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

In the matter of the application of:

HIRSCHFIELD, SCOTT E AND MOLLY (PLN170076) RESOLUTION NO. 18-011

Resolution by the Monterey County Zoning Administrator:

- 1) Finding that the project is a remodel and addition to an existing single family residence in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines; and tree removal which do not involve the removal of healthy, mature, scenic trees which qualifies as a Class 4 Categorical Exemption per Section 15304. and does not meet any exceptions under Section 15300.2; and
- 2) Approving Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for partial demolition and rebuilding of an existing 3,126 square foot single family dwelling, including the demolition of 339 square feet, and the addition of 3,291 square feet, for a finished total of 6,078 square feet; and 2) a Coastal Development Permit for the removal of two Monterey Pine trees (14" and 16" in diameter).

[PLN170076, 1268 Cantera Court, Pebble Beach (APN: 008-234-011-000), Del Monte Forest Land Use Plan]

The Combined Development Permit application (PLN170076) had a public hearing before the Monterey County Zoning Administrator on March 8, 2018. 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 AND EVIDENCE

1. **FINDING: CONSISTENCY** – The Project, as conditioned, is consistent with the

applicable plans and policies which designate this area as appropriate

for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;

- Del Monte Forest Land Use Plan
- 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
- The property is located at 1268 Cantera Court, Pebble Beach (Assessor's Parcel Number 008-234-011-000), Del Monte Forest Land Use Plan. The parcel is zoned "LDR/1.5-D (CZ)" [Low Density Residential/1.5 units per acre, Design Control District (Coastal Zone)], which allows for residential development. The proposed project includes partial demolition and rebuild of an existing 3,126 square foot single family dwelling to include demolition of approximately 350 square feet and an addition of approximately 3,300 square feet. Under the Low Density Residential Zoning District allowable lot coverage is 15%, proposed is 11.4%. There is also an allowable floor area ratio, which is 17.5%; the project proposes 12.5%. All other site development standards (i.e., setbacks, height) within the LDR zoning district have been met. Therefore, the project is an allowed land use for this site.
- c) Coastal Administrative Permit. Pursuant to Section 20.70.120 (MCC), on property located between the sea and the first public road paralleling the sea (Pebble Beach), improvements that would result in an increase of 10% or more of internal floor area of an existing structure, requires a Coastal Administrative Permit. The proposed project includes additions that are over 10% of the existing floor area.
- Design Approval The Project is located within a Design Control District, pursuant to Chapter 20.44, Design Control Zoning Districts. This zoning requires design review of structures to assure protection of the public viewshed, neighborhood character, and to assure visual integrity. The existing single family home consists of an older ranch style home with cream colored stucco and brown slate roofing materials. New colors and materials consist of beige stucco, standing seam charcoal metal roofing materials, and brownish red/truffle brown wood windows. The colors and materials are consistent with the character of the neighborhood for this area as they will blend into the site and surrounding areas.
- e) Tree Removal The proposal includes the removal of 2 Monterey Pine trees (14" and 16" in diameter), which are protected, and, therefore, requires a Coastal Development Permit pursuant to 20.147.050.A of the Del Monte Forest Coastal Implementation Plan. No landmark trees are proposed for removal, and none of the trees proposed for removal constitute environmentally sensitive habitat within the Del Monte Forest Land Use Plan. The applicant took into consideration the health condition of the trees with respect to the integrity of the project design. A licensed arborist confirmed these trees are considered to be in fair and poor condition both structurally and in health. Proposed improvements considered preserving trees to the greatest extent feasible, maintaining the viewshed and general aesthetic quality of the area while complying with Monterey County Code.
- f) The project planner conducted a site inspection on March 1, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The proposed project does not include any development on slopes exceeding 30%, there is no Environmentally Sensitive Habitat Areas

(ESHA) located on the site and the parcel is not located within a viewshed. An archaeological report, prepared by Archaeological Consulting, concluded that the project area does not contain surface or subsurface evidence of potentially significant cultural resources; therefore, a standard condition for negative reports has been added as a condition of approval (Condition #3). The proposed project is consistent with site development standards of Section 20.14.060 regarding parking, setbacks and building height requirements.

- h) On November 2, 2017, the Del Monte Forest Land Use Advisory Committee unanimously recommended approval of the project, as presented (5-0 vote).
- The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN170076.
- 2. **FINDING: SITE SUITABILITY** The site is physically suitable for the use proposed.
 - a) The project has been reviewed for site suitability by the following departments and agencies: RMA Planning Department, Pebble Beach Community Services District, RMA Environmental Services, RMA Public Works, 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.
 - b) The following reports have been prepared for the proposal:
 - "Preliminary Archaeological Assessment" (LIB170342) prepared by Archaeological Consulting, Salinas CA, dated March 3, 2017;
 - "Tree Resource Assessment" (LIB170343) prepared by Frank Ono, Urban Forester, Pacific Grove CA, dated July 13, 2017;
 - "Geotechnical Report" (LIB170344) prepared by Grice Engineering, Salinas, CA, dated May, 2016.

The above-mentioned technical reports state that there are no physical or environmental constraints that the site is not suitable for the use and development proposed. County staff has independently reviewed these reports and concurs with their conclusions.

3. **FINDING:**

EVIDENCE:

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 Department, Pebble Beach Community Services District, RMA -Public Works, RMA - Environmental Services, 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 facilities will be provided by Cal Am for water service and the Pebble Beach Community Services District for sewer service.
- c) See Preceding Findings #1 and #2, and supporting evidences regarding consistency and suitability of the project.

4. **FINDING:**

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

EVIDENCE:

- a) Staff reviewed Monterey County RMA Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on March 1, 2018 and researched County records to assess if any violation exists on the subject property. No violations were discovered.

5. **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 the construction and location of limited numbers of new small structures, such as one single-family residence, or second dwelling unit in a residential zone (a) and accessory structures including garages (e).
- b) The project proposes a partial demolition and a rebuild of an existing 3,126 square foot single family dwelling to include demolition of approximately 350 square feet and an addition of approximately 3,300 square feet. Although the remodel and additions are substantial, the end result will only be one single family dwelling. There are no adverse environmental resources that would be affected by the rebuilding of this existing single family home.
- c) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts minor public or private alterations in the condition of land, water, and/or vegetation which does not involve removal of healthy, mature, scenic trees. The Del Monte Forest Land Use Plan states when reviewing requests for tree removal, land clearing, and other development, preservation of scenic resources shall be a primary objective, such as along Highway 68, 17 Mile Drive, and publicly accessible shoreline areas. This parcel is not located within any of these areas, and removal is the minimum necessary for the proposed development. Therefore, it was determined the removal of two trees (14" and 16" in diameter) did not warrant an Initial Study.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not contain any historical resources, is not located within a scenic highway, is not located near any hazardous waste sites and will not have any cumulative impacts. The Forest Management Plan confirms that the trees located on site have negative attributes such as considerable leans, stem defects and pockets of decay.
- e) See Preceding Findings #1, #2, #3, and #4, and supporting evidence for CEQA determination.

- f) 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 PLN170076.
- 6. **FINDING:**

PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

- No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- 7. **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 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses in the underlying zone (Coastal Development Permits), such as tree removal.

DECISION

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

- Find that the project is a remodel and addition to an existing single family residence in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303

 (a) of the CEQA Guidelines; and tree removal which do not involve the removal of healthy, mature, scenic trees which qualifies as a Class 4 Categorical Exemption per Section 15304. and does not meet any exceptions under Section 15300.2; and
- 2. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for partial demolition and rebuilding of an existing 3,126 square foot single family dwelling, including the demolition of 339 square feet, and the addition of 3,291 square feet, for a finished total of 6,078 square feet; and 2) a Coastal Development Permit for the removal of two Monterey Pine trees (14" and 16" in diameter), in general conformance with the attached site plan and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of March, 2018:

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR 0 9 2018 .

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 ____MAR 1-9 2018__.

(Coastal Projects)

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

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

NOTES

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

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

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

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

Form Rev. 11-06-2013

Monterey County RMA Planning

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

PLN170076

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

This Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for partial demolition and rebuilding of an existing 3,126 square foot single family dwelling, including the demolition of 339 square feet, and the addition of 3,291 square feet, for a finished total of 6,078 square feet; and 2) a Coastal Development Permit for the removal of two Monterey Pine trees (14" and 16" The property is located at 1268 Cantera Court, Pebble Beach diameter). (Assessor's Parcel Number 008-234-011-000), Del Monte Forest Land Use Plan, Coastal Zone. 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. 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.

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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 Combined Development Permit (Resolution Number 18-011) was approved by the Zoning Administrator for Assessor's Parcel Number 008-234-011-000 on March 8, 2018. The permit was granted subject to 16 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department:

RMA-Planning

Condition/Mitigation Monitoring Measure:

during course of construction, cultural, archaeological, historical 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 Monterey County RMA - Planning and a professional archaeologist can evaluate it. qualified archaeologist (i.e., an archaeologist registered with the immediately Professional Archaeologists) shall be contacted by the When contacted, the project planner and the archaeologist individual present on-site. shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

(RMA - Planning)

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

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

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

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4. 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.

5. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure:

Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio:1:1
- Replacement ratio recommended by arborist:1:1

Existing trees to be removed: One 14" diameter and one 16" diameter Monterey pine. Replacement trees to be similar diameter Monterey pines. Replacement tree(s) shall be located within the same general location as the trees being removed. (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.

6. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

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7. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation The permit shall be granted for a time period of three years, to expire on ____ 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. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure:

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

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

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

9. 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.

10. 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 Report. (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.

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11. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure:

The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Report prepared by Grice Engineering Inc. 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.

12. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services 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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

13. 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.

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14. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure:

The 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 regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

15. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure:

The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management

Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic

impacts during the construction/grading phase of the project and shall provide the following

information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will

be generated, truck routes, number of construction workers, parking areas for both equipment and

workers, and locations of truck staging areas. Approved measures included in the CMP shall be

implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

- 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.
- 2. On-going through construction phases Owner/Applicant/Contractor shall implement the

approved measures during the construction/grading phase of the project.

