

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

In the matter of the application of:

**WIGGANS THOMAS G & KATHRYN H TRS
(PLN240014)**

RESOLUTION NO. 25-004

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow the construction of a detached 546 square foot accessory dwelling unit and associated site improvements.

[PLN240014 WIGGANS THOMAS G & KATHRYN H TRS, 3330 STEVENSON DRIVE, PEBBLE BEACH, DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE (APN: 008-453-003-000)]

The WIGGANS THOMAS G & KATHRYN H TRS application (PLN240014) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 5, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The proposed project and use, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP); Monterey County Coastal Implementation Plan, Part 5 (DMF CIP); and
 - Monterey County Zoning Ordinance - Coastal (Title 20); and
 - Pebble Beach Company (PBC) Concept Plan.No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and/or regulations of the applicable Monterey County Code (MCC). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) Allowed Use. The property is located at 3330 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-453-003-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential, 1 unit per 1.5 acre with a Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)". The project involves the construction of a 546 square foot detached accessory dwelling unit (ADU). LDR zoning allows for the development of an Accessory Dwelling Unit subject to the granting of a Coastal Administrative Permit. Design Control or "D" overlay requires design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. Therefore, the project is an allowed land use for this site subject to a Coastal Administrative Permits and Design Approval.
- c) Lot Legality. The subject property (1.19 acres), APN 008-453-003-000, is identified in its current size and configuration and shown in a Record of Survey filed July 17, 2023 in Volume 36 of Surveys Page 88. This is consistent with what is shown in the 1964 and 1972 Assessor's Books, Book 8 Page 45, and illustrated as Lot 4A, in the Office of the County Recorder of the County of Monterey, State of California. Therefore, the subject properties are recognized by the County as legal lots of record.
- d) Design/Neighborhood and Community Character. Pursuant to MCC Chapter 20.44, the project site is designated as a Design Control Zoning District ("D" zoning overlay). The purpose of the Design Control district is to review siting, design, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. The project includes a Design Approval and the requirements to grant the Design Approval have been met in this case. HCD staff has reviewed the proposal and determined that the development has been appropriately sited, designed and the development meets all required site development standards in the Low Density Residential, 1 unit per 1.5 acres and a Design Control overlay district in Coastal Zone or "LDR/1.5(CZ)" zoning district. Existing development on site consists of a single-family dwelling with an attached car garage. The homes within the area are eclectic in architecture, ranging from contemporary to California-ranch to Spanish style designs. The architectural style of the existing single family dwelling is contemporary, the proposed accessory dwelling will match in terms of architectural style ,and therefore blends in well with the surrounding environment. The detached accessory structure exterior colors and materials will match the existing single-family dwelling to include the following:
- Light beige exterior painted stucco;
 - Cedar exterior wood siding;
 - Light beige stone veneer at exterior and interior;
 - Dark brown aluminum framed windows and doors; and
 - Copper and wood roof edge detail.

The size and massing of the proposed structure, as well as the colors and materials, are consistent with the neighborhood character and surrounding residential development. Based on the evidence described

above, the proposed structure and use is consistent with the surrounding character (i.e., structural design features, colors, and material finishes) and scale of development in the vicinity.

- e) Visual Resources. The subject property is identified as an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resource, in the DMF LUP). Based on review of the application materials, the development proposal will not interfere with visual access along 17-Mile Drive or any common public viewing area or vista point. The proposed project site is located approximately 2.9 miles south of 17 – Mile Drive, therefore it is not visible within the public viewshed. In addition, it is not within the public viewshed nor from 17- Mile Drive due to location (spatial distance from 17-Mile drive), existing forestation, road alignment, and existing topography.
- f) Development Standards. Development standards for the LDR(CZ) zoning district are located in Title 20 section 20.14.060. The proposed development is consistent with applicable development standards. The subject property requires a front setback of 50 feet, side setback of 6 feet, and rear setback of 6 feet. The maximum allowed height for accessory structures (habitable and non-habitable) in LDR district is 15 feet from average natural grade. As proposed, the accessory dwelling unit is approximately 12 feet 6 inches from average natural grade. LDR district limits lot coverage to 15 percent and floor area ratio 17.5 percent. As proposed the addition of the accessory dwelling unit will bring the lot of coverage total to approximately 9.96 percent and floor area ratio to approximately 12.45 percent.
- g) Combined Structural and Impervious Surface Coverage. The project is located within the Pescadero Watershed and is consistent with DMF LUP, Land Use and Development Policy 77, which limits new residential development within the Seal Rock Watershed to a maximum of 9,000 square feet of site coverage which shall include both structural and other impervious surface coverage. With the addition of the proposed ADU, the total development includes 8,777 square feet of structural and impervious surface site coverage and is therefore consistent with Policy 77.
- h) Cultural Resources. DMF CIP Section 20.147.080.B.1 states that an archaeological survey report shall be required for all development within a known or potential archaeological resource area. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity and is within 750 of a known archeological resource. A Preliminary Cultural Resources Reconnaissance/ Preliminary Archaeological Survey report (LIB160280) prepared by Susan Morley, M.A., RPA, Marina, CA, June 2016 concluded that there is no surface evidence of potentially significant archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) According to the Monterey County Geographic Informational System (GIS), *Fritillaria liliacea* (a native flower) was identified as an

environmental sensitive habit on site. A biological assessment report (LIB240270) was prepared by Regan Biological & Horticultural, Carmel Valley, CA, August 20, 2024 was submitted as part of the application. The report concluded that the proposed construction of the accessory dwelling unit will not impact any native naturally occurring plant, including *Fritillaria liliacea*. In addition, it is unlikely to impact any other native animal species, with the minor exception of native or migratory bird species that occupy within the trees surrounding the site. In order to protect impacts to nesting birds, a condition of approval (Condition No. 8) has been added to include during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed site. In conclusion, no evidence of ESHA was discovered on site.

- j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the DMF LUAC for review. Based on the currently LUAC Guidelines, this project did not warrant referral.
- k) The project planner conducted a site inspection on January 8, 2025, to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240014.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to sensitive habitat and rare plant species; and soil/slope stability. The following reports were reported to address these issues:
 - Geotechnical Investigation Report (LIB170368) prepared by Soil Surveys Group, INC., Salinas, CA, June 27, 2024.
 - Preliminary Cultural Resources Reconnaissance/ Preliminary Archaeological Survey for “Assessor’s Parcel Number 008-453-003-000” (LIB160280) prepared by Susan Morley, M.A., RPA, Marina, CA, June 2016.
 - Biological Assessment Report (LIB240270) prepared by Regan Biological & Horticultural, Carmel Valley, CA, August 20, 2024.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use.

- c) Staff conducted a site inspection on January 8, 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 Monterey County HCD-Planning found in Project File PLN240014.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire). 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. Sewer service will be provided by the Pebble Beach Community Service District (PBCSD). The wastewater collection and treatment system have adequate remaining capacity for sewage disposal, so the proposed residence will be serviced by the PBCSD, which then transfers wastewater to the Carmel Area Wastewater District treatment facility. Water will be provided by the California American Water Company. The proposed residence will use water credits purchased from Pebble Beach Company (PBC), and which were allocated for development of properties approved under the PBC Concept Plan (Planning File No. PLN240014). The proposed development would also include required storm water drainage facilities. The public facilities for the project have been reviewed and found acceptable by the Environmental Health Bureau.
 - c) Staff conducted a site inspection on January 8, 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 Monterey County HCD-Planning found in Project File PLN240014.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on January 8, 2025, and researched County records to assess if any violation exists on the subject property.

- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240014.

- 5. FINDING:** **ACCESSORY DWELLING UNIT** – The Accessory Dwelling Unit meets the established regulations and standards as identified in Title 20, Section 20.64.030.
- EVIDENCE:**
- a) Title 20, Section 20.64.030 establishes regulations and standards for which an Accessory Dwelling Unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 546 square foot Accessory Dwelling Unit (ADU) that includes independent living facilities as shown in the attached plans.
 - b) The ADU is below the maximum 1,200 square foot floor area and will be the first ADU on the subject property.
 - c) As defined in Title 20, Section 20.58.040, the ADU requires one parking space. Consistent with this requirement, the ADU will have one parking space.
 - d) The ADU meets the required site development standards and design criteria as defined in Title 20 Section 20.14.060 and Chapter 20.44 (see Finding 1, Evidence “d” and “f”).
 - e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (see Finding 3).
 - f) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240014.
- 6. FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
 - d) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
 - e) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point

Lobos. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.

- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240014.

7. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts construction of the first single family dwelling, or a second dwelling unit on a residential zone.
 - b) No adverse environmental effects were identified during HCD Staff review of the development application or during a site visit on January 8, 2025.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not within a highway officially designated areas as a state scenic highway.
 - d) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240014.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to 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) Coastal Commission. Pursuant to Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project is an accessory dwelling unit in a residential zone, and therefore qualifies for an exemption from CEQA per Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Coastal Administrative Permit and Design Approval to allow the construction of a 546 square foot accessory dwelling unit and associated site improvements.

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

PASSED AND ADOPTED this 5th day of February 2025.

DocuSigned by:

Melanie Beretti

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Melanie Beretti, AICP
HCD, Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON 2/10/25

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 2/20/25

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240014

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN240014) allows construction of a new 546 square foot accessory dwelling unit and associated site improvements. The property is located at 3330 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-453-003-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number 25-004) was approved by HCD - Chief of Planning for Assessor's Parcel Number 008-453-003-000 on February 5, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant 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. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any construction, trees which are located close to development shall be protected from inadvertent damage from equipment by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction, the Owner/Applicant/Contractor must submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

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

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

Compliance or Monitoring Action to be Performed:

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

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

3330 Stevenson Drive



SHEET INDEX

- A0.1 PROJECT DATA
- A0.2 CONSTRUCTION MANAGEMENT PLAN
- A0.3 EXISTING SITE PLAN
- A0.4 PROPOSED SITE PLAN
- A1.1 PROPOSED FLOOR PLAN and ELEVATIONS
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- L-1 LANDSCAPE INDEX SHEET
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- L-6 LANDSCAPE LIGHTING PLAN
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- L-8 PLANTING PLAN
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- L-10 PLANTING SPECS & LIGHTING CUT SHEETS

PROJECT DATA

PROPERTY OWNER:	TOM AND KATHY WIGGANS 3330 STEVENSON DRIVE PEBBLE BEACH, CA 93953	BUILDING HEIGHT:	15' ALLOWED 12' 4.25" PROPOSED Low 111' High 114' ANG 112.5'
PROJECT ADDRESS:	3330 STEVENSON DRIVE PEBBLE BEACH, CA 93953	TREE REMOVAL:	NONE
APPLICANT:	STOCKER & ALLAIRE, INC. 21B MANDEVILLE CT. MONTEREY, CA. 93940 PH: (831) 375-1890	GRADING:	LESS THAN 20 YDS
A.P.#:	008-453-003-000	LOT SIZE:	51,247 SQ FT
ZONING:	LDR/1.5-D(CZ)	BUILDING SITE COVERAGE:	7,687 SQ FT ALLOWED (15%) 5,105 SQ FT PROPOSED (9.96%) 4,559 SQ FT EXISTING (8.9%)
PROJECT CODE COMPLIANCE:	2022	FAR:	8,968 SQ FT ALLOWED (17.5%) 6,381 SQ FT PROPOSED (12.45%) 5,835 SQ FT EXISTING (11.3%)
OCCUPANCY GROUP:	R-3	Pescadero Coverage:	9,000 SQ FT Allowed
CONSTRUCTION TYPE:	VB	Pescadero Coverage Existing:	4,559 SQ FT BSC 3,452 SQ FT Non Permeable Landscape 8,011 SQ FT Total
TOPOGRAPHY:	SOFT SLOPE DOWNWARDS TOWARDS THE SOUTHEAST	Pescadero Coverage Proposed:	5,105 SQ FT BSC 3,672 SQ FT Non Permeable Landscape 8,777 SQ FT Total
SEWER:	PBCSD		
WATER:	CAL Am Water		
SPRINKLERS:	YES		

DESCRIPTION

PROPOSAL IS TO ADD A NEW 546 SQ FT ADU TO EXISTING SFR ALONG WITH RENOVATION OF FRONT SECTION OF YARD.

VICINITY MAP



Stocker & Allaire
General Contractors, Inc.
Lic. # 504797

Ph 831.375.1890 Fax 831.375.1480

21 Mandeville Court Monterey, CA 93940

3330 STEVENSON DRIVE
PEBBLE BEACH, CA. 93953

AUG. 21, 2024 APN: 008-453-003-000

3330 Stevenson Drive
PROJECT DATA

Revisions:

A0.1

HAUL ROUTE



3330 Stevenson Dr
Pebble Beach, CA 93953

- Get on CA-1 N/Cabrillo Hwy from 17 Mile Dr
- Head south on Stevenson Dr 10 min (4.0 mi)
 - Turn left at the 1st cross street onto 17 Mile Dr/Cypress Dr 322 ft
Continue to follow 17 Mile Dr
Toll road
 - Slight right to stay on 17 Mile Dr 0.5 mi
Toll road
 - Turn right 3.1 mi
 - Turn right onto CA-68 82 ft
 - Use the right lane to take the ramp onto CA-1 N/Cabrillo Hwy 0.2 mi

Follow CA-1 N/Cabrillo Hwy to Del Monte Blvd. Take exit 412 from CA-1 N/Cabrillo Hwy

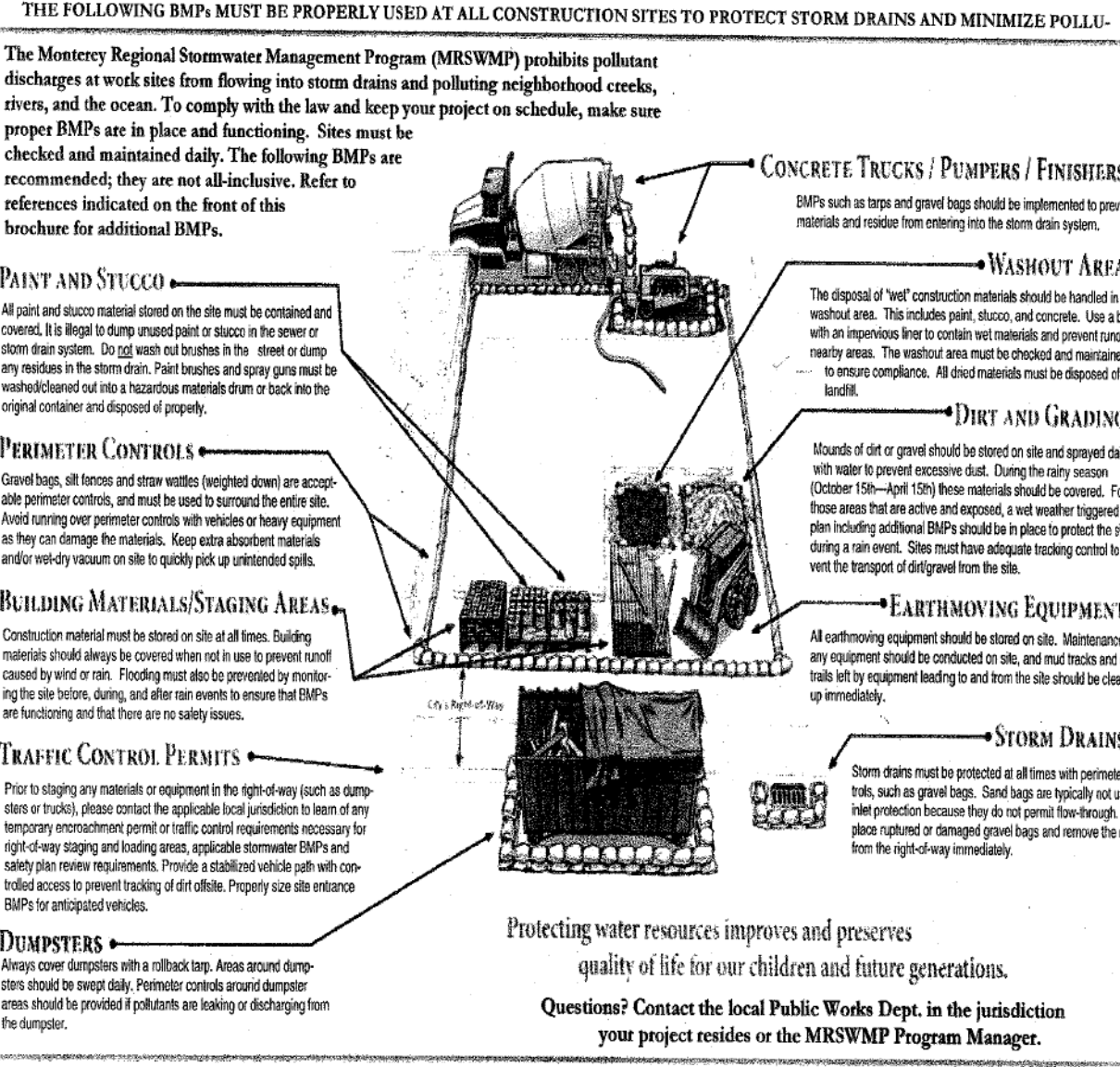
- Merge onto CA-1 N/Cabrillo Hwy 13 min (13.5 mi)
 - Take exit 412 for Del Monte Blvd 13.3 mi
- Take Charles Benson Rd to Charlie Benson Rd
- Turn right onto Del Monte Blvd 0.3 mi
 - Turn right onto Del Monte Blvd 0.2 mi
 - Turn left onto Charles Benson Rd 1.1 mi
Restricted usage road
 - Continue onto Charlie Benson Rd 33 ft

ReGen Monterey (Monterey Regional Waste Management District)
14201 Del Monte Blvd, Salinas, CA 93908

IMPORTANT NOTE:

PARKING
ALL CONSTRUCTION RELATED VEHICLES SHALL BE PARKED ON THE PROPERTY DURING CONSTRUCTION. WHEN NO SPACE IS AVAILABLE ON THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PARKING OFF-SITE. IN THE EVENT OF OBSTRUCTION TO THE ROAD RIGHT-OF-WAY OR THE FLOW OF TRAFFIC IN ANY WAY, INCLUDING THE TEMPORARY PARKING OF CONSTRUCTION RELATED VEHICLES, THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FACILITIES AND MEASURES, INCLUDING COMPETENT FLAG PEOPLE AT BOTH ENDS OF THE OBSTRUCTION, TO ASSIST IN THE SAFE FLOW OF TRAFFIC. SUBMISSION OF A PARKING MANAGEMENT PLAN SHALL BE REQUIRED AS PART OF THE PERMIT APPROVAL PROCESS.

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES



POLLUTION PREVENTION PLANNING

Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for the plan include:

- Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
- Identify the storm drains and the conveyance system (if needed) the construction site uses and provide plan to protect them from workable pollutants.
- Obtain all local jurisdictional permits, including traffic control permits, if needed.
- Schedule construction activities so that the soil is not exposed for long periods of time. Limit grading to small areas and use sediment control practices before site grading begins.
- Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.

