

Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

456 PROPERTIES LLC (PLN240034)

RESOLUTION NO. 25-000

Resolution by the County of Monterey Zoning
Administrator

- 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 Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, attached 843 square foot accessory dwelling unit, and associated site improvements; 2) Coastal Development Permit to allow removal of three Coast Live Oak trees; and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

[PLN240034 456 PROPERTIES LLC, 3320 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-423-026-000)]

The 456 PROPERTIES LLC application (PLN240034) came on for public hearing before the County of Monterey Zoning Administrator on July 31, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – 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 has 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 3320 17 Mile Drive, Pebble Beach (Assessor's Parcel Number [APN]: 008-423-026-000), Del Monte Forest Land Use Plan. 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" which allows the construction of a single-family dwelling and accessory structures as principally allowed uses, subject to the approval of a Coastal Administrative Permit and Design Approval in each case. The project includes the construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, 843 square foot accessory dwelling unit, and associated site improvements. The site is currently undeveloped, and the proposed residence would establish the first single family dwelling on a legal lot of record. The project as proposed would require a Coastal Development Permit per DMF CIP section 20.147.050, to allow removal of three Coast Live Oaks, and an additional Coastal Development Permit to allow for development within 750 feet of a known archaeological resource, per DMF CIP section 20.147.080. As further detailed in the evidence below and Finding 5, adequate findings can be made for the granting of a Coastal Development permit in each case. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property (0.58 acres), APN: 008-423-026-000, is identified as a legal lot of record through the Grant Deed dated October 27, 1966 Reel 481 Page 573, after the property was subdivided under previous ownership. Therefore, the County recognizes this lot as a legal lot of record.
- d) The project planner conducted a site inspection on January 3, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as being within a Design Control District or "D" overlay, which provides regulations of the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. As designed, the proposed residence and accessory structures have colors that are consistent with the nearby residences, which include light stucco siding with stone veneer, brown/orange clay roof tiles, black metal trim windows and doors, and light beige stone patios and pavers. The exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. The surrounding neighborhood is eclectic in architecture with several residences ranging from modern architectural to craftsmen homes. Surrounding the property are large oak trees and existing residences, which help blend the proposed residence and accessory structures 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 (see evidence “f”). As conditioned (Condition No. 5), the exterior lighting will be downlit, unobtrusive, and will only illuminate the intended area, as required by the County’s Exterior Lighting Design Guidelines. 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.

- f) Visual Resources. DMF LUP Policy 84 requires new development fronting 17-Mile Drive in Pebble Beach shall be set back from center-line of road a minimum of 100 feet, to ensure that new development does obstruct any public viewshed areas. As delineated in the project plans, the residence and attached accessory structures are setback approximately 155 feet, and have existing residences and mature Coast Live Oaks trees that act as screening to ensure any public viewshed points are unobstructed. Furthermore, the DMF LUP, under Scenic and Visual Resources Policy 48, states development located in visually prominent settings, as identified within Figure 3, shall be designed, and sited in a manner that avoids blocking significant public views, or that may create a significant adverse impact. The subject parcel is located within the green shaded area of Figure 3, which is indicated as having viewshed points from 17-Mile Drive and Vista Points. With this in mind, the proposed residence and accessory structures are sited further back than the required 100 foot setback from 17-Mile Drive, and a more restrictive rear setback in the form of a “Rider” placed on the property from Pebble Beach Company. Therefore, as designed and sited, the project assures protection of the public viewshed, is consistent with scenic and visual resources policy of the Del Monte Forest Land Use Plan.
- g) Development Standards. The project is within the LDR zoning district and is subject to development standards established in Title 20 section 20.14.060. For main structures, the required minimum setbacks are 30 feet front, 20 feet side, and 20 feet rear, and the maximum allowed height is 30 feet as measured from average natural grade. As delineated on the attached project plans the residence and accessory structures are sited approximately 155 feet from the front, 20 feet from the side, 50 feet from the rear, and has a proposed height of 30 feet from average natural grade. This property has an allowable maximum building site coverage of 15 percent and a maximum floor area ratio of 17.5 percent; as proposed the residence and accessory structures will result in a building site coverage of 15 percent, and a proposed floor area ratio of 11.6 percent. Therefore, the proposed project complies with applicable site development standards as outlined in Title 20 section 20.14.060.

- h) Cultural Resources. According to the Monterey County Geographic Informational System (GIS), the project site is in an area identified as having a high archaeological sensitivity. In accordance with 1982 Coastal General Plan Policy 12.1.3, all development being proposed within high sensitivity zones, shall complete a Phase One survey (see Finding 2, Evidence “b”). According to the Phase One Archaeological Survey (LIB240223) that was submitted by the applicant, the results of the survey were positive for diffuse marine shell site indicators on the immediate ground surface of the subject parcel. As required by DMF CIP 20.147.080, development proposed within 750 feet of a known archaeological resource, as identified through the survey report shall be required to obtain a Coastal Development Permit. Therefore, a Coastal Development Permit was applied to this project as a result of the Phase One Archaeological Survey. A Phase 2 Archaeological Survey (LIB250001) was obtained. The results of the Phase 2 Archaeological Survey auger testing program concluded that twenty-four flecks of abalone shell and one fleck of charcoal were observed in soils from two auger bore locations; however, these materials do not qualify as a unique or significant resource under CEQA Guidelines or the Del Monte Forest Coastal Implementation Plan Part 5. According to the project archaeologist, the marine shell fragments were observed approximately 40-50 feet south of the proposed area of development and are not anticipated to be impacted by the proposed project as designed and sited. Furthermore, the subject parcel has a “Rider” placed on the property, which requires a 50 feet minimum setback from Pebble Beach Golf Links. Therefore, the identified archaeological resource is located in an area that wouldn’t be impacted by the proposed development. The Phase 2 Archaeological Survey concluded there is no evidence that cultural resources would be disturbed with project implementation, but recommended installation of temporary fencing and a pre-construction cultural resources training program to ensure no inadvertent impacts would occur. As required by Policy 58 of the Del Monte Forest LUP, the project has been conditioned to require compliance with the recommendations outlined in the Archaeological Report (LIB240223), which will further ensure protection of the resources on the subject parcel. The potential for inadvertent impacts to resources is further limited through application of the County’s standard project condition (Condition No. 3). This condition requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Forest Resources. As demonstrated in Finding 5, the development is consistent with forest resources regulations and granting of a Coastal Development Permit.
- j) Public Access. As demonstrated in Finding 6, the development is consistent with public access policies of the DMF LUP.
- k) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project included a Design Approval subject to

review by the Zoning Administrator. The LUAC minutes were not available upon the distribution of this draft resolution.

- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240034.

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) The following reports have been prepared:
 - Extended Phase 1 Archaeological Assessment in Support of the 3320 17 Mile Drive Project (LIB240223) prepared by Susan Morley, Marina, CA on June 01, 2024;
 - Phase 2 Archaeological Assessment in Support of the 3320 17 Mile Drive Project (LIB250001) prepared by Susan Morley, Marina, CA on November 01, 2024;
 - Geotechnical Investigation for Proposed Single Family Residence (LIB240224) prepared by John Buringa, Watsonville, CA on August 21, 2024;
 - Arborist Report (LIB240222) prepared by Rob Thompson, Monterey, CA on July 29, 2024.

Upon independent review, staff concurs with conclusions of the report. There are no physical or environmental constraints that render the site unsuitable for the use proposed.

- c) Staff conducted a site inspection on January 3, 2025 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 PLN240034.

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. 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 California American Water Company. The proposed residence and accessory structures do not require additional fixtures or connections.
- c) Staff conducted a site inspection on January 3, 2025 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 PLN240034. .

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on January 3, 2025 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - 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 PLN240034.

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

- EVIDENCE:**
- a) The project includes application for the removal of three native Coast Live Oak trees. In accordance with DMF CIP, a Coastal Development Permit is required and the criteria to grant said permit have been met.
 - b) Pursuant to Section 20.147.050.B.1 of the DMF CIP, an Arborist Report and Forest Management Plan was prepared for the proposed project. The arborist report evaluated the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Three Coast Live Oaks are located within the proposed footprint of the residence and accessory structures and these trees are proposed for removal. As stated in the report, the three Coast Live Oaks are sited for removal due to impacts associated with home and driveway construction activities, while the remaining trees located in the vicinity of the project operations will be retained and protected in place for the duration of the project. According to the arborist, two of the three subject Oaks are small and insignificant with fair physiological health but are in poor structural condition due to natural leans and poor canopy balance and symmetry. The third Oak is within the construction footprint of the proposed homesite and is proposed or removal due to construction

related impacts. The project has been designed and sited to minimize the removal of protected trees to the greatest extent possible under the circumstances. The project includes removal of three Coast Live Oaks (12", 9", and 17" in DBH), two of which are located in the proposed driveway, and the third being located in the rear patio. According to the arborist report (LIB240222) the two Oaks located in the footprint of the driveway are in fair physiological health, however these are in poor structural condition due to natural leans and poor canopy balance and symmetry. The third Oak located in the construction footprint of the proposed homesite is in good physiological health and structural condition, but is sited for removal due to being within the footprint of the residence. The subject parcel is considered a flag lot and has a required 120 foot setback from 17-Mile Drive. Adjusting the footprint of the residence would impact additional trees. The proposed driveway has been designed to meet fire code and avoid additional protected trees (DMF LUP Policy 35). However, the entry to the property does contain numerous trees and thus tree removal for the proposed driveway cannot be avoided. Therefore, the three Coast Live Oaks slated for removal are the minimum necessary to allow construction of the first single-family dwelling.

- c) Measures for tree protection of trees to be retained during construction have been incorporated as Condition No. 4. Condition No. 9 requires the applicant to replant three Coast Live Oaks, and after six months of replanting the replacement trees, the applicant shall submit evidence demonstrating that the replacement trees are in healthy, growing condition.
- d) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife over the long term as the site as surrounding forested areas which are to remain untouched.
- e) Staff conducted a site inspection on January 3, 2025 to verify that the site and proposed project meet the criteria for an exemption.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240034.

- 6. FINDING: PUBLIC ACCESS-** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130, can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

- d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).
- e) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
- f) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240034.

7. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts construction of new single-family dwellings.
 - b) The project includes construction of the first single-family dwelling with an attached garage, and attached accessory dwelling unit, which meets this exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 3, 2025.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Removal of three native trees will not result in an adverse environmental impact or significant long-term impacts. No known historical resources are found in the geotechnical and the results of the archaeological reports concluded the nearest cultural resource is within 750 feet of the project area. The project however is not indicated as having the potential to create a substantial adverse change in the significance of a historical resource. It is not visible from 17-Mile Drive or designated public access areas/vista points.
 - e) Staff conducted a site inspection on January 3, 2025 to verify that the site is suitable for this use.
 - f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240034.

8. **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 County of Monterey Zoning Administrator does hereby:

1. Find the project involves construction of a new single-family dwelling with attached accessory structures, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow a 2,202 square foot single family dwelling with an attached 683 square foot garage and attached 843 square foot accessory dwelling unit, and associated site improvements; and 2) Coastal Development Permit to allow removal of three Coast Live Oaks; and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

All general conformance with attached plans and subject to the attached 9 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 31st day of July, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

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 DATE.

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

PLN240034

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240034) allows Coastal Administrative Permit and Design Approval to allow construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage and attached 843 square foot accessory dwelling unit; Coastal Development Permit to allow removal of three Coast Live Oak trees (12", 9", and 17" inches in diameter); and Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The property is located at 3320 17 Mile Drive (Assessor's Parcel Number 008-423-026-000), 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 ongoing 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 Combined Development Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 008-423-026-000 on January 30, 2025. The permit was granted subject to 11 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(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

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

Responsible Department: 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.

6. 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.

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.

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

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

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

8. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

- Replacement ratio:
- Replacement ratio recommended by arborist:
- Other: (3) five-fifteen gallon container size Coast Live Oaks

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

10. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

11. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts on cultural resources that may be discovered during ground disturbing and construction activities, a qualified archaeological (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be retained to prepare and conduct a pre-construction cultural resources training program with all construction crew and serve as an on-call monitor for the duration of all project-related ground-disturbing activities. The purpose of the pre-construction cultural resources training program shall be to train the construction and demolition crew on how to identify potential cultural resources, and procedures for if previously unknown cultural resources are identified during construction operations. Prior to construction activities, the qualified archaeologist in coordination with the Project proponent, shall erect a temporary fencing barrier around the shell materials in the southwestern parcel boundary. The archaeologist shall periodically monitor the fencing integrity and placement throughout the life of the Project. If at any time, potentially significant archaeological resources

or intact features are discovered, Condition of Approval PD003(B) shall be adhered to. The Archaeological Monitor shall review and evaluate any inadvertent discoveries to determine if they are historical resource(s) and/or unique archaeological resources or tribal cultural resources. If the Archaeological Monitor determines that any cultural resources exposed during construction constitute a historical resource and /or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation. The Professional Archaeologist shall recommend mitigation measures to mitigate to a less than significant impact in accordance with California Public Resources Code Section 15064.5. The contract shall require that the Archaeological Monitor keep a log of inadvertent discoveries and submit a final report summarizing compliance actions with HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to the issuance of permits from Building Services, the Applicant/Owner shall submit to HCD-Planning a copy of the contract between the Applicant/Owner and a qualified archaeologist. The contract shall include the requirements of this condition and specify that the archaeologist will prepare and conduct a pre -construction cultural resources training for all construction crew. The contract shall also specify that the archaeologist will be retained on an "on-call" basis for all ground disturbing construction to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction (Condition No. 3).

Prior to initial ground disturbance, the Applicant/Owner shall submit evidence to HCD-Planning demonstrating that the pre-construction cultural resources training meeting occurred as required by this condition. Such evidence shall be in the form of a letter from the qualified archaeologist and a list of attendees.

WILLIAMSON RESIDENCE

3320 17 MILE DRIVE Pebble Beach, CA 93953

PROJECT DATA

SETBACKS

LDR/1.5-D(GZ)	REQUIRED	PROPOSED
FRONT (RIDER)	120'-0"	194'-11"
FLAG LOT	30'-0"	37'-11"
NORTH SIDE	20'-0"	20'-0"
WEST SIDE	20'-0"	20'-11"
EAST SIDE	20'-0"	20'-0"
REAR (RIDER)	50'-0"	50'-2"
17 MI. DRIVE (CENTER)	100'-0"	155'-11"
BUILDING HEIGHT	30 FT. MAX.	19'-6" FT.

PROPOSED SITE COVERAGE:

IMPERVIOUS:		
MAIN RESIDENCE & GARAGE	9,896 SF.	
ADU	843 SF.	
DRIVE	1,481 SF.	
SITE PAVING & STAIRS	2181 SF.	
SPA / WATER FEATURE	120 SF.	
TOTAL IMPERVIOUS SITE COVERAGE:	8,461 SF.	39.1%

PERVIOUS:

AUTOCOURT	1,616 SF.
EAST SIDE WALK	415 SF.
TOTAL PERVIOUS SITE COVERAGE:	2,031 SF. 8.0%

LOT DATA :

LOT SIZE : 25,573 SQ. FT.
A.P.N. : 008-423-025-000
ZONING : LDR/1.5-D(GZ)

ZONING	LDR/1.5-D(GZ)
FLOOR AREA RATIO :	17.5%
MAXIMUM AREA ALLOWED :	4,475.3 SQ. FT.
BUILDING SITE COVERAGE:	15.0%
MAX. BLDG. COV. ALLOWED :	3,836 SQ. FT.
MAX. SITE COV. ALLOWED :	4,000 SQ. FT.

PROPOSED FLOOR AREA:

MAIN HOUSE	2,202 SF.
GARAGE	683 SF.
MECHANICAL	83 SF.
PROPOSED FLOOR AREA RATIO:	2,968 SF. 11.6%
ADU	843 SF.

BUILDING SITE COVERAGE:

BUILDING FOOTPRINT	3,836 SF.
TOTAL PROPOSED BUILDING SITE COVERAGE:	3,836 SF. 15.0%
ADU	843 SF.

PROJECT INFORMATION

OWNER: ROBERT WILLIAMSON
1690 TACOMA WAY
REDWOOD CITY, CA 94063

PROJECT ADDRESS: 3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH: 831-372-0410

LAND SURVEYOR: L&S ENGINEERING AND SURVEYING, INC.
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
PH: 831-655-2723

LANDSCAPE: SEVEN SPRINGS STUDIO
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
PH: 831-466-4617

SHEET INDEX

ARCHITECTURAL:

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- I OF 2 TOPOGRAPHIC SURVEY
- A-1.1 PROPOSED SITE PLAN
- A-1.2 ENLARGED SITE PLAN
- A-2.1 PROPOSED FLOOR PLAN
- A-2.2 PROPOSED ROOF PLAN
- A-3.1 SOUTH & NORTH ELEVATIONS
- A-3.2 EAST ELEVATIONS
- A-3.3 WEST ELEVATIONS
- A-3.4 BUILDING SECTIONS
- A-7.1 MATERIAL SAMPLES
- A-7.2 RENDERED PERSPECTIVES

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- C1 SITE GRADING PLAN
- C2 DRIVENAY PROFILE & CROSS SECTION
- C3 STORM DRAIN & UTILITY PLAN
- C4 EROSION CONTROL PLAN
- C5 CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE:

- L-0.1 FUEL MANAGEMENT PLAN
- L-1.0 OVERALL SITE PLAN
- L-1.1 SITE PLAN
- L-2.0 PLANTING NOTES
- L-2.1 PLANTING PLAN
- L-3.0 LIGHTING PLAN
- L-3.1 LIGHTING SPECS

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

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UTILITIES

- WATER: CALIFORNIA AMERICAN WATER COMPANY
- ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC
- SANITARY SEWER SYSTEM: PEBBLE BEACH COMMUNITY SERVICES DISTRICT

TREE REMOVAL

- 3 COASTAL LIVE OAK TREES TO BE REMOVED:
ONE (1) 12' OAK, ONE (1) 9' OAK AND ONE (1) 11' OAK

GRADING

CUT/FILL :
CUT: 908 C.Y.
FILL: 612 C.Y.
NET: 296 C.Y. OF CUT

PROJECT DESCRIPTION

PROPOSED NEW 2,968 SF SINGLE FAMILY DWELLING, HAVING 1 BEDROOM, 1 BATH, 1 HALF BATH, ATTACHED 2-CAR GARAGE AND ROOF DECK. SITE IMPROVEMENTS INCLUDE A SUNKEN COURTYARD, HOT TUB, PATIO WITH BBQ.

22'-9" LF OF RETAINING WALLS @ 4'-0" TO 4'-6" HIGH AND 125'-7" LF RETAINING WALLS OVER 6'-0" HIGH.

PROPOSED NEW ATTACHED 843 SF ADU, HAVING 1 BEDROOM & 2 BATHS AND ROOF DECK.

PROPOSED SOLAR ON THE ROOFS OF MAIN HOUSE AND ADU.

PROJECT NOTES

NO IMPROVEMENTS TO BE MADE WITHIN 50' FROM THE GOLF COURSE.

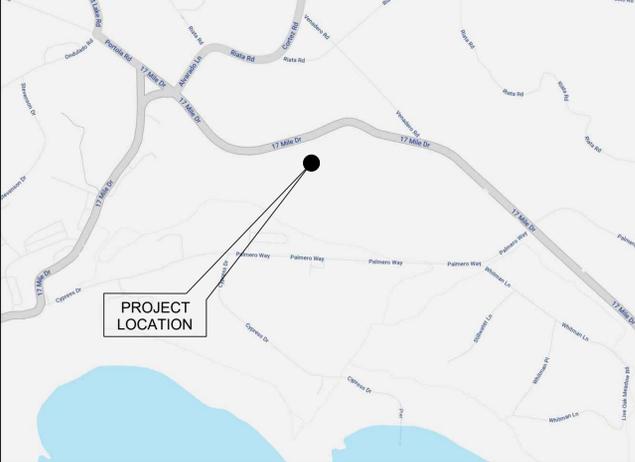
PRIOR TO CONSTRUCTION, ALL LEGACY TREES SHALL BE REVIEWED BY AN ARBORIST TO ENSURE OF THEIR SURVIVAL THROUGH CONSTRUCTION, WITH A PARTICULAR FOCUS ON THE TREE(S) NEAREST TO THE DRIVENAY. A MATERIAL CHANGE OR ALTERATION OF PLANS MAY BE REQUIRED BASED ON THE ARBORIST'S RECOMMENDATIONS.

