

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

In the matter of the application of:

SHEN JIANJUN & WANG SHUHUA (PLN190005)

RESOLUTION NO. 20-004

Resolution by the Monterey County Zoning
Administrator:

1. Finding that the project involves the demolition of an existing single family dwelling and construction of a new single family dwelling and an accessory dwelling unit, which qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to Sections 15301 (l) and 15303 (a) and (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow the demolition of a 5,386 square foot one-story single family dwelling with an attached garage, and construction of a 7,440 square foot two-story single family dwelling inclusive of a 789 square foot attached three-car garage;
 - b. Coastal Administrative Permit and Design Approval to allow construction of a 1,115 square foot detached Accessory Dwelling Unit with an attached one-car garage; and
 - c. Coastal Development Permit to remove one (1) oak tree.

[PLN190005 – Shuhua Wang & Jianjun Shen, 1651 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-371-018-000)]

The SHEN & WANG application (PLN190005) came on for a public hearing before the Monterey County Zoning Administrator on January 30, 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:
- 1982 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Del Monte Forest Coastal Implementation Plan (DMF CIP)
 - Monterey County Coastal Zoning Ordinance (Title 20);
- No conflicts were found to exist. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.
- b) Allowed Use. The subject property is located at 1651 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-371-018-000). The subject parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or “LDR/1.5-D(CZ).” Per Title 20, Sections 20.14.040 and 20.44.030, the single family dwelling and accessory dwelling unit are allowed uses. The project involves the demolition of an existing 5,386 square foot one story single family dwelling inclusive of an attached garage and construction of a 7,440 square foot two-story single family dwelling inclusive of a 789 square foot three-car garage and a 1,115 square foot detached Accessory Dwelling Unit (ADU) inclusive of an attached 265 square foot one-car garage, and the removal of one (1) oak tree. Therefore, the project is an allowed use.
- c) Lot Legality. The subject parcel (1.74 acres), APN 008-371-018-000, is located on a residential subdivision as Lot 2 on Record of Survey as shown on Monumentation worksheet on file with Pebble Beach Company. The survey can be found in Volume 18, Page 128. Therefore, the County recognizes the subject parcel as a legal lot of record.
- d) Design. Pursuant to Chapter 20.44 of Title 20, the project is subject to the Design Control Zoning District (“D” district) standards, which is intended to regulate the location, size, materials and colors of the structures to assure protection of the public viewshed and neighborhood character. The development would include colors and materials consisting of: reddish clay tile roof, tan and ivory exterior stucco walls, limestone accents, copper gutters and ivory metal clad wood doors and windows (see attached plans). The homes within this area have a variety of architectural styles and as proposed, the design and architectural elements are consistent with the neighborhood character and will not detract the visual integrity of the site.
- e) Review of Development Standards. The subject parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or “LDR/1.5-D(CZ).” Per Title 20, Sections 20.14.030 and 20.44.030, the single family dwelling is an allowed use.

Required setbacks for main structures are 30 feet (front) and 20 feet (rear and side). The subject property is a corner lot that fronts along two public roads; therefore, has two front setbacks and one rear setback. The single family dwelling and attached garage has front setbacks of 31 feet from the northwest and 129 feet from the southwest, a rear setback of 36 feet, and a side setback of 92 feet. The

height will be at 29 feet, below the maximum 30 foot height limitation for this zoning district.

Required setbacks for accessory (habitable) structures are 50 feet (front) and 6 feet (rear and side). The accessory dwelling unit and attached garage has front setbacks of approximately 200 feet from the northwest and 135 feet from the southwest, a rear setback of 30 feet, and a side setback of 20 feet. The height will be at 13-5, below the maximum 15 foot height limitation for this zoning district. Additionally, required setbacks between main and accessory structures are 10 feet minimum. The distance between the development is 82 feet; therefore, complying with this requirement.

The maximum building site coverage is 15%, (11,369 square feet), and the project will have a 11.2% (8,506 square feet) building site coverage. The maximum floor area ratio is 17.5% (13,264 square feet), and the project will have a floor area ratio is 11.3% (8,555 square feet). The project meets the building site coverage and floor area ratio regulations. As summarized above, the project complies to the development standards listed within this zoning district per Section 20.12.060 of Title 20.

- f) Accessory Dwelling Unit. As demonstrated in Finding 4, the development is consistent with the Accessory Dwelling Unit regulation in Title 20, Section 20.64.030.
- g) Cultural Resources. The project site is mapped as a high archaeological sensitive area. Per DMF CIP Section 20.147.080.B, an archaeological report (Monterey County RMA-Planning Library No. LIB190062) was prepared and provided to the County. The report concluded that there were no significant archaeological resources identified on the subject property and the closest prehistoric site is approximately 790 feet away from the subject property. No mitigation measures or recommendations were needed as stated by the archaeologist. The project includes grading approximately of 535 cubic yards (see Finding 3, Evidence c). The siting and design of the project would not have any potential impacts to known archaeological resources. 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.
- h) Pescadero Watershed. DMF LUP Freshwater and Marine Resource policies and Land Use and Development Policy 77 states that development within the Pescadero Watershed shall be sited to minimize erosion and storm-water runoff by having a maximum of 9,000 square feet of impervious site coverage. Figure 2b of the DMF LUP illustrates the subject property within the Pescadero Watershed, which is the area that drains into the Carmel Area of Special Biological Significance. DMF CIP Section 20.147.030.A identifies development standards such as development conforming to the topography, creating simple and direct driveway access and minimizing storm-water runoff by limiting the impervious site

coverage to 9,000 square feet. The subject property currently has 18,270 square feet of impervious surfaces, over the maximum allowed 9,000 square feet. The project includes removal and replacement 9,278 square feet of impervious driveway surfaces (asphalt) with pervious surfaces (permeable pavers). Additionally, the driveway will provide access to the ADU and single family dwelling. With the replacement of asphalt in the driveway, the total impervious surfaces results in 8,992 square feet, below the maximum allowed 9,000 square feet. Therefore, the project is consistent with the DMF LUP policies and DMF CIP regulations for development within the Pescadero Watershed.

- i) Public Access. As demonstrated in Finding 5, the development is consistent with public access policies of the DMF LUP and CIP.
- j) Tree Removal. As demonstrated in Finding 6, the tree removal is consistent with the forest resources policies and regulations within the DMF LUP and CIP as described in Finding
- k) Visual Resources. DMF LUP Policy 48 states that development within visually prominent settings shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views. DMF LUP Visual Resources – Figure 3 identifies the subject property within the public viewshed of Point Lobos. DMF CIP Section 20.147.070.B identifies development standards for properties within the public viewshed to ensure the siting and design of the structures minimizes impacts on public views by harmonizing with the natural setting, being subordinate and blending into the environment and maintaining a minimum setback of 50 feet from such setting. Although the subject property is mapped within the Point Lobos public viewshed as illustrated in Figure 3, Carmel State Beach and Point Lobos State Reserve is over two miles south and is not visible from these areas. It is unlikely that the two-story single family dwelling would create a visual impact when viewed from these areas due to the location of the development and existing tree screening.

As described in the Evidence e above, the single family dwelling and accessory dwelling unit will be below the maximum height limitation of 30' for this zoning district. Consistent with the DMF LUP policies and DMF CIP regulations for the scenic and visual resources, the development is sited and designed to be subordinate and blend in with the surrounding environment and neighborhood character (see Evidence d above); therefore, the project will not block or have a significant adverse impact on significant public views.

- l) Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, the project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC). The project includes a demolition of an existing one-story single family dwelling and construction of a two-story single family dwelling. Based on staff's review, the project would not create any new visual impacts and is consistent with the bulk and mass of the neighborhood (see evidence above).

- m) 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 PLN190005.
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 use in a residential neighborhood.
 - b) The project was reviewed by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Pebble Beach Community Services District and the Environmental Health Bureau. Conditions recommended have been incorporated. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The following reports have been prepared and submitted with the application:
 - Tree Assessment/Forest Management Plan (LIB190067) prepared by Frank Ono, Salinas, CA on February 15, 2019
 - Historical Assessment (LIB190068) prepared by Kent L. Seavey, Pacific Grove, CA on February 18, 2019
 - Geotechnical Report (LIB190063) prepared by Grice Engineering, Inc., Salinas in February 2019
 - Preliminary Cultural Resources Report (LIB190062) prepared by Susan Morley, Marina, in February 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 PLN190005.
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, RMA-Public Works, RMA-Environmental Services, Pebble Beach Community Services District and the Environmental Health Bureau., 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. California American Water Company is the domestic water purveyor and wastewater services are provided by Carmel Area Wastewater District through the Pebble Beach Community Services District. The project received additional water credits to accommodate the water

fixtures of the single family dwelling and accessory dwelling unit through Malpasso.

- c) The project includes grading of approximately 535 cubic yards of cut and 545 cubic yards of fill. Attached are preliminary civil plans and as a part of the construction permit, the applicant will be required to comply with erosion control regulations as outline in Chapter 16.12. Further, the subject property is located in the coastal area of Pebble Beach. RMA-Public Works reviewed the project and applied a standard condition for a Construction Management Plan. Although most of the roads in the Pebble Beach area are private roads, RMA-Public Works will review potential increased traffic on the public roads that will need to be taken to get to the project site in Pebble Beach. Implementation of this condition will minimize traffic on public roads and identify the duration of construction, proposed haul routes and estimated number of truck trips resulting from the project.
- d) 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. PLN190005.

4. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

- EVIDENCE:**
- a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 1,115 square foot ADU that includes independent living facilities from the main residence as shown in in the attached plans.
 - b) The ADU will be the only ADU on the property and is below the maximum floor area of 1,200 square feet. The ADU will be sited along the northeastern corner of the property, 20 feet away from the side property line. The ADU has been sited and designed to comply with site development standards and to avoid impacting trees and other resources on the property.
 - c) As defined in Title 20, Section 20.58.040, the ADU requires one parking space. Consistent with this requirement, the ADU includes an attached one-car garage as illustrated in the attached plans.
 - d) The ADU meets the required site development standards and design criteria as defined in Title 20, Section 20.14.060 and Chapter 20.44 (See Finding 1, Evidence “d” and “e”).
 - e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities and no further comments or conditions were provided (See Finding 3).
 - f) 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. PLN190005.

5. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the

- Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP, Section 20.147.130 can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
 - d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).
 - e) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
 - f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN190005.

6. **FINDING:** **TREE REMOVAL** – The siting, location, size and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) DMF LUP Forest Resource Policy 30 states that the natural forested character of the Del Monte Forest shall, to the maximum feasible degree, be retained consistent with the uses allowed and that all tree removal shall conform to the policies regarding water and marine resources, environmentally sensitive habitat areas and scenic resources. DMF CIP Section 20.147.050.A states that a Coastal Development Permit is required for the removal of native trees. The project includes the removal of one (1) oak tree that is located near the driveway. Pursuant to Section 20.147.050.B, a Tree Assessment/Forest Management Plan (LIB190067) was provided and prepared by Frank Ono (See Finding 2, Evidence b). The Tree Assessment identifies the site containing Monterey Pine and Coast Live oak trees in a fairly good condition.
 - b) The oak tree to be removed is 11 inches in diameter and is in a poor condition due to stem decay, and the tree would not survive through the replacement of the impervious driveway to comply with the Pescadero Watershed. No other trees would be removed from the development of this project and the project has been analyzed to determine the best siting and location that would meet the minimum tree removal in this case.
 - c) The Tree Assessment listed several recommendations such as tree replanting with a 1:1 ratio with 1 five-gallon oak tree in the greatest opening to allow for minimum competition and maximum sunlight

near the ADU. The remaining recommendations have been incorporated as conditions of approval (see attached). Further, the proposed tree removal would not occur in environmentally sensitive habitat as identified by the Monterey County Geographically Informational System and would not significantly affect the availability of wildlife habitat and the existing Monterey Pine forest environment would continue to exist and regenerate over time.

- d) 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. PLN190005.

7. **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) 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 PLN190005.

8. **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 15301 (e) and 15303 (a) and (e) categorically exempt demolition of a single family dwelling and construction of single family dwelling and accessory structure in residential zones
 - b) The demolition of an existing 5,386 square foot single-family dwelling inclusive of an attached garage, and construction of a 7,440 square foot two-story single-family dwelling inclusive of a 789 square foot attached three-car garage, and construction of a 1,115 square foot detached Accessory Dwelling Unit inclusive of an attached 265 square foot one-car garage are consistent with these exemptions. Therefore, the project qualifies for a Class 1 and Class 3 categorical exemption pursuant to Section 15301 (e) and 15303 (a) and (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 (see Finding 2, Evidence b), 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 PLN190005.

9. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the Coastal Commission.
- EVIDENCE:** a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) Coastal Commission. Pursuant to Title 20 Section 20.86.080, a project is subject to appeal by/to the California Coastal Commission because it involves development located between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

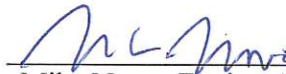
DECISION

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

1. Find that the project involves the demolition of an existing single family dwelling and construction of a new single family dwelling and an accessory dwelling unit, which qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to Sections 15301 (l) and 15303 (a) and (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow the demolition of a 5,386 square foot one-story single family dwelling with an attached garage, and construction of a 7,440 square foot two-story single family dwelling inclusive of a 789 square foot attached three-car garage;
 - b. Coastal Administrative Permit and Design Approval to allow construction of a 1,115 square foot detached Accessory Dwelling Unit with an attached one-car garage; and
 - c. Coastal Development Permit to remove one (1) oak tree.

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

PASSED AND ADOPTED this 30th day of January, 2020.


Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **JAN 31 2020**

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 **FEB 10 2020**

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

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

NOTES

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

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

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

Monterey County RMA Planning

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

PLN190005

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN190005) consists of a: 1.) Coastal Administrative Permit and Design Approval to allow the demolition of a 5,386 square foot one-story single family dwelling with an attached garage, and construction of a 7,440 square foot two-story single family dwelling inclusive of a 789 square foot attached three-car garage; 2.) Coastal Administrative Permit and Design Approval to allow construction of a 1,115 square foot detached Accessory Dwelling Unit; 3.) Coastal Development Permit to remove one (1) oak tree. The proposed pond shall be a "dry" pond (i.e., not intended to be filled with potable water). The property is located at 1651 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-371-018-000), 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 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 Combined Development Permit (Resolution Number 20-004) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 008-371-018-000 on January 30, 2020. The permit was granted subject to ten (10) 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/or building permits, 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, 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.

4. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the RMA-Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact RMA-Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. RMA-Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

5. 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.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall replace each tree approved for removal as follows:

Monitoring Measure:

- Replacement ratio of 1:1 recommended by arborist: The oak tree approved for removal as a part of this permit shall be replaced with one oak tree in the immediate area west of the proposed ADU structure with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Replacement tree should be at least five gallon stock or large, if available. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall if recommended during the first two years after establishment. Grinding of stumps onsite is permissible. (RMA-Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to a final on the construction permit, the Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

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

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

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

**Condition/Mitigation
Monitoring Measure:**

The applicant shall submit a Construction Management Plan (CMP) to RMA-Planning and RMA - Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

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

**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-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

8. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County RMA Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the Development Services.

9. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Tree Assessment/Forest Management Plan (Library No. LIB190067), was prepared by Frank Ono, Urban Forester and Certified Arborist, on February 15, 2019, and is on file in Monterey County RMA-Planning. All development shall be in accordance with this report." (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA-Planning.

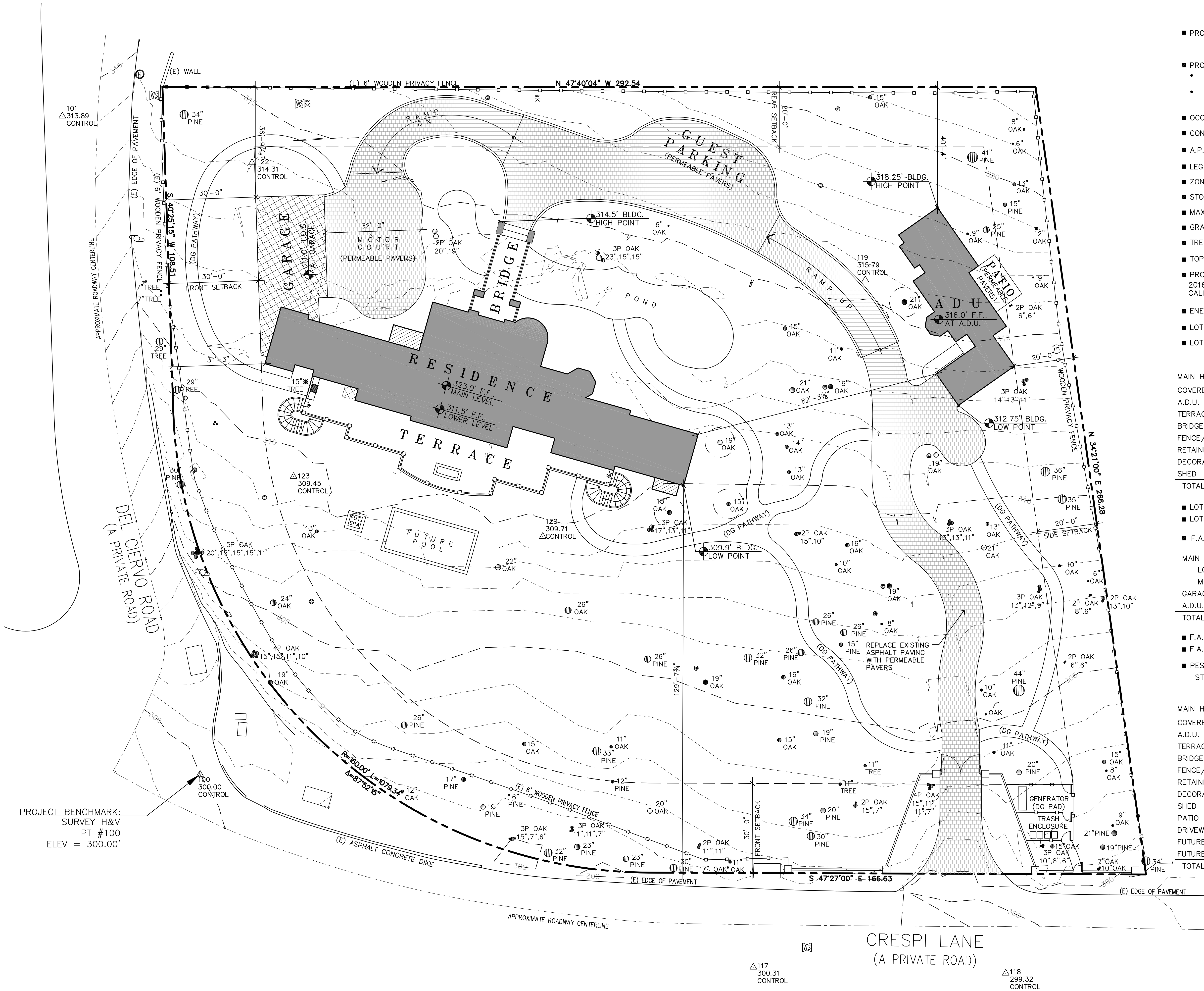
Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA-Planning.

10. PW031 - BOUNDARY SURVEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The owner/applicant shall have a professional land surveyor perform a boundary survey of the southeasterly and northwesterly boundary lines of the subject parcel and have said line monumented. (RMA-Public Works)

Compliance or Monitoring Action to be Performed: Prior to foundation inspection, the owner/applicant shall have a professional land surveyor survey and monument the southeasterly and northwesterly boundary lines of the subject parcel and provide evidence to the County Surveyor of conformance to the setbacks shown on the approved Site Plan. The surveyor shall be responsible for compliance with the requirements of Section 8762 of the California Business and Professions Code (PLS Act).



PLANNING INFO.

- PROPERTY OWNER:
STEVEN & SUSAN SHEN
P.O. BOX 1183
PEBBLE BEACH, CA 93953
- PROJECT ADDRESS:
1651 CRESPI LANE
PEBBLE BEACH, CA.
- PROJECT SCOPE:
 - DEMOLISH EXISTING 4,524.7 S.F. ONE-STORY SINGLE FAMILY RESIDENCE AND ATTACHED GARAGE
 - NEW 6,651 S.F. TWO-STORY SINGLE FAMILY RESIDENCE WITH 789 S.F. ATTACHED 3-CAR GARAGE; NEW 1,115 S.F. A.D.U.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-371-018
- LEGAL DESC.: LOT: BLOCK:
- ZONE: LDR/1.5-D(cz)
- STORIES: TWO
- MAX BLDG. HT: 30 FT
- GRADING: X CY
- TREE REMOVAL: ONE
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
2016 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & 2016 CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROPAS V8.1, ENERGY PRO 5.0
- LOT AREA: 75,794.4 S.F. (1.74 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN HOUSE	4,524.7	4,693	(4,524.7)	4,693
COVERED ENTRY	122	134	(122)	134
A.D.U.	0	1,115	0	1,115
TERRACES/DECKS	406	1,790	(406)	1,790
BRIDGE	0	270	0	270
FENCE/GATES	179	17	(42)	154
RETAINING WALLS	196	246	(196)	246
DECORATIVE WALLS	458	104	(458)	104
SHED	55	0	(55)	0
TOTAL	5,940.7	8,369	(5,803.7)	8,506

- LOT COVERAGE ALLOWED: 11,369.16 SF (15%)
- LOT COVERAGE PROPOSED: 8,506 SF (11.2%)

F.A.R. CALCULATIONS

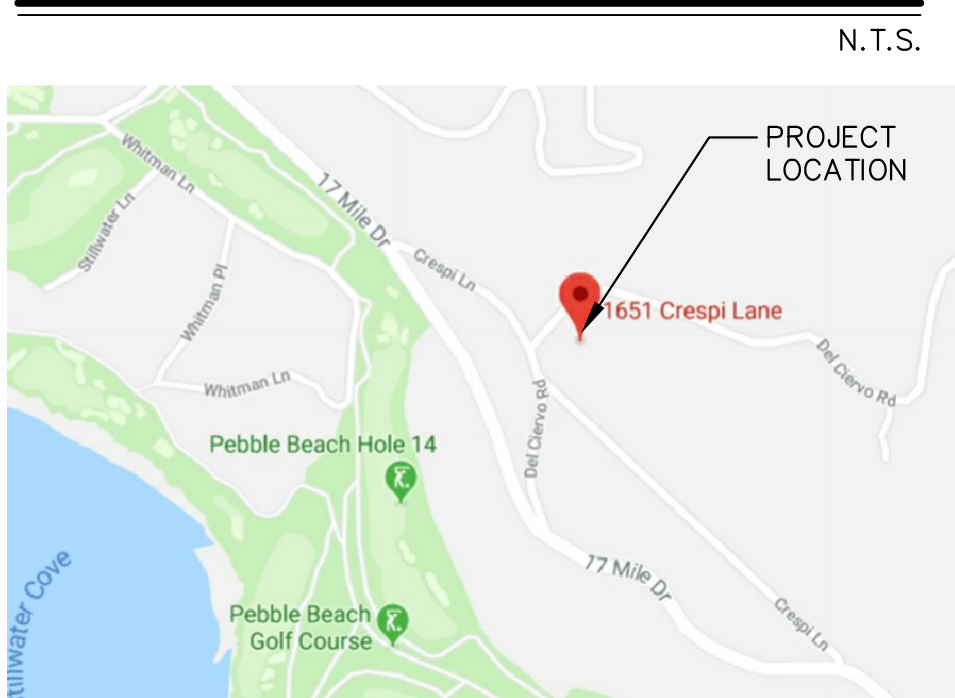
	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	0	2,836	0	2,836
LOWER FLOOR	3,664.4	3,815	(3,664.4)	3,815
MAIN FLOOR	860.3	789	(860.3)	789
GARAGE	0	1,115	0	1,115
A.D.U.	0	1,115	0	1,115
TOTAL	4,524.7	8,555	(4,524.7)	8,555

- F.A.R. ALLOWED: 13,264.02 SF (17.5%)
- F.A.R. PROPOSED: 8,555 SF (11.3%)

- PESCADERO COVERAGE LIMITATIONS
STRUCTURAL/IMPERVIOUS 9,000 S.F.

