

ONDA ROAD

0' WIDE PRIVATE ROAD)

└ FND 203
FND1/2 IP RCE424

FUEL MANAGEMENT PLAN NOTES:

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

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

GUIDLINES AS FOLLOWS:

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

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

GUIDLINES AS FOLLOWS:

- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

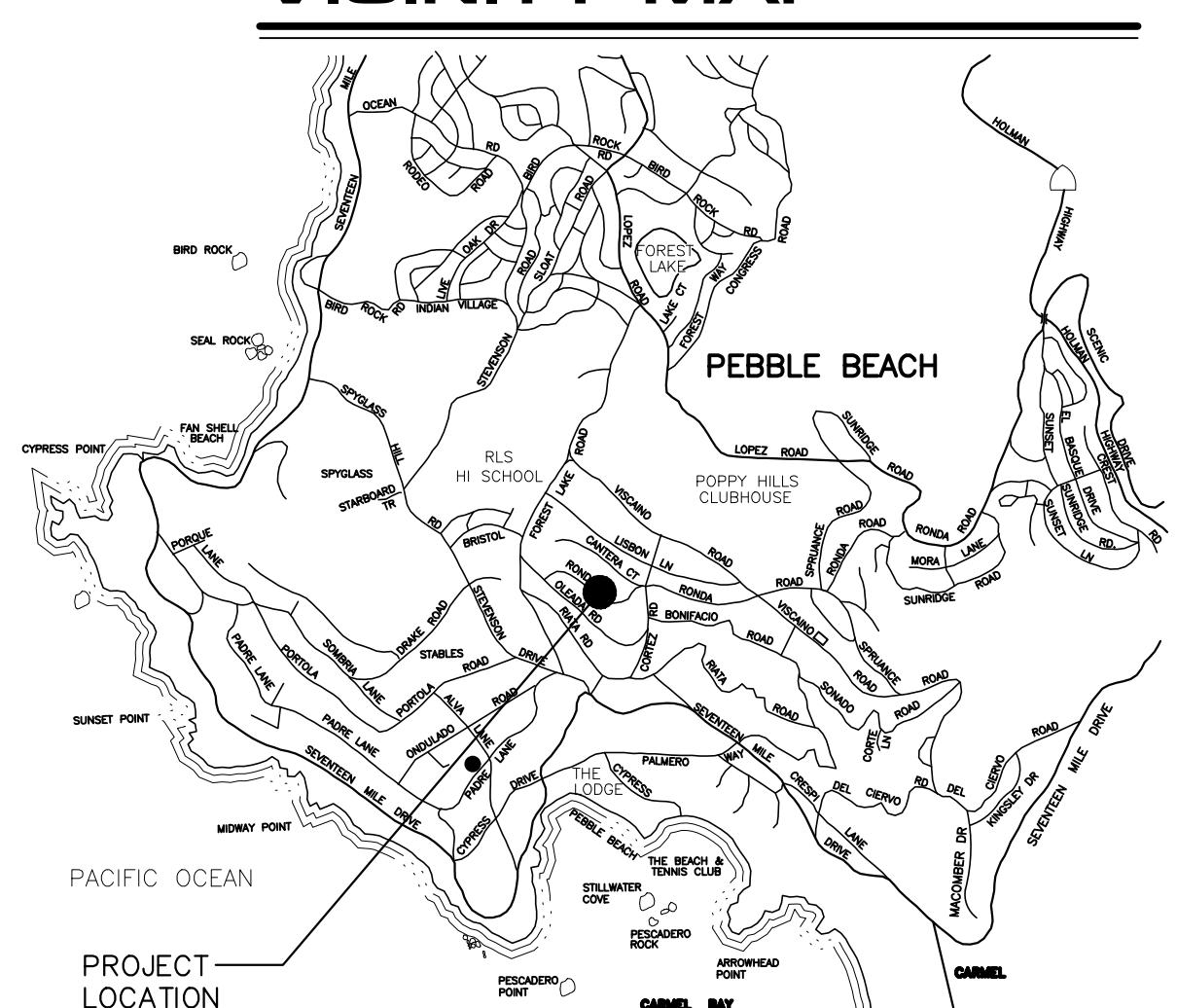
EMERGENCY VEHICLE ACCESS:
VEHICLE ACCESS FROM RONDA ROAD.

SITE PLAN

16" = 1' = 0"

A diagram showing a circle with a sector shaded in gray. The sector is defined by a central angle of 60 degrees, which is indicated by a small arc and a label '60°'. The rest of the circle is white.

VICINITY MAP



SITE PLAN

SHEET NO.

A1.0

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

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

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:
BALESTRERI RESIDENCE

PROJECT ADDRESS:
3950 RONDA ROAD
PEBBLE BEACH, CA
93953

APN: 008-222-024

DATE: JANUARY 15, 2025
APPLICATION REQUEST

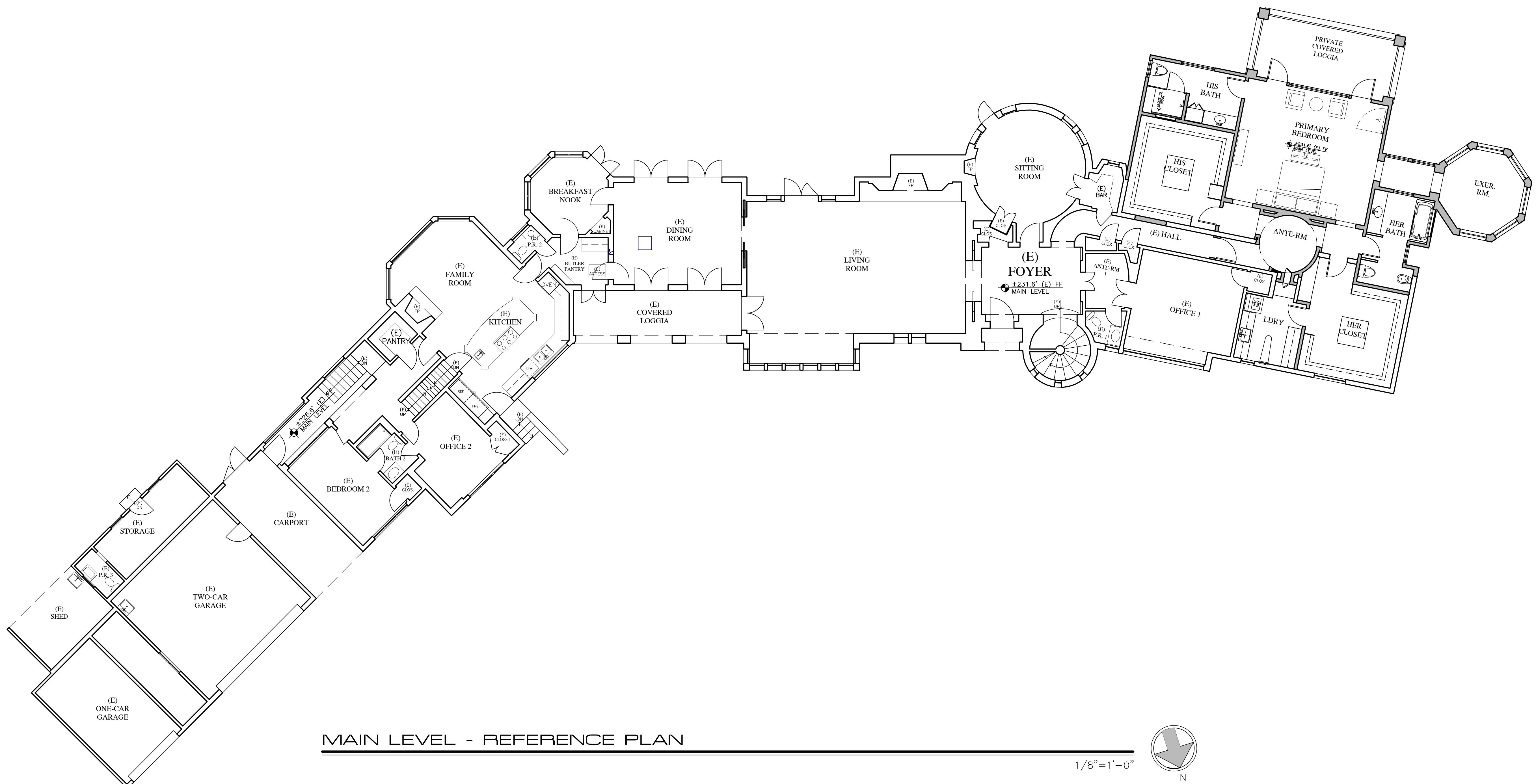
REVISIONS:

- ▲ APRIL 8, 2025
PLANNING SUBMITTAL
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MAIN LEVEL
PLAN

SHEET NO.

A2.0



WALL LEGEND

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

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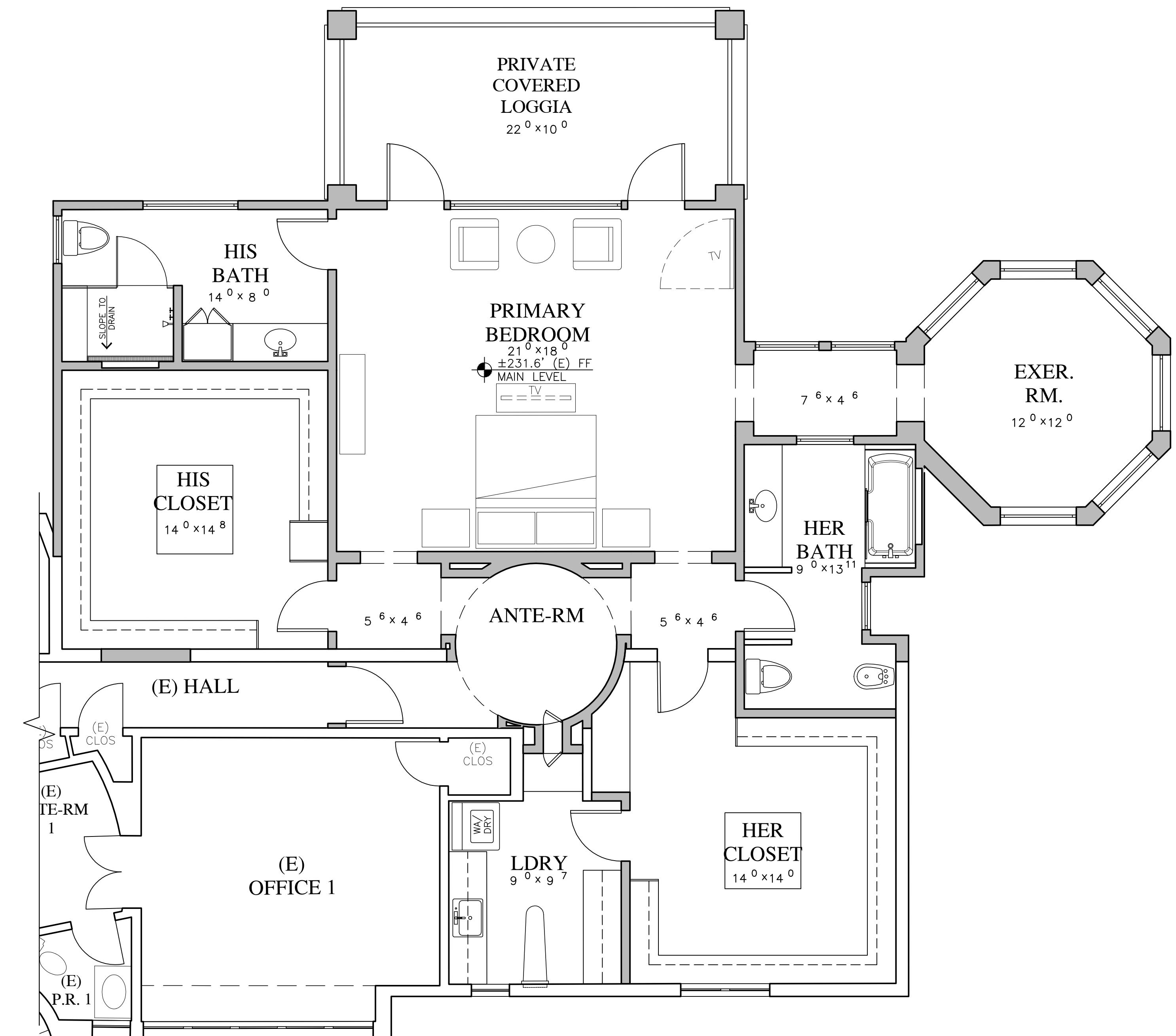
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MAIN LEVEL
PARTIAL PLAN

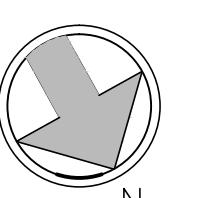
SHEET NO.