Additional Tips to Support BMPs:

- Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.
- Inspect & maintain silt fences and storm waterlines after each rainstorm. Make sure stormwater is not flowing around these devices or other vegetative buffers. Cover all dirt piles to protect from wind and rain.
- Provide a stabilized vehicle path with controlled access to prevent tracking of dirt outside. Properly size site entrance BMPs for anticipated vehicles.
- Minimize amount of vegetation cleared from the site. Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
- Properly dispose of all waste materials. Never dump unused or waste product on the ground or in a storm drain. Don't hose off surfaces to clean. Sweep and place waste in dumpster.
- Think up long slopes with sediment barriers. Install structural BMPs to trap sediment on down-slopes sides of the lot.
- When in doubt, contact local jurisdiction for guidance.

ONLINE RESOURCES

California Storm Water Quality Association - www.stormwaterbooks.com
International BMP Database - www.bmpdatabase.com
California State Water Board - www.waterboards.ca.gov

MontereySEA.org
(831) 546-4621

CONSTRUCTION STAGING



- AREA A: VEHICULAR PARKING ON EXISTING DRIVEWAY
AREA B: MATERIAL STOCKPILE
AREA C: DEBRIS DUMPSTER
AREA D: JOB SHACK
AREA E: PORTA POTTY
AREA F: CONCRETE WASHOUT

CONSTRUCTION COORDINATOR CONSTRUCTION NOTES

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

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: OCTOBER 2024 - OCTOBER 2025

MONDAY THRU FRIDAY 8AM - 5PM

6 WORKERS
3 REGULAR PICKUP TRUCKS

85% RECYCLE RATE FOR LUMBER.

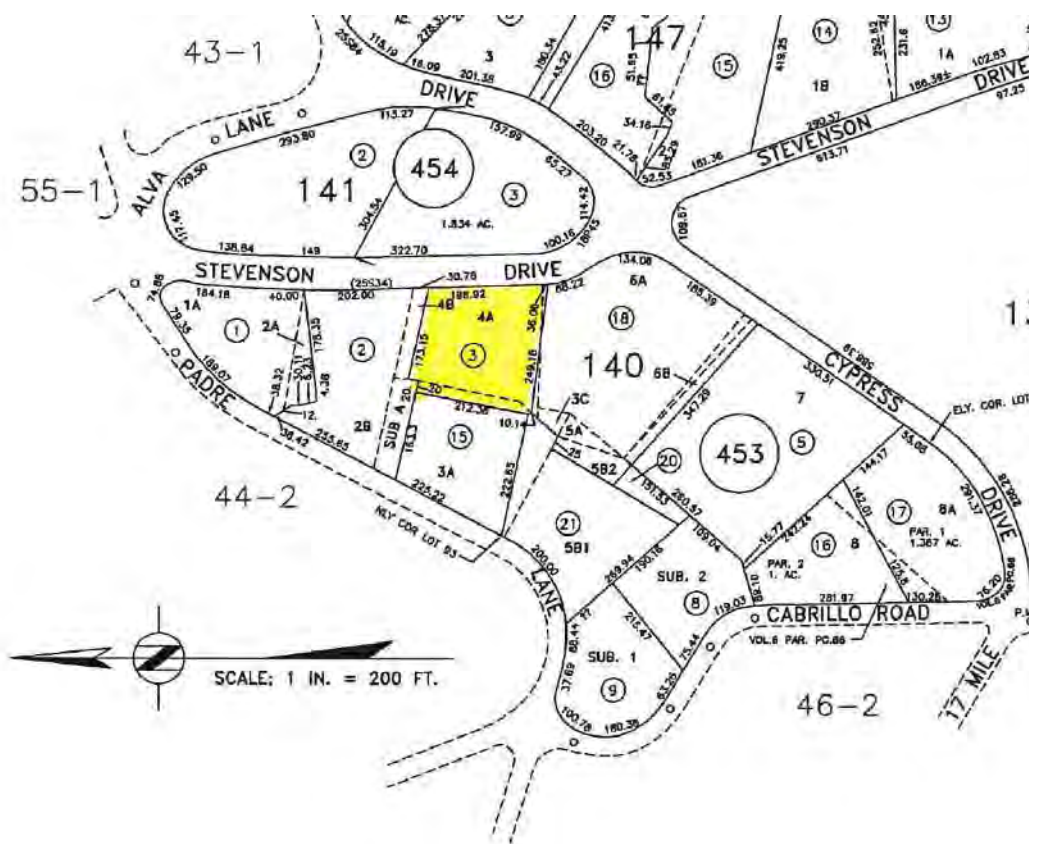
TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.

GRADING: 20 CY CUT, 15 CY/LOAD = 2 TRUCK LOADS.

TREE PROTECTION DURING DEMOLITION

- IN ORDER TO INSURE IMPACTS TO CYPRESS TREES DURING REMOVAL OF STRUCTURES AND HARDSCAPE ARE MINIMIZED, THE FOLLOWING PROTECTION MEASURES SHALL BE IN PLACE DURING DEMOLITION ACTIVITIES:
- DEMOLITION OF THE DRIVEWAY SHALL INCORPORATE THE FOLLOWING MEASURES:
 - THE EXISTING DRIVEWAY WILL BE REMOVED USING MANUAL LABOR AND SMALL TRACK DRIVEN EQUIPMENT.
 - NO EQUIPMENT WILL BE ALLOWED ON THE NEWLY EXPOSED SOIL: ALL EQUIPMENT MUST OPERATE FROM THE EXISTING PAVEMENT AREA.
 - MONITORING OF EXCAVATION WILL BE COMPLETED BY THE PROJECT ARBORIST.
 - ANY ROOTS ENCOUNTERED WILL BE PROPERLY PRUNED BY THE PROJECT ARBORIST.
 - DEMOLITION OF THE EXISTING RESIDENCE WILL BE COMPLETED USING THE FOLLOWING SPECIFICATIONS:
 - PERIMETER WALLS ALONG THE NORTHERN AND SOUTHERN EDGE OF THE HOUSE WILL BE REMOVED FROM THE INTERIOR OF THE HOUSE. MATERIAL WILL BE PULLED TOWARD THE CENTER OF THE HOUSE.
 - DEMOLITION OF THESE AREAS WILL BE MONITORED BY THE PROJECT ARBORIST.
 - TREES #120-125, #130 AND #132 ARE GROWING WITHIN OR ADJACENT TO EXISTING PAVED AREAS AND REQUIRE SPECIAL TREATMENT AND PROTECTION DURING THE DEMOLITION PROCESS, INCLUDING BUT NOT LIMITED TO:
 - THE DEMOLITION OF THE PAVEMENT SURROUNDING THESE TREES WILL BE DONE USING EITHER MANUAL LABOR OR SMALL EQUIPMENT THAT IS RUN ON TRACKS AS WHEELED EQUIPMENT, AS WHEELED EQUIPMENT INCREASES SOIL COMPACTION WHEN COMPARED TO A TRACKED SYSTEM.
 - DURING THE DEMOLITION, ROOTS THAT MAY HAVE BEEN DAMAGED DURING THE PAST CONSTRUCTION WILL BE EXPOSED AND THE DAMAGE CAN BE EVALUATED. IF NECESSARY, ROOT PRUNING THAT SHOULD HAVE BEEN COMPLETED PREVIOUSLY WILL BE DONE AFTER EXPOSURE.
 - THE PROJECT ARBORIST WILL BE ON SITE TO INSPECT AND EVALUATE ALL ROOT DEVELOPMENT. IF NECESSARY, DEAD OR DECAYED ROOTS WILL BE REMOVED USING THE APPROPRIATE TOOLS.
 - MINOR GRADING OR CONTOURING IN THESE AREAS WILL BE DONE USING MANUAL LABOR.
 - NO EQUIPMENT WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONES UNLESS APPROVED BY THE PROJECT ARBORIST.

VICINITY MAP



- ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5PM
- HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
- COVER INACTIVE STORAGE PILES.
- THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
- THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
- STOP WORK WITHIN 50 METERS(165 FT.) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.
- IN ORDER TO REDUCE POTENTIAL IMPACTS TO CULTURAL RESOURCES THAT MAY BE DISCOVERED DURING GRADING AND CONSTRUCTION ACTIVITIES, A NATIVE AMERICAN MONITOR OF OHLONE/COASTANOAN-ESSELEN NATION, APPROVED BY THE OCN TRIBAL COUNCIL AND A QUALIFIED ARCHAEOLOGICAL MONITOR SHALL BE PRESENT DURING SOIL DISTURBING ACTIVITIES. IF AT ANY TIME, POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL RESOURCES OR INTACT FEATURES ARE DISCOVERED, THE MONITORS SHALL TEMPORARILY HALT WORK UNTIL THE FIND CAN BE EVALUATED BY THE MONITOR AND/OR PRINCIPLE ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, WORK SHALL REMAIN HALTED UNTIL MITIGATION MEASURES HAVE BEEN FORMULATED, WITH THE CONCURRENCE OF THE RMA-PLANNING, AND IMPLEMENTED.
- DUE TO THE PROXIMITY TO EXISTING RECORDED ARCHAEOLOGICAL RESOURCES, THERE IS POTENTIAL FOR HUMAN REMAINS TO BE ACCIDENTLY DISCOVERED. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE INADVERTENTLY ENCOUNTERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
- IN ORDER TO ENSURE IMPACTS TO CYPRESS TREES DURING CONSTRUCTION ARE MINIMIZED, THE FOLLOWING PROTECTION MEASURES SHALL BE IMPLEMENTED:
 - ALL TREES WILL BE PROTECTED BY EXCLUSIONARY FENCING BORDERED BY STRAW BALE BARRICADES. THE LOCATION OF THE FENCING IS SHOWN ON THE SITE PLAN IN THE JUNE 22, 2016 TREE RESOURCE EVALUATION (COUNTY FILE NUMBER LIB160239) AND WILL BE INSPECTED BY THE PROJECT ARBORIST PRIOR TO THE ONSET OF CONSTRUCTION.
 - EXPOSED SOILS FROM CONSTRUCTION ACTIVITIES SHOULD BE STABILIZED WITH PROPER EROSION AND SEDIMENT CONTROL DEVICES SO AS TO PREVENT ANY SEDIMENTATION DEPOSITS WITHIN THE CRITICAL ROOT ZONES OF THE TREES.
 - IN AREAS WHERE ENCROACHMENT INTO THE CRZ CANNOT BE AVOIDED AND TREE RETENTION IS DESIRED, ALTERNATIVE CONSTRUCTION METHODS OR PRE-CONSTRUCTION TREATMENTS ARE DEFINED TO AVOID OR SUBSTANTIALLY REDUCE IMPACTS. THE ALTERNATIVE METHODS CAN INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - SUPPLEMENTAL IRRIGATION;
 - MANUAL DIGGING OR SOILS CONTOURING;
 - PROPER ROOT PRUNING;
 - SPANNING ROOT STRUCTURES, PIER AND ABOVE GRADE BEAMS OR CANTI-LEVERING STRUCTURES OR BRIDGING PAVED AREAS.
 - CONSTRUCTION OF THE NEW DRIVEWAY/GARAGE ACCESS SHALL INCORPORATE THE FOLLOWING MEASURES:
 - THE EXISTING DRIVEWAY WILL BE REMOVED USING MANUAL LABOR AND SMALL TRACK DRIVEN EQUIPMENT.
 - NO EQUIPMENT WILL BE ALLOWED ON THE NEWLY EXPOSED SOIL: ALL EQUIPMENT MUST OPERATE FROM THE EXISTING PAVEMENT AREA.
 - MONITORING OF EXCAVATION WILL BE COMPLETED BY THE PROJECT ARBORIST.
 - ANY ROOTS ENCOUNTERED WILL BE PROPERLY PRUNED BY THE PROJECT ARBORIST.
 - CONSTRUCTION OF THE FIRE DEPARTMENT HAMMERHEAD AT THE END OF THE DRIVE SHALL BE CONSTRUCTED UTILIZING TURF RINGS AND MEADOW PLANTINGS OR AN EQUIVALENT ALTERNATIVE PAVING SYSTEM APPROVED FOR EMERGENCY VEHICLES AND REDUCES IMPACTS TO TREE ROOT SYSTEMS.
- DEMOLITION AND DECONSTRUCTION NOTES:
 - SUFFICIENTLY WET THE STRUCTURE PRIOR TO DECONSTRUCTION OR DEMOLITION CONTINUE WETTING AS NECESSARY DURING ACTIVE DECONSTRUCTION OR DEMOLITION AND THE DEBRIS REDUCTION PROCESS.
 - DEMOLISH THE STRUCTURE INWARD TOWARD THE BUILDING PAD. LAY DOWN ROOF AND WALLS SO THAT THEY FALL INWARD AND NOT AWAY FROM THE BUILDING.
 - COMMENCEMENT OF DECONSTRUCTION OR DEMOLITION ACTIVITIES SHALL BE PROHIBITED WHEN PEAK WIND SPEED EXCEEDS 15 MILES PER HOUR. ALL AIR DISTRICT STANDARDS SHALL BE ENFORCED BY THE AIR DISTRICT.

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797

3330 STEVENSON DRIVE
PEBBLE BEACH, CA. 93953

AUG. 21, 2024
APN: 008-453-003-000

21 Mandeville Court Monterey, CA 93940
Ph 831.375.1880 Fax 831.375.1480

Revisions:

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C M P

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.

3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF STEVENSON DRIVE, AS SHOWN.

ELEVATION = 90.00 FEET (APPROX. NAVD88)

4. CONTOUR INTERVAL = ONE FOOT.

5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 5" ARE NOT SHOWN.

APN:
008-453-021



EXISTING SITE PLAN



- LEGEND:
- CONC. CONCRETE
 - DG DECOMPOSED GRANITE
 - DS DOWNSPOUT
 - EV ELECTRIC VAULT
 - GM GAS METER
 - G GATE
 - GL GROUND LIGHT
 - HB HOSEBIB
 - ICV IRRIGATION CONTROL VALVE
 - P PILLAR
 - PL PLANTER
 - SSCO SANITARY SEWER CLEANOUT
 - UV UTILITY VAULT
 - WR WATER RISER
 - ⋈ DENOTES A ELECTRIC RISER
 - ⊙ DENOTES A AREA DRAIN, SIZE & DIMENSIONS VARY
 - ⊙ DENOTES A 10" DIA. CYPRESS TREE (TYP.)
 - ⊙ DENOTES A 10" DIA. OAK TREE (TYP.)
 - DENOTES A HEDGE, UNLESS OTHERWISE NOTED, NOT ALL HEDGES ARE SHOWN
 - DENOTES PROTRACTED BOUNDARY
 - DENOTES A FLOWLINE
 - DENOTES A STEP
 - DENOTES A WOOD FENCE, WIDTHS VARY
 - DENOTES A STONE & CONCRETE WALL
 - DENOTES A CONCRETE SLAB, DIMENSIONS VARY
 - DENOTES A BOULDER, NOT ALL BOULDERS ARE SHOWN

TOPOGRAPHIC MAP
OF
THE PARCEL DESCRIBED IN
DOCUMENT# 2018004209
OFFICIAL RECORDS OF MONTEREY COUNTY
PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Thomas & Kathryn Wiggans
BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931
SCALE: 1" = 16' JOB No. 23-82 SEPTEMBER 2023
PREPARED BY: LLJS
APN 008-453-003

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797

3330 STEVENSON DRIVE
PEBBLE BEACH, CA. 93953

3330 Stevenson Drive
SITE PLAN

AUG. 21, 2024
APN: 008-453-003-000

Revisions:
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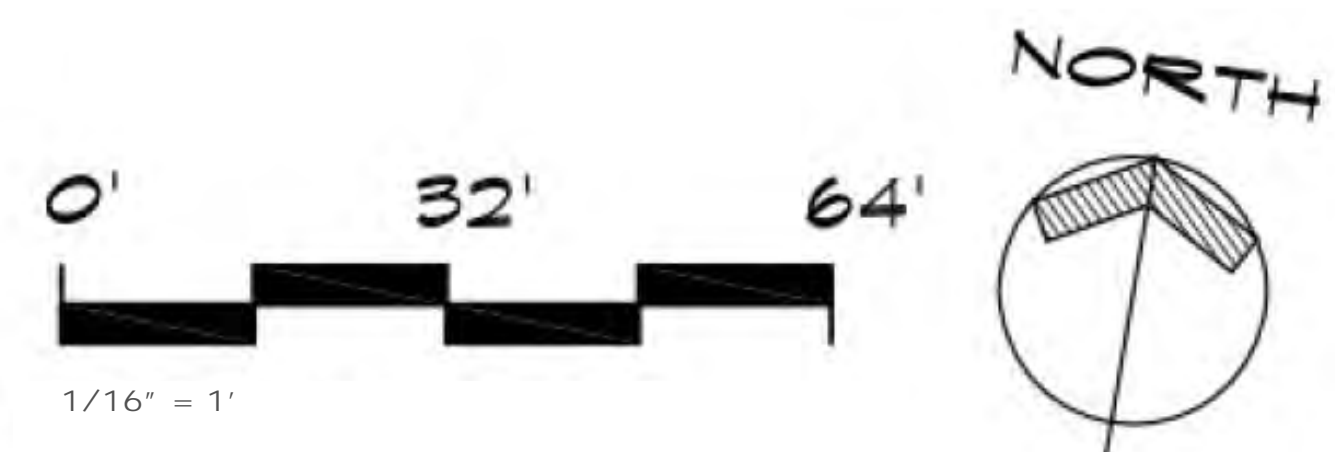
21 Mandeville Court Monterey, CA 93940
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A0.3

