

PLANNING INFO.

- PROPERTY OWNER:
YUAN SHEN
32 SHAW CT.
REDWOOD CITY, CA 94061
- PROJECT ADDRESS:
1651 CRESPI LANE
PEBBLE BEACH, CA.
- PROJECT SCOPE:
RE-SUBMITTAL OF PREVIOUSLY APPROVED PLN190005 AND RESOLUTION NO. 20-004 TO INCLUDE:
 - DEMOLISH EXISTING 4,524.7 S.F. ONE-STORY SINGLE FAMILY RESIDENCE AND ATTACHED GARAGE
 - NEW 6,651 S.F. TWO-STORY SINGLE FAMILY RESIDENCE WITH 789 S.F. ATTACHED 3-CAR GARAGE; NEW 1,115 S.F. A.D.U.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 008-371-018
- LEGAL DESC.: LOT: BLOCK:
- ZONE: LDR/1.5-D(cz)
- STORIES: TWO
- MAX BLDG. HT: 30 FT
- GRADING: CUT 533 CY, FILL 545 CY = NET 12 CY [FILL]
SEE CIVIL DRAWINGS
- TREE REMOVAL: ONE: 15" WILLOW
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE AND CALIFORNIA ENERGY CODE
- LOT AREA: 75,794.4 S.F. (1.74 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PLN190005 TOTAL	RESUBMIT TOTAL
MAIN HOUSE	4,524.7	4,693	(4,524.7)	4,693	4,693
COVERED ENTRY	122	134	(122)	134	134
A.D.U.	0	1,115	0	1,115	1,115
TERRACES/DECKS	406	1,790	(406)	1,790	1,790
BRIDGE	0	270	0	270	270
FENCE/GATES	179	17	(42)	154	154
RETAINING WALLS	196	246	(196)	246	246
DECORATIVE WALLS	458	104	(458)	104	104
SHED	55	0	(55)	0	0
TOTAL	5,940.7	8,369	(5,803.7)	8,506	8,506

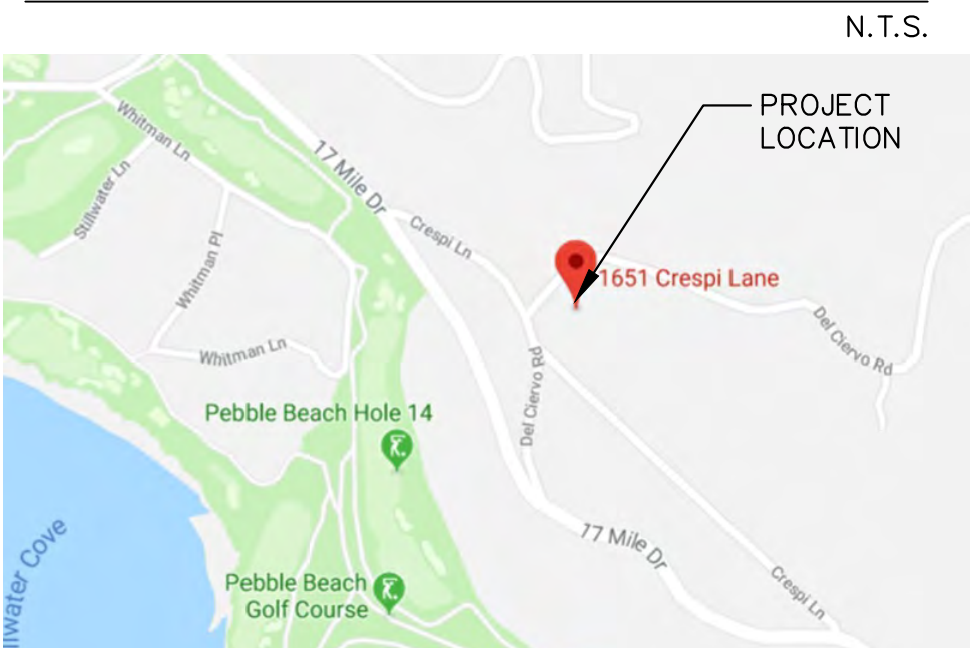
- LOT COVERAGE ALLOWED: 11,369.16 SF (15%)
- LOT COVERAGE PROPOSED: 8,506 SF (11.2%)
- F.A.R. CALCULATIONS

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PLN190005 TOTAL	RESUBMIT TOTAL
MAIN BUILDING	0	2,836	0	2,836	2,836
LOWER FLOOR	0	2,815	(3,664.4)	3,815	3,815
MAIN FLOOR	3,664.4	3,815	(3,664.4)	3,815	3,815
GARAGE	860.3	789	(860.3)	789	789
A.D.U.	0	1,115	0	1,115	1,115
TOTAL	4,524.7	8,555	(4,524.7)	8,555	8,555

- F.A.R. ALLOWED: 13,264.02 SF (17.5%)
- F.A.R. PROPOSED: 8,555 SF (11.3%)
- PESCADERO COVERAGE LIMITATIONS
STRUCTURAL/IMPERVIOUS 9,000 S.F.

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MAIN HOUSE	4,524.7	4,693	(4,524.7)	4,693	4,693
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A.D.U.	0	1,115	0	1,115	1,115
TERRACES/DECKS	406	1,790	(406)	1,790	1,790
BRIDGE	0	270	0	270	270
FENCE/GATES	179	17	(42)	154	154
RETAINING WALLS	196	246	(196)	246	246
DECORATIVE WALLS	458	104	(458)	104	104
SHED	55	0	(55)	0	0
PATIO	2,430	0	(2,430)	0	0
DRIVEWAYS	9,896	0	(9,896)	0	0
FUTURE POOL	0	450	0	450	450
FUTURE SPA	0	36	0	36	36
TOTAL	18,266.7	8,855	(18,129.7)	8,992	8,992

VICINITY MAP

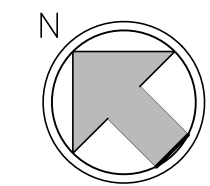


FUEL MANAGEMENT PLAN NOTES:

- ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ON SITE TO BE KEPT FREE OF DEAD WOOD.
- GREEN ZONE:** 0' - 30' AWAY FROM HOUSE.
- GUIDELINES AS FOLLOWS:**
- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
 - MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
 - MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
 - TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
 - TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
 - REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
 - REMOVE ALL CUT MATERIAL FROM THE AREA
 - MAINTAIN SCREEN OVER CHIMNEY OUTLET
- MANAGEMENT ZONE:** 30' - 100' AWAY FROM HOUSE.
- GUIDELINES AS FOLLOWS:**
- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND
- EMERGENCY VEHICLE ACCESS:**
VEHICLE ACCESS FROM CRESPI LANE.

SITE PLAN

1/16" = 1'-0"



JUN A. SILLANO, AIA



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PACIFIC GROVE CA
93950

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STAMPS:

PROJECT/CLIENT:

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PROJECT ADDRESS:

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APN: 008-371-018

DATE: JANUARY 04, 2019
APPLICATION REQUEST SUB.

- REVISIONS:**
- ▲ JANUARY 15, 2019 PRELIMINARY BID ESTIMATE
 - ▲ FEBRUARY 15, 2019 PB ARB SUBMITTAL
 - ▲ FEBRUARY 19, 2019 PLANNING DEPT. SUBMITTAL
 - ▲ JANUARY 21, 2026 PLANNING RE-SUBMITTAL

SITE PLAN

SHEET NO.

A1.0

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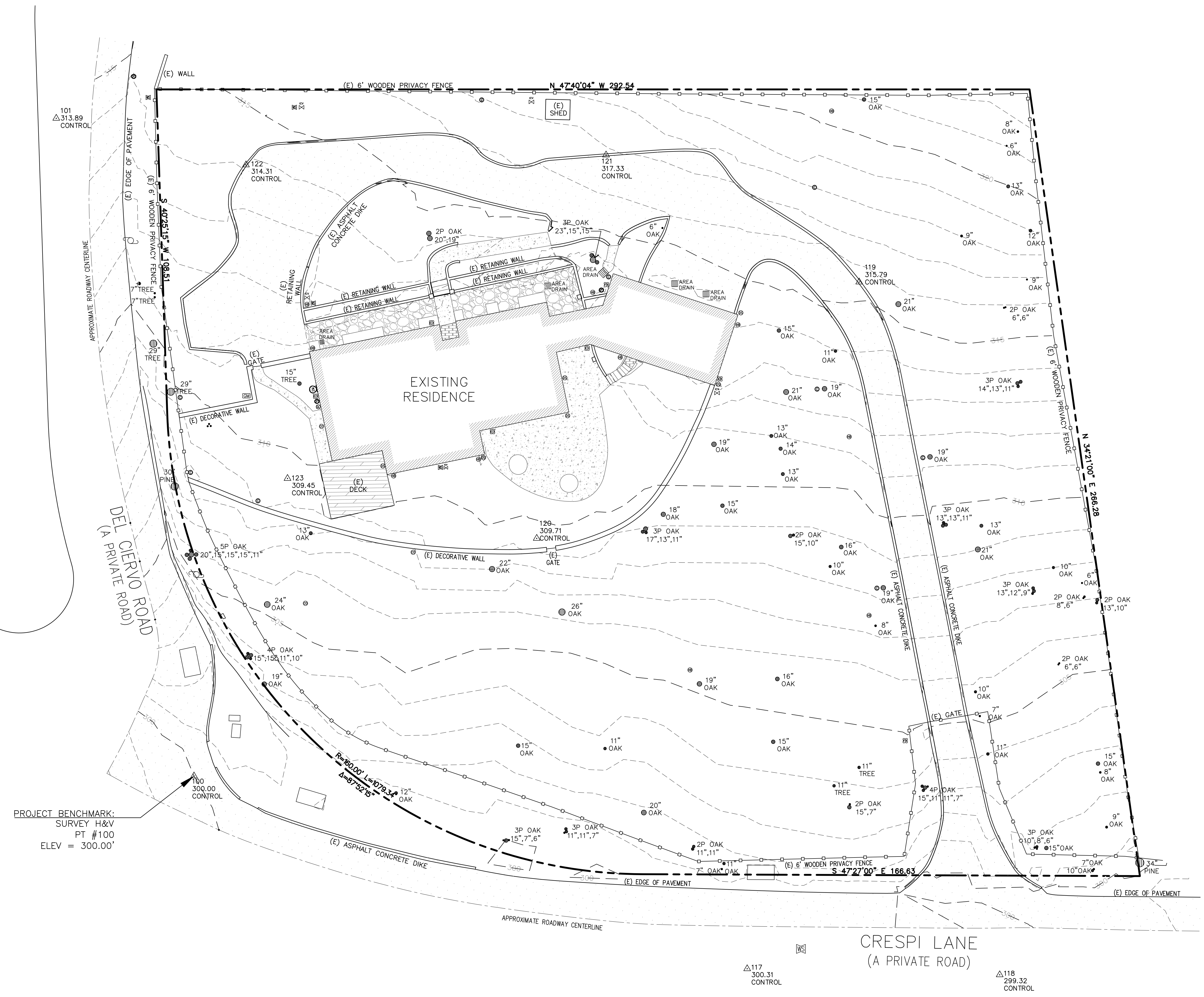
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EXISTING
SITE PLAN

