

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

17 MILE DRIVE LLC (PLN250122)

RESOLUTION NO. 26-046

Resolution by the Monterey County Chief of Planning:

- 1) Finding the project Categorical Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow construction of an 800 square foot detached Accessory Dwelling Unit, an After-the-Fact Design Approval for the construction of 1,082 linear feet of retaining walls and associated site improvements, and a Coastal Administrative Permit for development within 750 feet of known archaeological resources.

[PLN250122 17 MILE DRIVE LLC, 3349 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-351-028-000)]

The 17 MILE DRIVE LLC application (PLN250122) came on for an administrative decision before the Monterey County Chief of Planning on May 20, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Chief of Planning 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP); and
 - Del Monte Forest Coastal Implementation Plan, Part 5 (DMF CIP);
 - Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. Staff have not received communications during the course of project review arguing that the property is in violation of the Title 20 (Zoning Ordinance). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) Allowed Use: The property is located at 3349 17 Mile Drive, Pebble Beach (Assessor's Parcel Number [APN]: 008-351-028-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential with a 1.5 acres per unit density, and Design Control overlay in the Coastal zone or "LDR/1.5-D (CZ)" which allows the construction of Accessory Dwelling Unit as a principally allowed use subject to the approval of a Coastal Administrative Permit and Design Approval in each case pursuant to Title 20 section 20.14.040.W. The project includes the construction of an 800 square foot detached ADU. The site currently is developed with a single-family dwelling which the ADU would be accessory to the existing single-family dwelling. Additionally, the application includes an after-the-fact Design Approval to allow for the construction of 1,082 linear feet of retaining walls (see Finding 4). Associated site improvements include demolition of the motor court, driveway pavers, walkways, entry, and terraces, as well as 45 cubic yards of cut and 25 cubic yards of fill. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property (1.72 acres), APN: 008-351-028-000, is identified in its current configuration as a legal lot of record in Volume 16 of Surveys Page 192, located within Block 133 within the Rancho el Pescadero Subdivision, recorded on February 1, 1991. Therefore, the County recognizes this lot as a legal lot of record.
- d) Design/Neighborhood and Community Character. The project site and surrounding area are designated as being within a Design Control District or "D" overlay subject to the regulations outlined in Title 20 Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. As designed, the proposed accessory structure has colors that are consistent with the existing residence and nearby residences, which include light gray painted stucco, dark bronze metal roof and windows. The exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. The after-the-fact retaining walls will be a variety of brown wood and gray concrete in color and material.

DMF LUP Figure 3 identifies the subject property to be within the public viewshed when viewed from Point lobos, a public viewing area pursuant to DMF LUP Policy 47. Although, the subject property is identified to be within the viewshed from

Point Lobos, the proposed development is not within sight of public access areas and vista points, or along ridgelines. Additionally, the surrounding neighborhood emphasizes a variety of architectural influences, with several residences ranging from Spanish colonial revival to modern craftsmen homes, with design accents attributed to mission revival architecture. Existing mature vegetation surrounds the subject property, which screens the existing single-family dwelling and the proposed accessory structure from public viewshed points. Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. To ensure consistency with DMF LUP Policy 2.2.4.10.D and CIP section 20.147.030.C.1.d, the project is conditioned to ensure exterior lighting will be downlit, unobtrusive, and will only illuminate the intended area (Condition No. 4). Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.

- e) Accessory Dwelling Unit. As demonstrated in Finding 6, the project is consistent with the regulations outlined in Title 20.
- f) Development Standards. The project is within the LDR zoning district and is subject to site development standards established in Title 20 section 20.14.060. The required accessory structure setbacks for the LDR district are 50 feet (front) and 6 feet (side and rear), but pursuant to Title 20 section 20.64.030.E.3.a, the required minimum setbacks for ADU's are 50 feet (front) and 4 feet (side and rear). The ADU is to be sited on the upper left section within the parcel satisfying all required setbacks within the LDR zoning district. The proposed project height is approximately 14 feet 11 inches when measured from natural grade which will be below the maximum allowed of 16 feet. The heights of the retaining walls include a 6' to 7' high retaining wall, a 1' to 7' high retaining wall, and a 12" to 18" wood retaining wall totaling to 1,082 linear feet for the existing retaining walls, and then a total of 1,026 square feet of proposed retaining walls with a height of 5' high. The retaining walls that are over 6 feet are subject to the uninhabitable accessory setbacks of the zoning district. Pursuant to Title 20 section 20.14.060.C.3, the required setbacks are 50 (front), 6 feet on front one-half of property (side), 1 foot on rear one-half of property (side), and 1 foot (rear). The existing retaining walls over 6 feet meet said site development standards. The allowed site coverage for LDR zoning is 15% and the allowed Floor Area Ratio (FAR) is 17.5%. The subject property is 75,168 square feet and thus allows building site coverage of 11,275 square feet and FAR of 13,154 square feet. The subject property contains a single-family dwelling with an existing site coverage of 9% (6,828 square feet) and FAR of 17.2% (12,950 square feet). As

further demonstrated in Finding 6, the project is consistent with all other applicable development standards. Therefore, the proposed project is consistent with Title 20 section 20.14.060.

- g) Pescadero Watershed Coverage Limitation. The subject property is located within the Pescadero Watershed. DMF LUP Policy 77 states that new residential developments, from main to accessory structures, within the Pescadero Watershed are limited to a maximum of 9,000 square feet of site coverage, including both structural and other impervious surface coverage. The proposed development would still be below the maximum allowed impervious coverage listed DMF LUP Policy 77 and in CIP section 20.147.030. New development within the Pescadero Watershed is allowed 9,000 square feet of impervious coverage, the existing site has 14,107 square feet of impervious coverage. Associated site improvements include the demolition of the motor court, driveway pavers, walkways, entry, and terraces, the projects overall in their final state as a portion of the After-the-Fact Design Approval, that will result in a total impervious coverage 8,864 square feet, inclusive of the 800 square feet from the current proposed ADU. Therefore, the proposed project complies with the maximum impervious coverage for the Pescadero Watershed.
- h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with DMF CIP Part 5 section 20.147.080.B.1, any new development being proposed within high sensitivity zones, or within 750 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB260094), no evidence of significant resources has been identified on the project parcel, but the report confirms that there are resources nearby, within 750 feet of the subject property. Therefore, a Coastal Administrative Permit is applied in such case. In addition, the standard condition of approval (Condition No. 3) has been incorporated into this project which requires the contractor to stop work if previously unidentified resources are discovered during construction
- i) Land Use Advisory Committee. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not involve a lot line adjustment in the coastal zone, does not involve a Design Approval or a Variance, and is exempt from environmental review.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250122.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Services District (CSD Fire Protection District), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to cultural resources. The following reports have been prepared:
 - “Archaeological Assessment Investigation” (LIB260094) prepared by Mary Doane and Trudy Haversat, Salinas, CA, November 11, 1999.
 - c) Staff conducted a virtual site inspection to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250122.
3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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 HCD - Planning, Pebble Beach CSD Fire Protection District, HCD- Engineering Services, Environmental Health Bureau, and HCD - Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary public facilities are available to the subject property. Domestic water and sewage services are currently, and will continue to be, provided by California American Water Company (Cal Am) and the Pebble Beach Community Services District. Sewer service will be provided by the Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility. Potable water is provided by the Cal Am.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250122.

4. **FINDING:** **VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of the County's zoning ordinance. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is aware of violations existing on subject property (CE090213).
 - b) On September 10, 2009, the subject property had an inquiry opened for unpermitted work inclusive of the construction of walls and retaining walls, gas lines, additions to the existing guesthouse, a front entry fountain, tree removal, grading over 100 cubic yards, with development on slopes over 30%. After a site visit from Code Enforcement, a case (CE090213) was opened. Previous planning entitlements and construction permits have been obtained to partially clear abate the violation; however, these permits have not yet been finalized. Additionally, an after-the-fact Design Approval has been applied, pursuant to Title 20 section 20.44, for the after the fact approval of the retaining walls, which will enable the property owner to have applied for all the appropriate permits to partially abate the violations by restoring the disturbed areas on the parcel to original conditions obtained through other County permits, obtain approval of the after-the-fact design approval for the unpermitted retaining walls. Upon final of an after-the-fact construction permits, the violation will be fully abated.
 - c) The violation (Code Enforcement No. CE090213) will be abated upon completion of the restoration work, after the fact approval and final inspection of the remaining work. Ministerial permits are required.
 - d) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250122.

5. **FINDING** **PUBLIC ACCESS** - 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

- EVIDENCE**
- a) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - b) 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).
 - c) 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).
 - d) 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.

- e) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250122.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California 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, the project is subject to appeal by/to the California Coastal Commission because it involves development 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 Chief of Planning does hereby:

1. Find the project involves construction of a new accessory structure, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2. Approve a Coastal Administrative Permit and Design Approval to allow an 800 square foot Accessory Dwelling Unit.

PASSED AND ADOPTED this 20th day of May 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250122

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN250122) allows construction of an 800 square foot detached accessory dwelling unit. The property is located at 3349 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-351-028-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-351-028-000 on May 20th, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: 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 HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - 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. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. Fee schedule can be found here: https://www.tamcmonterey.org/files/53eb01ba3/2025-0701-Fee_Implementation_Worksheet.xlsx

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

6. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: 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. The fee schedule can be found here: <https://www.countyofmonterey.gov/home/showpublisheddocument/138985/638884451861730000>

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

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SYMBOLS LEGEND

- INTERIOR ELEVATION INDEX SYMBOL SHOWING SHEET AND LAYOUT NUMBER FOR WALL ELEVATIONS CORRESPONDING TO THE 1,2,3 AND 4 VIEW DIRECTIONS
- DOOR NUMBER, SEE DOOR SCHEDULE
- WINDOW LETTER, SEE WINDOW SCHEDULE
- DETAIL CUT, SEE SHEETS INDICATED
- PLAN KEYNOTES, SEE SHEET A8.2

PROPOSED A.D.U.

3349 17 MILE DRIVE PEBBLE BEACH, CA

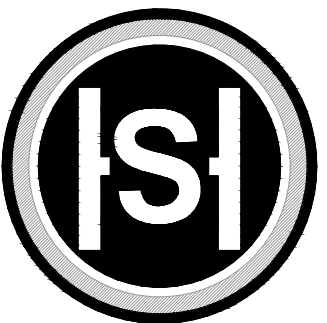
A.P.N. 008-351-028

PROJECT DIRECTORY

SITE ADDRESS: 3349 17 MILE DRIVE

OWNER: 17 MILE DRIVE LLC
498 FLETCHER DRIVE
ATHERTON, CA 94027

ARCHITECTURE: STERLING | HUDDLESON ARCHITECTURE
P.O. BOX 221092
CARMEL, CA 93922
831.624.4363



STERLING | HUDDLESON

P.O. BOX 221092
CARMEL, CA. 93922

TEL. 831.624.4363

www.sterlinghuddleson.com

17 MILE DRIVE LLC
 3349 17 MILE DRIVE
 PEBBLE BEACH, CA 93953
 A.P.N. 008-351-028

VICINITY MAP



PROJECT DESCRIPTION

PROPOSED DETACHED ONE STORY 800 S.F. ACCESSORY DWELLING UNIT WITH 223 S.F. ACCESS STEPS

SQUARE FOOT ANALYSIS

<u>FLOOR AREA RATIO:</u>	
MAIN LEVEL HOUSE	4,489 S.F.
UPPER LEVEL HOUSE	3,868 S.F.
LOWER LEVEL HOUSE	2,548 S.F.
GUESTHOUSE	425 S.F.
GARAGE	1,620 S.F.
<hr/>	
FLOOR AREA RATIO	17.2% = 12,950 S.F.
ALLOWABLE F.A.R.	17.5% = 13,154 S.F.
ACCESSORY DWELLING UNIT	NOT COUNTED IN FAR

LOT SIZE: 1.72 AC (75,168 S.F.)

EXISTING IMPERVIOUS COVERAGE TABULATION:

BUILDING FOOTPRINT	4,783 S.F.
GUESTHOUSE	425 S.F.
WALKWAYS, WALLS	1,780 S.F.
MOTORCOURT & DRIVEWAY PAVERS	6,178 S.F.
ENTRY & TERRACES	941 S.F.

EXISTING IMPERVIOUS COVERAGE 14,107 S.F.

(UNDER SEPARATE PERMIT)
PROPOSED IMPERVIOUS COVERAGE TABULATION:

BUILDING FOOTPRINT	4,783 S.F.
GUESTHOUSE	425 S.F.
EXISTING STEPS	206 S.F.
ENTRY STONE STEPS	113 S.F.
FIREPIT	25 S.F.
STEPS TO GUESTHOUSE	132 S.F.
EXISTING WALLS	1,082 S.F.
PROPOSED WALLS	1,026 S.F.
A.D.U. & PATIO	849 S.F.
NEW STEPS TO A.D.U.	223 S.F.

PROPOSED IMPERVIOUS COVERAGE 8,864 S.F.

ADDITIONAL AREAS:

DRIVEWAY W/PERV. PAVERS	6,178 S.F.
D.G. DRIVEWAY	3,519 S.F.

ZONING DATA/BUILDING CODE

A.P.N.: 008-351-028

LEGAL DESCRIPTION: LOT 9 BLOCK 133, EL PESCADERO RO

LOT SIZE.: 75,168 S.F. (1.72 AC.)

ZONING: LDR/1.5-D(CZ)

OCCUPANCY GROUP: R-3

DESCRIPTION OF USE: SINGLE FAMILY RESIDENTIAL

TYPE OF CONSTRUCTION: TYPE V-B

SPRINKLERS: YES

STORIES: 1

HEIGHT LIMIT: 15'-0"

BUILDING HEIGHT: 14'-11"

TREE REMOVAL: NONE

GRADING: CUT: APPROX. 45 C.Y.
FILL: APPROX. 25 C.Y.

WATER PROVIDER: CAL-AM WATER

SEWER PROVIDER: PB COMM. SERVICES DISTRICT

FIRE DEPARTMENT: PB COMM. SERVICES DISTRICT

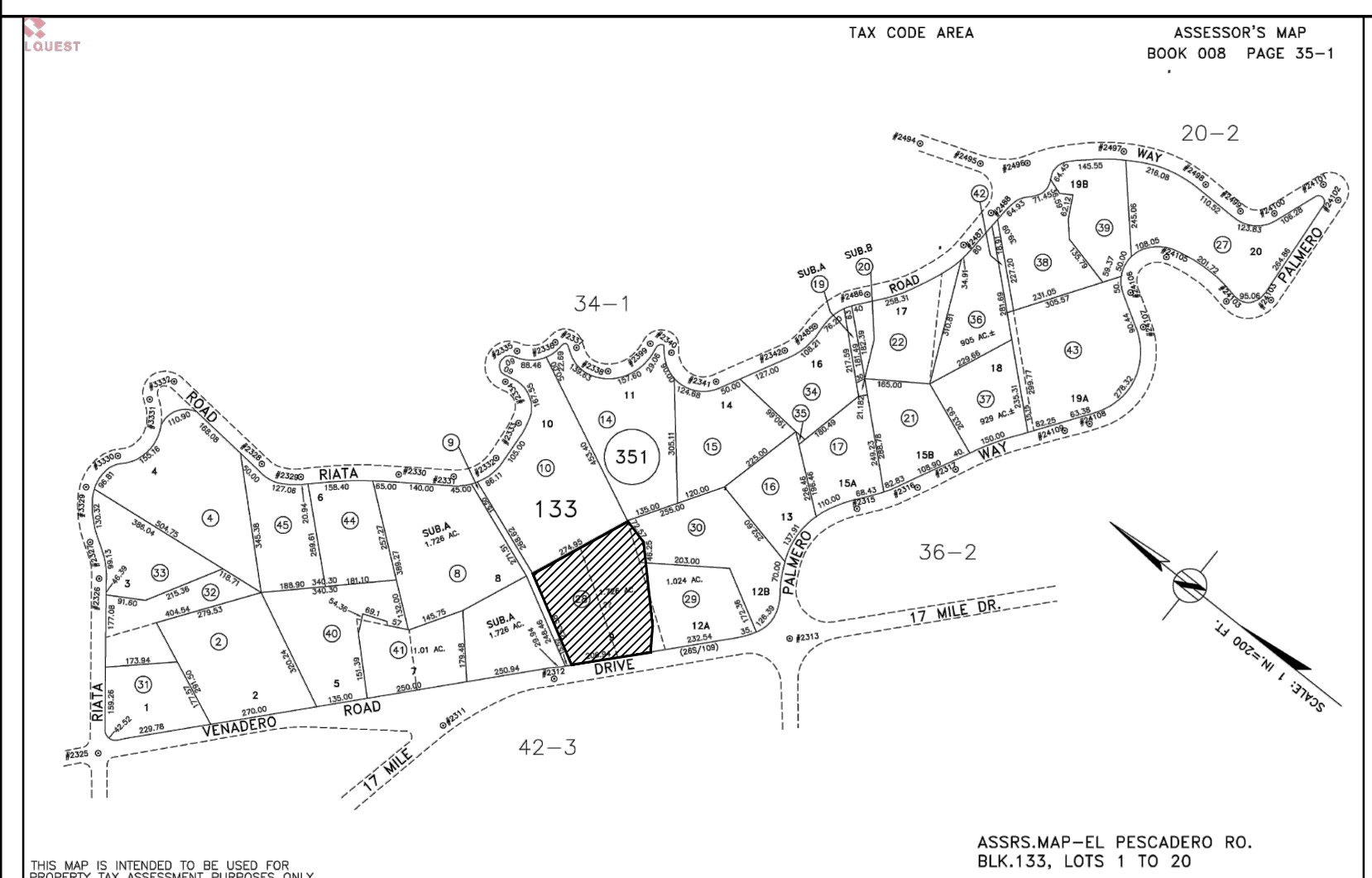
PEBBLE BEACH CONDS. OF APPROVAL

- STANDARD CONDITIONS:**
- All construction or property improvements shall conform with all ARB / Monterey County ("County") / Fire Code requirements, and shall be contained within the property lines, unless written consent is granted by Pebble Beach Company ("PBC") and/or the applicable property owner.
 - One (1) printed set - 24"x 36" of final County stamped architectural drawings, with all significant exterior changes from the preliminary drawings clearly marked, a copy of the County issued Building Permit Card, and the attached Construction Agreement shall be deposited with ARB prior to the start of any construction. Significant changes proposed following preliminary approval may require additional approval by ARB.
 - To access, build on, or modify PBC's property, including utility connections and landscaping in the road right-of-way, requires an Easement Agreement with PBC and/or payment of trenching fees.
 - All new foundations within three feet of a setback will require proof of survey or location of existing property markers. A setback verification letter will need to be submitted to ARB prior to establishing foundations.
 - If landscaping is included in the Scope of Work, the use of native, fire resistant, and drought tolerant plants / trees is preferred to achieve biodiversity and habitat preservation, soil stabilization, and a wide range of other benefits. ARB appreciates your efforts to help keep Del Monte Forest native!
 - All preserved heritage trees located within the construction area shall be protected with appropriate fencing, at least 6 Ft. from the trunk of the tree, to protect the tree itself and its below ground roots.
 - No native trees shall be removed without the issuance of a Tree Removal Permit from PBC, AFTER issuance of a Building Permit from County. An arborist report shall be submitted prior to the removal of any trees, including a replanting plan.
 - All driveway connections, existing between the property line to the edge of roadway, shall be made of asphalt and maintained by the property owner.
 - All drainage shall be contained on-site. Any drainage which adversely affects neighboring properties or PBC's road right-of-way shall be addressed and remedied by the property owner.
 - All construction-related vehicles shall be parked on the property during construction. In the event of the temporary obstruction to the road-right-of-way or the flow of traffic for the delivery of materials or to accommodate other construction needs, the contractor shall provide traffic control facilities and measures, including an appropriate number of competent flag people, to assist in the safe flow of traffic. Any variance to this important condition must be explicitly approved by ARB.
 - All chemical toilets installed on the property shall be screened from viewing, with the door opening to the property and away from the street.
 - Construction valued at \$500k+, or the addition of an ADU, or grant of Easement may require an adjustment of the real property's annual Road Fee to the current minimum rate, plus annual CPI adjustments. If an adjustment is required, Owner agrees to enter into an agreement with Company to reflect the newly established Road Fee rate, if applicable.