PROPOSED
A.D.U.
REFER TO BUILDER'S
DRAWINGS

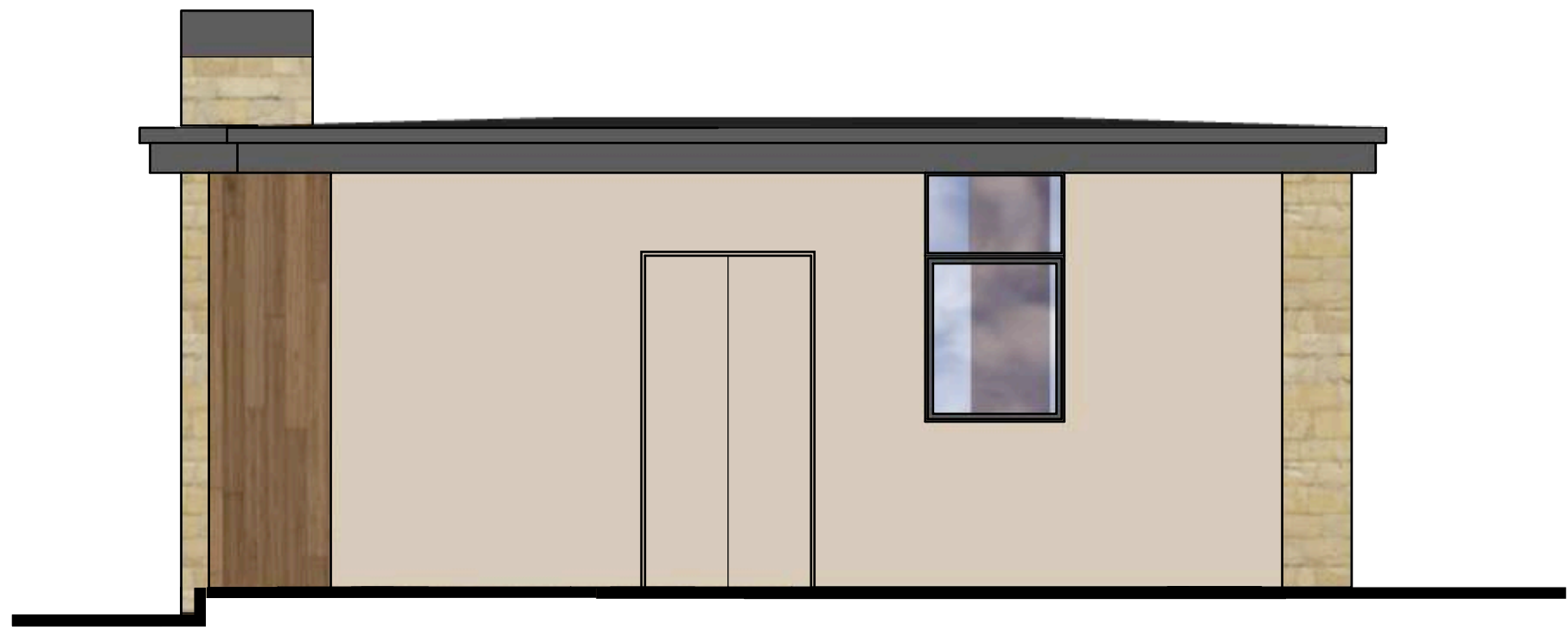


SITE PLAN

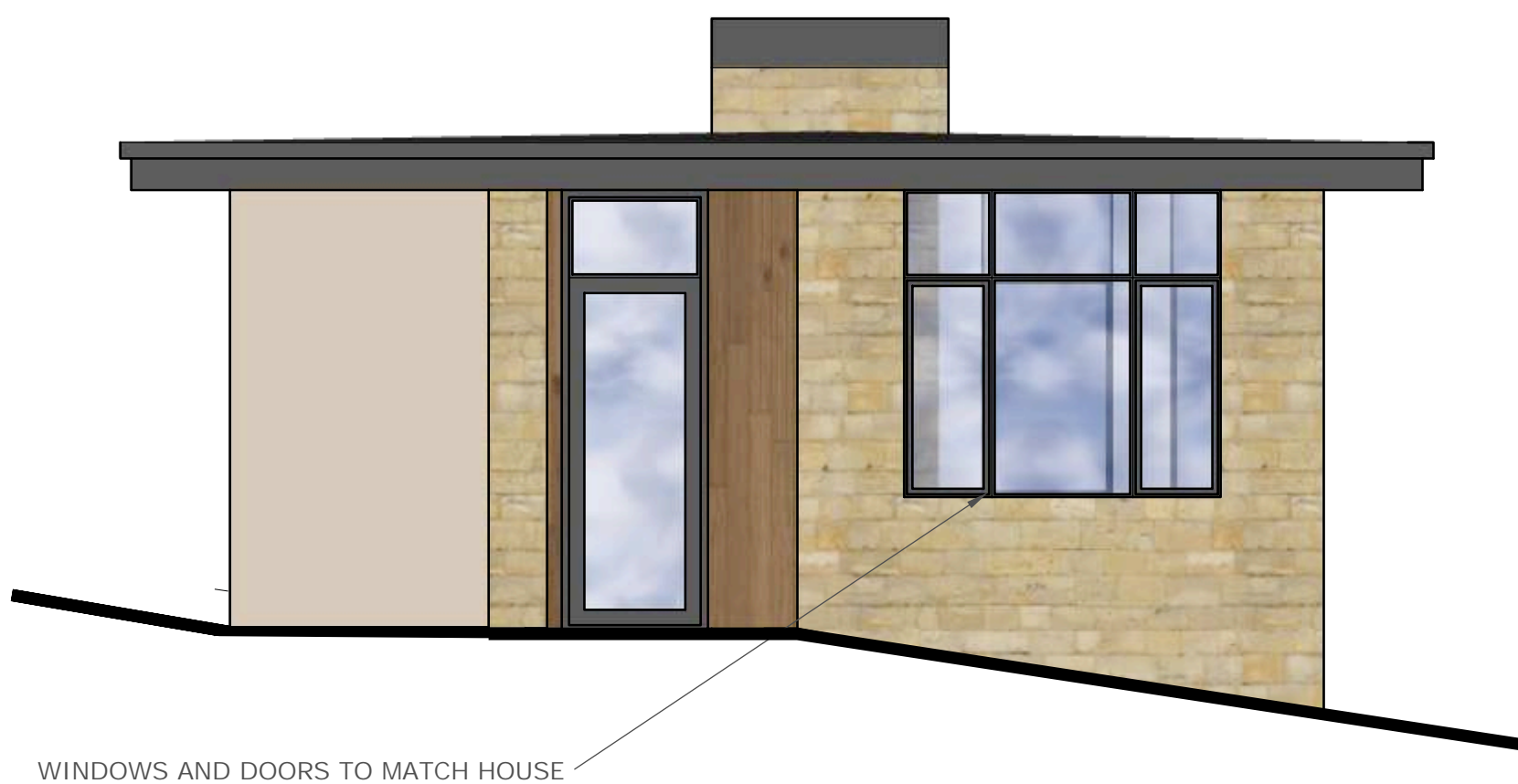




East (facing Drive) 1/4" - 1'



West 1/4" - 1'



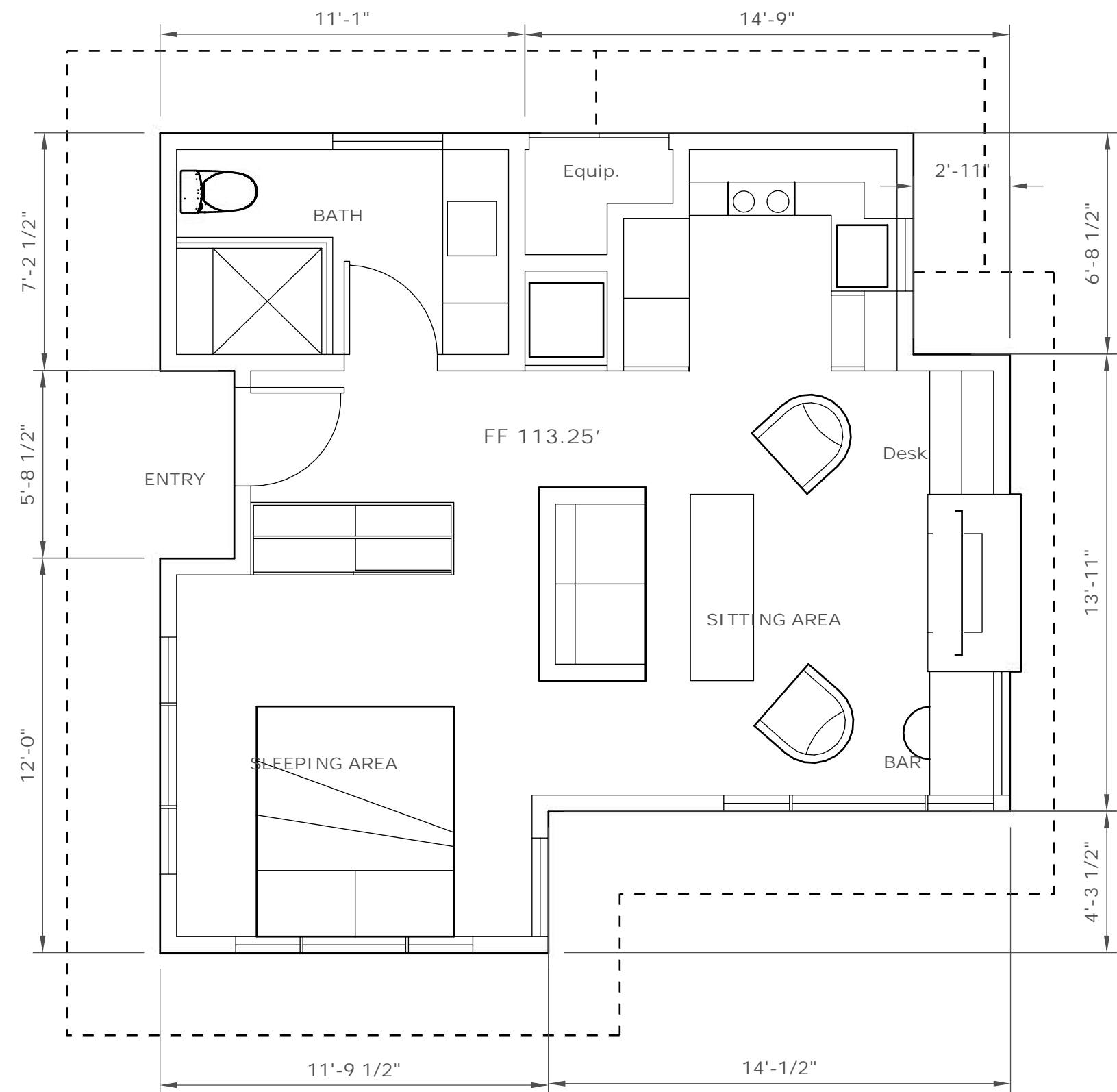
South (Entry) 1/4" - 1'



North 1/4" - 1'

PROPOSED ADU ELEVATIONS

scale: 1/4"=1'-0"



NOTE: EXTERIOR LIGHTING ON BUILDING ARE DOWN LIGHTS UNDER EAVES

PROPOSED ADU FLOOR PLAN

scale: 1/4"=1'-0"

Revisions:

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PEBBLE BEACH, CA. 93953

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3330 Stevenson Drive

PROPOSED ADU FLOOR PLAN
AND ELEVATIONS



EXTERIOR AND INTERIOR STONE



EXTERIOR WOOD SIDING (CEDAR)



ALUMINUM WINDOW AND DOORS



EXTERIOR PAINTED STUCCO



ROOF EDGE DETAIL (COPPER AND PAINTED WOOD)

Revisions:

Project Health Directives : construction workers on current safe protocols:

- AS FALL & WINTER VIRUS SEASON WILL BE UPON US, Follow current CDC and Monterey County Health Department Guidelines for best practices for Workers & Owned's safety even as the workforce obtains vaccinations for the disease
- The signs and symptoms of COVID-19 and an explanation of how the disease is may potentially spread, including the fact that infected people can spread the virus even if they do not have symptoms
- All policies and procedures that are applicable to the employee's duties as they relate to potential exposures to SARS-CoV-2. I
- Current vaccination for Covid is required
- Appropriate cleaning practices (i.e. washing hands frequently with soap and water for at least 20 seconds, or, if soap and water are not immediately available, using alcohol-based hand sanitizer that contains at least 71% alcohol and rubbing hands until they are dry; sanitizing all surfaces workers touch).
- Workers shall be told to stay home if they are sick. If a Crew member shows up to the jobsite it is the job foreman's responsibility shall send the individual home.
- Returning to the jobsite following illness shall be Only after testing Negative for the Covid Virus . Follow CDC current guidelines
- Workers are encouraged to report any safety and health concerns .

LANDSCAPE DESIGN SCOPE:

- THIS LANDSCAPE PLAN SET IS BASED UPON THE ORIGINAL ARCHITECTS BASE & CENTRAL COAST SURVEYORS WORK FOR THE PREVIOUS BUILT HOUSE & SITE AND AS BUILT REVIEW PREFORMED FOR THE BUILDER, STOCKER & ALLAIRE, INC. CONTRACTORS. THE PROPOSED PLAN IDENTIFIES A PVIOUS SITTING AREA & TRANSITIONS TO THE LOWER GENTLY SLOPING SOUTH WEST SIDE SLOPE. PLANTING, LIGHTING & IRRIGATION UPGRADES HAVE BEEN SET OUT. THE SITE SINCE THE ORIGINAL 2020 GARDEN PERMITTED HOUSE & GARDEN INSTALL WAS FIELD VERIFIED ABOVE GROUND BY THE PROJECT SURVEYOR AND A DIGITAL SITE MAP CREATED. THE SITE DESIGN AREA WAS OBSERVED BY SCOTT HALL LANDSCAPE ARCHITECT, Ca License #3405 DURING THE COARSE WORK FOR THE RENOVATED DESIGN.
 - THE CURRENT SCOPE OF WORK IS TO UPDATE PRIMARILY THE CENTER PORTION OF THE EXISTING SOUTHWEST LANDSCAPE FRONT YARD
 - CREATE SAFE USABLE SAFE EGRESS DOWN THE SLOPE
 - CREATE A SMALL PVIOUS 228 SF GATHERING AREA INTO THE NATURAL SLOPE SADDLE
 - ALLOW FOR SAFE TRANSITION TO THE FRONT OF THE HOUSE ALONG THE EAST & WEST SIDE AND DOWN TO THE ENTRY GATE
 - USE LOW RETAINING WALLS TO TIE THE CONTEMPORARY ARCHITECTURAL STYLE AND ELEMENTS OF THE HOUSE TO THE LANDSCAPE.160 LINEAL FT LOW RETAINING WHICH FADES AT THE EDGES INTO THE EXISTING SLOPE. ALL WALLS UNDER 3'-6"
 - WALLS 2-FT 96 LF
 - WALLS 3-FT 30 LF
 - WALLS 3FT-4 IN..... 34 LF
 - SUGGEST AND ALLOW FOR A CONTINUATION OF THE PLANT EXISTING SITE PALLET WITH SOME NOTABLE IMPROVEMENTS WHICH IS PRIMARILY ADDITIONAL NATIVE CALIFORNIA GRASSES AND GRASS-LIKE PLANT SPECIES.
 - ADD TO THE EXISTING IRRIGATION SYSTEM WITH WATER WISE DESIGN FOR NEW PLANTINGS & MAKE SUGGESTIONS TO THE EXISTING SYSTEM. MOST OF THE REAL UPGRADES IN THE SYSTEM WILL NEED TO BE CONFIRMED DURING THE CONSTRUCTION WHEN MORE IS LEARNED ABOUT THE EXISTING IRRIGATION SYSTEM. REMOVE MEADOW SLOPE SPRAY STATIONS AND UPDATE THE PLANTER IRRIGATION WITH DRIP DELIVERY INCLUDING EMITTERS & TECH - LINE AND THE BACK TO THE EXISTING CLOCK
 - ADD NEW OUTDOOR LIGHTING FOR SAFE EGRESS AROUND THE SITE - ALL OUTDOOR LANDSCAPE LIGHTING FOLLOWS MONTEREY COUNTY LOW & DOWN LIGHT LUMEN REQUIREMENTS
 - PROVIDE NEW UPDATED LANDSCAPE LIGHTS AND REVIEW EXISTING LIGHTS (REFER TO L-6 LIGHTING PLAN + L-10 PRODUCTS.
3. THE CALIFORNIA LICENSED LANDSCAPE CONTRACTOR SHALL CARRY MINIMUM 2 MILLION DOLLAR LIABILITY INSURANCE POLICY AND SHALL PROVIDE PROOF AT CONTRACT SIGNING. A CERTIFICATE OF WORKMAN'S COMPENSATION & LIABILITY FOR ALL CREWS SHALL ALSO BE PRESENTED ALSO AT TIME OF CONTRACT & PRIOR TO BEGINNING OF CONSTRUCTION WORK. CONTRACTOR SHALL PROVIDE A POTABLE TOILET WHICH WILL BE SERVICED REGULAR WEEKLY TIMES
4. A SIGNED LANDSCAPE DESIGN STATEMENT OF GOALS AND INTENT FOR THE PROJECT IS FOUND ON SHEET L-10 OF THIS PLAN SET PERTAINING TO MATERIALS USED, PLANTING, IRRIGATION FOR THE ALMOST 5,000 SQ FT OF WHICH 2,899 MAKES UP SPACED NEW PLANTINGS

CONSTRUCTION PROTOCOLS:

- CONSTRUCTION STANDARDS SHALL FOLLOW DEL MONTE FOREST ARCHITECTURAL STANDARDS & RESIDENTIAL GUIDELINES (April 2022).
- TREES ARE LOCATED AT THE PERIMETERS OF THE ACTUAL WORK SHALL BE IDENTIFIED / PROTECTED WITH 4-FT SNOW FENCING
 - TREE ROOTS ARE TO BE PROTECTED AND FOLLOW STANDARD BEST PRACTICES PROTECTION
 - ANY EGRESS ONTO PEBBLE BEACH PROPERTY IS TO BE PUT BACK TO PRE-CONSTRUCTION CONDITIONS AND VERIFIED WITH THE ROADS DEPARTMENT DIRECTOR AND PEBBLE BEACH ARCHITECTURAL BOARD MANAGER -- PLAN PASSED ARB 11-14-2023.

PROJECT PARKING:

CONSTRUCTION PARKING PLAN: ALL CONSTRUCTION RELATED VEHICLES SHALL BE PARKED ON THE PROPERTY DURING CONSTRUCTION. ALLOWABLE EXISTING PARKING IS SMALL SO FOLLOWING TOOL DROP OFF ALL ASSOCIATED WORK VEHICLES SHALL BE PARKED OFF SITE AT THE PEBBLE BEACH 'SPECIAL EVENT FIELD' (notification, timing & etc shall be given to Pebble Beach Security).

PROJECT START TIME PROJECTION:

CONSTRUCTION IS ESTIMATED TO BEGIN MID-LATE LATE MARCH - APRIL CURRENTLY AND TAKE 3-4 MONTHS

CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT:

PD003 (A)

Condition / Mitigation
Monitoring Measure:

RMA - PLANNING APPROVAL MONTEREY COUNTY 2018 HOUSE REMODEL BUILDING PERMIT

IF, DURING THE COURSE OF THE CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGIST RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST (i.e., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP COMPLIANCE OR MONITORING ACTION TO BE PERFORMED; THE OWNER / APPLICANT SHALL ADHERE TO THIS CONDITION ON AN ON-GOING BASIS.