DURING CONSTRUCTION, ALL LEGACY TREES SHALL BE APPROPRIATELY PROTECTED WITH CONSTRUCTION FENCING, ENSURING NO DISTURBANCE OF THE TREE, ROOTS, OR LAND WITHIN 6 FEET FROM THE BASE OF THE TREE.

ARCHAEOLOGICAL NOTES

1. STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

LOCATION MAP

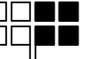


VICINITY MAP



REVISION	No.

CONSULTANT:



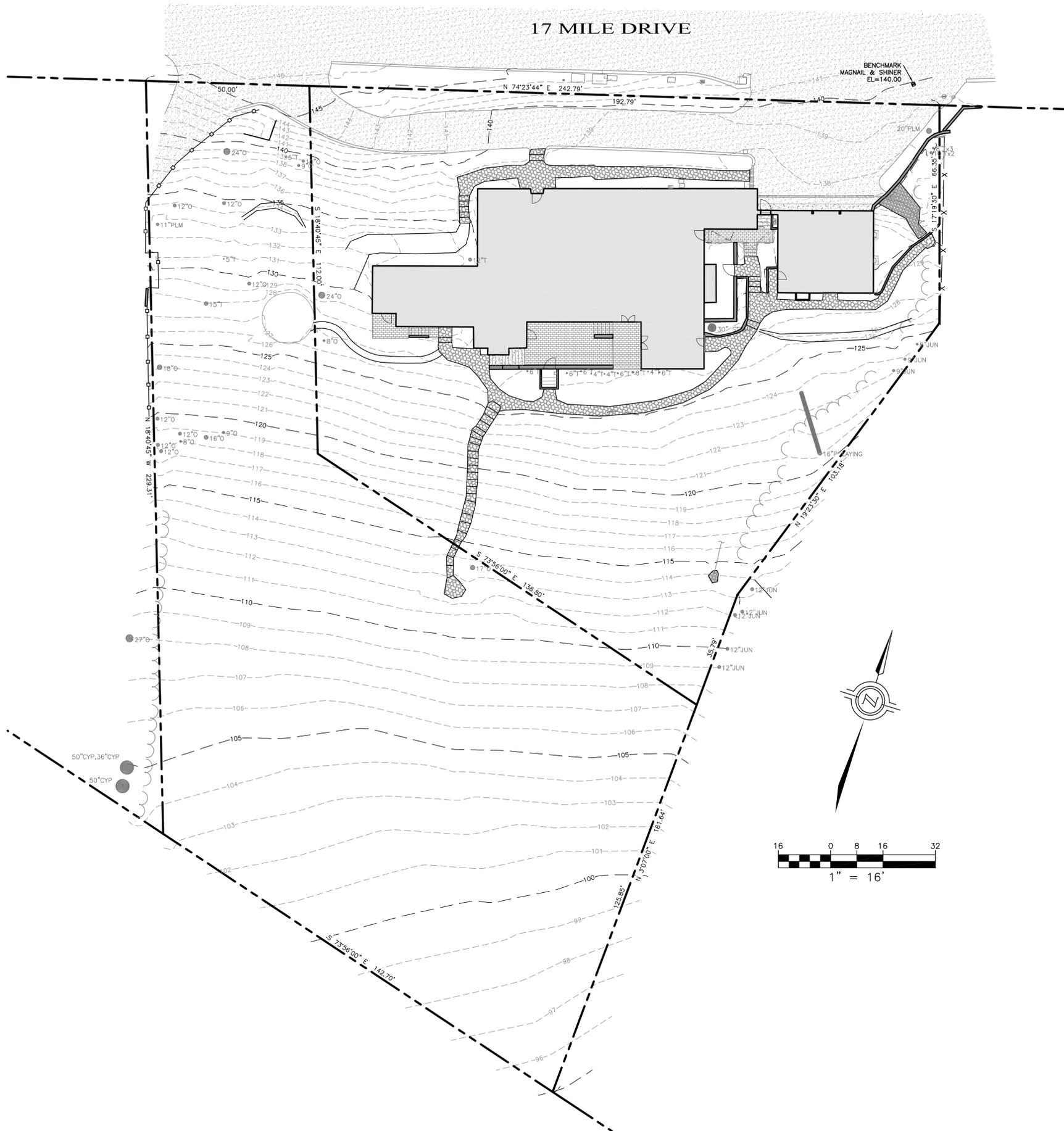
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

COVER SHEET
JOB NAME: Williamson Residence
3320 17 Mile Drive
Pebble Beach, CA 93953
A.P.N. 008-423-026-000

DATE: 8/6/2024
SCALE: N/A
DRAWN: HRM
JOB NUMBER: 23.09

A-0.1
SHEET OF



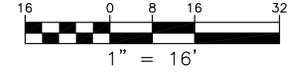
LEGEND

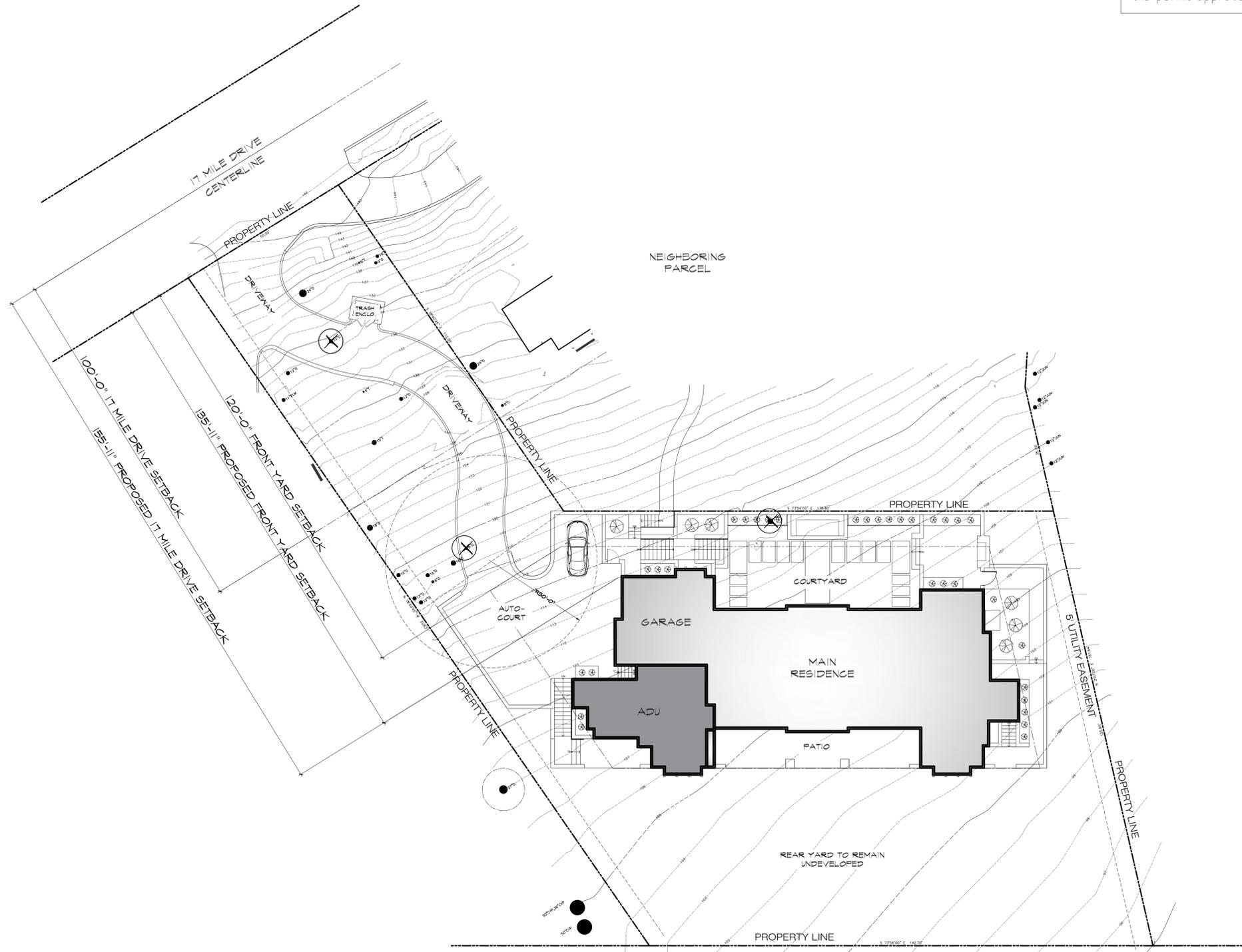
---	PROPERTY LINE	---	EASEMENT
---	FLOW LINE	---	WOOD FENCE
X X X	WIRE FENCE	---	RAIL
---	OHW	---	OVERHEAD WIRE
---	MAJOR CONTOUR	---	MINOR CONTOUR

80.00 →	SPOT ELEVATION	⊠	WATER METER
AC	ASPHALT	⊠	WATER VALVE
BS	BOTTOM STAIRS	⊠	IRRIGATION CONTROL
C	CYPRESS TREE	⊠	FIRE HYDRANT
CONC	CONCRETE	⊠	HOSE BIB
CYP	CYPRESS TREE	⊠	ELECTRICAL METER
DS	DOWNSPOUT	⊠	AT&T MANHOLE
E	EXISTING GRADE	⊠	GAS VALVE
ELEC	ELECTRICAL	⊠	GAS METER
FC	FACE OF CURB	⊠	SEWER MANHOLE
FL	FLOW LINE	⊠	SEWER CLEANOUT
FF	FINISH PAVEMENT	⊠	DOWNSPOUT
FW	FACE OF WALL		
JUN	JUNIPER TREE		
O	OAK TREE		
PLM	PALM TREE		
T	TREE		
TS	TOP OF STAIRS		
TYP	TYPICAL		

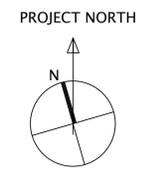
⊠	AC PAVEMENT
⊠	CONCRETE
⊠	BRICK PAVERS
⊠	ROCK PAVERS

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. A RECORD OF SURVEY IS CURRENTLY IN THE SUBMITTAL PROCESS WITH THE COUNTY SURVEYOR.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
 - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 - A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL AND SHINER IN 17 MILE DRIVE AS SHOWN HEREON, HAVING AN ELEVATION OF 140.00 BASED ON AN ASSUMED DATUM.
 - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY 2021.





LEGEND
 ⊗ = TREE TO BE REMOVED



PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"

NOTE: All construction related vehicles shall be parked on the property during construction. When no space is available on the construction site, the contractor shall be responsible for parking off-site. In the event of obstruction to the road-right-of-way or the flow of traffic in any way, including the temporary parking of construction related vehicles, the contractor shall provide traffic control facilities and measures, including competent flag people at both ends of the obstruction, to assist in the safe flow of traffic. Submission of a parking management plan shall be required as part of the permit approval process.

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
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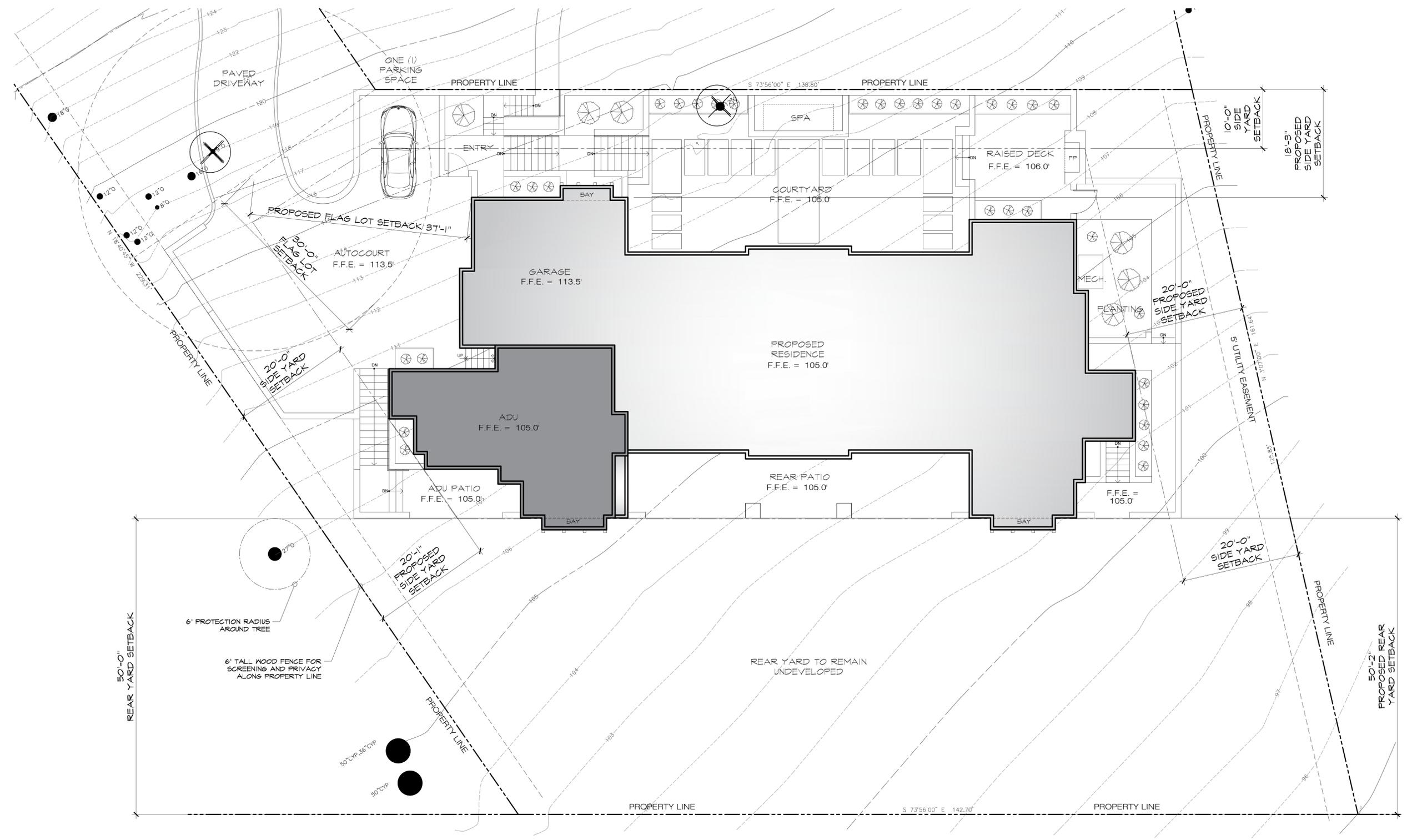
PROPOSED SITE PLAN

JOB NAME: **Williamson Residence**
 3320 17 Mile Drive
 Pebble Beach, CA 93959
 A.P.N. 008-423-026-000

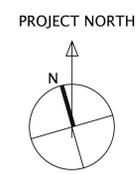
DATE: 8/6/2024
 SCALE: 1/16" = 1'-0"
 DRAWN: HRM
 JOB NUMBER: 23.01

A-1.1
 SHEET OF

D:\23 Jobs\2309 Williamson\DD\2309A1.dwg 8-06-24 08:56:35 AM
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NOTE: All construction related vehicles shall be parked on the property during construction. When no space is available on the construction site, the contractor shall be responsible for parking off-site. In the event of obstruction to the road-right-of-way or the flow of traffic in any way, including the temporary parking of construction related vehicles, the contractor shall provide traffic control facilities and measures, including competent flag people at both ends of the obstruction, to assist in the safe flow of traffic. Submission of a parking management plan shall be required as part of the permit approval process.



ENLARGED SITE PLAN
 0' 8' 16' 32'
 SCALE: 1/8" = 1'-0"

LEGEND
 (X) = TREE TO BE REMOVED

REVISION	No.

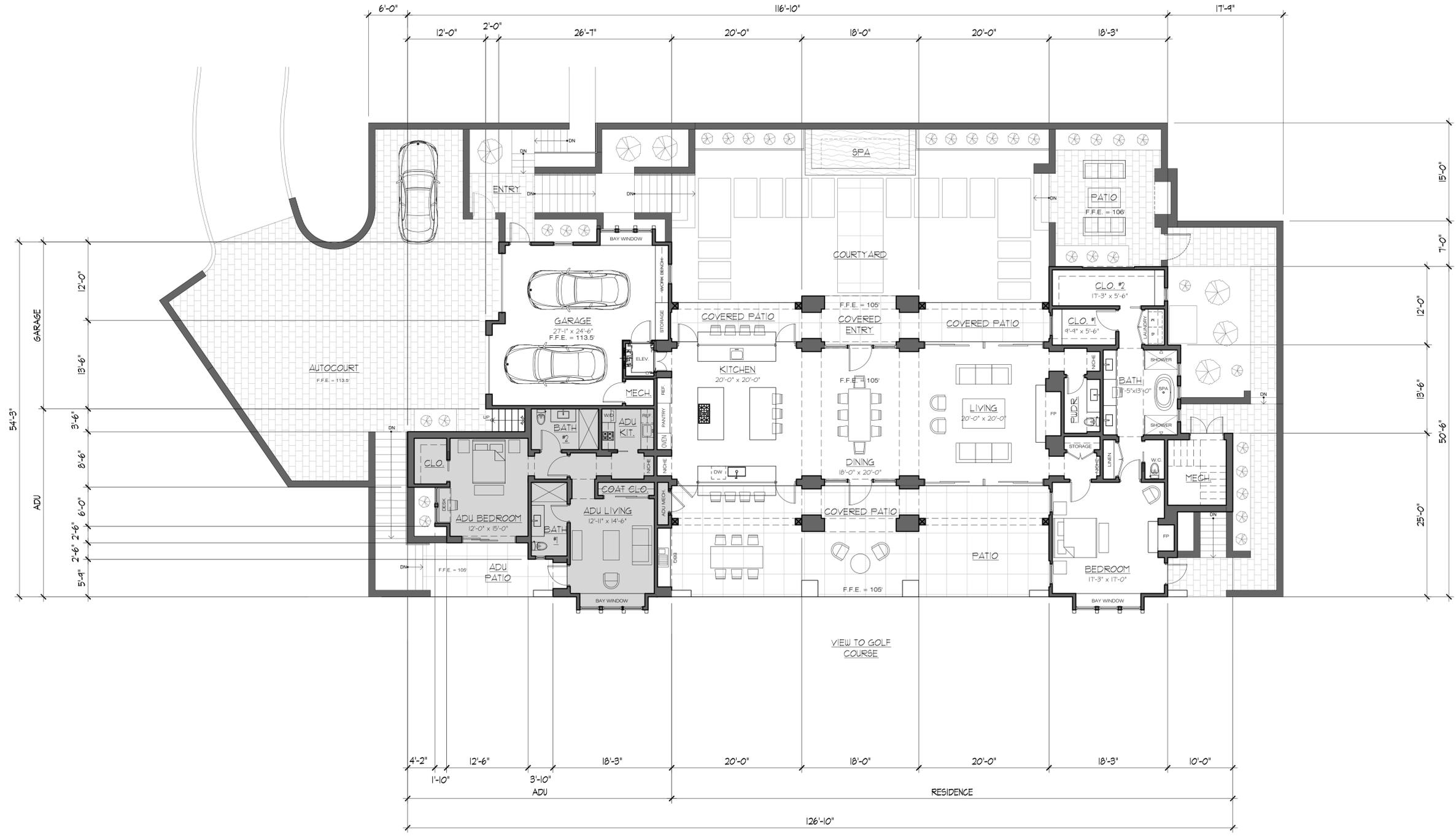
CONSULTANT:

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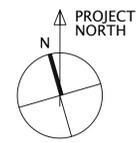
ENLARGED SITE PLAN
 JOB NAME: Williamson Residence
 9320 17 Mile Drive
 Pebble Beach, CA 93955
 A.P.N. 008-423-026-000

