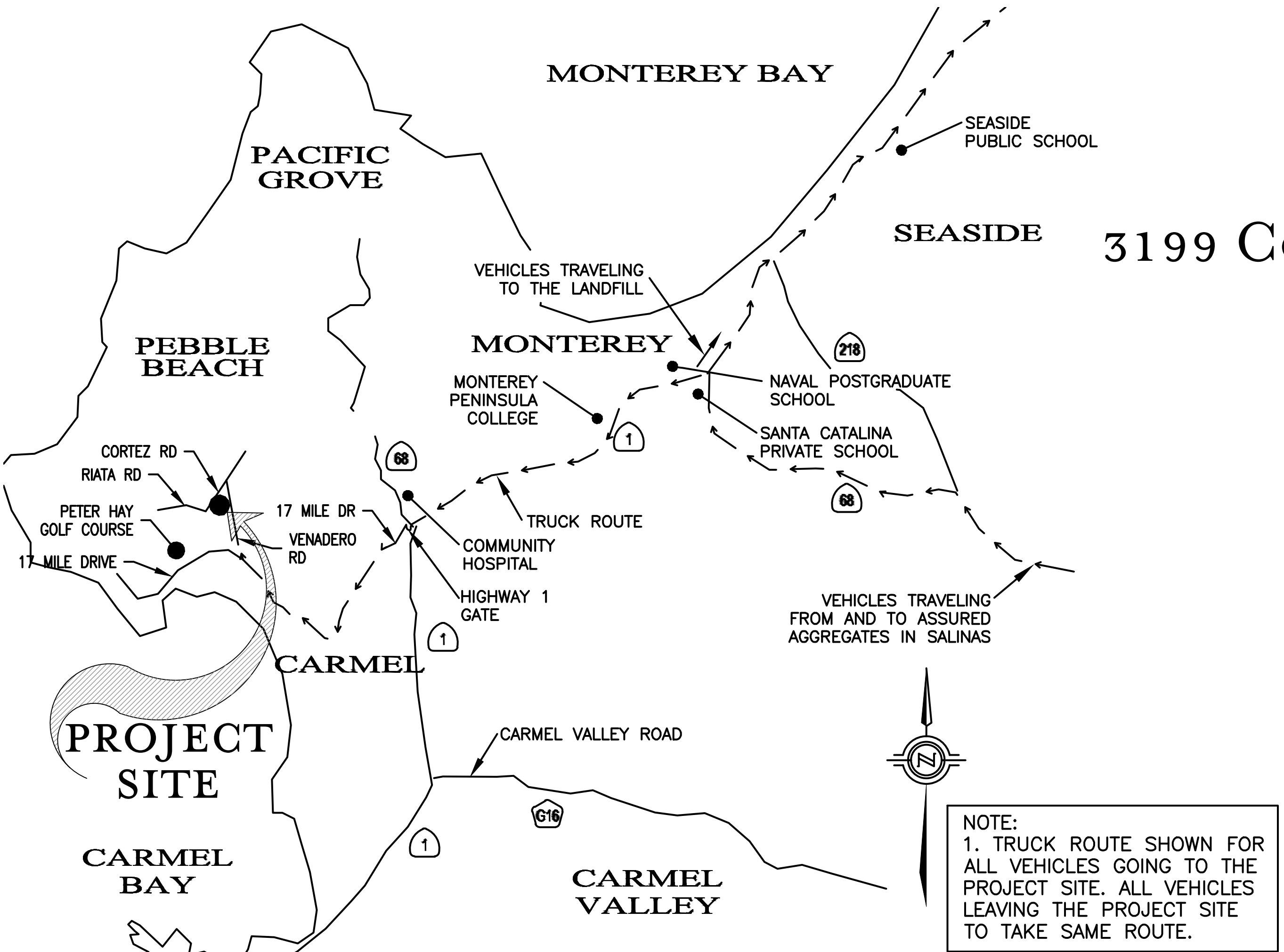




VICINITY MAP/OVERALL TRUCK ROUTING PLAN

1/4" = 1,500'

A NEW CUSTOM HOME FOR
Colangelo Family
3199 CORTEZ ROAD, PEBBLE BEACH, CALIFORNIA, 93953
APRIL 24, 2026



CANDELARIA DESIGN ASSOCIATES
ARCHITECTS

LEGAL DESCRIPTION:

For APN/Parcel ID(s): 008-421-001

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Beginning at a point distant South, 58.97 feet and East, 34.68 feet of Monument No. 2324, which monument is shown on the "Licensed Surveyor's Map of El Pescadero and Point Pinos Ranchos", filed January 25, 1922 in Volume 3 of Surveys, at Page 3, in the Office of the County Recorder of the County of Monterey, State of California; thence running,

- (1) S. 47° 27' E., 200.42 feet; thence
- (2) Tangentially, curving to the right, 42.52 feet on the arc of a curve of 25 feet radius; thence
- (3) S. 50° W., 57.19 feet; thence
- (4) Tangentially, curving to the right, 77.78 feet on the arc of a curve of 111.22 feet radius; thence
- (5) N. 89° 56' W, 124.40 feet; thence
- (6) Tangentially, curving to the right, 48.66 feet on the arc of a curve of 25 radius; thence
- (7) N. 21° 35' E., 206.80 feet; thence
- (8) Tangentially, curving to the right, 48.42 feet or the arc of a curve of 25 feet radius, to the point of beginning, and being a portion of El Pescadero Rancho.

SITE INFO AND DATA:

PARCEL SIZE (EXISTING): 40,791 SF / .936429 ACRES
(FROM ASSESSOR SITE)
HEIGHT OF MAIN RESIDENCE (PROPOSED): 16'-4" FROM FIN. FLOOR
HEIGHT OF GUESTHOUSE (PROPOSED): 14'-11" (MAX 15' FROM AVE. NAT. GRADE)
HEIGHT OF POTTING SHED (PROPOSED) 11'-0" (MAX 15' FROM AVE. NAT. GRADE

ZONING: LDR /1.5-D(2)

ASSESSOR PARCEL ID: 008-421-001-000

PARCEL SIZE: (EXISTING) 40,791 SF / 0.93642855

ADDRESS: 3199 CORTEZ ROAD

COMMUNITY: PEBBLE BEACH

PLANNING AREA: DEL MONTE FOREST LUP

UTILITIES: SEWER LINE ON SITE

CUT & FILL (PROPOSED): PER GRADING AND DRAINAGE PLAN

FAR LIMIT: 17.5% (ALLOWED 5,801 SF / 40,791 SF) 14.2% PROPOSED

IMPERVIOUS CALCULATION:
ALLOWED IMPERVIOUS COVERAGE = 9,000 SF

PROPOSED IMPERVIOUS COVERAGE: 5,801 SF < 9,000 SF
PERVIOUS SURFACE (ENTRY & POTTING SHED PAVERS): 332 SF

PROPOSED MAIN RESIDENCE HEIGHT:

ALLOWED MAX HEIGHT = 30'

HIGHEST POINT OF NATURAL GRADE COVERED: 459.61
LOWEST POINT OF NATURAL GRADE COVERED: 445.80
AVERAGE GRADE = 452.74

PROPOSED HEIGHT: 16'-4" FROM FIN. FL. AT 461' = 471.33'
ALLOWABLE = 482.74

PROPOSED GUEST HOUSE HEIGHT:

ALLOWED MAX HEIGHT = 15'

HIGHEST POINT OF NATURAL GRADE COVERED: 450.50
LOWEST POINT OF NATURAL GRADE COVERED: 447.00
AVERAGE GRADE = 448.75

PROPOSED HEIGHT: 11'-8" FROM FIN. FL. AT 452' = 463.66'
ALLOWABLE = 463.75

PROPOSED POTTING SHED HEIGHT:

ALLOWED MAX HEIGHT = 15'

HIGHEST POINT OF NATURAL GRADE COVERED: 442.20
LOWEST POINT OF NATURAL GRADE COVERED: 434.20
AVERAGE GRADE = 440.70

PROPOSED HEIGHT: 10'-6" FROM FIN. FL. AT 441' = 451.50'
ALLOWABLE = 455.70

PROJECT TEAM

OWNER: JOAN AND JERRY COLANGELO
TO E. COUNTRY CLUB DRIVE
PHOENIX, ARIZONA 85014
P: 602-323-TIOT

ARCHITECT: CANDELARIA DESIGN ASSOCIATES, LLC
6100 EAST CAMELBACK ROAD, STE. #400
SCOTTSDALE, AZ 85251
P: 602.604.2001 F: 480.874.7098
CONTACT: MARK CANDELARIA, PRINCIPAL,
MIGUEL SAUCEDO, PROJECT MANAGER

GENERAL CONTRACTOR: HAGEN COLBERT, INC.
335 SPRECKELS DR. STE. G
APTOS, CA. 95003
P: 831-325-1286
CONTACT: BRUCE HAGEN

REAL ESTATE CONSULTANT: ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION
144 W. GABILAN STREET
SALINAS, CA. 93901
P: 831-751-2330
CONTACT: SHERYL FOX

SHEET INDEX

NO.	COVER	(NO SCALE)
CIVIL		
C1.1	GRADING AND DRAINAGE PLANS	(SCALE: 1:20)
ARCHITECTURAL		
A1.0	ARCHITECTURAL SITE PLAN	(SCALE: 1/16" = 1'-0")
A1.1	CONSTRUCTION SITE PARKING	(SCALE: 1/16" = 1'-0")
A1.2	SITE PHOTOS	(NO SCALE)
A1.4	FUEL MANAGEMENT PLAN	(SCALE: 1/16" = 1'-0")
A2.1	MAIN HOUSE FLOOR PLAN	(SCALE: 1/4" = 1'-0")
A2.2	MAIN HOUSE LOWER LEVEL FLOOR PLAN	(SCALE: 1/4" = 1'-0")
A4.1	ROOF PLAN	(SCALE: 1/4" = 1'-0")
A4.2	SOLAR PLAN	(SCALE: 1/4" = 1'-0")
A4.3	SOLAR SPECS.	(SCALE: 1/4" = 1'-0")
A5.1	BUILDING SECTIONS	(SCALE: 1/4" = 1'-0")
A5.2	BUILDING SECTIONS	(SCALE: 1/4" = 1'-0")
A6.1	BUILDING ELEVATIONS	(SCALE: 1/4" = 1'-0")
A6.2	BUILDING ELEVATIONS	(SCALE: 1/4" = 1'-0")
A6.3	POTTING SHED	(SCALE: 1/4" = 1'-0")
AT.1	MATERIALS BOARD	(NO SCALE)
AT.2	STREET VIEW RENDERING	(NO SCALE)
AT.3	LANDSCAPE PLAN	(SCALE: 1/16" = 1'-0")

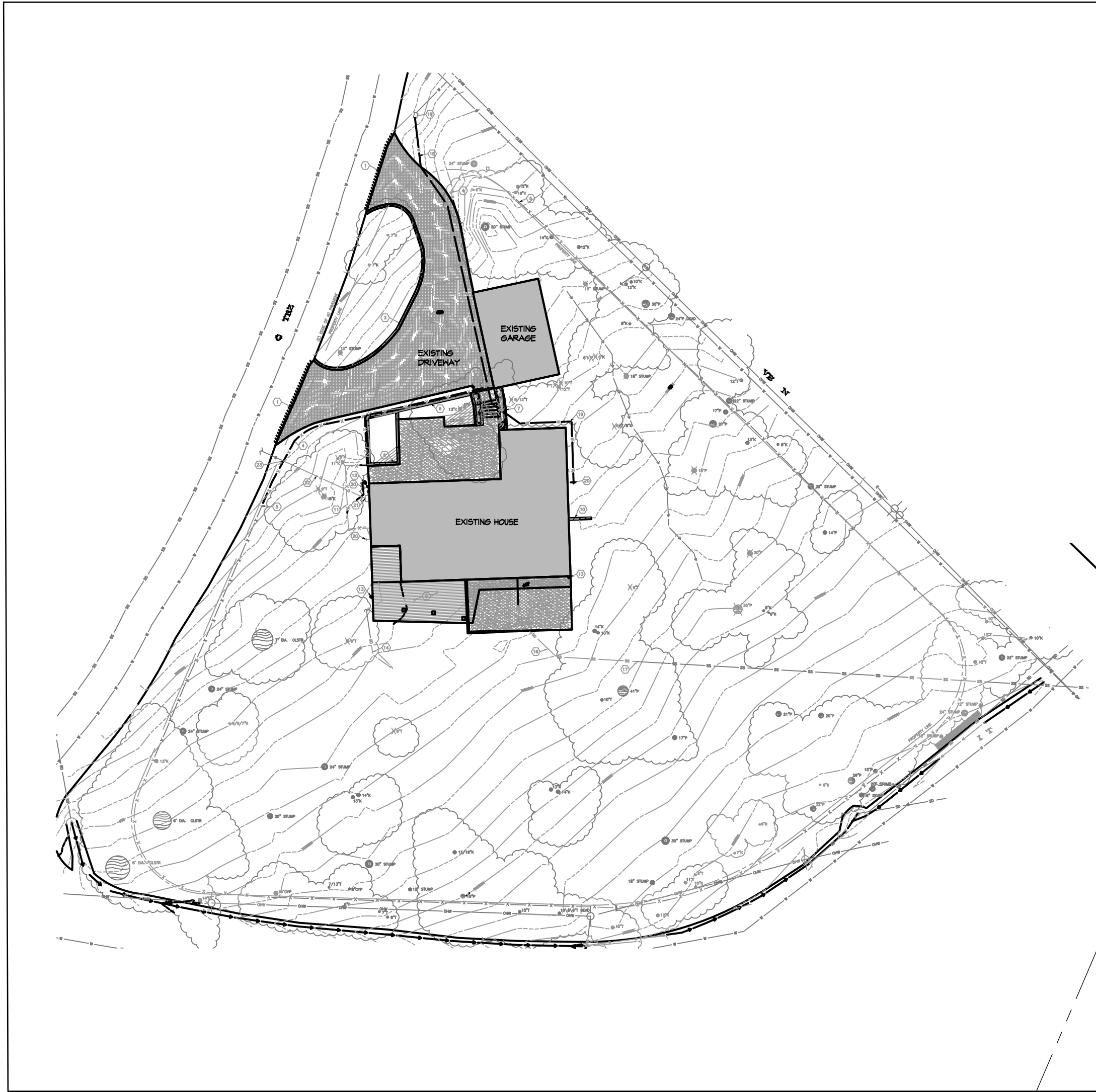
SQUARE FOOTAGE:

MAIN FLOOR - LIVABLE:	5,014 SF
LOWER FLOOR - LIVABLE	1,098
MAIN HOUSE - TOTAL LIVABLE	4,112
MAIN HOUSE MECHANICAL:	21
FUTURE LOWER LEVEL LIVABLE:	336
FUTURE LOWER LEVEL MECHANICAL:	21
GUEST HOUSE - LIVABLE:	411
GUEST HOUSE - MECHANICAL:	33
MAIN FLOOR GARAGE:	570
TOTAL	5,578
POTTING SHED	223
TOTAL SF	5,801 SF

DEMO SQUARE FOOTAGE:

EXISTING HOUSE	2,410 SF
EXISTING DETACHED GARAGE	718
EXISTING WOOD DECK	690
EXISTING CONCRETE PAVEMENT PATIO	1,433
EXISTING ASPHALT (AC) DRIVEWAY	2,331
TOTAL	7,582 SF

(SEE CIVIL PLANS FOR DETAILED DESCRIPTION OF ALL AREAS OF DEMOLITION)



EXISTING HOUSE DIAGRAM 2
1/32" = 1'-0"



TREE REMOVAL DATA:

Tree #s	Tree Specie	DBH inches	Crown Class	Balance & Symmetry	Physiological Condition	Structural Condition	Retain or Remove
1	Coast Live Oak	13	Codominant	Poor	Poor	Poor	Remove
2	Coast Live Oak	13	Codominant	Poor	Poor	Poor	Remove
3	Coast Live Oak	8	Codominant	Poor	Poor	Poor	Remove
4	Coast Live Oak	17	Intermediate	Poor	Poor	Poor	Remove
5	Coast Live Oak	16	Codominant	Fair	Poor	Fair	Remove
6	Monterey pine	32	Codominant	Poor	Fair	Poor	Remove
7	Monterey pine	20	Intermediate	Fair	Fair	Poor-Fair	Remove
8	Monterey pine	18	Intermediate	Poor-Fair	Fair	Poor	Remove
9	Coast Live Oak	13	Intermediate	Fair	Fair	Fair	Remove
10	Coast Live Oak	28	Codominant	Poor	Poor	Poor	Remove
11	Coast Live Oak	18	Codominant	Poor	Poor	Poor	Remove

NOTE:
1. (TREES TO BE REMOVED ARE IDENTIFIED IN PARENTHESIS.)
TREES LABELED WITH SAME NUMBER ARE IN A CLUSTER TO BE REMOVED PER ARBORIST REPORT PAGE 14
2. NO NEIGHBORING TREES IMPACTED BY THIS PROJECT.

