

Exhibit 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:

LARSON (PLN190317)

RESOLUTION NO.

Resolution by the Monterey County Zoning
Administrator:

1. Finding that the project involves the construction of a new single family dwelling and an accessory structure, which qualifies as a Class 3 Categorical Exemption pursuant to Sections 15303(a) and 15303(e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Design Approval to allow the construction of a 2,417 square foot one-story single family dwelling with a 758 square foot partial basement, an attached 505 square foot garage, and a 6 foot tall redwood fence on a vacant lot. Grading would be approximately 190 cubic yards of cut/165 cubic yards of fill.

[PLN190317 – Carl and Gina Larson 3052
Larkin Road, Pebble Beach, Greater Monterey
Peninsula Area Plan (APN: 007-483-006-000)]

The LARSON application (PLN190317) came on for a public hearing before the Monterey County Zoning Administrator on January 9, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

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) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 2010 Monterey County General Plan (General Plan);
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Zoning Ordinance (Title 21, or MCC);

No conflicts were found to exist.

- b) Allowed Use. The property is located at 3052 Larkin Road, Pebble Beach, Greater Monterey Peninsula Area Plan (Assessor's Parcel Number: 007-483-006-000). The subject parcel is zoned Medium Density Residential with a Building Site 6, Recreation Equipment Storage and Design Control Overlays, or "MDR/B-6-D-RES." Per Monterey County Code Section 21.12.030, a single family dwelling is an allowed use in the MDR zone subject to a Design Approval.
- c) Lot Legality. The subject parcel is 0.24 acres (APN 007-483-006-000), and is located in a residential subdivision created through the Monterey Peninsula Country Club Subdivision 1. It is identified as Lot 9 in Block 55 on the Final Map for the Monterey Peninsula Country Club Subdivision No. 1, recorded May 4, 1925 (Volume 3, Cities & Towns, Page 26. Therefore, the subject parcel is a legal lot of record.
- d) Design. Pursuant to Chapter 21.44 of Title 21, the project site and surrounding area is subject to the Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed single family dwelling is a contemporary Ranch style home. The residence and garage are proposed to have colors and materials consisting of tan stucco siding with dark brown wood trim and front door, exterior stone accents, and brown shake tile roof. The proposed 6 foot tall fence is natural redwood. The neighborhood has variety of architectural styles. The proposed colors and materials would blend with the surrounding environment. The materials, location and nature of the project are consistent with the overall neighborhood character and will not detract from the visual integrity of the site.
- e) Visual Resources. The project will not impact any visual resources. Figure 14 of the Greater Monterey Peninsula Area Plan illustrates that the subject property is not designated as a visually sensitive or highly sensitive area. The property is not visible from Highway 1 or Highway 68. The proposed single family dwelling and accessory structure are within an established residential neighborhood of the inland (Country Club) area of Pebble Beach. The project will not create any new visual impacts.
- f) Review of Development Standards. The subject parcel is zoned Medium Density Residential with Building Site 6, Recreation Equipment Storage and Design Control Overlays, or "MDR/B-6-D-RES." Per Sections 21.12.030 of Title 21, the single family dwelling is an allowed use that would be subject to Design Approval. The parcel was created through the Monterey Peninsula Country Club Subdivision 1. A variance (ZA00595) was granted in 1969 that identified special setbacks for main structures and accessory structures for MDR zoning districts within the Del Monte Forest Country Club Area. The variance identified a 15 foot front setback for lots that front on roads over 50 feet in width or 20 foot setback for all other lots, and a 10 foot side and rear setback, except for 2nd stories, which require a 20 foot side setback. The subject property

does not front along a road over 50 feet in width; therefore, the 15 foot front setback does not apply. Furthermore, the development is single-story. The project conforms to the site developments standards in Title 21.

The minimum setback required for this property is a front setback of 20 feet and a side and rear setback of 10 feet. Consistent with these standards, the main structure maintains a 20 foot, 2 inch front setback, 10 foot side and rear setbacks. The allowable height is 27 feet, and the proposed project height is 18 feet 3 inches.

The maximum building site coverage allowed is 35%, (3,683 square feet) and the coverage is 34% (3,591 square feet). The project complies with the development standards listed within this zoning district per Section 21.12.060 of Title 21.

- f) Cultural Resources. The subject property is currently a vacant lot, and the project site is mapped in County GIS as a high archaeologically sensitive area. An archaeological report (County RMA-Planning Library No. LIB190271) was prepared and provided to the County that concluded there were no significant archaeological resources identified on the subject property. There are various historic sites within the area of the Del Monte Forest and Pacific Grove. The closest site is over two-thousand feet (0.38 miles) from the subject property. The potential for inadvertent impacts to cultural resources is addressed through incorporation of a standard condition of approval, which requires the contractor to stop work while resources are evaluated if previously unidentified resources are discovered during construction (Condition 3).
- g) Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on December 5, 2019. The LUAC unanimously recommended approval of the project as proposed.
- h) Staff conducted a virtual site inspection on November 20, 2019 to verify that the staked and flagged project on the subject property conforms to the plans submitted.
- i) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN190317.

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

- EVIDENCE:**
- a) The project includes a new single family dwelling and accessory structure associated with an established residential neighborhood.
 - b) The following reports have been prepared and submitted with the application:
 - Soil Engineering Investigation (LIB190273) prepared by Landset Engineers, Inc., Salinas, CA in August 2019
 - Archaeological Assessment (LIB190271) prepared by Susan Morley, Marina, CA in July 2019

County staff independently reviewed these reports and concurs with their conclusions. There are no further physical or environmental

constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with these reports.

- c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN190317.

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

- EVIDENCE:**
- a) The project was reviewed by RMA-Planning, and conditions have been recommended, 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 existing on the subject property. Pebble Beach Community Sewer District will serve the property.
 - c) The property has a permitted well that has been demonstrated through repeated testing to have the capacity to serve the property. A test in 2005 showed adequate water availability for a single family dwelling. Results from recent tests in May and November, 2019 by Carmel Valley Pump and Backflow Service (Michael Anderson, 2019) showed flow level at 3.9 gallons per minute and adequate water quality for the use. The report was submitted to the Drinking Water Protection Program of Environmental Health Bureau (EHB) for approval. All contaminants were under the maximum allowable levels; however, the applicant elected to install a water treatment system, which will be reviewed by EHB.
 - d) The project includes grading of 190 cubic yards of cut and 165 cubic yards of fill. The project includes a Grading Plan and Erosion Control Plan that would be subject to review by RMA-Environmental Services prior to the issuance of a construction permit.
 - e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN190317.

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 and RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) An unmet condition for a tree removal permit on the property is met through the addition of two (2) five-gallon Monterey pine saplings to the Landscape Plan. Compliance with the condition, for the two trees to survive and establish, will be incorporated into this project’s building permit.

- c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN190317.
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 Sections 15303(a) and 15303(e) categorically exempts the construction of one single family dwelling and accessory structures in a residential area.
 - b) The proposed project is to construct a 3,174 square foot single family dwelling and a 6 foot tall redwood fence enclosing the backyard and side yards of the dwelling. Therefore, the project qualifies for a Class 3 categorical exemption pursuant to Sections 15303(a) and 15303(e) of the CEQA guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. No adverse environmental effects were identified during staff review of the development application.
 - d) 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 PLN190317.
8. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Pursuant to Section 21.44.070, Design Approvals may be appealed to the Board of Supervisors.
 - b) Board of Supervisors. Pursuant to Section 21.80.050 of Title 21, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

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

1. Find that the project involves the construction of a new single family dwelling and an accessory structure, which qualifies as a Class 3 Categorical Exemption pursuant to Sections 15303(a) and 15303(e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Design Approval to allow the construction of a 2,417 square foot one-story single family dwelling with a 758 square foot partial basement, an attached 505 square foot garage, and a 6 foot tall redwood fence on a vacant lot. All described are to be in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of January, 2020.

PLN190317 -LARSON

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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 NOT LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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.

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

PLN190317

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN190317) to allow the construction of a 2,417 square foot one-story single family dwelling with a 758 square foot partial basement, an attached 505 square foot garage, and 6' redwood fence on a vacant lot. The property is located at 3052 Larkin Road, Pebble Beach (Assessor's Parcel Number 007-483-006-000), Greater Monterey Peninsula Area 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 RMA Chief of 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 Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 007-483-006-000 on January 9, 2020. The permit was granted subject to 3 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 RMA Chief of 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: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop 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.

GENERAL CONDITIONS

- ## ABBREVIATIONS AND SYMBOLS

APPROX. APPROXIMATE O.C. ON CENTER WALL LINE SECTION _____

VICINITY MAP

49 TAX CODE AREA 102-01

ASSESSOR'S MAP BOOK 7 PAGE 48

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LOPEZ ROAD

STRAWBERRY HILL ROAD

LARKIN ROAD

SLOAT ROAD

AZTEC ROAD

PRO ECT SITE

M.P.C.C. SUB. No. 1
BLK. 55 & 56
LOTS 1765 & 28730 BLK. 58



ARCHITECTURAL	OWNER:	CHP & GINA LARSON	PROJECT ADDRESS:	3852 LARKIN ROAD
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CAL GREEN NOTES				■ WATER SYSTEM: PRIVATE WELL ■ SEWER SYSTEM: PRCSD ■ TREE REMOVAL: NONE
		■ STRUCTURAL ENGINEER:	STRUCTURES INC.	

1. Irrigation Controllers- Automatic irrigation controllers installed at the time of final inspection shall be weather-based. CGCB 4.304.1			CONTACT: WILLIAM COKER 1676 FREMONT BLVD, SUITE G SEASIDE, CA 93955 OFFICE (831) 393-4460		<input checked="" type="checkbox"/> TREE REMOVAL: NONE <input checked="" type="checkbox"/> TOPOGRAPHY: GENTLY SLOPING, LESS THAN 15% <input checked="" type="checkbox"/> GRADING: 190 C.Y. CUT, 165 C.Y. FILL
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- | PLANNING CONDITIONS | BUILDING DEPARTMENT NOTES |
|---------------------|---------------------------|
| | |

<p>PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified</p>	<p>1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department.</p>
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PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN


All exterior lighting shall be unobstructive, 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)

ARCHITECTURAL	OWNER:	CHP & GINA LARSON	PROJECT ADDRESS:	3852 LARKIN ROAD
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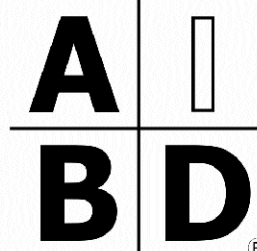
PLANNING CONDITIONS	BUILDING DEPARTMENT NOTES

<p>PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified</p>	<p>1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department.</p>
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- PROJECT NAME:
- LARSON
RESIDENCE**
- 3052 LARKIN ROAD
PEBBLE BEACH, CA
93953
- APN: 007-483-006-000
- 
- ☐ ☐ ☐ ☐
- MOORE DESIGN**
- RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION
- 225 CANNERY ROW, SUITE 1
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD	
DESCRIPTION	ISSUED
PEBBLE BEACH SUBMITTAL	9-11-2019
COUNTRY PLN SUBMITTAL	9-19-19
PRINT DATE:	10/9/2019

MEMBER



**AMERICAN INSTITUTE *of*
BUILDING DESIGN**

AIBD[®]
AMERICAN INSTITUTE *of* BUILDING DESIGN

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

A0.1

SHEET TITLE:

COVER SHEET /
PROJECT INFO

SHEET NUMBER:

A0.1

SEE SITE PLAN FOR EXTERIOR LIGHT LOCATIONS

MOUNT VERNON LED

OLDE BRONZE® FINISH OVER SOLID BRASS
WITH ETCHED SEEDY GLASS

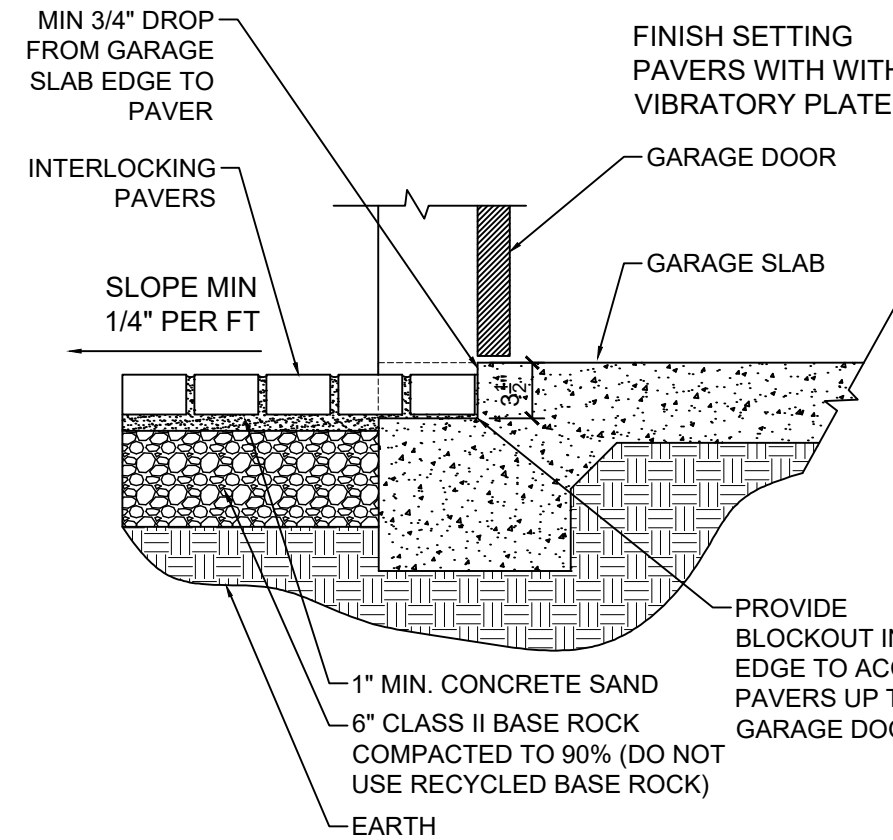


LED OUTPUT

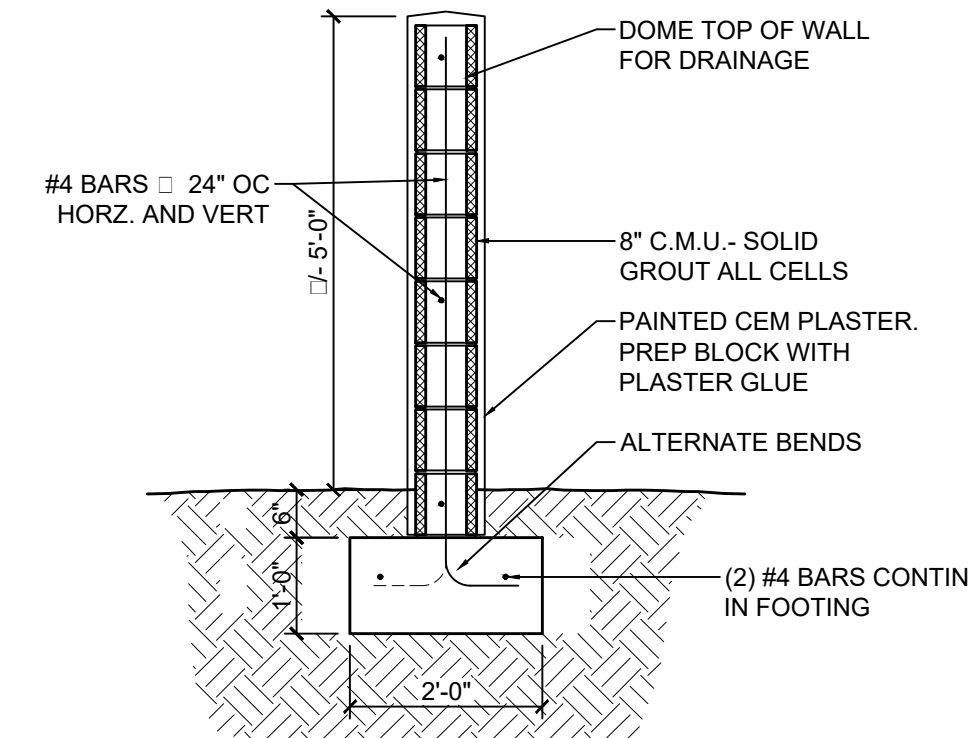
LED ITEM #	FINISH	LIGHT SOURCE	W	H	OVRL. H	EXTRA WIRE	CHAIN/STEM	EXT.	HOWTO
B 9708 OZLED	OZ	9W	7.5	16.75	---	---	---	8.25	6.75
D 9709 OZLED	OZ	9W	9.5	19.5	---	---	---	10.25	7.25
A 9707 OZLED	OZ	9W	5.75	12.5	---	---	---	6.25	5.25
C 9809 OZLED	OZ	9W	9.5	18.5	93	28	72	---	Additional chain 2996 OZ.
E 9909 OZLED	OZ	9W	9.5	20.75	---	---	---	---	---

9707 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9708 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9709 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9809 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life
9909 OZLED	584 Lumens, 9.9 Watts 3000 Kelvin, CRI 80, 40K Life

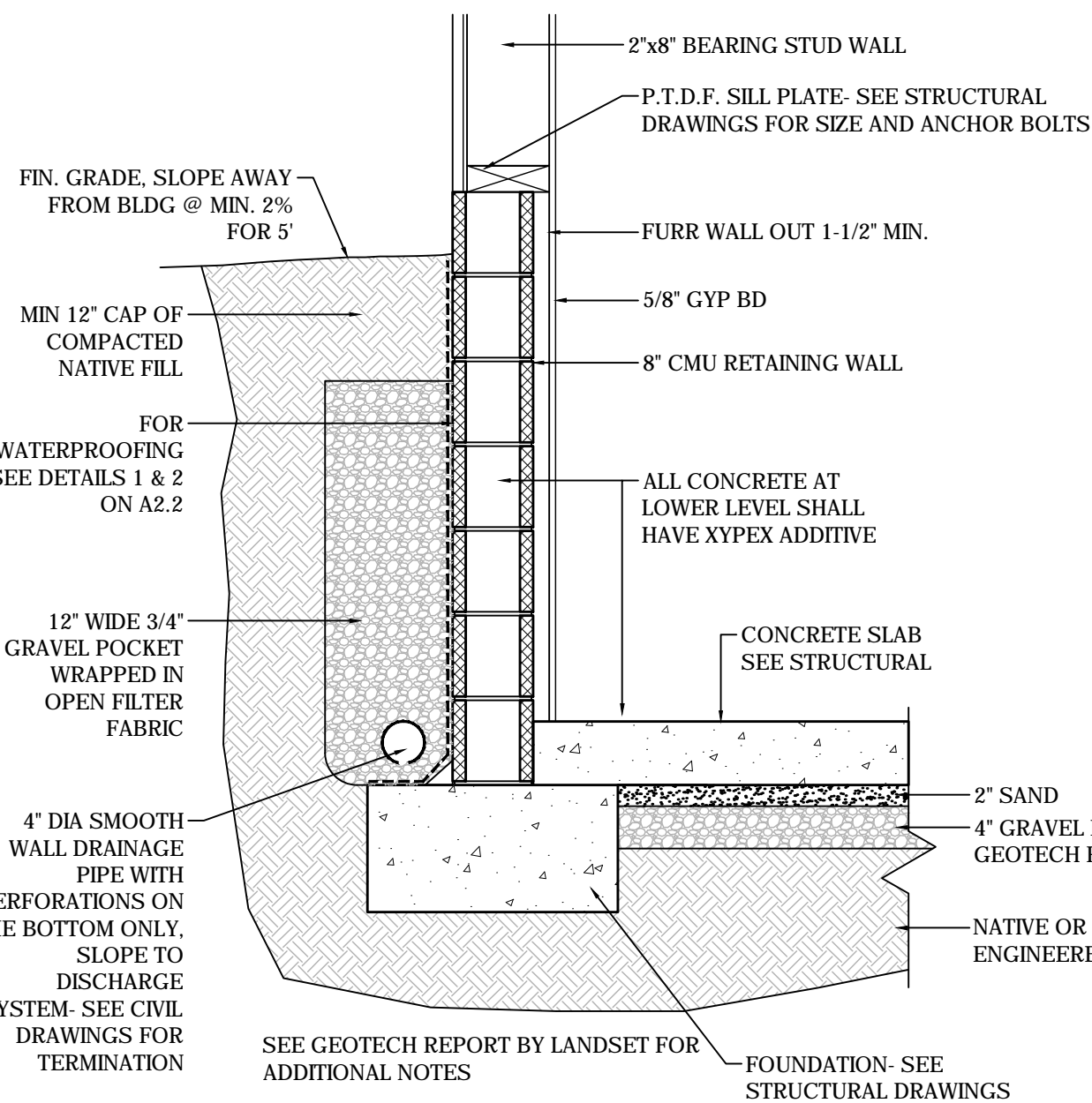
Measurements shown in inches.



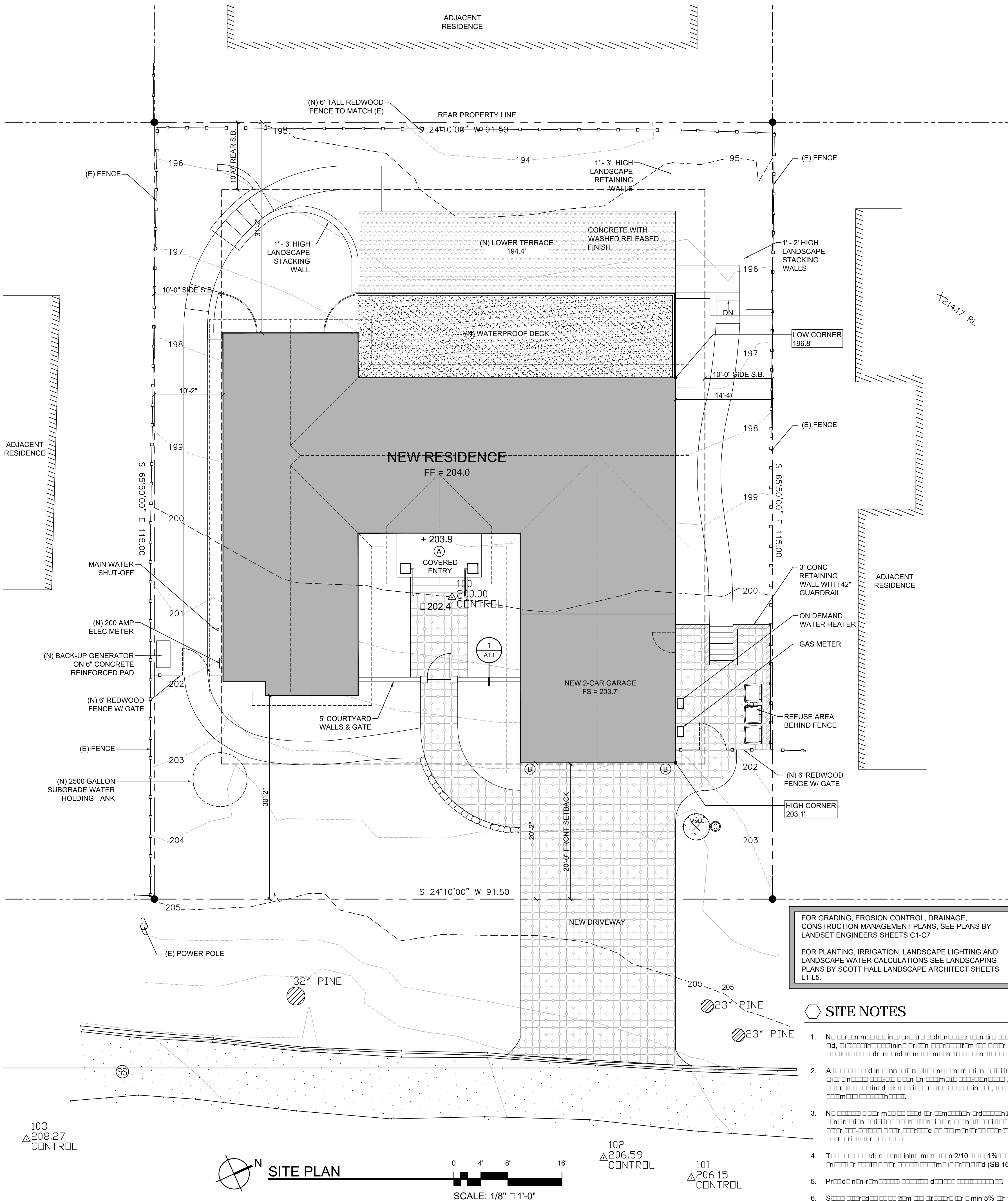
2 GARAGE SLAB EDGE
1" = 1'-0"



1 COURTYARD WALL
1/2" = 1'-0"



3 CMU RETAINING WALL
3/4" = 1'-0"

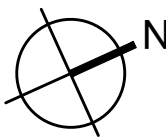


FOR GRADING, EROSION CONTROL, DRAINAGE,
CONSTRUCTION MANAGEMENT PLANS, SEE PLANS BY
LANDSET ENGINEERS SHEETS C1-C7

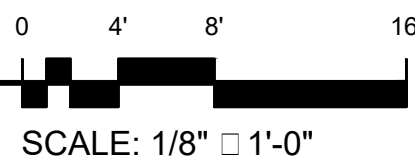
FOR PLANTING, IRRIGATION, LANDSCAPE LIGHTING AND
LANDSCAPE WATER CALCULATIONS SEE LANDSCAPING
PLANS BY SCOTT HALL LANDSCAPE ARCHITECT SHEETS
L1-L5

SITE NOTES

- No construction shall be permitted within the 10-foot setback from the rear property line.
- All construction shall be within the 10-foot setback from the rear property line.
- No construction shall be permitted within the 10-foot setback from the rear property line.
- The 10-foot setback from the rear property line shall be maintained at all times.
- Provide a minimum 5% slope from the rear property line to the street.
- Shall be maintained at all times.
- Construction shall be within the 10-foot setback from the rear property line.