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN HOUSE	4,524.7	4,693	(4,524.7)	4,693
COVERED ENTRY	122	134	(122)	134
A.D.U.	0	1,115	0	1,115
TERRACES/DECKS	406	1,790	(406)	1,790
BRIDGE	0	270	0	270
FENCE/GATES	179	17	(42)	154
RETAINING WALLS	196	246	(196)	246
DECORATIVE WALLS	458	104	(458)	104
SHED	55	0	(55)	0
PATIO	2,430	0	(2,430)	0
DRIVEWAYS	9,896	0	(9,896)	0
FUTURE POOL	0	450	0	450
FUTURE SPA	0	36	0	36
TOTAL	18,266.7	8,855	(18,129.7)	8,992

VICINITY MAP



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

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EMAIL info@idg-inc.net
WEB www.idg-inc.net

DISCLAIMER:

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STAMPS:

PROJECT/CLIENT:

STEVEN AND
SUSAN SHEN

PROJECT ADDRESS:

1651 CRESPI LN.
PEBBLE BEACH,
CA 93953

APN: 008-371-018

DATE: JANUARY 04, 2019

APPLICATION REQUEST SUB.

REVISIONS:

- JANUARY 15, 2019
PRELIMINARY BID ESTIMATE
- FEBRUARY 15, 2019
PB ARB SUBMITTAL
- FEBRUARY 19, 2019
PLANNING DEPT. SUBMITTAL

SITE PLAN

SHEET NO.

A1.0

SITE PLAN

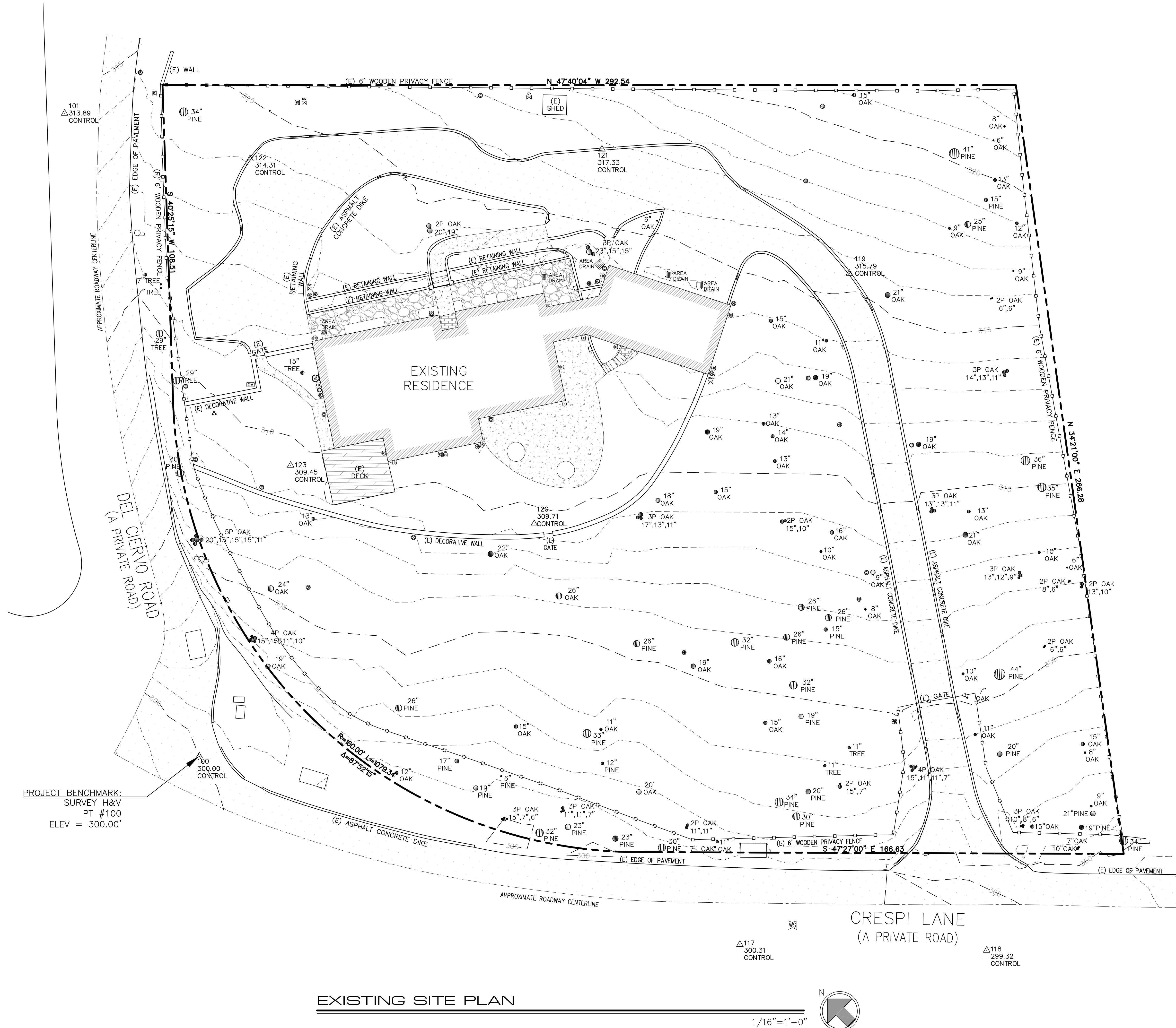
1/16"=1'-0"

STAMPS:

APN: 008-371-018

1	JANUARY 15, 2019
2	PRELIMINARY BID ESTIMATE
3	FEBRUARY 15, 2019
4	PB ARB SUBMITTAL
5	FEBRUARY 19, 2019
6	PLANNING DEPT. SUBMITTAL

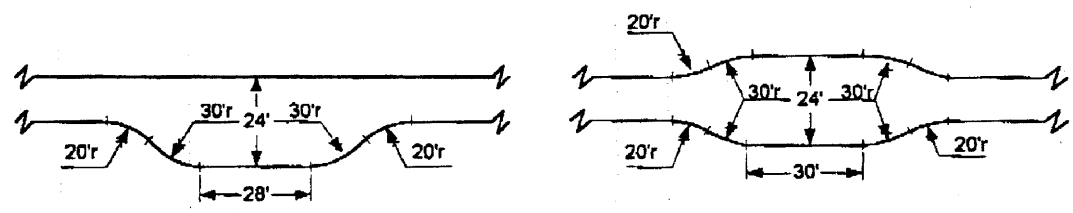
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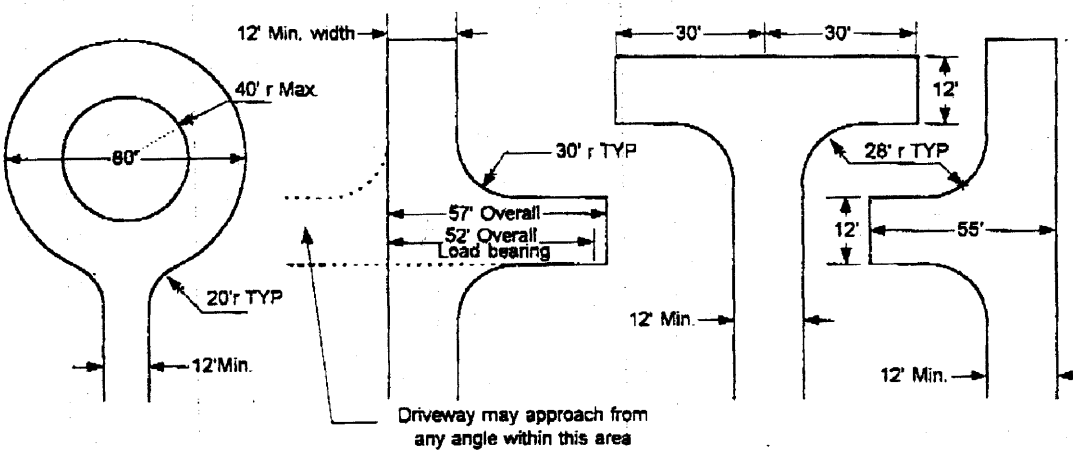
FIRE DEPARTMENT DIAGRAMS

EXAMPLE A Driveway Turnouts

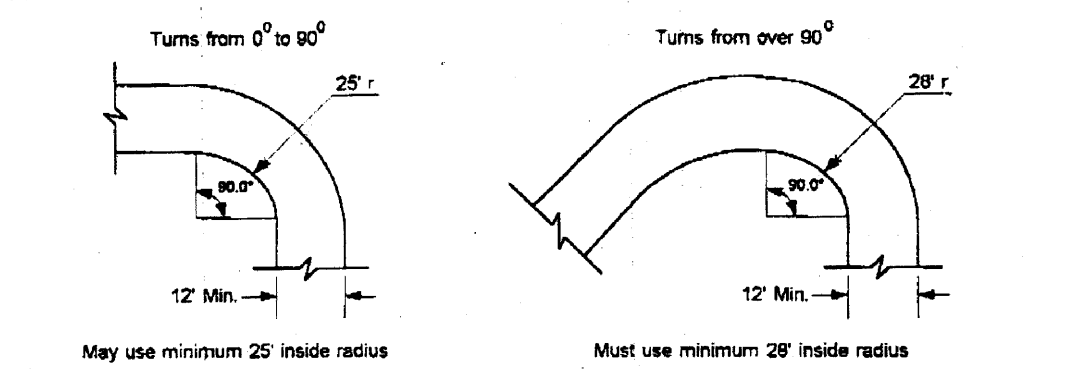
Form # 1 (MCPFOA) Revised 1/20/97



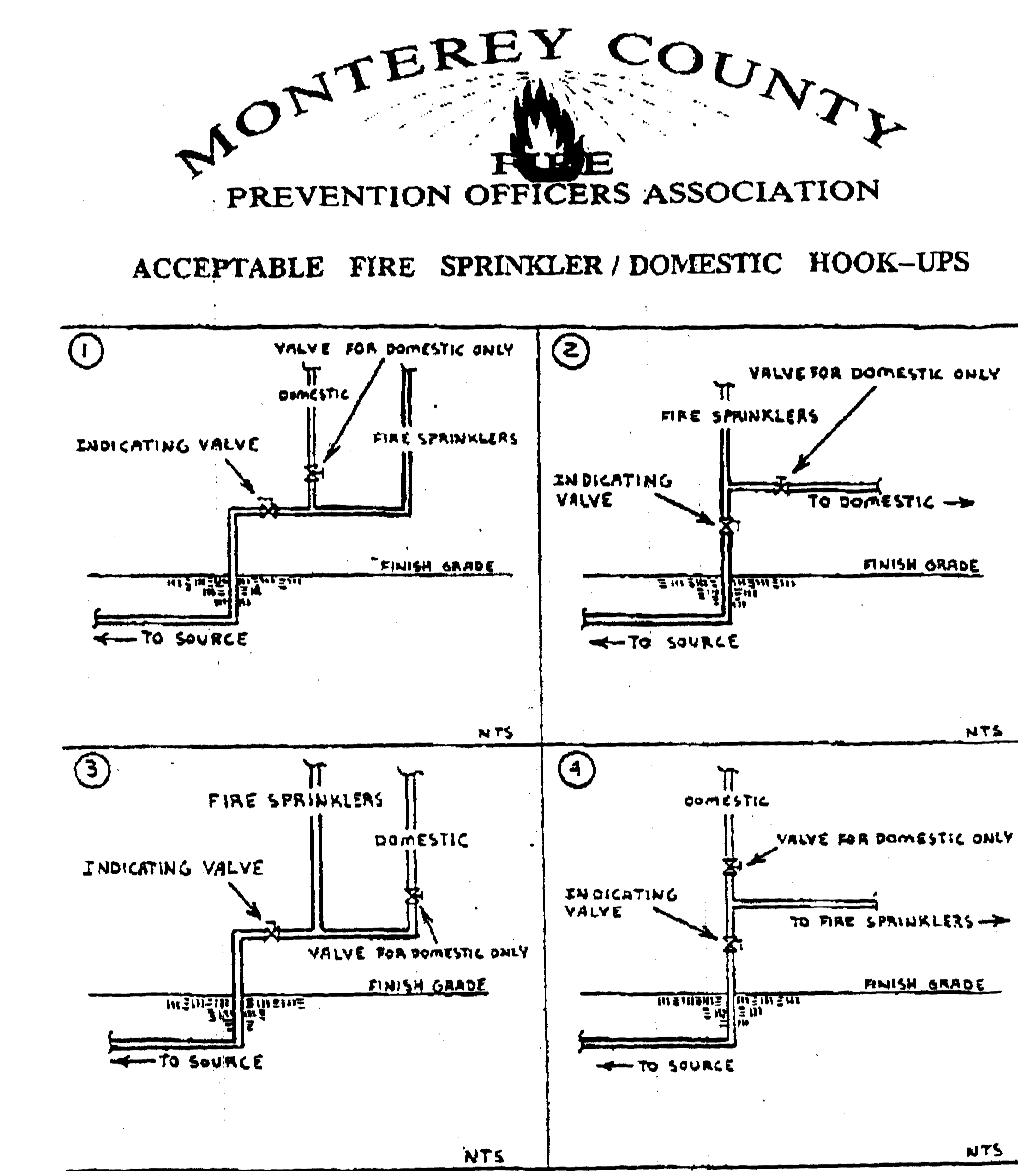
EXAMPLE B Driveway / Road Turnaround



EXAMPLE C Driveway Turning Radii



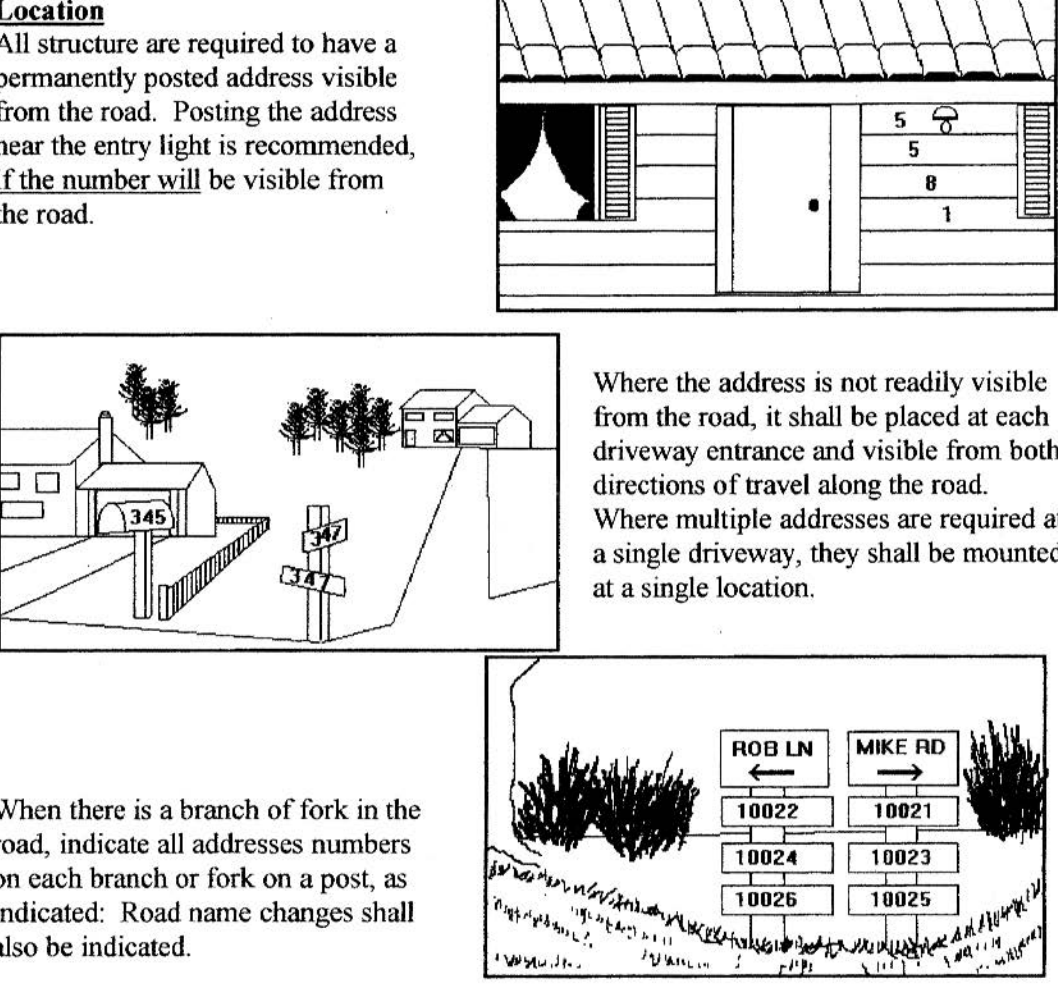
The local fire jurisdiction will consider designs other than those shown above.



1. AN INDICATING-TYPE VALVE SHALL BE INSTALLED IN A LOCATION WHERE IT SHUTS OFF BOTH THE FIRE SPRINKLER AND THE DOMESTIC SYSTEMS.
2. INDICATING VALVE SHALL BE INSTALLED ABOVE FINISHED GRADE.
3. BALL-TYPE VALVE IS ACCEPTABLE; GATE VALVES ARE NOT ALLOWED.
4. SEPARATE VALVE FOR THE FIRE SPRINKLER SYSTEM IS NOT ALLOWED.
5. UNDERGROUND PIPING TO BE FLUSHED PRIOR TO RISER CONNECTION.
6. FIRE SPRINKLER ALARM TO BE WIRED TO REFRIGERATOR CIRCUIT.
7. A SEPARATE VALVE SHALL BE INSTALLED FOR DOMESTIC SYSTEM ONLY SO THE FIRE SPRINKLER SYSTEM CAN REMAIN IN OPERATION DURING DOMESTIC SYSTEM REPAIRS.

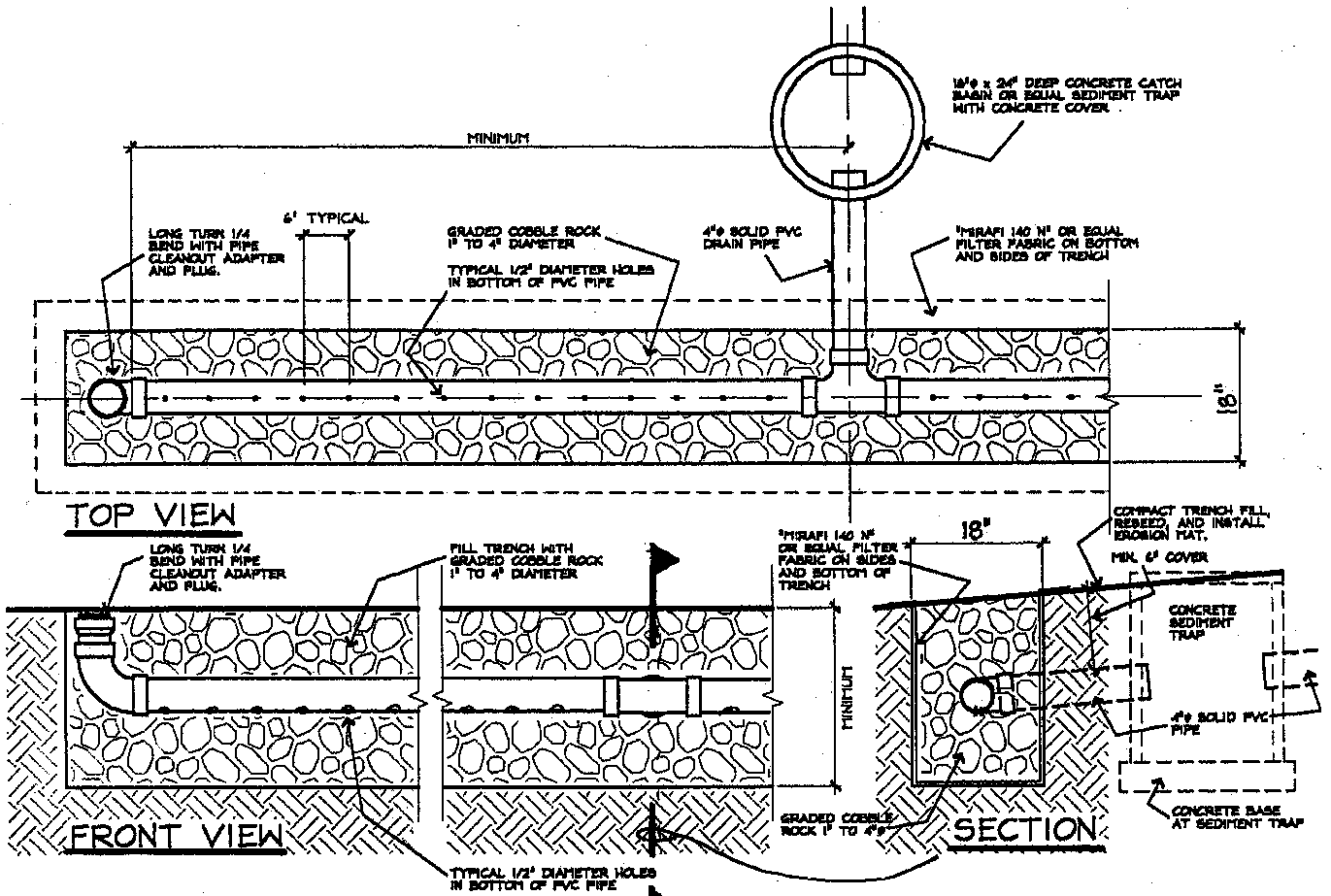
Monterey County Fire Prevention Officers Association Form # 6

ADDRESS POSTING REQUIREMENTS



When there is a branch or fork in the road, indicate all addresses numbers on each branch or fork on a post, as indicated. Road name changes shall also be indicated.