A2.1



MAIN LEVEL REMODEL AND ADDITION - PARTIAL PLAN

1/4" = 1'-0"



WALL LEGEND

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

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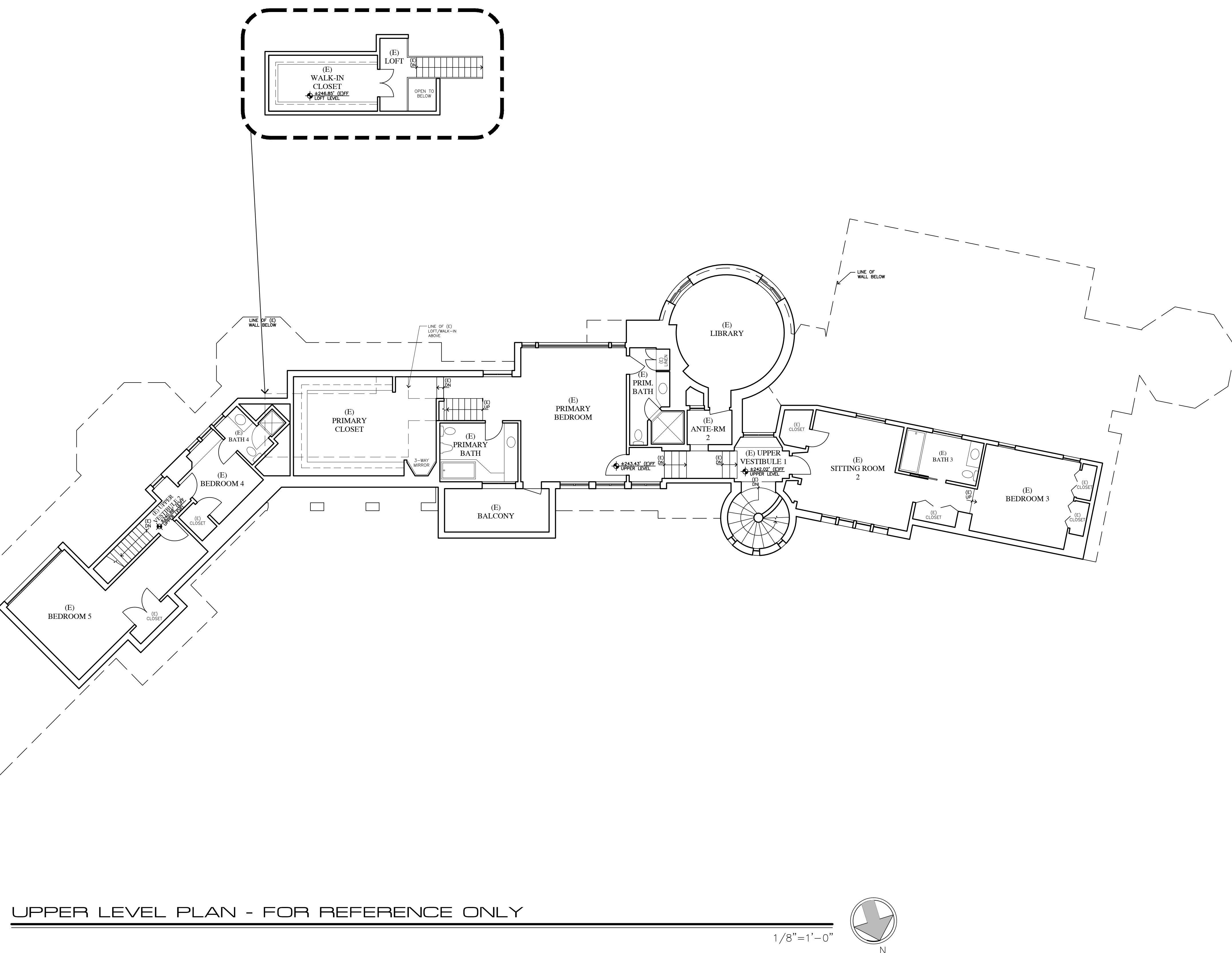
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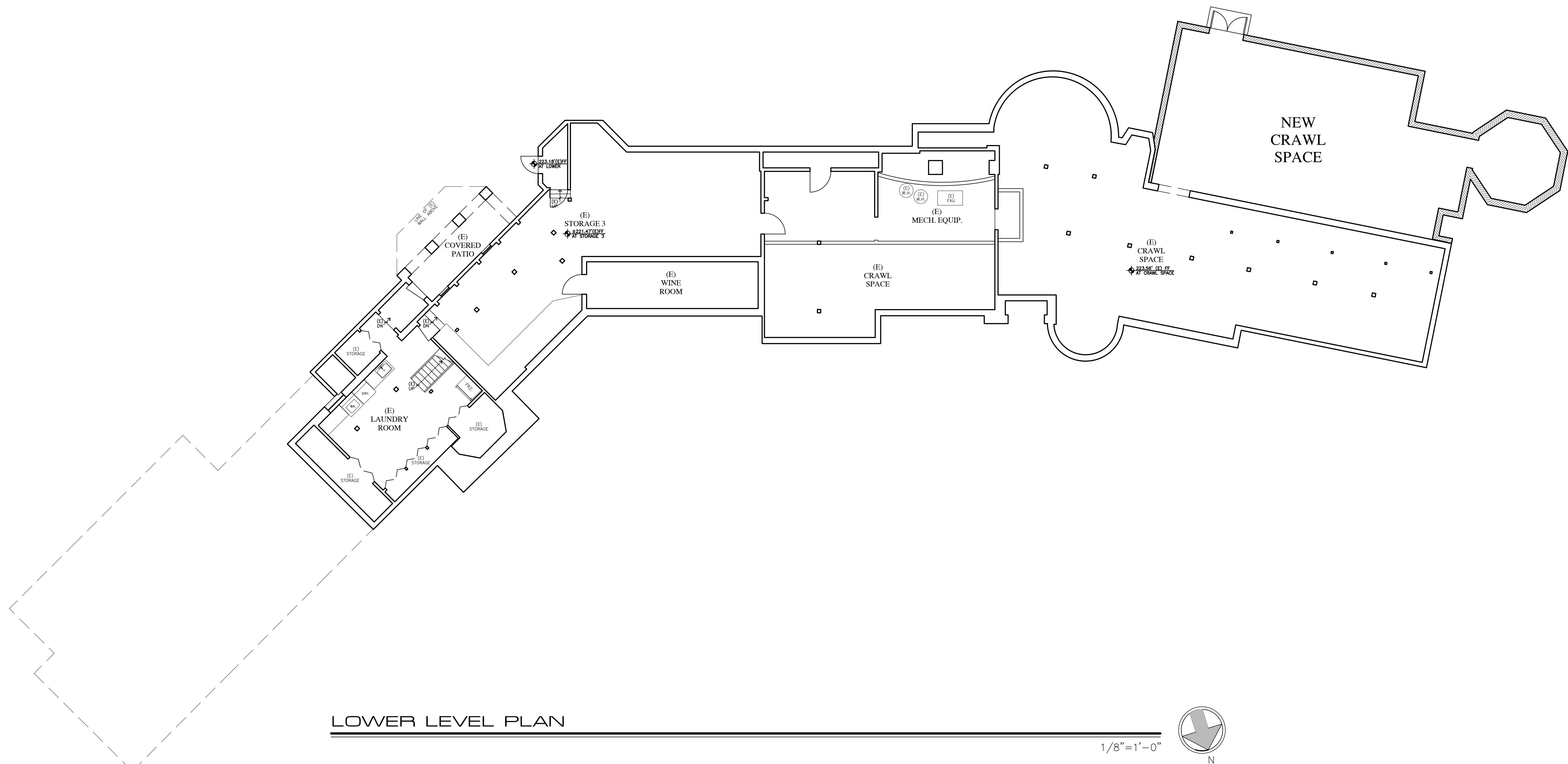
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**UPPER LEVEL
PLAN**

SHEET NO.

A3.0

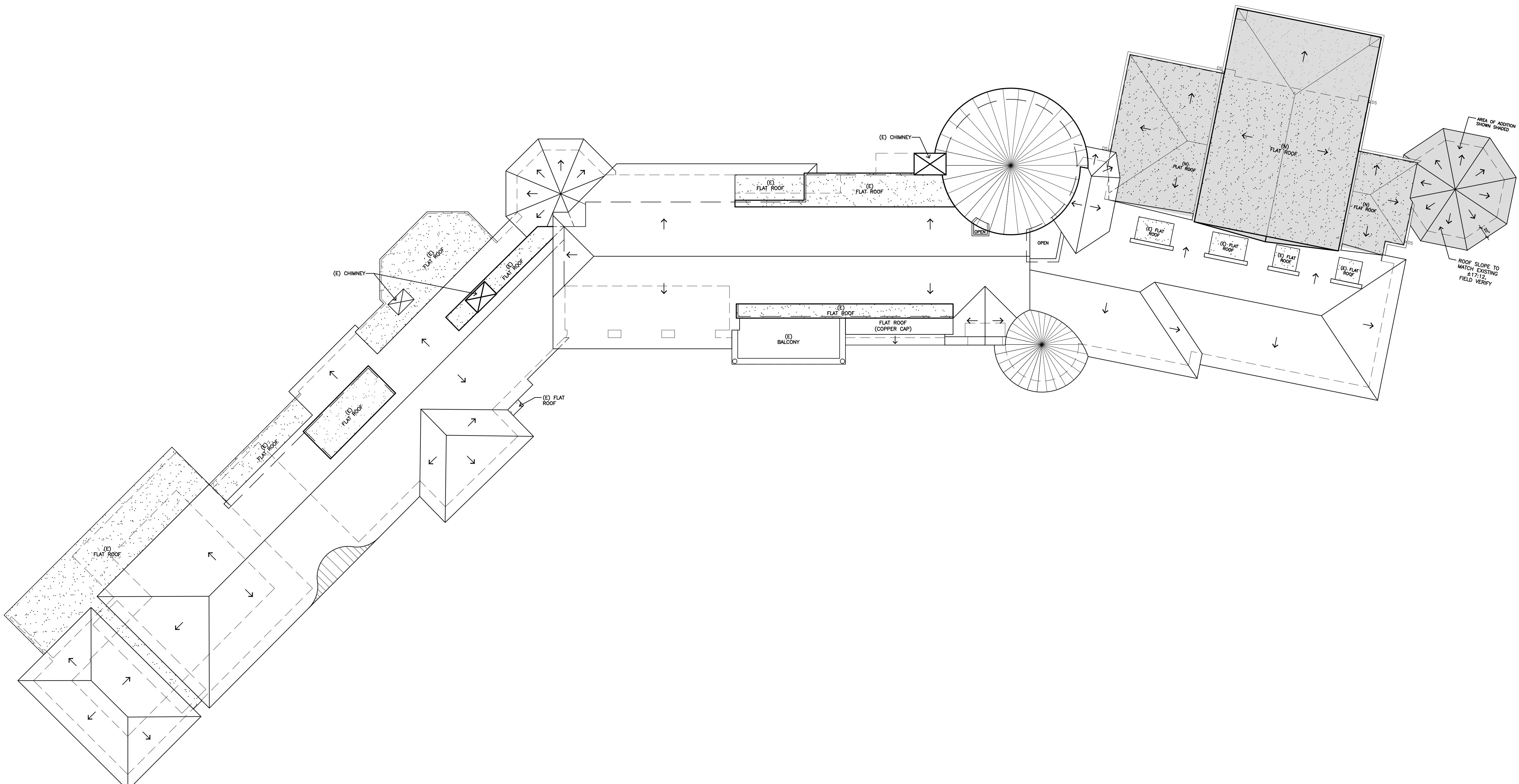




1/8" = 1' - 0"

WALL LEGEND

2X EXISTING WALL TO REMAIN



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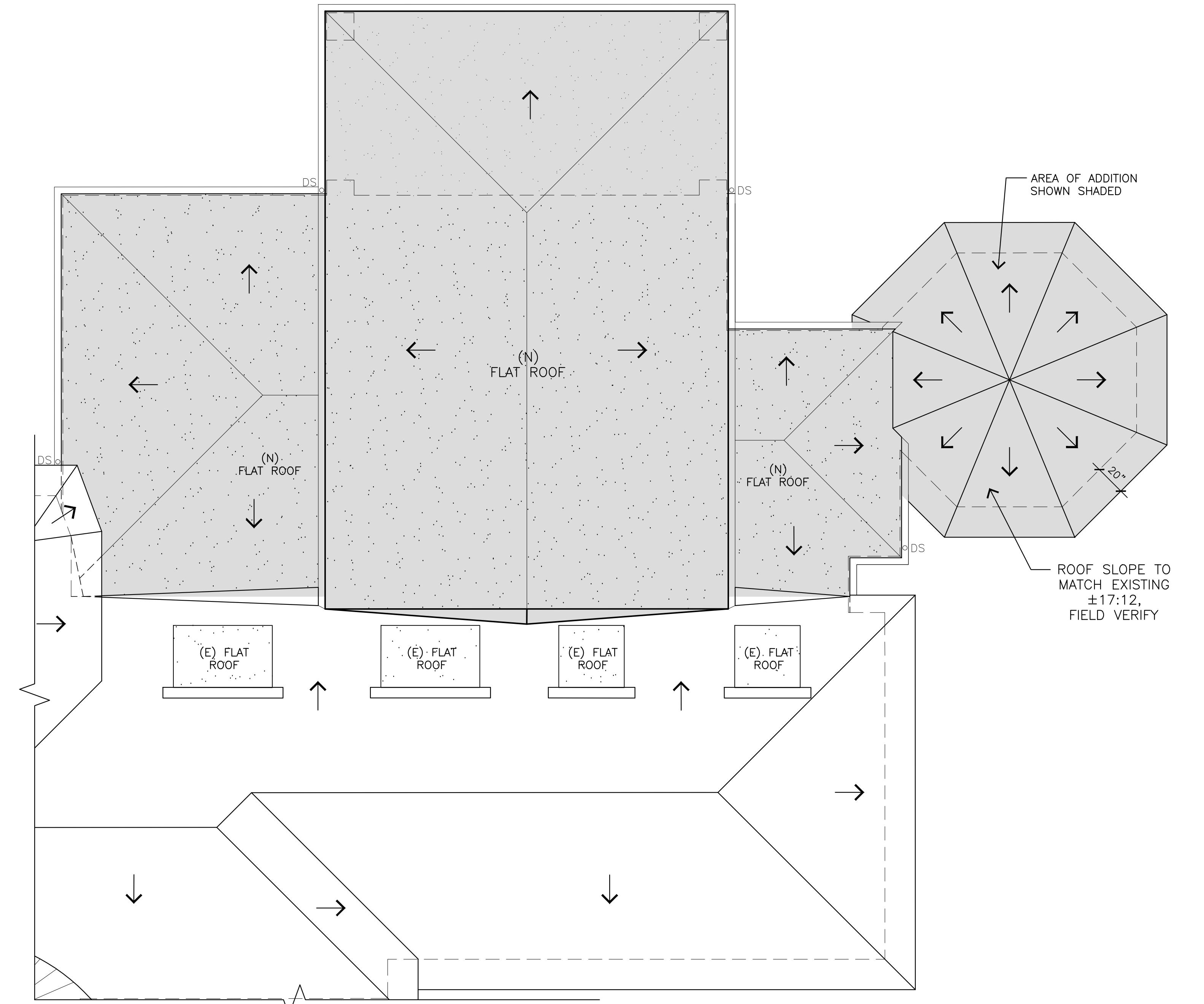
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ROOF PLAN
PARTIAL

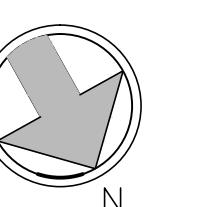
SHEET NO.

A5.1



ROOF PLAN - PARTIAL

1/4" = 1'-0"



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ELEVATIONS

SHEET NO.