SITE INFO AND DATA:

PARCEL SIZE (EXISTING): 40,741 SF / .936424 ACRES
(FROM ASSESSOR SITE)
HEIGHT OF MAIN RESIDENCE (PROPOSED): 16'-4" FROM FIN. FLOOR
HEIGHT OF GUESTHOUSE (PROPOSED): 14'-11" (MAX 15' FROM AVE, NAT. GRADE)
HEIGHT OF POTTING SHED (PROPOSED): 11'-0" (MAX 15' FROM AVE, NAT. GRADE)

ZONING: LDR /1.5-D(GZ)

ASSESSOR PARCEL ID: 008-421-001-000

PARCEL SIZE: (EXISTING) 40,741 SF / 0.93642855

ADDRESS: 3191 CORTEZ ROAD

COMMUNITY: PEBBLE BEACH

PLANNING AREA: DEL MONTE FOREST LUP

UTILITIES: SEWER LINE ON SITE

CUT & FILL (PROPOSED): PER GRADING AND DRAINAGE PLAN

FAR LIMIT: 17.5% (ALLOWED 5,801 SF / 40,741 SF) 14.2% PROPOSED

IMPERVIOUS CALCULATION:
ALLOWED IMPERVIOUS COVERAGE = 9,000 SF

PROPOSED IMPERVIOUS COVERAGE: 5,801 SF < 9,000 SF
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LOWEST POINT OF NATURAL GRADE COVERED: 434.20
AVERAGE GRADE = 440.70

PROPOSED HEIGHT: 10'-6" FROM FIN. FL. AT 441' = 451.50'
ALLOWABLE = 455.70

DEMO SQUARE FOOTAGE:

EXISTING HOUSE	2,410 SF
EXISTING DETACHED GARAGE	116
EXISTING WOOD DECK	640
EXISTING CONCRETE PAVEMENT PATIO	1,433
EXISTING ASPHALT (AC) DRIVEWAY	2,331
TOTAL	7,582 SF

(SEE CIVIL PLANS FOR DETAILED DESCRIPTION OF ALL AREAS OF DEMOLITION)

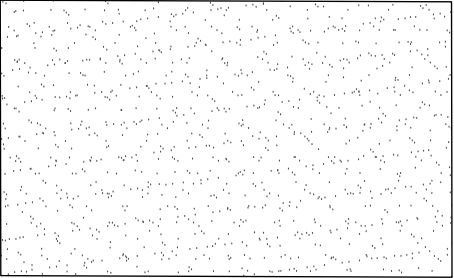
SQUARE FOOTAGE:

MAIN FLOOR - LIVABLE:	5,014 SF
LOWER FLOOR - LIVABLE:	1,098
MAIN HOUSE - TOTAL LIVABLE	4,172
MAIN HOUSE MECHANICAL:	29
FUTURE LOWER LEVEL LIVABLE:	336
FUTURE LOWER LEVEL MECHANICAL:	21
GUEST HOUSE - LIVABLE:	411
GUEST HOUSE - MECHANICAL:	33
MAIN FLOOR GARAGE:	570
TOTAL	5,578
POTTING SHED	225
TOTAL SF	5,801 SF

EARTHWORK

CUT = 240 CUBIC YARDS
FILL = 1310 CUBIC YARDS
NET = 1070 CUBIC YARDS FILL

LEGEND



FILL MATERIAL

NOTE:
EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. 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.

MAIN LEVEL SITE PLAN

1/16" = 1'-0"

0 8' 16' 32'



NEW CUSTOM RESIDENCE FOR:

The Colangelo Family

3199 CORTEZ ROAD
PEBBLE BEACH, CA

20__



DEC. 24, 2025

Checked By:

Drawn By:

Scale:

Drawing:

1/16" = 1'-0"

Sheet: SITE PLAN

A1.0

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AERIAL VIEW



VIEW LOOKING NORTH



VIEW AT NORTHEAST CORNER



VIEW LOOKING SOUTH



VIEW LOOKING SOUTHEAST AT DRIVEWAY



VIEW SOUTH AT DRIVEWAY



VIEW LOOKING EAST AT DRIVEWAY



VIEW LOOKING WEST AT RESIDENCE



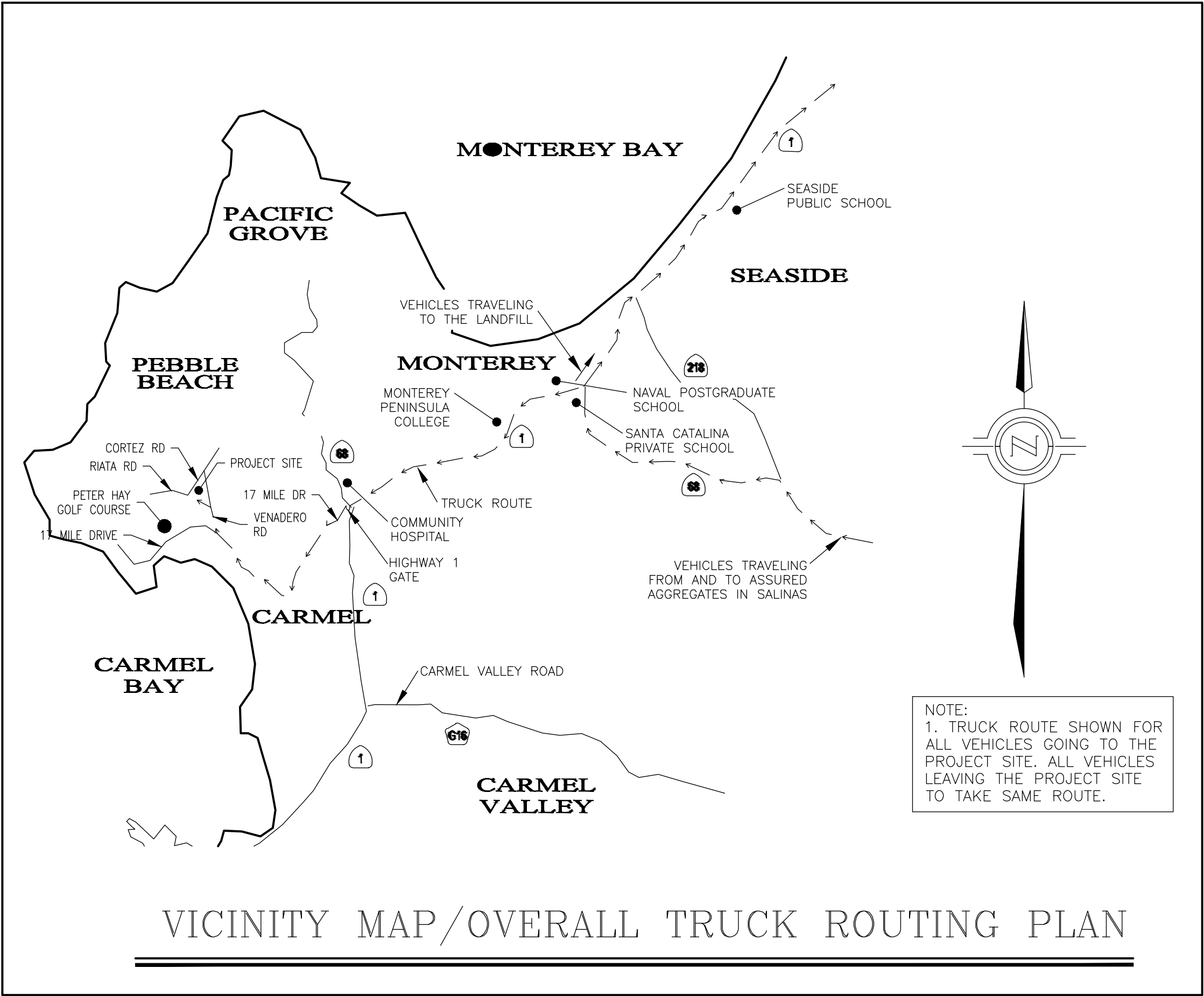
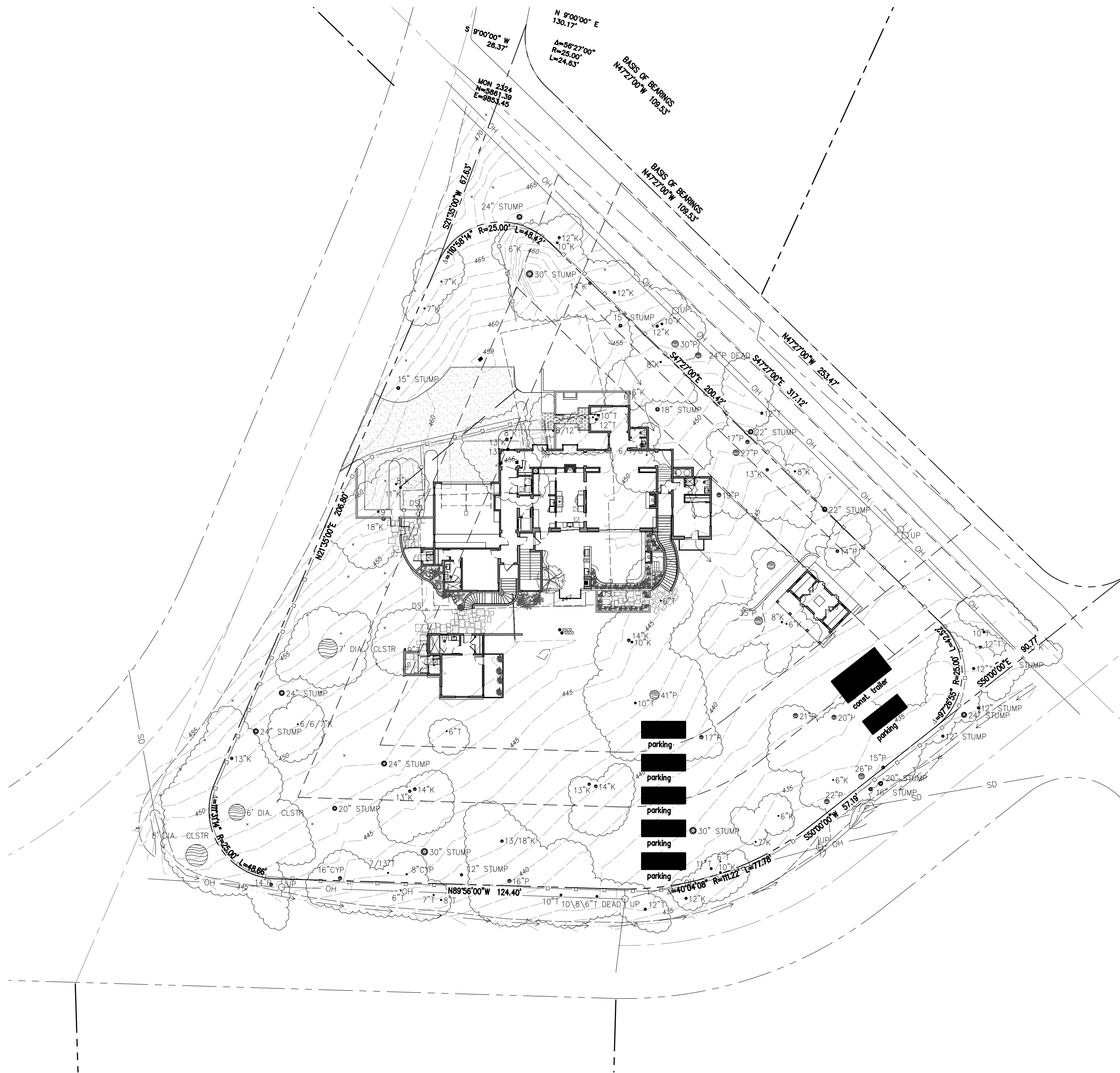
VIEW LOOKING EAST AT RESIDENCE

DEC. 24, 2025

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Drawn By:
Scale:
Drawing: L.Z.
N.T.S.

Sheet: EXIST.
SITE PHOTOS

A1.2



CONSTRUCTION PARKING PLAN

1/16"=1'-0"
0 8' 16' 32'



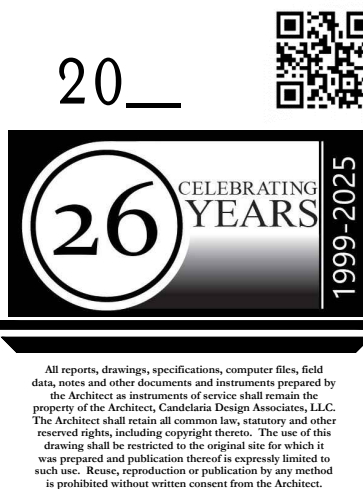
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Drawn By:
Scale: L.Z.
Drawing: 1/16"=1'-0"

CONSTRUCTION
PARKING PLAN
Sheet:

A1.0

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NEW CUSTOM RESIDENCE FOR:
The Colangelo Family
3199 CORTEZ ROAD
PEBBLE BEACH, CA



ARCHITECTURE
Candalaria Design Associates
LIFESTYLE
6900 EAST CAMELBACK RD., SUITE 400 SCOTTSDALE, AZ 85251
602.604.2001 CANDELARIADesign.COM FAX 480.874.7098



FUEL MANAGEMENT NOTES:

In accordance with California state guidelines for creating a defensible space around structures, a reduced fuel zone shall be created and managed for the proposed development shown in these drawings.

Management will include thinning and removal of existing combustible vegetation, live or dead. In addition, proposed plantings closest to the structures shall have some fire resistance, or be very low growing plants as to reduce the potential fire hazard.

Landscaping Zone – entire landscaped area
Approved landscaping is designed and maintained to minimize flammability. All landscaping occurs within the property boundary. Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, will be avoided because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted or removed and disposed of off site. The horizontal and vertical spacing between landscaping plants and volume of landscaping biomass should be appropriate to reduce fire intensity and the rate of spread of fire.

Prescriptions for Tree Pruning:
a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can be retained, provided that the area within the drip-line of trees is maintained Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.
c. Dead limbs less than 8 feet in height shall be removed.
d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater.
e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every 3 to 5 years.
g. Do not thin or prune the tree canopy, as this will promote more understory shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.

FUEL MANAGEMENT NOTES:

In accordance with State guidelines for creating a defensible space around structures, a reduced fuel zone shall be created and managed for the proposed development shown in these drawings.

Management will include thinning and removal of existing combustible vegetation, live or dead. In addition, proposed plantings closest to the structures shall have some fire resistance, or be very low growing plants as to reduce the potential fire hazard.

Landscaping Zone – entire landscaped area
Approved landscaping must be designed and maintained to minimize flammability. All landscaping occurs within the property boundary. Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, shall be avoided because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted or removed and disposed of properly. The horizontal and vertical spacing between landscaping plants and volume of landscaping biomass should be appropriate to reduce fire intensity and the rate of spread of fire.

- Ember Resistant Zone: 0-5ft from structures**
All flammable vegetation and any dead or dying plant shall be removed within 5 feet surrounding any building on the property. Any branches shall be removed within 10 feet of any chimney or stovepipe outlet. Plants are not allowed in the Ember Resistant zone, 0-to-5 feet from structures. Zone 0, measuring five (5) feet from all structures, must exclusively contain mineralized surfaces such as pavers, gravel, cobbles, river rock, or stone.
- Green Zone: 0-30ft from structures**
All flammable vegetation and any dead or dying plant shall be removed within 30 feet surrounding any building on the property. Trees shall be well pruned and well spaced to avoid the spread of fire, including removal of all limbs 6 feet from the ground. All annual grasses shall be mowed in early summer to maintain a height of 4 inches during the summer.
- Management Zone: 30+ft from structures**
Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility fire can climb into tree canopy. Pruning the small lower tree branches, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French Broom, Poison Hemlock and Thistles must be completely removed annually. All grass growing under trees, out to 6 feet beyond the drip lines of trees, should be mowed in early summer to a height of four inches. Small diameter lower tree branches must be pruned, and removal of leaf litter depth should be kept to no greater than 4 inches.
- Driveway Zone: 0-15ft from limits of driveway**
A. Grassland, and understory of all Oak Savanna, and Oak Woodland vegetation should be mowed within 15 feet from the pavement edges, according to the recommendations in the Grassland Zone
B. All Chaparral, Coastal Scrub, and Oak/Shrub Woodland Vegetation should be treated to 15 to 30 feet from the pavement edge, according to their respective recommendations.
C. All tree branches extending over driveway surfaces should be pruned to ensure 15 feet of vertical clearance. Whenever possible, healthy overhanging branches higher than 15 feet should be left in place to shade driveway areas and thereby reduce weed and understory growth.
D. Every residential structure shall have a dedicated fire hydrant and a hammerhead or other safe turnaround for fire equipment access as detailed in the Tehama Design Guidelines

ARCHITECTURE

LIFESTYLE

Candelaria Design Associates

6900 EAST CAMELBACK RD., SUITE 400
SCOTTSDALE, AZ 85251
602.604.2001
CANDELARIADesign.COM

FAX 480.874.7098

NEW CUSTOM RESIDENCE FOR:

The Colangelo Family

3199 CORTEZ ROAD
PEBBLE BEACH, CA

20_

26

CELEBRATING YEARS

1998-2025

DEC. 24, 2025

Checked By:
Drawn By:
Scale:
Drawing:
1/16" = 1'-0"

Sheet: FUEL
MANAGEMENT PLAN

A1.4

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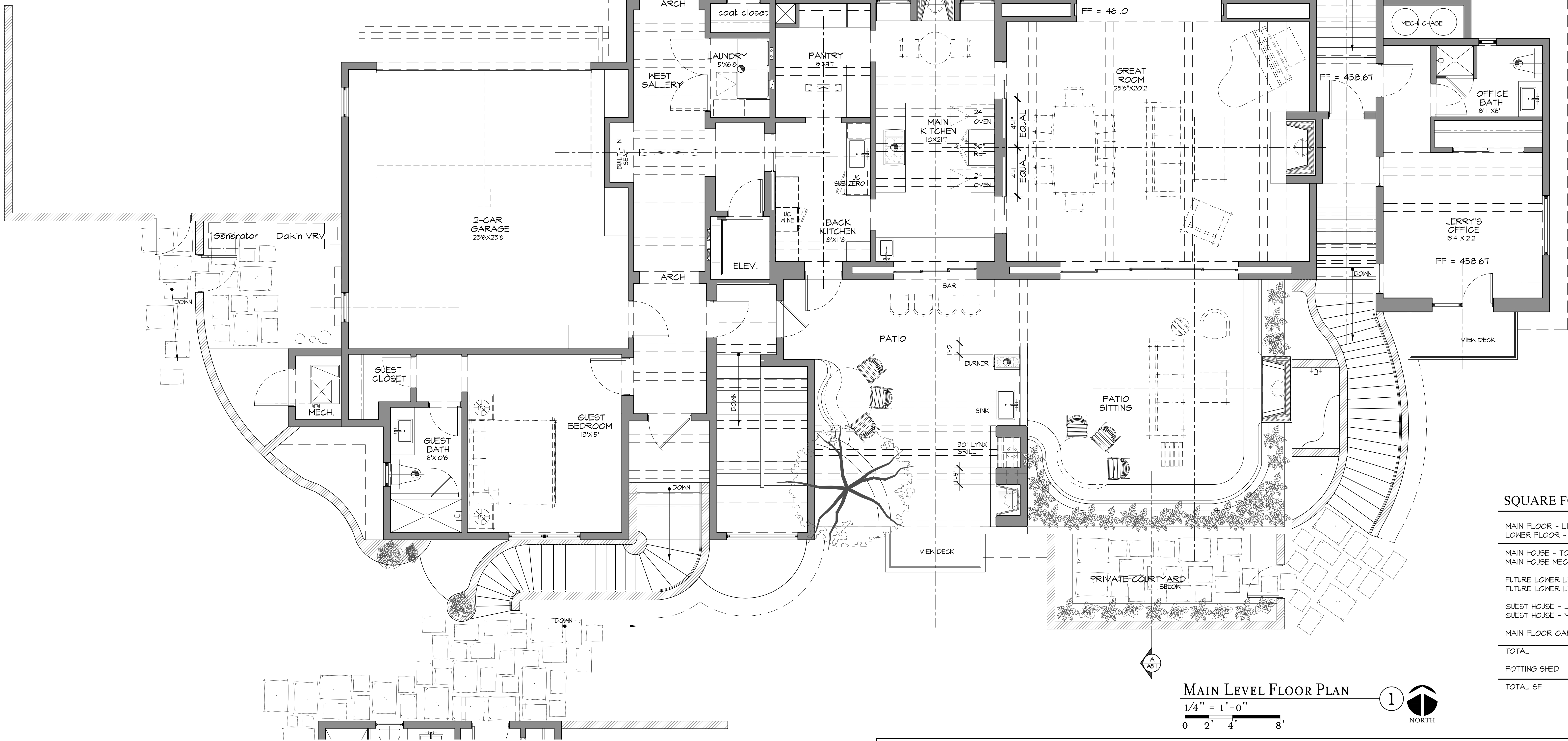
RESIDENTIAL ENERGY EFFICIENCY COMPLIANCE DATA		
NOTE: APPLICABLE CODE IS THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC). MARICOPA COUNTY, ARIZONA IS CLASSIFIED AS ZONE 2. REFERENCE CHAPTER 4, (RESIDENTIAL ENERGY EFFICIENCY), MANDATORY & PRESCRIPTIVE METHODS, SECTION 401, 402 AND 403.		
VALUES OF BUILDING COMPONENTS:		
TYPICAL CEILING / ROOF ASSEMBLY	REQ'D.	PROVIDED
WOOD FRAME EXTERIOR WALLS	R-50	R-30, MIN.
FLOOR ASSEMBLY	R-19	R-18
FENESTRATION U-FACTOR	R-15	R-50
GLAZED FENESTRATION SHGC	0.40	0.40, MAX.
MECHANICAL DUCTWORK	0.25	0.25, MAX.
HOT WATER PIPING	R-8	R-6
	R-2	R-2, MIN.