SIZE
Size of letters, numbers and symbols for addresses shall be a minimum of 4 inch letter height, 1/2 inch stroke, contrasting with the background color and sign.



ROOF WATER DISPERSION OUTLET DETAIL

1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. "MINERST" 140 W OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE AT LEAST 20' FROM STRUCTURE.
4. DISPERSION TRENCH SHALL BE ON THE LEAST STEEP AVAILABLE SLOPE.

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 LONG WITH A MINIMUM 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.

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.

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 NON-COMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE AND VISIBLE 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.

SETBACKS – 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 – (STANDARD) – MANAGE COMBUSTIBLE VEGETATION WITHIN A MINIMUM OF 100 FEET OF STRUCTURES (OR TO THE PROPERTY LINE), 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.

FIRE PROTECTION EQUIPMENT & SYSTEMS – FIRE SPRINKLER SYSTEM (STANDARD) – THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

FIRE ALARM SYSTEM – (SINGLE FAMILY DWELLING) – THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEM INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

SMOKE ALARMS – (SINGLE FAMILY DWELLING) – WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGULAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

ROOF CONSTRUCTION – (CYPRESS FPD & PEBBLE BEACH CSD) – ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS 'A' ROOF CONSTRUCTION.

FIRE 030 – GENERATOR
GENERATOR PANEL SHUT-OFF REQUIREMENT AND SIGNAGE. GENERATOR SHEET WILL BE OBTAINED FROM THE FIRE DEPARTMENT, FILLED OUT TO THE FIRE DEPARTMENT (PEBBLE BEACH COMMUNITY SERVICES DISTRICT)
1. PRIOR TO FINAL BUILDING INSPECTION, APPLICANT OR OWNER SHALL SUBMIT THE GENERATOR FORM TO THE FIRE DEPARTMENT
2. PRIOR TO FINAL BUILDING INSPECTION, APPLICANT OR OWNER SHALL SCHEDULE FIRE DEPARTMENT CLEARANCE INSPECTION.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.
3. ACCESSIBLE UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN 18"x24" MIN. ACCESS WITHIN 20' OF ALL PLUMBING CLEANOUTS (CRC 408.4 & CPC 707.9). FURNACE OR WATER HEATERS LOCATED IN THE CRAWL SPACE OR ATTIC SHALL HAVE A MIN 30"x30" ACCESS OPENING LOCATED WITHIN 20' OF THE EQUIPMENT AND A MIN 30" WIDE PASSAGE (CMC 304.0)
4. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THRU WITH THE OWNERS AND ARCHITECT TO DETERMINE FINAL LOCATIONS FOR RECEPTACLES, FIXTURES, PHONES, CABLE, AUDIO/VISUAL, SECURITY, DATA LINES, ETC.
5. ALL PROJECTS WITH WATERPROOF DECKS WILL REQUIRE PERIODIC MAINTENANCE. OWNER SHALL BE RESPONSIBLE TO SEAL, CAULK, OR OTHERWISE MAINTAIN OR REPLACE SEALANT AS RECOMMENDED BY MANUFACTURER OF WATERPROOFING SURFACE.

BATHROOM:

1. SHOWER HEADS SHALL NOT EXCEED 2.0 GALLONS PER MINUTE @ 80 P.S.I. FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE.
2. WATER PRESSURE IN THE BUILDING SHALL BE LIMITED TO 50 P.S.I. OR LESS.
3. TUB & SHOWER WALLS AND CEILINGS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM WALLBOARD (CRC, 702.3.8 & 702.4).
4. TANK-TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GALLONS (403.2 CPC)

FIRE PROTECTION NOTES:

1. PROVIDE FIREBLOCKING AT 10' INTERVALS IN THE WALL HORIZONTALLY AND AT FLOOR AND CEILING LEVELS VERTICALLY PER (CRC 302.11).
2. THE OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH AN APPROVED NON-COMBUSTIBLE MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC 1003.19).
3. NON-COMBUSTIBLE FIREBLOCKING SHOULD BE SECURELY FASTENED AT THE OPENING WHERE THE CHIMNEY PASSES THROUGH THE FLOORS AND CEILINGS, (CRC 1003.19)
4. SMOKE DETECTORS SHALL BE INSTALLED PER CRC 314. EACH NEW OR EXISTING BEDROOM SHALL BE SERVED BY A SMOKE DETECTOR; IN NEW CONSTRUCTION EACH SMOKE DETECTOR SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH HOUSE WIRING AS THE PRIMARY POWER SOURCE WITH BATTERY BACK-UP.; IN REMODELS EACH SMOKE DETECTOR MAY BE POWERED BY BATTERY ONLY. SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
5. IF A FIRE ALARM SYSTEM IS INTEGRATED INTO A SECURITY SYSTEM, THE FIRE ALARM SYSTEM DRAWINGS MUST BE SUBMITTED TO THE LOCAL FIRE JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION.

PLUMBING NOTES:

1. PROVIDE PRESSURE ABSORBING DEVICES, SUCH AS A WATER HAMMER ARRESTOR, THAT WILL ABSORB HIGH PRESSURE RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES. (CPC 609.10)
2. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQ. IN., AND ALSO CAPABLE OF ENCOMPASSING 30" DIAMETER CIRCLE.
3. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.
4. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
5. ALL HOT WATER FIXTURES THAT HAVE MORE THAN 10' OF PIPE FROM THE FIXTURE TO THE HOT WATER HEATER SERVING THE FIXTURE SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
6. PLUMBING LINES UTILIZED AS GROUNDS ARE PROHIBITED.

CARBON MONOXIDE ALARM/DETECTION SYSTEMS

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN NEW DWELLING UNITS AND SLEEPING UNITS WHICH HAVE FUEL-BURNING APPLIANCES INSTALLED OR HAVE ATTACHED GARAGES. (R315.1 CRC)

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (R315.1.2 CRC)

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. (R315.1.3 CRC)

WHERE ALTERATIONS, REPAIRS, OR ADDITIONS TO EXISTING DWELLINGS OCCUR THAT REQUIRE A PERMIT AND EXCEED \$1000, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (R315.2.2 CRC)

SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (R315.1 CRC)

JUN A. SILLANO, AIA



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93950

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STAMPS:

PROJECT/CLIENT:

STEVEN AND
SUSAN SHEN

PROJECT ADDRESS:

1651 CRESPI LN.
PEBBLE BEACH,
CA 93953

APN: 008-371-018

DATE: JANUARY 04, 2019

APPLICATION REQUEST SUB.

REVISIONS:

- 1. JANUARY 15, 2019
PRELIMINARY BID ESTIMATE
- 2. FEBRUARY 15, 2019
PB ARB SUBMITTAL
- 3. FEBRUARY 19, 2019
PLANNING DEPT. SUBMITTAL
- 4.
- 5.
- 6.
- 7.

GENERAL
NOTES

SHEET NO.

A1.2

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL info@idg-inc.net
WEB www.idg-inc.net

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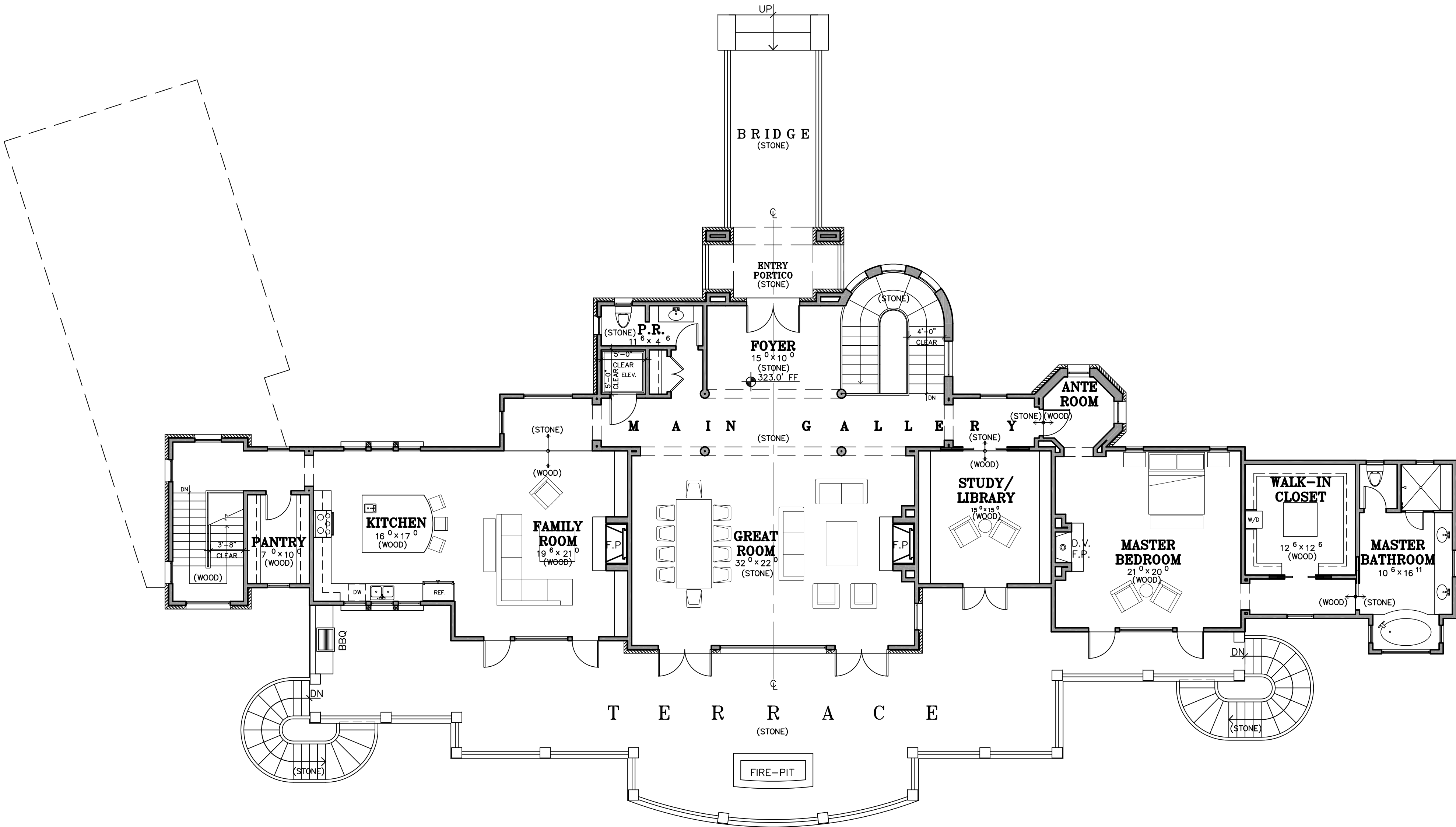
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MAIN LEVEL
PLAN

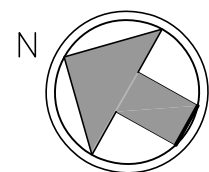
SHEET NO.

A2.0



MAIN LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

— 2X EXISTING WALL TO REMAIN
— 2X6 EXTERIOR STUD FRAMED WALL
— 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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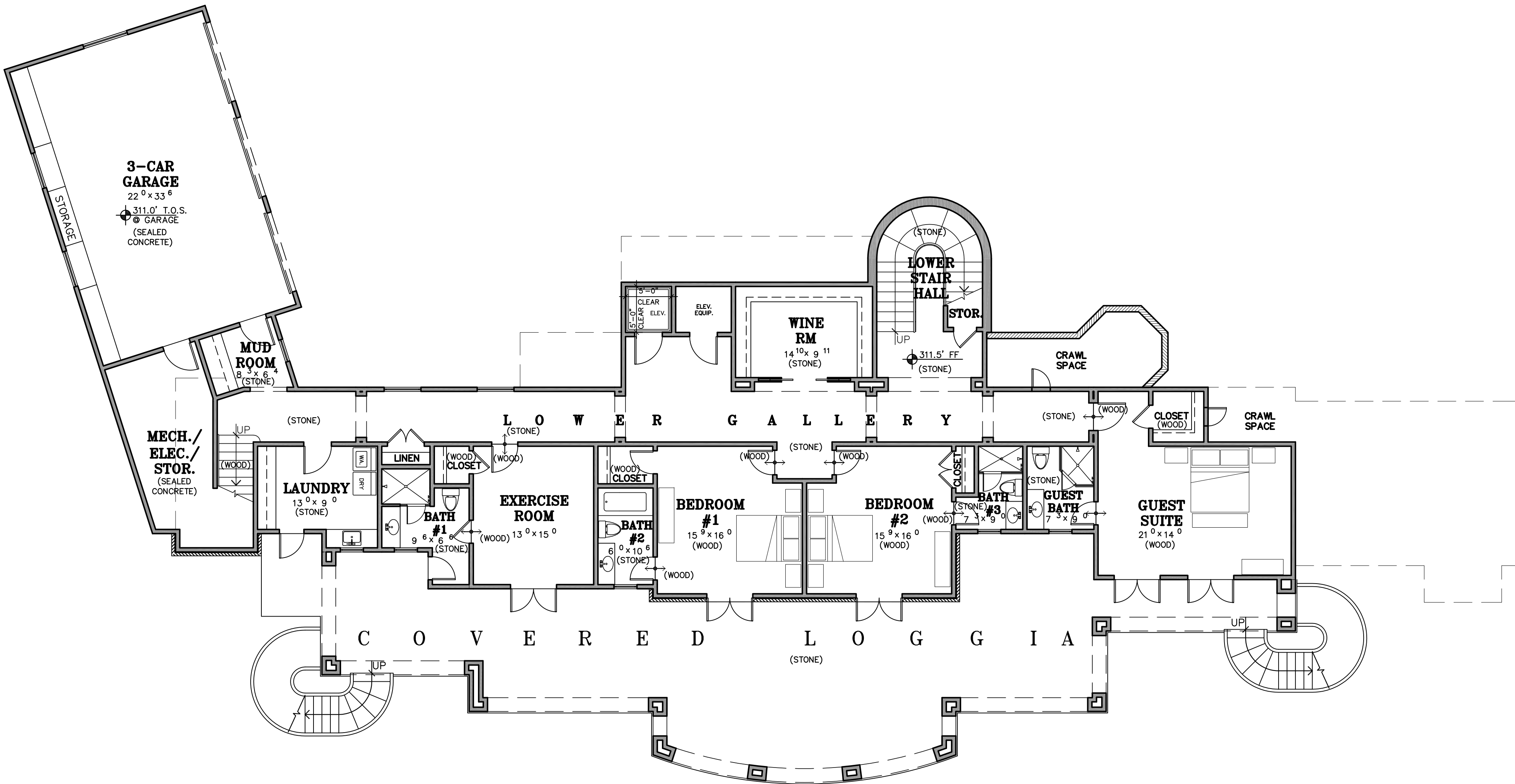
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△ _____
△ _____

LOWER LEVEL
PLAN

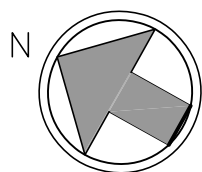
SHEET NO.

A3.0



LOWER LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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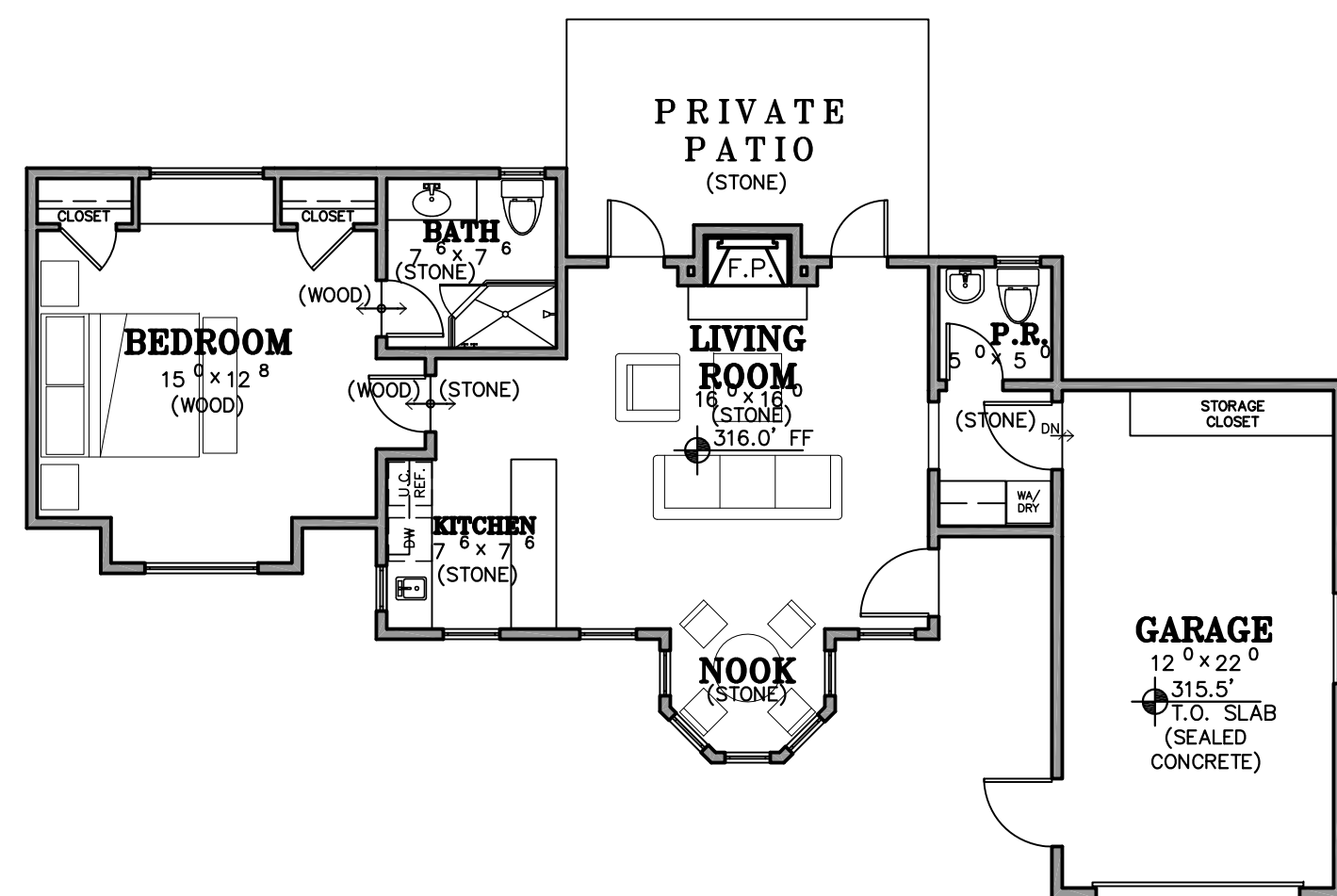
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GUEST SUITE/
ADU PLAN

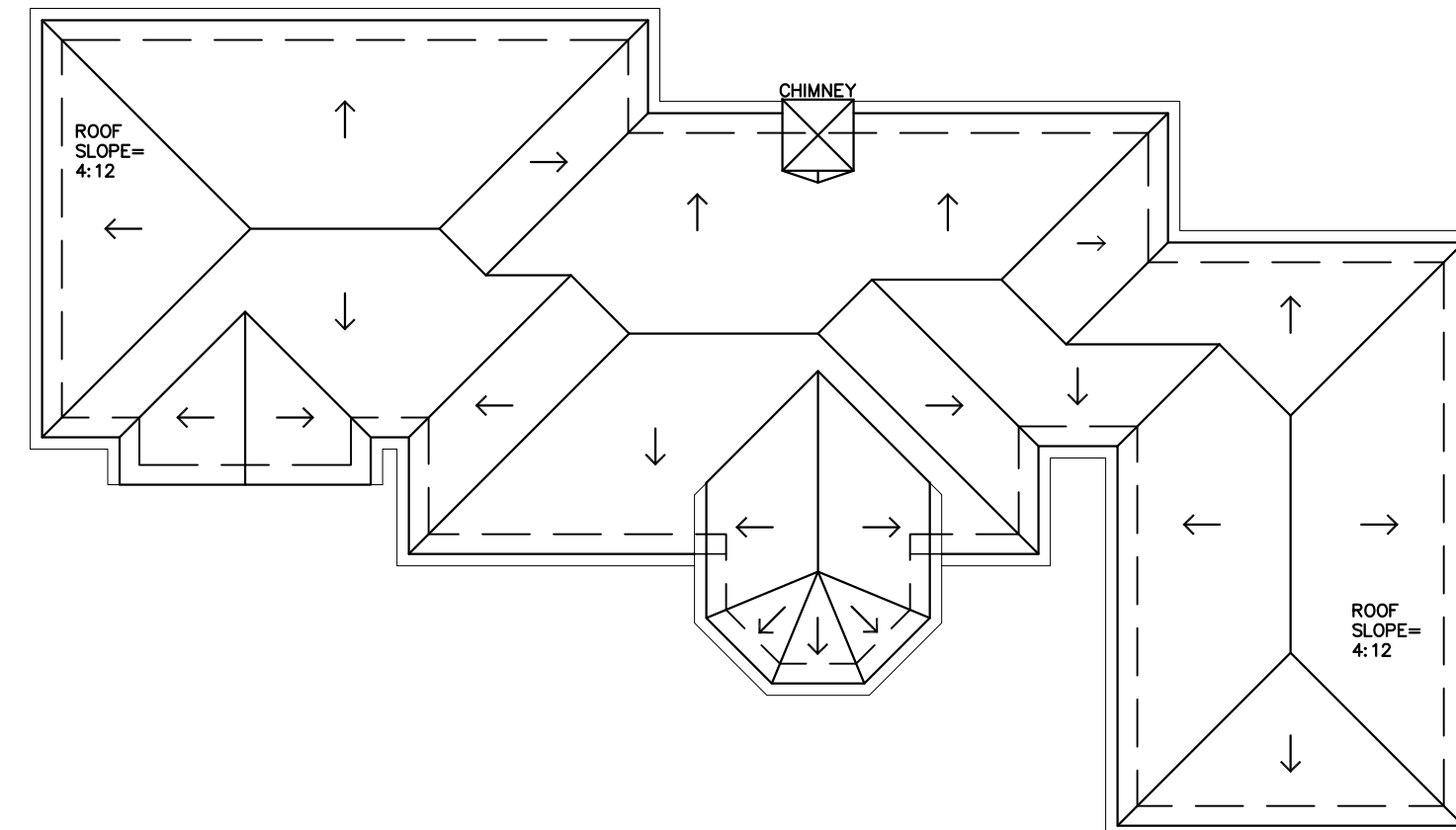
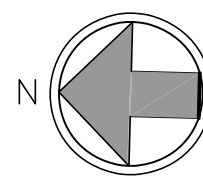
SHEET NO.

