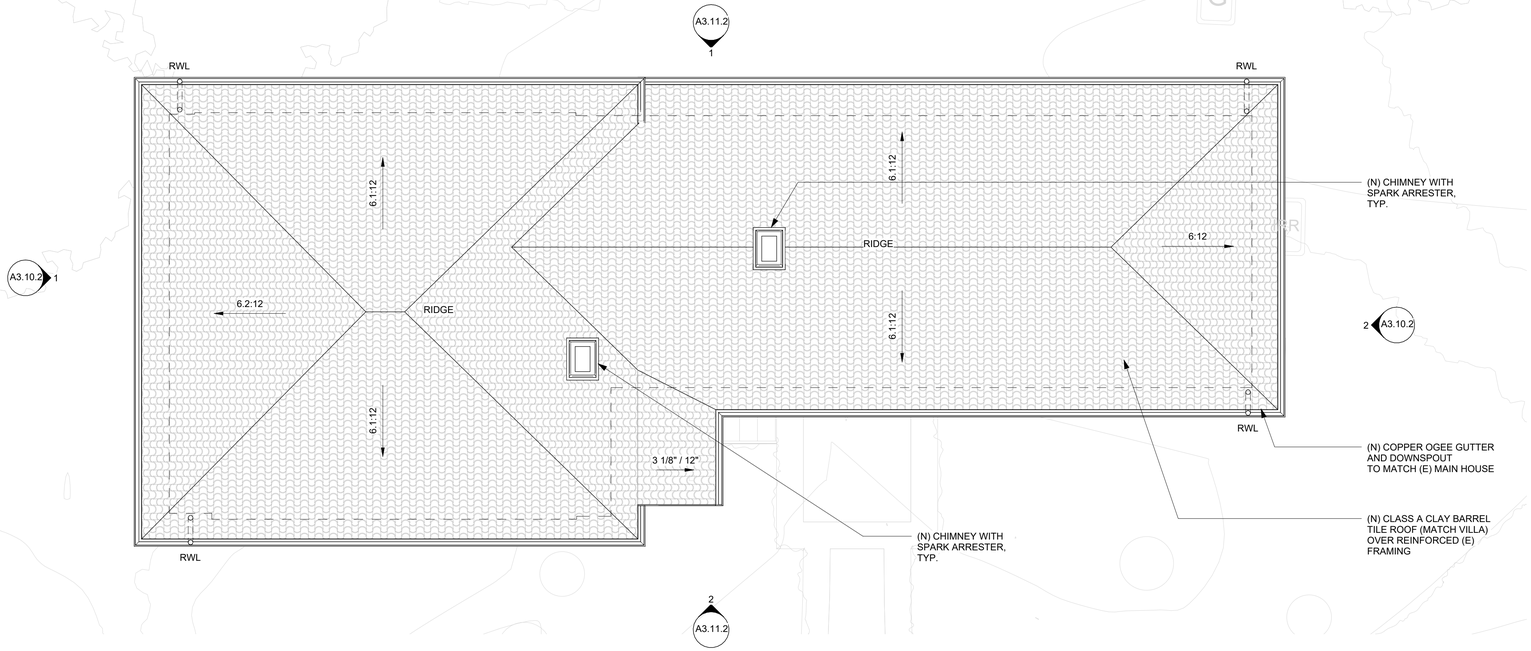
Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
1/4" = 1'-0"
0 2' 4' 8' 16'

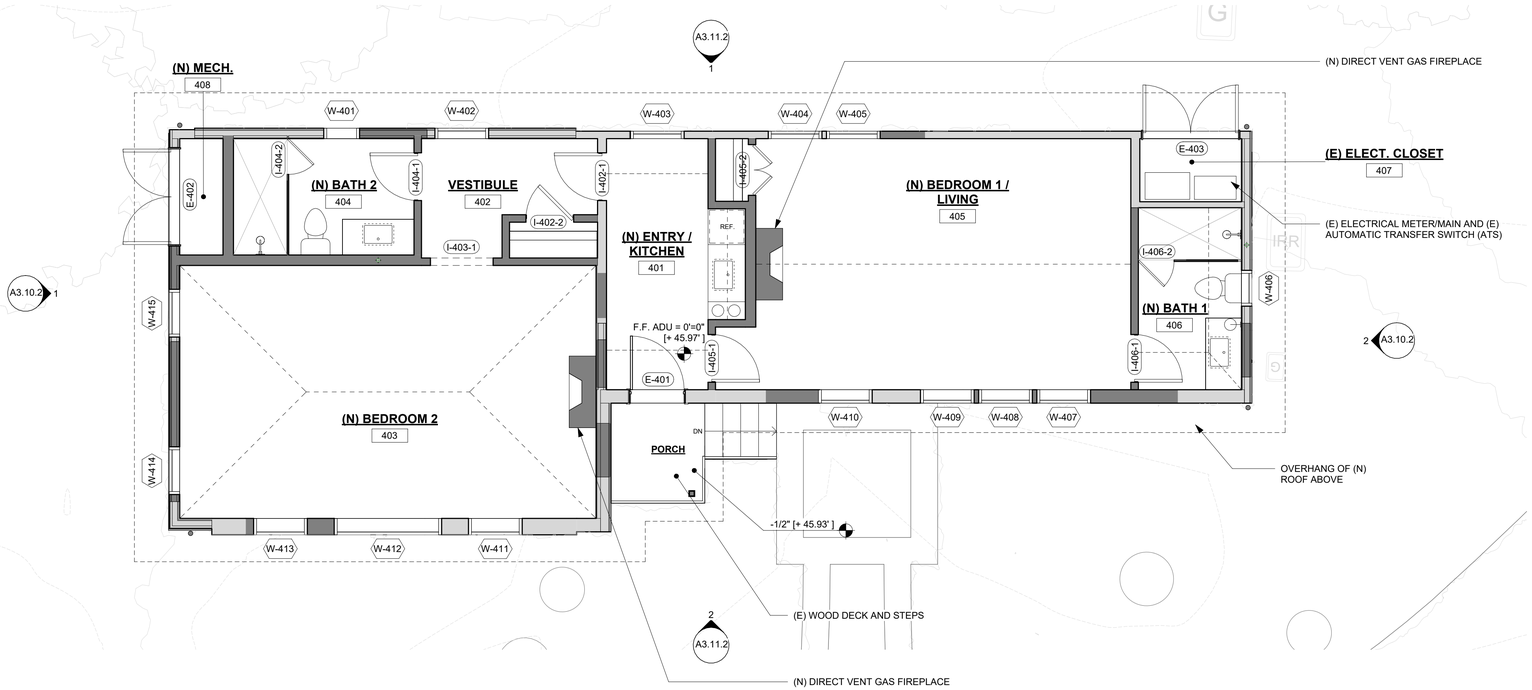
Sheet Title
PROPOSED ROOF PLAN - VILLA

Sheet No.
A2.23

9/27/2024 3:24:23 PM



PROPOSED ROOF PLAN - ADU (2)
1/4" = 1'-0"



PROPOSED FLOOR PLAN - ADU (1)
1/4" = 1'-0"

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW
- [N.I.C.] NOT IN CONTRACT

SHEET NOTES

- ALL SPOT ELEVATIONS ARE RELATIVE TO VILLA CYPRESS LEVEL ONE F.F.
- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH THERMALLY BROKEN UNITS.
- REPLACE ALL INTERIOR FINISHES, PER I.D., TYP.
- REPLACE INTERIOR FURNITURE, PER I.D., TYP.
- REPLACE ALL PLUMBING FIXTURES, TYP.
- (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E)
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Job Number: **23015**

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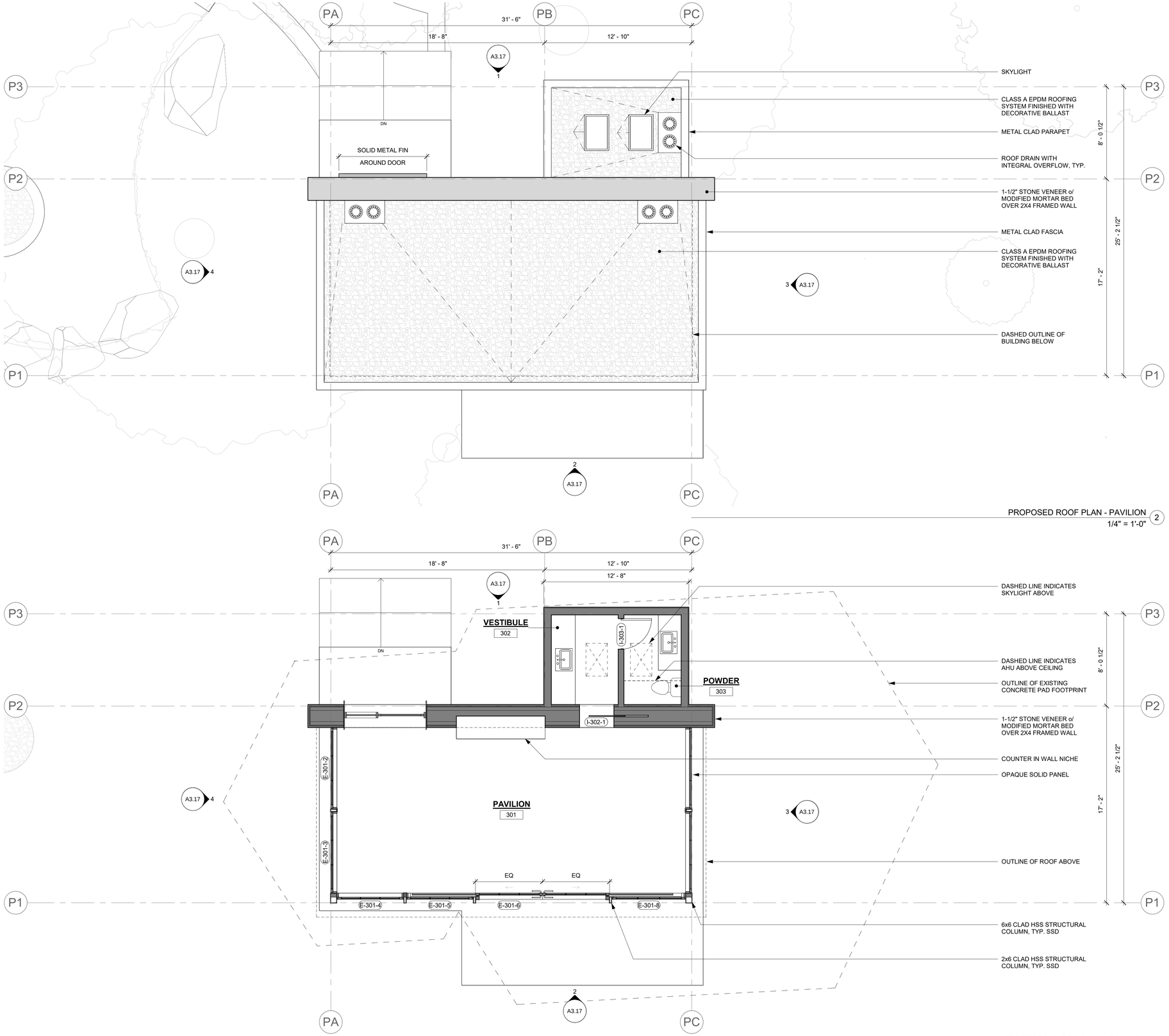
Scale

0 1' 2' 4' 8'

Sheet Title
PROPOSED FLOOR AND ROOF PLANS - ADU

Sheet No.
A2.24

9/27/2024 3:24:24 PM



PROPOSED ROOF PLAN - PAVILION 2
1/4" = 1'-0"

PROPOSED FLOOR PLAN - PAVILION 1
1/4" = 1'-0"

