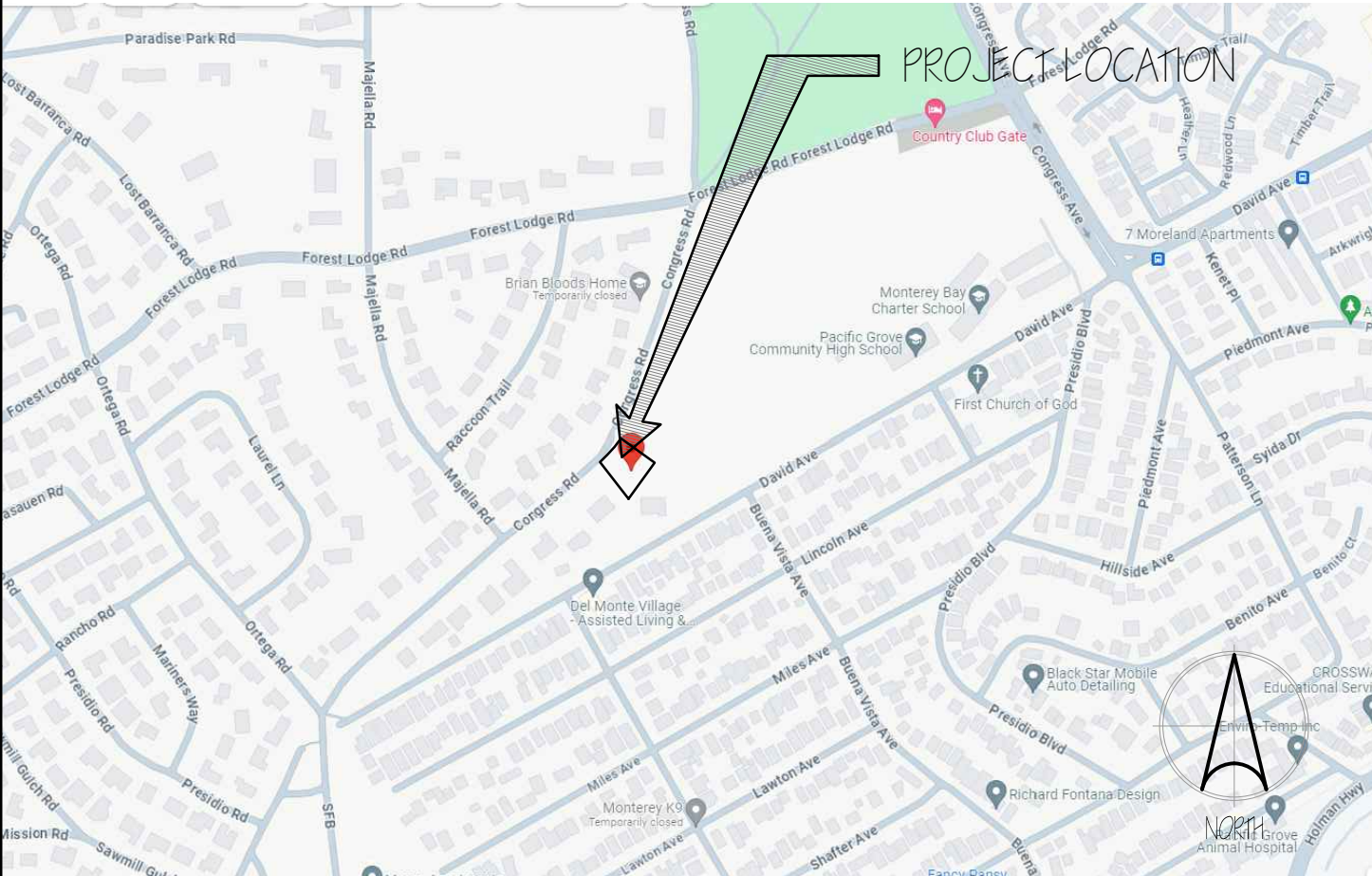




LILY HOUSE 2825
APN: 007-103-009
2825 CONGRESS RD., PEBBLE BEACH, CA 93953



VICINITY MAP



SCOPE OF WORK

- BUILD A NEW GROUND UP TWO STORY SINGLE FAMILY RESIDENCE WITH (2) CAR GARAGE ON A EMPTY LOT
- REMOVE (29) EXISTING TREES PER FUEL MANAGEMENT PLAN AND BUILDING OUTLINE. DETAILS SEE LANDSCAPE PLANS AND ARBORIST REPORT.

PROJECT DATA

LOT LOCATION: 2825 CONGRESS RD., PEBBLE BEACH, CA 93953
APN: 007-103-009
COUNTY OF MONTEREY
PLANNING DEPARTMENT: 1441 SCHILLING PLACE, SALINAS, CA 93901

OCCUPANCY GROUP: R-3/11
CONSTRUCTION TYPE: TYPE V-B
ZONING DISTRICT: MDR/B-B-D-RES
NUMBERS OF STORIES: 2
SITE SIZE (EQUAL TO NET SITE AREA): 16,350 SF
FAR 35%: 5,715 SF
LOT COVERAGE: 35%: 5,715 SF
EXISTING SF: 0 SF (EXISTING EMPTY)
PROPOSED FLOOR AREA SF: 4,312 SF

REQUIRED SETBACKS

SETBACKS	1ST FLR.	2ND FLR.
FRONT	20'	20'
SIDE	10'	20'
REAR	10'	10'

REQUIRED BUILDING HEIGHT: 27'-0" PROPOSE: 25'-0"

MAIN HOUSE (4 MASTERS W/ 2 CAR GARAGE)
PROPOSED FLOOR AREA SF: 4,312 SF

LOT COVERAGE (35%):	5,715 SF	FAR AREA (35%):	5,715 SF
1ST FLOOR:	3,247 SF	1ST FLOOR:	3,247 SF
GARAGE:	438 SF	GARAGE:	438 SF
PATIO:	400 SF	2ND FLOOR:	1,065 SF
PORCH:	326 SF		
PROPOSED TOTAL:	27% 4,411 SF OK	PROPOSED TOTAL:	29% 4,750 SF OK

WATER SHED CALCULATION:
IMPERVIOUS AREA LIMITATION: 9,000 SF

DRIVEWAY PAVR: 2367 SF
WALKWAYS: 52 SF
PATIO: 400 SF
PORCH: 327 SF
EXTERIOR STAIRS: 92 SF
1ST FLOOR: 3,247 SF
GARAGE: 438 SF
2ND FLOOR: 1,065 SF

TOTAL 7,988 SF OK

PROJECT DIRECTORY

PROPERTY OWNER: LILLY CHING
890 YAKIMA DR.
FREMONT, CA 94539

ARCHITECT: TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR., #E
CUPERTINO, CA 95014
408-216-0804
LARRY WANG larrywang@tectoniccorp.com

SURVEY: CENTRAL COAST SURVEYORS
5 HARRIS COURT, STE N-11
MONTEREY, CA 93940
650-823-6466
DAVID EDSON dave@ccsurveyors.com

CIVIL ENGINEER: CS ENGINEERING INCORPORATED
126 BONIFACIO PLACE SUITE C
MONTEREY, CA 93940
831-647-1192
JENNIFER P. RUDOLPH, P.E. QSD
JRUDOLPH@CSENGINEERING.NET

LANDSCAPE ARCHITECT: JEFFREY HEID, LANDSCAPE ARCHITECT
1465 WINZER PLACE
GILROY, CA 95020
408-691-5207
JEFFREY HEID wheidsla@gmail.com

CERTIFIED ARBORIST: SENIOR ENVIRONMENTAL SCIENTIST/
CERTIFIED ARBORIST | DDA&A, INC.
947 CASS ST, SUITE 5
MONTEREY, CA 93940
831-373-4341 X 29
PATRIC KRABACHER
PKRABACHER@DDAPLANNING.COM

BUILDING CODES

ALL PLANS TO COMPLY WITH THE FOLLOWING:
2022 CALIFORNIA ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA RESIDENTIAL CODES
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (TITLE 24)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA EXISTING BUILDING CODE
2022 CALIFORNIA REFERENCED STANDARDS CODE
COUNTY OF MONTEREY PLANNING CODE

SHEET INDEX

ARCHITECTURAL

A0.0 COVER SHEET

SURVEY-TOPO MAP

- C1 CIVIL TITLE SHEET
- C2 GRADING AND DRAINAGE PLAN
- C3 DETAILS
- C4 EROSION CONTROL PLAN

- A1.0 SITE PLAN
- A1.0A SITE PLAN WITH CONTEXT
- A2.0 1ST FLOOR PLAN
- A2.1 2ND FLOOR PLAN
- A2.2 ROOF PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS

- L1 PLANTING PLAN
- L2 DETAILS
- L3 WILDFIRE PROTECTION
- L4 HYDROZONE PLAN
- L5 DETAILS



PLAN CHECK SET

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DATE: 01/27/2025
DRAWN: KC
CHECKED: LW
REVISIONS BY:
2ND PLANNING SUBMITTAL
3RD PLANNING SUBMITTAL

RELEASED BY:
2024_03_22_PRELIMINARY_ARB_PLANNING SUBMITTAL
2024_08_26_1ST_PLANNING SUBMITTAL
2025_01_27_2ND_PLANNING SUBMITTAL
2025_04_28_3RD_PLANNING SUBMITTAL

JOB NO:

LILLY HOUSE 2825
2825 CONGRESS RD.,
PEBBLE BEACH, CA 93953

JURISDICTION APPROVAL STAMP:

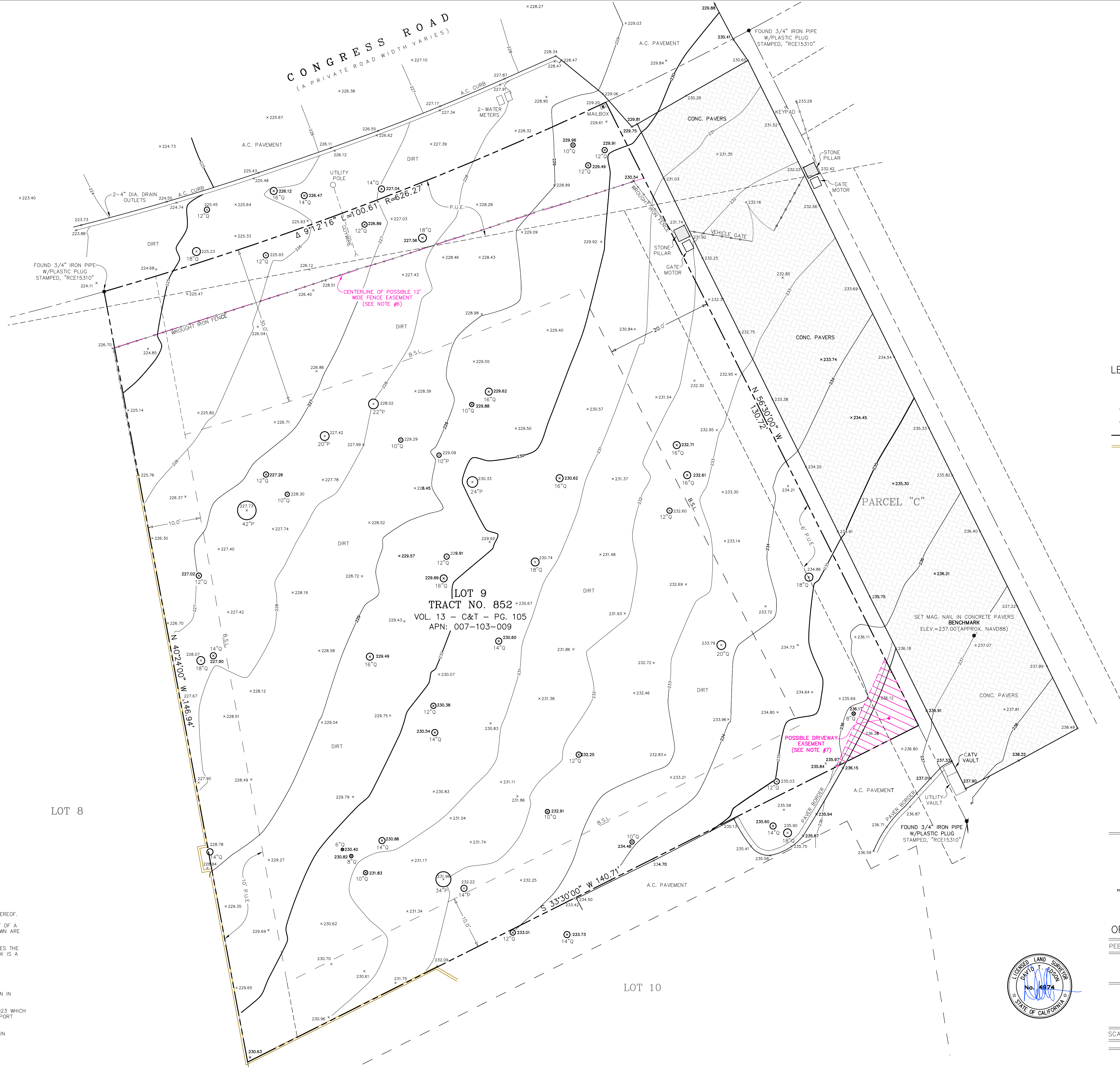
SHEET INFO

COVER SHEET

SHEET NO.