A4.0



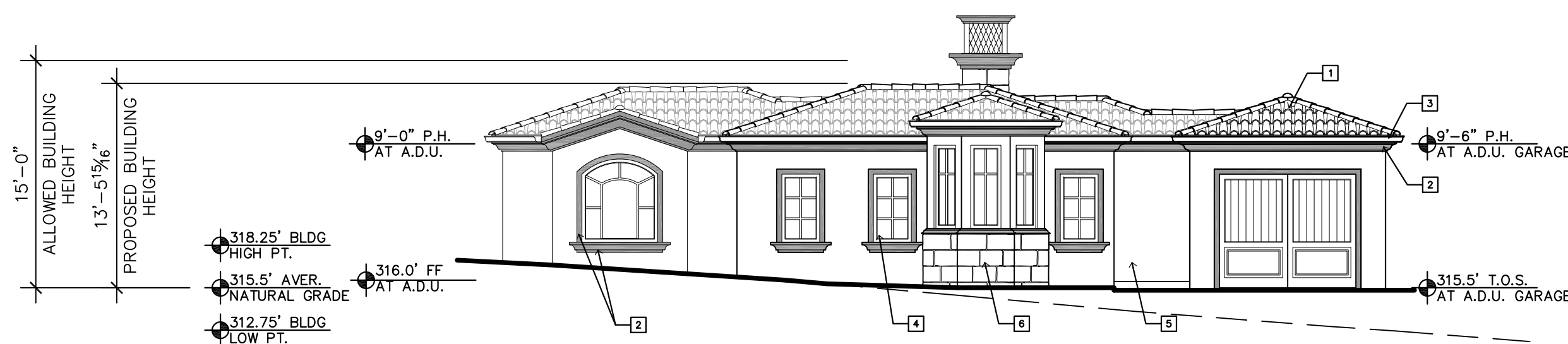
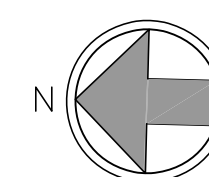
GUEST SUITE/ADU FLOOR PLAN

1/8"=1'-0"



GUEST SUITE/ADU ROOF PLAN

1/8"=1'-0"

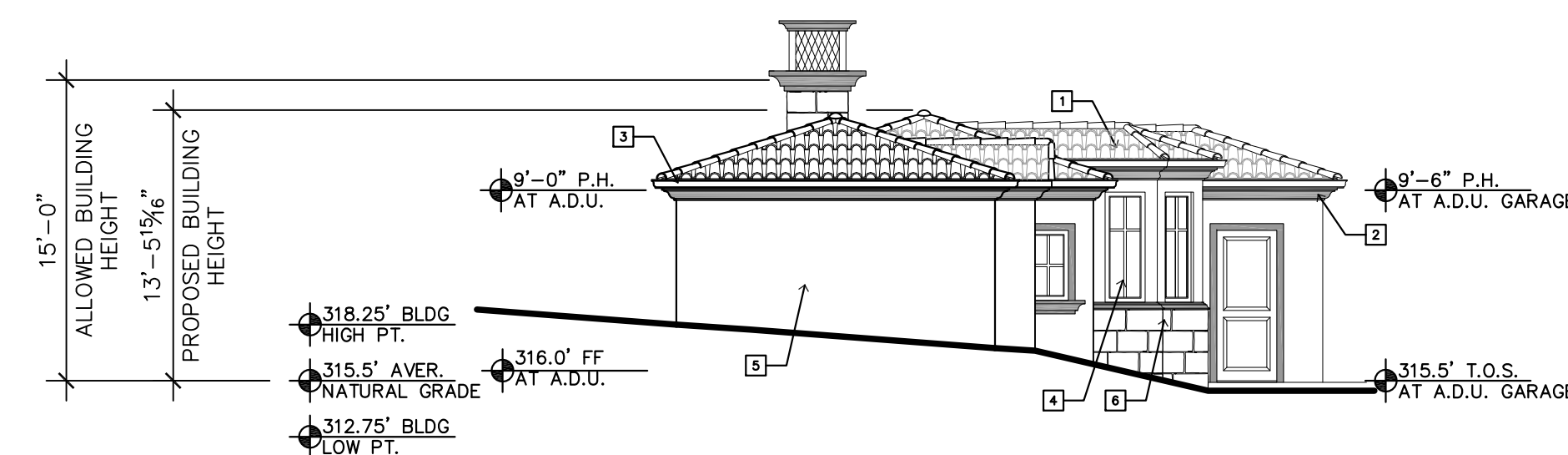


WEST ELEVATION

1/8"=1'-0"

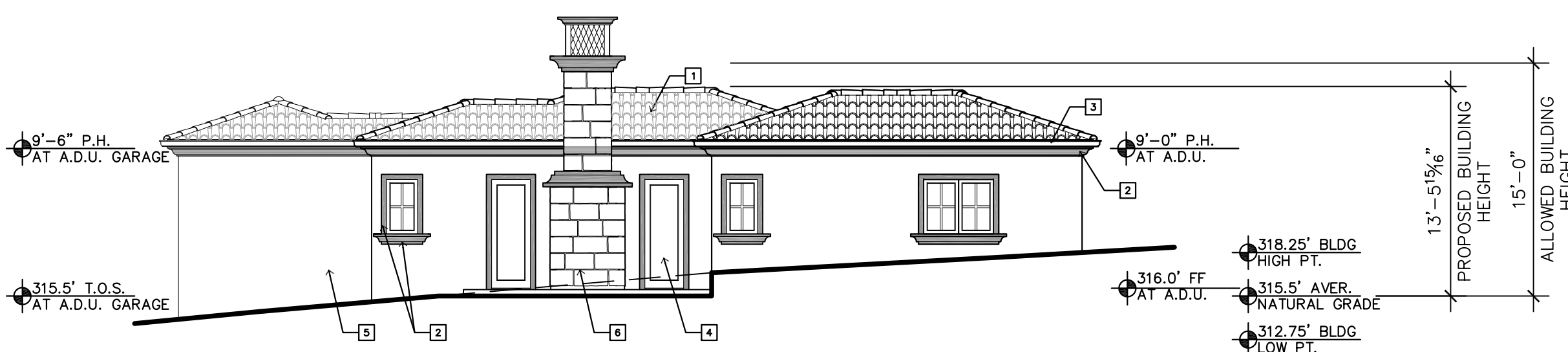
EXTERIOR FINISH LEGEND

- 1 CLASS 'A' CAP & PAN "REDLANDS" CLAY ROOF TILES OR EQUAL
2 FAUX LIMESTONE - CORNICE MOULDING, PLINTH, TRIM, SURROUND, BALLUSTERS, ENTABLATURE, ETC., (SHOWN SHADED)-VERISTONE OR EQUAL
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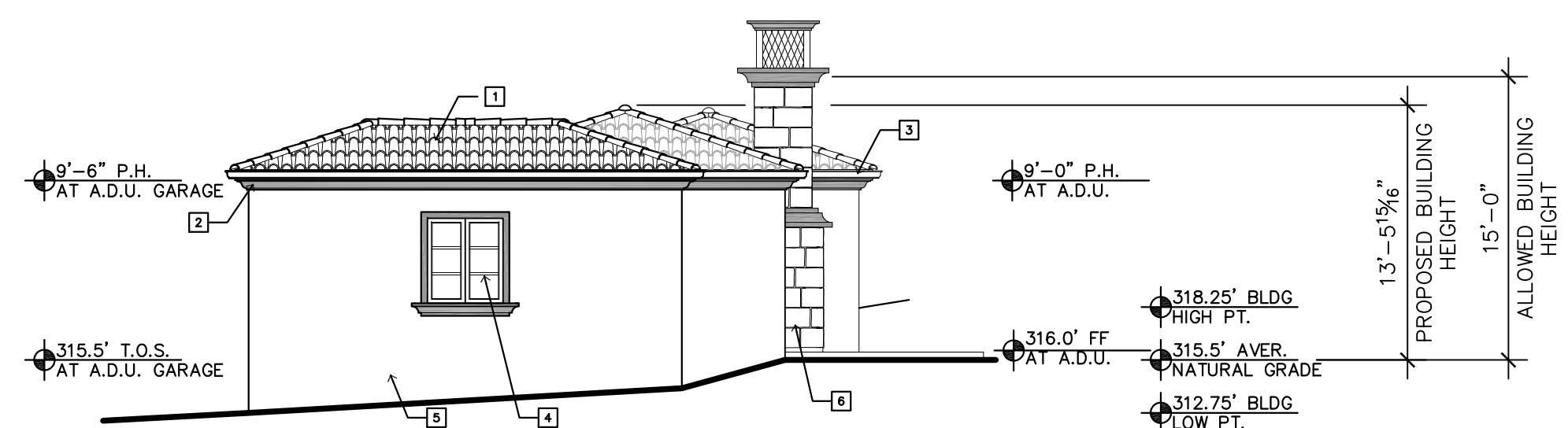
NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

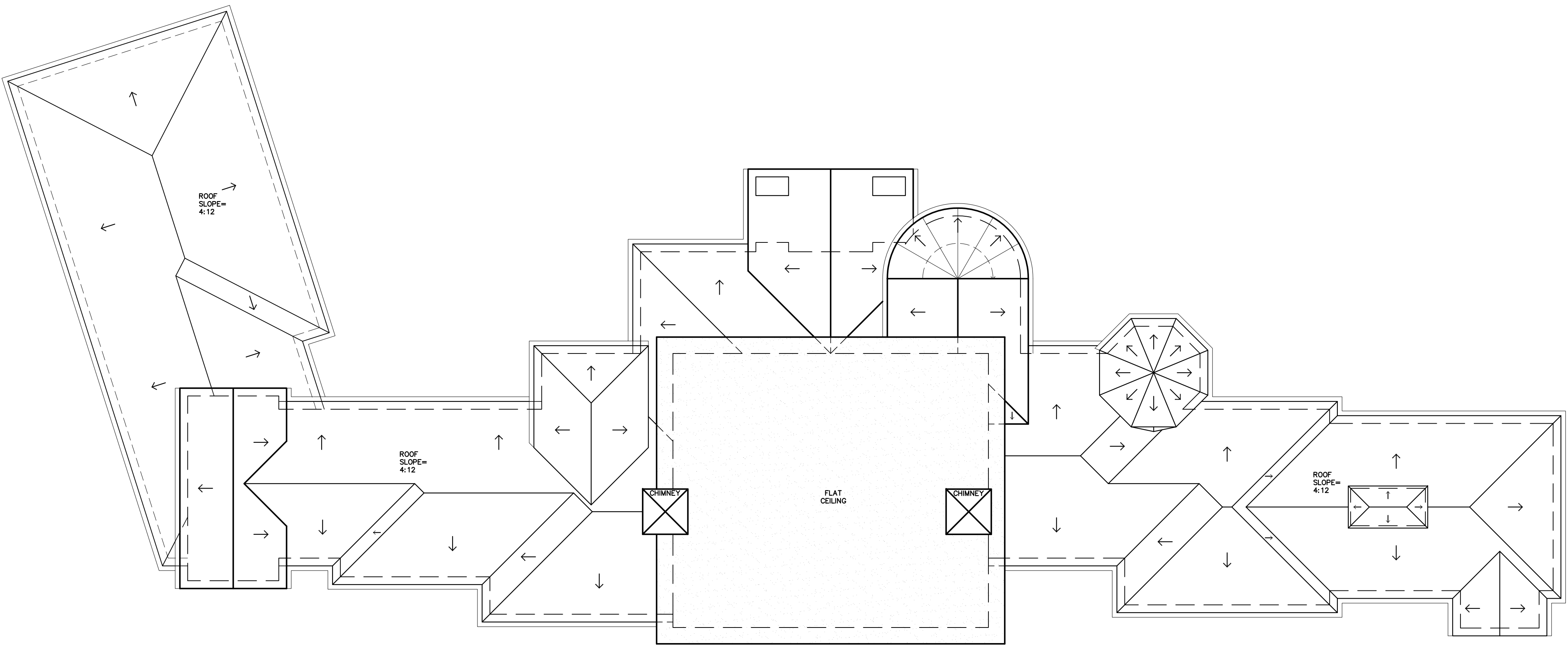


SOUTH ELEVATION

1/8"=1'-0"

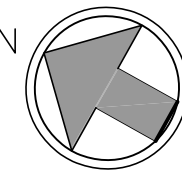
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
2X6 EXTERIOR STUD FRAMED WALL
2X4 INTERIOR STUD FRAMED WALL, U.O.N.



ROOF PLAN

1/8"=1'-0"



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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- △
- △

ROOF
PLAN

SHEET NO.

A5.0

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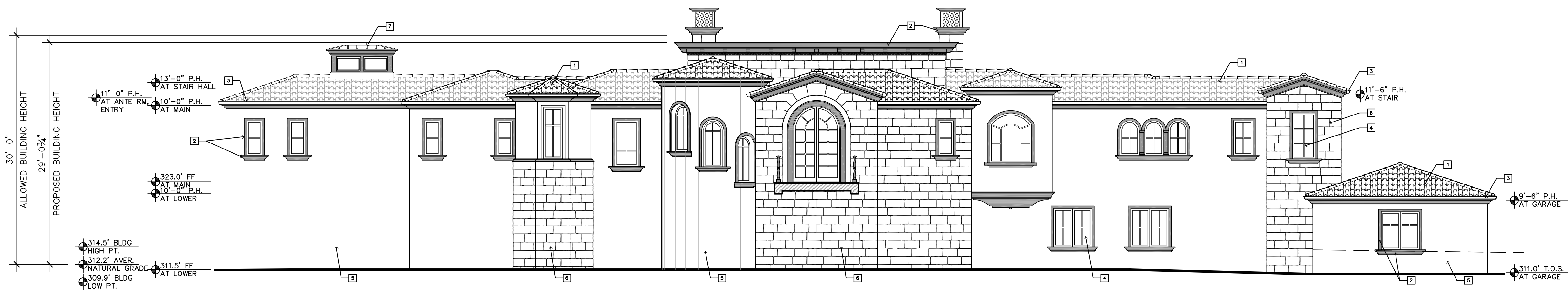
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△
△
△

ELEVATIONS

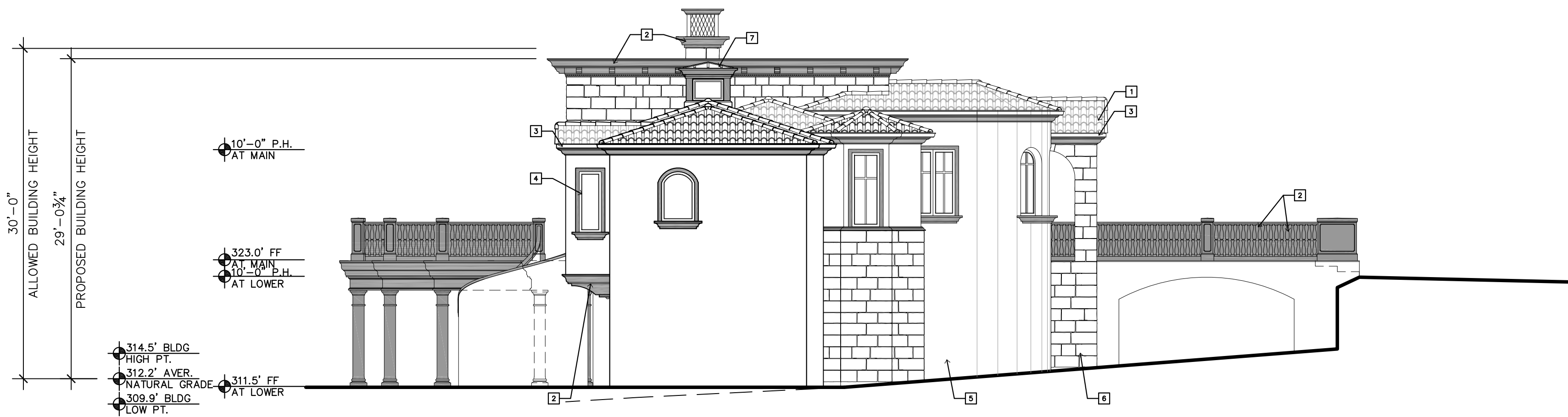
SHEET NO.

A6.0



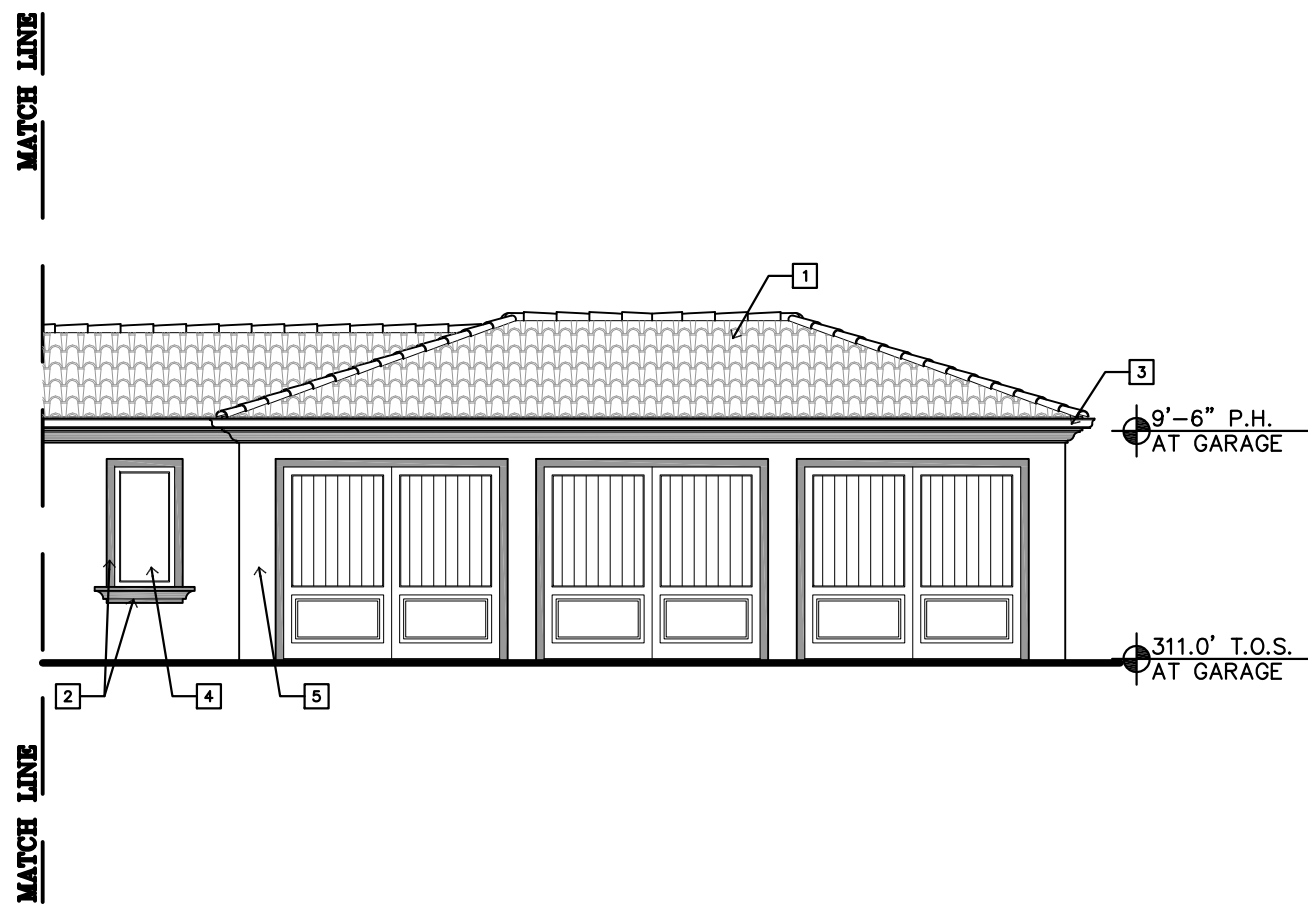
EAST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



SOUTH ELEVATION - GARAGE

1/8"=1'-0"

EXTERIOR FINISH LEGEND

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- 6 LIMESTONE-F.P. SURROUND; TRIM SURROUND; PANELS, ETC.
- 7 STANDING SEAM COPPER ROOF

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ELEVATIONS

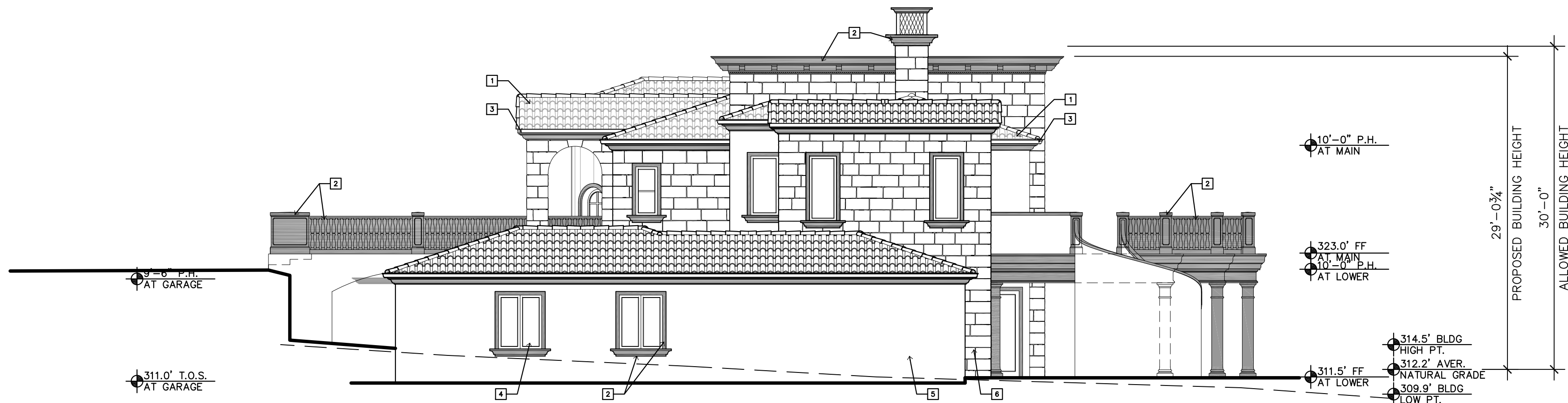
SHEET NO.