DATE: 8/6/2024
 SCALE: 1/8" = 1'-0"
 DRAWN: HRM
 JOB NUMBER: 23.01

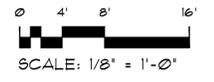
A-1.2
 SHEET OF



■ = ADU



PROPOSED FLOOR PLAN



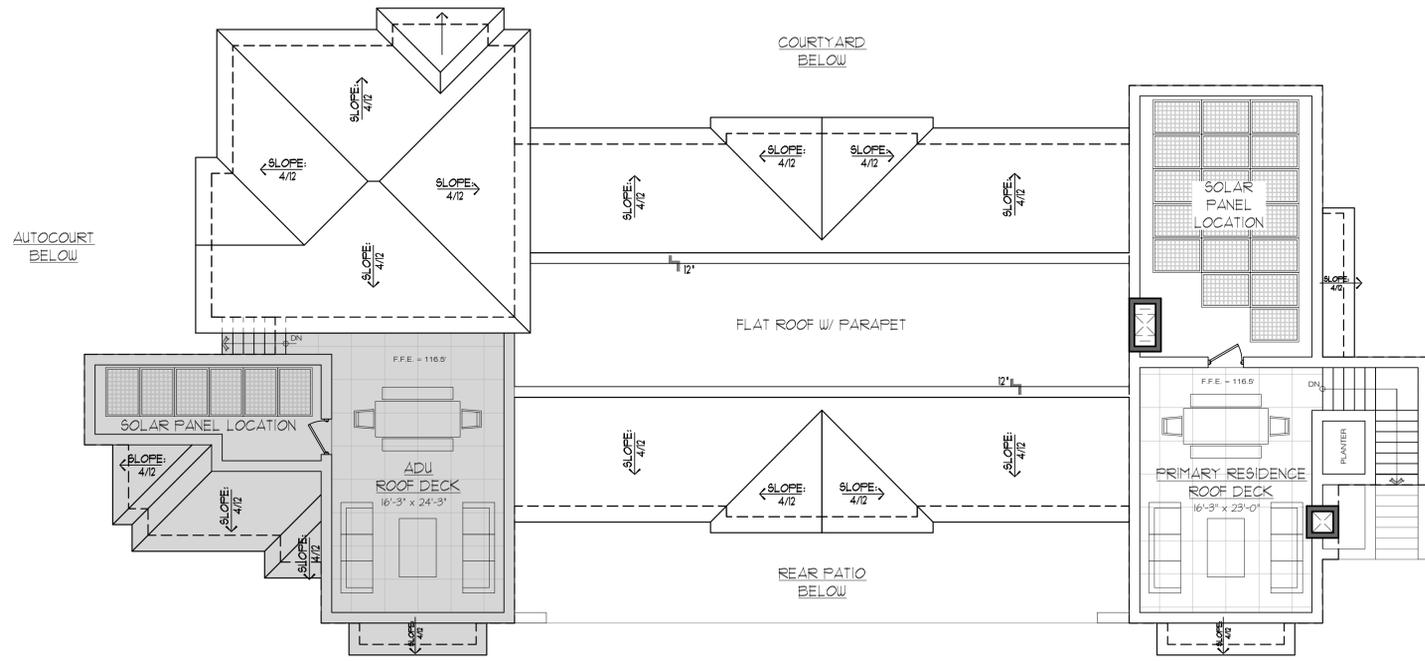
REVISION	No.

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FIRST FLOOR PLAN
 JOB NAME: **Williamson Residence**
 9320 17 Mile Drive
 Pebble Beach, CA 95459
 A.P.N. 008-423-026-000

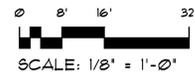
DATE: 8/6/2024
 SCALE: 1/8" = 1'-0"
 DRAWN: HRM
 JOB NUMBER: 23.01



■ = ADU



PROPOSED ROOF PLAN



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

SECOND FLOOR PLAN

JOB NAME: **Williamson Residence**
 9920 17 Mile Drive
 Pebble Beach, CA 95459
 A.P.N. 008-423-026-000

DATE: 8/6/2024

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

DRAWN: HRM

JOB NUMBER: 23.01

A-2.2

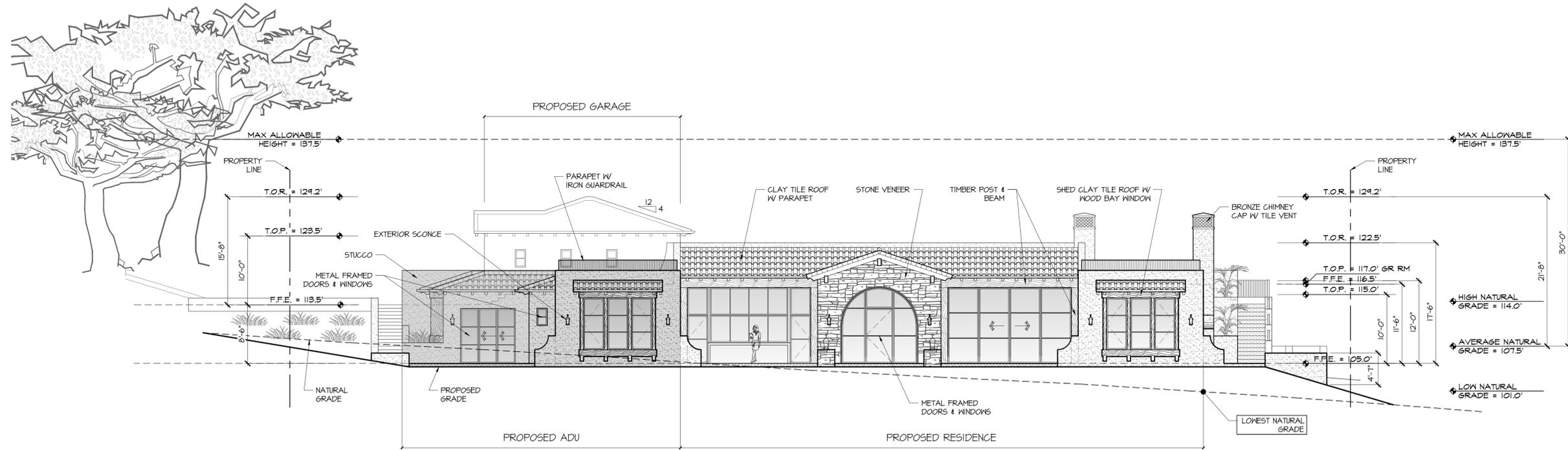
SHEET OF

ARCHITECT

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 211 HOFFMAN AVENUE MONTEREY, CA 93940
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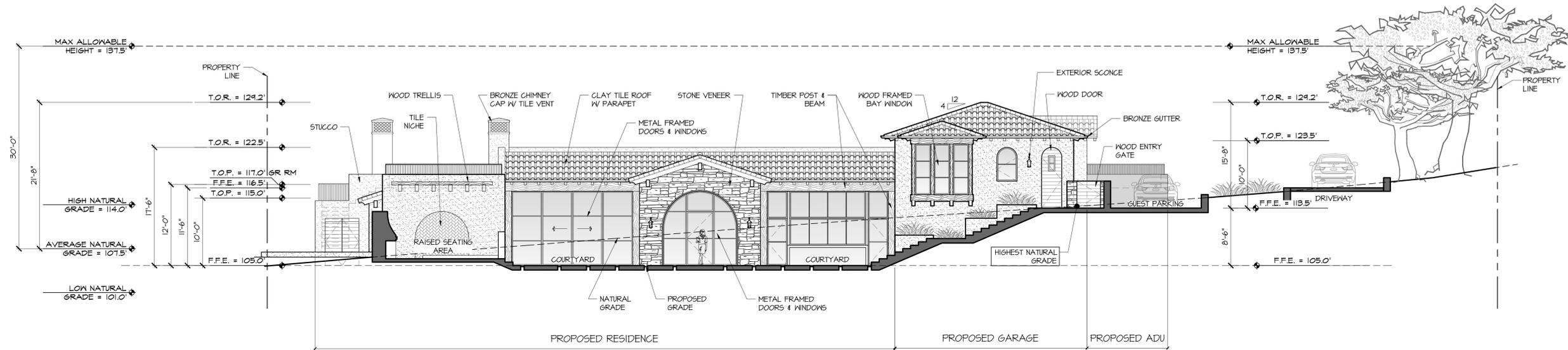
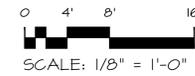
CONSULTANT:

REVISION	No.



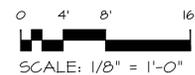
SOUTH ELEVATION

■ = ADU



NORTH ELEVATION

■ = ADU



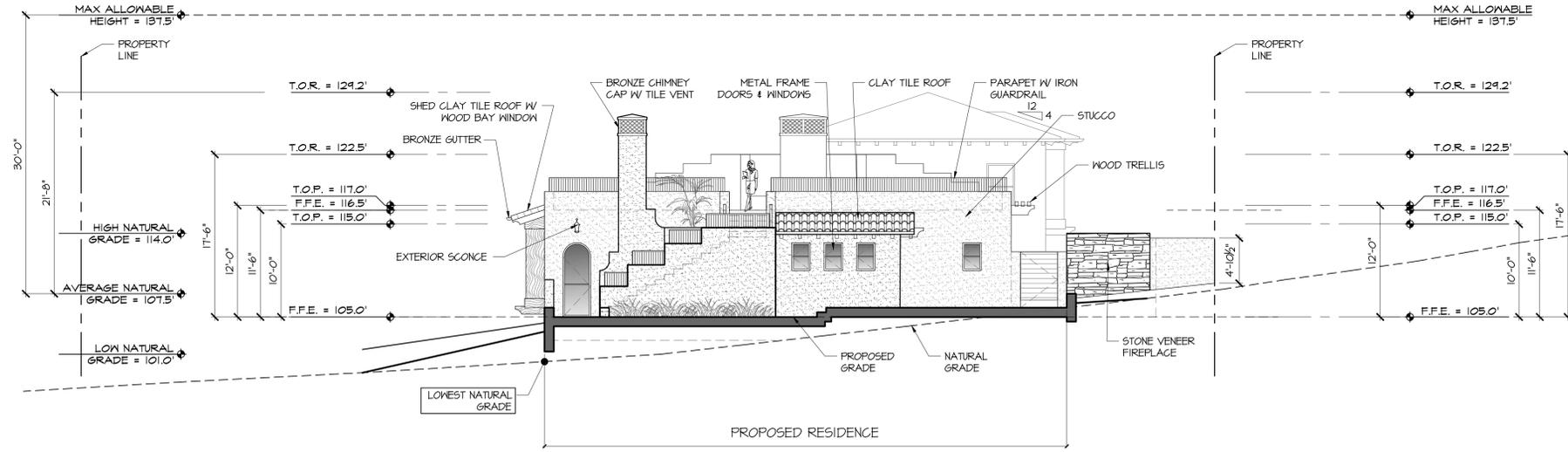
REVISION	No.

CONSULTANT:

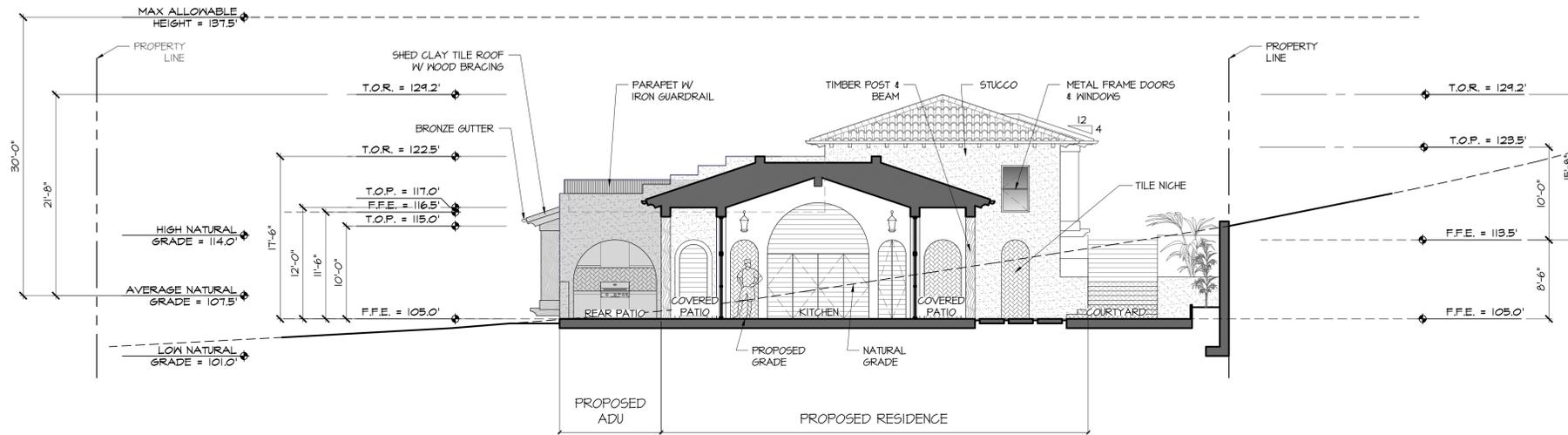
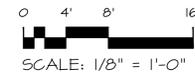
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

SOUTH & NORTH ELEVATION
 JOB NAME: Williamson Residence
 3320 17 Mile Drive
 Pebble Beach, CA 93953
 A.P.N. 008-423-026-000

DATE: 8/6/2024
 SCALE: 1/8"=1'-0"
 DRAWN: HRM
 JOB NUMBER: 23.09

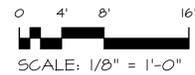


EAST ELEVATION



EAST COURTYARD ELEVATION

■ = ADU



REVISION	No.

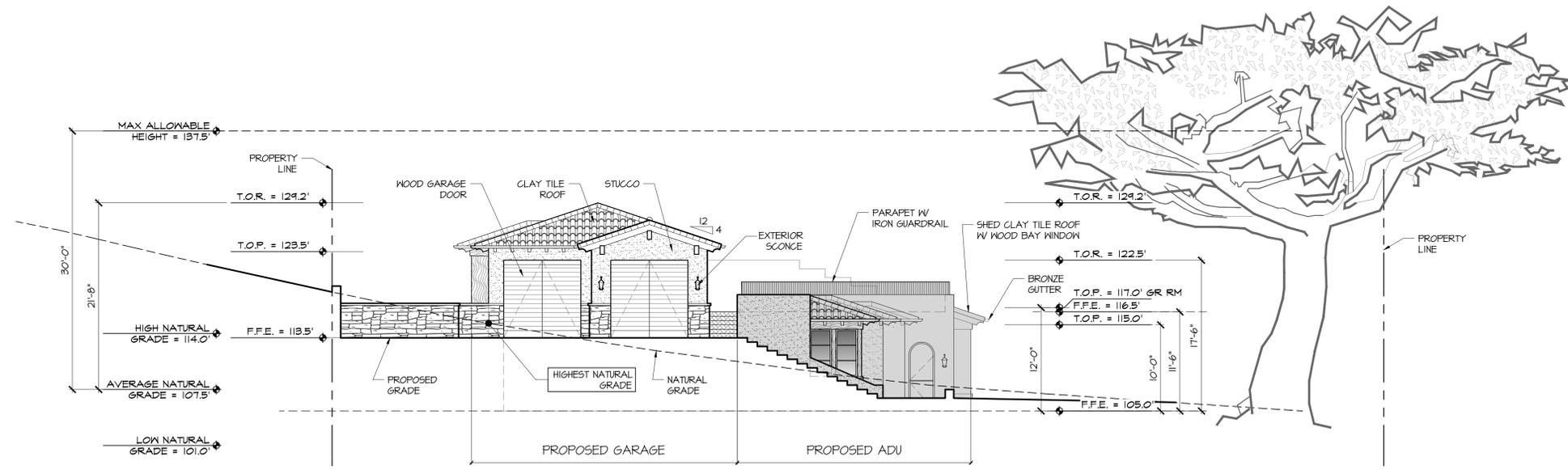
CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

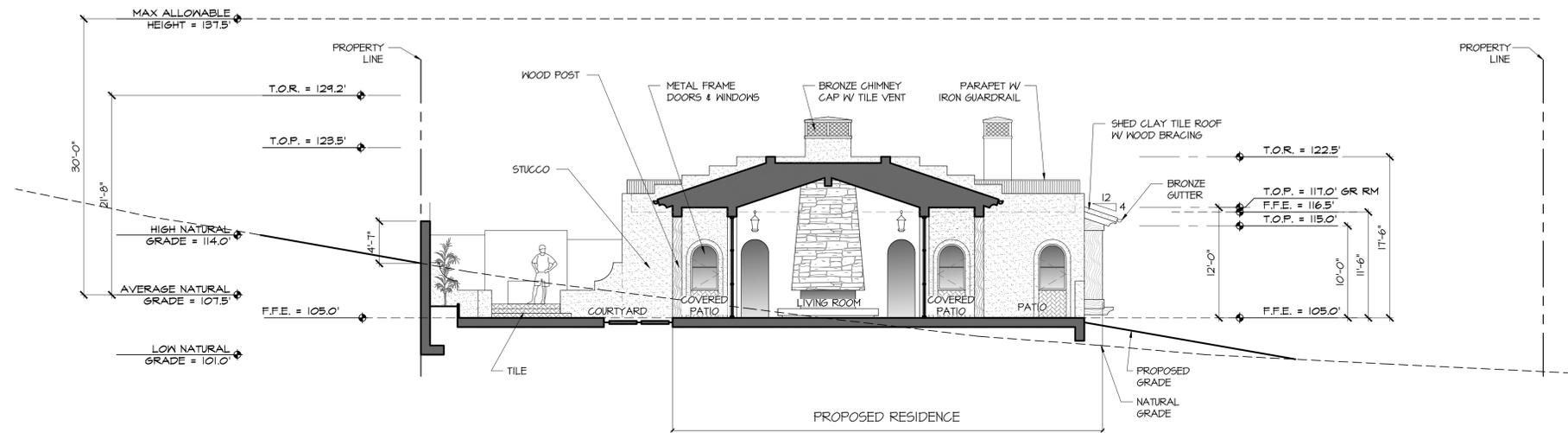
EAST ELEVATIONS
 JOB NAME: Williamson Residence
 3320 17 Mile Drive
 Pebble Beach, CA 93953
 A.P.N. 008-423-026-000

DATE: 8/6/2024
 SCALE: 1/8"=1'-0"
 DRAWN: HRM
 JOB NUMBER: 23.09

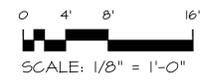
A3.2
 SHEET OF



WEST ELEVATION



WEST COURTYARD ELEVATION



REVISION	No.