A0.0

OF -- SHEETS



- LEGEND:
- B.S.L. BUILDING SETBACK LINE PER (13-C&T-105)
 - P.U.E. PUBLIC UTILITY EASEMENT PER (13-C&T-105)
 - 10" P DENOTES A 10" DIA. PINE TREE (TYP.)
 - 10" Q DENOTES A 10" DIA. OAK TREE (TYP.)
 - DENOTES PROTRACTED BOUNDARY
 - DENOTES A WOOD FENCE

- NOTES:
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - 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.
 - ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL SET IN CONCRETE PAVERS, AS SHOWN.
ELEVATION = 237.00 FEET (APPROX. NAVD88)
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 5" ARE NOT SHOWN.
 - EASEMENTS AS DEPICTED IN EASEMENT AGREEMENT EXECUTED APRIL 20, 2023 WHICH MAY OR MAY NOT HAVE BEEN RECORDED, AND WHICH A CURRENT TITLE REPORT WOULD DISCLOSE.
 - POSSIBLE DRIVEWAY EASEMENT DESCRIBED IN 2022 BUT NOT REFERRED TO IN EASEMENT AGREEMENT CITED IN NOTE 6.

TOPOGRAPHIC MAP
OF
LOT 9 IN TRACT NO. 852
AS SHOWN ON THE MAP ENTITLED,
"TRACT NO. 852, MONTEREY PENINSULA
COUNTRY CLUB NO. 6..."
FILED IN, VOL. 13 - CAT - PG. 105
OFFICIAL RECORDS OF MONTEREY COUNTY

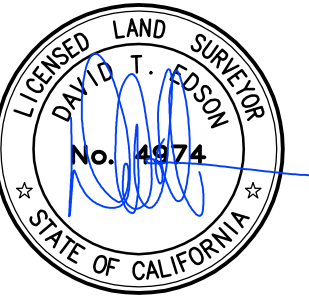
PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Lily Ching

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 8' JOB No. 23-94 OCTOBER 2023
PREPARED BY: LUS

APN: 007-103-009



GENERAL NOTES

1.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
 - LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
 - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 - THE 2023 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CenC), CALIFORNIA ELECTRICAL CODE (CEC).
2.

THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3.

IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
4.

THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
5.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
6.

THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
7.

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
8.

EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
9.

THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.
10.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.
11.

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.
12.

ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
13.

THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14.

THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 - B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
15.

A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
16.

PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1.

CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
2.

ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12) AS APPLICABLE.
3.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
4.

IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
5.

WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
6.

MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
7.

ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
8.

TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
9.

CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
10.

ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
11.

PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
12.

DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 - A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13.

VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.
14.

NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1.

CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
2.

ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
3.

ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
4.

PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
5.

DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

ABBREVIATIONS

- (E)

EXISTING
- FG

FINISH GROUND GRADE
- FF

FINISH FLOOR
- FL

FLOW LINE
- FP

FINISH PAVEMENT GRADE
- G

GROUND
- M.E.

MATCH EXISTING
- (N)

NEW
- SD

STORM DRAIN
- SS

SANITARY SEWER
- TC

TOP OF CURB GRADE
- (TYP)

TYPICAL
- W

WATER

SHEET INDEX

- C1

TITLE SHEET
- C2

GRADING AND DRAINAGE PLAN
- C3

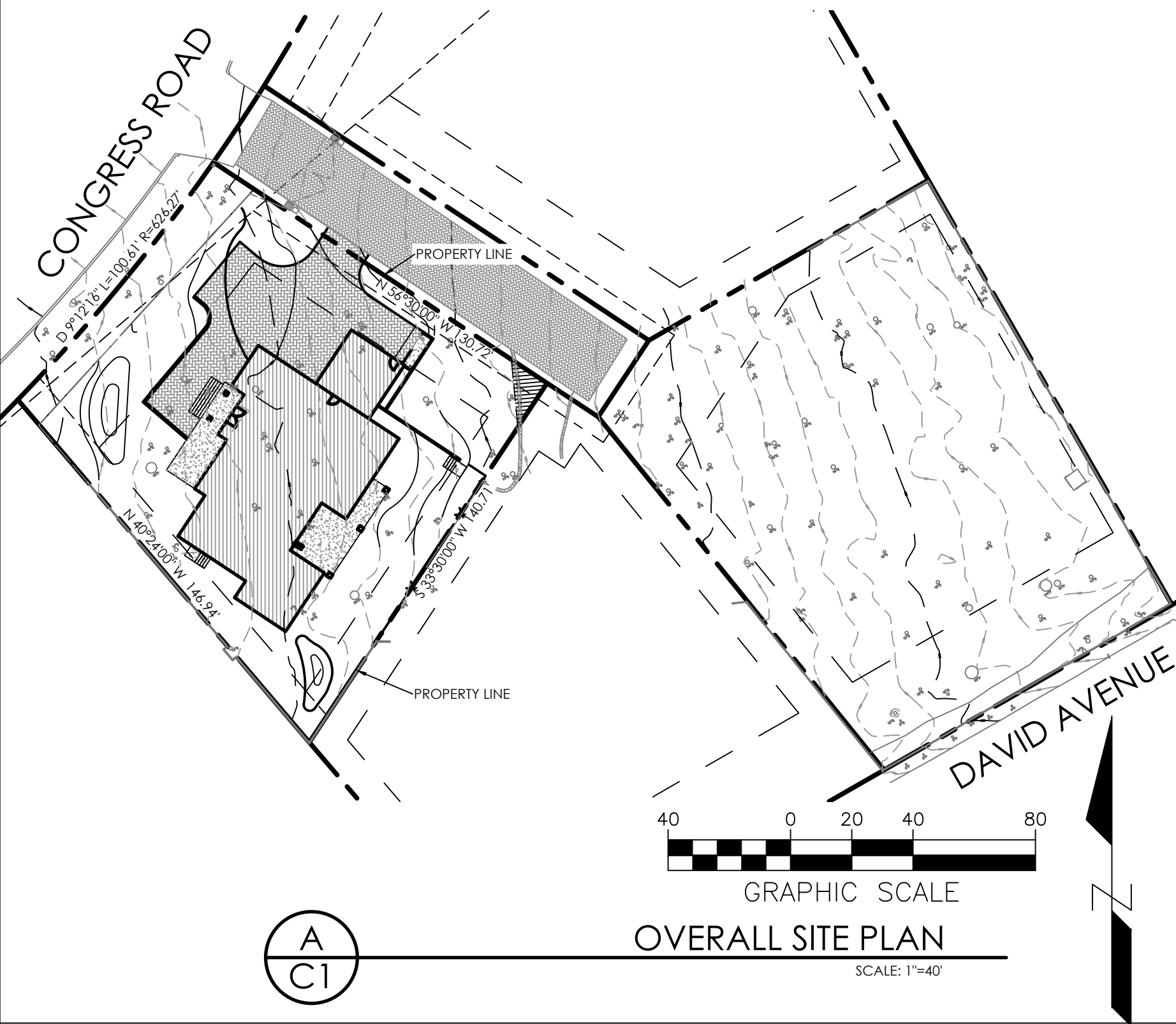
CONSTRUCTION DETAILS
- C4

EROSION CONTROL PLAN

VICINITY MAP



GRADING AND DRAINAGE PLAN
FOR
SINGLE FAMILY RESIDENCE



LAND DISTURBANCE

LAND DISTURBANCE AREA = 10,780 SF

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 70 CY
FILL = 356 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY AND ASSUMES NO FILL IN RAISED FOUNDATION AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

LEGEND

EXISTING	PROPOSED
	BOUNDARY LINE
	EASEMENT
	DRAINAGE FLOW LINE
	SAWCUT
	GRADE BREAK
	MAJOR CONTOUR
	MINOR CONTOUR
	RETAINING WALL (BY OTHERS)
	FOUNDATION DRAINS (PERFORATED)
	STORM DRAIN
	SPOT ELEVATION
	DRAINAGE FLOW
	PAVERS
	CONCRETE PAVEMENT
	BUILDING

AC3 ENGINEERING
INCORPORATED

Civil Engineering Land Development Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax: (831) 647-1194
mail@C3Engineering.net

FOR
PLANNING

TITLE SHEET

NEW RESIDENCE FOR:
2825 CONGRESS ROAD
PEBBLE BEACH, CA
APN 007-103-009

SCALE:	AS NOTED
DATE:	1/17/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	

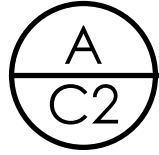
C1

OF 4 SHEETS
PROJECT# 124108

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Drawing file: Z:\Projects\124108_Tectonic--2825 Congress PB\Wg\124108 Grading Plan.dwg
Plotted: Jan 17, 2025 - 2:31pm

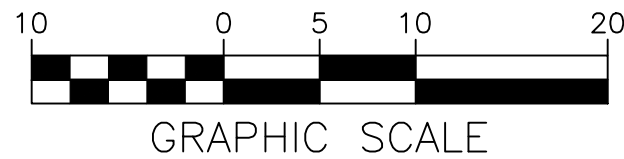
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Plotted: Jan 17, 2025 - 2:31pm



LEGEND

CUT AREA

FILL AREA



NEW RESIDENCE FOR:
2825 CONGRESS ROAD
DERRIE BEACH, CA



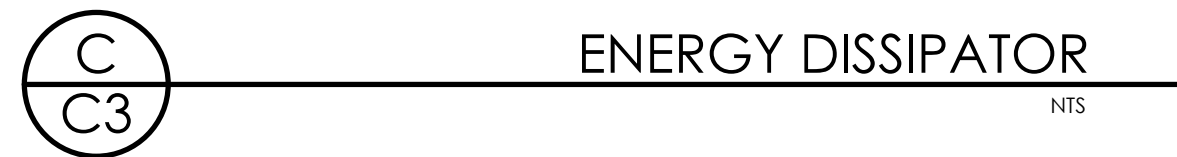
AC3
ENGINEERING
INCORPORATED

Civil Engineering Land Development Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

[illegible]

Drawing file: Z:\Projects\124108 Tectonic-2825 Congress PE\dwg\124108 Grading Plan.dwg
Plotted: Jan 17, 2025 - 2:31pm



NEW RESIDENCE FOR:
2825 CONGRESS ROAD
PEBBLE BEACH, CA
APN 007-103-009

A/C3 ENGINEERING
INCORPORATED

Civil Engineering Land Development Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 fax (831) 647-1194
mail@c3engineering.net

SCALE:	AS NOTED
DATE:	1/17/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	
C3	
OF 4 SHEETS	
PROJECT#	124108

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
- B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
- C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
- D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

2. THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

3. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

4. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARELY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:

- A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING. CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS, DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED AREAS SHALL BE COVERED WITH MULCH OR OTHERWISE OPERATED TO PREVENT EROSION BY ANY OTHER MEANS OF SOIL PROTECTION.
- B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
- C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BARRIERS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACCOMPLISH THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
- D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (GONZALES GRADING/EROSION ORDER, 2806-16.12.090)
- E) THE GRADING STOPPAGE MAY STOP DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SITUATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTINGENT UPON:

- 7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
- 8. SITE BMPs ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
- 9. STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETE.

BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT. CAN BE FOUND IN THE CASCO STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS. DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATER MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER.
3. THE DISCHARGER SHALL REPAIR AND MAINTAIN ALL RAINFALL POLLUTION PREVENTION DEVICES AND SPILLS.
4. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
5. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
6. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND BE DISPOSED OF PROPERLY.
7. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
8. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA.
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:

WM-3. STOCKPILE MANAGEMENT
WM-4. SPILL PREVENTION AND CONTROL
WM-5. SOLID WASTE MANAGEMENT
WM-6. HAZARDOUS WASTE MANAGEMENT
WM-7. CONTAMINATED SOIL MANAGEMENT
WM-8. CONCRETE WASTE MANAGEMENT
WM-9. SANITARY/SEPTIC WASTE MANAGEMENT
WM-10. LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING AND DISPOSAL REQUIREMENTS SUCH AS LEAD-CONTAINING SOILS, CONCRETE SAW-CUTTING LIQUIDES, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS WHERE POSSIBLE. CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.