A6.1



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

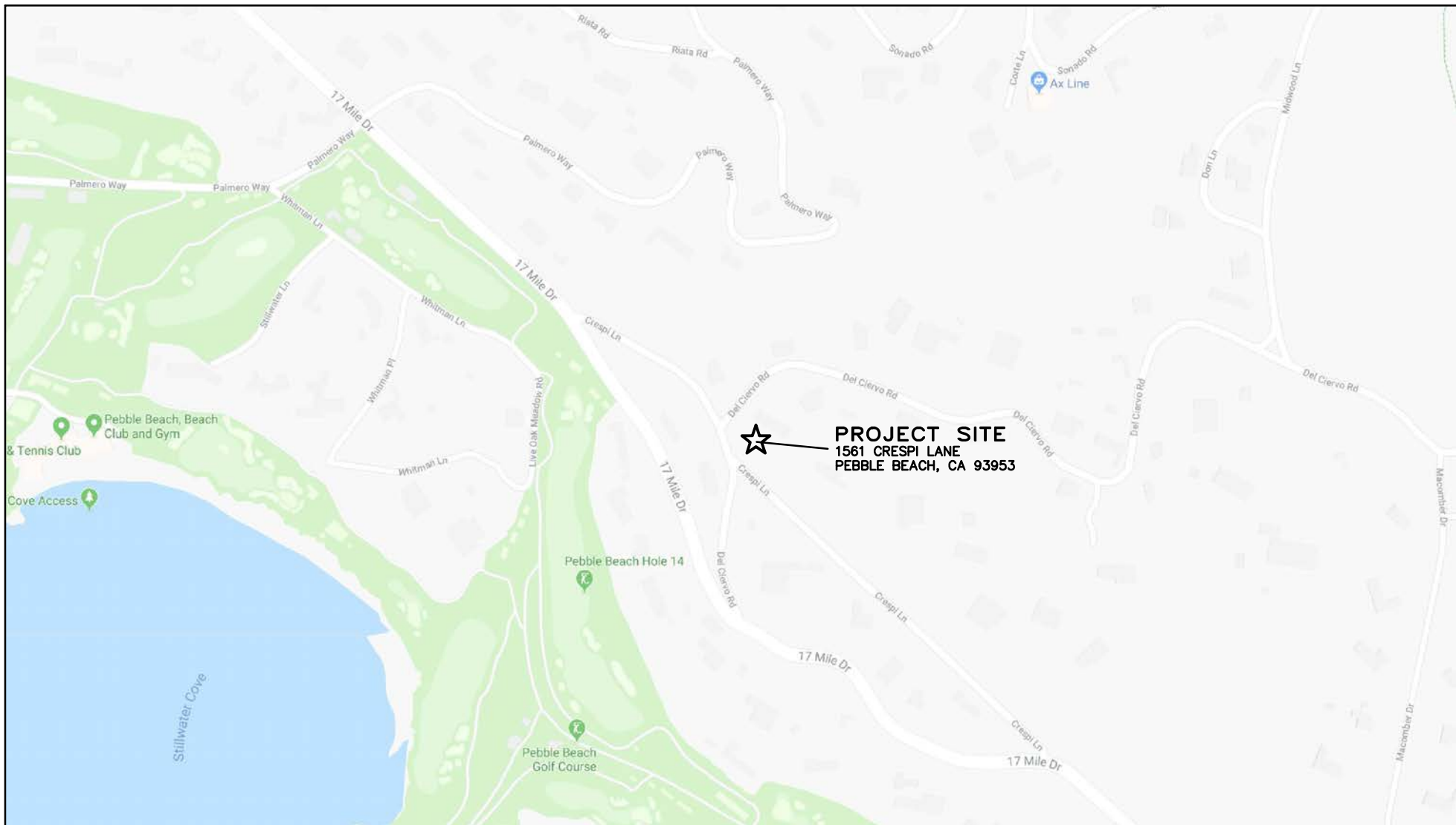
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- 6 LIMESTONE-F.P. SURROUND; TRIM SURROUND; PANELS, ETC.
- 7 STANDING SEAM COPPER ROOF

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SHEN RESIDENCE
APN: 008-371-018

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



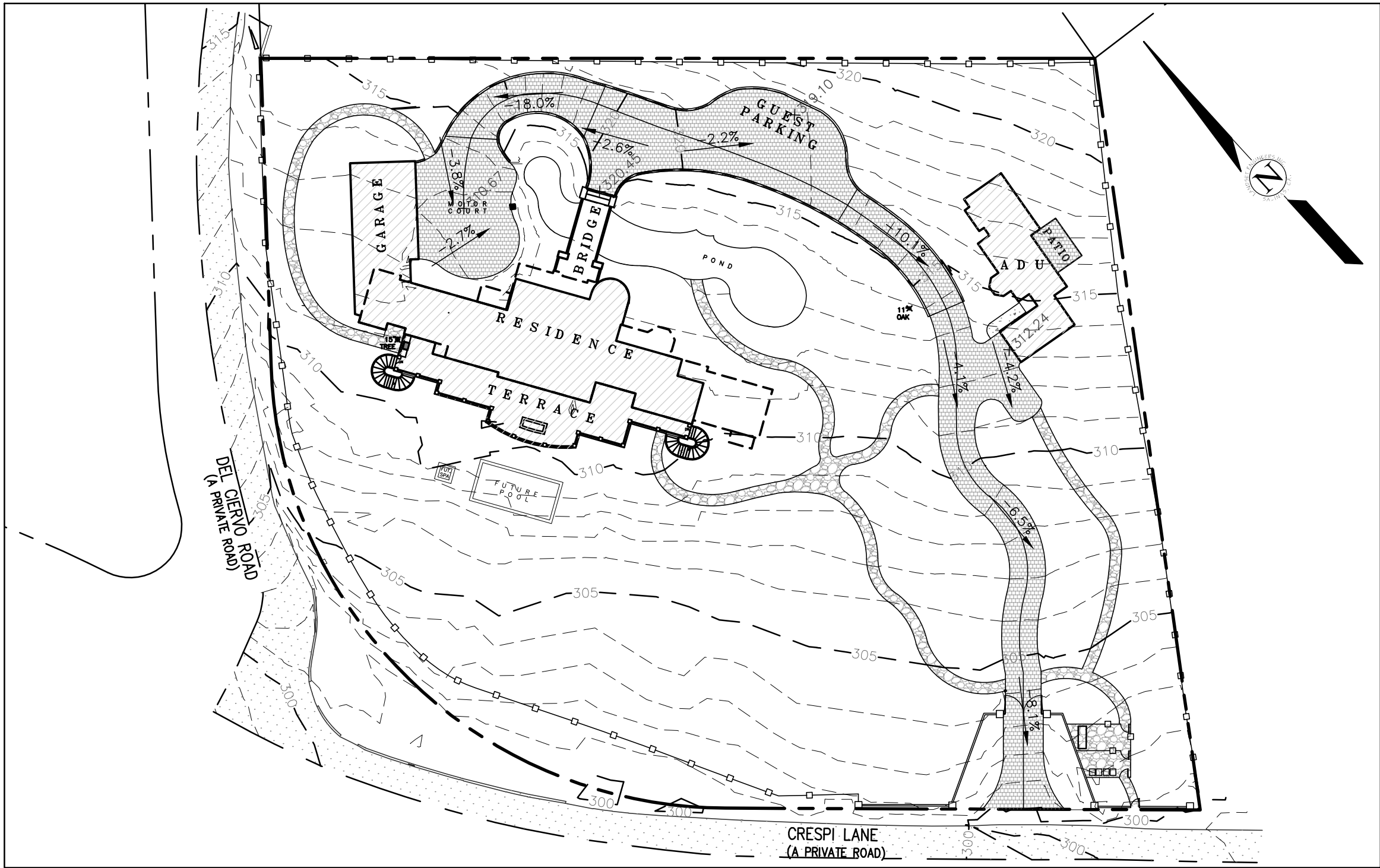
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE SHEN RESIDENCE, SHEET A1.0 PREPARED BY INTERNATIONAL DESIGN GROUP & THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS INC., JOB NO. 1875-01, DATED OCTOBER 2018.
- 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, 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 533 C.Y. OF CUT AND 545 C.Y. OF FILL TOTAL WITH A NET EXCESS OF 12 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. IMPORT 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 RAIN WATER LEADERS CONNECTED INTO THE SITE STORM DRAIN SYSTEM.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY SWALES, CATCH BASINS, AND PIPES ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN. ON SITE CATCH BASINS 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
	533 Cu. Yd.	545 Cu. Yd.	12 Cu. Yd.<Fill>
DISTURBED AREA	IMPERVIOUS	*PERVIOUS	TOTAL
	7,931 SQFT	11,853 SQFT	19,784 SQFT
		*CREATED AND/OR REPLACED	

LOT OVERVIEW

SCALE: 1"=40'

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 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.
- 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 RUNRMOLATE 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 (E):

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- ASPHALT PAVEMENT SURFACE
- CONCRETE SURFACE
- BRICK SURFACE
- GRAVEL 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
- BUILDING FOOTPRINT
- PERMEABLE PAVERS SURFACE
- DECOMPOSED GRANITE SURFACE
- CONCRETE SURFACE

INDEX TO SHEETS

- | | |
|----------|-------------------------------------|
| SHEET C1 | COVER SHEET |
| SHEET C2 | TOPOGRAPHIC MAP/EXISTING CONDITIONS |
| SHEET C3 | GRADING & DRAINAGE PLAN |
| SHEET C4 | GRADING SECTIONS & DETAILS |
| 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	?	Beginning of Project		
Subexcavation, fill placement, and compaction	?	Throughout grading operations		
Foundation Excavations	?	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	?	Prior to trench backfill		
Utility trench compaction	?	During backfill operations		
Retaining wall backfill compaction	?	During backfill operations		
Baserock subgrade compaction	?	Prior to pavement installation		

CONTACT INFORMATION:

OWNER:
STEVEN & SUSAN SHEN
P.O. BOX 1183
PEBBLE BEACH, CA 93953

ARCHITECT:
ATTHUN SILLANO
INTERNATIONAL DESIGN GROUP
721 LIGHTHOUSE AVENUE
PACIFIC GROVE, CA 93950

SITE LOCATION:
1651 CRESPI LANE
PEBBLE BEACH, CA 93953

No.	DATE	BY	REVISION
	02/19/19	JAN	RELEASED TO CLIENT

"COVER SHEET"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
SHEN RESIDENCE
A.P.N.: 008-371-018
PEBBLE BEACH, CA

STEVEN & SUSAN SHEN

SCALE: 1" = 40'

DATE: FEB 2019

JOB NO. 1875-02

SHEET C1

OF 7 SHEETS

APPROVED BY:

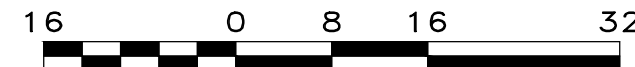
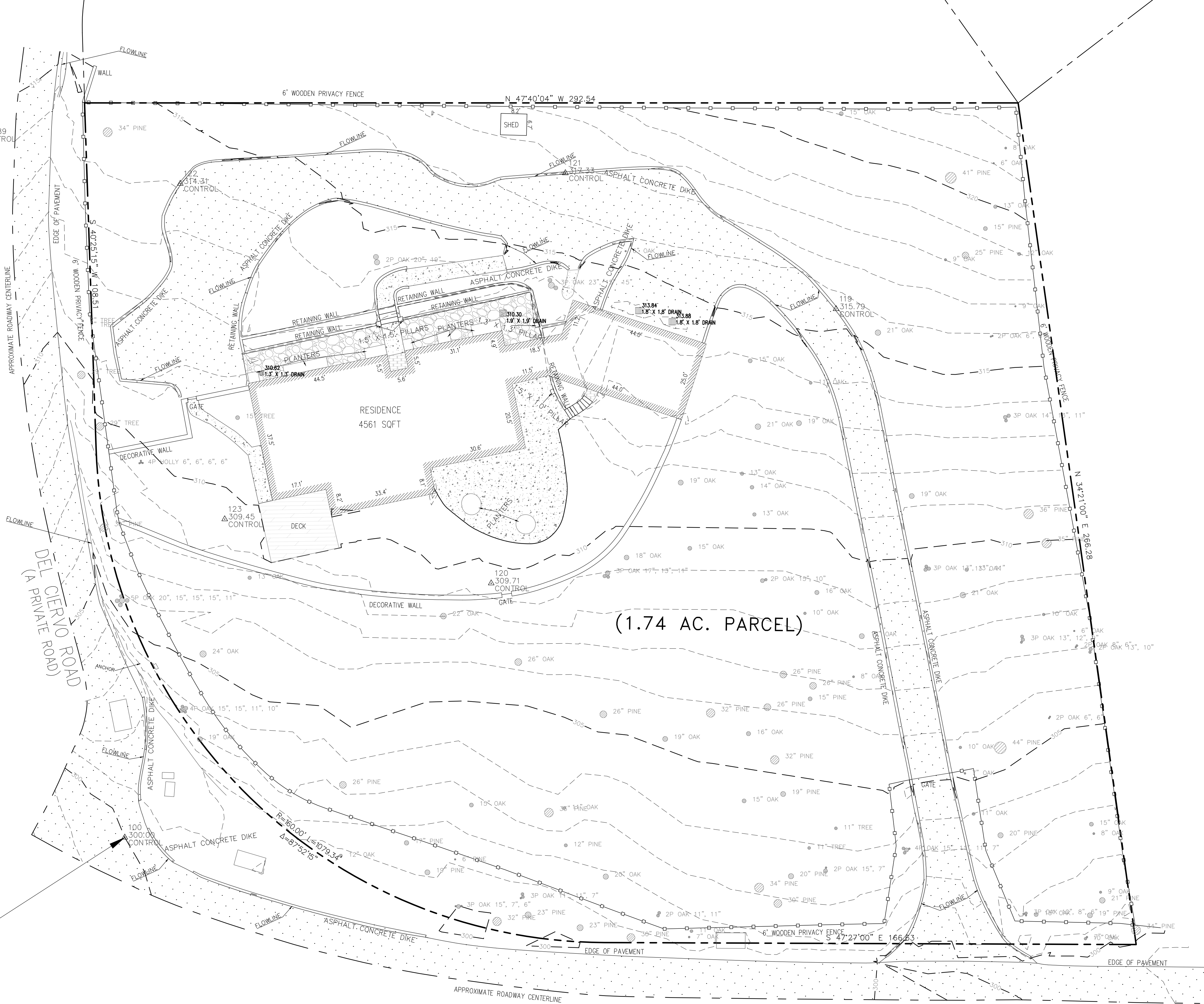


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P.L.S. No. 87003

GUY R. GIRAUDO

PROJECT BENCHMARK:
SURVEY H&V
PT #100
ELEV = 300.00'



CONTACT INFORMATION:

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"TOPOGRAPHIC MAP/EXISTING CONDITIONS"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
SHEN RESIDENCE
A.P.N.: 008-371-018
PEBBLE BEACH, CA

STEVEN & SUSAN SHEN

SCALE: 1" = 16'

DATE: FEB 2019

JOB NO. 1875-02

SHEET

C2

OF 7 SHEETS

APPROVED BY:

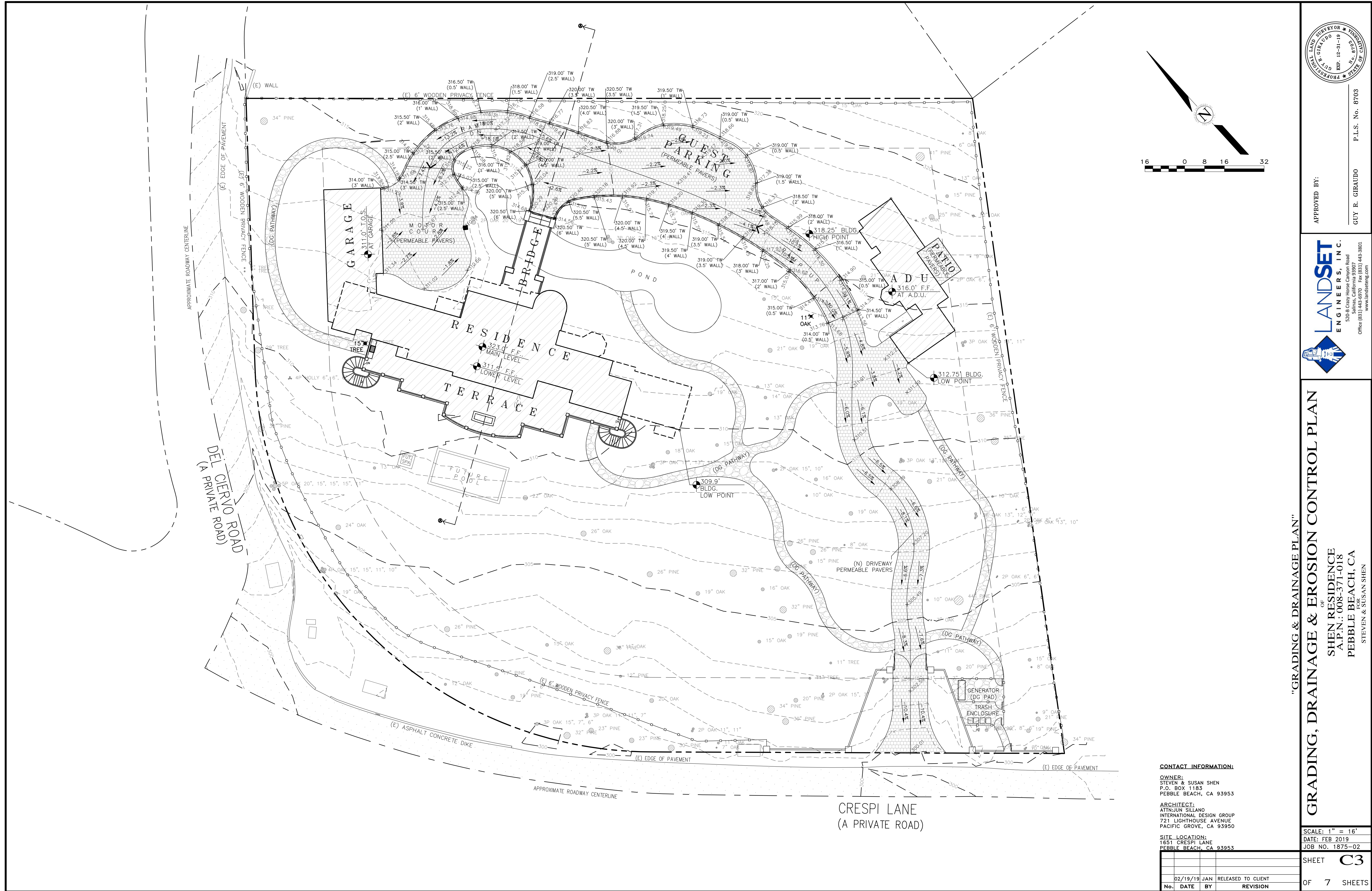


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"GRADING & DRAINAGE PLAN"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
SHEN RESIDENCE
A.P.N.: 008-371-018
PEBBLE BEACH, CA
STEVEN & SUSAN SHEN

SCALE: 1" = 16'