CONSULTANT:

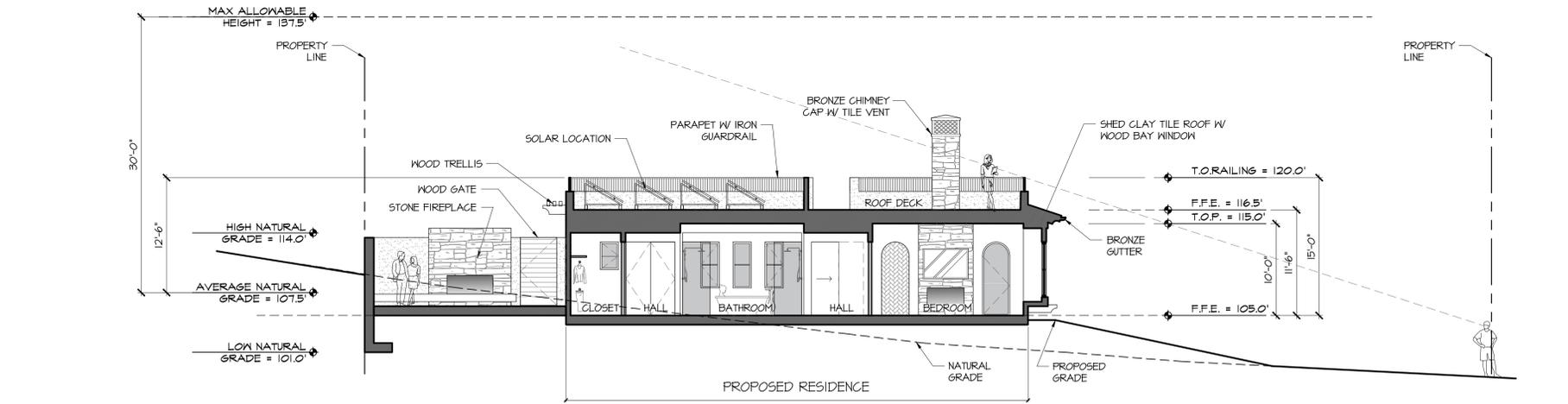
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

WEST ELEVATIONS

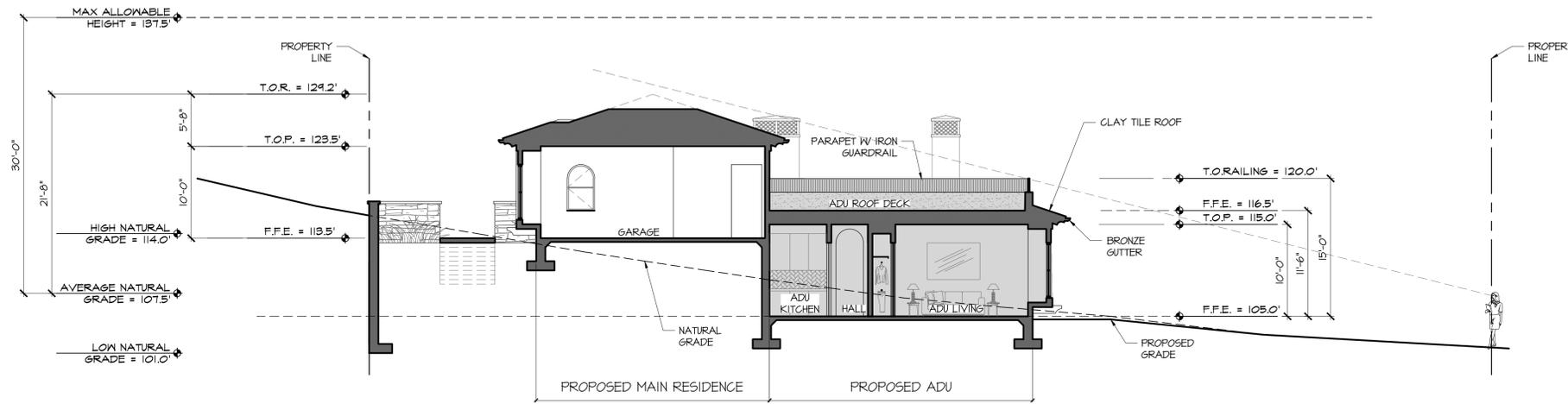
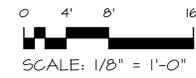
JOB NAME: **Williamson Residence**
 3320 17 Mile Drive
 Pebble Beach, CA 94953
 A.P.N. 008-423-026-000

DATE: 8/6/2024
 SCALE: 1/8" = 1'-0"
 DRAWN: HRM
 JOB NUMBER: 23.09

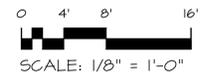
A3.3
 SHEET OF



MAIN RESIDENCE SECTION



ADU SECTION



■ = ADU

REVISION	No.

CONSULTANT:

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 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

BUILDING SECTIONS

JOB NAME: **Williamson Residence**
 3320 17 Mile Drive
 Pebble Beach, CA 94953
 A.P.N. 008-423-026-000

DATE: 8/6/2024

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

DRAWN: HRM

JOB NUMBER: 23.09

A3.4

SHEET OF



OT TITLE-24 OT TITLE-24

MODEL : OT TITLE-24
FINISH : BRONZE
MANUFACTURER : URBAN ACCESSORIES

10 DRAIN COVER & TRENCH GRATES



RECESSED DOWN LIGHT
STAINLESS STEEL
7W LED

MODEL : TWO IF BY SEA
LAMP : 3.5 LED WATT
MANUFACTURER : MODERN FORMS
TITLE 24 & DARK SKY COMPLIANT

11 EXTERIOR LIGHTING



WALL DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

PATH DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

DRIVEWAY SURFACE DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

12 LANDSCAPE LIGHTING



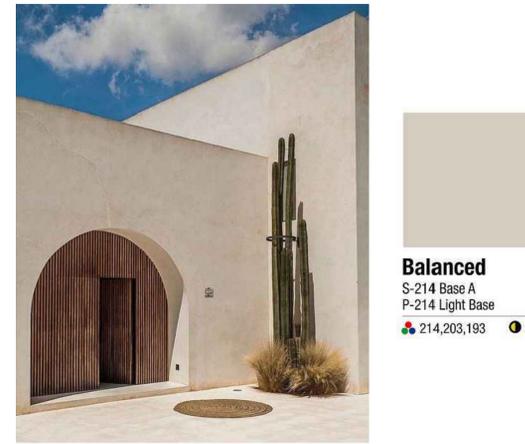
VERTICAL GRAIN
DOUGLAS FIR

BALI

GATE: CUSTOM
MATCH GARAGE DOOR

MANUFACTURER : CARRIAGE HOUSE
STYLE : "BALI" IN DOUGLAS FIR AND BRONZE

7 GARAGE DOOR & GATE



Balanced
S-214 Base A
P-214 Light Base
214,203,193 61

MANUFACTURER: WESTERN BLENDED PRODUCTS
COLOR: BALANCED
FINISH: SMOOTH

4 STUCCO



CLAY TILE W/ EXPOSED RAFTER TAILS

1 ROOF & EAVE



EXTERIOR STEPS W/ TILE

SPA

EXTERIOR STEPPING STONE

8 SITE DETAILS



FOND DU LAC: COUNTRY SQUIRE, RAG JOINT W/ SMEAR

5 STONE VENEER



CEILING: EXTERIOR: TEAK; INTERIOR: WHITE OAK

2 WOOD CEILING



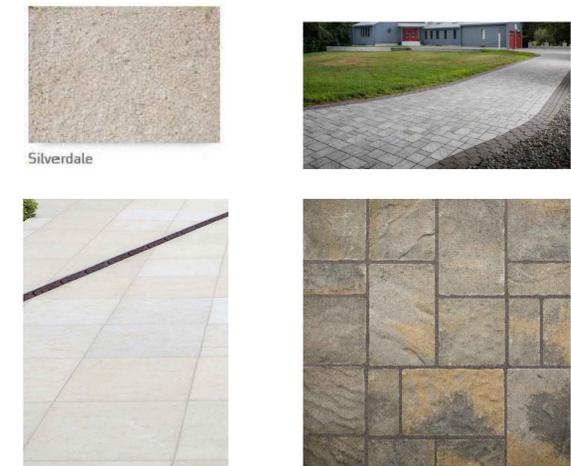
WROUGHT IRON RAIL W/ SHAPED PARAPET

9 DECK GUARD RAIL



METAL DOORS & WINDOWS W/ MINIMAL FRAME

6 WINDOW & DOORS



Silverdale

MANUFACTURER: US STONE
COLOR: FLINT HILLS GRAY

MANUFACTURER: BELGARD
COLOR: URBANA - VICTORIAN

3 PATIO & PAVERS

REVISION	No.

CONSULTANT:

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MATERIAL SAMPLES
JOB NAME: Williamson Residence
3320 17 Mile Drive
Pebble Beach, CA 93953
A.P.N. 008-423-026-000

DATE: 8/6/2024
SCALE: N.T.S.
DRAWN: HRM
JOB NUMBER: 23.09

A-7.1
SHEET OF



DRIVEWAY TO GARAGE PERSPECTIVE



SOUTH ELEVATION SEEN FROM GOLF COURSE



INNER COURTYARD PERSPECTIVE



BIRD'S EYE PERSPECTIVE

REVISION	No.

CONSULTANT:

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 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERED PERSPECTIVES

JOB NAME: Williamson Residence
 3320 17 Mile Drive
 Pebble Beach, CA 93953
 A.P.N. 008-423-026-000

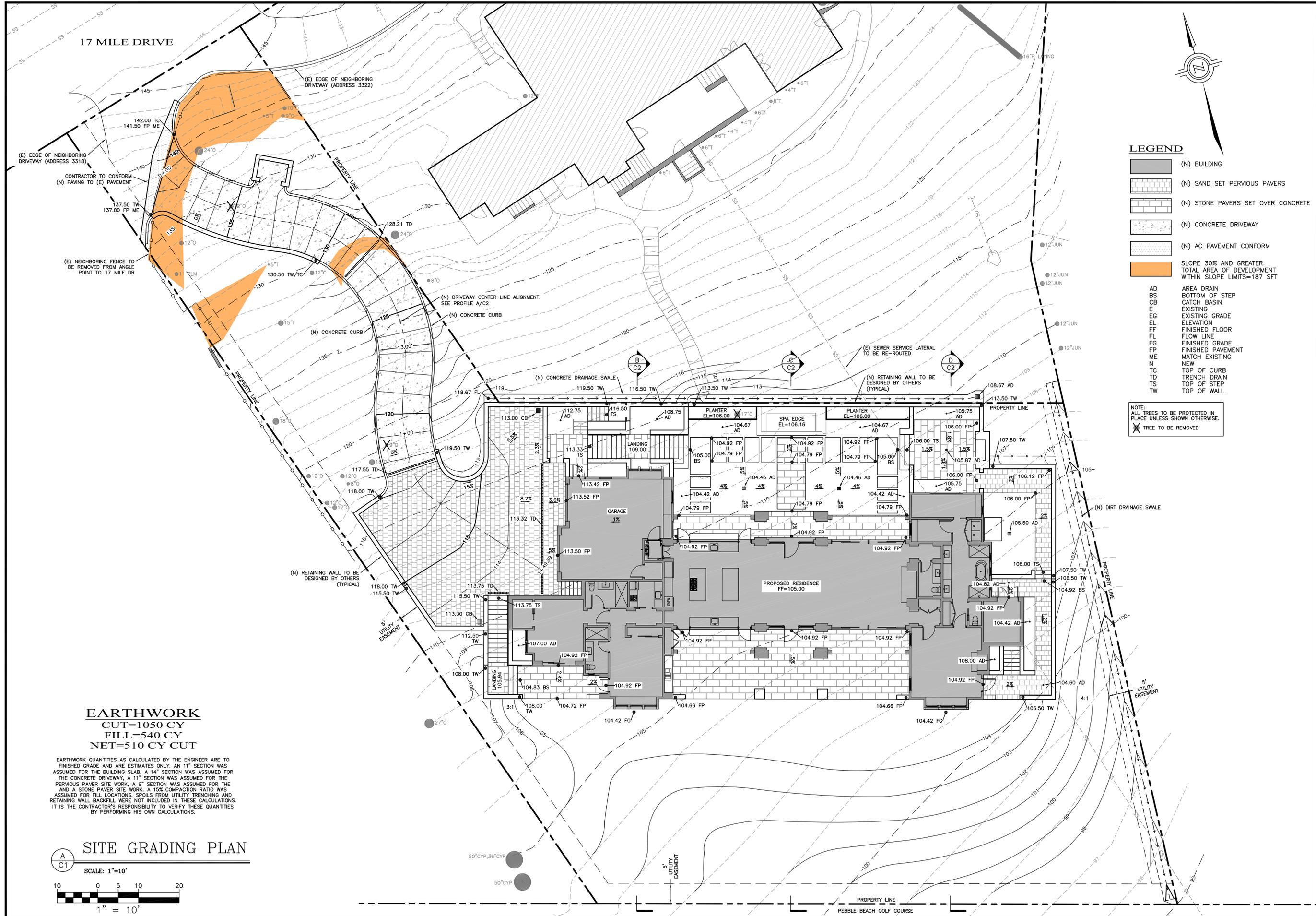
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SCALE: N.T.S.

DRAWN: HRM

JOB NUMBER: 23.09

A7.2
 SHEET OF

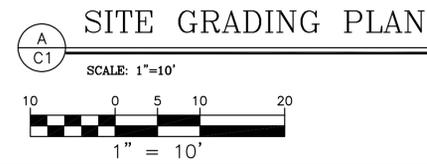


- LEGEND**
- (N) BUILDING
 - (N) SAND SET PERVIOUS PAVERS
 - (N) STONE PAVERS SET OVER CONCRETE
 - (N) CONCRETE DRIVEWAY
 - (N) AC PAVEMENT CONFORM
 - SLOPE 30% AND GREATER. TOTAL AREA OF DEVELOPMENT WITHIN SLOPE LIMITS=187 SFT
- AD AREA DRAIN
 BS BOTTOM OF STEP
 CB CATCH BASIN
 E EXISTING
 EG EXISTING GRADE
 EL ELEVATION
 FF FINISHED FLOOR
 FL FLOW LINE
 FG FINISHED GRADE
 FP FINISHED PAVEMENT
 ME MATCH EXISTING
 N NEW
 TC TOP OF CURB
 TD TRENCH DRAIN
 TS TOP OF STEP
 TW TOP OF WALL

NOTE:
 ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE.
 ✕ TREE TO BE REMOVED

EARTHWORK
 CUT=1050 CY
 FILL=540 CY
 NET=510 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. AN 11" SECTION WAS ASSUMED FOR THE BUILDING SLAB, A 14" SECTION WAS ASSUMED FOR THE CONCRETE DRIVEWAY, A 11" SECTION WAS ASSUMED FOR THE PERVIOUS PAVER SITE WORK, A 9" SECTION WAS ASSUMED FOR THE AND A STONE PAVER SITE WORK. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

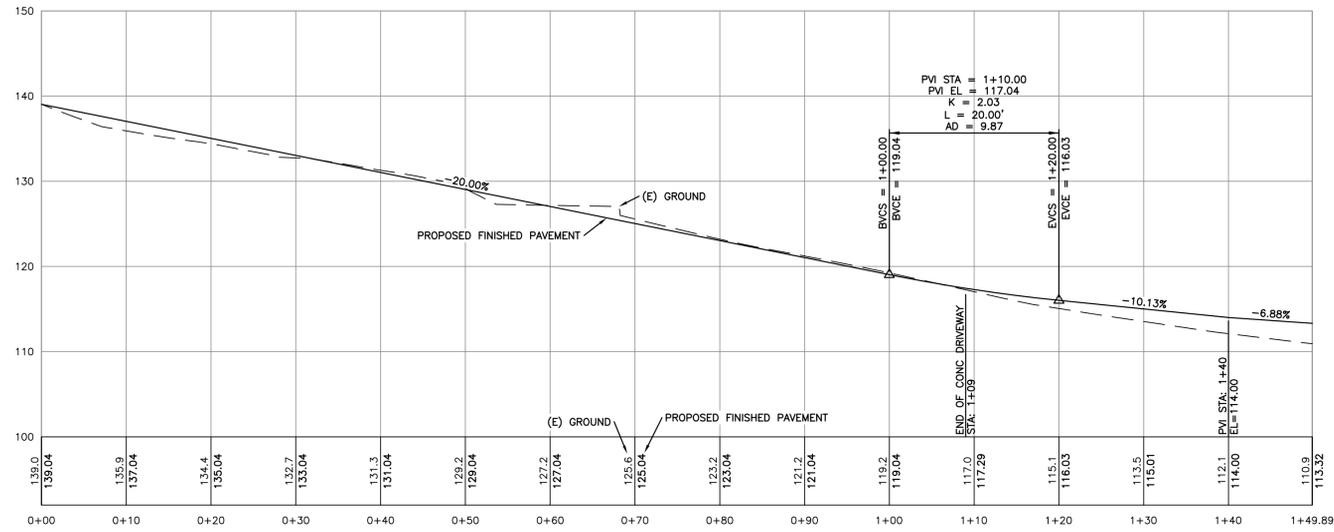




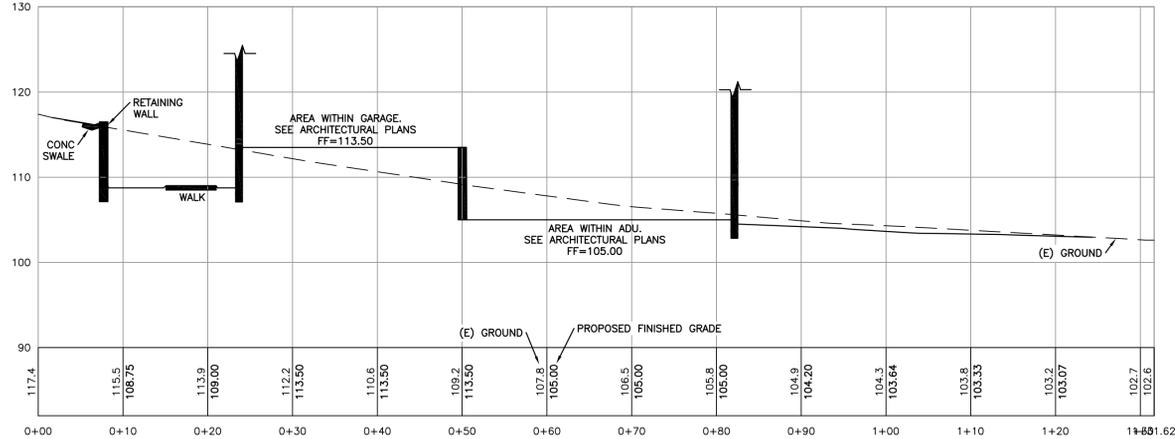
DRAWN BY: MRS
 DESIGNED BY: CIS
 DATE: 5-9-2024
 SCALE: AS SHOWN
 JOB NUMBER: 24-02
 LAST REVISED: N/A
 REVISED BY: N/A

DRIVEWAY PROFILE & SITE CROSS SECTIONS

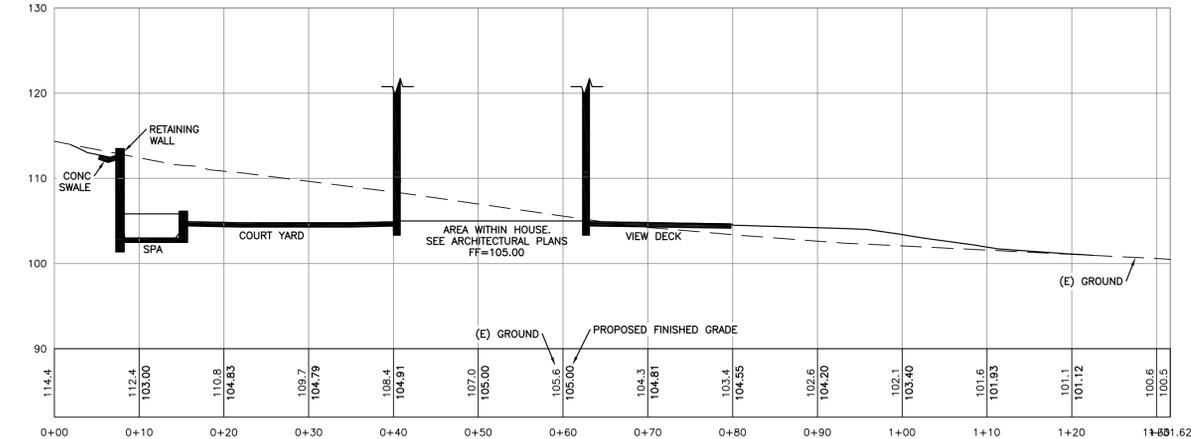
WILLIAMSON RESIDENCE
 3320 17 MILE DRIVE
 PEBBLE BEACH, CA 93953
 APN 008-423-026



