

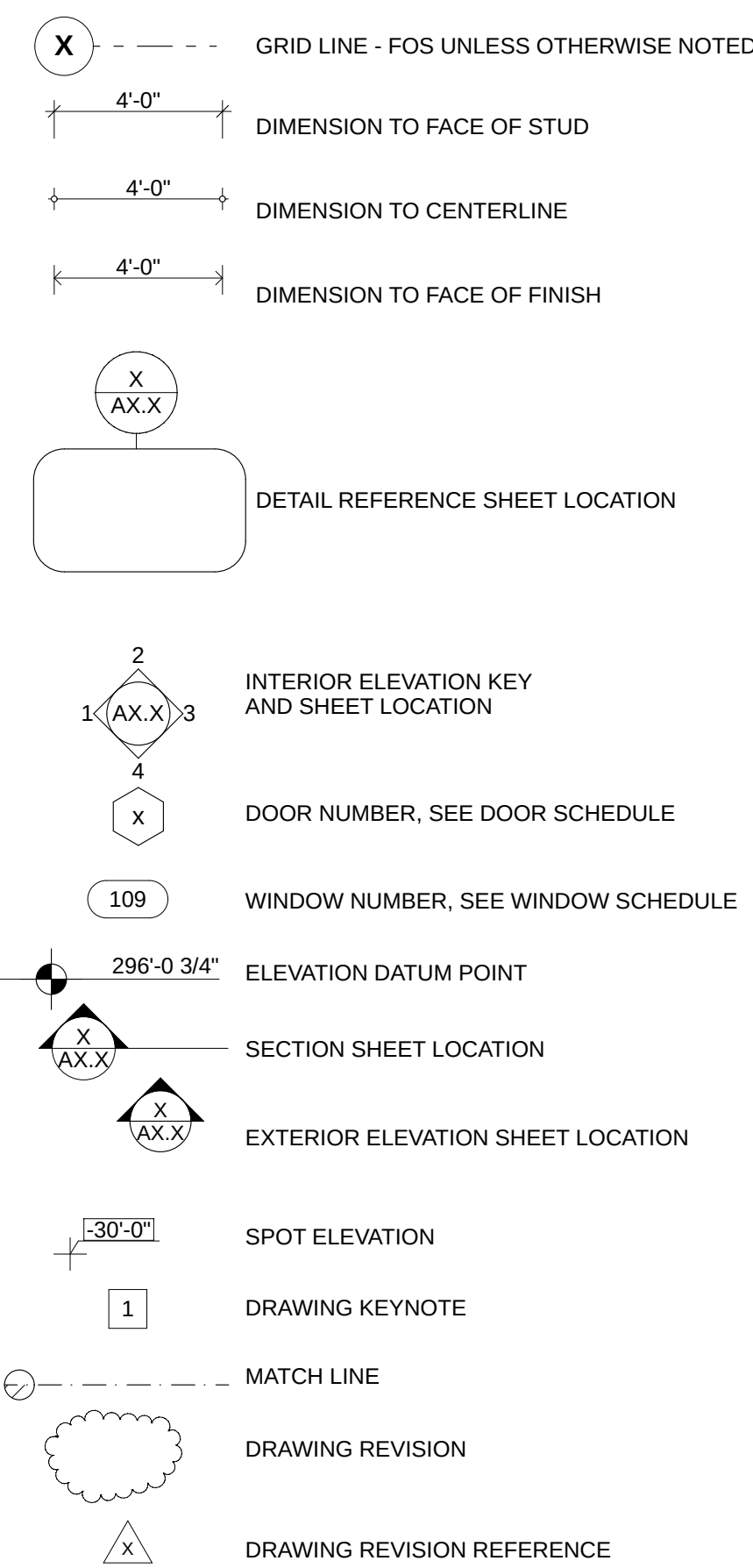
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GENERAL NOTES

- IF THESE DRAWINGS ARE NOT 24" x 36", THEY HAVE BEEN REDUCED OR ENLARGED.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL WORK SHALL COMPLY WITH THE CURRENTLY ADOPTED CODES, INCLUDING ANY AND ALL AMENDMENTS, PER THE COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT. SEE PROJECT DATA FOR A DETAILED LIST.
- THE STANDARD A.I.A. A201 GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS. REFER TO THE A201 DOCUMENT FOR DETAILED REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE BELOW ITEMS:
 - DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
 - QUESTIONS REGARDING THE DESIGN INTENT RELATING TO THE LAYOUT OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
 - CONTRACTOR'S DUTY TO SECURE AND PAY FOR ALL NECESSARY PERMITS, FEES, LICENSES AND INSPECTIONS
 - CONTRACTOR'S DUTY TO PROTECT EXISTING STRUCTURES, UTILITIES AND VEGETATION
 - CONTRACTOR'S GUARANTEE
 - CONTRACTOR'S RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS
 - CONTRACTOR'S PROVISION OF LIABILITY INSURANCE, INCLUDING WORKERS' COMPENSATION INSURANCE
 - CONTRACTOR'S DUTY TO ARRANGE FOR ALL REQUIRED INSPECTIONS
 - CONTRACTOR'S DUTY TO PROVIDE JOBSITE CLEANUP
- SPECIAL INSPECTORS SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO ANY WORK BEING PERFORMED. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION FOR APPROVAL.
- CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES.
- CONTRACTOR SHALL BRACE STRUCTURES AS REQUIRED DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY FRAMING, BLOCKING AND BACKING FOR HEATING EQUIPMENT, ELECTRICAL EQUIPMENT, LIGHT FIXTURES, PLUMBING FIXTURES, CASEWORK AND ALL OTHER ITEMS REQUIRING SUPPORT.
- WHERE REQUIRED BY LOCAL JURISDICTIONS, BUILDINGS SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH LOCAL BUILDING CODES AND NFPA 101 13D. DRAWINGS TO BE SUBMITTED FOR PERMIT BY DESIGN/BUILD SUBCONTRACTOR.
- SMOKE DETECTORS SHALL BE HARD-WIRED, EQUIPPED WITH A BATTERY BACKUP AND MONITORED BY A REMOTE ANSWERING STATION PER THE REQUIREMENTS OF NFPA 72. SEE REFLECTED CEILING PLANS FOR EXACT LOCATIONS.
- INSULATION AND GLAZING SHALL COMPLY WITH THE CURRENTLY ADOPTED IECC QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
- CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES AND VENTS WITH ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ELECTRICAL FIXTURES, OUTLETS AND CONTROLS WITH ARCHITECTURAL DRAWINGS.
- ELECTRICAL OUTLETS IN EXTERIOR WALLS SHALL HAVE INSULATING GASKETS.
- CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF PLUMBING FIXTURES AND CONTROLS WITH ARCHITECTURAL DRAWINGS.
- HOT WATER HEATERS AND/OR STORAGE TANKS SHALL BE SECURELY FASTENED TO PREVENT OVERTURNING.
- HVAC DUCTS SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED TO COMPLY WITH THE CURRENTLY ADOPTED UMC AND IECC.
- HVAC EQUIPMENT, DUCTWORK AND WATER HEATING EQUIPMENT SHALL BE SEALED AND INSULATED AND SHALL COMPLY WITH THE ENERGY EFFICACY REQUIREMENTS OF THE CURRENTLY ADOPTED IECC.
- EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS.
- CLOTHES DRYERS SHALL INDEPENDENTLY EXHAUST TO THE OUTSIDE PER DRYER MANUFACTURER'S INSTRUCTIONS AND TERMINATE WITH BACKDRAFT DAMPERS NOT LESS THAN THREE FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.
- THERMOSTATS SHALL BE OF A PROGRAMMABLE DUAL SET BACK TYPE.
- LIGHTING SHALL BE HIGH EFFICACY AND CONTROLS SHALL COMPLY WITH THE CURRENTLY ADOPTED IECC.
- LIGHT FIXTURES IN CLOTHES CLOSETS SHALL ONLY BE PERMITTED TYPES AND SHALL NOT BE INSTALLED CLOSER THAN 12" TO COMBUSTIBLE STORAGE ITEMS PER THE CURRENTLY ADOPTED NEC AND NFPA 70.
- 120V / 1-PH / 15- & 20-AMP BRANCH CIRCUITS IN BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER.
- PLUMBING FIXTURES SHALL BE UPC CERTIFIED.
- TOILETS ARE TO BE ULTRA LOW FLOW 1.3 MAXIMUM FLUSH CAPACITY PER MPWMD RULE 142 C.1.
- HOSE BIBBS SHALL HAVE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICES PER THE CURRENTLY ADOPTED UPC.
- NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE.
- GAS APPLIANCES SHALL HAVE GAS IGNITER TYPE PILOTS AND INTERMITTENT IGNITION DEVICES.
- HOT WATER FAUCETS WITH TEN FEET OR MORE OF PIPING BETWEEN THE FAUCET AND THE WATER HEATER SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
- HOT WATER HEATERS AND/OR STORAGE TANKS SHALL BE INSULATED WITH R-12 BLANKET INSULATION. ALL SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3.
- SHOWERS AND TUB-SHOWER COMBINATION FIXTURES SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF EITHER THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

SYMBOLS



DRAWING INDEX

A PLANNING APPLICATION INDEX

A0.0	COVER SHEET
A0.1	COLOR & MATERIAL PALETTE - OCEAN ELEVATION
A0.2	COLOR & MATERIAL PALETTE - STREET ELEVATION
A0.3	SURVEY - LOT A & B
A0.4	LOT LINE ADJUSTMENT DIAGRAM
A0.5	SURVEY - LOT A
A0.6	DEMOLITION PLAN
A0.7	LOT COVERAGE PLAN
A1.0	ENLARGED SITE PLAN
A2.0	PROPOSED FLOOR AREA & BUILDING COVERAGE
A2.1	LOWER LEVEL PLAN
A2.2	FIRST FLOOR PLAN
A2.3	ROOF PLAN
A3.0	PROPOSED ELEVATIONS (EAST & WEST)
A3.1	PROPOSED ELEVATIONS (NORTH & SOUTH)
A4.0	PROPOSED SECTIONS