DATE: FEB 2019

JOB NO. 1875-02

SHEET

C3

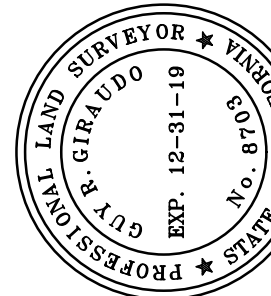
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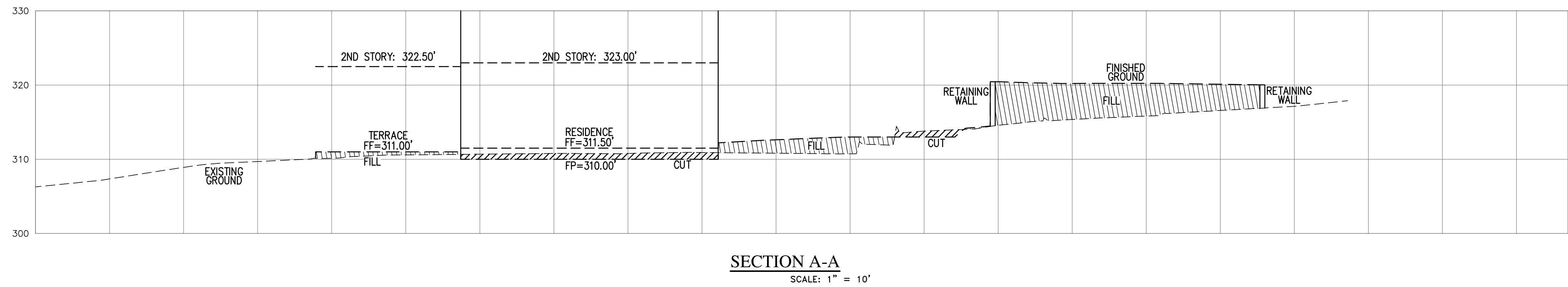
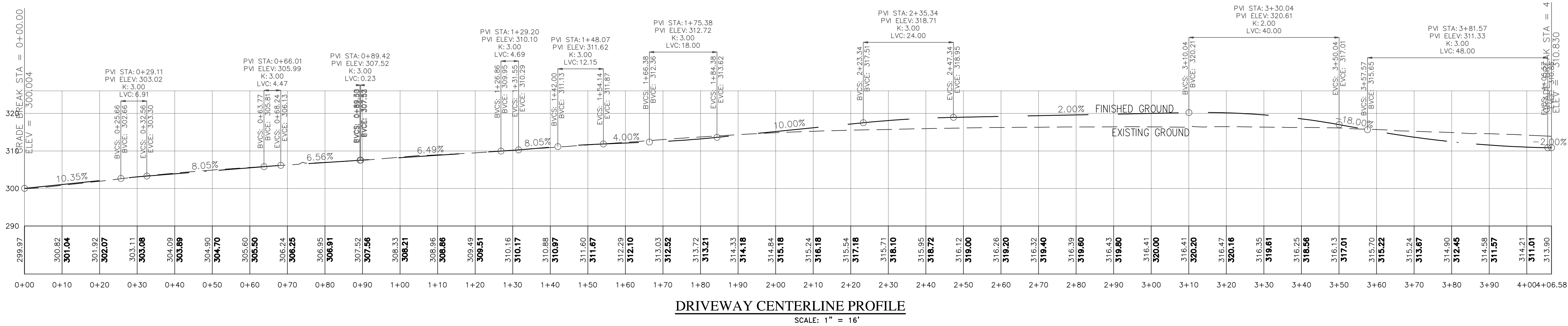


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"GRADING SECTIONS & DETAILS"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
SHEN RESIDENCE
A.P.N.: 008-371-018
PEBBLE BEACH, CA
STEVEN & SUSAN SHEN

SCALE: 1" = 16'

DATE: FEB 2019
JOB NO. 1875-02

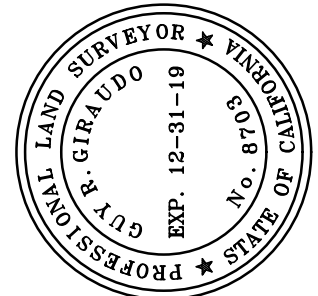
SHEET C4

OF 7 SHEETS

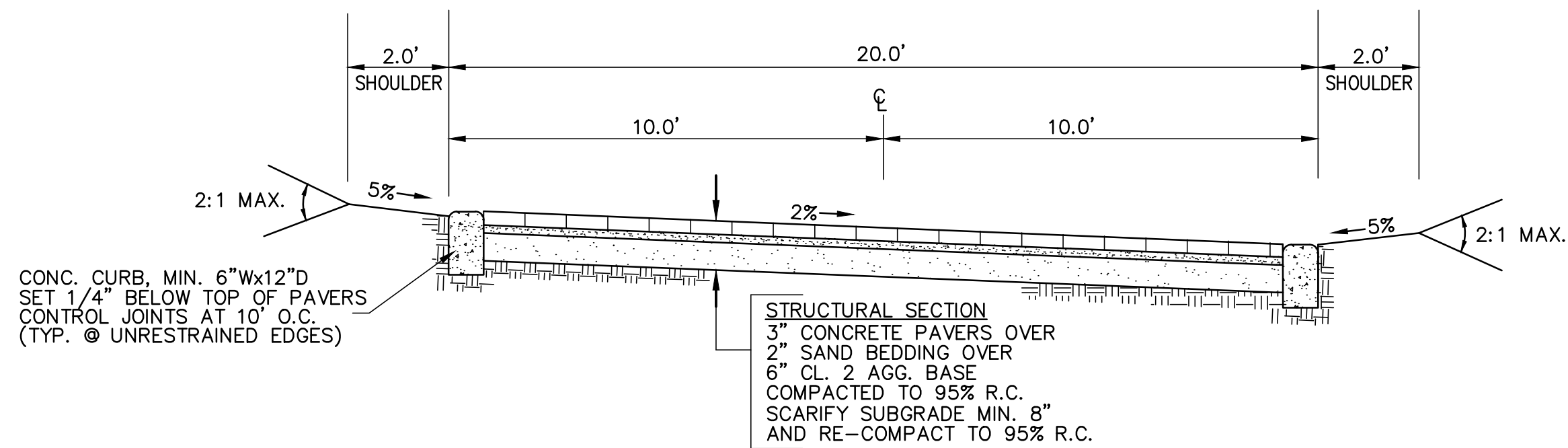
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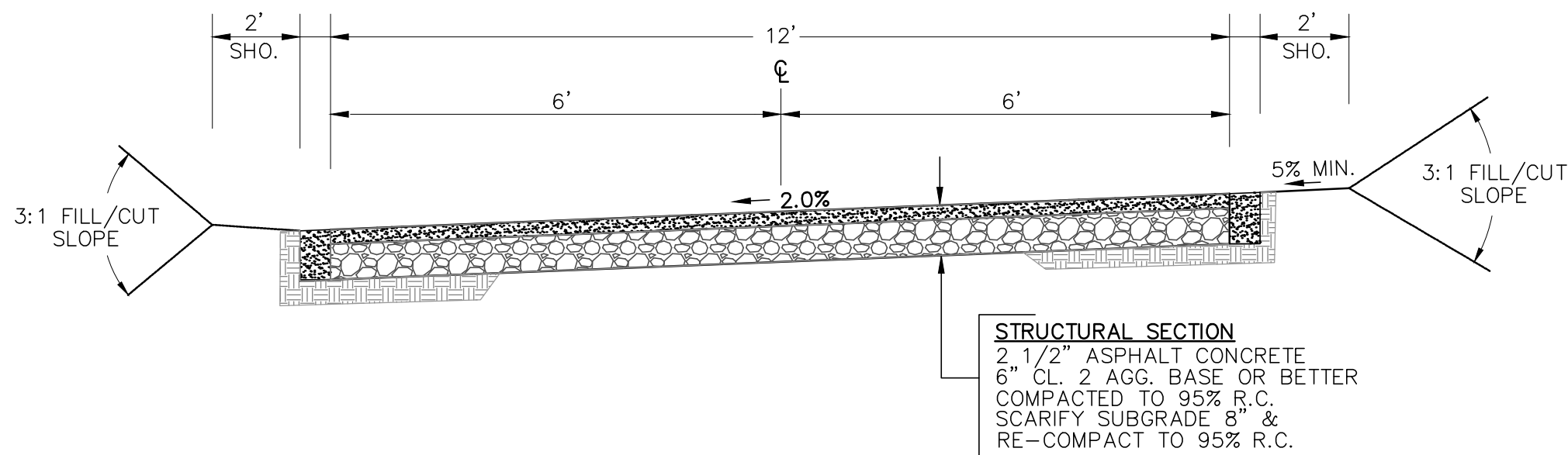
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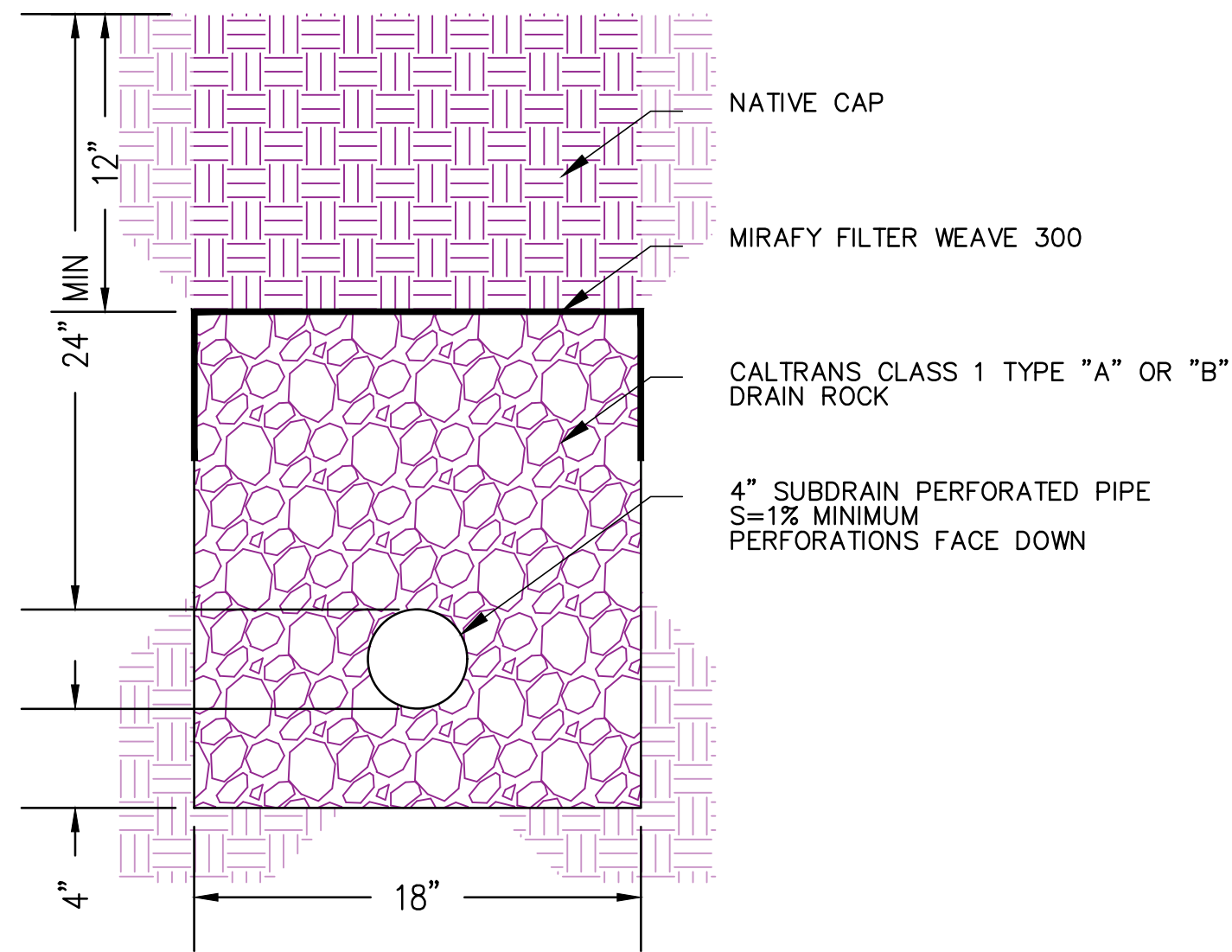
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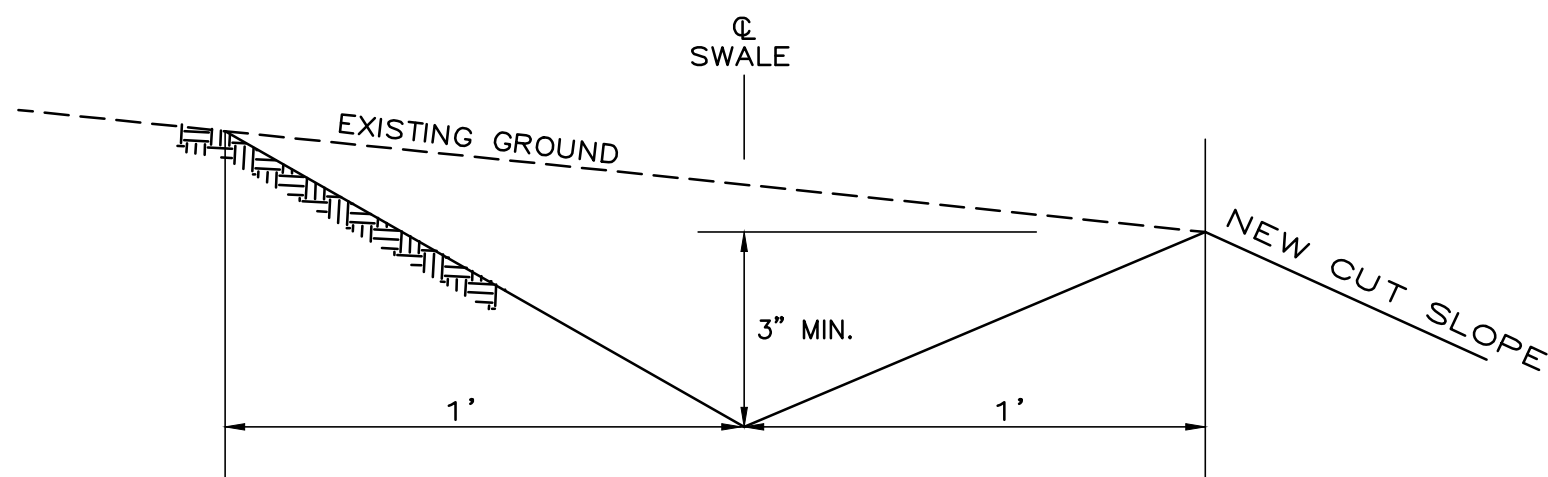
TYPICAL PAVERS DRIVEWAY SECTION
NOT TO SCALE



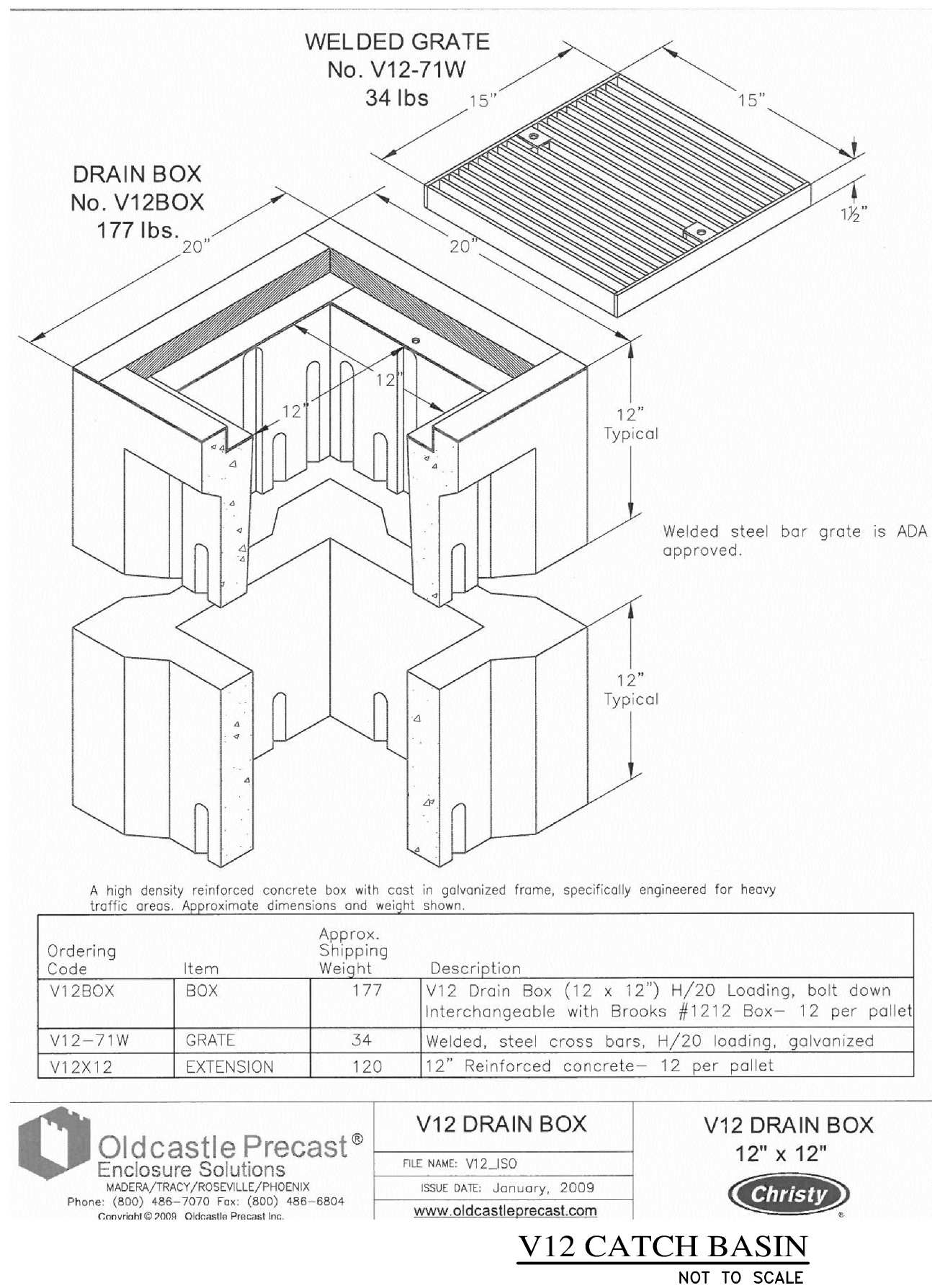
TYPICAL ASPHALT DRIVEWAY SECTION
NOT TO SCALE



SUBDRAIN DETAIL
NOT TO SCALE



EARTH DRAINAGE SWALE
NOT TO SCALE



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"CONSTRUCTION DETAILS"

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OF
SHEN RESIDENCE
A.P.N.: 008-371-018
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SHEET