- TYPICAL 2018 I.R.C. NOTES**
- PER I.R.C. SECTION R501.4.5, EACH EXTERIOR DOOR SHALL HAVE A SOLID SURFACE LANDING AT LEAST AS WIDE AS THE DOOR PANEL AND 50" MIN. IN THE DIRECTION OF TRAVEL LOCATED NOT LOWER THAN 4" BELOW THE TOP OF THE DOOR THRESHOLD (NOT LOWER THAN 15" AT THE FRONT ENTRY DOOR). THE LANDING SHALL SLOPE AWAY AT 1/8" PER FT. (MINIMUM) AND 1/4" PER FT. (MAXIMUM). AT OUT-SWINGING DOORS, PROVIDE A LANDING NOT LOWER THAN 1 1/2" BELOW THE TOP OF THE DOOR THRESHOLD (OR A 1" DIFFERENTIAL BETWEEN THE FINISHED INTERIOR & EXTERIOR SURFACES).
 - PER I.R.C. TABLE R102.3.5 (d), GYP. BD. APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. or 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. or USE LABELED 1/2" SAS-RESISTANT GYP. CEILING BOARD.
 - PER I.R.C. SECTION R103.8, PROVIDE WEATHER FLASHING/ROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS.

TYPICAL DIMENSION NOTE

UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF THE STUD WALL OR MASONRY EXTERIOR WALL OR THE CENTERLINE OF THE WALL, DOOR OR WINDOW OPENING, OR PLUMBING FIXTURE.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE ARCHITECTURAL PLANS. CANDELARIA DESIGN ASSOCIATES SHALL BE PROVIDED WITH MINIMUM FIVE BUSINESS DAYS TO RESPOND IN KIND PRIOR TO COMMENCEMENT OF WORK.



SEE SHEET A2.2 FOR GUEST HOUSE FLOOR PLAN

MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"
0 2' 4' 8'
NORTH

SQUARE FOOTAGE:

MAIN FLOOR - LIVABLE:	3,074 SF
LOWER FLOOR - LIVABLE	1,235
MAIN HOUSE - TOTAL LIVABLE	4,312
MAIN HOUSE MECHANICAL:	29
FUTURE LOWER LEVEL LIVABLE:	356
FUTURE LOWER LEVEL MECHANICAL:	21
GUEST HOUSE - LIVABLE:	411
GUEST HOUSE - MECHANICAL:	33
MAIN FLOOR GARAGE:	570
TOTAL	5,733
POTTING SHED	223
TOTAL SF	5,956 SF

- DRAWING KEYNOTES**
- 2.1 EXTERIOR HARDSCAPE SURFACE PER CIVIL AND LANDSCAPE DWGS.
 - 3.1 4" TH. EXTERIOR CONCRETE SLAB ON COMPACTED GRADE
 - 4.1 UNITS PAVERS TO MATCH EXISTING.
 - 4.2 STONE OR BRICK VENEER AS SELECTED BY OWNER
 - 6.1 2x6 WOOD STUD WALL @ 16" O.C.
 - 6.2 PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS.
 - 6.3 WOOD ROOF OR OVER-FRAMING JOIST OR BEAM PER STRUCTURAL DWGS.
 - 6.4 WOOD POST PER STRUCTURAL DRAWINGS.
 - 6.5 PREFABRICATED WOOD ROOF TRUSS AT 24" O.C. PER STRUCTL. DWGS.
 - 6.6 ROOF TRUSS FRAMING, SIZE AND SPACING PER STRUCTURAL DWGS.
 - 6.7 DECORATIVE WOOD BEAM - SIZE PER R.C.P.
 - 6.8 CABINETS, CABINETS & COUNTERTOP PER OWNER, BUILDER, ARCH. REFER TO SUPPLIER'S SHOP DRAWINGS FOR ADDL. INFO.
 - 6.9 LOWERED 2x CLG. OR SOFFIT FRAMING WITH FIREBLOCKING.
 - 6.10 TONGUE & GROOVE WOOD SOFFIT OR CEILING DECKING, SIZE AS NOTED ON THE R.C.P.
 - 8.1 ALUM. GLAD WOOD WINDOW WITH INSULATED, LOW-E GLAZING. SEE WINDOW SCHEDULE, SHEET A2.2, FOR LOCATIONS OF TEMPERED GLAZING.
 - 8.2 ALUM. GLAD WOOD DOOR WITH TEMPERED, INSULATED, LOW-E GLAZING. SEE DOOR SCHEDULE, SHEET A2.1.
 - 8.3 INTERIOR OR EXTERIOR paneled door PER DOOR SCHED. ON SHT. A2.1. FINAL PANELING T.B.D. BY OWNER/ARCHITECT & INT. DESIGNER.
 - 8.4 ALL-ALUMINUM WINDOW AT SHOWER LOCATION WITH TEMP. GLASS.
 - 8.5 14" SOLATUBE W/ TRANSLUCENT GLASS PANELS AT CEILING LEVEL, FINAL DESIGN T.B.D.
 - 9.1 5/8" PAINTED GYP. BOARD TYP. AT INTERIOR WALLS AND ANTI-SAG AT CEILINGS (J.N.O.).
 - 9.2 5/8" PAINTED TYPE "X" GYP. BOARD TYP. AT ALL GARAGES, MECH. ROOMS, & UNDER STAIR SPACES WALLS AND CEILINGS.
 - 9.3 WATERPROOF GYP. BOARD AS REQUIRED.
 - 9.4 WESTERN L-KOTE STUCCO SYSTEM (ER 352 OR EQ.) WITH "570" SYNTHETIC FINISH CONTAINING INTEGRAL COLOR & A SMOOTH SAND FREESTYLE "AGED" FINISH OVER 1" T&G RIGID INSULATION BOARD, EXTEND BELOW GRADE MINIMUM 8" AT WALL BASE.
 - 9.5 STUCCO SYSTEM FINISH TO MATCH RESIDENCE.
 - 9.6 STUCCO FINISH ON MESH OVER 1/2" EXTERIOR GYP. BD. (ESR 1338).
 - 10.1 RELOCATED PRE-FAB FIREPLACE AND CHIMNEY
 - 11.1 WATERPROOFING OR DAMPROOFING SYSTEM AT FACES OF MASONRY WALLS OR CONCRETE STEM WALLS BELOW FINISHED GRADE.
 - 11.2 APPROXIMATE LOCATION OF SUPPLY AIR DUCT (OR CENTERED REGISTER).
 - 11.3 OPEN CELL SPRAY FOAM INSULATION AT UNDERSIDE OF ROOF DECK MIN. 8" TH. FOR R-30 EQUIV. (ICC ESR-3500) FOR INSULATED ATTIC SPACE- NO VENTING REQUIRED.
 - 11.4 METAL CRICKET FOR WATER FLOW DIVERSION, 1/4" FT. MIN. SLOPE.
 - 11.5 WEATHER RESISTANT BARRIER WRAP BY "TYVEK" OR EQUIVALENT.
 - 11.6 NEW ASPHALT SHINGLE ROOFING TO MATCH EXISTING
 - 15.1 ELECTRICAL EXTERIOR CONDENSER UNIT PER MECHANICAL PLANS.
 - 15.2 APPROXIMATE LOCATION OF SUPPLY AIR DUCT (OR CENTERED REGISTER).
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 - 15.7 HOSE BIBB- VERIFY FINAL LOCATION WITH OWNER & BUILDER.
 - 15.8 EXHAUST FAN WITHIN HOOD VENTED DIRECTLY TO EXTERIOR FOR OUTDOOR BBQ PER MISC.6.
 - 15.9 PROVIDE EXHAUST FANS IN ALL BATH AND LAUNDRY ROOMS.
 - 15.10 FRESH AIR INTAKE, SIZED PER MECHANICAL DRAWINGS.
 - 15.11 MECHANICAL EQUIPMENT YARD - ALL MECH. EQUIPMENT SHALL BE SCREENED A MIN. OF 1' HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT.
 - 15.12 SOFT WATER / FILTERED WATER SYSTEM AS SELECTED BY OWNER / BUILDER.
 - 16.1 EXISTING 400 AMP ELECTRICAL SERVICE & METER PER ELECTRICAL SHEET A2.1 & POWER COMPANY REQUIREMENTS.
 - 16.2 APPROXIMATE LOCATION OF ELECTRICAL SUB PANEL. SEE SHEET A2.1 & POWER COMPANY REQUIREMENTS.
 - 16.3 ELECTRICAL LIGHT FIXTURE, DEVICE, OR JUNCTION BOX PER ELEC. SHEETS.
 - 16.4 FIELD VERIFY ALL AUTOMATION/EQUIPMENT ROOM POWER REQUIREMENTS PRIOR TO ROUGH-IN.
 - 16.5 FLOOR OUTLET, CONFIRM FINAL LOCATION W/ INTERIOR DESIGNER OR OWNER.

LIFESTYLE

ARCHITECTURE

Candelaria Design Associates

6900 EAST CAMELBACK RD., SUITE 400 SCOTTSDALE, AZ 85251
602.604.2001 CANDELARIADESIGN.COM

NEW CUSTOM RESIDENCE FOR:

The Colangelo Family

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PEBBLE BEACH, CA

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26 CELEBRATING YEARS 1999-2025

EXP. 09.30.2028

APRIL. 24, 2026

3 REVISION DATE

2 REVISION DATE

1 REVISION DATE

Checked By: M.-C.

Drawn By: M.-S.

Scale: AS NOTED

Drawings:

OVERALL M.L. FLOOR PLAN

Sheet:

A2.1

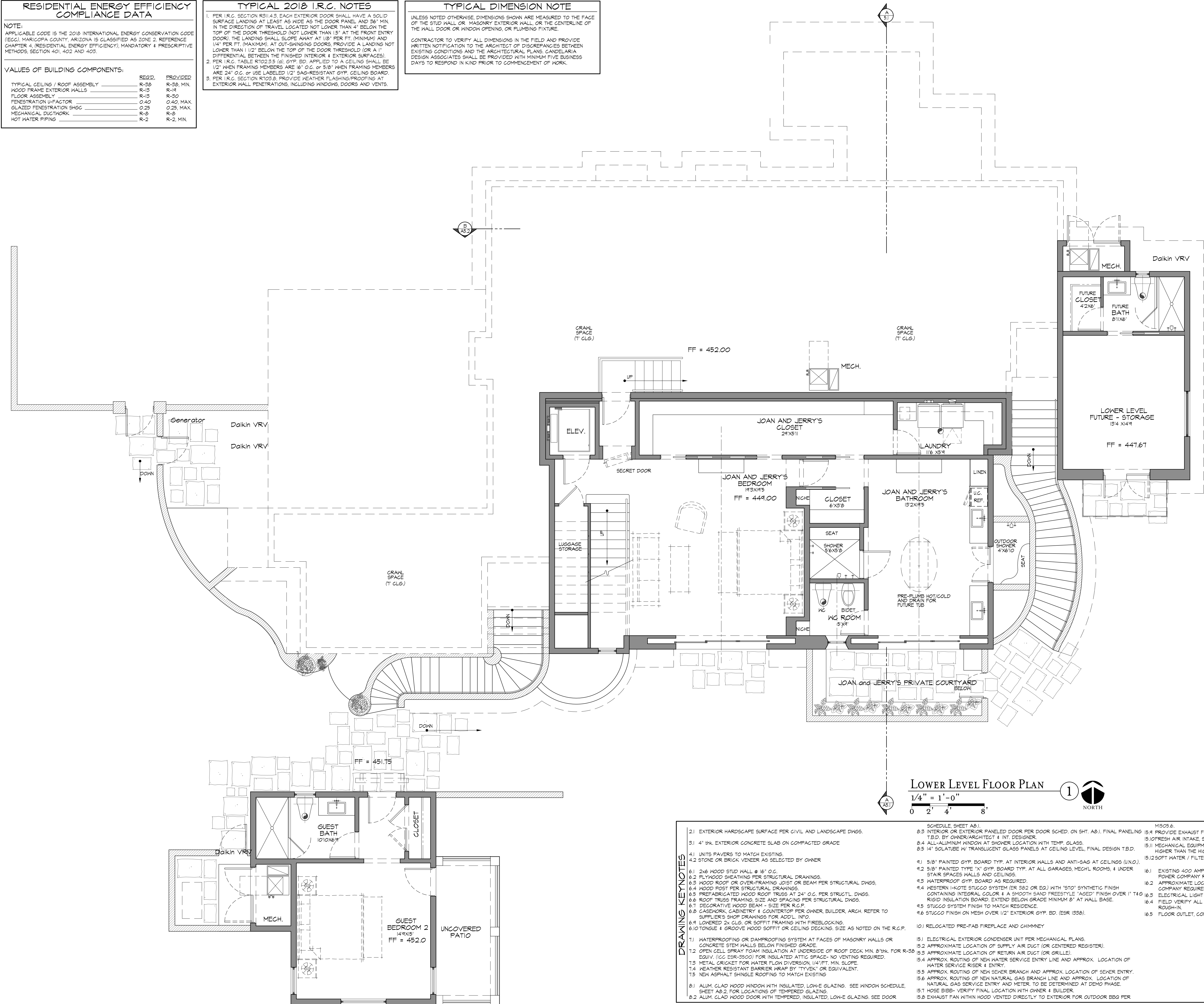
RESIDENTIAL ENERGY EFFICIENCY COMPLIANCE DATA		
NOTE: APPLICABLE CODE IS THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC). MARICOPA COUNTY, ARIZONA IS CLASSIFIED AS ZONE 2. REFERENCE CHAPTER 4, (RESIDENTIAL ENERGY EFFICIENCY), MANDATORY & PRESCRIPTIVE METHODS, SECTION 401, 402 AND 403.		
VALUES OF BUILDING COMPONENTS:		
	REQ'D.	PROVIDED
TYPICAL CEILING / ROOF ASSEMBLY	R-30	R-30, MIN.
WOOD FRAME EXTERIOR WALLS	R-19	R-19
FLOOR ASSEMBLY	R-15	R-30
FENESTRATION U-FACTOR	0.40	0.40, MAX.
GLAZED FENESTRATION SHGC	0.25	0.25, MAX.
MECHANICAL DUCTWORK	R-5	R-6
HOT WATER PIPING	R-2	R-2, MIN.

- TYPICAL 2018 I.R.C. NOTES**
- PER I.R.C. SECTION R501.4.3, EACH EXTERIOR DOOR SHALL HAVE A SOLID SURFACE LANDING AT LEAST AS WIDE AS THE DOOR PANEL AND 56" MIN. IN THE DIRECTION OF TRAVEL LOCATED NOT LOWER THAN 4" BELOW THE TOP OF THE DOOR THRESHOLD (NOT LOWER THAN 15" AT THE FRONT ENTRY DOOR). THE LANDING SHALL SLOPE AWAY AT 1/8" PER FT. (MINIMUM) AND 1/4" PER FT. (MAXIMUM). AT OUT-SWINGING DOORS, PROVIDE A LANDING NOT LOWER THAN 1 1/2" BELOW THE TOP OF THE DOOR THRESHOLD (OR A 1" DIFFERENTIAL BETWEEN THE FINISHED INTERIOR & EXTERIOR SURFACES).
 - PER I.R.C. TABLE R102.3.5 (d), GYP. BD. APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAS-RESISTANT GYP. CEILING BOARD.
 - PER I.R.C. SECTION R703.2, PROVIDE WEATHER FLASHING/ROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS.

TYPICAL DIMENSION NOTE

UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF THE STUD WALL OR MASONRY EXTERIOR WALL OR THE CENTERLINE OF THE WALL, DOOR OR WINDOW OPENING, OR PLUMBING FIXTURE.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE ARCHITECTURAL PLANS. CANDELARIA DESIGN ASSOCIATES SHALL BE PROVIDED WITH MINIMUM FIVE BUSINESS DAYS TO RESPOND IN KIND PRIOR TO COMMENCEMENT OF WORK.