A6.0

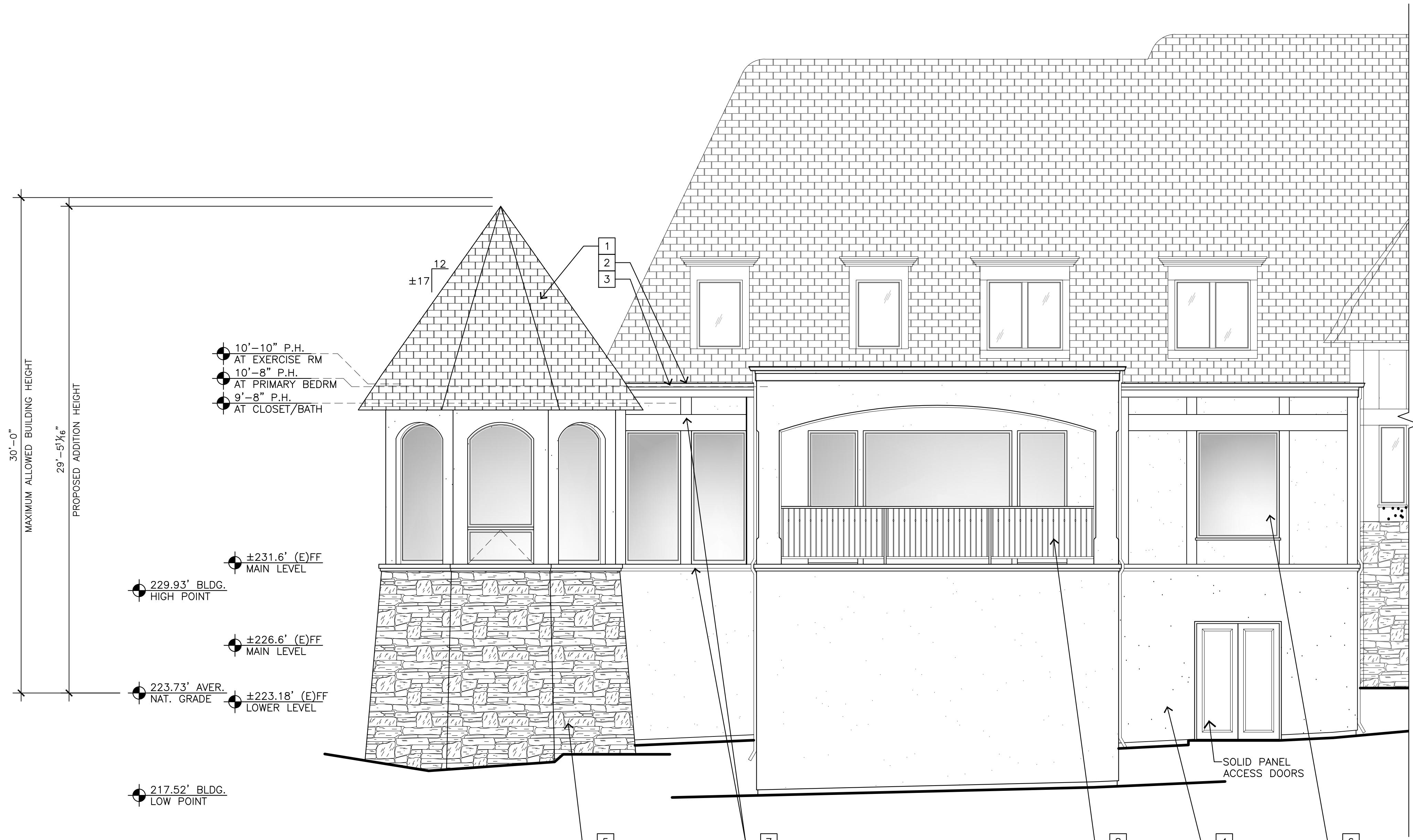


SOUTH ELEVATION - FOR REFERENCE (FLATTENED)

3/32"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CLASS 'A' ROOF, MATCH EXISTING
- 2 FLAT ROOFING SYSTEM, CERTAINTeed FLINTLASTIC 3-PLY MODIFIED BITUMEN ROOF SYSTEM OR APPROVED EQUAL
- 3 5" COPPER O.G. GUTTERS AND 2X3 DOWNSPOUTS, MATCH EXISTING
- 4 7/8" THICK PAINTED EXTERIOR STUCCO SIDING, MATCH EXISTING
- 5 RANDOM STONE VENEER, MATCH EXISTING
- 6 METAL-CLAD EXTERIOR DOORS AND WINDOWS, MATCH EXISTING - LOEWEN OR EQUAL
- 7 2X PAINTED CEDAR SILL, TRIM, MOULDING, AND SURROUND, MATCH EXISTING
- 8 PAINTED GALVANIZED WROUGHT IRON 1/2" SQ. PICKET WITH DECORATIVE KNUCKLE, 1/2" SQ. POST, AND SHAPED TOP RAIL.



1/4"=1'-0"

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STAMPS:



NORTH ELEVATION - FOR REFERENCE (FLATTENED)

3/32"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CLASS 'A' ROOF, MATCH EXISTING
- 2 FLAT ROOFING SYSTEM, CERTAINTeed FLINTLASTIC 3-PLY MODIFIED BITUMEN ROOF SYSTEM OR APPROVED EQUAL
- 3 5" COPPER O.G. GUTTERS AND 2X3 DOWNSPOUTS, MATCH EXISTING
- 4 $\frac{7}{8}$ " THICK PAINTED EXTERIOR STUCCO SIDING, MATCH EXISTING
- 5 RANDOM STONE VENEER, MATCH EXISTING
- 6 METAL-CLAD EXTERIOR DOORS AND WINDOWS, MATCH EXISTING - LOEWEN OR EQUAL
- 7 2X PAINTED CEDAR SILL, TRIM, MOULDING, AND SURROUND, MATCH EXISTING
- 8 PAINTED GALVANIZED WROUGHT IRON $\frac{1}{2}$ " SQ. PICKET WITH DECORATIVE KNUCKLE, $\frac{1}{2}$ " SQ. POST, AND SHAPED TOP RAIL.



NORTH - PARTIAL ELEVATION

1/4"=1'-0"

EAST ELEVATION

1/4"=1'-0"

ELEVATIONS

SHEET NO.

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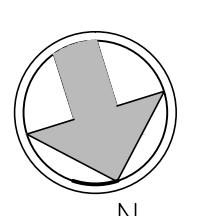
 MAIN LEVEL
EXIST / DEMO

SHEET NO.

D1.0

MAIN LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

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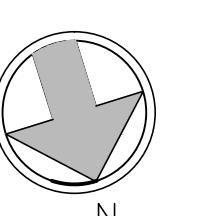
LOWER LEVEL
EXIST / DEMO

SHEET NO.

D2.0

LOWER LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

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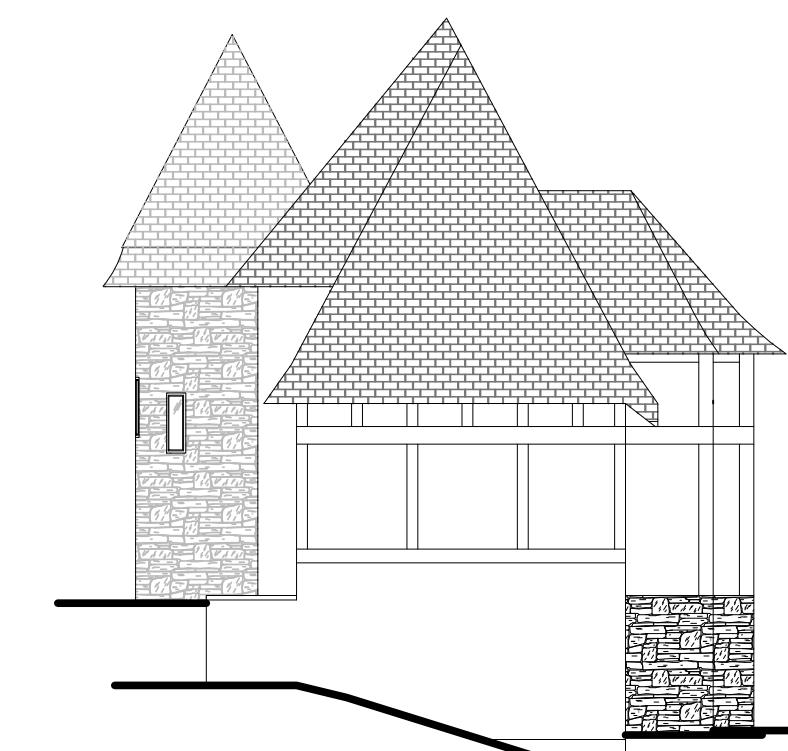
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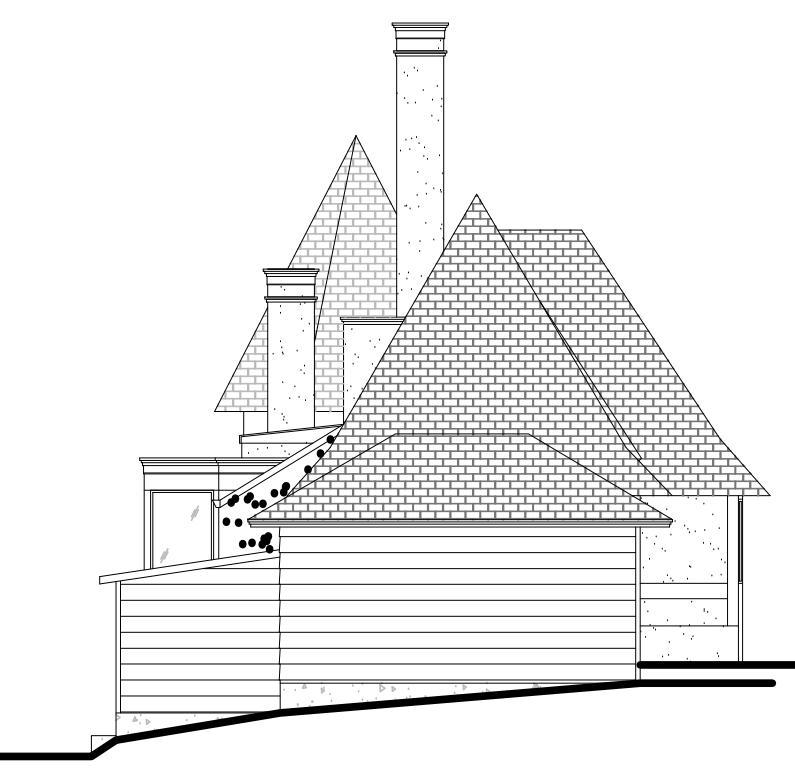
EXISTING NORTH ELEVATION - FLATTENED

3/32"=1'-0"



EAST ELEVATION

3/32"=1'-0"



WEST ELEVATION

3/32"=1'-0"



EXISTING SOUTH ELEVATION - FLATTENED

3/32"=1'-0"

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EXISTING
ELEVATIONS

SHEET NO.

D3.0

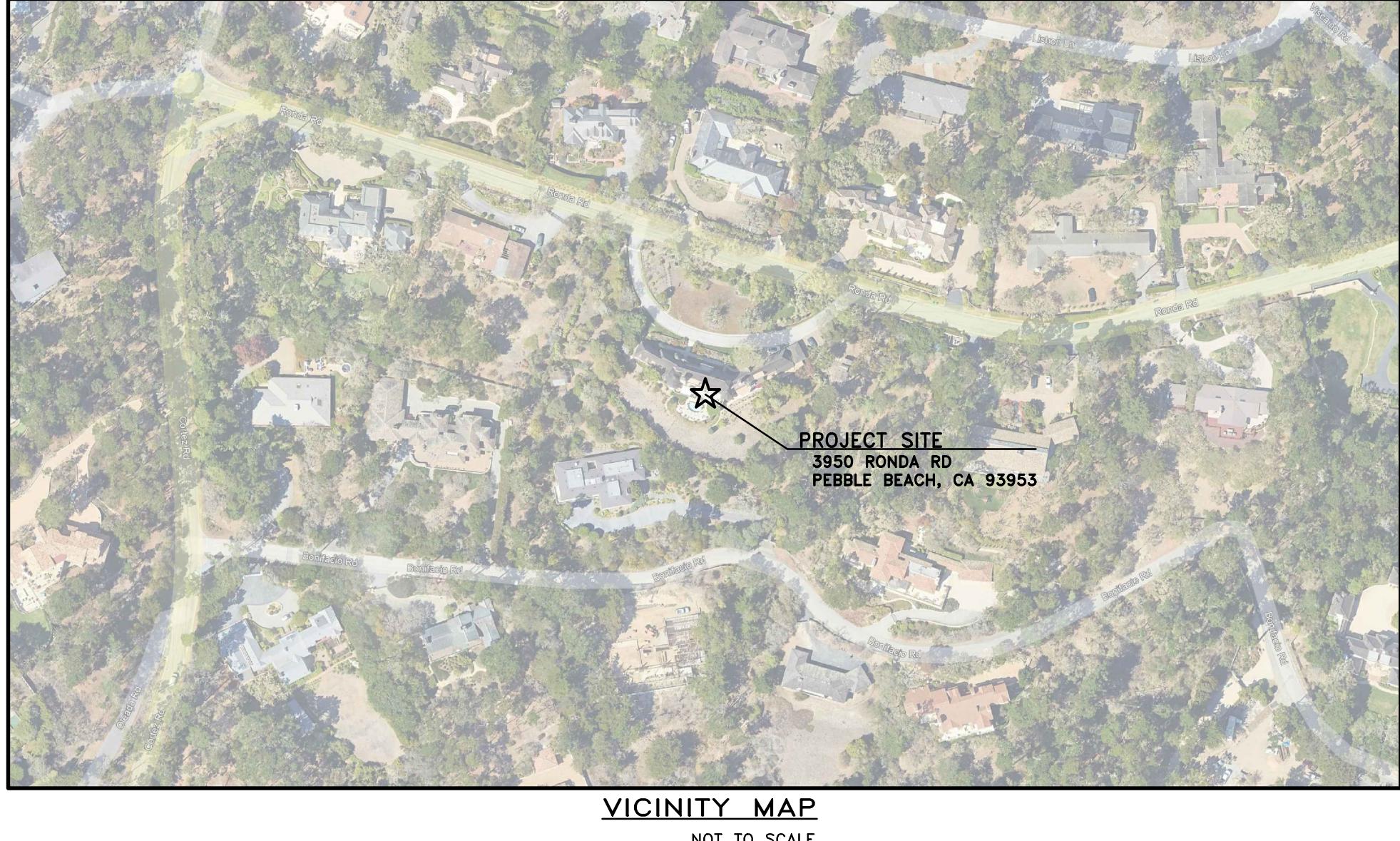
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