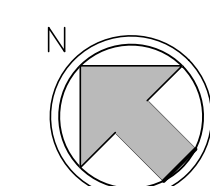
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EXISTING SITE PLAN

1/16"=1'-0"



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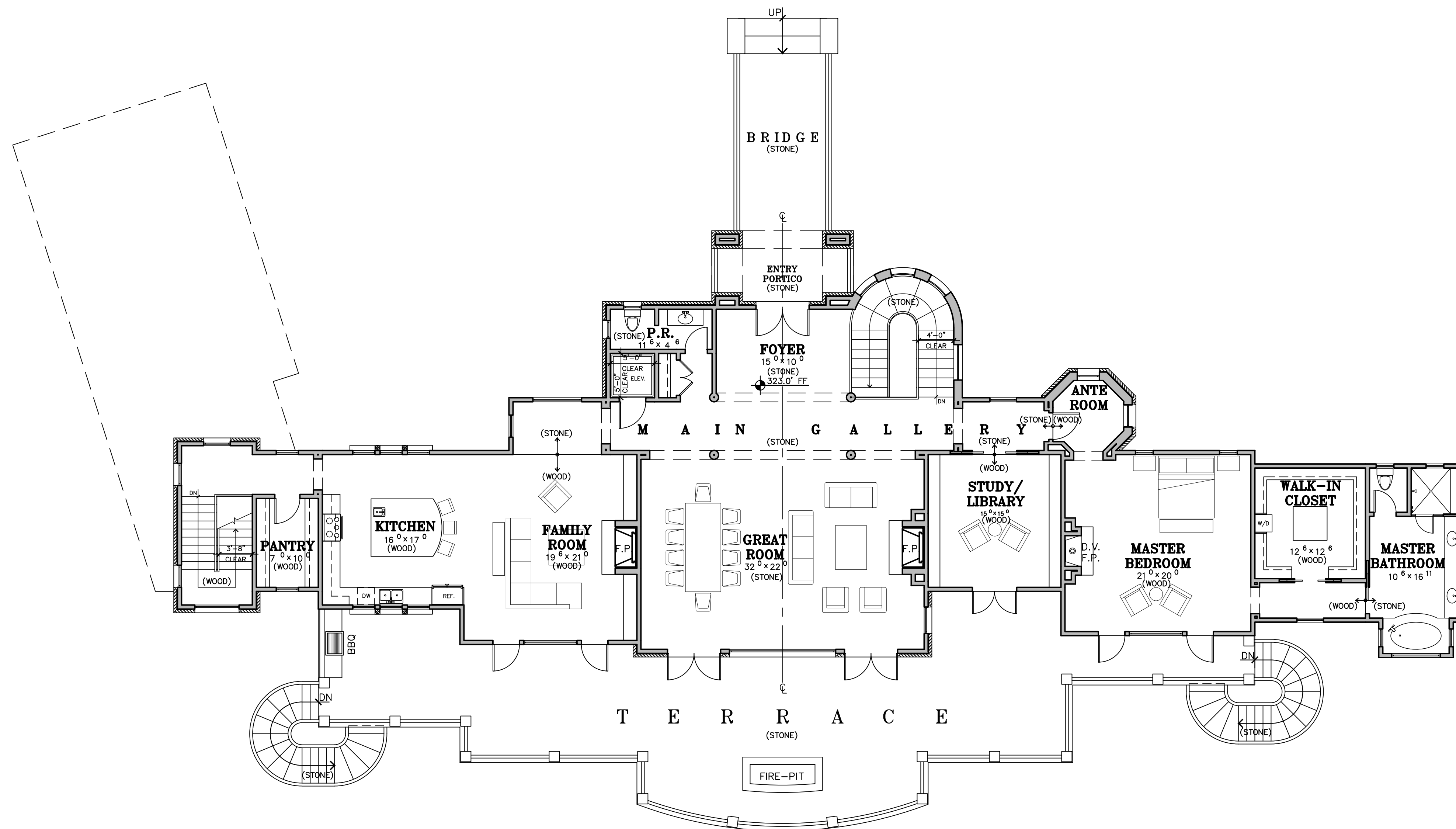
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 - ▲

MAIN LEVEL PLAN

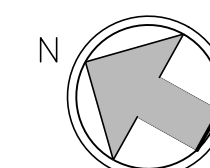
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A2.0



MAIN LEVEL PLAN

1/8" = 1'-0"



WALL LEGEND

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

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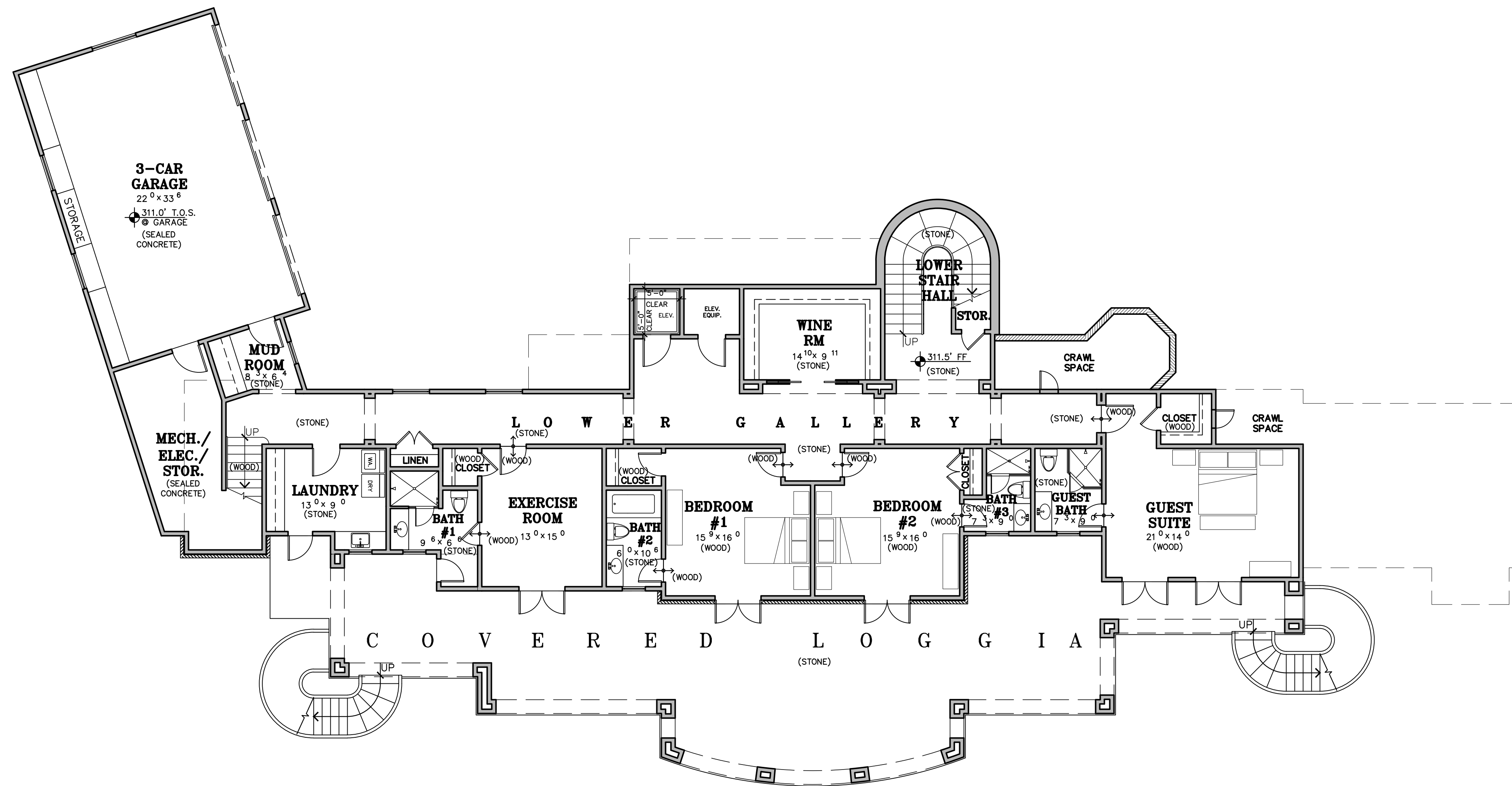
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LOWER LEVEL PLAN

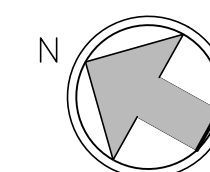
SHEET NO.