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PARCEL MAP



GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH 2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24 TO INCLUDE: CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC) CALIFORNIA ENERGY CODE (CEnc) AND CALIFORNIA GREEN CODE (CalGreen).
- CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4.
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.

CIVIL:

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PRELIMINARY

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Action:

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10.14.25	PLANNING SUBMITTAL

Date: 10.14.2025

Scale: NONE

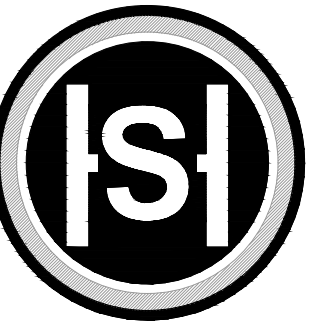
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Description:

TITLE SHEET

Sheet No:

T-1.1

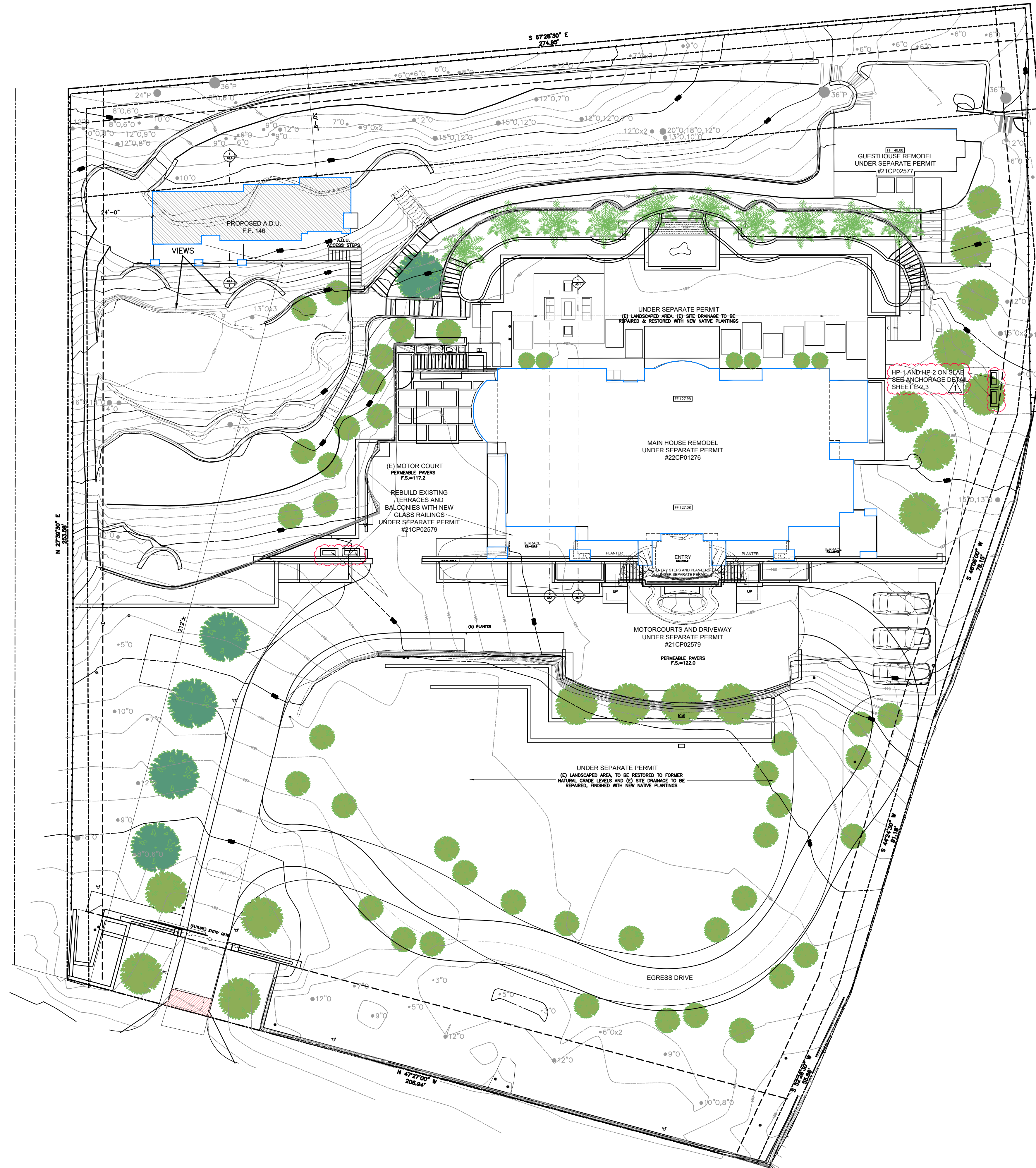


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PRELIMINARY

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07.02.25	PB ARB SUBMITTAL
10.14.25	PLANNING SUBMITTAL

Date: 10.14.2025

Scale: 1/16"=1'-0"

Drawn: _____

Description:
PROPOSED
SITE PLAN

Sheet No:

A-1.2

SITE & GRADING PLAN - PROPOSED ADU



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

GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
 - LATEST REVISION OF THE JURISDICTIONAL AGENCY'S DESIGN STANDARDS AND SPECIFICATIONS
 - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 - THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (FC).
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT-BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
- IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY/CITY AT SCHEDULED INSPECTIONS.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- CONTRACTOR SHALL POT HOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN CONFLICT.

SANITARY SEWER

- SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY SPECIFICATIONS AND STANDARD DETAILS.
- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM D3033 AND ASTM D3034, SDR 35 MINIMUM.
- PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI-RIGID PVC SEWER PIPE AND AS DIRECTED BY THE CITY.
- SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.
- SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

BENCHMARK

A LOCAL BENCHMARK FOR THIS PROJECT IS A SET NAIL AND FLAG IN THE TOP OF AC DIKE ALONG 17 MILE DRIVE AS SHOWN HEREON, HAVING AN ELEVATION OF 100.00 BASED ON AN ASSUMED DATUM. SEE SHEET C2.

GRADING & DRAINAGE

- CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT-BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- EARTHWORK QUANTITIES:
 - CUT = 75 CY
 - FILL = 30 CY
 - NET = 45 CY CUT

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

- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
- PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.
- BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.
- ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
 - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE 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 DOWNHILL PROPERTIES.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)
- ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
- VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- PREPARATION OF THE GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
- FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
- ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS-SLOPE OF 1:50. DIMENSION WIDTH OF THE ACCESSIBLE ROUTES. WALKS AND SIDEWALKS SHALL BE AT LEAST 48-INCHES WIDE PER CBC 11B-403.

UNDERGROUND UTILITIES

- CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
- ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
- SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

STORM DRAIN

- ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.
- STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

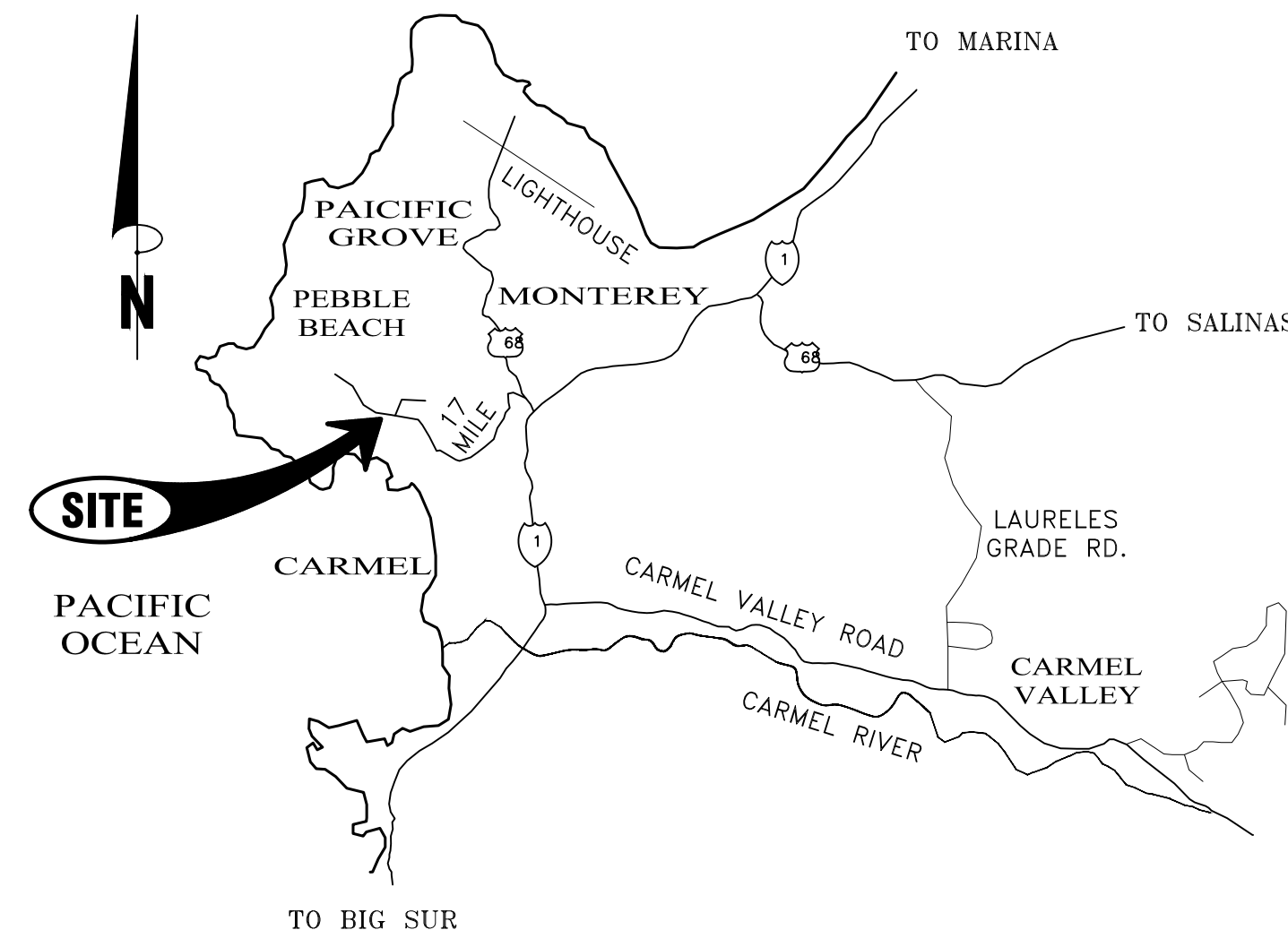
TREE PROTECTION NOTES

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

- MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C6.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
- NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER.
- ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

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

- PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE CITY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.
- ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
- PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
- THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE CITY FORESTER ON BARK PROTECTION REQUIREMENTS.



VICINITY MAP

GEOTECHNICAL INSPECTION SCHEDULE

WHEN THE INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTION ITEM:	INSPECTION COMPLETED BY:	DATE COMPLETED:
1) PRIOR TO BACKFILLING 2) DURING BACKFILL PLACEMENT - OPENING	GEOTECHNICAL INSPECTOR	INSPECT & TEST KEYWAY /SUBEXCAVATION /OVEREXCAVATION:		
1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS	GEOTECHNICAL INSPECTOR	INSPECT & TEST PAD SUBGRADE:		
1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL INSPECTOR	INSPECT SLAB-ON-GRADE INSTALLATION:		
1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL INSPECTOR	INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:		
1) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL INSPECTOR	INSPECT AND TEST RETAINING WALL BACKFILL:		
1) DURING FILL PLACEMENT 2) SUBGRADE, PRIOR TO BASE ROCK PLACEMENT 3) BASEROCK PRIOR TO AC, CONCRETE OR PAVEMENT	GEOTECHNICAL INSPECTOR	INSPECT AND TEST DRIVEWAY FILL, SUBGRADE AND BASE ROCK PLACEMENT:		
1) AFTER PIPE PLACEMENT, PRIOR TO TO BACKFILL PLACEMENT 2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL INSPECTOR	INSPECT AND TEST DRAINAGE INSTALLATION:		

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

LEGEND

EXISTING		PROPOSED
---	BOUNDARY LINE	---
---	EASEMENT (ESMT)	---
---	CENTERLINE (CL)	---
SD	STORM DRAIN MAIN	SD
---	ROOF DRAIN LATERAL	---
SS	SANITARY SEWER MAIN	SS
W	WATER MAIN	W
←←←←	DRAINAGE FLOW LINE	→→→→
---	SAWCUT	////
---CB---	GRADE BREAK	---CB---
█	ACCESSIBLE PATH OF TRAVEL	█
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
X	FENCE	X
OH	OVERHEAD LINES	OH
×	SPOT ELEVATION	FG 171.13
■	DROP INLET (DI)	■
■	CURB INLET (CI)	■
■	AREA DRAIN (AD)	■
SDMH	STORM DRAIN MANHOLE (SDMH)	●
SSMH	SANITARY SEWER MANHOLE (SSMH)	●
FH	FIRE DEPARTMENT CONNECTION (FDC)	Y
FH	FIRE HYDRANT (FH)	●
PIV	POST INDICATOR VALVE (PIV)	●
WM	WATER METER (WM)	■
WV	WATER VALVE (WV)	⊗
CV	CHECK VALVE	▲
DCV	DOUBLE CHECK VALVE	▲
CO	CLEANOUT (CO)	●

SHEET INDEX

- C1 COVER & GENERAL NOTES
- C2 OVERALL SITE PLAN
- C3 GRADING & DRAINAGE PLAN
- C4 UTILITY PLAN
- C5 SECTIONS & DETAILS
- C6 EROSION CONTROL PLAN
- C7 EROSION CONTROL DETAILS

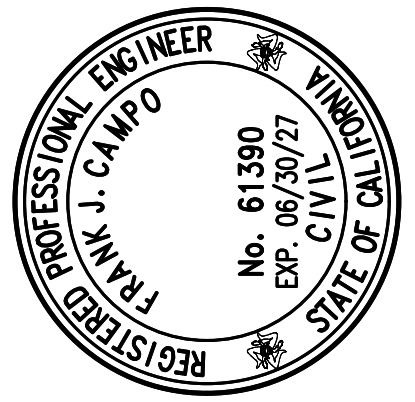


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Drawing file: Z:\Projects\25153_SHA - 3349 17 Mile Drive ADU\Draw\25153_48base.dwg
Plotted: Oct 09, 2025 - 12:37pm

C3 ENGINEERING INCORPORATED
Civil Engineering, Land Development, Stormwater Management

126 Bonifacio Place, Suite C, Monterey, CA 93940
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COVER SHEET & GENERAL NOTES

3349 17 MILE DRIVE ADU
APN# 008-351-028-000

Project Location: 3349 17 MILE DRIVE, PEBBLE BEACH, CA
PREPARED FOR: STERLING HUDDLESON

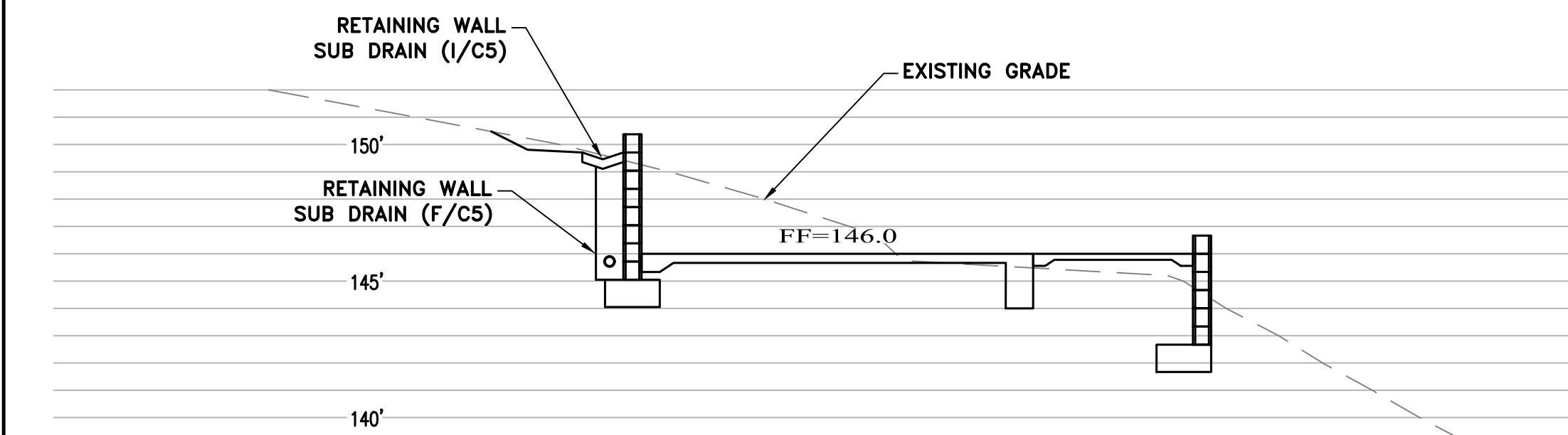
SCALE:	AS NOTED
DATE:	10/01/2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C1
OF 7 SHEETS
PROJECT# 125-153

