

# Attachment A

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**EXHIBIT A  
DRAFT RESOLUTION**

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

In the matter of the application of:

**STRAINE KERRY K & MCLEOD OLIVIA DEE (PLN140910-AMD1)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project Categorically Exempt per Section 15303; and
- 2) Approving an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN140910) to allow an 803 square foot attached accessory dwelling unit.

[PLN140910-AMD1, Straine Kerry K & McLeod Olivia Dee, 1145 Spyglass Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-012-005-000)]

**The STRAINE application (PLN140910-AMD1) came on for public hearing before the Monterey County Zoning Administrator on February 9, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY/SITE SUITABILITY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) The application for an Accessory Dwelling Unit (ADU) was submitted on October 18, 2016, and deemed complete by all departments on November 18, 2016. During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan;
  - Del Monte Forest Land Use Plan;
  - Monterey County Coastal Implementation Plan Part 5;
  - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.  
b) The property is located at 1145 Spyglass Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential ["LDR/1.5-D(CZ)"] which

allows residential development. The amendment proposes the construction of an attached 803 square foot accessory dwelling unit (ADU), which will be constructed to match the existing main structure. The project is consistent with the uses allowed (Section 20.14.040.F, Zoning Ordinance) and site development standards (Section 20.14.060, Zoning Ordinance) of the “LDR” Zoning District. Therefore, the project is an allowed land use for this site.

- c) Tree Removal: Pursuant to the Coastal Implemental Plan, Section 20.147.050.A, removal of the 10 inch diameter Monterey Cypress tree does not require a Coastal Development Permit because the tree is “planted” and not native, and does not provide a visual buffer or habitat to an environmentally sensitive area. The Tree Resource Assessment report identified this tree as “planted” based on its location and size. The tree does not provide habitat to the historic dune system and is not connected to the forest system. Pursuant to the Arborist recommendation, tree replanting/replacement will be on a 3:1 basis (Condition 6).
- d) ESHA: The amendment does not significantly change the dune restoration plan approved as part of the original permit (PLN140910). The original project included 24,269 square feet of restoration to an historic dune system. The biological memorandum prepared by Zander Associates (dated October 17, 2016) concludes that the ADU addition and driveway modifications do not substantially change the nature and extent of impacts to the dune system on property, and would actually result in a beneficial increase of restoration area by approximately 296 square feet in total (161 sq ft-Coastal Scrub; 135 sq ft-dune habitat) by reconfiguring the driveway, removing one parking pullout and reducing paved parking areas along the northern boundary of the property.
- e) Viewshed: The addition of the ADU does not conflict with the visual sensitivity policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan, Figure No. 3, which identifies the property as “viewshed from 17-Mile Drive and vista points”. Development standards for visually sensitive areas require structures to maintain a setback of 50 feet from 17-Mile Drive and be designed not to distract from the scenic values of the forest, stream courses, ridgelines, or shoreline (Section 20.147.B.1 and 3, Coastal Implementation Plan). The proposed ADU addition is located to the rear of the property (away from 17-Mile Drive) and will be screened from view by the existing residence. Furthermore, the ADU location exceeds the required 20 foot rear setback and maintains a distance of 31 feet from the property line. The ADU does not distract, restrict or detract from the views of the forest, any stream courses, ridgelines, or shoreline(s).
- f) The following reports have been prepared:
  - “Tree Resource Assessment 1145 Spyglass Hill Road, Pebble Beach” (LIB160358) prepared by Frank Ono, Urban Forester, Pacific Grove, California, October 14, 2016.
  - “Dune/Coastal Scrub Memorandum” (LIB160359) prepared by Zander Associates (Michael Zander), Berkeley, California, October 17, 2016.

The reports stated above indicate that there are no physical or



environmental constraints that would make the site unsuitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- g) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project requires a public hearing before the Zoning Administrator. On November 17, 2016, the LUAC recommended approval of the project as proposed based on a 6-0 vote (2 members absent).
- h) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach Community Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- i) The project planner verified that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140910-AMD1.

2. **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 the RMA - Planning, Pebble Beach Community Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are on-site. Wastewater services are provided by the Pebble Beach Community Services District. Water services are provided by Cal-Am Water through Pebble Beach Company water entitlements.
  - c) See preceding and following Findings and Evidence.

3. **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 RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
  - b) See preceding and following Findings and Evidence.

4. **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 a second dwelling unit in a residential zone. The proposed project involves the construction of an Accessory Dwelling Unit (ADU) within a residential zoned area/property.
  - b) 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.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140910-AMD1.
5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
  - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project site is located between the sea and the first public road paralleling the sea.

### **DECISION**

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

1. Find the project Categorically Exempt per Section 15303;
2. Approve an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN140910) to allow an 803 square foot attached accessory dwelling unit, in general conformance with the attached sketch and subject to the attached 12 conditions of approval, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of February, 2017 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT 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 RMA-Planning and RMA-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.

# Monterey County RMA Planning

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

PLN140910-AMD1

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Permit Amendment (PLN140910-AMD1) allows the construction of a 803 square foot Accessory Dwelling Unit (ADU) and associated site grading. The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - 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. (RMA - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Permit Amendment (PLN140910-AMD1) (Resolution Number \*\*\*) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 008-012-005-000 on February 9, 2017. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

### 3. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** RMA-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.

### 4. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

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

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

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

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

## 5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-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 RMA - Planning, prior to the issuance of building permits.  
(RMA - 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 RMA - 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.

## 6. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Within 60 days of construction permit final, the applicant shall replace each tree approved for removal as follows:  
- Replacement ratio: 3:1 (Total replacement of 3 Monterey Cypress Trees)  
- Replacement ratio recommended by arborist:3:1

Replacement tree(s) shall be located within the same general location as the tree being removed, or in another suitable area as determined by a certified Arborist/Forester. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

## 7. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on February 9, 2020, unless use of the property or actual construction has begun within this period. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

## 8. EROSION CONTROL PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

## 9. GEOTECHNICAL CERTIFICATION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project geotechnical investigation. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

## 10. GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a grading plan incorporating the recommendations from the project geotechnical investigation. The grading plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

## 11. INSPECTION - FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the erosion control plan. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 12. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:  
[www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).



SHEET LIST

- ARCHITECTURE
- A1

SITE PLAN & INDEX
- A2

STUDIO ADDITION PLAN
- A3

ARCHITECTURAL PLAN
- A4

CARETAKERS UNIT EXTERIOR ELEVATIONS
- A5

CARETAKERS UNIT EXTERIOR ELEVATIONS
- A6

SECTIONS & PROPOSED MATERIALS
- A7

RESTORATION AREA PLAN
- CIVIL
- C-1

COVER SHEET
- C-2

EXISTING CONDITIONS/ADDITION LOCATION
- C-3

GRADING, DRAINAGE & EROSION CONTROL
- C-4

GRADING SECTIONS, STANDARD PLANS & CONSTRUCTION DETAILS

SCOPE OF WORK

- CONSTRUCTION OF A NEW 803 SQ FT SINGLE-LEVEL CARETAKER'S ADDITION ON A SITE WITH A PREVIOUSLY APPROVED RESIDENCE.
- ADDITION OF (3) MONTEREY CYPRESS TREES
- REMOVAL OF (1) 10" NON-NATIVE ORNAMENTAL TREE
- RELOCATION OF (E) DRIVEWAY
- 120 CY OF CUT

SITE PICTURES



PROJECT DATA

OWNER	Kerry and Olivia Straine c/o Studio Schickeltanz
ARCHITECT	Studio Schickeltanz P.O. Box 2704 Carmel, California 93921 Phone: 831-822-9000 Fax: 831-309-9032 e-mail: jay@studioschickeltanz.com Contact: Jay Auburn
GEOTECHNICAL	Pacific Crest Engineers Inc. 444 Airport Blvd, Suite 106 Watsonville, CA 95076 Phone: 831-722-9446 e-mail: elizabeth@pacengineering.net Contact: Elizabeth Mitchell
CIVIL	Landset Engineers Inc. P520-B Crazy Horse Canyon Road Salinas, CA 93907 Phone: 831-443-6970 email: ggiraud@landseteng.com Contact: Guy Giraud
STRUCTURAL	Duckbrew Inc. PO Box 831 Carmel Valley, CA 93924 Phone: 831-659-3825 email: duckcfo@yahoo.com Contact: Derek Bonsper
MECHANICAL/ PLUMBING	Monterey Energy Group 26465 Carmel Rancho Blvd. #8 Carmel, CA 93923 Phone: 831-372-8328 e-mail: dave@meg4.com Contact: David Knight
ELECTRICAL	Ray E. Slaughter & Associates 3820 Cypress Drive, Suite 1 Petaluma, CA 94954 Phone: 707-762-3310 e-mail: ray@reesengineering.com Contact: Ray Slaughter
LIGHTING	Ohm Lighting LLC 660 4th Street #355 San Francisco, CA 94107 Phone: 415-442-4702 e-mail: terry@ohmlight.com Contact: Terry Ohm

PROPERTY ADDRESS	1145 SPYGLASS HILL ROAD PEBBLE BEACH, CA 93953
APN	008-012-005
LOT SIZE	1.013 AC (44,126 SQ.FT.)
LAND USE	LOW DENSITY RESIDENTIAL
ZONING	LDR-1.5-D (CZ)
WATER SOURCE	CAL-AM
SEWER PROVIDER	PEBBLE BEACH COMMUNITY SERVICES DISTRICT

LOT COVERAGE CALCULATIONS	
Allowable (15%)	6,619 square feet
(E) Existing (10%)	4,440 square feet
(N) Proposed (12%)	5,461 square feet

SITE COVERAGE	
Permeable materials	3,858 square feet
Impermeable materials	3,013 square feet

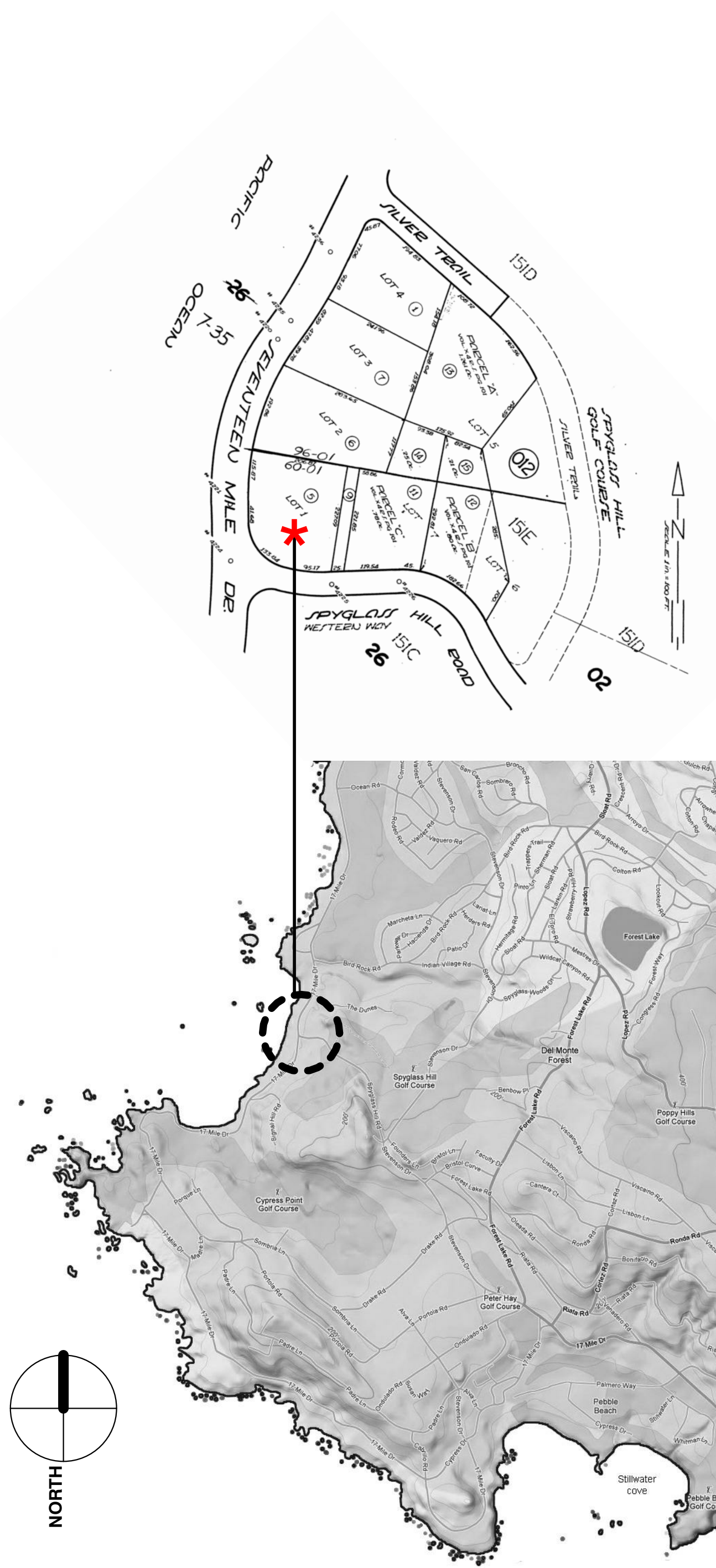
FLOOR AREA RATIO	
Allowable (17.5%)	7,722 square feet
Proposed (15%)	6,893 square feet

FLOOR AREA CALCULATIONS	
(E) Level 1: Utility area/ guest suite	1,139 square feet
Garage	731 square feet
Lower Level Subtotal	1,870 square feet
(E) Level 2: Main Level	4,219 square feet
(E) Total w/ Garage	6,089 square feet
(N) Studio addition	803 square feet
(N) Total	6,893 square feet