2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.

3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.

4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

- EC-1. SCHEDULING
- EC-2. PRESERVATION OF EXISTING VEGETATION
- EC-3. HYDRAULIC MULCH
- EC-4. HYDROSEEDING
- EC-5. SOIL BINDERS
- EC-6. STRAW MULCH
- EC-7. GEOTEXTILES AND MATS
- EC-8. WOOD MULCHING
- EC-9. EARTH DIKES AND DRAINAGE SWALES
- EC-10. VELOCITY DISSIPATION DEVICES
- EC-11. SLOPE DRAINS
- EC-12. STREAMBANK STABILIZATION
- EC-13. POLYACRYLAMIDE

5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN OR FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERMITTER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON/ OFF-SITE RUN-OFF FROM THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE, RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL MAINTAIN ALL PERMITTER CONTROLS, RUNOFF CONTROL BARRIERS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUM OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

SE-3. SEDIMENT TRAP
SE-4. CHECK DAMS
SE-5. FIBER ROLLS
SE-6. GRAVEL BAG BERM
SE-7. STREET SWEEPING AND VACUUMING
SE-8. SANDBAG BARRIER
SE-9. STRAW BALE BARRIER
SE-10. STORM DRAIN INLET PROTECTION
SE-11. CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT. AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.

2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

- TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2, STABILIZED CONSTRUCTION ROADWAY
- TC-3, ENTRANCE/OUTLET TIRE WASH

(SOURCE: ... STORMWATER BEST MANAGEMENT HANDBOOK)

1. WIND EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.

2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

WE-1. WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT PRACTICES)

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).

2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.

3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.

4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.

5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:

NS-1. WATER CONSERVATION PRACTICES

NS-2. DEWATERING OPERATIONS

NS-3. PAVING AND GRINDING OPERATIONS

NS-4. TEMPORARY STREAM CROSSING

NS-5. CLEAR WATER DIVERSION

NS-6. ILICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING

NS-7. POTABLE WATER / IRRIGATION

NS-8. VEHICLE AND EQUIPMENT CLEANING

NS-9. VEHICLE AND EQUIPMENT FUELING

NS-10. VEHICLE AND EQUIPMENT MAINTENANCE

NS-11. FILE DRIVING OPERATIONS

NS-12. CONCRETE CURING

NS-13. MATERIALS AND EQUIPMENT USE OVER WATER

NS-14. CONCRETE FINISHING

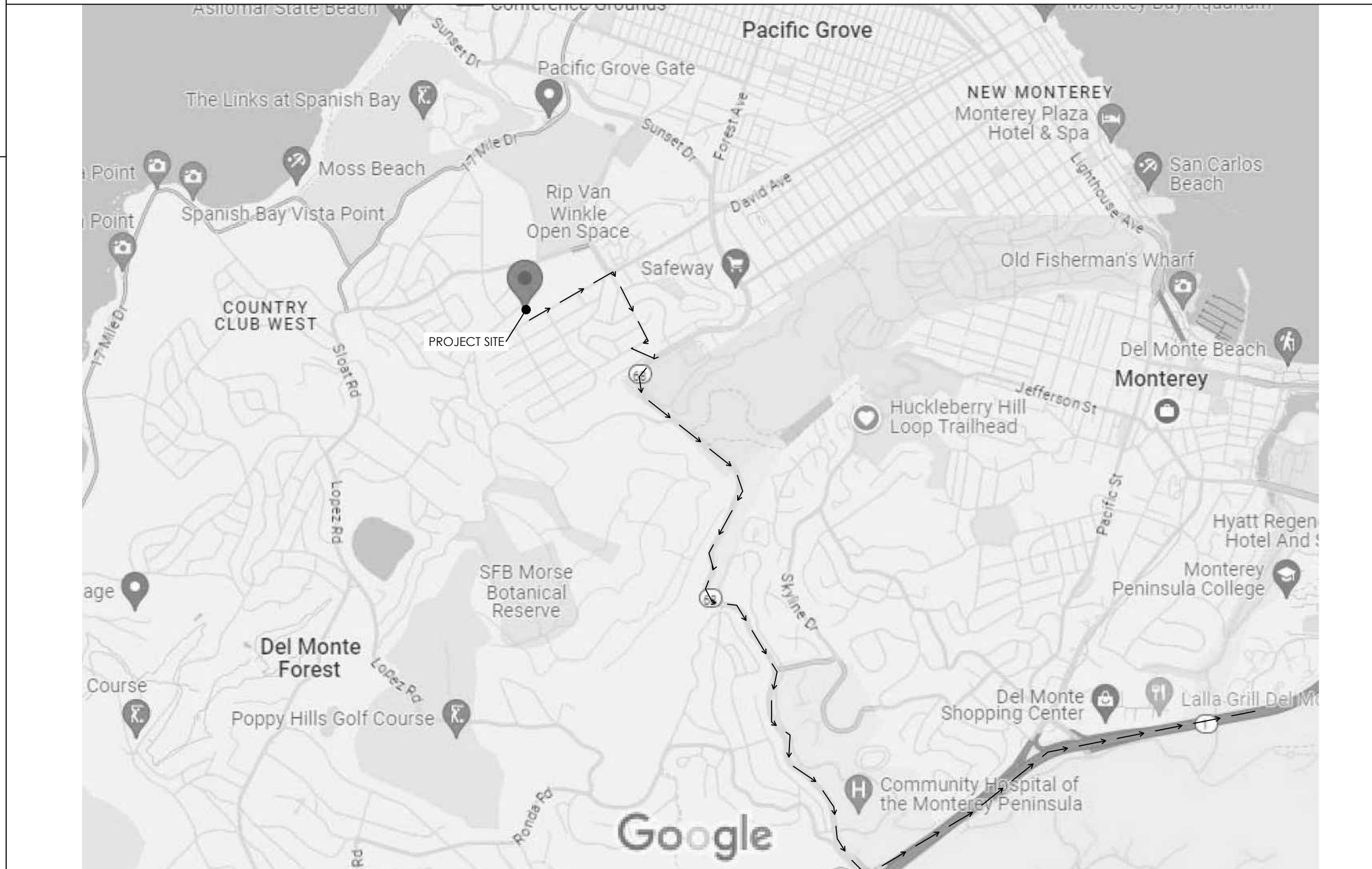
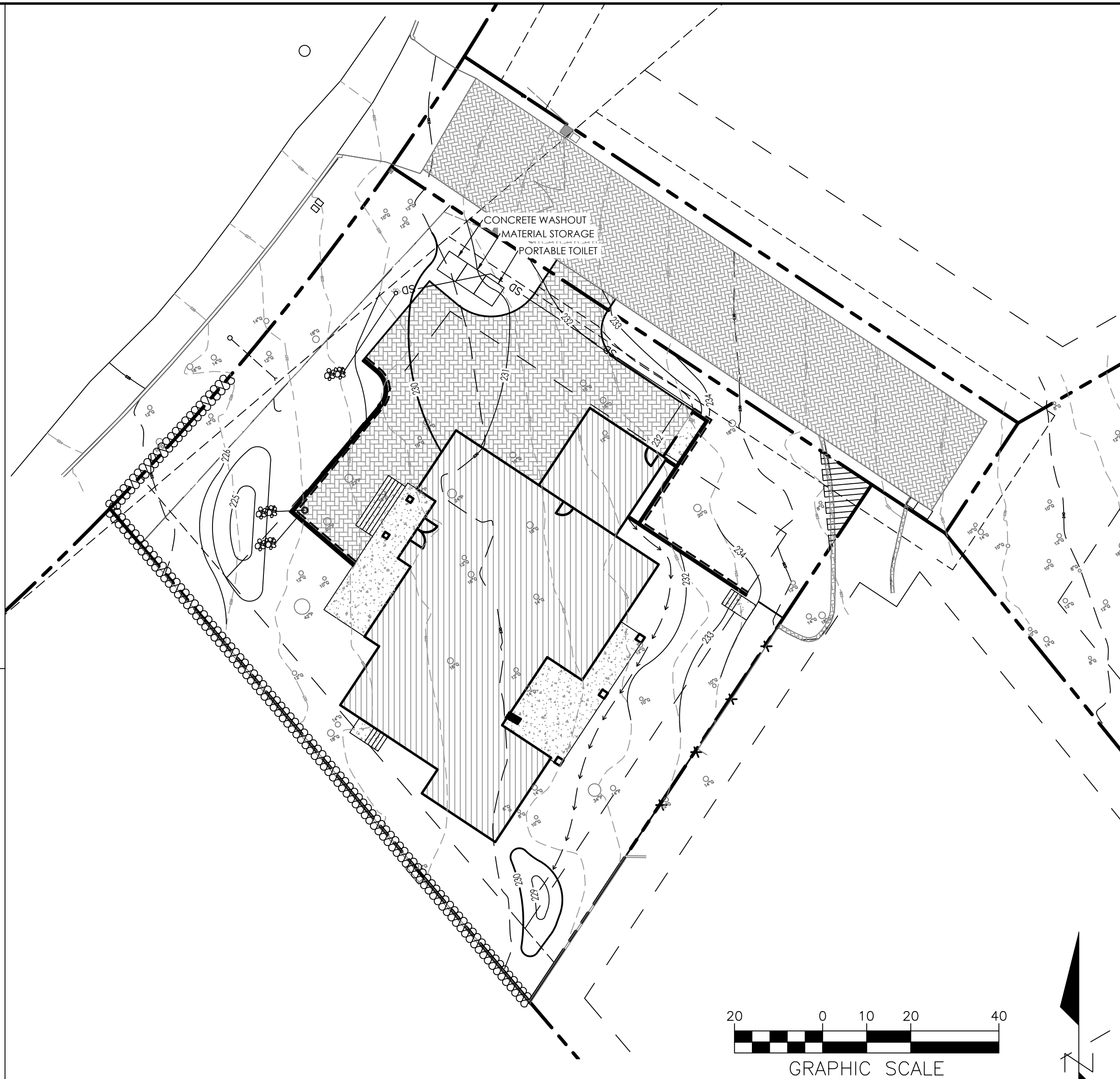
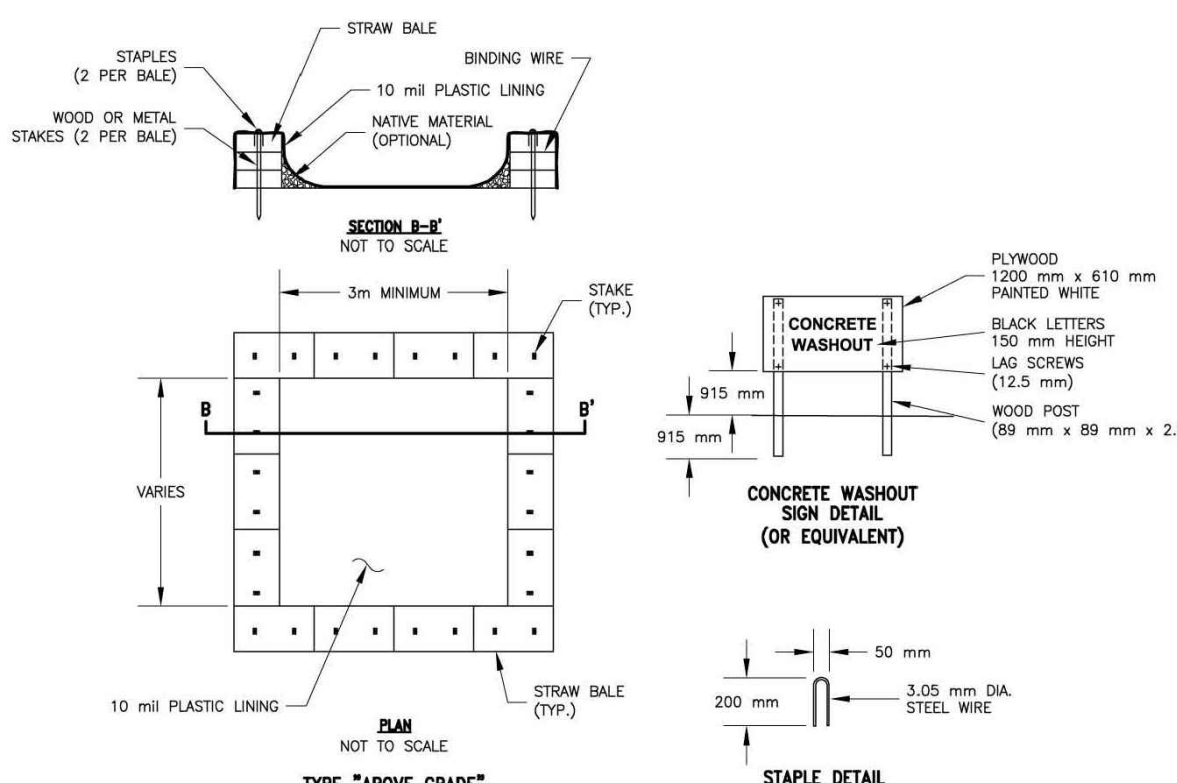
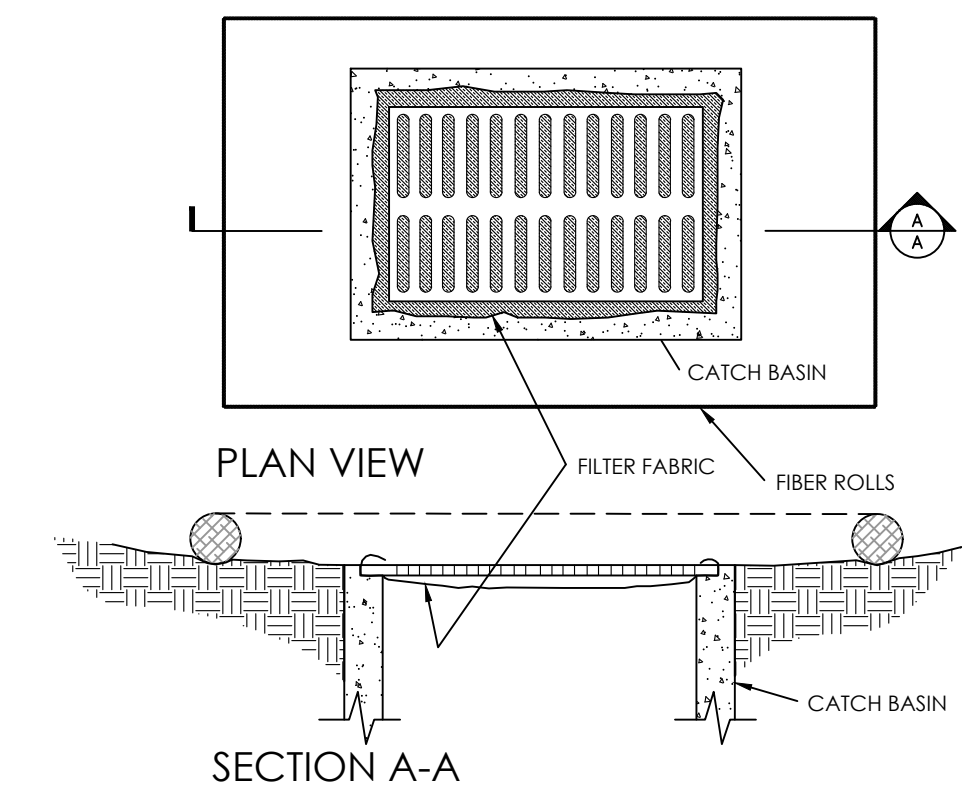
NS-15. STRUCTURE DEMOLITION/REMOVAL