A3.0



LOWER LEVEL PLAN

1/8" = 1'-0"



WALL LEGEND

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

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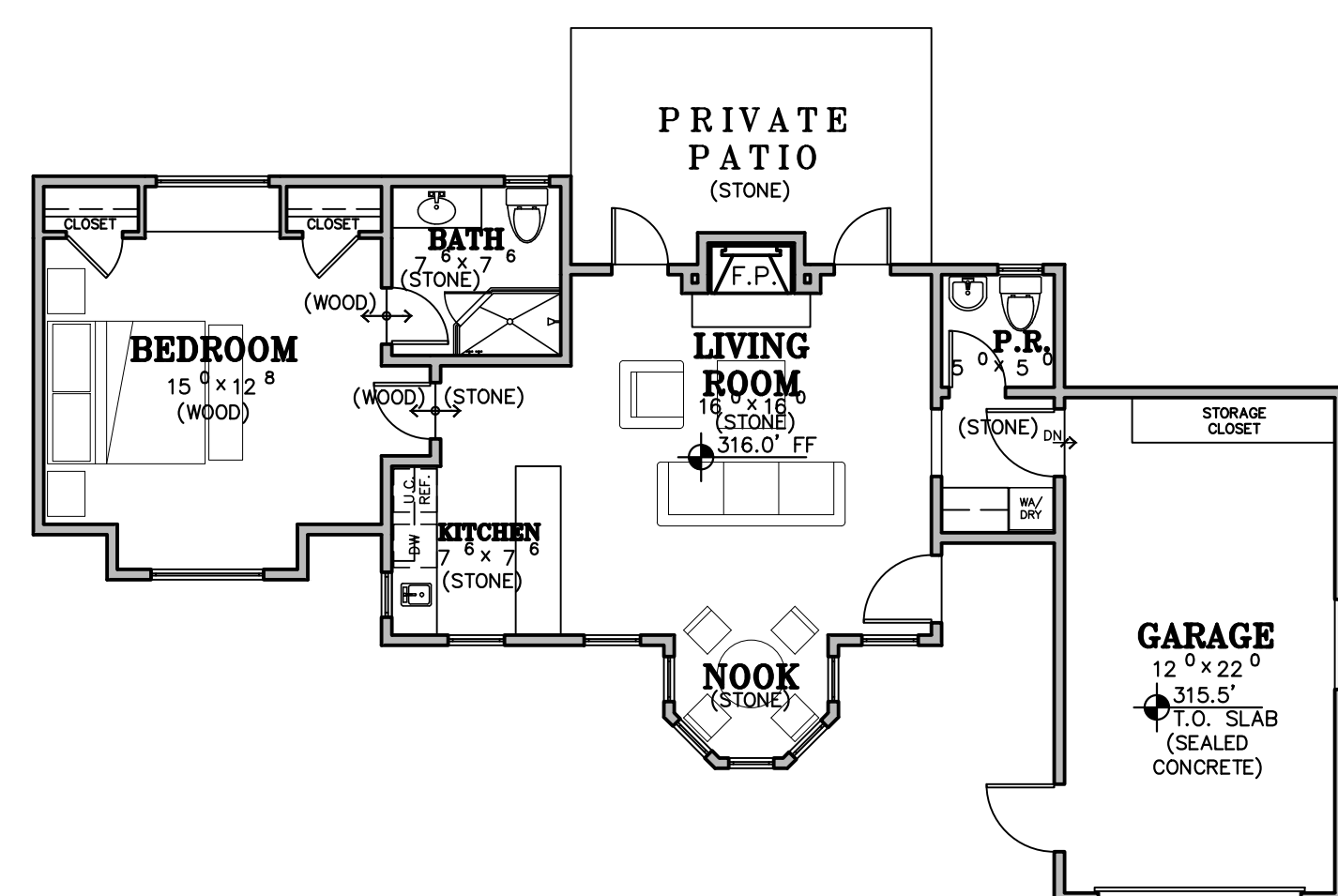
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GUEST SUITE/
ADU PLAN

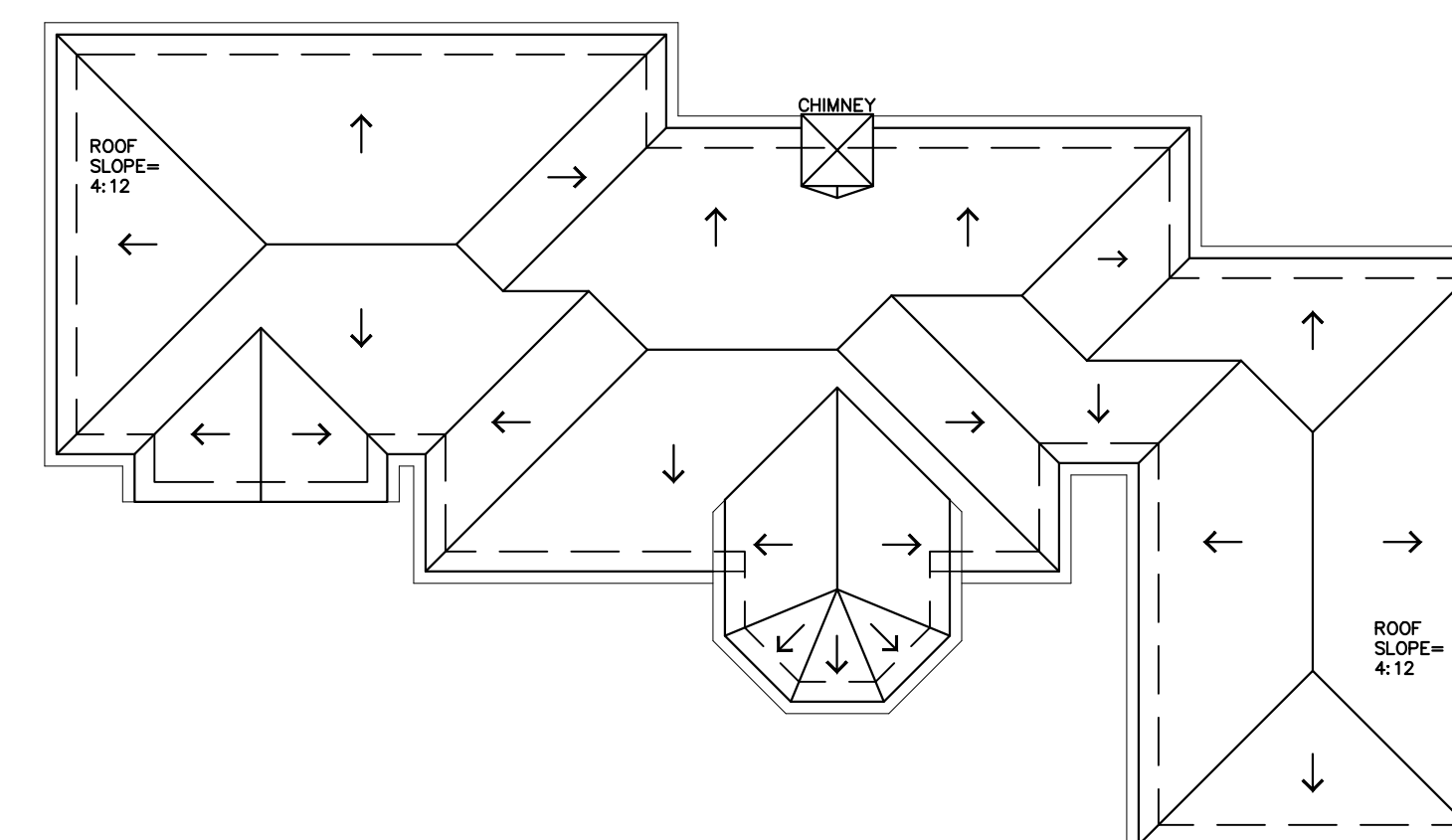
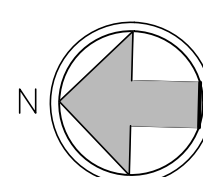
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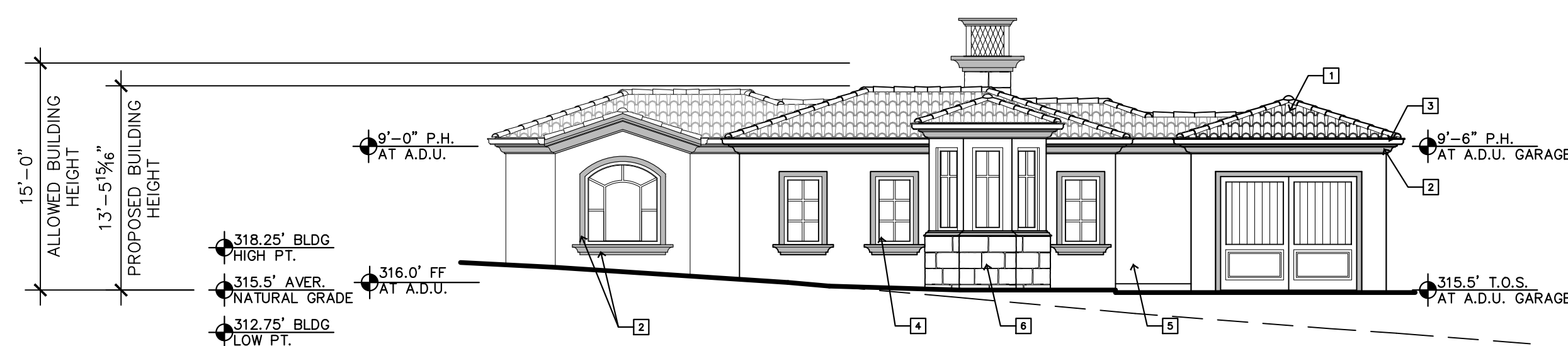
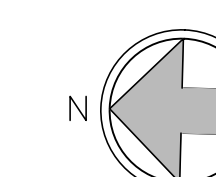
GUEST SUITE/ADU FLOOR PLAN