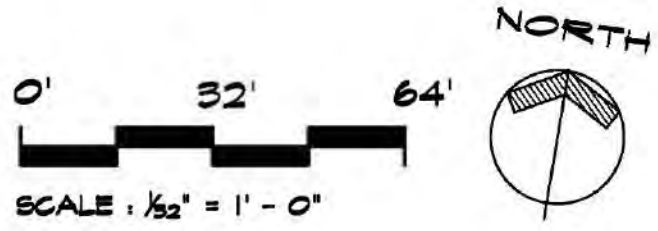
PROJECT LANDSCAPE AREA
N.T.S



VICINITY MAP
N.T.S



SITE PLAN



SHEET INDEX:	
L-1	PROJECT INDEX / EXISTING SITE PLAN
L-2	LAYOUT PLAN
L-3	MINOR GRADING & DRAINAGE PLAN
L-4	SITE SECTIONS
L-5	CONSTRUCTION DETAILS / SITE PHOTOS
L-6	LIGHTING PLAN
L-7	IRRIGATION PLAN + WATER USE
L-8	PLANTING PLAN
L-9	IRRIGATION & PLANTING DETAILS
L-10	PLANTING SPECS & LIGHTING CUT SHEETS

Tom & Kathy Wiggans

LANDSCAPE RENOVATION PLANS

Revisions
△1 Change Guest House
△callout to ADU Bldg. per
△request 01/17/2025

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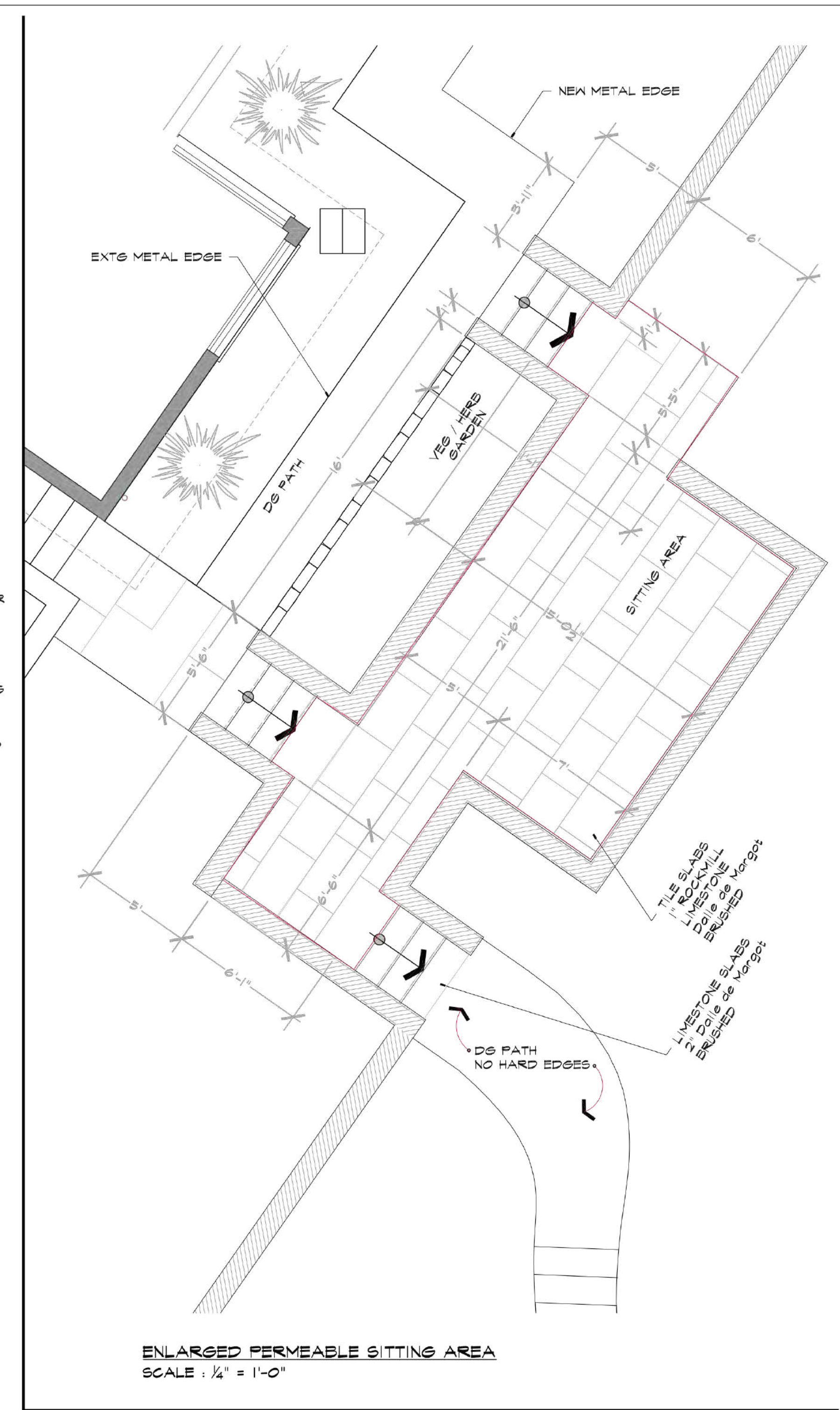
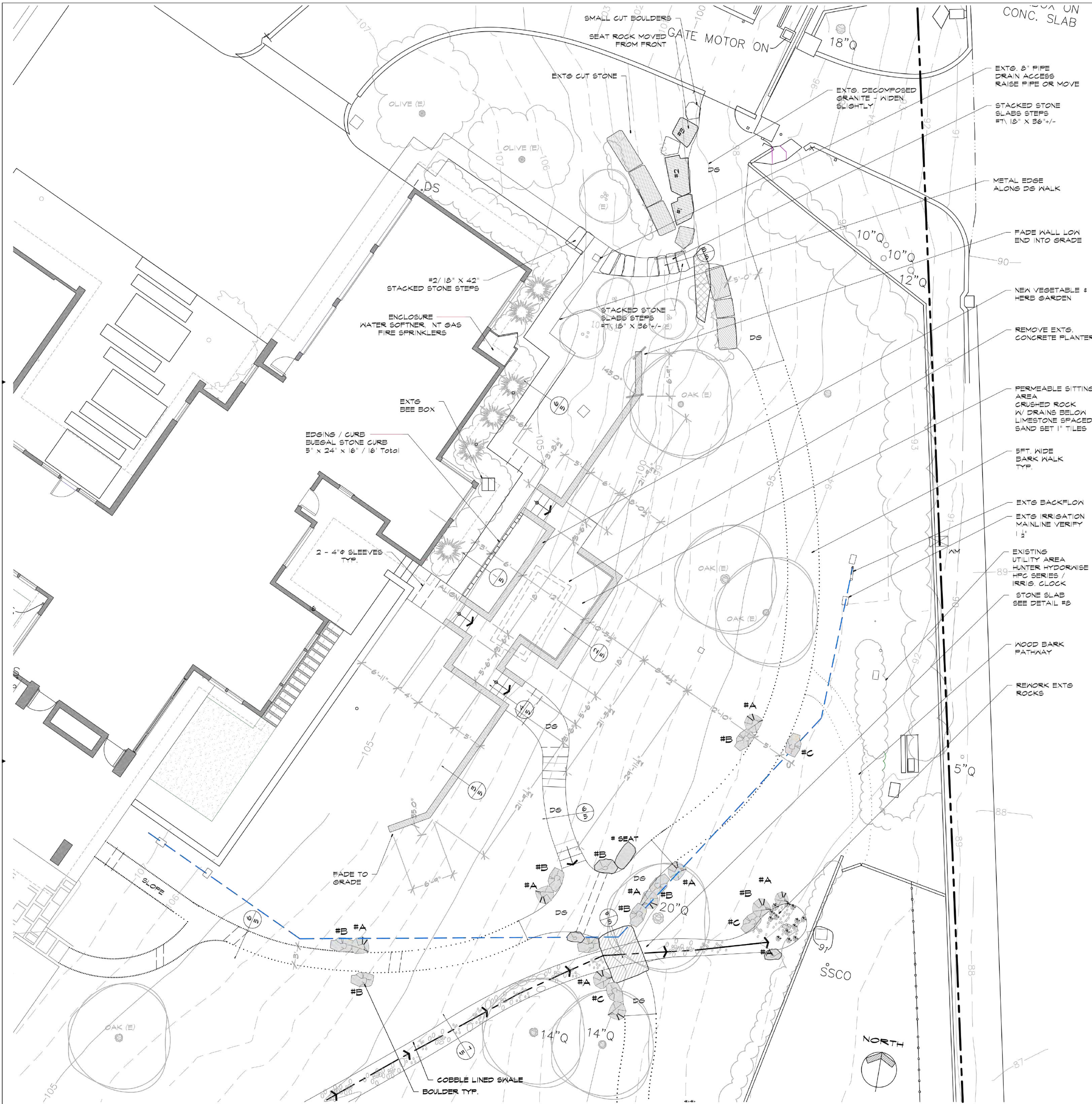
Index Sheet

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Job # 12-22023
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Revision
Drawn By MASH
Sheet

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of: 10 Sheets

MONTEREY COUNTY HCD REVIEW / PLANNING & BUILDING - PLAN SET

THIS SET OF PLANS, SPECIFICATIONS AND SCHEDULES SHALL CONSTITUTE A COMPLETE CONTRACT WITH THESE DRAWINGS AND SPECIFICATIONS. NO OTHER CONTRACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL BE VALID. ANY CHANGES TO THESE DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY A WRITTEN AMENDMENT. THE USER OF THESE DRAWINGS AND SPECIFICATIONS IS RESPONSIBLE TO THE GENERAL PUBLIC FOR ANY DAMAGE, INJURY, LOSS OR DEATH THAT MAY BE CAUSED BY THE USE OF THESE DRAWINGS AND SPECIFICATIONS. NO LIABILITY SHALL BE ASSUMED BY THE ARCHITECT FOR ANY DAMAGE, INJURY, LOSS OR DEATH THAT MAY BE CAUSED BY THE USE OF THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.



AREA OF LOW RETAINING

LAYOUT LOW WALLS & PERMEABLE SITTING AREA ENLARGED

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

Revisions

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REGISTERED LANDSCAPE ARCHITECT

SCOTT HALL

#3405

SIGNATURE

DATE

STATE OF CALIFORNIA

Tom & Kathy Wiggins

3330 Stevenson Drive

Pebble Beach, CA

Layout Plan

L-2

of: 10 Sheets

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EXTERIOR AND INTERIOR STONE



EXTERIOR WOOD SIDING (CEDAR)



ALUMINUM WINDOW AND DOORS



EXTERIOR PAINTED STUCCO



ROOF EDGE DETAIL (COPPER AND PAINTED WOOD)

Revisions:

3330 Stevenson Drive

PICTURES OF THE MATERIALS
BEING USED MATCHING
MAIN HOUSE

3330 STEVENSON DRIVE
PEBBLE BEACH, CA. 93953

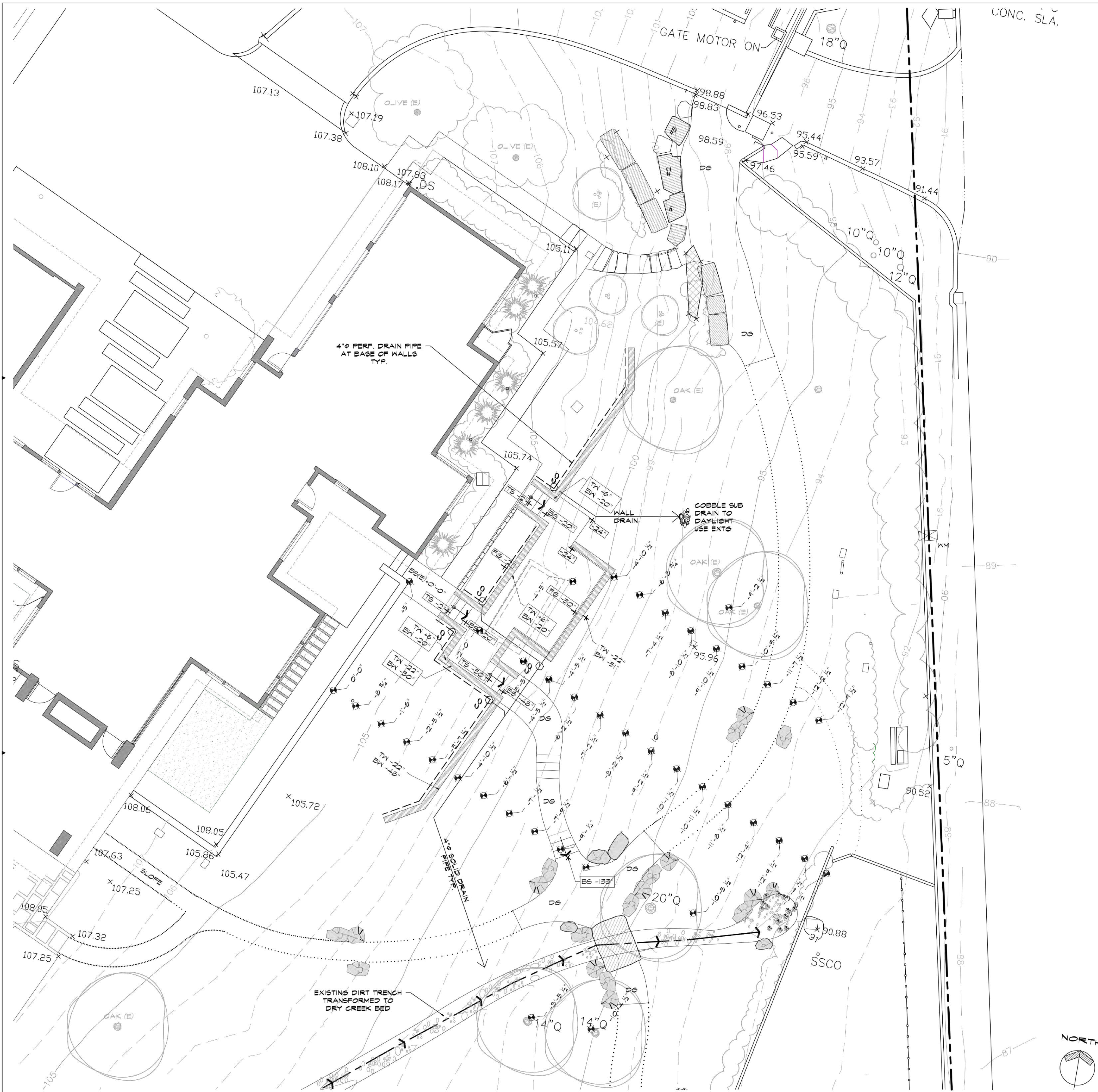
AUG. 21, 2024 APN: 008-453-003-000

Stocker & Allaire
General Contractors, Inc.

Lic. # 504797

21 Mandeville Court Monterey, CA 93940

Ph 831.375.1890 Fax 831.375.1480



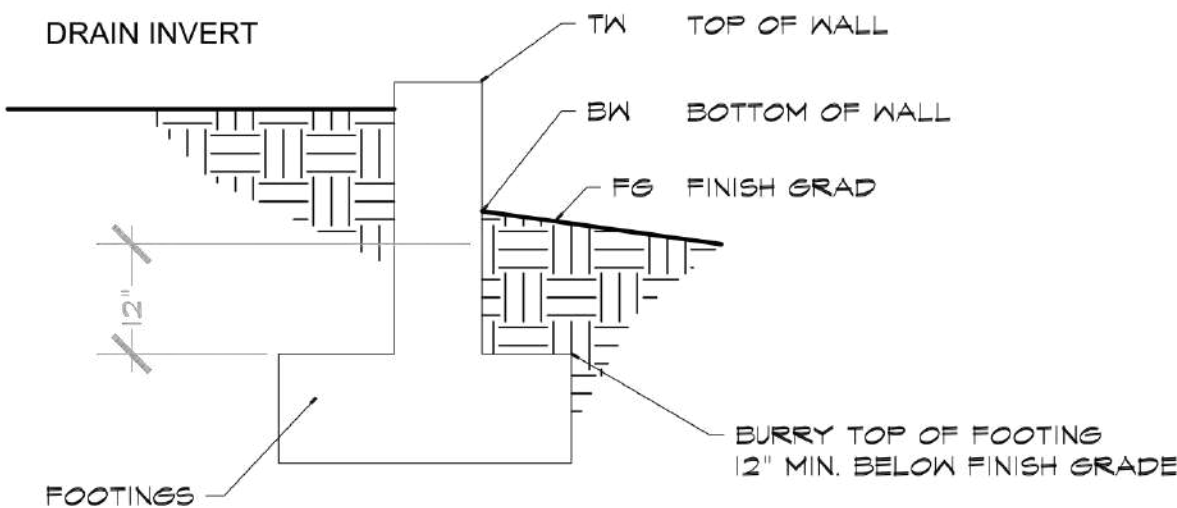
MINOR GRADING & DRAINAGE PLAN

GRADING LEGEND:

GRADES ARE SET FROM THE ORIGINAL TOPOGRAPHIC SURVEY
TOTAL GRADING CUT 43 CUBIC YARDS
TOTAL GRADING FILL WITH IMPORT 54 CUBIC YARDS

CALL OUT DEFINITION

98.60	EXISTING SET GRADES
95.25	PROPOSED GRADE POINT
FFE	FINISH FLOOR ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
TF	TOP OF FOOTING
TS	TOP OF STEPS
BS	BOTTOM OF STEPS
NVT	DRAIN INVERT



DIGGING / TREES & SITE C&D:

- 1. PRIOR TO ANY EXCAVATION OR DIGGING, THE CONTRACTOR SHALL CONTACT THE REGIONAL NOTIFICATION CENTER USA 811 A MINIMUM TWO (2) DAYS PRIOR BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO COMMENCING SITE WORK. NO DIGGING OR EXCAVATION IS AUTHORIZED TO OCCUR ON SITE BY THE CONTRACTOR BEFORE PROOF OF AN 811 TICKET (USA NORTH 811.ORG)**
- 2. TREES :** NO TREES ARE TO BE REMOVED ON THIS PROJECT. OAK TREES (*QUERCUS AGRIFOLIA*) ARE PROXIMATE BUT NOT IN DANGER OF FROM DIGGING. TREES SHALL BE PROTECTED BY PLACING A PERIMETER SNOW FENCE MINIMUM 4-FEET TALL ABOVE GRADE OUT TO THE PIPELINE. IN THE UNLIKELY EVENT TREE ROOTS ARE ENCOUNTERED AND A 2-INCH ROOT OCCURS WORK SHALL STOP UNTIL A LICENSED ARBORIST MAY EXAMINE THE SITUATION AND ADVISE.
- 3. CLEAN OUT MATERIALS:** ALL MATERIALS INVOLVING MASONRY SHALL BE CLEANED AT THE TIME OF CONSTRUCTION. EXTRA CONCRETE SHALL BE LEFT IN THE DELIVERY TRUCK. ALL MASONRY CUTTING AND MIXING SHALL BE KEPT IN A LINED HOLE AND DISPOSED OF WEEKLY.
- 4. CONSTRUCTION & DEMOLITION (C & D) DEBRIS RECYCLING** MUST RECYCLE AT LEAST 65% BY WEIGHT OF ALL DEBRIS GENERATED DURING THE PROJECT. THE CONTRACTOR SHALL KEEP WEIGHT OF ALL MATERIALS GENERATED DURING THE PROJECT.