LANDSCAPE

L1.0	LANDSCAPE CONCEPT PLAN
L2.0	PLANTING CONCEPT PLANT
L3.0	FUEL MANAGEMENT PLAN

CIVIL

C1.0	EARTHWORK ANALYSIS
C2.0	GRADING AND DRAINAGE PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	SLOPE ANALYSIS

DIRECTORY

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VICINITY MAP



PROJECT DATA

LOCATION:	3292 STEVENSON DRIVE PEBBLE BEACH CA 93953
APN:	LOT A: 008-455-019 LOT B: 008-455-020
ZONING:	LDR/L5-D(CZ)
BLDG USE:	SINGLE FAMILY RESIDENTIAL
OCC. GROUP:	R-3
CONST. TYPE:	TYPE V
CLIMATE ZONE:	3
BLDG. CODE:	2024 MONTEREY COUNTY MUNICIPAL CODE 2022 CA RESIDENTIAL BUILDING CODE (CRC) 2022 CA MECHANICAL CODE (CMC) 2022 CA ELECTRICAL CODE (CEC) 2022 CA PLUMBING CODE (CPC) 2022 CA ENERGY CODE (CEC) 2022 CA GREEN BUILDING CODE (CGBC) 2021 NFPA 101 LIFE SAFETY CODE ALL OTHER APPLICABLE STATE & LOCAL RULES AND REGULATIONS
FIRE SPRINKLERS:	NFPA 13D COMPLIANT
PROJECT SCOPE:	REPLACE THE EXISTING SINGLE FAMILY RESIDENCE, RENOVATE THE EXISTING CARETAKER UNIT AND ASSOCIATED SITE WORK. LOT LINE ADJUSTMENT

LOT LINE ADJUSTMENT SUMMARY TABLE

SUBJECT PARCEL/LOT (APN)	EXISTING AREA	PROPOSED AREA
LOT A (008-455-019-000)	1.595 ACRES / 69,478 SQFT	2.061 ACRES / 89,773 SQFT
LOT B (008-455-020-000)	2.205 ACRES / 96,050 SQFT	1.740 ACRES / 75,806 SQFT

SETBACKS (HABITABLE ACCESSORY STRUCTURES)

FRONT YARD SETBACK	50'-0"
SIDE YARD SETBACK	20'-0"
REAR YARD SETBACK	INDICATED ON SURVEY

BUILDING HEIGHT

MAX ALLOWABLE BUILDING HEIGHT: +30'-0" ABOVE AVERAGE NATURAL GRADE

PROPOSED MAIN HOUSE:	LOW POINT: +45'-9"
	HIGH POINT: +58'-3"

AVERAGE NATURAL GRADE:	+52'-0"
MAX ALLOWABLE BUILDING HEIGHT:	+82'-0"

PROPOSED BUILDING HEIGHT: **+81'-0"**

PROPOSED BUILDING FLOOR AREA

PROPOSED LOT A SIZE:	89,766	sq. ft.
MAX ALLOWABLE FLOOR AREA:	17.5%	
MAX ALLOWABLE FLOOR AREA:	15,709	sq. ft.

(E) GARAGE/CARETAKER:	1,196	sq. ft.
FIRST FLOOR (GARAGE)	825	sq. ft.
SECOND FLOOR (CARETAKER)		

(N) MAIN HOUSE:	7,067	sq. ft.
FIRST FLOOR	3,345	sq. ft.
LOWER LEVEL		

PROPOSED BUILDING FLOOR AREA: **12,433** sq. ft.

BASEMENT: 2,725 sq. ft.

PROPOSED LOT A COVERAGE:

MAX ALLOWED: 9,000 sq. ft.

PROPOSED:		
(N) MAIN HOUSE	7,787	sq. ft.
(E) GARAGE/CARETAKER	1,196	sq. ft.
(N) IMPERMEABLE HARDSCAPE	0	sq. ft.

PROPOSED IMPERMEABLE LOT COVERAGE: **8,983** sq. ft.

PROPOSED PERMEABLE LOT COVERAGE: 11,826 sq. ft.

OCEANSIDE RENDERING



ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	INT	INTERIOR
AB	ANCHOR BOLT	JB	JUNCTION BOX
ABV	ABOVE	JST	JOIST
AC	AIR CONDITIONING	JT	JOINT
ADJ	ADJUSTABLE	LH	LEFT HAND
ALUM	ALUMINUM	LAV	LAVATORY
ASPH	ASPHALT	LP	LOW POINT
BO	BOTTOM OF	LT	LIGHT
BD	BOARD	MAX	MAXIMUM
BLDG	BUILDING	MED	MEDIUM
BLKG	BLOCKING	MFR	MANUFACTURER
BLW	BELOW	MIN	MINIMUM
BM	BEAM	MIR	MIRROR
BRZ	BRONZE	MTD	MOUNTED
BTW	BETWEEN	MTL	METAL
CI	CAST IRON	(N)	NEW
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CO	CLEAN OUT	NIC	NOT IN CONTRACT
CAB	CABINET	OJ	OVER
CJ	CONTROL JOINT	OC	ON CENTER
CL	CENTER LINE	OD	OUTSIDE DIAMETER
CLG	CEILING	OH	OPPOSITE HAND
CLO	CLOSET	OPG	OPENING
CLR	CLEAR	PERF	PERFORATED
CMU	CONCRETE MASONRY UNIT	PT	PRESSURE TREATED
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
CONT	CONTINUOUS	PLYWD	PLYWOOD
CSK	COUNTERSINK	PNL	PANEL
CSMT	CASEMENT	PR	PAIR
CTR	CENTER	PTD	PAINTED
DBL	DOUBLE	R	RISER
DH	DOUBLE HUNG	RA	RETURN AIR
DIA	DIAMETER	REF	REFRIGERATOR
DIM	DIMENSION	R/F	REFRIGERATOR/FREEZER
DIM PT	DIMENSION POINT	RH	RIGHT HAND
DISP	GARBAGE DISPOSAL	RO	ROUGH OPENING
DN	DOWN	RWL	RAIN WATER LEADER
DR	DOOR	RAD / R	RADIUS
DTL	DETAIL	REINF	REINFORCED
DW	DISHWASHER	REQ	REQUIRED
DWG	DRAWING	RM	ROOM
DWR	DRAWER	SA	SUPPLY AIR
EA	EXISTING	SAD	SEE ARCHITECTURAL DRAWINGS
EACH	EACH	SED	SEE ELECTRICAL DRAWINGS
EL	ELEVATION	SCD	SEE CIVIL DRAWINGS
ELEC	ELECTRICAL	SLAD	SEE LANDSCAPE DRAWINGS
ELEV	ELEVATOR (OR ELEVATION)	SLTD	SEE LIGHTING DRAWINGS
EQ	EQUAL	SMD	SEE MECHANICAL DRAWINGS
EQUIP	EQUIPMENT	SPD	SEE PLUMBING DRAWINGS
EXP	EXPOSED	SS	STAINLESS STEEL
EXT	EXTERIOR	SSD	SEE STRUCTURAL DRAWINGS
FG	FINISHED GRADE / FIXED GLASS	SH	SPRINKLER HEAD
FOC	FACE OF CONCRETE	SHWR	SHOWER
FOF	FACE OF FINISH	SIM	SIMILAR
FOS	FACE OF STUD	SPK	SPEAKER
FD	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STN	STAIN
FIN	FINISH	T&G	TONGUE & GROOVE
FLR	FLOOR	T	TREAD
FRZ	FREEZER	T.O.	TOP OF
FTG	FOOTING	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TOPL	TOP OF PLATE
GYP BD	GYP SUM WALLBOARD	TOW	TOP OF WALL
GA	GAUGE	TS	TUBE STEEL
GL	GLASS	THK	THICKNESS
HW	HOT WATER	TYP	TYPICAL
HB	HOSE BIBB	UON	UNLESS OTHERWISE NOTED
HD	HEAD	VERT	VERTICAL
HDR	HEADER	VIF	VERIFY IN FIELD
HDWR	HARDWARE	WO	WHERE OCCURS
HOR	HORIZONTAL	WP	WATERPROOFING
HP	HIGH POINT	WI	WITH
HR	HOUR	WC	WATER CLOSET
HT	HEIGHT	WD	WOOD
HTR	HEATER	WDW	WINDOW
ID	INSIDE DIAMETER	WH	WATER HEATER
INS	INSULATION		

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3292 STEVENSON DRIVE

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PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2025.04.15
PLANNING UPDATE	2025.08.01

COVER SHEET

SCALE : AS NOTED

JOB NUMBER : 202407

SHEET : **A0.0**



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COLOR & MATERIAL
PALETTE - OCEAN
ELEVATION

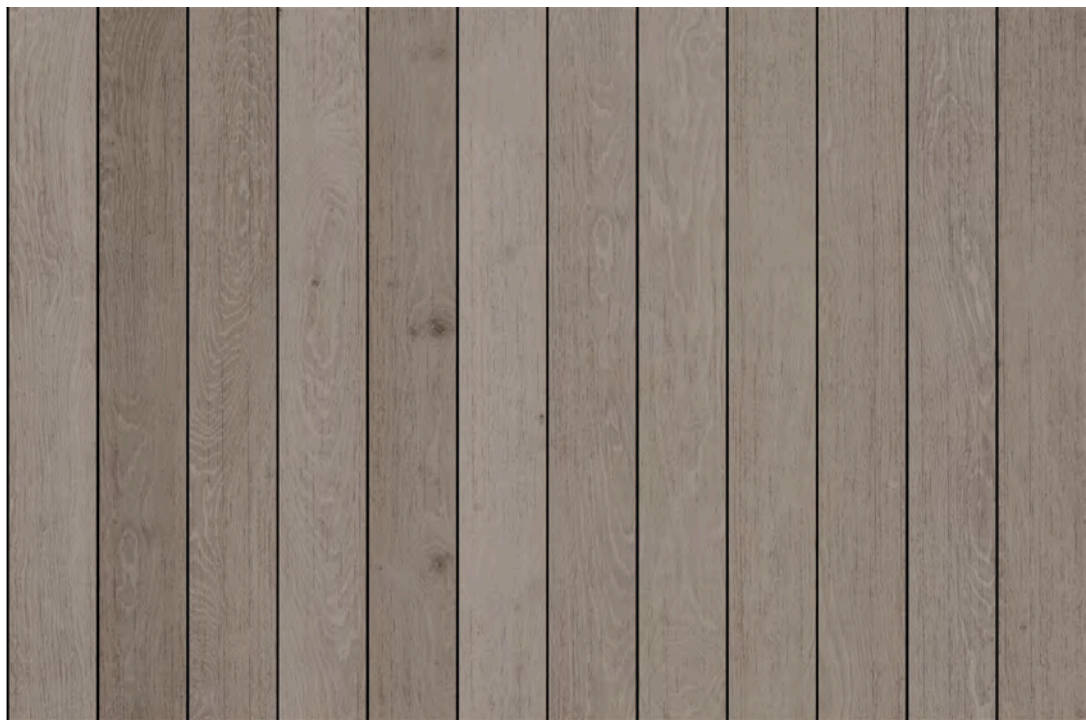
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SHEET : A0.1



STONE - WALLS



WOOD - WALLS



METAL - WINDOW, ROOF, & CHIMNEY CAPS



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ISSUED:

PLANNING SET	2025.04.15
PLANNING UPDATE	2025.08.01

COLOR & MATERIAL
PALETTE - STREET
ELEVATION

SCALE : AS NOTED

JOB NUMBER : 202407

SHEET : A0.2



STONE - WALLS



WOOD - WALLS



METAL - WINDOW, ROOF, & CHIMNEY CAPS



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LOT LINE ADJUSTMENT
DIAGRAM

SCALE : AS NOTED

JOB NUMBER : 202407

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A0.6

DEMOLITION PLAN
SCALE: 1" = 20'



LEGEND - DEMOLITION PLAN:

- EXISTING MAIN HOUSE TO BE DEMOLISHED
- EXISTING HARDSCAPE TO BE DEMOLISHED
- EXISTING GARAGE/CARETAKER TO REMAIN

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DEMOLITION PLAN

SCALE : AS NOTED

JOB NUMBER : 202407

SHEET : A0.6

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A0.7

LOT COVERAGE SITE PLAN
SCALE: 1" = 20'



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LOT COVERAGE PLAN

SCALE:AS NOTED

JOB NUMBER:202407

SHEET:**A0.7**

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1
A1.0

PROPOSED ENLARGED SITE PLAN
SCALE: 1" = 20'



NOTES - SITE PLAN:

- SLD FOR LANDSCAPE INFORMATION
- SCD FOR GRADING INFORMATION

LEGEND - SITE PLAN:

- PROPERTY LINE
- SETBACK LINE
- CONTOURS
- [] (E) STRUCTURES
- [] (N) STRUCTURES
- [] (N) PERMEABLE HARDSCAPE, SEE LOT COVERAGE PLAN
- [] (E) TREE TO REMAIN
- [] (N) TREE

KEYNOTES - SITE PLAN:

- 1 PERMEABLE UTILITY PAD W/ ENCLOSED FENCING
- 2 (N) GATE S.L.D.
- 3 (E) GATE S.L.D.
- 4 PERMEABLE SITE PATH, S.L.D.
- 5 SITE WALL S.L.D.
- 6 (N) FENCE S.L.D.
- 7 LANDSCAPE STAIR S.L.D.
- 8 PERMEABLE STONE PATIO, S.L.D.
- 9 PERMEABLE DRIVEWAY, S.L.D.
- 10 PERMEABLE AUTOCOURT, S.L.D.
- 11 PERMEABLE LIGHTWELL
- 12 FIREPIT, S.L.D.
- 13 EXISTING PERMEABLE AREA
- 14 PROPOSED STAIR TO REPLACE EXISTING STAIR

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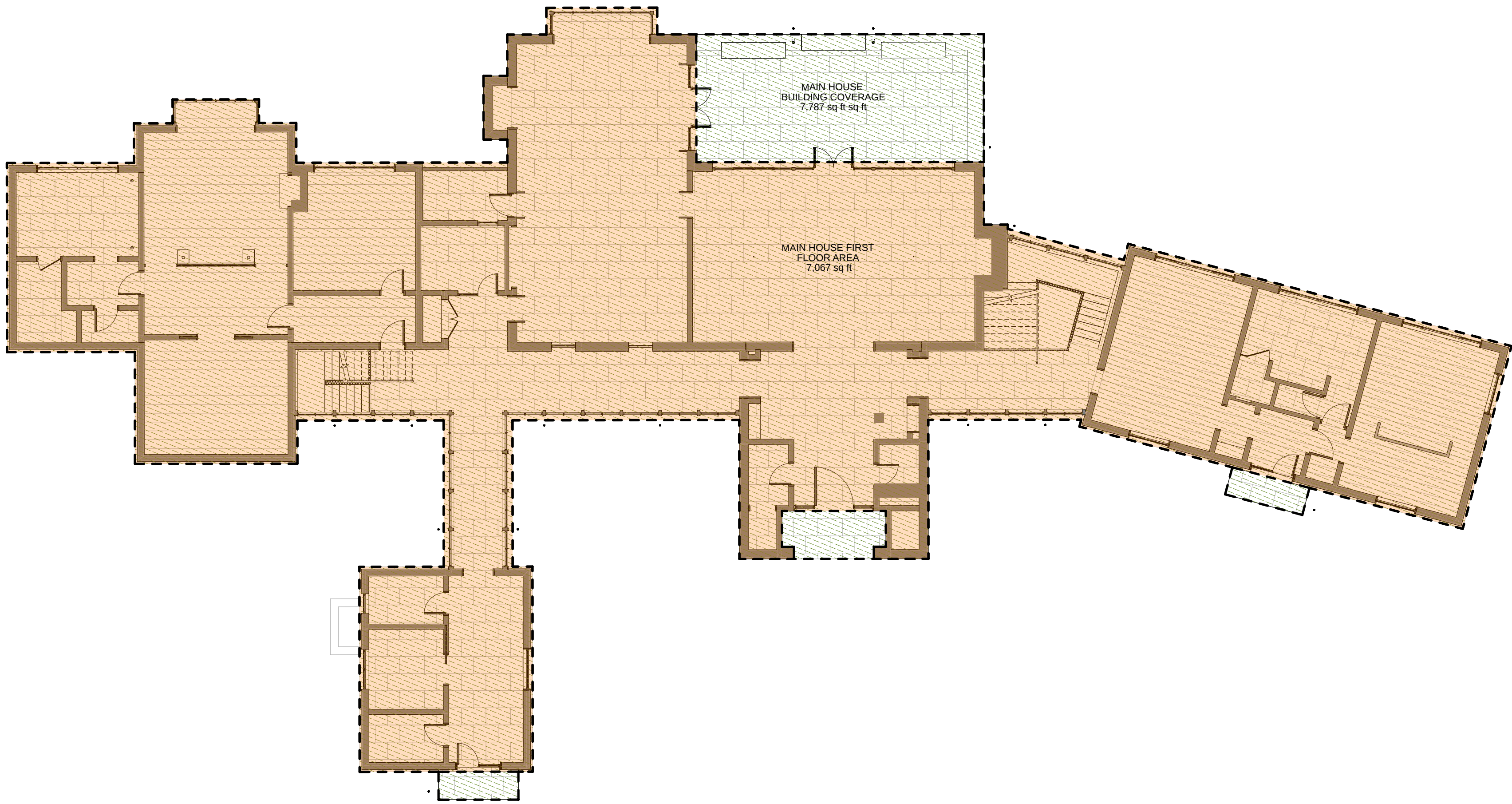
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ENLARGED SITE PLAN

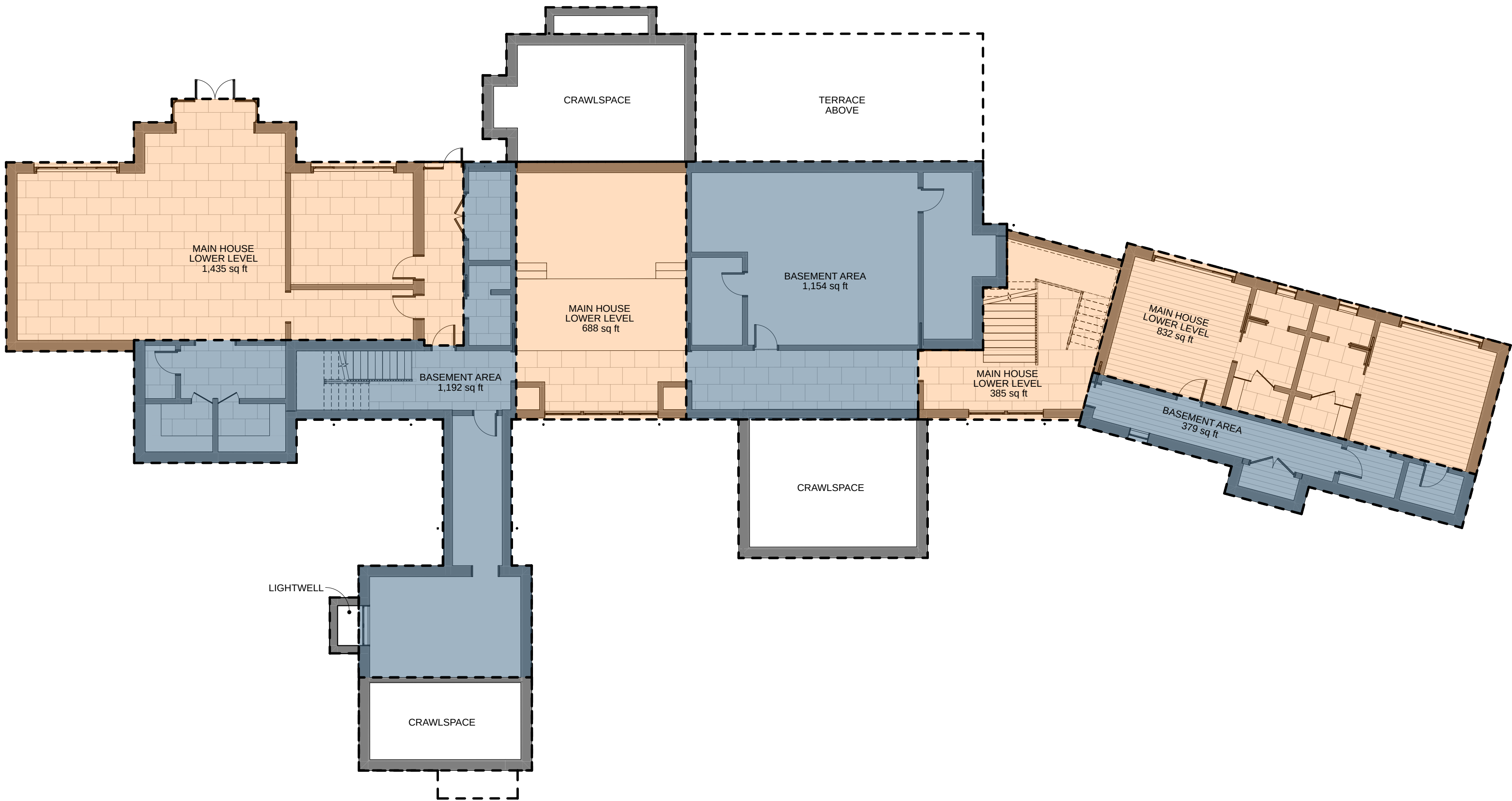
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JOB NUMBER: 202407

SHEET: A1.0



MAIN HOUSE - FIRST FLOOR



MAIN HOUSE - LOWER LEVEL

PROPOSED FLOOR AREA & BUILDING COVERAGE:

PROPOSED FLOOR AREA (FAR):

(N) MAIN HOUSE:	
FIRST FLOOR:	7,067 sq ft
LOWER LEVEL:	3,340 sq ft
TOTAL:	10,407 sq ft

(E) GARAGE/CARETAKER:	
FIRST FLOOR (GARAGE):	1,196 sq ft
SECOND FLOOR (CARETAKER):	825 sq ft
TOTAL:	2,021 sq ft

TOTAL FLOOR AREA: 12,433 sq ft

BASEMENT FLOOR AREA:

(N) MAIN HOUSE:	2,725 sq ft
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PROPOSED BUILDING COVERAGE:

(N) MAIN HOUSE:	7,787 sq ft
EXISTING GARAGE/CARETAKER (NO CHANGE):	1,196 sq ft
TOTAL BUILDING COVERAGE:	8,983 sq ft

LEGEND

	FLOOR AREA
	BASEMENT FLOOR AREA
	BUILDING COVERAGE



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PROPOSED FLOOR AREA & BUILDING COVERAGE

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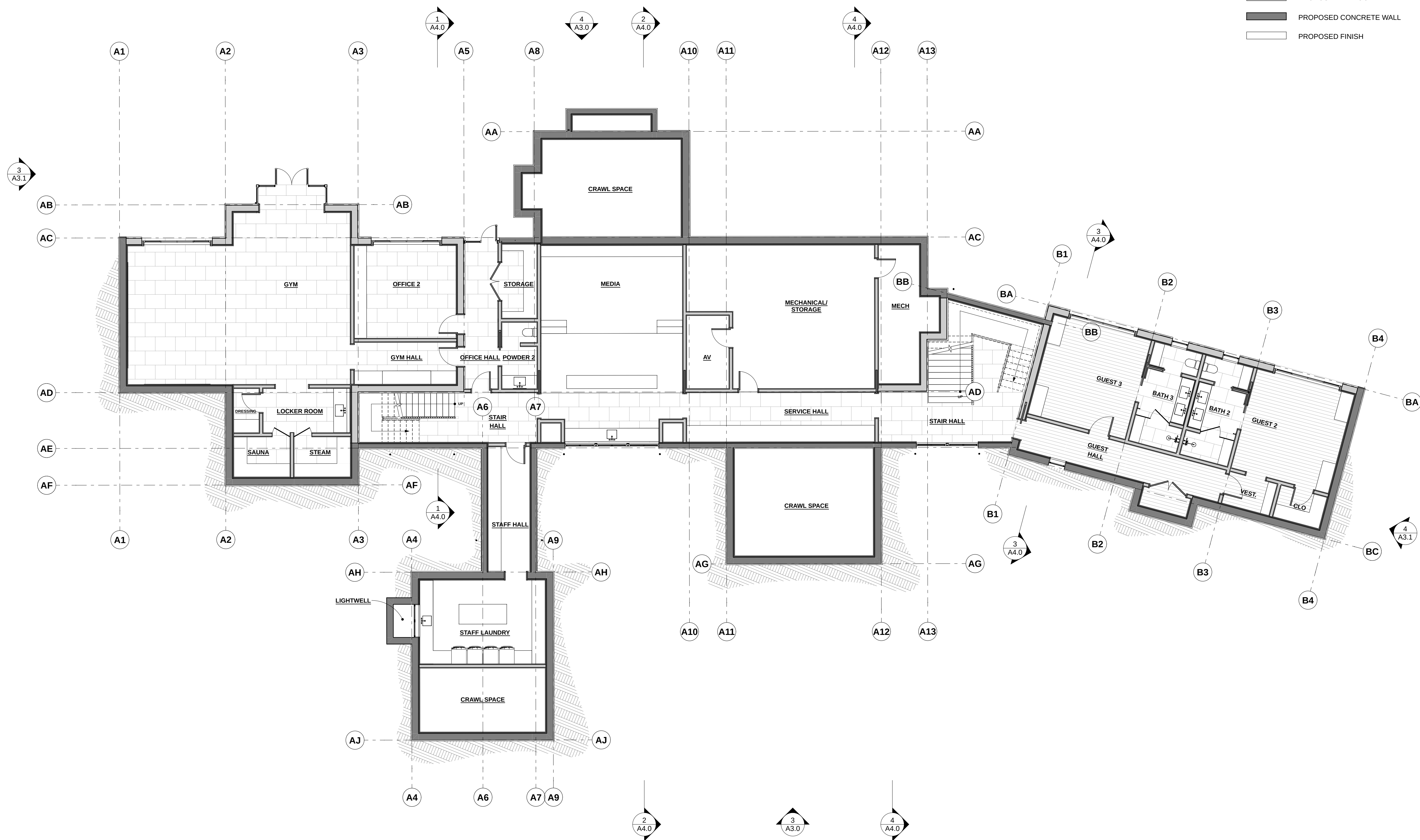
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NOTES - FLOOR & ROOF PLAN:

- ALL DIMENSIONS TO FACE OF STUD, UON
SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE
INFORMATION

LEGEND - FLOOR PLAN

- PROPOSED 2X WOOD WALL
- PROPOSED CONCRETE WALL
- PROPOSED FINISH



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LOWER LEVEL PLAN

SCALE : AS NOTED

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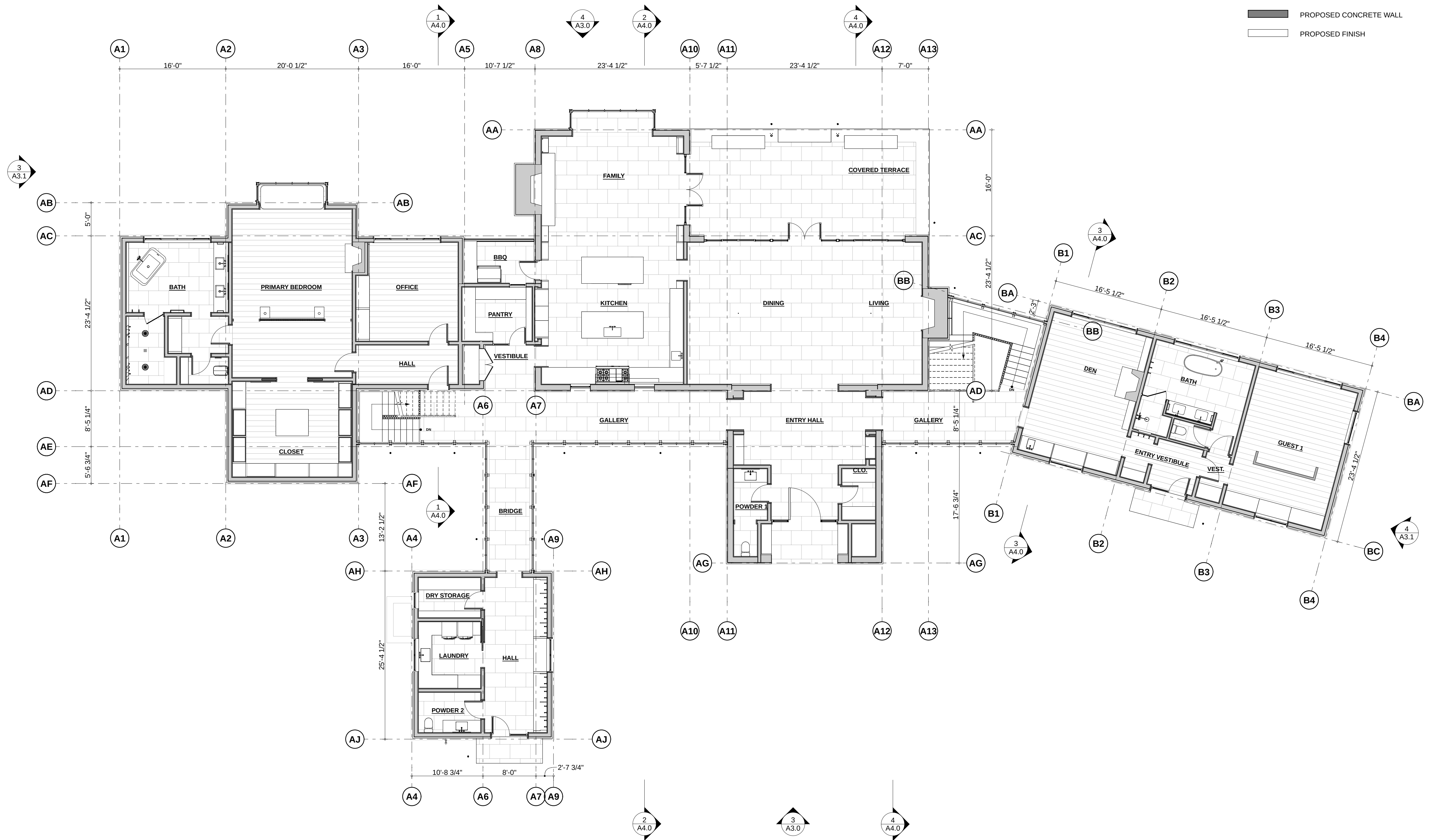
SHEET : A2.1

NOTES - FLOOR & ROOF PLAN:

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- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE
INFORMATION

LEGEND - FLOOR PLAN

- PROPOSED 2X WOOD WALL
- PROPOSED CONCRETE WALL
- PROPOSED FINISH



NOTES - FLOOR & ROOF PLAN:

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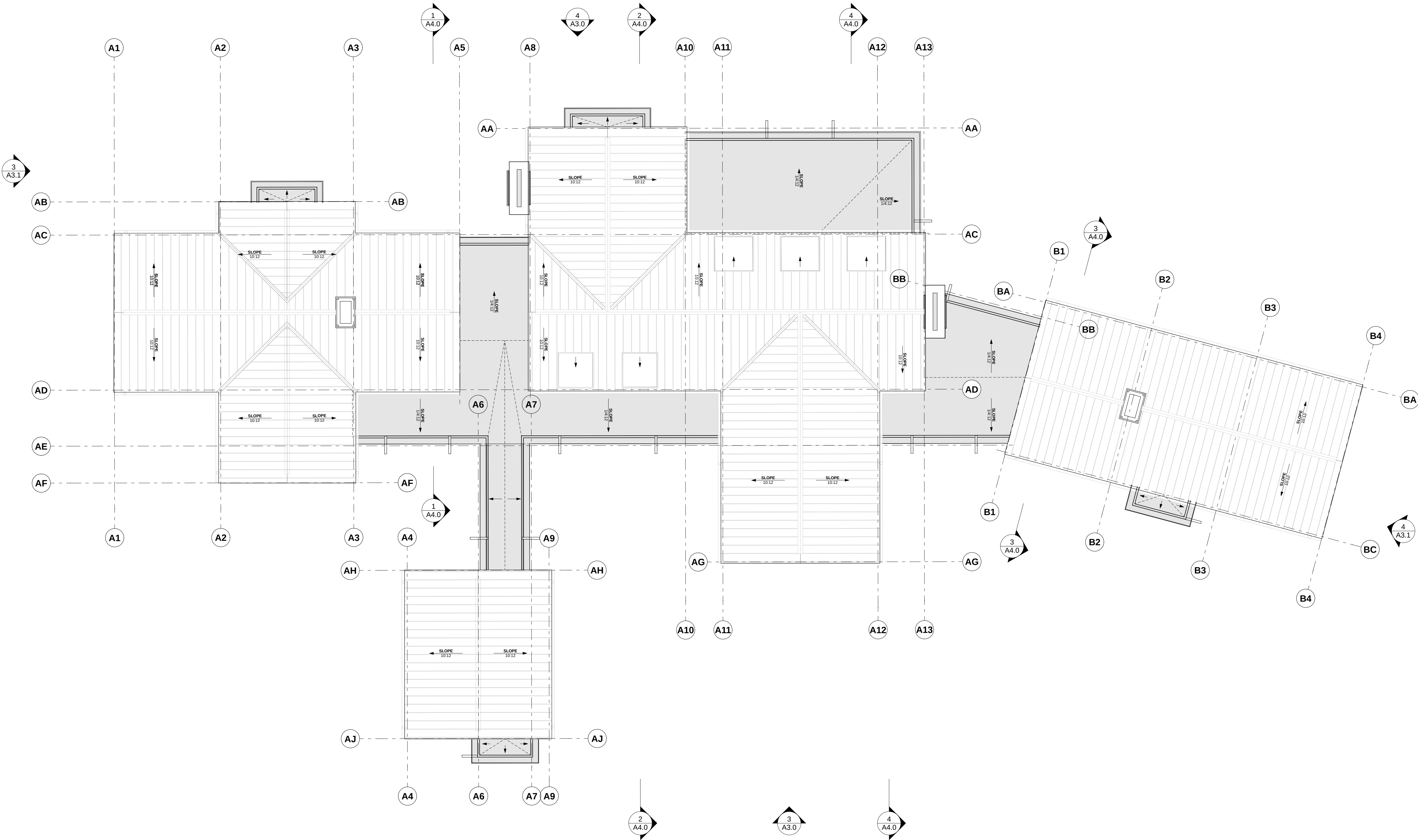
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PLANNING UPDATE	2025.08.01