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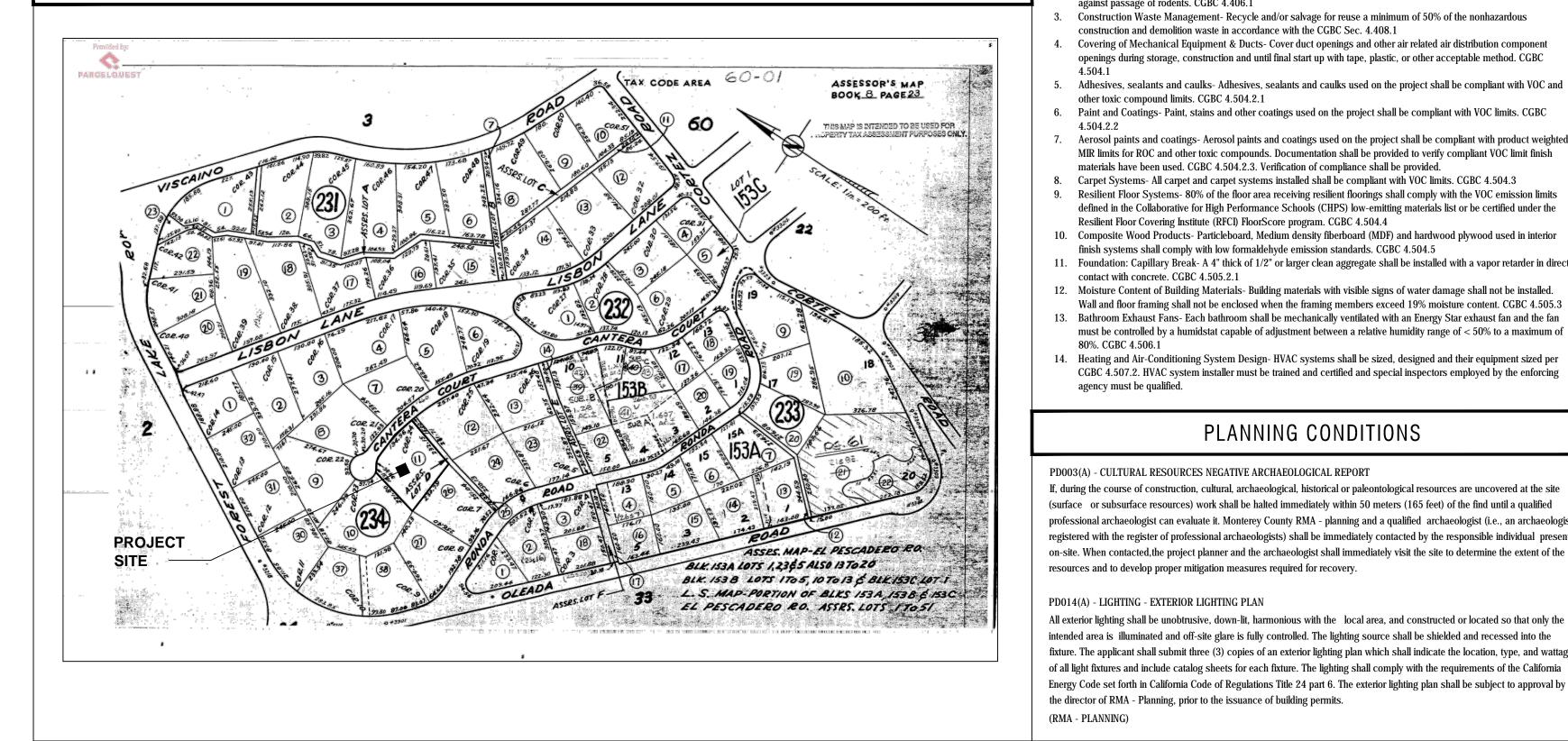
GENERAL CONDITIONS

- 1. Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
- 2. Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
- 3. Contractor shall be responsible to obtain and all necessary permits inspections, certificates, lien releases, final inspections, etc. Contractor to coordinate payment of permits with owner.
- 4. Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
- 5. Materials that are specified by their brand names establish standards of quality and performance. any request for substitution shall be submitted to Moore Design llc and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufacturers being used for review by the designer prior to purchase or installation.
- 6. All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code/ California Residential Code and the latest edition of all governing codes and regulations as adopted by the governing jurisdiction. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
- 7. All dimensions on constructions drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
- 8. All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or
- 9. All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
- 10. All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
- 11. The use of the word "provide" in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
- 12. The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
- 13. The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
- 14. The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished
- 15. The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
- 16. All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshall, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
- 17. Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
- 18. All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
- 19. Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
- 20. Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

ARREVIATIONS AND SYMBOLS

			ADDI	CVIAII	ONS AND STWIDULS		
APPROX. BLK. CLO. CONC.	APPROXIMATE BLOCK CLOSET CONCRETE	O.C. O.D. PLYWD REF	ON CENTER OUTSIDE DIAMETER PLYWOOD REFRIGERATOR	(1) (A)	WALL LINE NUMBERS VERTICAL LETTERS HORIZONTAL	\Diamond	SECTION SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN
CONT. DS DW (E) F.O.C.	CONTINUOUS DOWNSPOUT DISHWASHER EXISTING FACE OF CONCRETE	R.O. SHWR SIM SL T&G	ROUGH OPENING SHOWER SIMILAR SKYLIGHT TONGUE AND GROOVE	1	DOORS SYMBOL NUMBERS WINDOW TYPE-NUMBERS	\Diamond	ELEVATION ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN
F.O.S. GALV. GYP.	FACE OF STUD GALVANIZED GYPSUM	T.O.P. TYP. U.O.N.	TOP OF PLATE TYPICAL UNLESS OTHERWISE	\ominus	DETAIL NUMBER SHEET WHERE DETAIL IS LOCATED	\triangle (REVISIONS-NUMBERS
G.W.B. FLR HDWD N.I.C. N.T.S	GYPSUM WALLBOARD FLOOR HARDWOOD NOT IN CONTRACT NOT TO SCALE	NOTED WP W/ W/O	WATERPROOF WITH WITHOUT WALK IN CLOSET	1	SHEET NOTE	+8'-0"	CLOUD AROUND REVISION OPTIONAL CEILING HEIGHT

VICINITY MAP



PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

the director of RMA - Planning, prior to the issuance of building permits.

All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the

fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage

Energy Code set forth in California Code of Regulations Title 24 part 6. The exterior lighting plan shall be subject to approval by

intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the

HIRSCHFIELD RESIDENCE

ADDITION AND REMODEL

	SHEET INDEX	PROJEC	CT DIRECTORY	PR	OJECT	INFOR	MATIO	N	
ARCHITECTURAL		OWNER:	SCOTT & MOLLY HIRSCHFIELD 1268 CANTERA COURT	■ PROJECT ADDRESS:	I	268 CANTERA C PEBBLE BEACH,			
A0.1	COVER SHEET		PEBBLE BEACH,CA 93953 307-690-0027	■ A.P.N.	0	08-234-011			
A1.1	EXISTING SITE PLAN		307-090-0027	■ PROJECT SCOPE:	R	EBUILD EXISTIN	G RESIDENCE F	ROM ABOVE TH	E SUB-FLOOR T
A1.2	PROPOSED SITE PLAN	■ BUILDING DESIGN ARCHITECT:	STOCKER HOESTEREY MONTENEGRO			00F . 1,554 SF			
C1	CIVIL - COVER SHEET & GENERAL NOTES		CONTACT: ANDREW ROSS 4514 TRAVIS STREET SUITE 302		I	LOOK ADDITION ENCE ALONG FF			Y AND REPLACE
C2	CIVIL - GRADING AND DRAINAGE		DALLAS, TEXAS 75205	■ PROJECT VALUATION:	Т	'.B.D.			
C3	CIVIL - GRADING & DRAINAGE		OFFICE (214) 252-3830 EMAIL: DRoss@shmarchitects.com	■ RELATED PERMIT	N	IONE			
C4	CIVIL - EROSION CONTROL PLAN		2.000 c samuentessicon	■ PROJECT CODE COMPLIANCE:	2	016 - Title 24,	California Res	sidential Code (CRC), Californi
A2.0	MAIN & LOWER FLOOR EXISTING DEMOLITION PLAN	■ DESIGNER / PERMIT PROCESSING:	MOORE DESIGN, LLC			Building Code (C			de (CMC), ctrical Code (CE
	PROPOSED MAIN FLOOR PLAN		CONTACT: JOHN MOORE 225 CANNERY ROW, SUITE i		C	California Energy	Code (CEnC),	California Gre	en Building
A2.1			MONTEREY, CA. 93940			Standards Code Monterey Co. Co			ode (CFC),
A2.2	PROPOSED LOWER FLOOR PLAN		OFFICE (831) 642-9732 CELL (831) 239-6868	ZONE:		DR/1.5-D (CZ)	de Locai Ainen	differits	
A2.3	ROOF PLAN		EMAIL: john@mooredesign.org	YEAR CONSTRUCTED:		960			
A4.1	EXTERIOR ELEVATIONS	CIVIL ENGINEER:	C3 ENGINEERING	MAX BLDG. HT:		5'-1.5" (30'-0" A	I I OWED)		
A4.2	EXTERIOR ELEVATIONS		CONTACT: FRANK CAMPO 126 BONIFACIO PLACE, SUITE C			•	LLUWED)		
			MONTEREY, CA 93940	CONSTR. TYPE:		YPE V-B	I) II		
			TEL (831) 647-1192 FAX (831) 647-1194	OCCUPANCY:		2-3 (RESIDENTIA	•		
			EMAIL: fcampo@C3Engineering.net	FIRE SPRINKLERS		EQUIRED NFPA-	13D		
		■ GEOTECHNICAL ENGINEER:	GRICE ENGINEERING, INC.	■ WATER SYSTEM:		CAL-AM			
			CONTACT: SAM GRICE 561-A BRUNKEN AVE.	■ SEWER SYSTEM:		BCSD			
			SALINAS, CA 93901	■ TREE REMOVAL:	`	2) TO BE REMOV		AND 14" PINE	
			TEL (831) 422-9619 FAX (831) 422-1896	■ TOPOGRAPHY:		LOPING LESS T			
			EMAIL: samge@sbcglobal.net	■ GRADING:		65 CU YDS CUT		LL	
		STRUCTURAL ENGINEER:	TBD	LOT SIZE:	1	.28 ACRES / 55,	757 SF		
Irrigation Controllers- A	CAL GREEN NOTES utomatic irrigation controllers installed at the time of final inspection shall be weathered-based.	■ SURVEYOR:	LUCIDO SURVEYORS	FLOOR AREA CALC'S: MAIN FLOOR CONDITIONED LOWER FLOOR CONDITIONED	EXISTING 2,640 0	AI DEMO -339	ADDITIONS 1,554 1,737		
CGBC 4.304.1	·		CONTACT: FRANK LUCIDO 2 SAUCITO AVENUE	GUEST HOUSE CONDITIONED	486 SF	0 SF	0 SF	486	
against passage of roden Construction Waste Mar	nagement- Recycle and/or salvage for reuse a minimum of 50% of the nonhazardous		DEL REY OAKS, CA. 93940 TEL (831) 224-3686 EMAIL: frank@lucidosurveyors.com	SUB-TOTAL	3,126 SF	-339 SF	3,291 SF	6,078 S	SF .
	ion waste in accordance with the CGBC Sec. 4.408.1 Equipment & Ducts- Cover duct openings and other air related air distribution component	■ TITLE 24 CONSULTANT:	MONTEREY ENERGY GROUP	LOWER FLOOR UNCONDITIONED	396	0	0	396	
openings during storage, 4.504.1	construction and until final start up with tape, plastic, or other acceptable method. CGBC	- Indept Consoling.	CONTACT: DAVID KNIGHT	GARAGE	527	0	0	527	
Adhesives, sealants and	caulks- Adhesives, sealants and caulks used on the project shall be compliant with VOC and		227 FOREST AVE., SUITE 5 PACIFIC GROVE, CA. 93950	SHED	82	-82	0	0	
other toxic compound lim Paint and Coatings- Pain	nits. CGBC 4.504.2.1 It, stains and other coatings used on the project shall be compliant with VOC limits. CGBC		TEL (831) 372-8328 FAX (831) 372-4613	TOTAL	4,131 SF	-421 SF	3,291 SF	7,001 S	SF
4.504.2.2 Aerosol paints and coati	ings- Aerosol paints and coatings used on the project shall be compliant with product weighted		EMAIL: cad@meg4.com	■ LOT COVERAGE CALC'S:		AI	LOWED 15% =	8,363.5 SF	
MIR limits for ROC and o	ther toxic compounds. Documentation shall be provided to verify compliant VOC limit finish				EXISTING	DEMO	ADDITIONS	TOTAL	
	l. CGBC 4.504.2.3. Verification of compliance shall be provided. bet and carpet systems installed shall be compliant with VOC limits. CGBC 4.504.3			BLDG FOOTPRINT	3,645	-339	1,554	4,860	
Resilient Floor Systems	- 80% of the floor area receiving resilient floorings shall comply with the VOC emission limits			SHED	82	-82	0	0	
Resilient Floor Covering I	we for High Performance Schools (CHPS) low-emitting materials list or be certified under the institute (RFCI) FloorScore program. CGBC 4.504.4			DECKS/TERRACES	452 SF	-452 SF	1,524 SF	1,524	:
	cts- Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior ply with low formaldehyde emission standards. CGBC 4.504.5			TOTAL	4,179 SF	-873 SF	3,078 SF	6,384 S	SF .
Foundation: Capillary Br	reak- A 4" thick of 1/2" or larger clean aggregate shall be installed with a vapor retarder in direct			■ PESCADERO WATERSHED CALCS	S:				
contact with concrete. Co Moisture Content of Buil	GBC 4.505.2.1 ding Materials- Building materials with visible signs of water damage shall not be installed.				EXISTING	DEMO	ADDITIONS	TOTAL	ALLOWED
Wall and floor framing sh	all not be enclosed when the framing members exceed 19% moisture content. CGBC 4.505.3			STRUCTURAL COVERAGE	4,179	-873	3,078	6,384	
	Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan and the fan numidstat capable of adjustment between a relative humidity range of < 50% to a maximum of			WALKS/PATIOS DRIVEWAY	3,605 3,696	-3,605 -3,696	1,888	1,888	
80%. CGBC 4.506.1	oning System Design- HVAC systems shall be sized, designed and their equipment sized per			TOTALS	3,696 11,480 SF	-3,696 -8,174 SF	4,966 SF	8,272 SF	9,000 SF
	stem installer must be trained and certified and special inspectors employed by the enforcing				11,400 SF	-0,174 51	4,300 SF	0,272 SF	9,000 SF
-osj must be quanted				REMODEL AREA:		2301	SF		
	PLANNING CONDITIONS	BUILDING D	EPARTMENT NOTES	DEFERRED APP	PROVAL	_S / SP	ECIAL	INSPEC	CTIONS
during the course of construct rface or subsurface resource fessional archaeologist can e istered with the register of pro- site. When contacted, the pro-	RCES NEGATIVE ARCHAEOLOGICAL REPORT tion, cultural, archaeological, historical or paleontological resources are uncovered at the site es) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified evaluate it. Monterey County RMA - planning and a qualified archaeologist (i.e., an archaeologist ofessional archaeologists) shall be immediately contacted by the responsible individual present ject planner and the archaeologist shall immediately visit the site to determine the extent of the mitigation measures required for recovery.	from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor supplying water to the hydronic from the water purveyor from the water	ire suppression or emergency aid, without first obtaining written approve ant and from the monterey county health department. activities shall be equipped with a nozzle shut-off. when an automatic ned for the size or type of hose in use, the nozzle shall be an automatic						

3. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably

4. The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is

prohibited (SB 164).

5. Provide non-removable backflow devices at all hosebibs.

available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate

PROJECT NAME:

HIRSCHFIELD RESIDENCE

1268 CANTERA COURT PEBBLE BEACH, CA

APN: 008-234-011



CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE i MONTEREY CA. 93940 831.642.9732 FAX 831.401.3292 john@mooredesign.org

PROJECT BUILDING ARCHITECT:

STOCKER **HOESTEREY** MONTENEGRO

4514 TRAVIS, SUITE 302 DALLAS, TEXAS 75205 214.252.3830 f 214.252.3840

DRAWING RECORD DESCRIPTION 9/14/2017 MO. COUNTY PLN SUBMIT PEBBLE BEACH PLN SUBMIT 9/18/2017

PRINT DATE: 9/14/2017

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Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale

SHEET TITLE:

COVER SHEET / PROJECT INFO

SHEET NUMBER:

FIRE DEPARTMENT NOTES

DRIVEWAYS

Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/t is used, the top of the "T" shall be a minimum of 60 feet in length.

PRIVACY GATES - All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Electric gates shall be provided with a keyed switch meeting fire department specifications. manual gates shall be provided with fire department padlocks meeting fire department specifications. Unobstructed vertical clearance shall not be less than 15'.

ADDRESSES FOR BUILDINGS

All buildings shall be issued an address in accordance with monterey county ordinance no. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. permanent address numbers shall be posted prior to requesting final clearance.

All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect.

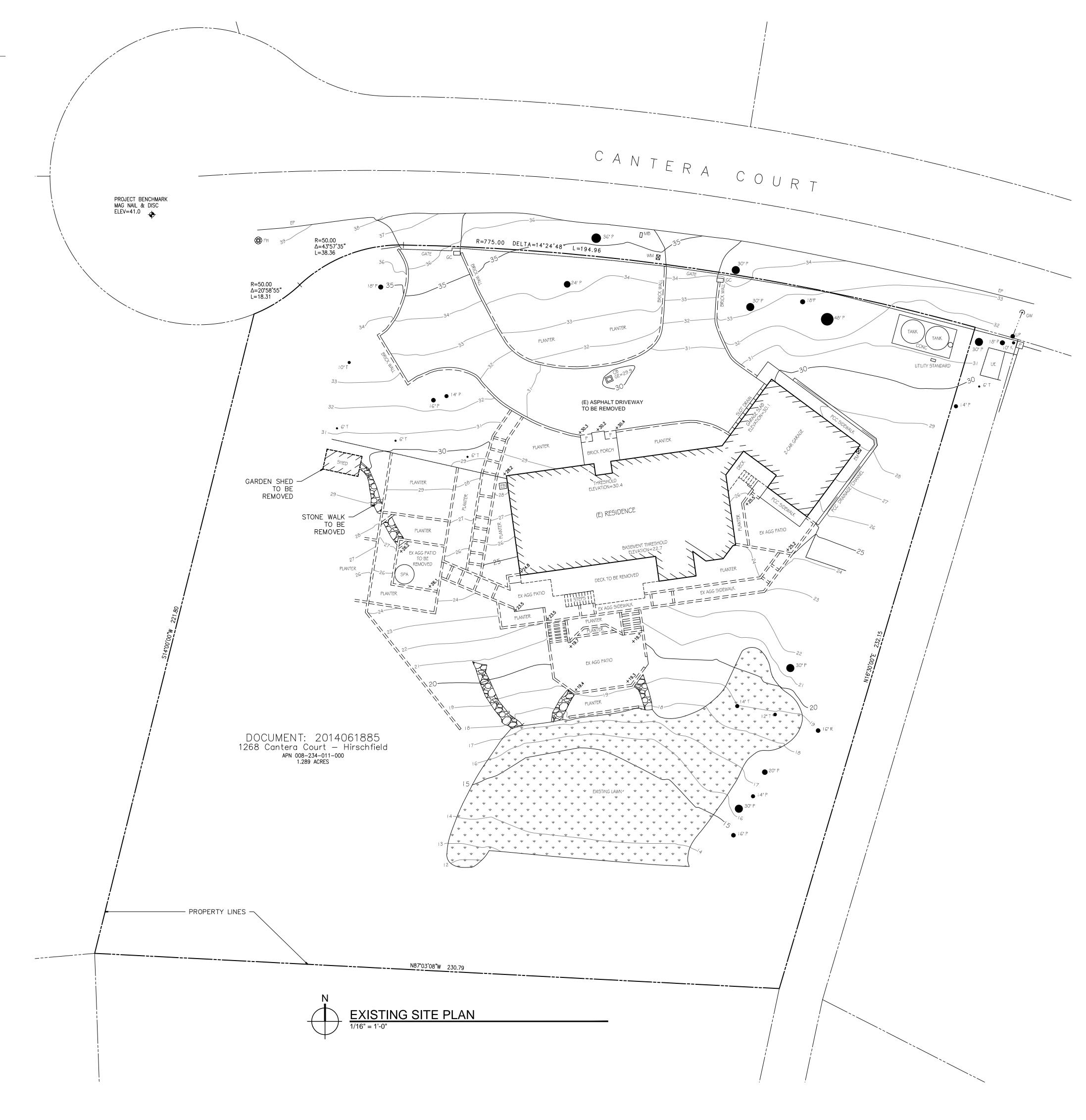
DISPOSAL OF VEGETATION AND FUELS

Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit.

DEFENSIBLE SPACE REQUIREMENTS

Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by reviewing authority and the director of planning and building inspection

ROOFING CLASS "A" REQUIRED - Roof construction shall be class "a", as defined by uniform building code standard 15-2. this requirement shall apply to all new construction and when 50 percent or more of an existing roof is replaced within a one-year period.