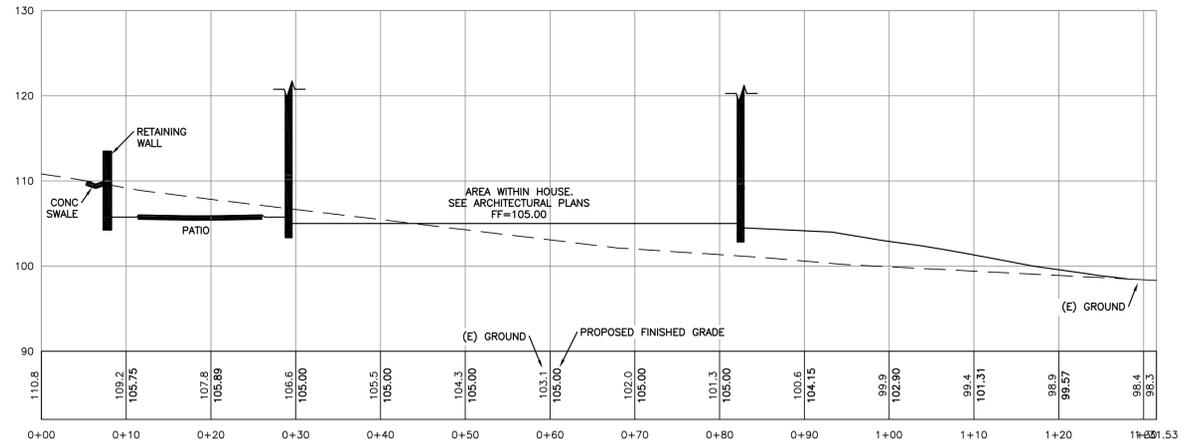
A
C2
 DRIVEWAY CENTER LINE PROFILE
 SCALE: 1"=10'



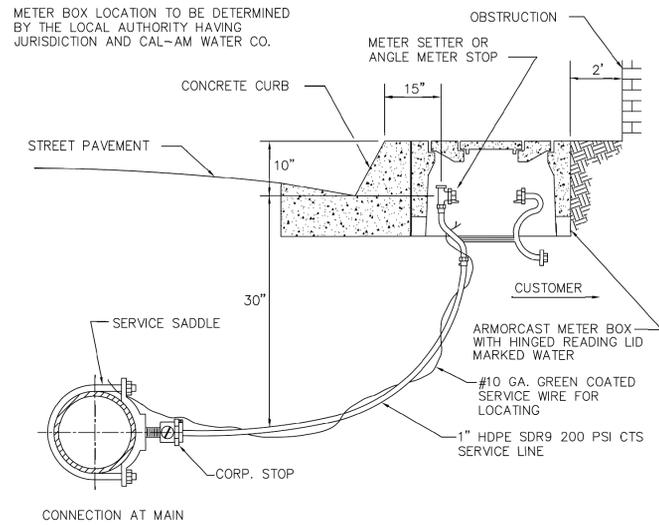
B
C2
 SITE CROSS SECTION
 SCALE: 1"=10'



C
C2
 SITE CROSS SECTION
 SCALE: 1"=10'



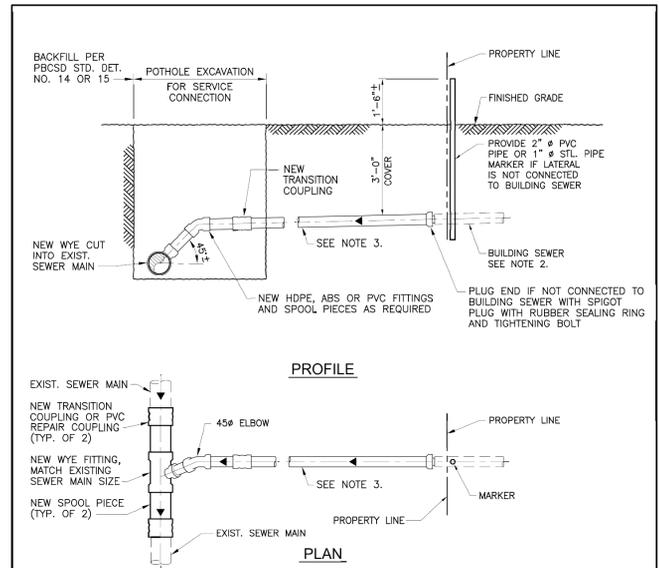
D
C2
 SITE CROSS SECTION
 SCALE: 1"=10'



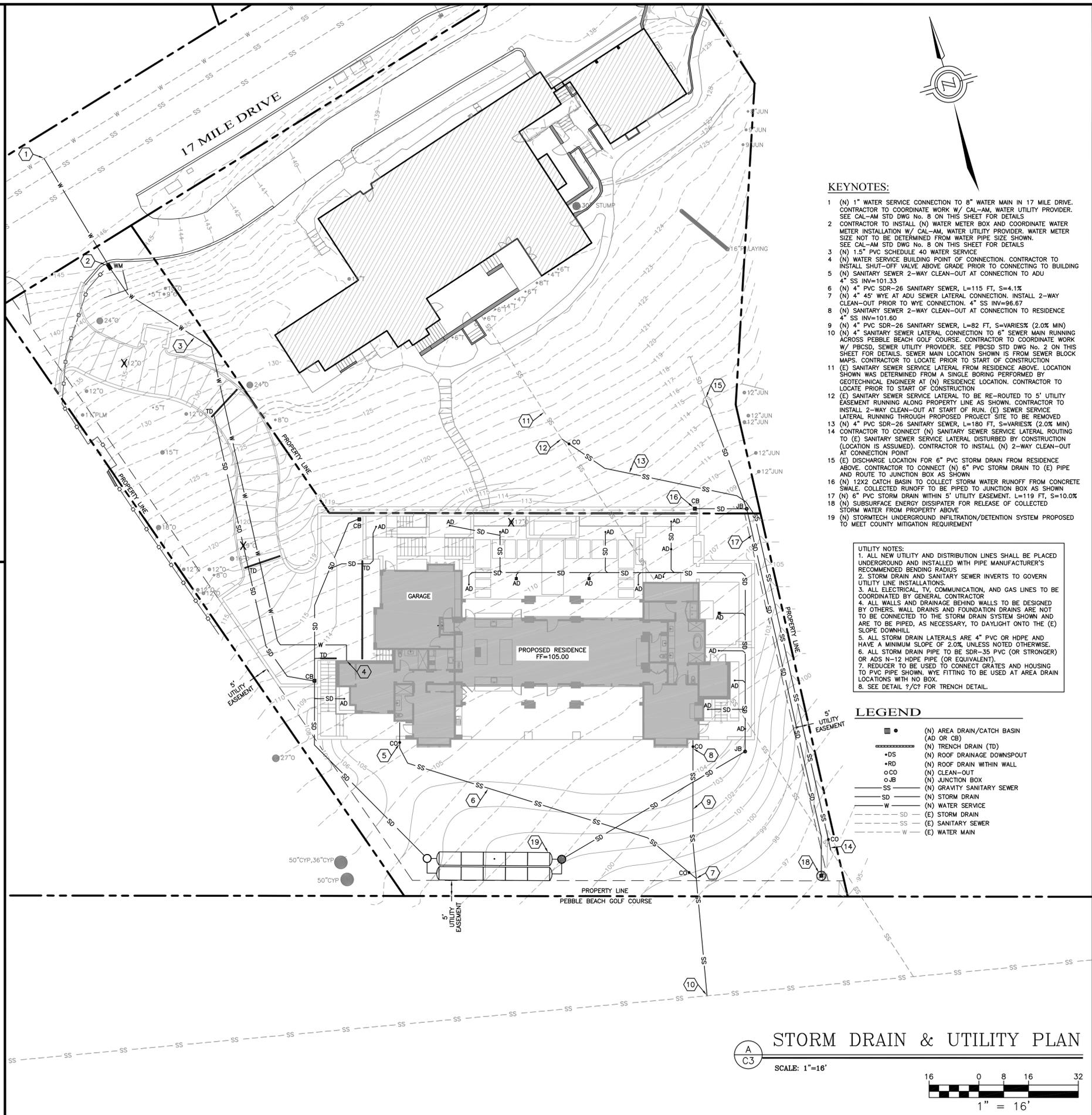
EQUIPMENT SCHEDULE (OR APPROVED EQUAL)				
METER SIZE	SADDLE	CORP. STOP	ANGLE METER STOP	METER BOX
3/4" x 5/8"	FORD S-90	1" FORD F 1000	FORD 3/4" x 1" AMS KV43-342W	A6001946APCX12R (13"x 24")
1"	FORD S-90	1" FORD F 1000	FORD 1" AMS KV43-444W	A6001946APCX12R (13"x 24")

Sheet Title:
**1" SERVICE INSTALLATION
DETAIL**

STANDARD DRAWING No. 8



- NOTES:**
- SEWER LATERAL SHALL BE PROVIDED WITH A MINIMUM COVER OF 3'-0".
 - LATERAL DEPTH AT PROPERTY LINE SHALL BE ADEQUATE TO MAINTAIN BUILDING SEWER MINIMUM SLOPE OF 1/4" PER FT. TO BUILDING PLUMBING.
 - LATERAL SEWER:
MINIMUM PIPE DIAMETER = 4" DIAMETER
MINIMUM SLOPE - 4" DIAMETER = 0.020 FT./FT., 6" DIAMETER = 0.010 FT./FT.
PIPE MATERIAL: POLYVINYL CHLORIDE (PVC), ACRYLONITRILE BUTADIENE STYRENE (ABS), HIGH DENSITY POLYURETHANE (HDPE).



- KEYNOTES:**
- (N) 1" WATER SERVICE CONNECTION TO 8" WATER MAIN IN 17 MILE DRIVE. CONTRACTOR TO COORDINATE WORK W/ CAL-AM, WATER UTILITY PROVIDER. SEE CAL-AM STD. DWG. No. 8 ON THIS SHEET FOR DETAILS.
 - CONTRACTOR TO INSTALL (N) WATER METER BOX AND COORDINATE WATER METER INSTALLATION W/ CAL-AM, WATER UTILITY PROVIDER. WATER METER SIZE NOT TO BE DETERMINED FROM WATER PIPE SIZE SHOWN. SEE CAL-AM STD. DWG. No. 8 ON THIS SHEET FOR DETAILS.
 - (N) 1.5" PVC SCHEDULE 40 WATER SERVICE.
 - (N) WATER SERVICE BUILDING POINT OF CONNECTION. CONTRACTOR TO INSTALL SHUT-OFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING.
 - (N) SANITARY SEWER 2-WAY CLEAN-OUT AT CONNECTION TO ADU 4" SS INV=101.33.
 - (N) 4" PVC SDR-26 SANITARY SEWER, L=115 FT, S=4.1%.
 - (N) 4" 45° WYE AT ADU SEWER LATERAL CONNECTION. INSTALL 2-WAY CLEAN-OUT PRIOR TO WYE CONNECTION. 4" SS INV=96.67.
 - (N) SANITARY SEWER 2-WAY CLEAN-OUT AT CONNECTION TO RESIDENCE 4" SS INV=101.60.
 - (N) 4" PVC SDR-26 SANITARY SEWER, L=82 FT, S=VARIES% (2.0% MIN).
 - (N) 4" SANITARY SEWER LATERAL CONNECTION TO 6" SEWER MAIN RUNNING ACROSS PEBBLE BEACH GOLF COURSE. CONTRACTOR TO COORDINATE WORK W/ PBCSD, SEWER UTILITY PROVIDER. SEE PBCSD STD. DWG. No. 2 ON THIS SHEET FOR DETAILS. SEWER MAIN LOCATION SHOWN IS FROM SEWER BLOCK MAPS. CONTRACTOR TO LOCATE PRIOR TO START OF CONSTRUCTION.
 - (E) SANITARY SEWER SERVICE LATERAL FROM RESIDENCE ABOVE. LOCATION SHOWN WAS DETERMINED FROM A SINGLE BORING PERFORMED BY GEOTECHNICAL ENGINEER AT (N) RESIDENCE LOCATION. CONTRACTOR TO LOCATE PRIOR TO START OF CONSTRUCTION.
 - (E) SANITARY SEWER SERVICE LATERAL TO BE RE-ROUTED TO 5' UTILITY EASEMENT RUNNING ALONG PROPERTY LINE AS SHOWN. CONTRACTOR TO INSTALL 2-WAY CLEAN-OUT AT START OF RUN. (E) SEWER SERVICE LATERAL RUNNING THROUGH PROPOSED PROJECT SITE TO BE REMOVED.
 - (N) 4" PVC SDR-26 SANITARY SEWER, L=180 FT, S=VARIES% (2.0% MIN).
 - CONTRACTOR TO CONNECT (N) SANITARY SEWER SERVICE LATERAL ROUTING TO (E) SANITARY SEWER SERVICE LATERAL DISTURBED BY CONSTRUCTION (LOCATION IS ASSUMED). CONTRACTOR TO INSTALL (N) 2-WAY CLEAN-OUT AT CONNECTION POINT.
 - (E) DISCHARGE LOCATION FOR 6" PVC STORM DRAIN FROM RESIDENCE ABOVE. CONTRACTOR TO CONNECT (N) 6" PVC STORM DRAIN TO (E) PIPE AND ROUTE TO JUNCTION BOX AS SHOWN.
 - (N) 12X2 CATCH BASIN TO COLLECT STORM WATER RUNOFF FROM CONCRETE SWALE. COLLECTOR RUNOFF TO BE PIPED TO JUNCTION BOX AS SHOWN.
 - (N) 6" PVC STORM DRAIN WITHIN 5' UTILITY EASEMENT, L=119 FT, S=10.0%.
 - (N) SUBSURFACE ENERGY DISSIPATER FOR RELEASE OF COLLECTED STORM WATER FROM PROPERTY ABOVE.
 - (N) STORMWATER UNDERGROUND INFILTRATION/DETENTION SYSTEM PROPOSED TO MEET COUNTY MITIGATION REQUIREMENT.

- UTILITY NOTES:**
- ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS.
 - STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
 - ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR.
 - ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM SHOWN AND ARE TO BE PIPED, AS NECESSARY, TO DAYLIGHT ONTO THE (E) SLOPE DOWNHILL.
 - ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0% UNLESS NOTED OTHERWISE.
 - ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
 - REDUCER TO BE USED TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
 - SEE DETAIL 7/C? FOR TRENCH DETAIL.

- LEGEND**
- (N) AREA DRAIN/CATCH BASIN (AD OR CB)
 - (N) TRENCH DRAIN (TD)
 - DS (N) ROOF DRAINAGE DOWNSPOUT
 - RD (N) ROOF DRAIN WITHIN WALL
 - CO (N) CLEAN-OUT
 - JB (N) JUNCTION BOX
 - SS (N) GRAVITY SANITARY SEWER
 - SD (N) STORM DRAIN
 - W (N) WATER SERVICE
 - SD (E) STORM DRAIN
 - SS (E) SANITARY SEWER
 - W (E) WATER MAIN

PEBBLE BEACH COMMUNITY SERVICES DISTRICT
PEBBLE BEACH, CALIFORNIA

DATE: MARCH 2013 APPROVED

LATERAL SEWER SERVICE CONNECTION

STD. DWG. NO. **02**

STORM DRAIN & UTILITY PLAN

SCALE: 1"=16'

1" = 16'

16 0 8 16 32

I&S ENGINEERING AND SURVEYING, INC.
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 8265
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: CIS
DATE: 5-9-2024
SCALE: AS SHOWN
JOB NUMBER: 24-02
LAST REVISED: N/A
REVISED BY: N/A

STORM DRAIN & UTILITY PLAN

WILLIAMSON RESIDENCE
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN 008-423-026

SHEET C3
OF
5 SHEETS

EROSION/DUST CONTROL NOTES

- VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURF NOT INVOLVED IN THE 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 THE DOWNHILL PROPERTIES.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT. (MONTEREY COUNTY GRADING/EROSION ORD. 2808-16.12.003)
- RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
- ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 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:
 - 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.
 - CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE 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 SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
 - PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
 - DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND LEFT-SIDE DRAINAGE, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
 - PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, 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.

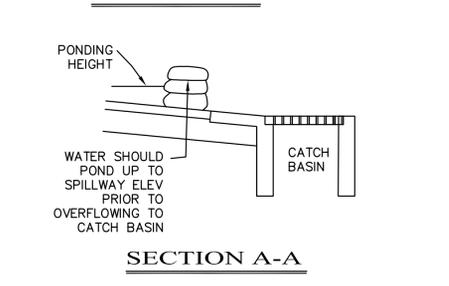
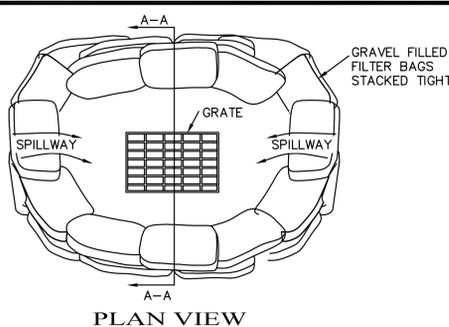
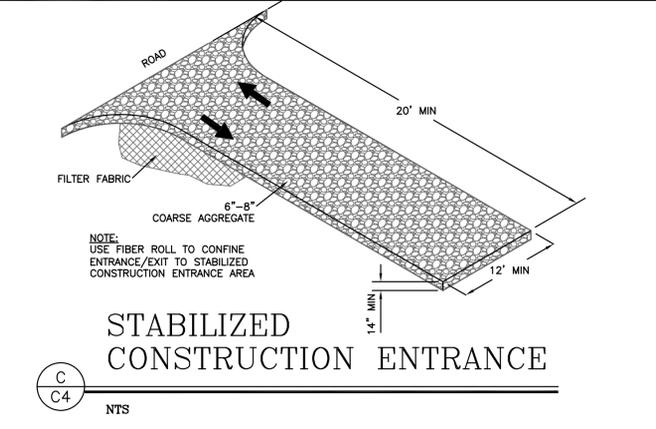
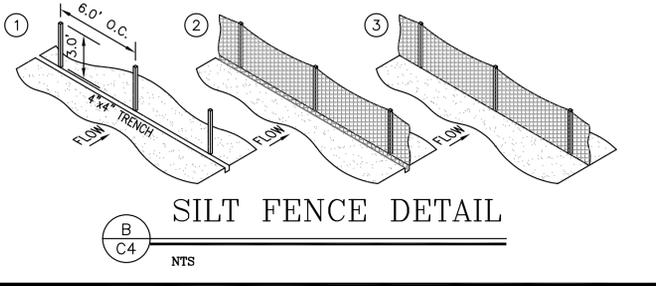
- ### CONCRETE WASHOUT
- TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
 - A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
 - TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 - TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
 - WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
 - ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
 - CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFF-SITE.
 - ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

- ### WASTE COLLECTION AREA
- WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
 - LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
 - TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WHERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
 - CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
 - FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
 - ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
 - CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
 - STORM WATER RUN OFF SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELLEVATE WASTE FROM SURFACE.
 - WASTE STORED IN STOCKPILES SHALL BE SECURELY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
 - SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
 - MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