ROOF PLAN

SCALE : AS NOTED

JOB NUMBER : 202407

SHEET : A2.3



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© WALKER/WARNER ARCHITECTS

1

A2.3

ROOF PLAN

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

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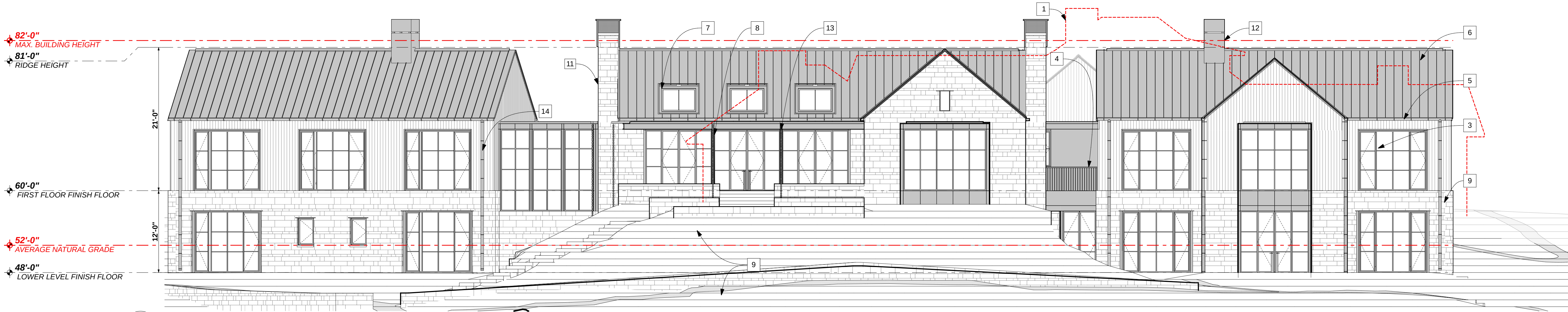
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3
A3.0

WEST ELEVATION

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



4
A3.0

EAST ELEVATION

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

NOTES - ELEVATIONS/SECTIONS:

- SCD FOR DRAINAGE/GRADING INFORMATION
- SLD FOR LANDSCAPE INFORMATION

KEYNOTES - ELEVATIONS:

- 1 LINE OF EXISTING HOUSE
- 2 METAL FASCIA
- 3 METAL DOORS/WINDOWS
- 4 METAL GUARDRAIL @ 42" A.F.F.
- 5 METAL GUTTER
- 6 METAL ROOFING
- 7 METAL DORMER
- 8 METAL COLUMN
- 9 STONE WALL
- 10 EXTERIOR WOOD SIDING
- 11 STONE CHIMNEY
- 12 METAL CHIMNEY
- 13 METAL RAIN CUP
- 14 METAL DOWNSPOUT
- 15 METAL AWNING
- 16 LIGHTWELL

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900

www.walkerwarner.com

A P N : 0 0 8 - 4 5 5 - 0 1 9

3292 STEVENSON DRIVE

3292 STEVENSON DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2025.04.15
PLANNING UPDATE	2025.08.01

PROPOSED ELEVATIONS
(EAST & WEST)

SCALE : AS NOTED

JOB NUMBER : 202407

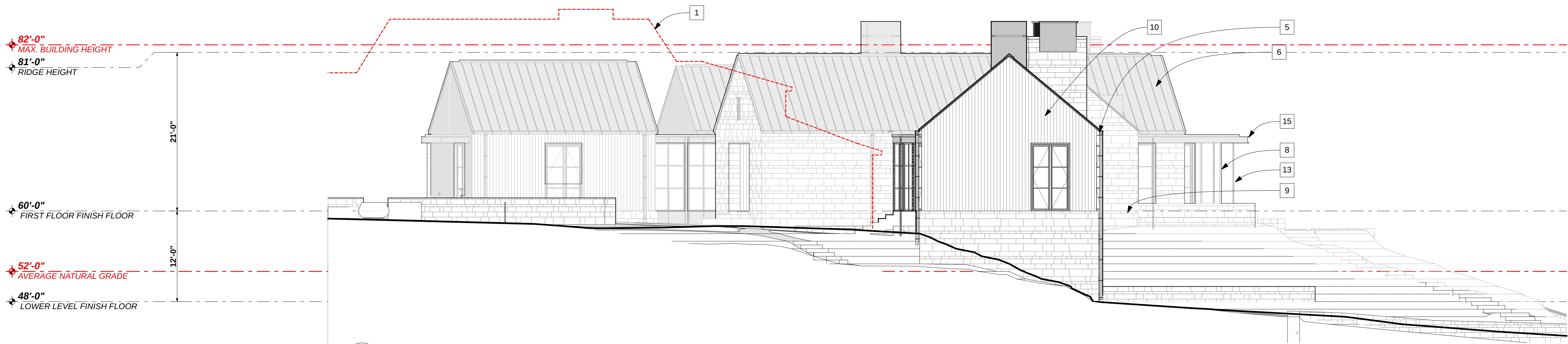
SHEET : A3.0

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3
A3.1
NORTH ELEVATION
SCALE: 1:95.71



4
A3.1
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES - ELEVATIONS/SECTIONS:

- SCD FOR DRAINAGE/GRADING INFORMATION
- SLD FOR LANDSCAPE INFORMATION

KEYNOTES - ELEVATIONS:

- 1 LINE OF EXISTING HOUSE
- 2 METAL FASCIA
- 3 METAL DOORS/WINDOWS
- 4 METAL GUARDRAIL @ 42" A.F.F.
- 5 METAL GUTTER
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- 9 STONE WALL
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- 14 METAL DOWNSPOUT
- 15 METAL AWNING
- 16 LIGHTWELL

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3292 STEVENSON DRIVE

3292 STEVENSON DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2025.04.15
PLANNING UPDATE	2025.08.01

PROPOSED ELEVATIONS (NORTH & SOUTH)

SCALE : AS NOTED

JOB NUMBER : 202407

SHEET : A3.1

NOTES - ELEVATIONS/SECTIONS:

- SCD FOR DRAINAGE/GRADING INFORMATION
- SLD FOR LANDSCAPE INFORMATION

WALKER
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ARCHITECTS

353 Folsom Street
San Francisco, California 94105
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A P N : 0 0 8 - 4 5 5 - 0 1 9

3292 STEVENSON DRIVE

3292 STEVENSON DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

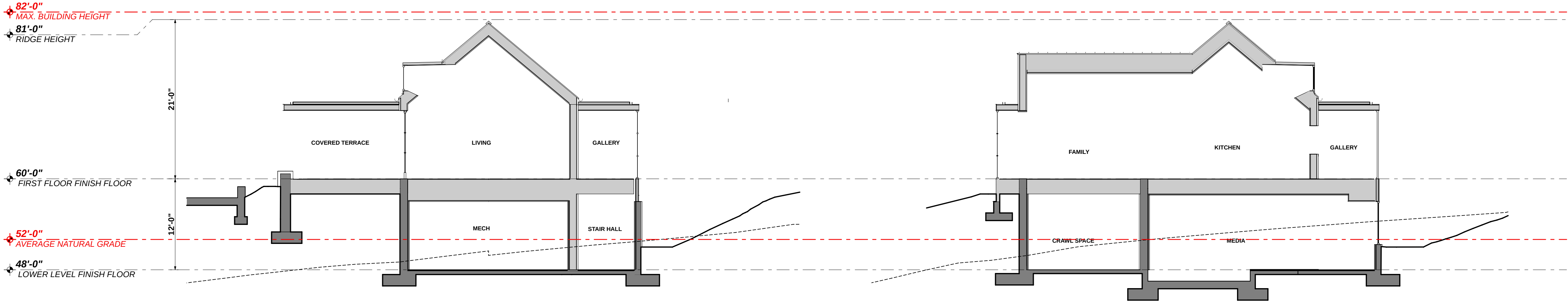
PLANNING SET	2025.04.15
PLANNING UPDATE	2025.08.01