DRAINAGE LEGEND

	6" TRENCH DRAIN NDS CHANNEL
	4" PERFORATED DRAIN PIPE
	NDS GASKET DRAIN PIPE
	CATCH BASIN B64 CHRISTY BOX
	AREA DRAIN
	CLEAN OUT
	2% FLOW DIRECTION
	EXISTING GRADE
	NEW GRADE

CONSTRUCTION EROSION CONTROL & WATER RUN-OFF MITIGATION:

- 1. ALL GRADING SHALL CONFORM WITH THE THE MONTEREY COUNTY STORM WATER DRAINAGE SYSTEMS** TO REGULATE DISCHARGES TO THE CITY STORM DRAIN SYSTEM AND EROSION CONTROL WITH BEST MANAGEMENT PRACTICES (BMP'S). PRIOR TO ANY LAND DISTURBANCE, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES FOR REVIEW AND APPROVAL TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH CITY STANDARDS AND AN UNDERSTANDING THEREOF FOR STORM WATER & EROSION CONTROL REGULATIONS. THREE (3) INSPECTIONS AT THE BEGINNING, MIDDLE AND END OF THE PROJECT WILL BE MADE. ADDITIONAL INSPECTIONS MAY BE MADE FOLLOWING STORM EVENTS.
- 2. DURING CONSTRUCTION, A REVIEW OF EFFECTIVENESS OF THE BMP'S INSTALLED (BEST MANAGEMENT PLANS)** INCLUDING USE OF CRUSHED STONE, MULCH GEOTEXTILE FABRIC AND EROSION CONTROL BLANKETS. ADDITIONALLY A REVIEW THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED INTO RECEIVING WATER BODIES.
- 3. PERIMETER EROSION CONTROL MEASURES** SHALL BE PUT IN PLACE PRIOR TO CONSTRUCTION COMMENCING ALONG WITH SITE TREE PROTECTION.
- 5. SOIL THAT REMAINS ON THE SITE AS RECONFIGURED FOR LANDSCAPING FILL SOIL MATERIAL** AND SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
- 6. ALL EROSION CONTROL MEASURES** MUST BE KEPT IN PLACE UNTIL FINAL APPROVAL BY RMA-ENVIRONMENTAL SERVICES
- 7. EXISTING PREVIOUSLY INSTALLED DRAINAGE** FROM DOWNSPOUTS AND PAVED AREAS REMAINS AS PREVIOUSLY INSTALLED AS APPROVED IN HOUSE REMODEL 2020
- 8. NOTE: PERVIOUS SURFACE AREA** AMOUNTS TO 228 S.F. SITTING & WALK FEET FEEDS A TRENCH DRAIN
- 9. ALL OTHER EXISTING DRAINS** FROM PREVIOUSLY APPROVED AND BUILT 01/2020 ROOF PAVED DRAINAGE IS COLLECTED ALREADY. ONLY ADDITIONAL DRAINAGE IS SUBSURFACE AT BASE OF LOW WALLS WHEN RAIN EVENTS MAY INTENSIFY THE SOIL TO PERCOLATE TO THESE BACK OR SUB DRAIN AREAS. WATER IS THEN DISPERSED ONTO A OPEN EVEN AREA AND OR THE EXISTING TRENCH WHICH HAS BEEN NOW ADDED WITH ROCKS AS AN ILLUSIONARY DRY CREEK BED.

Revisions

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Minor Grading & Drainage Plan

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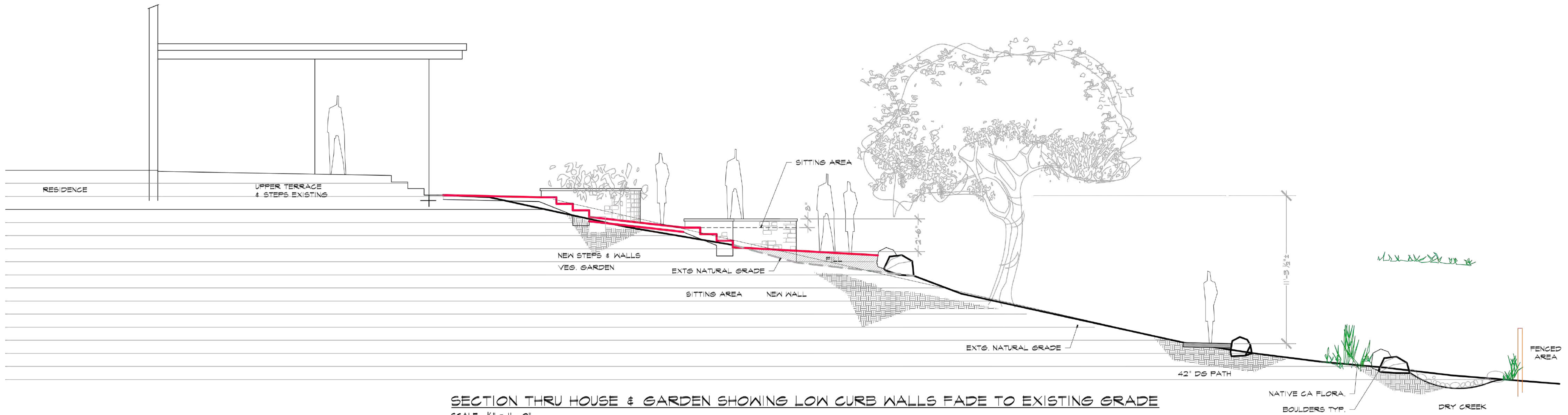
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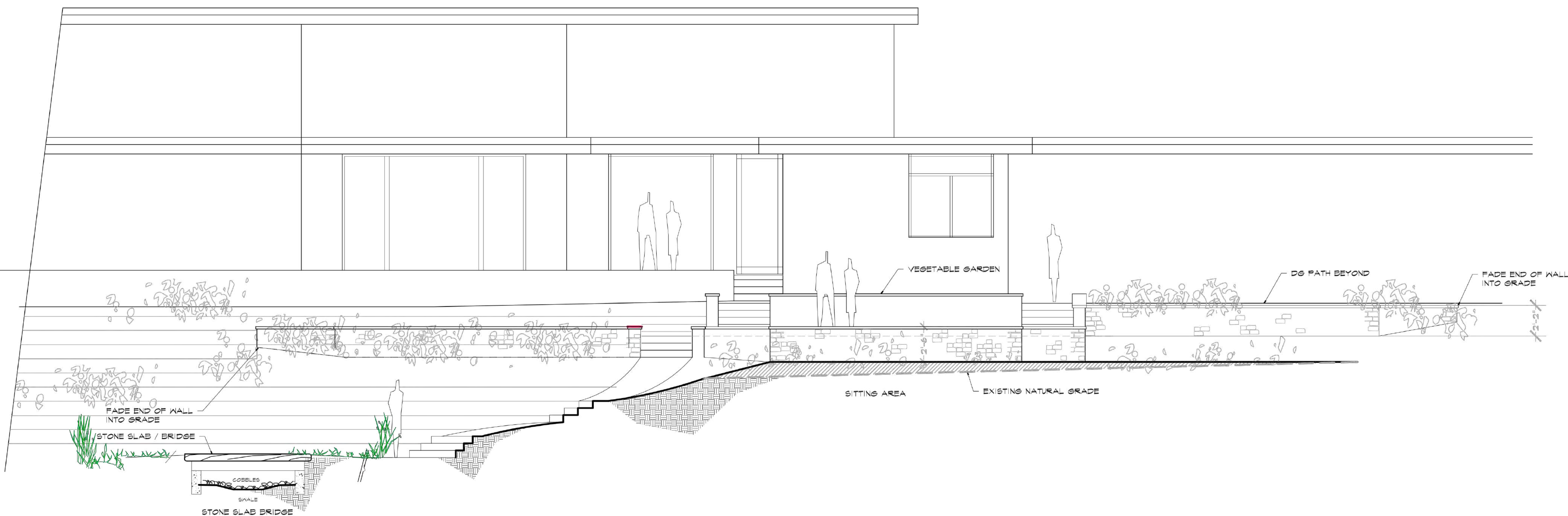
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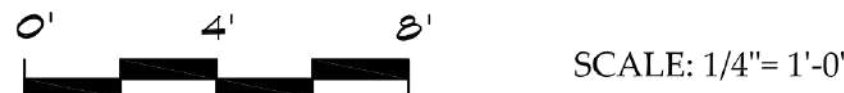


SECTION THRU HOUSE & GARDEN SHOWING LOW CURB WALLS FADE TO EXISTING GRADE
SCALE : 1/4" = 1' - 0"



SOUTHWEST ELEVATION SHOWING PROPOSED LOW WALLS / SAFE EGRESS & CRUSHED ROCK & BARK PATH
SCALE : 1/4" = 1' - 0"