MADE IN THE USA

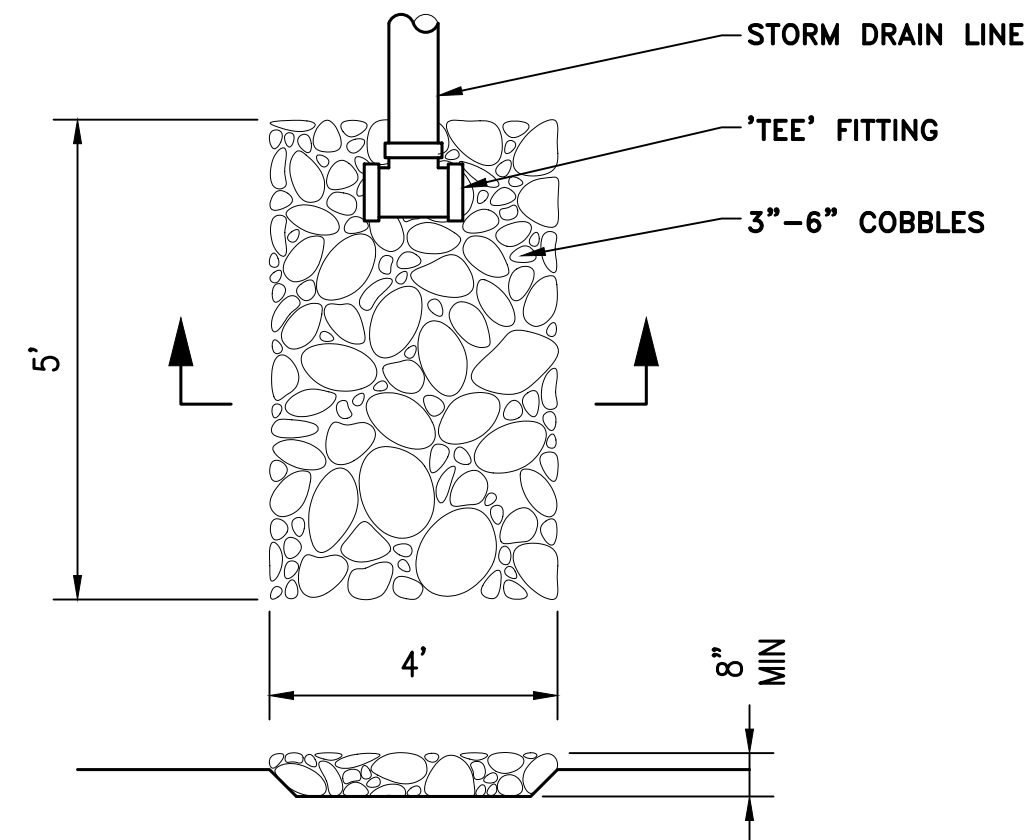
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 Plotted: Oct 09, 2025 - 12:58pm

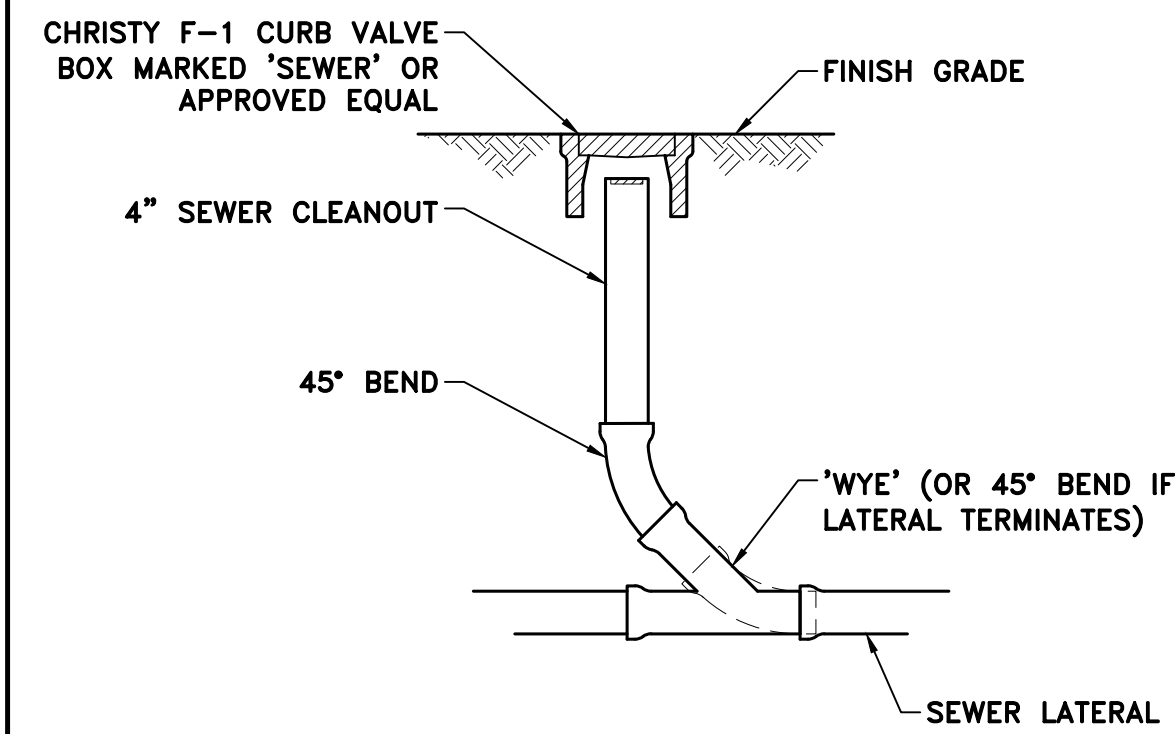


1
C5 SECTION 1
HOR: 1" = 5'

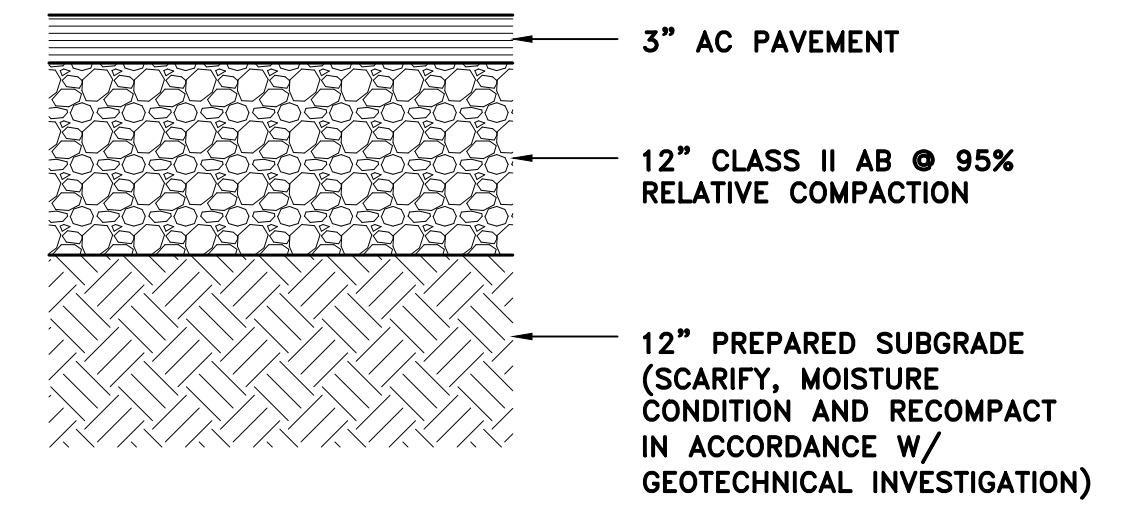
NOTE:
 ALL STRUCTURAL MEMBERS (WALLS, FOUNDATIONS, FOOTINGS, ETC.) ARE SCHEMATIC AND SHOWN FOR REFERENCE ONLY. SEE DRAWINGS BY OTHERS FOR CONSTRUCTION DETAILS.