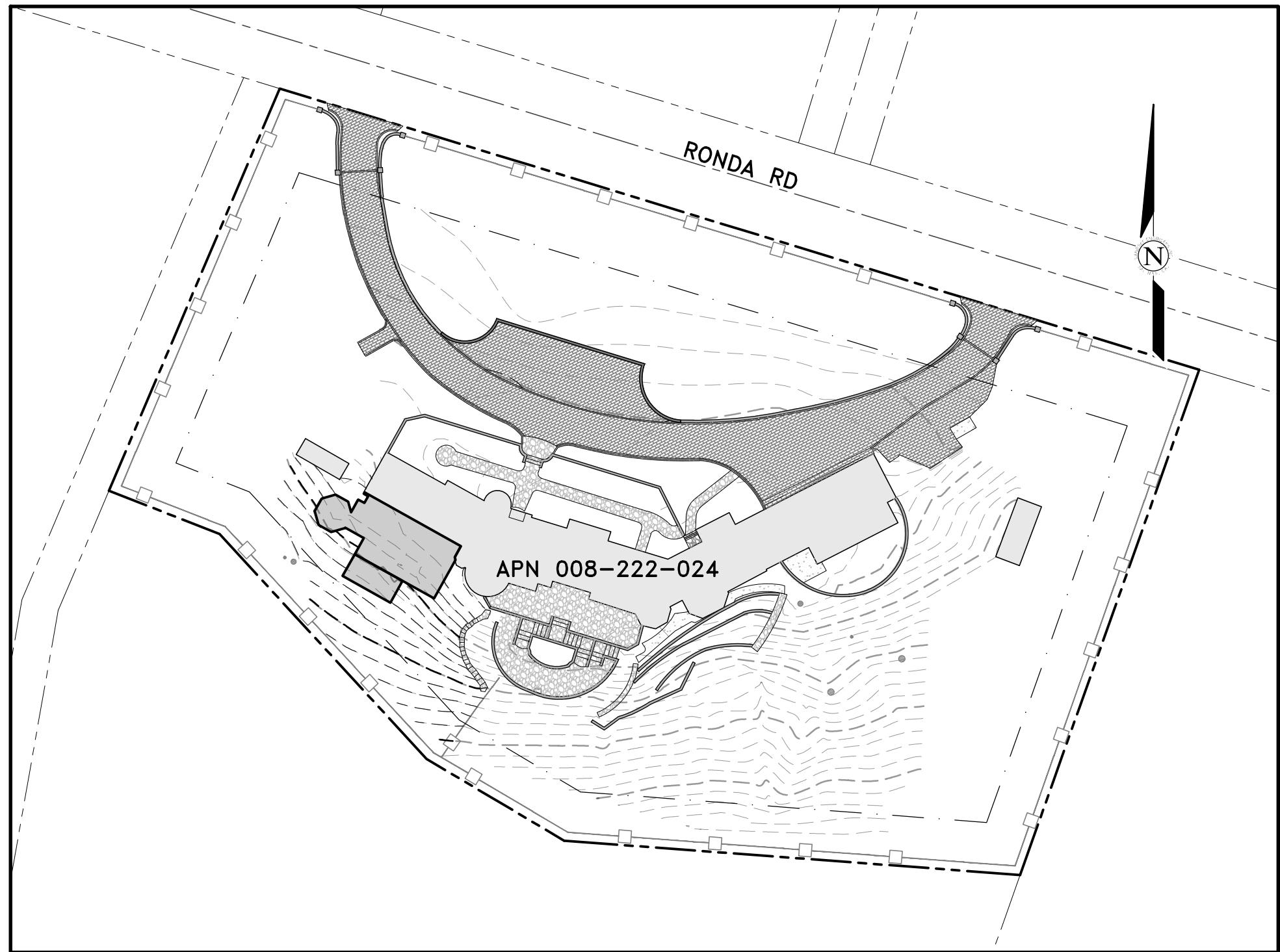
THE BALESTRERI RESIDENCE

APN: 008-222-024

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1" = 50'

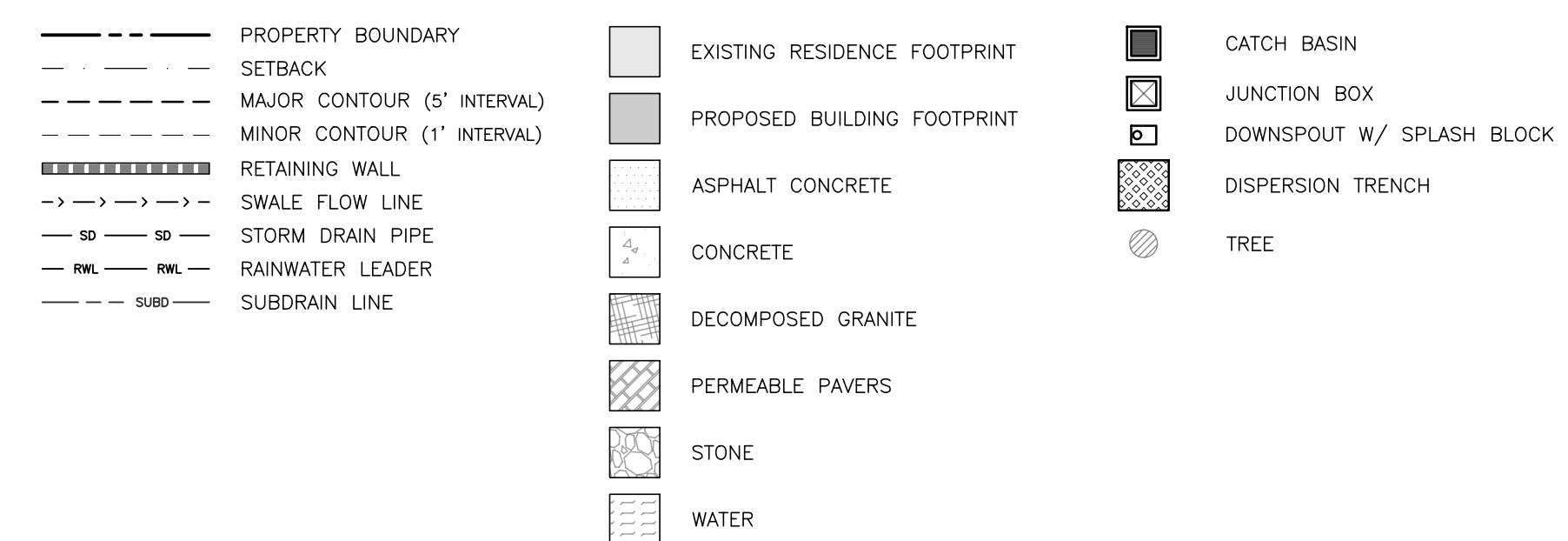
GENERAL NOTES:

- 1) PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR THE BALESTRERI RESIDENCE PREPARED BY IDG, DATED 03/07/2025, AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY LANDSET ENGINEERS, DATED 02/21/2025.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) THIS MAP PORTREYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- 1) ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S SOIL ENGINEERING INVESTIGATION; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
- 2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL. MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- 3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- 4) THERE ARE APPROXIMATELY 100 CUBIC YARDS OF CUT AND 5 CUBIC YARDS OF FILL TOTAL WITH A NET EXCESS OF 95 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
- 5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTION TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
- 6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
- 7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10" PRIOR TO DIGGING ANY FOOTING OR SCHEDULING ANY INSPECTIONS.
- 8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
- 9) A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- 10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- 11) ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. THE DOWNSPOUTS SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON THE SITE UTILITY PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL TIE INTO SPLASH BLOCKS OR AN APPROVED ALTERNATIVE. SPLASH BLOCKS MAY BE UNNECESSARY IF THE DOWNSPOUT OUTLETS DIRECTLY ONTO AN IMPERVIOUS SURFACE THAT IS PROPERLY GRADED AWAY FROM FOUNDATIONS. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
- 12) SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED TO A DISPERSION TRENCH AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZE AS INDICATED.
- 13) TRENCH DRAINS SHALL BE NDS CHANNEL DRAINS, SIZED AS INDICATED ON THE SITE UTILITY PLAN. FLAT-BOTTOMED CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET IN ORDER TO ENSURE PROPER DRAINAGE AND PREVENT STANDING WATER IN THE TRENCH. ANY CHANNEL SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 10'. GATES AND CHANNELS SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOADING IN THE INSTALLATION AREA. ALL TRENCH DRAINS SHALL BE SURROUNDED BY A MINIMUM OF 4" OF CONCRETE. TRENCH DRAINS SHOULD BE SIZED TO HANDLE THE PEAK RUNOFF RATE PRODUCED BY A 10-YEAR DESIGN STORM.
- 14) SUBSURFACE WATER BEHIND ANY RETAINING WALLS SHALL BE CONTROLLED BY THE INSTALLATION OF SUBDRAINS. SUBDRAIN LINES SHALL BE CONSTRUCTED WITH PERFORATED 4" SDR35 PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. COLLECTED WATER SHALL DRAIN TO DAYLIGHT AT A MINIMUM SLOPE OF 1% AS SHOWN ON THE SITE UTILITY PLAN. CARRYING SURFACE WATER OR ROOF WATER SHALL NOT UNDER ANY CIRCUMSTANCES OUTLET INTO A SUBDRAIN LINE. THE SYSTEM OF SUBDRAINS SHALL REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM.
- 15) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
- 16) ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- 17) SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- 18) THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- 19) STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

LEGEND:



ABBREVIATIONS:

±	PLUS OR MINUS; APPROXIMATE	EVC	END OF VERTICAL CURVE	PL	PROPERTY LINE
Ø	DIAMETER	EW	EACH WAY	POC	POINT OF CONNECTION
AB	AGGREGATE BASE	EX	EXISTING	PVC	POLYVINYL CHLORIDE
ABAN	ABANDON	FC	FLUSH CURB	RC	RELATIVE COMPACTION
AC	ASPHALT CONCRETE	FD	FIRE DEPARTMENT	RES	RESIDENCE
AD	AREA DRAIN	FF	FINISHED FLOOR	RND	ROUND
ADD	ADDITION	FG	FINISHED GRADE	RW	RETAINING WALL
ADU	ACCESSORY DWELLING UNIT	FL	FLOWLINE	RWL	RAINWATER LEADER
BC	BEGINNING OF CURVE	FM	FORCE MAIN	SD	STORM DRAIN
B.E.	BUILDING ENVELOPE	FP	FINISHED PAD	SF	SQUARE FEET
BLDG	BUILDING	GAR	GARAGE	SG	SUBGRADE
BOT	BOTTOM	GB	GRADE BREAK	SQ	SQUARE
BSMT	BASEMENT	GR	GRADE	SS	SANITARY SEWER
BVC	BEGINNING OF VERTICAL CURVE	HDPE	HIGH-DENSITY POLYETHYLENE	STA	STATION
CB	CATCH BASIN	HP	HIGH POINT	STN	STONE
CF	CUBIC FEET	HT	HEIGHT	STP	STEP
CL	CENTERLINE	INV	PIPE INVERT	SUBD	SUBDRAIN
CO	CLEANOUT	JB	JUNCTION BOX	TBR	TO BE REMOVED
CONC	CONCRETE	JT	JOINT TRENCH	TD	TRENCH DRAIN
CY	CUBIC YARDS	LF	LINEAR FEET	TW	TOP OF WALL
DG	DECOMPOSED GRANITE	LP	LOW POINT	TYP	TYPICAL
DK	DECK	MAX	MAXIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	MIN	MINIMUM	VC	VERTICAL CURB
DWY	DRIVEWAY	OC	ON-CENTER	VIF	VERIFY IN FIELD
EC	END OF CURVE	OUT	OUTLET	W/	WITH
EG	EXISTING GROUND	PCC	PORTLAND CEMENT CONCRETE	W/O	WITHOUT
ELEV	ELEVATION	PERF	PERFORATED	PERM	PERMEABLE
ESMT	EASEMENT	PERM	PERMEABLE	WD	WOOD

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN
SHEET C3	GRADING SECTIONS & DETAILS
SHEET C4	UTILITY PLAN
SHEET C5	CONSTRUCTION DETAILS
SHEET C6	EROSION & SEDIMENT CONTROL PLAN
SHEET C7	CONSTRUCTION MANAGEMENT PLAN

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection	When the inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	GEOTECH ENGINEER	Beginning of Project		
Subexcavation, fill placement, and compaction	GEOTECH ENGINEER	Throughout grading operations		
Foundation Excavations	GEOTECH ENGINEER	Prior to placement of form and reinforcing steel		
Surface and subsurface drainage improvements	GEOTECH ENGINEER	Prior to trench backfill		
Utility trench compaction	GEOTECH ENGINEER	During backfill operations		
Retaining wall backfill compaction	GEOTECH ENGINEER	During backfill operations		
Basement subgrade compaction	GEOTECH ENGINEER	Prior to pavement installation		

STORMWATER CONTROL NOTES:

- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- 2) THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

CONTACT INFORMATION:

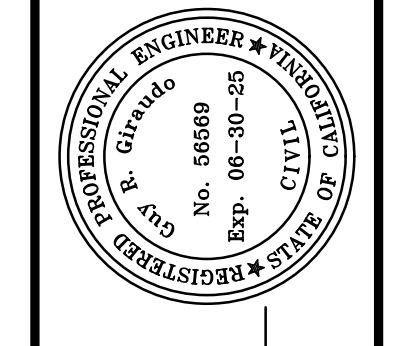
OWNER:
TED BALESTRERI
3950 RONDA RD
PEBBLE BEACH, CA 93953