SITE SECTIONS



Revisions

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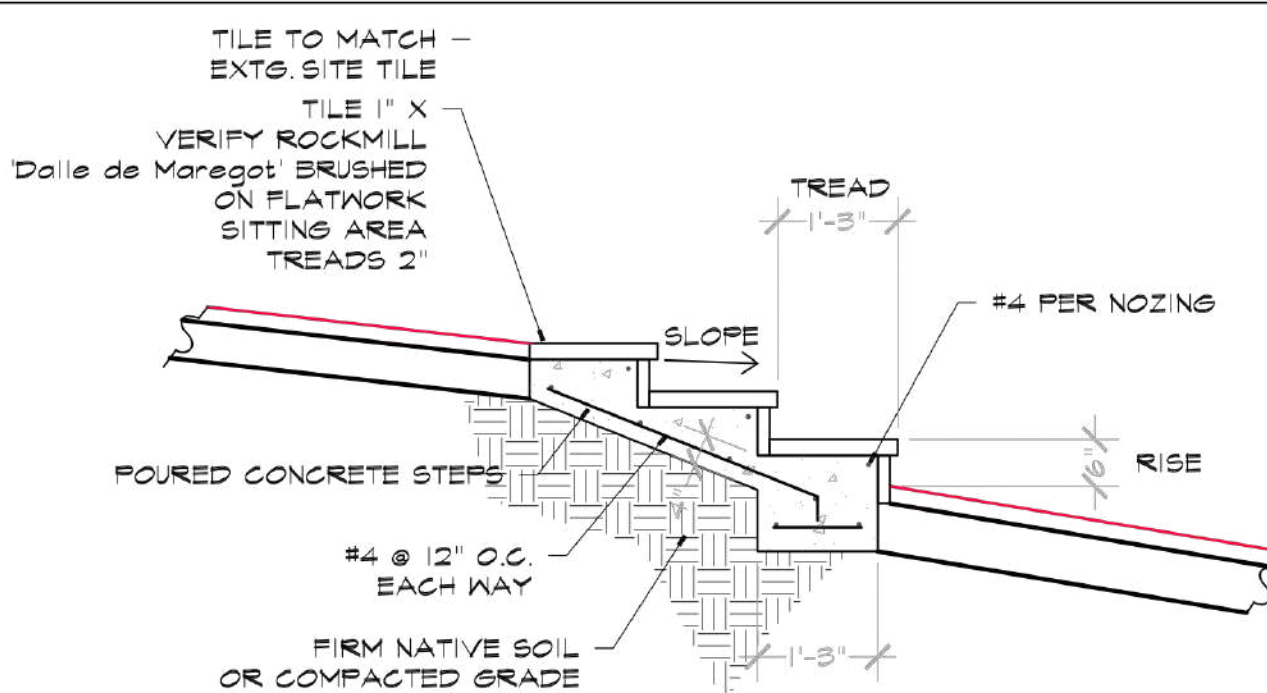
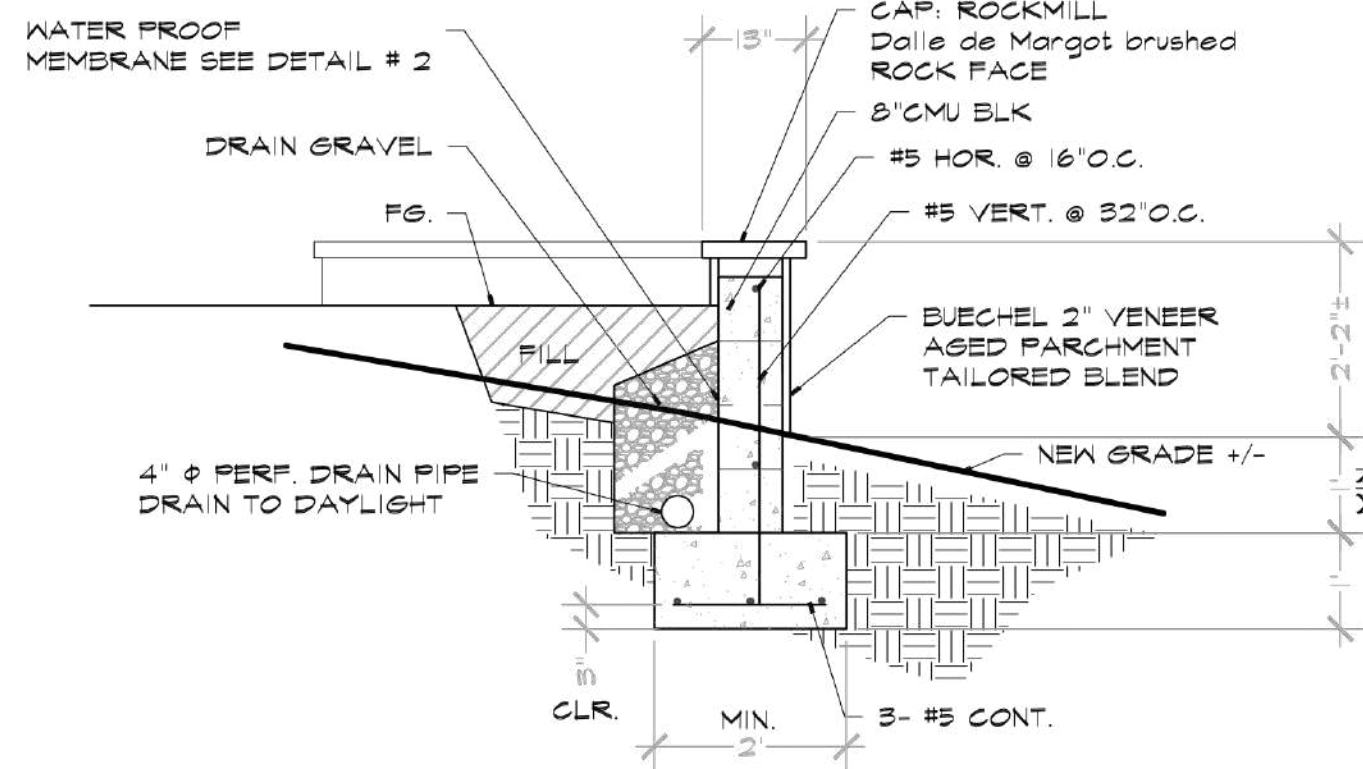
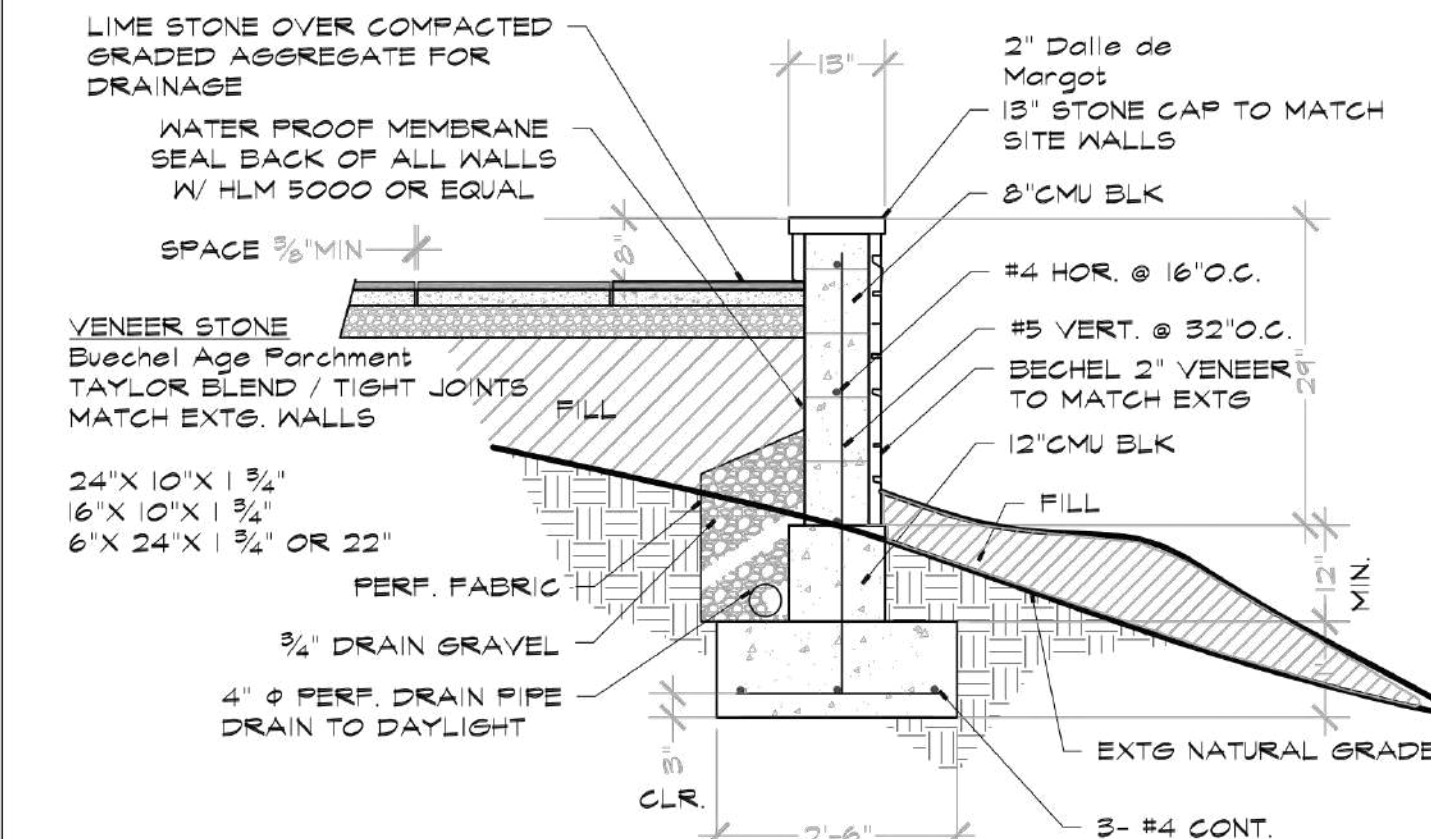
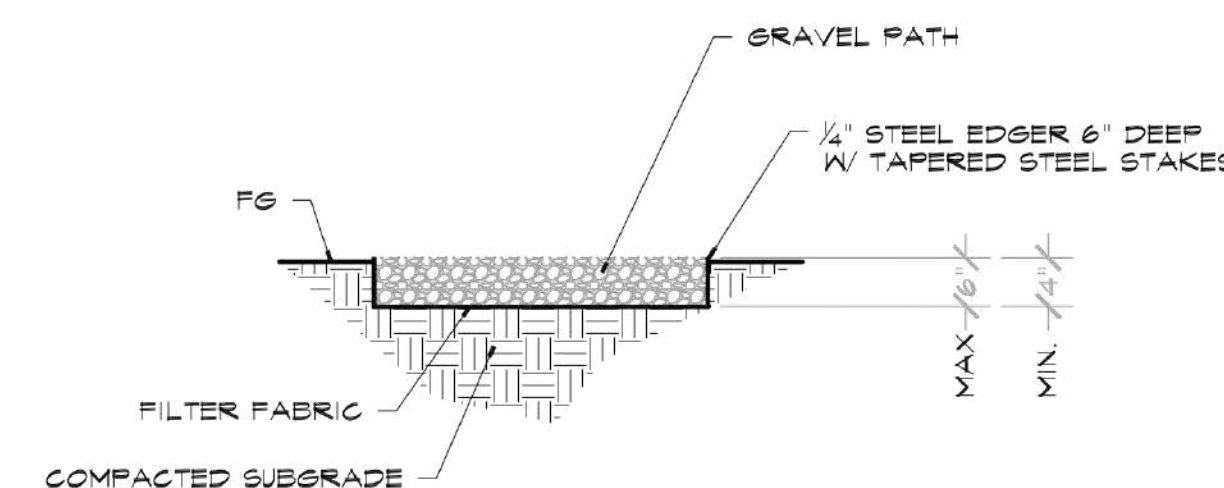
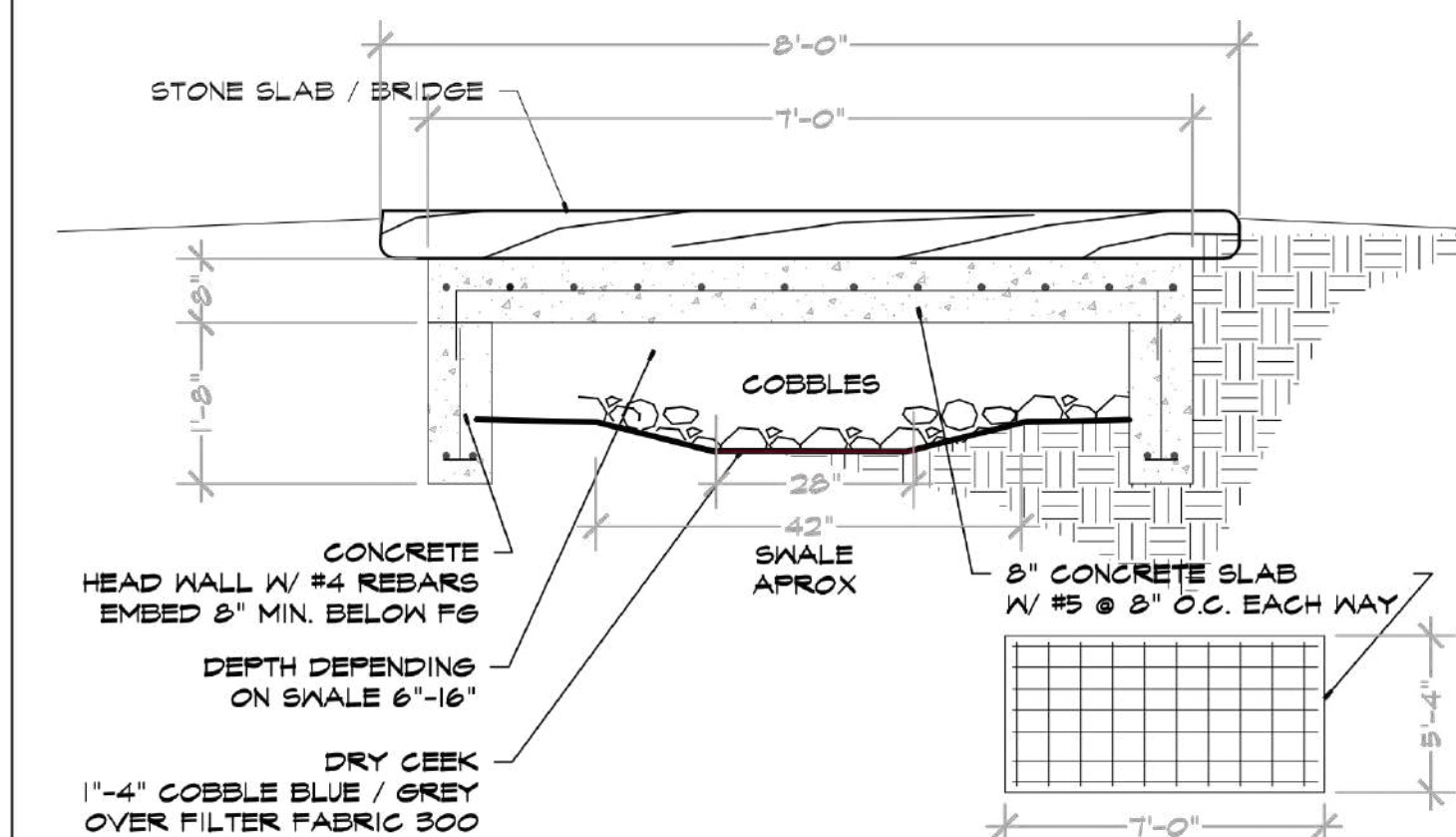
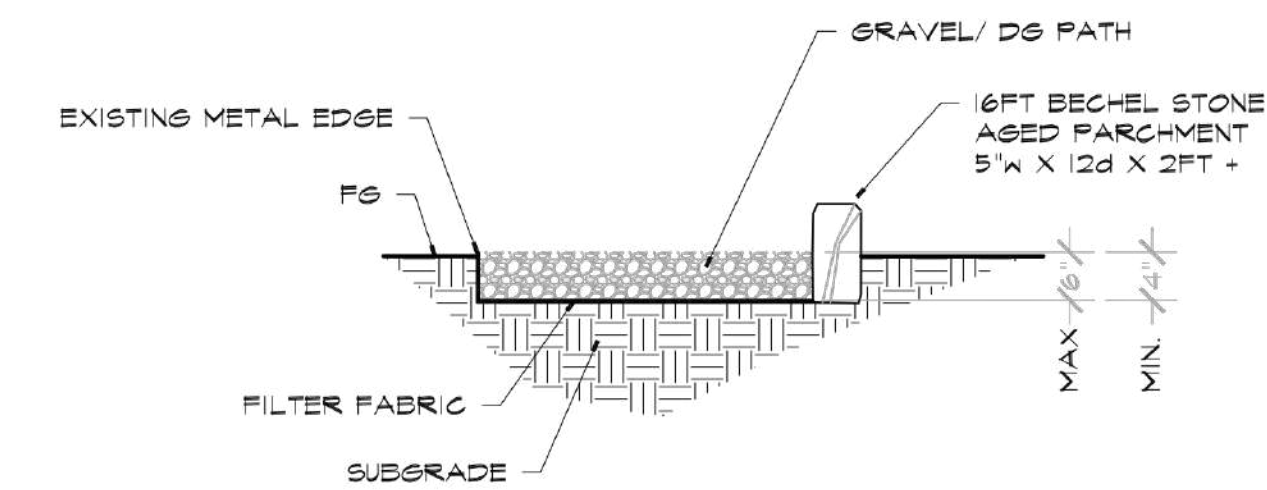
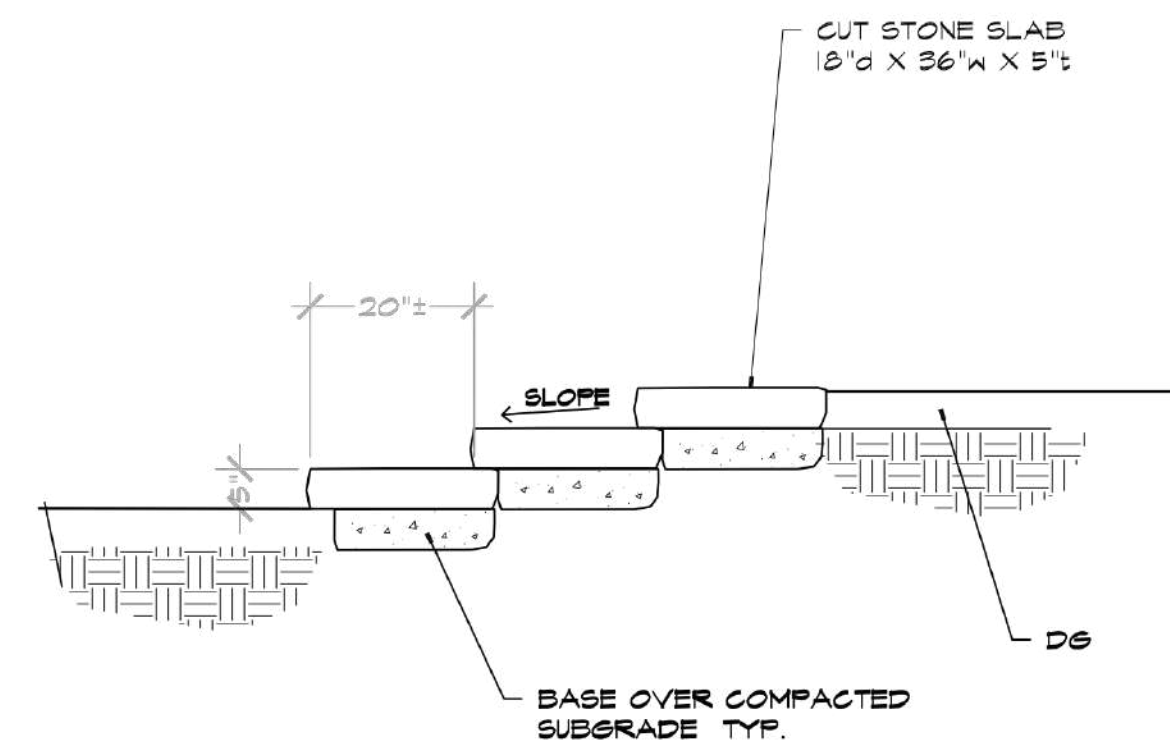
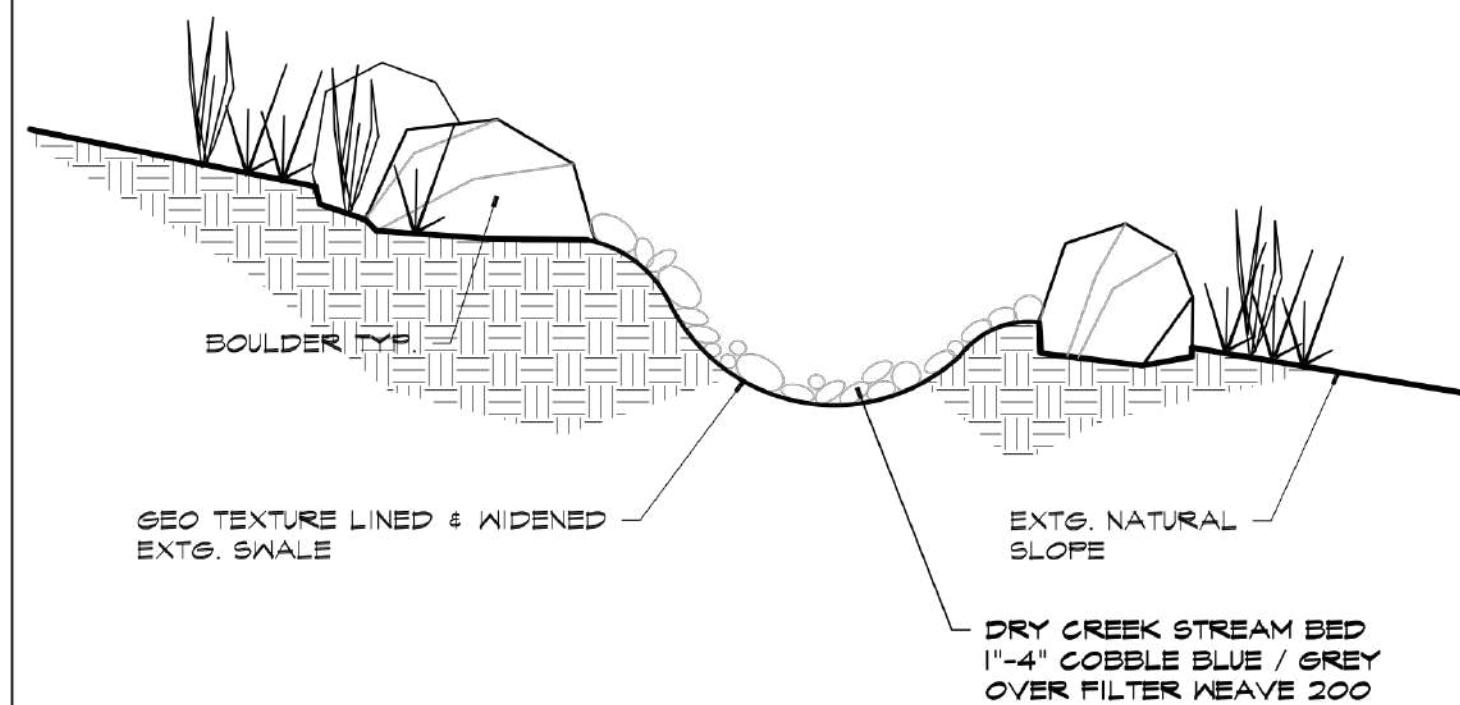
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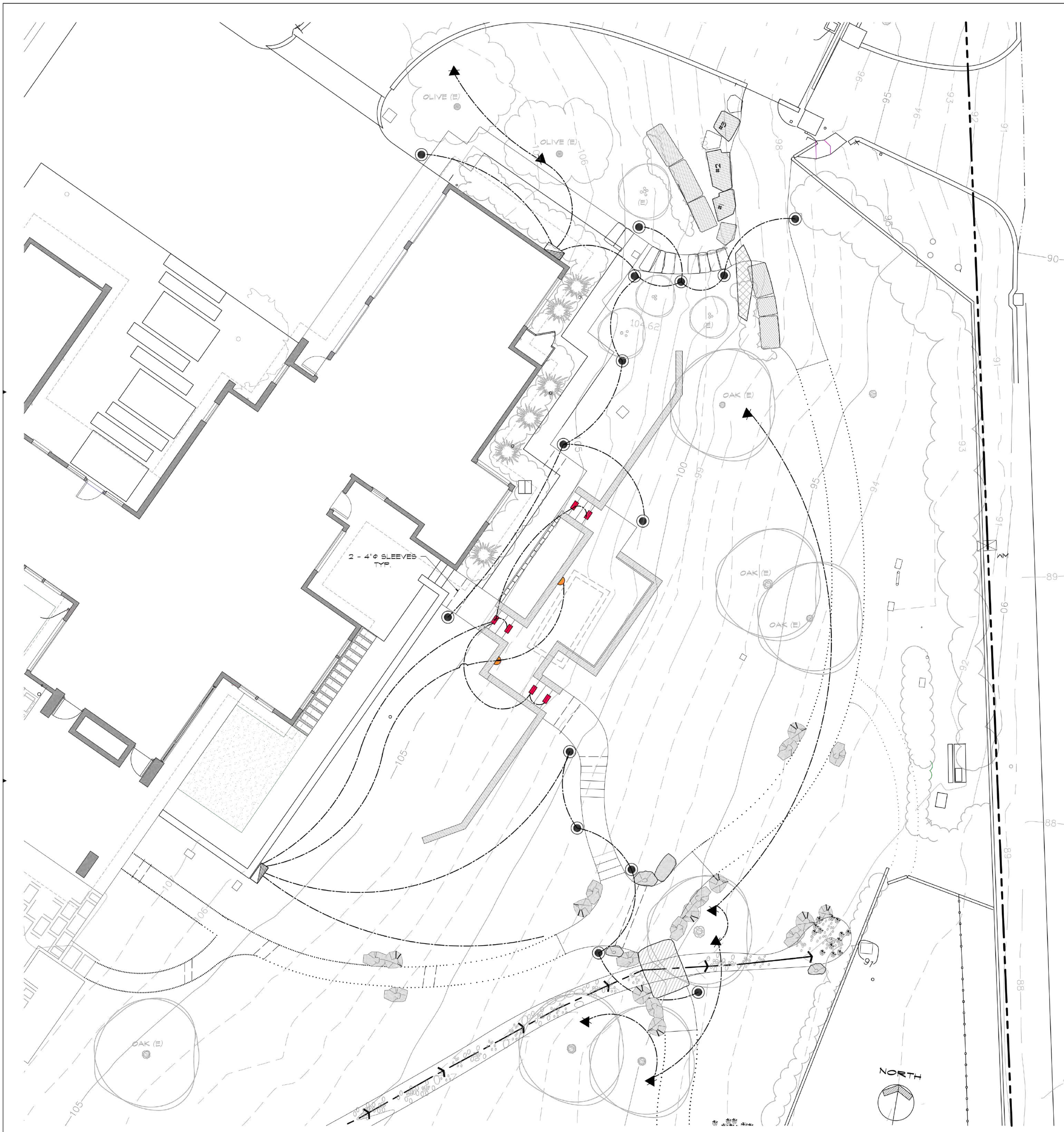
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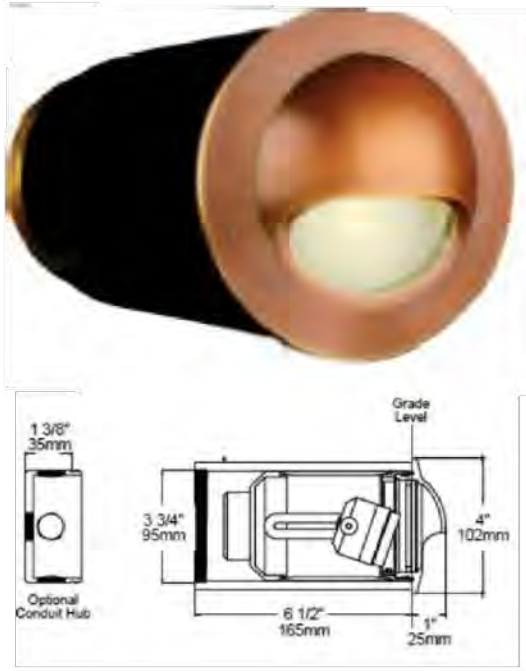
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LIGHTING LEGEND			
SYM	QTY	Description	Product
	2	WALL LIGHT	Auroralight LSW4 Axis / 6 watts 184 Lumens
	6	STEP LIGHT	Auroralight LSR3-L Vertex 4 watts 50 Lumens
	14*	NEW PATH LIGHT 20 TOT	Auroralight LMPL 2 (3") Martillo (NOTE ADD 7 REPLACE) 6 watts 250 lumens / 2700K
	6	NEW ACCENT LIGHT	Auroralight HSL20-LM Omega 4-8 watts up to 621 Lumens
		EXISTING PATH LIGHT	Est: Lightcraft AP-300B 1.5-3.5 watts 110-280 Lumens
	7 *	REPLACE PATH LIGHTS	North side house walk with Auroralight LMPL 2 (3") Martillo 6 watts 250 lumens / 2700K
	2	TRANSFORMER	Mfg. Unique 300 Watt 300 SSL- LED Series
		LIGHT MOUNTING	New Ground Lights to be mounted EFCO POSTS w/ brass caps
		WIRING LOOP	
		GFI & SWITCHING LOCATION	