- DRAINING KEYNOTES**
- 2.1 EXTERIOR HARDSCAPE SURFACE PER CIVIL AND LANDSCAPE DWGS.
 - 3.1 4" THK. EXTERIOR CONCRETE SLAB ON COMPACTED GRADE
 - 4.1 UNITS PAVERS TO MATCH EXISTING.
 - 4.2 STONE OR BRICK VENEER AS SELECTED BY OWNER
 - 6.1 2x6 WOOD STUD WALL @ 16" O.C.
 - 6.2 PLYWOOD SHEATHING PER STRUCTURAL DRAWINGS.
 - 6.3 WOOD ROOF OR OVER-FRAMING JOIST OR BEAM PER STRUCTURAL DWGS.
 - 6.4 WOOD POST PER STRUCTURAL DRAWINGS.
 - 6.5 PREFABRICATED WOOD ROOF TRUSS AT 24" O.C. PER STRUCTL. DWGS.
 - 6.6 ROOF TRUSS FRAMING, SIZE AND SPACING PER STRUCTURAL DWGS.
 - 6.7 DECORATIVE WOOD BEAM - SIZE PER R.G.P.
 - 6.8 CABINETS, CABINETS & COUNTERTOP PER OWNER, BUILDER, ARCH. REFER TO SUPPLIER'S SHOP DRAWINGS FOR ADD'L INFO.
 - 6.9 LOWERED 2x CLG. OR SOFFIT FRAMING WITH FIREBLOCKING.
 - 6.10 TONGUE & GROOVE WOOD SOFFIT OR CEILING DECKING, SIZE AS NOTED ON THE R.G.P.
 - 8.1 ALUM. GLAD WOOD WINDOW WITH INSULATED, LOW-E GLAZING. SEE WINDOW SCHEDULE, SHEET AB.2, FOR LOCATIONS OF TEMPERED GLAZING.
 - 8.2 ALUM. GLAD WOOD DOOR WITH TEMPERED, INSULATED, LOW-E GLAZING. SEE DOOR SCHEDULE, SHEET AB.1.
 - 8.3 INTERIOR OR EXTERIOR paneled door PER DOOR SCHED. ON SHT. AB.1. FINAL PANELING T.B.D. BY OWNER/ARCHITECT & INT. DESIGNER.
 - 8.4 ALL-ALUMINUM WINDOW AT SHOWER LOCATION WITH TEMP. GLASS.
 - 8.5 14" SOLATUBE W/ TRANSLUCENT GLASS PANELS AT CEILING LEVEL, FINAL DESIGN T.B.D.
 - 9.1 5/8" PAINTED GYP. BOARD TYP. AT INTERIOR WALLS AND ANTI-SAG AT CEILINGS (UNO.).
 - 9.2 5/8" PAINTED TYPE "X" GYP. BOARD TYP. AT ALL GARAGES, MECH. ROOMS, & UNDER STAIR SPACES WALLS AND CEILINGS.
 - 9.3 WATERPROOF GYP. BOARD AS REQUIRED.
 - 9.4 WESTERN 1-KOTE STUCCO SYSTEM (ER 392 OR EQ.) WITH "STO" SYNTHETIC FINISH CONTAINING INTEGRAL COLOR & A SMOOTH SAND FREESTYLE "AGED" FINISH OVER 1" T&G RIGID INSULATION BOARD. EXTEND BELOW GRADE MINIMUM 8" AT WALL BASE.
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ARCHITECTURE

LIFESTYLE

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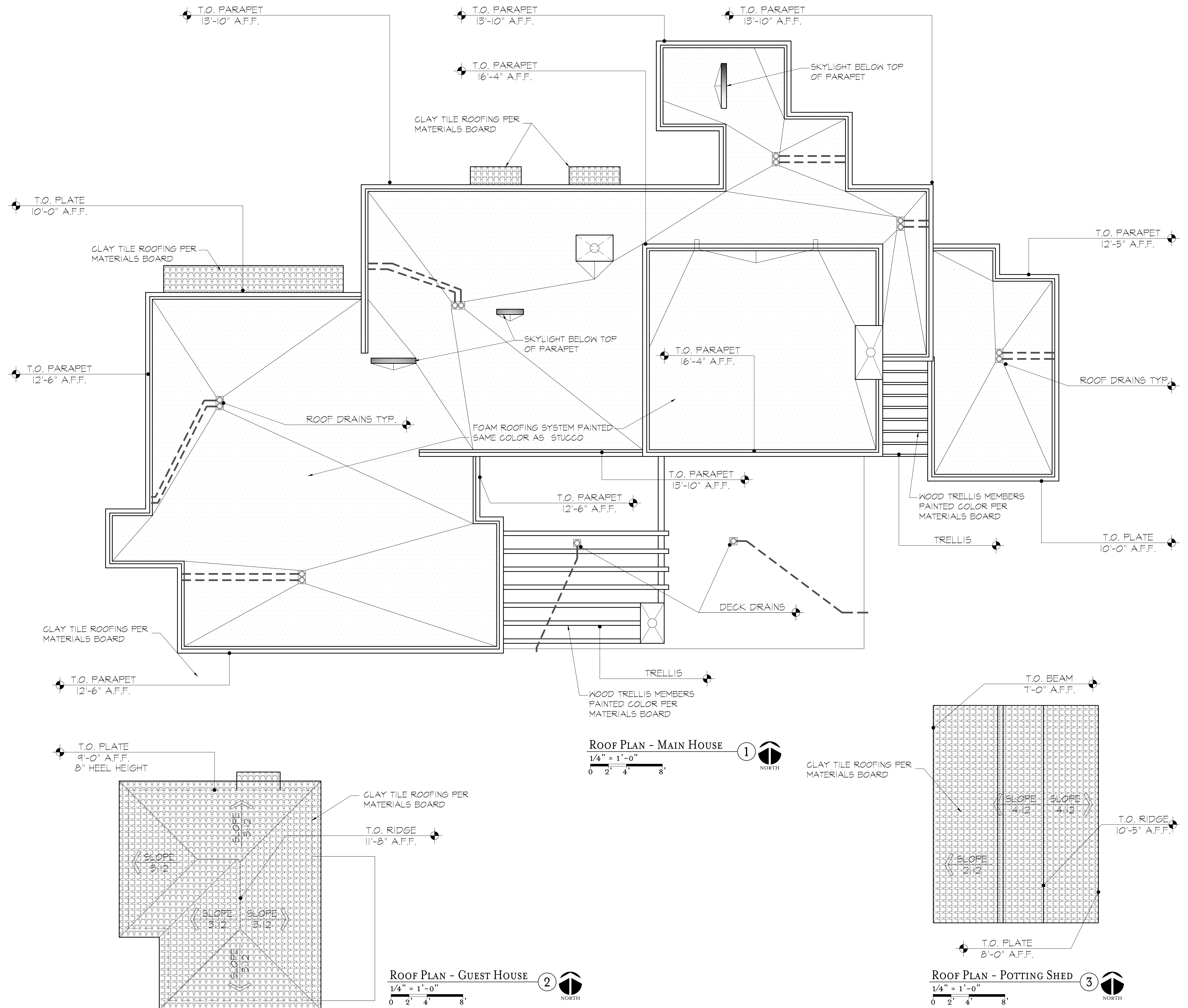
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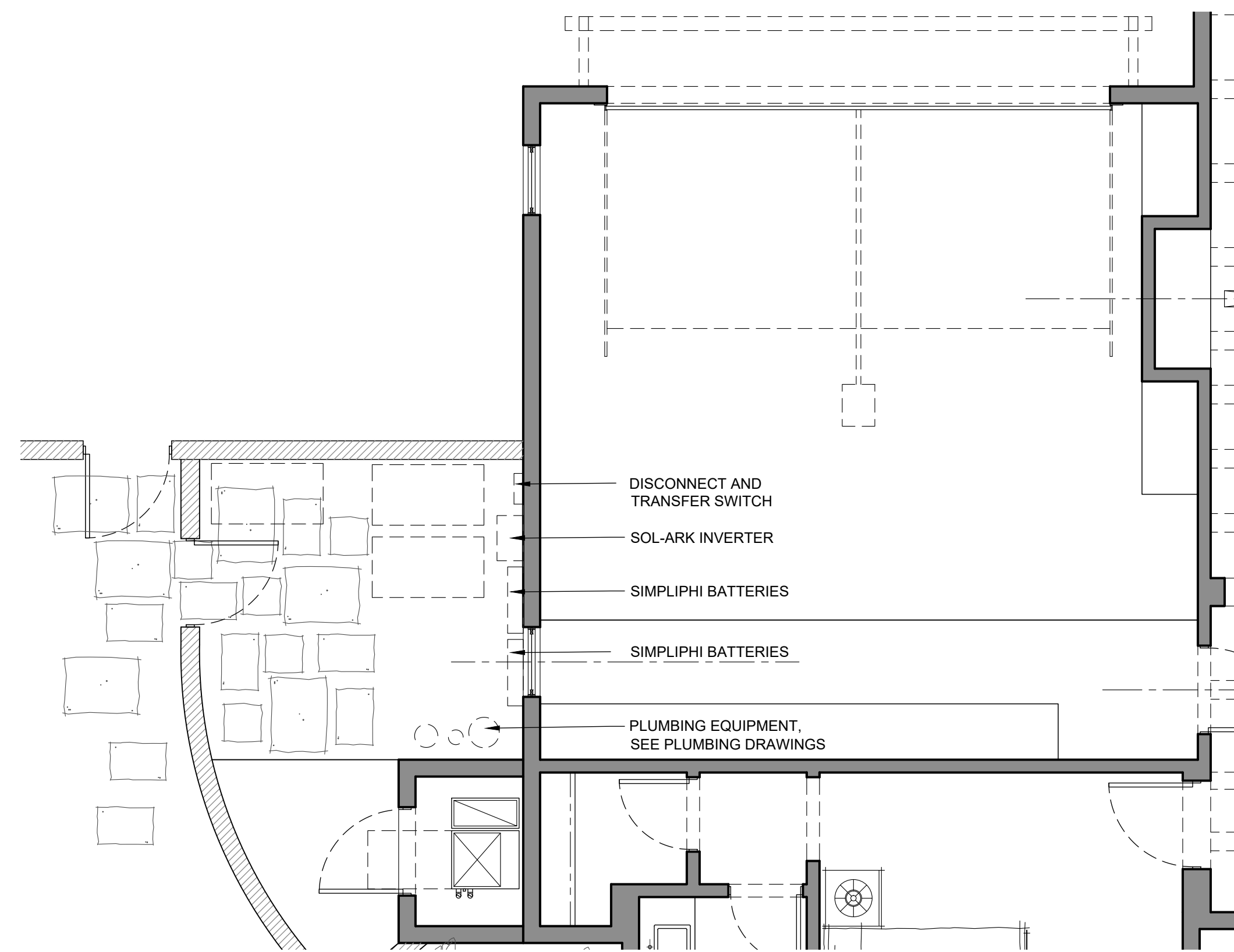
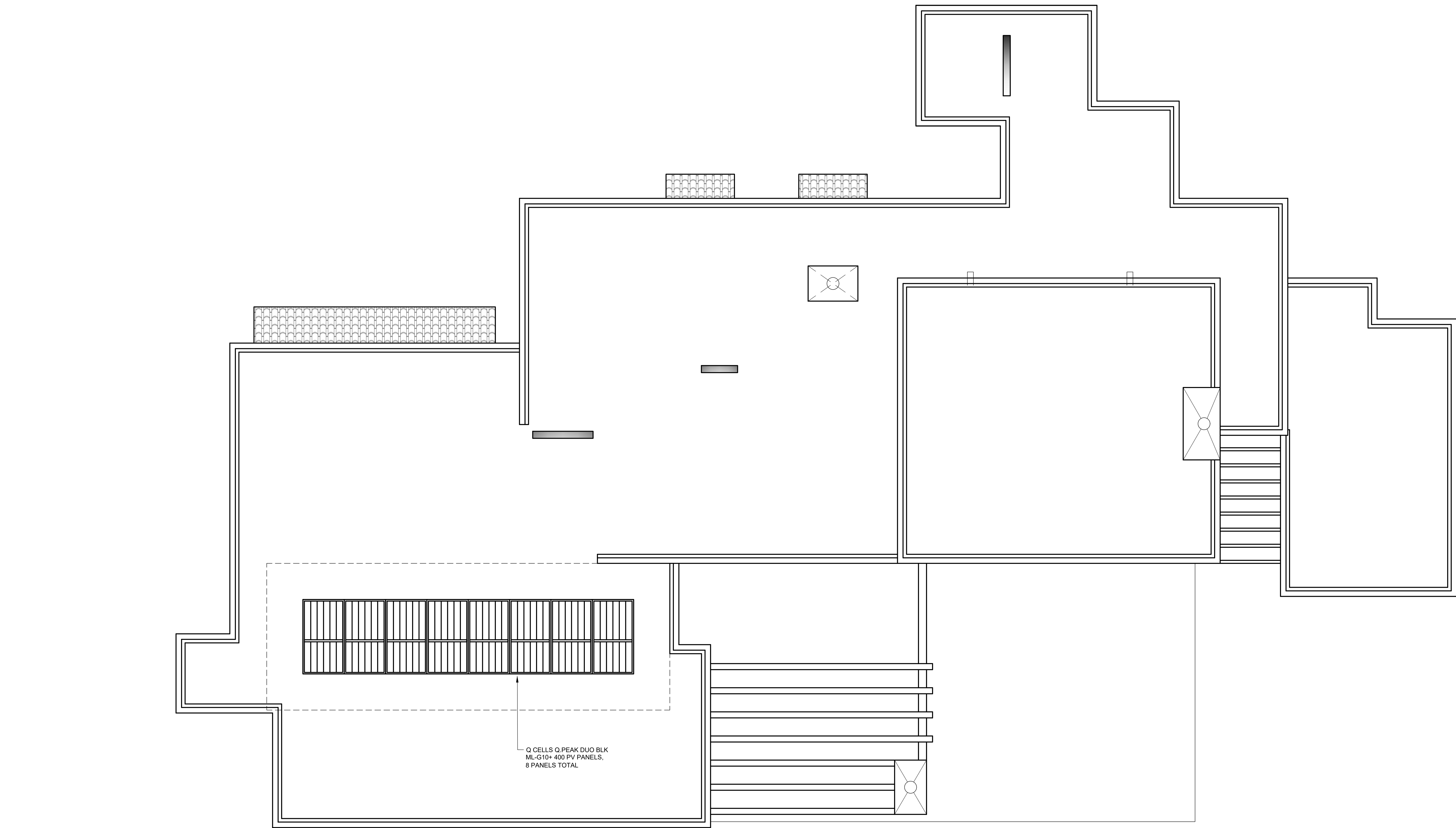
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Drawing: OVERALL L.L. FLOOR PLAN

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SOLAR PV INVERTER AND BATTERY EQUIP. LAYOUT 2

1/4" = 1'-0"

0 2' 4' 8'

NORTH

SOLAR PV ROOF PANEL LAYOUT 1

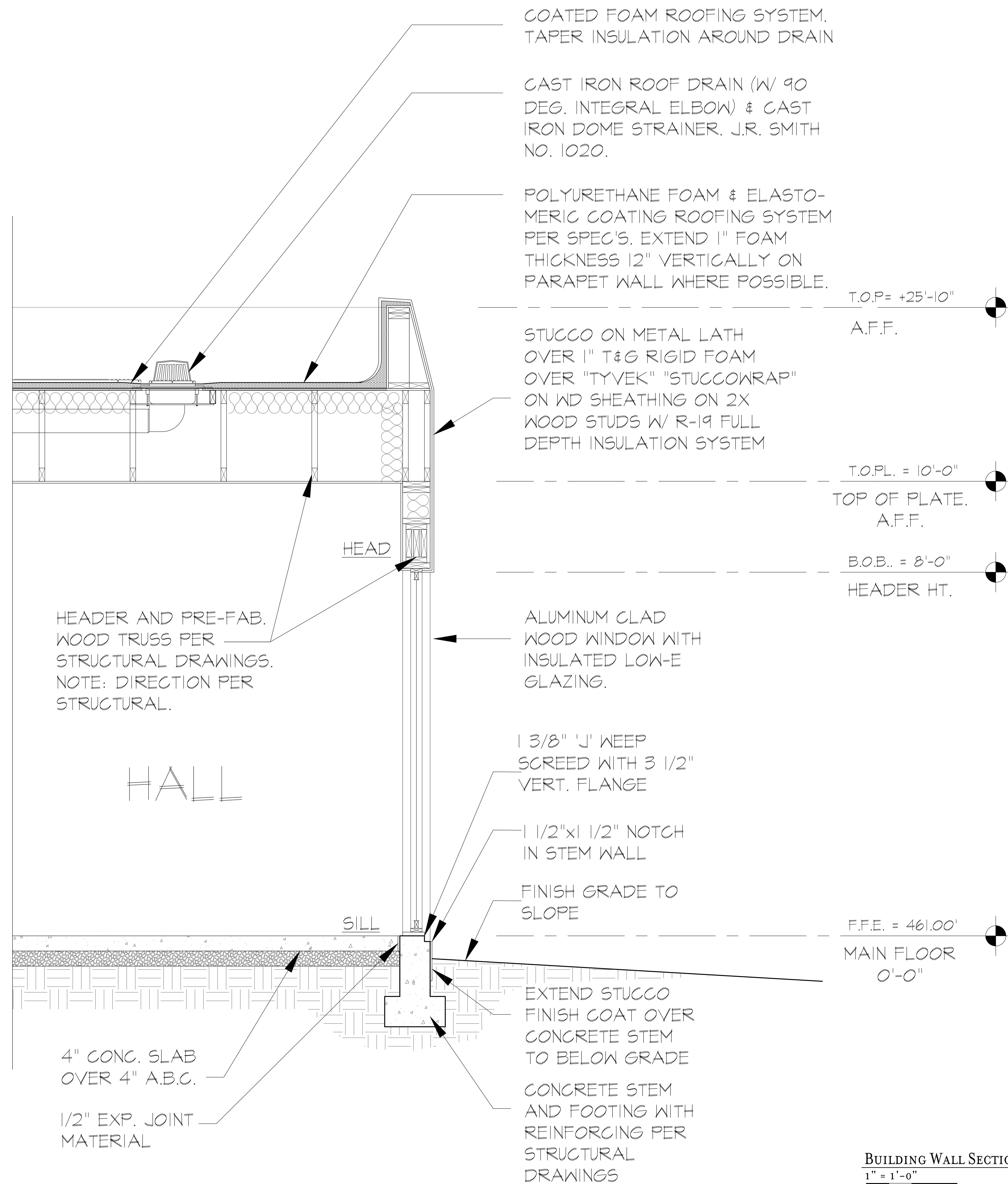
1/4" = 1'-0"