NS-16. TEMPORARY BATCH PLANTS

(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

Diagram illustrating the dimensions for the wood stake:

- Stake dimensions: 4' x 4' x 12' MIN.
- Embedment depth: 4' EMBEDMENT MAX.
- Stake diameter: 7' DIA.
- Stake material: 1"x12"x24" (OR) 1"x1"x36" WOOD STAKES 4' O.C.



A03 ENGINEERING
INCORPORATED

Civil Engineering Land Development Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mcl@C3Engineering.net

EROSION CONTROL PLAN

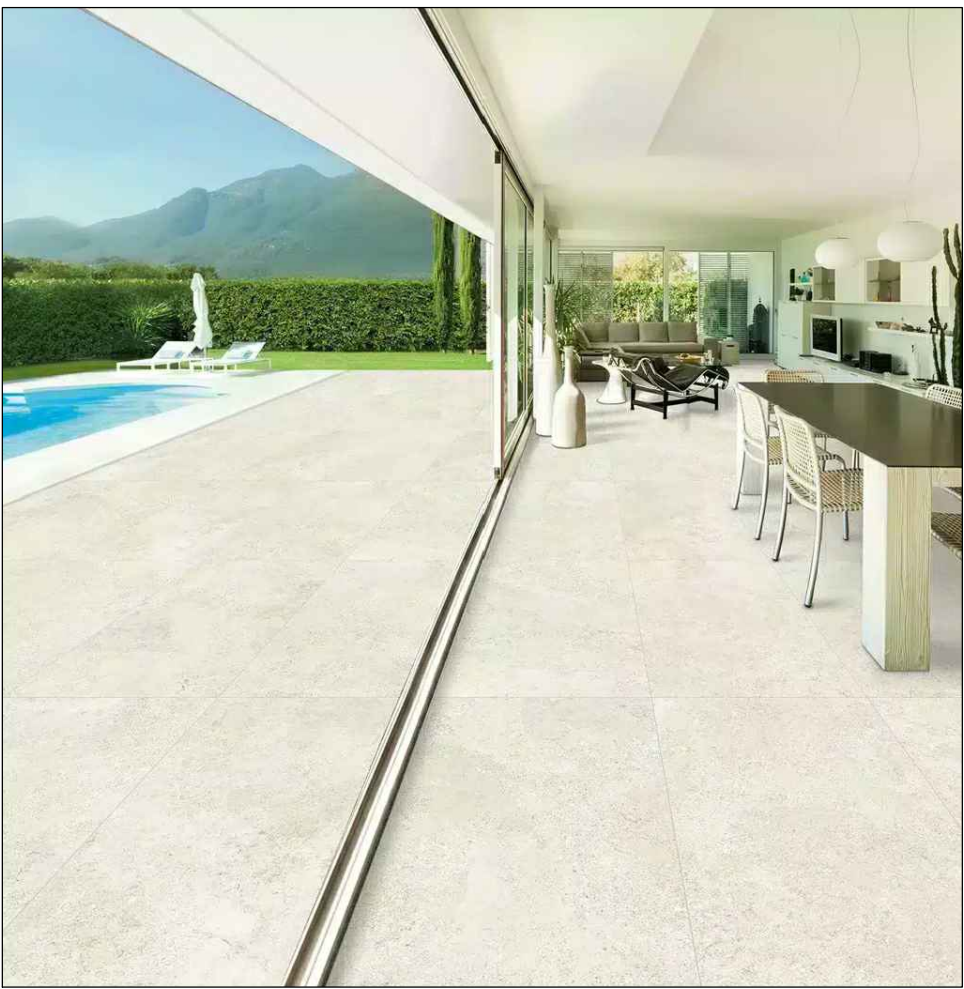
NEW RESIDENCE FOR:
2825 CONGRESS ROAD
PEBBLE BEACH, CA
APN 007-103-009

C4

OF 4 SHEETS

PROJECT# 124108

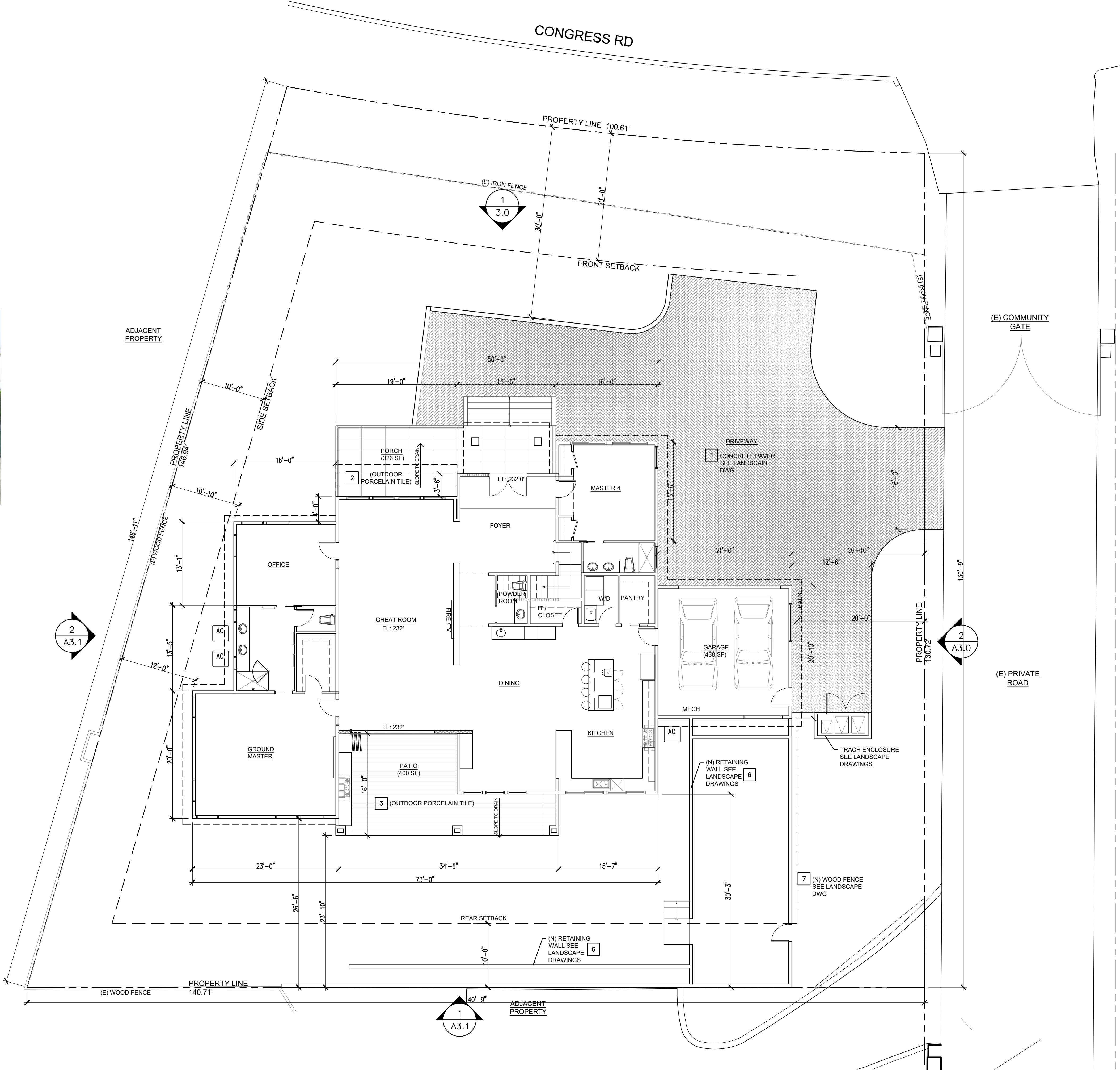
C4
OF 4 SHEETS
PROJECT# 124108



2 EXTERIOR PORCELAIN TILE OR LIMESTONE- LIGHT GRAY 24X48 SAMPLE



3 EXTERIOR PORCELAIN TILE - LIGHT GRAY 8X48- WOOD PLANK SAMPLE



MATERIAL LIST

- 1 CONCRETE PAVER - SEE LANDSCAPE DWGS
- 2 EXTERIOR PORCELAIN TILE OR LIMESTONE- LIGHT GRAY 24X48
- 3 EXTERIOR PORCELAIN TILE - LIGHT GRAY 8X48- WOODPLANK
- 4 METAL ROOF - SNAP CLAD PANEL
- 5 SINGLE PLY ROOFING- CARLIE FLEECEBACK TPO, WHITE
- 6 RETAINING WALL - SEE LANDSCAPE DWGS
- 7 WOOD FENCE - SEE LANDSCAPE DWGS

PROJECT INFORMATION

LOT:		16,330 SF
FAR:	35%	5,715 SF
LOT COVERAGE	35%	5,715 SF

MAIN HOUSE (4 MASTERS)

LOT COVERAGE	35%	5,715 SF
--------------	-----	----------

1ST FLOOR:	3,247 SF
GARAGE:	438 SF
PATIO:	400 SF
PORCH:	326 SF

TOTAL	27%	4,411 SF OK
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FAR AREA	35%	5,715 SF
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1ST FLOOR:	3,247 SF
GARAGE:	438 SF
2ND FLOOR:	1,065 SF

TOTAL	29%	4,750 SF OK
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WATER SHED CALCULATION

IMPERVIOUS AREA MAX.:	9,000SF
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DRIVEWAY PAVER:	2,367 SF
WALKWAYS:	52 SF
PATIO:	400 SF
PORCH:	327 SF
EXTERIOR STAIRS:	92 SF
1ST FLOOR:	3,247 SF
GARAGE:	438 SF

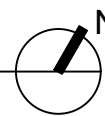
TOTAL	6,923 SF OK
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CHING RESIDENCE 2825

2825 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

SITE PLAN

SCALE: 1/8" = 1'