PROPOSED SECTIONS

SCALE : AS NOTED

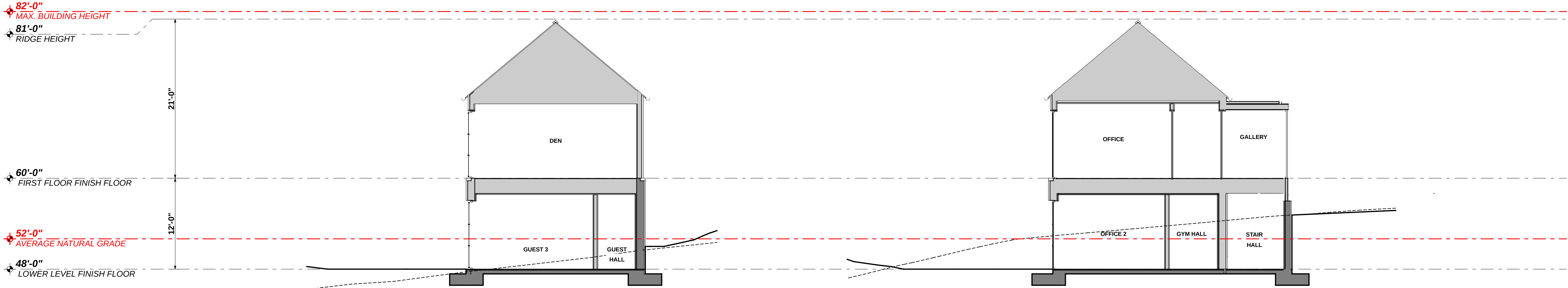
JOB NUMBER : 202407

SHEET : A4.0



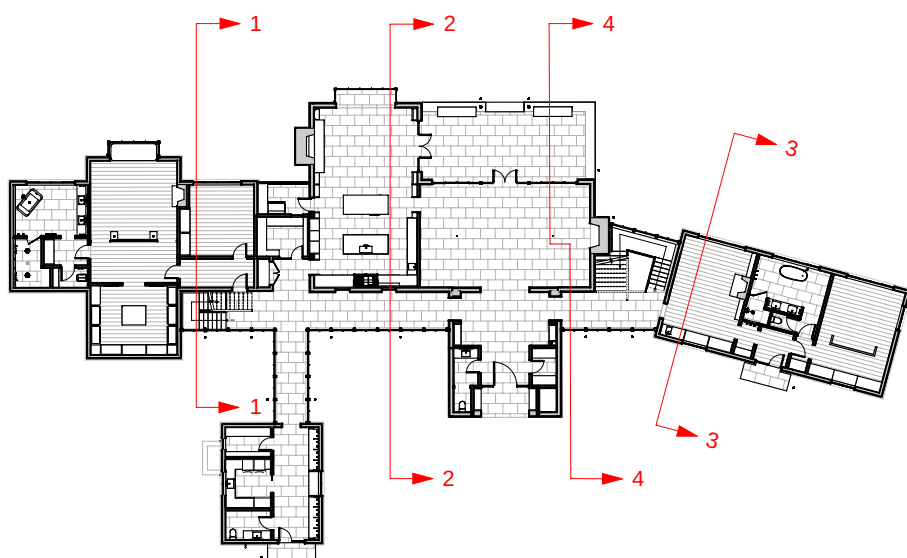
4
A4.0
MAIN HOUSE - W-E SECTION (PATIO/ENTRY)
SCALE: 1/8" = 1'-0"

2
A4.0
MAIN HOUSE W-E SECTION (FAMILY/GALLERY)
SCALE: 1/8" = 1'-0"



3
A4.0
GUEST HOUSE - W-E SECTION (SITTING ROOM)
SCALE: 1/8" = 1'-0"

1
A4.0
MAIN HOUSE - W-E SECTION (OFFICE - GALLERY)
SCALE: 1/8" = 1'-0"

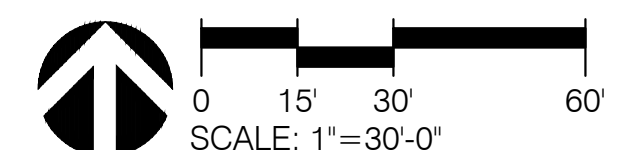




-
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING TREE
- MP CYP

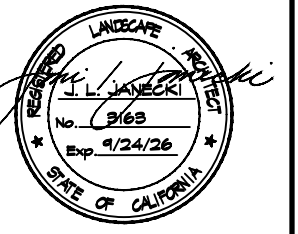
THE GARDEN FOR THIS RESIDENCE HAS BEEN DESIGNED TO KNIT THE RESIDENCE WITH THE SURROUNDING COASTAL LANDSCAPE. THE PLANTING PALETTE IS INSPIRED BY THE NATIVE PLANT COMMUNITIES IN THE AREA WITH AN EMPHASIS ON DROUGHT TOLERANT, NON-INVASIVE PLANTING. NOT ONLY WILL THE PLANTING SERVE AS HABITAT TO NATIVE POLLINATORS BUT IT WILL PROVIDE AN AESTHETICALLY PLEASING GARDEN THROUGHOUT THE SEASONS. THE LANDSCAPE MATERIALS SELECTED ARE NATURAL AND WILL UNITE AND COMPLIMENT THE ARCHITECTURE AND PLANTING.

- | <u>CODE</u> | <u>DESCRIPTION</u> |
|-------------|---|
| 1 | PERMEABLE GRAVEL UTILITY PAD ENCLOSED WITH FENCING |
| 2 | PERMEABLE STONE VEHICULAR PAVING |
| 3 | 6'-0" HIGH FENCING AND VEHICULAR ENTRY GATE |
| 4 | STONE WALL |
| 5 | PERMEABLE GRAVEL PATHWAY |
| 6 | PERMEABLE STONE PATHWAY |
| 7 | REPAIR AND REPLACE EXISTING FENCING AS NEEDED |
| 8 | EXISTING PERMEABLE GRAVEL PARKING AREA |
| 9 | STONE STEPS WITH PERMEABLE LANDINGS |
| 10 | PERMEABLE STONE PATIO |
| 11 | FIRE PIT |
| 12 | EXTERIOR STONE, SEE ARCHITECTURAL PLANS |
| 13 | APPROXIMATE LOCATION FOR NEW STAIRS TO REPLACE STORM DAMAGED STAIRS |
| 14 | NEW BLUFF FENCING |



NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:		
NO.	DATE	DESCRIPTION
1.	2025.04.15	PLANNING SET
2.	2025.08.01	PLANNING UPDATE
3.		
4.		
5.		
6.		



**JONI L. JANECKI
& ASSOCIATES**

SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

LANDSCAPE CONCEPT PLAN

SCALE: 1"=30'-0"
DRAWN BY: MO/NW
DATE: 07/17/2025

1.0



EARTHWORK ANALYSIS*		
	CUT ANALYSIS (CUBIC YARDS)	FILL ANALYSIS (CUBIC YARDS)
PROJECT	1,600	3,100
NET	1,500 CU YDS IMPORT	

*SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR. NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND CONCEPTUAL GRADING. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, SHERWOOD DESIGN ENGINEERS CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.

DISTURBED AREA TOTAL
THE TOTAL DISTURBED AREA FOR THE PROJECT WILL BE 1.04 ± ACRES.

Cut and Fill Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-11.000	-8.000	Red
2	-8.000	-5.000	Red
3	-5.000	-2.000	Red
4	-2.000	0.000	Light Red
5	0.000	2.000	Light Green
6	2.000	5.000	Light Green
7	5.000	9.000	Light Green
8	9.000	13.000	Green

SCALE: 1" = 20'		
Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.		
NO	DATE	REVISION
1	2025.08.01	PLANNING UPDATE

PROJECT NO. 25-004	
DATE	APRIL 15, 2025
DRAWN	JH
DESIGNED	VHT
CHECKED	CN

APN 008-455-019
3292 STEVENSON DRIVE
3292 STEVENSON DRIVE
PEBBLE BEACH, CA

EARTHWORK ANALYSIS

P:\2025\25004_MG_Paving_Design\01_CADD_Planning\25004_Grading and Drainage\25004_25004_Plan\ARC/INFO\Map\01_25004_Plan\01_25004_Plan.dwg, 11/11/2025, 11:11



SITE LEGEND	
	1 AC CONFORM
	2 GRAVEL UTILITY ENCLOSURE
	3 PERMEABLE STONE VEHICULAR PAVING, SLP
	4 STONE RETAINING WALL
	5 PERMEABLE GRAVEL PATH, SLP
	6 PERMEABLE STONE PATH, SLP
	7 (N) COVERED ENTRY WAY, PATIO, BALCONY
	(N) BUILDING, SAP
	8 VEGETATED AREA
	(P) FENCE

GRADING LEGEND	
	SPOT ELEVATION
	HARDSCAPE SLOPE
	SOFTSCAPE SLOPE
	FINISH FLOOR ELEVATION
	(N) MAJOR CONTOUR
	(N) MINOR CONTOUR
	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	LIMITS OF GRADING

DRAINAGE LEGEND	
	(P) DOWNSPOUT
	(P) STORM DRAIN PIPE
	(P) UNDER DRAIN PIPE
	(N) DRAIN INLET/OUTLET

KEYNOTES	
1	PERMEABLE STONE STEPS, SLP
2	(N) GATE WITH KNOX BOX AND KEY LOCATED PER THE FIRE DEPARTMENT REQUIREMENTS
3	CONNECT TO UNDERDRAINS, DESIGNED PER GEOTECHNICAL RECOMMENDATIONS
4	JUNCTION BOX WITH SOLID LID HIDDEN BY LANDSCAPING
5	6" WALL SLOPES WITH FINISHED GRADE

GRADING & DRAINAGE NOTES	
1.	ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.
2.	THE DRAINAGE DESIGN AND STORMWATER MANAGEMENT PLAN WILL COMPLY WITH THE COUNTY OF MONTEREY REQUIREMENTS AND THE CENTRAL COAST WATER BOARD POST CONSTRUCTION REQUIREMENTS.



SCALE: 1" = 20'		
Note: If this graphic scale does not equal 1", this sheet has been modified from its original data.		
NO	DATE	REVISION
1	2025.08.01	PLANNING UPDATE

PROJECT NO. 25-004	
DATE	APRIL 15, 2025
DRAWN	JHV/HT
DESIGNED	VHT/CN
CHECKED	CN

APN 008-455-019
3292 STEVENSON DRIVE
PEBBLE BEACH, CA

GRADING AND DRAINAGE
PLAN

P:\2025\2504 - IAC - Rev03_Design\01_CADD_Planning\03 EROSION CONTROL_Plan.dwg, C:\Junk\Water\14\2025 - 2504\01 IAC\01 IAC.dwg, 31.00, 31.00, 1:1



EROSION CONTROL & DEMOLITION LEGEND

- | | |
|--|---|
| | 1 STABILIZED CONSTRUCTION ENTRANCE PER A/C3.1 |
| | 2 MATERIAL STOCKPILE PER B/C3.1 |
| | 3 INLET PROTECTION PER C/C3.1 |
| | 4 SILT FENCE, PER D/C3.1 |
| | 5 FIBER ROLL - STRAW WADDLES PER E/C3.1 |
| | 6 CONCRETE WASHOUT AREA PER F/C3.1 |
| | 7 TREE PROTECTION PER H/C3.1 |
| | 8 TEMPORARY CONSTRUCTION FENCING |
| | 9 PORTABLE SANITATION FACILITIES |
| | 10 WASTE COLLECTION AREA |
| | 11 EQUIPMENT STAGING AREA |

EROSION AND SEDIMENTATION CONTROL NOTES

- SEDIMENT AND EROSION CONTROL MEASURES, AS SPECIFIED IN THE ATTACHED EROSION CONTROL PLAN AND DETAILS, SHALL BE INSTALLED PRIOR TO START OF DEMOLITION AND MAINTAINED THROUGHOUT THE PROJECT.
- AN EROSION CONTROL BLANKET SHALL BE INSTALLED PER DISTURBED AREAS WITH A SLOPE GREATER THEN OR EQUAL TO 4:1 PER DETAIL G/C3.1 AND SEEDED. VERIFY SEEDING REQUIREMENTS WITH THE LANDSCAPE ARCHITECT.
- SOIL COMPACTION, PARKING OF VEHICLES OR HEAVY EQUIPMENT, STOCKPILING OF CONSTRUCTION MATERIALS, CLEANING OF CONCRETE OR PLASTER, AND/OR DUMPING OF SPOILS OR MATERIALS SHALL NOT BE ALLOWED ADJACENT TO TREES ON THE PROPERTY ESPECIALLY WITHIN NEAR FENCED AREAS.