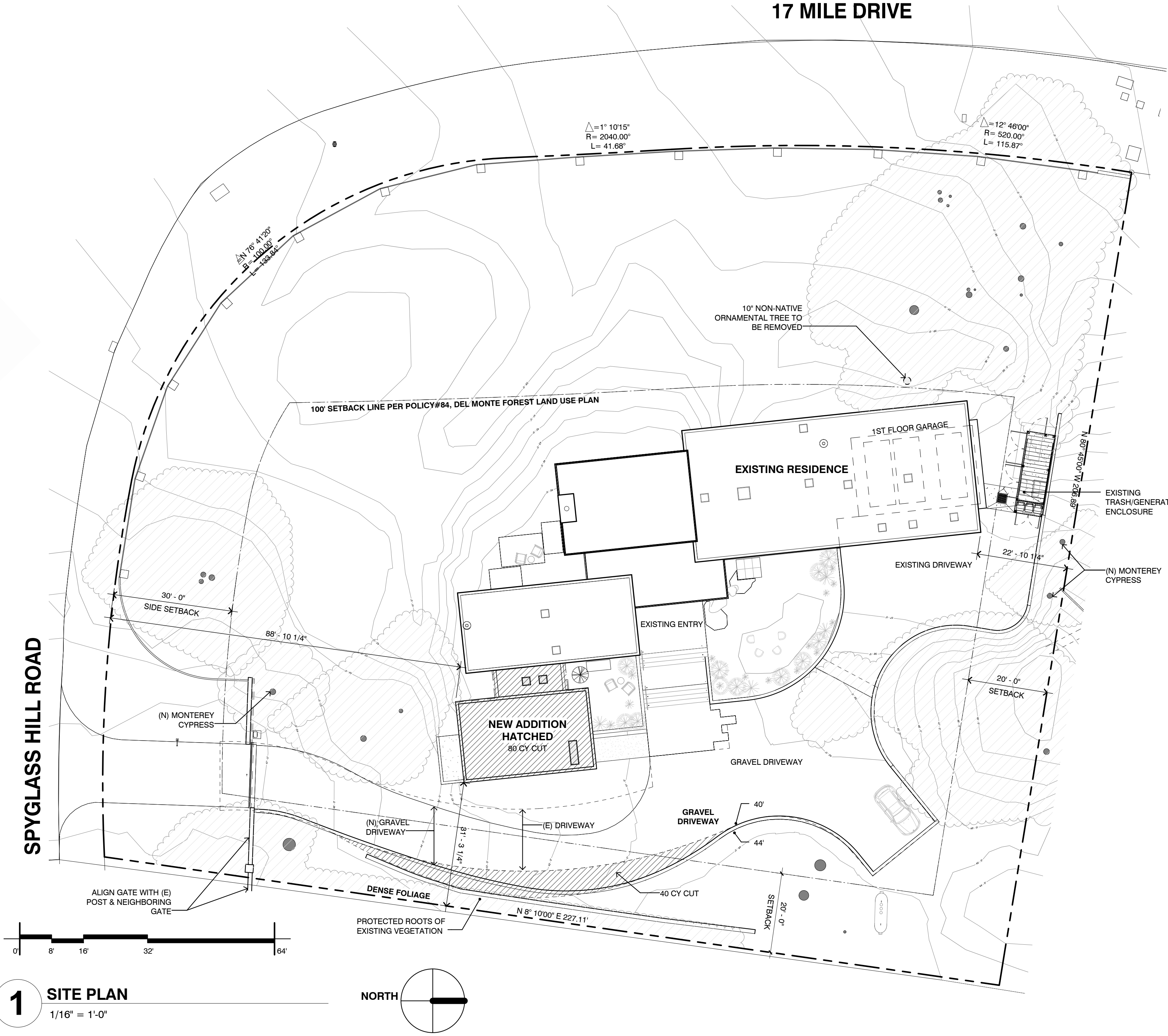
BUILDING HEIGHT	
Maximum building height	30'-0" ABOVE AVERAGE NATURAL GRADE
Residence	
Average Natural Grade	42.50' ELEV.
Maximum Height Allowed	72.50' ELEV. (30'-0" ABOVE AVERAGE NATURAL GRADE)
Height	65.00' ELEV. (20'-4" ABOVE AVERAGE NATURAL GRADE)

PARKING	
Required	2 SPACES / UNIT x 2 = 4 SPACES
Provided	3 GARAGE SPACES 2 OUTSIDE SPACES 5 TOTAL

ABBREVIATIONS	
(E)	EXISTING
(N)	NEW



2 VICINITY MAP  
1 1/2" = 1'-0"



1 SITE PLAN  
1/16" = 1'-0"

TITLE SITE PLAN & INDEX

STRAINE RESIDENCE

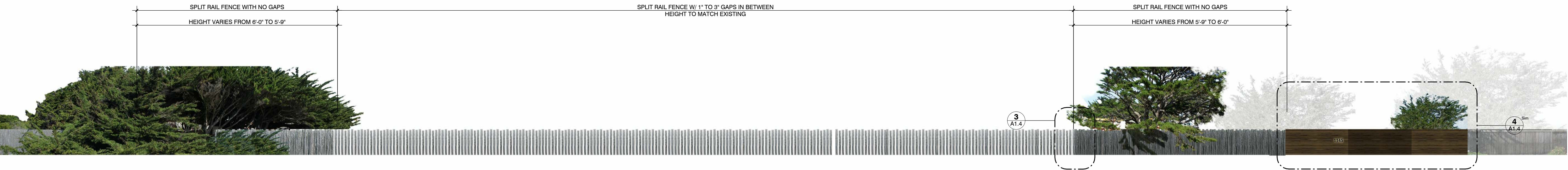
1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
APN 008-012-005

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.822.9000

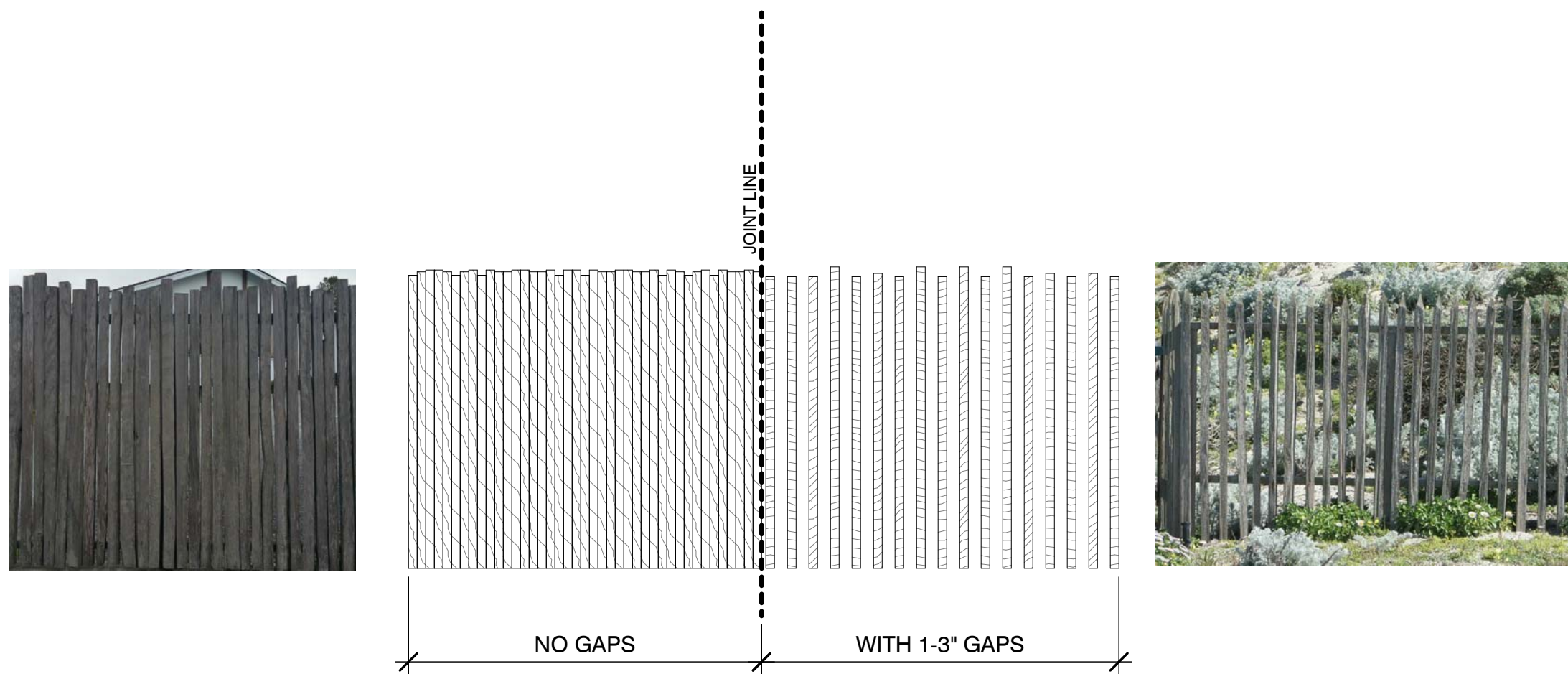
DATE	10/17/16	SHEET  <b>A1</b>  10/17/16
SCALE	As indicated	
DRAWN BY	LA	
JOB NUMBER	1421	



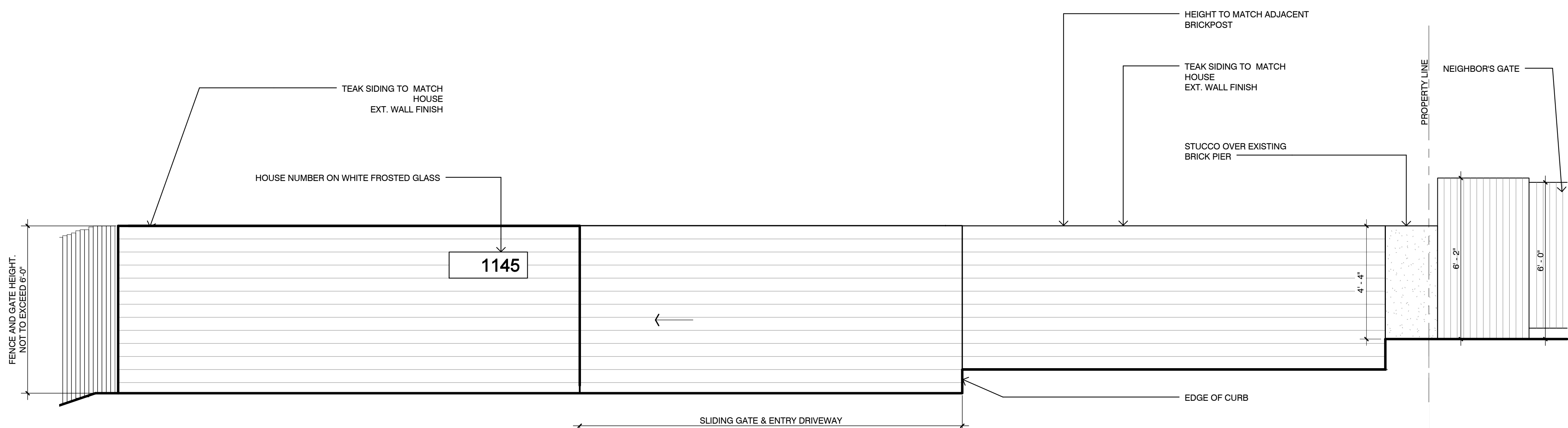
5/24/2016 2:05:17 PM  
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. This to the plans and specifications remain with the architect without prejudice. Visual errors with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



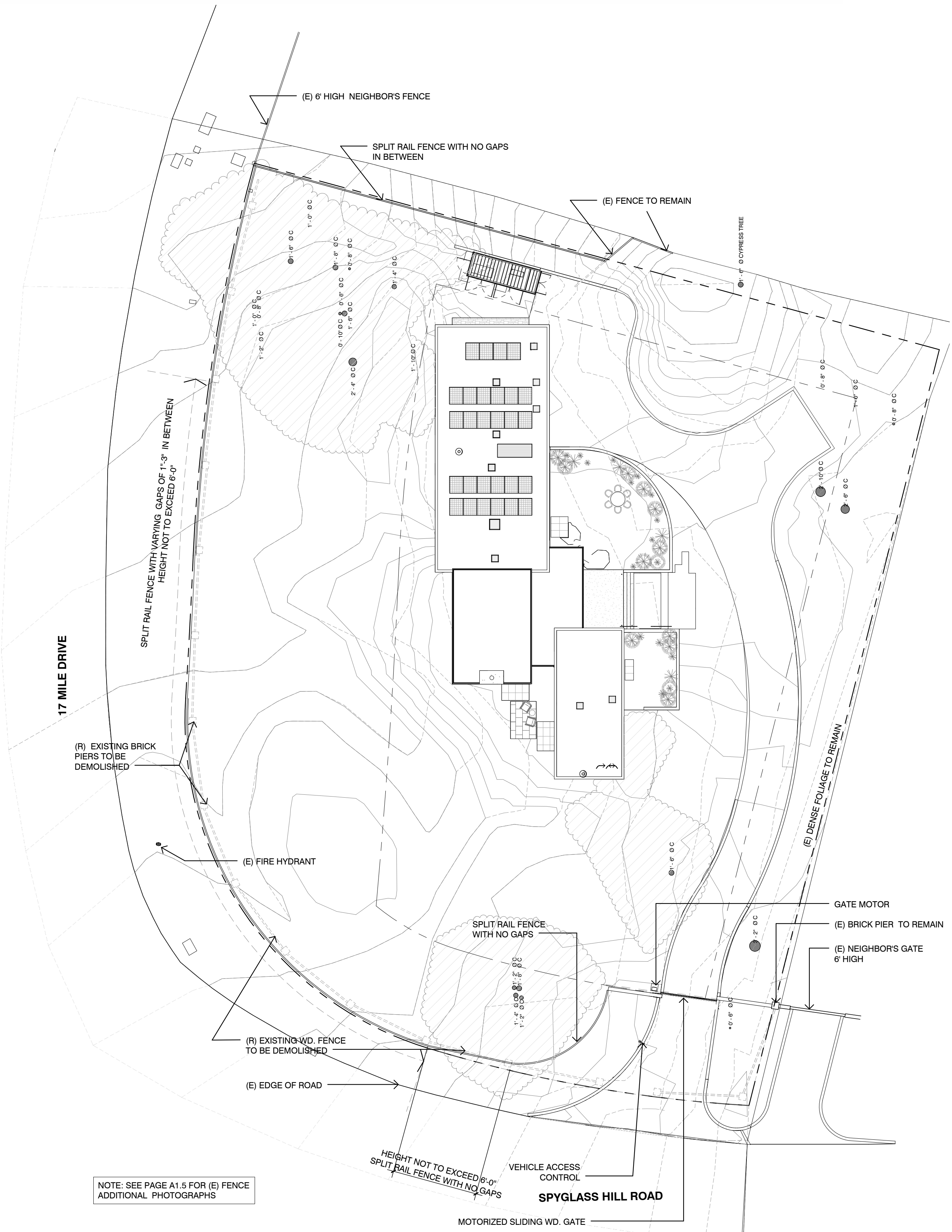
**1** PERIMETER FENCE IN EXISTING AND PROPOSED ELEVATION  
1/8" = 1'-0"