SITE PLAN

01/27/2025 2ND PLANNING SUBMITTAL - COUNTY
1ST PLANNING SUBMITTAL - COUNTY

DATE

01-27-25

Tectonic Architects & Associates
10118 Bandy Dr. #E
Cupertino, CA 95014
408-216-0804



A1.0



- NOTES:
- FOR GRADING, DRAINAGE, EROSION, CUT AND FILL INFORMATION SEE CIVIL PLAN
 - FOR TREE DETAIL INFORMATION SEE LANDSCAPE PLAN AND ARBORIST REPORT

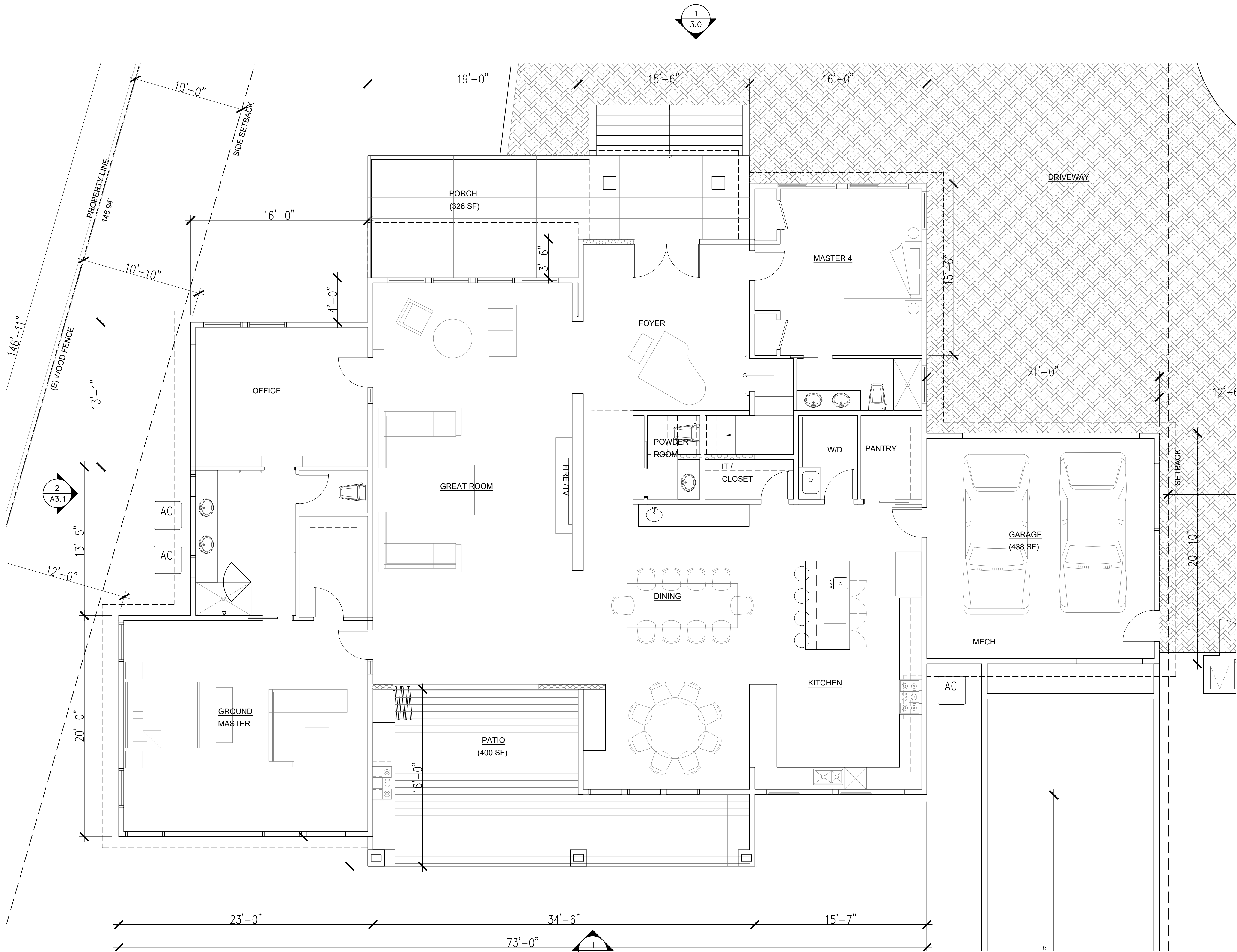
AVERAGE (E) GROUND ELEVATION:

WEST	EL: 227.60'
NORTH	EL: 229.50'
EAST	EL: 233.00'
SOUTH	EL: 230.00'
AVERAGE:	EL: 230.02'

- LEGEND
- ✕ (E) TREE TO BE REMOVED
SEE LANDSCAPE PLAN AND ARBORIST REPORT FOR DETAIL
 - (E) TREE

SITE PLAN WITH (E) TOPO
SCALE: 1/8" = 1'

CHING RESIDENCE 2825
2825 CONGRESS RD., PEBBLE BEACH, CALIFORNIA



GROUND FLOOR PLAN

SCALE: 1/4" = 1'



GROUND FLOOR PLAN

01/27/2025 2ND PLANNING SUBMITTAL - COUNTY
1ST PLANNING SUBMITTAL - COUNTY

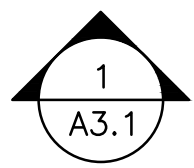
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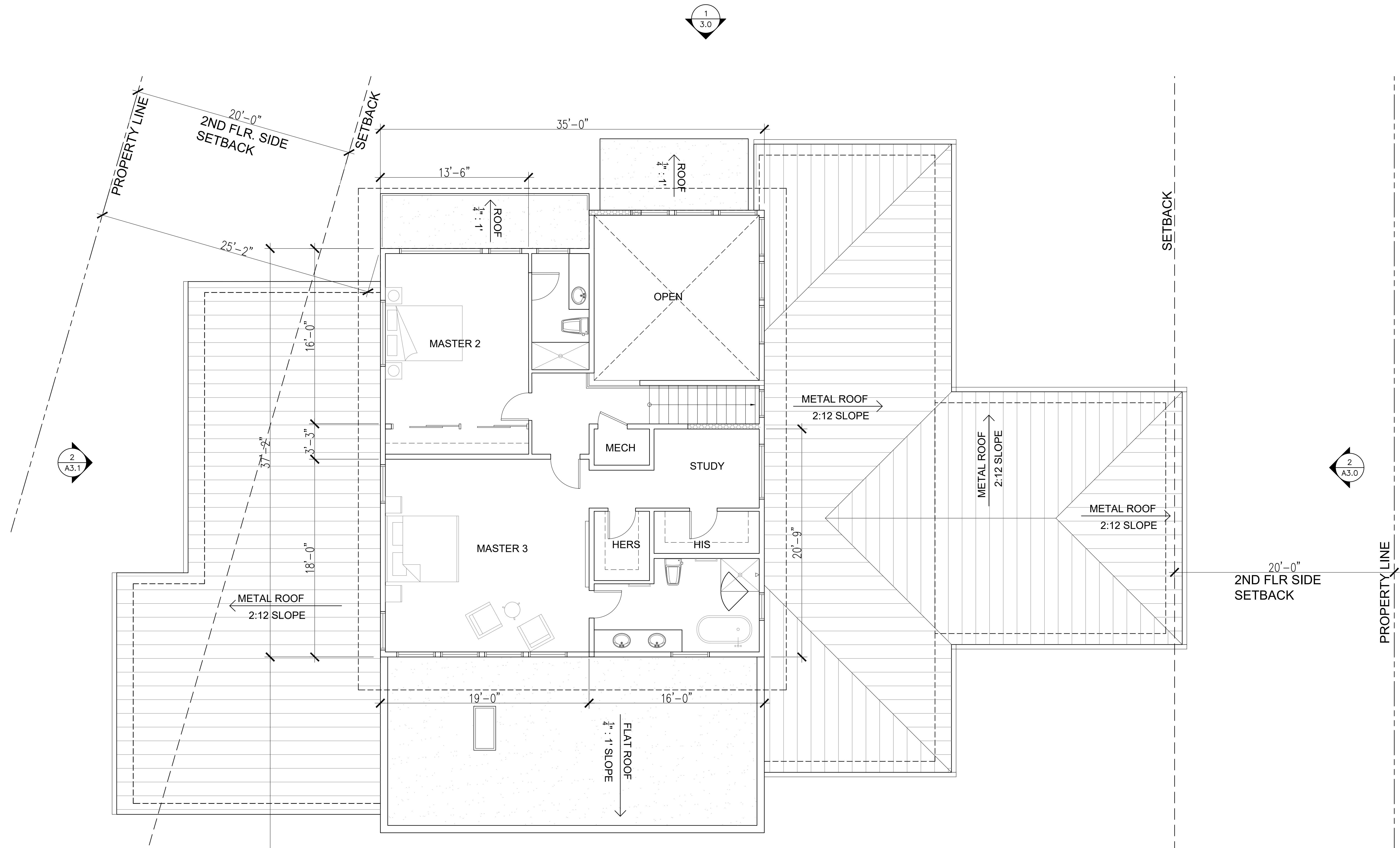
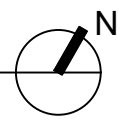
Tectonic Architects & Associates

10118 Bantley Dr. #E
Cupertino, CA 95014
408-216-0804

A2.0



2ND FLOOR PLAN
SCALE: 1/4" = 1'



1	CONCRETE PAVER - SEE LANDSCAPE DWGS
2	EXTERIOR PORCELAIN TILE - LIGHT GRAY 24X48 OR LESTONE
3	EXTERIOR PORCELAIN TILE - LIGHT GRAY 8X48- WOODPLANK
4	METAL ROOF - SNAP CLAD PANEL
5	SINGLE PLY ROOFING- CARLIE FLEECBACK TPO, WHITE
6	RETAILING WALL - SEE LANDSCAPE DWGS
7	WOOD FENCE - SEE LANDSCAPE DWGS

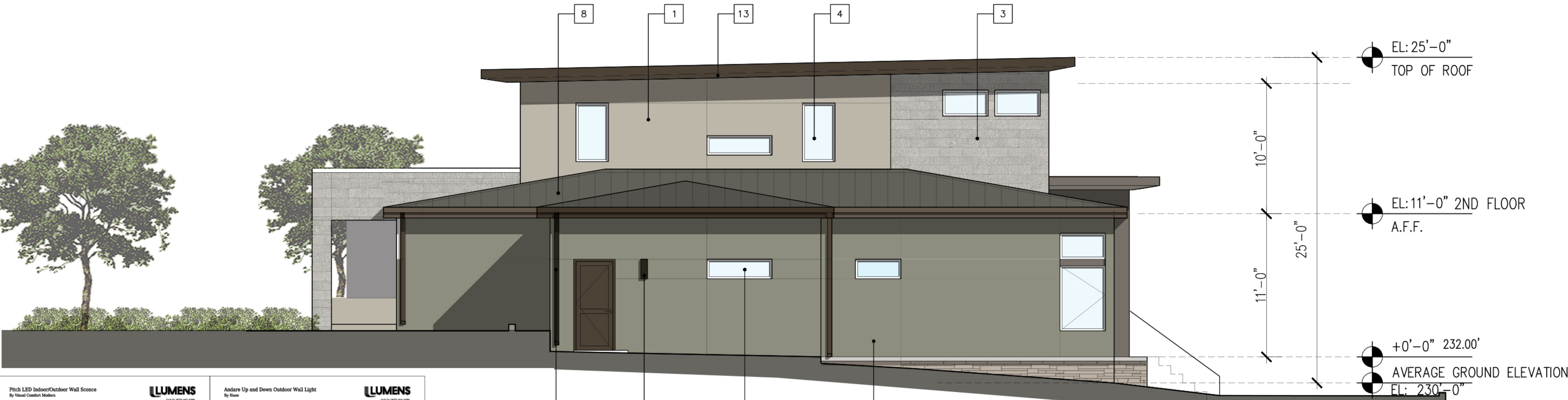


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2825 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

SCALE: 1/4" : 1'





2 EAST SIDE ELEVATION
SCALE: 1/4" : 1'



1 FRONT ELEVATION
SCALE: 1/4" : 1'

MATERIAL LIST

- 1 STUCCO - PAINTED
- 2 STONE 1 - CORONADO - ELEMENT LEDGSTONE OR EQ.
- 3 STONE TILE 2 - CORONADO STONE - HARVARD GREY OR EQ.
- 4 VINYL WINDOW
- 5 DOOR WITH SIDE LITES, FIBERGLASS / WOOD
- 6 GARAGE DOOR - METAL / FIBER GLASS PAINTED
- 7 ALUMINUM REVEAL TRIM
- 8 STANDING SEAM METAL ROOF
- 9 ALUMINUM FOLDING GLASS DOOR
- 10 MOLDING
- 11 GLASS RAILING W/ METAL FRAME
- 12 METAL GUTTER, DOWN SPOUT, PAINTED DARK BRONZE
- 13 FASCIA BOARD, PAINTED DARK BRONZE
- 14 OUTDOOR WALL LIGHT 1
- 15 OUTDOOR WALL LIGHT 2