ARCHITECT:
JUN SILLANO
IDG
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

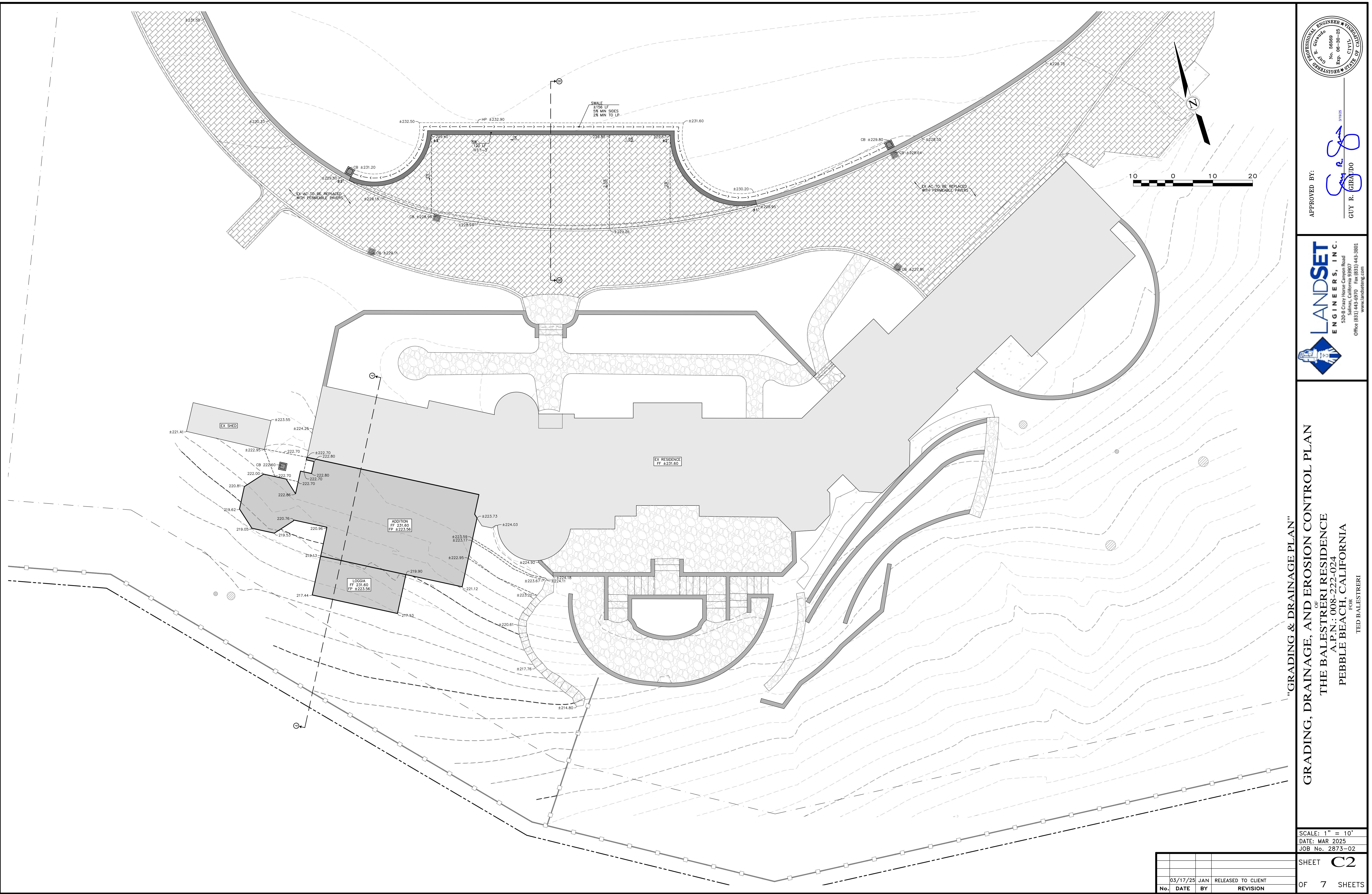
SITE LOCATION:
3950 RONDA RD
PEBBLE BEACH, CA 93953

SCALE: AS SHOWN
DATE: MAR 2025
JOB No. 2873-02

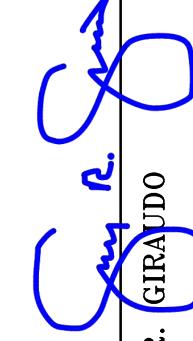
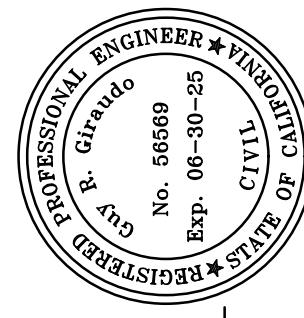
SHEET C1
OF 7 SHEETS



"COVER SHEET"
OF
THE BALESTRERI RESIDENCE
A.P.N.: 008-222-024
PEBBLE BEACH, CALIFORNIA
FOR
TED BALESTRERI



GRADING, DRAINAGE, AND EROSION CONTROL PLAN
"GRADING & DRAINAGE PLAN"
THE BALESTRERI RESIDENCE
OF
A.P.N.: 008-222-024
PEBBLE BEACH, CALIFORNIA
FOR

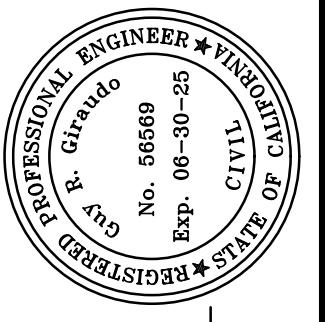
<p style="text-align: center;">APPROVED BY:</p> <hr/> 		<p style="text-align: center;">GUY R. GIRAUDO</p>	
		<p style="text-align: center;">3/19/25</p>	
			

The logo for LANDSET Engineers, Inc. is oriented vertically. It features a blue diamond shape at the bottom containing a white line drawing of a building with a gabled roof and a chimney. Above the diamond, the word "LANDSET" is written in large, bold, blue capital letters. To the right of "LANDSET", the words "ENGINEERS, INC." are written vertically in blue capital letters. To the right of "INC.", the address "520-B Crazy Horse Canyon Road" and "Salinas, California 93907" are written in blue text.

10 of 10

TRADING & DRAINAGE PL
INAGE, AND EROSION
OF
THE BALESTRERI RESIDE
A.P.N.: 008-222-024
PEBBLE BEACH, CALIFORN
FOR
TED BALESTRERI

SCALE: 1" = 10'
DATE: MAR 2025
JOB No. 2873-02
SHEET C2
OF 7 SHEETS



APPROVED BY:

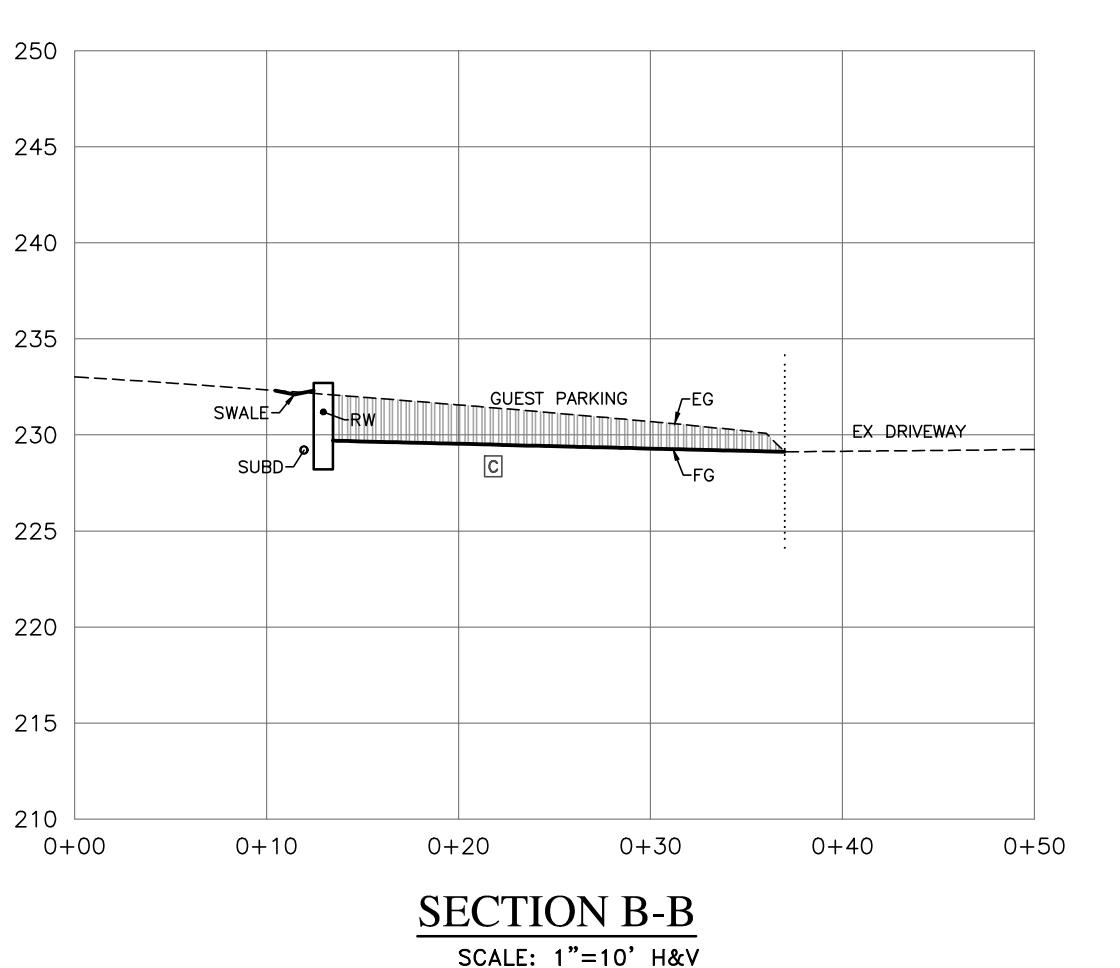
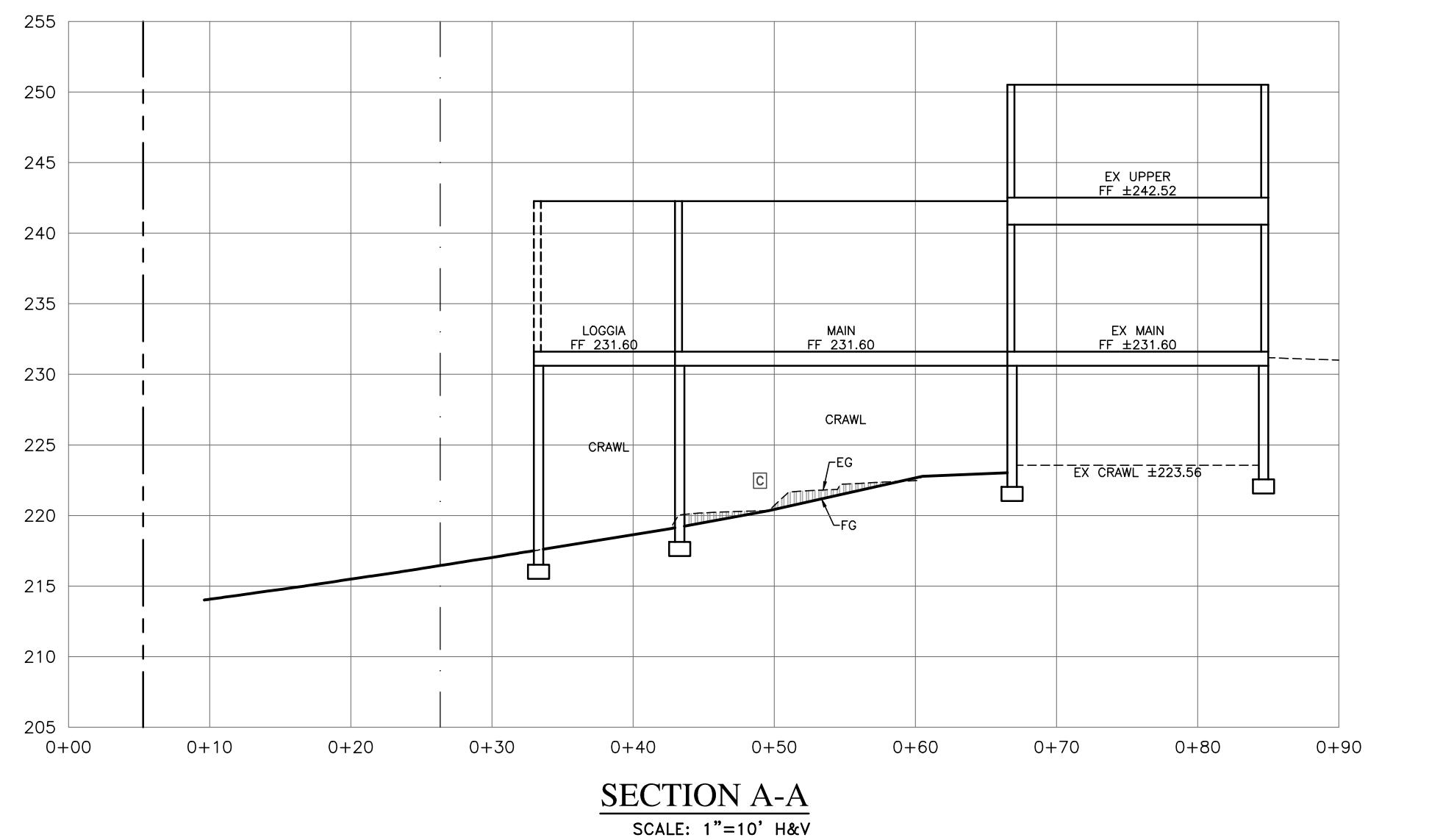
Guy R. GIRARDO

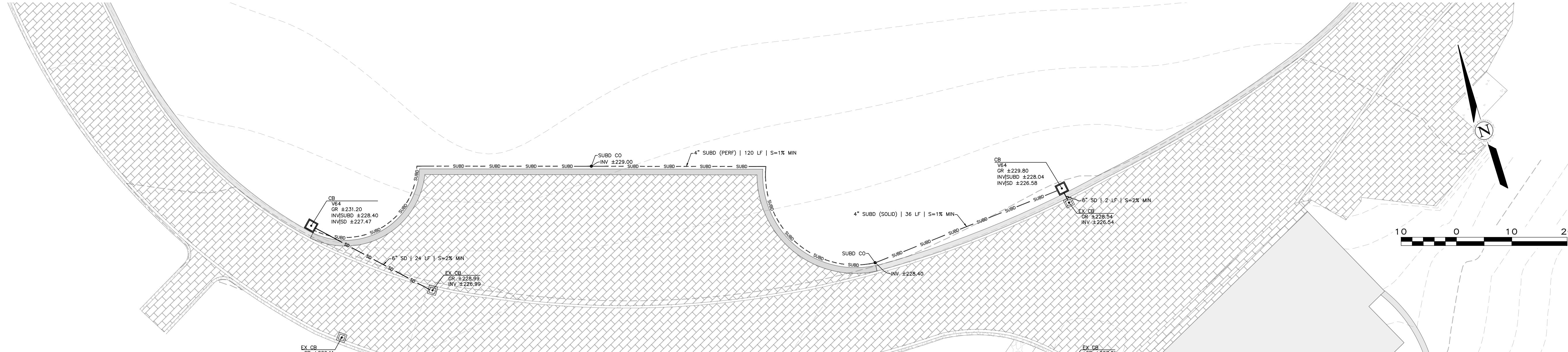
LANDSET
ENGINEERS, INC.
520-8 Caro Horca Canyon Road
Salinas, California 93907
Office 831.443.3890 Fax 831.443.3801
www.landseteng.com