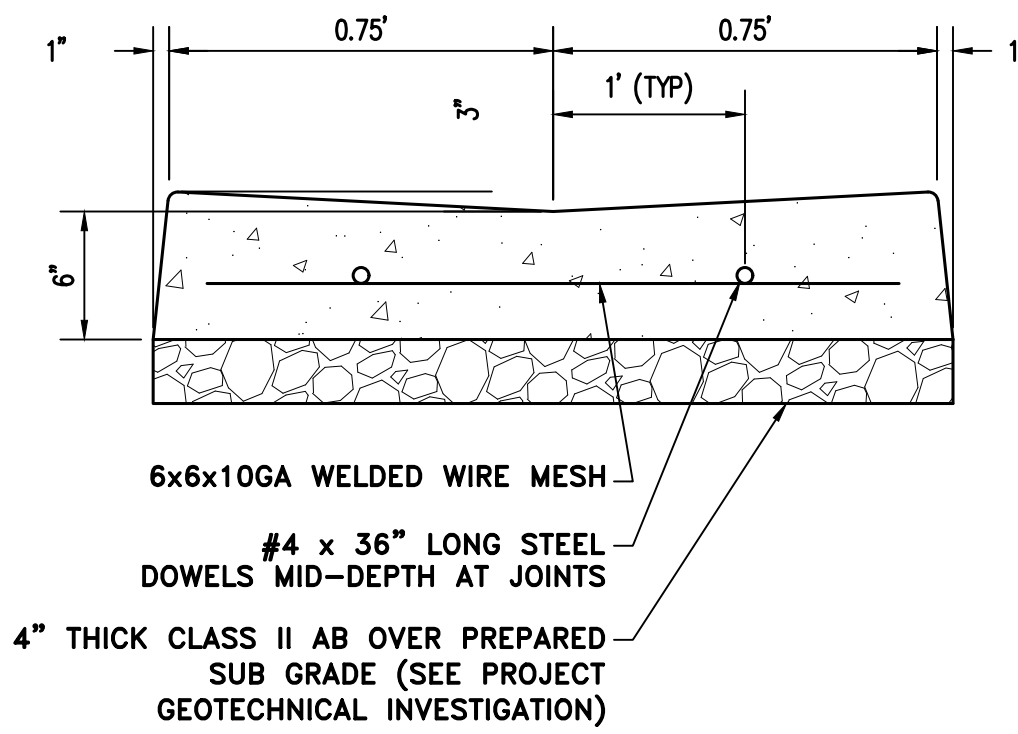
H
C5 ENERGY DISSIPATER
NTS



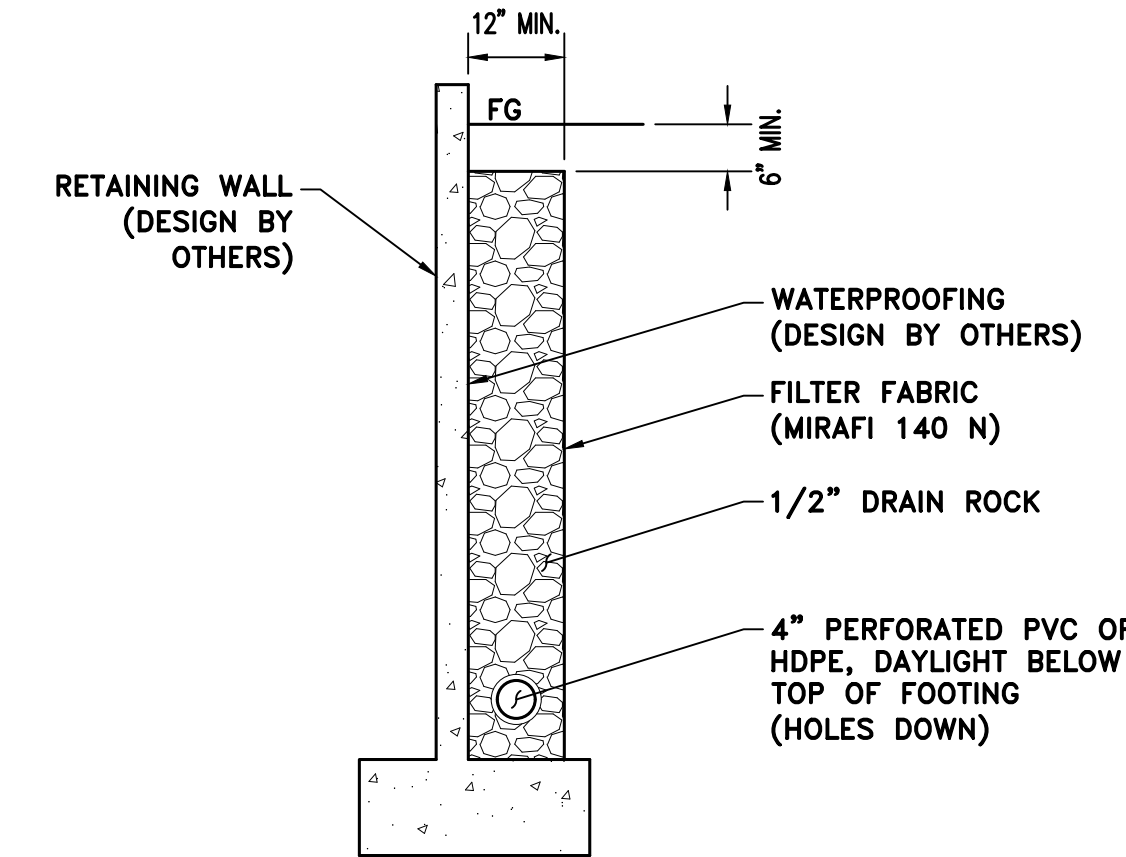
E
C5 CLEAN-OUT @ GRADE
NTS



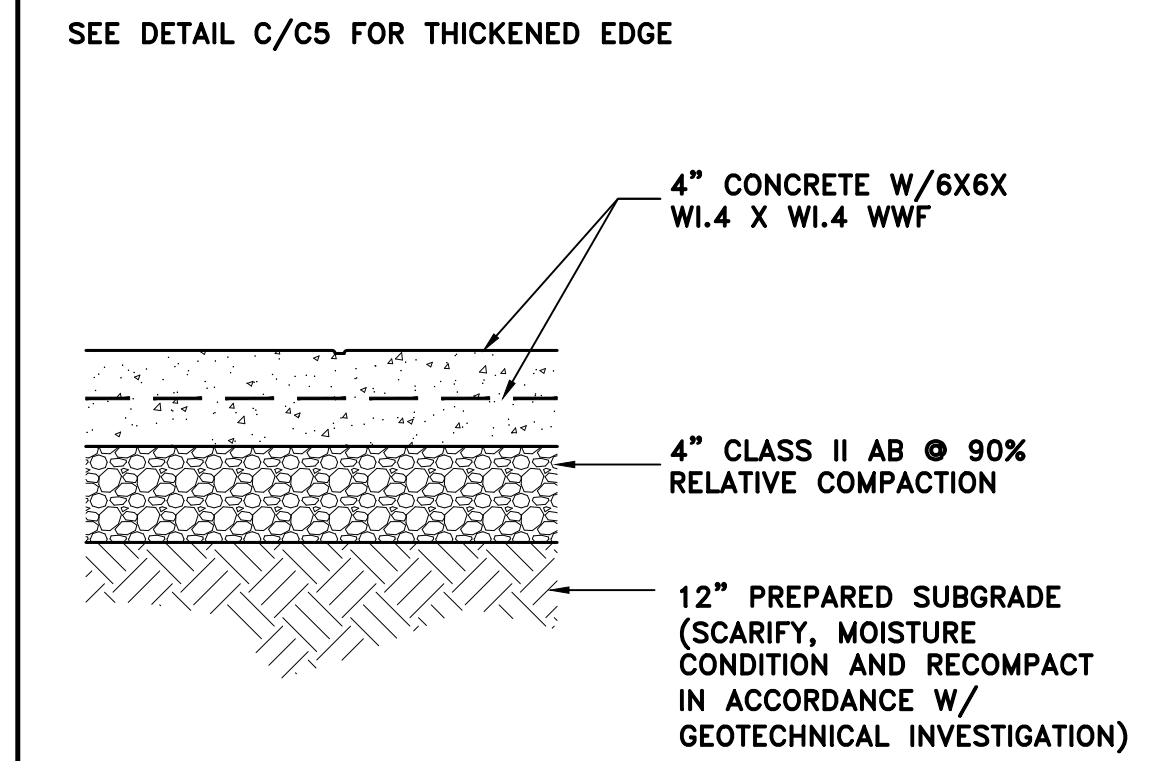
A
C5 A.C. PAVEMENT SECT.
NTS



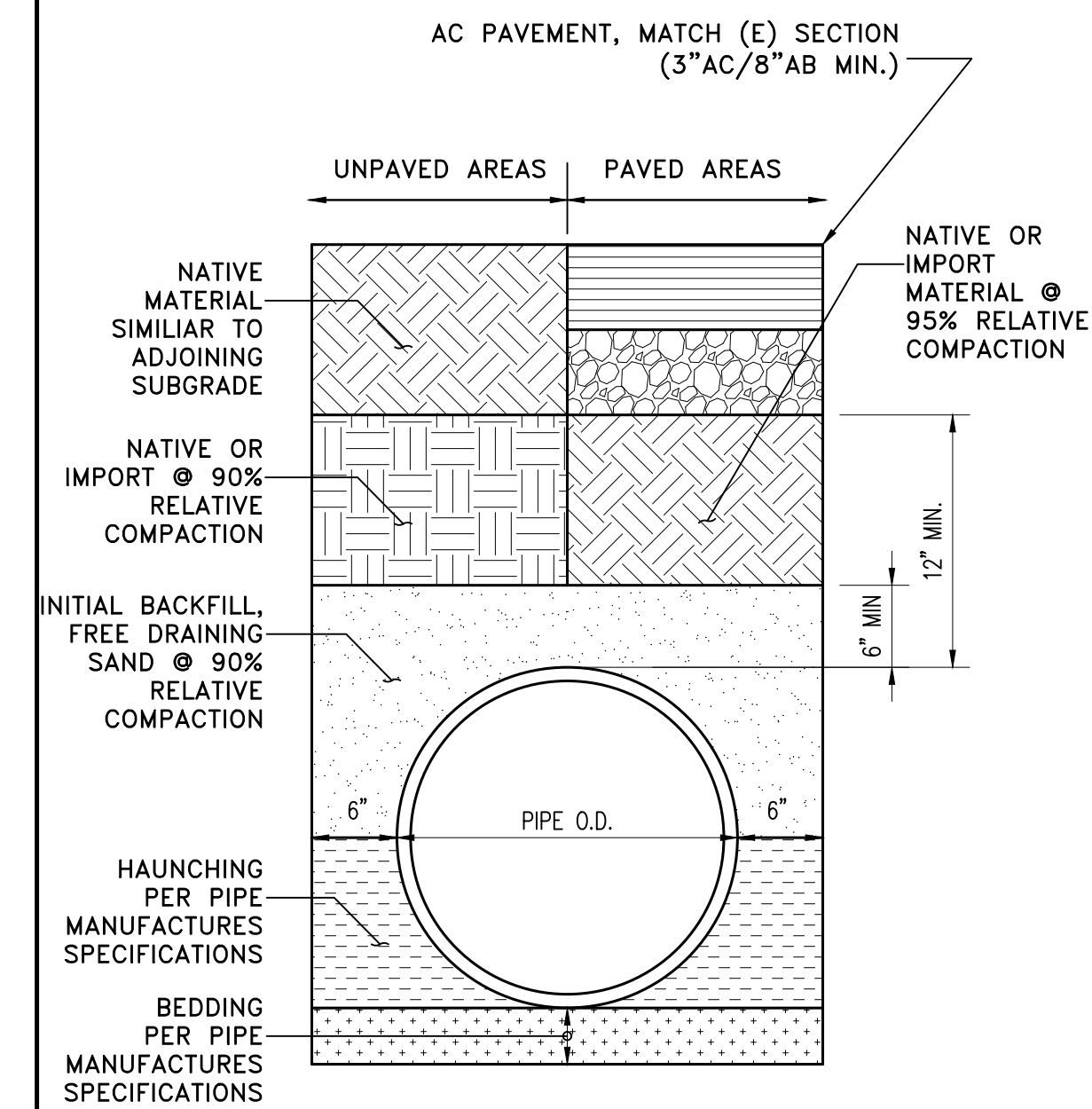
I
C5 CROSS GUTTER
NTS



F
C5 RET. WALL SUBDRAIN
NTS

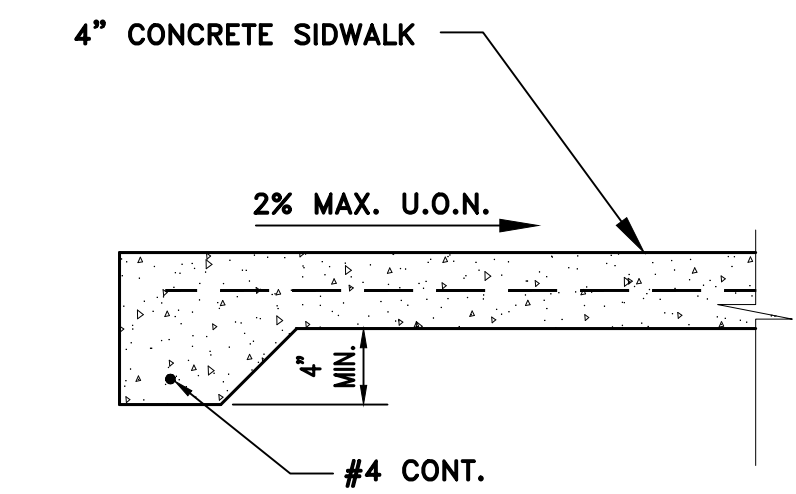


B
C5 CONCRETE PAVEMENT
NTS

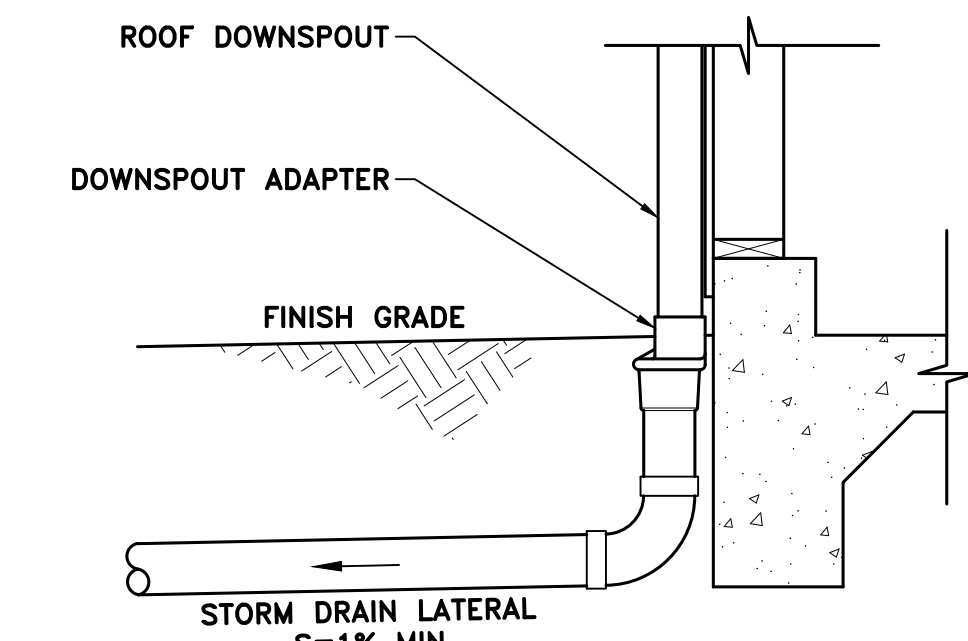


NOTES:
 1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.
 2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

G
C5 TRENCH BACKFILL
NTS

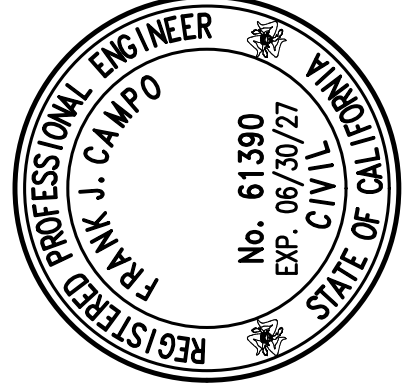


C
C5 THICKENED EDGE
NTS



D
C5 ROOF DRAIN CONNECTION
NTS

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SECTIONS & DETAILS
 3349 17 MILE DRIVE ADU
 APN# 008-351-028-000
 Project Location: 3349 17 MILE DRIVE, PEBBLE BEACH, CA
 PREPARED FOR: STERLING HUDDLESON

SCALE: AS NOTED
 DATE: 10/01/2025
 DESIGN BY: FJC
 DRAWN BY: ECH
 CHECKED BY: FJC

SHEET NUMBER:
C5
 OF 7 SHEETS
 PROJECT# 125-153

MADE IN THE USA

BEST MANAGEMENT PRACTICE (BMP'S)

THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

- PAINTING:**
1. MINIMIZE USE OF OIL-BASED PAINTS
 2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
 3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
 4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

- READY-MIXED CONCRETE:**
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
 2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
 5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

- EARTH MOVING/GRADING:**
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
 3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASDA HANDBOOK.
 4. USE CHECK DAMS OR DITCHES TO DIVERTE WATER AROUND EXCAVATIONS.
 5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARP.
 6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

- NON-HAZARDOUS MATERIALS:**
1. BERM AND COVER STOCKPILES OF SAND, DIRT OR OTHER CONSTRUCTION MATERIAL WITH TARP WHEN RAIN IS FORECAST OR IF NOT ACTIVELY BEING USED WITH 14 DAYS.

- HAZARDOUS MATERIALS:**
1. LABEL ALL HAZARDOUS MATERIALS AND HAZARDOUS WASTES (SUCH AS PESTICIDES, PAINTS, THINNERS SOLVENTS, FUEL, OIL, AND ANTIFREEZE) IN ACCORDANCE WITH CITY, COUNTY STATE AND FEDERAL REGULATIONS.
 2. STORE HAZARDOUS MATERIAL AND WASTES IN WATER TIGHT CONTAINERS, STORE IN APPROPRIATE SECONDARY CONTAMINATION, AND COVER THEM AT THE END OF EVERY WORK DAY OR DURING WET WEATHER OR WHEN RAIN IS FORECAST.
 3. FOLLOW MANUFACTURER'S APPLICATION INSTRUCTIONS FOR HAZARDOUS MATERIALS AND BE CAREFUL NOT USE MORE THAN NECESSARY. DO NOT APPLY CHEMICALS OUTDOORS WHEN RAIN IS FORECAST WITHIN 24 HOURS.
 4. ARRANGE FOR APPROPRIATE DISPOSAL OF ALL HAZARDOUS WASTES.

- WASTE MANAGEMENT:**
1. COVER WASTE DISPOSAL CONTAINER SECURELY WITH TAPPS AT THE END OF EACH WORK DAY AND DURING WET WEATHER.
 2. CHECK WASTE DISPOSAL CONTAINERS FREQUENTLY FOR LEAKS AND TO MAKE SURE THEY ARE NOT OVERFILLED. NEVER HOSE DOWN A DUMPSTER ON THE CONSTRUCTION SITE.
 3. CLEAN OR REPLACE PORTABLE TOILETS AND INSPECT THEM FREQUENTLY FOR LEAKS AND SPILLS.
 4. DISPOSE OF ALL WASTE AND DEBRIS PROPERLY. RECYCLE MATERIALS AND WASTES THAT CAN BE RECYCLED (SUCH AS ASPHALT, CONCRETE, AGGREGATE BASE MATERIALS, WOOD, PIPE, ETC.)
 5. DISPOSE OF LIQUID RESIDUES FROM PAINTS, THINNERS, SOLVENTS, GLUES AND CLEANING FLUIDS AS HAZARDOUS WASTE.

- CONSTRUCTION ENTRANCE:**
1. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM SITE AND TRACKING OFF SITE.
 2. SWEEP OR VACUUM ANY STREET TRACKING IMMEDIATELY AND SECURE SEDIMENT SOURCE TO PREVENT FURTHER TRACKING. NEVER HOSE DOWN STREETS TO CLEAN UP TRACKING.

- MAINTENANCE AND PARKING:**
1. DESIGNATE AN AREA FITTED WITH APPROPRIATE BMP'S FOR VEHICLE AND EQUIPMENT PARKING AND STORAGE.
 2. INSPECT VEHICLES AND EQUIPMENT FREQUENTLY FOR AND REPAIR LEAKS PROMPTLY. USE DRIP PANS TO CATCH LEAKS UNTIL REPAIRS ARE MADE.
 3. IF REFUELING OR VEHICLE MAINTENANCE MUST BE DONE ON-SITE, WORK IN A BERMED AREA AWAY FROM STORM DRAINS AND OVER A DRIP PAN BIG ENOUGH TO COLLECT FLUIDS. RECYCLE OR DISPOSE OF FLUIDS AS HAZARDOUS WASTE.
 4. IF VEHICLE OR EQUIPMENT CLEANING MUST BE DONE ON-SITE, CLEAN WITH WATER ONLY IN A BERMED AREA THAT WILL NOT ALLOW RINSE WATER TO RUN INTO GUTTERS, STREETS, STORM DRAINS OR SURFACE WATERS.
 5. DO NOT CLEAN VEHICLE OR EQUIPMENT ON-SITE USING SOAPS, SOLVENTS, DEGREASERS, STEAM CLEANING EQUIPMENT, ETC.

- SPILL PREVENTION AND CONTROL:**
1. KEEP SPILL CLEANUP MATERIALS (RAGS, ABSORBENTS, ETC.) AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
 2. INSPECT VEHICLES AND EQUIPMENT FREQUENTLY FOR AND REPAIR LEAKS PROMPTLY. USE DRIP PANS TO CATCH LEAKS UNTIL REPAIRS ARE MADE.
 3. CLEAN UP SPILLS OR LEAKS IMMEDIATELY AND DISPOSE OF CLEANUP MATERIALS PROPERLY.
 4. DO NOT HOSE DOWN SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEANUP METHODS (ABSORBENTS MATERIAL, CAT LITTER AND/OR RAGS).
 5. SWEEP UP SPILLED DRY MATERIALS IMMEDIATELY. DO NOT TRY TO WASH THEM AWAY WITH WATER OR BURY THEM.
 6. CLEAN UP SPILL ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
 7. REPORT SIGNIFICANT SPILL IMMEDIATELY TO THE LOCAL EMERGENCY RESPONSE CENTER. REPORT SIGNIFICANT RELEASES OF HAZARDOUS MATERIALS, INCLUDING OIL, TO REPORT A SPILL. 1) DIAL 911 OR YOUR LOCAL EMERGENCY RESPONSE NUMBER 2) CALL THE GOVERNORS OFFICE OF EMERGENCY SERVICES WARNING CENTER. (800) 852-7550 (24 HOURS)

- EROSION CONTROL:**
1. SCHEDULE GRADING AND EXCAVATION WORK FOR DRY WEATHER ONLY. STABILIZE ALL AREAS, INSTALL AND MAINTAIN TEMPORARY EROSION CONTROLS (SUCH AS EROSION CONTROL FABRIC OR BONDED FIBER MATRIX) UNTIL VEGETATION IS ESTABLISHED.
 3. SEED OR PLANT VEGETATION FOR EROSION CONTROL ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED.

- SEDIMENT CONTROL:**
1. PROTECT STORM DRAIN INLETS, GUTTERS, DITCHES AND DRAINAGE COURSE WITH APPROPRIATE BMP'S SUCH AS GRAVEL BAGS, FIBER ROLLS, BERMS ETC.
 2. PREVENT SEDIMENT FROM WASHING OFFSITE BY INSTALLING AND MAINTAINING SEDIMENT CONTROLS SUCH AS FIBER ROLLS, SILT FENCES OR SEDIMENT BASINS.
 3. KEEP EXCAVATED SOIL ON THE SITE WHERE IT WILL NOT COLLECT INTO THE STREET.
 4. TRANSFER EXCAVATED MATERIALS TO DUMP TRUCKS ON THE SITE NOT IN THE STREET.
 5. CONTAMINATED SOILS
IF ANY OF THE FOLLOWING CONDITIONS ARE OBSERVED, TEST FOR CONTAMINATION AND CONTACT THE REGIONAL WATER QUALITY CONTROL BOARD: 1) UNUSUAL SOIL CONDITIONS, DISCOLORATION OR ODOOR 2) ABANDONED UNDERGROUND TANKS 3) ABANDONED WELLS 4) BURIED BARRELS DEBRIS OR TRASH
 6. AVOID PAVING AND SEAL COATING IN WET WEATHER OR WHEN RAIN IS FORECAST BEFORE FRESH PAVEMENT WILL HAVE TIME TO CURE.
 7. COVER STORM DRAIN INLETS AND MANHOLES WHEN APPLYING SEAL COAT, TRACK COAT SLURRY SEAL, FOG SEAL, ETC.
 8. COLLECT AND RECYCLE OR APPROPRIATELY DISPOSE OF EXCESS ABRASIVE GRAVEL OR SAND.
 9. DO NOT USE WATER OR WASH DOWN FRESH ASPHALT CONCRETE PAVEMENT.

- SAW CUTTING & ASPHALT / CONCRETE REMOVAL:**
1. COMPLETELY COVER OR BARRICADE STORM DRAIN INLETS WHEN SAW CUTTING. USE FILTER FABRIC, CATCH BASIN INLET FILTERS OR GRAVE BAGS TO KEEP SLURRY OUT OF THE STORM DRAIN SYSTEM.
 2. SHOVEL, ABSORB OR VACUUM SAW CUT SLURRY AND DISPOSE OF ALL WASTES AS SOON AS YOU ARE FINISHED IN ONE LOCATION OR AT THE END OF EACH WORK DAY (WHICHEVER IS SOONER)
 3. IF SAW CUT SLURRY ENTERS A CATCH BASIN, CLEAN IT UP IMMEDIATELY.

- CONCRETE GROUT & MORTAR APPLICATION:**
1. STORE CONCRETE GROUT AND MORTAR UNDER COVER ON PALLETS AND AWAY FROM DRAINAGE AREAS. THESE MATERIALS MUST NEVER REACH A STORM DRAIN.
 2. WASH OUT CONCRETE EQUIPMENT/TRUCKS OFFSITE OR IN A CONTAINED AREA SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL OR ONTO SURROUNDING AREAS. LET CONCRETE HARDEN AND DISPOSE OF AS GARBAGE
 3. COLLECT THE WASH WATER FROM WASHING EXPOSED AGGREGATE CONCRETE AND REMOVE IT FOR APPROPRIATE DISPOSAL OFFSITE.

- DEWATERING:**
1. EFFECTIVELY MANAGE ALL RUN-ON, ALL RUN-OFF WITH THE SITE AND ALL RUN-OFF THAT DISCHARGES FROM THE SITE. DIVERT RUN-ON WATER FROM OFFSITE AWAY FROM ALL DISTURBED AREAS OR OTHERWISE ENSURE COMPLIANCE
 2. WHEN DEWATERING NOTIFY AND OBTAIN APPROVAL FROM THE LOCAL MUNICIPALITY BEFORE DISCHARGE WATER TO A STREET GUTTER OR STORM DRAIN. FILTRATION OR DIRECTION THROUGH A SAND TRAP OR SEDIMENT TRAP MAY BE REQUIRED.
 3. IN AREA OF KNOW CONTAMINATION, TESTING IS REQUIRED PRIOR TO RELEASE OR DISCHARGE OF GROUNDWATER. CONSULT WITH THE ENGINEER TO DETERMINE WHETHER TESTING IS REQUIRED AND KNOW TO INTERPRET RESULTS. CONTAMINATED GROUNDWATER MUST BE TREATED OR HAULED OFF-SITE FOR PROPER DISPOSAL.

- PAINTING/CLEANUP:**
1. NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR SURFACE WATERS.
 2. PAINT CHIPS AND DUST FROM NON-HAZARDOUS DRY STRIPPING AND SAND BLASTING MAY BE SWEEPED UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSE OF AS TRASH

- PAINTING/REMOVAL:**
1. CHEMICAL PAINT STRIPPING RESIDUAL AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS HAZARDOUS WASTES.
 2. PAINT CHIPS AND DUST FROM NON-HAZARDOUS DRY STRIPPING AND SAND BLASTING MAY BE SWEEPED UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSE OF AS TRASH

- LANDSCAPING:**
1. COVER STOCK PILED LANDSCAPING MATERIALS BY STORING THEM UNDER TAPPS WHEN THEY ARE NOT ACTIVELY BEING USED.
 2. STOCK ERODIBLE LANDSCAPE MATERIAL ON PALLETS. COVER OR STORE THESE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED OR APPLIED.
 3. DISCONTINUE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECAST RAIN EVENT OR DURING WET WEATHER.