1/8"=1'-0"



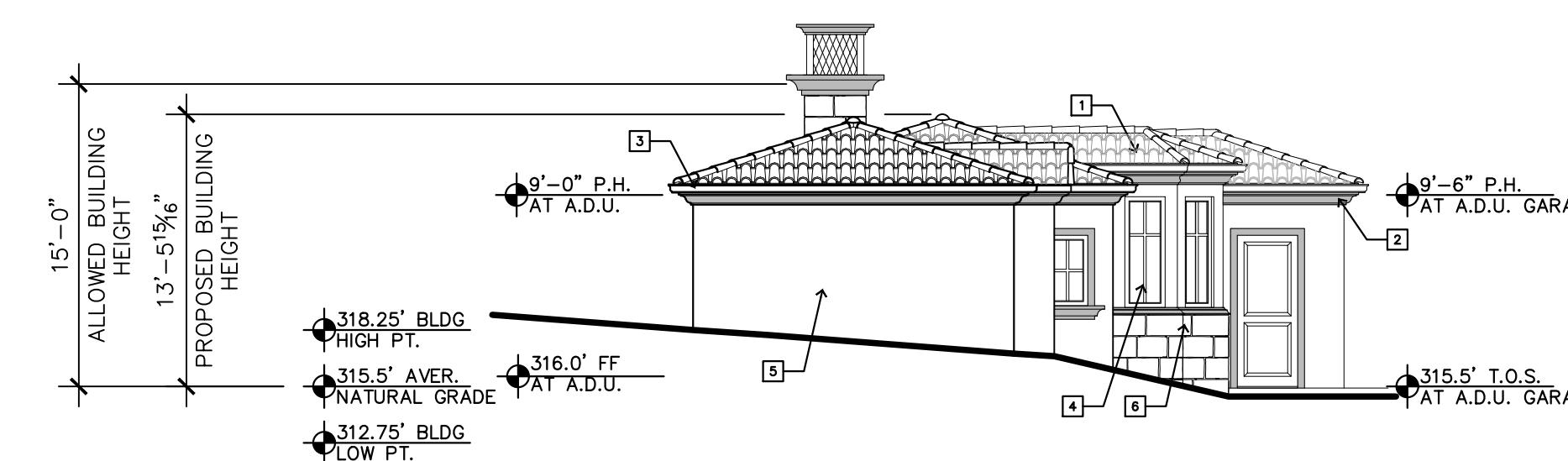
GUEST SUITE/ADU ROOF PLAN

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"

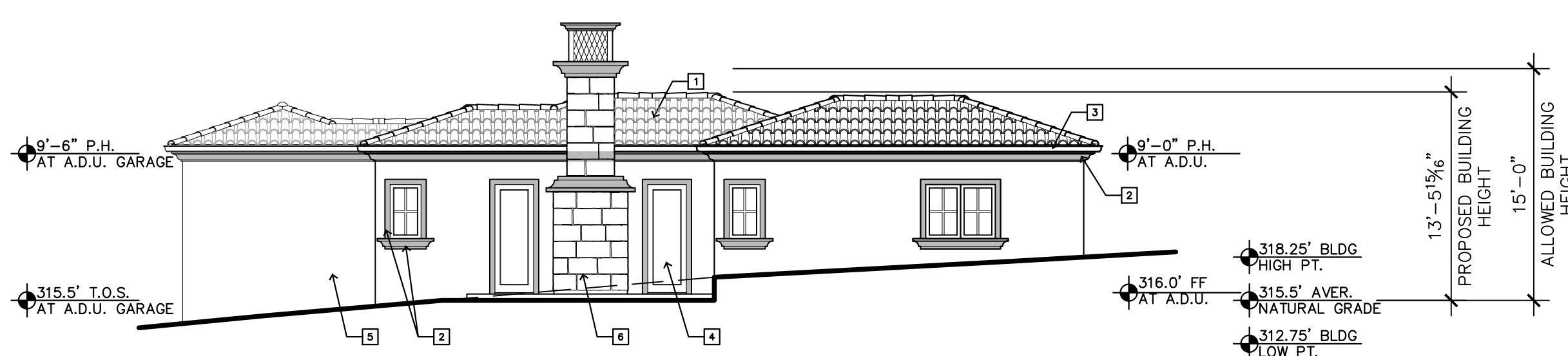


NORTH ELEVATION

1/8"=1'-0"

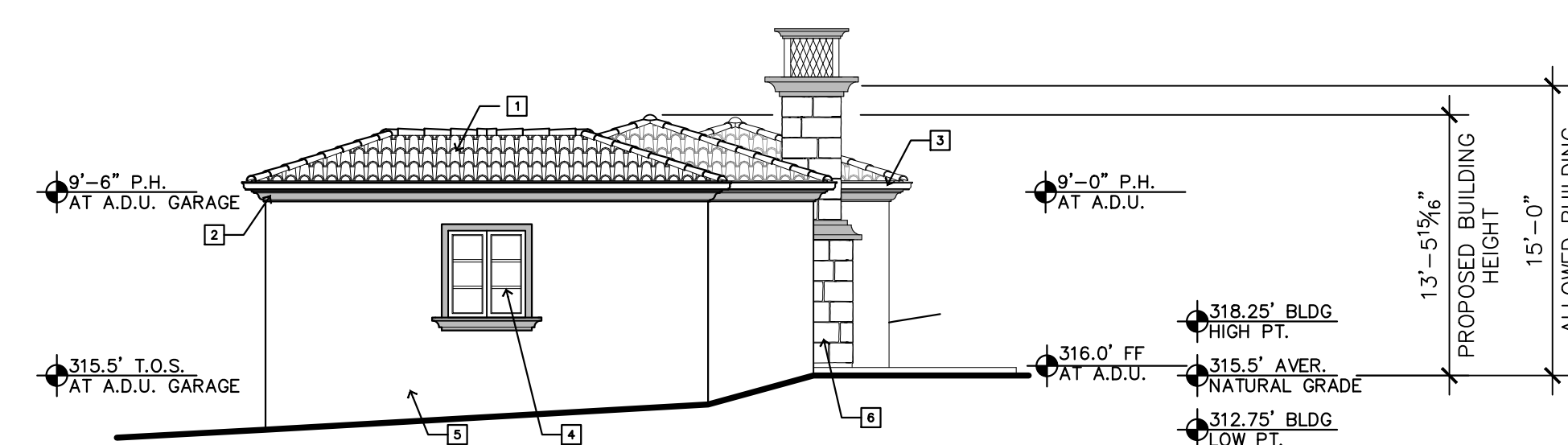
EXTERIOR FINISH LEGEND

- 1 CLASS 'A' CAP & PAN "REDLANDS" CLAY ROOF TILES OR EQUAL
- 2 FAUX LIMESTONE - CORNICE MOULDING, PLINTH, TRIM, SURROUND, BALLUSTERS, ENTABLATURE, ETC., (SHOWN SHADED) - VERISTONE OR EQUAL
- 3 COPPER GUTTER, DOWNSPOUTS, & LEADERBOXES
- 4 METAL CLAD EXTERIOR DOORS & WINDOWS
- 5 EXTERIOR STUCCO - SMOOTH FINISH
- 6 LIMESTONE - F.P. SURROUND; TRIM SURROUND; PANELS, ETC.



EAST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"

WALL LEGEND

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

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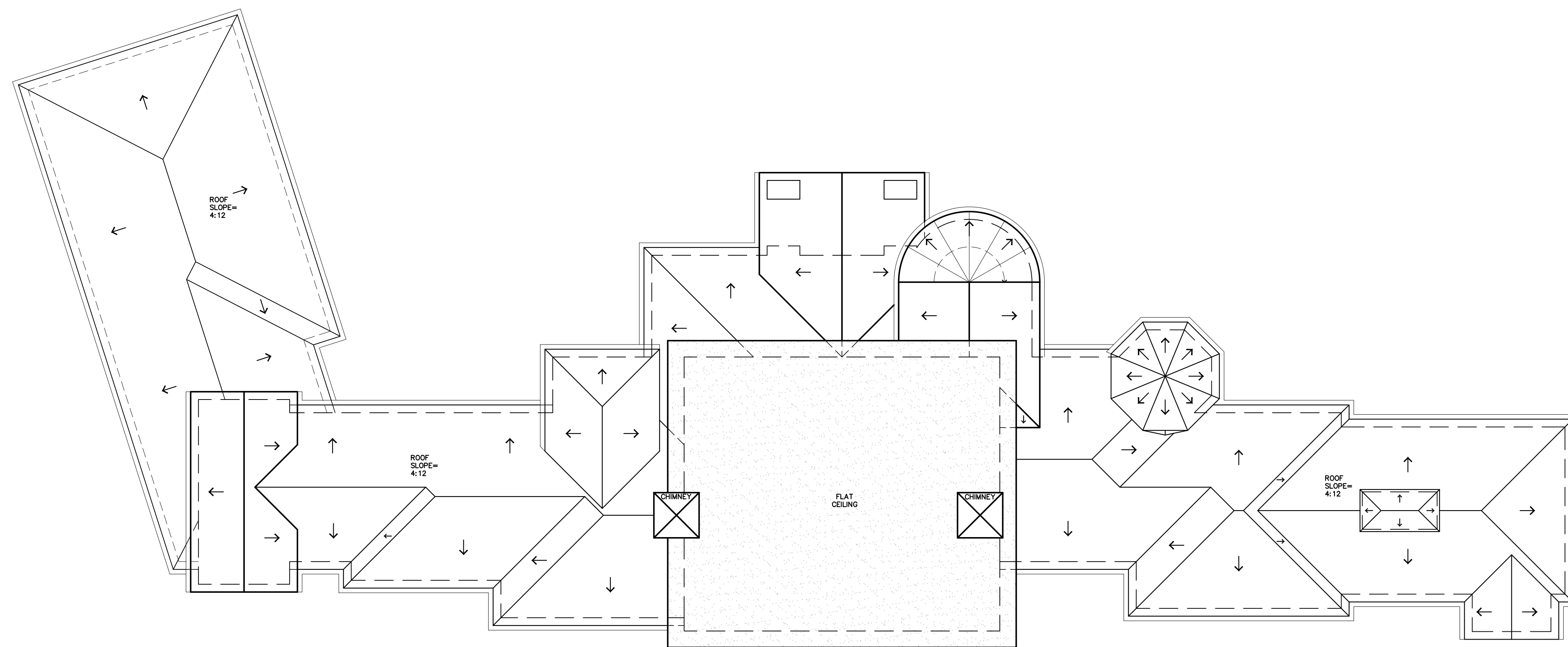
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 - △