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
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- (N) DOOR
- (E) WINDOW TO REMAIN
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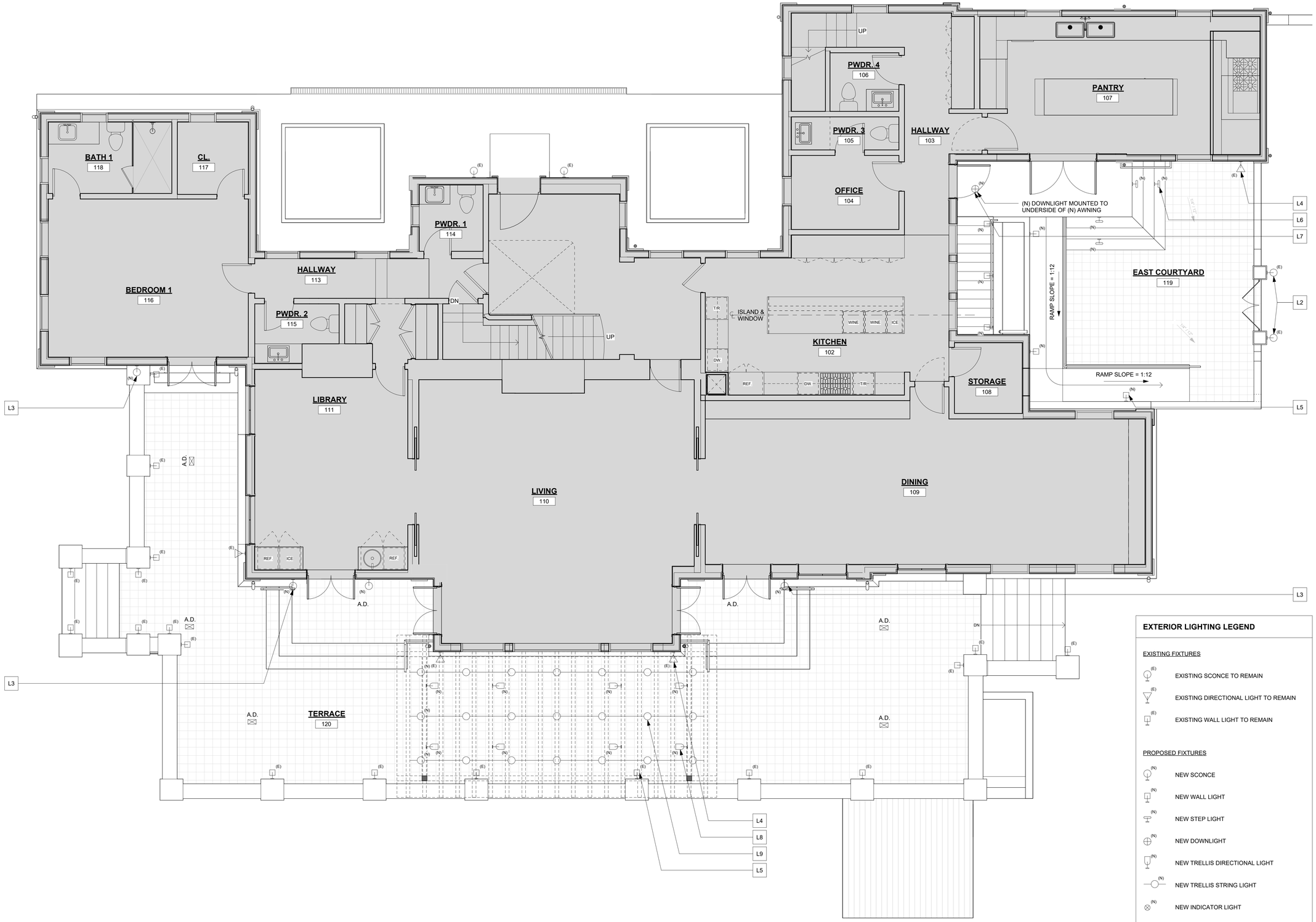
Scale
1/4" = 1'-0"

0 2' 4' 8' 16'

Sheet Title
PROPOSED FLOOR AND ROOF PLANS - PAVILION

Sheet No.
A2.25

9/27/2024 3:24:27 PM



EXTERIOR LIGHTING FIRST FLOOR PLAN - VILLA (1)
1/4" = 1'-0"

EXTERIOR LIGHTING LEGEND

EXISTING FIXTURES

- (E) EXISTING SCONCE TO REMAIN
- (E) EXISTING DIRECTIONAL LIGHT TO REMAIN
- (E) EXISTING WALL LIGHT TO REMAIN

PROPOSED FIXTURES

- (N) NEW SCONCE
- (N) NEW WALL LIGHT
- (N) NEW STEP LIGHT
- (N) NEW DOWNLIGHT
- (N) NEW TRELLIS DIRECTIONAL LIGHT
- (N) NEW TRELLIS STRING LIGHT
- (N) NEW INDICATOR LIGHT

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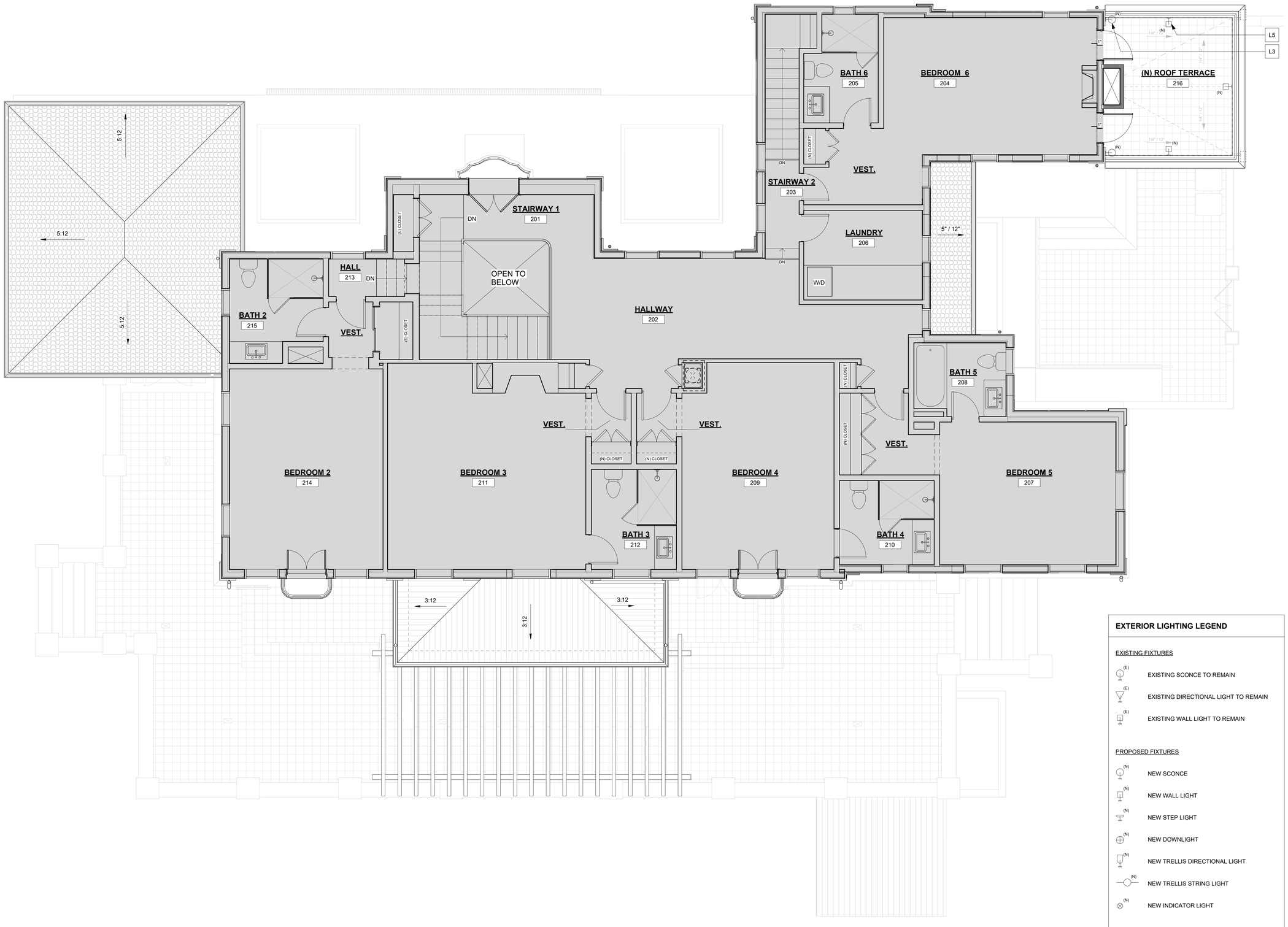
Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **Author** Checked By: **Checker**

Scale
1/4" = 1'-0"
0 2' 4' 8' 16'

Sheet Title
EXTERIOR LIGHTING PLAN - VILLA FIRST FLOOR
Sheet No.
A2.51

9/27/2024 3:09:52 PM



EXTERIOR LIGHTING SECOND FLOOR PLAN - VILLA 1

1/4" = 1'-0"

EXTERIOR LIGHTING LEGEND

EXISTING FIXTURES

- (E) EXISTING SCONCE TO REMAIN
- (E) EXISTING DIRECTIONAL LIGHT TO REMAIN
- (E) EXISTING WALL LIGHT TO REMAIN

PROPOSED FIXTURES

- (N) NEW SCONCE
- (N) NEW WALL LIGHT
- (N) NEW STEP LIGHT
- (N) NEW DOWNLIGHT
- (N) NEW TRELLIS DIRECTIONAL LIGHT
- (N) NEW TRELLIS STRING LIGHT
- (N) NEW INDICATOR LIGHT

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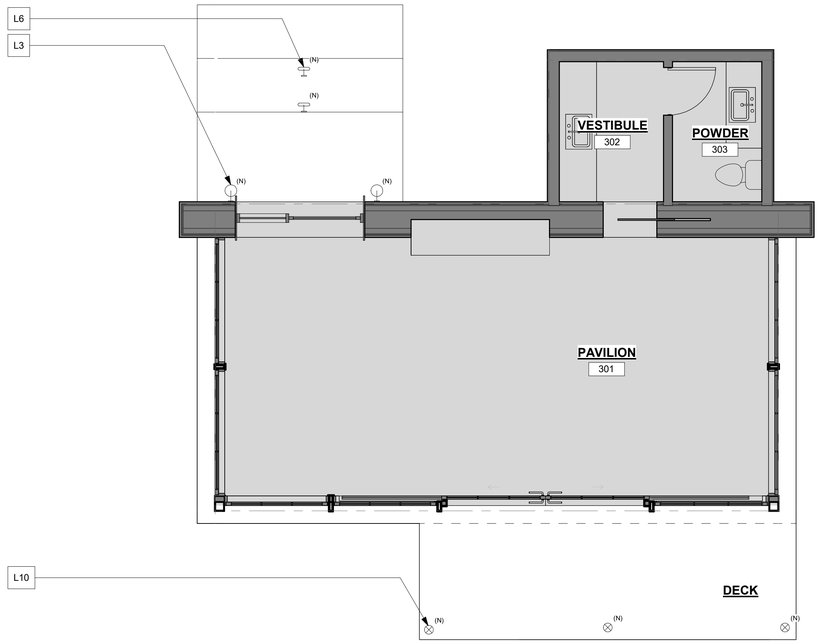
Scale
1/4" = 1'-0"

0 2' 4' 8' 16'

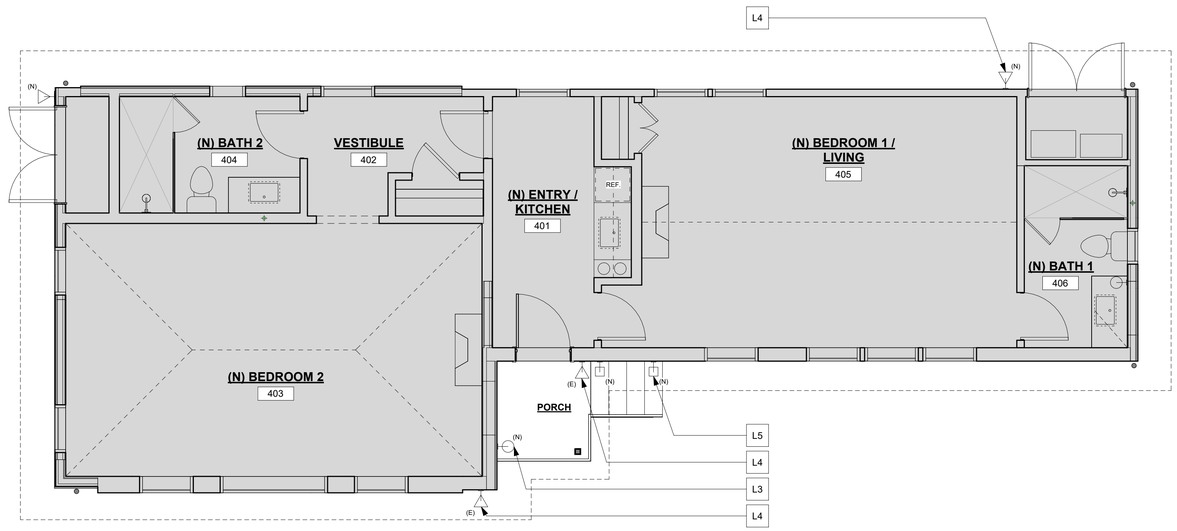
Sheet Title
EXTERIOR LIGHTING PLAN - VILLA SECOND FLOOR