PROJECT NAME:

HIRSCHFIELD RESIDENCE

1268 CANTERA COURT PEBBLE BEACH, CA 93953

APN: 008-234-011



MOORE DESIGN

RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE i MONTEREY CA. 93940 831.642.9732 FAX 831.401.3292 john@mooredesign.org

PROJECT BUILDING ARCHITECT: **STOCKER**

HOESTEREY MONTENEGRO

4514 TRAVIS, SUITE 302 DALLAS, TEXAS 75205 214.252.3830 f 214.252.3840

DESCRIPTION	ISSUED
MO. COUNTY PLN SUBMIT	9/14/2017
PEBBLE BEACH PLN SUBMIT	9/18/2017

9/14/2017

PRINT DATE:

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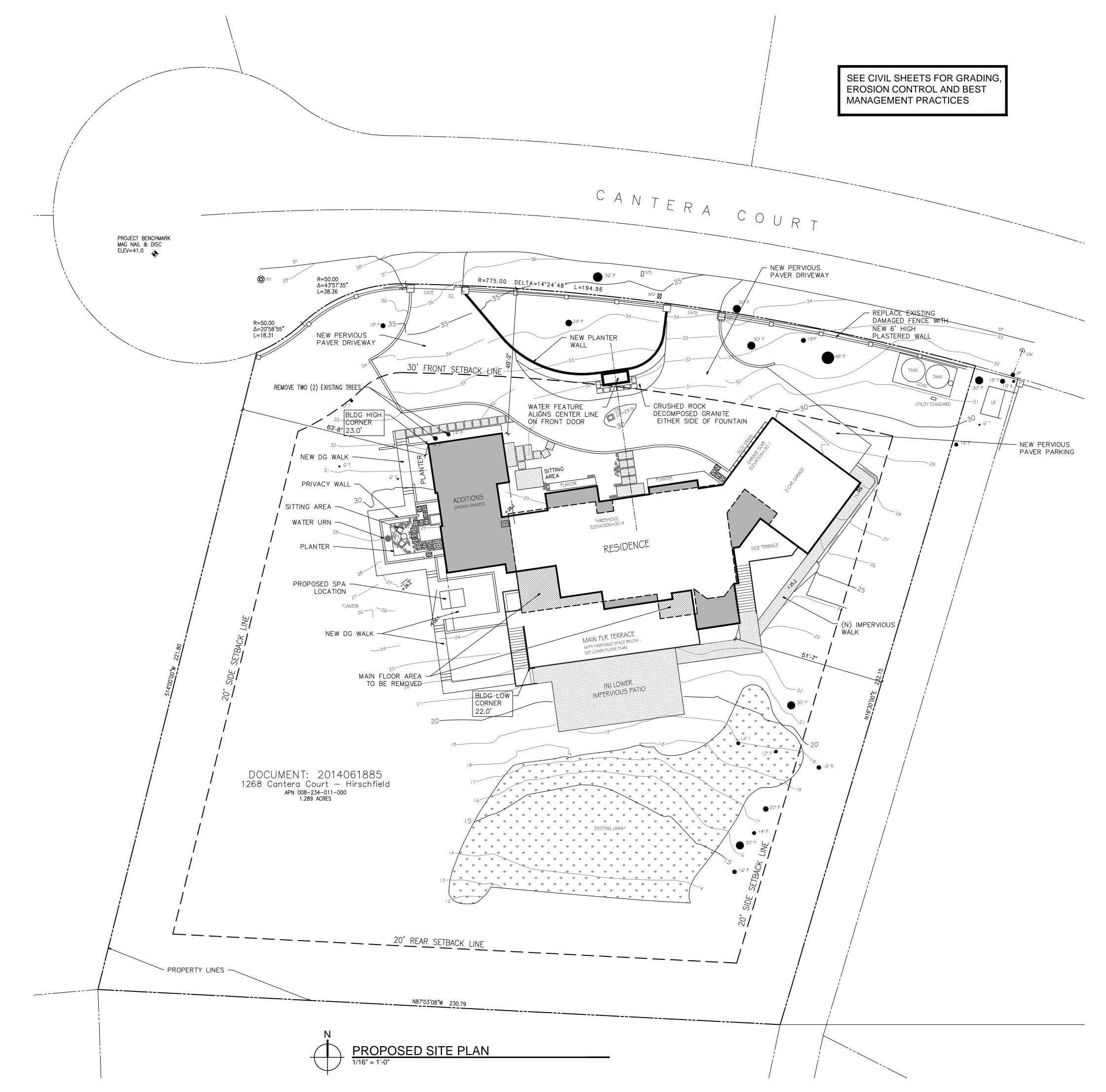
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SHEET TITLE:

EXISTING SITE PLAN

SHEET NUMBER:

A1.1



HIRSCHFIELD RESIDENCE

1268 CANTERA COURT PEBBLE BEACH, CA 93953

APN: 008-234-011



MOORE DESIGN
RESIDENTIAL PLANNING &

CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE i

225 CANNERY ROW, SUITE i MONTEREY CA. 93940 831.642.9732 FAX 831.401.3292 john@mooredesign.org

PROJECT BUILDING ARCHITECT:

STOCKER HOESTEREY MONTENEGRO

14.252.3840
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ISSUED
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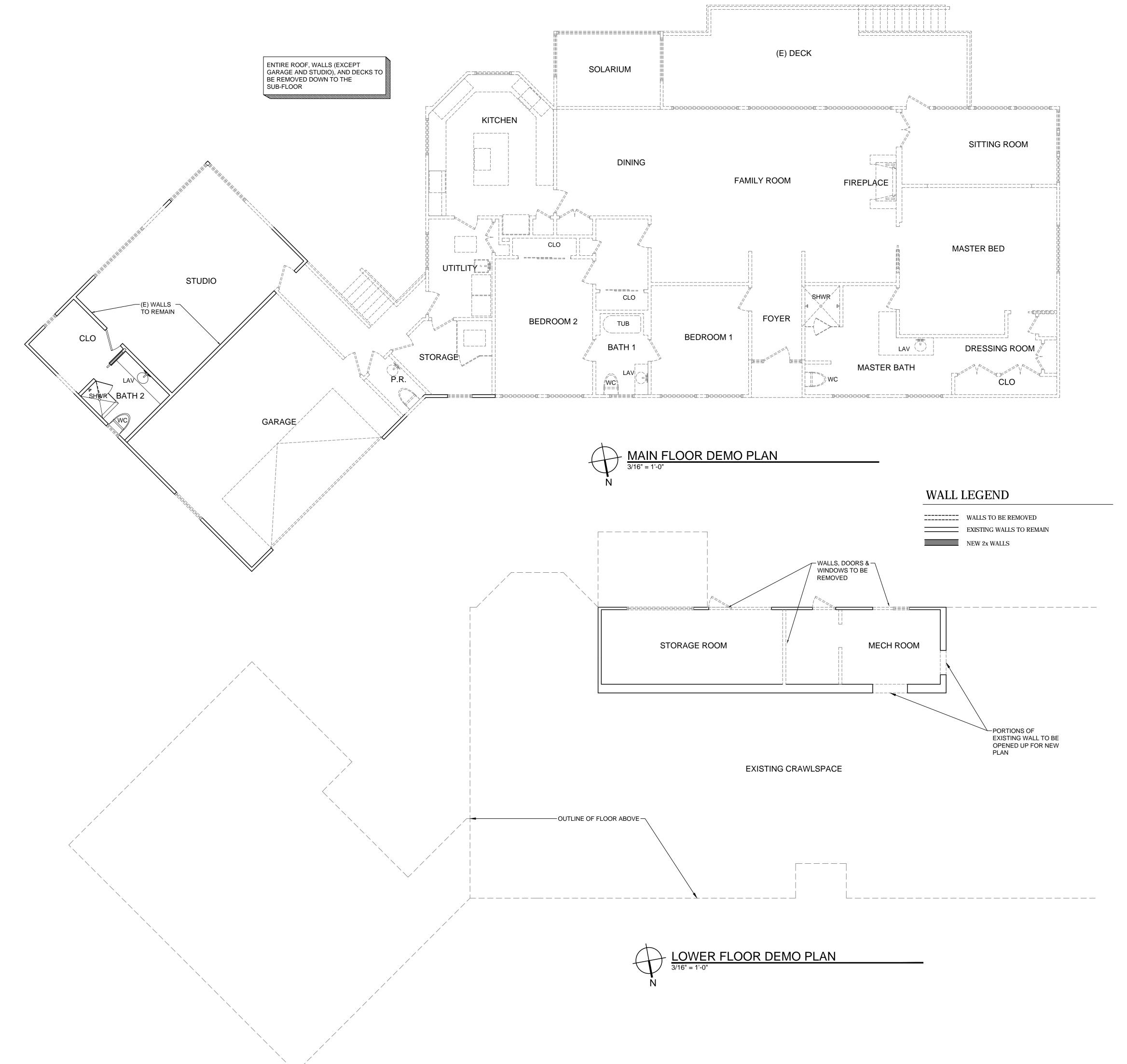
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SHEET TITLE:

PROPOSED SITE PLAN

SHEET NUMBER:

A1.2



HIRSCHFIELD RESIDENCE

1268 CANTERA COURT PEBBLE BEACH, CA 93953

APN: 008-234-011



PROJECT BUILDING ARCHITECT:

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STOCKER HOESTEREY MONTENEGRO