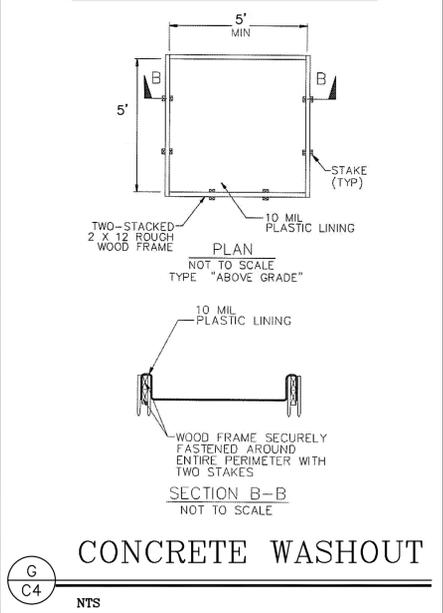
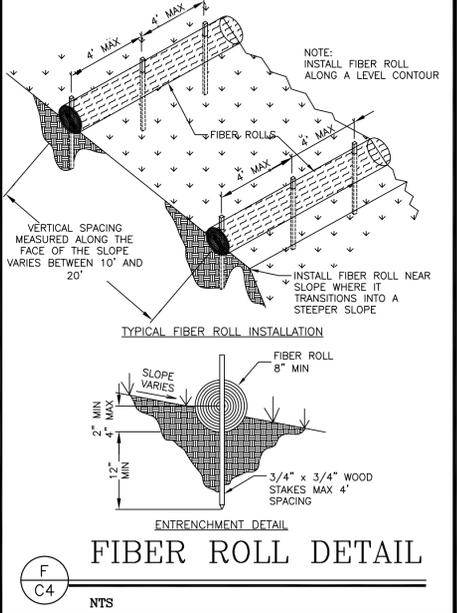
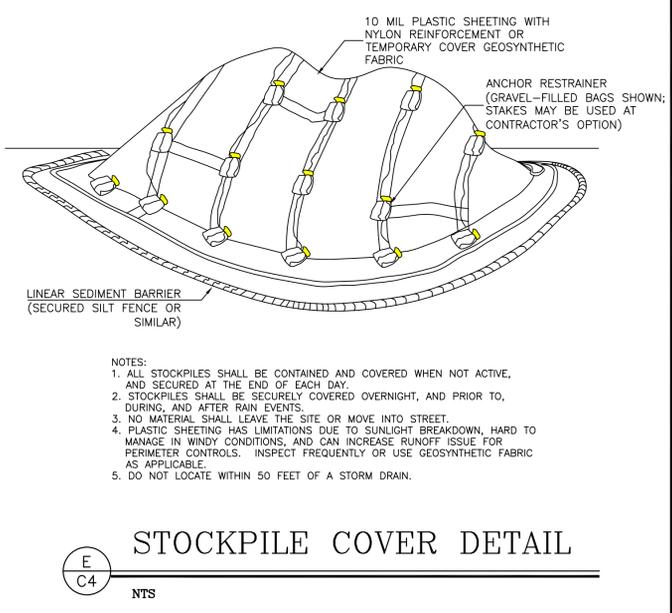
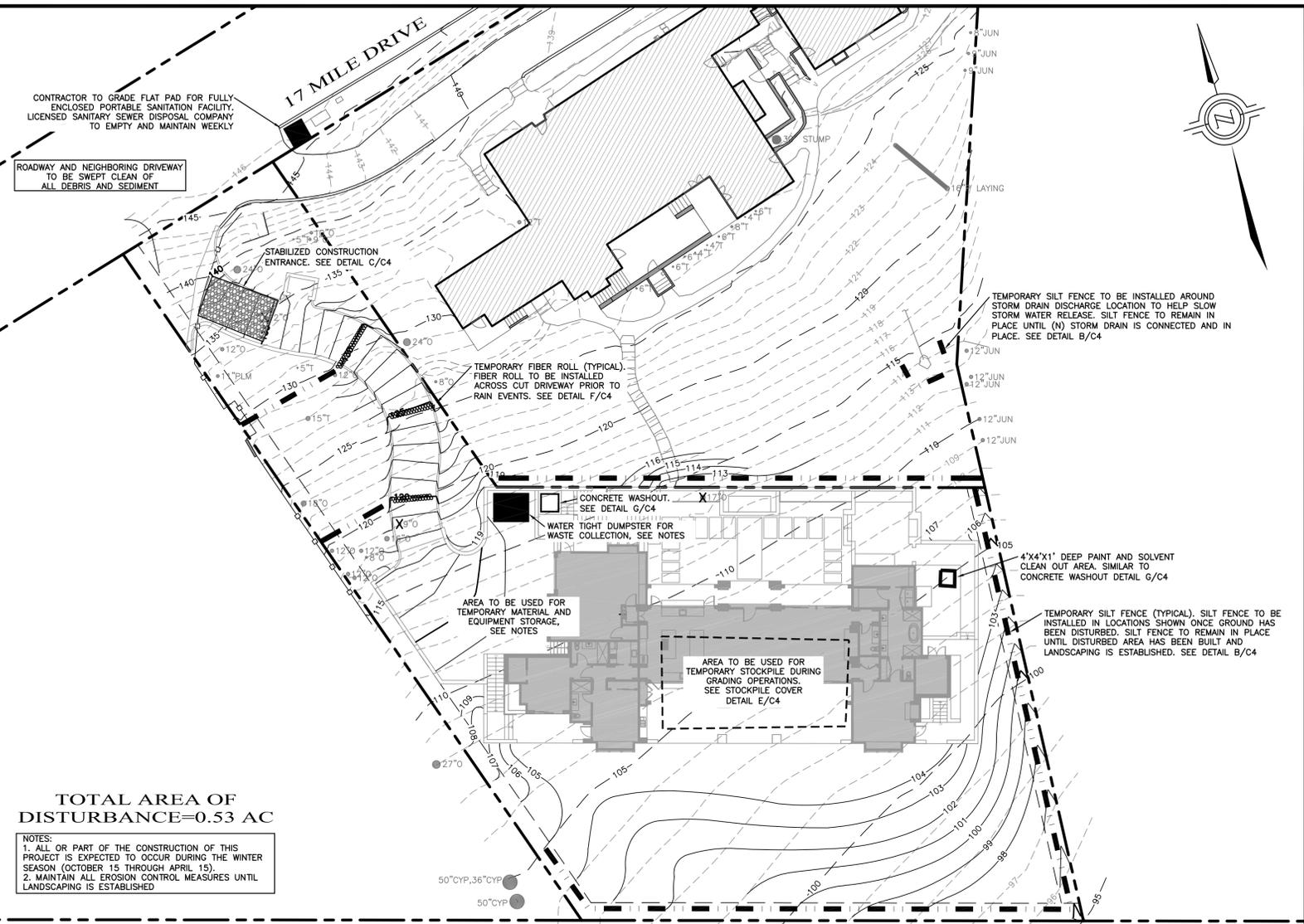
- ### MATERIAL DELIVERY AND STORAGE
- LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
 - TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
 - A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
 - A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
 - SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
 - INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
 - THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
 - MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
 - BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
 - STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3. STOCKPILE MANAGEMENT.
 - MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
 - PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
 - AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
 - KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ON-SITE.
 - ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES. INSTALLATION

- SET 4" LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
- ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
- BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



- ### INSTALLATION
- PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED. FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK. BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN.
 - CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.



ENGINEERING AND SURVEYING, INC.
 2460 Garden Road, Suite G, Monterey, California 93940
 P: 831.655.2723 F: 831.655.3425
 LandSengineers.com

PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 8396
 EXP. 12-31-25
 CIVIL
 STATE OF CALIFORNIA

DRAWN BY: MRS
 DESIGNED BY: C/S
 DATE: 5-9-2024
 SCALE: AS SHOWN
 JOB NUMBER: 24-02
 LAST REVISED: N/A
 REVISED BY: N/A

EROSION CONTROL PLAN

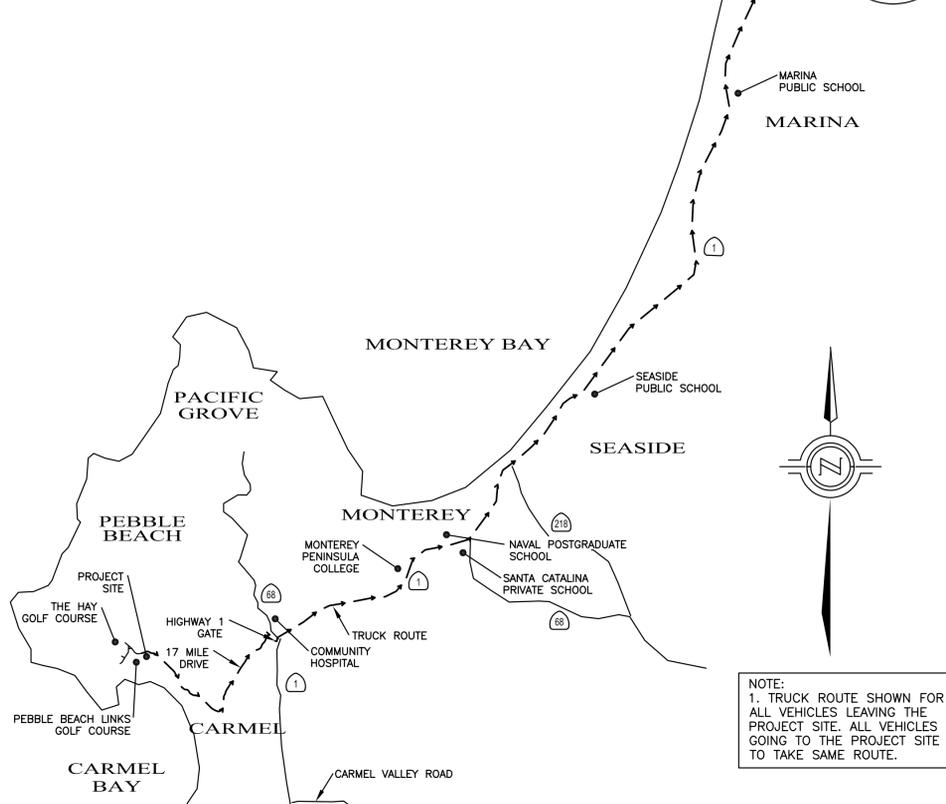
WILLIAMSON RESIDENCE
 3320 17 MILE DRIVE
 PEBBLE BEACH, CA 93953
 APN 008-423-026

SHEET C4
 OF
 5 SHEETS

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CHARLIE BENSON LANE
MONTEREY REGIONAL WASTE MANAGEMENT (LANDFILL)
14201 Del Monte Blvd
Marina, CA 93933
(831)384-5313



NOTE:
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES LEAVING THE PROJECT SITE. ALL VEHICLES GOING TO THE PROJECT SITE TO TAKE SAME ROUTE.

VICINITY MAP/OVERALL TRUCK ROUTING PLAN

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5 PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. STOP WORK WITHIN 50 METERS (165 FT) 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. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES); DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 - DUST CONTROL):
 1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. -NOT APPLICABLE TO SITE
 2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
 3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. -NOT APPLICABLE TO SITE
 4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. -NOT APPLICABLE TO SITE
 5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
 6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
 7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION. -NOT APPLICABLE TO SITE
 8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
 9. COVER INACTIVE STORAGE PILES.
 10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS - NOT APPLICABLE TO SITE
 11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT - NOT APPLICABLE TO SITE
 12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
 13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MDAQCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
 14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.
8. THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
9. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
10. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
11. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
12. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, DURING THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET.
13. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- 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.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast within 24 hours.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipes, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- 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.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, 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.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils

Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use fiber fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- 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.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Painting & Paint Removal

Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Dewatering

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscaping material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscaping material within 2 days before a forecast rain event or during wet weather.

To Report a Spill: Call 911 or (831) 394-6811
If you see paint, cement, motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 626-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-9732
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

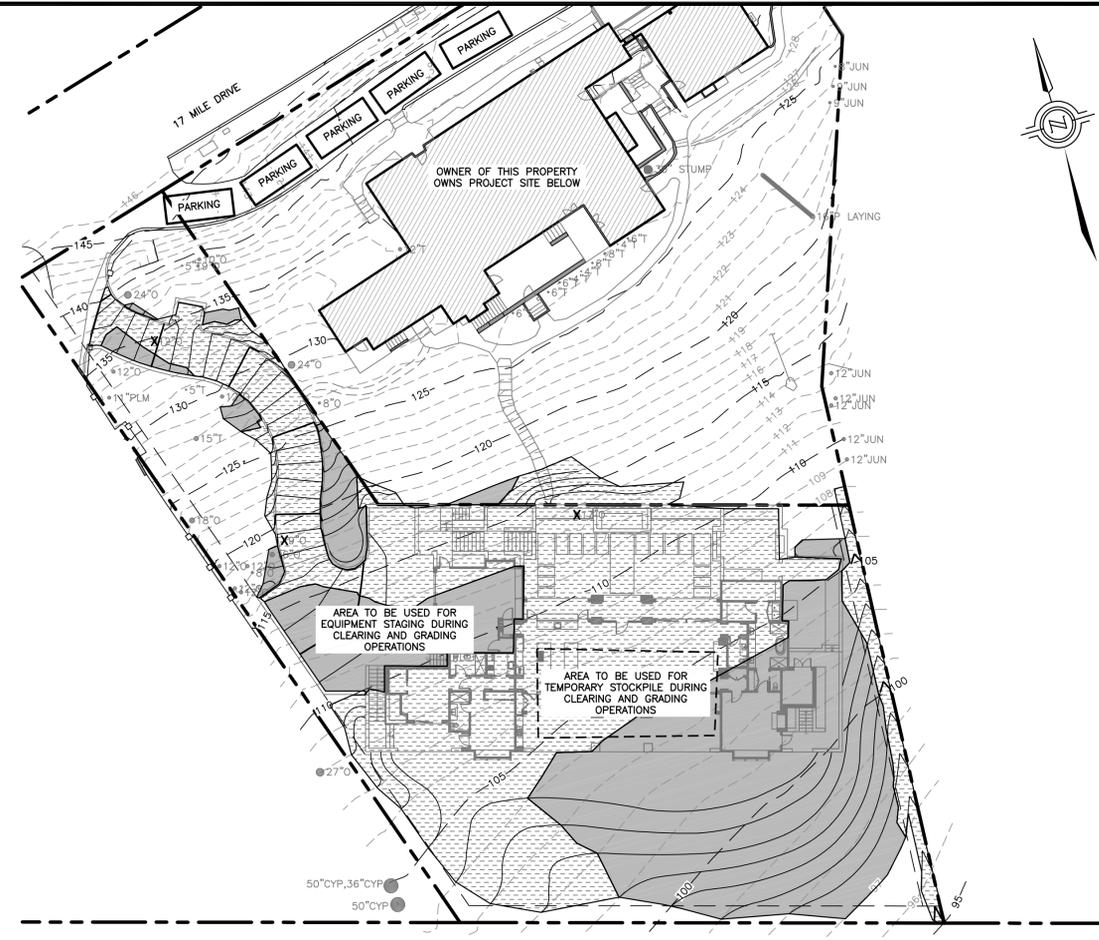
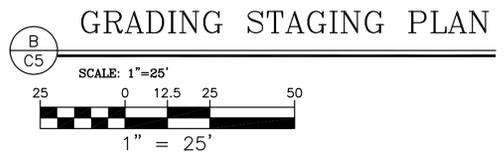
GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.
STEP 1: REMOVE TREES DESIGNATED FOR REMOVAL AS SHOWN IN THIS PLAN SET AND CLEAR AND GRUB SITE PER GEOTECHNICAL REPORT SPECIFICATIONS. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C5. USE DESIGNATE AREA FOR TEMPORARY STOCKPILE AREA. IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.
STEP 2: REMOVE CUT MATERIAL AND PREPARE SUBGRADE FOR FILL PLACEMENT PER GEOTECHNICAL REPORT SPECIFICATIONS. USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREAS. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.
STEP 3: PLACE CUT MATERIAL WITHIN AREAS TO RECEIVE FILL PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 4: REMOVE EXCESS CUT MATERIAL OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C5.
STEP 5: PREPARE SUBGRADE FOR BUILDING AND PAVEMENT AREAS PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 6: INSTALL ADDITIONAL BMPs AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPs UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.

ADDITIONAL NOTES:

1. THIS PROJECT SITE WILL EXPECT 2-10 WORKERS PER DAY.
2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.
3. CONSTRUCTION PARKING WILL BE AT THE SITE WITHIN PROPOSED AREA



EARTHWORK QUANTITIES:
1050 CY CUT
540 CY FILL
610 CY CUT NET
• AT 5 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (50CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 51 TRUCK TRIPS OR 11 DAYS TO REMOVE THE EXCESS MATERIAL FROM THE SITE



I&S ENGINEERING AND SURVEYING, INC.
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandsEngineers.com

REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER J. LINDEN
No. 8345
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: C/S
DATE: 5-9-2024
SCALE: AS SHOWN
JOB NUMBER: 24-02
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

WILLIAMSON RESIDENCE
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN 008-423-026

SHEET C5
OF
5 SHEETS



PROJECT NAME:
**WILLIAMSON
RESIDENCE**

PROJECT ADDRESS:
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN: 008-423-025-000

ISSUANCE:
**BUILDING DEPT
SUBMITTAL**

PROJECT NO: 2023-26
DATE: 08/19/2024

REVISIONS:
DATE DESCRIPTION

SHEET NAME:

**FUEL
MANAGEMENT
PLAN**

SHEET NO:

L-0.1

SHEET INDEX

SHEET NO:	CONTENTS:
L-0.1	FUEL MANAGEMENT PLAN
L-1.0	OVERALL SITE PLAN
L-1.1	SITE PLAN
L-2.0	PLANTING NOTES
L-2.1	PLANTING PLAN
L-3.0	LIGHTING PLAN
L-3.1	LIGHTING SPECS

LEGEND

- ZONE 0:** ZONE EXTENDS 5' FROM BUILDINGS, STRUCTURES DECKS, ETC. THE EMBER-RESISTANT ZONE IS THE MOST IMPORTANT OF ALL THE DEFENSIBLE SPACE ZONES. THIS ZONE INCLUDES THE AREA UNDER AND AROUND ALL ATTACHED DECKS, AND REQUIRES THE MOST STRINGENT WILDFIRE FUEL REDUCTION. THE EMBER-RESISTANT ZONE IS DESIGNED TO KEEP FIRE OR EMBERS FROM IGNITING MATERIALS THAT CAN SPREAD THE FIRE TO YOUR HOME. THE FOLLOWING PROVIDES GUIDANCE FOR THIS ZONE, WHICH MAY CHANGE BASED ON THE REGULATION DEVELOPED BY THE BOARD OF FORESTRY AND FIRE PROTECTION.

 - USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE, AND OTHER NONCOMBUSTIBLE MULCH MATERIALS. NO COMBUSTIBLE BARK OR MULCH.
 - REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANT, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.); CHECK YOUR ROOFS, GUTTERS, DECKS, PORCHES, STAIRWAYS, ETC.
 - REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET.
 - NO PLANTING IS PERMITTED IN THIS ZONE.
 - LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF ROOF DECKS.
 - RELOCATE FIREWOOD AND LUMBER TO ZONE 2
 - REPLACE COMBUSTIBLE FENCING, GATES AND ARBORS ATTACH TO THE HOME WITH NON-COMBUSTIBLE ALTERNATIVES.
 - CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE.
 - CONSIDER RELOCATING BOATS, RVS, VEHICLES AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.

- ZONE 1:** ZONE EXTENDS 30 FEET FROM ALL SIDES OF BUILDINGS, STRUCTURES, DECKS, ETC OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:

 - REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS (VEGETATION)
 - REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YARD, ROOF, AND RAIN GUTTERS.
 - TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
 - REMOVE BRANCHES THAT HANG OVER ROOFS AND KEEP DEAD BRANCHES A MINIMUM OF 10 FEET AWAY FROM CHIMNEYS AND STOVEPIPES.
 - WOOD PILES ARE PROHIBITED WITHIN THIS ZONE. RELOCATE WOOD PILES TO ZONE 2.
 - REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
 - REMOVE OR PRUNE FLAMMABLE ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES, AND STAIRS.
 - CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
 - MAINTAIN A TREE, SHRUB OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
 - MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER VEGETATIVE MATERIALS. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.