Sheet No.
A2.52

9/27/2024 3:09:55 PM



PROPOSED FLOOR PLAN - PAVILION 2
1/4" = 1'-0"



PROPOSED FLOOR PLAN - ADU 1
1/4" = 1'-0"

EXTERIOR LIGHTING LEGEND

EXISTING FIXTURES

(E) EXISTING SCONCE TO REMAIN

(E) EXISTING DIRECTIONAL LIGHT TO REMAIN

(E) EXISTING WALL LIGHT TO REMAIN

PROPOSED FIXTURES

(N) NEW SCONCE

(N) NEW WALL LIGHT

(N) NEW STEP LIGHT

(N) NEW DOWNLIGHT

(N) NEW TRELLIS DIRECTIONAL LIGHT

(N) NEW TRELLIS STRING LIGHT

(N) NEW INDICATOR LIGHT

William Duff Architects
1275 Folsom Street
San Francisco, CA 94103
(415) 371-0900
wdarch.com

LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **Author** Checked By: **Checker**

Scale
1/4" = 1'-0"

0 2' 4' 8' 16'

Sheet Title
EXTERIOR LIGHTING PLAN - ADU & PAVILION

Sheet No.
A2.53

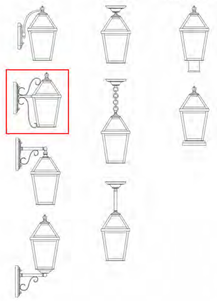
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London Lantern

New Classics HANDMADE IN USA

MOUNTS

Wall | Ceiling | Post/Column



The London Lantern's look and feel was inspired by the stately glass enclosed conservatories designed for elegant homes and country estates by 19th century British Architects.

UL listed - Exterior. Durable Solid Brass.

Need help? Contact us for expert design assistance with your order.

FINIALS



Classical Acorn | Onion

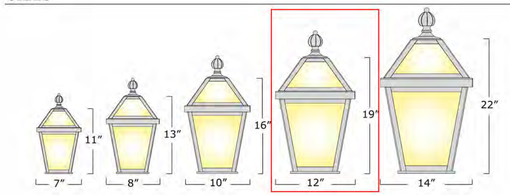
FINISHES

Architectural Bronze
Verdigris Patina
Antique Copper
Satin Antique Brass
Raw Copper
Black

GLASS

Gold White
White Opal
Sandblast Frost
Clear Seeded
Waterfall
Cream

SIZES



BRASS LIGHT GALLERY · MILWAUKEE ·

brasslightgallery.com 800-243-9595

v1.1-p1

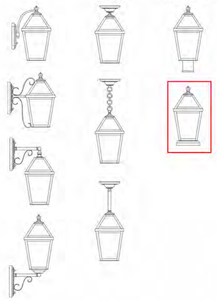
L1

London Lantern

New Classics HANDMADE IN USA

MOUNTS

Wall | Ceiling | Post/Column



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FINIALS



Classical Acorn | Onion

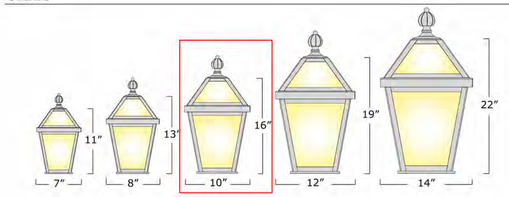
FINISHES

Architectural Bronze
Verdigris Patina
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Satin Antique Brass
Raw Copper
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Gold White
White Opal
Sandblast Frost
Clear Seeded
Waterfall
Cream

SIZES



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v1.1-p1

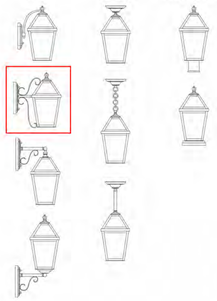
L2

London Lantern

New Classics HANDMADE IN USA

MOUNTS

Wall | Ceiling | Post/Column



The London Lantern's look and feel was inspired by the stately glass enclosed conservatories designed for elegant homes and country estates by 19th century British Architects.

UL listed - Exterior. Durable Solid Brass.

Need help? Contact us for expert design assistance with your order.

FINIALS



Classical Acorn | Onion

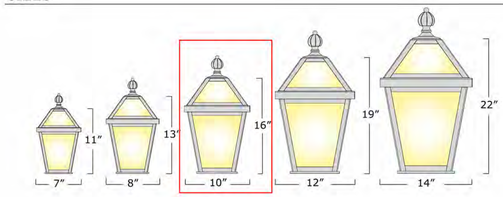
FINISHES

Architectural Bronze
Verdigris Patina
Antique Copper
Satin Antique Brass
Raw Copper
Black

GLASS

Gold White
White Opal
Sandblast Frost
Clear Seeded
Waterfall
Cream

SIZES



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v1.1-p1

L3

L-011-30-BGS-SA

The L-011-30-BGS-SA is fixed, downward-facing directional fixture available in both low voltage and line voltage configurations. It is limited to a maximum 30° angle from vertical and supplied with an angled glare shield. The fixture needs to be specified with one of the available mountings to ensure it meets International Dark Sky Association requirements. The L-011-30-BGS-SA can be equipped with several different MR16 LED and halogen lamps and a variety of accessories to produce the desired effect.

Construction All brass components • 0.140" [3.6mm] thick brass housing

Lens Tempered glass, stepped to prevent pooling of water on lens

L-011 12 Volts AC/DC • GU5.3 MR16 LED • Remote Transformer Required
Amber (1500K), Warm White (2700K/3000K) • Most lamps dim to less than 20%. See lamp manufacturer's transformer/dimmer compatibility chart.

5 Watt Cree chipset	__ **5W-A-NFL-**	**AMBER** (1500K)	25° narrow flood	
	2700K	*3000K*		
Cree chipset 5 Watts	__ **5W-SP-27**	__ **5W-SP-30**	15° spot	320 lm
	__ **5W-NFL-27**	__ **5W-NFL-30**	25° narrow flood	320 lm
	__ **5W-FL-27**	__ **5W-FL-30**	40° flood	320 lm
	__ **5W-FL/60-27**	__ **5W-FL/60-30**	60° flood	320 lm
	__ **5W-WFL-27**	__ **5W-WFL-30**	100° wide flood	320 lm
Lumiled chipset 7 Watts	__ **7W-FL/60-27**	__ **7W-FL/60-30**	60° flood	483 lm
Sorsa chipset 8 Watts	__ **8W-SP-27**	__ **8W-SP-30**	10° spot	600 lm
	__ **8W-NFL-27**	__ **8W-NFL-30**	25° narrow flood	630 lm
	__ **8W-FL-27**	__ **8W-FL-30**	36° flood	630 lm

L-011-120V 120 Volts GU10 MR16 LED • Amber (1500K), Warm White (2700K/3000K)
L-011-230V 230 Volts Most lamps dim to less than 20%. See lamp manufacturer's transformer/dimmer compatibility chart.

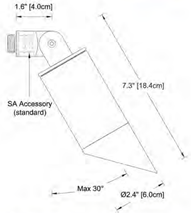
5 Watt Cree chipset	__ **5W-A-NFL-120V**	**AMBER** (1500K)	25° narrow flood	79 lm
	2700K	*3000K*		
Green Creative 5 Watts	__ **5W-NFL-27-120V**	__ **5W-NFL-30-120V**	25° narrow flood	390 lm
	__ **5W-FL-27-120V**	__ **5W-FL-30-120V**	35° flood	390 lm
	__ **8W-SP-27-120V**	__ **8W-SP-30-120V**	10° spot	600 lm
Sorsa chipset 8 Watts	__ **8W-NFL-27-120V**	__ **8W-NFL-30-120V**	25° narrow flood	630 lm
	__ **8W-FL-27-120V**	__ **8W-FL-30-120V**	36° flood	630 lm
	__ **8W-WFL-27-120V**	__ **8W-WFL-30-120V**	60° wide flood	630 lm

Optical Accessories
__ **X BGS** Brass glare shield, 45° cutoff (STANDARD)
__ **CTO-1/4-2.04** Color Temperature Orange filter 1/4
__ **CTO-1/2-2.04** Color Temperature Orange filter 1/2
__ **CTO-3/4-2.04** Color Temperature Orange filter 3/4
__ **FR** Frosted lens, 1/8" [3mm] thick
__ **HL1** Honeycomb louver, 1/8" [3mm] thick
__ **HL2** Honeycomb louver, 1/4" [6mm] thick
__ **PR** Prismatic spread lens, 1/8" [3mm] thick
__ **RT** Rectilinear spread lens, 1/8" [3mm] thick
__ **SL** Solite (Soft Focus) lens, 1/8" [3mm] thick
Maximum (2) 1/8" thick accessories or (1) HL2 + (1) CTO Filter

Mounting Accessories
__ **X SA** Sure Aim locking rotation accessory (STANDARD)
__ **TDM1** •Brass tree/deck mount with stainless steel screws
__ **TDM2-__** •Brass tree mount with nylon strap (**48, 72,** or **96"**)
__ **TDM2SS-__** •Brass tree mount with stainless steel strap (**48, 72,** or **96"**)
__ **TDM3** •Brass low-profile deck/wall mount
__ **TDM4** •Brass low-profile tree mount with notch for wire
__ **TMJB-__** Brass tree-mounted junction box, single fixture mount, stainless steel strap (**48, 72,** or **96"**)
__ **TMJBX** Brass tree-mounted junction box, single fixture mount, stainless steel screws
__ **VTM** Brass rectangular junction box, direct mount or as part of **VTM-PALM**
__ **VTM-PALM** Set of up to four **VTM** junction boxes, stainless steel strap (**70** or **88"**), and wiring. See spec. sheet for details.
• 12 Volt only.

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.





This directional downlight is certified by DarkSky International **when mounted on a VERTICAL surface and aimed downward**. This fixture will not work nor be DarkSky compliant if mounted to a horizontal surface such as the ground or ceiling.

DARKSKY APPROVED · TURTLE SENSITIVE · when using long wavelength Amber LED

Certified by DarkSky.org when using long wavelength Amber LED

DARKSKY APPROVED · Responsible light pollution

Certified by DarkSky.org

SUITABLE FOR INDOOR USE UP TO 15W LED

IP 66
CSA Listed, file #190030
10 year fixture warranty
3 year warranty on MR16 LED lamps

Project	By	Date

For ordering purposes, please specify (example: L-011-30-**120V**—**5W-NFL-27-120V**—BGS—**CTO-1/2-2.04**—**HL1**—SA)

L-011-30- Fixture — _____ Lamp — **BGS** — _____ Accessory — _____ Accessory — _____ Accessory — **SA**

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 04/24

L4

E9-RCL

The E9-RCL is a rectangular, brass, recessed fixture with a louvered faceplate for mounting in floors, walls, or ceilings.

E9-RCL: Surface-mounted trim. 2.5"-diameter mounting hole required.
E9-RCL-CR: Adds CONCRETE RING and PVC HOUSING for flush-mounted, recessed trim.

Construction Solid brass faceplate, trim ring, and lamp compartment. Outer PVC Housing for "CR" versions features four 1/2" NPT taps for conduit: two in the side and two in the back/bottom. Secured with two #6-32 black stainless steel screws.

Lens Tempered frosted soda lime glass

Voltage 12 Volts AC / DC. Remote transformer required.