0 2' 4' 8'

NORTH

SOLAR NOTES

- 1 THIS SOLAR PV PLAN IS FOR COORDINATION BETWEEN TRADES. SOLAR PERMIT DRAWINGS SHALL BE PROVIDED BY INSTALLING CONTRACTOR.
- 2 PROVIDE ROOF ACCESS AND CLEARANCE REQUIREMENTS PER LOCAL AHJ.
- 3 PROVIDE MIN 36" CLEAR FIRE WALKWAY AT ROOF EDGES, HIPS, AND VALLEYS

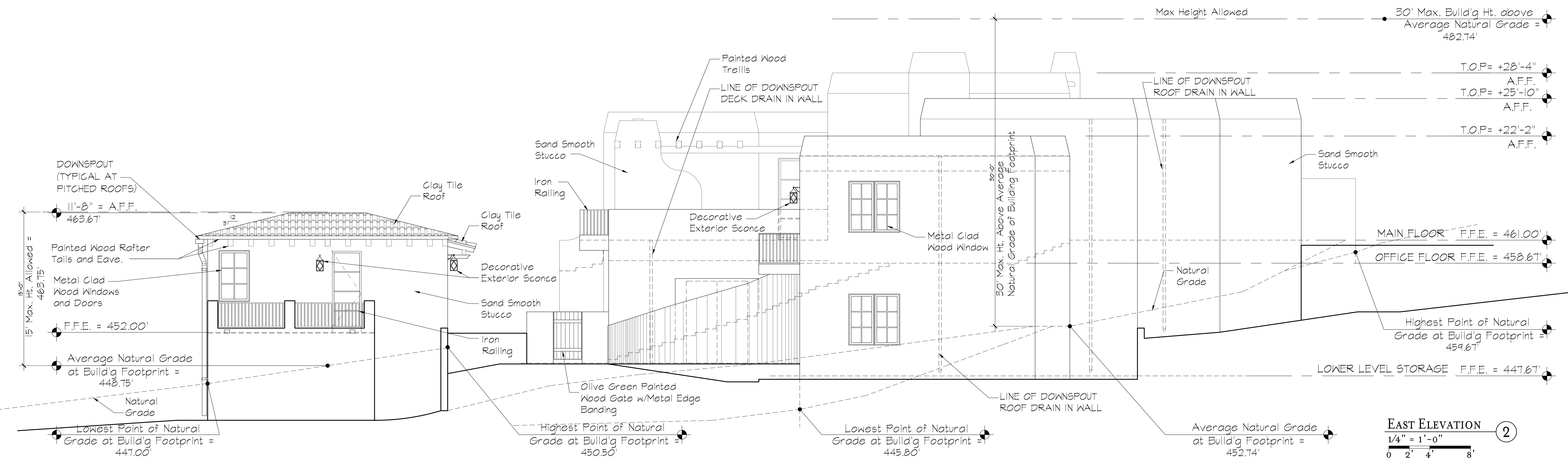
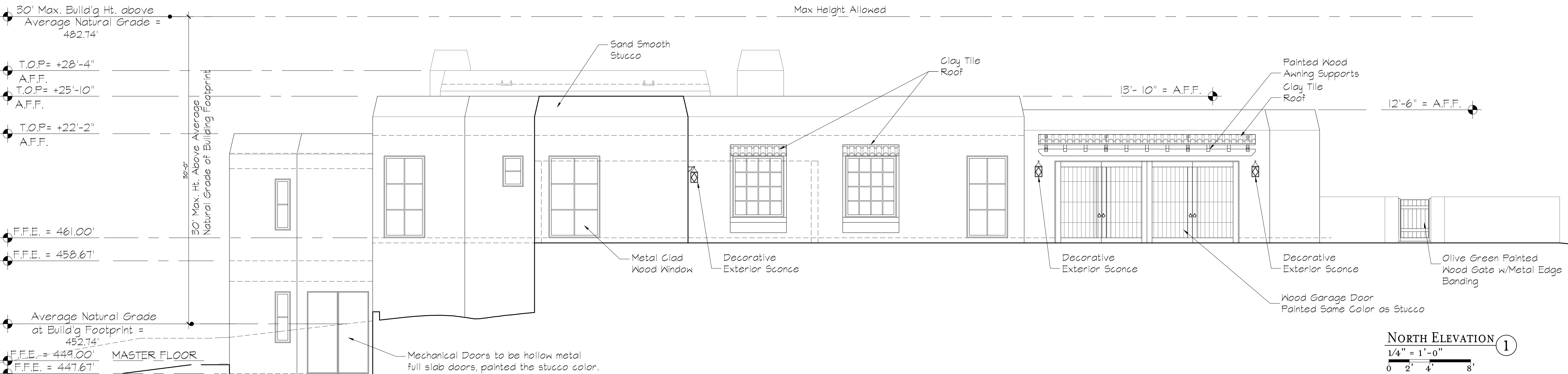


BUILDING WALL SECTION (TYP.) B
 1" = 1'-0"
 0 0.5' 1' 2'

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6.8 CASEWORK, CABINETRY & COUNTERTOP PER OWNER, BUILDER, ARCH. REFER TO SUPPLIER'S SHOP DRAWINGS FOR ADD'L INFO.
6.9 LOWERED 2x CLS. OR SOFFIT FRAMING WITH FIREBLOCKING.
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1.1 WATERPROOFING OR DAMPROOFING SYSTEM AT FACES OF MASONRY WALLS OR CONCRETE STEM WALLS BELOW FINISHED GRADE.
1.2 OPEN CELL SPRAY FOAM INSULATION AT UNDERSIDE OF ROOF DECK MIN. 8" INK. FOR R-30 EQUIV. (ICG ESR-3500) FOR INSULATED ATTIC SPACE- NO VENTING REQUIRED.
1.3 METAL GRISSET FOR WATER FLOW DIVERSION 1/4" FIT, MIN. SLOPE
1.4 WEATHER RESISTANT BARRIER WRAP BY "TYVEK" OR EQUIVALENT.
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8.1 ALUM. GLAD WOOD WINDOW WITH INSULATED, LOW-E GLAZING. SEE WINDOW SCHEDULE, SHEET A6.2, FOR LOCATIONS OF TEMPERED GLAZING.
8.2 ALUM. GLAD WOOD DOOR WITH TEMPERED, INSULATED, LOW-E GLAZING. SEE DOOR

- SCHEDULE, SHEET A6.1,
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A6.1

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DRAWING KEYNOTES

- 2.1 EXTERIOR HARDSCAPE SURFACE PER CIVIL AND LANDSCAPE DWGS.

3.1 4" THK. EXTERIOR CONCRETE SLAB ON COMPACTED GRADE

4.1 UNITS PAVERS TO MATCH EXISTING.

4.2 STONE OR BRICK VENEER AS SELECTED BY OWNER

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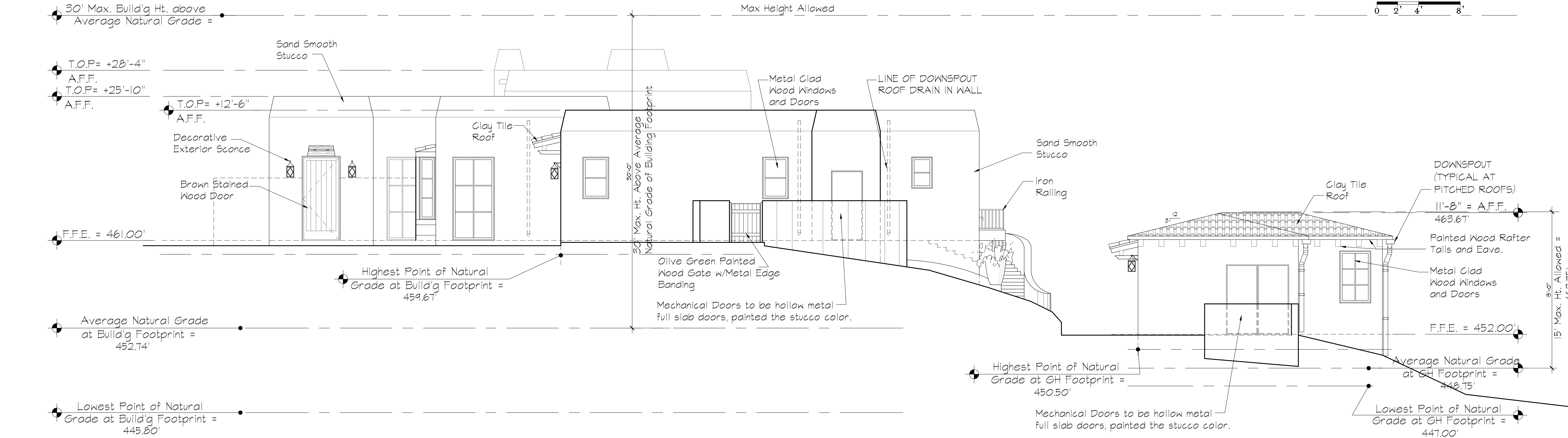
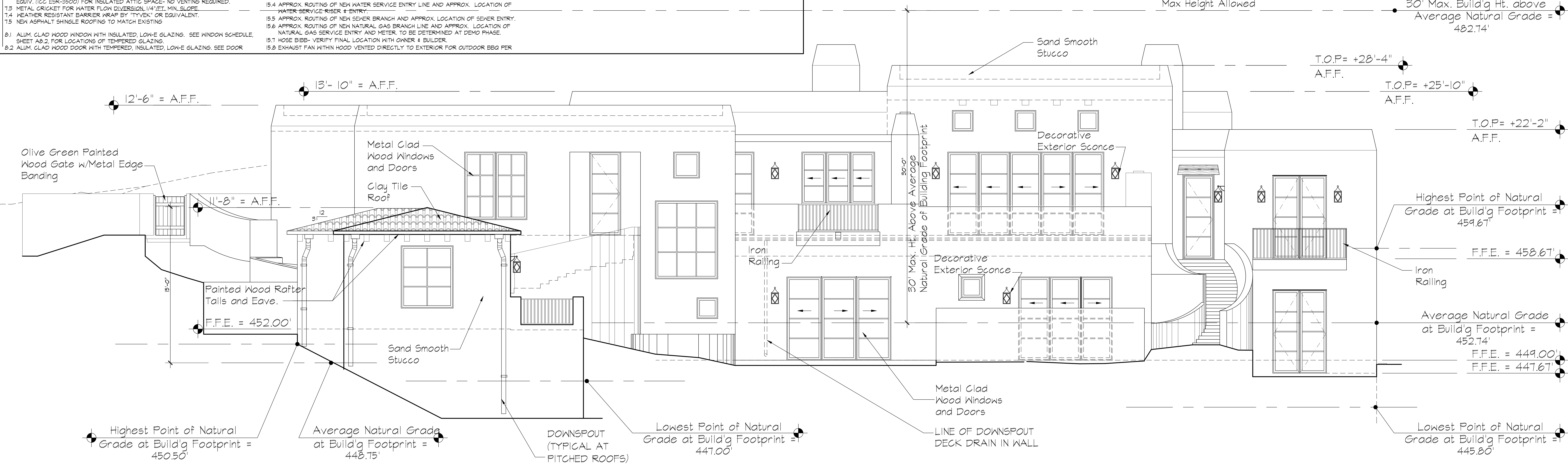
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16.2 APPROXIMATE LOCATION OF ELECTRICAL SUB PANEL, SEE SHEET A6.11 & POWER COMPANY REQUIREMENTS.

16.3 ELECTRICAL LIGHT FIXTURE, DEVICE, OR JUNCTION BOX PER ELEC. SHEETS.

16.4 FIELD VERIFY ALL AUTOMATION/EQUIPMENT ROOM POWER REQUIREMENTS PRIOR TO ROUGH-IN.

16.5 FLOOR OUTLET, CONFIRM FINAL LOCATION W/ INTERIOR DESIGNER OR OWNER.



LIFESTYLE

ARCHITECTURE

Candelaria Design Associates

6900 EAST CAMELBACK RD. SUITE 400 SCOTTSDALE, AZ 85251
602.604.2001 CANDELARIADESIGN.COM

602.604.2001

NEW CUSTOM RESIDENCE FOR:

The Colangelo Family

3199 CORTEZ ROAD PEBBLE BEACH, CA

20

26

CELEBRATING YEARS 1998-2024

PROFESSIONAL SEAL

REGISTERED ARCHITECT

CANDELARIA

EXP. 09.30.2028

APRIL. 24, 2026

3	REVISION
2	DATE
1	REVISION
	DATE

Checked By: M.C.
Drawn By: M.S.
Scale: AS NOTED

Drawing:
EXTERIOR ELEVATIONS

Sheet:

A6.2

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88

Candelaria Design Associates

6900 LASI CAMELBACK RD. SUITE 400 SCOTTSDALE, AZ 85259
602.604.2001 CANDELARIADESIGN.COM FAX 480.874.7098

The Colangelo Family

PEBBLE BEACH, CA



26 CELEBRATING YEARS 999-2025

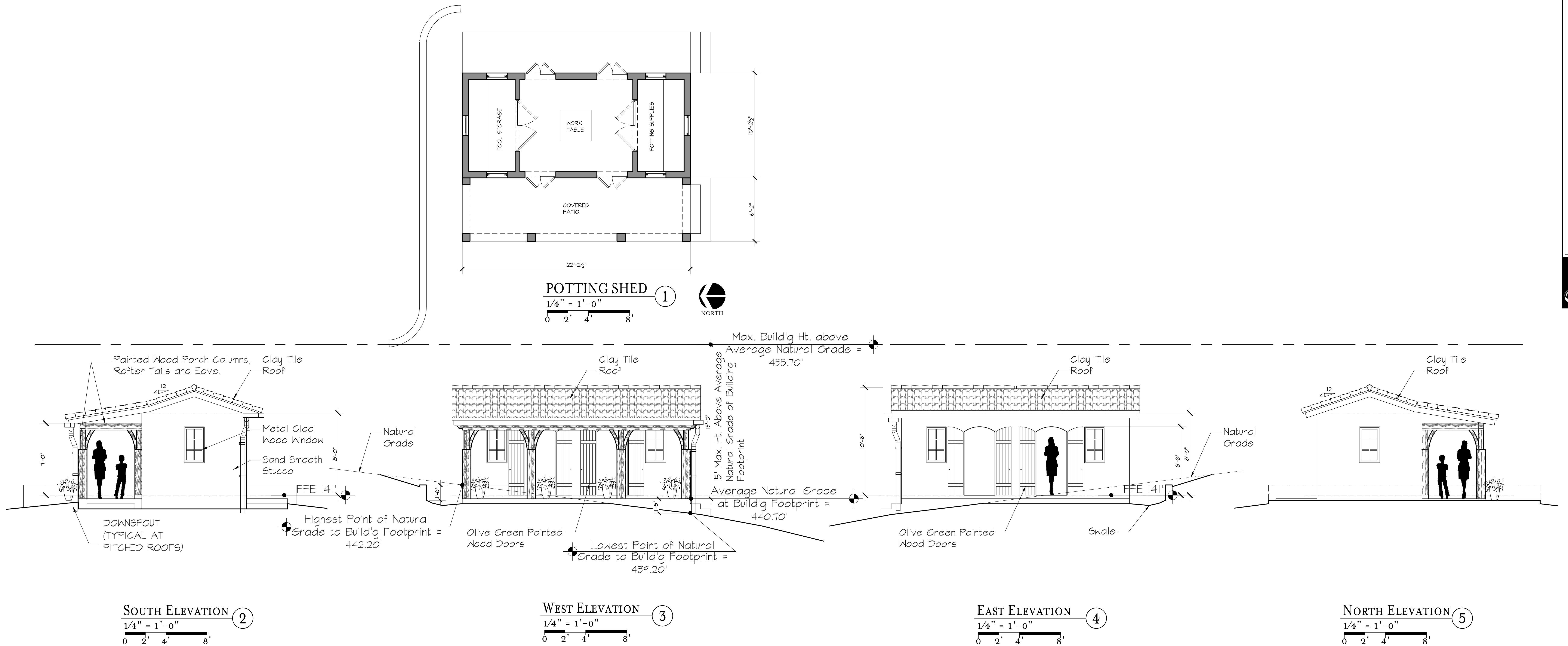
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EC. 24, 2025