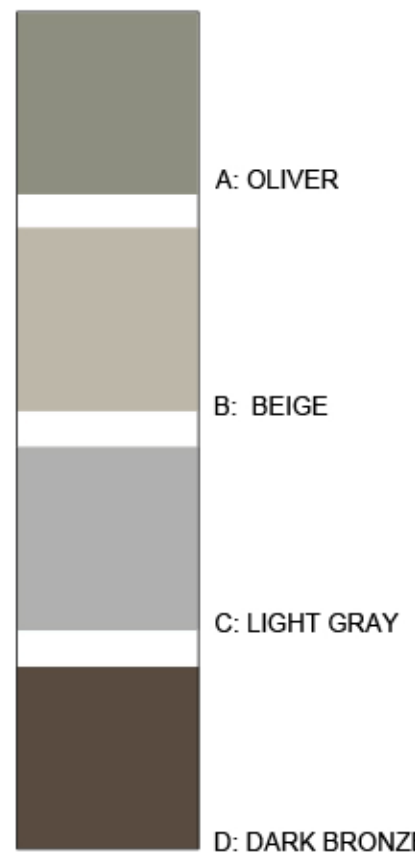


STONE 1



STONE TILE 2

PAINT COLOR



ELEVATIONS

PRELIMINARY SUBMITTAL - ARB & COUNTY

DATE 03-22-24

Tectonic Architects & Associates

10118 Bandleby Dr. #E
Cupertino, CA 95014
408-216-0804

A3.0



Pitch LED Indoor/Outdoor Wall Sconce
By Visual Comfort Modera

Product Options

Finish: Black,
Size: 5 in.
Voltage: 120 Volt

Details

Super compact, 1/4" installed depth with frosted acrylic lens
Ships vertically for downlight only
LED driver is located within the junction box

Dimensions

5 in Option Backplate: Width 5", Height 5"
5 in Option Fixture: Width 5", Height 5", Depth 3.9",
Weight 1.66lbs

Lighting

Light

Lamp Type	LED Pitch In
Total Lumens	633
Total Watts	26.15
Voltage	120
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	70,000
CRI	90
Regulated Temperature, CFS or LED Bulb Case Do Used	No

Additional Details

Product URL:
<https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-visual-comfort-modera-T3C280794.html>
Rating: ETL Listed Wire

ITEM#: T3C280794

Andare Up and Down Outdoor Wall Light
By Hue

Product Options

Finish: Black,
Size: Small,
Light Option: Incandescent

Dimensions

Small Option Backplate: Width 6.9", Height 4.9"
Small Option Fixture: Width 9", Height 15", Depth 6.23"

Lighting

Light

Lamp Type	LED
Total Lumens	2286.0
# of Bulbs	2 (Not Included)
Bulb Type	SW A19 E26
Voltage	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	90
Regulated Temperature, CFS or LED Bulb Case Do Used	Yes

Additional Details

Product URL:
<https://www.lumens.com/andare-up-and-down-outdoor-wall-light-by-hue-MX32074442.html>
Rating: UL Listed Wire

ITEM#: MX32074442

Created March 20th, 2024



Andare Up and Down Outdoor Wall Light By Hue	
Andare Up and Down Outdoor Wall Light By Hue	
Product Options	
Finish:	Black
Size:	Small
Light Option:	Incandescent
Dimensions	
Small Option Backplate Width:	4.6"
Small Option Backplate Height:	4.9"
Small Option Backplate Width:	5"
Small Option Backplate Height:	13"
Small Option Backplate Depth:	6.35"
Lighting	
Lamp Type:	LED
Total Lumens:	2260.0
# of Bulbs:	2 (Not Included)
Bulb Type:	9W A19 E26
Wattage:	120
Color Temp:	2700 (Warm)
Average Lifetime (Hours):	15,000
CR:	90
Significant Material:	Yes
Material:	LED Bulb Case
Material:	Not Used
Additional Details	
Product URL: https://www.lumens.com/andare-up-and-down-outdoor-wall-light-by-hue-MX30074442.html	
Backup: 15, Lumens Web	
ITEM#: MX30074442	

MATERIAL LIST

- 1 STUCCO - PAINTED
- 2 STONE 1 - CORONADO - ELEMENT LEDGSTONE OR EQ.
- 3 STONE TILE 2 - CORONADO STONE - HARVARD GREY OR EQ.
- 4 VINYL WINDOW
- 5 DOOR WITH SIDE LITES, FIBERGLASS / WOOD
- 6 GARAGE DOOR - METAL / FIBER GLASS PAINTED
- 7 ALUMINUM REVEAL TRIM
- 8 STANDING SEAM METAL ROOF
- 9 ALUMINUM FOLDING GLASS DOOR
- 10 MOLDING
- 11 GLASS RAILING W/ METAL FRAME
- 12 METAL GUTTER, DOWN SPOUT, PAINTED DARK BRONZE
- 13 FASCIA BOARD, PAINTED DARK BRONZE
- 14 OUTDOOR WALL LIGHT 1
- 15 OUTDOOR WALL LIGHT 2



STONE 1



STONE TILE 2

PAINT COLOR

- A: OLIVER
- B: BEIGE
- C: LIGHT GRAY
- D: DARK BRONZE



ELEVATIONS

PRELIMINARY SUBMITTAL - ARB & COUNTY

DATE 03-22-24

Tectonic Architects & Associates

10118 Bantley Dr. #E
Cupertino, CA 95014
408-216-0804



A3.1

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Arctostaphylos Little Sur/ Manzanita @60" oc	1 gallon low	.2	
	Achillea millefolium/ Yarrow @ 48" oc	1 gallon low	.2	
	Juncus patens/ California Rush @ 36" oc	1 gallon low	.2	
A	Salvia Allen Chickering/ Sage	5 gallon low	.2	
B	Ribes sanguineum/ Red Currant	5 gallon low	.3	
T1	Quercus agrifolia/ Coast Live Oak	15 gallon low	.2	
T2	Pinus radiata/ Monterey Pine	15 gallon low	.3	

- 1) Preparation of soil to be on an individual plant basis to protect the roots of existing trees to remain.
- 2) Incorporate compost into soil backfill.
- 3) Provide all required tree protection measures per the project arborist report and as determined in the field. Protection measures shall be to the satisfaction of the project arborist and the planning department.
- 4) Verify placement of all plant material prior to planting. Adjust as needed based on proximity to existing trees and project construction.
- 5) All plant material to be sourced from local nurseries only. Resources Code (PRC) Section 4291, only trees grown from locally collected seeds from trees uninfected with pitch canker or Phytophthora ramorum should be used. Special care should be taken to avoid contamination of seedlings with diseased materials. Trees propagated from nonnative genetic stock should not be used in landscaping and forest restoration.
- 6) Spread 3" of wood chip (Prochip Brown Tone, or equal) mulch around the base of all new planting only not in open areas and not within the 5' fire defense zone around the foundation of the house.

Proposed new tree as mitigation from removal of protected trees:
From Denise Duffy & Associated, Inc./ Planning and Environmental Consulting - 1/16/25
(2) T1 - Quercus agrifolia/ Coast Live Oak require for mitigation - (8) proposed at 15 gallon
(2) T2 Pinus radiata/ Monterey Pine required for mitigation - (2) proposed at 15 gallon
See report for other mitigation measures.

Existing tree to remain (Q) for Quercus/ Oak, (P) for Pinus/ Pine

Existing tree to be removed

Existing off site tree to remain



ARCTOSTAPHYLOS ACHILLEA JUNCUS SALVIA RIBES

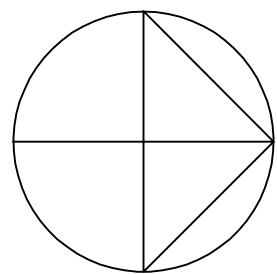


QUERCUS PINUS

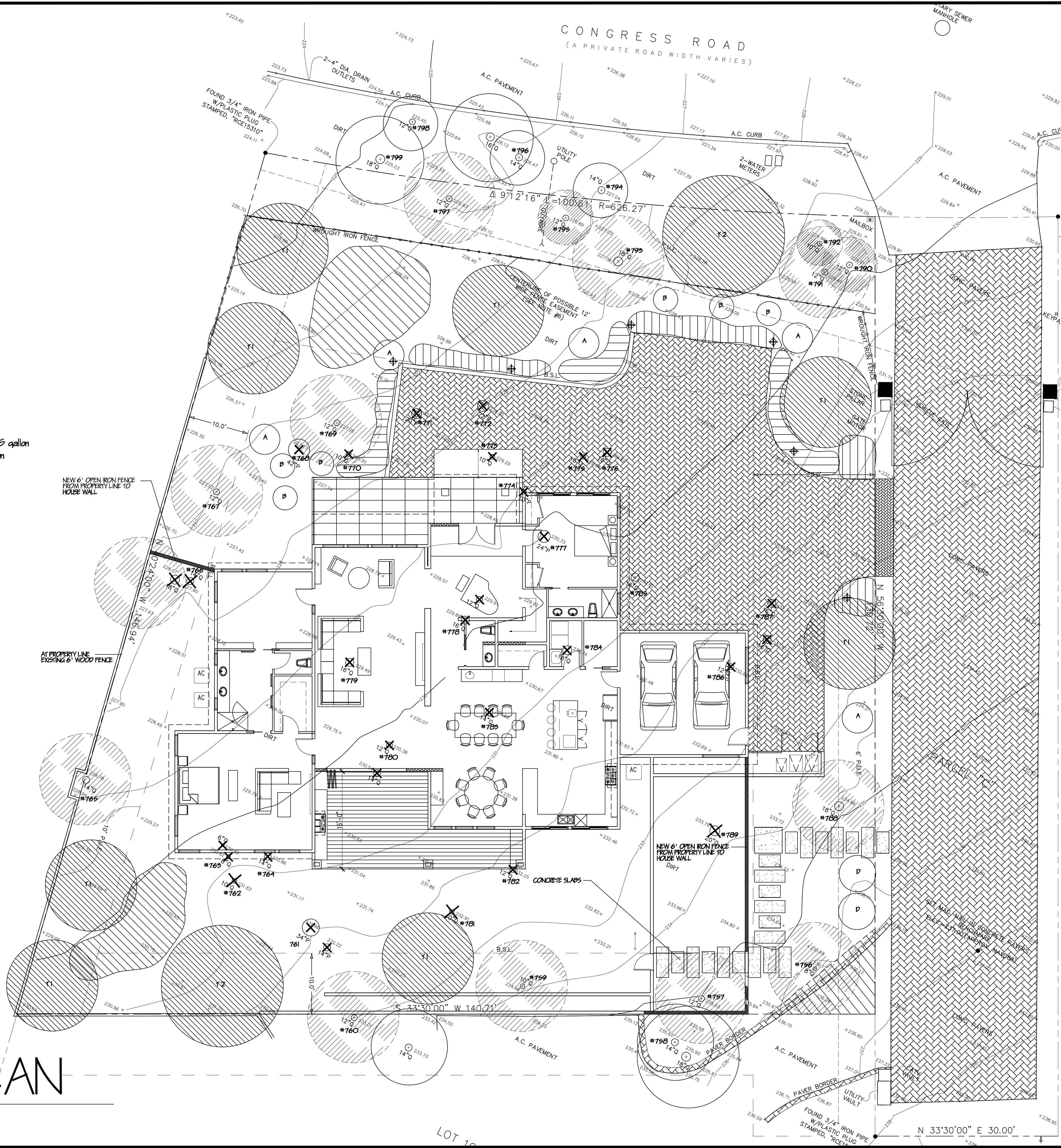
LIGHTING LEGEND

Low voltage black down lit path/ driveway light - FX or equal

- 1) Verify placement of all landscape lighting at front yard.
- 2) All lighting to be directed downwards.
- 3) Verify electrical and location of transformer.
- 4) All work to be done according to local and state electrical code.