Lamps Integrated LED light engine
Triac dimmable: MLV >6% typ, ELV >16% typ

Cree XPE2 LED 2 Watt **AMBER** (1500K) ***TURTLE FRIENDLY***	__ **2W-A-SP**	spot	
	__ **2W-A-NFL**	narrow flood	
	__ **2W-A-FL**	flood	
	__ **2W-A-NO**	no optic (wide flood)	
Cree XPE2 LED 2 Watt **RED-ORANGE** (1000K) ***TURTLE FRIENDLY***	__ **2W-RO-SP**	spot	
	__ **2W-RO-NFL**	narrow flood	
	__ **2W-RO-FL**	flood	
	__ **2W-RO-NO**	no optic (wide flood)	
Cree XPG2 LED 3 Watt Warm White (3000K)*	__ **3W-SP**	spot	
	__ **3W-NFL**	narrow flood	
	__ **3W-FL**	flood	
	__ **3W-NO**	no optic (wide flood)	

* Also available in 2700K. Add color suffix to lamp specification, e.g. "*3W-NFL-2700K*"

MR16 LED • GU5.3 • Amber, Warm White (2700K/3000K)

5 Watt Cree chipset ***TURTLE FRIENDLY***	__ **5W-A-NFL**	**AMBER** (1300K)	25° narrow flood	23 lm
	2700K	*3000K*		
Cree chipset 5 Watts	__ **5W-SP-27**	__ **5W-SP-30**	15° spot	85+ CRI
	__ **5W-NFL-27**	__ **5W-NFL-30**	25° narrow flood	85+ CRI
	__ **5W-FL-27**	__ **5W-FL-30**	40° flood	85+ CRI
	__ **5W-FL/60-27**	__ **5W-FL/60-30**	60° flood	85+ CRI
	__ **5W-WFL-27**	__ **5W-WFL-30**	100° wide flood	85+ CRI
Lumiled chipset 7 Watts	__ **7W-FL/60-27**	__ **7W-FL/60-30**	60° flood	90+ CRI
Sorsa chipset 8 Watts	__ **8W-SP-27**	__ **8W-SP-30**	10° spot	90 CRI
	__ **8W-NFL-27**	__ **8W-NFL-30**	25° narrow flood	90 CRI
	__ **8W-FL-27**	__ **8W-FL-30**	36° flood	90 CRI

Optical Accessories**
__ **HL1** Honeycomb louver, 1/8" [3mm] thick
__ **PR** Prismatic spread lens
__ **RT** Rectilinear spread lens

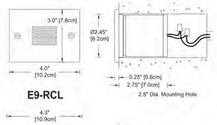
**Maximum (2) accessories. HL2 cannot be used with any other accessory.

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

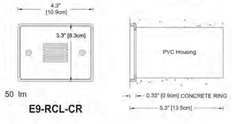
Weight: 4.4 lbs [2.0 kg]

IP 67
CSA Listed, file #190030
10 year fixture warranty
3 year warranty on MR16 LED lamps
Drive-over static load rating: 10,500 lbs (CR version only)



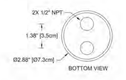


E9-RCL



50 lm

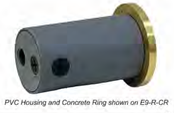
E9-RCL-CR



SUITABLE FOR INDOOR (with LED module) & OUTDOOR USE

DARKSKY APPROVED · Responsible light pollution

Certified by DarkSky.org



PVC Housing and Concrete Ring shown on E9-R-CR

Project	By	Date

For ordering purposes, please specify (example: **E9-RCL-CR—5W-NFL-27—RT**)

E9-RCL- Fixture — _____ Lamp — _____ Accessory(ies)

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L5

William Duff Architects

1275 Folsom Street
San Francisco, CA 94103
(415) 371-0900
wdarch.com

LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025 RENEWAL DATE
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PLANNING RESUBMITTAL	09/27/2024
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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **Author** Checked By: **Checker**

Scale

Sheet Title
EXTERIOR LIGHTING SPECS

Sheet No.
A2.54

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E3-SQL



The E3-SQL is a square, recessed, louvered steplight with a minimal 2.17" (55mm) footprint. Positioning of louvers milled at 30° angle throw light out and down without glare at fixture level.

Construction Solid brass trim with brass cylindrical lamp compartment. PVC outer housing.

Lens Frosted, tempered soda lime glass.

Voltage 12 Volts AC / DC. Remote transformer required.

Mounting Ground, ceiling, or wall-mount installation in masonry or wood. No mounting accessory is needed for core drill applications. Optional Deck Mount accessory allows for adaptation to wood deck of varying thicknesses. Optional brass Conduit Fitting features two side and one bottom 1/2" NPT threaded holes for remote splicing and/or applications with limited depth. Concrete Form Kit secures the fixture Housing vertically or horizontally in a form for installation in new concrete. Trim and lamp compartment are friction-fit into sleeve using o-rings, eliminating the need for visible fasteners.

Lamps LED, Triac dimmable: MLV >6% typ., ELV >16% typ.

Cree XPE2 2W **AMBER** (1500K) ***TURTLE FRIENDLY***	__ **2W-A-SP**	10° spot		
	__ **2W-A-NFL**	30° narrow flood	19.6 cd	5.9 lm
	__ **2W-A-FL**	50° flood	10.5 cd	4.7 lm
Cree XPE2 2 Watt **RED-ORANGE** (1003K) ***TURTLE FRIENDLY***	__ **2W-RO-SP**	10° spot		
	__ **2W-RO-NFL**	30° narrow flood		
	__ **2W-RO-FL**	50° flood		
Cree XPG2 3W Warm White (3000K)*	__ **3W-SP**	10° spot		
	__ **3W-NFL**	30° narrow flood	47.5 cd	15.4 lm
	__ **3W-FL**	50° flood	30.7 cd	13.5 lm

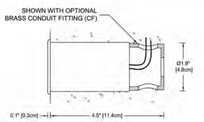
* Also available in 2700K. Add color suffix to lamp specification, e.g. "*3W-NFL-2700K*".

MR11 LED, Triac dimmable >25%

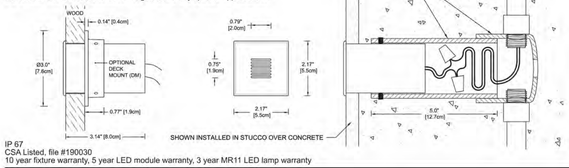
Cree chipset 2W **AMBER** (1500K) ***TURTLE FRIENDLY***	__ **2W-A-MR11-NFL**	30° narrow flood		
	2700K	***3000K***		
Cree chipset 2 Watt Warm White	__ **2W-MR11-SP-27**	__ **2W-MR11-SP-30**	15° spot	
	__ **2W-MR11-NFL-27**	__ **2W-MR11-NFL-30**	30° narrow flood	
	__ **2W-MR11-FL-27**	__ **2W-MR11-FL-30**	60° flood	

Mounting Accessories (None needed for Core Drill Applications)

__ **CF** Conduit Fitting (Limited Depth / Remote Splice)
__ **CFK** Concrete Form Kit
__ **DM** Deck Mount adapter ring for wooden decks



Finish: Unfinished is standard, no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.



IP 67
CSA Listed, file #190030
10 year fixture warranty, 5 year LED module warranty, 3 year MR11 LED lamp warranty

Project | By | Date

For ordering purposes, please specify (example: **E3-SQL—2W-MR11-NFL-27—DM**)

E3-SQL — Fixture — — Lamp / Beam — Accessory(ies)

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 04/24

L6

L-011-CM

The L-011-CM is a fixed, ceiling-mounted downlight.

Construction All brass components. 0.140" [3.6mm] thick brass housing.

Lens Tempered soda lime glass.

Mounting ***Round Canopy*** (standard): Brass canopy mounts onto brass crossbar (included). Crossbar fits over 3.0" and 4.0" octagonal / round and single gang rectangular boxes.
Square Canopy (optional): Square brass canopy with same crossbar mounting as standard Round Canopy.
Small Square Canopy (optional): Two-part brass canopy mounts over 3.0-3.5" octagonal / round box only.
No Canopy (optional): Canopy not included. 1/2" NPSM brass threaded fitting only)



L-011-CM

L-011-CM 12 Volts • LED light engine • Remote transformer required
Triac dimmable: MLV >1% typ., ELV >5% typ.

7 Watts Cree XPE2 **AMBER** (1500K) 590-600 nm ***TURTLE FRIENDLY***	__ **7W-A-SP**	13° Beam, 28° Field	2250 cd	149 lm	30 lm/W
	__ **7W-A-NFL**	30° Beam, 50° Field	519 cd	138 lm	23 lm/W
	__ **7W-A-FL**	50° Beam, 77° Field	160 cd	113 lm	19 lm/W
8 Watts Cree XPE2 **RED-ORANGE** (1003K) 625-635 nm ***TURTLE FRIENDLY***	__ **8W-RO-SP**	9° Beam, 20° Field	8854 cd	338 lm	55 lm/W
	__ **8W-RO-NFL**	30° Beam, 45° Field	1237 cd	329 lm	53 lm/W
	__ **8W-RO-FL**	54° Beam, 81° Field	347 cd	291 lm	46 lm/W
11 Watts Cree XPG2 Warm White	2700K __ **11W-827-SP**	__ **11W-827-NFL**	__ **11W-827-FL**		
	__ **11W-830-SP**	12° Beam, 29° Field	10241 cd	791 lm	76 lm/W
	3000K __ **11W-830-NFL**	29° Beam, 50° Field	2754 cd	765 lm	73 lm/W CRI 81
	__ **11W-830-FL**	48° Beam, 79° Field	908 cd	625 lm	60 lm/W
11 Watts Cree XPG3 Warm White ***High CRI***	2700K __ **11W-927-SP**	__ **11W-927-NFL**	__ **11W-927-FL**		
	__ **11W-930-SP**	12° Beam, 29° Field	7321 cd	748 lm	78 lm/W
	3000K __ **11W-930-NFL**	29° Beam, 50° Field	2382 cd	717 lm	75 lm/W CRI 92
	__ **11W-930-FL**	48° Beam, 79° Field	902 cd	592 lm	62 lm/W

GU5.3 MR16 LED • Remote Transformer Required
Amber (1500K), Warm White (2700K/3000K) • Most lamps dim to less than 20%.
See lamp manufacturer's transformer/dimmer compatibility chart.

5 Watt Cree chipset ***TURTLE FRIENDLY***	__ **5W-A-NFL**	**AMBER** (1500K)	25° narrow flood	83 lm	
	2700K	***3000K***			
Cree chipset 5 Watts	__ **5W-SP-27**	__ **5W-SP-30**	15° spot	320 lm	85+ CRI
	__ **5W-NFL-27**	__ **5W-NFL-30**	25° narrow flood	320 lm	85+ CRI
	__ **5W-FL-27**	__ **5W-FL-30**	40° flood	320 lm	85+ CRI
	__ **5W-FL/60-27**	__ **5W-FL/60-30**	60° flood	320 lm	85+ CRI
	__ **5W-WFL-27**	__ **5W-WFL-30**	100° wide flood	320 lm	85+ CRI
Lumled chipset 7 Watts	__ **7W-FL/60-27**	__ **7W-FL/60-30**	60° flood	483 lm	90+ CRI
Sorаs chipset 8 Watts	__ **8W-SP-27**	__ **8W-SP-30**	10° spot	600 lm	90 CRI
	__ **8W-NFL-27**	__ **8W-NFL-30**	25° narrow flood	630 lm	90 CRI
	__ **8W-FL-27**	__ **8W-FL-30**	36° flood	630 lm	90 CRI



L-011-CM-NC

SUITABLE FOR INDOOR AND OUTDOOR USE

IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year MR16 LED lamp warranty
3 year LED module warranty

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 04/24

L7

E4

The E4 is an unobtrusive, low-voltage, directional fixture. Its minimalist design brings attention to the lamp's effect, not to the fixture itself. The E4 takes advantage of LED modules that can produce 10°-120° beam spreads with just a simple change of our line of field-serviceable optics.



Construction All brass components. 1/8" [3mm] thick brass housing.

Lens Tempered soda lime glass, stepped to prevent pooling of water on lens.

Voltage 12 Volts AC/DC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.

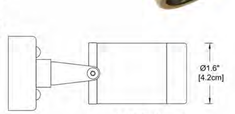
Mounting Two #8 x 2" long brass wood screws (included) secure canopy to the mounting surface.
Sleeve between U-bracket and canopy allows clockwise / counterclockwise aiming of fixture and locks position via a set screw.
Fixture canopy accepts wiring from the back. Two semicircular cutouts, one at the top and one at the bottom of the canopy, accept surface run wiring. Silicone-filled wire nuts (included) allow splicing within the canopy.

Lamps Triac dimmable: MLV >6% typ., ELV >16% typ.