SITE PLAN



PROJECT NAME:

LARSON
RESIDENCE

3052 LARKIN ROAD
PEBBLE BEACH, CA
93953

APN: 007-483-006-000

MOORE DESIGN
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION
225 CANNERY ROW, SUITE 1
MONTEREY CA, 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PEBBLE BEACH SUBMITAL	9-11-2019
COUNTY PLN SUBMITAL	9-19-19
COUNTY BLDG SUBMITAL	11-15-19

PRINT DATE: 11/14/2019

MEMBER

A | I
B | D
AMERICAN INSTITUTE OF
BUILDING DESIGN

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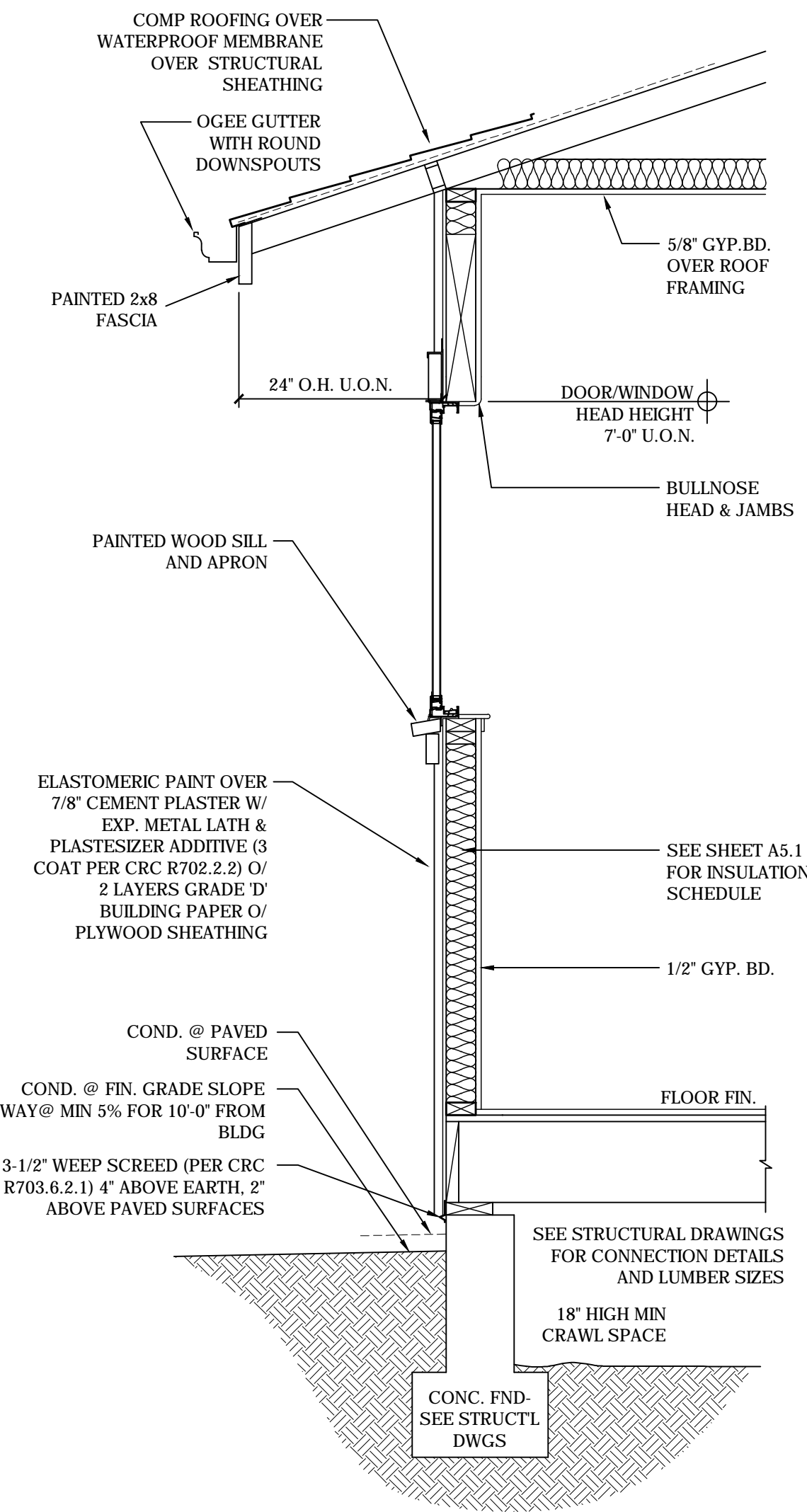
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

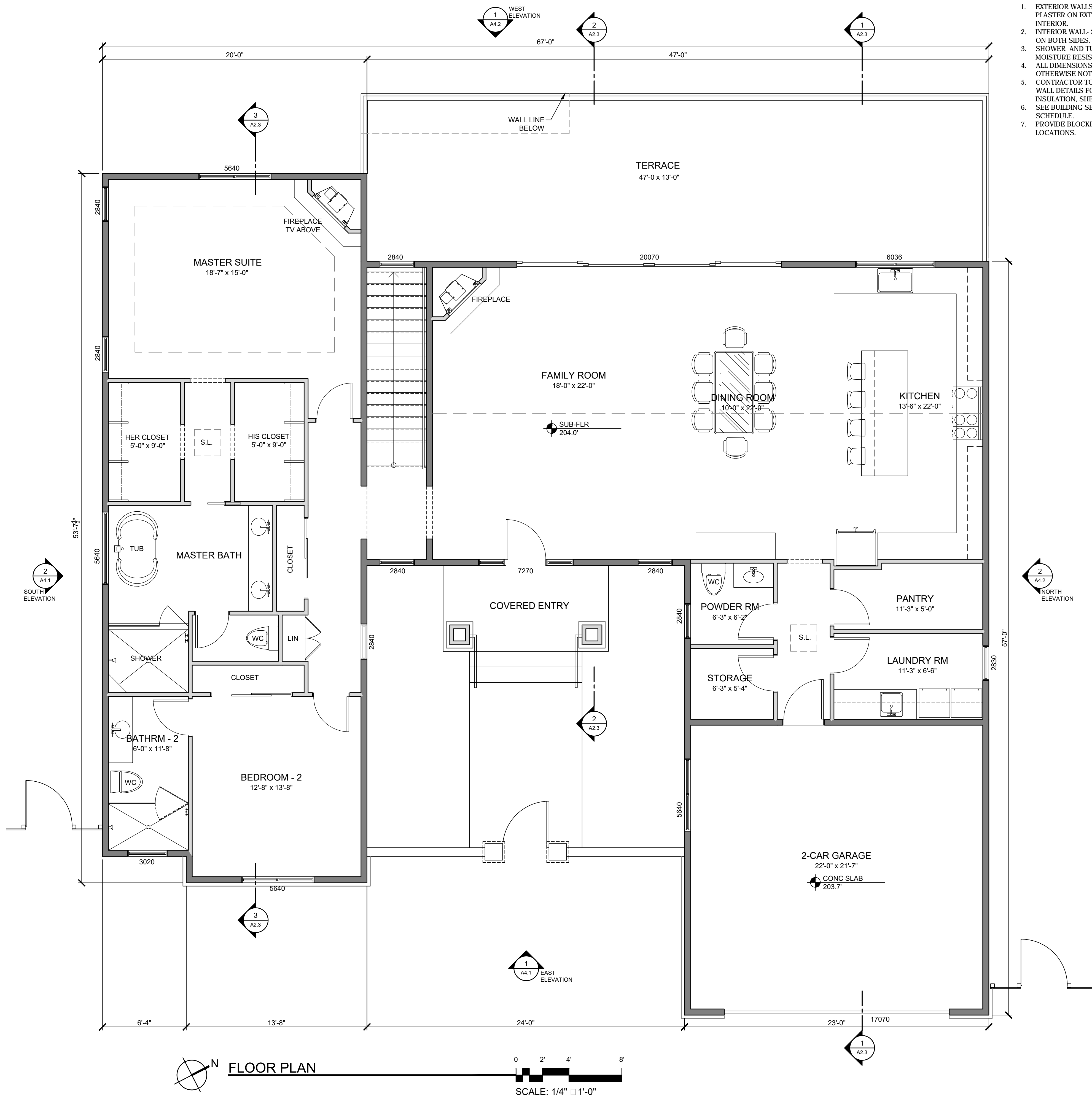
SITE PLAN

SHEET NUMBER:

A1.1



1 WALL SECTION
3/4" = 1'-0"



N
FLOOR PLAN
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

WALL LEGEND

- NEW 2x4 WALLS
NEW 2x6 WALLS

- EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR
- INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
- SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM WALLBOARD (CBC 2512).
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
- SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

PROJECT NAME:

LARSON
RESIDENCE

3052 LARKIN ROAD
PEBBLE BEACH, CA
93953

APN: 007-483-006-000

John Moore
MOORE DESIGN
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION
225 CANNERY ROW, SUITE 1
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PEBBLE BEACH SUBMITAL	9-11-2019
COUNTY PLN SUBMITAL	9-19-19

PRINT DATE: 9/18/2019

MEMBER

A I
B D[®]

AMERICAN INSTITUTE of
BUILDING DESIGN

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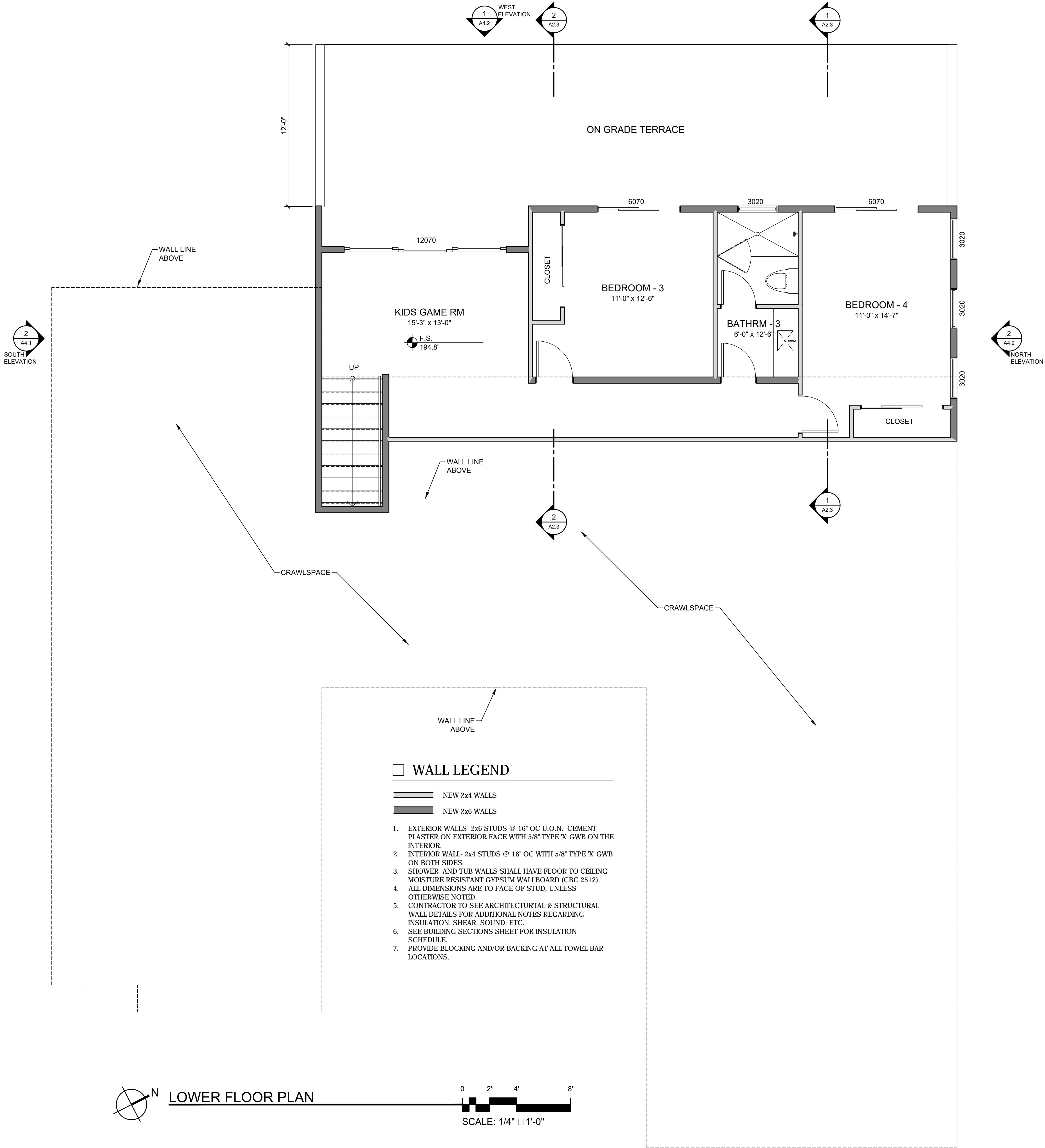
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SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A2.1



PROJECT NAME:

**LARSON
RESIDENCE**

3052 LARKIN ROAD
PEBBLE BEACH, CA
93953

APN: 007-483-006-000

MOORE DESIGN
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE 1
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD	
DESCRIPTION	ISSUED
PEBBLE BEACH SUBMITTAL	9-11-2019
COUNTY PLN SUBMITTAL	9-19-19

PRINT DATE: 9/18/2019

MEMBER

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BUILDING DESIGN

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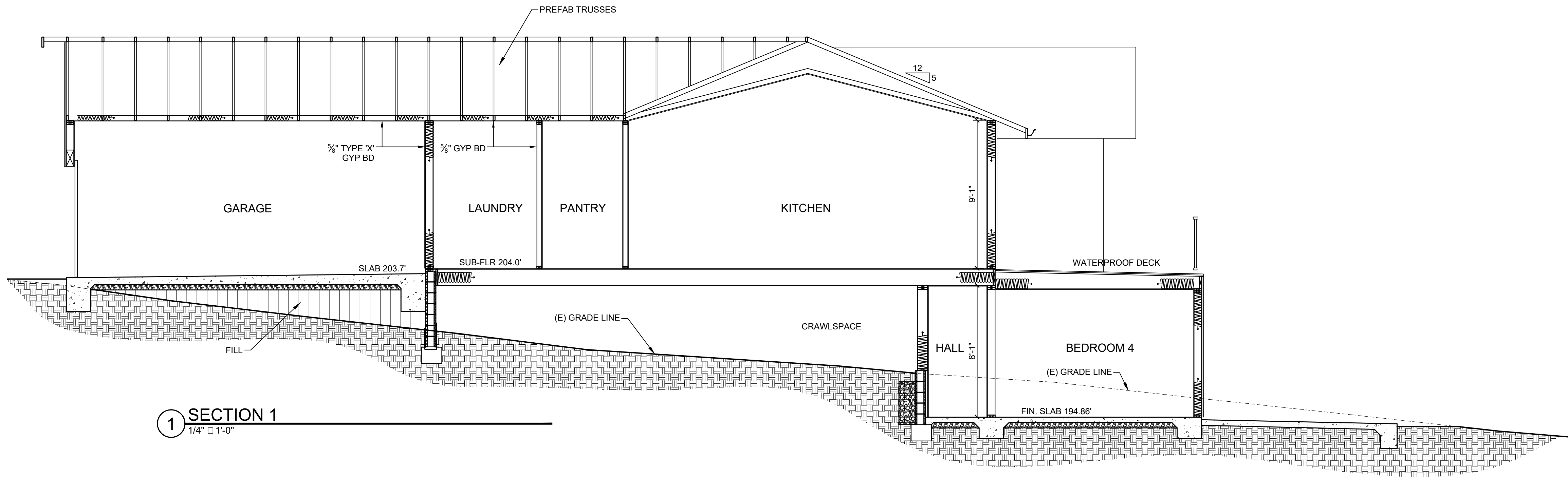
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

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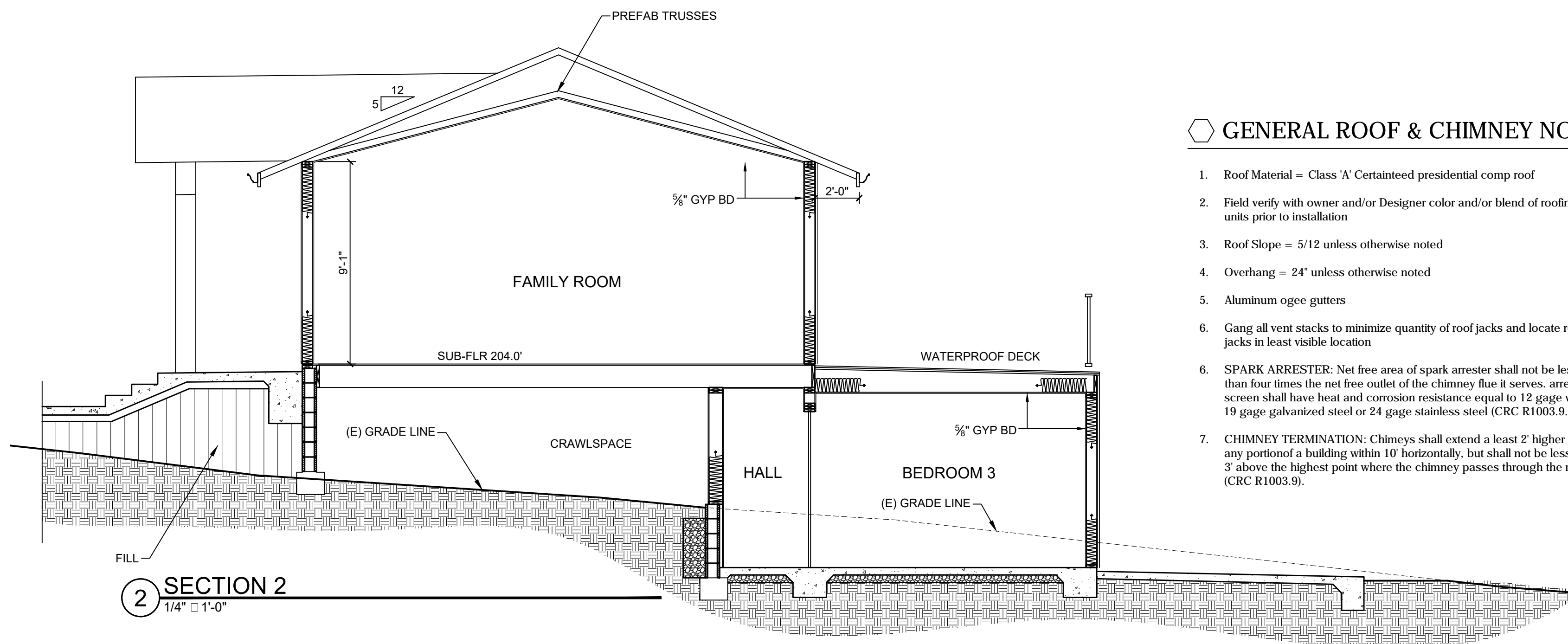
**LOWER FLOOR
PLAN**

SHEET NUMBER:

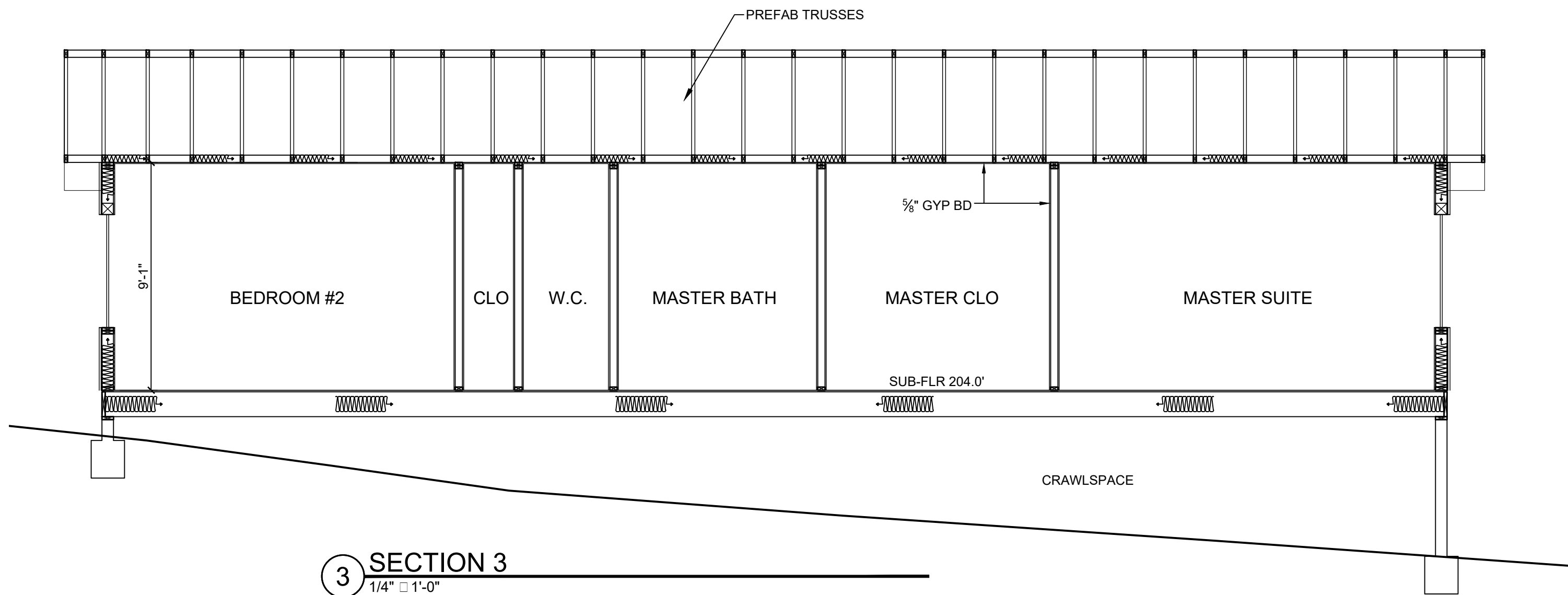
A2.2



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



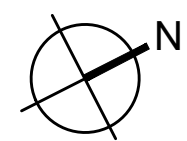
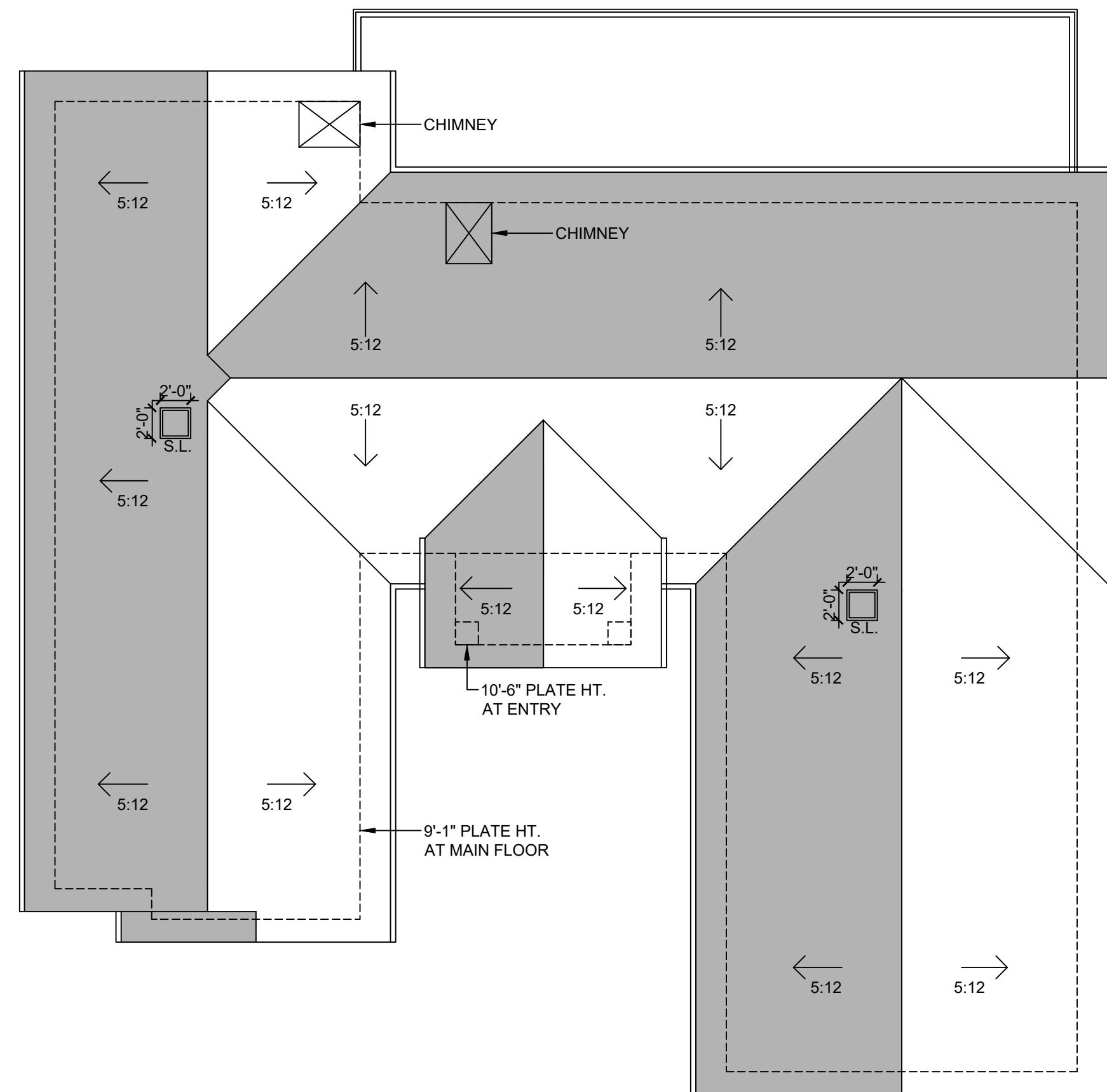
2 SECTION 2
1/4" = 1'-0"



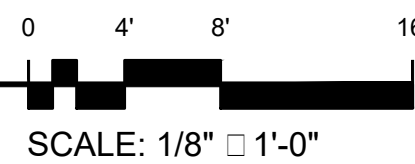
3 SECTION 3
1/4" = 1'-0"

GENERAL ROOF & CHIMNEY NOTES

1. Roof Material = Class 'A' Certainteed presidential comp roof
2. Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
3. Roof Slope = 5/12 unless otherwise noted
4. Overhang = 24" unless otherwise noted
5. Aluminum ogee gutters
6. Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
6. SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves. arrester screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
7. CHIMNEY TERMINATION: Chimneys shall extend at least 2' higher than any portion of a building within 10' horizontally, but shall not be less than 3' above the highest point where the chimney passes through the roof (CRC R1003.9).



ROOF PLAN
1/8" = 1'-0"



PROJECT NAME:

LARSON
RESIDENCE

3052 LARKIN ROAD
PEBBLE BEACH, CA
93953

APN: 007-483-006-000

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CONSTRUCTION ADMINISTRATION
225 CANNERY ROW, SUITE 1
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DRAWING RECORD

DESCRIPTION	ISSUED
PEBBLE BEACH SUBMITTAL	9-11-2019
COUNTY PLN SUBMITTAL	9-19-19

PRINT DATE: 9/24/2019

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SHEET TITLE:

ROOF PLAN

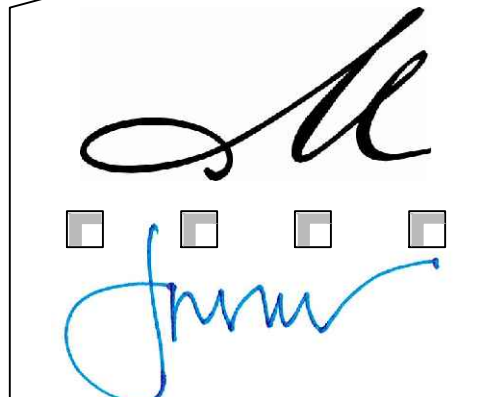
SHEET NUMBER:

A2.3

PROJECT NAME:
**LARSON
RESIDENCE**

3052 LARKIN ROAD
PEBBLE BEACH, CA
93953

APN: 007-483-006-000



MOORE DESIGN
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE 1
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john@mooredesign.org

DRAWING RECORD	
DESCRIPTION	ISSUED
PEBBLE BEACH SUBMITTAL	9-11-2019
COUNTY PLN SUBMITTAL	9-19-19

PRINT DATE: 9/18/2019

MEMBER

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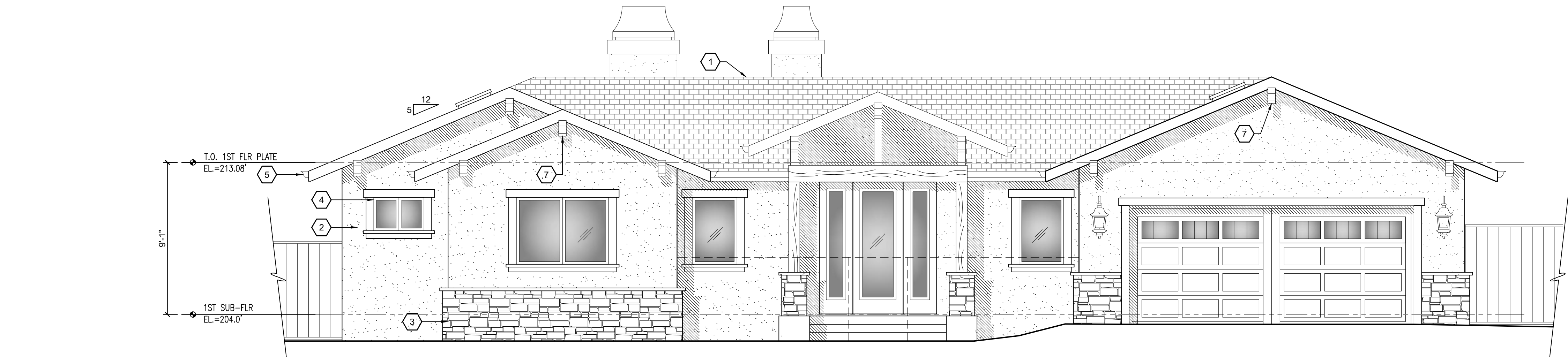
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SHEET TITLE:
ELEVATIONS

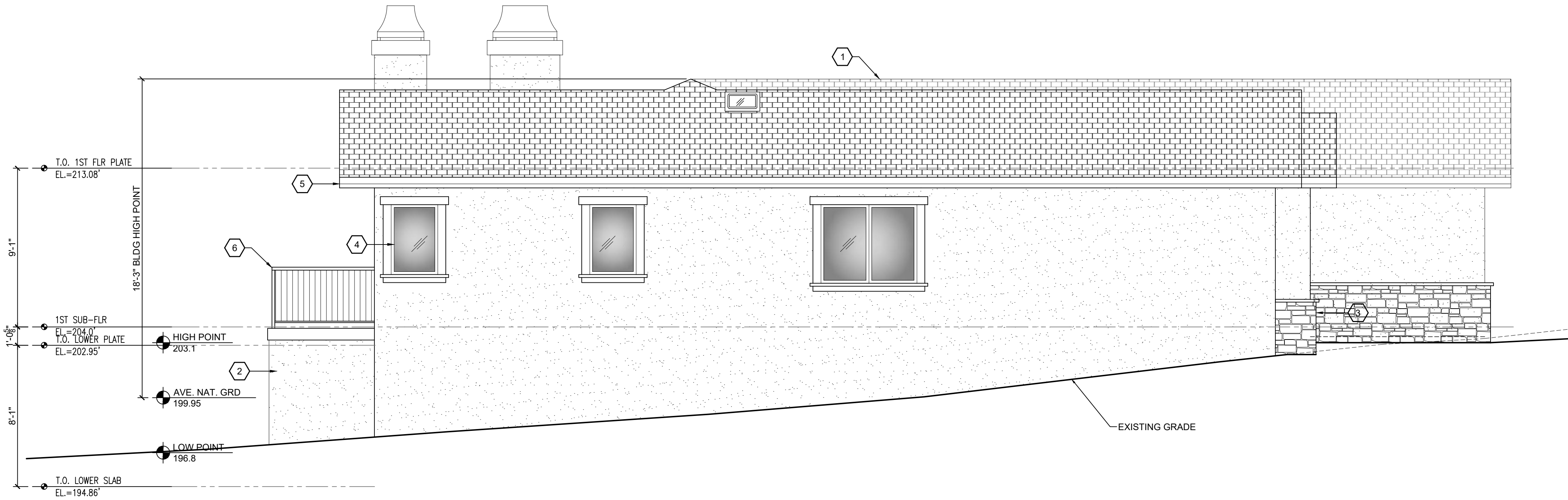
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A4.1



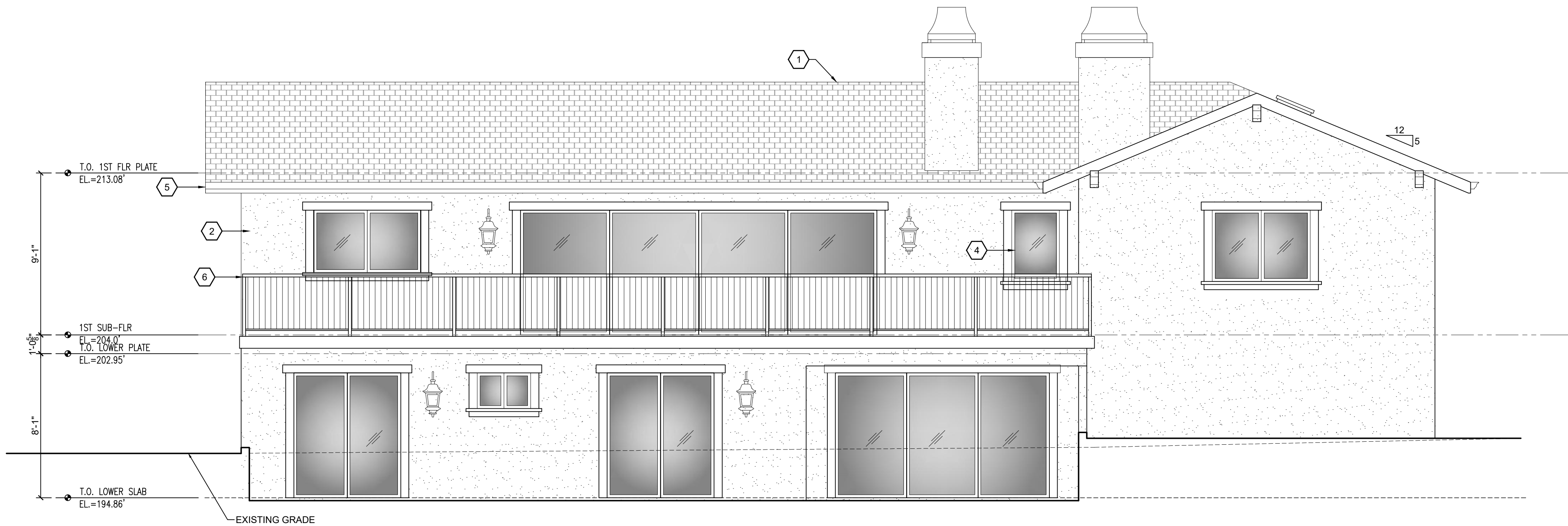
1 EAST ELEVATION
1/4" = 1'-0"

SHEET NOTES

1. ROOF - CLASS 'A' CERTAINTED PRESIDENTIAL SHAKE - WEATHERWOOD
2. WALLS - ELASTOMERIC PAINT OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
3. STONE VENEER
4. WINDOWS - TAN MILGARD VINYL DOUBLE PANE WINDOWS WITHOUT GRID
5. GUTTERS - ALUMINUM OGEE GUTTERS
6. GUARDRAILS - PAINTED WOOD BALUSTRADES AND TOP CAP



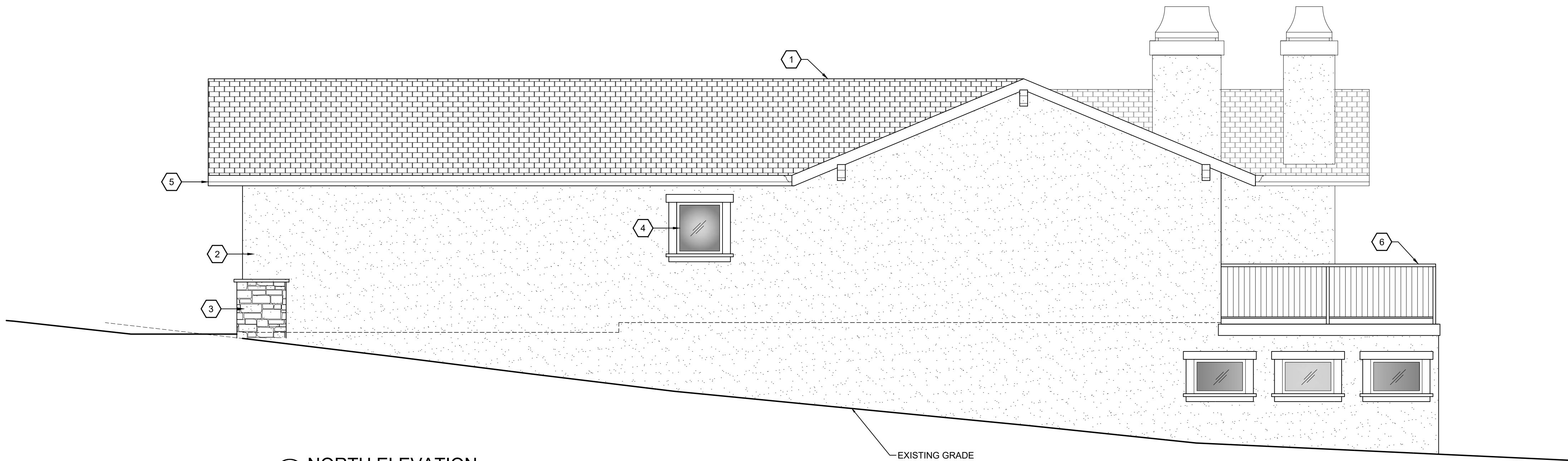
2 SOUTH ELEVATION
1/4" = 1'-0"



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

SHEET NOTES

1. ROOF - CLASS 'A' CERTAINTED PRESIDENTIAL SHAKE - WEATHERWOOD
2. WALLS - ELASTOMERIC PAINT OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
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5. GUTTERS - ALUMINUM OGEE GUTTERS
6. GUARDRAILS - PAINTED WOOD BALUSTRADES AND TOP CAP



2 NORTH ELEVATION
1/4" = 1'-0"

PROJECT NAME:

LARSON
RESIDENCE

3052 LARKIN ROAD
PEBBLE BEACH, CA
93953

APN: 007-483-006-000

John
MOORE DESIGN
RESIDENTIAL PLANNING &
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john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PEBBLE BEACH SUBMITTAL	9-11-2019
COUNTY PLN SUBMITTAL	9-19-19

PRINT DATE: 9/18/2019

MEMBER

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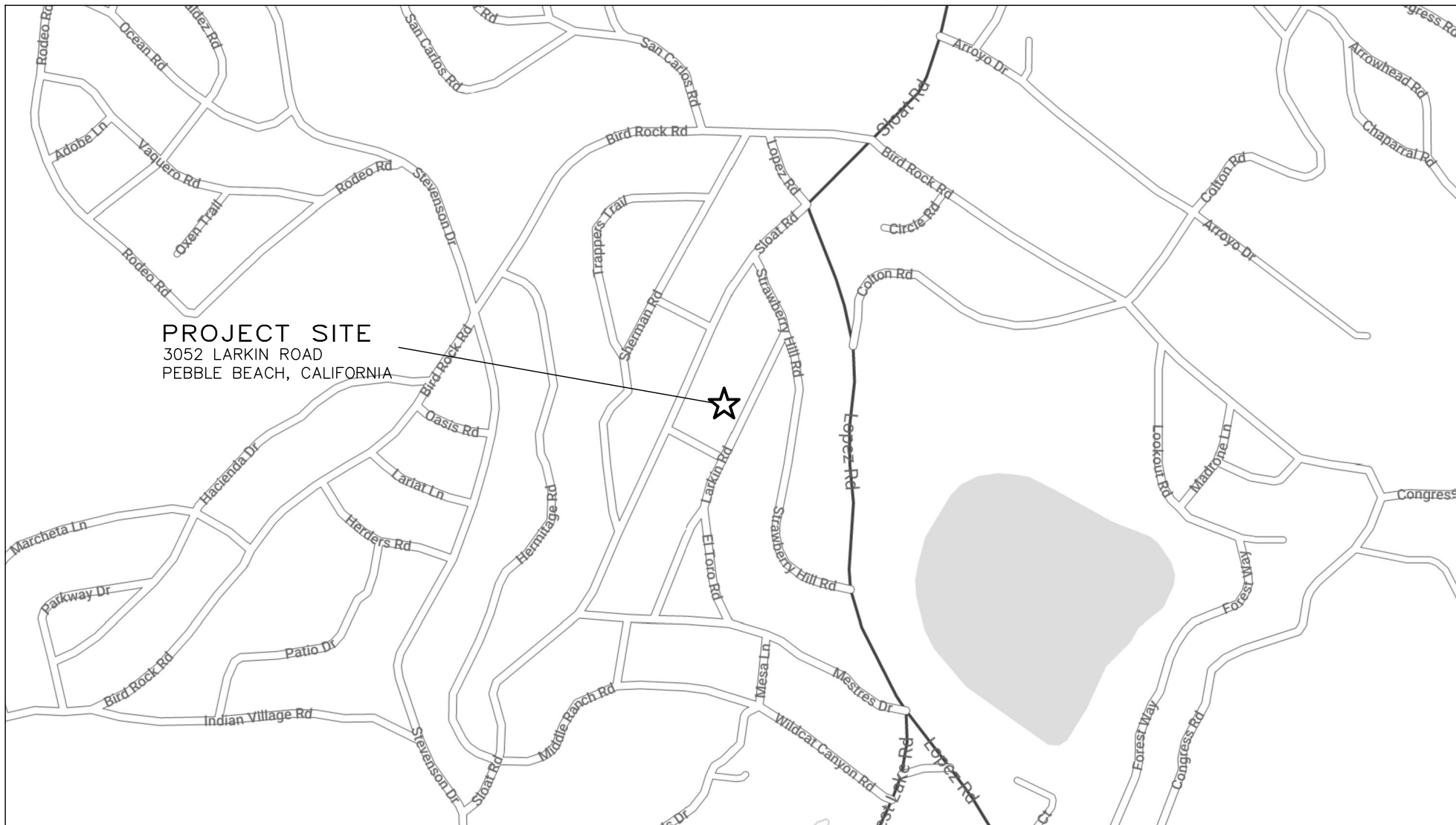
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A4.2

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
THE LARSON RESIDENCE
APN: 007-483-006
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



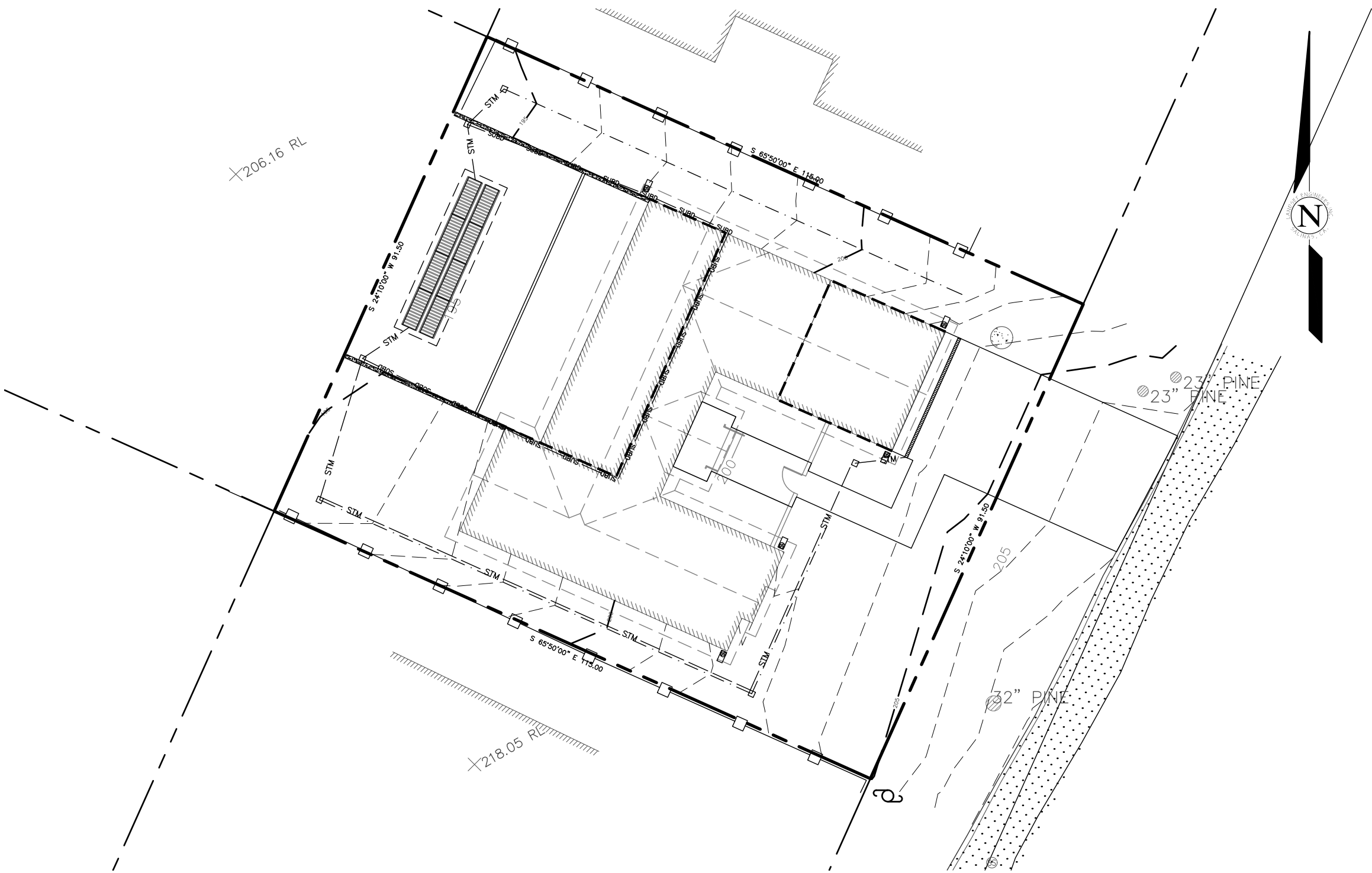
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE LARSON RESIDENCE, SHEET A1.0 PREPARED BY MOORE DESIGN LLC & THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS INC., JOB NO. 1971-01, DATED JUNE 2019.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 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.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE LATEST MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY LANDSET ENGINEERS INC., DATED AUGUST, 2019, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- 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.
- THERE ARE APPROXIMATELY 190 C.Y. OF CUT AND 165 C.Y. OF FILL TOTAL WITH A NET EXCESS OF 25 YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. SHORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOIL'S ENGINEER PRIOR TO PLACEMENT.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SHALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS AND DIRECTED INTO SWALES AND THE SITE STORM DRAIN SYSTEM.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY SWALES, CATCH BASINS, AND PIPES INTO INFILTRATION CHAMBERS AS SHOWN ON THE SITE DRAINAGE PLAN. ON SITE CATCH BASIN SHALL BE CHRISTY PRODUCTS V12. STORM DRAIN PIPE SHALL BE PVC SDR35
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. REL. COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.