SCALE: 1" = 20'		
Note: If this graphic scale does not equal 1", this sheet has been modified from its original data.		
NO	DATE	REVISION
1	2025.08.01	PLANNING UPDATE

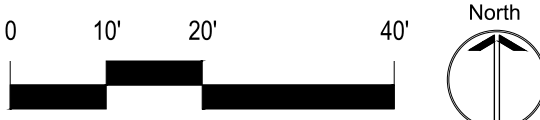
PROJECT NO. 25-004	
DATE	APRIL 15, 2025
DRAWN	JH
DESIGNED	JH/VHT
CHECKED	VHT/CN

APN 008-455-019
3292 STEVENSON DRIVE
3292 STEVENSON DRIVE
PEBBLE BEACH, CA

EROSION CONTROL PLAN

DRAWING NO.

C3.0
3 OF 5





Slope Summary Table	
Slope	Color
30.00% or Greater	Green

SCALE: 1" = 30'		
Note: If this graphic scale does not equal 1", this sheet has been modified from its original data.		
NO	DATE	REVISION
1	2025.08.01	PLANNING UPDATE

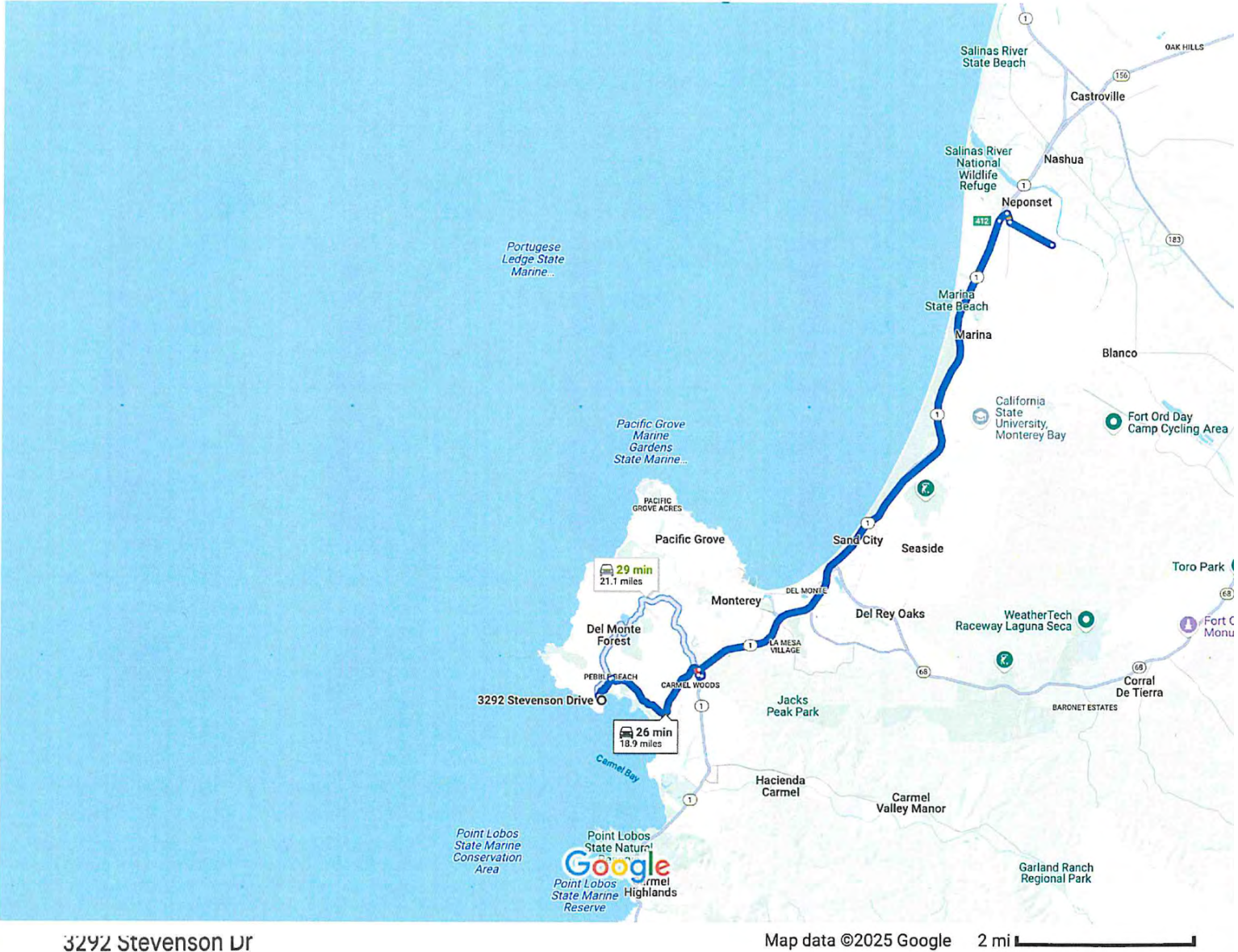
PROJECT NO. 25-004	
DATE	APRIL 15, 2025
DRAWN	JH
DESIGNED	JH/VHT
CHECKED	VHT/CN

APN 008-455-019
3292 STEVENSON DRIVE
3292 STEVENSON DRIVE
PEBBLE BEACH, CA

SLOPE ANALYSIS



TRUCK HAULING ROUTE



3292 Stevenson Dr
Pebble Beach, CA 93953

Get on CA-1 N/Cabrillo Hwy from 17 Mile Dr

1. Head north on 17 Mile Dr toward Cypress Dr
▲ Toll road
11 min (4.0 mi)
2. Turn right at the 1st cross street onto 17 Mile Dr/Cypress Dr
● Continue to follow 17 Mile Dr
▲ Toll road
0.1 mi
3. Turn right to stay on 17 Mile Dr
▲ Toll road
0.5 mi
4. Turn right to stay on 17 Mile Dr
▲ Toll road
253 ft
5. Turn right toward CA-68
3.0 mi
6. Turn right onto CA-68
85 ft
7. Use the right lane to take the ramp onto CA-1 N/Cabrillo Hwy
0.2 mi

Follow CA-1 N/Cabrillo Hwy to Del Monte Blvd. Take exit 412 from CA-1 N/Cabrillo Hwy

8. Merge onto CA-1 N/Cabrillo Hwy
13 min (13.5 mi)
9. Take exit 412 for Del Monte Blvd
0.3 mi

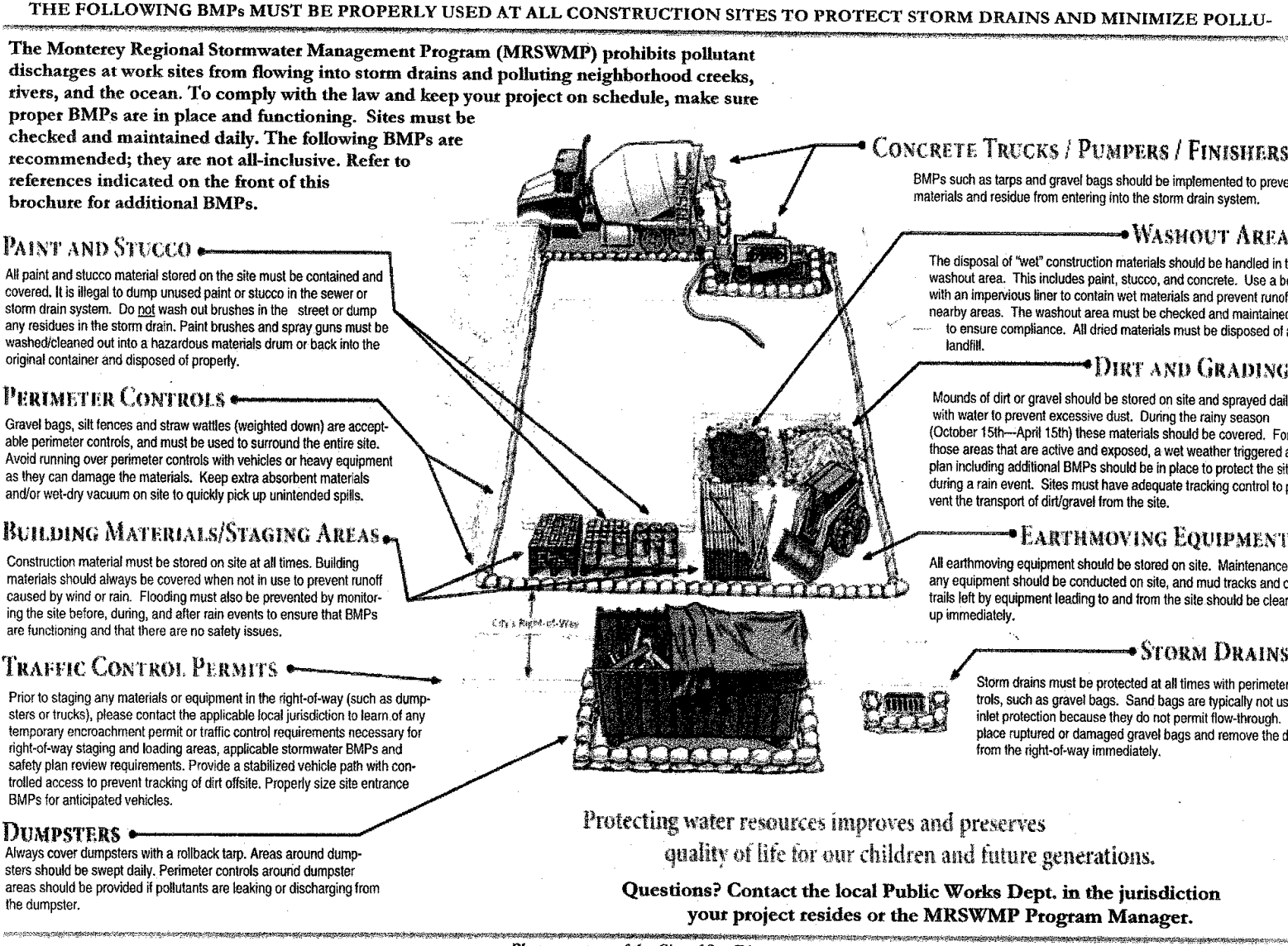
Take Charles Benson Rd to Charlie Benson Rd

10. Turn right onto Del Monte Blvd
3 min (1.3 mi)
11. Turn left onto Charles Benson Rd
▲ Restricted usage road
0.2 mi
12. Continue onto Charlie Benson Rd
● Destination will be on the right
1.1 mi

AREA A: VEHICULAR PARKING ON ADJACENT PROPERTY.
NO PARKING ALLOWED IN SCENIC EASEMENT. PARKING ON EXISTING DRIVEWAY IS ACCEPTABLE.