PLANTING PLAN



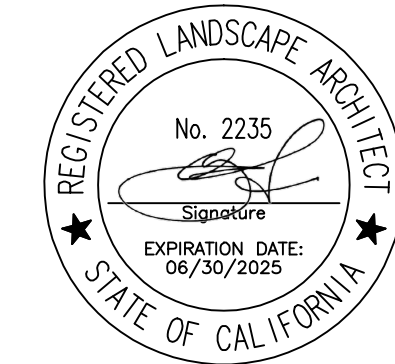
W. Jeffrey Heid
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1465 Winzer Place
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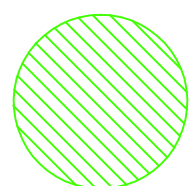
CHING
RESIDENCE

for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

PLANTING PLAN

date: 3/16/24
scale: NOTED
drawn by: W.J.H.
job no. 202404
sheet

of sheets



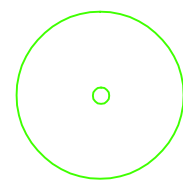
Proposed new tree as mitigation from removal of protected trees:
From Denise Duffy & Associated, Inc./ Planning and Environmental Consulting - 1/15/25
(2) T1 - *Quercus agrifolia*/ Coast Live Oak require for mitigation - (8) proposed at 15 gallon
(2) T2 *Pinus radiata*/ Monterey Pine required for mitigation - (2) proposed at 15 gallon
See report for other mitigation measures.



Existing tree to remain (Q) for *Quercus*/ Oak, (P) for *Pinus*/ Pine



Existing tree to be removed



Existing off site tree to remain

- T1 *Quercus agrifolia*/ Coast Live Oak 15 gallon low .2
- T2 *Pinus radiata*/ Monterey Pine 15 gallon low .3



QUERCUS

PINUS

TREE NOTES

Biological BMP's
Tree removal shall be timed to avoid the breeding and nesting season for raptors and other protected avian species to the extent feasible. If tree removal must occur during the avian breeding and nesting season (approximately February 1 through September 15), a survey for nesting birds shall be conducted no more than 15 days prior to removal of trees. If nesting birds are identified during survey, an appropriate buffer shall be imposed by a qualified biologist which no work or disturbance will take place. A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/ or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 16, when young are assumed fledged.
Tree Protection and Best Management Practices (BMP's)
Prior to the commencement of project related activities, the following tree BMP's shall be implemented and approved by a qualified arborist or forester:

Trees located adjacent to the construction area shall be protected from damage by construction through the use of temporary fencing and wrapping of trunks with protective materials.

Fencing shall consist of chain link, supported snowdrift or plastic mesh, hay bales, or field fence. Fencing shall have cross bracing (typically 2x4 material) on both the top and lower edges of the fencing material to prevent sagging and provide lateral support. Fencing shall stand a minimum height of four feet above grade and be placed to the farthest extent possible from the base of the trees, protecting the trees drip line area (typically 10-12 feet away from the base of a tree).
In the cases where access or space is limited it is permissible to protect trees within the 10-12-foot distance after determination and approval are made by a qualified forester or arborist.

Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/ or dumping of materials is not permitted adjacent to trees on the property, especially within fenced areas.
Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Torn or damaged roots shall be cleanly cut to sound wood wherever possible to minimize decay entry points. Any roots found that must be cut should be cut by manually chipping a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. No tree seals shall be used as the seal material only promotes decay.

A mulch layer up to approximately 4 inches deep should be applied to the ground under-protected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.

Irrigation should be that of normal for exterior planting. Normal watering means that soil should be kept evenly moist and watered regularly, as conditions require. Most plants prefer one (1) inch of water a week during the growing season, but care needs to be taken not to over water. It is better to water once (1) a week and water deeply (over 24 inches), than to water frequently for a few minutes.

Tree Pruning
It is to be understood that the pruning of retained trees is expected for this site. Pruning shall conform to the following standards:
Clear the crown of diseased, crossing, weak, and dead wood to a general minimum size of 1-1/2 inch in diameter.

Remove stubs, cutting outside the wound wood tissue that has formed around the branch.

Interior branches shall not be stripped out.

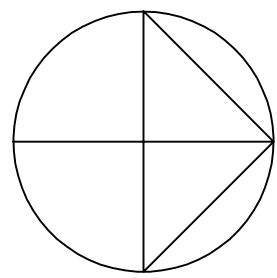
Reduce end weight on heavy, horizontal branches by selectively removing small-diameter branches, no greater than three (3) inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
Pruning cuts larger than four (4) inches in diameter, except for deadwood, shall be avoided, unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.). Pruning cuts that expose heartwood shall be avoided whenever possible.
Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.

All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/P49) and provide proof of worker's compensation and general liability insurance.

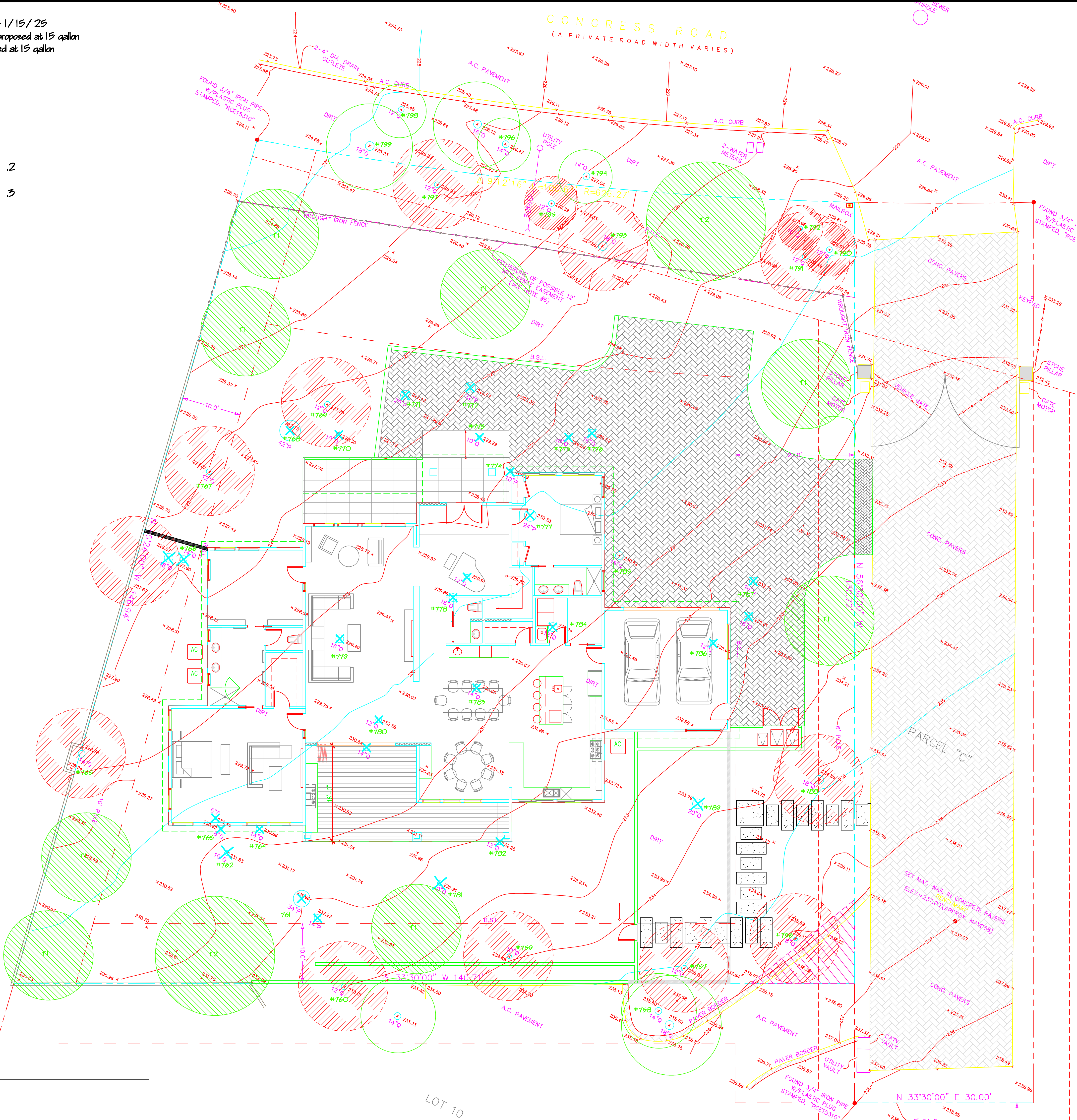
All pruning shall be following the Tree Pruning Guidelines (International Society of Arboriculture) and/ or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z39.1.

No more than 20 percent of live foliage shall be removed within the trees.
Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

Following construction, a qualified arborist should monitor trees adjacent to the area of the improvements and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.



TREE PLAN



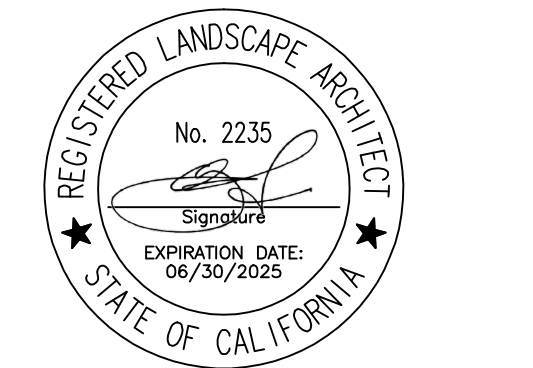
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REVISED 9/20/24
REVISED 1/16/25



CHING
RESIDENCE

for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

TREE PLAN

date: 9/9/24
scale: NOTED
drawn by: W.J.H.
job no. 202404
sheet L 2
of 2 sheets

Recommendations
Zone O: Ember Resistant Zone
This is the ember resistant zone, which extends 5 feet from buildings, structures, stairs, decks, etc. A properly managed Zone O reduces the likelihood of structure ignition by reducing the potential for flame contact. Flames can be generated from embers that accumulate at the base of a wall and ignite vegetation, vegetative debris, or other combustible materials located close to the structure. Zone O is a critical component of structure defense and, when coupled with Zone 1 and Zone 2, is essential to defensible space. Management of the ember-resistant zone is now required by law (Assembly Bill [AB] 3074) beginning January 1, 2025. This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to the home. Backyards are considered Zone O. The following provides maintenance guidance for this zone.

- * Use hardscape like gravel, pavers, concrete, and other noncombustible mulch materials. No synthetic lawns, combustible bark, woodchips, or mulch. No lumber or round logs, railroad ties, or creosote-treated or pressure-treated wood.
- * No combustible attached trellis, pergola, shade covering, planters, privacy wall, etc.; no combustible storage structures (e.g., woodsheds, potting bench, etc.); and replace combustible fencing, gates, and arbors attached to the home with noncombustible alternatives.
- * Wooden fences should not be directly attached to the residence, and a 10-foot non-combustible section (e.g., metal gate) should be placed between the wooden section of the fence and the house.
- * Potted plants should not exceed 2 feet in vegetation height and must be contained in non-combustible containers (no wooden planter boxes, wine barrels, etc.).
- * Remove all dead and dying weeds, grass, plants, shrubs, trees, branches, and vegetative debris (i.e., leaves, needles, cones, bark, etc.).
- * Check roofs, gutters, decks, porches, stairways, etc. for accumulated debris, leaf litter, and other flammable materials; clean regularly.
- * Remove all branches within 10 feet of any chimney or stovepipe outlet.
- * Limit plants in this area to low-growing, nonwoody, properly maintained plants.
- * Limit combustible items (e.g., outdoor furniture, planters, etc.) on top of decks.
- * Trim and prune woody vegetation that extends into Zone O. No trees should be planted if their canopy at maturity can be expected to extend closer than 5 feet to the structure's roof, balcony, decks, or exterior wall (10 feet from any chimney or stovepipe outlet).
- * Consider relocating garbage and recycling containers, woodsheds, and BBQs (propane) outside this zone.

Zone 1: Lean, Clean, and Green Zone
Zone 1 is the second layer of a defensible perimeter around a residential structure in wildfire prone areas. It is designed to provide an additional level of protection for the building or structure, extending from 5 feet to 30 feet away from the structure and any attached balconies, patios, or outbuildings. The goal of fuel management in Zone 1 is to remove excess vegetation and to maintain the landscaping in a way that reduces ignition of the structure via heat transfer from burning vegetation. It also provides firefighters with space and access to protect the structure in case of a wildfire.

Fuel management in Zone 1 involves moving, removing dead or dying plants, ladder fuels, pruning vegetation, and hauling away all materials. Remove branches that overlap with the roof or are closer than 10 feet from windows and chimneys. Dead vegetation removal includes fallen leaves, needles, twigs, bark, cones, and small branches. Cut and mow annual grass and herbaceous plants down to a height of 4 inches. Mow before 10:00 a.m. and never on a hot or windy day. String trimmers are a safer option (versus lawnmowers) for clearing vegetation. Avoid removing all vegetation to bare soil, as this may cause erosion.