PROJECT DATA				
GRADING VOLUMES	Cut	Fill	Net	
	190 Cu. Yd.	165 Cu. Yd.	25 Cu. Yd. Cut	
DISTURBED AREA	IMPERVIOUS	*PERVIOUS	TOTAL	
	4435 SQFT	0 SQFT	10523 SQFT	
		*CREATED AND/OR REPLACED		

LOT OVERVIEW
SCALE: 1" = 20'

EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRANOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

LEGEND:

EXISTING (N):

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- ASPHALT PAVEMENT SURFACE
- WOOD SURFACE

NEW (N):

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- RETAINING WALL - TYPE AS SHOWN
- STORM DRAIN LINE
- SUB DRAIN LINE
- TREE TO BE REMOVED
- ROOF DOWNSPOUT WITH SPLASHBLOCK
- MAIN FLOOR HOUSE FOOTPRINT
- ASPHALT PAVEMENT SURFACE

INDEX TO SHEETS

- | | |
|----------|-------------------------------------|
| SHEET C1 | COVER SHEET |
| SHEET C2 | TOPOGRAPHIC MAP/EXISTING CONDITIONS |
| SHEET C3 | GRADING & DRAINAGE PLAN |
| SHEET C4 | GRADING SECTIONS |
| SHEET C5 | CONSTRUCTION DETAILS |
| SHEET C6 | EROSION & SOURCE CONTROL PLAN |
| SHEET C7 | CONSTRUCTION MANAGEMENT PLAN |

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	LANDSET ENGINEERS	Beginning of Project		
Subexcavation, fill placement, and compaction	LANDSET ENGINEERS	Throughout grading operations		
Foundation Excavations	LANDSET ENGINEERS	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LANDSET ENGINEERS	Prior to trench backfill		
Utility trench compaction	LANDSET ENGINEERS	During backfill operations		
Retaining wall backfill compaction	LANDSET ENGINEERS	During backfill operations		
Baserock subgrade compaction	LANDSET ENGINEERS	Prior to pavement installation		

CONTACT INFORMATION:

OWNER:
MR. & MRS. CHIP & GINA LARSON
4318 1ST STREET
PLEASANTON, CA 94566

ARCHITECT:
ATTN:JOHN MOORE
MOORE DESIGN LLC
225 CANNERY ROW, SUITE 1
MONTEREY, CA 93940

SITE LOCATION:
3052 LARKIN ROAD
PEBBLE BEACH, CA

09/23/19	JK	RELEASED TO CLIENT	
No.	DATE	BY	REVISION

"COVER SHEET"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
THE LARSON RESIDENCE
A.P.N.: 007-483-006
PEBBLE BEACH, CA 93953

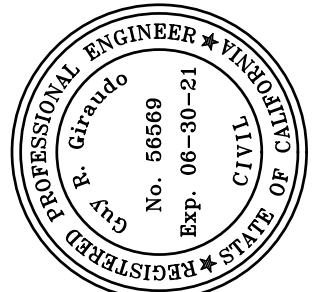
MR. & MRS. CHIP & GINA LARSON

SCALE: 1" = 16'

DATE: SEPT 2019
JOB NO. 1971-02

SHEET C1

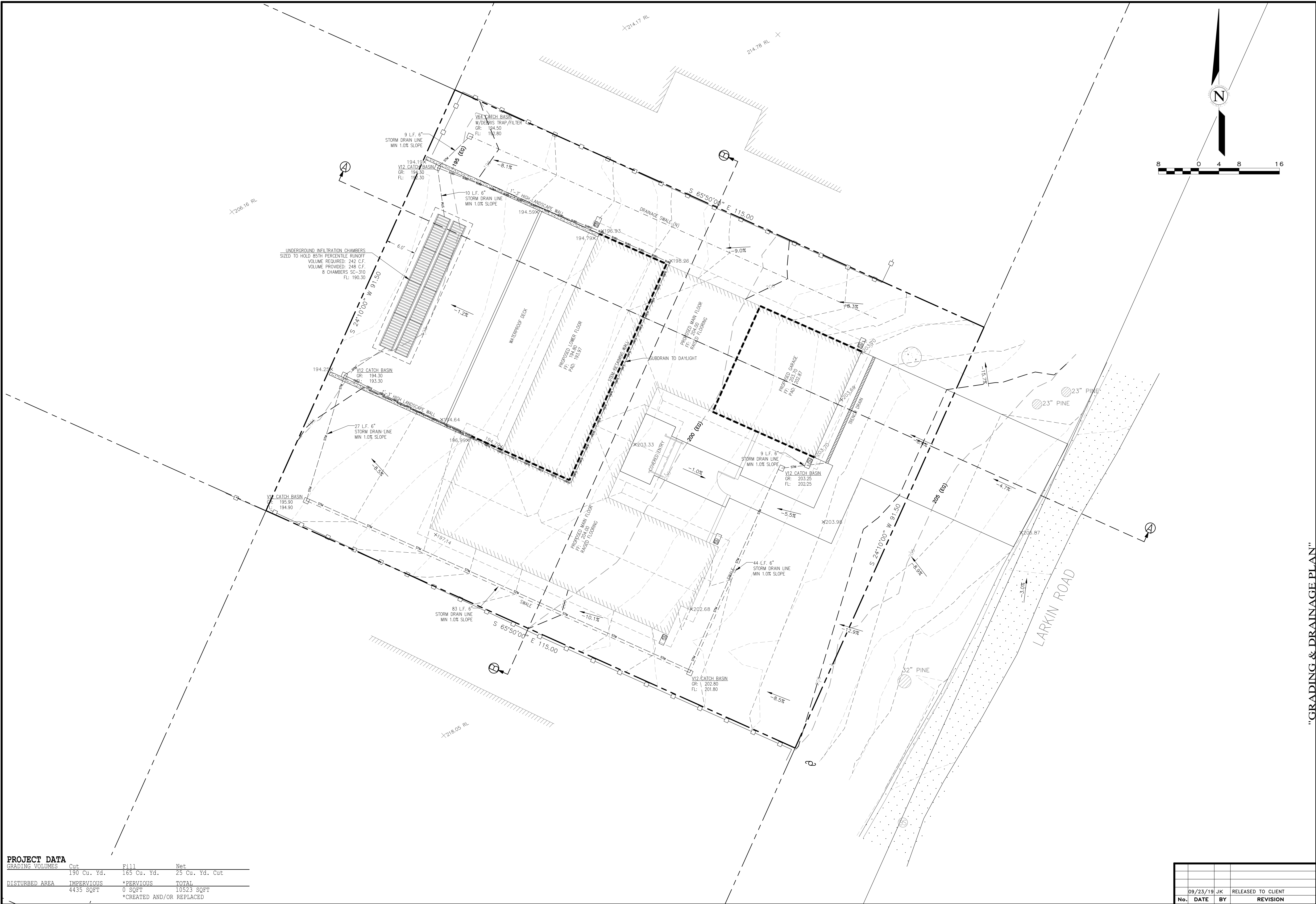
OF 7 SHEETS



APPROVED BY:

GUY R. CHIP, JDO
9/23/19





PROJECT DATA			
GRADING VOLUMES			
	Cut	Fill	Net
	190 Cu. Yd.	165 Cu. Yd.	25 Cu. Yd. Cut
DISTURBED AREA			
	IMPERVIOUS	*PERVIOUS	TOTAL
	4435 SQFT	0 SQFT	10523 SQFT
	*CREATED AND/OR REPLACED		

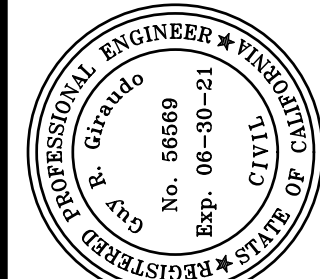
No.	DATE	BY	REVISION
	09/23/19	JK	RELEASED TO CLIENT

"GRADING & DRAINAGE PLAN"

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
THE LARSON RESIDENCE
A.P.N.: 007-483-006
PEBBLE BEACH, CA 93953
MR. & MRS. CHIP & GINA LARSON

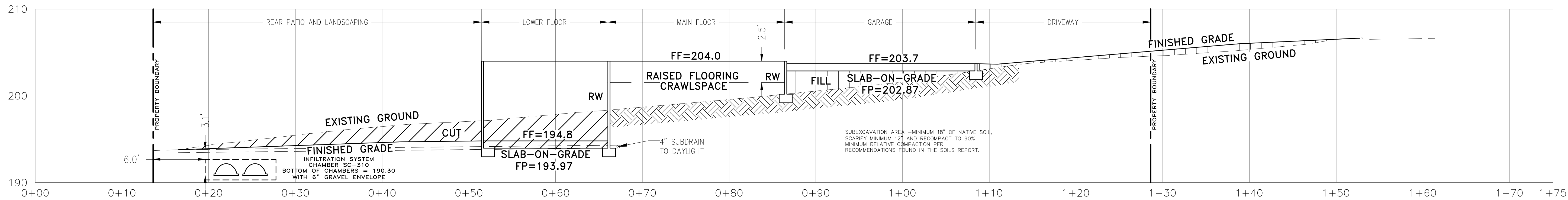
SCALE: 1" = 8'
DATE: SEPT 2019
JOB NO. 1971-02

SHEET **C3**
OF 7 SHEETS

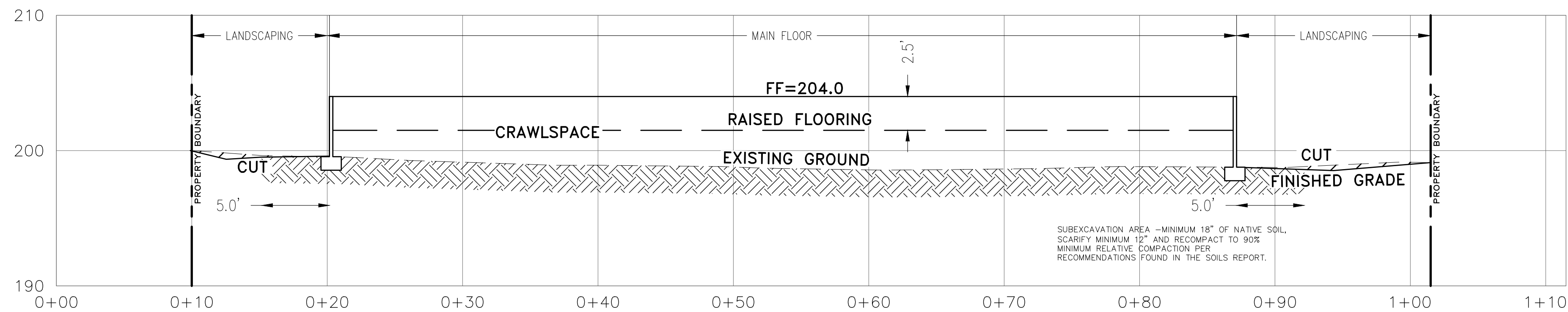


APPROVED BY:
GUY R. CHIP, JDO
9/22/19

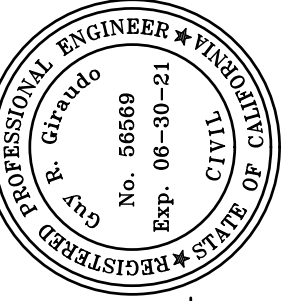
LANDSET
ENGINEERS, INC.
5208 Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com



SECTION A-A
SCALE: 1/8 H&V



SECTION B-B
SCALE: 1/8 H&V



APPROVED BY:

GUY R. CHIP, JDO
9/25/19

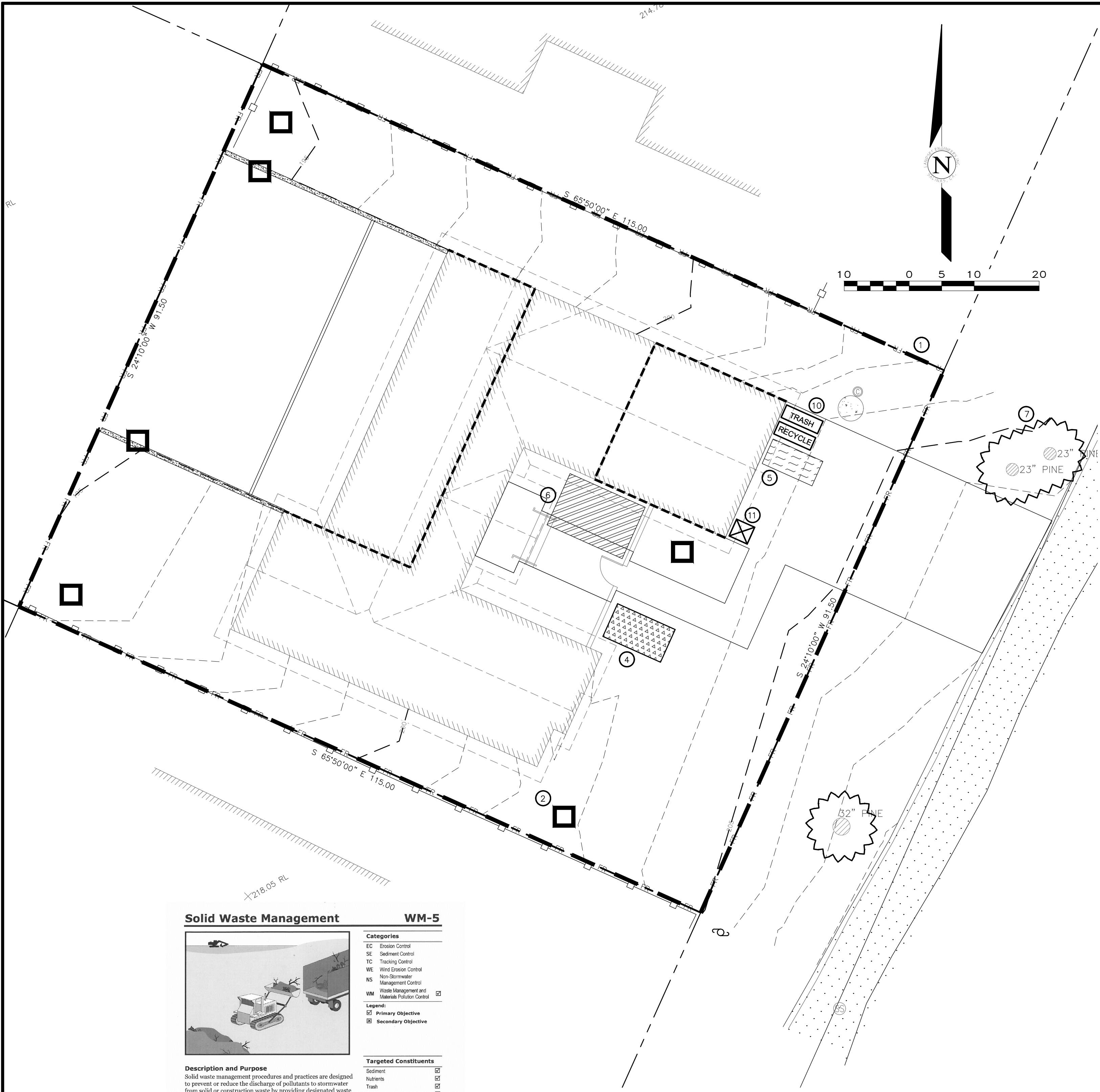


"GRADING SECTIONS"
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
THE LARSON RESIDENCE
A.P.N.: 007-483-006
PEBBLE BEACH, CA 93953
MR. & MRS. CHIP & GINA LARSON

SCALE: 1" = 8'
DATE: SEPT 2019
JOB NO. 1971-02

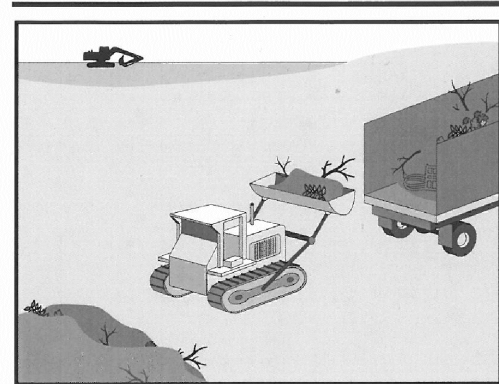
09/23/19	JK	RELEASED TO CLIENT		
No.	DATE	BY	REVISION	

SHEET **C4**
OF 7 SHEETS



Solid Waste Management

WM-5

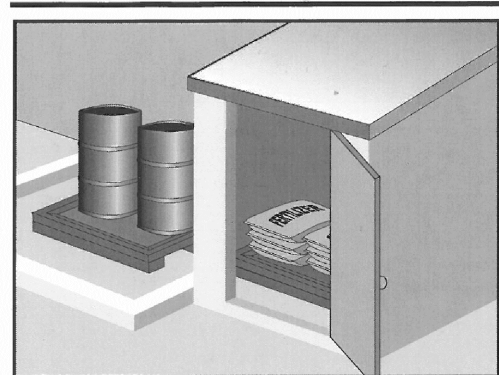


Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging the regular disposal, and training employees and subcontractors.

Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control
Legend:	
☑	Primary Objective
☐	Secondary Objective
Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Potential Alternatives	
None	

Material Delivery and Storage

WM-1

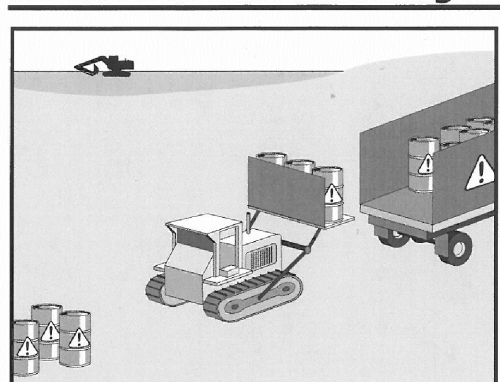


Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control
Legend:	
☑	Primary Category
☐	Secondary Category
Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Potential Alternatives	
None	

Hazardous Waste Management

WM-6

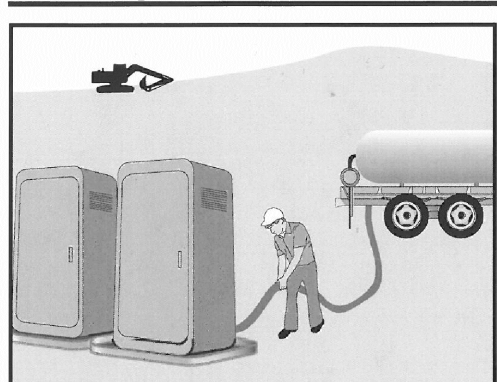


Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control
Legend:	
☑	Primary Objective
☐	Secondary Objective
Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Potential Alternatives	
None	