C5

OF 7 SHEETS

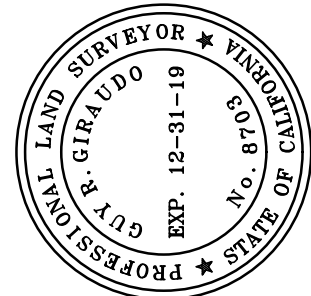


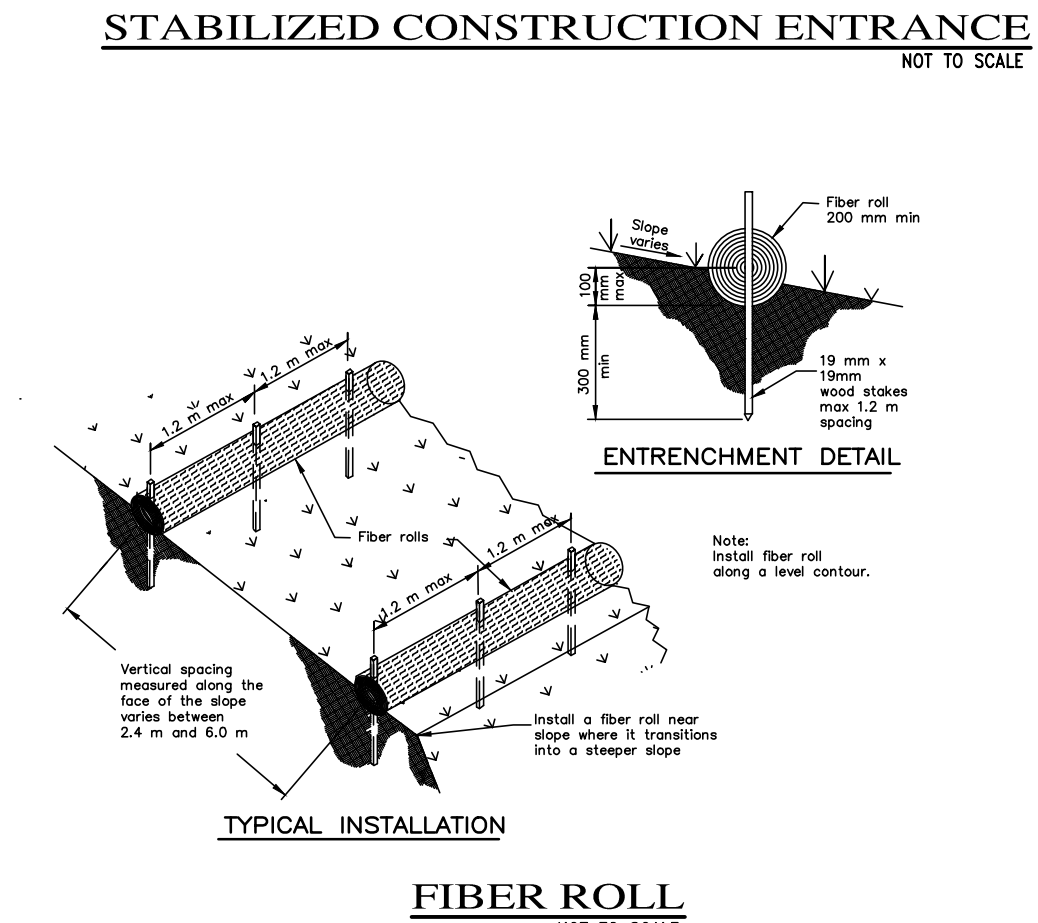
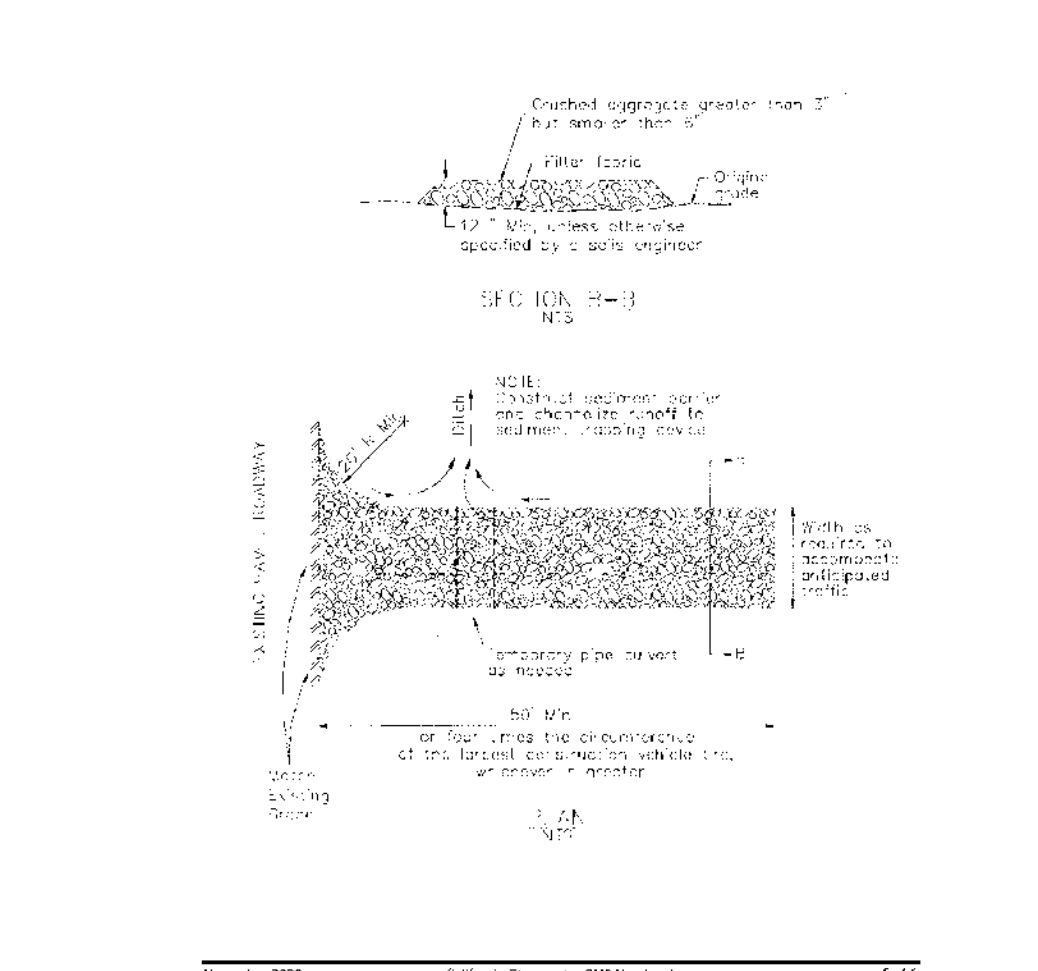
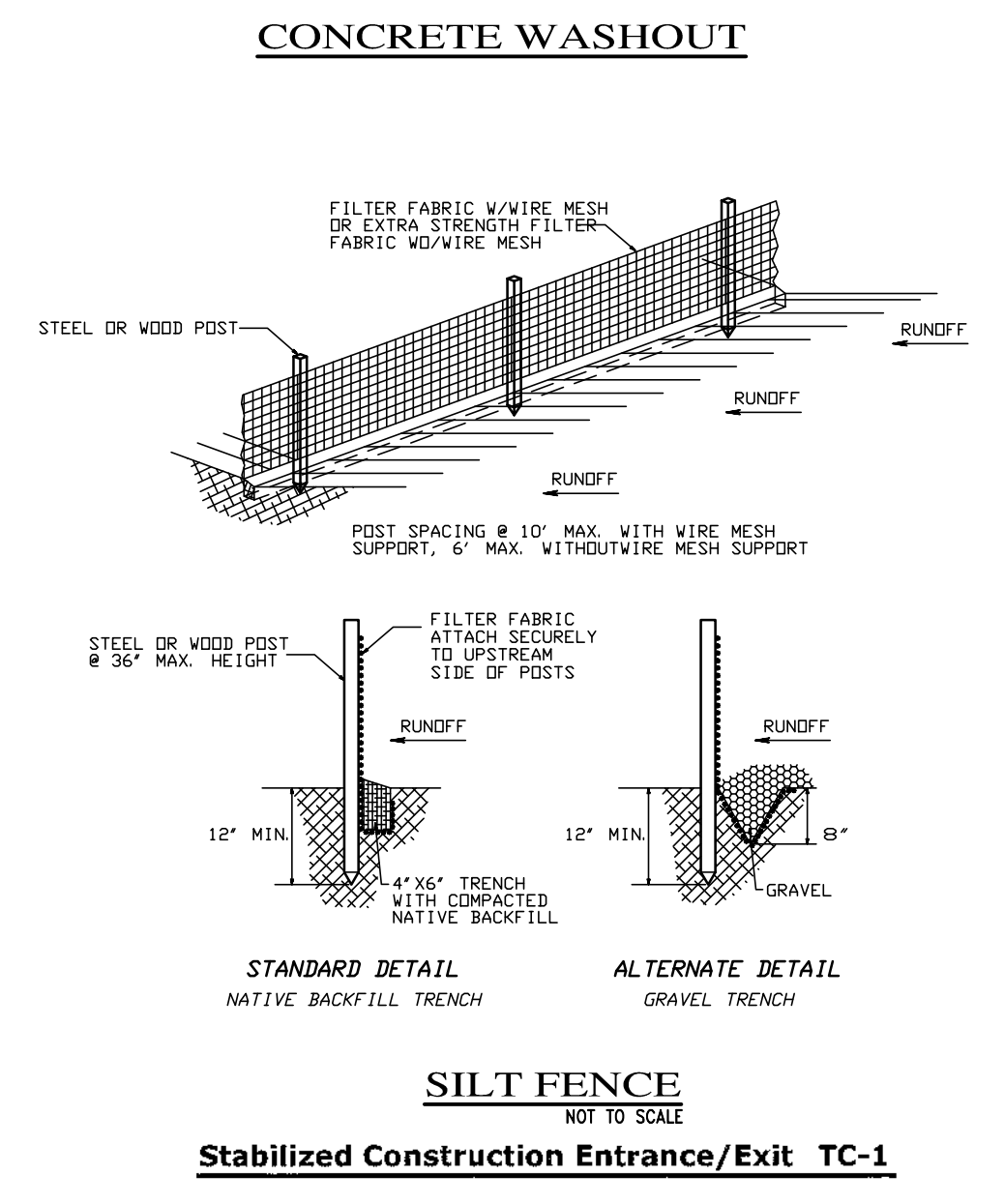
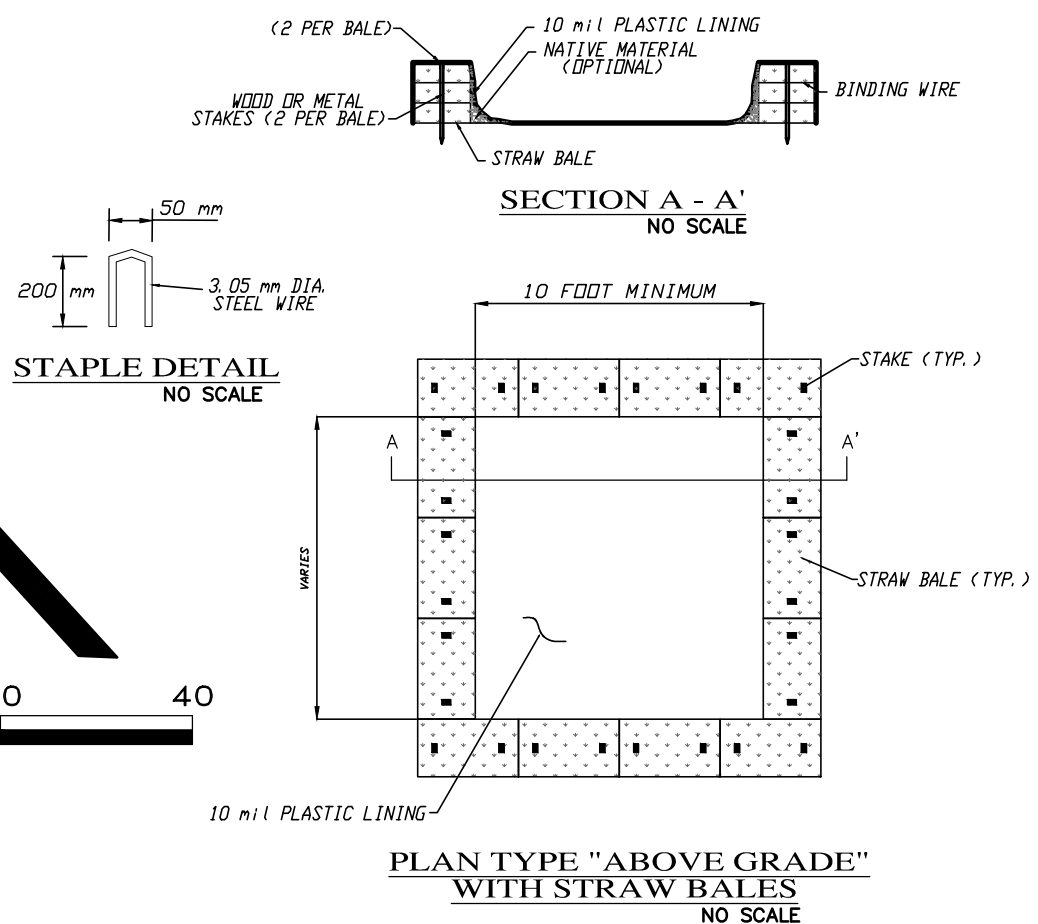
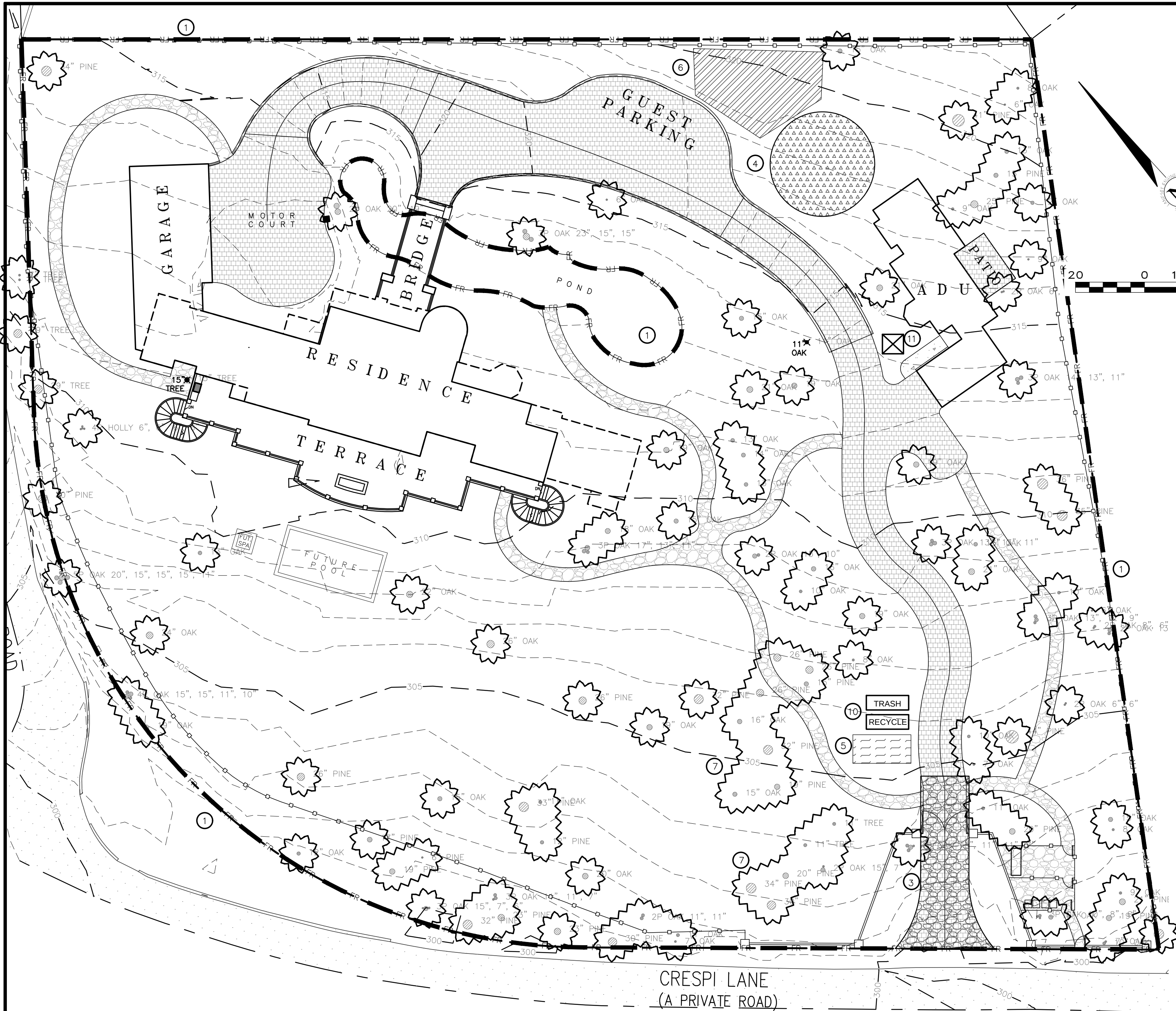
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EROSION & SEDIMENT CONTROL NOTES:

- 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 RUNR'MOLATE 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
- 4
- 5
- 6
- 7
- 8 SF
- 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 TRENCHES, AND ALONG 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. FIBER ROLLS 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.

Solid Waste Management WM-5

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
- Hydrocarbons
- Oil and Grease
- Organics

Potential Alternatives

None

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 for regular disposal, and training employees and subcontractors.

Material Delivery and Storage WM-1

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
- Hydrocarbons
- Oil and Grease
- Organics

Potential Alternatives

None

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.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Hazardous Waste Management WM-6

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
- Hydrocarbons
- Oil and Grease
- Organics

Potential Alternatives

None

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.

Sanitary/Septic Waste Management WM-9

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
- Hydrocarbons
- Oil and Grease
- Organics

Potential Alternatives

None

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.

"EROSION & SOURCE CONTROL PLAN"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
SHEN RESIDENCE
A.P.N.: 008-371-018
PEBBLE BEACH, CA
STEVEN & SUSAN SHEN

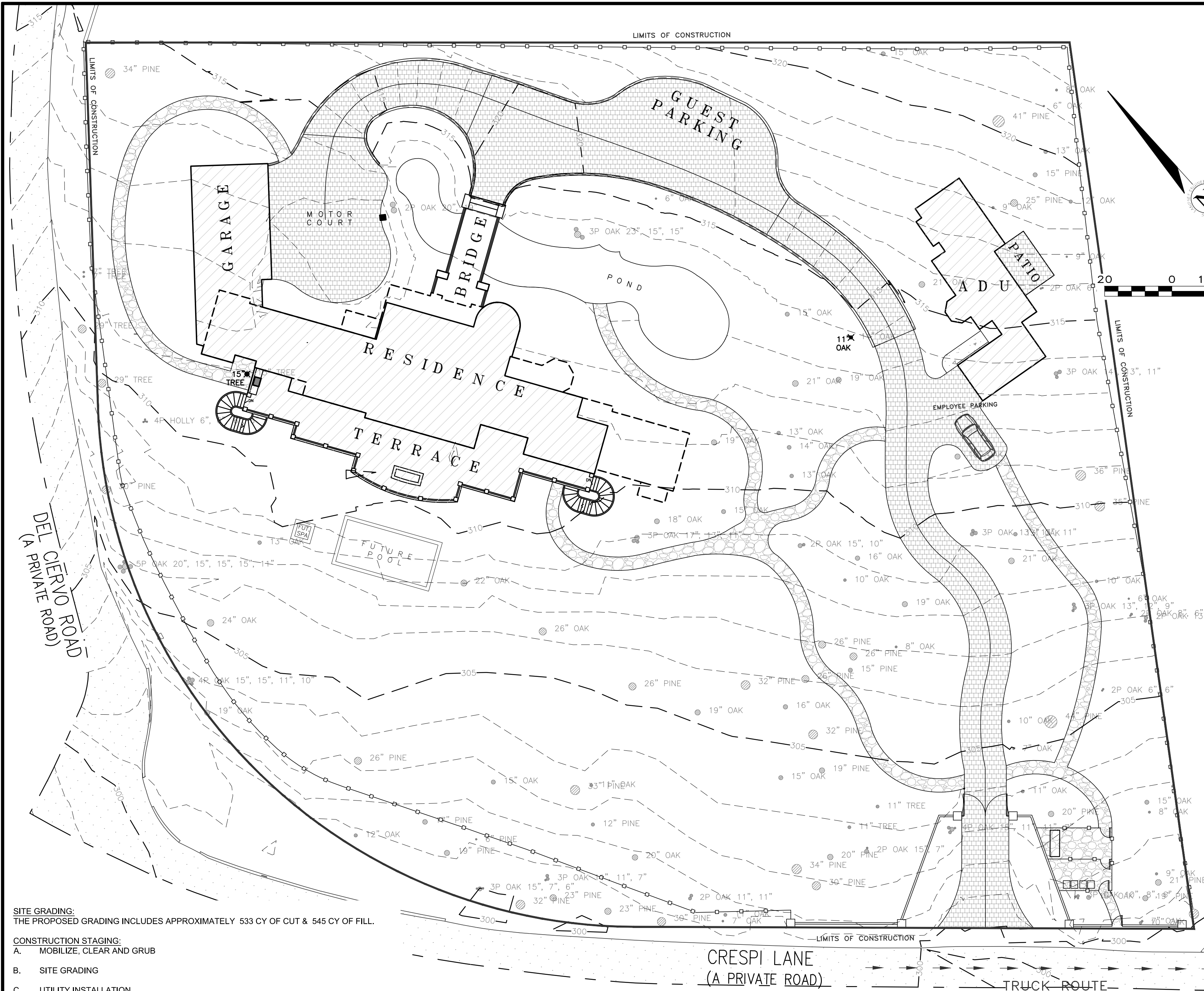
SCALE: 1" = 20'
DATE: FEB 2019
JOB NO. 1875-02
SHEET **C6**
OF 7 SHEETS

APPROVED BY:

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

GUY R. GIRAUDO
P.L.S. No. 8703

No.	DATE	BY	REVISION
02/19/19	JAN	RELEASED TO CLIENT	



PLAN
SCALE: 1"=20'

TRUCK TRIP GENERATION CHART:

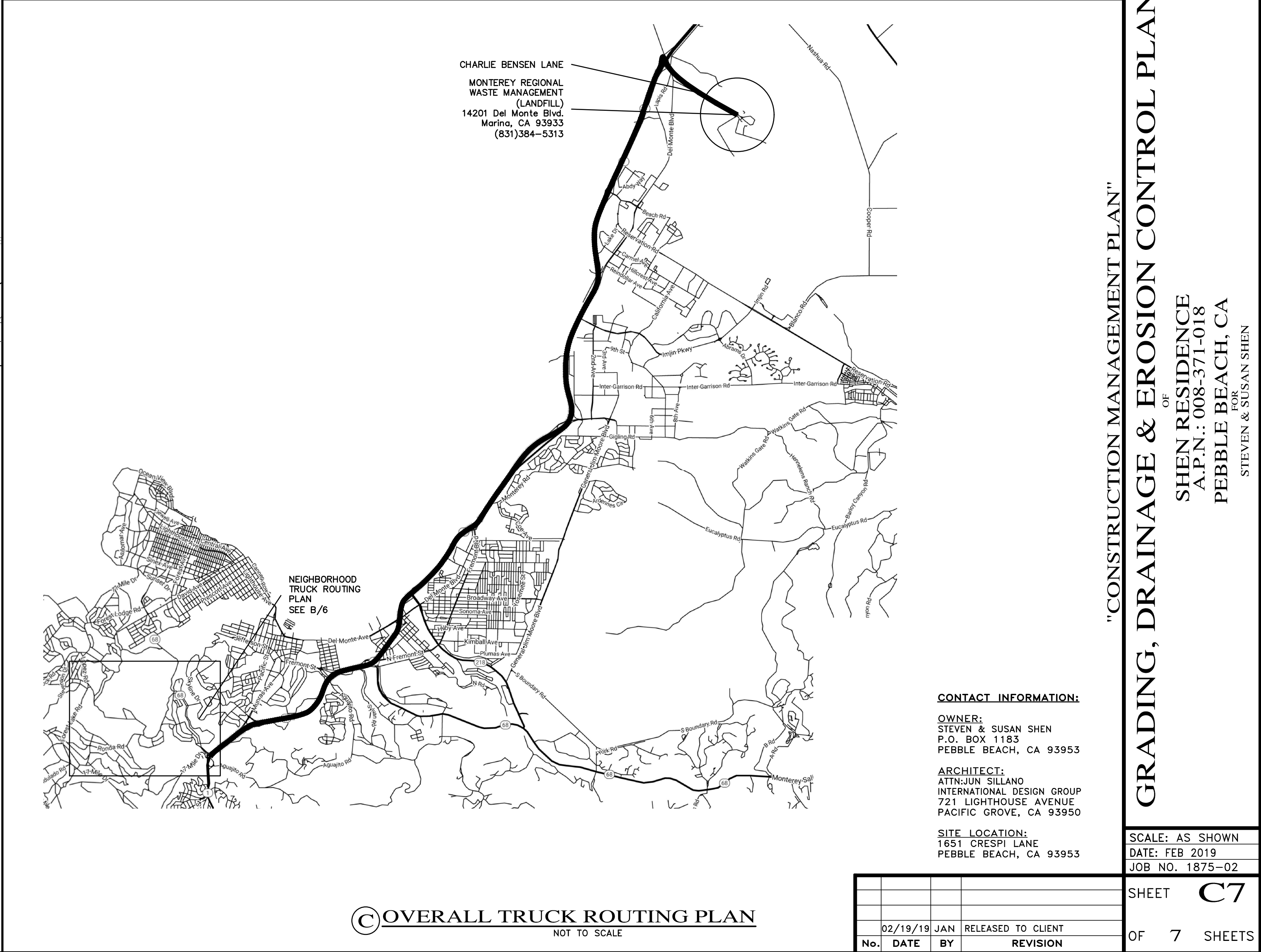
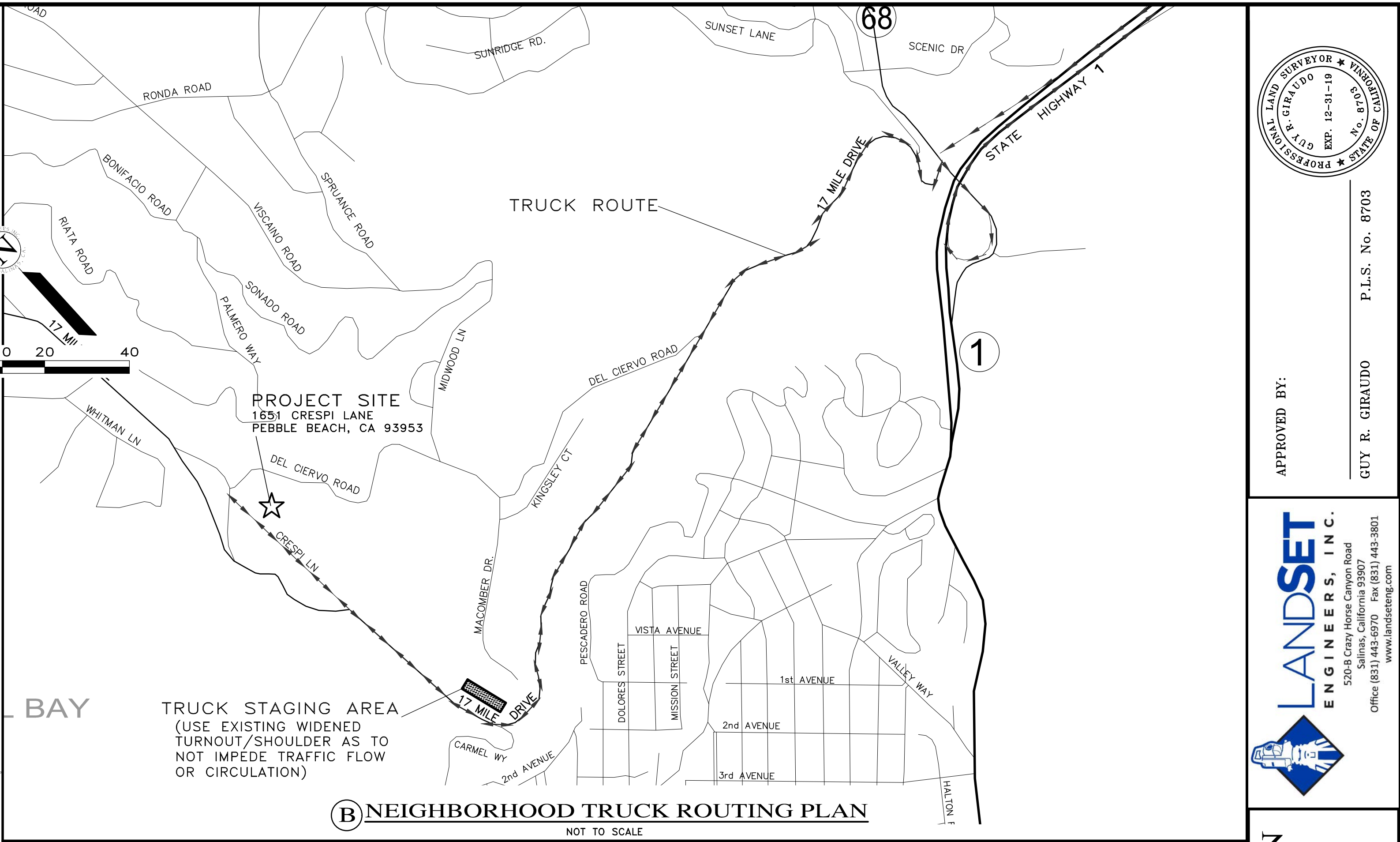
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	5	1
GRADING & SOIL REMOVAL (EXPORT)	0	0
ENGINEERING MATERIALS (IMPORT)	2	1
TOTALS	7	2