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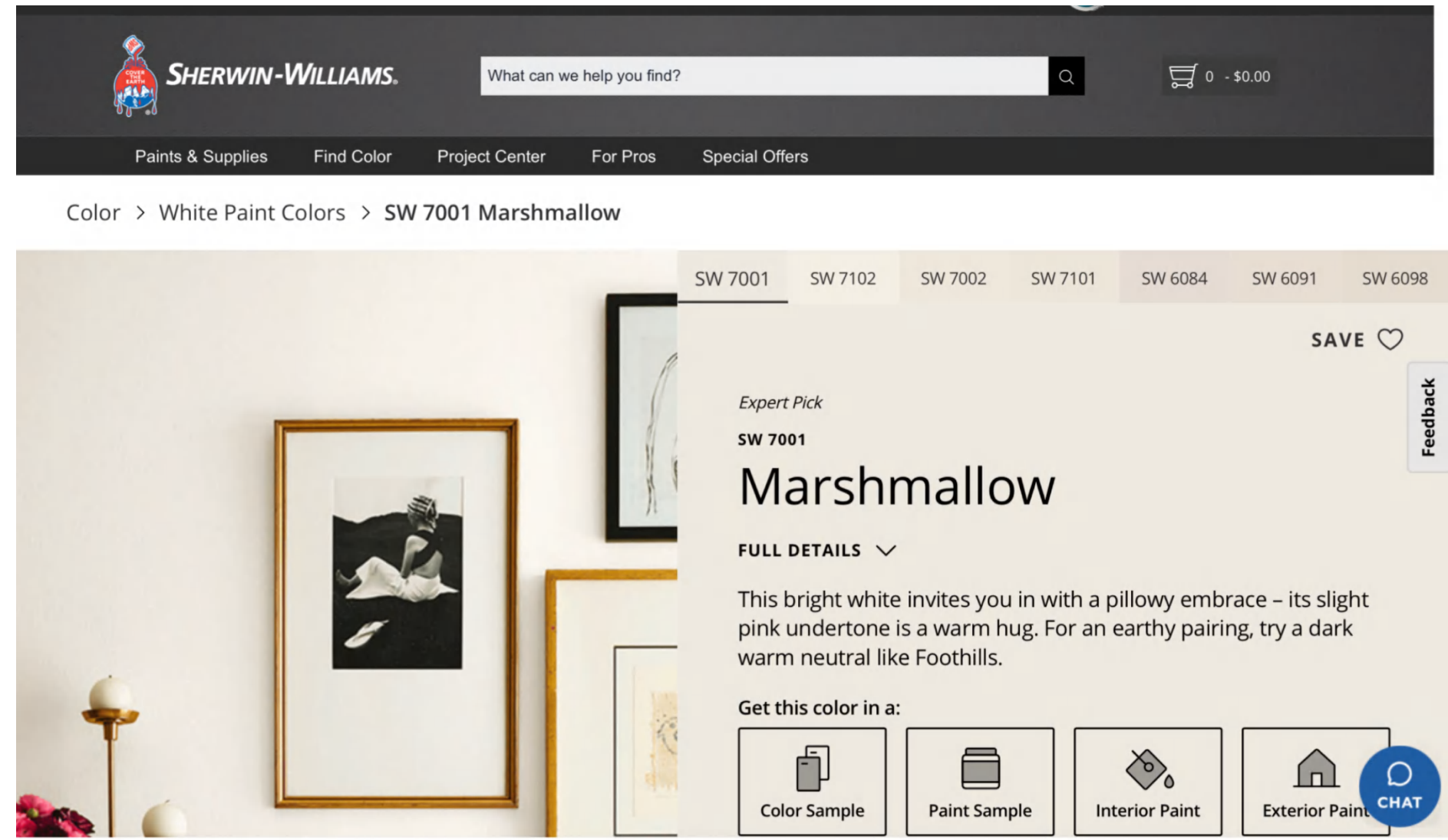
Roof Tile - Clay Tile Mix by US Tile



Street View



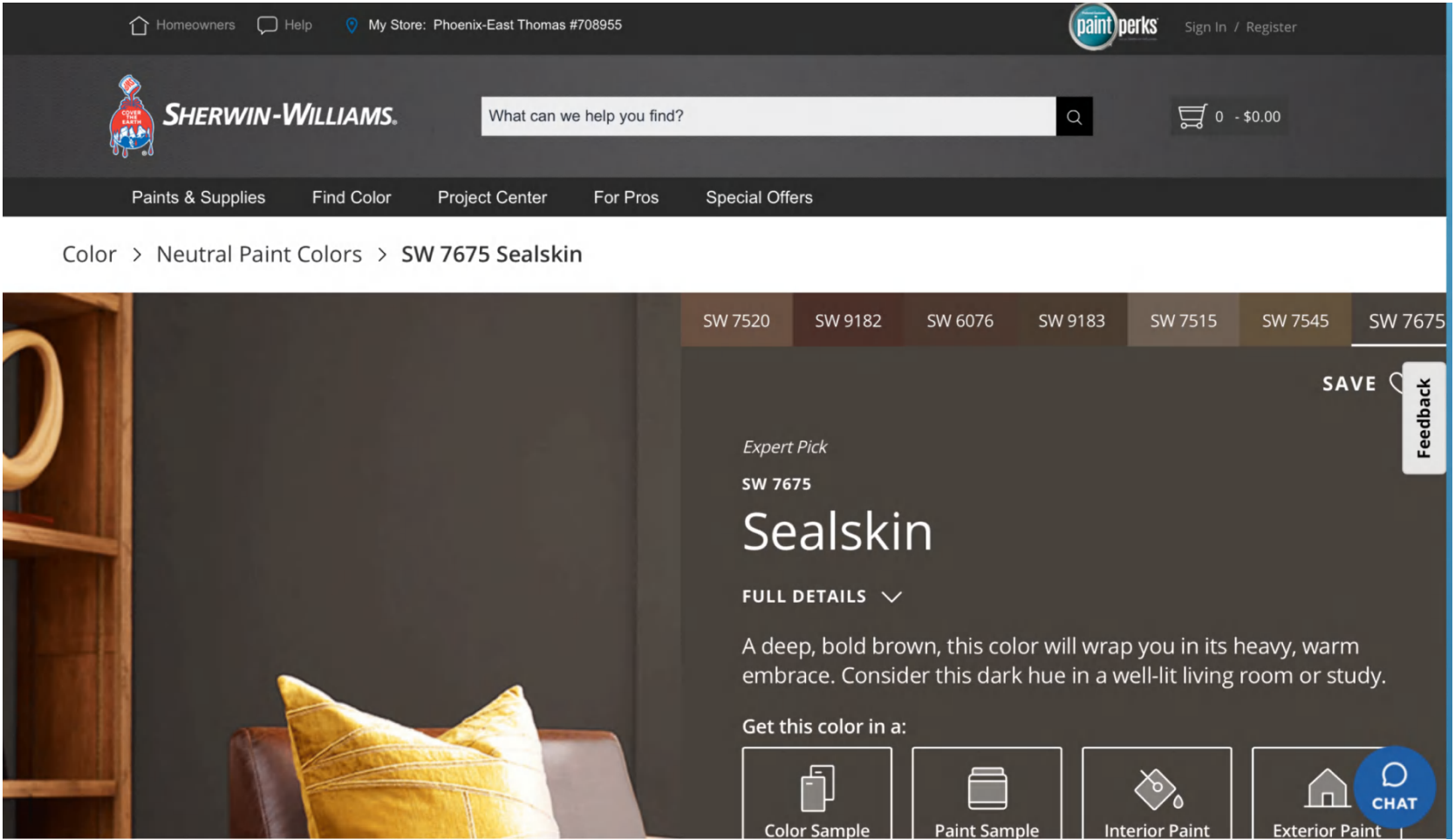
Windows and Doors - Dark Bronze Finish - door and window jamb, sill and heads to be painted olive green.



Exterior Stucco and Foam Roof Color



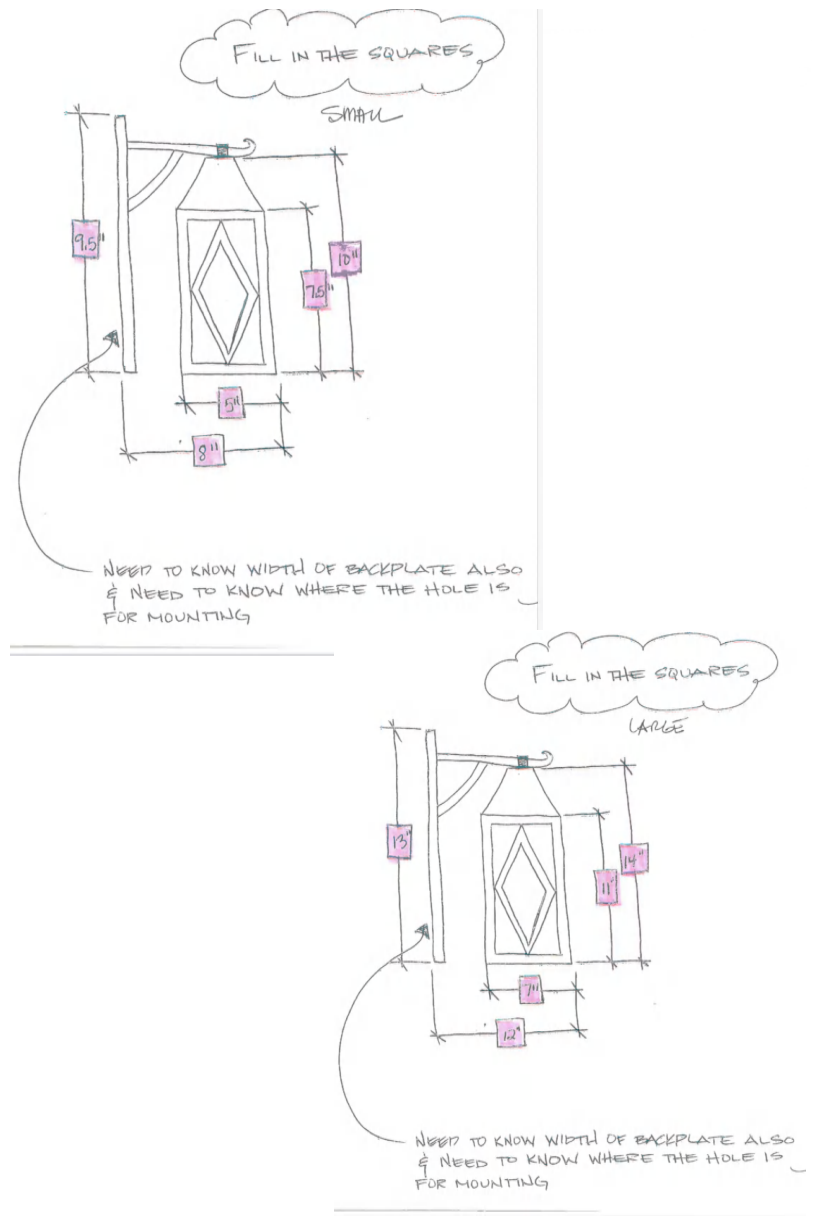
Rear View



Iron Railings



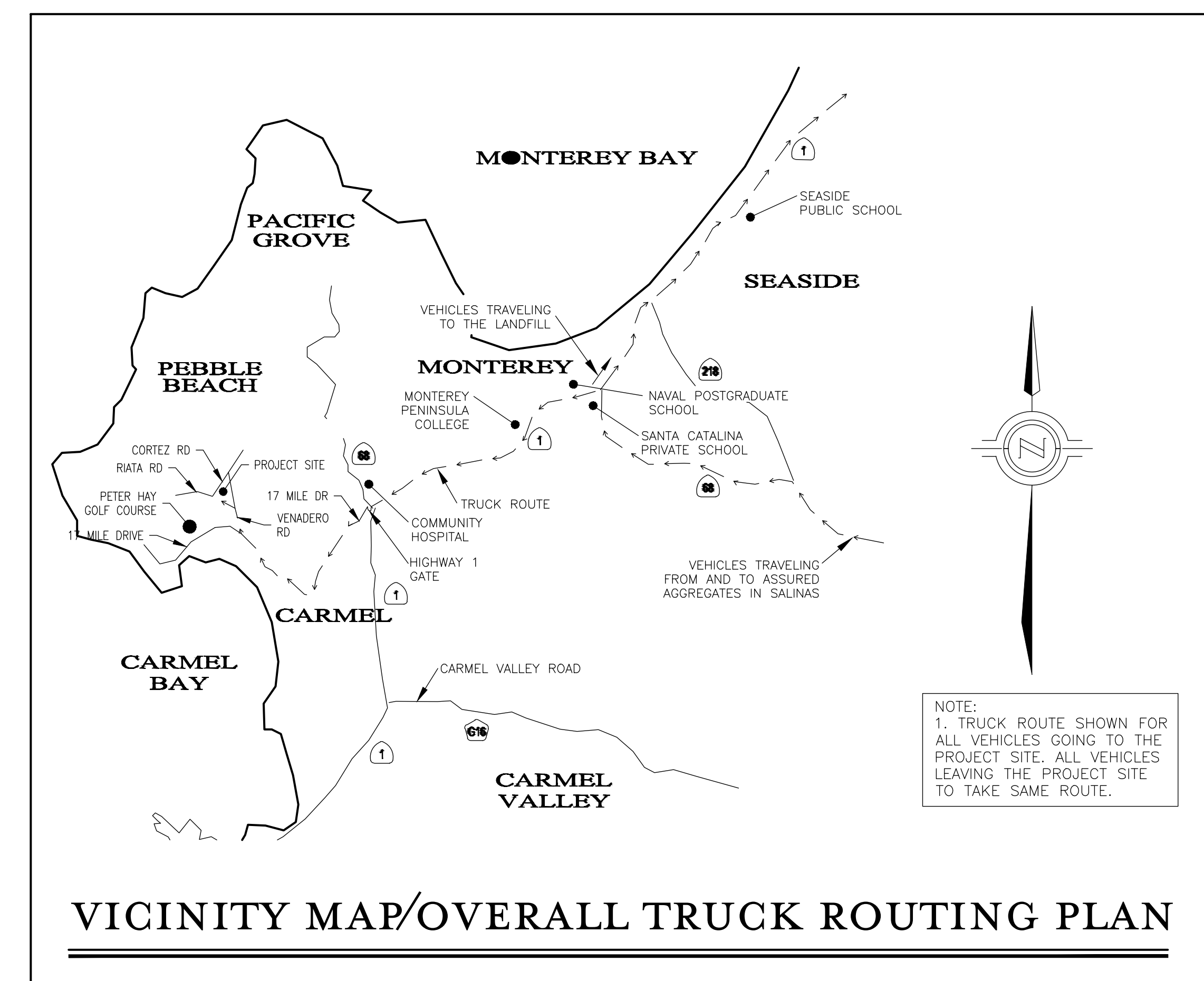
45 watts per fixture



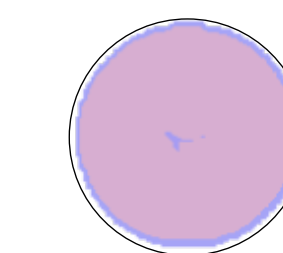
Exterior Sconces - Custom made and supplied by Hinkley's - 16049 N. Greenway Hayden Loop, Scottsdale, AZ 85260 (480)-948-8799



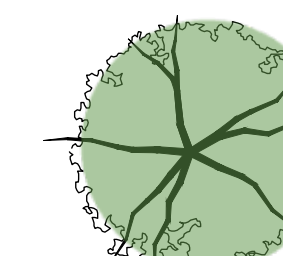
Street View Rendering



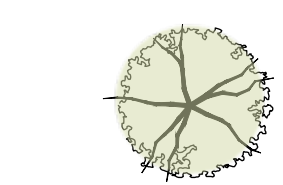
LANDSCAPE LEGEND



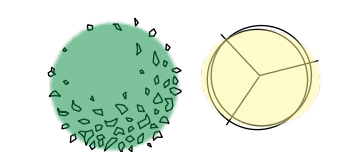
TREE TO BE REMOVED
PER ARBORIST REPORT



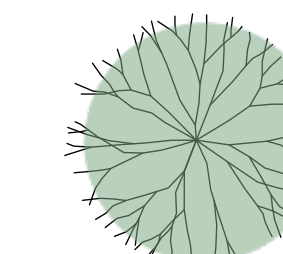
EXISTING LARGE TREES
TO REMAIN



EXISTING MEDIUM TREES
TO REMAIN



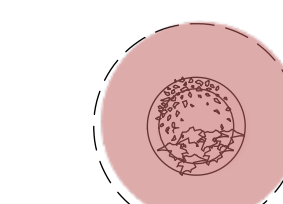
EXISTING SMALL TREES
TO REMAIN



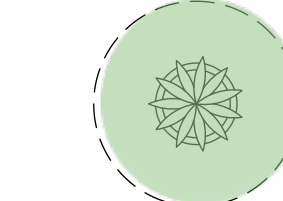
NEW OLIVE TREES



EXISTING BUSH AND SHRUB
FOLIAGE



(NEW) 9 - 5-10 GAL. CONTAINER
COAST LIVE OAK SAPLINGS



(NEW) 4 - 5-10 GAL. CONTAINER
MONTEREY PINE SAPLINGS





- KEYNOTES:**
1. FULL DEPTH SAWCUT OF (E) AC PAVEMENT SECTION
 2. (E) AC PAVEMENT DRIVEWAY TO BE DEMOLISHED
 3. (E) ROCK WALL TO BE DEMOLISHED
 4. (E) WOOD FENCE AT DRIVEWAY TO BE REMOVED
 5. (E) WOOD FENCE AT PROPERTY LINE TO BE PROTECTED IN PLACE
 6. (E) CMU WALL TO BE DEMOLISHED
 7. (E) CMU WALL AND CONCRETE STAIRS TO BE DEMOLISHED
 8. (E) CONCRETE PAVEMENT PATIO TO BE DEMOLISHED
 9. (E) WOOD DECK TO BE DEMOLISHED
 10. (E) CONCRETE WALL TO BE DEMOLISHED
 11. (E) WOOD FENCE TO BE REMOVED
 12. (E) CATCH BASIN AND ASSOCIATED STORM DRAIN TO BE REMOVED
 13. (E) ROOF DRAINAGE DOWNSPOUT AND ASSOCIATED STORM DRAIN TO BE REMOVED
 14. (E) VITRIFIED CLAY PIPE STORM DRAIN TO BE REMOVED
 15. (E) SANITARY SEWER CLEAN-OUT TO BE REMOVED
 16. (E) SANITARY SEWER TO BE REMOVED WITHIN AREA OF (N) CONSTRUCTION. LOCATION OF SEWER SERVICE SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
 17. CONTRACTOR TO TEMPORARILY CAP (E) SANITARY SEWER SERVICE UNTIL READY FOR (N) SEWER SERVICE CONNECTION. LOCATION OF SEWER SERVICE SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
 18. (E) WATER METER BOX TO BE PROTECTED IN PLACE
 19. (E) WATER SERVICE TO BE REMOVED. LOCATION OF WATER SERVICE SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
 20. (E) HOSE BIB AND ASSOCIATED WATER SYSTEM TO BE REMOVED
 21. (E) GAS METER TO BE REMOVED. CONTRACTOR TO COORDINATE WORK WITH PG&E
 22. (E) GAS SERVICE TO BE REMOVED. LOCATION OF GAS SERVICE SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
 23. CONTRACTOR TO TEMPORARILY CAP (E) GAS SERVICE LATERAL AT PROPERTY LINE (PER PG&E SPECIFICATIONS) UNTIL READY FOR (N) GAS SERVICE CONNECTION. CONTRACTOR TO COORDINATE WORK WITH PG&E. LOCATION OF GAS SERVICE SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE

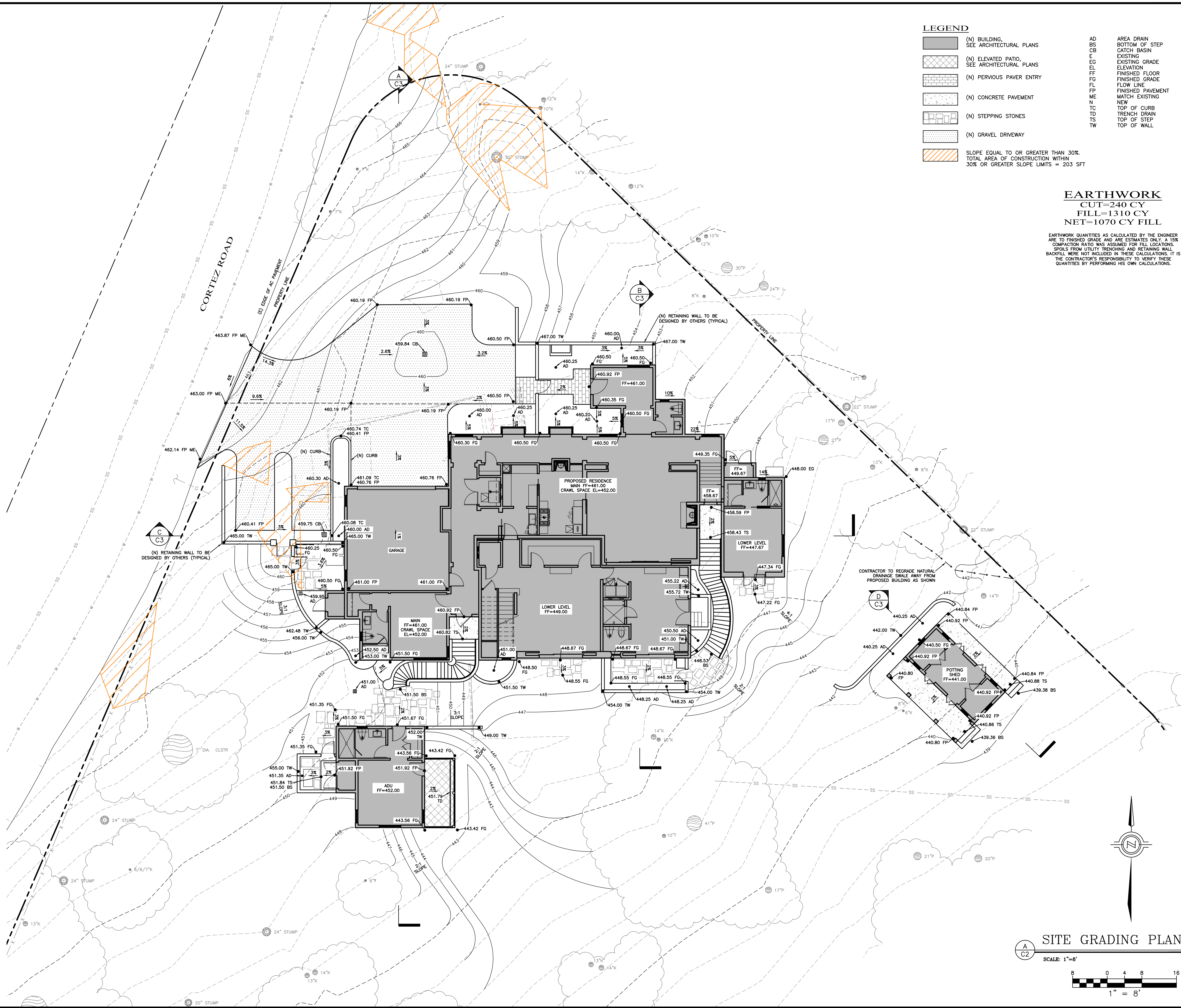
- NOTES:**
1. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SHOWN UNDERGROUND UTILITY LOCATIONS, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
 2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
 3. ALL UTILITIES AND STORM DRAIN TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE ON THIS PLAN.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE DEMOLISHED OR REMOVED.
 5. IF HAZARDOUS MATERIAL IS FOUND DURING DEMOLITION, THIS WORK IS SUBJECT TO ADDITIONAL PERMITTING AND WORK CONTROLS. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND PERMITTING REQUIREMENTS FOR REMOVAL OF TYPE OF HAZARDOUS MATERIAL FOUND.

LEGEND

(E) BUILDING TO BE DEMOLISHED	(E) AC PAVEMENT DRIVEWAY TO BE DEMOLISHED
(E) CONCRETE PAVEMENT TO BE DEMOLISHED	(E) WOOD DECK TO BE DEMOLISHED

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

811
Know what's below. Call before you dig.



- LEGEND**
- (N) BUILDING, SEE ARCHITECTURAL PLANS
 - (N) ELEVATED PATIO, SEE ARCHITECTURAL PLANS
 - (N) PERVIOUS PAVEMENT ENTRY
 - (N) CONCRETE PAVEMENT
 - (N) STEPPING STONES
 - (N) GRAVEL DRIVEWAY
 - AD AREA DRAIN
 - BS BOTTOM OF STEP
 - CB CATCH BASIN
 - E EXISTING
 - EG EXISTING GRADE
 - EL ELEVATION
 - FF FINISHED FLOOR
 - FG FINISHED GRADE
 - FL FLOW LINE
 - FP FINISHED PAVEMENT
 - ME MATCH EXISTING
 - N NEW
 - TC TOP OF CURB
 - TD TRENCH DRAIN
 - TS TOP OF STEP
 - TW TOP OF WALL
- AREA DRAIN
BOTTOM OF STEP
CATCH BASIN
EXISTING
EXISTING GRADE
ELEVATION
FINISHED FLOOR
FINISHED GRADE
FLOW LINE
FINISHED PAVEMENT
MATCH EXISTING
NEW
TOP OF CURB
TRENCH DRAIN
TOP OF STEP
TOP OF WALL
- SLOPE EQUAL TO OR GREATER THAN 30%.
TOTAL AREA OF CONSTRUCTION WITHIN
30% OR GREATER SLOPE LIMITS = 203 SF

EARTHWORK
CUT=240 CY
FILL=1310 CY
NET=1070 CY FILL

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. 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.

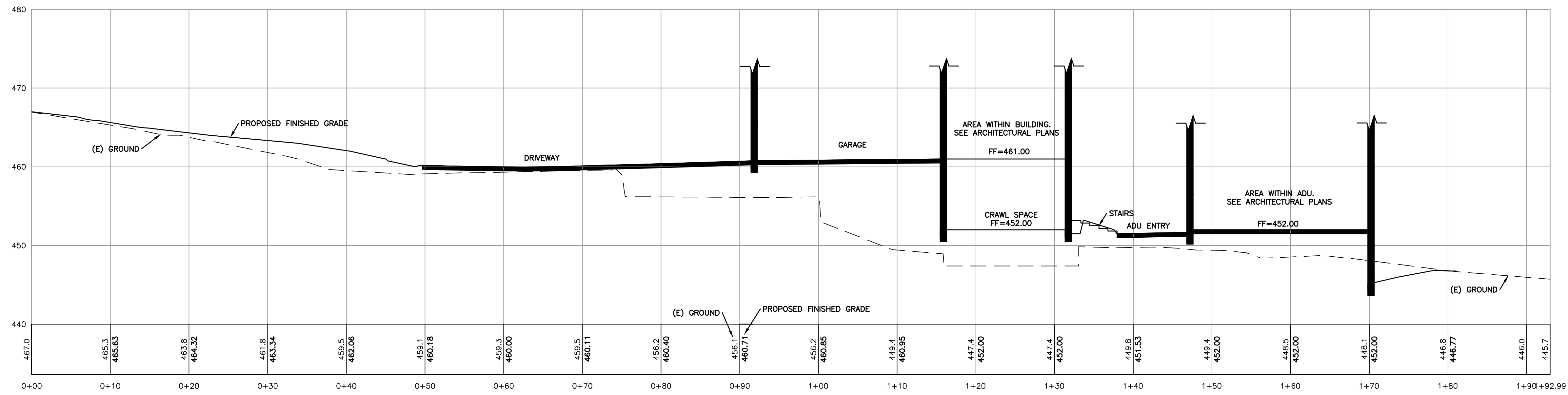


DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-17-2025
SCALE: AS SHOWN
JOB NUMBER: 25-19
LAST REVISED: N/A
REVISED BY: N/A

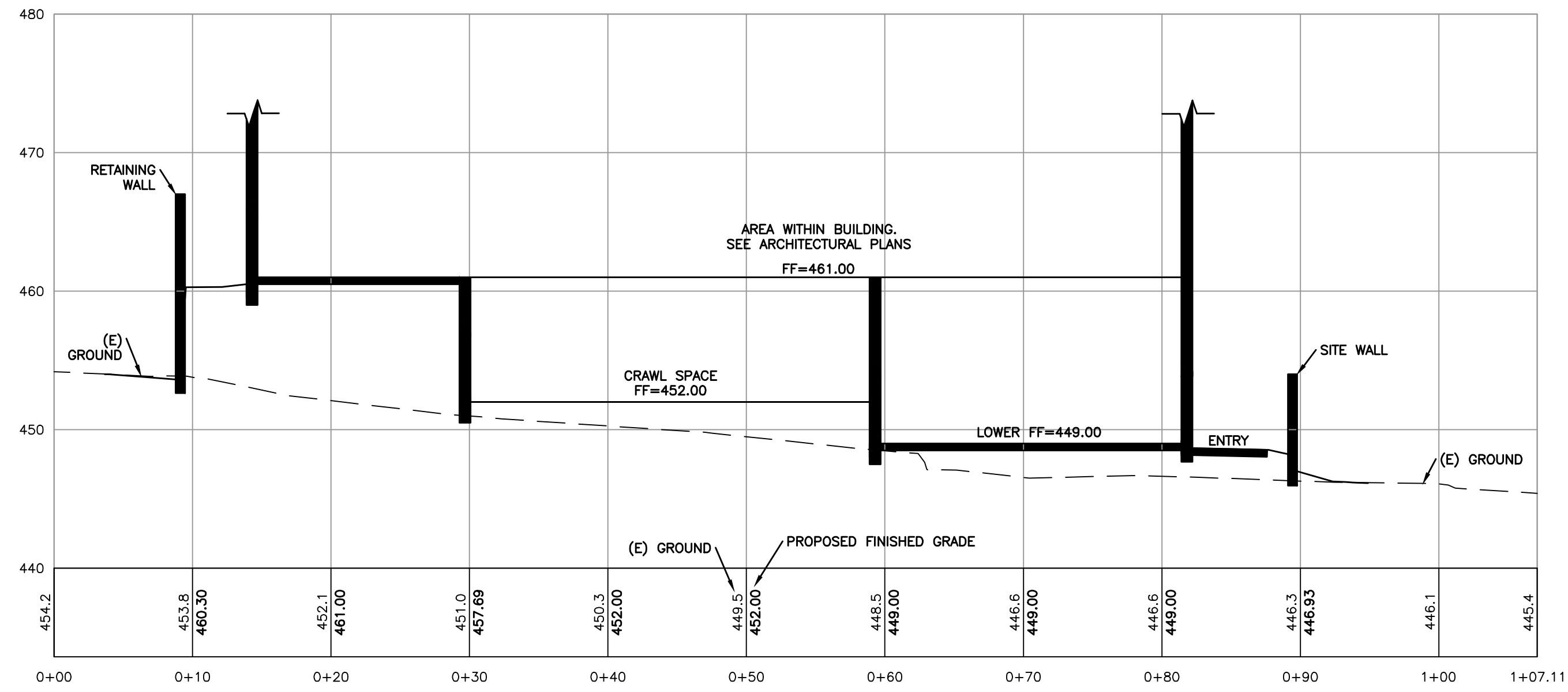
SITE GRADING PLAN

COLANGELO RESIDENCE
3199 CORTEZ ROAD
PEBBLE BEACH, CALIFORNIA 93953
APN 008-421-001

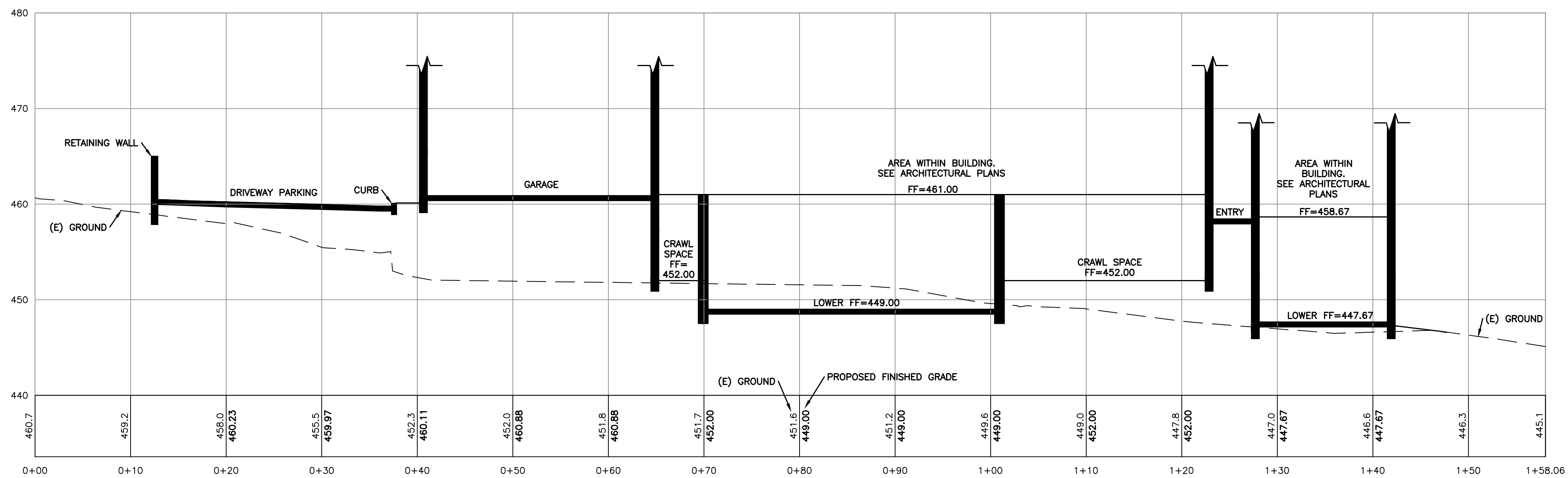
SITE GRADING PLAN
SCALE: 1"=8'
1" = 8'



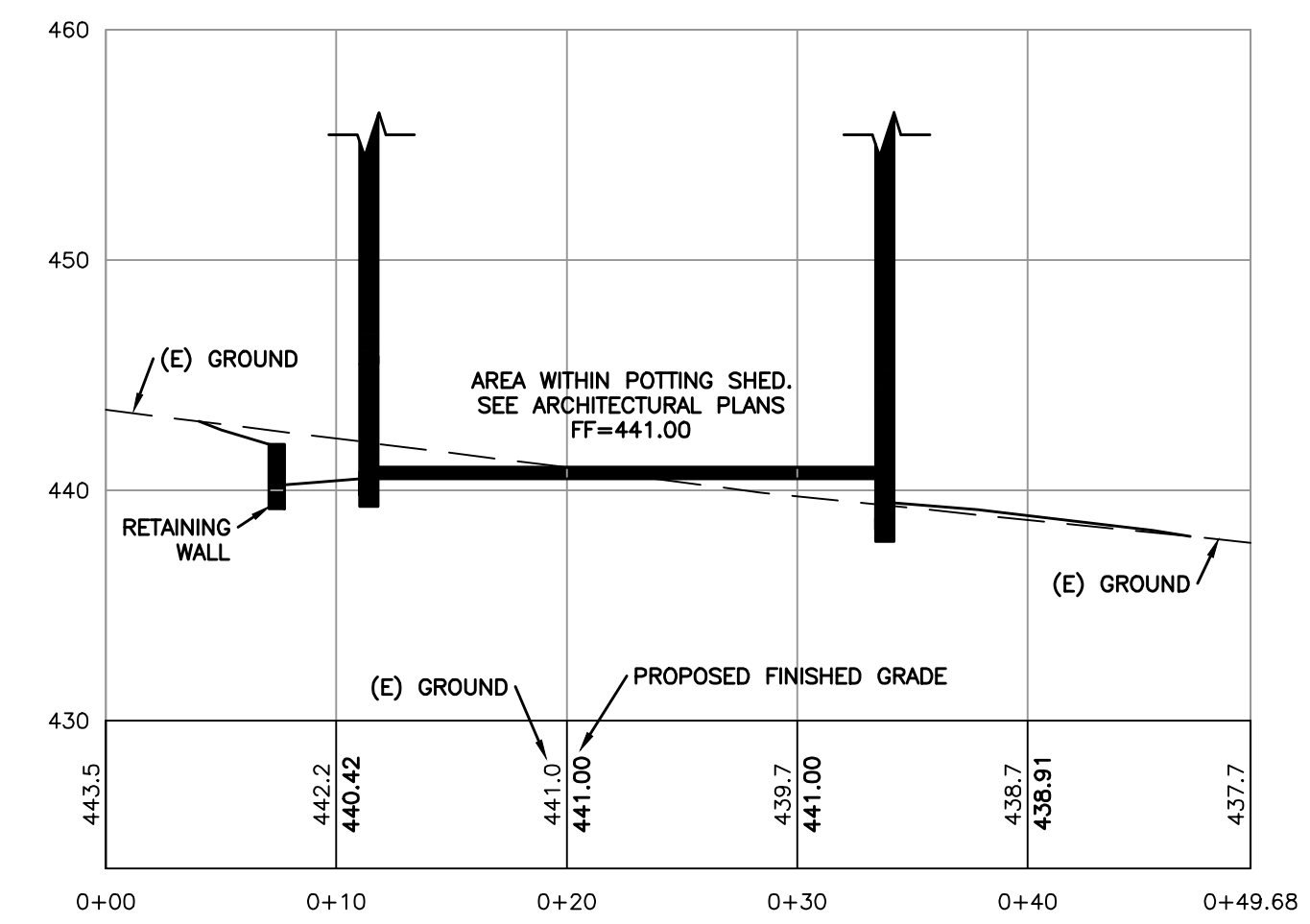
A
C3
SITE CROSS SECTION – LOOKING EAST
SCALE: 1"=8'