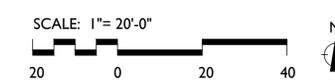
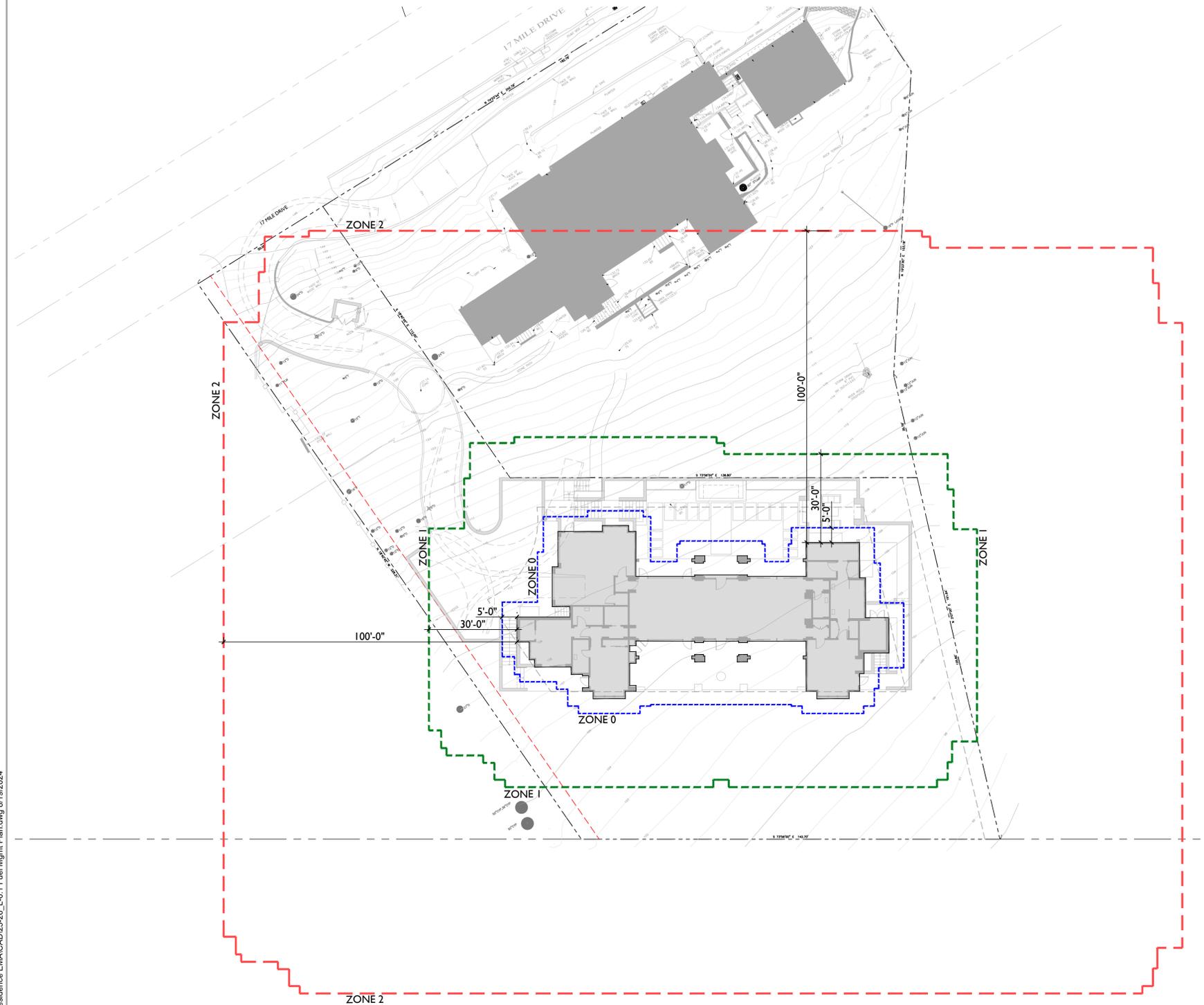
- ZONE 2:** ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS ETC. OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. FUELS SHALL BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE ITEMS STIPULATED BELOW DO NOT APPLY TO SINGLE SPECIMENS OF TREES OR OTHER VEGETATION THAT ARE WELL-PRUNED AND MAINTAINED SO AS TO EFFECTIVELY MANAGE FUELS AND NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OR FROM A STRUCTURE TO THE OTHER NEARBY VEGETATION. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:

 - CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
 - CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
 - CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS, AND TREES.
 - REMOVE ALL DEAD TREES.
 - REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.
 - ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

- ZONE 1 AND 2 - 'OUTBUILDINGS' AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

- FUEL MANAGEMENT TO FOLLOW PUBLIC RESOURCE CODE 4291 AS DEVELOPED BY CALIFORNIA'S DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE).

- CLEARING BEYOND THE PROPERTY LINE MAY ONLY BE REQUIRED IF THE STATE LAW, LOCAL ORDINANCE, RULE, OR REGULATION INCLUDES FINDINGS THAT THE CLEARING IS NECESSARY TO SIGNIFICANTLY REDUCE THE RISK OF TRANSMISSION OF FLAME OR HEAT SUFFICIENT TO IGNITE THE STRUCTURE AND THERE IS NO FEASIBLE MITIGATION MEASURES POSSIBLE TO REDUCE THE RISK OF IGNITION OR SPREAD OF WILDFIRE TO THE STRUCTURE. CLEARANCE ON THE ADJACENT PROPERTY SHALL ONLY BE CONDUCTED FOLLOWING WRITTEN ON CONSENT BY THE ADJACENT LANDOWNER.



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PROJECT NAME:

**WILLIAMSON
RESIDENCE**

PROJECT ADDRESS:

3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-423-025-000

ISSUANCE:

**BUILDING DEPT
SUBMITTAL**

PROJECT NO: 2023-26
DATE: 08/19/2024

REVISIONS:

DATE	DESCRIPTION

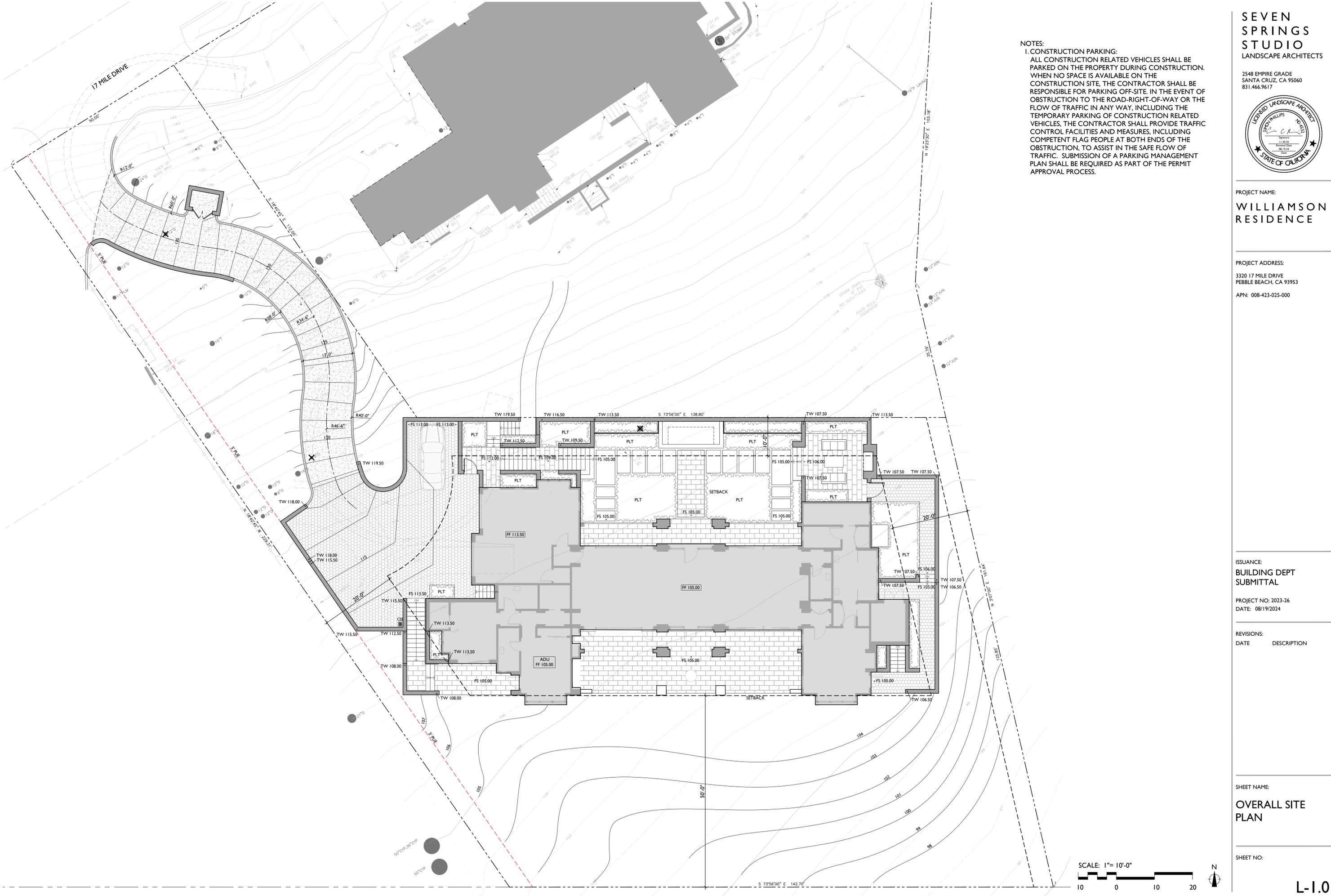
SHEET NAME:

**OVERALL SITE
PLAN**

SHEET NO:

NOTES:

I. CONSTRUCTION PARKING:
ALL CONSTRUCTION RELATED VEHICLES SHALL BE PARKED ON THE PROPERTY DURING CONSTRUCTION. WHEN NO SPACE IS AVAILABLE ON THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PARKING OFF-SITE. IN THE EVENT OF OBSTRUCTION TO THE ROAD-RIGHT-OF-WAY OR THE FLOW OF TRAFFIC IN ANY WAY, INCLUDING THE TEMPORARY PARKING OF CONSTRUCTION RELATED VEHICLES, THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FACILITIES AND MEASURES, INCLUDING COMPETENT FLAG PEOPLE AT BOTH ENDS OF THE OBSTRUCTION, TO ASSIST IN THE SAFE FLOW OF TRAFFIC. SUBMISSION OF A PARKING MANAGEMENT PLAN SHALL BE REQUIRED AS PART OF THE PERMIT APPROVAL PROCESS.



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PROJECT NAME:

WILLIAMSON RESIDENCE

PROJECT ADDRESS:

3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-423-025-000

ISSUANCE:

**BUILDING DEPT
SUBMITTAL**

PROJECT NO: 2023-26
DATE: 08/19/2024

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

SITE PLAN

SHEET NO:

REFERENCE NOTES

- ① INTEGRATED SPA WITH COVER: SEE ARCHITECTURAL DRAWINGS.
- ② FIREPLACE: SEE ARCHITECTURAL DRAWINGS.
- ③ PEDESTRIAN GATE: SEE ARCHITECTURAL DRAWINGS.
- ④ TRASH ENCLOSURE WITH ORNAMENTAL WOOD GATES: SEE ARCHITECTURAL DRAWINGS.
- ⑤ WALL TOP TO SLOPE DOWN FOLLOWING STAIRS
- ⑥ METAL WALL
- ⑦ SPA MECHANICAL EQUIPMENT - FINAL SIZE DETERMINED ONCE EQUIPMENT IS SPECIFIED.
- ⑧ ORNAMENTAL IRON GUARDRAIL - 42" HIGH

TREE REMOVAL LIST

SPECIES	DBH
---------	-----

TREE REMOVAL - 5" - 23"

COAST LIVE OAK	12"
COAST LIVE OAK	17"
COAST LIVE OAK	9"

SUBTOTAL 3

MITIGATION REQUIREMENT 2:1.
SEE PLANTING PLAN FOR
MITIGATION PLANTING. 6

EARTHWORK CALCULATIONS

CUT	908 CY
FILL	612 CY
NET	296 CY

THE QUANTITIES SHOWN ABOVE ARE ESTIMATES ONLY - THE CONTRACTOR SHALL DETERMINE THEIR OWN QUANTITY TAKEOFFS AND SHALL BID ACCORDINGLY

LEGEND

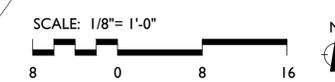
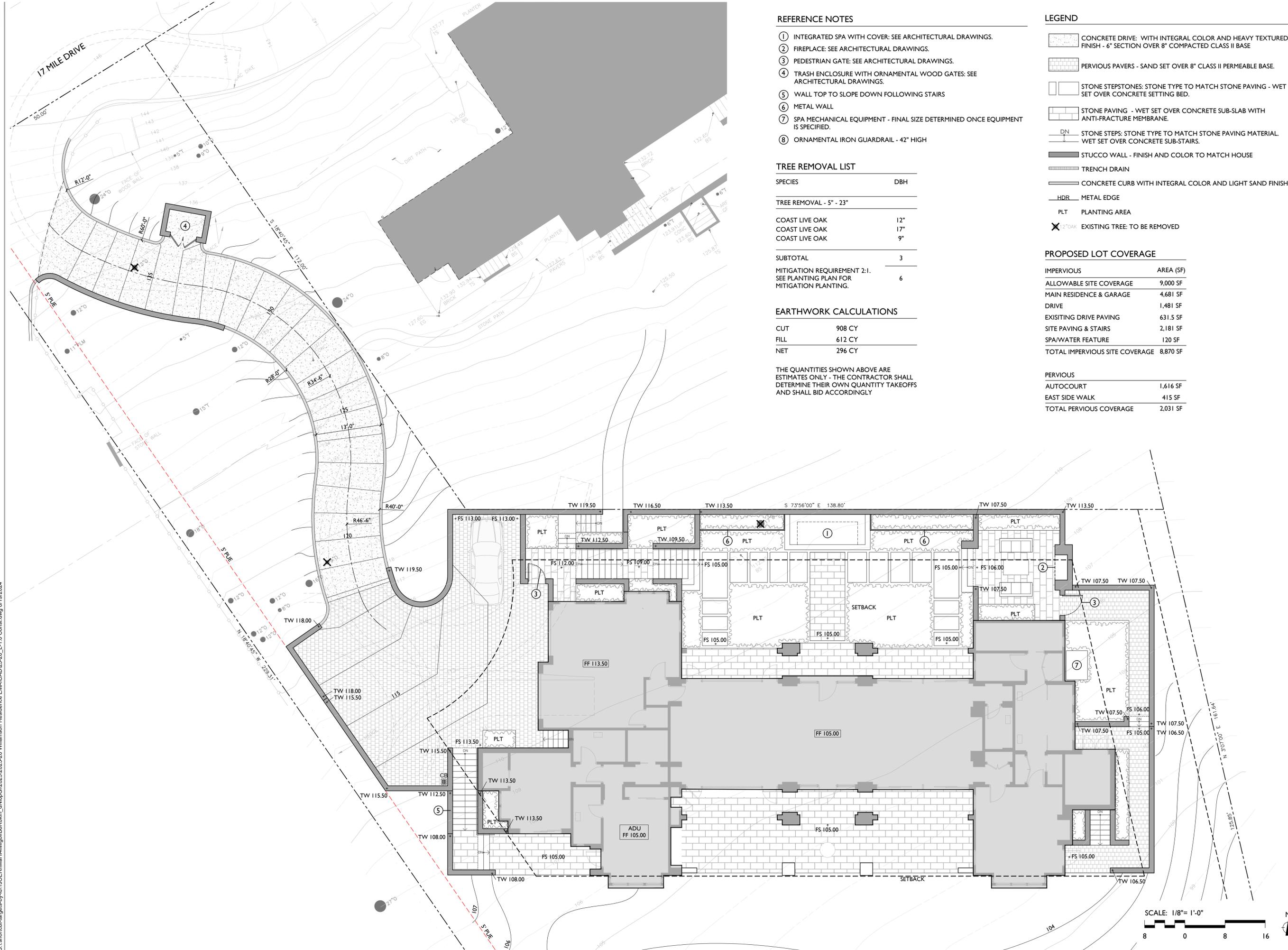
- CONCRETE DRIVE: WITH INTEGRAL COLOR AND HEAVY TEXTURED FINISH - 6" SECTION OVER 8" COMPACTED CLASS II BASE
- PERVIOUS PAVERS - SAND SET OVER 8" CLASS II PERMEABLE BASE.
- STONE STEPSTONES: STONE TYPE TO MATCH STONE PAVING - WET SET OVER CONCRETE SETTING BED.
- STONE PAVING - WET SET OVER CONCRETE SUB-SLAB WITH ANTI-FRACTURE MEMBRANE.
- STONE STEPS: STONE TYPE TO MATCH STONE PAVING MATERIAL. WET SET OVER CONCRETE SUB-STAIRS.
- STUCCO WALL - FINISH AND COLOR TO MATCH HOUSE
- TRENCH DRAIN
- CONCRETE CURB WITH INTEGRAL COLOR AND LIGHT SAND FINISH.
- HDR METAL EDGE
- PLT PLANTING AREA
- X12"DBH EXISTING TREE: TO BE REMOVED

PROPOSED LOT COVERAGE

IMPERVIOUS	AREA (SF)
ALLOWABLE SITE COVERAGE	9,000 SF
MAIN RESIDENCE & GARAGE	4,681 SF
DRIVE	1,481 SF
EXISTING DRIVE PAVING	631.5 SF
SITE PAVING & STAIRS	2,181 SF
SPA/WATER FEATURE	120 SF
TOTAL IMPERVIOUS SITE COVERAGE	8,870 SF

PERVIOUS

AUTOCOURT	1,616 SF
EAST SIDE WALK	415 SF
TOTAL PERVIOUS COVERAGE	2,031 SF



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PROJECT NAME:

WILLIAMSON RESIDENCE

PROJECT ADDRESS:

3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-023-025-000

ISSUANCE:

**BUILDING DEPT
SUBMITTAL**

PROJECT NO: 2023-26
DATE: 08/19/2024

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

PLANTING PLAN

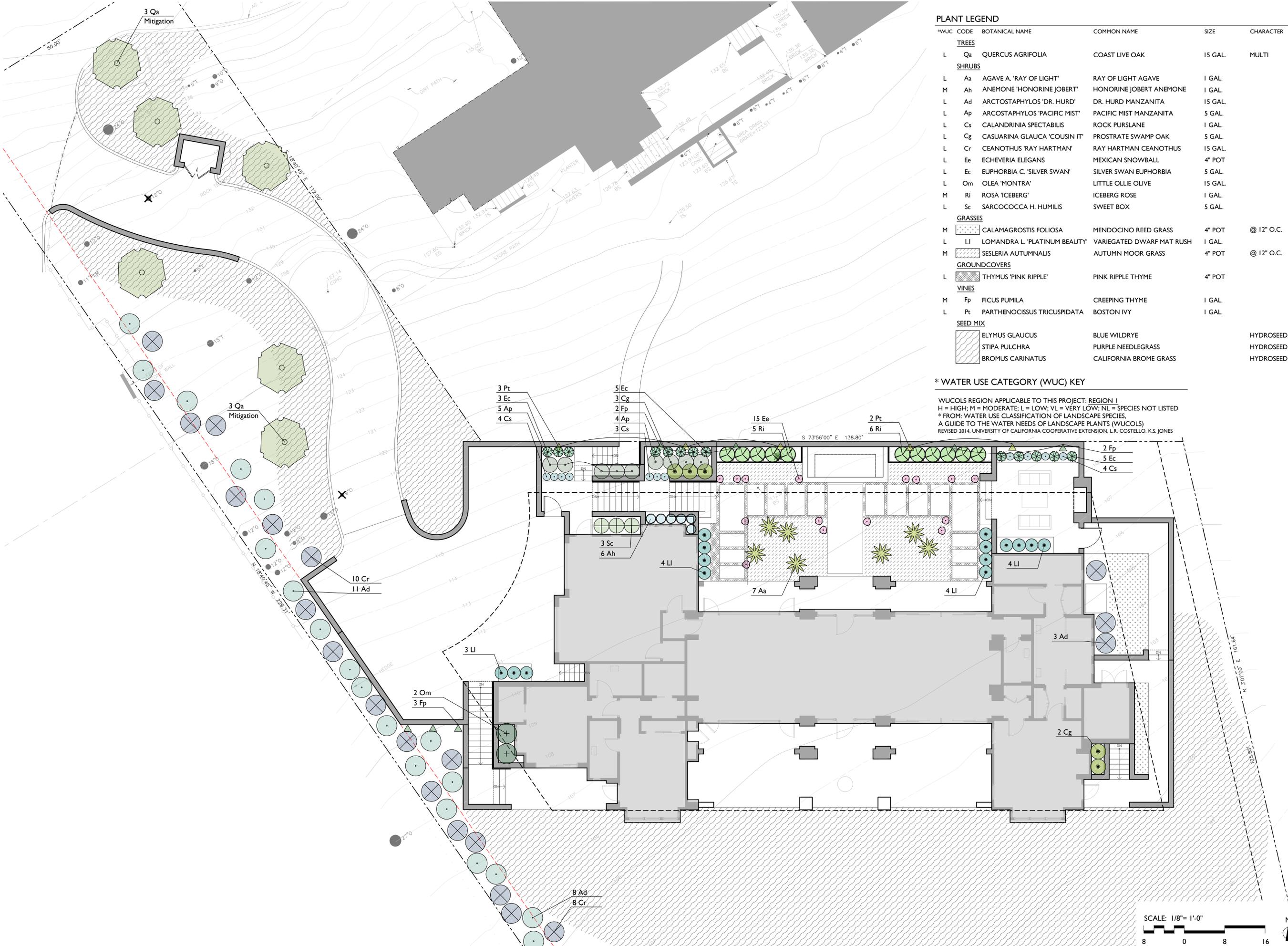
SHEET NO:

PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
TREES					
L	Qa	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	MULTI
SHRUBS					
L	Aa	AGAVE A. 'RAY OF LIGHT'	RAY OF LIGHT AGAVE	1 GAL	
M	Ah	ANEMONE 'HONORINE JOBERT'	HONORINE JOBERT ANEMONE	1 GAL	
L	Ad	ARCTOSTAPHYLOS 'DR. HURD'	DR. HURD MANZANITA	15 GAL	
L	Ap	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	
L	Cs	CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL	
L	Cg	CASUARINA GLAUCA 'COUSIN IT'	PROSTRATE SWAMP OAK	5 GAL	
L	Cr	CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN CEANOTHUS	15 GAL	
L	Ec	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	4" POT	
L	Ec	EUPHORBIA C. 'SILVER SWAN'	SILVER SWAN EUPHORBIA	5 GAL	
L	Om	OLEA 'MONTRA'	LITTLE OLLIE OLIVE	15 GAL	
M	Ri	ROSA 'ICEBERG'	ICEBERG ROSE	1 GAL	
L	Sc	SARCOCOCCA H. HUMILIS	SWEET BOX	5 GAL	
GRASSES					
M	LI	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	4" POT	@ 12" O.C.
L	LI	LOMANDRA L. 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	@ 12" O.C.
M	LI	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	4" POT	@ 12" O.C.
GROUNDCOVERS					
L	LI	THYMUS 'PINK RIPPLE'	PINK RIPPLE THYME	4" POT	
VINES					
M	Fp	FICUS PUMILA	CREeping THYME	1 GAL	
L	Pt	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	
SEED MIX					
		ELYMUS GLAUCUS	BLUE WILD RYE		HYDROSEED
		STIPA PULCHRA	PURPLE NEEDLEGRASS		HYDROSEED
		BROMUS CARINATUS	CALIFORNIA BROME GRASS		HYDROSEED

*** WATER USE CATEGORY (WUC) KEY**

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION I
 H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
 * FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES,
 A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
 REVISED 2014, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, LR. COSTELLO, K.S. JONES



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PROJECT NAME:

WILLIAMSON RESIDENCE

PROJECT ADDRESS:

3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-423-025-000

ISSUANCE:

**BUILDING DEPT
SUBMITTAL**

PROJECT NO: 2023-26
DATE: 08/19/2024

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

LIGHTING PLAN

SHEET NO:

FIXTURE LEGEND

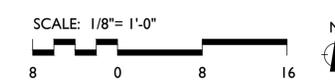
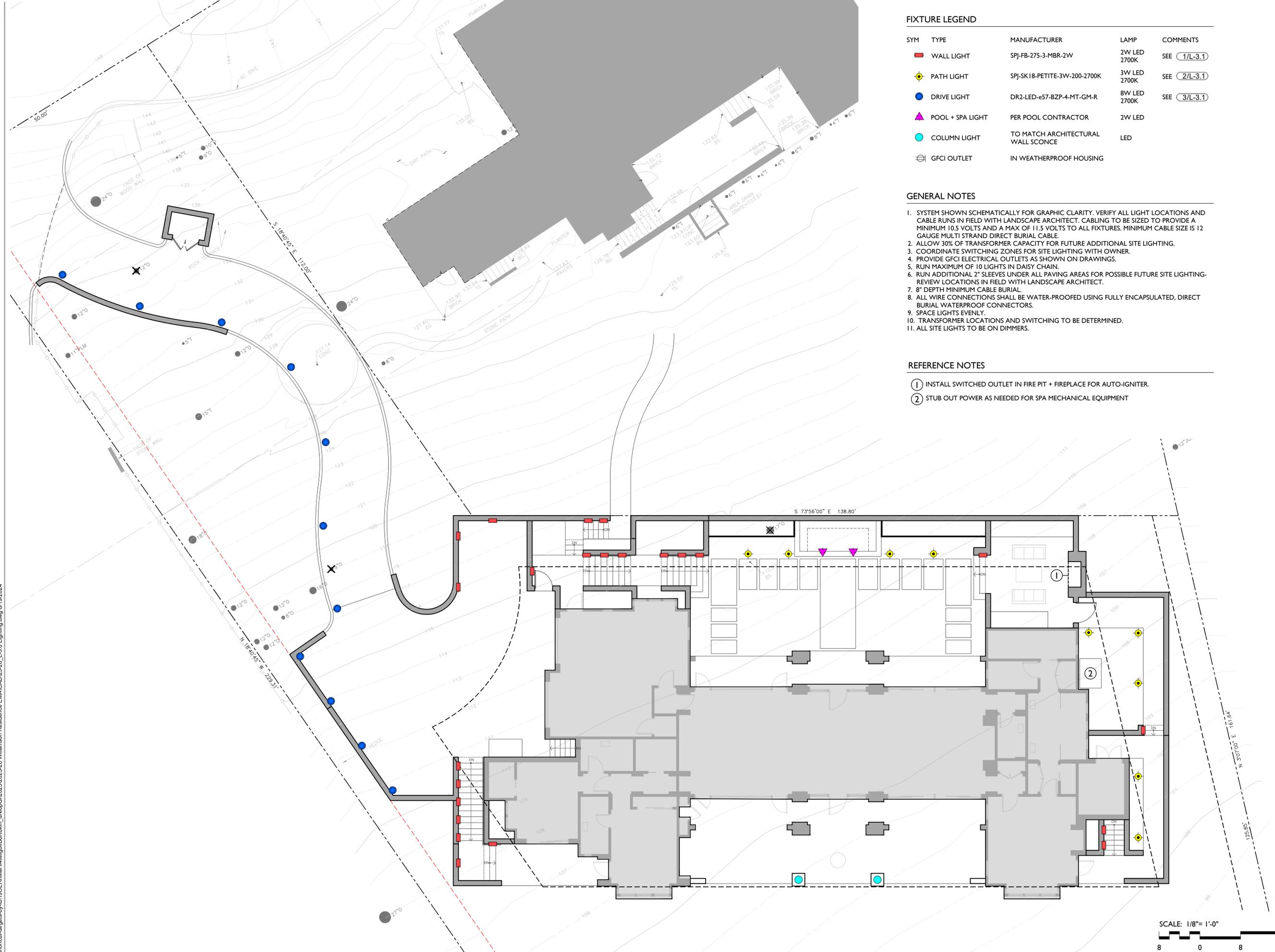
SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
■	WALL LIGHT	SPJ-FB-275-3-MBR-2W	2W LED 2700K	SEE 1/L-3.1
●	PATH LIGHT	SPJ-SK18-PETITE-3W-200-2700K	3W LED 2700K	SEE 2/L-3.1
●	DRIVE LIGHT	DR2-LED-e57-BZP-4-MT-GM-R	8W LED 2700K	SEE 3/L-3.1
▲	POOL + SPA LIGHT	PER POOL CONTRACTOR	2W LED	
●	COLUMN LIGHT	TO MATCH ARCHITECTURAL WALL SCONCE	LED	
⊖	GFCI OUTLET	IN WEATHERPROOF HOUSING		

GENERAL NOTES

- SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
- ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
- COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
- PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
- RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
- RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
- 8" DEPTH MINIMUM CABLE BURIAL.
- ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
- SPACE LIGHTS EVENLY.
- TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
- ALL SITE LIGHTS TO BE ON DIMMERS.

REFERENCE NOTES

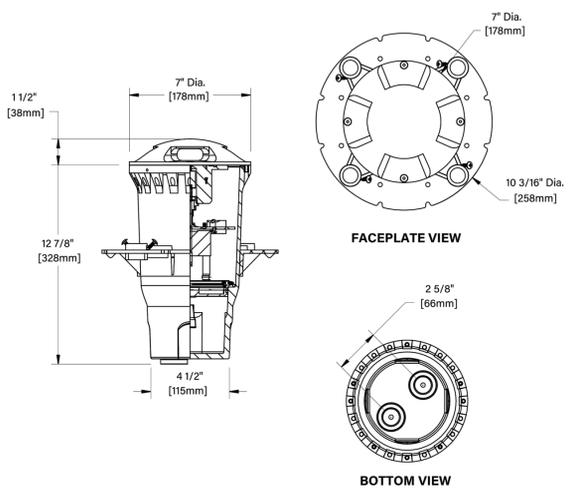
- INSTALL SWITCHED OUTLET IN FIRE PIT + FIREPLACE FOR AUTO-IGNITER.
- STUB OUT POWER AS NEEDED FOR SPA MECHANICAL EQUIPMENT



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DR2 LED (INTEGRAL TRANSFORMER) IP68 RATED

DATE: PROJECT: TYPE:



STANDARD FINISHES				PREMIUM FINISHES									
Satin Black (BLP)	Satin Bronze (BZP)	Satin White (WHP)	Satin Aluminum (SAP)	Cascade Mtn. Granite (CMG)	Rocky Mtn. Granite (RMG)	Sierra Mtn. Granite (SMG)	Aleutian Mtn. Granite (AMG)	Textured Forest (TFX)	Black Chrome (BCM)	Beige (BGE)	Weathered Copper (WCP)	Old Copper (OCP)	Hunter Green (HUG)
Black Wrinkle (BLW)	Bronze Wrinkle (BZW)	White Wrinkle (WHW)	Verde (VER)	Cracked Ice (CRI)	Mojave Desert Sandstone (MDS)	Antique Brass Powder (ABP)	Brown Patina Powder (BPP)	Sonoran Desert Sandstone (SDS)	Weathered Iron (WIR)	Clear Anodized Powder (CAP)	Cream (CRM)	Antique White (AQW)	Natural Brass Powder (NBP)

B-K LIGHTING MADE IN THE USA 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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DR2 LED (INTEGRAL TRANSFORMER) IP68 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



CATALOG NUMBER LOGIC
Example: DR2 - LED - TR - e57 - SAP - 1 - MT - GM - S

MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel

FACEPLATE
052 - DriveStar2

OptiLeak®
LED - with Integral Driver

HOUSING
TR - Integral Transformer (Non-Dimming)

LED TYPE
e57 - 8W LED/2700K e58 - 8W LED/3000K e59 - 8W LED/4000K

FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBR, OCP, RMG, SDS, SMG, TFX, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)

OPTICAL OPENINGS
1 - Single
2 - 2 @ 180°
4 - 4 @ 90°

INPUT VOLTAGE
MT - 105-300 VAC Input

OPTIONS
GM-R - Round Grout Mask
GM-S - Square Grout Mask
LSF - Less Stability Flange

B-K LIGHTING MADE IN THE USA 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN. 06/18/2021 SKL-3084 3/28-2/19-00

3 DRIVE LIGHT
NTS



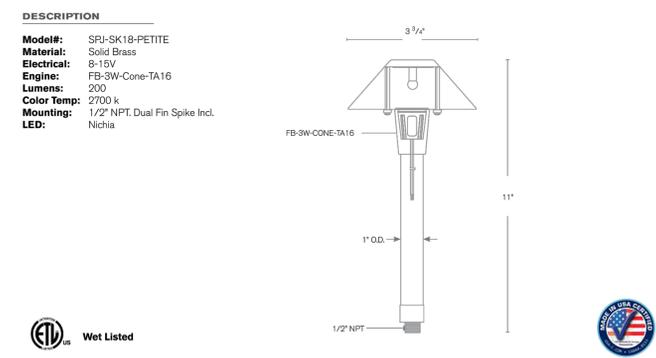
Model: **SPJ-SK18-PETITE**
Finish: Matte Bronze

Path / Area Light

DESCRIPTION
Model#: SPJ-SK18-PETITE
Material: Solid Brass
Electrical: 8-15V
Engine: FB-SW-Cone-TA16
Lumens: 200
Color Temp: 2700 k
Mounting: 1/2" NPT, Dual Fin Spike Incl.
LED: Nichia

Forever Bright

SPECIFICATION FEATURES
Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Electrical: Available in 8-15V
Labels: ETL Standard Wet Label C-ETL



ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-SK18-PETITE	MBR	3W	200	2700K	8-15V

V = Verde GM = Gun Metal
M = Moss B = Black
AG = Aged Brass R = Rusty
MBR = Matte Bronze PVP = PVD Polished
RC = Raw Copper PVS = PVD Satin

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2 PATH LIGHT
NTS



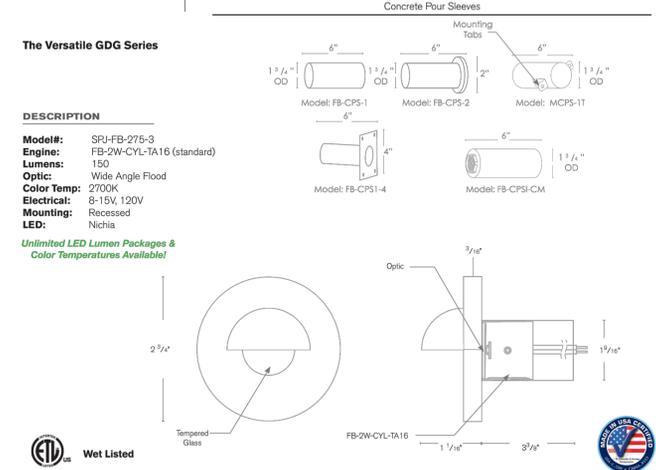
Model: **SPJ-FB-275-3**
Finish: Matte Bronze

The Versatile GDG Series

DESCRIPTION
Model#: SPJ-FB-275-3
Engine: FB-ZW-CYL-TA16 (standard)
Lumens: 150
Optic: Wide Angle Flood
Color Temp: 2700K
Electrical: 8-15V, 120V
Mounting: Recessed
LED: Nichia

Forever Bright

SPECIFICATION FEATURES
Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Electrical: Available in 8-15V or 120V
Labels: ETL Standard Wet Label C-ETL



ORDERING INFORMATION

Model#	Finishes	Wattage	Optics	Lumens	Color Temp.	Electrical
SPJ-FB-275-3	MBR	2W	WIDE ANGLE FLOOD	150	2700K	8-15V

V = Verde GM = Gun Metal
M = Moss B = Black
AG = Aged Brass R = Rusty
MBR = Matte Bronze PVP = PVD Polished
SB = Satin Brass PVS = PVD Satin

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1 WALL LIGHT
NTS

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:
WILLIAMSON RESIDENCE

PROJECT ADDRESS:
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN: 008-423-025-000

ISSUANCE:
BUILDING DEPT SUBMITTAL

PROJECT NO: 2023-26
DATE: 08/19/2024

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
LIGHTING SPEC

SHEET NO:

G:\shortcuts\targets-by-b11\JOERMaMaH4Mfg\B6R0Kh_dNDpG\2023\2023-26 Williamson Residence EMA\CAD\23-26_L-3.0 Lighting.dwg 8/19/2024

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OT TITLE-24 OT TITLE-24

MODEL : OT TITLE-24
FINISH : BRONZE
MANUFACTURER : URBAN ACCESSORIES

10 DRAIN COVER & TRENCH GRATES



RECESSED DOWN LIGHT
STAINLESS STEEL
7W LED

MODEL : TWO IF BY SEA
LAMP : 3.5 LED WATT
MANUFACTURER : MODERN FORMS
TITLE 24 & DARK SKY COMPLIANT

11 EXTERIOR LIGHTING



WALL DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

PATH DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

DRIVEWAY SURFACE DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

12 LANDSCAPE LIGHTING



VERTICAL GRAIN
DOUGLAS FIR

BALI

GATE: CUSTOM
MATCH GARAGE DOOR

MANUFACTURER : CARRIAGE HOUSE
STYLE : "BALI" IN DOUGLAS FIR AND BRONZE

7 GARAGE DOOR & GATE



EXTERIOR STEPS W/ TILE

SPA

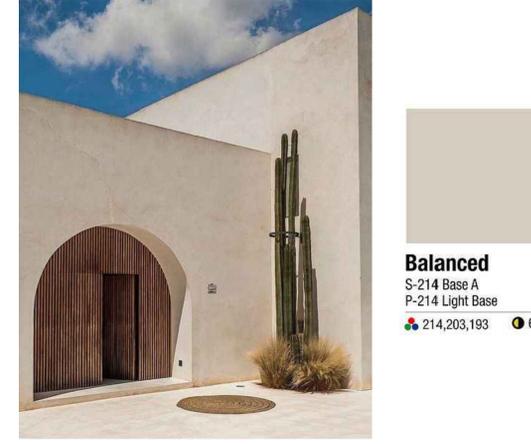
EXTERIOR STEPPING STONE

8 SITE DETAILS



WROUGHT IRON RAIL W/ SHAPED PARAPET

9 DECK GUARD RAIL



Balanced
S-214 Base A
P-214 Light Base
214,203,193 61

MANUFACTURER: WESTERN BLENDED PRODUCTS
COLOR: BALANCED
FINISH: SMOOTH

4 STUCCO



FOND DU LAC: COUNTRY SQUIRE, RAG JOINT W/ SMEAR

5 STONE VENEER



METAL DOORS & WINDOWS W/ MINIMAL FRAME

6 WINDOW & DOORS



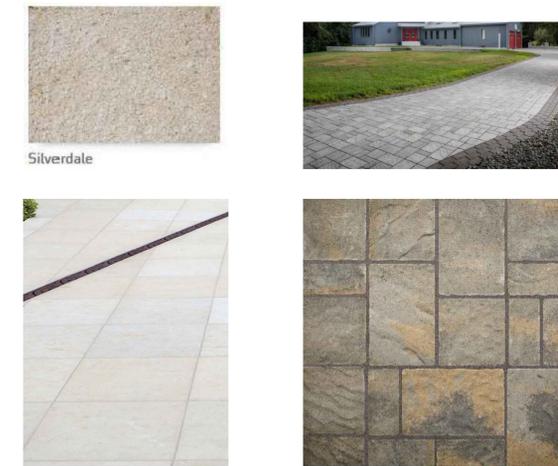
CLAY TILE W/ EXPOSED RAFTER TAILS

1 ROOF & EAVE



CEILING: EXTERIOR: TEAK; INTERIOR: WHITE OAK

2 WOOD CEILING



Silverdale

MANUFACTURER: US STONE
COLOR: FLINT HILLS GRAY

MANUFACTURER: BELGARD
COLOR: URBANA - VICTORIAN

3 PATIO & PAVERS

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

MATERIAL SAMPLES
 JOB NAME: Williamson Residence
 3320 17 Mile Drive
 Pebble Beach, CA 93953
 A.P.N. 008-423-026-000

DATE: 8/6/2024
 SCALE: N.T.S.
 DRAWN: HRM
 JOB NUMBER: 23.09

A-7.1
 SHEET OF



DRIVEWAY TO GARAGE PERSPECTIVE



SOUTH ELEVATION SEEN FROM GOLF COURSE



INNER COURTYARD PERSPECTIVE



BIRD'S EYE PERSPECTIVE

REVISION	No.

CONSULTANT:

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RENDERED PERSPECTIVES

JOB NAME: Williamson Residence
 3320 17 Mile Drive
 Pebble Beach, CA 93953
 A.P.N. 008-423-026-000

DATE: 8/6/2024

SCALE: N.T.S.

DRAWN: HRM

JOB NUMBER: 23.09

A7.2
 SHEET OF