		Beam/Field	Candela	Lumens	Efficacy	
Cree XPE2 LED 2 Watt **AMBER** (1500K)	__ **2W-A-SP**	10° / 20°	1366	65	29	
	__ **2W-A-NFL**	14° / 31°	587	64	29	
	__ **2W-A-FL**	29° / 61°	140	53	24	
	__ **2W-A-NO**	46° / 114°	15	14	6	
Cree XPE2 LED 2 Watt **RED-ORANGE** (1003K)	__ **2W-RO-SP**	10° / 18°	2841	123	54	
	__ **2W-RO-NFL**	13° / 28°	1483	119	52	
	__ **2W-RO-FL**	32° / 56°	229	81	35	
	__ **2W-RO-NO**	49° / 114°	32	32	14	
Cree XPG2 LED 3 Watt Warm White (3003K)*	__ **3W-SP**	13° / 24°	2689	202	69	CRI 83
	__ **3W-NFL**	17° / 37°	1214	177	61	
	__ **3W-FL**	30° / 62°	395	156	54	
	__ **3W-NO**	47° / 86°	42	37	13	

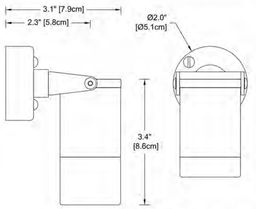
(AMBER and RED-ORANGE directionals not FFWCC certified)

* Also available in 2700K. Add color suffix to lamp specification, e.g. "*3W-NFL-2700K*"



Optical Accessories Fixture can accommodate up to two 1/8"-thick optical accessories or one accessory + CTO filter if used in conjunction with the 'NO' optic.

__ **CTO-1/4-1.36**	Color Temperature Orange filter 1/4
__ **CTO-1/2-1.36**	Color Temperature Orange filter 1/2
__ **CTO-3/4-1.36**	Color Temperature Orange filter 3/4
__ **FR8**	Frosted lens
__ **HL8**	Honeycomb louver, 1/8" [3mm] thick
__ **KP**	Extended snoot (no weep hole) for DOWNLIGHTING only
__ **PR8**	Prismatic spread lens
__ **RT8**	Rectilinear spread lens



E4 with KP accessory

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 1.6 lbs [0.7 kg]

IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year Cree LED module warranty

SUITABLE FOR INDOOR AND OUTDOOR USE

Project | By | Date

For ordering purposes, please specify (example: **E4—2W-A-SP—FR8—HL8**)

E4 — Fixture — — Lamp — Accessory(ies)

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 03/23

L8

Lightology

Bistro 120V 48 Foot 24-Light String Light Kit

SPEC # BR11157817

BRAND Brilliance

DESCRIPTION

The 120V Bistro String Light Kit is designed with two-way mounting holes at each lamp position creating a more secure installation for the string lights. The connection points are weather sealed, and the string features a waterproof seal, making all 48 feet of string outdoor ready. Kit includes 48 feet of Bistro string with 15 inch lead on both ends, 24 lamp positions, (24) 2.5 watt S14 medium base Filament 2700K color temperature bulbs, and two replacement fuses.



Shown In: Black

SHADE COLOR	N/A
BODY FINISH	Black
WATTAGE	60W
DIMMER	Standard 120V
DIMENSIONS	576"L x 9"W
BULB INCLUDED	
LAMP	24 x S14/Medium (E26)/2.5W/120V LED
Technical Information	
LUMINOUS FLUX	2880 lumens
LUMENS/WATT	1,152.00
LAMP COLOR	2700K
SPEC #	BR11157817

COMPANY | PROJECT | FIXTURE TYPE | APPROVED BY | DATE

LIGHTOLOGY.COM | INFO@LIGHTOLOGY.COM | 866.810.6569

L9

MP LIGHTING

L06

EXTERIOR | INTERIOR
In-grade | Indicator, marker light for wayfinding
• Wet, Damp, and Dry location



Performance

Wattage	Driver Input Voltage	Power Consumption Budget per fixture (including driver)	LED output (Source)	Fixture Output (Delivered)
0.2W	100-277V	0.25W	22 lm	2.7 lm

Application

Environment	Dry / Damp / Wet Location approved. IP 68.
Drive Over Rating	9,700 lbs (4,400 kg)
Mounting	**Recessed:** Designed to be cast into concrete or inserted into paving stones with back box.

Electrical

Power Supplies	Remote LED drivers (120-277V AC input, **constant voltage output**). Fixtures to be wired in parallel.
Control	**On/off control | Dimming:** 0-10V dimming with appropriate drivers **Other options (consult factory):** TRIAC/MLV, DMX, DALI, Casambi, Power over Ethernet

Luminaire Construction

LED Light Source	**W22S =** CCT: 2200K, CRI (Ra): 80+, Colour Consistency: 3SDCM **W27H =** CCT: 2700K, CRI (Ra): 90+, Colour Consistency: 3SDCM **W30H =** CCT: 3000K, CRI (Ra): 90+, Colour Consistency: 3SDCM **W35H =** CCT: 3500K, CRI (Ra): 90+, Colour Consistency: 3SDCM **W41H =** CCT: 4100K, CRI (Ra): 90+, Colour Consistency: 3SDCM
Standard Compliance	✓ADA-compliant ✓WELL standard – Feature 58: Color Quality
Weight	1.21 lbs (0.549 kg). Stainless Steel 316 insert & Back Box only.
Material	**Fixture:** machined stainless steel (316) with tempered glass and threaded brass pipe.
Supplied with	**Standard installation housing:** Comes with or without an octagonal back box, a flange, an integral leveling device, a plastic cap, gel filled wire nuts, and silicone grease. **Cable:** 6" (152mm) factory-installed wire lead
Warranty & LED Life	5 years limited warranty Estimated useful life of LED is 50,000 hours.

Ordered Separately

System Components	**Power supplies:** remote driver Please consult factory or visit Recommended Drivers for available driver options.

MP Lighting ID | www.mplighting.com | info@mplighting.com | 604.708.1184 L06 Specification Sheet | 2022-10-3 | pg 2

L10

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JAMES HOWARD WESTOVER
C-21728
08/31/2025 RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

Revision No. | Date
PLANNING RESUBMITTAL 09/27/2024
PLANNING RESUBMITTAL 07/31/2025

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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **Author** Checked By: **Checker**

Scale

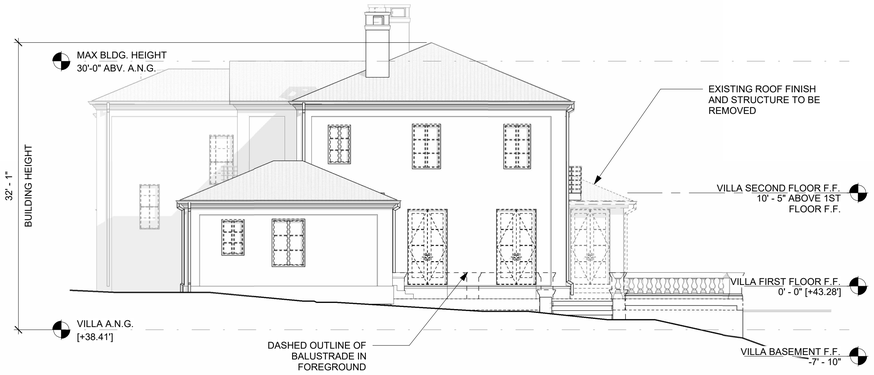
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EXTERIOR LIGHTING SPECS

Sheet No.
A2.55

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VILLA EXISTING ELEVATION - SOUTH 4
1/8" = 1'-0"



VILLA EXISTING ELEVATION - WEST 2
1/8" = 1'-0"



VILLA EXISTING ELEVATION - NORTH 3
1/8" = 1'-0"



VILLA EXISTING ELEVATION - EAST 1
1/8" = 1'-0"

SHEET NOTES

- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH THERMALLY BROKEN ALUMINUM UNITS
- (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E)

EXISTING / DEMO ELEVATIONS GENERAL NOTES

1. AVERAGE NATURAL GRADE LEVEL +38.8' REFER TO THE DEMOLITION SITE PLAN ON SHEET A1.00 AND TOPOGRAHIC SURVEY SU-1 FOR MORE INFORMATION.
2. 0'-0" (E) FINISH FLOOR LEVEL AT 1ST FLOOR IS DETERMINED BY ELEVATION MARK +43.28' AT FRONT DOOR ON TOPOGRAPHIC SURVEY, REF. SU-1

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) ITEM TO BE REMOVED

9/27/2024 3:24:40 PM

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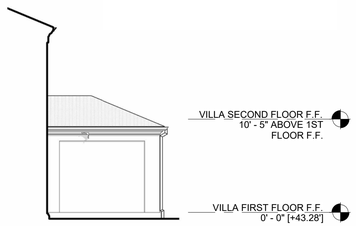
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Scale
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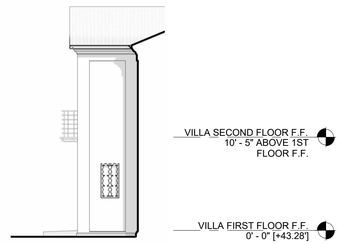
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Sheet Title
EXISTING ELEVATIONS - VILLA

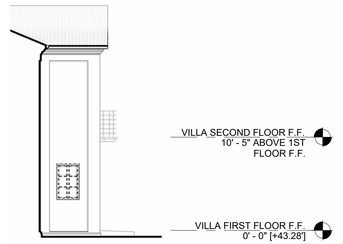
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A3.00



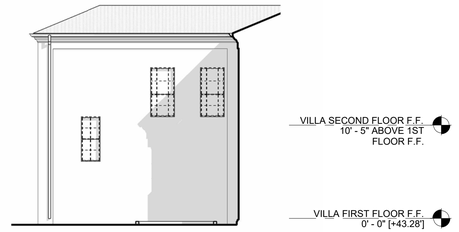
VILLA WEST ENTRY COURTYARD - WEST 6
1/8" = 1'-0"



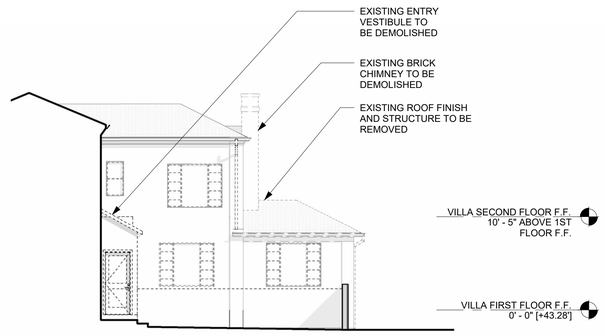
VILLA WEST ENTRY COURTYARD - EAST 5
1/8" = 1'-0"



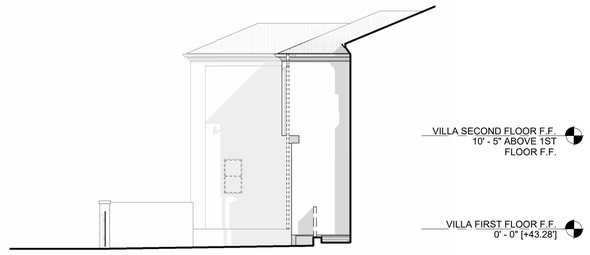
VILLA EAST ENTRY COURTYARD - WEST 4
1/8" = 1'-0"



VILLA EAST ENTRY COURTYARD - EAST 3
1/8" = 1'-0"



VILLA EXISTING ELEVATION - EAST COURTYARD - NORTH 2
1/8" = 1'-0"



VILLA EXISTING ELEVATION - EAST COURTYARD - SOUTH 1
1/8" = 1'-0"

SHEET NOTES

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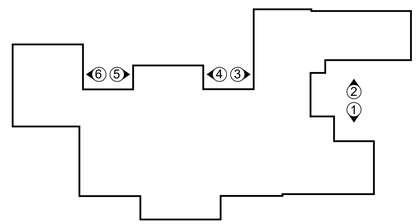
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LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) ITEM TO BE REMOVED

KEY PLAN



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Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

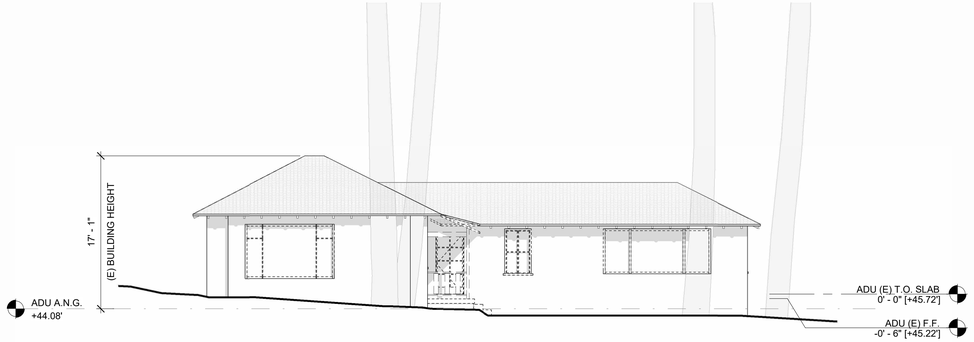
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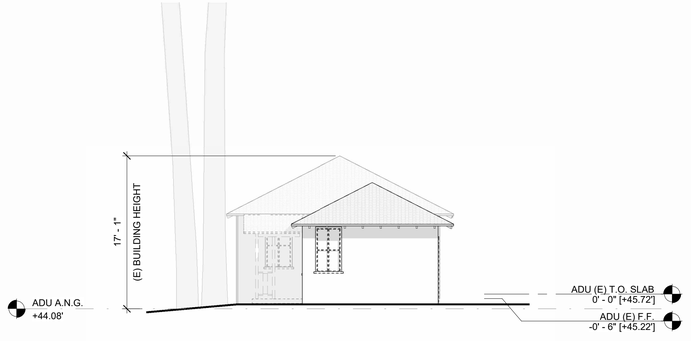
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EXISTING ELEVATIONS - VILLA