ROOF PLAN

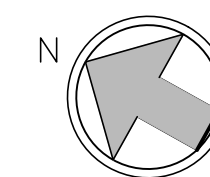
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A5.0



ROOF PLAN

1/8" = 1'-0"



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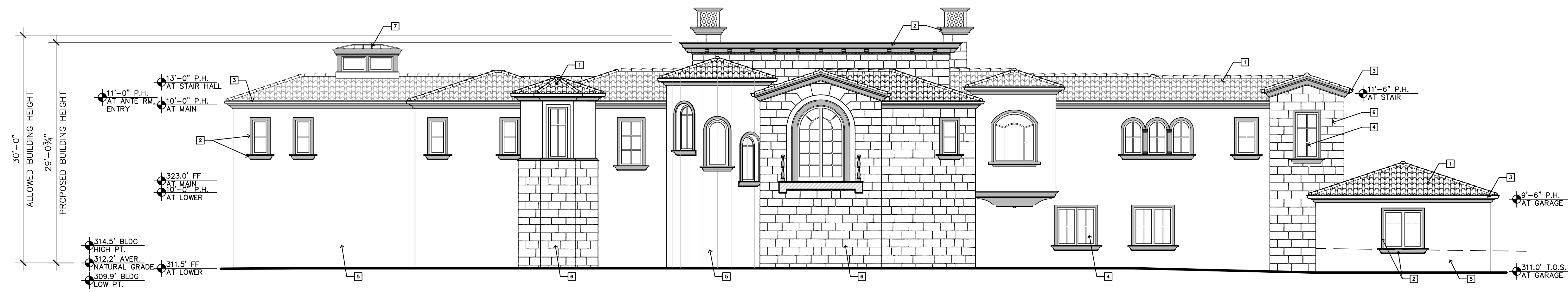
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ELEVATIONS

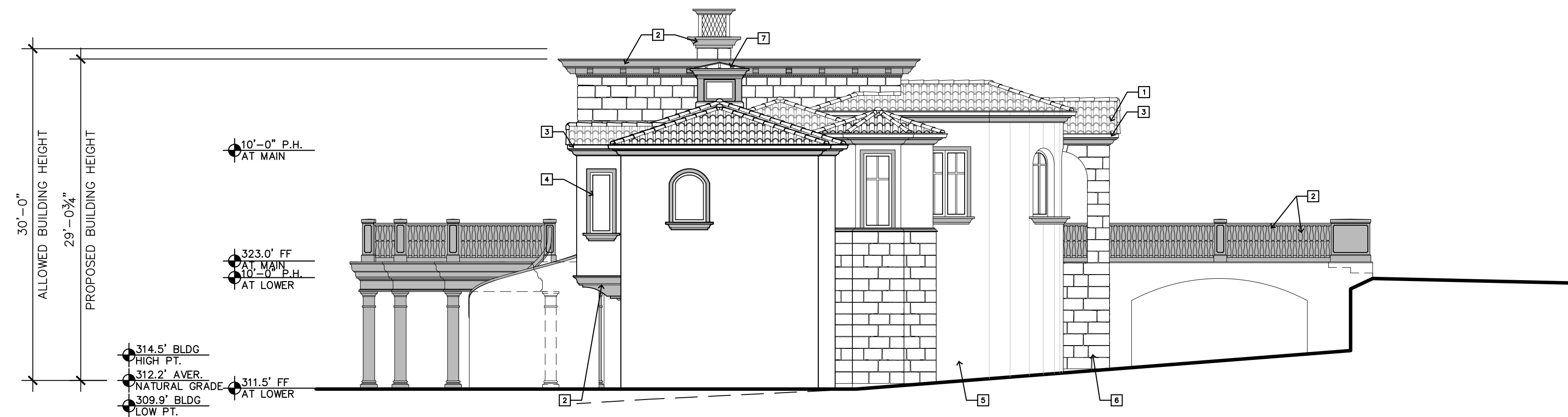
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EAST ELEVATION

1/8"=1'-0"

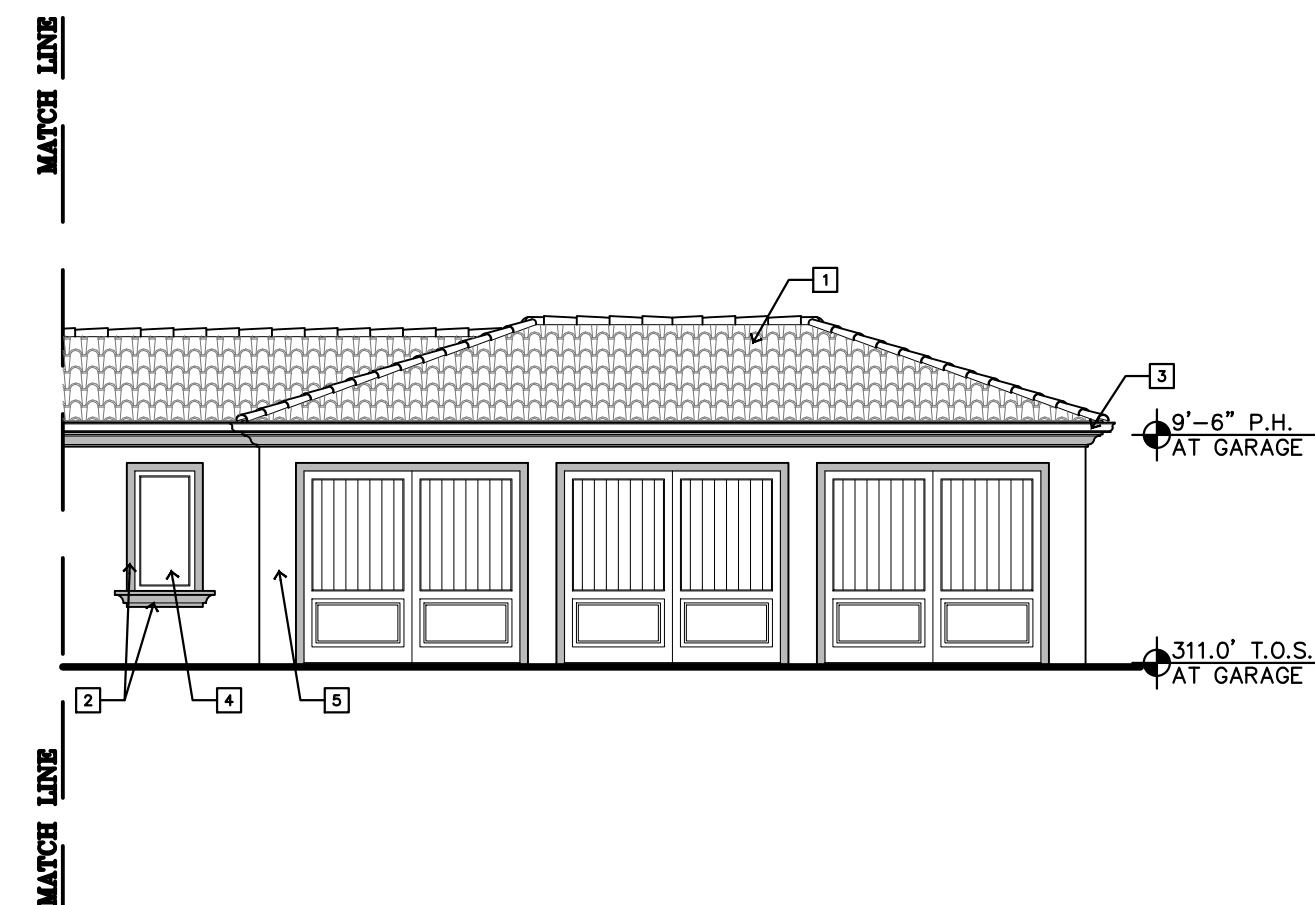


SOUTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CLASS 'A' CAP & PAN "REDLANDS" CLAY ROOF TILES OR EQUAL
- 2 FAUX LIMESTONE - CORNICE MOULDING, PLINTH, TRIM, SURROUND, BALLUSTERS, ENTABLATURE, COLUMNS, ETC., (SHOWN SHADED)- VERISTONE OR EQUAL
- 3 COPPER GUTTER, DOWNSPOUTS, & LEADERBOXES
- 4 METAL CLAD EXTERIOR DOORS & WINDOWS
- 5 EXTERIOR STUCCO- SMOOTH FINISH
- 6 LIMESTONE-F.P. SURROUND; TRIM SURROUND; PANELS, ETC.
- 7 STANDING SEAM COPPER ROOF