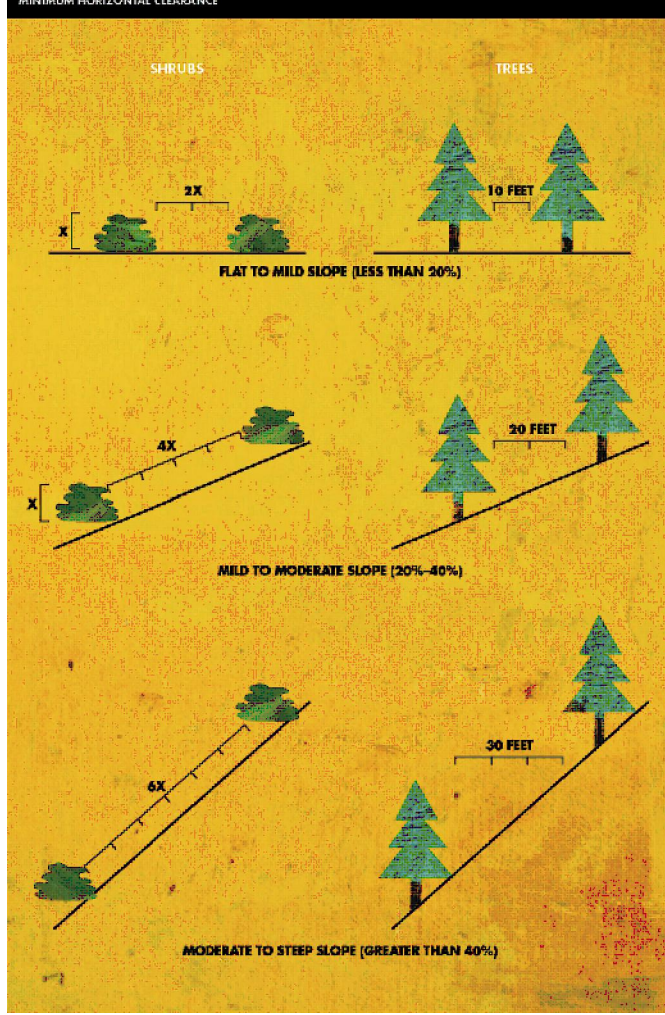
Vertical Spacing. An important aspect of vegetation management in Zone 1 is vertical spacing of trees, shrubs, and grasses (see Figure 7). Large trees do not need to be cut and removed as long as they fulfill the horizontal spacing requirement (see below) and all of the plants beneath them are managed to remove vertical fuel ladders. Healthy trees should be pruned (i.e., limbed) at least 6 feet from the ground. Allow extra vertical space between shrubs and trees. Lack of vertical space can allow a fire to move from the ground to the brush to the treetops like a ladder. This leads to more intense fire closer to the home. To create vertical spacing and reduce fuel ladders created by shrubs under trees, tree branches should be limbed to a height of at least three times the height of the shrub.

- * Place any woodpiles in Zone 2; establish a 10-foot clearance down to bare mineral soil around woodpiles.
- * Wood mulch is acceptable in Zone 1 if there is a transition from Zone 1 to Zone O and if the vegetation in Zone 1 is grouped/ clumped with the required horizontal distance.

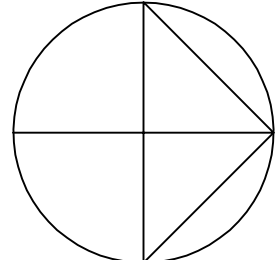
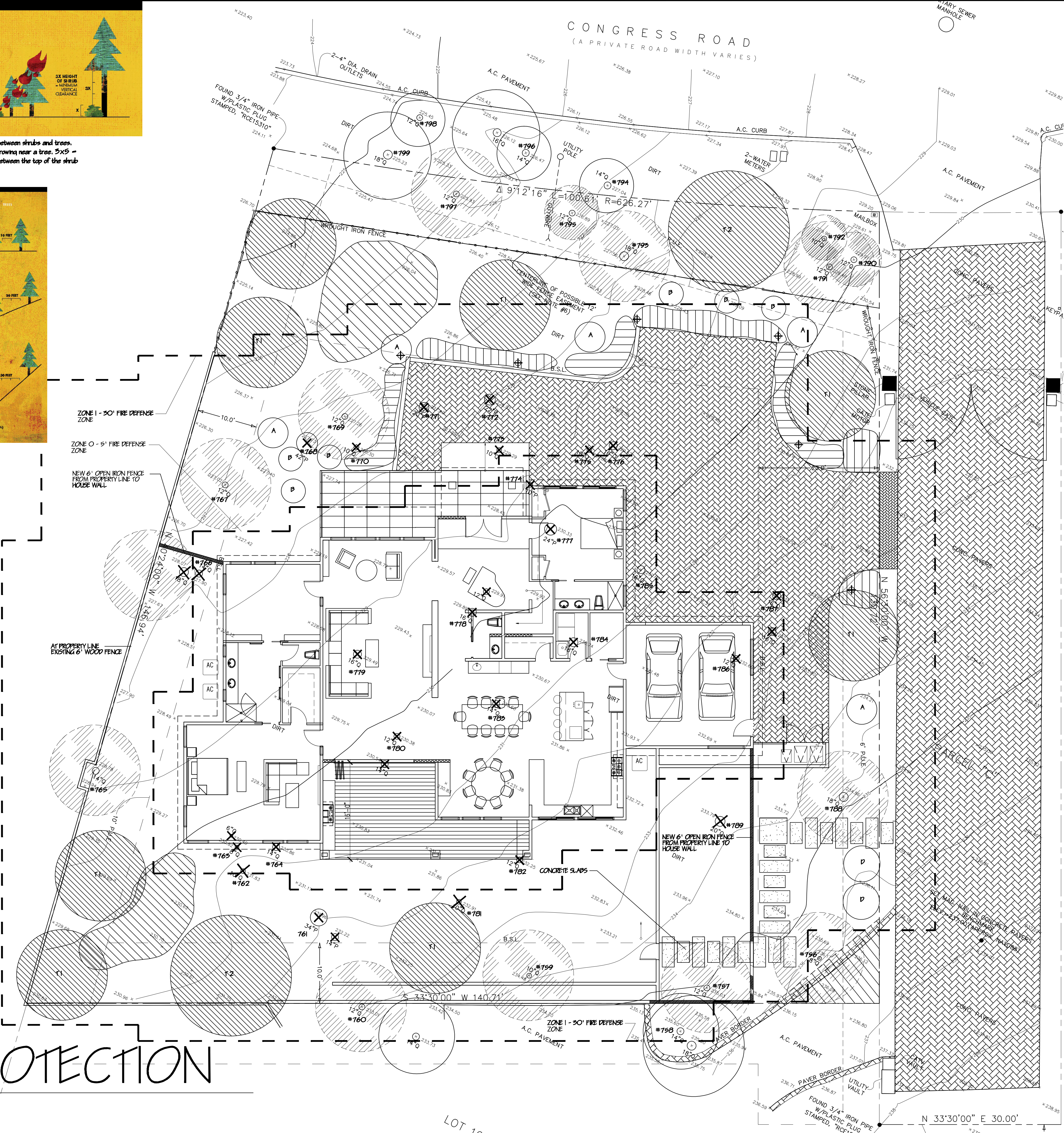
Zone 2: Fuel Reduction Zone
Fuel management in this zone aims at reducing the potential behavior of an oncoming fire to prevent rapid spread of wildfire from plant to plant and to reduce flame lengths. Zone 2 actions reduce the amount of fuels, especially dead vegetation (e.g., leaves, needles, twigs, bark, cones, and small branches). Grasses and herbaceous vegetation should be mowed to a height of 4 inches. Mowing should occur before 10:00 a.m. and never on a hot or windy day. String trimmers are preferred, because they pose a low risk of sparking. Spacing of trees and shrubs is similar to that of Zone 1, with a greater focus on vertical spacing (i.e., no ladder fuels). Horizontal space between trees should maintain a gap of at least 10 feet from the next tree. Where canopies overlap, selective removal of smaller trees can maintain the desired horizontal and vertical spacing of trees. Overlapping tree canopies should be avoided. Shrubs may be aggregated in clumps or islands that are well isolated from the surrounding shrubs and tree canopies. Spacing of shrubs and trees along fences should be managed according to the requirements of Zone O (i.e., 5-foot clearance to all structures).



Maintain a vertical clearance between shrubs and trees. Example: A five foot shrub is growing near a tree. 3x5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.



LOT 8



WILDFIRE PROTECTION

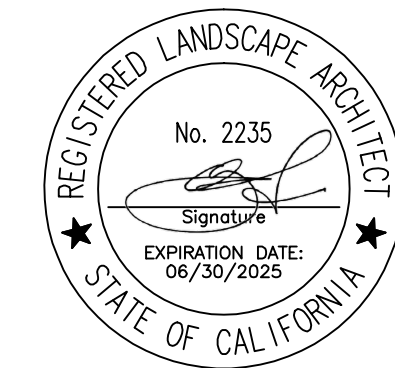
W. Jeffrey Heid
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C-2235

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Gilroy, Ca. 95020
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REVISED 9/20/24
REVISED 1/16/25



CHING
RESIDENCE

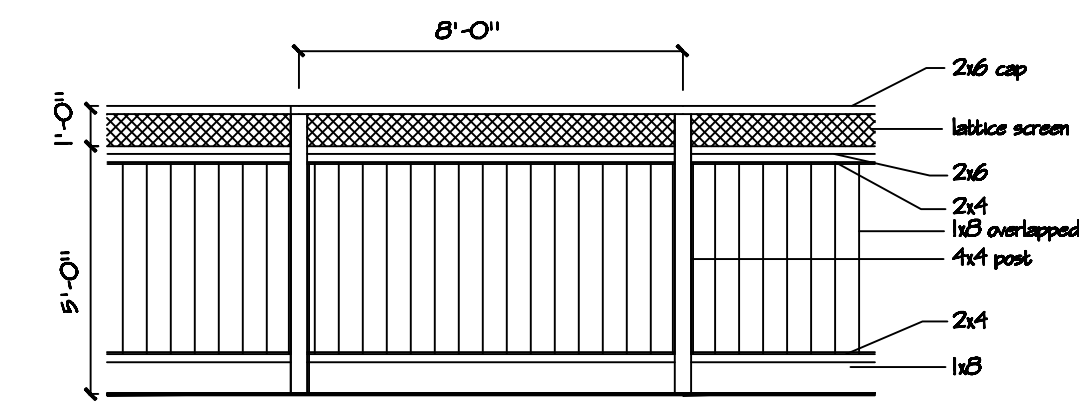
for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

WILDFIRE
PROTECTION

date: 9/9/24
scale: NOTED
drawn by: W.J.H.
job no. 202404
sheet

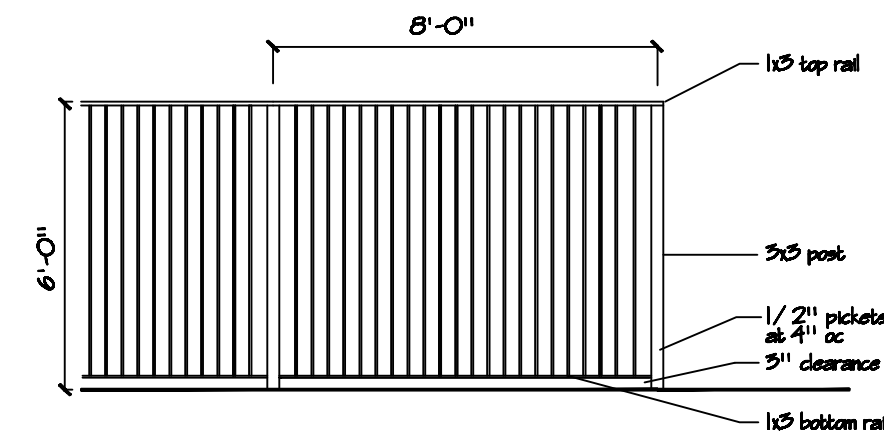
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of sheets



6' GOOD NEIGHBOR FENCE
1/4" = 1'-0"

PROPERTY LINE FENCE
(For new and replacement fencing)



6' IRON SECURITY FENCE
1/4" = 1'-0"

FENCING ADJACENT TO HOUSE
(For new fencing - black iron)



BELGARD CATALINA GRANA PAVER
(For driveway - in Scandia Gray color)

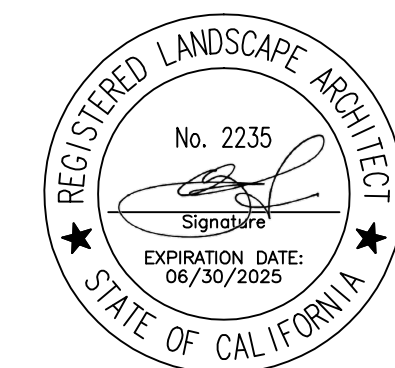
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REVISED 5/11/24
REVISED 9/20/24
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CHING
RESIDENCE

for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

DETAILS

date: 3/18/24
scale: NOTED
drawn by: W.J.H.
job no. 202404
sheet L 5
of shes