Sheet No.
A3.01

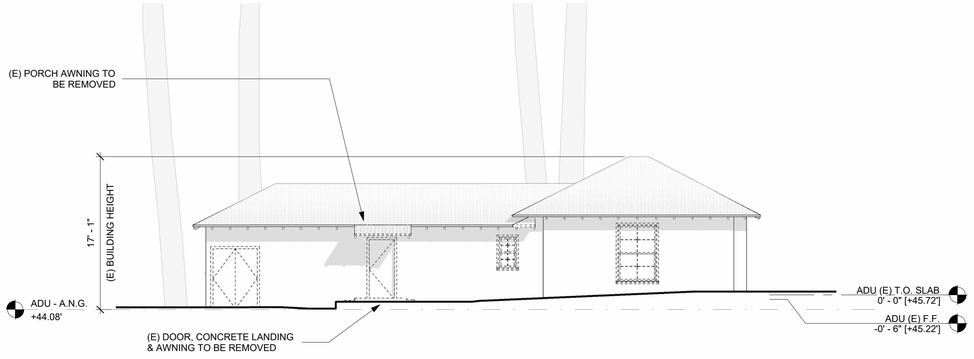
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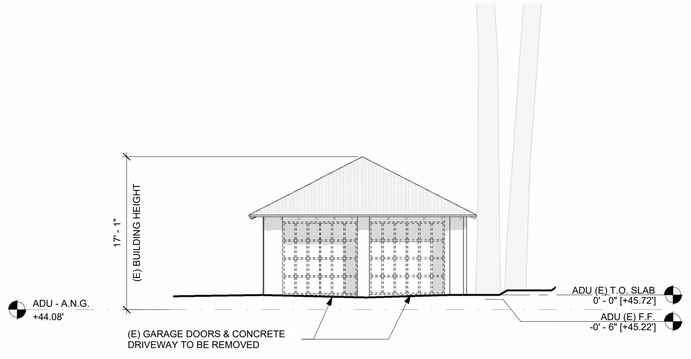
ADU - EXISTING ELEVATION - WEST 4
1/8" = 1'-0"



ADU - EXISTING ELEVATION - SOUTH 2
1/8" = 1'-0"



ADU - EXISTING ELEVATION - EAST 3
1/8" = 1'-0"



ADU - EXISTING ELEVATION - NORTH 1
1/8" = 1'-0"

SHEET NOTES

- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH THERMALLY BROKEN ALUMINUM UNITS

PROPOSED ELEVATIONS GENERAL NOTES

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3. ALL EXTERIOR DOORS AND WINDOWS TO BE REPLACED IN EXISTING OPENINGS, UON. PROPOSED NEW WINDOWS & DOORS IN NEW OPENINGS ARE NOTED IN ELEVATION AS "(N)".

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- [N.I.C.] NOT IN CONTRACT

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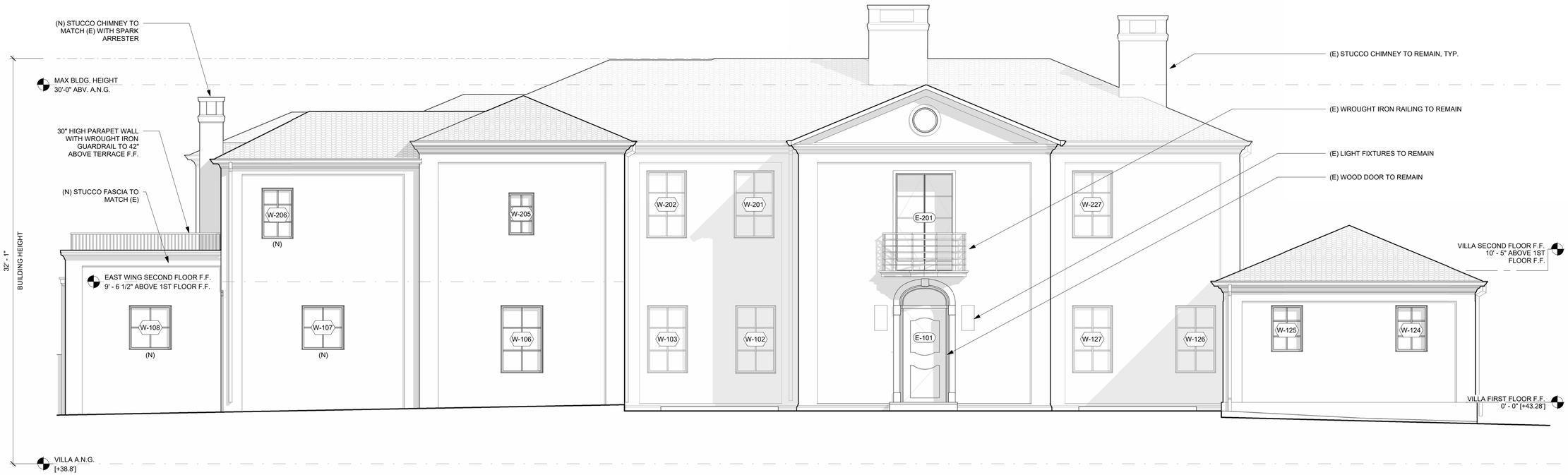
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Sheet Title
EXISTING ELEVATIONS - ADU

Sheet No.
A3.02

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PROPOSED ELEVATION - NORTH (1)
1/4" = 1'-0"

SHEET NOTES

- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED IN-KIND WITH THERMALLY BROKEN UNITS, DIMENSIONS TO MATCH EXISTING.
- (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E)
- ALL (E) METAL WORK TO BE REFINISHED & REPAINTED AS NECESSARY TO MATCH (E)
- (E) STUCCO FINISH TO REMAIN - PATCH & REPLACE AS NEEDED
- (E) COPPER GUTTERS & RWL TO REMAIN - REPLACE AS NEEDED TO MATCH EXISTING
- (E) CLASS A CLAY BARREL TILE ROOFING TO REMAIN
- SEE LANDSCAPE DRAWINGS FOR INFORMATION ON NEW PAVING & HARDSCAPE

PROPOSED ELEVATIONS GENERAL NOTES

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LEGEND - NEW CONSTRUCTION

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- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- [N.I.C.] NOT IN CONTRACT

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William Duff Architects
1275 Folsom Street
San Francisco, CA 94103
(415) 371-0900
wdarch.com

LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025 RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
1/4" = 1'-0"
0 2' 4' 8' 16'

Sheet Title
PROPOSED EXTERIOR ELEVATIONS - VILLA

Sheet No.
A3.10



PROPOSED ELEVATION - SOUTH (1)
1/4" = 1'-0"

SHEET NOTES

- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED IN-KIND WITH THERMALLY BROKEN UNITS, DIMENSIONS TO MATCH EXISTING.
- (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E)
- ALL (E) METAL WORK TO BE REFINISHED & REPAINTED AS NECESSARY TO MATCH (E)
- (E) STUCCO FINISH TO REMAIN - PATCH & REPLACE AS NEEDED
- (E) COPPER GUTTERS & RWL TO REMAIN - REPLACE AS NEEDED TO MATCH EXISTING
- (E) CLASS A CLAY BARREL TILE ROOFING TO REMAIN
- SEE LANDSCAPE DRAWINGS FOR INFORMATION ON NEW PAVING & HARDSCAPE

PROPOSED ELEVATIONS GENERAL NOTES

1. AVERAGE NATURAL GRADE LEVEL [+38.8'] REFER TO THE DEMOLITION SITE PLAN ON SHEET A1.00 AND TOPOGRAHIC SURVEY SU-1 FOR MORE INFORMATION.
2. 0'-0" (E) FINISH FLOOR LEVEL AT 1ST FLOOR IS DETERMINED BY ELEVATION MARK [+43.28'] AT FRONT DOOR ON TOPOGRAPHIC SURVEY, REF. SU-1.
3. ALL EXTERIOR DOORS AND WINDOWS TO BE REPLACED IN EXISTING OPENINGS, UON. PROPOSED NEW WINDOWS & DOORS IN NEW OPENINGS ARE NOTED IN ELEVATION AS "(N)".

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- [N.I.C.] NOT IN CONTRACT

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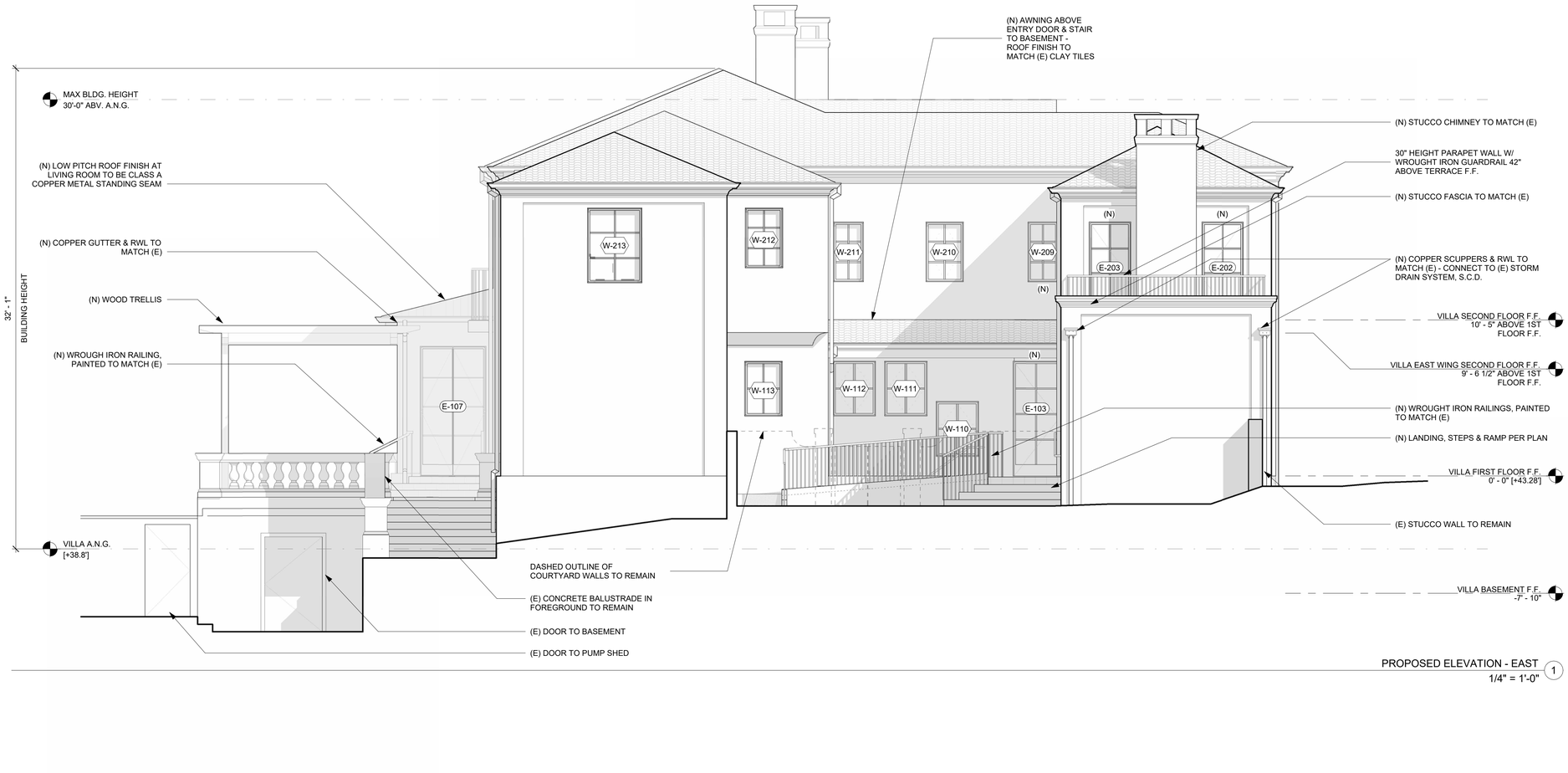
Scale
1/4" = 1'-0"