- NOTES :
- ALTERNATIVE VERIFY EXISTING TRANSFORMERS/ LOCATIONS & VOLTAGE PROPOSAL TO BID USE EXISTING & BID 2 NEW TRANSFORMER UNITS
 - ALL FINISH IS TO BE BRONZE PATINA / Auroralight BLP- XD
 - ALL FIXTURES ARE LED
 - ANY LINE VOLTAGE INCLUDING JUNCTION BOXES & CONNECTION WITH THE HOUSE SHALL BE INSTALLED BY LICENSED ELECTRICIAN
 - ALL LANDSCAPE LIGHTING WIRE INSTALL PLACED INTO SCHEDULE 40 3/4" PIPE THROUGHOUT ALL LOCATIONS. RUN WIRE IN PIPE TO LOCATION, CAP & SEAL & LEAVE 5-FT MINIMUM COILED AT FIXTURE LOCATION FOR ADJUSTMENTS.
- ADDS: Included in Main List above to price
- INCLUDE # 7 ADDITIONAL PATH LIGHTS FOR NORTH SIDE OF THE HOUSE AURORALIGHT LMPL2



WALL LIGHT



STEP LIGHT



ACCENT LIGHT
MOUNTED DOWN
BEAM SPREAD



PATH LIGHT
LMPL2

FOR MORE LIGHTING PRODUCT INFORMATION & SPECIFICATIONS REFER TO SHEET L-10

LANDSCAPE LIGHTING PLAN



SCALE: AS SHOWN

Revisions

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SCOTT HALL

#3405

SIGNATURE

DATE

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Lighting Plan

L-6

of: 10 Sheets

Page Title:

Job #

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Sheet

12-7-2023

11-08-23

MASH



IRRIGATION MATERIALS

- IRRIGATION CONTROLLER:
- Existing HUNTER I-CORE EXPANDABLE 6 Smart Clock Extg.
 - VERIFY w/ deletion & added remote vales the clock cabinet has capacity for add on stations beyond reprogramming SPRAY to DRIP conversions
 - Alternative Controller if needed: Hunter HFC Controller
- RAIN SENSOR / WIRELESS WEATHER STATION
- HUNTER Wireless RAIN CLIK' verify product & operation
- POINT OF CONNECTION - Verification:
- BEFORE BACKFLOW VERIFY GATE VALVE : Spheres SCH 80 Ball Valve
 - VERIFY / ADD Flow Sensor to Master Valve PRODUCT HC 1"
 - FLOW SENSOR - Hunter HC 1" INSTALL W/ MASTER VALVE
 - A Freeze Blanket shall be installed over the RP unit
 - A certified Test shall be made at time of installation & each year following by a Plumber or certified American Water Works Technician
- MAIN LINE:
- 1" Schedule 40 PVC
- LATERAL LINE:
- 1/2" Schedule 40 PVC/ Pipe to the Plant Irrigating Zone
- MASTER VALVE
- WEATHERMATIC 21000 / 1" REMOTE VALVE

- IRRIGATION ZONE VALVES
- WEATHERMATIC 21000 / 1" REMOTE VALVES ---
 - A 1/2" Netatim Arkal disc Filter shall be installed after each valve
 - Regulator after Filter shall be 30 PSI Semiger Regulator FMR30MF
 - Place each Valve into 10" Carson or equal Valve box

- DRIP LINE & EMITTERS:
- PVC Schedule 40 Pipe 1/2" shall install as the run to actual planted areas
 - DRIP LINE Distribution tubing shall be 1/2" Polyethylene Tubing mfg. Argifim or Netatim
 - EMITTERS shall be Netatim self piercing 1 gallon per hour(GPCV10). Pressure compensating range: 10.15 to 58 psi
 - EMITTER NUMBERS vary per plant container size (T.B.D.) in Final Working Drawings
- HOSE BIB:
- Rainbird 44 RC Quick Coupler Valve with Yellow Cover (Provide in box)
 - Supply Two Hose Keys
 - Alternate or at varies points instead of IN GROUND RC install Champion 1" Garden Valve Brass Inlet Hose Bib
 - Review w/ Owner

Water Efficient Landscape Worksheet

Wiggins Landscape Renovation

11/9/2023

Reference Evapotranspiration (ETO)

30.38

(Cimis station # 193
PACIFIC GROVE)

Zone	Plant factor (PF)	Irrigation method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAFx Area	ETWU
1	0.2	DRIP	0.81	0.25	656	164	3089.04
2	0.4	TIC	0.81	0.5	386	193	3635.28
3	0.2	TIC	0.81	0.25	162	40.5	762.85
4	0.2	DRIP	0.81	0.25	483	120.75	2274.4
5	0.2	DRIP	0.81	0.25	485	121.25	2283.62
6	0.2	TEC Vegetable	0.81	0.25	60	15	282.54
7	0.2	Drip	0.81	0.25	367	91.75	1728.17
8	0.2	Drip	0.81	0.25	300	75	1412.67
Totals					2899	821.25	15469

Average ETAF=

0.29

MAWA=

44,621

SUMMATION

Total

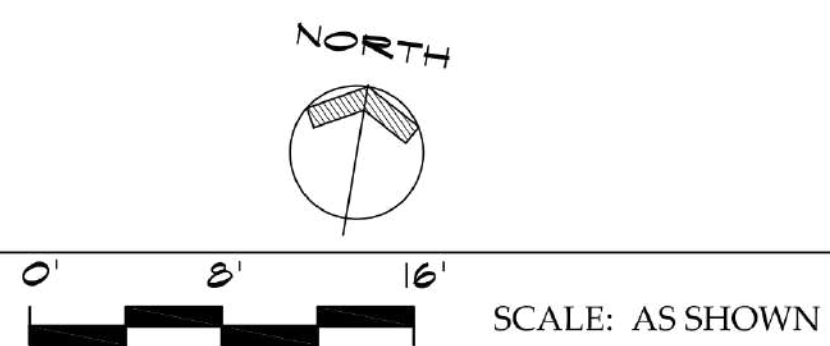
Landscape

Area= 2,899 sq ft

ETWU Total= 23,424 gallons

MAWA Total= 44,621 gallons

ADDITIONAL IRRIGATION NOTES & DETAILS MAYBE FOUND ON SHEET L-9



IRRIGATION PLAN & PROJECTED LANDSCAPE WATER USE

Revisions

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REGISTERED LANDSCAPE ARCHITECT SCOTT HALL #3405 SIGNATURE DATE STATE OF CALIFORNIA

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Irrigation Plan

Page Title:

Job # i

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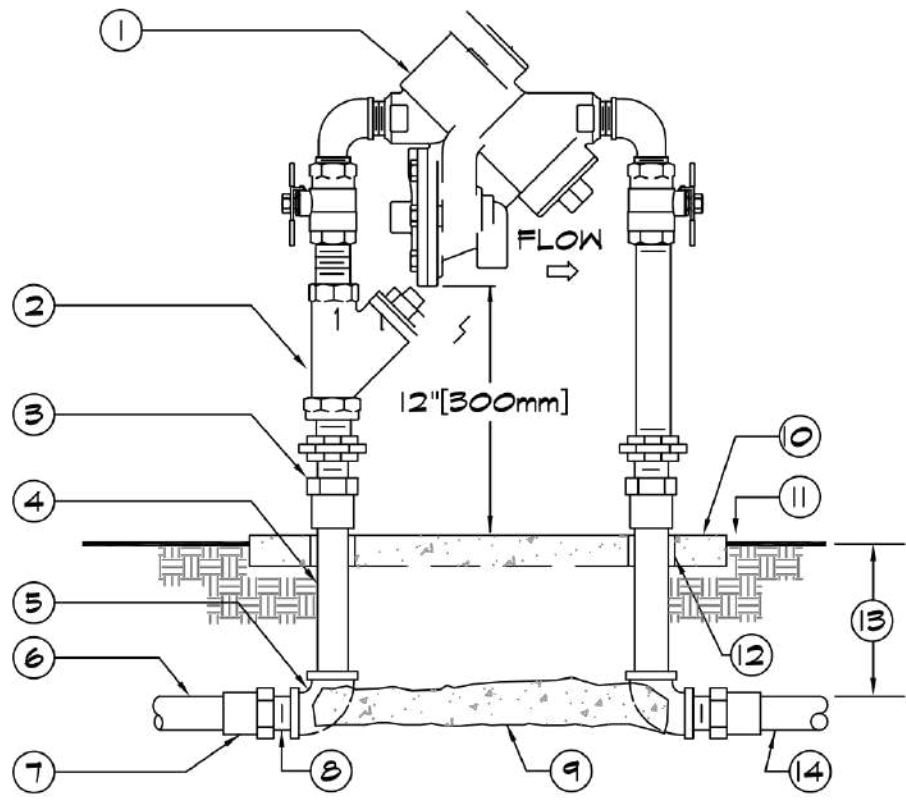
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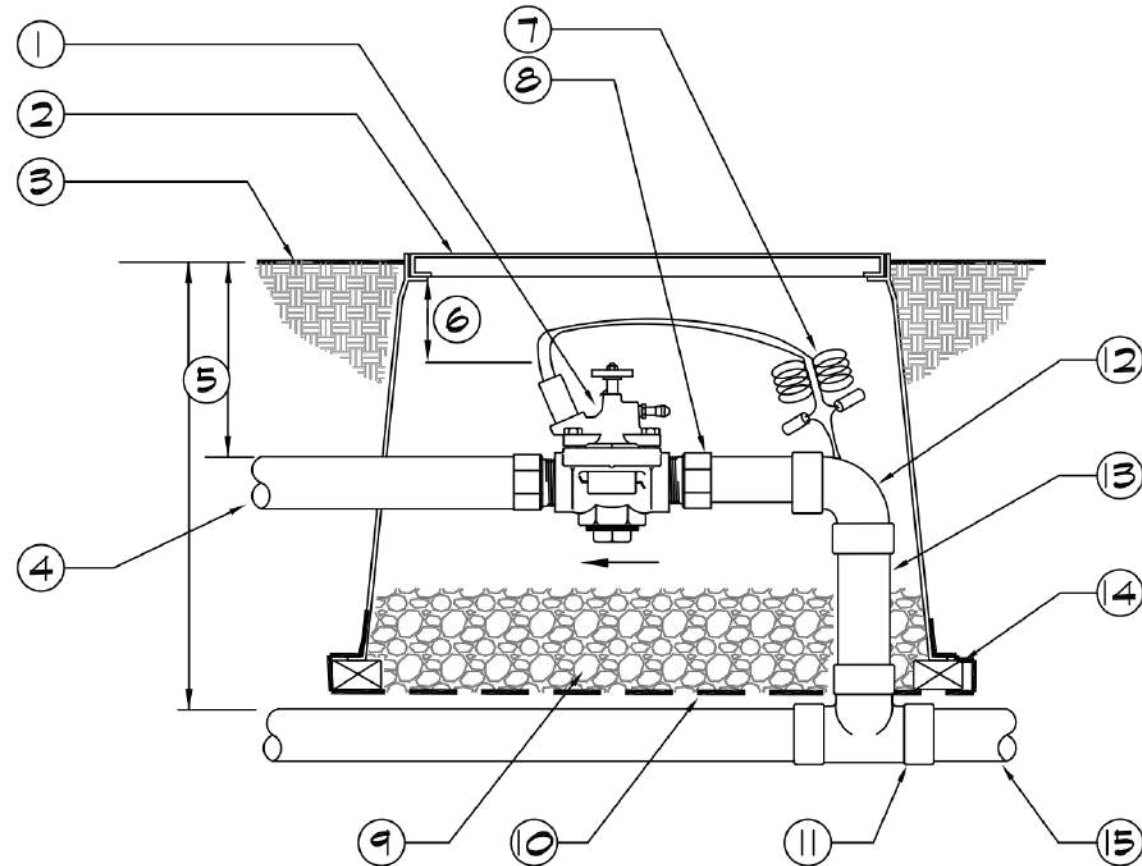
- 2 MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION). 10 CONCRETE PAD
4 COPPER TYPE "K" PIPE (LENGTH AS REQUIRED). 11 FINISH GRADE.
5 WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION). 12 PVC SLEEVE BOTH SIDES.
6 PVC MAIN LINE TO POINT OF CONNECTION. 13 REFER TO IRRIGATION SPECS.
14 PVC MAIN LINE

- NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

7

REDUCED PRESSURE BACKFLOW

SCALE: NONE

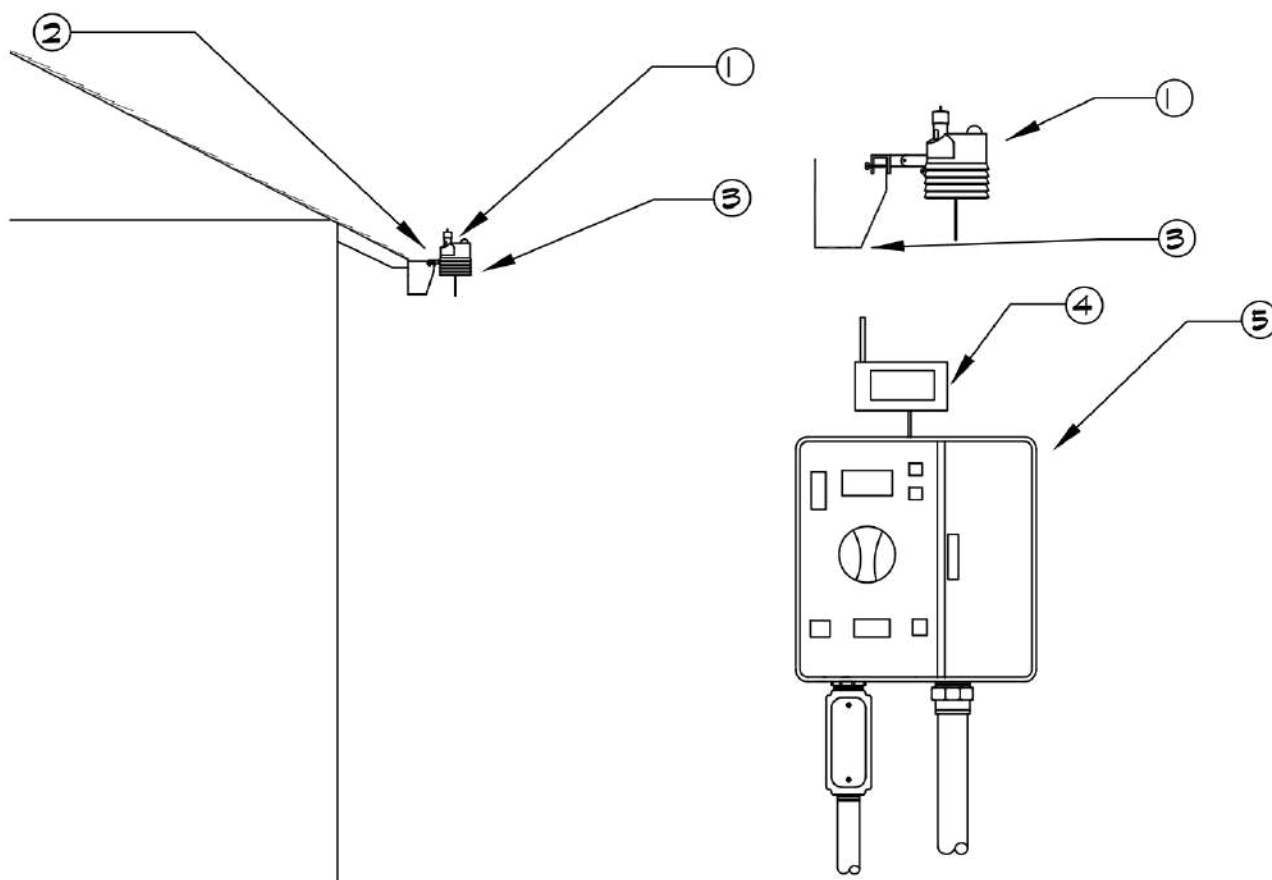


- 1 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED 9 FEA GRAVEL OR 3/4" DRAIN ROCK - 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
2 10" ROUND VALVE BOX. ONE VALVE PER BOX- NO EXCEPTIONS. 10 1/2 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
3 FINISH GRADE 11 UPC APPROVED SCHEDULE 40 PVC TEE
4 PVC LATERAL LINE 12 SCHEDULE 40 PVC 90° ELBOW (X2)
5 REFER TO IRRIGATION LEGEND 13 SCHEDULE 40 PVC
6 3" MIN 6" MAX 14 BRICK-1 EACH CORNER
7 VALVE CONTROL WIRE- PROVIDE 3M-DEY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS WIRE IN A 1" DIAMETER COIL 15 PVC MAIN LINE
8 SCHEDULE 40 MALE ADAPTER (2 TOTAL)