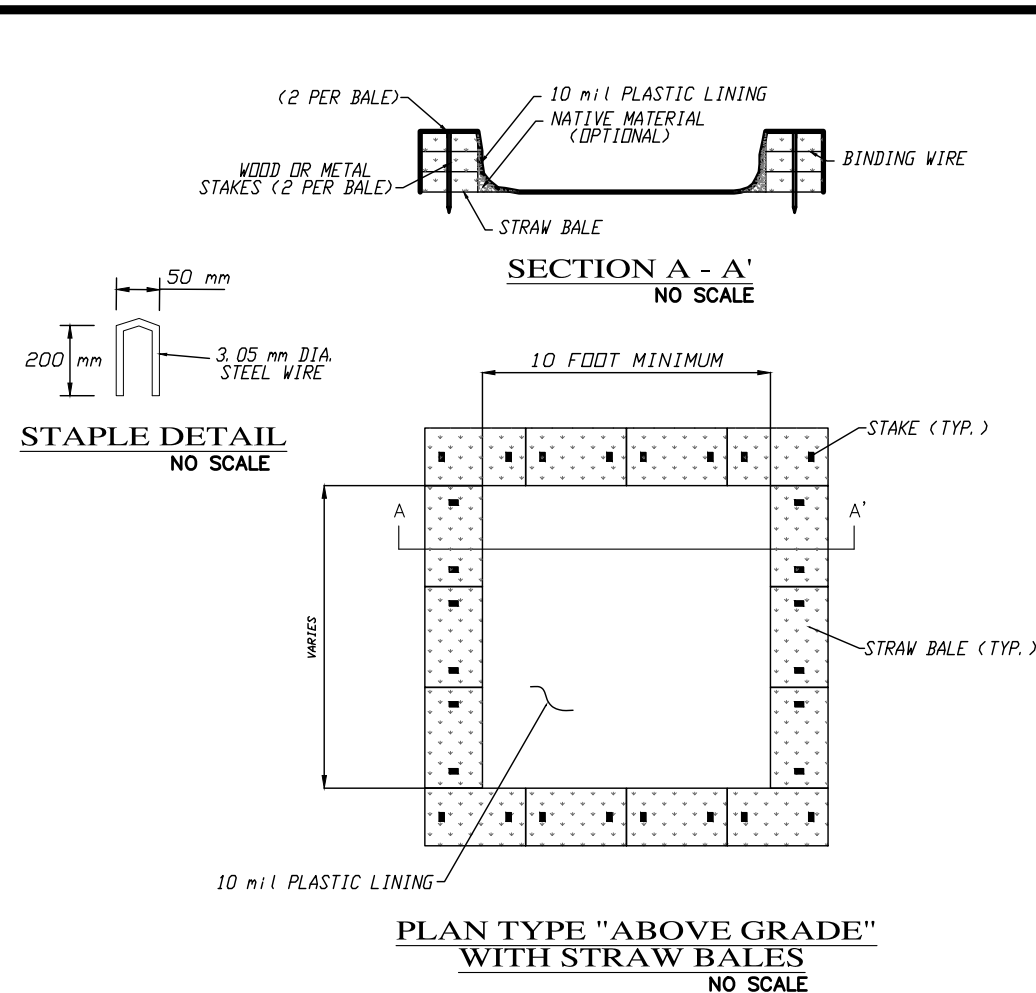
Sanitary/Septic Waste Management

WM-9

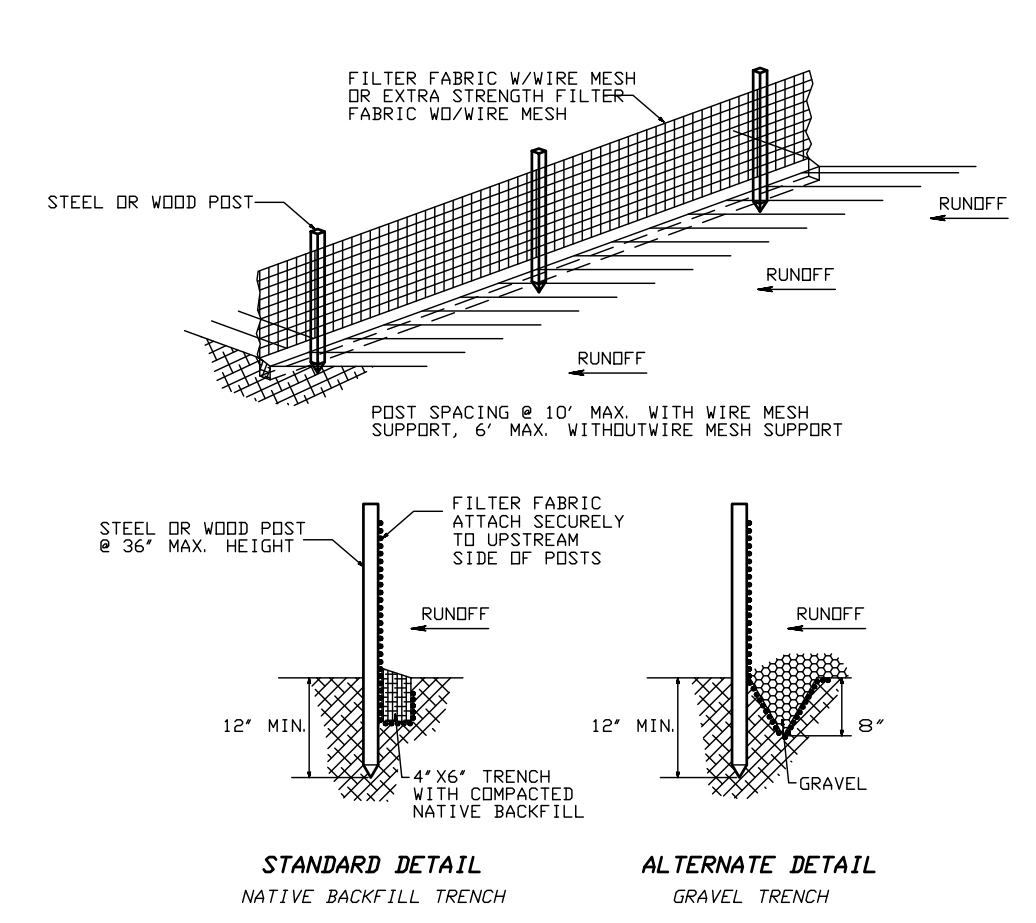


Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

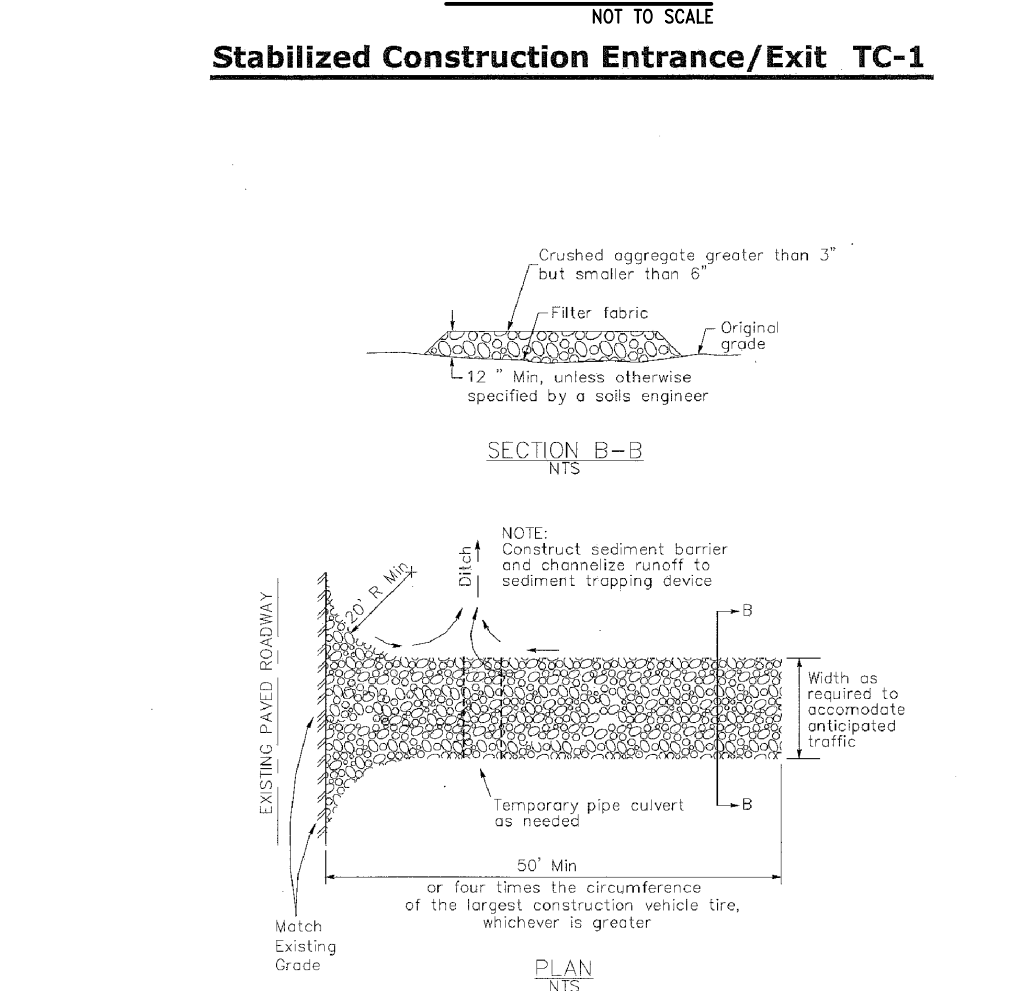
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control
Legend:	
☑	Primary Objective
☐	Secondary Objective
Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Potential Alternatives	
None	



CONCRETE WASHOUT



Stabilized Construction Entrance/Exit TC-1



STABILIZED CONSTRUCTION ENTRANCE

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
- 5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
- 7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDOMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRUMOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 10) SEEDING AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATELY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
- 11) 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.
- 12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- 13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CORRECTION, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- 14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

- 1) FR
- 2) N/A FOR INFORMATION ONLY
- 3) N/A FOR INFORMATION ONLY
- 4) N/A FOR INFORMATION ONLY
- 5) N/A FOR INFORMATION ONLY
- 6) N/A FOR INFORMATION ONLY
- 7) N/A FOR INFORMATION ONLY
- 8) N/A FOR INFORMATION ONLY
- 9) N/A FOR INFORMATION ONLY
- 10) TRASH
- 11) RECYCLE

FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA SHALL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.

SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEPT INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

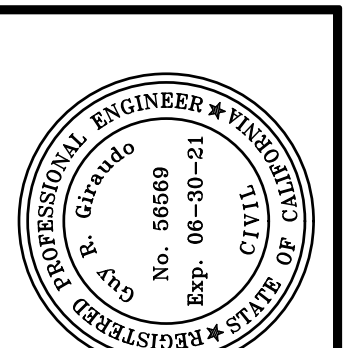
GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.

DETAILS

NOT TO SCALE



APPROVED BY: GUY R. GIBSON
92319
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com



"EROSION & SOURCE CONTROL PLAN"

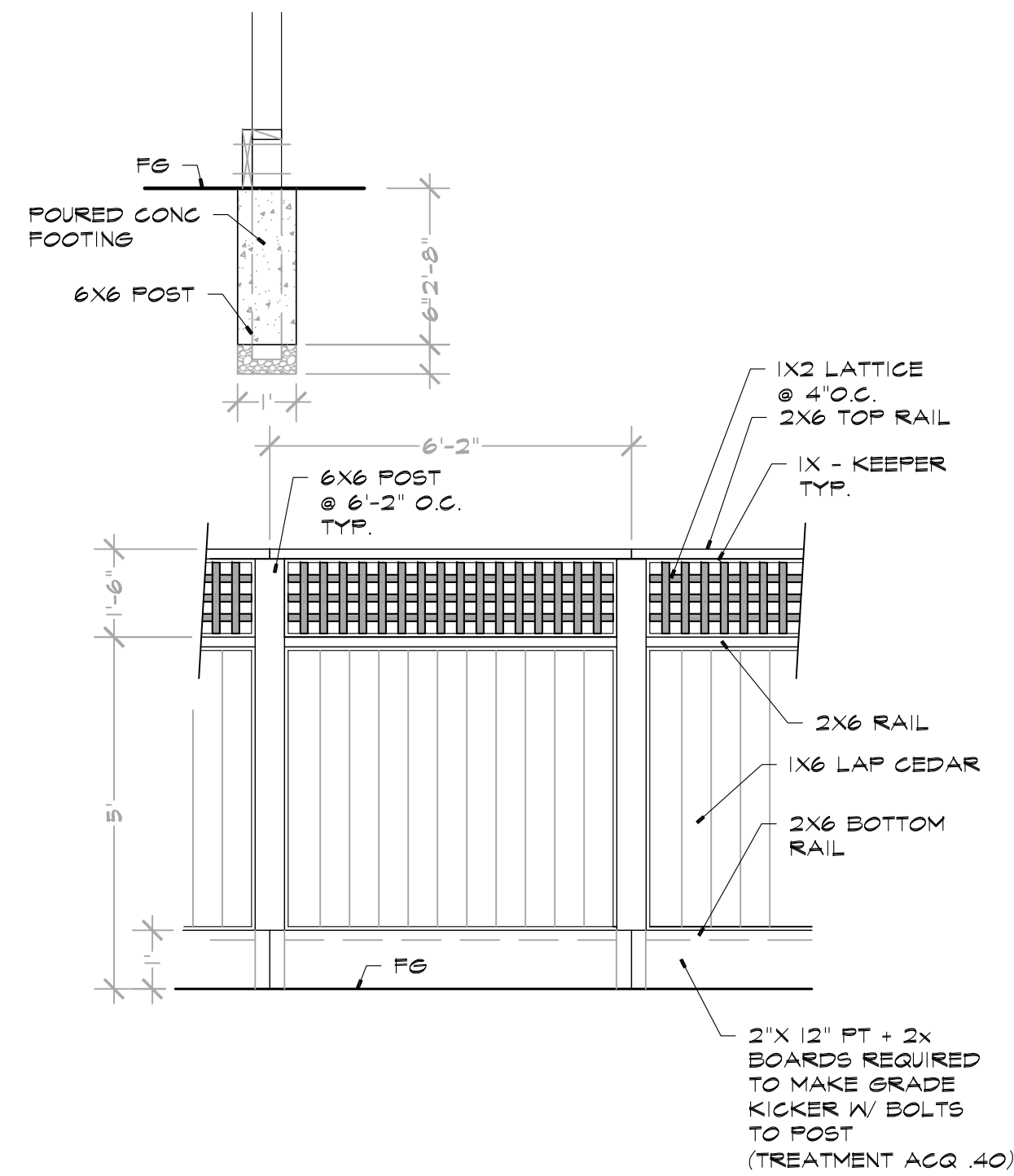
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
THE LARSON RESIDENCE
A.P.N.: 007-483-006
PEBBLE BEACH, CA 93953
MR. & MRS. CHIP & GINA LARSON

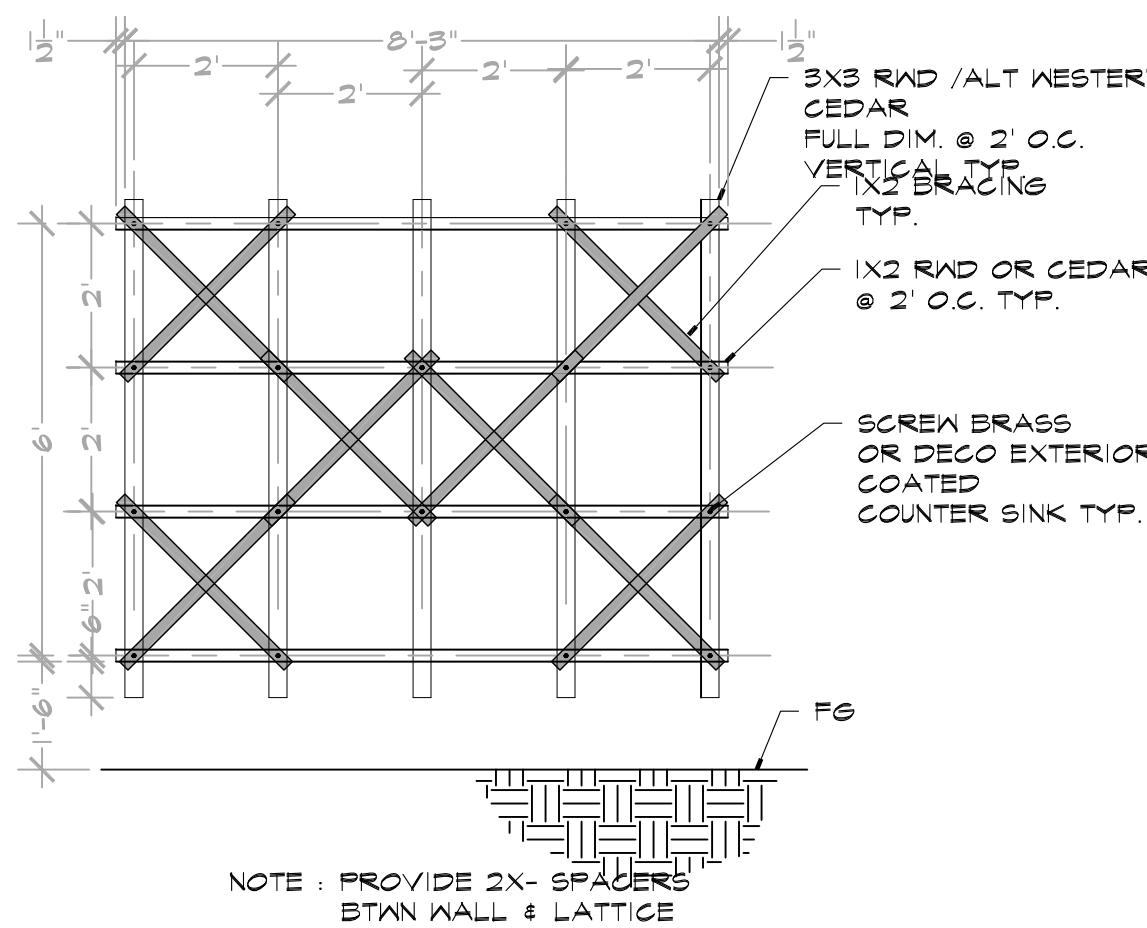
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DATE: SEPT 2019
JOB NO. 1971-02

SHEET C6
OF 7 SHEETS

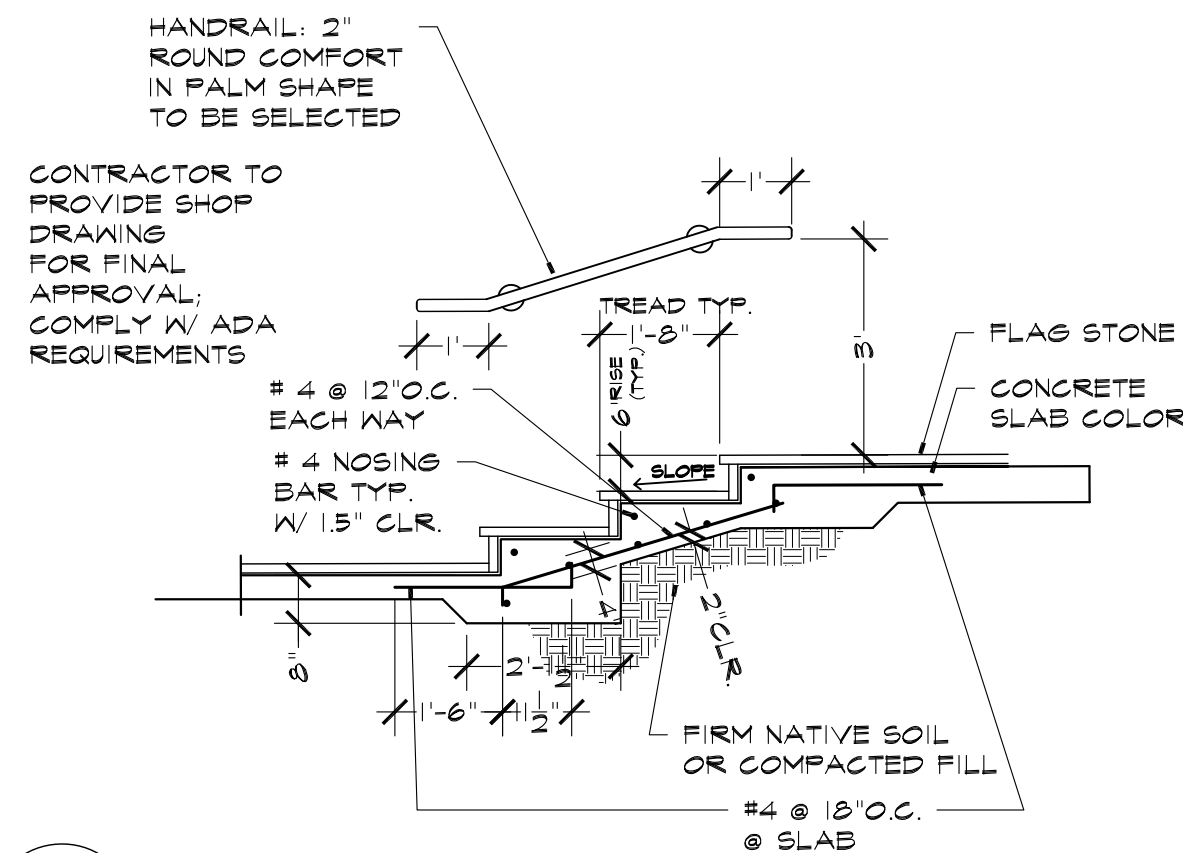
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	09/23/19	JK	RELEASED TO CLIENT