**3** PROPOSED SPLIT RAIL FENCE ELEVATION  
3/8" = 1'-0"



**4** PROPOSED GATE ELEVATION  
3/8" = 1'-0"



**2** SITE PLAN  
1" = 20'-0"

STRAINE  
RESIDENCE

1145 SPYGLASS  
HILL ROAD  
PEBBLE BEACH,  
CA 93953



Studio Schickeltanz, Inc.  
Post Office Box 2704 Carmel CA 93921 USA

STUDIO SCHICKELTANZ

REV.	DESCRIPTION	DATE
1	PLANNING APP.	4.27.16
2	APPLICATION	

ARCHITECTURAL  
FENCE DETAILS

Scale: As indicated  
Drawn By: JS  
Job: 1421

A1.4

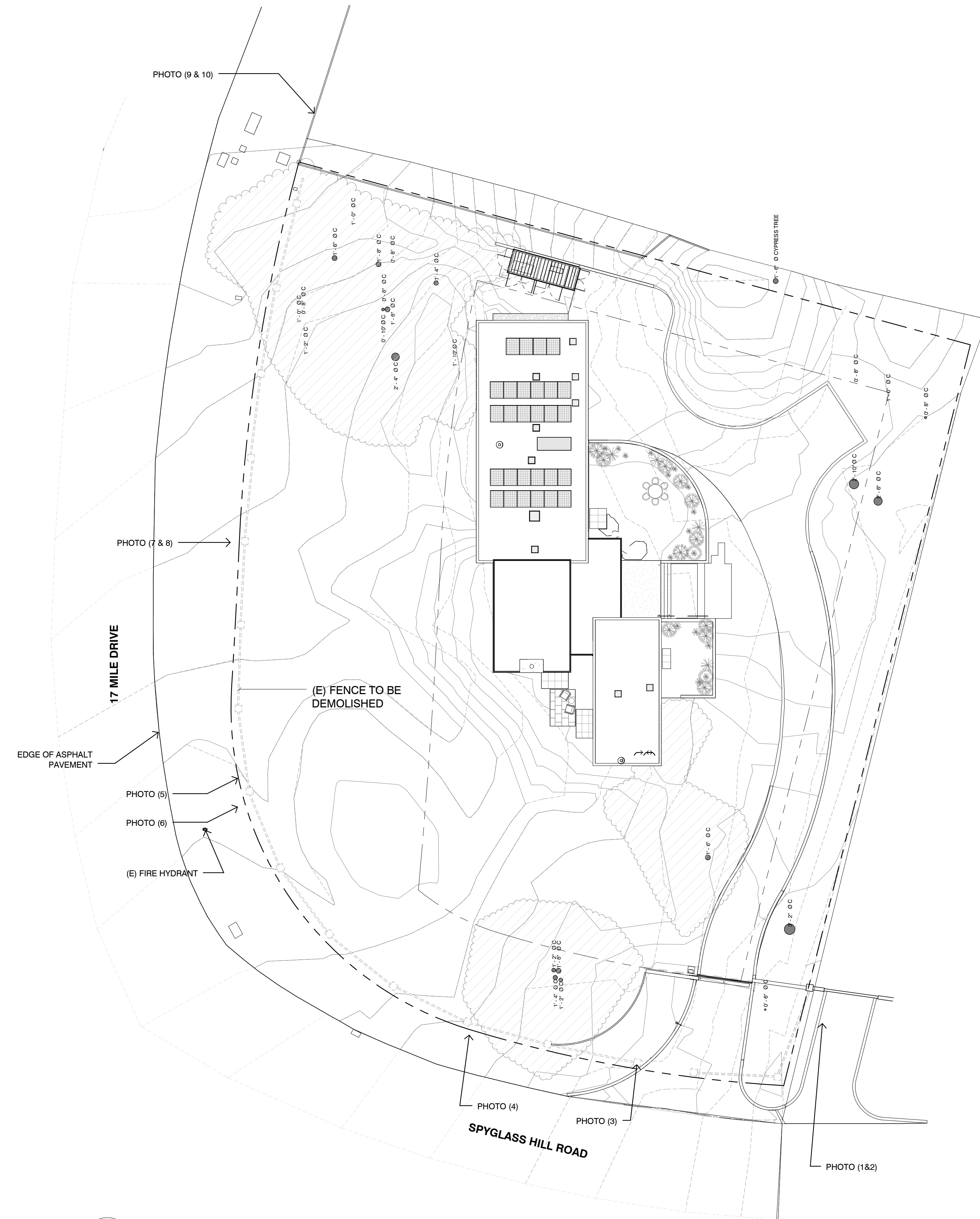
04/26/16



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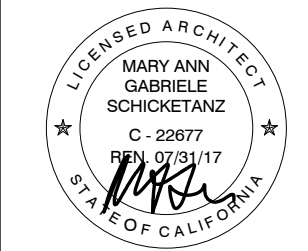
2 FENCE PHOTOS  
12" = 1'-0"



1 SITE PLAN  
1" = 20'-0"

STRAINE  
RESIDENCE

1145 SPYGLASS  
HILL ROAD,  
PEBBLE BEACH,  
CA 93953



Studio Schickeltanz, Inc.  
Post Office Box 2704 Carmel CA 93921 USA

STUDIO SCHICKELTANZ

REV. DESCRIPTION DATE  
PLANNING APPLICATION 4.28.16

ARCHITECTURAL  
FENCE PHOTOS

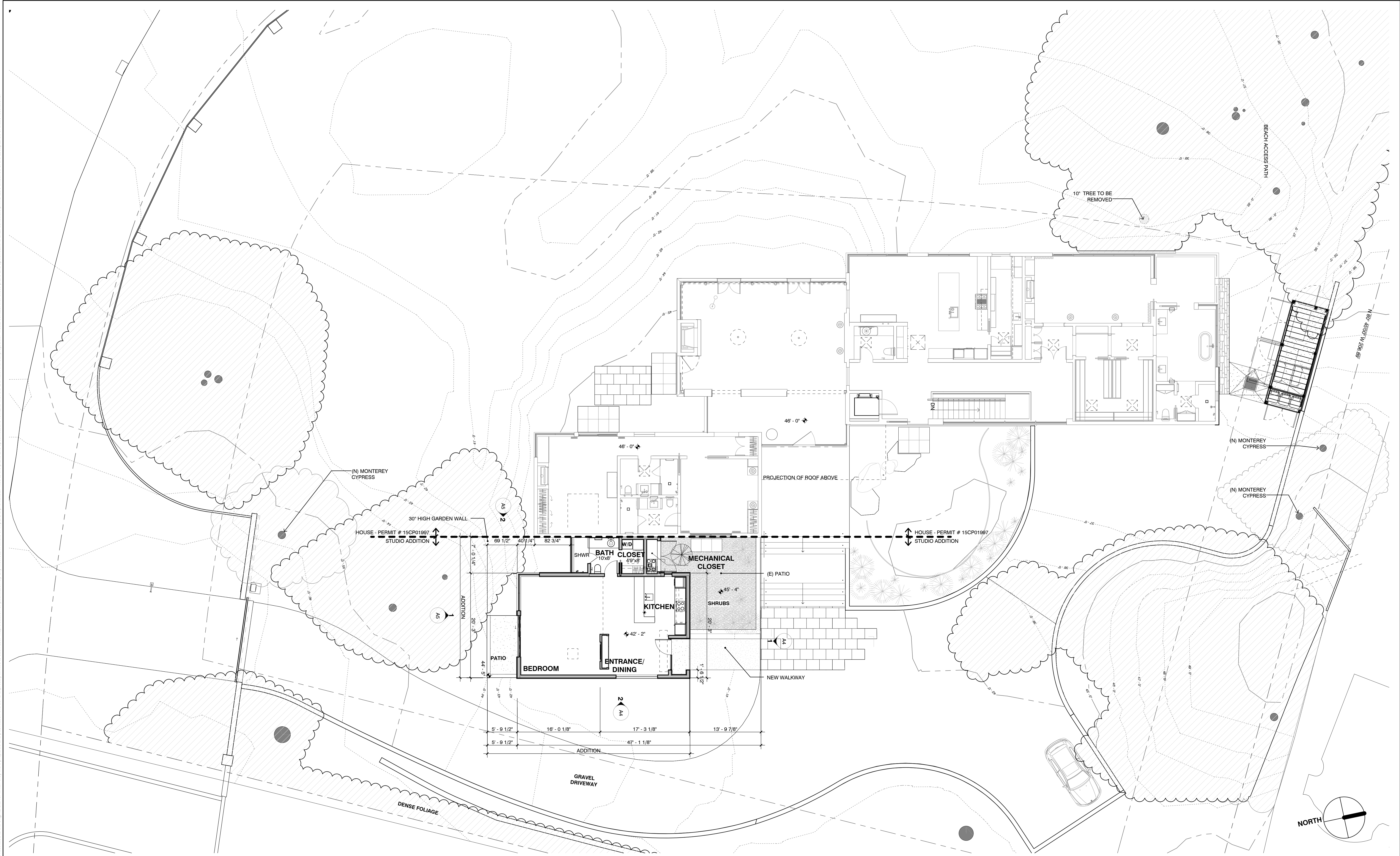
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Drawn By: JS  
Job: 1421

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04/26/16



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TITLE  
STUDIO ADDITION PLAN

# STRAINE RESIDENCE

1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
APN 008-012-005

STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

DATE	10/17/16
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JOB NUMBER	1421

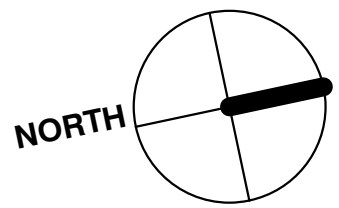
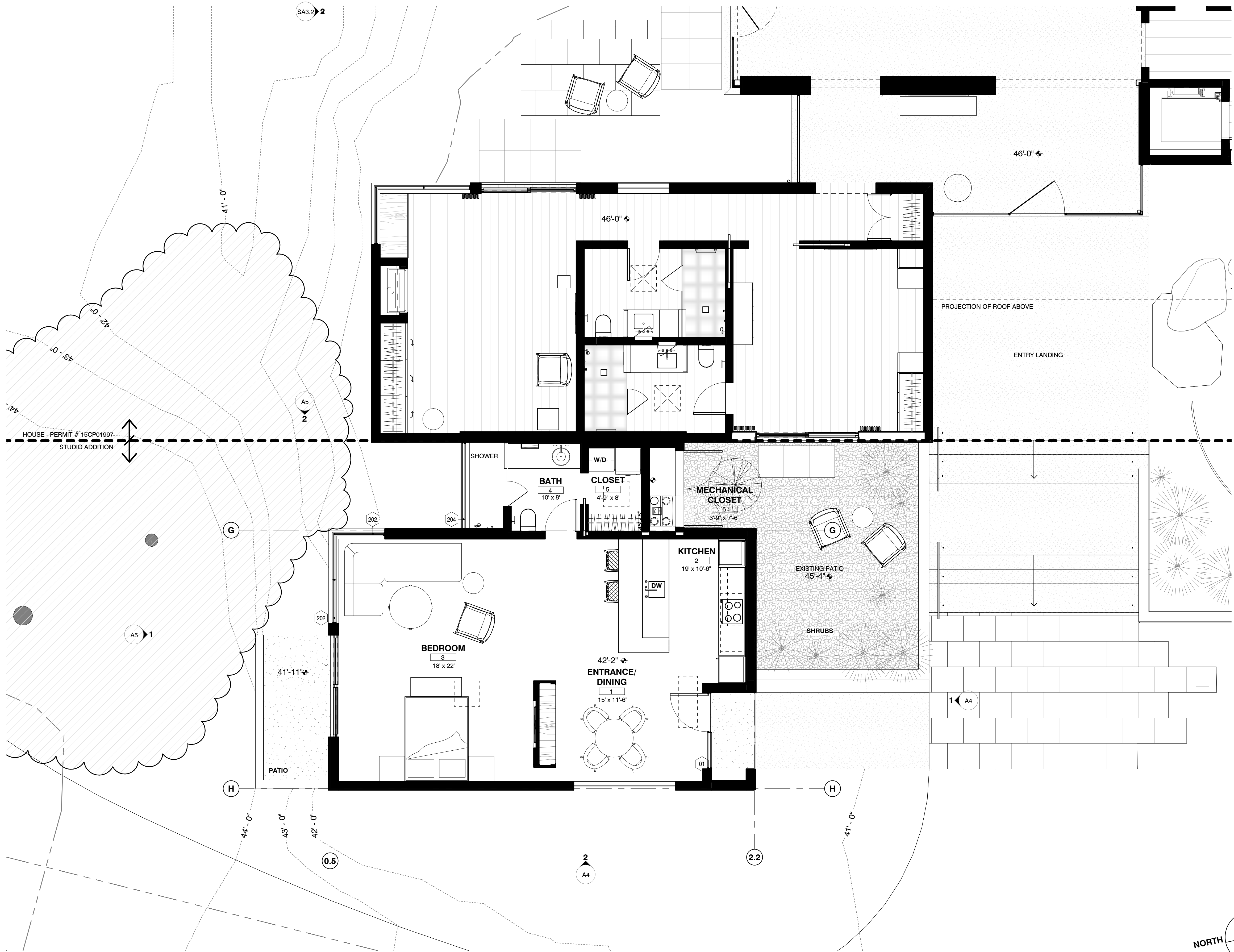
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TITLE ARCHITECTURAL PLAN

# STRAINE RESIDENCE

1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
APN 008-012-005

STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

DATE	10/17/16
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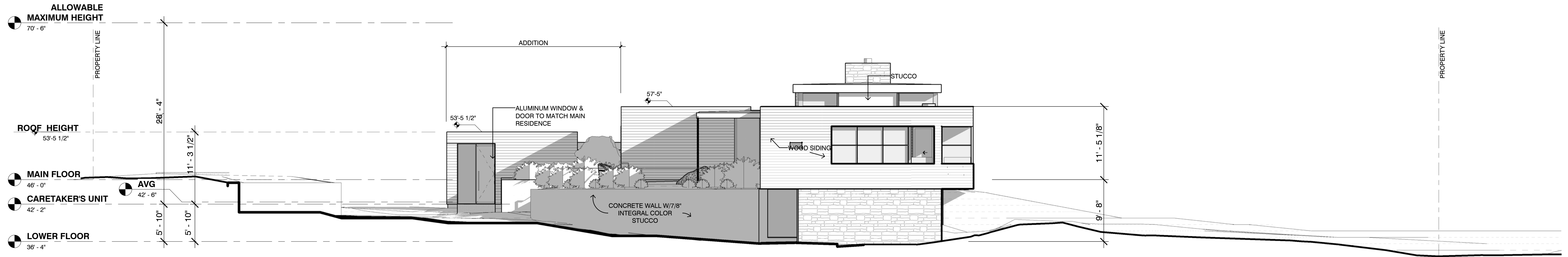
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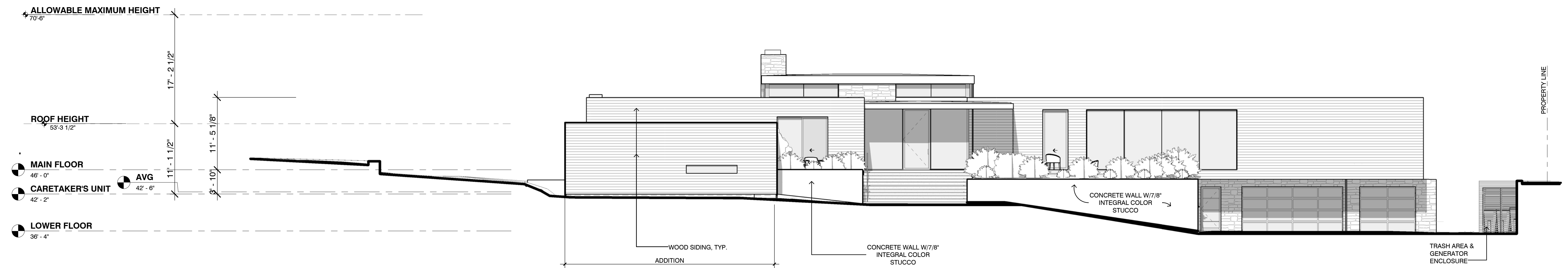
10/17/16