8

REMOTE CONTROL VALVE

SCALE: NONE



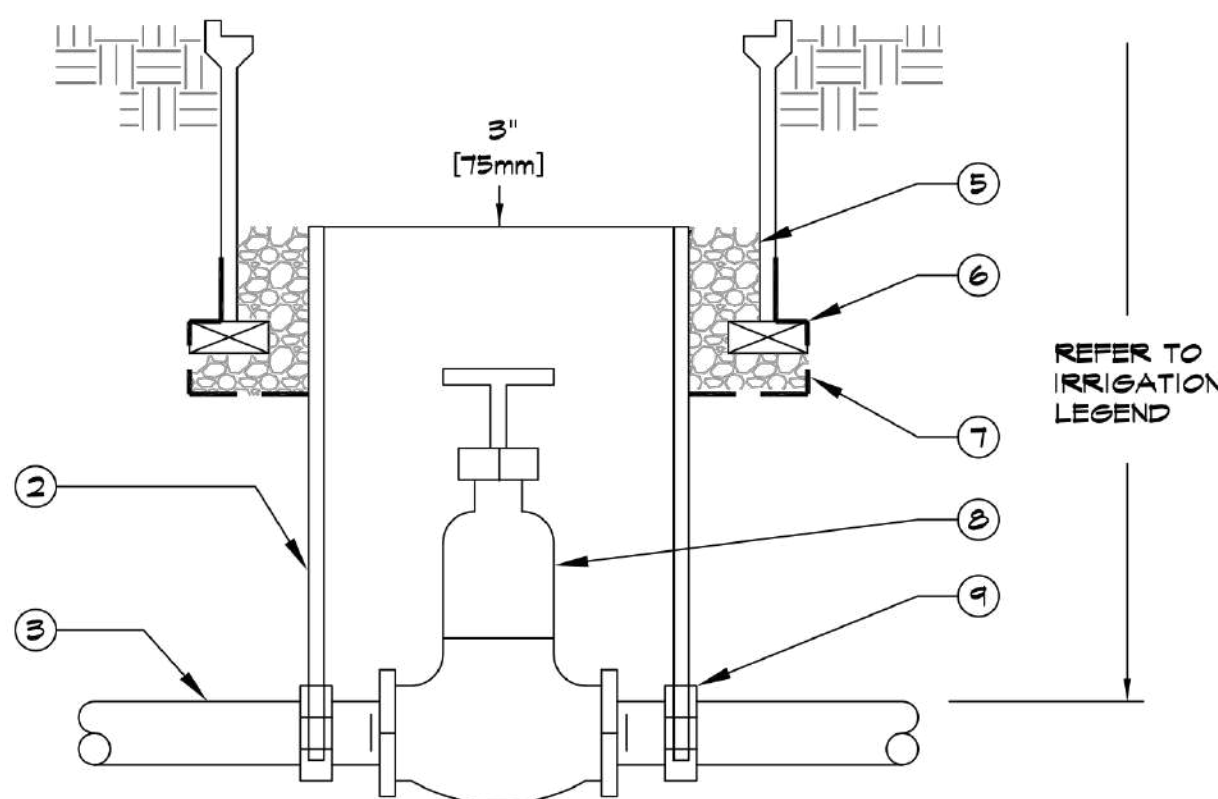
NOTE: MAXIMUM LINE OF SIGHT FROM SENSOR TO RECEIVER IS 1000 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

- 1 WIRELESS CLIMATE SENSOR TRANSMITTER (EVE/GUTTER MOUNTED)
2 MOUNT SENSOR ON GUTTER / EVE OR FENCLINE PROXIMATE TO OPEN SKY
3 GUTTER/EVE
4 SENSOR RECEIVER
5 CONTROLLER

5

WIRELESS WEATHER SENSOR

SCALE: NONE

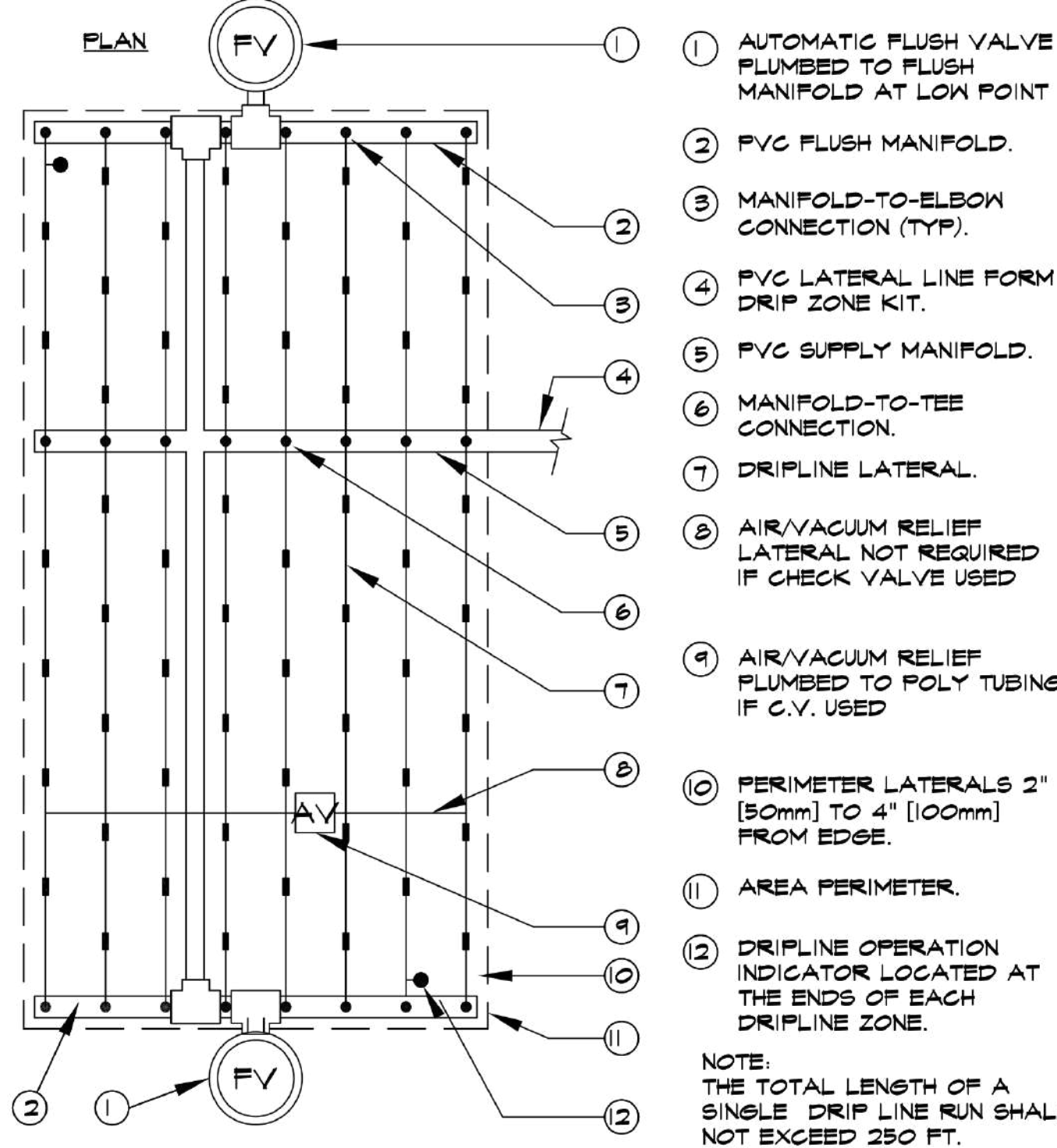


- 1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
3 PVC MAIN LINE.
4 FINISH GRADE.
5 FEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
6 BRICK-2 TOTAL.
7 1/2 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8 GATE VALVE.
9 SCHEDULE 40 PVC MALE ADAPTER.

6

GATE VALVE / BALL VALVE

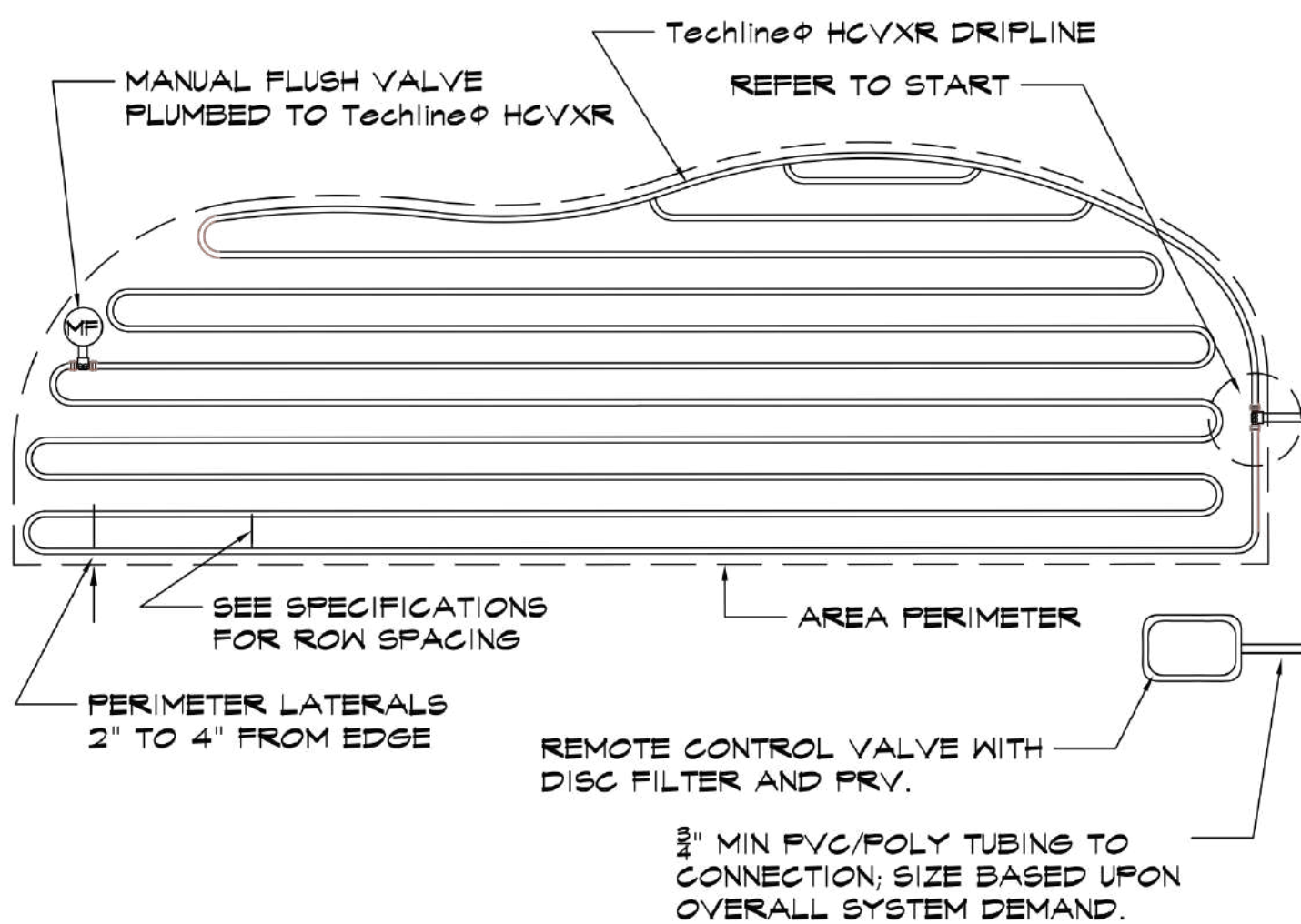
SCALE: NONE



- 1 AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2 PVC FLUSH MANIFOLD.
3 MANIFOLD-TO-ELBOW CONNECTION (TYP).
4 PVC LATERAL LINE FORM DRIP ZONE KIT.
5 PVC SUPPLY MANIFOLD.
6 MANIFOLD-TO-TEE CONNECTION.
7 DRIPLINE LATERAL.
8 AIR/VACUUM RELIEF LATERAL NOT REQUIRED IF CHECK VALVE USED
9 AIR/VACUUM RELIEF PLUMBED TO POLY TUBING IF C.V. USED
10 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11 AREA PERIMETER.
12 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
- NOTE: THE TOTAL LENGTH OF A SINGLE DRIPLINE RUN SHALL NOT EXCEED 250 FT.

3

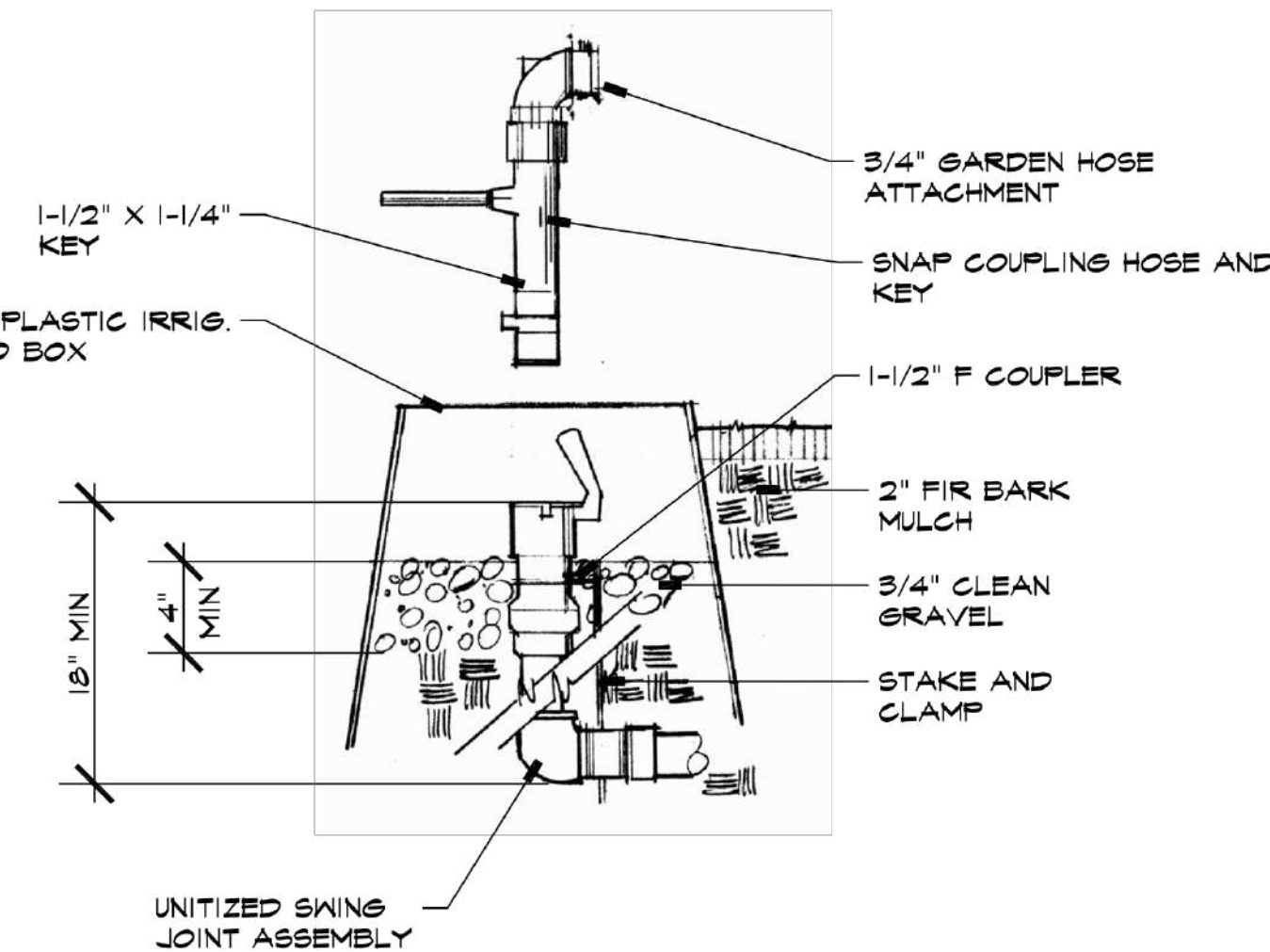
NETAFIM TECHLINE CV CENTER FEED



4

TECHLINE INSTALL IRRIGULAR AREA

SCALE: NONE

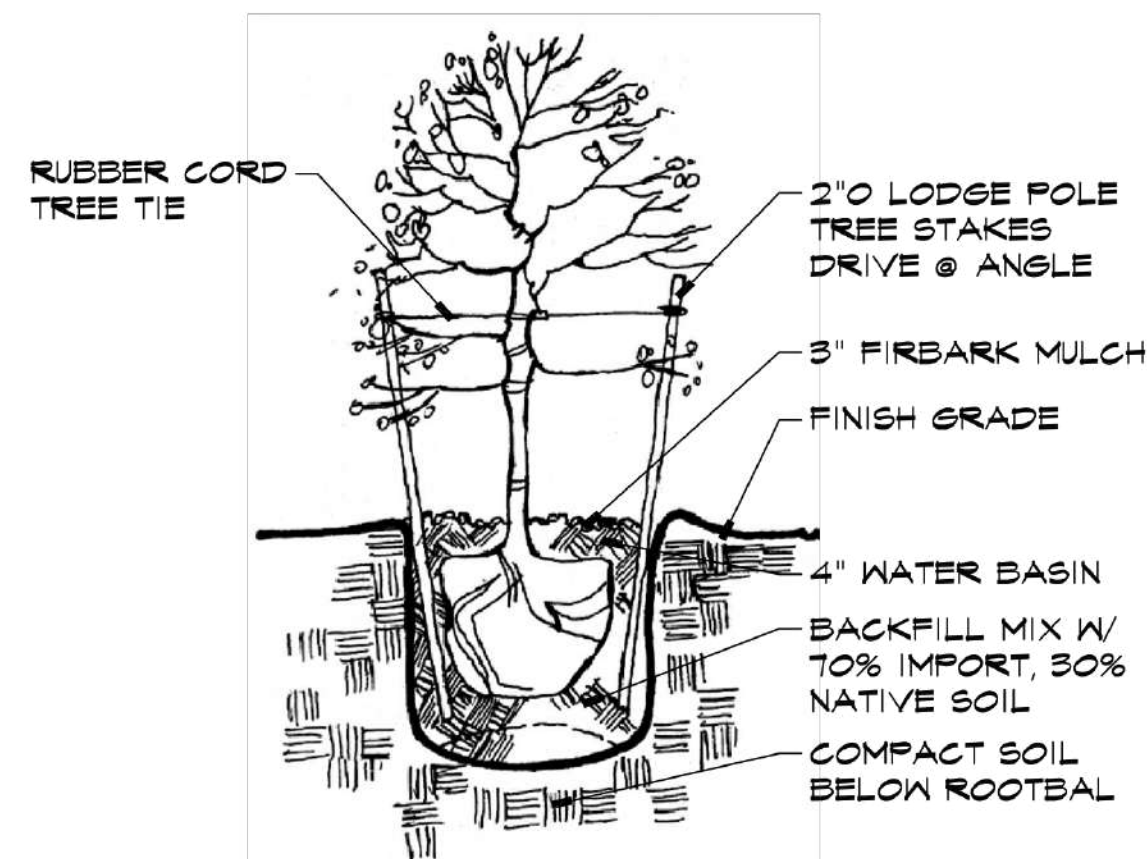


QUICK COUPLER VALVE ALTERNATIVE TO TYPICAL HOSE BIB. RAINBIRD 44 RC QUICK COUPLER OR EQUAL. PROVIDE FOUR (4) KEYS AT TIME OF INSTALL TO THE OWNER

1

QUICK COUPLER / HOSE BIB SYSTEM

SCALE: NONE



TREE PLANTING & STAKING

NTS

2

TREE PLANTING & STAKING DTL

SCALE: NONE



TYPICAL XD-BLP DARK FINISH OVER BRASS



of: 10 Sheets