4514 TRAVIS, SUITE 302
DALLAS, TEXAS 75205
214.252.3830 f 214.252.3840

DRAWING RECORD			
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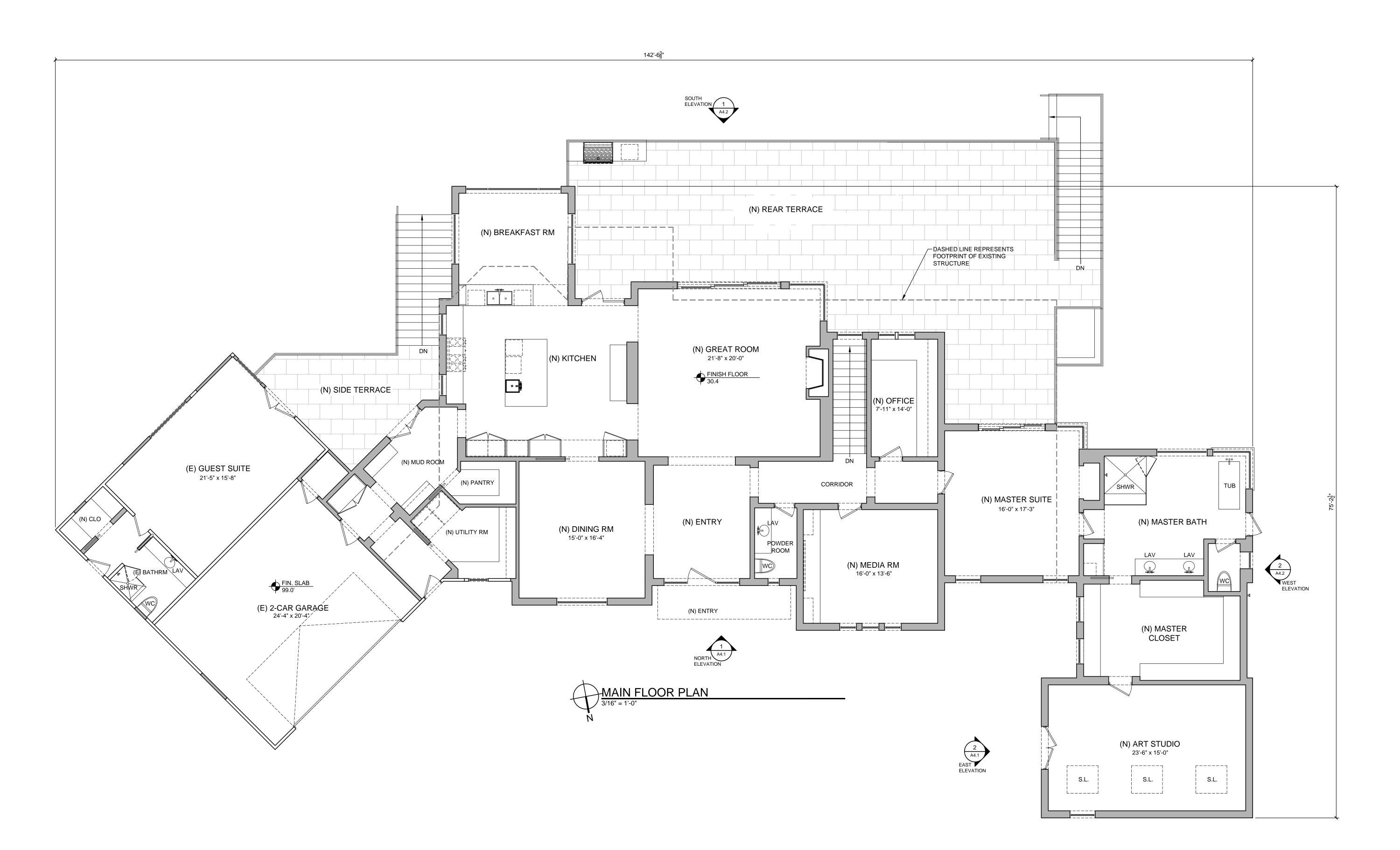
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SHEET TITLE:

EXISTING DEMOLITION PLANS

SHEET NUMBER:

A2 0



WALL LEGEND

WALLS TO BE REMOVED EXISTING WALLS TO REMAIN NEW 2x WALLS

PROJECT NAME:

HIRSCHFIELD RESIDENCE

1268 CANTERA COURT PEBBLE BEACH, CA 93953

APN: 008-234-011



CONSTRUCTION ADMINISTRATION

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PROJECT BUILDING ARCHITECT:

STOCKER **HOESTEREY** MONTENEGRO

4514 TRAVIS, SUITE 302 DALLAS, TEXAS 75205 214.252.3830 f 214.252.3840

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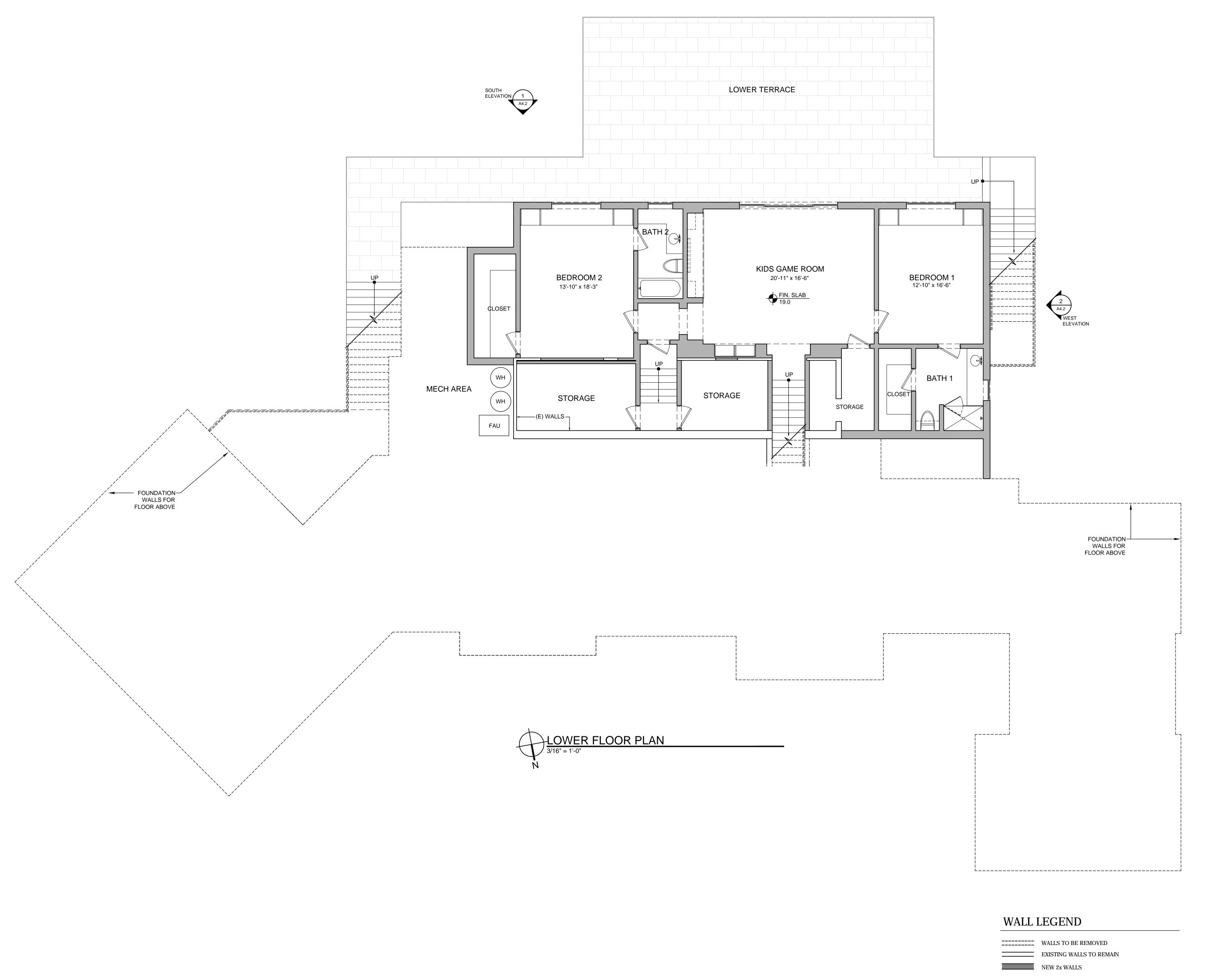
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SHEET TITLE:

PROPOSED MAIN FLOOR PLAN

SHEET NUMBER:

A2.1



HIRSCHFIELD RESIDENCE

1268 CANTERA COURT PEBBLE BEACH, CA 93953

APN: 008-234-011



CONSTRUCTION ADMINISTRATION

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PROJECT BUILDING ARCHITECT:

STOCKER **HOESTEREY** MONTENEGRO

4514 TRAVIS, SUITE 302 DALLAS, TEXAS 75205 214.252.3830 f 214.252.3840

DRAWING RECORD		
DESCRIPTION	ISSUED	
MO. COUNTY PLN SUBMIT	9/14/2017	
PEBBLE BEACH PLN SUBMIT	9/18/2017	

9/14/2017

PRINT DATE:

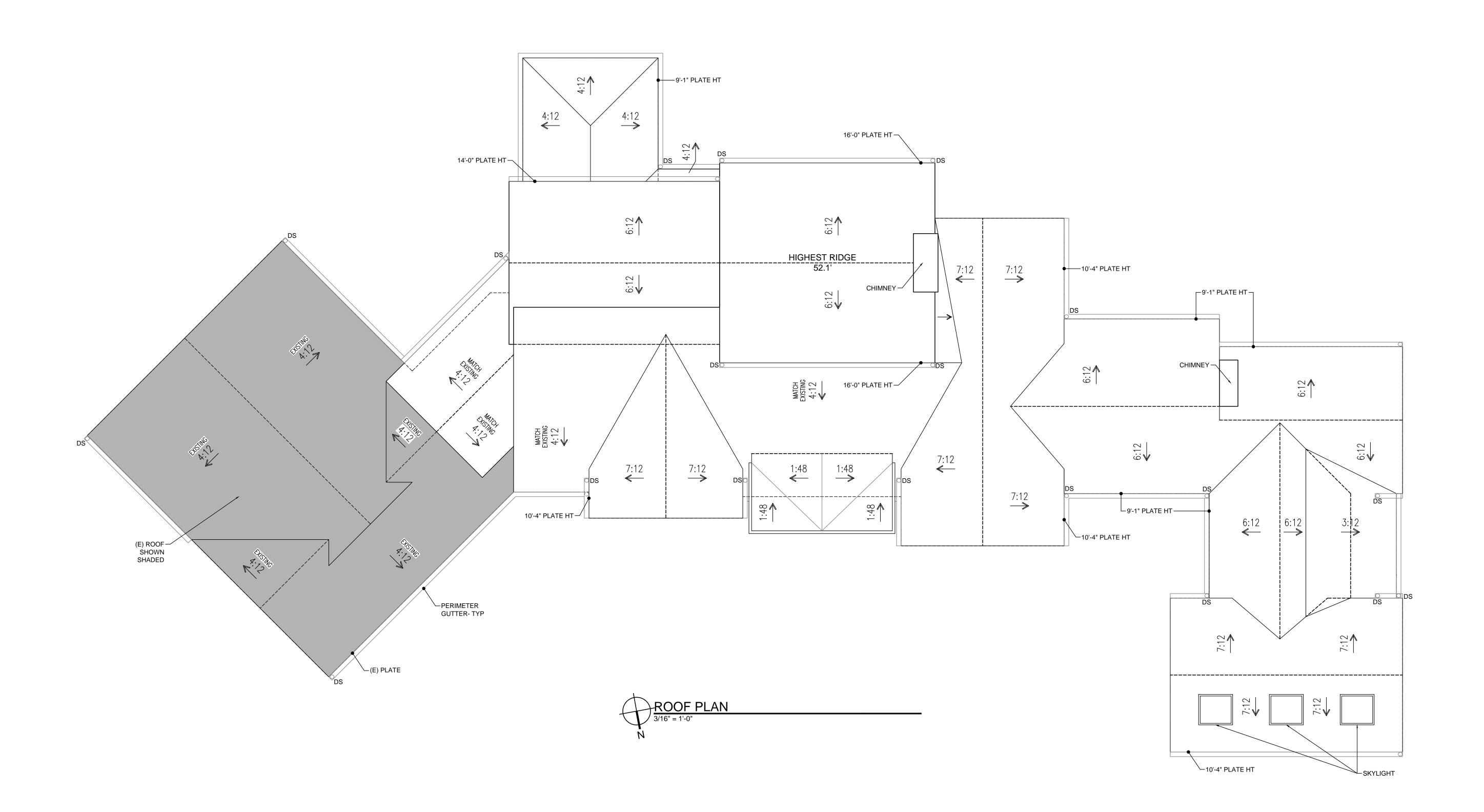
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SHEET TITLE:

PROPOSED LOWER FLOOR PLAN

SHEET NUMBER:



HIRSCHFIELD RESIDENCE

1268 CANTERA COURT PEBBLE BEACH, CA 93953

APN: 008-234-011



225 CANNERY ROW, SUITE i MONTEREY CA. 93940 831.642.9732 FAX 831.401.3292

john@mooredesign.org

STOCKER
HOESTEREY
MONTENEGRO

4514 TRAVIS, SUITE 302 DALLAS, TEXAS 75205 14.252.3830 f 214.252.3840

214.252.3830 f 2	214.252.3840
DRAWING RE	CORD
DESCRIPTION	ISSUED
MO. COUNTY PLN SUBMIT	9/14/2017
PEBBLE BEACH PLN SUBMIT	9/18/2017
PRINT DATE:	9/14/2017

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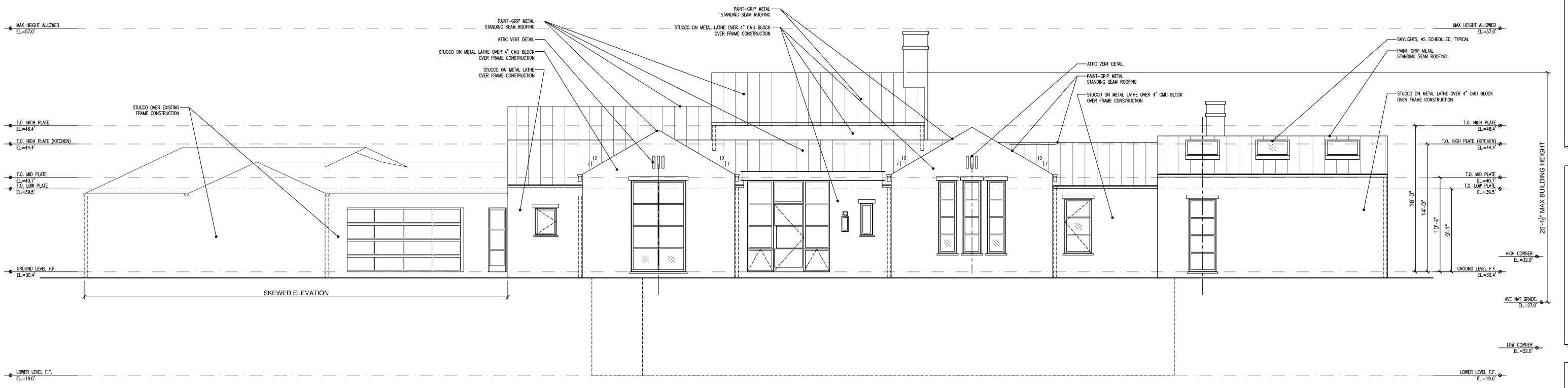
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SHEET TITLE:

ROOF PLAN

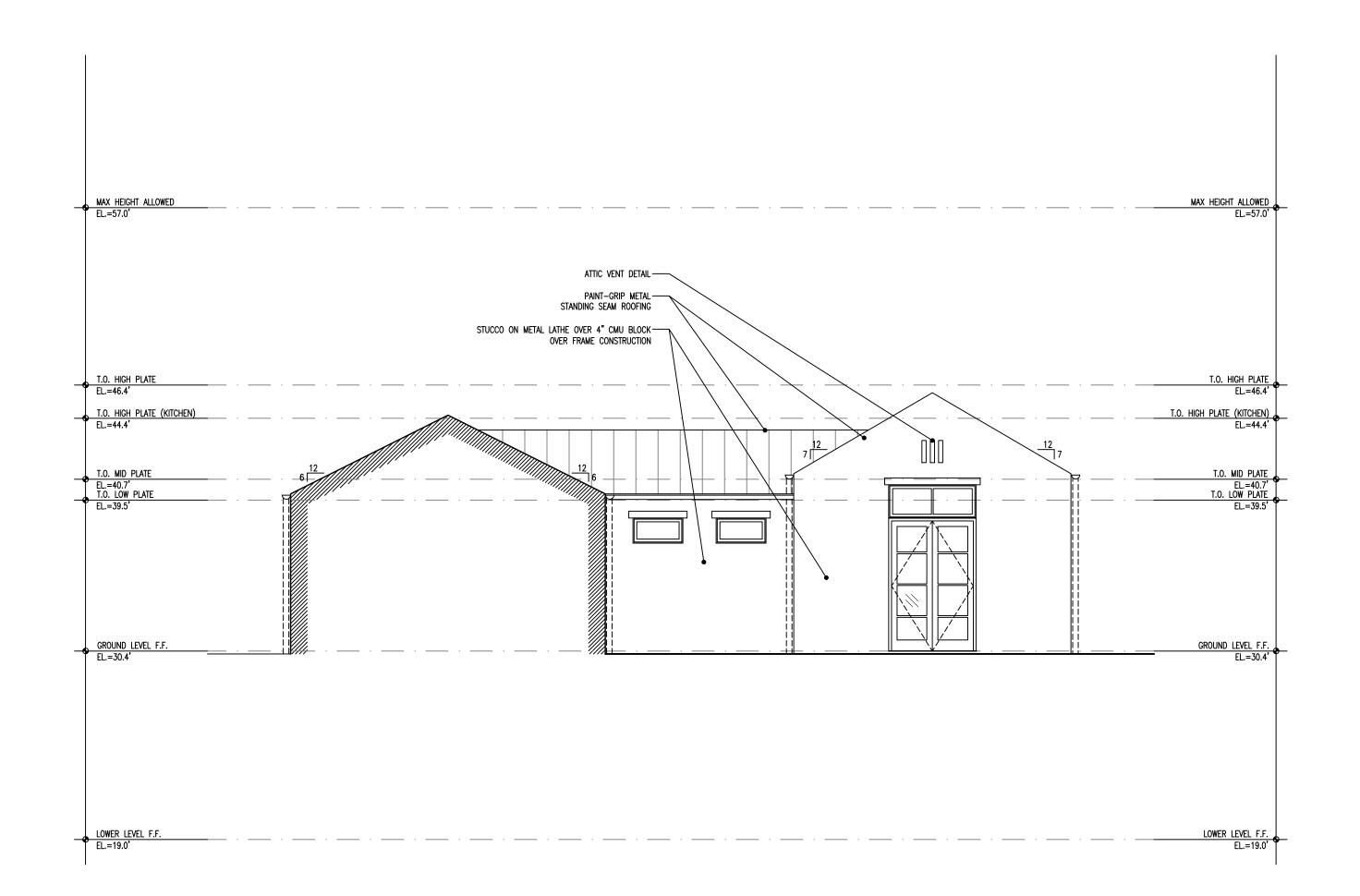
SHEET NUMBER:

A2.3



NORTH ELEVATION

3/16" = 1'-0"



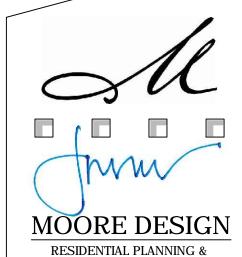
2 EAST ELEVATION OF ART STUDIO
3/16" = 1'-0"

PROJECT NAME:

HIRSCHFIELD RESIDENCE

1268 CANTERA COURT PEBBLE BEACH, CA 93953

APN: 008-234-011



RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE i MONTEREY CA. 93940 831.642.9732 FAX 831.401.3292 john@mooredesign.org

PROJECT BUILDING ARCHITECT: STOCKER **HOESTEREY** MONTENEGRO

> 4514 TRAVIS, SUITE 302 DALLAS, TEXAS 75205

ISSUED 9/14/2017
9/14/2017
9/18/2017

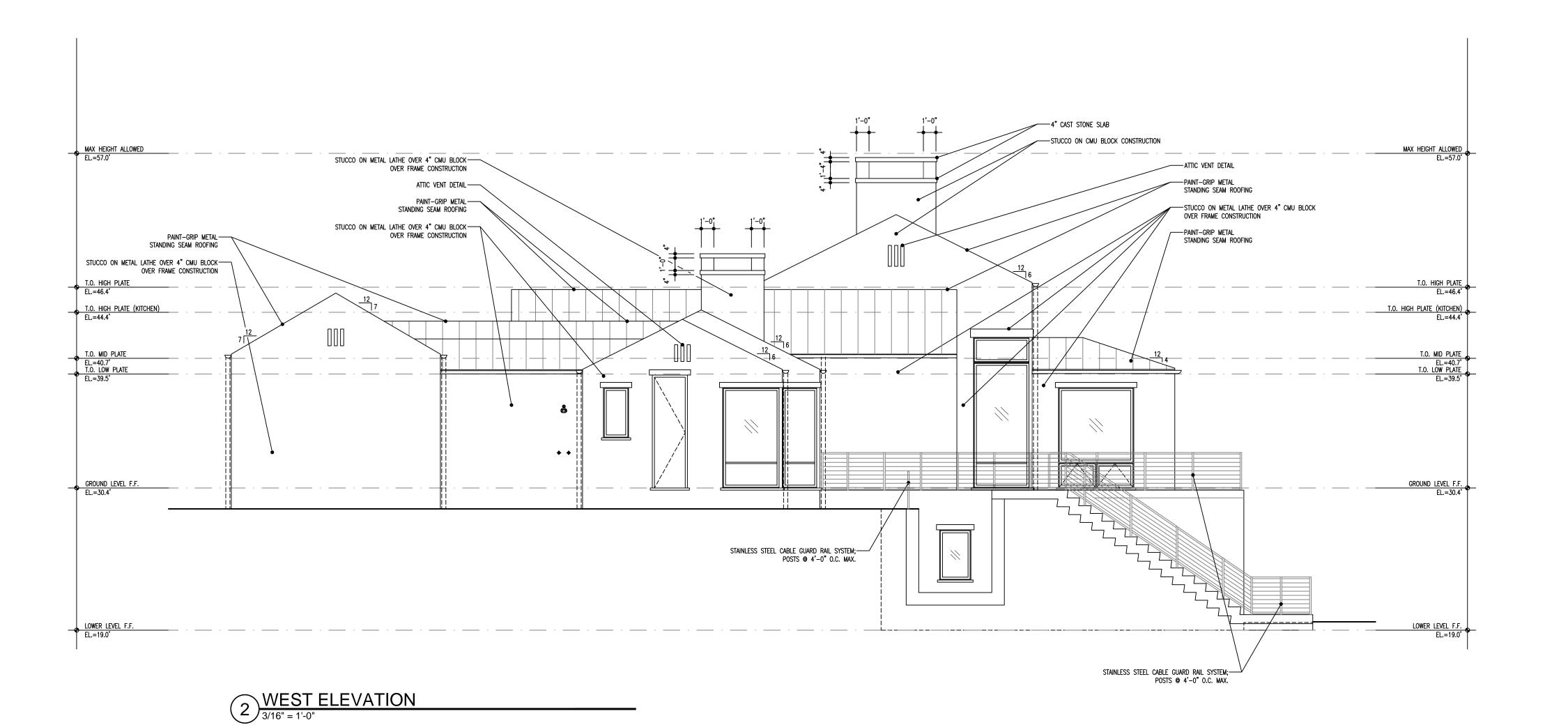
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SHEET TITLE: **ELEVATIONS**