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**1** EXTERIOR ELEVATION: NORTH  
1/8" = 1'-0"



**2** EXTERIOR ELEVATION: EAST  
1/8" = 1'-0"

AVG = AVERAGE NATURAL GRADE

TITLE CARETAKER'S UNIT EXTERIOR ELEVATIONS

**STRAINE RESIDENCE**  
1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
APN 008-012-005

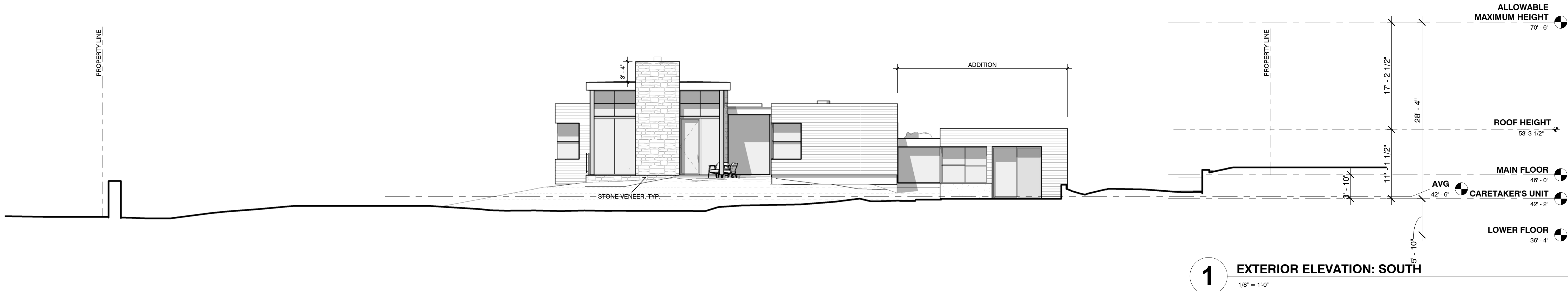
**STUDIO SCHICKETANZ**

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

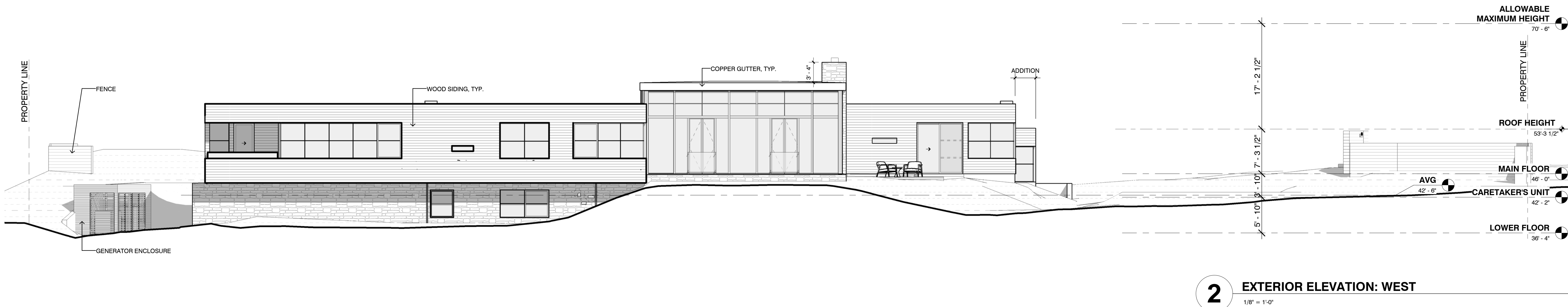
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**1** EXTERIOR ELEVATION: SOUTH  
1/8" = 1'-0"



**2** EXTERIOR ELEVATION: WEST  
1/8" = 1'-0"

AVG = AVERAGE NATURAL GRADE

TITLE CARETAKER'S UNIT EXTERIOR ELEVATIONS

# STRAINE RESIDENCE

1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
APN 008-012-005

STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

DATE 10/17/16

SCALE 1/8" = 1'-0"

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JOB NUMBER 1421

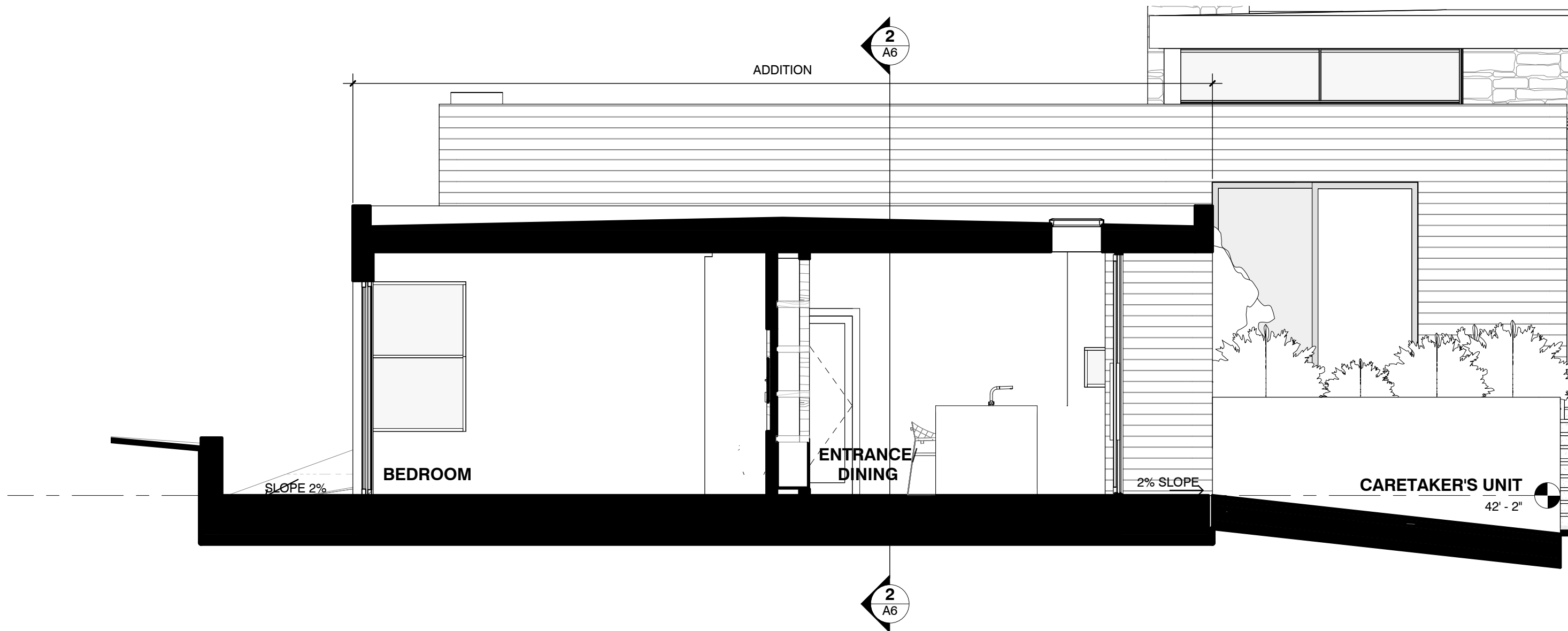
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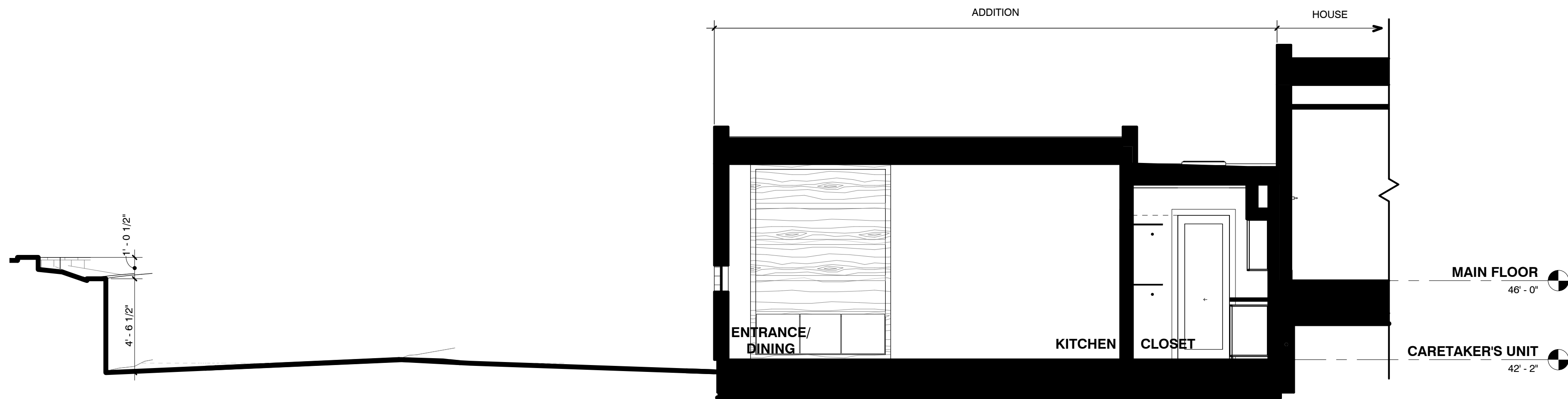
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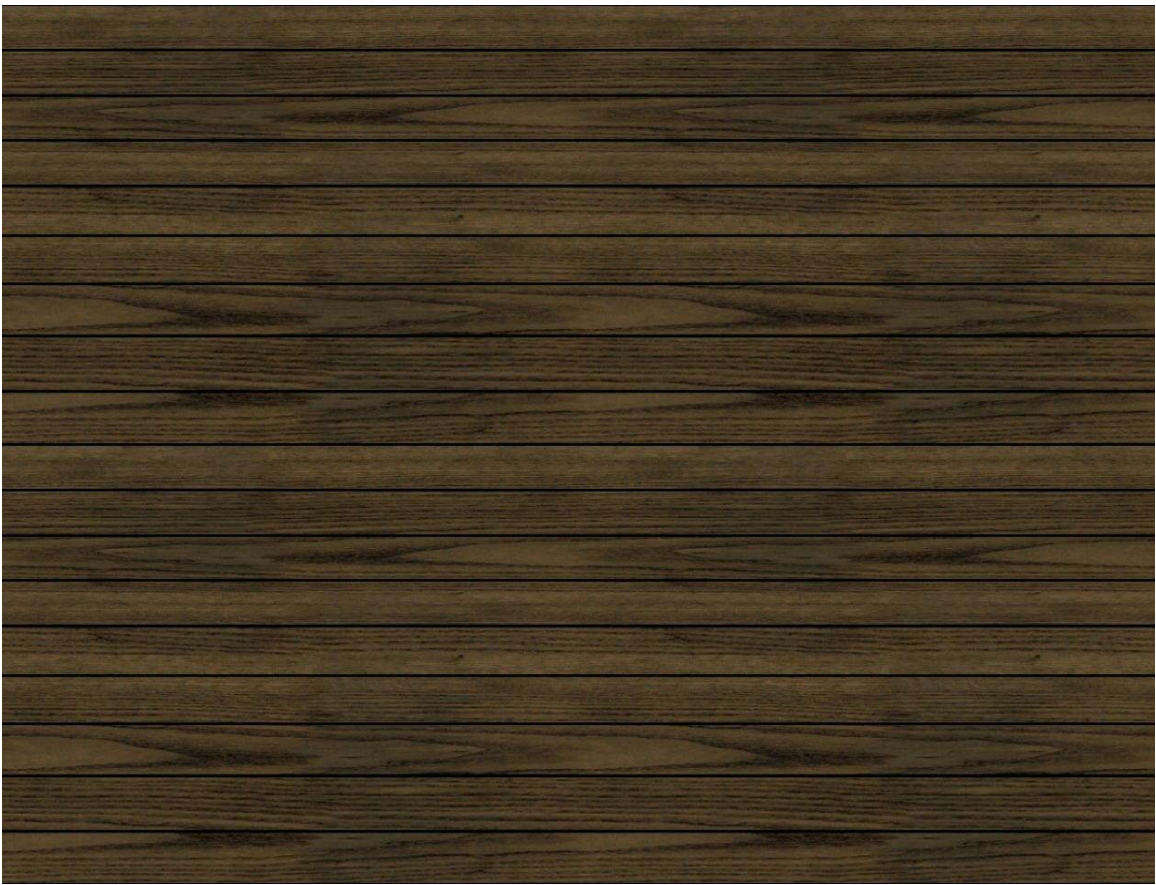
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**1 SECTION A**  
1/4" = 1'-0"