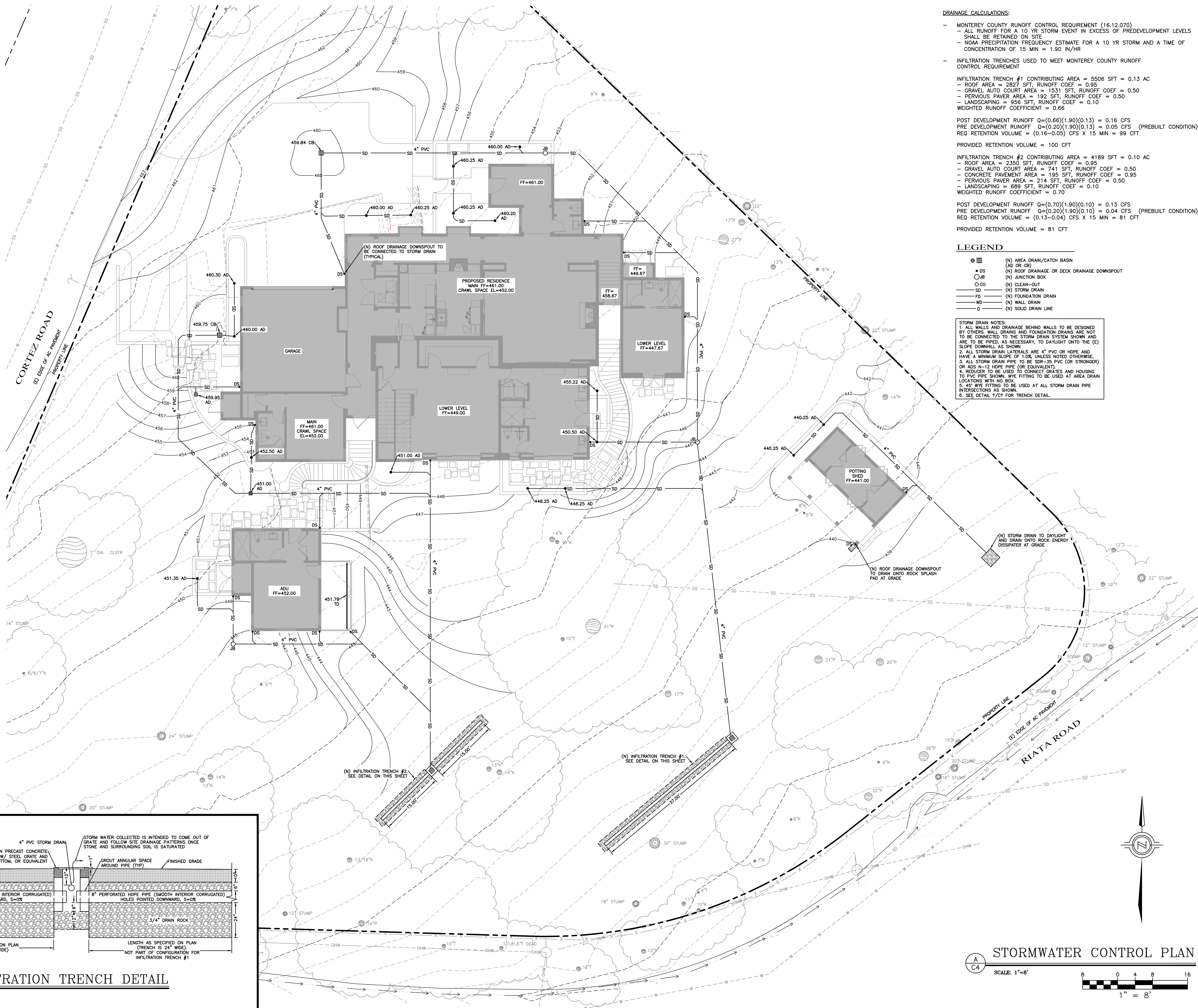
B
C3
SITE CROSS SECTION – LOOKING EAST
SCALE: 1"=8'



C
C3
SITE CROSS SECTION – LOOKING NORTH
SCALE: 1"=8'



D
C3
SITE CROSS SECTION – AT POTTING SHED
SCALE: 1"=8'



DRAINAGE CALCULATIONS:

MONTEREY COUNTY RUNOFF CONTROL REQUIREMENT (16.12.070)

- ALL RUNOFF FOR A 10 YR STORM EVENT IN EXCESS OF PREDEVELOPMENT LEVELS SHALL BE RETAINED ON SITE
- NOAA PRECIPITATION FREQUENCY ESTIMATE FOR A 10 YR STORM AND A TIME OF CONCENTRATION OF 15 MIN = 1.90 IN/HR

INFILTRATION TRENCHES USED TO MEET MONTEREY COUNTY RUNOFF CONTROL REQUIREMENT

INFILTRATION TRENCH #1 CONTRIBUTING AREA = 5506 SFT = 0.13 AC

- ROOF AREA = 2827 SFT, RUNOFF COEF = 0.95
- GRAVEL AUTO COURT AREA = 1531 SFT, RUNOFF COEF = 0.50
- PERVIOUS PAVEMENT AREA = 192 SFT, RUNOFF COEF = 0.50
- LANDSCAPING = 956 SFT, RUNOFF COEF = 0.10
- WEIGHTED RUNOFF COEFFICIENT = 0.66

POST DEVELOPMENT RUNOFF $Q=(0.66)(1.90)(0.13) = 0.16$ CFS

PRE DEVELOPMENT RUNOFF $Q=(0.20)(1.90)(0.13) = 0.05$ CFS (PREBUILT CONDITION)

REQ RETENTION VOLUME = (0.16-0.05) CFS X 15 MIN = 99 CFT

PROVIDED RETENTION VOLUME = 100 CFT

INFILTRATION TRENCH #2 CONTRIBUTING AREA = 4189 SFT = 0.10 AC

- ROOF AREA = 2350 SFT, RUNOFF COEF = 0.95
- GRAVEL AUTO COURT AREA = 741 SFT, RUNOFF COEF = 0.50
- CONCRETE PAVEMENT AREA = 195 SFT, RUNOFF COEF = 0.95
- PERVIOUS PAVEMENT AREA = 214 SFT, RUNOFF COEF = 0.50
- LANDSCAPING = 689 SFT, RUNOFF COEF = 0.10
- WEIGHTED RUNOFF COEFFICIENT = 0.70

POST DEVELOPMENT RUNOFF $Q=(0.70)(1.90)(0.10) = 0.13$ CFS

PRE DEVELOPMENT RUNOFF $Q=(0.20)(1.90)(0.10) = 0.04$ CFS (PREBUILT CONDITION)

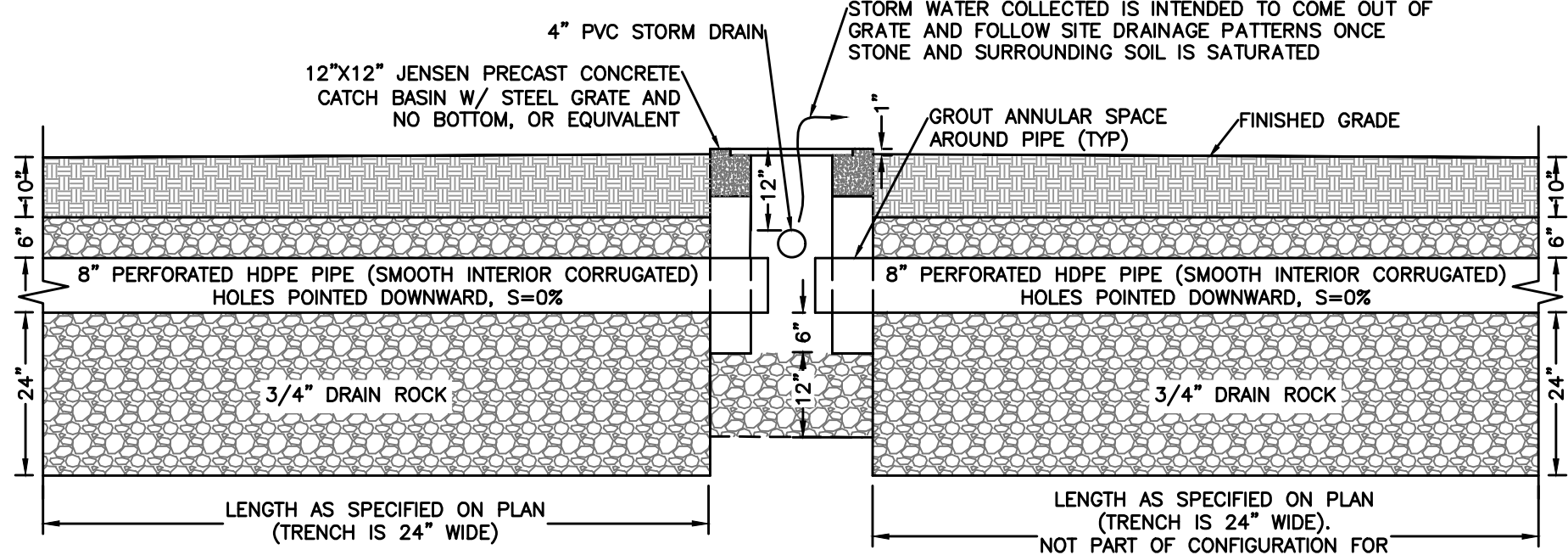
REQ RETENTION VOLUME = (0.13-0.04) CFS X 15 MIN = 81 CFT

PROVIDED RETENTION VOLUME = 81 CFT

- LEGEND**
- | | |
|---|--|
| □ | (N) AREA DRAIN/CATCH BASIN |
| ○ | (N) ROOF DRAINAGE OR DECK DRAINAGE DOWNSPOUT |
| ○ | (N) JUNCTION BOX |
| ○ | (N) CLEAN-OUT |
| — | (N) STORM DRAIN |
| — | (N) FOUNDATION DRAIN |
| — | (N) WALL DRAIN |
| — | (N) SOLID DRAIN LINE |

STORM DRAIN NOTES:

- 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 AS SHOWN
- ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 1.0% 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
- 45° WYE FITTING TO BE USED AT ALL STORM DRAIN PIPE INTERSECTIONS AS SHOWN
- SEE DETAIL 9/C FOR TRENCH DETAIL



INFILTRATION TRENCH DETAIL

STORMWATER CONTROL PLAN

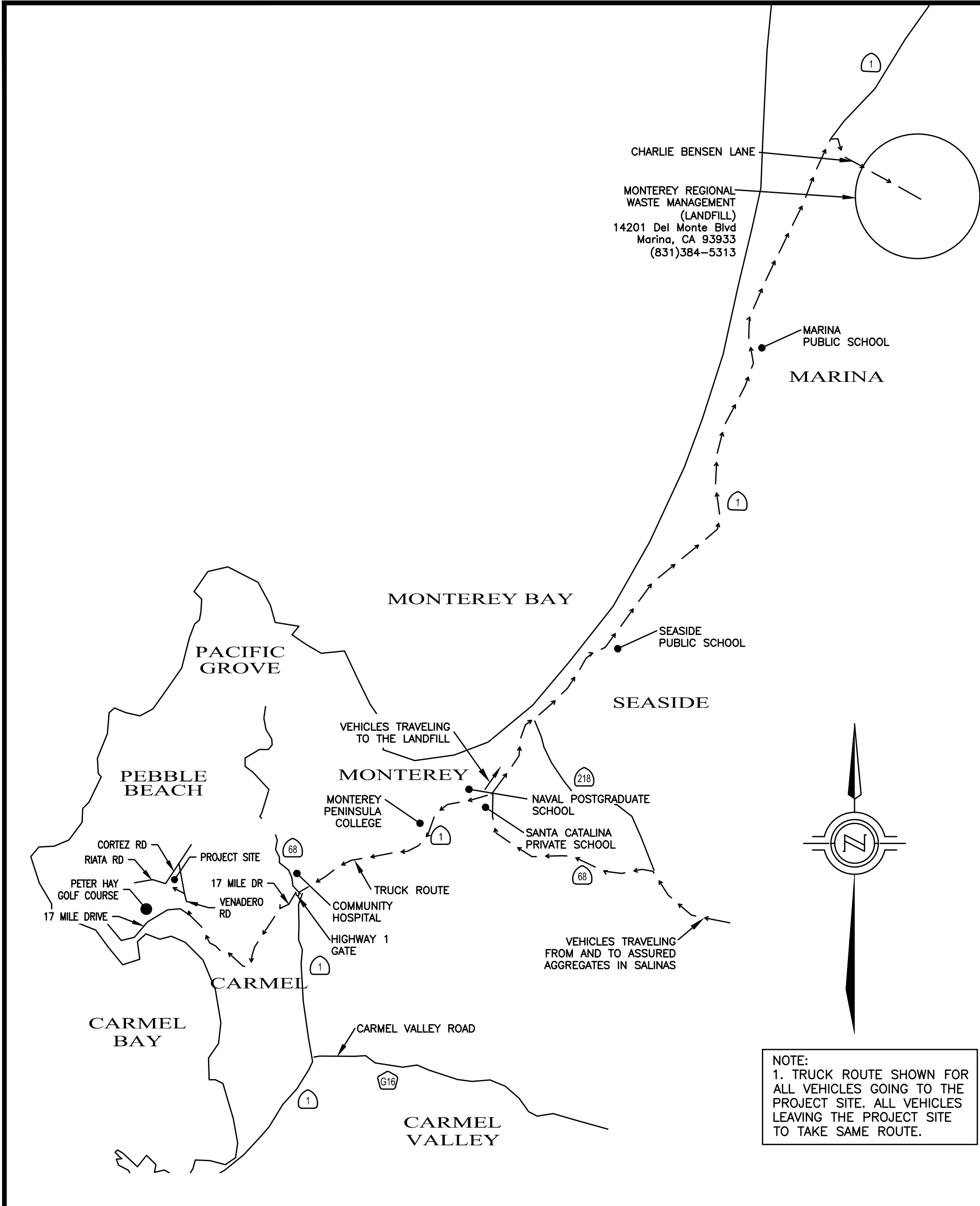
SCALE: 1"=8'

8 0 4 8 16

1" = 8'

STORMWATER CONTROL PLAN

COLANGELO RESIDENCE
3199 CORTEZ ROAD
PEBBLE BEACH, CALIFORNIA 93953
APN 008-421-001



VICINITY MAP/OVERALL TRUCK ROUTING PLAN
1"=6000'

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES 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 INQUIRIES 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.

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – FRIDAY, 8AM TO 5PM (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 ON-SITE. 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 (MAY 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.
 2. NOT APPLICABLE TO SITE
 3. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
 4. 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
 5. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREAS.
 6. NOT APPLICABLE TO SITE
 7. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAIL TRUCKS.
 8. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
 9. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION.
 10. NOT APPLICABLE TO SITE
 11. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
 12. COVER INACTIVE STORAGE PILES.
 13. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXISTING TRUCKS – NOT APPLICABLE TO SITE
 14. PAVE ALL ROADS ON CONSTRUCTION PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE
 15. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE
 16. 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 WASHUP WILL BE VISIBLE.
 17. 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 SHELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAIL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACUSTIC 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, PROVIDED 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.

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

SEASIDE ENVIRONMENTAL ASSOCIATES
14201 Del Monte Blvd
Marina, CA 93933
(831)364-5313

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

- Broom 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.
- Label all hazardous materials and hazardous waste (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.
- 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.

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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.
- 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, ethers, and cleaning fluids as hazardous waste.
- 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) 852-7559 (24 hours).

EROSION CONTROL & CONTAMINATED SOILS

Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all eroded areas, install and maintain temporary 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.
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, filter rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter 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 well 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.

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 thinners/solvents as hazardous waste.
- 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.
- If sawcut slurry enters a catch basin, clean it up immediately.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

To Report a Spill: Call 911 or (811) 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) 926-2001
City of Del Mar	(619) 394-4851
City of Monterey	(831) 466-3921
City of Pacific Grove	(831) 648-5722
City of San Jose	(408) 284-3604
County of Monterey	(831) 755-4800

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

LEGEND

- AREA OF FILL
- AREA OF CUT

EARTHWORK QUANTITIES:
240 CY CUT
1310 CY FILL
1070 CY FILL NET
• AT 10 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (100 CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 107 TRUCK TRIPS OR 11 DAYS TO IMPORT NEEDED FILL MATERIAL ONTO SITE

GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION
STEP 1: DEMOLISH EXISTING HOUSE, DRIVEWAYS, PAVED AREAS, AND WALLS IN THEIR ENTIRETY AS SHOWN ON THE DEMOLITION PLAN. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C6. USE DESIGNATED AREAS FOR TEMPORARY STOCKPILE AREA.
STEP 2: REMOVE TREES DESIGNATED FOR REMOVAL AS SHOWN ON THE DEMOLITION PLAN 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/C6. USE DESIGNATED AREAS FOR TEMPORARY STOCKPILE AREA. IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.
STEP 3: 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 4: BRING FILL MATERIAL TO THE SITE FROM ASSURED AGGREGATES IN SALINAS VIA HAUL ROUTE SHOWN IN A/C6. PLACE FILL MATERIAL WITHIN AREAS TO RECEIVE FILL PER GEOTECHNICAL REPORT SPECIFICATIONS (ON GOING). USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREAS.
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.

GRADING STAGING PLAN
SCALE: 1"=20'

LS ENGINEERING AND SURVEYING, INC.
24081 Garden Road, Suite G, Monterey, California 93940
P: (831) 394-5313 F: (831) 394-5342
Lansing@lsurvey.com

REGISTERED PROFESSIONAL
LAND SURVEYOR
No. 1217-2025
EXPIRATION DATE: 12/17/2025
PLANNING DIVISION
STATE OF CALIFORNIA

MRS
DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12/17/2025
SCALE: AS SHOWN
JOB NUMBER: 25-19
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

COLANGELO RESIDENCE
3199 CORTEZ ROAD
PEBBLE BEACH, CALIFORNIA 93953
APN 008-421-001

SHEET C6
OF
6 SHEETS