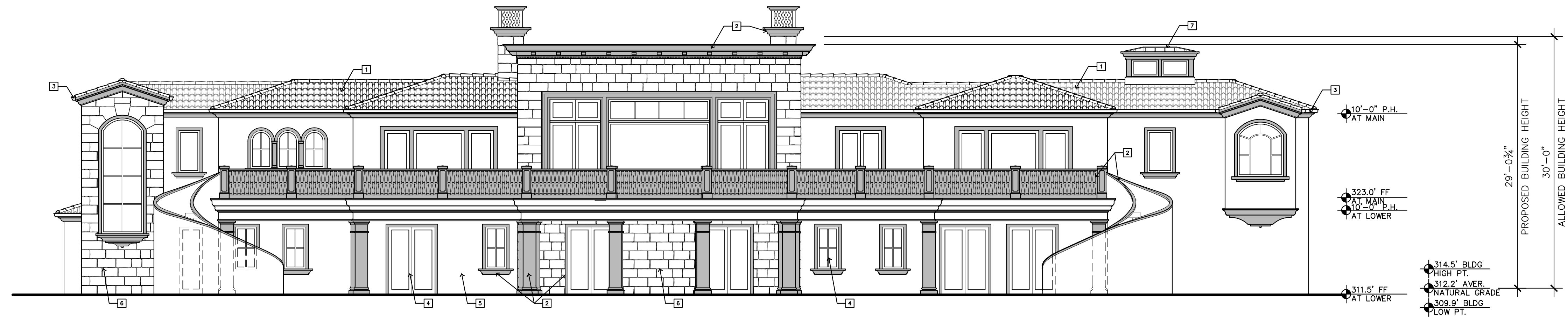


SOUTH ELEVATION - GARAGE

1/8"=1'-0"

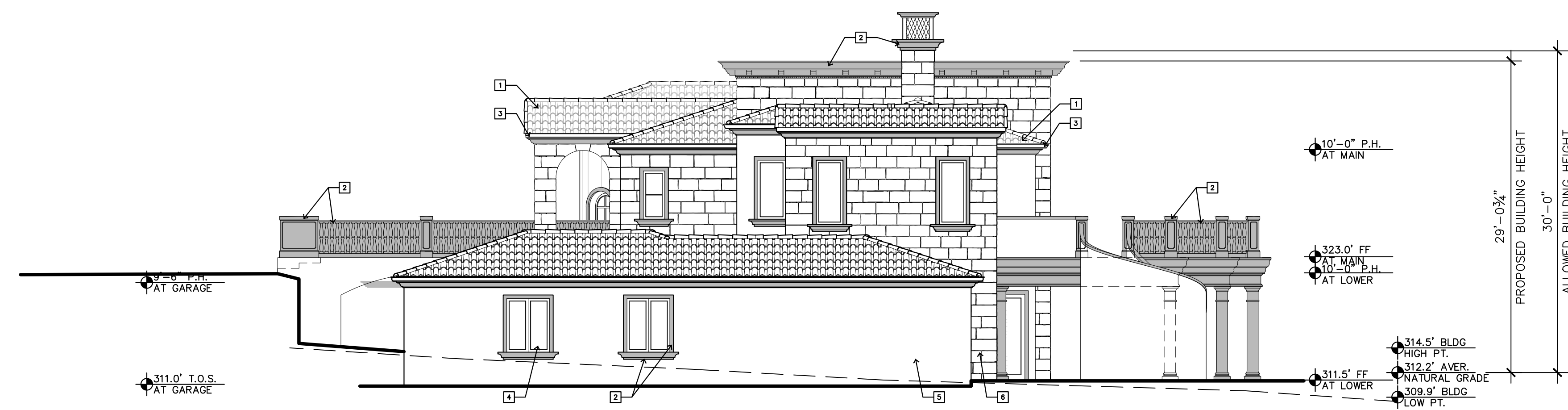
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STAMPS:



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CLASS 'A' CAP & PAN "REDLANDS" CLAY ROOF TILES OR EQUAL
- 2 FAUX LIMESTONE - CORNICE MOULDING, PLINTH, TRIM, SURROUND, BALLUSTERS, ENTABLATURE, COLUMNS, ETC., (SHOWN SHADED)- VERISTONE OR EQUAL
- 3 COPPER GUTTER, DOWNSPOUTS, & LEADERBOXES
- 4 METAL CLAD EXTERIOR DOORS & WINDOWS
- 5 EXTERIOR STUCCO- SMOOTH FINISH
- 6 LIMESTONE-F.P. SURROUND; TRIM SURROUND; PANELS, ETC.
- 7 STANDING SEAM COPPER ROOF

PROJECT/CLIENT:

YUAN SHEN

PROJECT ADDRESS:

1651 CRESPI LN.
PEBBLE BEACH,
CA 93953

APN: 008-371-018

DATE: JANUARY 04, 2019

APPLICATION REQUEST SUB.

REVISIONS:

- △ JANUARY 15, 2019 PRELIMINARY BID ESTIMATE
- △ FEBRUARY 15, 2019 PB_ARB SUBMITTAL
- △ FEBRUARY 19, 2019 PLANNING DEPT. SUBMITTAL
- △ JANUARY 21, 2026 PLANNING RE-SUBMITTAL
- △
- △

ELEVATIONS

SHEET NO.

A6.1

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF SHEN RESIDENCE

APN: 008-371-018

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



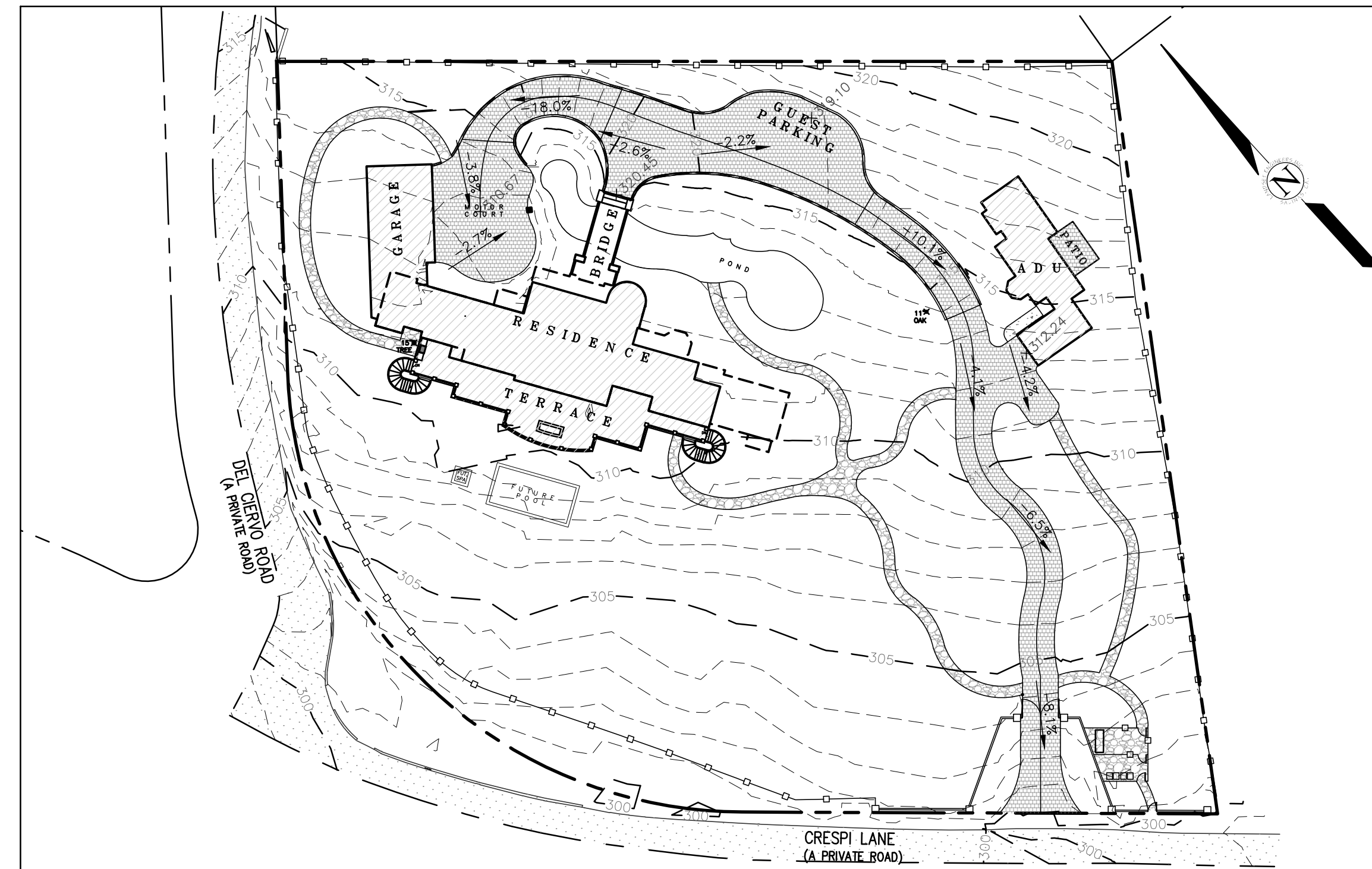
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE SHEN RESIDENCE, SHEET A1.0 PREPARED BY INTERNATIONAL DESIGN GROUP & THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS INC., JOB NO. 1875-01, DATED OCTOBER 2018.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE LATEST MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- SURFACE ORGANICS SHALL BE STRIPPED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- THERE ARE APPROXIMATELY 533 C.Y. OF CUT AND 545 C.Y. OF FILL TOTAL WITH A NET EXCESS OF 12 YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOIL'S ENGINEER PRIOR TO PLACEMENT.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10", PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SHALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH RAIN WATER LEADERS CONNECTED INTO THE SITE STORM DRAIN SYSTEM.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY SWALES, CATCH BASINS, AND PIPES ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN. ON SITE CATCH BASINS SHALL BE CHRISTY PRODUCTS V12. STORM DRAIN PIPE SHALL BE PVC SDR35
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. REL. COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.