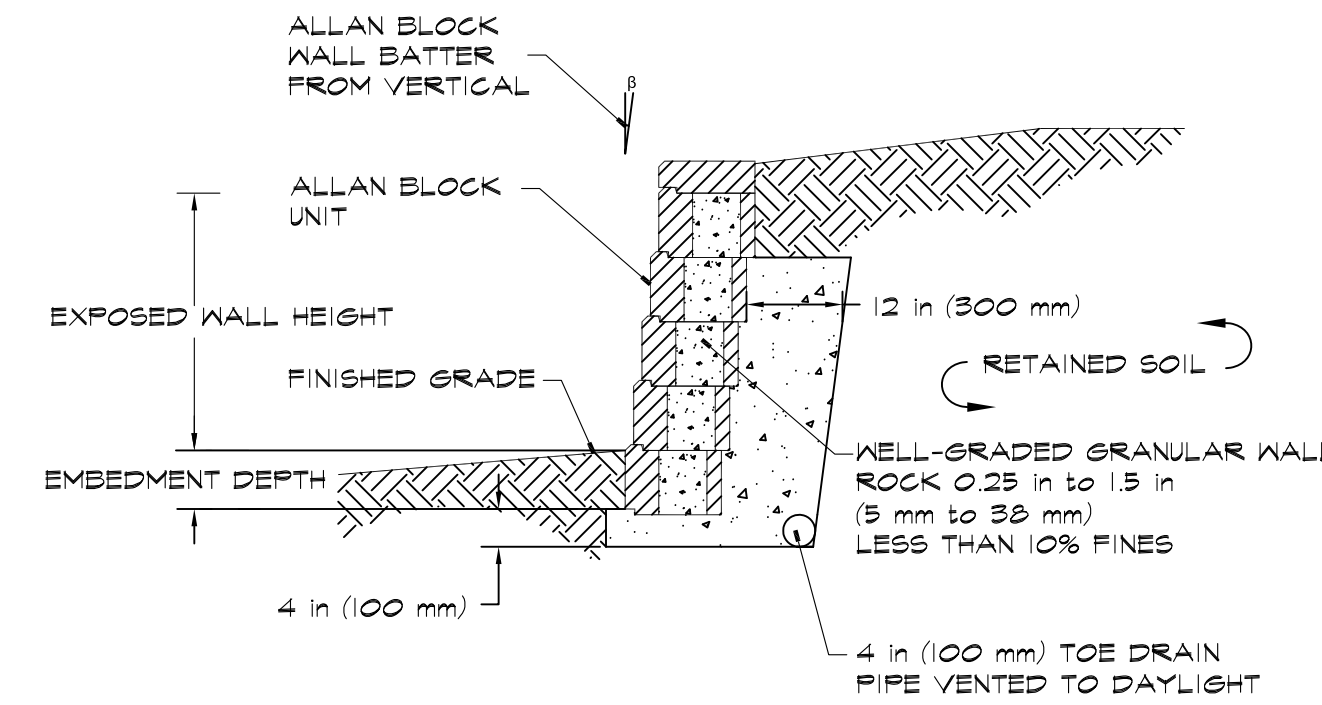
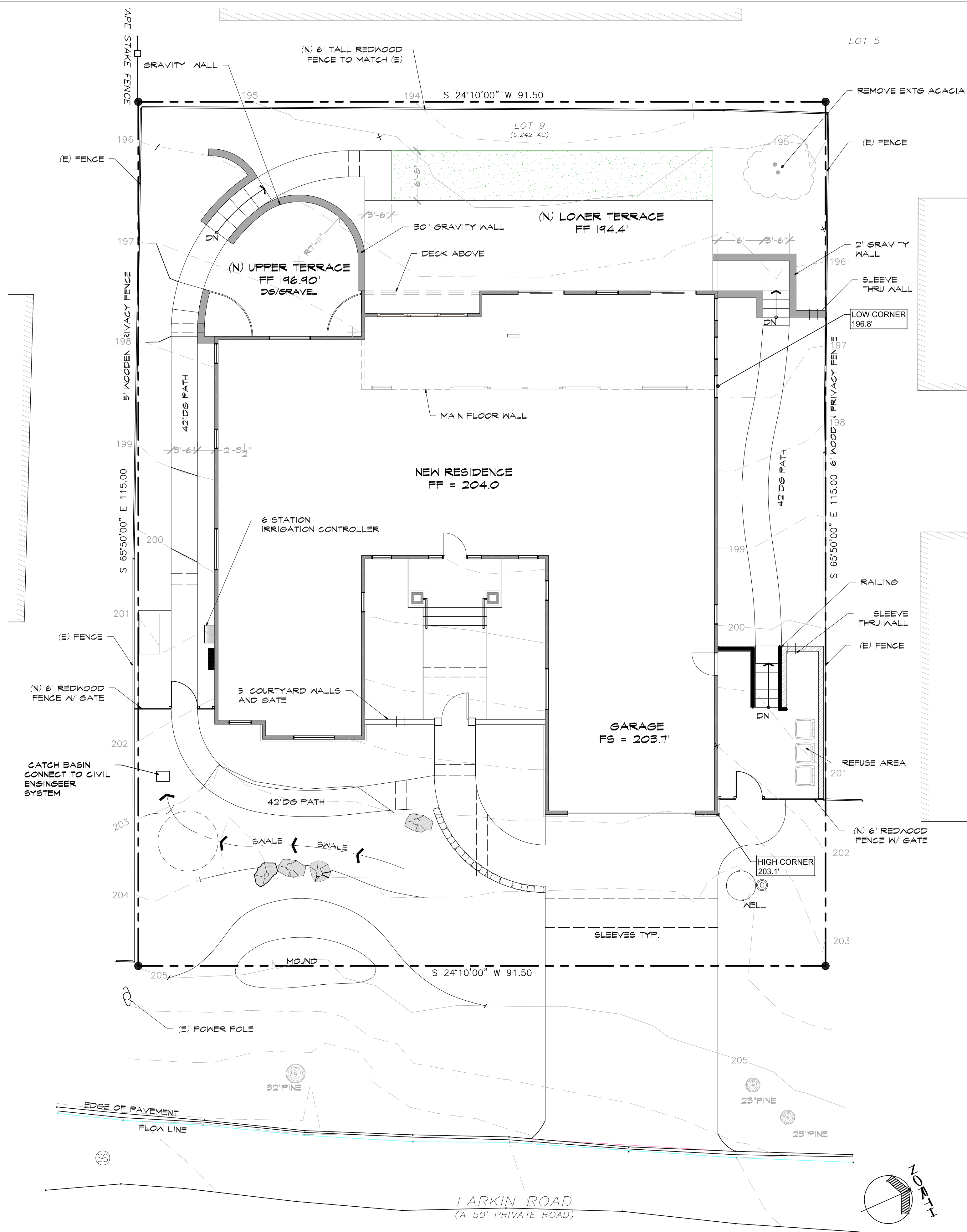
PERIMETER FENCE DTL.
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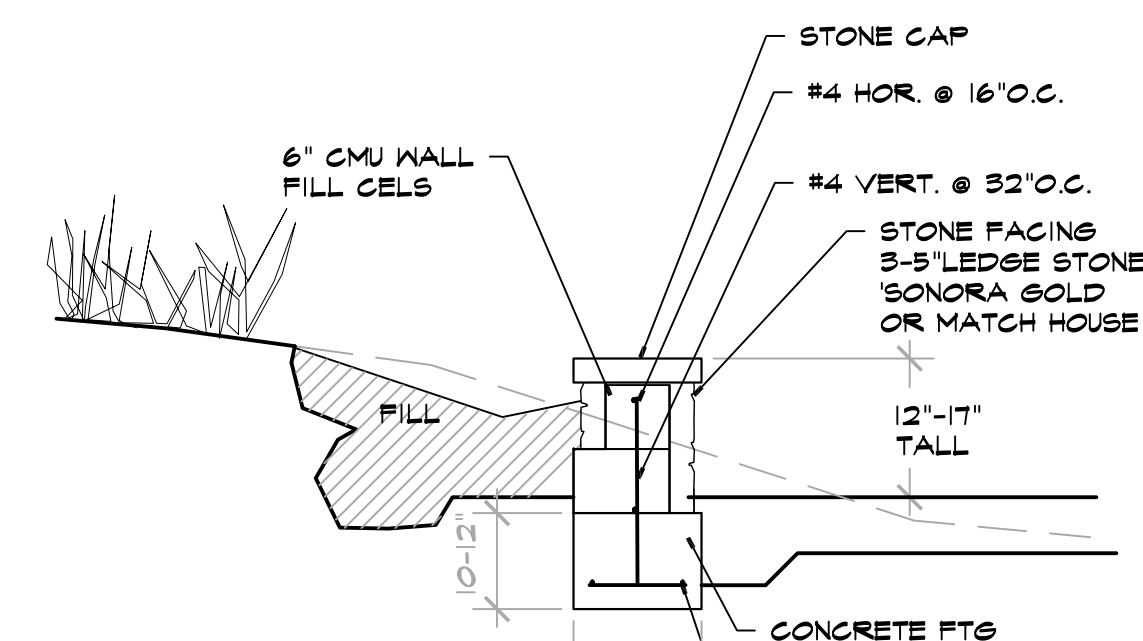
WALL MOUNTED LATTICE DTL
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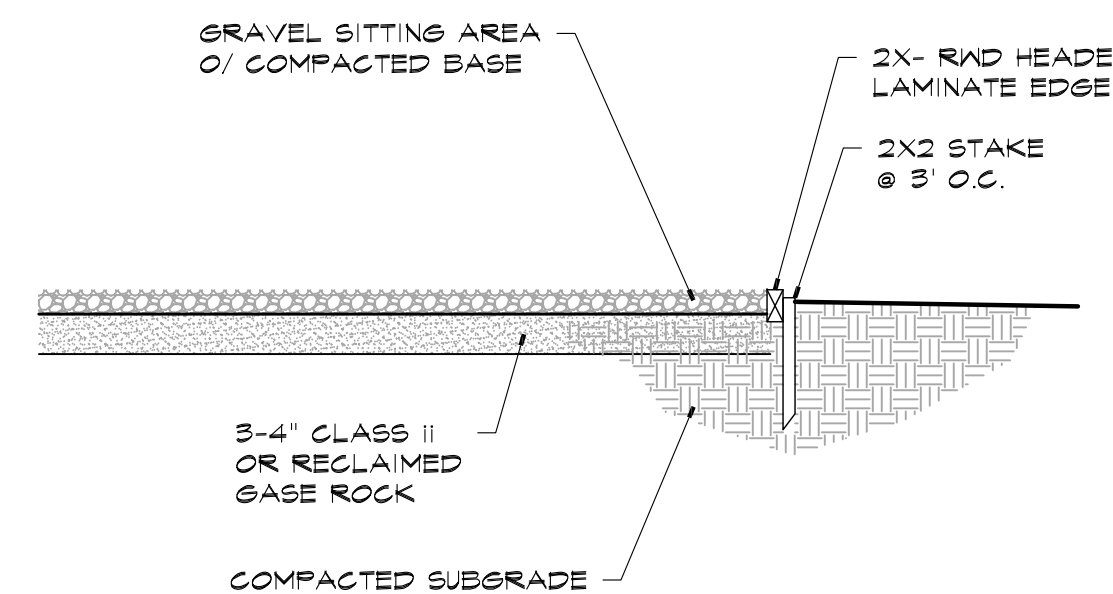
CONCRETE STEPS DTL
SCALE : 3/8" = 1' - 0"



GRAVITY WALL DETAIL
SCALE : 1/2" = 1' - 0"



LOW CURB WALL DRY STACK LOOK
SCALE : 1/2" = 1' - 0"



CRUSHED ROCK PATH / SITTING DETAIL
SCALE : 1/2" = 1' - 0"

Landscape Design Statement:

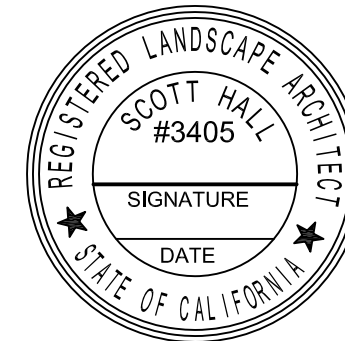
I Scott Hall, a registered California Landscape Architect (#3405), certify that these landscape Planting and Irrigation Plans comply with all County of Monterey and conditions for approval and intent thereof.

The Planting Plans include the use of Native California Water Saving ("drought resistant") plant species and Mediterranean plant species and do not include invasive plant species. Two (2) replacement Pine Trees (*Pinus radiata*) for a pine removed by the previous parcel owner as Permit Number TRM 180114 is perfected here with the replanting requirement. Refer to the Planting Plan L-5.

The responsible and appropriate Water Saving plant species selected here is reflected in the Irrigation use of a LOW FLOW water saving Irrigation delivery system. The water conserving system is primarily Drip type irrigation which follows water ordinance #35539 + #3190 and State of California Ordinance Section 492.7 (Refer to specific plan sheets).

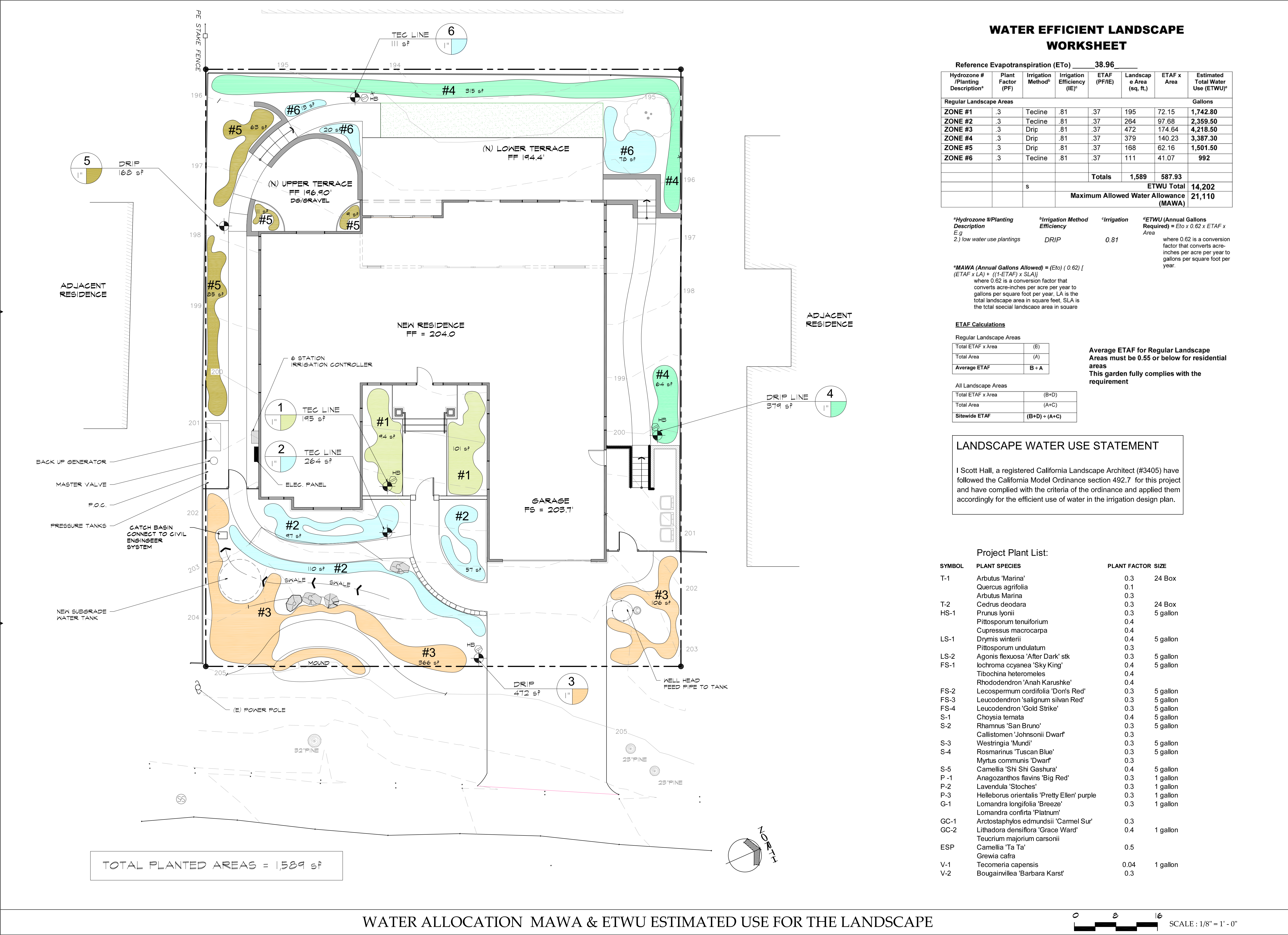
Scott Hall, registered California Landscape Architect #3404

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Page Title:

Job #	192019
Date	Printed: 11-29-2019
Revision	11-26-2019
Drawn By	MASH
Sheet	



WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) 38.96						
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area
Regular Landscape Areas					Estimated Total Water Use (ETWU)*	
ZONE #1	.3	Tecline	.81	.37	195	72.15
ZONE #2	.3	Tecline	.81	.37	264	97.68
ZONE #3	.3	Drip	.81	.37	472	174.64
ZONE #4	.3	Drip	.81	.37	379	140.23
ZONE #5	.3	Drip	.81	.37	168	62.16
ZONE #6	.3	Tecline	.81	.37	111	41.07
Totals					1,589	587.93
					ETWU Total	
					14,202	
					Maximum Allowed Water Allowance (MAWA)	
					21,110	

*Hydrozone #/Planting Description
E.g. 2) low water use plantings

*Irrigation Method Efficiency
DRIP

*Irrigation
0.81

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) / (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A
All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas
This garden fully complies with the requirement

LANDSCAPE WATER USE STATEMENT

I Scott Hall, a registered California Landscape Architect (#3405) have followed the California Model Ordinance section 492.7 for this project and have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

Project Plant List:

SYMBOL	PLANT SPECIES	PLANT FACTOR	SIZE
T-1	Arbutus 'Marina'	0.3	24 Box
	Quercus agrifolia	0.1	
	Arbutus Marina	0.3	
T-2	Cedrus deodara	0.3	24 Box
	Prunus lyonii	0.3	5 gallon
LS-1	Pittosporum tenuifolium	0.4	
	Cupressus macrocarpa	0.4	
	Drymis winterii	0.4	5 gallon
LS-2	Pittosporum undulatum	0.3	
	Agonis flexuosa 'After Dark' stk	0.3	5 gallon
FS-1	lochroma ccyanea 'Sky King'	0.4	5 gallon
	Tibochina heteromeles	0.4	
FS-2	Rhododendron 'Anah Karushke'	0.4	
	Lecospemum cordifolia 'Don's Red'	0.3	5 gallon
FS-3	Leucodendron 'salignum silvan Red'	0.3	5 gallon
	Leucodendron 'Gold Strike'	0.3	5 gallon
S-1	Choysia ternata	0.4	5 gallon
	Rhamnus 'San Bruno'	0.3	5 gallon
S-2	Callistomen 'Johnsonii Dwarf'	0.3	
	Westringia 'Mundi'	0.3	5 gallon
S-3	Rosmarinus 'Tuscan Blue'	0.3	5 gallon
	Myrtus communis 'Dwarf'	0.3	
S-4	Camellia 'Shi Shi Gashura'	0.4	5 gallon
	Anagostanthos flavus 'Big Red'	0.3	1 gallon
P-1	Lavendula 'Stoches'	0.3	1 gallon
	Helleborus orientalis 'Pretty Ellen' purple	0.3	1 gallon
G-1	Lomandra longifolia 'Breeze'	0.3	1 gallon
	Lomandra confirta 'Platinum'		
GC-1	Arctostaphylos edmundsii 'Carmel Sur'	0.3	
	Lithadora densiflora 'Grace Ward'	0.4	1 gallon
GC-2	Teucrium majorium carsonii		
	Camellia 'Ta Ta'	0.5	
ESP	Grewia cafra		
	Tecomeria capensis	0.04	1 gallon
V-1	Bougainvillea 'Barbara Karst'	0.3	
V-2			

Revisions

▲ PINE TREE REPLANTING

Hall Landscape Design

Landscape Architects #3405

582 Lighthouse Avenue
Pacific Grove, Ca 93950
(831) 655-3808
e-mail scott@halllandscape.com

REGISTERED LANDSCAPE ARCHITECT

SCOTT HALL #3405

SIGNATURE

DATE

Larson Residence

3052 Larkin Road

Pebble Beach apn 007-483-006

Water Allocation Plan

Page Title:

Job # 192019

Date Printed: 11-26-2019

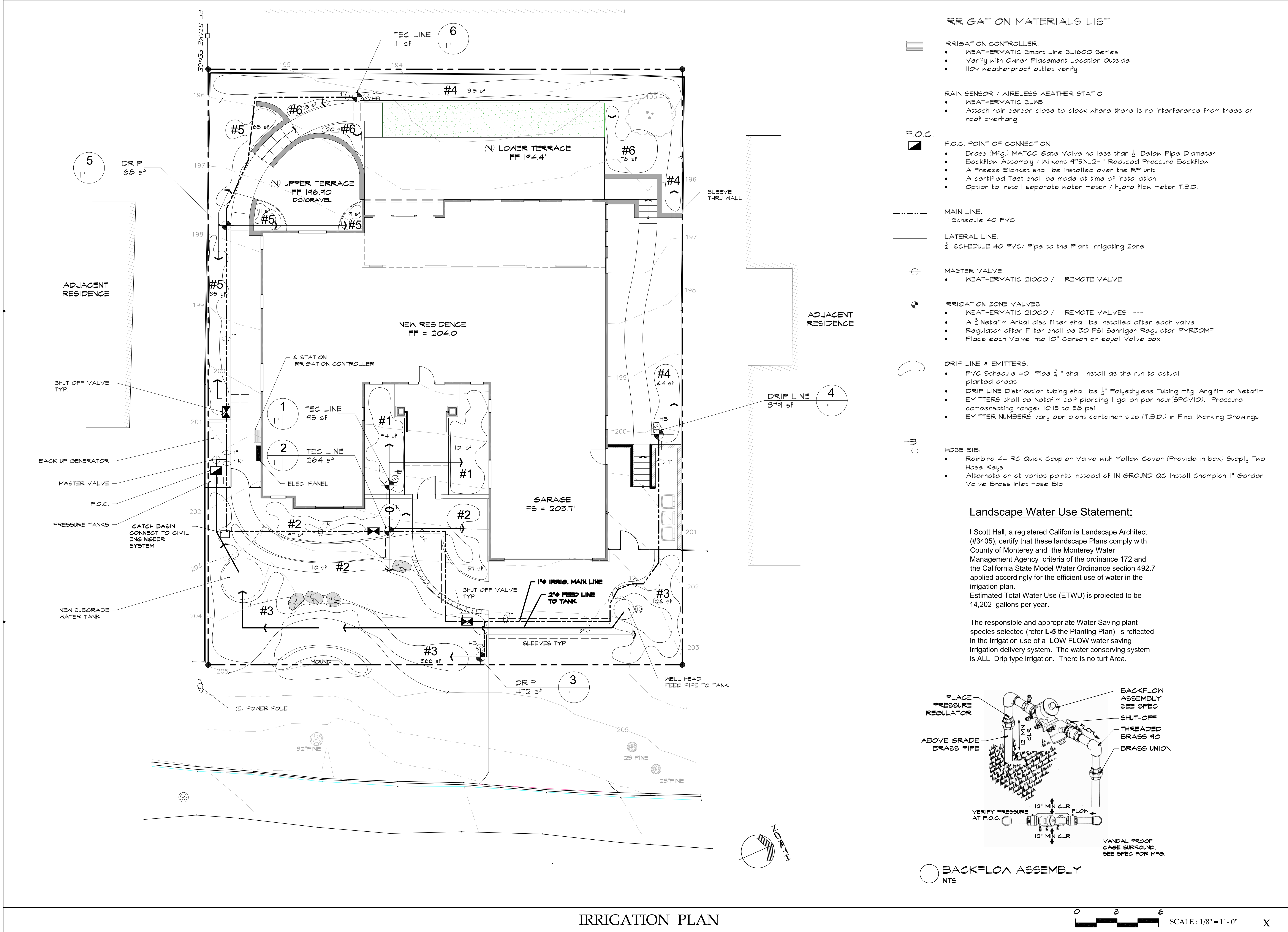
Revision

Drawn By MASH

Sheet

L-2

of: 6 Sheets



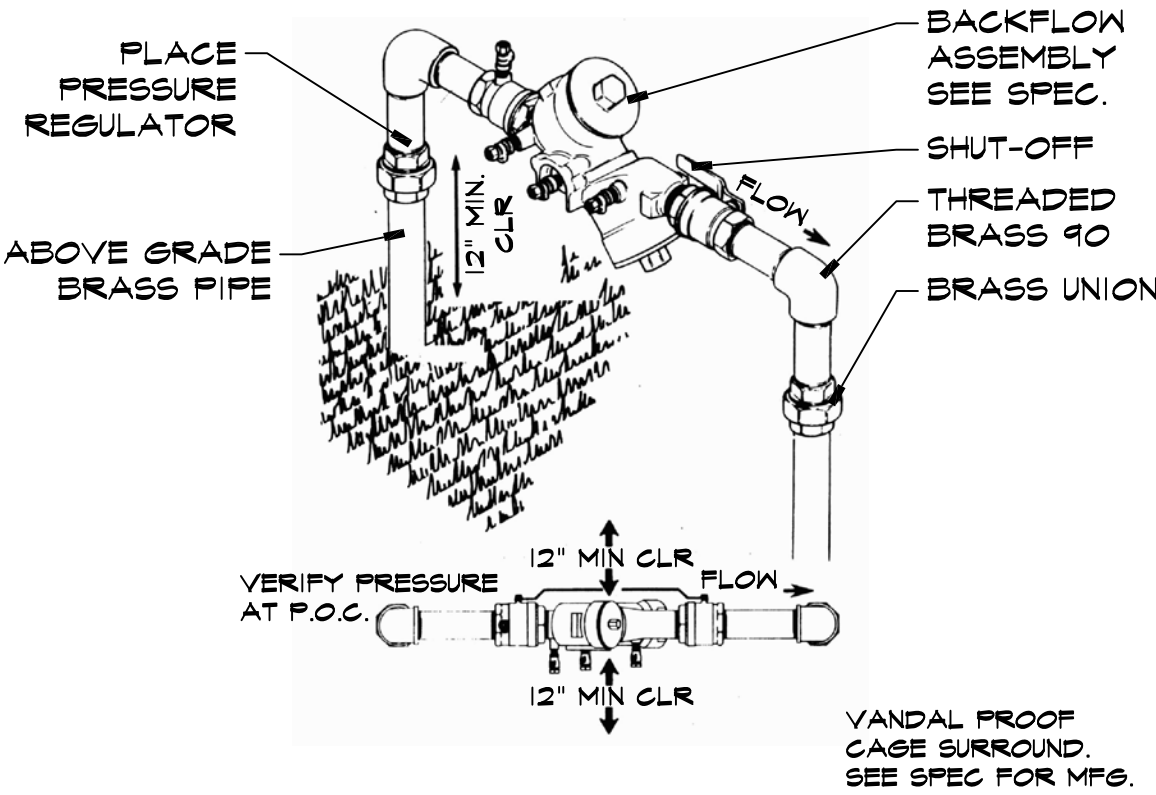
IRRIGATION MATERIALS LIST

- IRRIGATION CONTROLLER:**
- WEATHERMATIC Smart Line SL1600 Series
 - Verify with Owner Placement Location Outside
 - 110v weatherproof outlet verify
- RAIN SENSOR / WIRELESS WEATHER STATIO**
- WEATHERMATIC SL145
 - Attach rain sensor close to clock where there is no interference from trees or roof overhang
- P.O.C.**
- P.O.C. POINT OF CONNECTION:**
- Brass (Mfg.) MATCO Gate Valve no less than 1/2" Below Pipe Diameter
 - Backflow Assembly / Wilkens #175XL2-1" Reduced Pressure Backflow.
 - A Freeze Blanket shall be installed over the RP unit
 - A certified Test shall be made at time of installation
 - Option to install separate water meter / hydro flow meter T.B.D.
- MAIN LINE:**
- 1" Schedule 40 PVC
- LATERAL LINE:**
- 3/4" SCHEDULE 40 PVC/ Pipe to the Plant Irrigating Zone
- MASTER VALVE**
- WEATHERMATIC 21000 / 1" REMOTE VALVE
- IRRIGATION ZONE VALVES**
- WEATHERMATIC 21000 / 1" REMOTE VALVES ---
 - A 3/4" Netafim Arkal disc Filter shall be installed after each valve
 - Regulator after Filter shall be 30 PSI Senniger Regulator FMR30MF
 - Place each Valve into 10" Carson or equal Valve box
- DRIP LINE & EMITTERS:**
- PVC Schedule 40 Pipe 3/4" shall install as the run to actual planted areas
 - DRIP LINE Distribution tubing shall be 1/2" Polyethylene Tubing mfg. Argifim or Netafim
 - EMITTERS shall be Netafim self piercing 1 gallon per hour (SPC/V10). Pressure compensating range: 10.15 to 58 psi
 - EMITTER NUMBERS vary per plant container size (T.B.D.) in Final Working Drawings
- HOSE BIB:**
- Rainbird 44 RC Quick Coupler Valve with Yellow Cover (Provide in box) Supply Two Hose Keys
 - Alternate or at varies points instead of IN GROUND QC Install Champion 1" Garden Valve Brass Inlet Hose Bib

Landscape Water Use Statement:

I Scott Hall, a registered California Landscape Architect (#3405), certify that these landscape Plans comply with County of Monterey and the Monterey Water Management Agency criteria of the ordinance 172 and the California State Model Water Ordinance section 492.7 applied accordingly for the efficient use of water in the irrigation plan. Estimated Total Water Use (ETWU) is projected to be 14,202 gallons per year.