SHEET NUMBER:

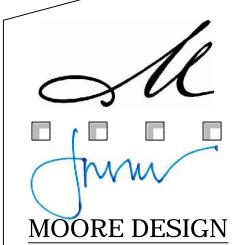




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PROJECT BUILDING ARCHITECT: **STOCKER HOESTEREY** MONTENEGRO

4514 TRAVIS, SUITE 302 DALLAS, TEXAS 75205 214.252.3830 f 214.252.3840

DRAWING REC	ORD
DESCRIPTION	ISSUED
MO. COUNTY PLN SUBMIT	9/14/2017
PEBBLE BEACH PLN SUBMIT	9/18/2017

9/14/2017

PRINT DATE:

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

- LATEST REVISION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND

SPECIFICATIONS (STATE SPECIFICATIONS) - THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF 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

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

4. THE 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 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

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.

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

11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION. WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

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 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

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

SURVEY NOTES

1. PROJECT BENCHMARK MAG SHINER ON OSO D' ORO (EL:294.62'), SEE SHEET C2 FOR LOCATION

GRADING & DRAINAGE

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

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.

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

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 SUB-GRADE 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 UNLESS OTHERWISE DIRECTED.

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 ROOT-BALLS. 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. EARTHWORK QUANTITIES:

CUT = 465 CY FILL = 25 CY

NET = 440 CY FILL

MAXIMUM HEIGHT OF EXCAVATION 1.5' MAXIMUM HEIGHT OF EMBANKMENT 11'

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

11. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

12. 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.

13. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

14. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

15. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

16. 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 (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)

17. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL EROSIONS. (16.08.300)

19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (16.08.300)

20. PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.

21. PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND

22. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH. (16.08.310)

23. THE ULTIMATE PURPOSE OF GRADING IS FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND

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.

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,

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

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL OF THE ADMINISTRATIVE OFFICIAL.

6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION. THE OWNER. CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN. FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO EMPLOY BARK PROTECTION.

MONTEREY

VICINITY MAP

CARMEL VALLEY ROAD

GEOTECHNICAL INSPECTION SCHEDULE

PEBBLE

PACIFIC

OCEAN

CARMEL

TO BIG SUR

1) PRIOR TO BACKFILLING

1) DURING FILL PLACEMENT

BACKFILL PLACEMENT

1) AFTER TANK PLACEMENT

PLACEMENT

2) DURING BACKFILL PLACEMENT - OPENING

PLACEMENT OF SLAB-ON-GRADE MATERIALS

1) PRIOR TO EXCAVATION FOOTINGS OR

1) PRIOR TO REINFORCEMENT PLACEMENT

2) SUBGRADE, PRIOR TO BASE ROCK

1) DURING BACKFILL PLACEMENT - ONGOING

3) BASEROCK PRIOR TO AC, CONCRETE OR

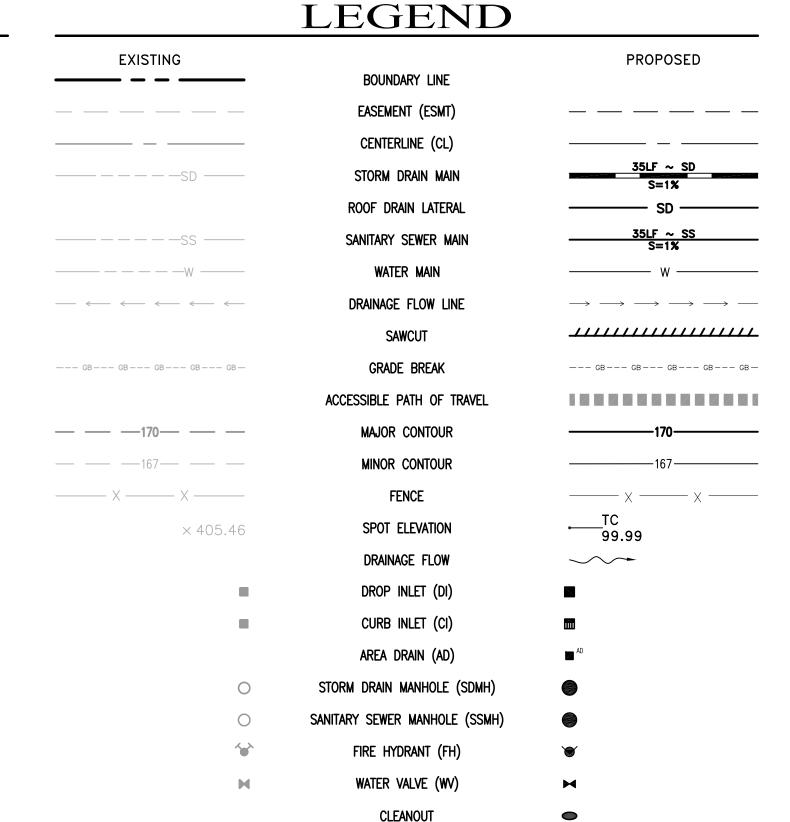
1) AFTER PIPE PLACEMENT, PRIOR TO TO

2) DURING BACKFILL PLACEMENT - ONGOING

2) DURING BACKFILL PLACEMENT - ONGOING

1) PRIOR TO CONCRETE PLACEMENT

TO MARINA



SHEET INDEX

COVER & GENERAL NOTES GRADING & DRAINAGE PLAN

DETAILS & SECTIONS EROSION CONTROL PLAN

TO SALINAS

LAURELES GRADE ROAD

CARMEL

WHO WILL CONDUCT THE INSPECTION:

GEOTECHNICAL INSPECTOR

GEOTECHNICAL INSPECTOR

GEOTECHNICAL INSPECTOR

GEOTECHNICAL INSPECTOR

GEOTECHNICAL INSPECTOR

GEOTECHNICAL INSPECTOR

GEOTECHNICAL INSPECTOR

GEOTECHNICAL INSPECTOR

VALLEY

INSPECTION COMPLETED BY:

DATE COMPLETED:

AS NOTED SCALE: 09/05/2017 DATE: DESIGN BY: ECH DRAWN BY: CHECKED BY: SHEET NUMBER:

PROJECT#

117-159

TABLE PROVIDED FOR REFERENCE ONLY. C3 ENGINEERING, INC. IS NOT RESPONSIBLE FOR INSPECTIONS, THE SCHEDULING OF INSPECTIONS OR VERIFYING INPECTIONS HAVE BEEN COMPLETED.

INSPECTION ITEM:

/OVEREXCAVATON:

INSPECT & TEST KEYWAY /SUBEXCAVATION

INSPECT SLAB-ON-GRADE INSTALLATION:

INSPECT FOUNDATION AND/OR RETAINING

INSPECT AND TEST RETAINING WALL BACKFILL:

INSPECT AND TEST DRIVEWAY FILL, SUBGRADE

INSPECT AND TEST DRAINAGE INSTALLATION:

INSPECT & TEST PAD SUBGRADE:

WALL FOOTING EXCAVATIONS:

AND BASE ROCK PLACEMENT:

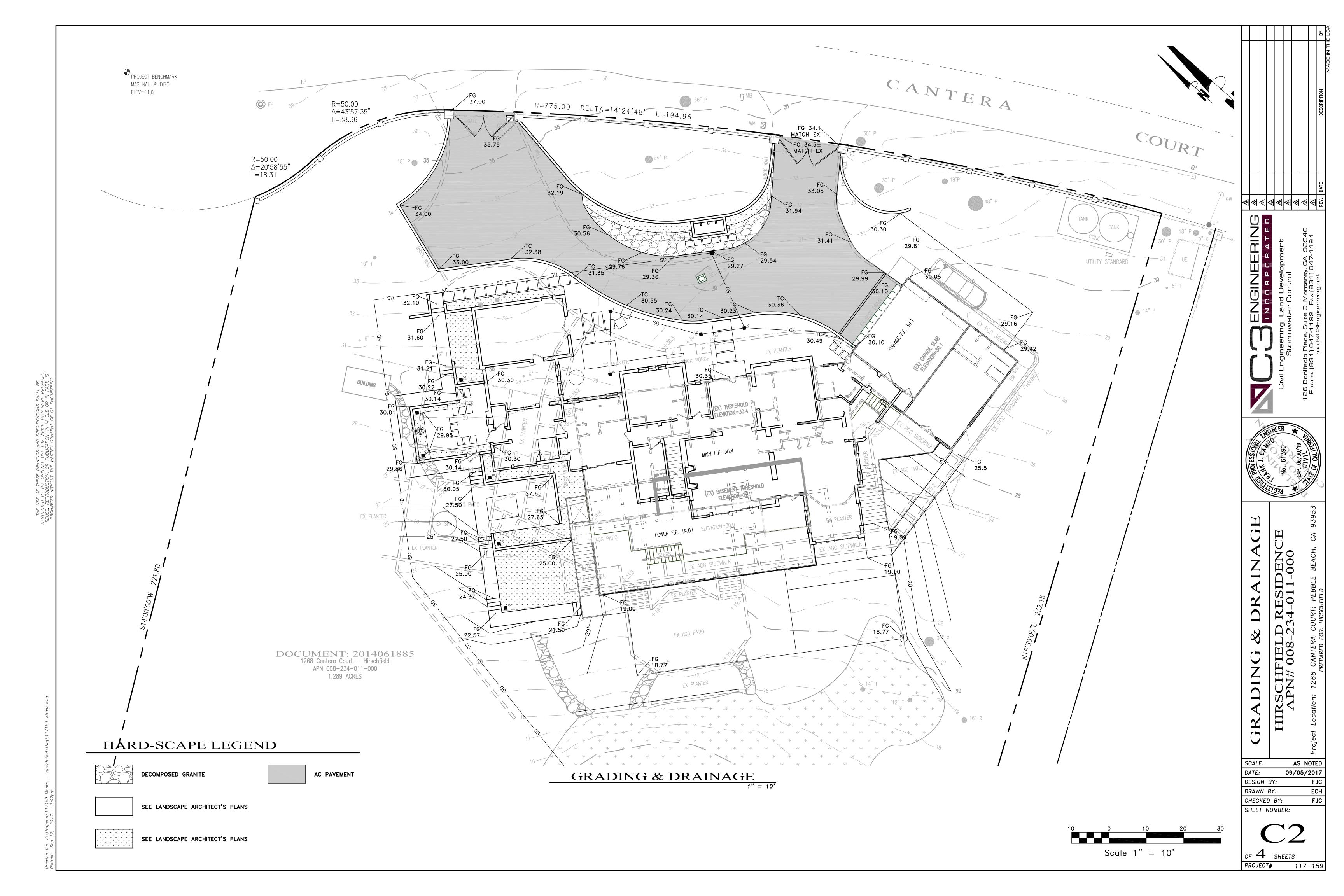
INSPECT SEPTIC INSTALLATION:

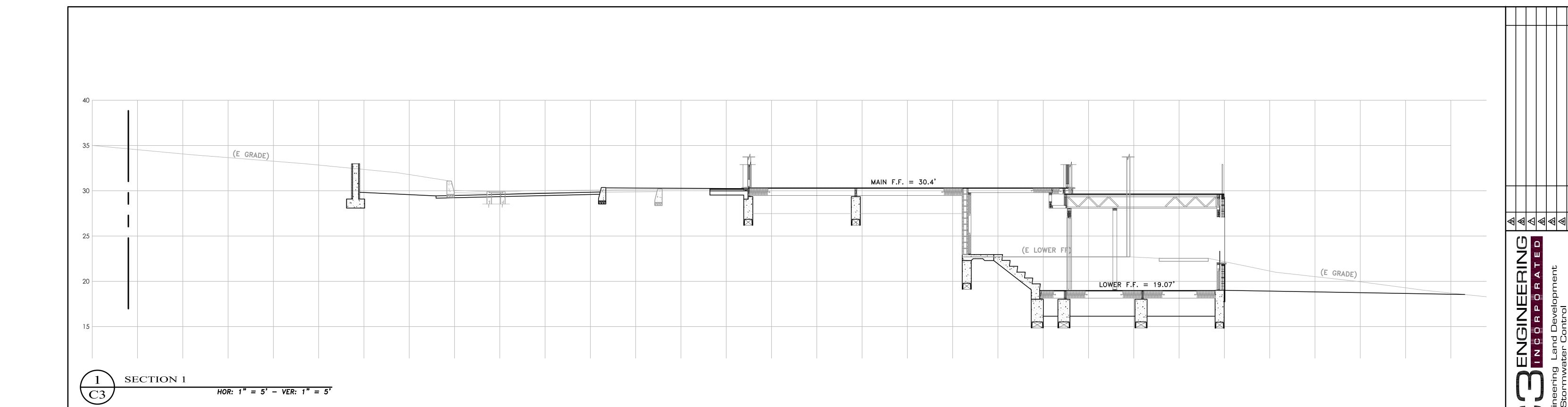
WITH THE NEW FILL.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED

CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

WHEN THE INSPECTION IS TO BE COMPLETED:





DETAILS & SECTIONS

HIRSCHFIELD RESIDENCE APN# 008-234-011-000

AS NOTED 09/05/2017 SCALE: DATE: DESIGN BY: DRAWN BY:
CHECKED BY:
SHEET NUMBER: ECH

OF 4 SHEETS
PROJECT# 117-159

Scale 1" = 5'

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM 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. 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

2. 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.

UNTIL CORRECTIVE MEASURES ARE TAKEN.

3. 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 RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY 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 OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE 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 THE 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 DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

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.

(GRADING/EROSION ORD. 2806-16.12.090) E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. IF 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 SILTATION 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 CONTROLLED;

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

9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

10. 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 CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

STORMWATER MANAGEMENT

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

1. MINIMIZE USE OF OIL-BASED PAINTS

2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER. 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. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE. 4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE: 1. Store plaster and cement in covered areas and keep them out of the wind. 2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS. 3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE. 4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE

1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY—MIX TRUCK. 2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE

SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION. 4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY—MIX BATCH PLANT FOR TREATMENT/RECYCLING. 5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE

EARTH MOVING/GRADING:

1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY. 2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE 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

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.

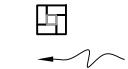
REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

LEGEND

INLET PROTECTION (SEE DETAIL A/C4)

PROPOSED DRAINAGE FLOW



BMP'S

EROSION CONTROL: EC-1 SCHEDULING EC-2 PRESERVATION OF EXISTING VEGETATION

EC-3 HYDRAULIC MULCH EC-4 HYDROSEEDING EC-8 WOOD MULCHING EC-16 NON-VEGETATIVE STABILIZATION

- SEDIMENT CONTROL: SE-1 SILT FENCE SE-2 SEDIMENT BASINS
- SE-3 SEDIMENT TRAP SE-5 FIBER ROLL
- 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-13 COMPOST SOCKS AND BERMS SE-14 BIOFILTER BAGS

TRACKING CONTROL: TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL: WE-1 WIND EROSION CONTROL

- NON-STORM WATER MANAGEMENT:
- NS-1 WATER CONSERVATION PRACTICE NS-2 DEWATERING OPERATIONS NS-3 PAVING AND GRINDING OPERATIONS
- NS-6 ILLICIT CONNECTION/DISCHARGE
- NS-7 POTABLE WATER/IRRIGATION NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE

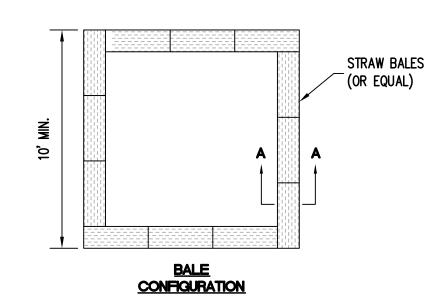
NS-14 MATERIAL AND EQUIPMENT USE

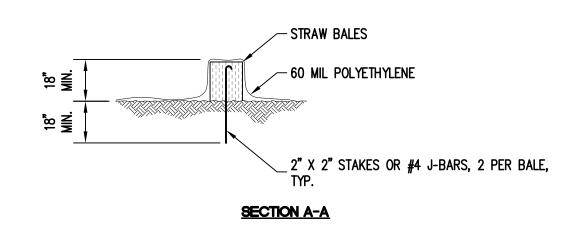
NS-12 CONCRETE CURING NS-13 CONCRETE FINISHING

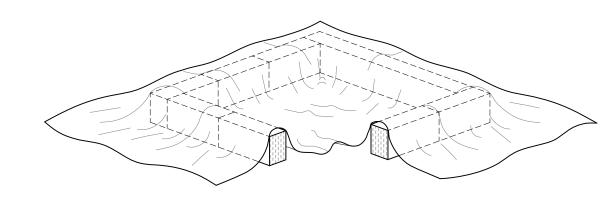
<u>waste management and material</u>

- POLLUTION CONTROL: VM—1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USED WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT VM—6 HAZARDOUS WASTE MANAGEMENT
- CONTAMINATED SOIL MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- VM-9 SANITARY/SEPTIC WASTE MANAGEMENT

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.





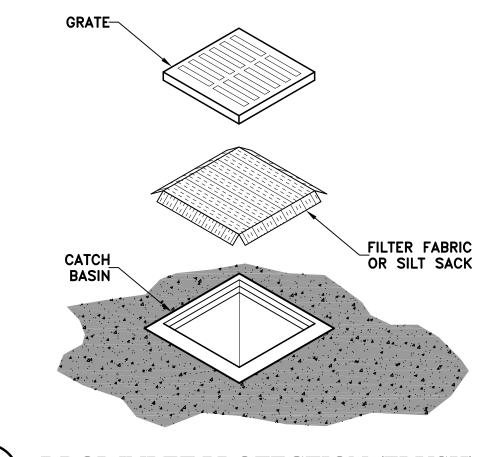


THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

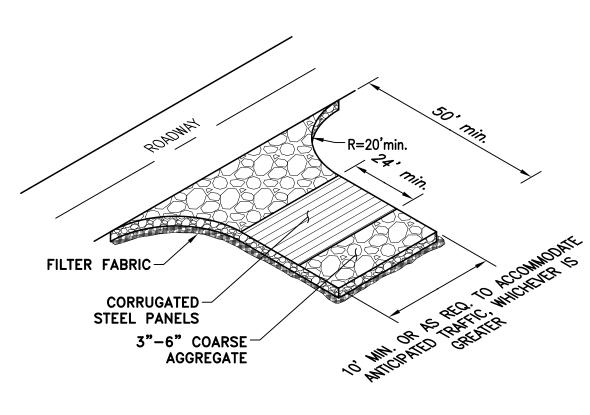
CONCRETE WASHOUT

1.- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT

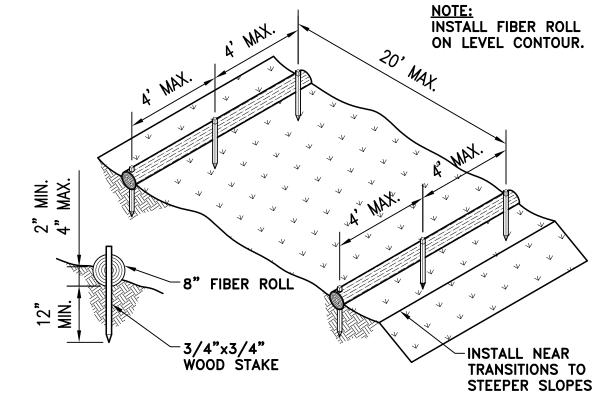
2.- CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES



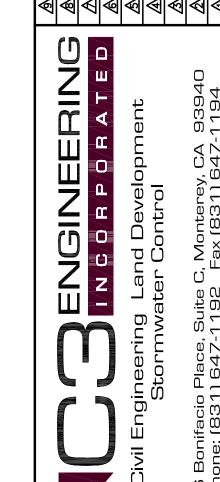


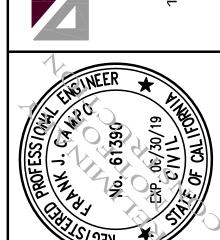


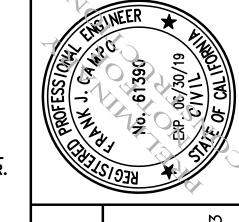
CONSTRUCTION ENTRANCE











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AS NOTED SCALE: 09/05/2017 DATE: DESIGN BY: ECH DRAWN BY: CHECKED BY: SHEET NUMBER:

OF 4 SHEETS PROJECT# 117-159

Scale 1" = 20'