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

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

LEGEND

- INLET PROTECTION, (SEE D/C5)**
- PROPOSED DRAINAGE FLOW**
- FIBER ROLL (SEE A/C7)**
- SILT FENCE (SEE F/C7)**

BMP'S

- EROSION CONTROL:**
- EC-1 SCHEDULING
 - EC-2 PRESERVATION OF EXISTING VEGETATION
 - EC-3 HYDRAULIC MULCH
 - EC-4 HYDROSEEDING
 - EC-8 WOOD MULCHING
 - EC-16 NON-VEGETATIVE STABILIZATION
- SEDIMENT CONTROL:**
- SE-1 SILT FENCE
 - SE-2 SEDIMENT BASINS
 - SE-3 SEDIMENT TRAP
 - SE-5 FIBER ROLL
 - SE-6 GRAVEL BAG BERM
 - SE-7 STREET SWEEPING AND VACUUMING
 - SE-8 GRAVEL BAG BARRIER
 - SE-9 STRAW BALE BARRIER
 - SE-10 STORM DRAIN INLET PROTECTION
 - SE-13 COMPOST SOCKS AND BERMS
 - SE-14 BIOFILTER BAGS
- TRACKING CONTROL:**
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC-3 ENTRANCE/OUTLET TIRE WASH
- WIND EROSION CONTROL:**
- WE-1 WIND EROSION CONTROL
- NON-STORM WATER MANAGEMENT:**
- NS-1 WATER CONSERVATION PRACTICES
 - NS-2 DEWATERING OPERATIONS
 - NS-5 PAVING AND GRINDING OPERATIONS
 - NS-6 ILLICIT CONNECTION/DISCHARGE
 - NS-7 POTABLE WATER/IRRIGATION
 - NS-8 VEHICLE AND EQUIPMENT CLEANING
 - NS-9 VEHICLE AND EQUIPMENT FUELING
 - NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
 - NS-12 CONCRETE CURING
 - NS-13 CONCRETE FINISHING
 - NS-14 MATERIAL AND EQUIPMENT USE
- WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:**
- WM-1 MATERIAL DELIVERY AND STORAGE
 - WM-2 MATERIAL USED
 - WM-3 STOCKPILE MANAGEMENT
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-6 HAZARDOUS WASTE MANAGEMENT
 - WM-7 CONTAMINATED SOIL MANAGEMENT
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
 - WM-10 LIQUID WASTE MANAGEMENT
- REFER TO THE CASDA BMP HANDBOOK FOR BMP FACT SHEETS. SWPPP W003 3 27C388695

INSPECTIONS

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 REGULATIONS.

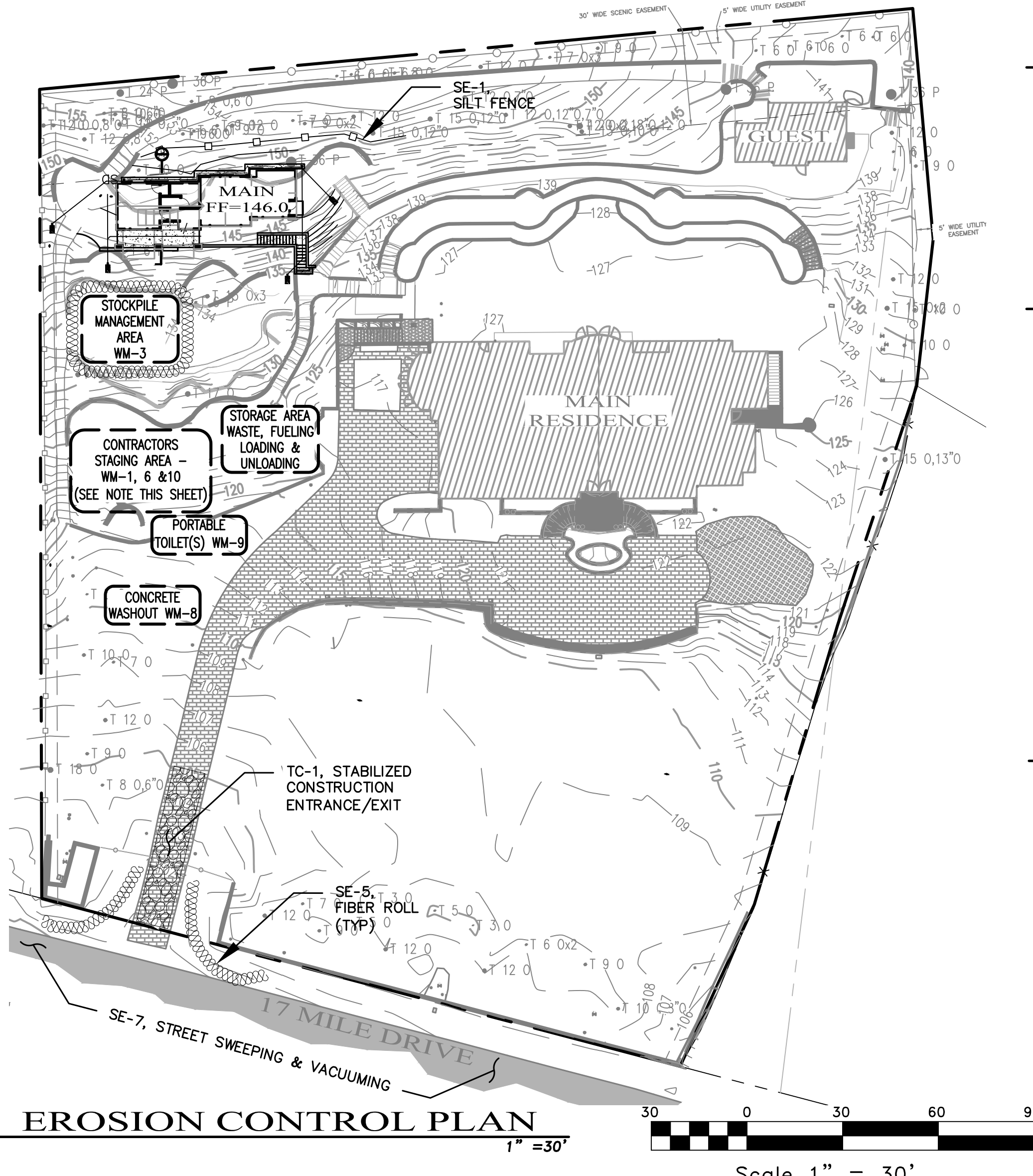
DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE RMA-ENVIRONMENTAL SERVICES A LETTER FROM A LICENSED PRACTITIONER.

GENERAL NOTES

- WASTE MANAGEMENT POLLUTION CONTROL:**
1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PEROUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
 2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
 3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
 4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
 5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
 6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
 7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
 8. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS, SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.
- EROSION CONTROL (SOIL STABILIZATION)**
1. SUFFICIENT QUANTITIES OF TEMPORARY EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
 2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
 3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
 4. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.
 5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
- SEDIMENT CONTROL:**
1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
 2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
 4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
 5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
 6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMP'S, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
 7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
 8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
 9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
- TRACKING CONTROL:**
1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
 2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
- WIND EROSION CONTROL:**
1. WIND EROSION CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
 2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
- NON-STORMWATER MANAGEMENT POLLUTION CONTROL:**
1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
 2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
 3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
 4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
 5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:



EROSION CONTROL PLAN

GENERAL NOTES

1. AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SILTING BASINS, CHECK DAMS, SILT FENCES, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY FREE FROM DEBRIS AND DIRT. ALL BMP'S SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, DAILY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BMP.
2. NO GRADING OPERATIONS SHALL BE CONDUCTED DURING THE RAINY SEASON (OCTOBER 1ST - APRIL 30TH) EXCEPT UPON A CLEAR DEMONSTRATION, TO THE SATISFACTION OF THE CITY ENGINEER, THAT ADEQUATE SITE EROSION CONTROL MEASURES ARE TO BE TAKEN TO MINIMIZE RISK OF INCREASED EROSION AND SEDIMENT DISCHARGE FROM THE SITE.
3. SHOULD GRADING BE PERMITTED DURING THE RAINY SEASON, THE SMALLEST PRACTICABLE AREA OF ERODIBLE LAND SHALL BE EXPOSED AT ANY ONE TIME DURING GRADING OPERATIONS AND THE TIME OF EXPOSURE SHALL BE MINIMIZED.
4. NATURAL FEATURES, INCLUDING VEGETATION TERRAIN, WATERCOURSES AND SIMILAR RESOURCES SHALL BE PRESERVED WHEREVER POSSIBLE.
5. PERMANENT VEGETATION AND STRUCTURES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO OCTOBER 1ST.
6. PERMITEE SHALL IMPLEMENT BMP'S TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS INTO PUBLIC STREETS AND SHALL IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS. SEDIMENT SHALL BE PREVENTED OR CONTROLLED FROM BEING TRACKED OFF-SITE BY VEHICLES LEAVING THE CONSTRUCTION AREA USING APPROPRIATE BEST MANAGEMENT PRACTICES SUCH AS STABILIZE CONSTRUCTION ENTRANCES/EXITS, STABILIZED CONSTRUCTION ROADWAYS, AND ENTRANCE/EXIT TIRE WASHES.
7. TEMPORARY AND PERMANENT SEDIMENT AND DEBRIS CONTROL FACILITIES SHALL BE INSTALLED WHENEVER AND WHEREVER NECESSARY TO PROTECT AND DOWNSTREAM PROPERTIES FROM EROSION AND SEDIMENT/DEBRIS DISCHARGE.
8. TEMPORARY VEGETATION SUFFICIENT TO STABILIZE THE SOIL AS PERMANENT VEGETATION COVER IS MATURING SHALL BE ESTABLISHED ON A DISTURBED AREAS AS NEEDED AND AS EACH STAGE OF GRADING IS COMPLETED.
9. GRADING PROJECTS THAT ARE STARTED BUT NOT COMPLETED BY OCTOBER 1ST OF EACH YEAR ARE TO BE "WINTERIZED" BY INSTALLATION OF PLANNED EROSION AND SEDIMENT CONTROL MEASURES, WHICH SHALL BE MAINTAINED IN GOOD REPAIR THROUGH THE FOLLOWING APRIL 30TH, AND UNTIL THE PROJECT IS COMPLETED.
10. WHEN WORK IS ALLOWED, EXISTING GROUND COVER SHALL NOT BE CLEARED, DESTROYED, OR DISTURBED MORE THAN FIFTEEN (15) DAYS PRIOR TO GRADING OR CONSTRUCTION WORK UNLESS APPROVED IN ADVANCE BY THE ENGINEER.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
 - B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
 THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
12. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
13. ALL ON-SITE EROSION CONTROL FACILITIES SHALL BE PROPERLY MAINTAINED BY THE OWNERS FOR THE LIFE OF THE PROJECT SO THAT THEY DO NOT BECOME NUISANCES WITH STAGNANT WATER, HEAVY ALGAE GROWTH, INSECT BREEDING, COORS, DISCARDED DEBRIS, AND/OR SAFETY HAZARDS. VEGETATIVE MAINTENANCE REQUIRED MAY INCLUDE MOWING, FERTILIZATION, IRRIGATION AND/OR RESIDING.
14. INSPECTIONS:
 - A) THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES DURING ACTIVE CONSTRUCTION, TO REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED INTO RECEIVING WATER BODIES.
 - B) THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
 - C) THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
 - D) THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

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 Drawing file: Z:\Projects\25153_SHA - 3349 17 MileDrive ADU\DWG\25153_36Base.dwg
 Plotfile: Oct 09, 2025 - 12:58pm

SCALE:	AS NOTED
DATE:	10/01/2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	
C6	
OF 7 SHEETS	
PROJECT# 125-153	

C3 ENGINEERING INCORPORATED
 Civil Engineering Land Development
 Stormwater Management

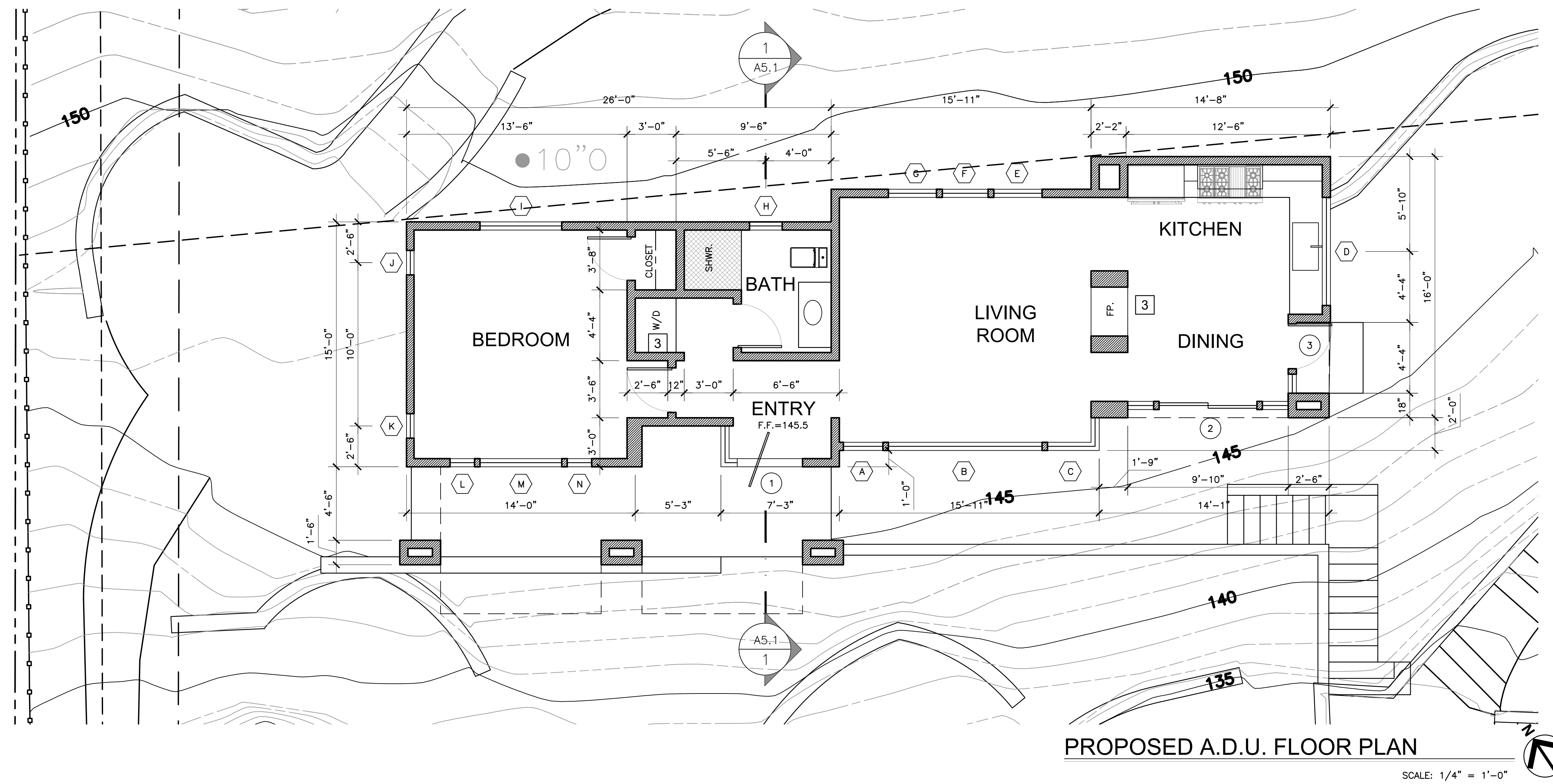
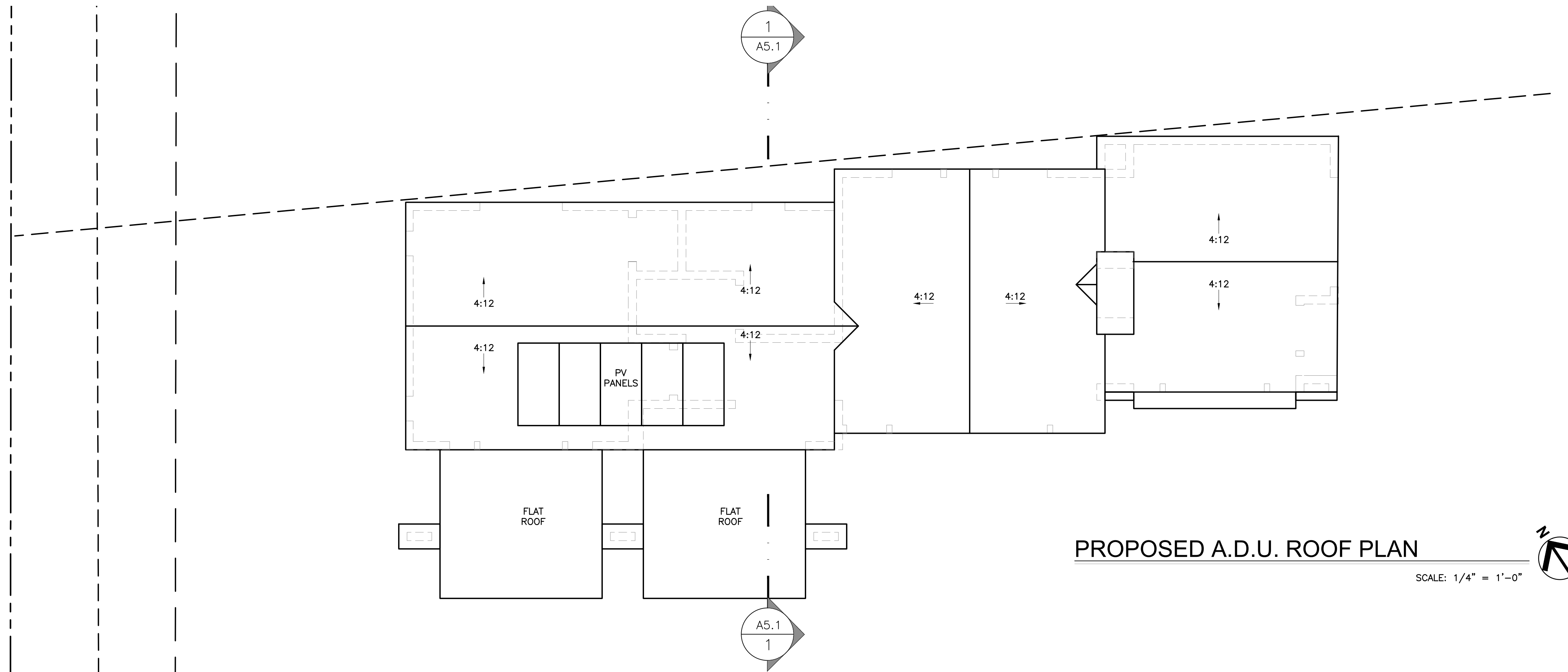
126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (931) 647-1192 Fax (931) 647-1194
 mail@C3Engineering.net

EROSION AND SEDIMENT CONTROL PLAN

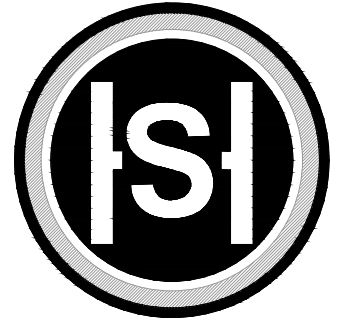
3349 17 MILE DRIVE ADU

APN# 008-351-028-000

Project Location: 3349 17 MILE DRIVE, PEBBLE BEACH, CA
 PREPARED FOR: STERLING HULLERSON