0 2' 4' 8' 16'

Sheet Title
PROPOSED EXTERIOR ELEVATIONS - VILLA

Sheet No.
A3.11

9/27/2024 3:25:10 PM



PROPOSED ELEVATION - EAST (1)
1/4" = 1'-0"

SHEET NOTES

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Scale
1/4" = 1'-0"
0 2' 4' 8' 16'

Sheet Title
PROPOSED EXTERIOR ELEVATIONS - VILLA

Sheet No.
A3.12

9/27/2024 3:25:17 PM



PROPOSED ELEVATION - WEST (1)
1/4" = 1'-0"

SHEET NOTES

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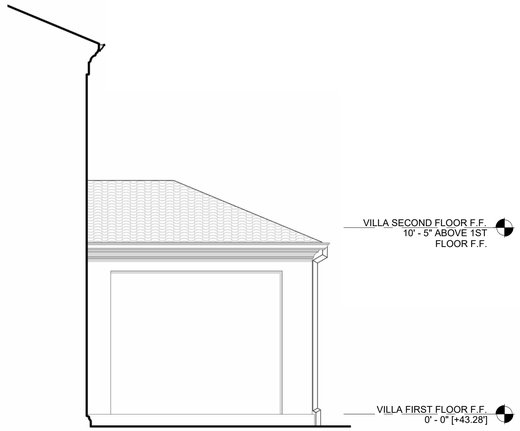
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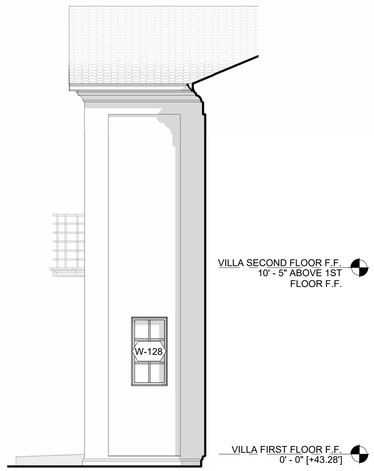
Sheet Title
PROPOSED EXTERIOR ELEVATIONS - VILLA

Sheet No.
A3.13

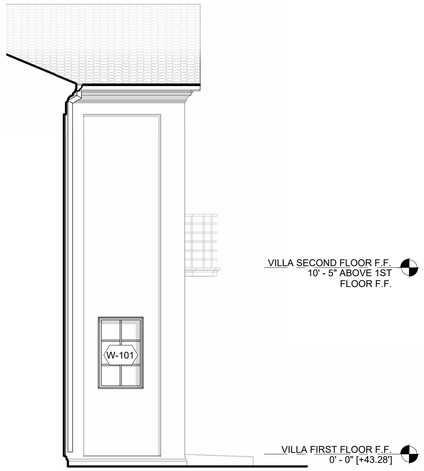
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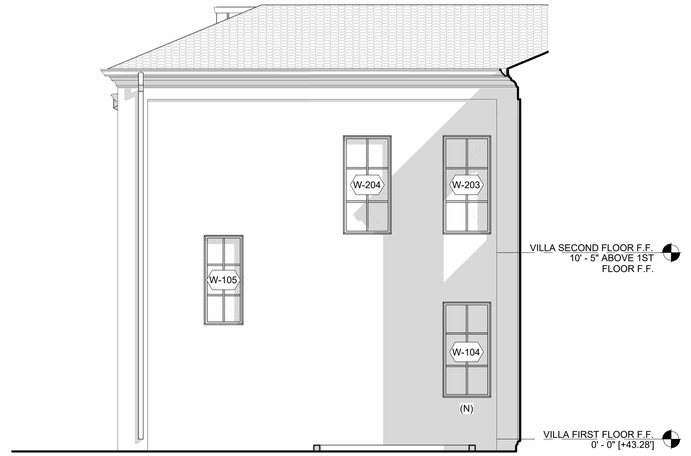
WEST ENTRY COURTYARD - WEST 6
1/4" = 1'-0"



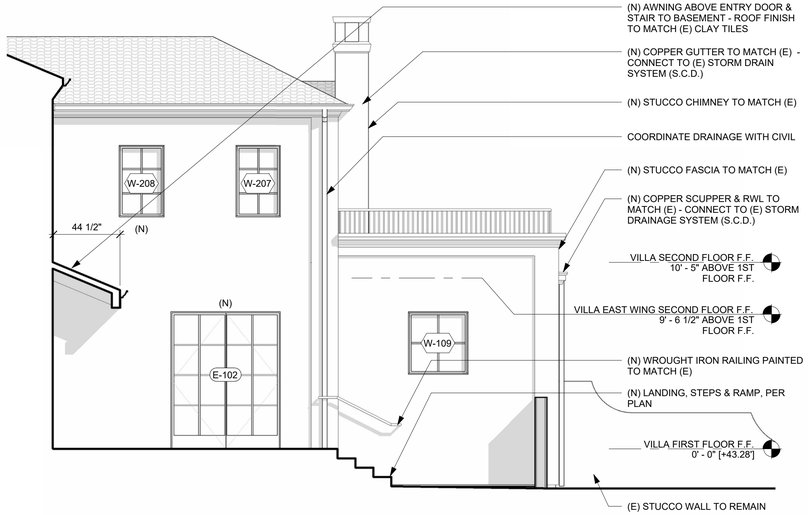
WEST ENTRY COURTYARD - EAST 5
1/4" = 1'-0"



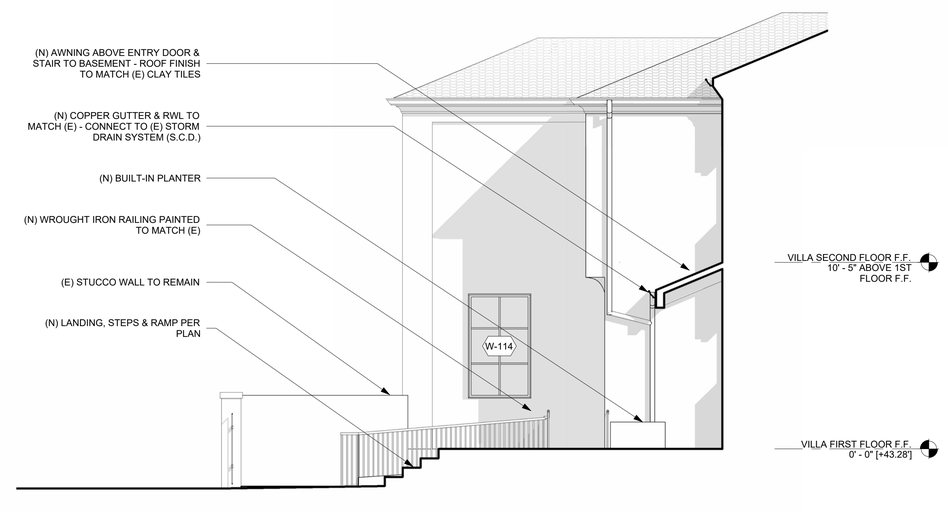
EAST ENTRY COURTYARD - WEST 4
1/4" = 1'-0"



PROPOSED ELEVATION - EAST ENTRY COURTYARD - EAST 3
1/4" = 1'-0"



PROPOSED ELEVATION - EAST COURTYARD - NORTH 2
1/4" = 1'-0"



PROPOSED ELEVATION - EAST COURTYARD - SOUTH 1
1/4" = 1'-0"

SHEET NOTES

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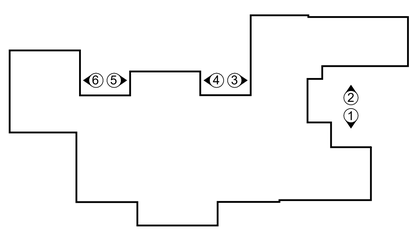
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KEY PLAN



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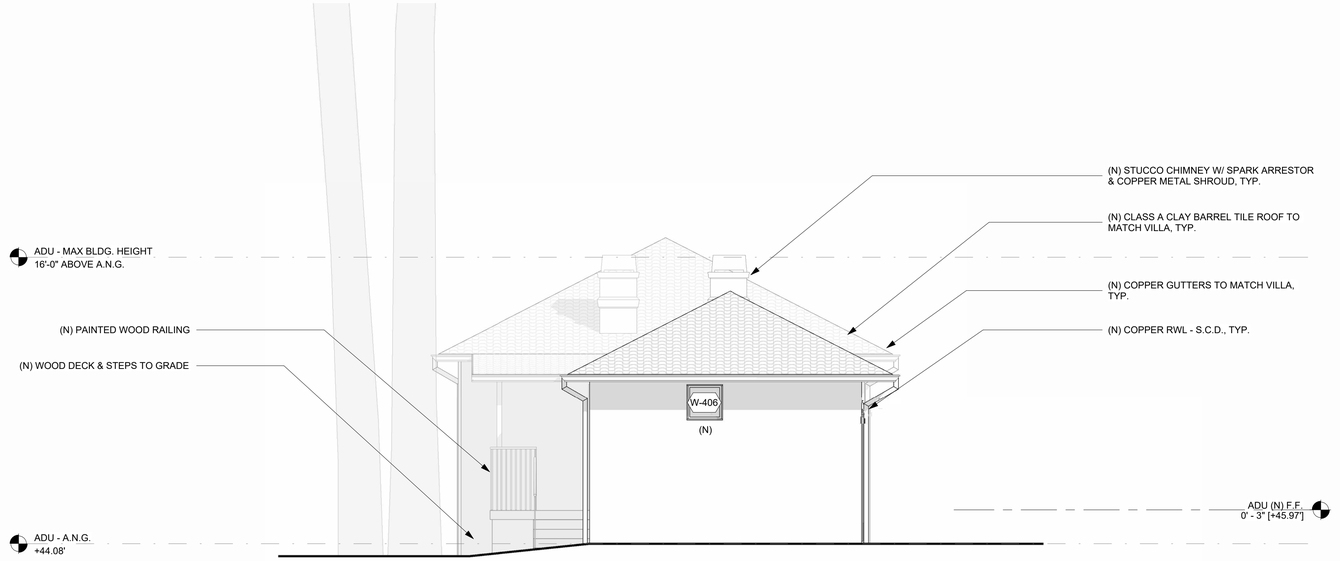
Scale
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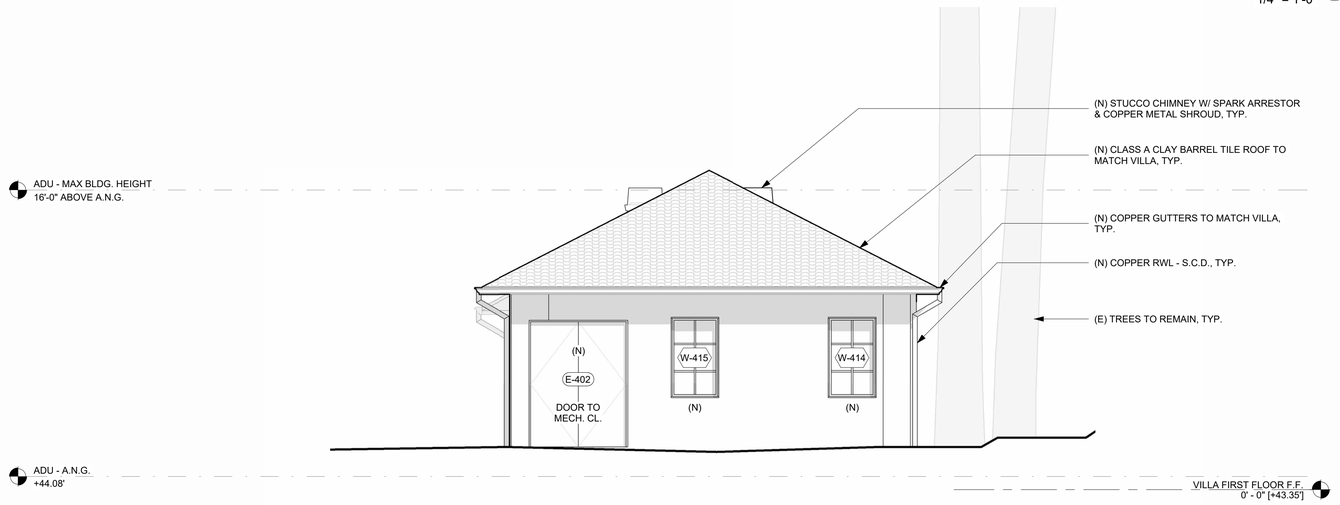
Sheet Title
PROPOSED EXTERIOR ELEVATIONS - VILLA