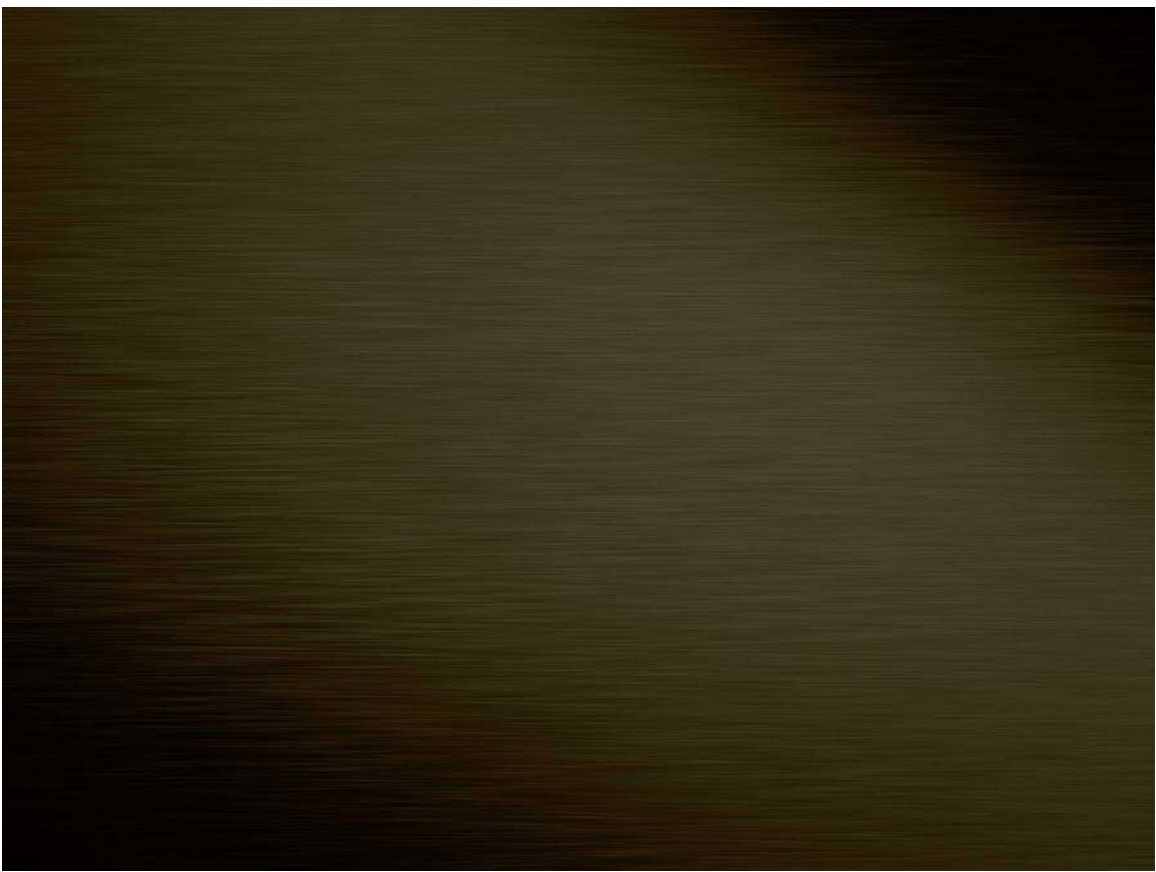
**2 STUDIO SECTION B**  
1/4" = 1'-0"



EXTERIOR WALLS AT MAIN HOUSE: STAINED CEDAR SIDING TO MATCH MAIN RESIDENCE



EXTERIOR SITE WALLS: STUCCO OVER CONCRETE



EXTERIOR DOORS AND WINDOWS: GUNMETAL BRONZE TO MATCH MAIN RESIDENCE

**1 PROPOSED MATERIALS**

TITLE  
SECTIONS & PROPOSED MATERIALS

# STRAINE RESIDENCE

1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
APN 008-012-005

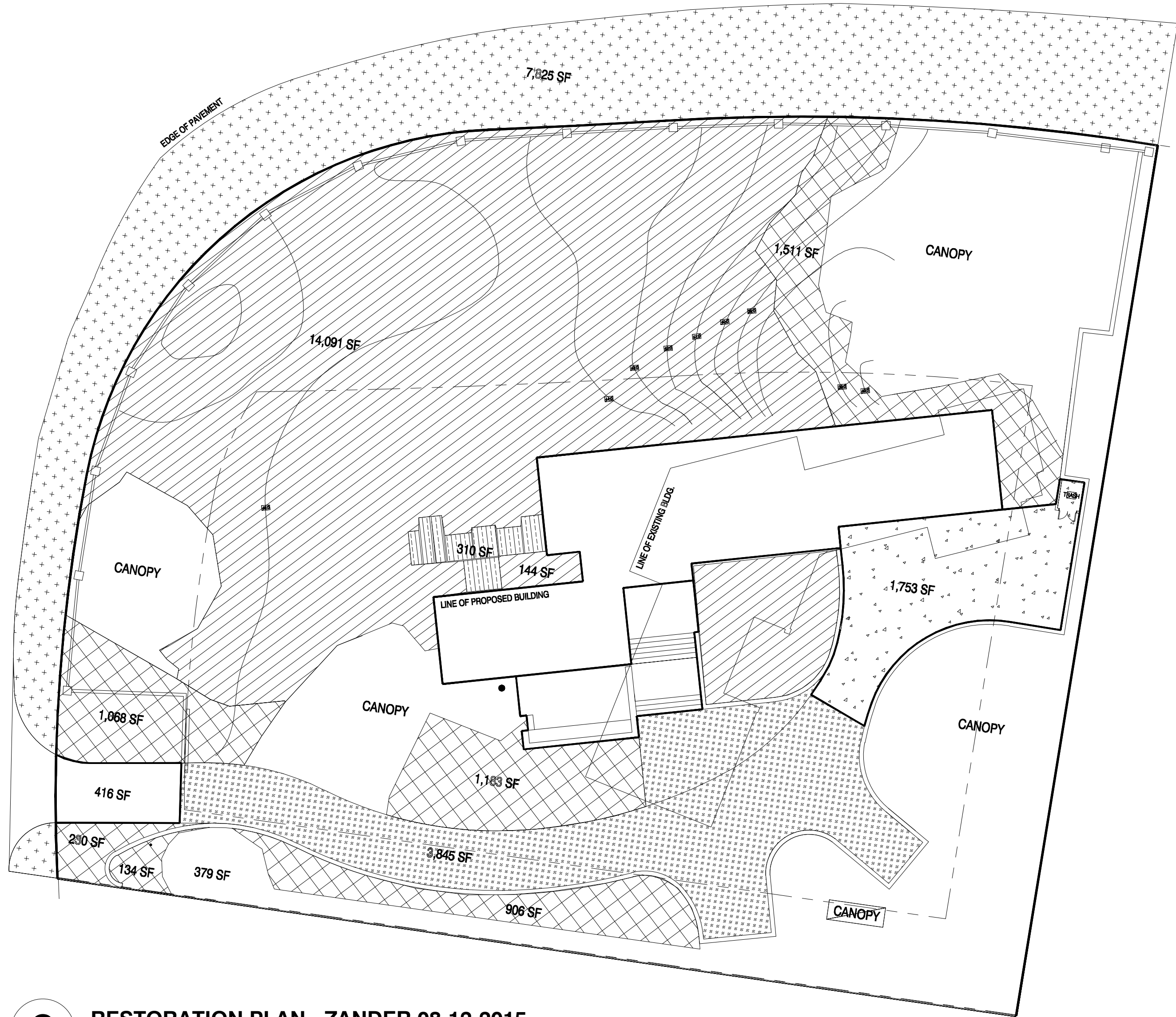
STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

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**2 RESTORATION PLAN - ZANDER 08-12-2015**  
1" = 20'-0"



**1 PROPOSED RESTORATION AREAS**  
1" = 20'-0"

**BUILDING AREA**

	Area	Previously approved
FLOOR AREA		
CARETAKER'S UNIT	806 R <sup>2</sup>	0
LOWER LEVEL	1870 R <sup>2</sup>	1,912
MAIN LEVEL	4219 R <sup>2</sup>	4,061
	6895 R <sup>2</sup>	5,973

**RESTORATION PLAN AREAS**

	Area	Previously approved
<b>HARDSCAPE COVERAGE</b>		
DRIVEWAY - ASPHALT	483 R <sup>2</sup>	416
DRIVEWAY - CONCRETE	1,520 R <sup>2</sup>	1,753
PATIO AND FOOTPATH	1,258 R <sup>2</sup>	1,030
	3,261 R <sup>2</sup>	3,199 R <sup>2</sup>
<b>RESTORATION AREA</b>		
COASTAL SCRUB RESTORATION	5,193 R <sup>2</sup>	5,032
DUNE RESTORATION	14,529 R <sup>2</sup>	14,359
GRAVEL	3,843 R <sup>2</sup>	3,845
MIXED LANDSCAPE	1,370 R <sup>2</sup>	1,033
	24,935 R <sup>2</sup>	24,269 R <sup>2</sup>
<b>BUILDING COVERAGE</b>		
MAIN HOUSE	4,440 R <sup>2</sup>	4,440
STUDIO	802 R <sup>2</sup>	0
	5,242 R <sup>2</sup>	4,440 R <sup>2</sup>
<b>OFF SITE RESTORATION</b>		
RESTORATION AREA	7,825 R <sup>2</sup>	7,825
	24,935 R <sup>2</sup>	29,269
<b>TOTAL RESTORATION AREA</b>	<b>32,760 R<sup>2</sup></b>	<b>32,094 R<sup>2</sup></b>

TITLE  
RESTORATION AREA PLAN

**STRAINE RESIDENCE**

1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
APN 008-012-005

**STUDIO SCHICKETANZ** P.O. Box 2704, Carmel, CA, 93921 831.622.9000

DATE  
10/17/16  
SCALE  
1" = 20'-0"  
DRAWN BY  
LA  
JOB NUMBER  
1421

SHEET

**A7**

10/17/16



## STRAINE RESIDENCE ADDITION

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE STRAINE RESIDENCE STUDIO, SHEET A1.1 PREPARED BY STUDIO SCHICKETANZ, DATED 09/30/16, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY OTHERS.

- 3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

1) ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY PACIFIC CREST ENGINEERING, INC. PROJECT NO. 1556-M240-D51, DATED JUNE 25, 2015, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS

- 3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.



1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.

- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

***PAINTING:***

1. MINIMIZE USE OF OIL-BASED PAINTS
  2. NEVER POUR PAINTS INTO ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINERS
  3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS, REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM
  4. NEVER DISPOSE OF PAINTS INTO THE STORM DRAIN
  5. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN
  6. CASOBA BMP HANDBOOK – HAZARDOUS WASTE MANAGEMENT WM-6
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND
  2. CONSERVE WATER. NEVER MIX MORE THAN YOU CAN USE BEFORE IT HARDENS.
  3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT DRY AND DISPOSE OF IT
  4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER WELL ENOUGH TO ALLOW IT TO BE USED TO WASH THE EQUIPMENT TO THE DEPRESSION.
  5. CASOBA BMP HANDBOOK – CONCRETE WASTE MANAGEMENT WM-8

**READY-MIXED CONCRETE:**

1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK. THIS DEPRESSION IS TO BE USED TO RECEIVE EXCESS PRIMUM FLUID AND TO PREVENT CONCRETE IN THE DEPRESSION.
  2. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
  3. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR REUSE IN TREATMENT.
  4. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE RAINFALL THAT COULD BE CAUSED BY WATER FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
  6. CASQA BMP HANDBOOK – CONCRETE WASTE MANAGEMENT WM-8
- EARTH MOVING/GRADING:**
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
  2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAS BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN.
  3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
  4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
  5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
  6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
  7. CASQA BMP HANDBOOK – EROSION CONTROL

**PORTABLE SANITATION FACILITY:**

1. LOCATE AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION.
2. MUST BE EQUIPPED WITH CONTAINMENT TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM DRAINAGE SYSTEM.
3. WASTE OIL SHOULD NOT BE DISCHARGED OR DISPOSED WITHOUT THE PROPER PERMIT.
4. TEMPORARY SANITARY FACILITIES THAT DISCHARGE TO THE SANITARY SEWER SYSTEM SHOULD BE PROPERLY CONNECTED TO AVOID ILLICIT DISCHARGES.
5. SANITARY & SEPTIC TANKS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE.
6. MAY BE REPUTABLE WASTE MANAGEMENT FACILITY IF PROPERLY MAINTAINED AND SHOULD BE USED.
7. GASOLINE HANDBOOK - SANITARY/SEPTIC WASTE MANAGEMENT WM-B

**NOTES:**

1. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE AND EQUIPMENT CLEANING, VEHICLE AND EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION AND CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
2. REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

EXISTING:

- 
- BASE ROCK SURFACE

NEW:

- 
- CONCRETE SURFACE

**NOTE:** PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

## GEOTECHNICAL INSPECTION SCHEDULE

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

A- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

- B- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RESULTS, INSURE INSTALLATION OF EROSION CONTROL MEASURES AND EFFECTIVENESS OF BMP'S INSTALLED.
- C- AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL EROSION CONTROL INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT EROSION CONTROL MEASURES HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- D- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON SITE TO CONTROL AEROSOL DUST.
- E- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY.
- F- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
- G- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND TO CONTROL ACCELERATED EROSION.
- H- THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

SHEET C1	COVER SHEET
SHEET C2	EXISTING CONDITIONS/STUDIO LOCATION
SHEET C3	GRADING, DRAINAGE & EROSION CONTROL
SHEET C4	GRADING SECTIONS, STANDARD PLANS AND CONSTRUCTION DETAILS

CONTACT INFORMATION:

PRIMARY: OWNER  
KERRY AND OLIVIA STRAINE  
C/O STUDIO SCHICKETANZ

SECONDARY: ARCHITECT  
STUDIO SCHICKETANZ  
ATTN: MR. ALEM DERMICEK  
P.O. BOX 2704  
CARMEL, CA 93921  
PH (831)622-9000

SITE LOCATION:  
1145 SPYGLASS HILL RD.  
PEBBLE BEACH, CA

	08/04/16	AMS	RELEASED TO CLIENT
No.	DATE	BY	REVISION

# GRADING, DRAINAGE & EROSION CONTROL PLAN

STRAINE RESIDENCE STUDIO ADDITION  
OF  
A.P.N.: 008-012-005

CH, MONTEREY COUNTY, C

FOR  
MR & MRS. KERRY AND OLIVIA STRAINE

FOR  
MR. & MRS. KERRY AND OLIVIA STRAIN



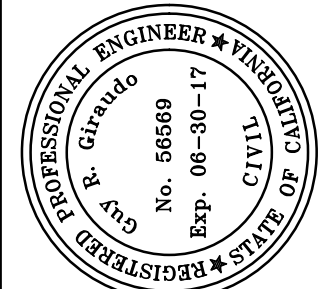
520-B Crazy Horse Canyon Road  
Salinas, California 93907