FLOOR PLAN KEY NOTES



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Action:
07.02.25 PB ARB SUBMITTAL
10.14.25 PLANNING SUBMITTAL

Date: 10.14.2025

Scale: 1/4"=1'-0"

Drawn:

Description:
ADU
FLOOR & ROOF PLAN

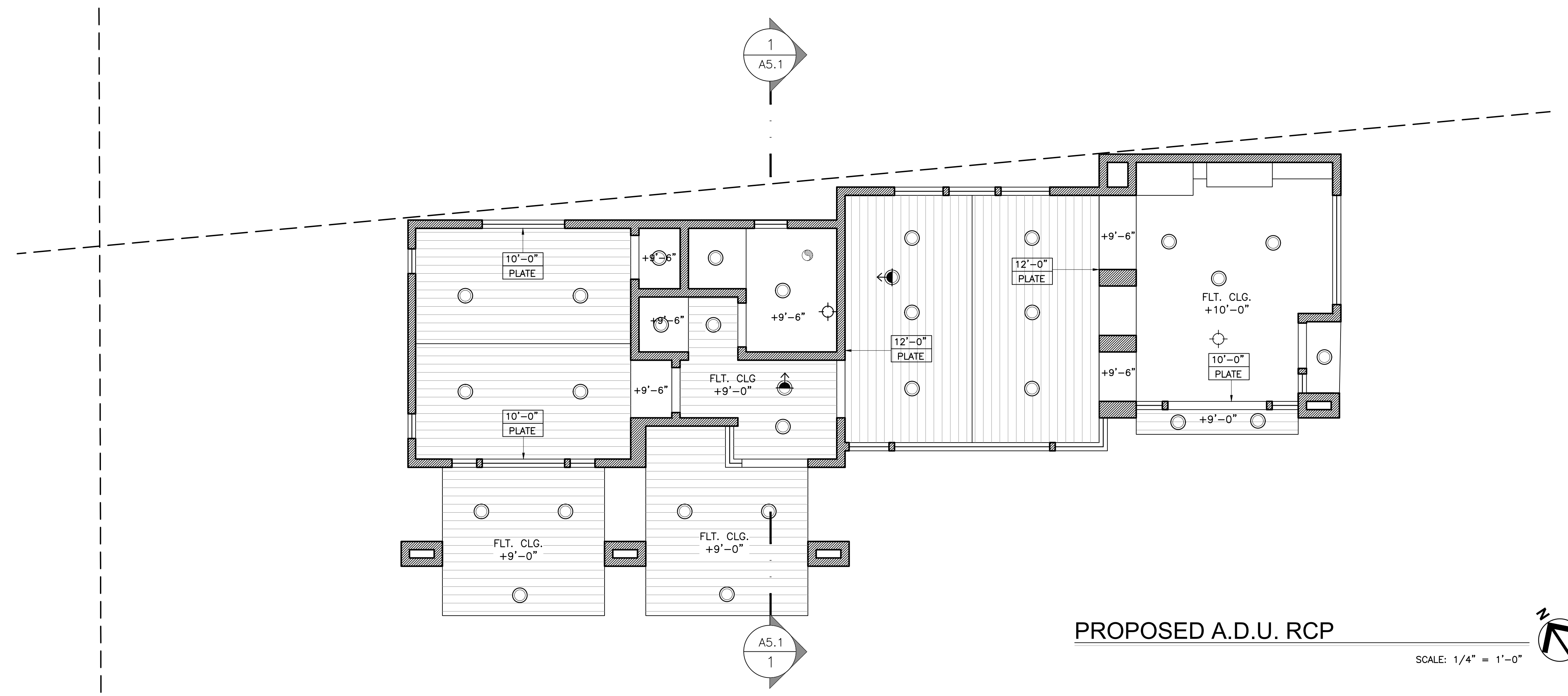
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SYMBOLS LEGEND

- DOOR PER SHEET A-8.1
- WINDOW PER SHEET A-8.2
- FINISHES PER SHEET A-8.3

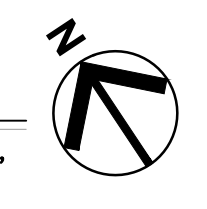
PLAN WALL LEGEND

- = (E) STUD WALL TO REMAIN
- = (N) 2X STUD WALL
- = (E) STUD WALL TO BE REMOVED



PROPOSED A.D.U. RCP


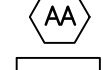
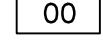
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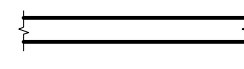


FLOOR PLAN KEY NOTES

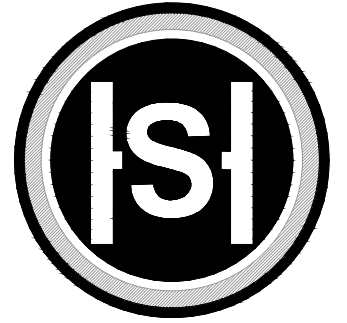
Blank area for floor plan key notes.

SYMBOLS LEGEND

-  DOOR PER SHEET A-8.1
-  WINDOW PER SHEET A-8.2
-  FINISHES PER SHEET A-8.3

PLAN WALL LEGEND

-  = (E) STUD WALL TO REMAIN
-  = (N) 2X STUD WALL
-  = (E) STUD WALL TO BE REMOVED



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- 07.02.25 PB ARB SUBMITTAL
- 10.14.25 PLANNING SUBMITTAL

Date: 10.14.2025

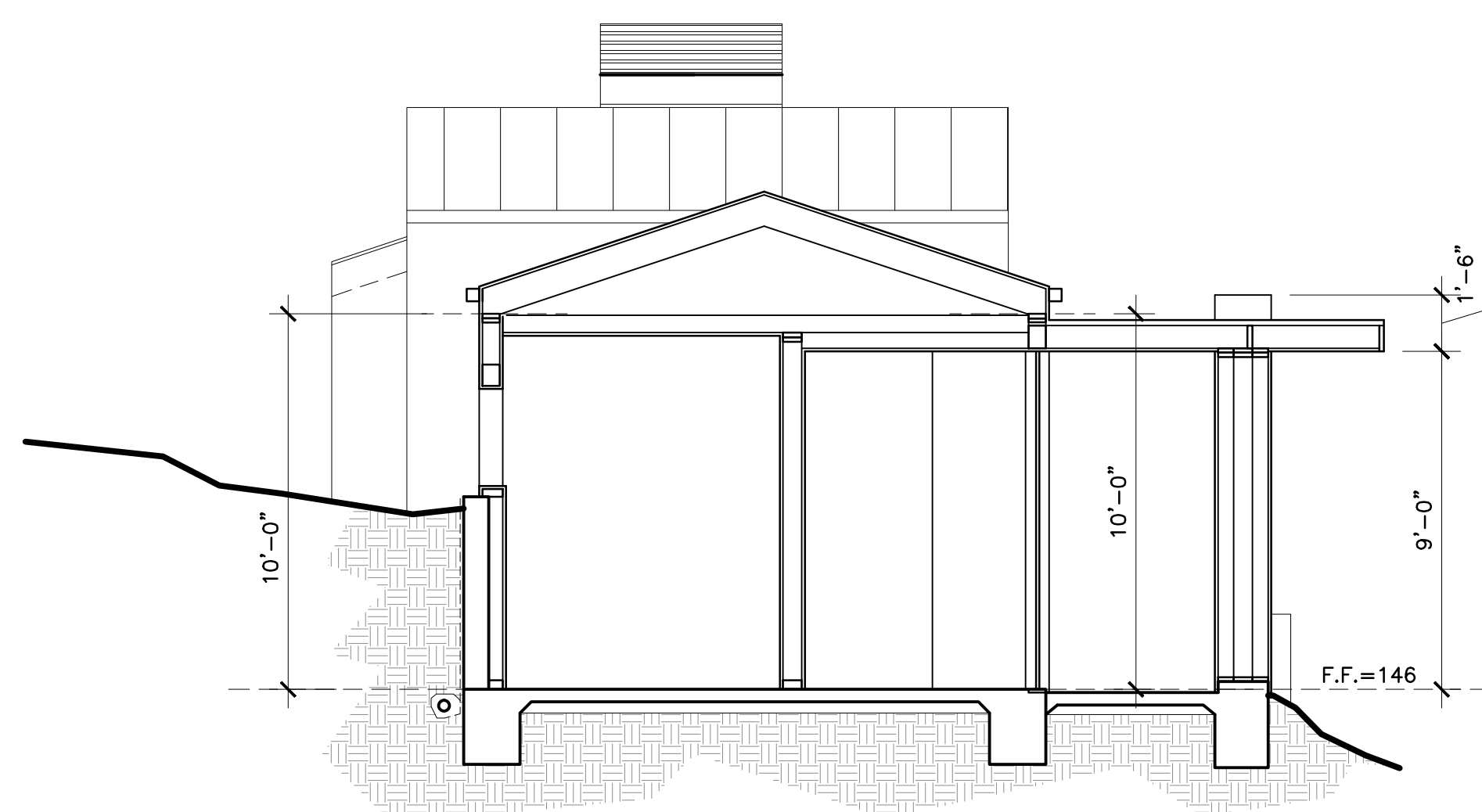
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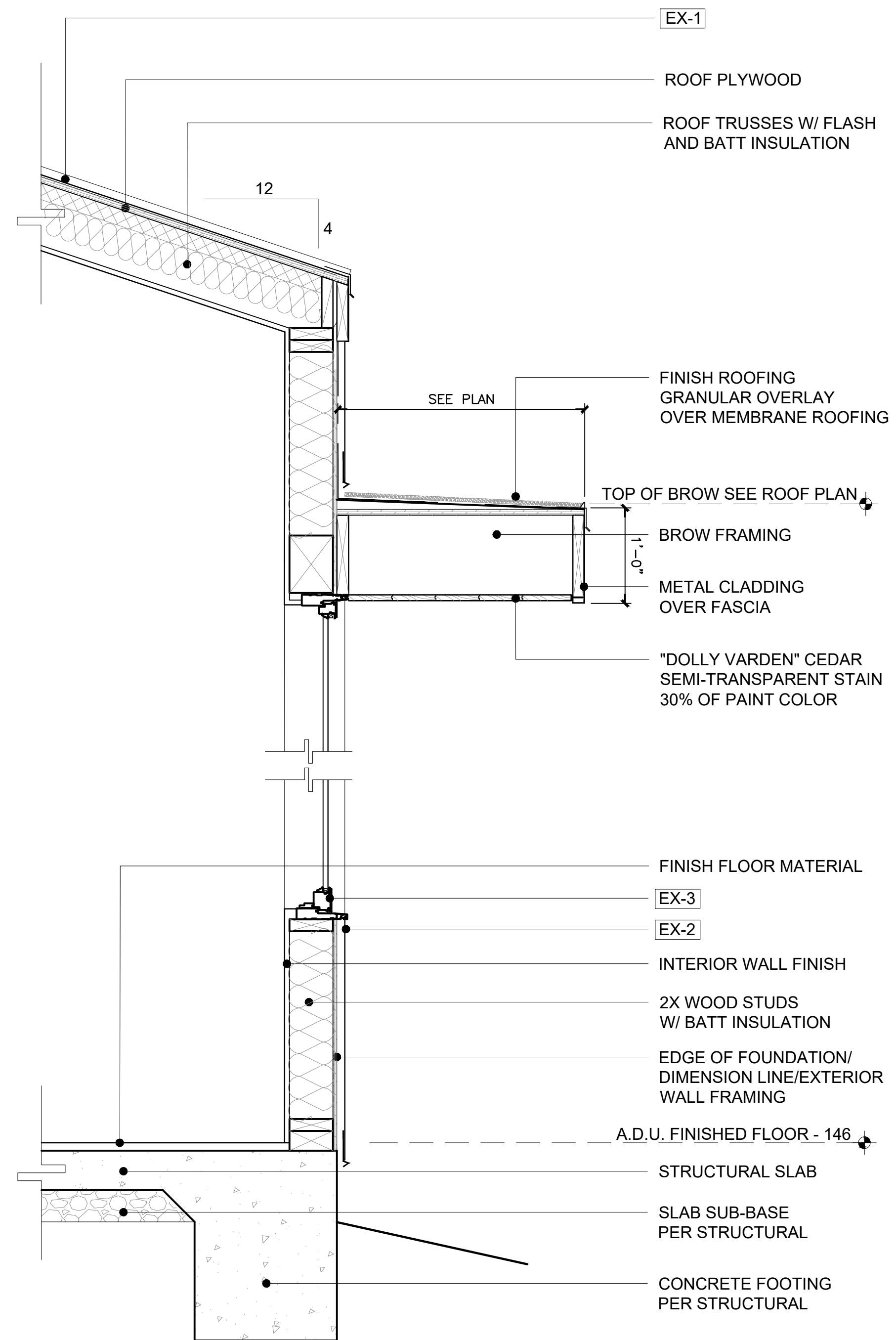
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ADU-4.1



BUILDING SECTION 1

SCALE: 1/4"=1'-0"



PROPOSED WALL SECTION

SCALE: 1"=1'-0"

ELEVATION KEY NOTES

- EX-1** STANDING SEAM METAL ROOF, #90# CAP SHEET OR TORCH APPLIED, SINGLE PLY WATERPROOF MEMBRANE (MIN) COLOR: DRK BRONZE. SAMPLE PRIOR TO INSTALL MATCH EXISTING MAIN HOUSE
- EX-2** 7/8" EXT PLASTER WITH INTEGRAL COLOR, T.B.D. (PROVIDE FIELD SAMPLE) O/ EXT LATH, O 2-LAYERS GRADE 'D' BUILDING PAPER MATCH EXISTING MAIN HOUSE
- EX-3** LOEWEN MIDNIGHT BRONZE CLAD WINDOWS WITH CLEAR DOUBLE GLASS PROVIDE SHOP DRAWINGS MATCH EXISTING MAIN HOUSE
- EX-4** G.I. (BONDERIZED) CHIMNEY SHROUD WITH I.C.C. SPARK ARRESTOR (PER MANUFACTURER) MATCH MAIN HOUSE



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07.02.25 PB ARB SUBMITTAL
10.14.25 PLANNING SUBMITTAL

Date: 10.14.2025

Scale: 1/4"=1'-0"



Drawn:

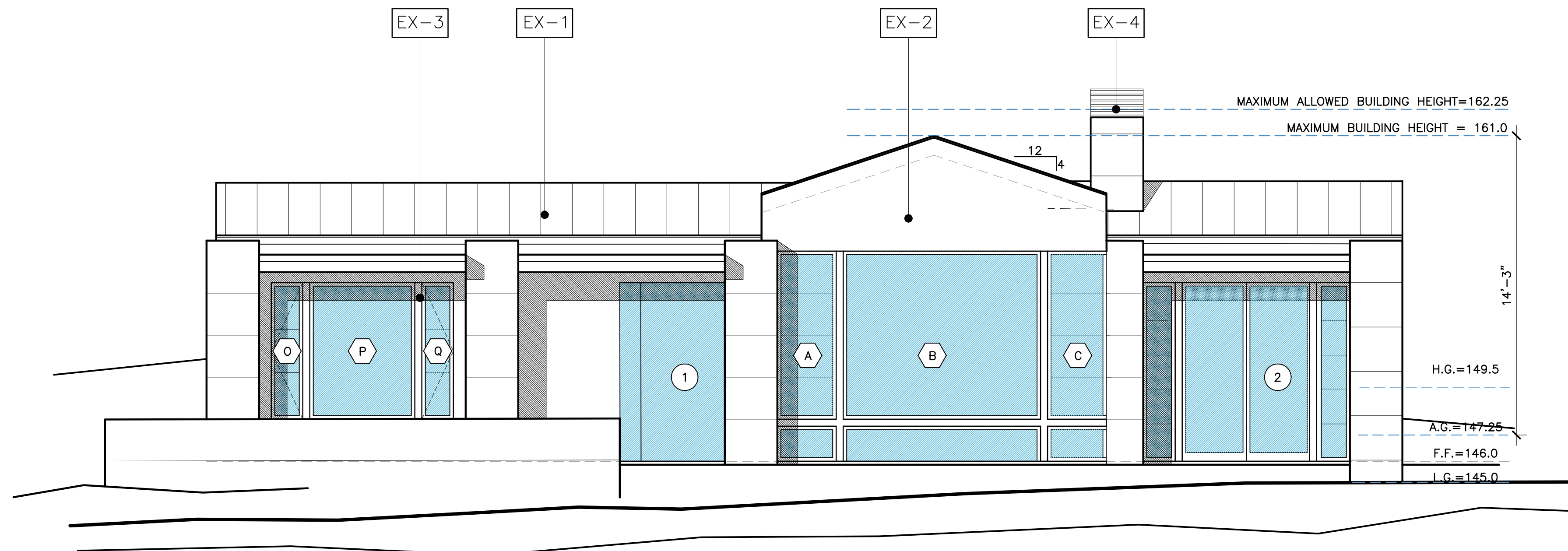
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PROPOSED ADU

Sheet No:

ADU-5.1

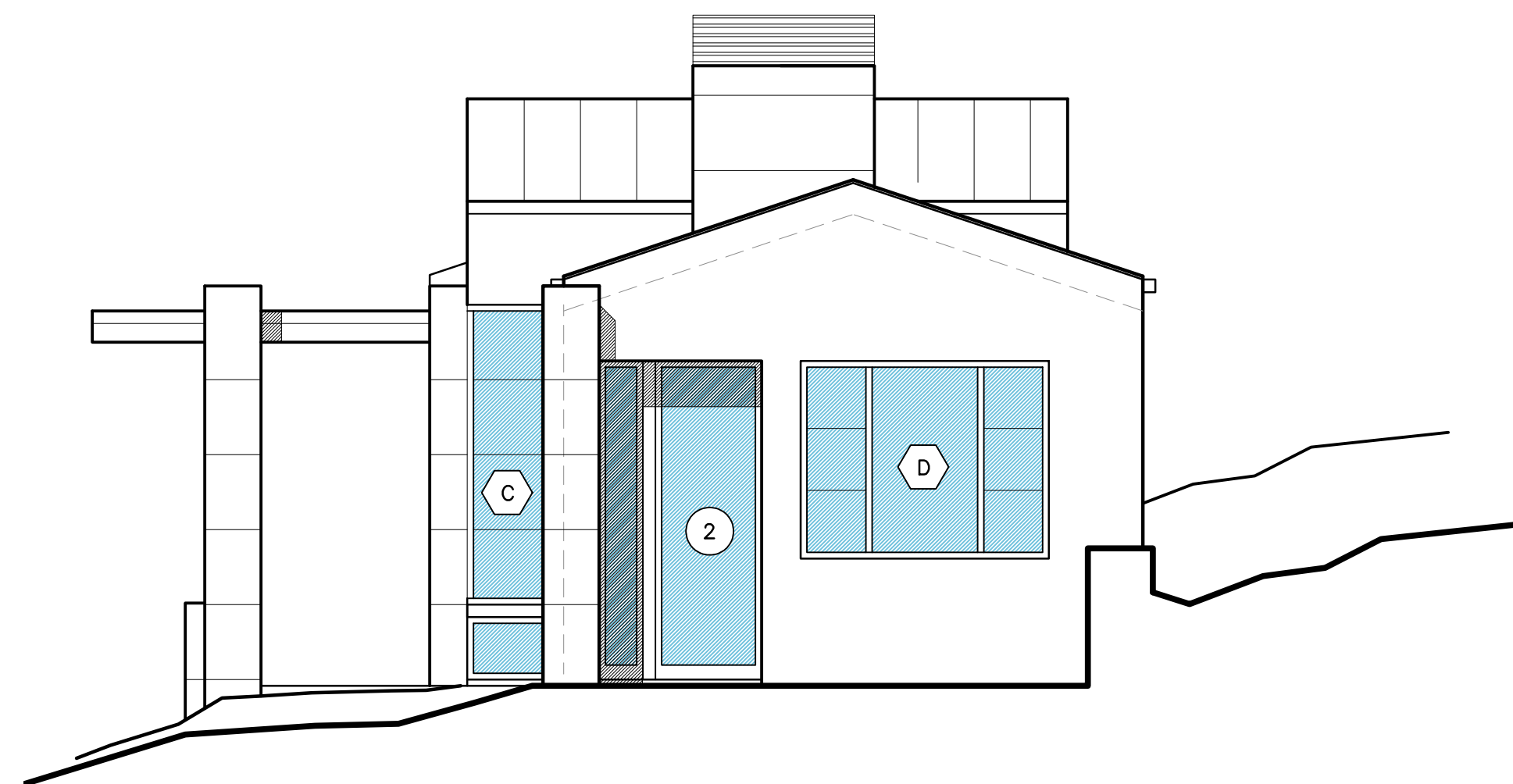
SYMBOLS LEGEND

-  DOOR PER SHEET A-8.1
-  WINDOW PER SHEET A-8.1



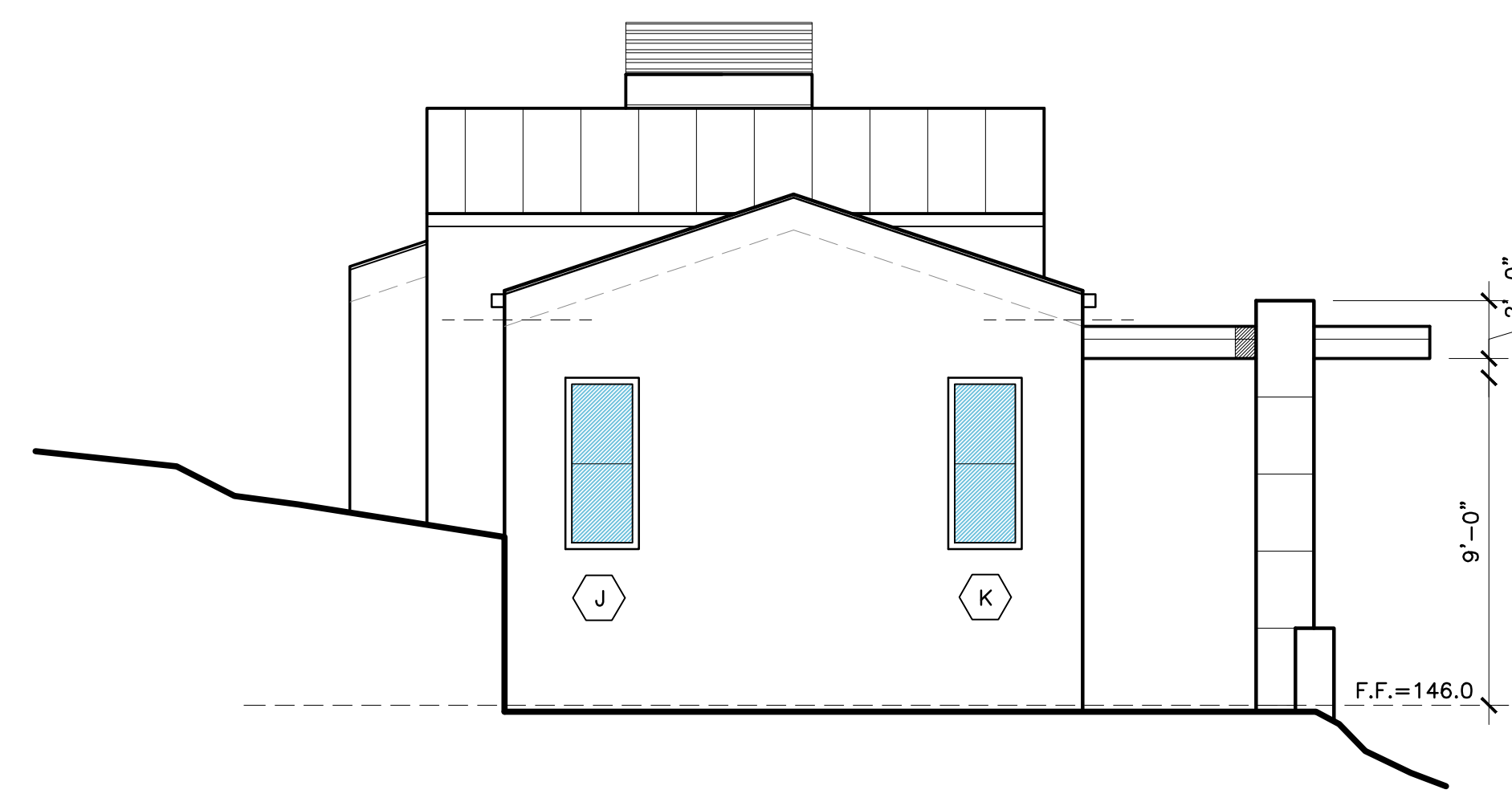
PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"



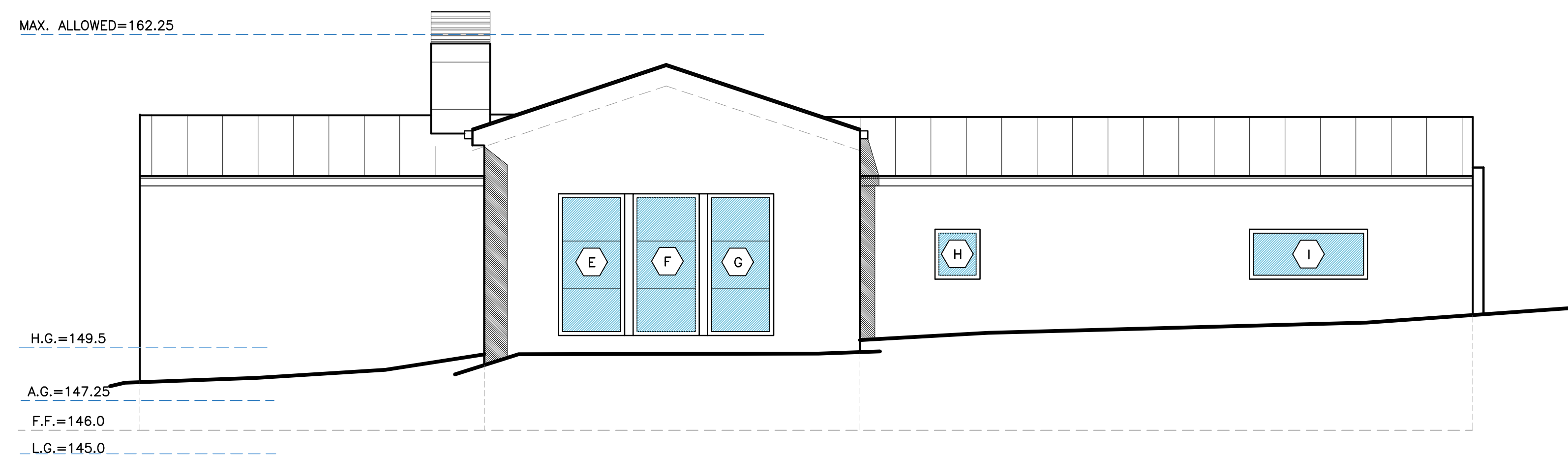
PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION KEY NOTES

- EX-1 STANDING SEAM METAL ROOF. #90# CAP SHEET OR TORCH APPLIED. SINGLE PLY WATERPROOF MEMBRANE (MIN) COLOR: DRK BRONZE. SAMPLE PRIOR TO INSTALL MATCH EXISTING MAIN HOUSE
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Action:

04.28.25 PB ARB SUBMITTAL
10.14.25 PLANNING SUBMITTAL

Date: 10.14.2025

Scale: 1/4"=1'-0"

Drawn:

Description:
ADU
EXT. ELEVATIONS

Sheet No:

ADU-6.1

SYMBOLS LEGEND

- OO DOOR PER SHEET A-8.1
- AA WINDOW PER SHEET A-8.1



PROPOSED EXTERIOR ELEVATION

SCALE: NONE



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Action:

07.02.25 PB ARB SUBMITTAL

10.14.25 PLANNING SUBMITTAL

Date: 10.14.2025

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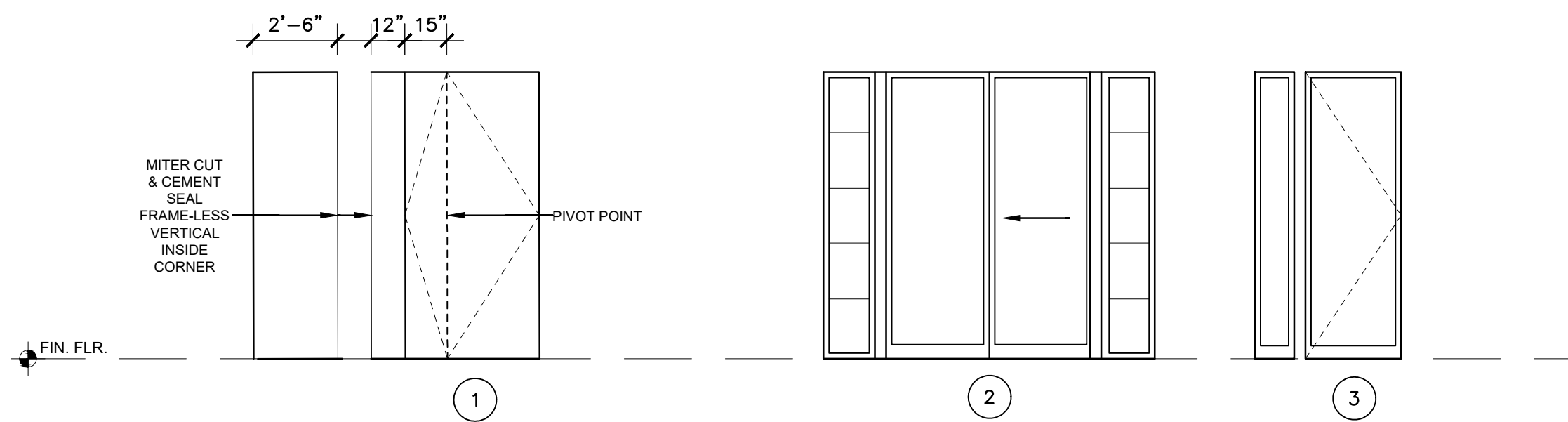
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PROPOSED
ADU

Sheet No:

ADU-6.2

DOOR ELEVATIONS



DOOR SCHEDULE

E X T E R I O R D O O R S						
SYM		O P E N I N G S I Z E		D E S C R I P T I O N		R E M A R K S
		W I D T H x H G T		A C T I O N	F R A M E M A T E R I A L	
M A I N L E V E L						
1	ENTRY	4-0X8-6		PIVOT	FRAMELESS	T.G. W/ 12" SIDELITE MITERED TO 2'-6" WINDOW AT 90 DEGREES
2	DINING	6-0X8-6		SLIDING	METAL CLAD	T.G., 2 EQUAL PANELS W/ 18" SIDELITE EACH SIDE
3	DINING	3-0X8-6		OUTSWING	METAL CLAD	T.G., W/ 14" SIDELITE ON LEFT SIDE

GENERAL NOTES & FINISHES

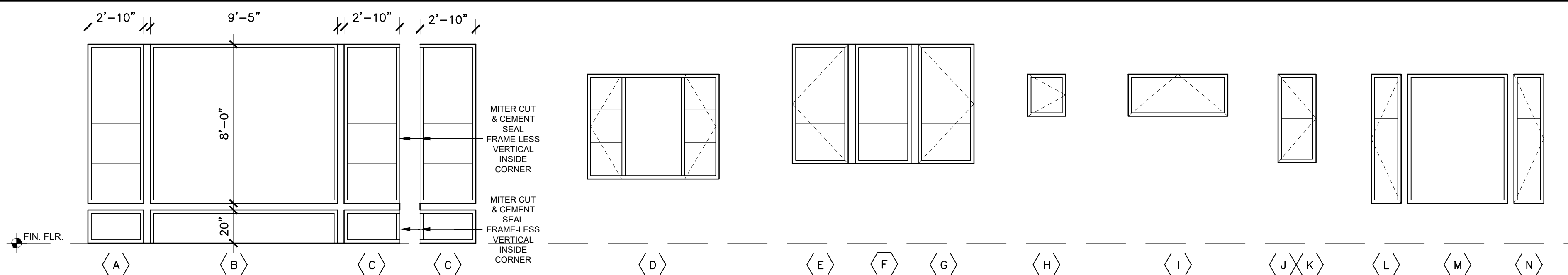
DOOR GENERAL NOTES

- ALL DOORS SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED:
- SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR
 - THRESHOLD SHALL HAVE A MAXIMUM HEIGHT OF 1/2" ABOVE INTERIOR FINISH FLOOR AND 1-1/2" ABOVE EXTERIOR FINISH FLOOR
 - ALL HEAD HEIGHTS (HD. HT.) INDICATED ARE FROM FINISH FLOOR.
 - ALL GLAZING IN DOORS TO BE TEMPERED GLASS, DUAL GLAZED AND LOW E UNLESS OTHERWISE NOTED.
 - MANUFACTURE SHOP DRAWINGS REQUIRED FOR FINAL APPROVAL PRIOR TO ORDERING OF WINDOWS.
 - ALL FIRE-RATED DOORS SHALL HAVE PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING AND SELF-LATCHING.
 - ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED.
 - ALL EXTERIOR WINDOWS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE PER WUI REQUIREMENTS
 - EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NVPA 252 OR MEET THE REQUIREMENTS OF SFM 7A-1 (R327.8.3)
 - VERIFY ALL SWING DIRECTIONS AND POCKET LOCATIONS WITH CONTRACTOR PRIOR TO ORDERING.

DOOR FINISHES

- INTERIOR DOORS TO BE SOLID CORE - STYLE TO BE SELECTED BY OWNER/ARCHITECT
- ALL WINDOW HARDWARE TO BE PER DESIGNER/ARCHITECT. SAMPLE PRIOR TO ORDER TO BE APPROVED BY OWNER/ARCHITECT
- ALL DOOR HARDWARE SHALL BE PER DESIGNER/ARCHITECT. SAMPLE PRIOR TO ORDER. LIFT/SLIDE UNITS WITH STAINLESS STEEL FLUSH TRACK THRESHOLD. FRENCH/SLIDER UNITS RECESSED THRESHOLD. SEE RELATED DETAIL.
- DOOR THRESHOLD/SILL TO BE INSTALLED FLUSH TO FINISHED FLOOR PER RELATED DETAIL. EXTERIOR STOOP - 1/2" MAX STEP, SLOPED 2% MIN AWAY FROM BUILDING.

WINDOW ELEVATIONS



WINDOW SCHEDULE

SYM	R O O M L O C A T I O N	S I Z E		H D R H G T	D E S C R I P T I O N		R E M A R K S
		W I D T H x H G T			A C T I O N	M A T E R I A L	
A	LIVING ROOM	2-10X10-0		10-0	FIXED	METAL CLAD	T.G., SEE ELEVATION
B	LIVING ROOM	9-5X10-0		10-0	FIXED	METAL CLAD	T.G., SEE ELEVATION
C	LIVING ROOM	2-10X10-0 EACH SIDE		10-0	FIXED	METAL CLAD	T.G., SEE ELEVATION, MITERED CORNER
D	KITCHEN	6-8X5-3		8-6	CASE-FIX-CASE	METAL CLAD	
E	LIVING ROOM	2-10X6-0		10-0	CASEMENT	METAL CLAD	
F	LIVING ROOM	2-10X6-0		10-0	FIXED	METAL CLAD	
G	LIVING ROOM	2-10X6-0		10-0	CASEMENT	METAL CLAD	
H	BATHROOM	2-0X2-0		8-6	CASEMENT	METAL CLAD	
I	BEDROOM	5-0X2-0		8-6	AWNING	METAL CLAD	
J	BEDROOM	2-0X4-6		8-6	CASEMENT	METAL CLAD	
K	BEDROOM	2-0X4-6		8-6	CASEMENT	METAL CLAD	
L	BEDROOM	1-6X6-6		8-6	CASEMENT	METAL CLAD	
M	BEDROOM	5-0X6-6		8-6	FIXED	METAL CLAD	
O	BEDROOM	1-6X6-6		8-6	CASEMENT	METAL CLAD	

GENERAL NOTES & FINISHES

WINDOW GENERAL NOTES

- ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED:
- GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIALS CONFORMING TO C.B.C. CHAPTER 24. SUCH AREAS SHALL INCLUDE BUT ARE NOT LIMITED TO SLIDING GLASS DOORS, TUB & SHOWER ENCLOSURES, STEAM ROOMS, GLAZING WITHIN A 24" RADIUS OF THE VERTICAL JAMB OF ANY DOOR. GLAZING IN INGRESS AND EGRESS DOORS, ABOVE DOORS & GLAZING LESS THAN 60" ABOVE THE WALKING SURFACE (C.B.C. 2406.1).
 - EGRESS WINDOWS SHALL COMPLY WITH ALL OF THE FOLLOWING:
 - MINIMUM NET CLEAR OPENING DIMENSION OF 24" IN HEIGHT.
 - MINIMUM NET CLEAR OPENING DIMENSION OF 20" IN WIDTH.
 - MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
 - OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FINISH FLOOR.
 - ALL HEAD HEIGHTS (HD. HT.) INDICATED ARE FROM FINISH FLOOR.
 - ALL DOOR/WINDOWS TO BE DUAL GLAZED UNLESS NOTED OTHERWISE.
 - ALL GLAZING SHALL BE LOW-E.
 - MANUFACTURE SHOP DRAWINGS REQUIRED FOR FINAL APPROVAL PRIOR TO ORDERING OF WINDOWS.
 - CONTRACTOR/MANUFACTURE TO VERIFY WINDOW STYLE WITH EXTERIOR ELEVATIONS.
 - ALL EXTERIOR WINDOWS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE PER WUI REQUIREMENTS
 - SEE WINDOW TYPES, THIS PAGE AND EXTERIOR ELEVATIONS FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CBC 1203.3.