"GRADING, DRAINAGE, AND EROSION CONTROL PLANS"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE BALESTERRI RESIDENCE
A.P.N.: 008-222-024
PEBBLE BEACH, CALIFORNIA
TODD BALESTERRI

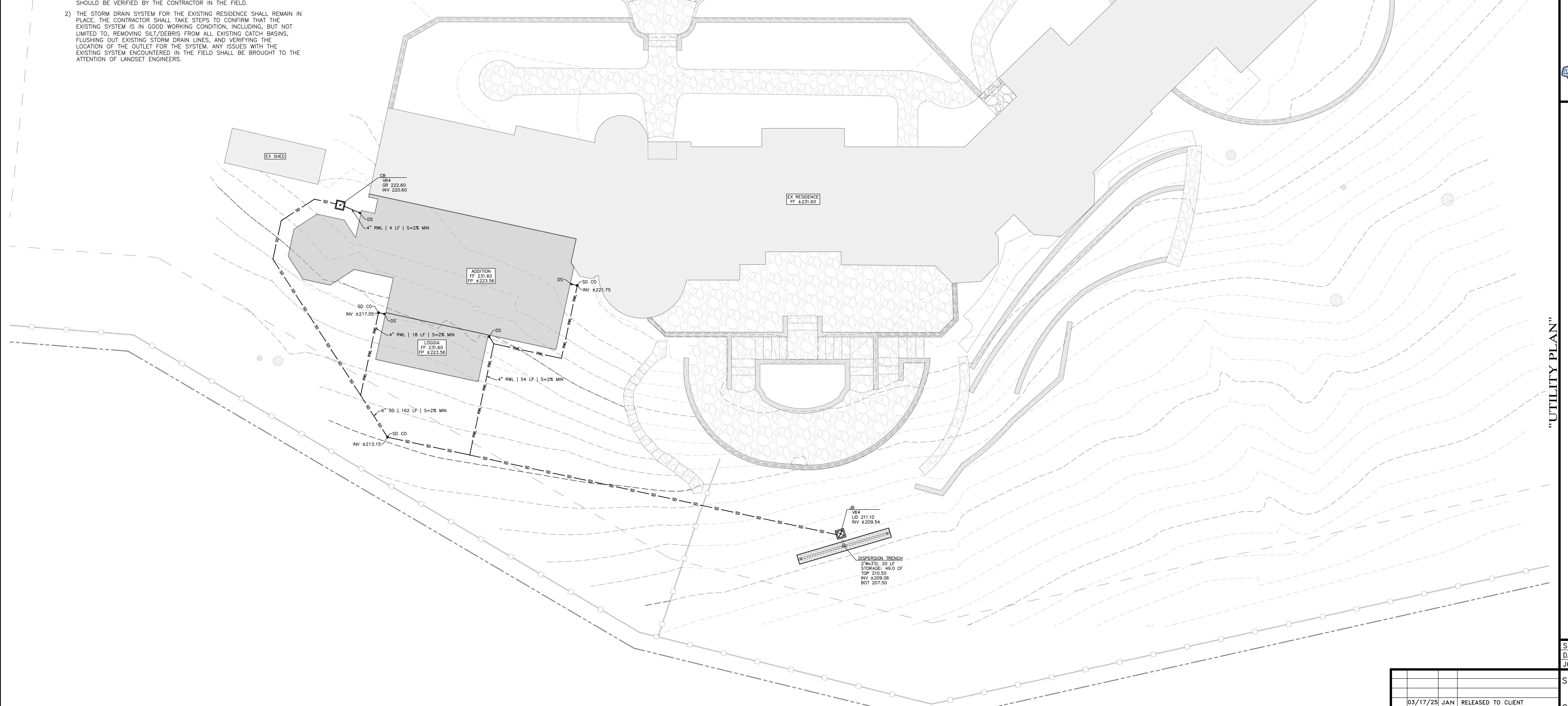
SCALE: AS SHOWN
DATE: MAR 2025
JOB No. 2873-02
SHEET C3
OF 7 SHEETS
03/17/25 JAN RELEASED TO CLIENT
No. DATE BY REVISION





NOTES:

- 1) INFORMATION ABOUT EXISTING UTILITIES WAS COMPILED FROM THE SITE TOPOGRAPHIC MAP PREPARED BY H. D. PETERS, DATED MARCH 2017; AND THE SITE TOPOGRAPHIC MAP PREPARED BY LANDSET ENGINEERS, DATED 02/21/2025. THE LOCATIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- 2) THE STORM DRAIN SYSTEM FOR THE EXISTING RESIDENCE SHALL REMAIN IN PLACE. THE CONTRACTOR SHALL TAKE STEPS TO CONFIRM THAT THE EXISTING SYSTEM IS IN GOOD WORKING CONDITION, INCLUDING, BUT NOT LIMITED TO, REMOVING SILT/DEBRIS FROM ALL EXISTING CATCH BASINS, FLUSHING OUT EXISTING STORM DRAIN LINES, AND VERIFYING THE LOCATION OF THE OUTLET FOR THE SYSTEM. ANY ISSUES WITH THE EXISTING SYSTEM ENCOUNTERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF LANDSET ENGINEERS.



"UTILITY PLAN"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
THE BALESTRETI RESIDENCE
A.P.N.: 008-222-024
PEBBLE BEACH, CALIFORNIA
TODD BALESTRETI

SCALE: 1" = 10'
DATE: MAR 2025
JOB No. 2873-02
SHEET C4
OF 7 SHEETS
03/17/25 JAN RELEASED TO CLIENT
No. DATE BY REVISION

PROFESSIONAL ENGINEER
REGISTRATION No. 56569
Exp. 06-30-25
CIVIL STATE OF CALIFORNIA
3/17/25
GUY R. GIRARDO
GUY R. GIRARDO



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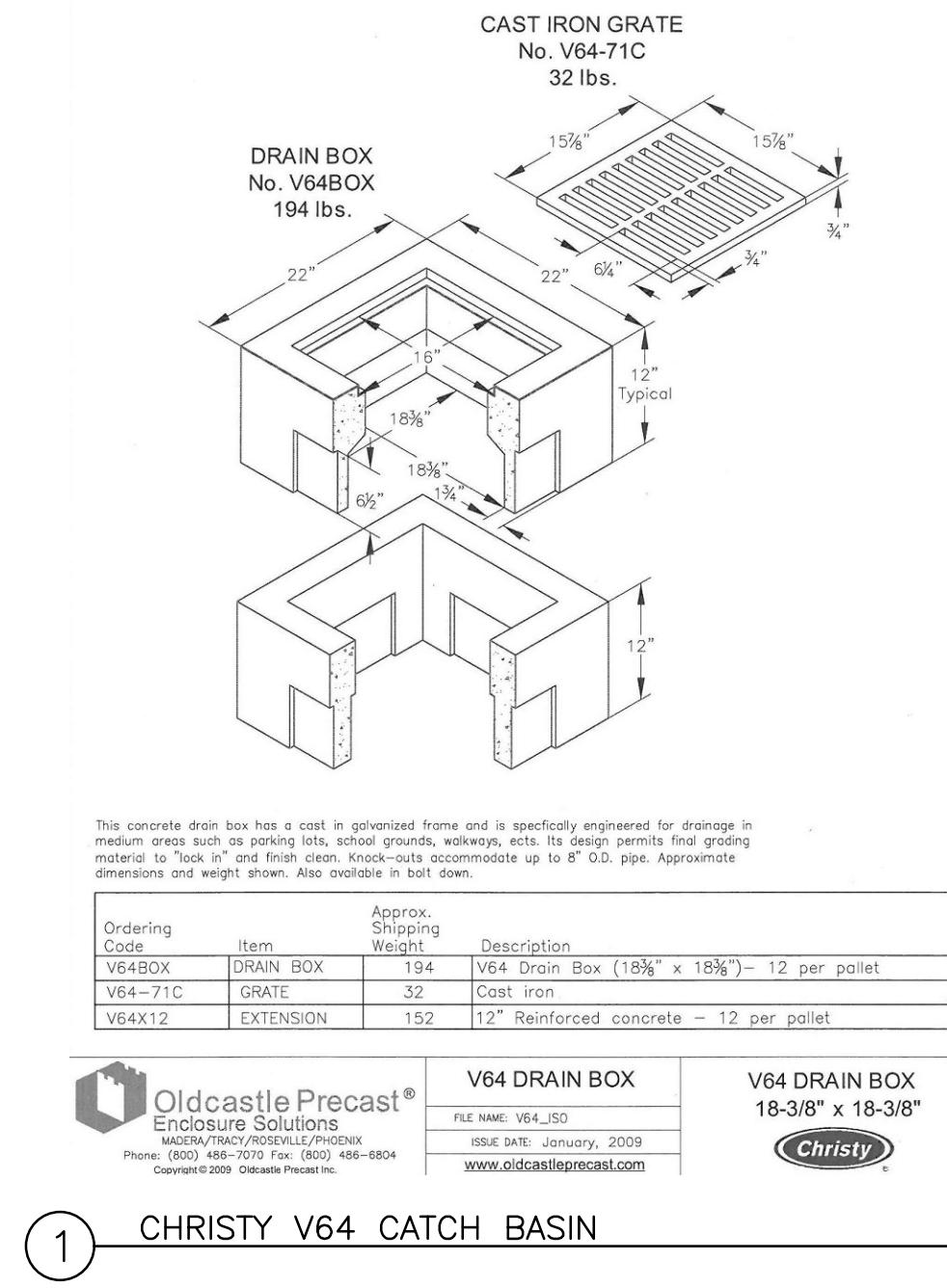
APPROVED BY:

Guy R. Girardo

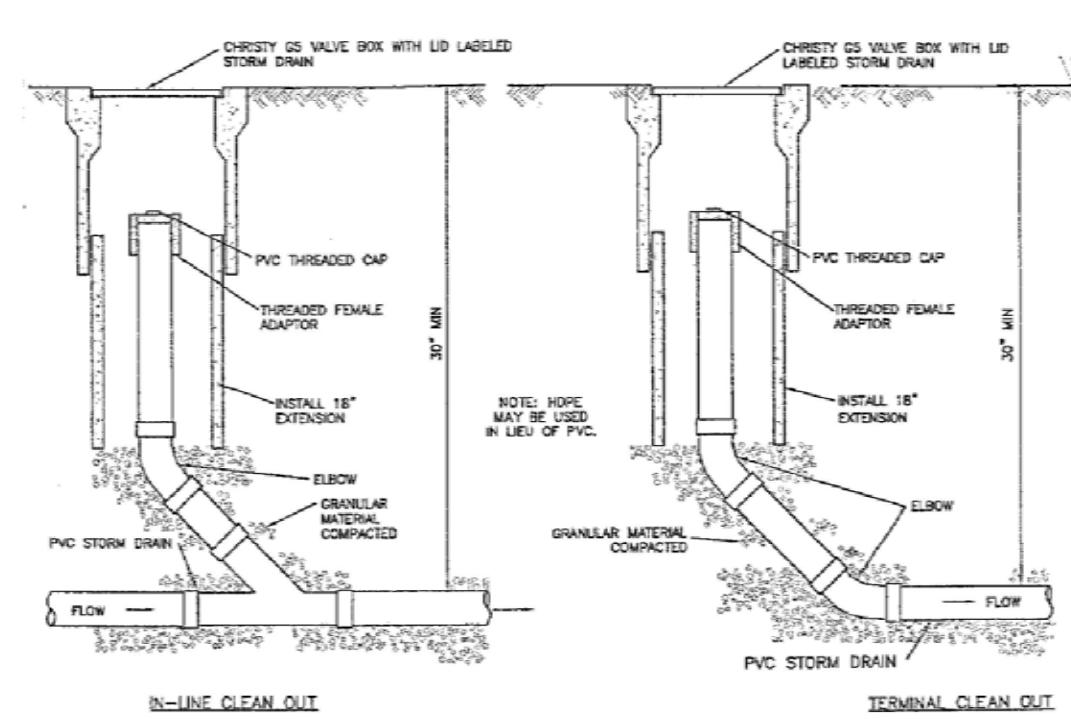
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ENGINEERS, INC.
520-8 Caro Horse Canyon Road
Salinas, California 93907
Office 831-443-6970 Fax 831-443-3801
www.landset.com

"CONSTRUCTION DETAILS"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE BALESTREI RESIDENCE
A.P.N.: 008-222-024
PEBBLE BEACH, CALIFORNIA
TODD BALESTREI

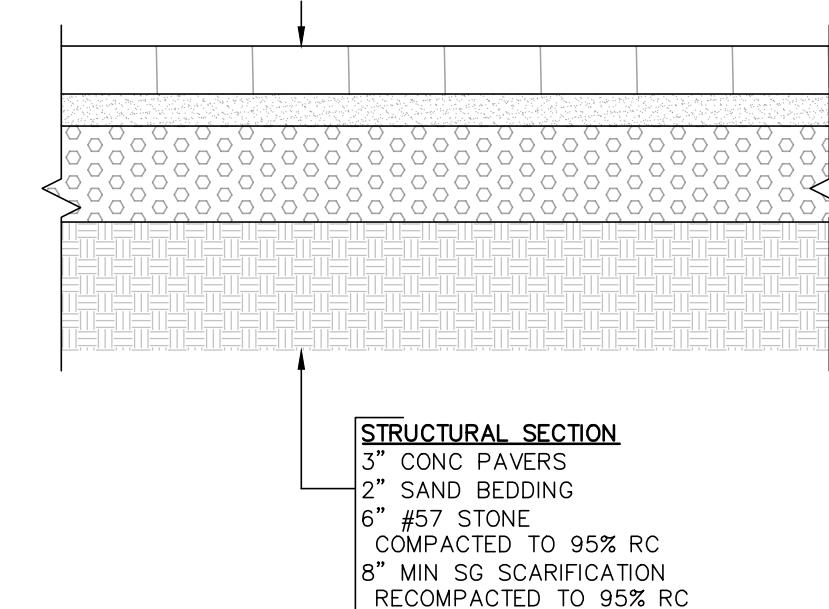
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DATE: MAR 2025
JOB No. 2873-02
SHEET C5
OF 7 SHEETS
03/17/25 JAN RELEASED TO CLIENT
No. DATE BY REVISION