Office (831) 443-6970 Fax (831) 443-3801  
www.landsetong.com

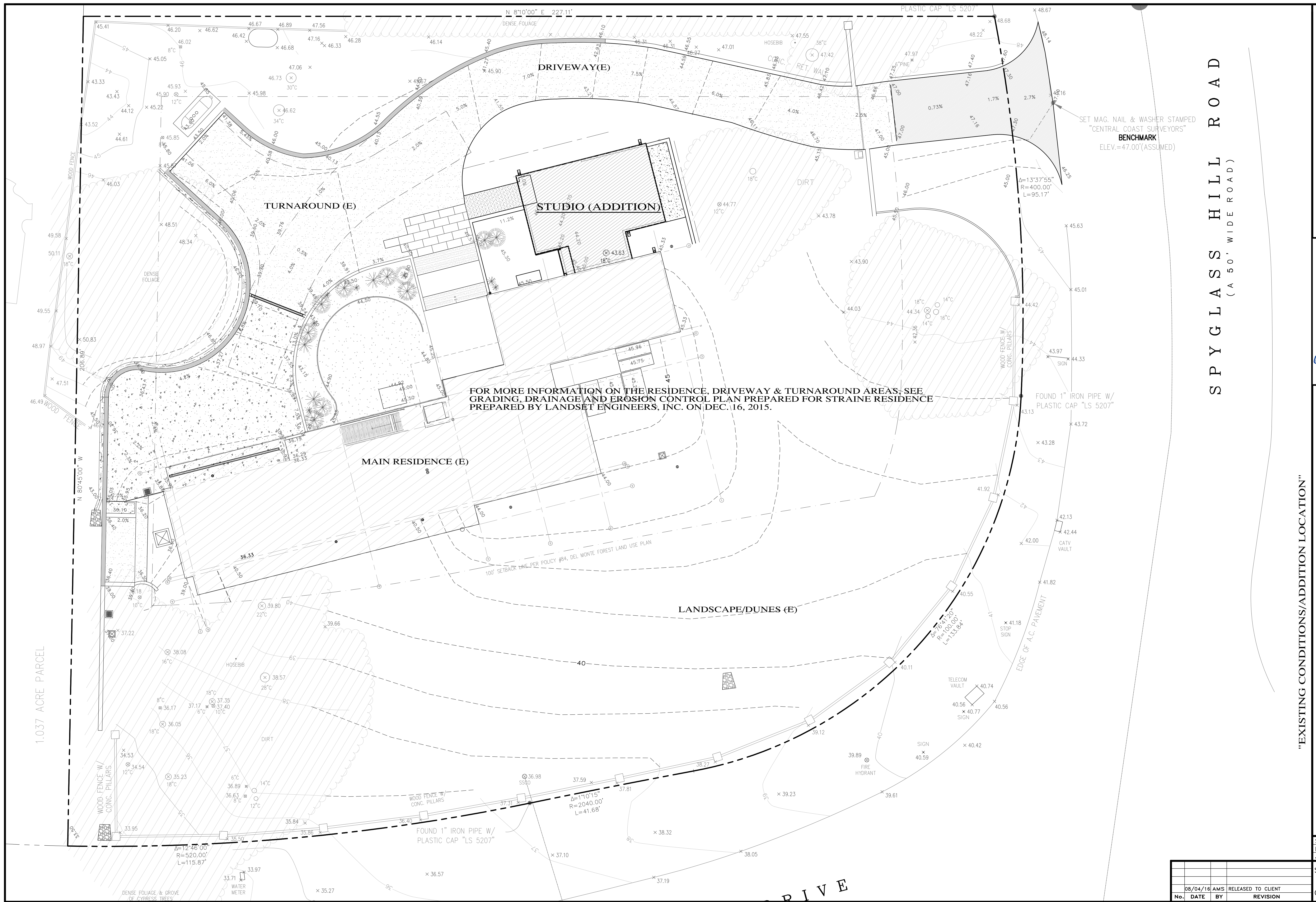
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GUY R. GIRAUDO

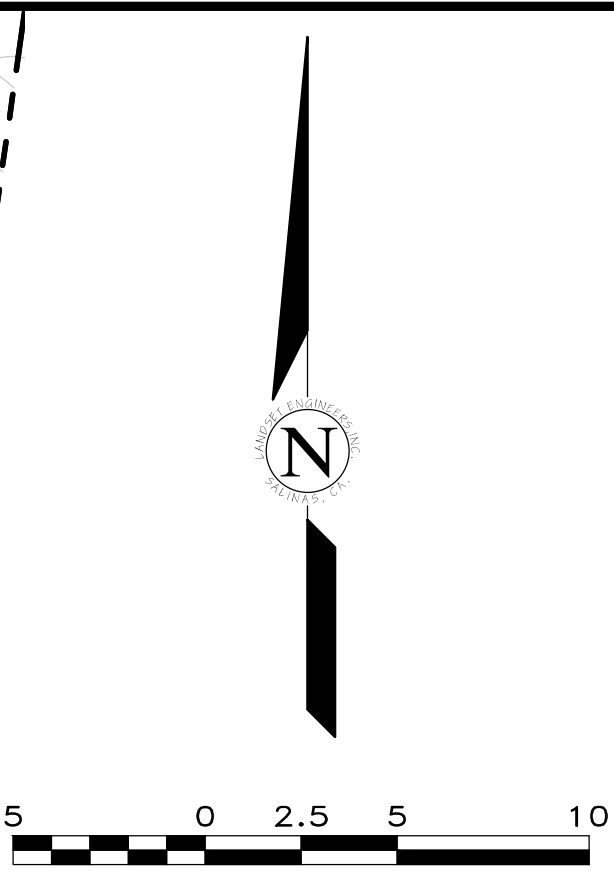
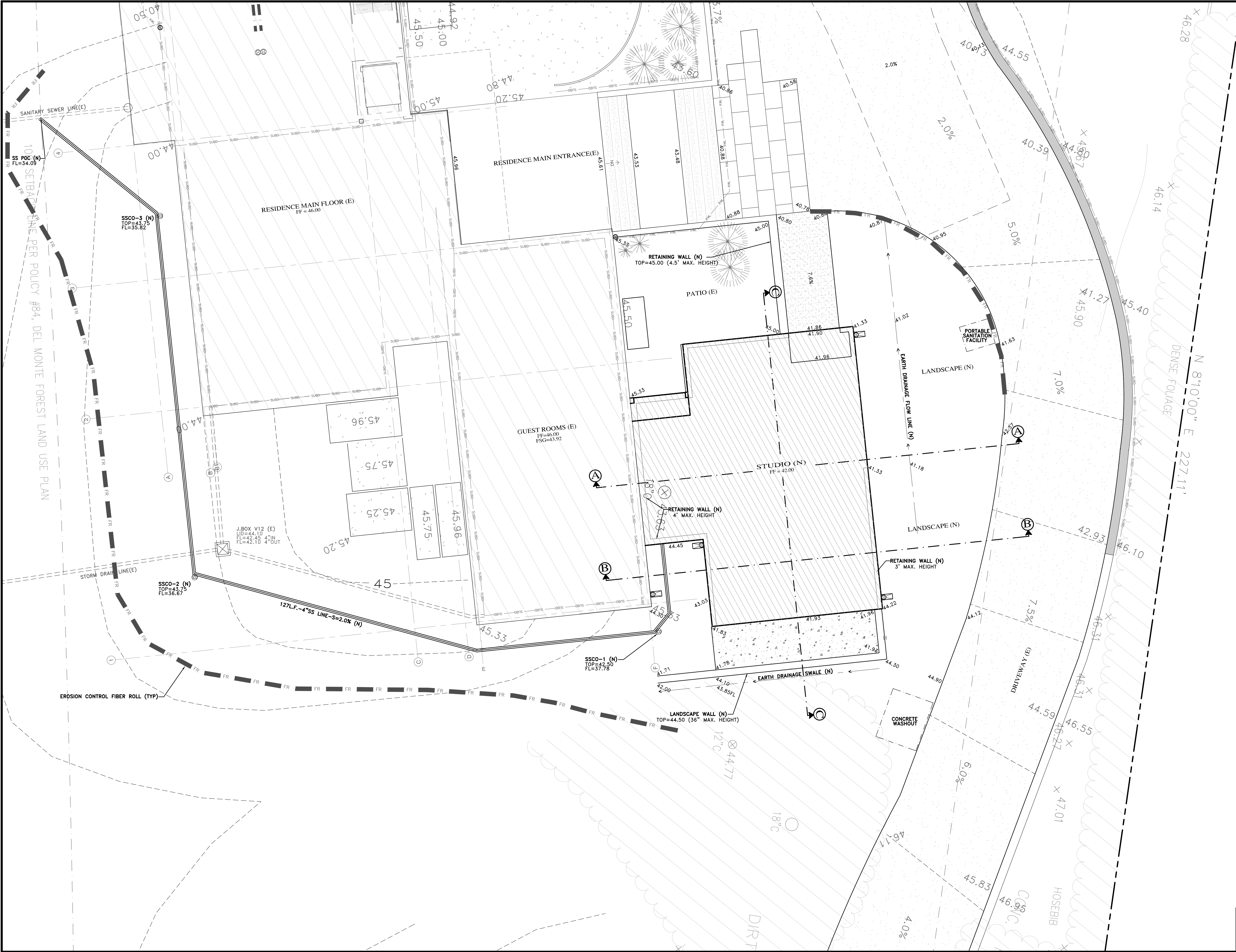






"EXISTING CONDITIONS/ADDITION LOCATION"





"GRADING, DRAINAGE & EROSION CONTROL"

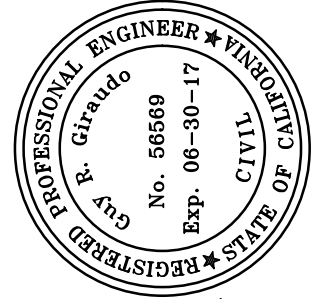
# GRADING, DRAINAGE & EROSION CONTROL PLAN

OF  
STRAINE RESIDENCE STUDIO ADDITION  
A.P.N.: 008-012-005  
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA  
FOR  
MR. & MRS. KERRY AND OLIVIA STRAINE



APPROVED BY:

GUY R. GIRAUDO

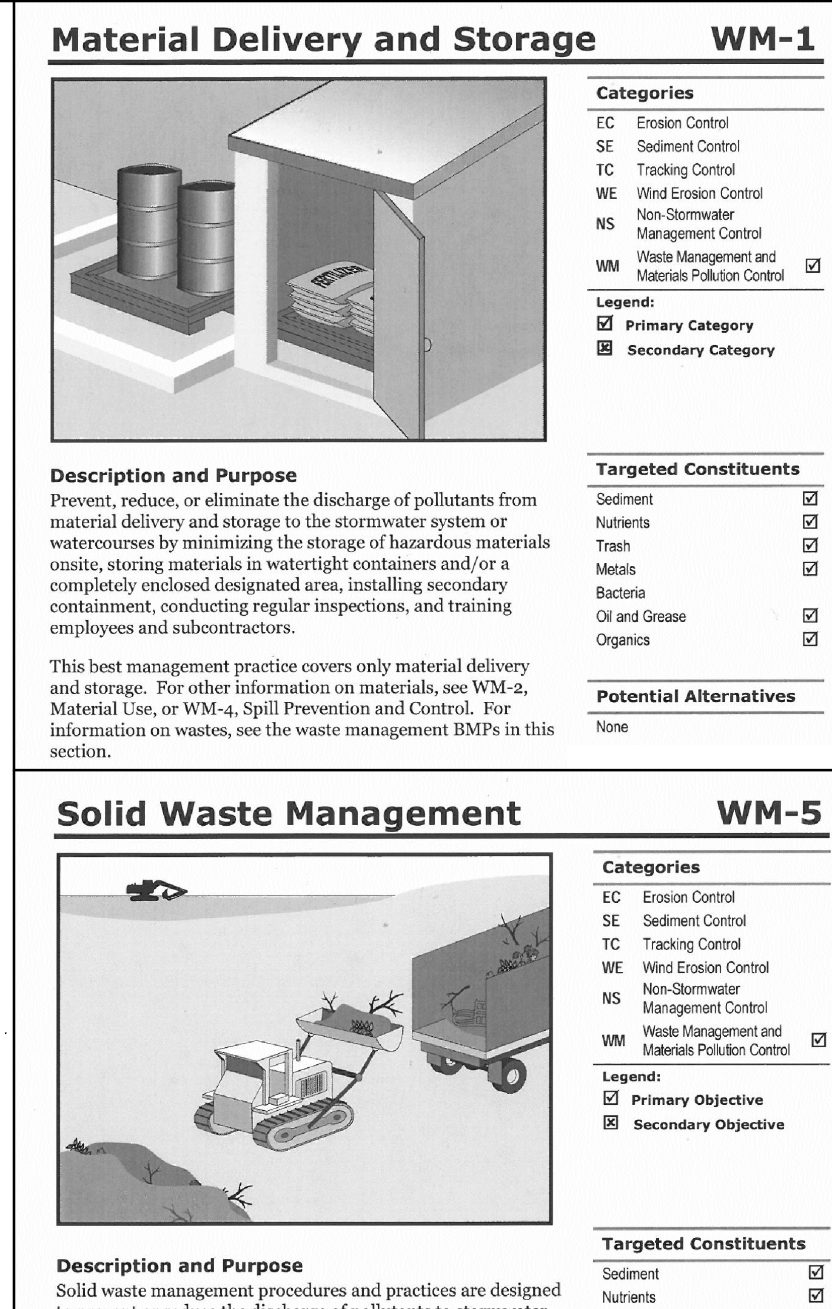
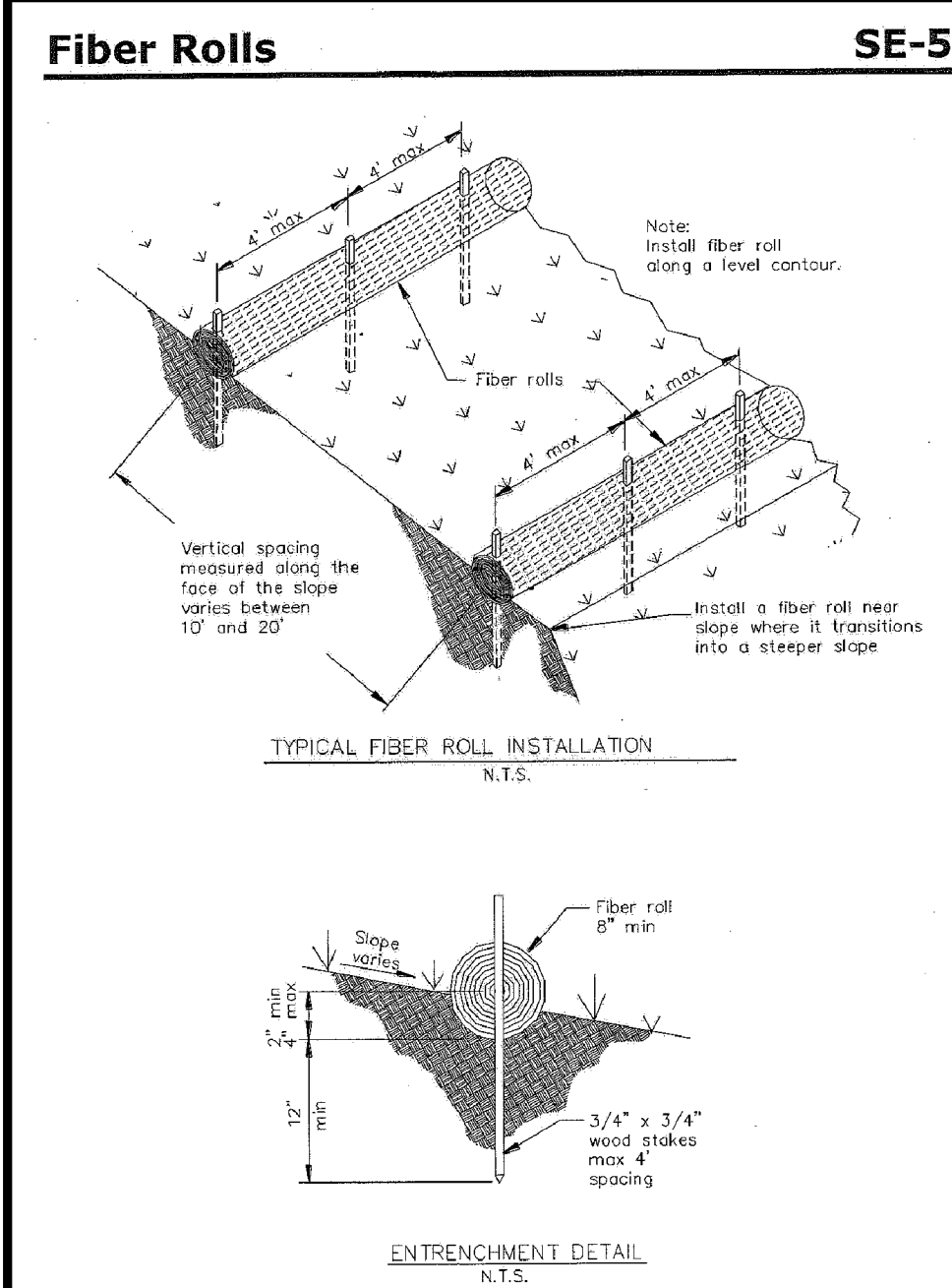
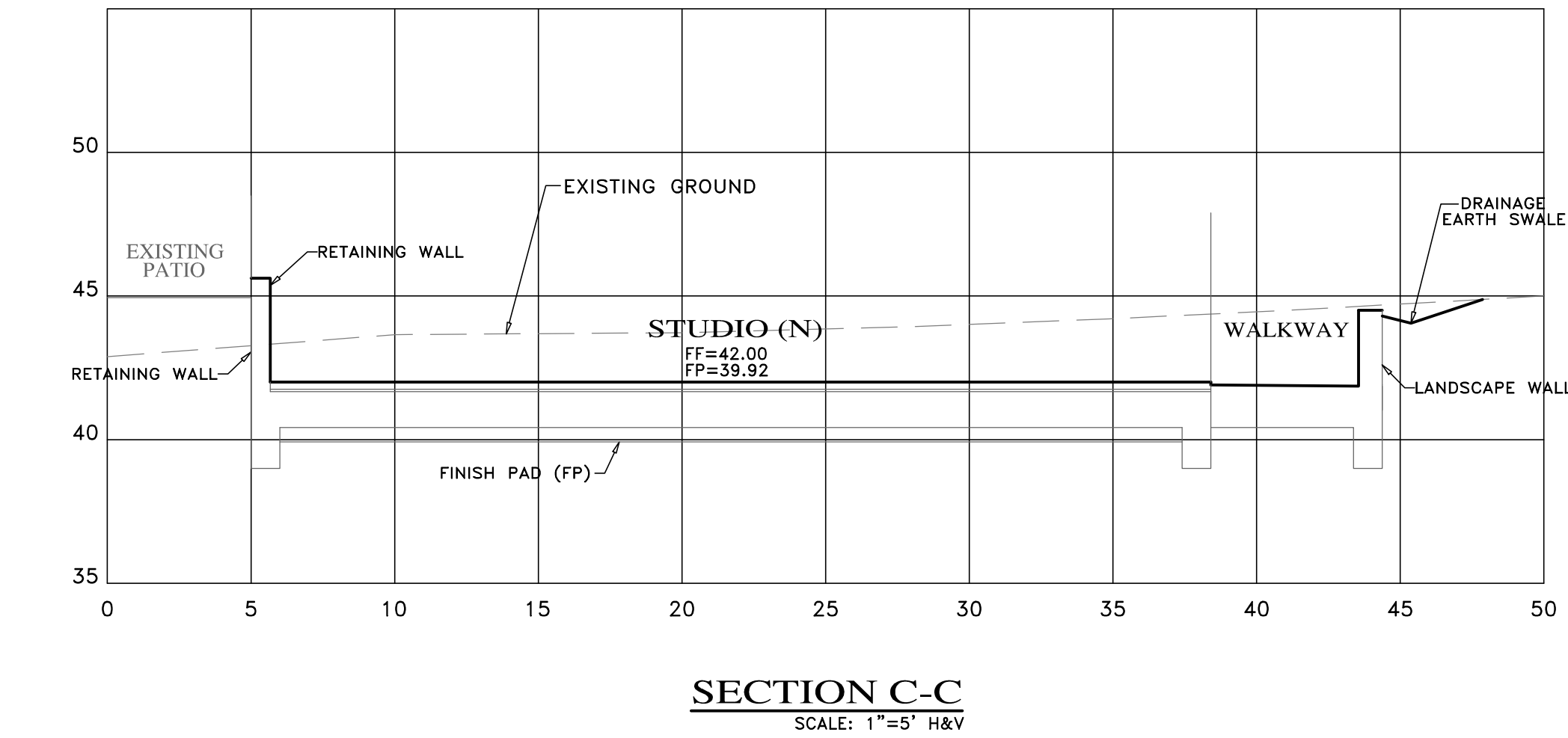
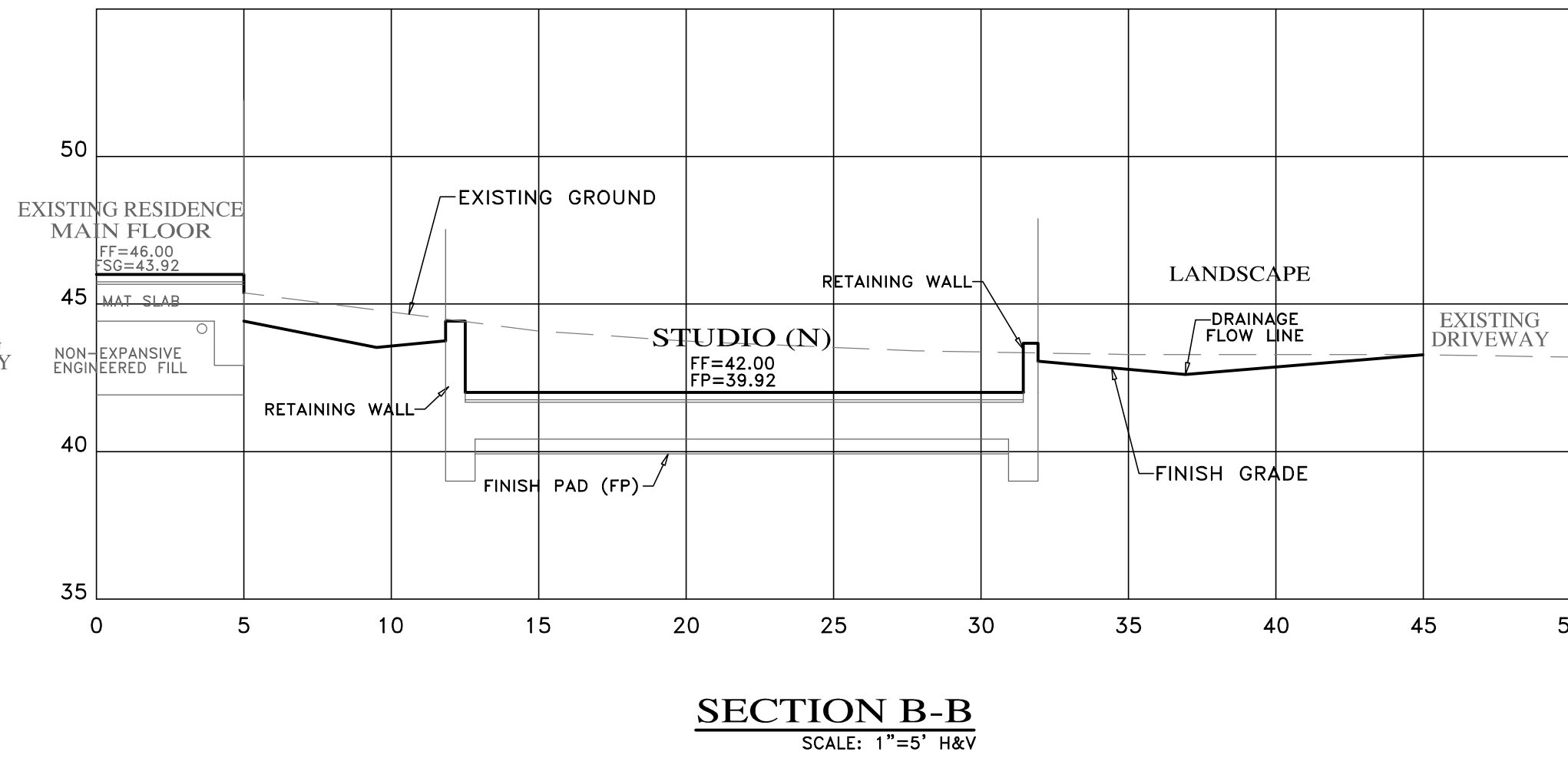
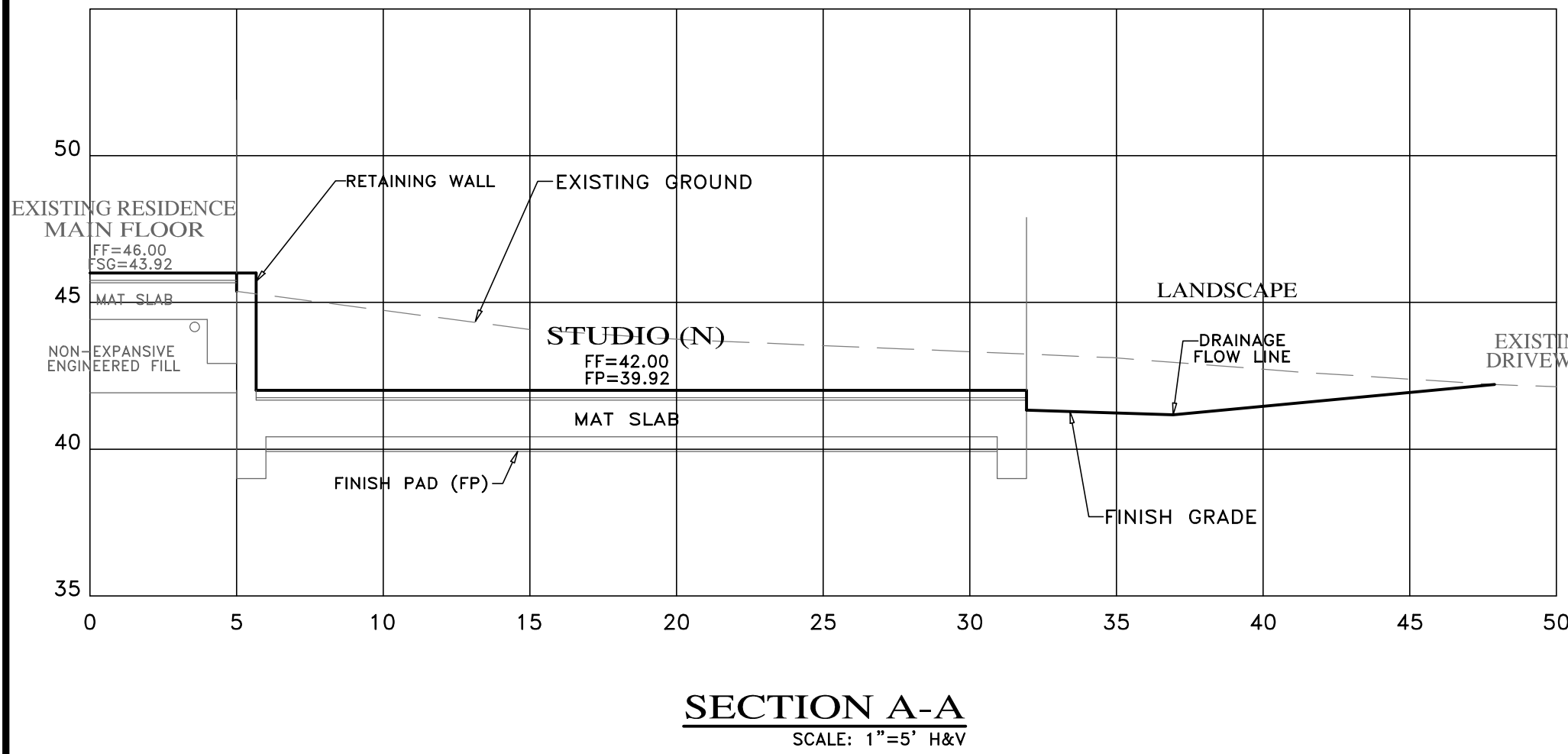