TRUCK TRIP GENERATION NOTES:

- TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 12 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 8 TRUCK LOADS PER DAY.
- THERE IS APPROXIMATELY 12 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 2 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.

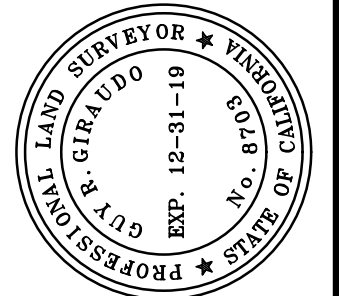
HOURS OF OPERATION/DAY: 8
DAYS OF OPERATION: MONDAY THRU FRIDAY
TIME OF OPERATION: 8:00 A.M. - 4:30 P.M.

PROJECT SCHEDULING: PROJECTED START DATE IS 1 MARCH 2019. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.



"CONSTRUCTION MANAGEMENT PLAN"

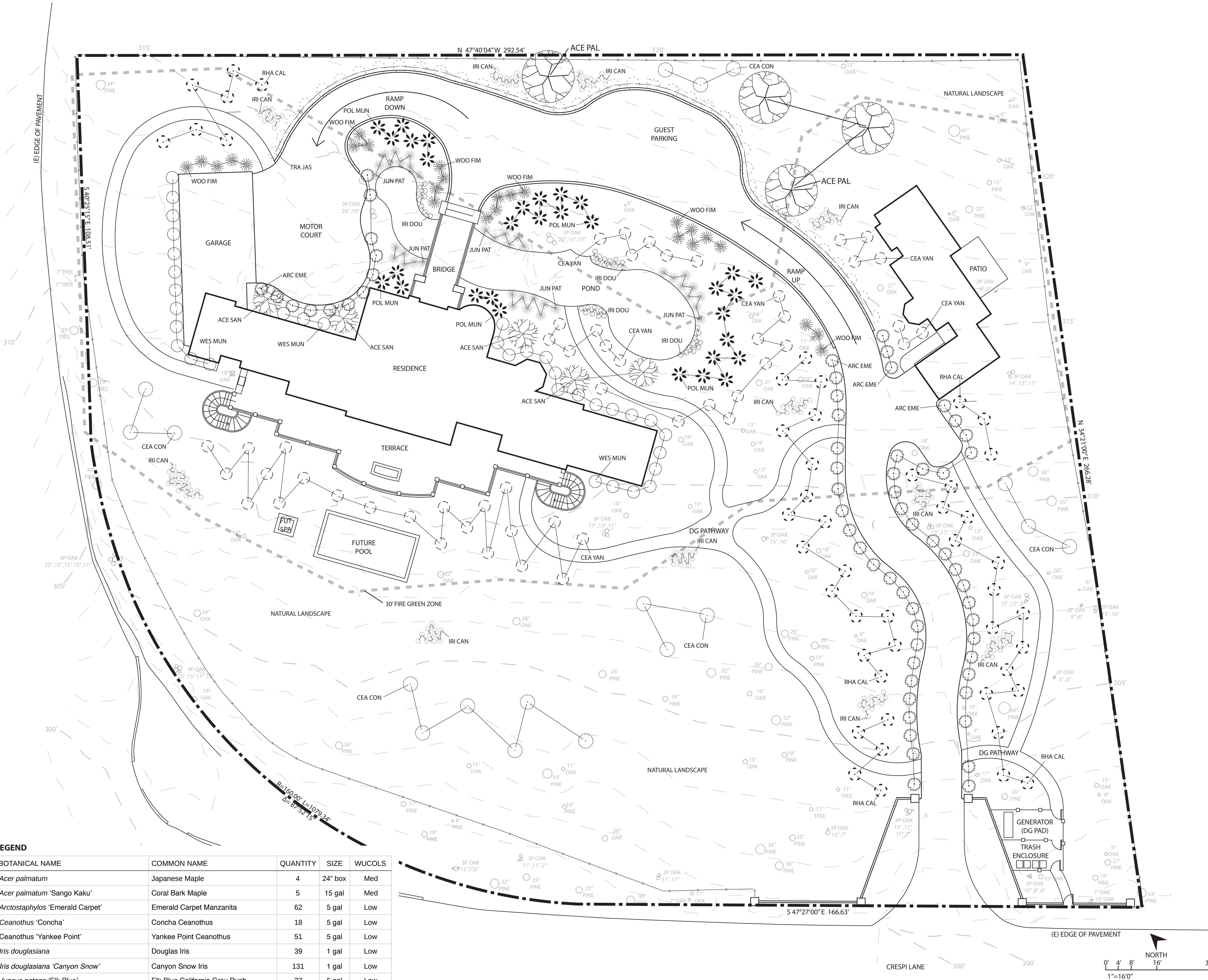
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SHEN RESIDENCE
A.P.N.: 008-371-018
PEBBLE BEACH, CA
STEVEN & SUSAN SHEN



APPROVED BY:
GUY R. GIRAUDO
P.L.S. No. 8703



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
ACE PAL	<i>Acer palmatum</i>	Japanese Maple	4	24" box	Med
ACE SAN	<i>Acer palmatum</i> 'Sango Kaku'	Coral Bark Maple	5	15 gal	Med
ARC EME	<i>Arctostaphylos</i> 'Emerald Carpet'	Emerald Carpet Manzanita	62	5 gal	Low
CEA CON	<i>Ceanothus</i> 'Concha'	Concha Ceanothus	18	5 gal	Low
CEA YAN	<i>Ceanothus</i> 'Yankee Point'	Yankee Point Ceanothus	51	5 gal	Low
IRI DOU	<i>Iris douglasiana</i>	Douglas Iris	39	1 gal	Low
IRI CAN	<i>Iris douglasiana</i> 'Canyon Snow'	Canyon Snow Iris	131	1 gal	Low
JUN PAT	<i>Juncus patens</i> 'Elk Blue'	Elk Blue California Gray Rush	37	5 gal	Low
POL MUN	<i>Polystichum multum</i>	Western Sword Fern	31	5 gal	Med
RHA CAL	<i>Rhamnus californica</i> 'Mound San Bruno'	Mound San Bruno Coffeeberry	48	5 gal	Low
TRA JAS	<i>Trachelospermum jasminoides</i>	Star Jasmine	39	5 gal	Med
WES MUN	<i>Westringia fruticosa</i> 'Mundi'	Dwarf Coast Rosemary	34	5 gal	Low
WOO FIM	<i>Woodwardia fimbriata</i>	Giant Chain Fern	26	5 gal	Med



SCOPE OF WORK:

THIS IS NEW LANDSCAPE WITH A DRIP IRRIGATION SYSTEM RUN BY A SMART CONTROLLER.

PROJECT INFORMATION:

OWNER STEVEN AND SUSAN SHEN
SITE 1651 CRESPI LN.
PEBBLE BEACH, CA 93953.
APN 008-371-018
TOPOGRAPHY SLOPED
TREE REMOVAL SEE SITE PLAN
GRADING SEE GRADING PLAN

HERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

LANDSCAPING STATEMENT:

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2016 EDITION OF THE CBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:

ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:

ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.

ANY TREE WORK INCLUDING PRUNING OR REMOVAL TO REQUIRE APPROVAL OF THE CITY FORESTER.

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
- MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
- TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
- TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
- REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
- REMOVE ALL CUT MATERIAL FROM THE AREA
- MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:

VEHICLE ACCESS FROM CRESPI LN.

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING:

STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING:

SPREAD 2" - 3" OF WOOD CHIPS OVER ALL EXPOSED PLANTING AREAS

STAGING:

WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.



MISSION LANDSCAPING

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PACIFIC GROVE
CALIFORNIA 93950

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F 831 373 2283
www.missionlandscaping.com
email:
missionlandscaping@me.com

Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CA Lic #5806

Project:

Steven and
Susan Shen
1651 Crespi Ln.
Pebble Beach, CA 93953.

APN: 008-371-018

Revisions:



Drawing Title:

Landscape Plan

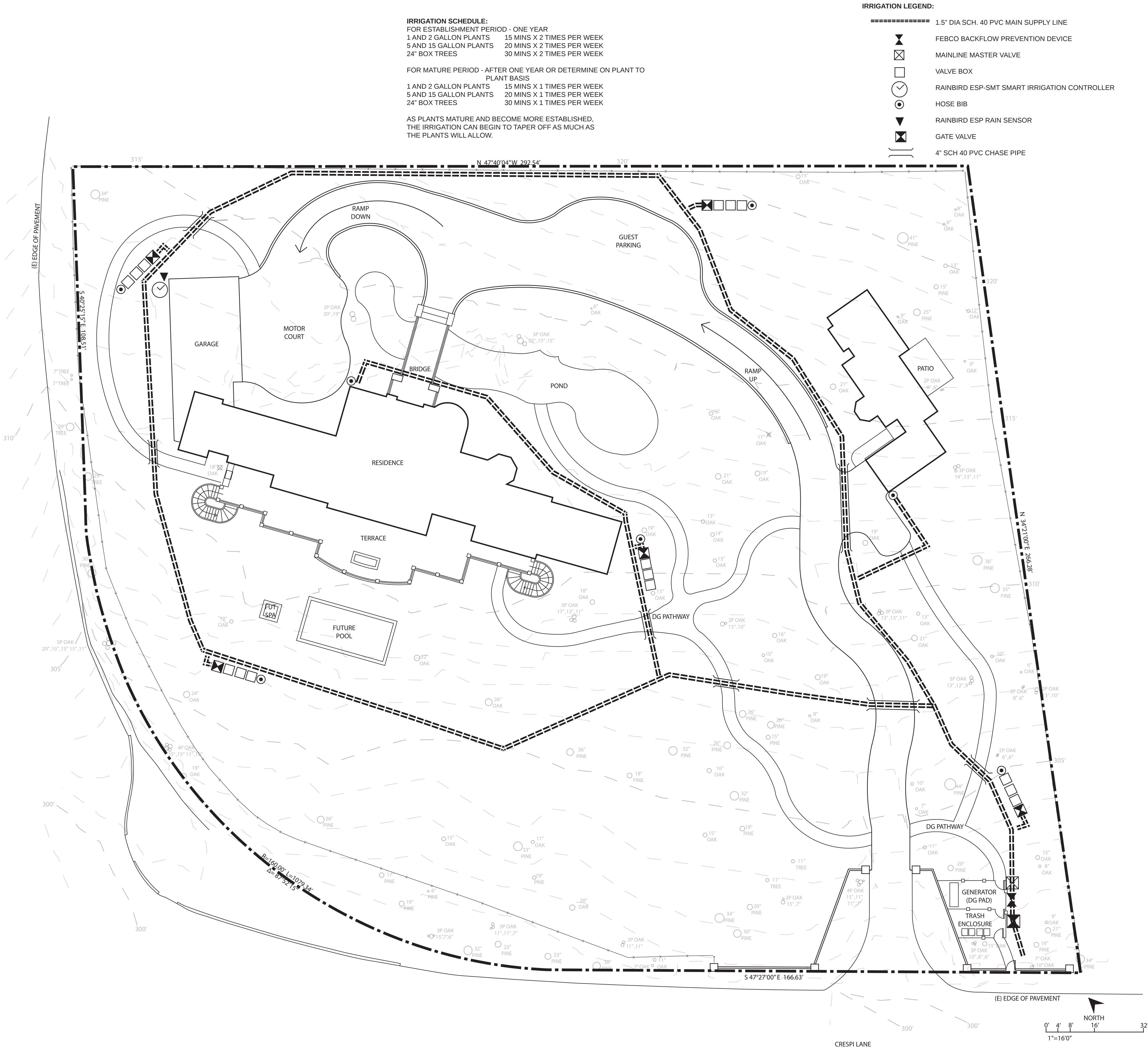
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XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL
4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.
5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BELOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"x4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:

ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

MISSION LANDSCAPING
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email: missionlandscaping@me.com
Landscape & General Contractors C27 & B 392291
Landscape Architecture
CA Lic #5906

Project:

Steven and Susan Shen
1651 Crespi Ln.
Pebble Beach, CA 93953.

APN: 008-071-018
Revisions:

IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VAVLES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

LANDSCAPING STATEMENT:

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Patrick Wilson



Drawing Title:

Irrigation Plan

Date: 01/29/19
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Drawn By: DW & PW
Page Number:



Steven and
Susan Shen
1651 Crespi Ln.
Pebble Beach, CA 93953.

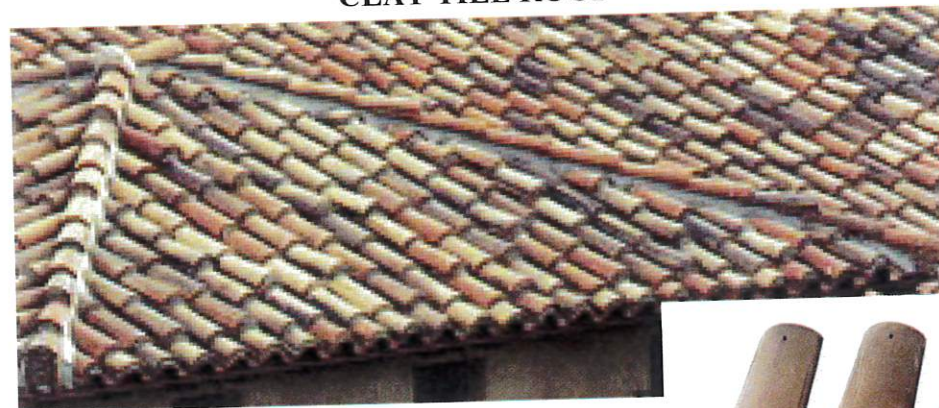
L2.1

Water Efficient Landscape Worksheet							
Instructions:							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (Eto)		36		Pebble Beach			
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	1,340	330.86	7,385
2) medium water use plants	0.4	Drip	0.81	0.494	456	225.19	5,026
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
							0
				Totals	1,796	556.05	12,411
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
				Estimated Total Water Use (ETWU)			12,411
				Maximum Allowed Water Allowance (MAWA)			18,039
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency				
very low	0-0.1	overhead spray	0.75				
low	0.1-0.3	drip	0.81				
medium	0.4-0.6						
high	0.7-1.0						
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/year to gallons per sq. ft. / year. LA is the total landscape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	556						
Total Area	1,796	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.					
Average ETAF	0.31						
All Landscape Areas							
Total ETAF x Area	556						
Total Area	1,796						
Sitewide ETAF	0.31						

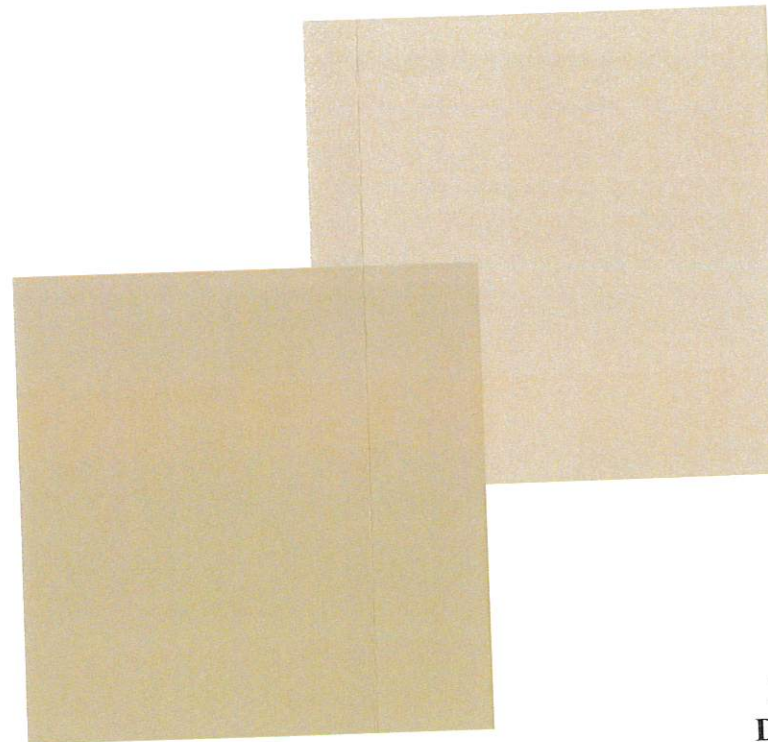
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FEB 19 2019
MONTEREY COUNTY
PLANNING DEPARTMENT

**COLOR AND MATERIAL SAMPLES FOR
SHEN RESIDENCE
1651 CRESPI LANE, PEBBLE BEACH, CA 93953
APN: 008-371-018**

**MISSION STYLE CAP AND PAN
CLAY TILE ROOF**



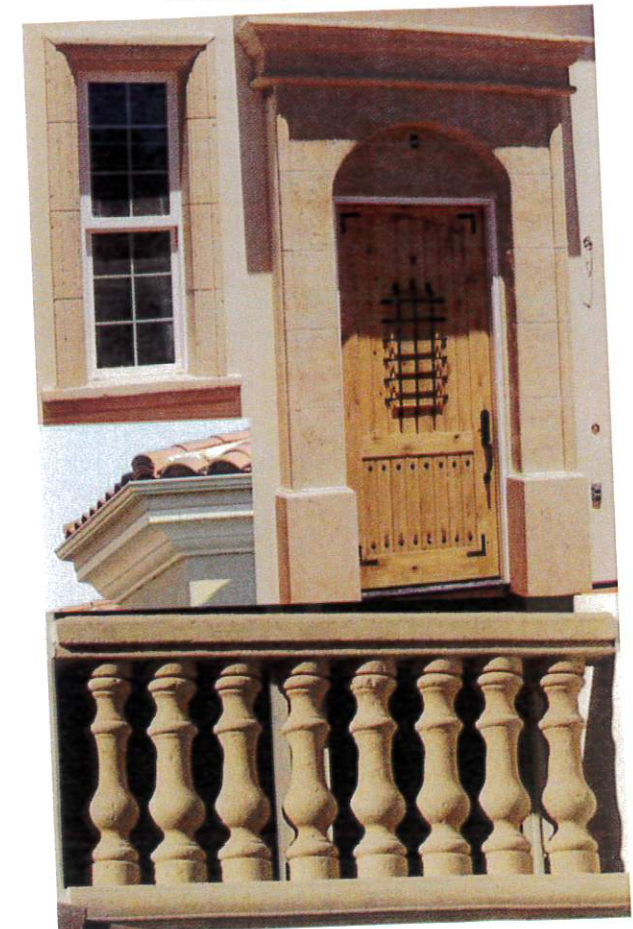
**PAINTED EXTERIOR STUCCO
WALLS**



DUNN EDWARDS
VERONA BEACH #DE6135

DUNN EDWARDS
ALMOND LATTE #DE6143

**FAUX LIMESTONE SURROUNDS
AND ACCENTS**



FAUX LIMESTONE BALUSTRADES



**COPPER OGEE
GUTTERS**



**COPPER STANDING
SEAM ROOF**

**METAL CLAD WOOD
DOORS AND WINDOWS
Kolbe and Kolbe or equal**



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