WINDOW FINISHES

- ALL WINDOW HARDWARE TO BE PER DESIGNER/ARCHITECT. SAMPLE PRIOR TO ORDER TO BE APPROVED BY OWNER/ARCHITECT



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Prepared by:

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Action:

10.14.25 PLANNING SUBMITTAL

Date: 10.14.2025

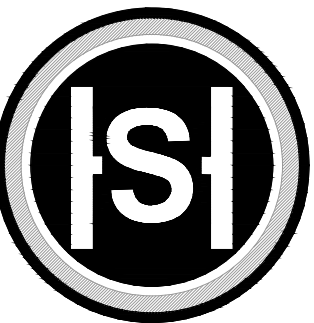
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ADU-8.1

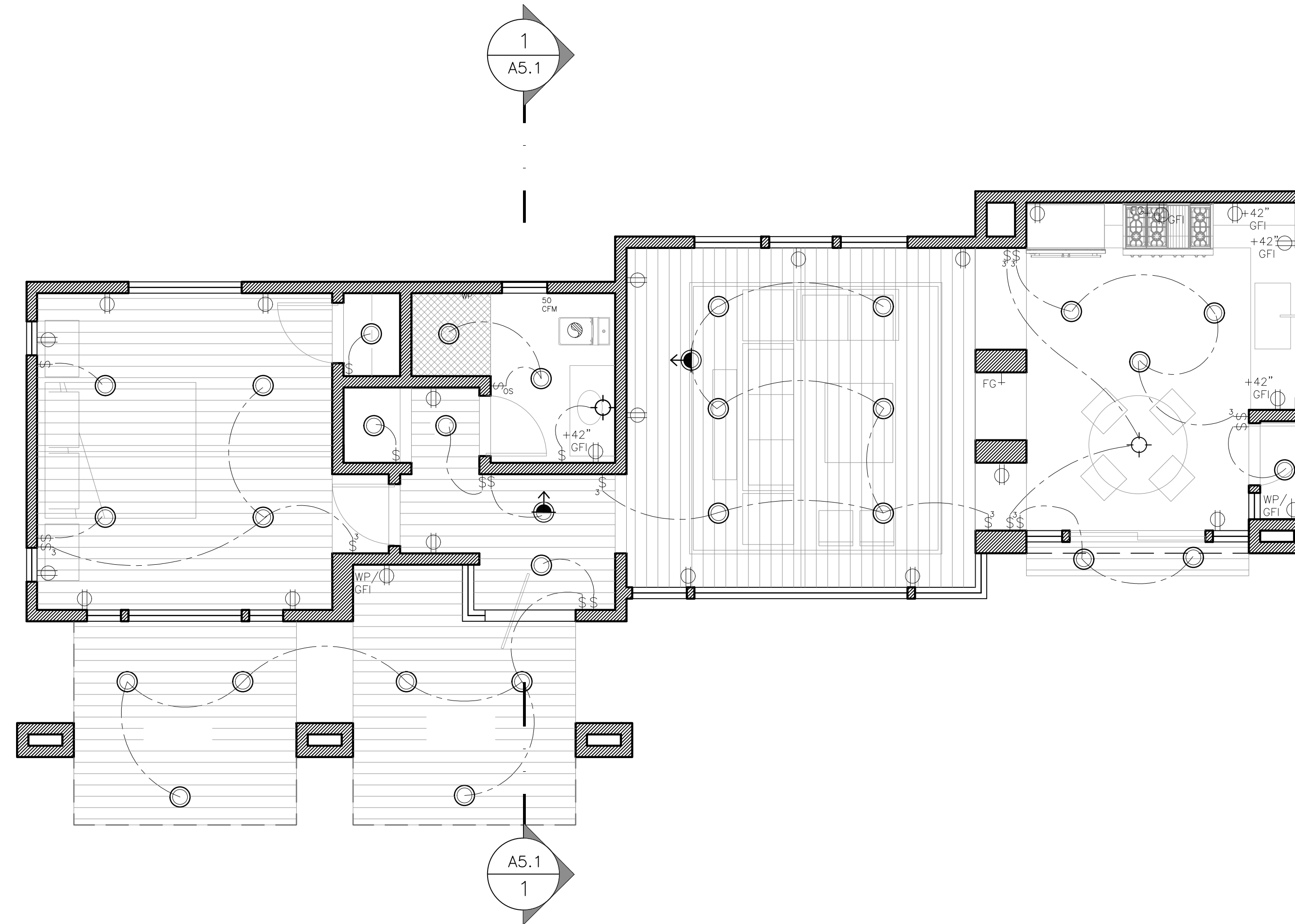


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ADU ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



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GENERAL ELECTRICAL NOTES

- MINIMUM #8 BOND JUMPER SHALL BE PROVIDED FOR JACUZZI BATHTUB MOTORS. A 20 AMP RECEPTACLE WITH GFCI SHALL BE INCLUDED (NEC 680.43-D).
- ALL RECEPTACLES IN DWELLING BATHROOMS, GARAGES, OUTDOORS, KITCHENS, ALL KITCHEN COUNTERTOPS, CRAWL SPACES BELOW GRADE, WITHIN 6 FEET OF SINKS, AND WITH 25' OF HVAC EQUIPMENT SHALL HAVE GFCI PROTECTION.
- ALL 125 VOLT 15 AND 20 AMP RECEPTACLE BRANCH CIRCUITS SUPPLYING OUTLETS OTHER THAN THOSE LOCATED, OUTSIDE, IN BATHS, GARAGES, ATTICS AND BASEMENTS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI) (CEC 210-12).
- PER NEC 210-11 THE FOLLOWING SHALL BE PROVIDED:
 - TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS TO SUPPLY KITCHEN COUNTER TOP RECEPTACLES
 - ONE 20 AMP LAUNDRY CIRCUIT
 - A 20 AMP BRANCH CIRCUIT FOR BATHROOM RECEPTACLES THESE BRANCH CIRCUITS SHALL SUPPLY NO OTHER OUTLETS
 - AN INDIVIDUAL BRANCH CIRCUIT FOR FAU (NEC 422.12)

- SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE WITHIN THE CIRCUIT.
- OCCUPANCY SENSORS OR DIMMERS SHALL BE INSTALLED IN ALL ROOMS AND CLOSETS LARGER THAN 70 SQ. FT. THAT DO NOT USE FLOURESCENT LIGHTS (CEC T-24 RESIDENTIAL LIGHTING STANDARDS).
- SEE LIGHT FIXTURE CUT SHEET FOR EXTERIOR LIGHTING DETAILS.
- ALL RECESSED LIGHTS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 2CFM AT 75 PASCALS. PER CEC 150(k)8.
- SPECIFY ALL 125 VOLT, 15- AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TANMPER-RESISTANT RECEPTACLES PER CEC 406.12.
- ELECTRICAL WALK-THROUGH WITH OWNER, ARCHITECT AND CONTRACTOR MUST BE PERFORMED AND FINAL PLANS BE APPROVED PRIOR TO ANY INSTALLATION.

- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CENc TABLE 150.0-A, EITHER BY LISTED SOURCE TYPE OR BY JAB-2019 CERTIFIED LABELED.
- RESIDENTIAL OUTDOOR LIGHTING PERMANETLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCCELL AND MOTION SENSOR OR BY PHOTOCNTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM.
- LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED "SUITABLE FOR WET/DAMP LOCATIONS".
- RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE.

SYMBOLS LEGEND

⊕	DUPLEX OUTLET LOCATE 12" OFF FLOOR	MD	MOTION DETECTOR
⊕+	DUPLEX OUTLET LOCATE CLR OFF FLOOR; 2" ABOVE ADJACENT COUNTER TOPS	EV	ELECTRIC VEHICLE CHARGER
⊕220	220V OUTLET	⊙	CEILING MOUNTED EXHAUST FAN
⊕ 1/2	1/2 HOT DUPLEX OUTLET	⊙	RECESSED CEILING MOUNTED LIGHT
⊕GFI	DUPLEX OUTLET w/GFI PROTECTION	⊙➔	RECESSED DIRECTIONAL LIGHT (LOW VOLT)
⊕	DUPLEX FLOOR OUTLET	— — —	UNDER CABINET FLOURESCENT/LED LIGHTING
⊕WP	WATER PROOF OUTLET/GFCI	⊕	CEILING MOUNTED FLOURESCENT/LED FIXTURE
\$	SINGLE POLE SWITCH	⊙	JUNCTION BOX
\$2	TWO WAY SWITCH	⊕	PUSH BUTTON SWITCH
\$3	THREE WAY SWITCH	⊕FG	NATURAL GAS SUPPLY. - SEE MFG FOR APPLIANCE LOCATION.
⊙OS	OCCUPANCY SENSOR	⊕	JAMB SWITCH
⊕	PHONE JACK	⊕SD	SMOKE DETECTOR (120 VOLT W/ HARD-WIRED, W/ BATT BACKUP)
⊕	CABLE TV	⊕CM	CARBON MONOXIDE & SMOKE DETECTION COMBINATION
⊕	WALL MOUNTED LIGHT/SCONCE		
⊕	CEILING FIXTURE		
✂	CEILING FAN		

Action:

10.14.25 PLANNING SUBMITTAL

Date: 10.14.2025

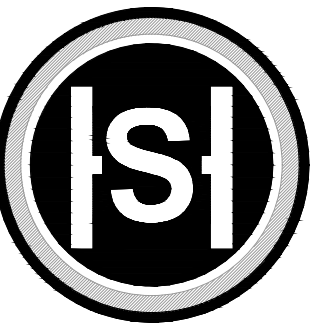
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Sheet No:

E-2.1



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04.28.25 PB ARB SUBMITTAL
10.14.25 PLANNING SUBMITTAL

Date: 10.14.2025

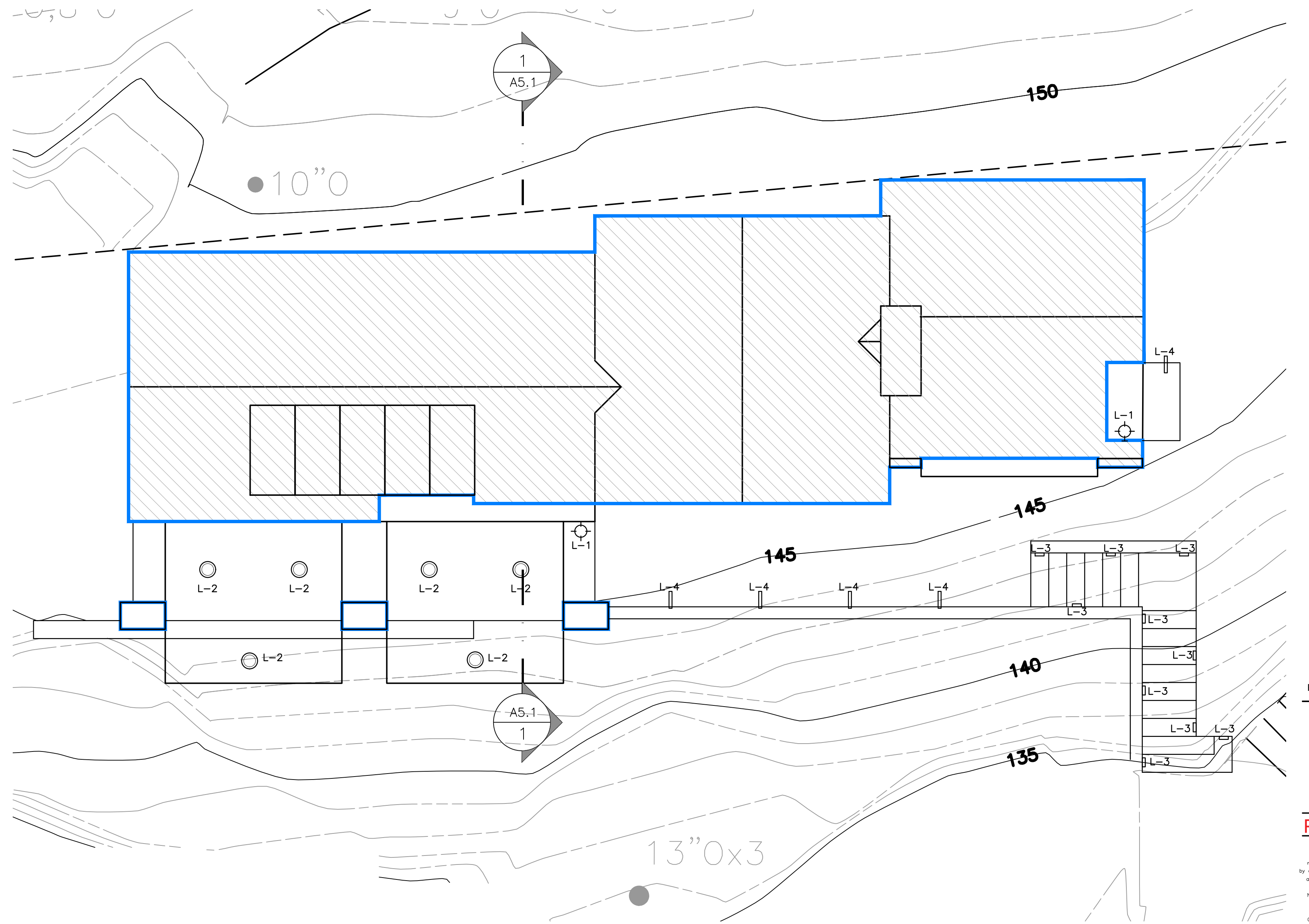
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Sheet No:

EX-1.1



LEGEND:

QTY.	SYM.	DESCRIPTION
2	L-1	25 WATT MAX. INCANDESCENT WEATHERPROOF EXTERIOR WALL LIGHT - SIZE VARIES
6	L-2	25 WATT MAX. INCANDESCENT LOW VOLTAGE WATERPROOF RECESSED LIGHT
10	L-3	20 WATT MAX. INCANDESCENT LOW VOLTAGE WATERPROOF STEP LIGHT
5	L-4	20 WATT MAX. LOW VOLTAGE WATERPROOF PATH LIGHT

NOTE:

ALL EXTERIOR LIGHTING SHALL BE UNOBTRUSIVE, HARMONIOUS WITH THE LOCAL AREA CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED.

SITE EXTERIOR LIGHTING PLAN

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



HINKLEY LIGHTING, INC.
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H36LVTAT
3 Apertures, Shallow Galling, Non-IC/AT
12V Low Voltage, MR16

H36LVTAT is a Non-IC AR-TITE™ fixture for use with H3 3" series trims. Housing is AR-TITE™ ribbed to prevent air flow imbalance in hot or air conditioned spaces and unconditioned attic areas. For use with 12V MR16 lamps.
Non-IC Housing is AR-TITE™ but insulation must be kept 3 inches away from all sides of housing.

FEATURES

HOUSING
Formed of OSB with white powder coat finish.

PLASTER FRAME
Housing adjusts in plaster frame to accommodate up to 1-1/2" ceiling thickness. Galvanized steel construction. Plaster frame features include:
• Replaced locking screw for securing trimer bars.
• Cutouts for easy crimping trimer bars in position.
• H3/2 name embossed on plaster frame. The housing may be removed from the junction box.
• Pre-installed AR-TITE gasket.

SLIDE-R-SIDE™ JUNCTION BOX
• Four 1/2" wide side control knockouts with true pry-out slots are positioned to accommodate straight conduit runs.
• Slide-R-Side™ wire traps allow non-metallic sheathed cable to be installed without tools and without removing knockouts. Accepts a wide range of non-metallic sheathed cable.
• Allows wiring connections to be made outside the junction box.
• Simply vent the cable directly into the trap after connections are made.
• Accommodates the following standard non-metallic sheathed cable sizes:
(US) #14, #12, #10, #8, #6
(Canada) #14, #12, #10, #8

"QUICK CONNECT" CONNECTORS
Three quick-connect wiring connectors included.

Get HALL™ Pass-It-Thru™ BAR HANGERS
• Pre-installed nail ready install in regular lumber, engineered lumber and laminated beams.
• Safety and guidance system prevents snagging, ensures smooth straight nail penetration and allows bar hangers to be easily removed if necessary.
• Automatic leveling bungee aligns the housing and into you hold the housing in place with one hand while driving nails.
• Housing can be installed at any point within 24" just gaps.
• Pass-It-Thru™ feature allows bar hangers to be shortened without removing from plaster frame.
• Score lines allow "bottle" marking for 1/2" gaps.
• Bar hangers may be repositioned 90°.
• Integral 7-rib slip strips onto 1/2" bars - no additional clips required.

TRANSFORMER
Integral magnetic transformer steps 120V line voltage down to 12V lamp operating voltage. Rated for 50W max.

SOCKET
G5.3 socket for 12V MR16 lamps.

LABELS
• UL/ULC Listed 138L Luminaires
• UL/ULC Listed 138L Luminaires
• UL/ULC Listed for Wet Location, covered ceiling - with select trims
• UL/ULC Listed for Wet Through
• Certified Under ASTM E283 for air tight construction.

L-1 FIXTURE

L-2 FIXTURE

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LUNA LED STEP 120V 58504BZ
BRONZE

WIDTH: 3.0"
HEIGHT: 4.5"
WEIGHT: 0.7 LBS
MATERIAL: ZINC-ALUMINUM ALLOY
SOCKET: 4W LED
LED INFO:
LUMENS: 240
COLOR TEMP: 2700k
CRI: 90
INCANDESCENT EQUIVALENCY: 1 x 20W
DIMMABLE: Yes, on any Incandescent, MLV, ELV, or CL dimmer.
NOTES: INDOOR/OUTDOOR USE
EXTENSION: 0.5"
CERTIFICATION: C-ULS WET RATED
VOLTAGE: 120V
LPC: 8400585032

L-3 FIXTURE

L-4 FIXTURE

ATLANTIS 1518BZ	
BRONZE	
MATERIAL:	ALUMINUM
GLASS:	ETCHED GLASS LENS
WIDTH:	1.5"
HEIGHT:	22.0"
EXTENSION:	-
TTO:	-
BACKPLATE HEIGHT:	-
BACKPLATE WIDTH:	-
BULB:	ONE 20W T3 BI-PIN (INCLUDED)
VOLTAGE:	12V
LPC:	840055151800
NOTES:	

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