The responsible and appropriate Water Saving plant species selected (refer L-5 the Planting Plan) is reflected in the Irrigation use of a LOW FLOW water saving Irrigation delivery system. The water conserving system is ALL Drip type irrigation. There is no turf Area.



BACKFLOW ASSEMBLY
NTS

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

Revisions

PINE TREE REPLANTING

Hall
Landscape
Design

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

Larson Residence

3052 Larkin Road
Pebble Beach apn. 007-483-006

Irrigation
Plan

Page Title:

Job # 192019

Date Printed: 11-26-2019

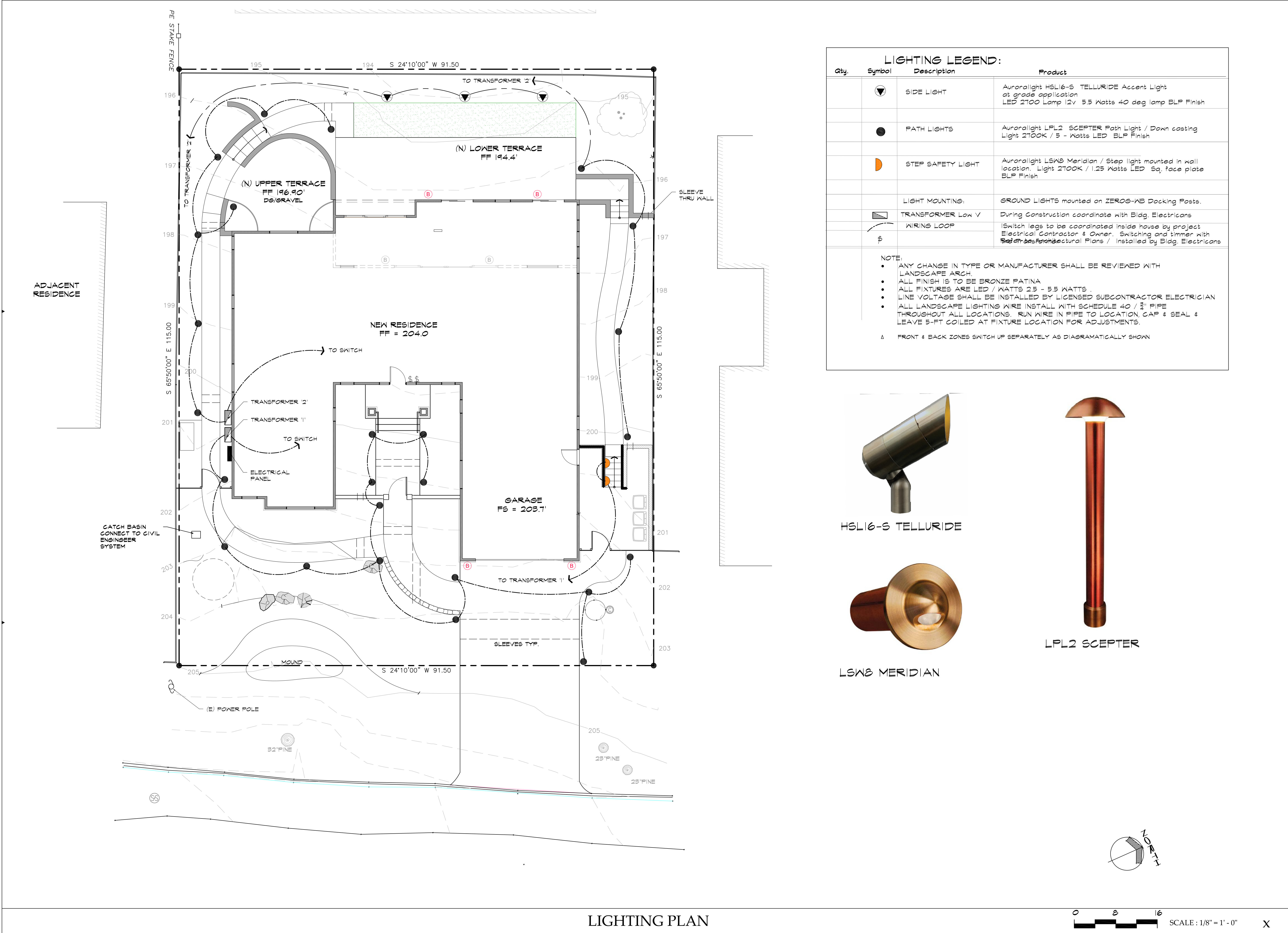
Revision

Drawn By MASH

Sheet

L-3

of: 6 Sheets



LIGHTING LEGEND:			
Qty.	Symbol	Description	Product
		SIDE LIGHT	Auroralight HSL16-S TELLURIDE Accent Light at grade application LED 2700 Lamp 12v 5.5 Watts 40 deg lamp BLP Finish
		PATH LIGHTS	Auroralight LPL2 SCEPTER Path Light / Down casting Light 2700K / 5 - Watts LED BLP Finish
		STEP SAFETY LIGHT	Auroralight LSW8 Meridian / Step light mounted in wall location. Light 2700K / 1.25 Watts LED Sq. face plate BLP Finish
		LIGHT MOUNTING:	GROUND LIGHTS mounted on ZEROS-AB Dacking Posts.
		TRANSFORMER Low V	During Construction coordinate with Bldg. Electricians
		WIRING LOOP	Switch legs to be coordinated inside house by project Electrical Contractor & Owner. Switching and timer with See on base Architectural Plans / Installed by Bldg. Electricians
NOTE: <ul style="list-style-type: none">ANY CHANGE IN TYPE OR MANUFACTURER SHALL BE REVIEWED WITH LANDSCAPE ARCH.ALL FINISH IS TO BE BRONZE PATINAALL FIXTURES ARE LED / WATTS 2.5 - 5.5 WATTSLINE VOLTAGE SHALL BE INSTALLED BY LICENSED SUBCONTRACTOR ELECTRICIANALL LANDSCAPE LIGHTING WIRE INSTALL WITH SCHEDULE 40 / 3" PIPE THROUGHOUT ALL LOCATIONS. RUN WIRE IN PIPE TO LOCATION, CAP & SEAL & LEAVE 5-FT COILED AT FIXTURE LOCATION FOR ADJUSTMENTS.			
A FRONT & BACK ZONES SWITCH UP SEPARATELY AS DIAGRAMMATICALLY SHOWN			



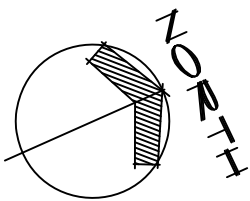
HSL16-S TELLURIDE



LSW8 MERIDIAN



LPL2 SCEPTER



Revisions

Hall Landscape Design

Landscape Architects #3405

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Larson Residence

3052 Larkin Road

Pebble Beach apn 007-483-006

Lighting Plan

Page Title:

Job #

192019

Date

Printed: 11-26-2019

Revision

Drawn By

MASH

Sheet

L-4

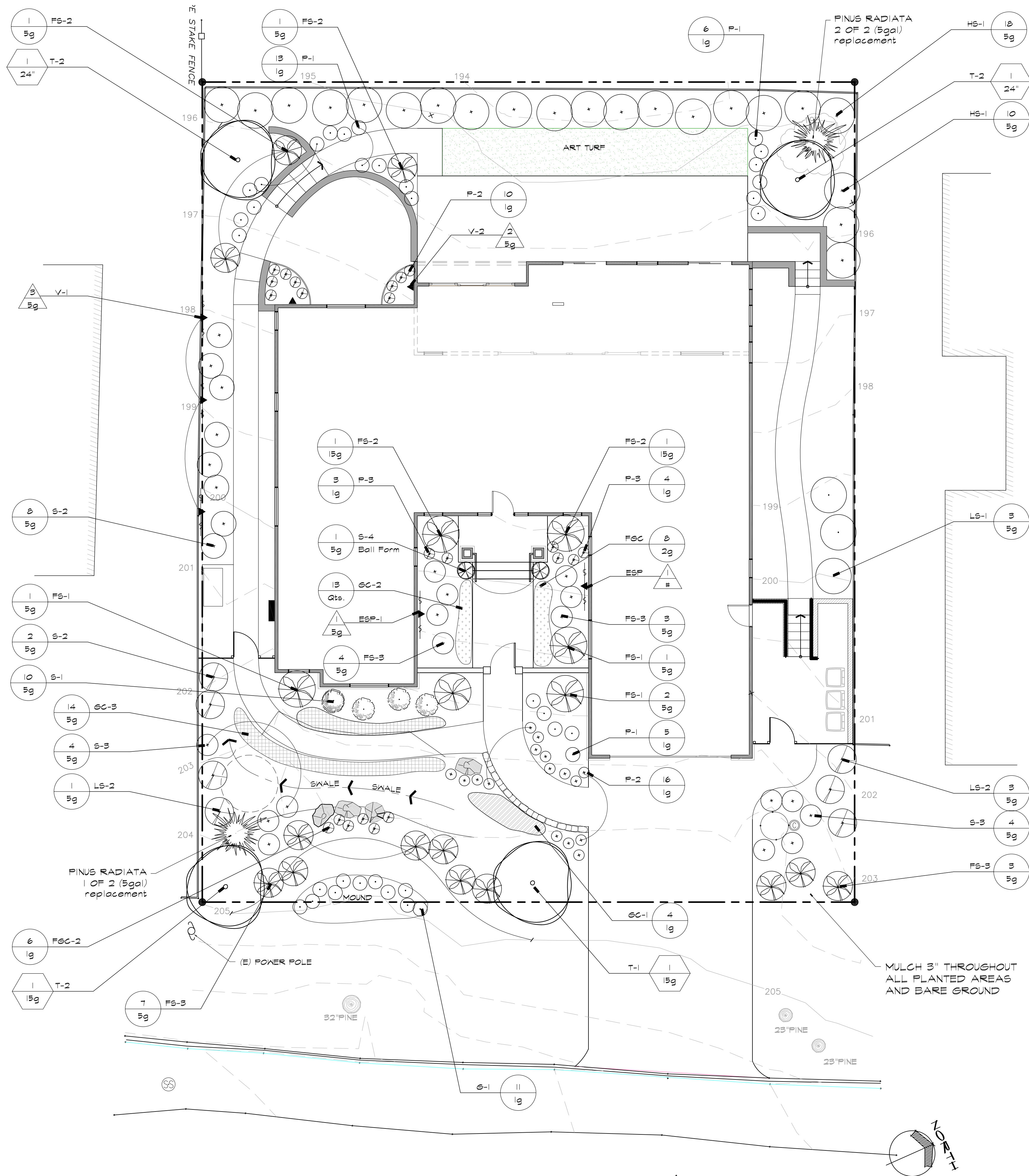
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Project Plant List:

SYMBOL	PLANT SPECIES	COMMON NAME	PLANT FACTOR	SIZE
T-1	Arbutus 'Marina'	Strawberry Tree	0.3	24 Box
	Quercus agrifolia	California Oak	0.1	
	Arbutus Marina	Arbutus Marina	0.3	
T-2	Cedrus deodara	Cedar	0.3	24 Box
HS-1	Prunus lyonii	Catalina Cherry	0.3	5 gallon
	Pittosporum tenuifolium	Pittosporum	0.4	
LS-1	Cupressus macrocarpa	Monterey Cypress	0.4	
	Drymis winterii	Drymis	0.4	5 gallon
	Pittosporum undulatum	Victorian box	0.3	
LS-2	Agonis flexuosa 'After Dark' stk	Agonis	0.3	5 gallon
FS-1	lochroma ccyanea 'Sky King'	lochroma	0.4	5 gallon
	Tibochina heteromeles	Princess flower	0.4	
FS-2	Rhododendron 'Anah Karushke'	Rhododendron	0.4	
	Lecospermum cordifolia 'Don's Red'	Lecospermum	0.3	5 gallon
FS-3	Leucodendron 'salignum silvan Red'	Leucodendron red lvs.	0.3	5 gallon
FS-4	Leucodendron 'Gold Strike'	Leucodendron yellow lvs	0.3	5 gallon
S-1	Choysia ternata	Mock Orange	0.4	5 gallon
S-2	Rhamnus 'San Bruno'	California Coffee Berry	0.3	5 gallon
	Callistomen 'Johnsonii Dwarf'	Dwarf Bottle Brush	0.3	
S-3	Westringia 'Mundi'	Dwarf Westringia	0.3	5 gallon
S-4	Rosmarinus 'Tuscan Blue'	Rosmary	0.3	5 gallon
	Myrtus communis 'Dwarf'	Myrtle	0.3	
S-5	Camellia 'Shi Shi Gashura'	Camellia ground cover form	0.4	5 gallon
	Anagozanthos flavins 'Big Red'	Kangaroo Paw	0.3	1 gallon
P -1	Lavendula 'Stoches'	Dedication	0.3	1 gallon
P-2	Helieborus orientalis 'Pretty Ellen' purple	Helieborus	0.3	1 gallon
P-3	Lomandra longifolia 'Breeze'	Green Lomandra	0.3	1 gallon
G-1	Lomandra confirta 'Platinum'	Varigated Lomandra	0.3	
GC-1	Arctostaphylos edmundsii 'Carmel Sur'	Manzanita	0.3	
	Lithadora densiflora 'Grace Ward'	Lithadora	0.4	1 gallon
GC-2	Teucrium majorium carsonii	Dwarf Teucrium		
ESP	Camellia 'Ta Ta'	White single form Camellia	0.5	
	Grewia cafra	Lavender Star Flower		
V-1	Tecomeria capensis	Cape Honeysuckle	0.04	1 gallon
V-2	Bougainvillea 'Barbara Karst'	Bougainvillea red-violet	0.3	
Tree Removal Replacement 2 Trees		Permit TRM180114		
Pinus Radiata		Monterey Pine	0.3	5 gallon
Plant Call-Out Types				
T = Tree				
HS = Hedge Shrub				
LS = Large Shrub - above 8-F				
FS = Flowering Shrub				
S = Shrubs				
Bark Mulch Spread to 3" Depth				
1. Front Yard Use Micro Fir Bark cover minimum 2" T Quantity: 2-3 cubic yards				
2. Backyard --- Double Ground clean Tree Trimmings Quantity: 5 cubic Yards				
G = Grass like				
GC = Ground cover				
ESP = Espallier				
FGC = Flw Ground Cover				
P = Perennial				



PLANTING PLAN

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

Revisions
PINE TREE REPLANTING

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Larson Residence
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Pebble Beach apn 007-483-006

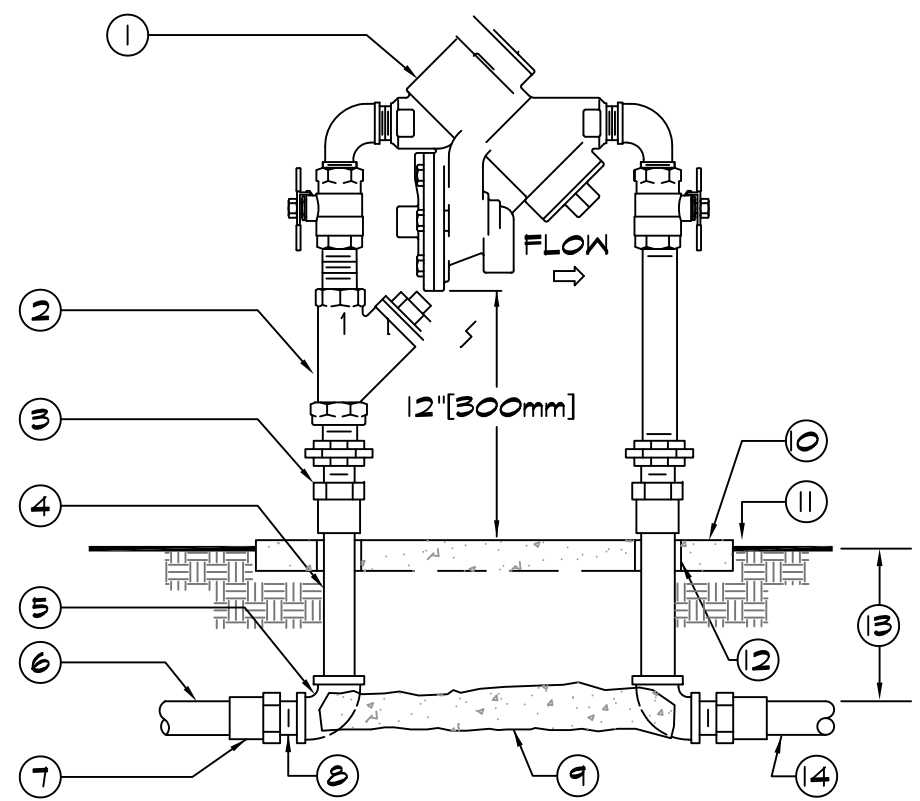
Planting
Plan

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Revision
Drawn By MASH
Sheet

L-5

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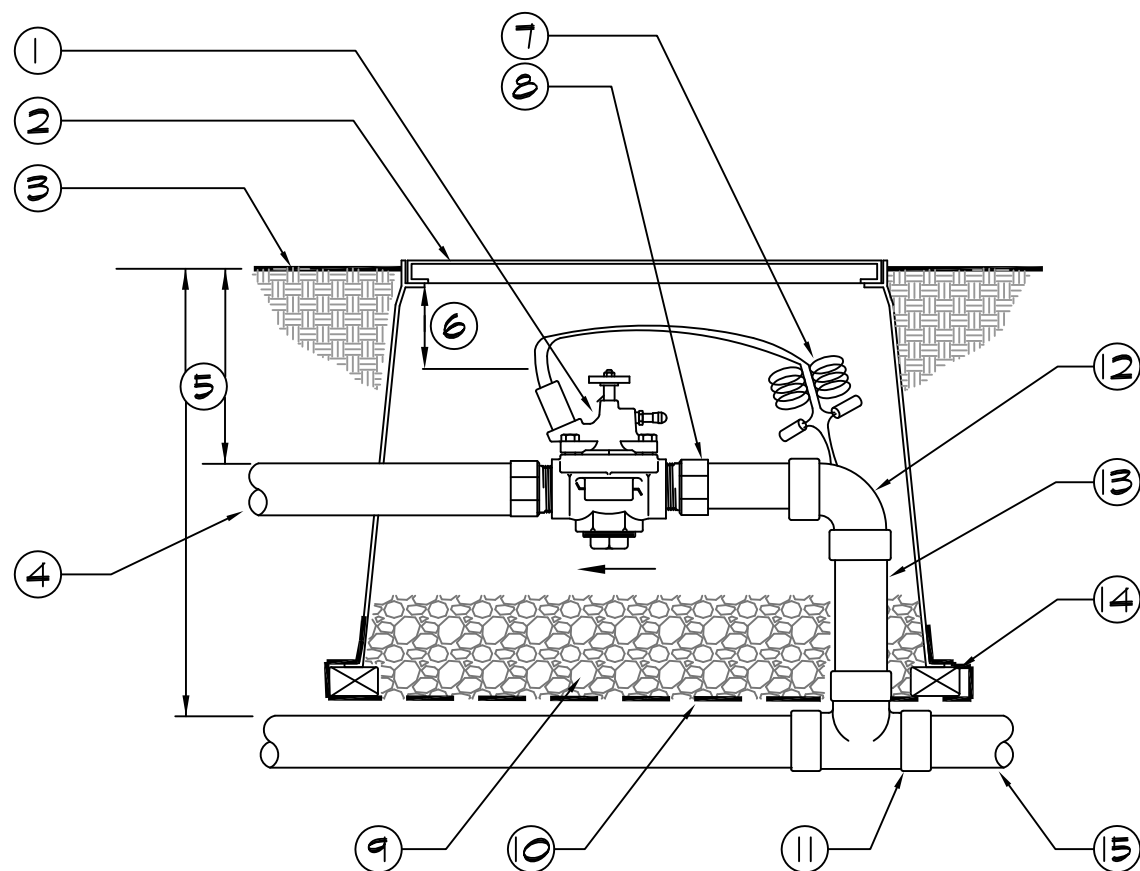


1. WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
2. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
3. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
4. PVC MAIN LINE TO POINT OF CONNECTION.
5. CONCRETE PAD-SEE ENCLOSURE DETAIL.
6. FINISH GRADE.
7. PVC SLEEVE BOTH SIDES.
8. REFER TO IRRIGATION SPECS.
9. PVC MAIN LINE TO IRRIGATION SYSTEM.