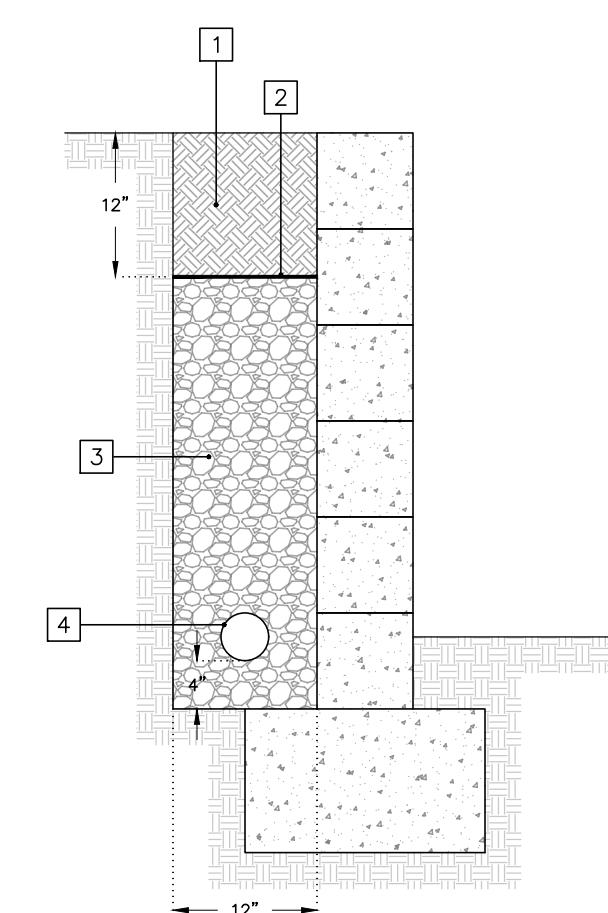
1 CHRISTY V64 CATCH BASIN



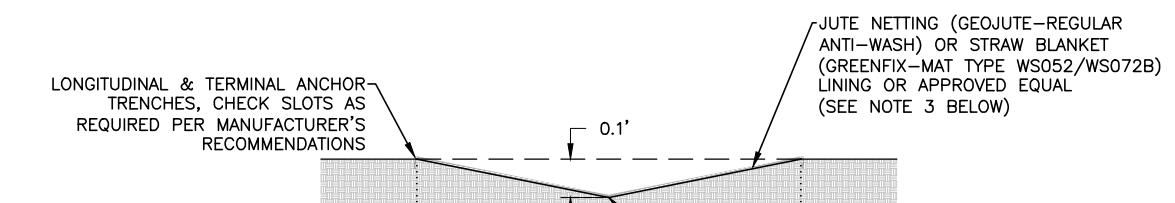
2 G5 STORM DRAIN CLEANOUT



3 PAVEMENT SECTION (PAVERS)



4 SUBDRAIN BEHIND RETAINING WALL



5 EARTH SWALE

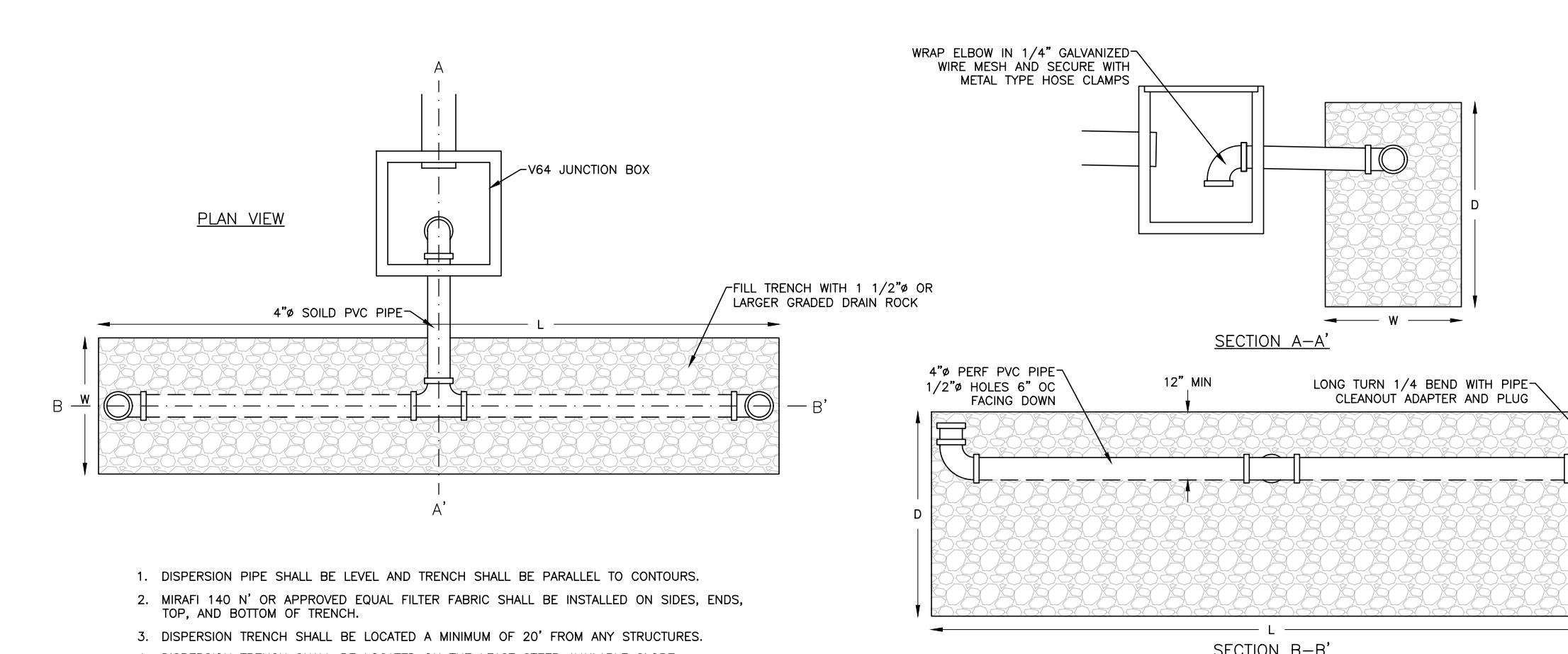
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9

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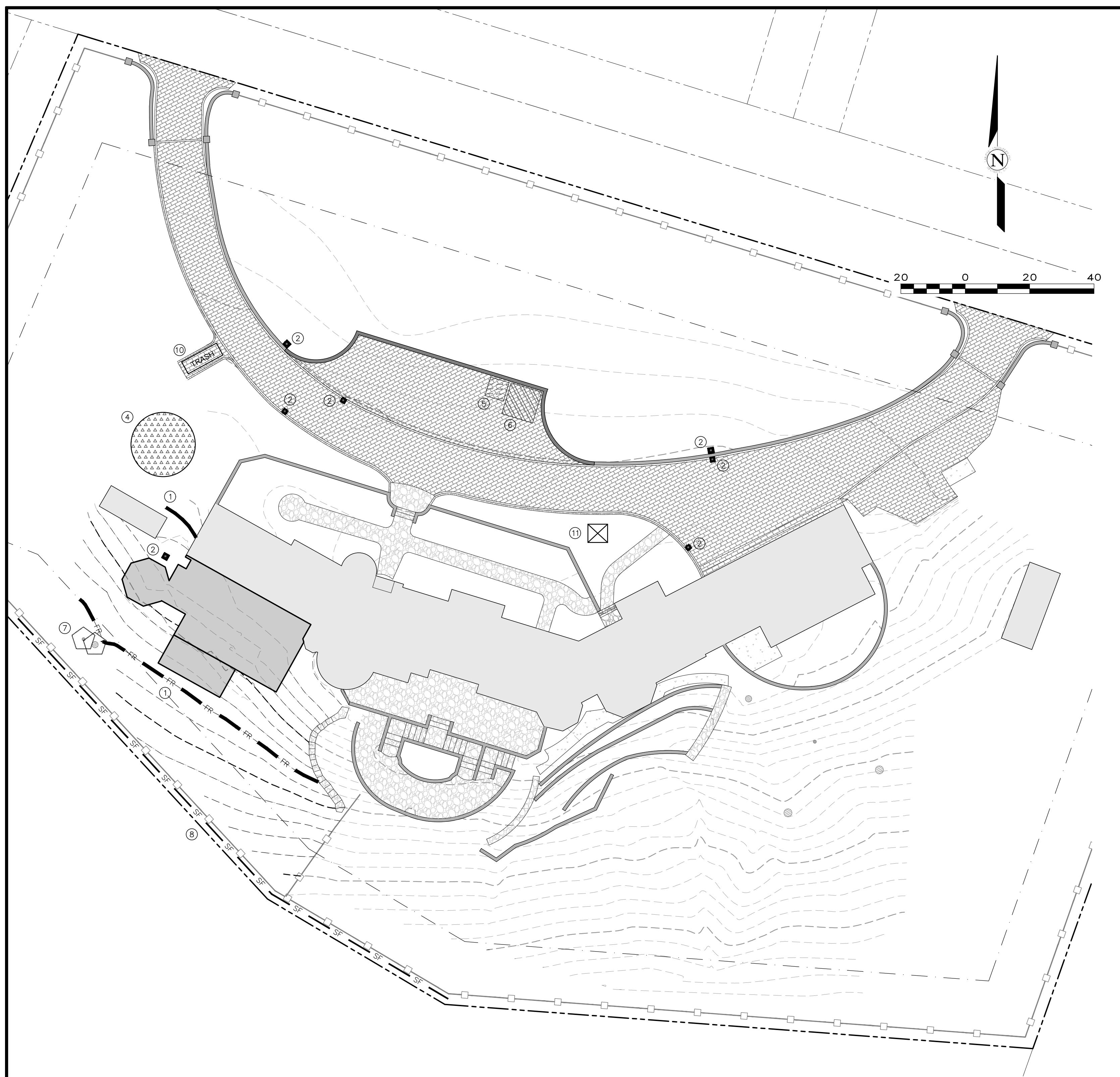


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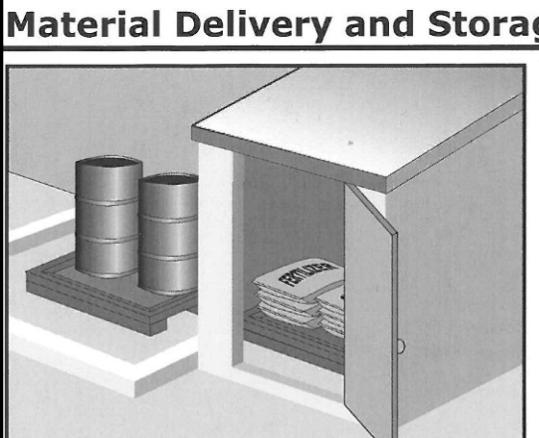
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12

LI\PROJECTS - LANDSET ENGINEERS\2873 - Balestrei\2873-02 CIVIL\DWG\Balestrei_2873_CIVIL.dwg

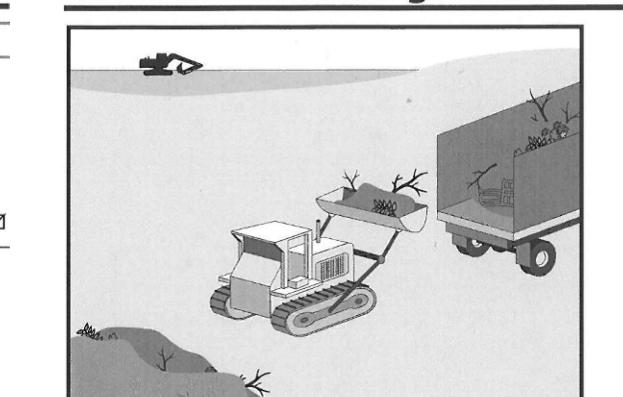


Material Delivery and Storage WM-1



Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or waterways by preventing leakage of hazardous materials into stormwater materials in a temporary area or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Solid Waste Management WM-5