PROJECT DATA
SCALE: 1"=40'

GRADING VOLUMES	Cut	Fill	Net
	533 Cu. Yd.	545 Cu. Yd.	12 Cu. Yd.<Fill>
DISTURBED AREA	IMPERVIOUS	*PERVIOUS	TOTAL
	7,931 SQFT	11,853 SQFT	19,784 SQFT
		*CREATED AND/OR REPLACED	

EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRANOLATA BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

LEGEND:

EXISTING (E):

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- ASPHALT PAVEMENT SURFACE
- CONCRETE SURFACE
- BRICK SURFACE
- GRAVEL SURFACE
- WOOD SURFACE

NEW (N):

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- RETAINING WALL - TYPE AS SHOWN
- STORM DRAIN LINE
- SUB DRAIN LINE
- TREE TO BE REMOVED
- ROOF DOWNSPOUT WITH SPLASHBLOCK
- BUILDING FOOTPRINT
- PERMEABLE PAVERS SURFACE
- DECOMPOSED GRANITE SURFACE
- CONCRETE SURFACE

INDEX TO SHEETS

- | | |
|----------|-------------------------------------|
| SHEET C1 | COVER SHEET |
| SHEET C2 | TOPOGRAPHIC MAP/EXISTING CONDITIONS |
| SHEET C3 | GRADING & DRAINAGE PLAN |
| SHEET C4 | GRADING SECTIONS & DETAILS |
| SHEET C5 | CONSTRUCTION DETAILS |
| SHEET C6 | EROSION & SOURCE CONTROL PLAN |
| SHEET C7 | CONSTRUCTION MANAGEMENT PLAN |

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

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

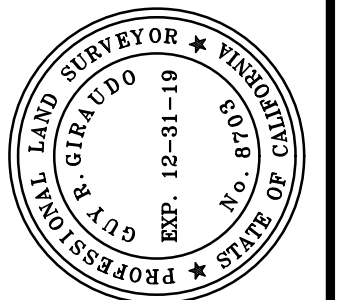
CONTACT INFORMATION:

OWNER:
STEVEN & SUSAN SHEN
P.O. BOX 1183
PEBBLE BEACH, CA 93953

ARCHITECT:
ATTHUN SILLANO
INTERNATIONAL DESIGN GROUP
721 LIGHTHOUSE AVENUE
PACIFIC GROVE, CA 93950

SITE LOCATION:
1651 CRESPI LANE
PEBBLE BEACH, CA 93953

No.	DATE	BY	REVISION
	02/19/19	JAN	RELEASED TO CLIENT



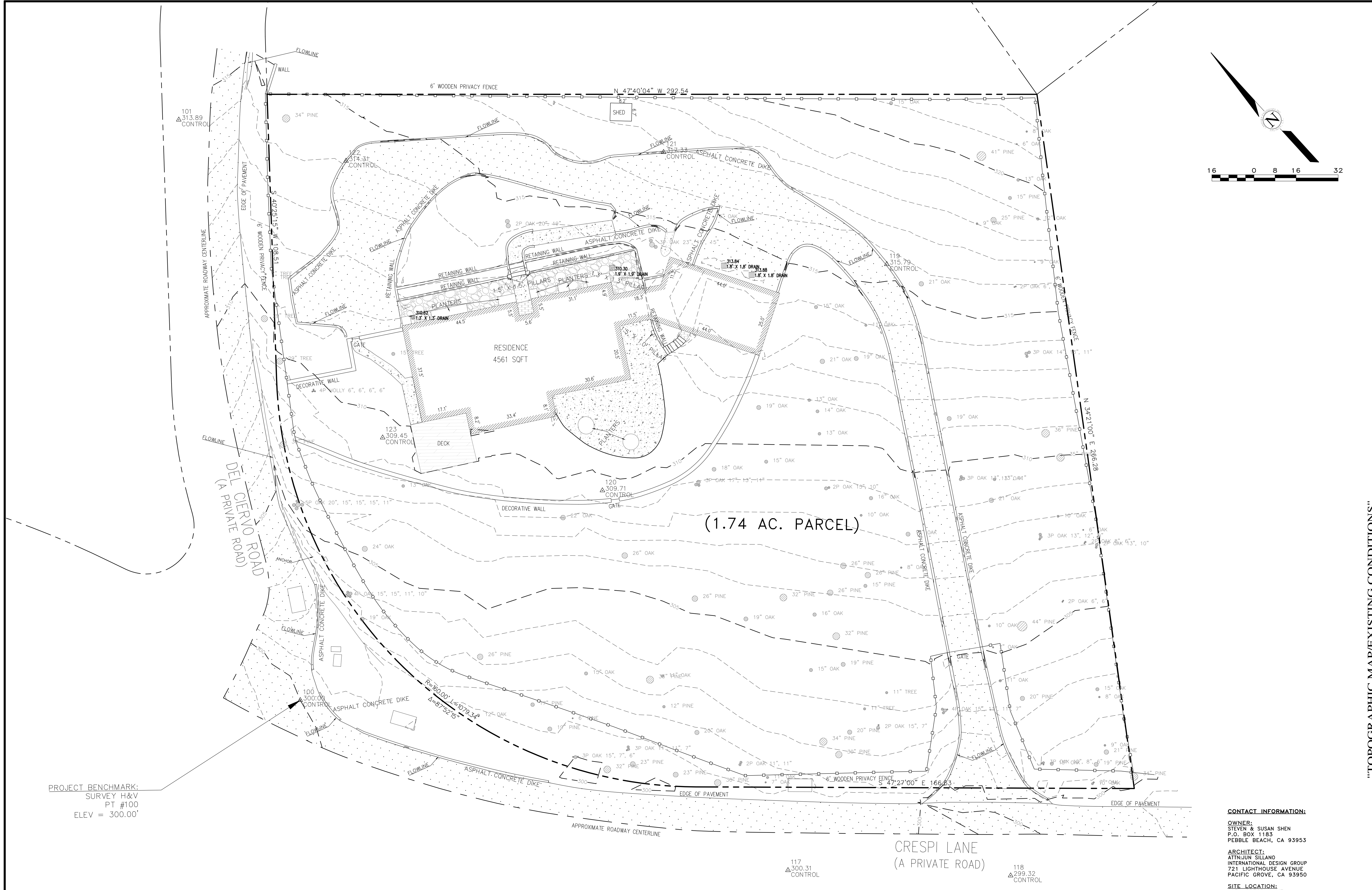
APPROVED BY:
GUY R. GIRAUDO
P.L.S. No. 8703



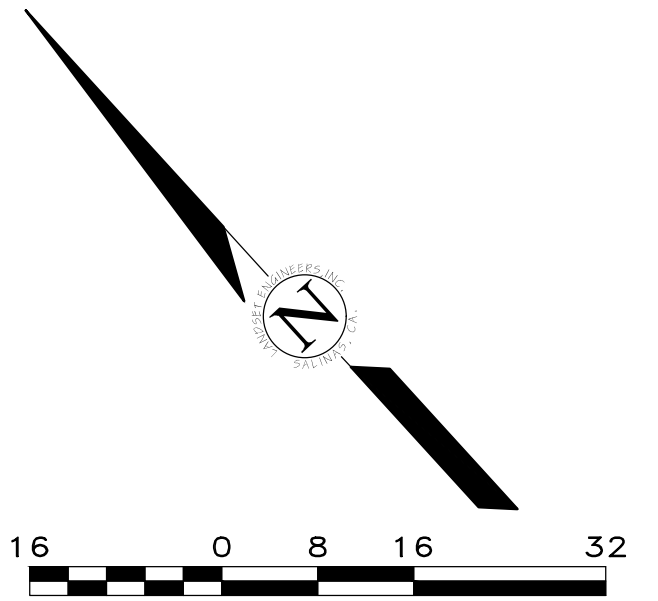
"COVER SHEET"
GRADING, DRAINAGE & EROSION CONTROL PLAN

SHEN RESIDENCE
OF
A.P.N.: 008-371-018
PEBBLE BEACH, CA
STEVEN & SUSAN SHEN

SCALE: 1" = 40'
DATE: FEB 2019
JOB NO. 1875-02
SHEET **C1**
OF 7 SHEETS



PROJECT BENCHMARK:
SURVEY H&V
PT #100
ELEV = 300.00'



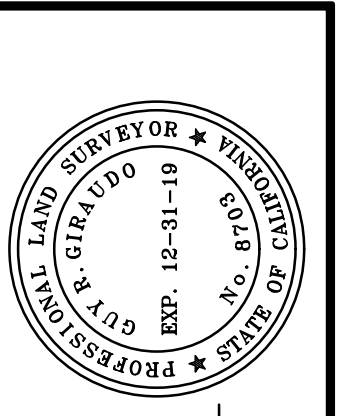
(1.74 AC. PARCEL)

CONTACT INFORMATION:
OWNER:
STEVEN & SUSAN SHEN
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SITE LOCATION:
1651 CRESPI LANE
PEBBLE BEACH, CA 93953