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

REDUCED PRESSURE BACKFLOW 3" [75mm] & SMALLER

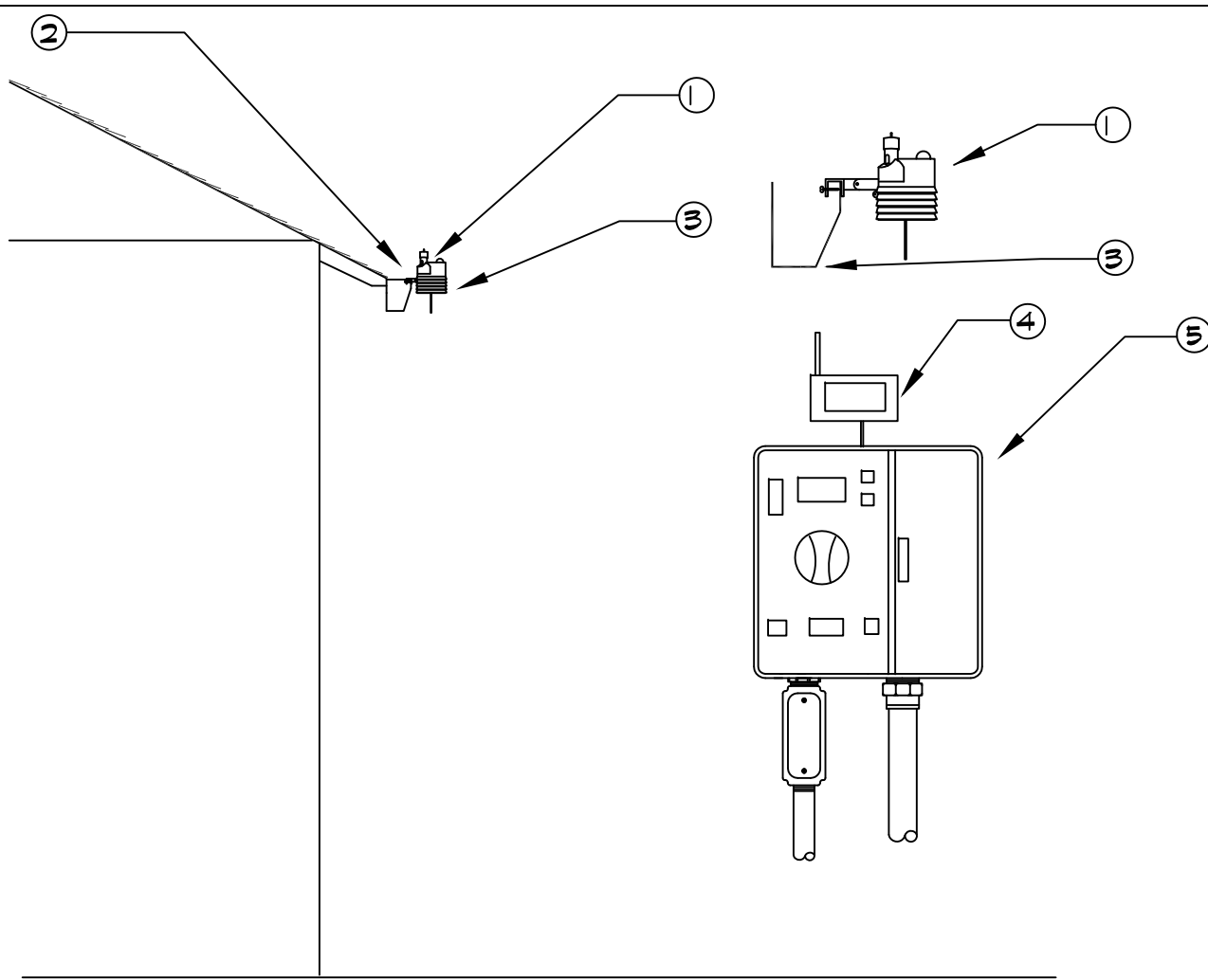
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1. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED
2. 10" ROUND VALVE BOX. ONE VALVE PER BOX- NO EXCEPTIONS.
3. FINISH GRADE
4. PVC LATERAL LINE
5. REFER TO IRRIGATION LEGEND
6. 3" MIN 6" MAX
7. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UP WIRE IN A 1" DIAMETER COIL
8. SCHEDULE 40 MALE ADAPTER (2 TOTAL)
9. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
10. 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
11. UPC APPROVED SCHEDULE 40 PVC TEE
12. SCHEDULE 40 PVC 90° ELBOW (5X5)
13. SCHEDULE 40 PVC
14. BRICK-1 EACH CORNER
15. PVC MAIN LINE

REMOTE CONTROL VALVE ROTATORS

SCALE: NONE

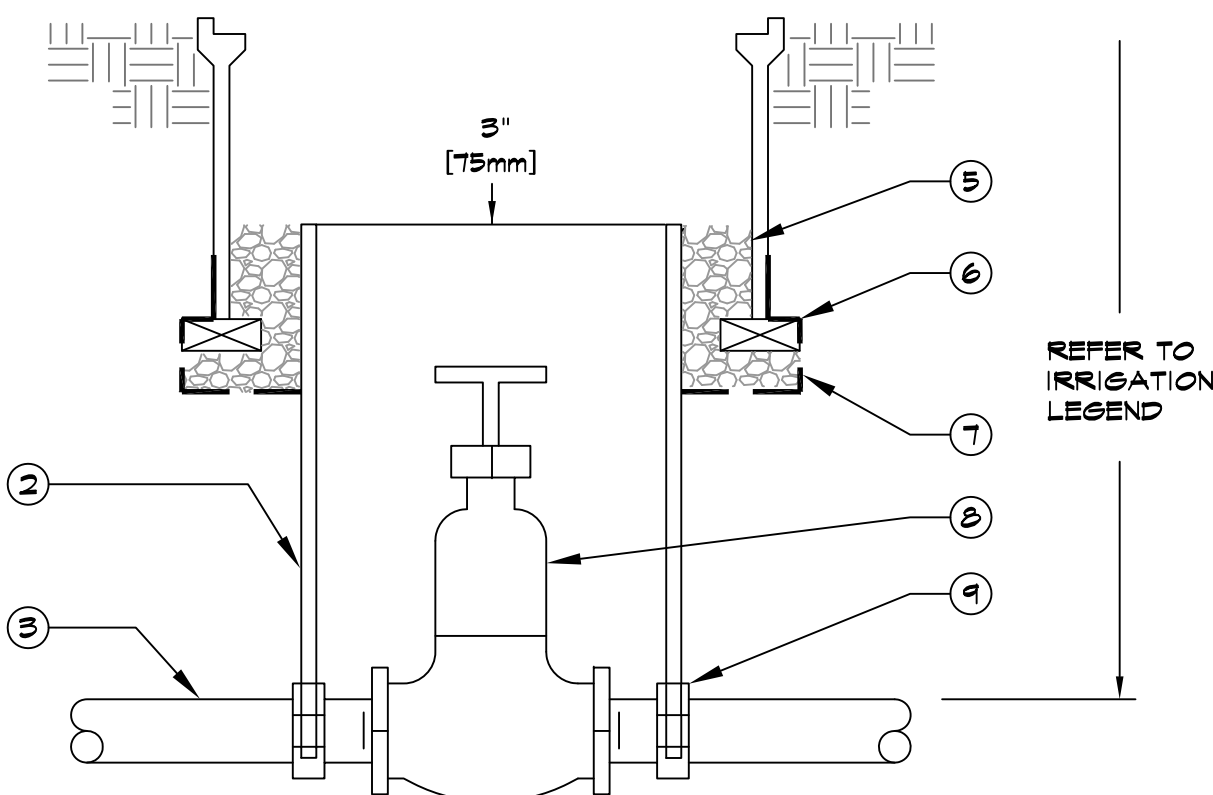


NOTE: MAXIMUM LINE OF SIGHT FROM SENSOR TO RECEIVER IS 1000 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

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

WIRELESS WEATHER SENSOR

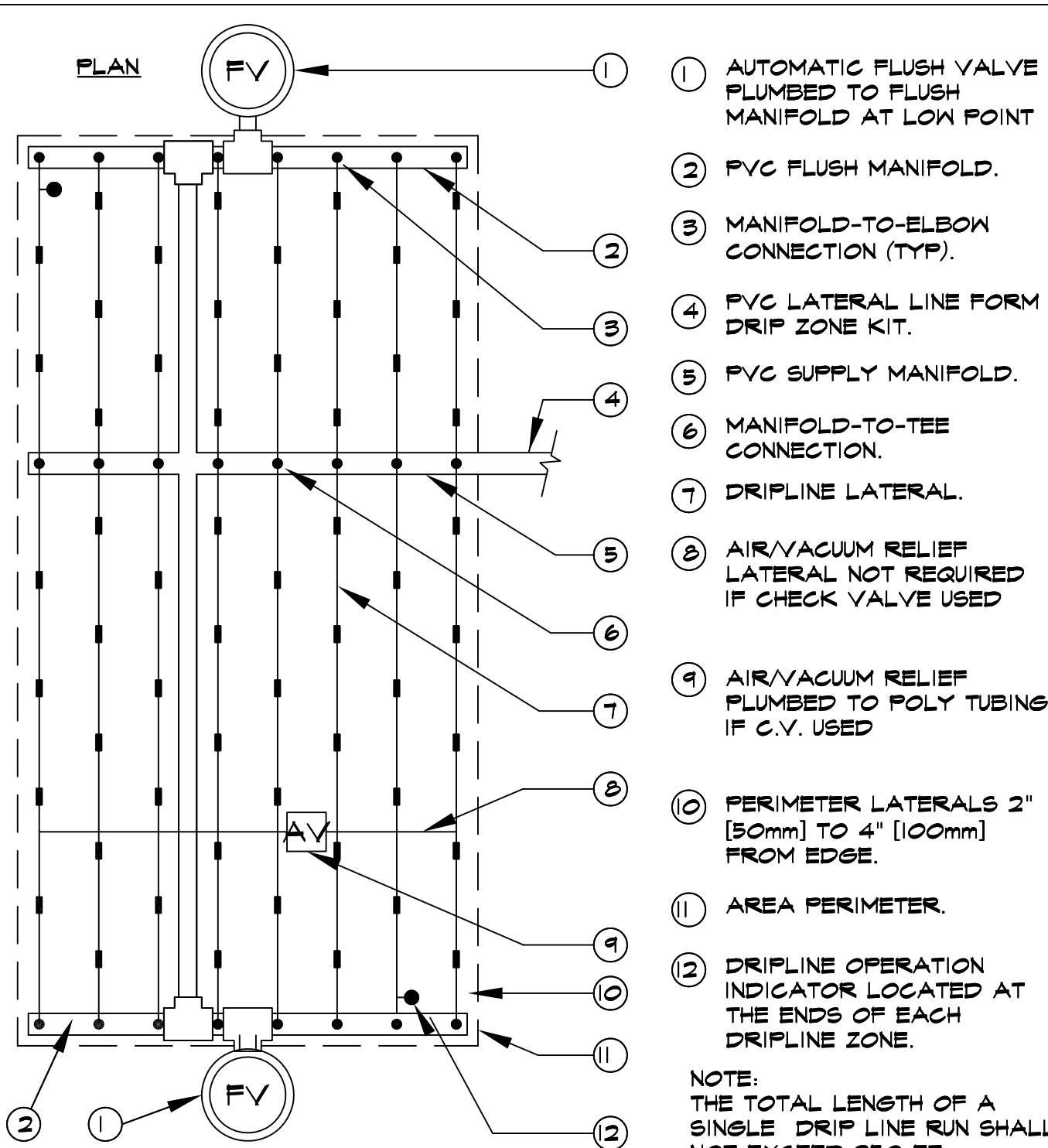
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1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
3. PVC MAIN LINE.
4. FINISH GRADE.
5. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
6. BRICK-2 TOTAL.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. GATE VALVE.
9. SCHEDULE 40 PVC MALE ADAPTER.
REFER TO IRRIGATION LEGEND

GATE VALVE / BALL VALVE

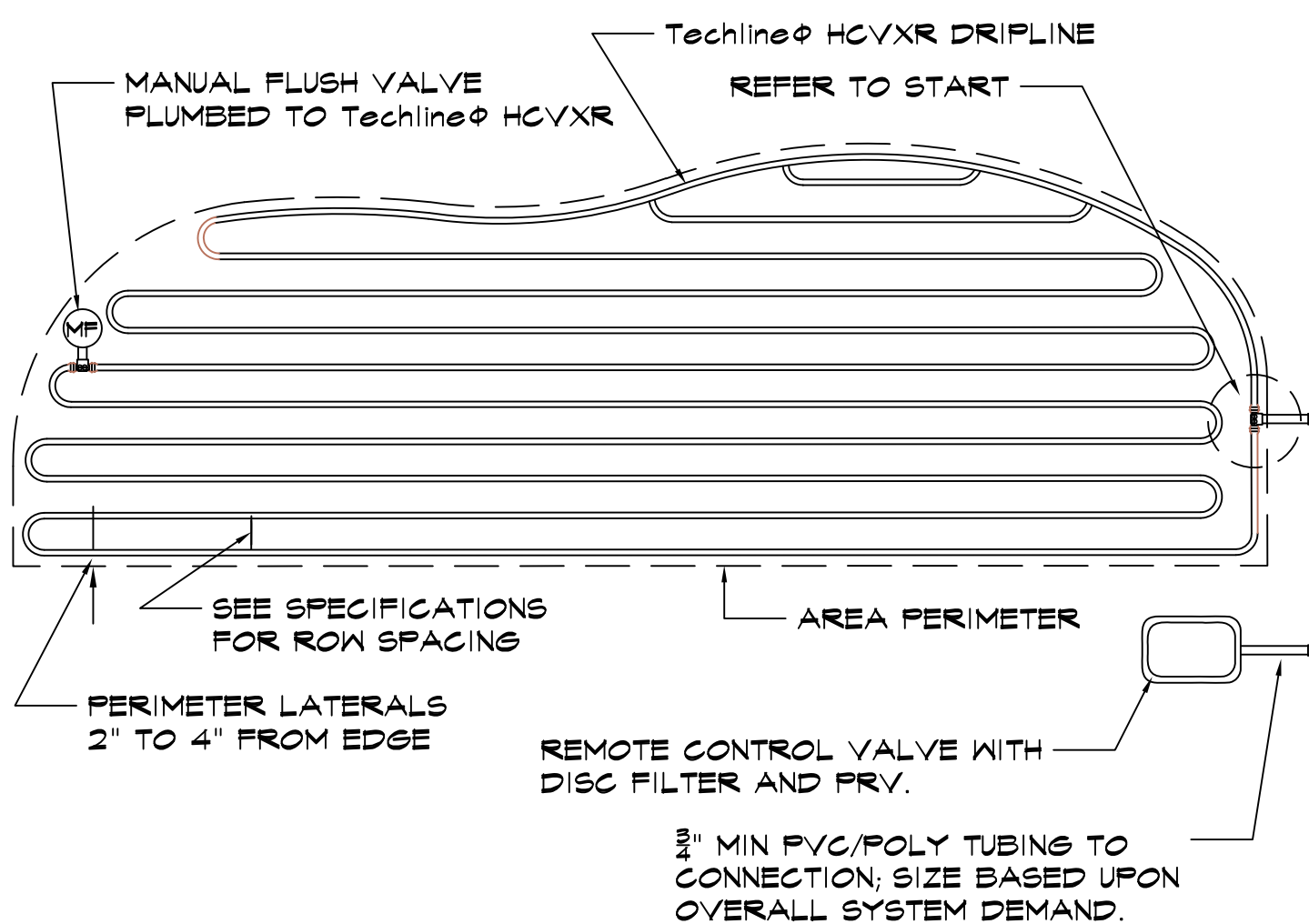
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1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FORM DRIP ZONE KIT.
5. PVC SUPPLY MANIFOLD.
6. MANIFOLD-TO-TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM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

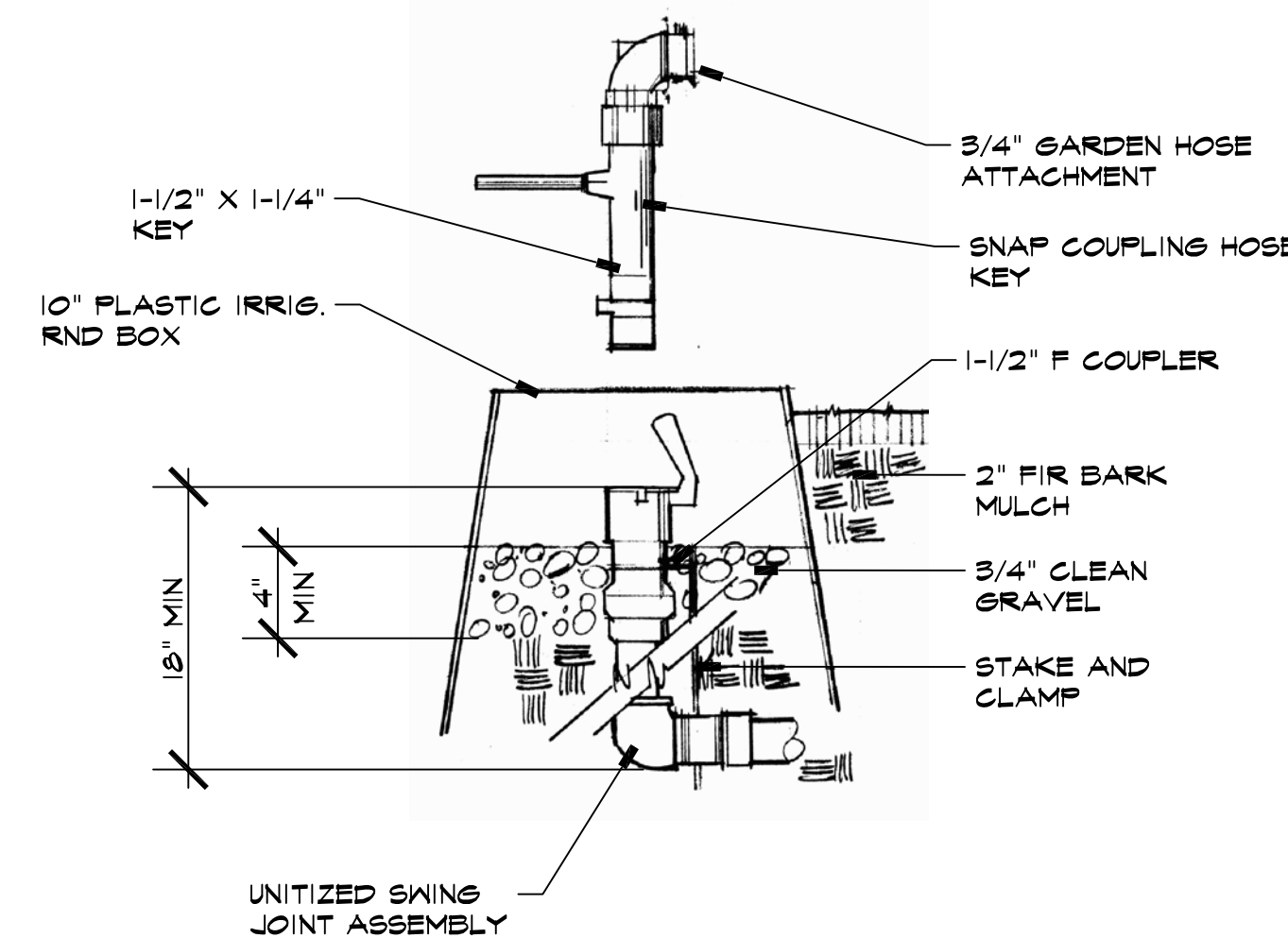
NOTE: THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.

NETAFIM TECHLINE CV CENTER FEED



TECHLINE INSTALL IRRIGULAR AREA

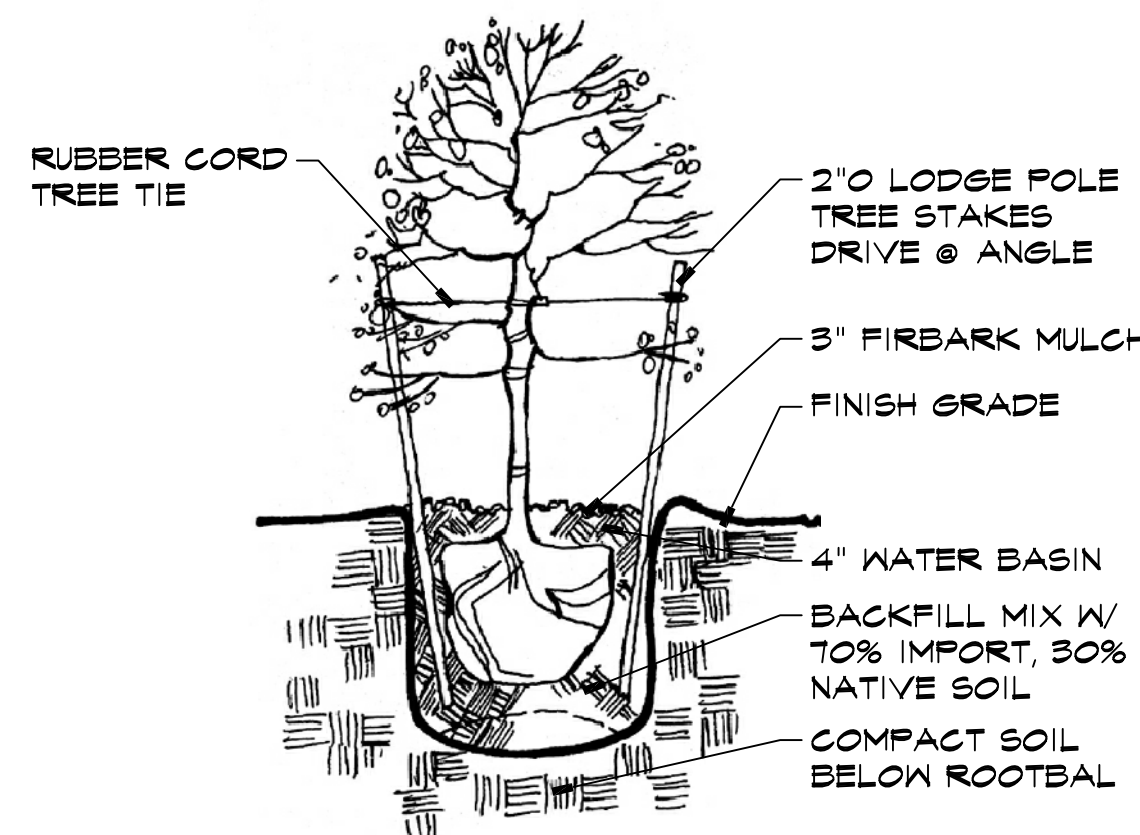
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QUICK COUPLER VALVE ALTERNATIVE TO TYPICAL HOSE BIB. RAINBIRD 44 RC QUICK COUPLER OR EQUAL. PROVIDE FOUR (4) KEYS AT TIME OF INSTALL TO THE OWNER

QUICK COUPLER / HOSE BIB SYSTEM

SCALE: NONE



TREE PLANTING & STAKING

NTS

TREE PLANTING & STAKING DTL

SCALE: NONE

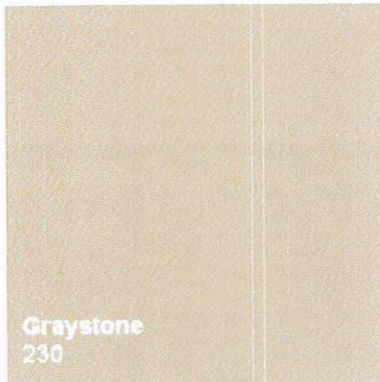
Larson Residence

3052 Larkin Road

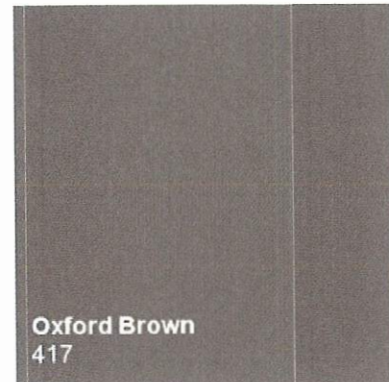
Pebble Beach, CA.

APN#: 007-483-006

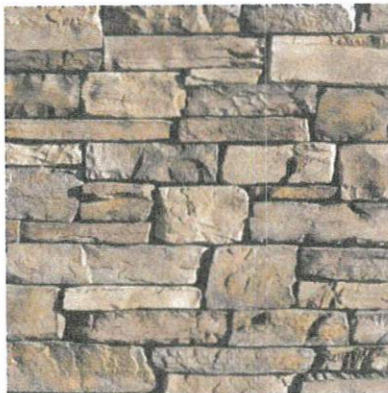
Color and Material Template



Exterior wall color
(Kelly Moore, km230, Graystone)



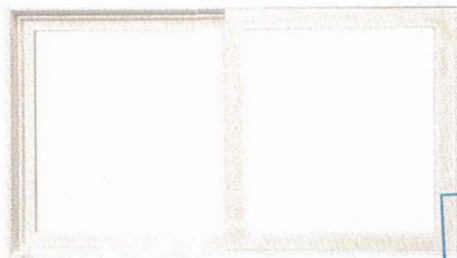
Exterior trim color
(Kelly Moore, km417, Oxford Brown)



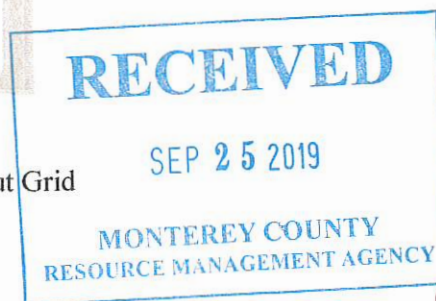
El Dorado Stone Veneer



Certainteed Presidential Shake Roof
Color - Weatherwood



Windows - Milgard Tan Vinyl Without Grid



PIN 190317

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