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

Potential Alternatives

None

DETAILS NOT TO SCALE

WM-1

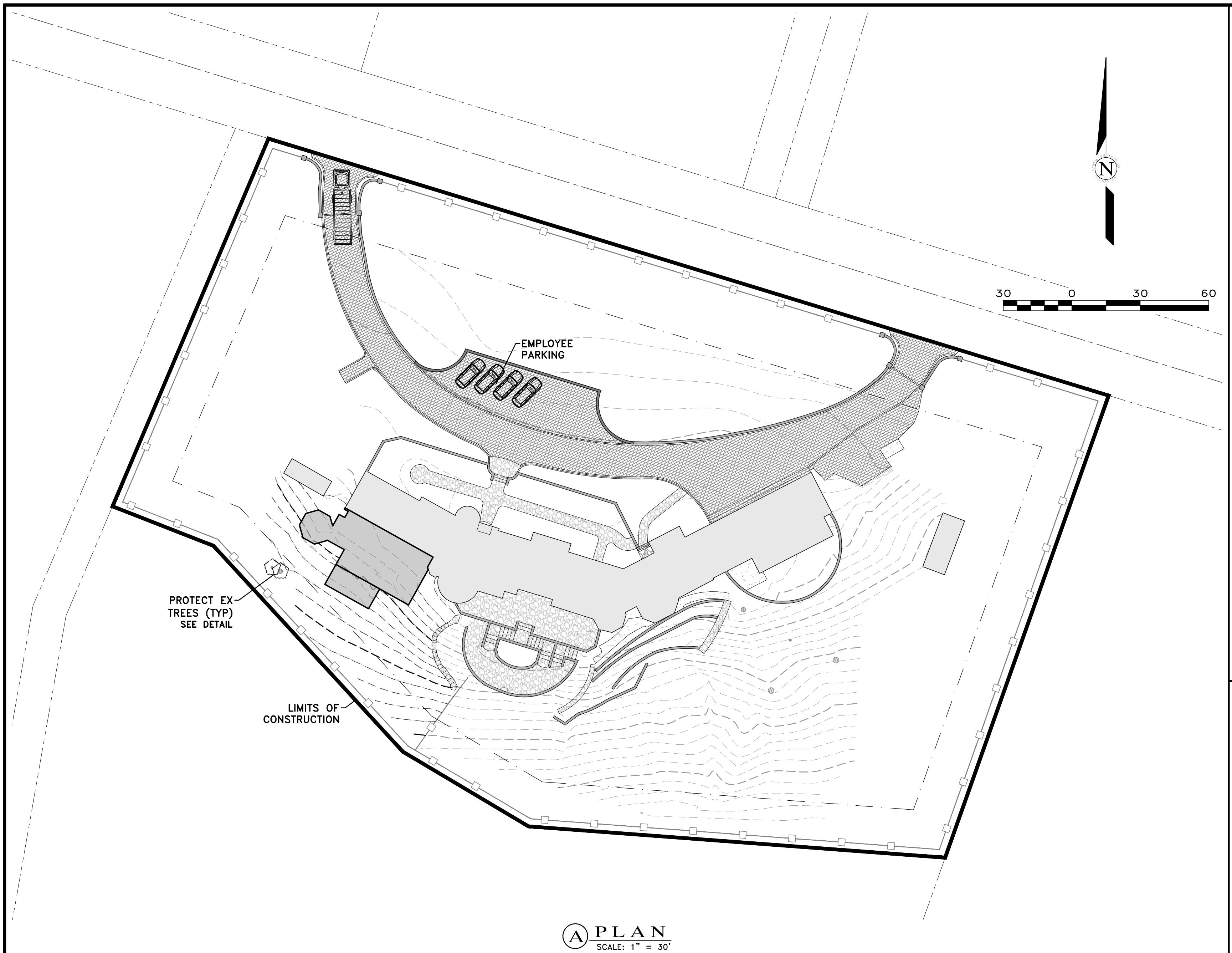
WM-5

WM-6

WM-9

WM-1

WM-5



SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 100 CY OF CUT & 5 CY OF FILL.

CONSTRUCTION STAGING:

- MOBILIZE, CLEAR AND GRUB
- SITE GRADING
- UTILITY INSTALLATION
- CONSTRUCT STRUCTURE
- INSTALL PAVERS AND LANDSCAPING
- SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
HAUL TRUCKS SHALL BACK ONTO THE SITE FROM RONDA RD. HAUL TRUCKS WILL EXIT THE SITE, HEADING EAST ON RONDA RD. THE HAUL ROUTE SHALL BE SHOWN IN DETAIL B, FROM RONDA RD TO ARROYO RD, TO 17 MILE DR, TO CAYMAN DR, TO 17 MILE DR. LOGGERS SHALL BE STATIONED ON RONDA RD AS TRUCKS BACK FROM THE PUBLIC RIGHT-OF-WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL NOT QUEUE ON RONDA RD. TRUCKS SHALL QUEUE OFFSITE AND WILL BE DIRECTED TO APPROACH THE SITE BY ON SITE PERSONNEL VIA RADIO OR PHONE.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON SITE WHENEVER POSSIBLE. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION:
ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

NUMBER OF EMPLOYEES ON SITE PER DAY: APPROXIMATELY 10-20

NUMBER OF TRUCK TRIPS/DAY: 4

AMOUNT OF GRADING/DAY: 80 CY.

HOURS OF OPERATION/DAY: 8

DAYS OF OPERATION: MONDAY THROUGH FRIDAY

TIME OF OPERATION: 8:00 AM - 4:30 PM

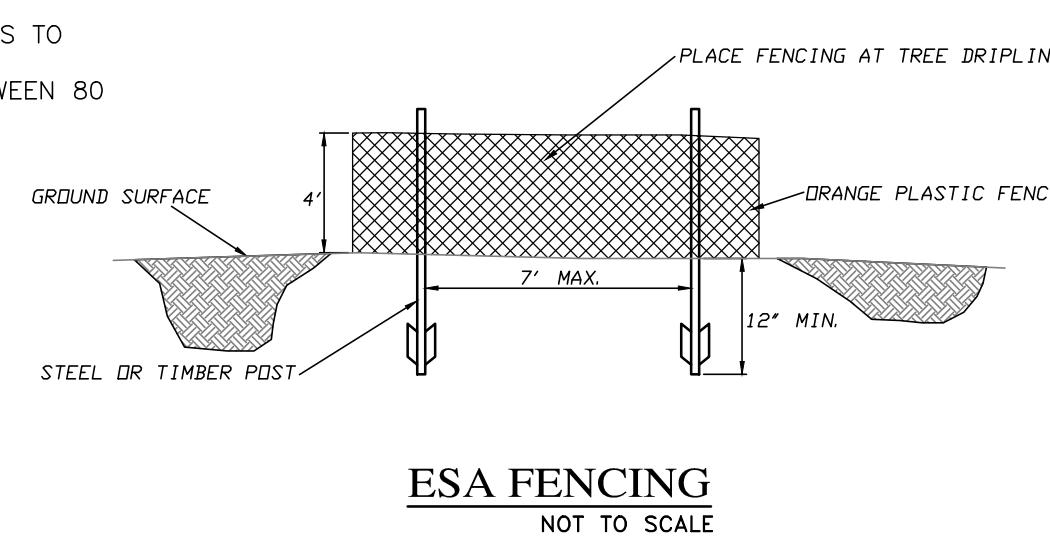
PROJECT SCHEDULING: PROJECTED START DATE IS JANUARY 1, 2026. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

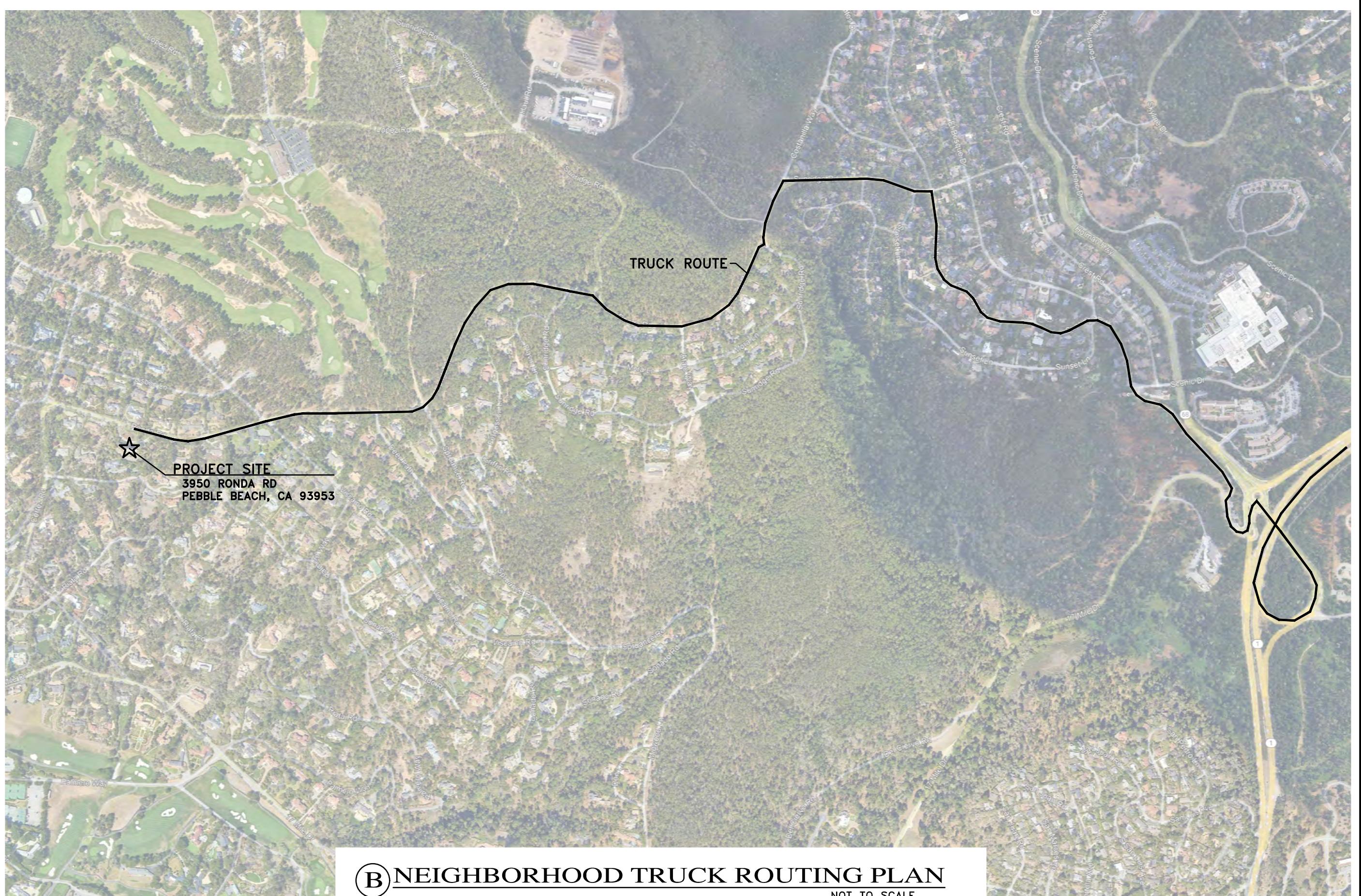
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	5
GRADING & SOIL REMOVAL (EXPORT)	8	2
ENGINEERING MATERIALS (IMPORT)	-	-
TOTALS	12	7

TRUCK TRIP GENERATION NOTES:

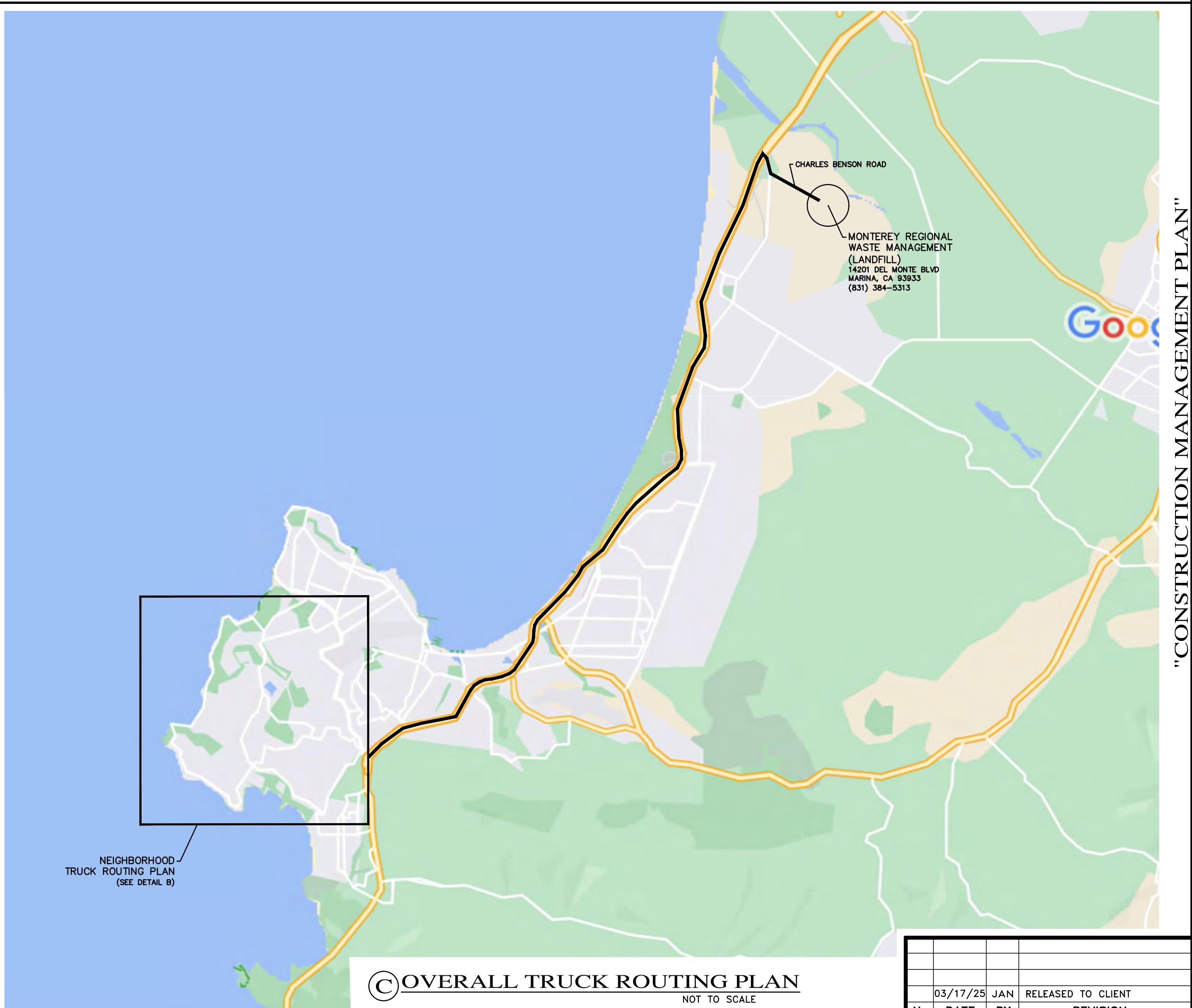
- TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
- THERE ARE APPROXIMATELY 95 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



ESA FENCING
NOT TO SCALE



B NEIGHBORHOOD TRUCK ROUTING PLAN
NOT TO SCALE



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

PROFESSIONAL ENGINEER
Guy R. Girardo
No. 50569
Exp. 06-20-25
CIVIL STATE OF CALIFORNIA
3/19/25

APPROVED BY:
Guy R. Girardo
GUY R. GIRARDO

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CONSTRUCTION, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE BALESTREI RESIDENCE
A.P.N.: 008-222-024
PEBBLE BEACH, CALIFORNIA
TODD BALESTREI

SCALE: 1" = 30'
DATE: MAR 2025
JOB No. 2873-02
SHEET C7
OF 7 SHEETS
03/17/25 JAN RELEASED TO CLIENT
No. DATE BY REVISION