Sheet No.
A3.14

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ADU - PROPOSED ELEVATION - SOUTH 2
1/4" = 1'-0"



ADU - PROPOSED ELEVATION - NORTH 1
1/4" = 1'-0"

SHEET NOTES

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- (E) STUCCO FINISH TO BE REPLACED AS NEEDED - MATCH VILLA FOR FINISHES
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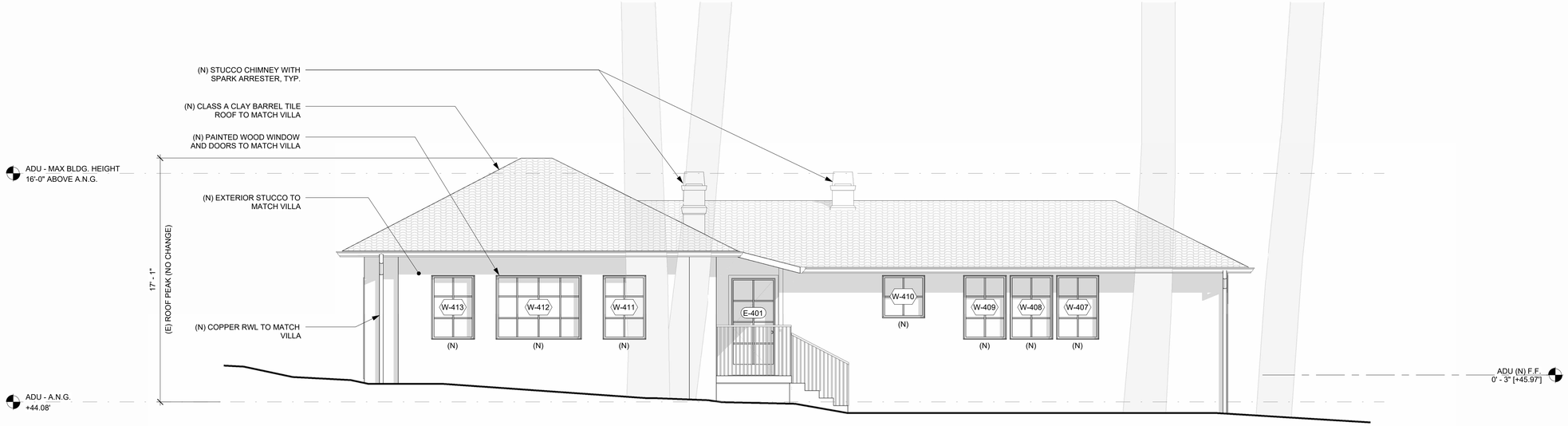
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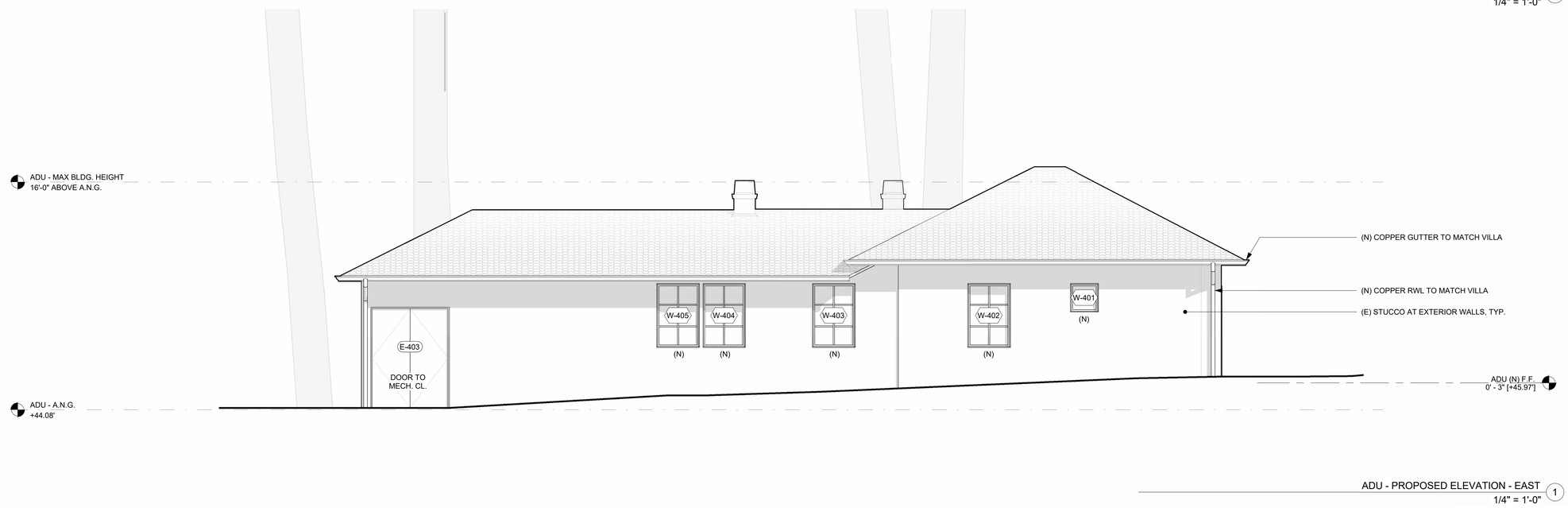
Sheet Title
PROPOSED EXTERIOR ELEVATIONS - ADU

Sheet No.
A3.15

9/27/2024 3:25:34 PM



ADU - PROPOSED ELEVATION - WEST (2)
1/4" = 1'-0"



ADU - PROPOSED ELEVATION - EAST (1)
1/4" = 1'-0"

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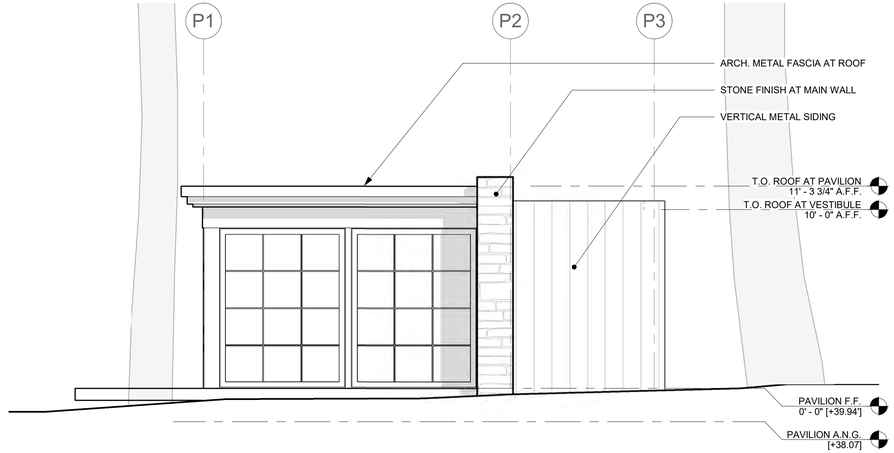
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Sheet No.
A3.16

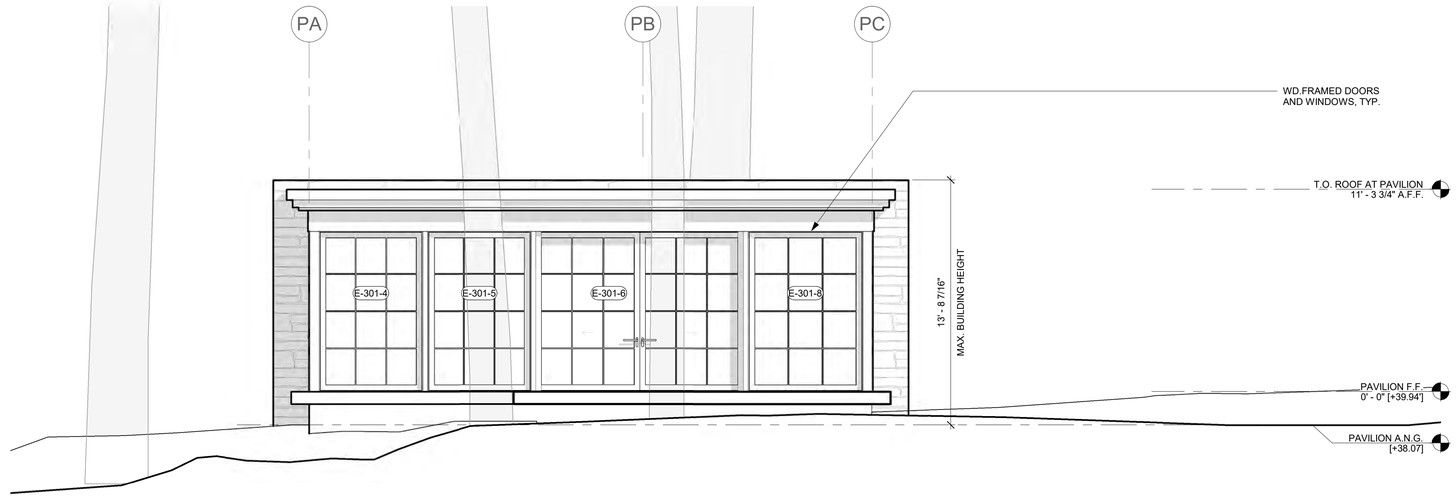
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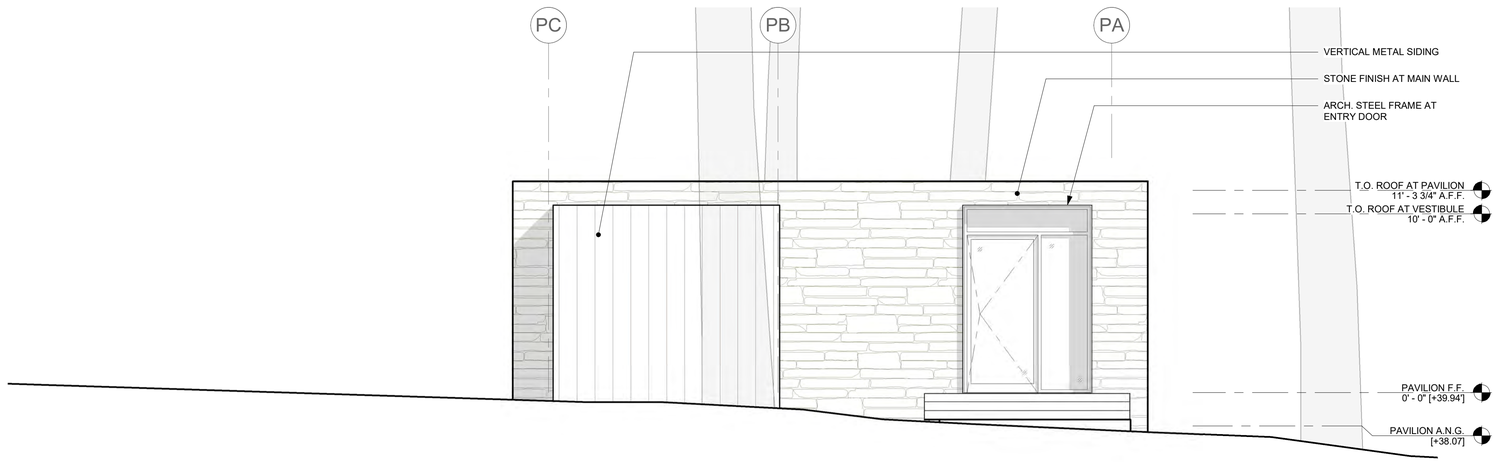
PAVILION - PROPOSED ELEVATION - WEST 4
1/4" = 1'-0"



PAVILION - PROPOSED ELEVATION - EAST 3
1/4" = 1'-0"



PAVILION - PROPOSED ELEVATION - SOUTH 2
1/4" = 1'-0"



PAVILION - PROPOSED ELEVATION - NORTH 1
1/4" = 1'-0"

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Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/DDA** Checked By: **MA/EL**

Scale
1/4" = 1'-0"

0 2' 4' 8' 16'

Sheet Title
PROPOSED EXTERIOR ELEVATIONS - PAVILION

Sheet No.
A3.17

9/27/2024 3:25:42 PM