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JOB NO. 1465-03

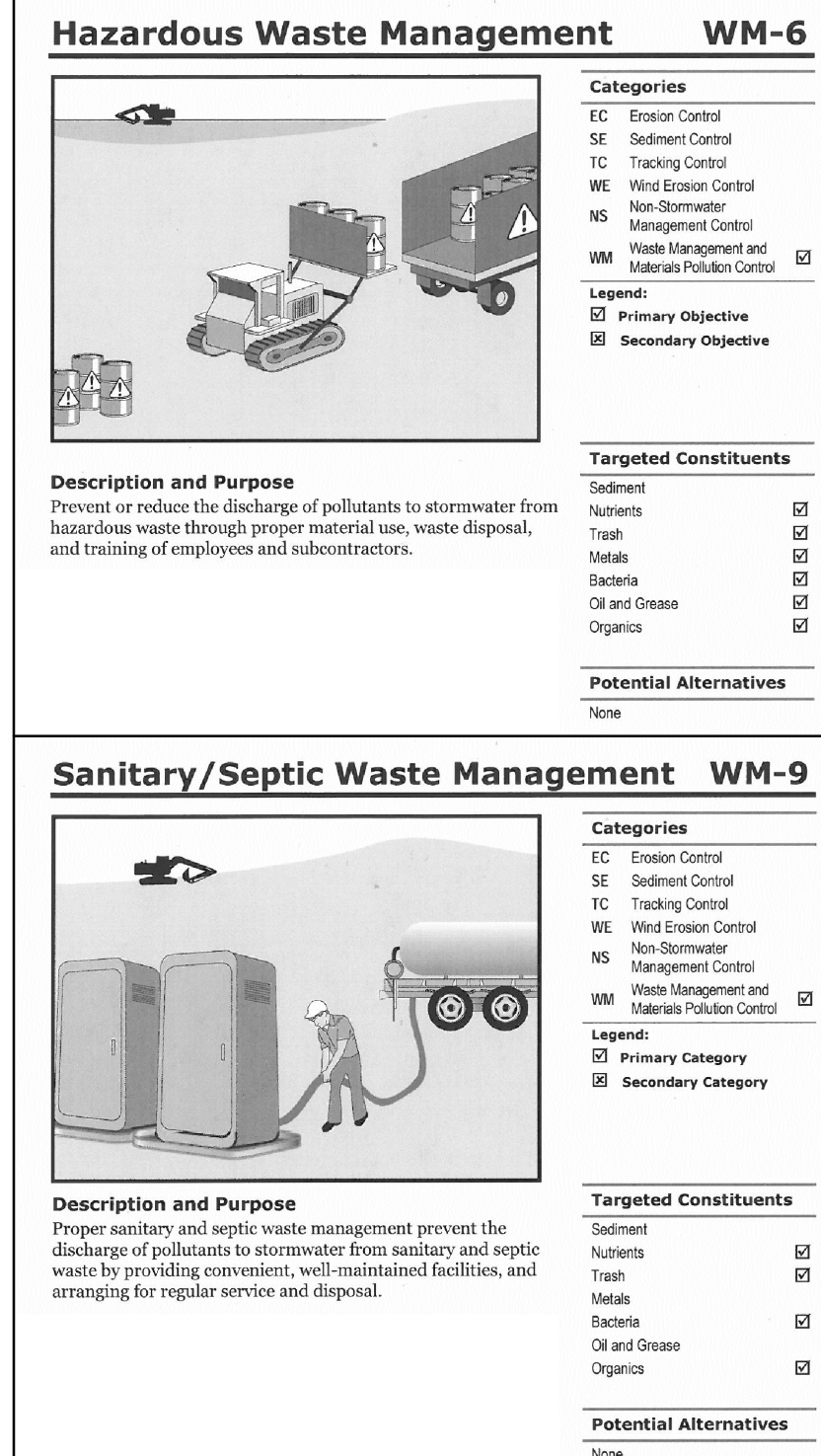
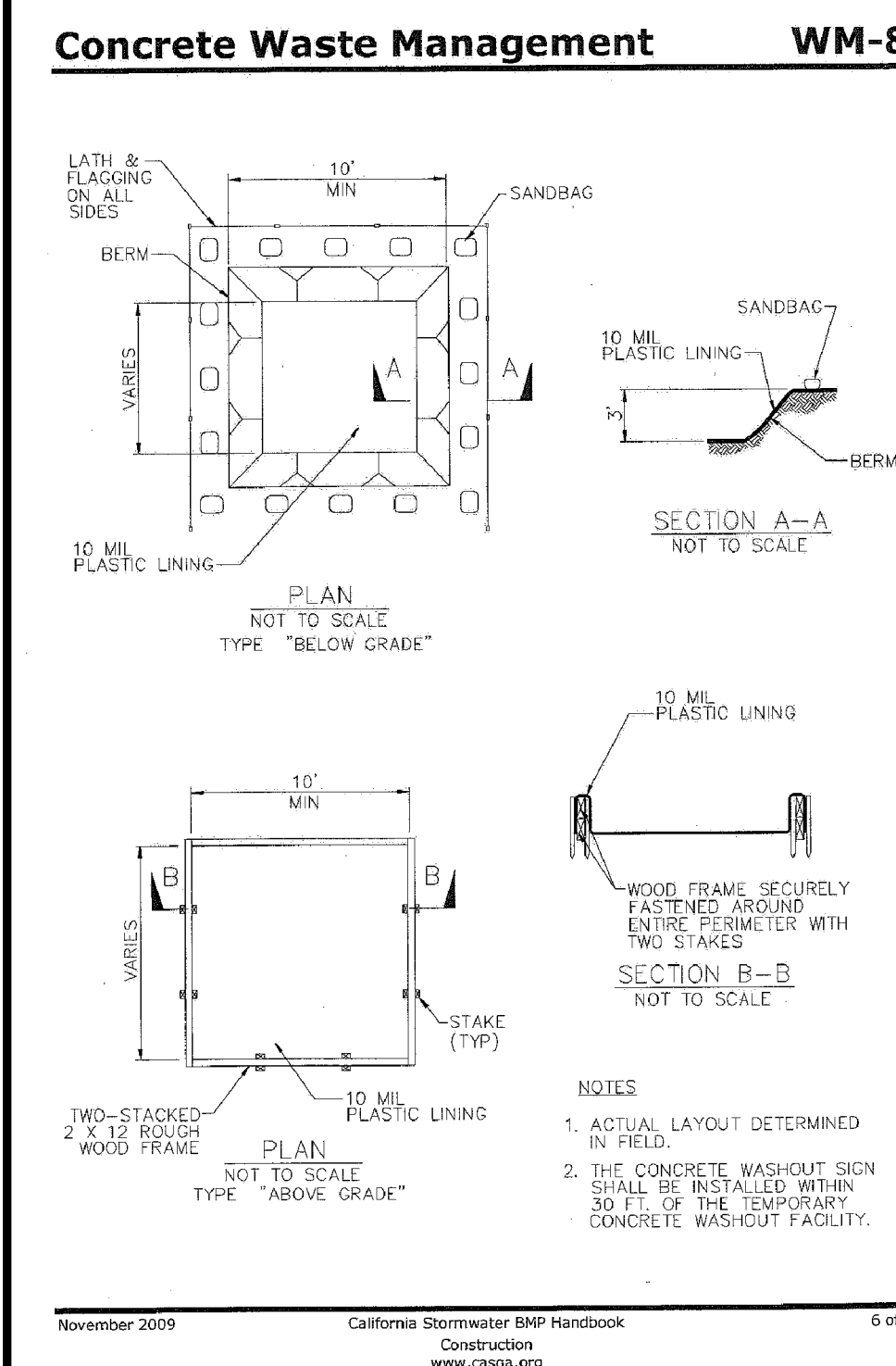
SHEET **C3**  
OF 4 SHEETS

No.	DATE	AMS BY	RELEASED TO CLIENT REVISION
	08/04/16	AMS	

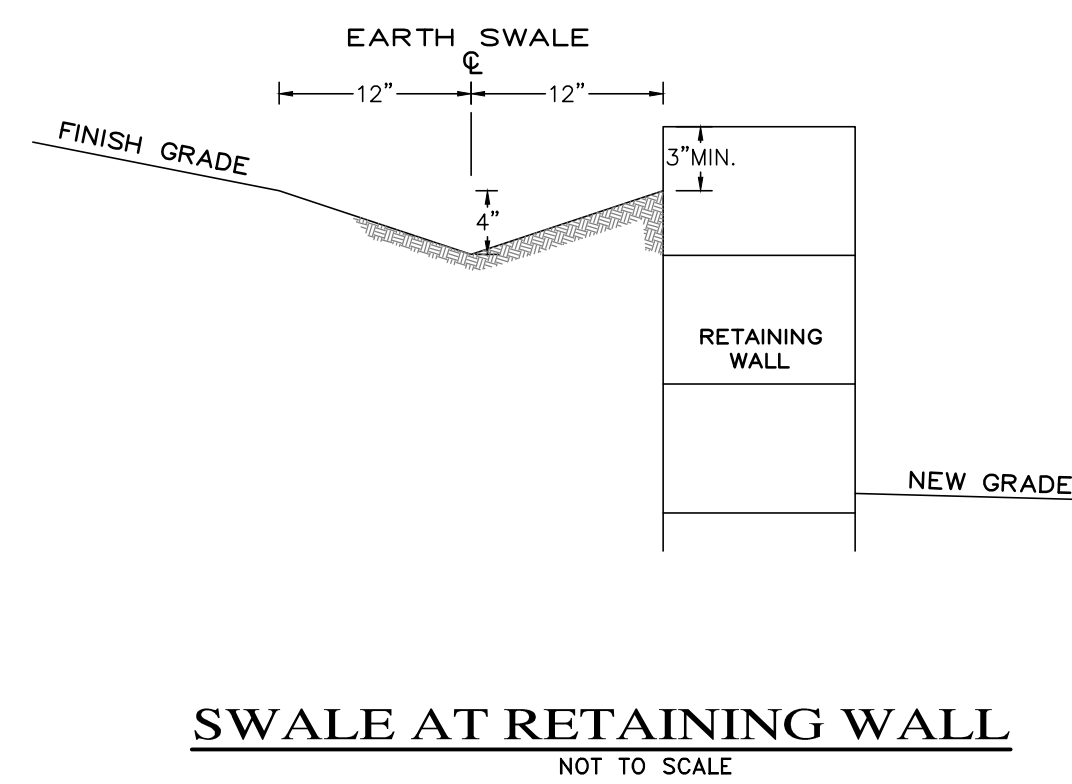
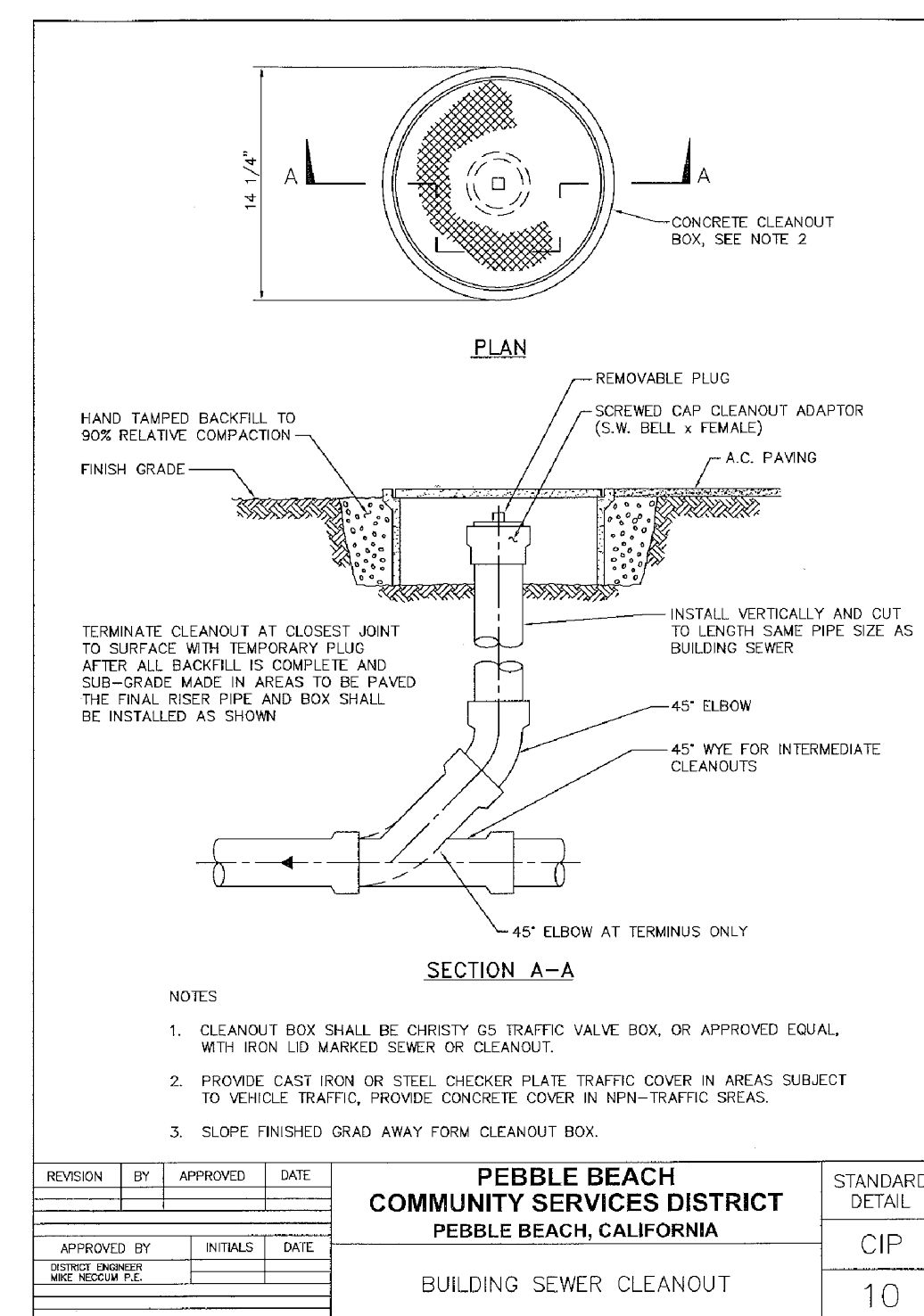




May 2011 California Stormwater BMP Handbook Portal  
Construction  
www.casqa.org 5 of 5



**EROSION CONTROL PLAN DETAILS**  
NOT TO SCALE



REVISION	BY	APPROVED	DATE
1	AMS	RELEA	08/04/16
2	AMS	RELEA	08/04/16
3	AMS	RELEA	08/04/16
4	AMS	RELEA	08/04/16
5	AMS	RELEA	08/04/16
6	AMS	RELEA	08/04/16
7	AMS	RELEA	08/04/16
8	AMS	RELEA	08/04/16
9	AMS	RELEA	08/04/16
10	AMS	RELEA	08/04/16

APPROVED BY:  
GUY R. GIRAUDO

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"GRADING SECTIONS, STANDARD PLANS & CONSTRUCTION DETAILS"  
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
**STRAINE RESIDENCE STUDIO ADDITION**  
A.P.N.: 008-012-005  
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA  
FOR  
MR. & MRS. KERRY AND OLIVIA STRAINE

SCALE: AS SHOWN  
DATE: OCT. 2016  
JOB NO. 1465-03  
SHEET **C4**  
OF 4 SHEETS



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