AREA B: MATERIAL STOCKPILE
AREA C: DEBRIS DUMPSTER
AREA D: JOB SHACK
AREA E: PORTA POTTY
AREA F: CONCRETE WASHOUT.

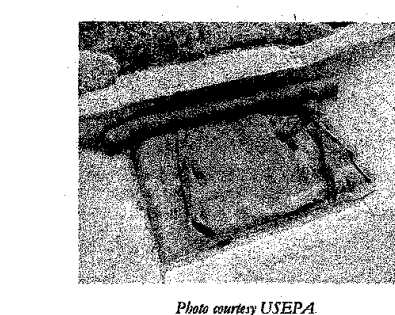
CONSTRUCTION SITE BEST MANAGEMENT PRACTICES



POLLUTION PREVENTION PLANNING

Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

1. Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
2. Identify the storm drains and the conveyance system (a) nearest the construction site area and provide plan to protect them from workable pollutants.
3. Obtain all local jurisdictional permits, including traffic control permits, if needed.
4. Schedule construction activities so that the soil is not exposed for long period of time. Limit grading to small areas; install key sediment control practices before site grading begins.
5. Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.



PREVENT POLLUTION AND AVOID FINES (C'S)

Control: The best line of defense is to use good house-keeping practices and sedimentation control BMPs to prevent materials and debris from entering the storm drain.
Constantly isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary.
Capture: Sweep or vacuum up any material that could possibly run offsite. Dispose of wastes properly by checking product labels for disposal requirements.

Additional Tips to Support BMPs:

- Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.
- Inspect & maintain silt fences and straw wattles after each rainstorm. Make sure stormwater is not flowing around these devices or other vegetative buffers. Cover all dirt piles to protect from wind and rain.
- Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.
- Minimize amount of vegetation cleared from the site. Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
- Properly dispose of all waste materials. Never dump unused or waste product on the ground or in a storm drain. Don't hose off surfaces to clean. Sweep and place waste in dumpster.
- Break up long slopes with sediment barriers. Install structural BMPs to trap sediment on downslope sides of the lot.
- When in doubt, contact local jurisdiction for guidance.

ONLINE RESOURCES
California Storm Water Quality Association - www.casbaphanbooks.com
International BMP Database - www.bmpdatabase.org
California State Water Board - www.waterboards.ca.gov

SEA
5 Harris Ct., Bldg D
Monterey, CA 93940
Phone: (831) 645-4621
Fax: (831) 372-6178
Web: MontereySEA.org

CONSTRUCTION COORDINATOR

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

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: DECEMBER 2025 - DECEMBER 2027

MONDAY THRU FRIDAY 8AM - 5PM

10 WORKERS
5 REGULAR PICKUP TRUCKS

85% RECYCLE RATE FOR LUMBER.

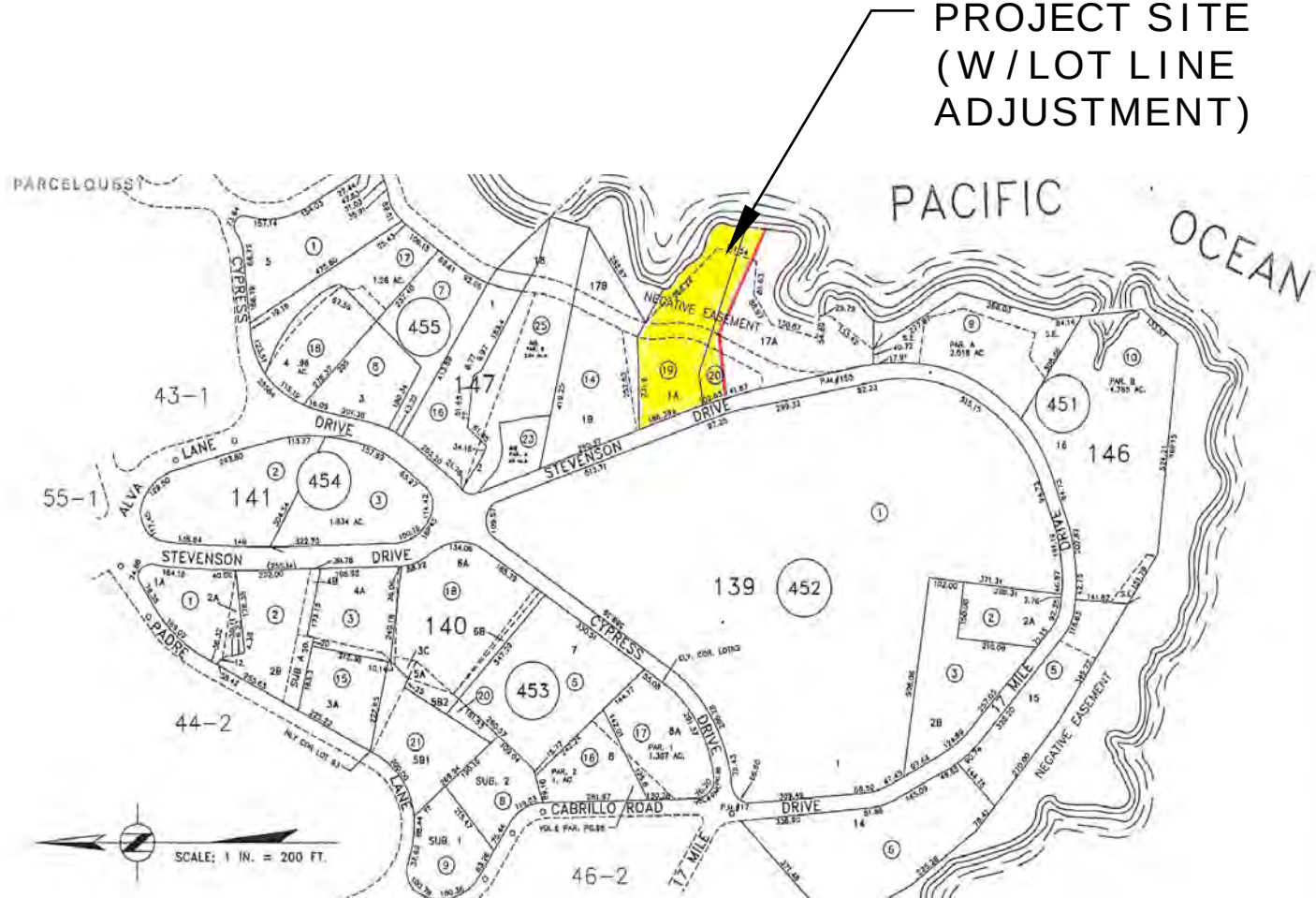
TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.

TREE PROTECTION DURING DEMOLITION

IN ORDER TO ENSURE IMPACTS TO TREES DURING REMOVAL OF STRUCTURES AND HARDSCAPE ARE MINIMIZED, THE FOLLOWING PROTECTION MEASURES SHALL BE IN PLACE DURING DEMOLITION ACTIVITIES:

1. DEMOLITION OF THE DRIVEWAY SHALL INCORPORATE THE FOLLOWING MEASURES:
 - * THE EXISTING DRIVEWAY WILL BE REMOVED USING MANUAL LABOR AND SMALL TRACK DRIVEN EQUIPMENT.
 - * NO EQUIPMENT WILL BE ALLOWED ON THE NEWLY EXPOSED SOIL; ALL EQUIPMENT MUST OPERATE FROM THE EXISTING PAVEMENT AREA.
 - * MONITORING OF EXCAVATION WILL BE COMPLETED BY THE PROJECT ARBORIST.
 - * ANY ROOTS ENCOUNTERED WILL BE PROPERLY PRUNED BY THE PROJECT ARBORIST.
2. DEMOLITION OF THE EXISTING RESIDENCE WILL BE COMPLETED USING THE FOLLOWING SPECIFICATIONS:
 - * PERIMETER WALLS ALONG THE NORTHERN AND SOUTHERN EDGE OF THE HOUSE WILL BE REMOVED FROM THE INTERIOR OF THE HOUSE. MATERIAL WILL BE PULLED TOWARD THE CENTER OF THE HOUSE.
 - * DEMOLITION OF THESE AREAS WILL BE MONITORED BY THE PROJECT ARBORIST.
3. TREES THAT ARE ARE GROWING WITHIN OR ADJACENT TO EXISTING PAVED AREAS AND REQUIRE SPECIAL TREATMENT AND PROTECTION DURING THE DEMOLITION PROCESS, INCLUDING BUT NOT LIMITED TO:
 - * THE DEMOLITION OF THE PAVEMENT SURROUNDING THESE TREES WILL BE DONE USING EITHER MANUAL LABOR OR SMALL EQUIPMENT THAT IS RUN ON TRACKS AS WHEELED EQUIPMENT, AS WHEELED EQUIPMENT INCREASES SOIL COMPACTION WHEN COMPARED TO A TRACKED SYSTEM.
 - * DURING THE DEMOLITION, ROOTS THAT MAY HAVE BEEN DAMAGED DURING THE PAST CONSTRUCTION WILL BE EXPOSED AND THE DAMAGE CAN BE EVALUATED. IF NECESSARY, ROOT PRUNING THAT SHOULD HAVE BEEN COMPLETED PREVIOUSLY WILL BE DONE AFTER EXPOSURE.
 - * THE PROJECT ARBORIST WILL BE ON SITE TO INSPECT AND EVALUATE ALL ROOT DEVELOPMENT. IF NECESSARY, DEAD OR DECAYED ROOTS WILL BE REMOVED USING THE APPROPRIATE TOOLS.
 - * MINOR GRADING OR CONTOURING IN THESE AREAS WILL BE DONE USING MANUAL LABOR.
 - * NO EQUIPMENT WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONES UNLESS APPROVED BY THE PROJECT ARBORIST.

VICINITY MAP



CONSTRUCTION MANAGEMENT PLAN

3292 17MDR LLC
3292 STEVENSON DRIVE

C M P

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797

DATE: 08/01/2025
SCALE : AS SHOWN

831.375.1890 Fax 831.375.1480

21 Mandeville Court Monterey, CA 93940