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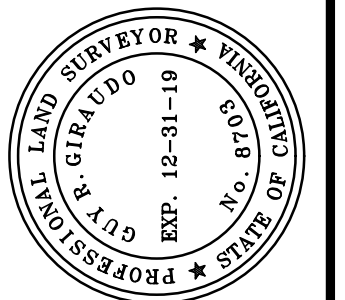
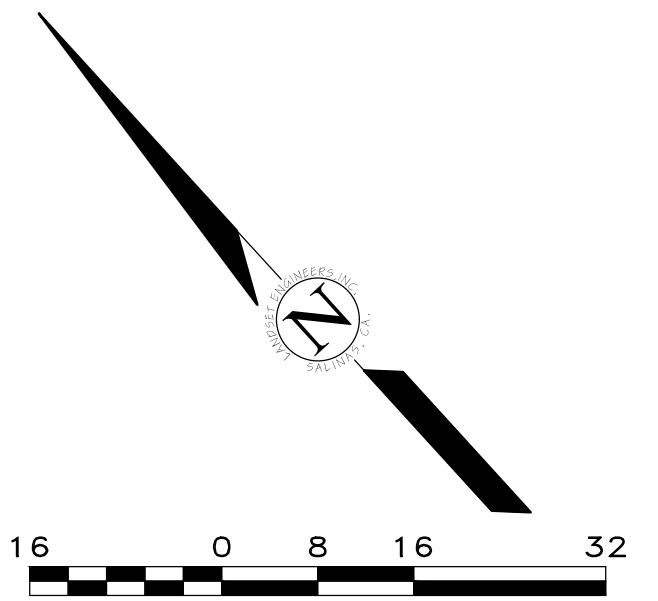
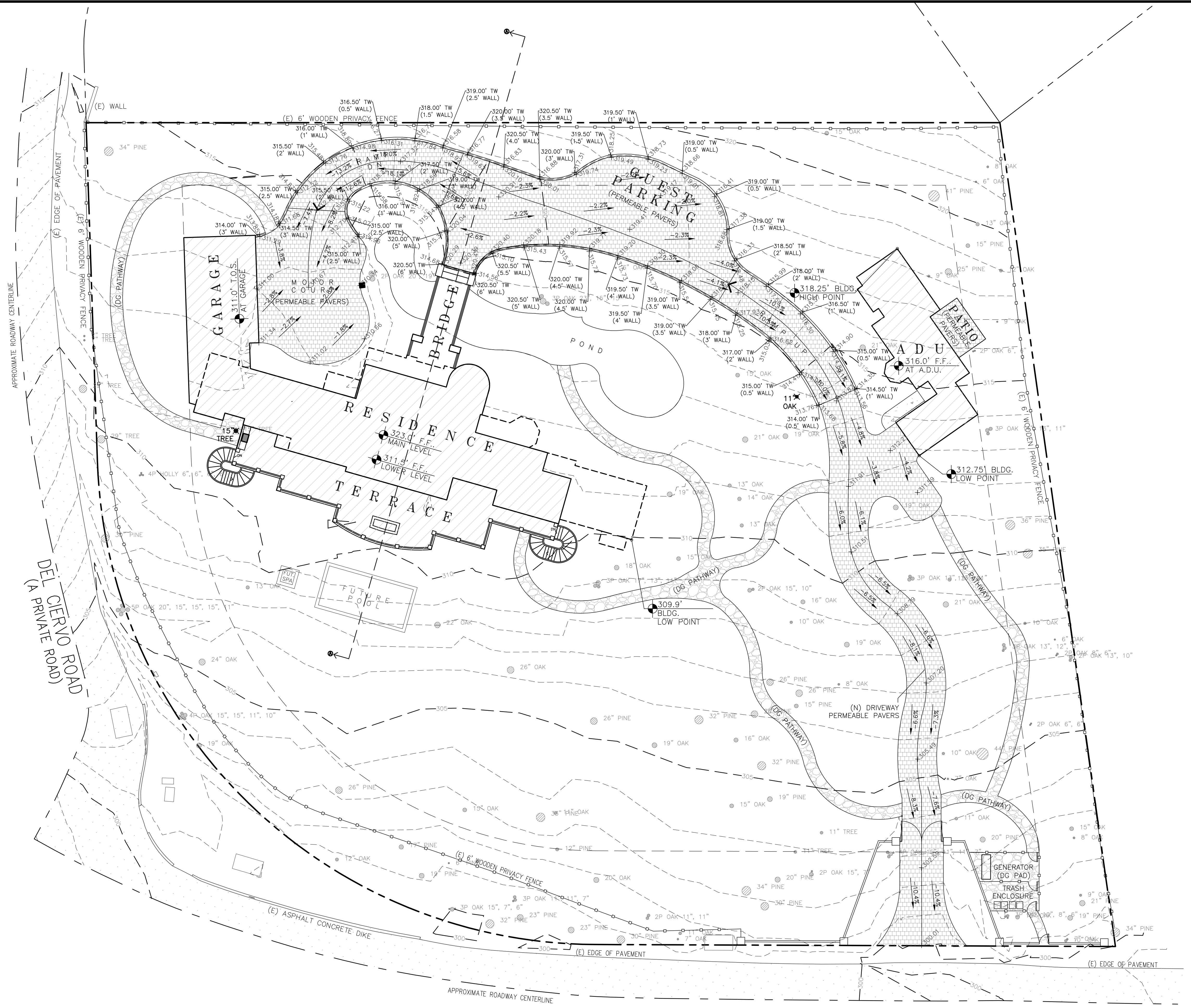


APPROVED BY:
GUY R. GIRAUDO
P.L.S. No. 87003



"TOPOGRAPHIC MAP/EXISTING CONDITIONS"
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SHEN RESIDENCE
A.P.N.: 008-371-018
PEBBLE BEACH, CA
STEVEN & SUSAN SHEN

SCALE: 1" = 16'
DATE: FEB 2019
JOB NO. 1875-02
SHEET **C2**
OF 7 SHEETS



APPROVED BY:
 GUY R. GIRAUDO
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LANDSET
 ENGINEERS, INC.
 5208 Crazy Horse Canyon Road
 Salinas, California 93907
 Office (831) 443-6970 Fax (831) 443-3801
 www.landseteng.com

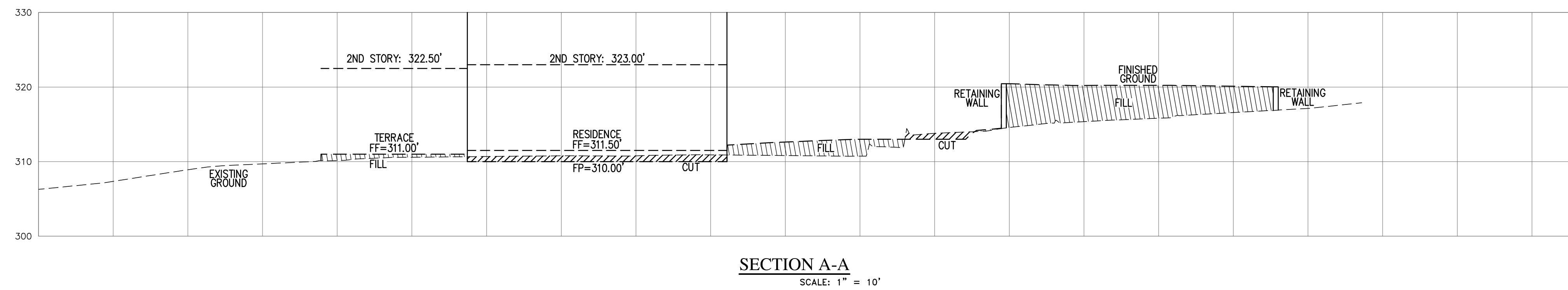
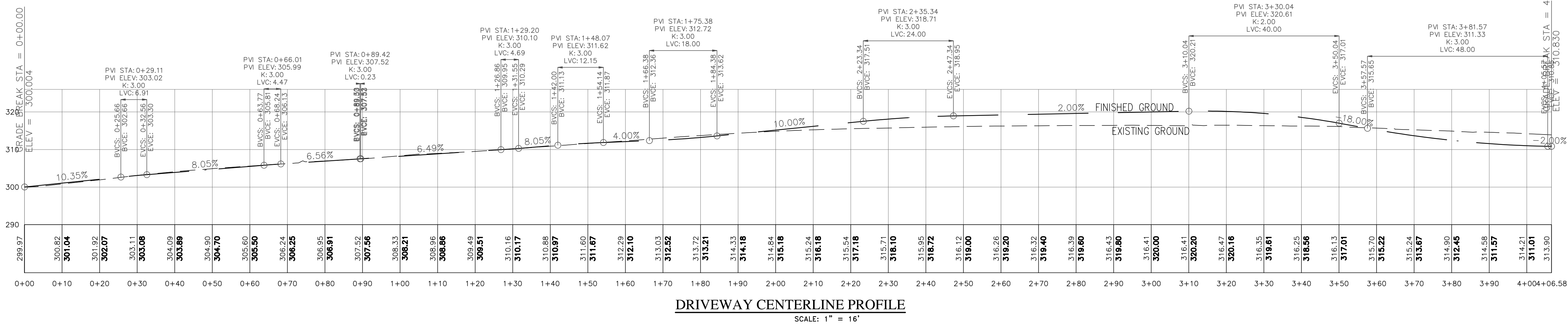
GRADING & DRAINAGE PLAN
 OF
GRADING, DRAINAGE & EROSION CONTROL PLAN
 SHEN RESIDENCE
 A.P.N.: 008-371-018
 PEBBLE BEACH, CA
 STEVEN & SUSAN SHEN

CONTACT INFORMATION:
 OWNER:
 STEVEN & SUSAN SHEN
 P.O. BOX 1183
 PEBBLE BEACH, CA 93953
 ARCHITECT:
 ATTN: JUN SILLANO
 INTERNATIONAL DESIGN GROUP
 721 LIGHTHOUSE AVENUE
 PACIFIC GROVE, CA 93950
 SITE LOCATION:
 1651 CRESPI LANE
 PEBBLE BEACH, CA 93953

No.	DATE	BY	REVISION

SCALE: 1" = 16'
 DATE: FEB 2019
 JOB NO. 1875-02
 SHEET **C3**
 OF 7 SHEETS

02/19/19 JAN RELEASED TO CLIENT
 No. DATE BY REVISION



CONTACT INFORMATION:
OWNER:
 STEVEN & SUSAN SHEN
 P.O. BOX 1183
 PEBBLE BEACH, CA 93953
ARCHITECT:
 ATTN: JUN SILLANO
 INTERNATIONAL DESIGN GROUP
 721 LIGHTHOUSE AVENUE
 PACIFIC GROVE, CA 93950
SITE LOCATION:
 1651 CRISPI LANE
 PEBBLE BEACH, CA 93953

"GRADING SECTIONS & DETAILS"

GRADING, DRAINAGE & EROSION CONTROL PLAN

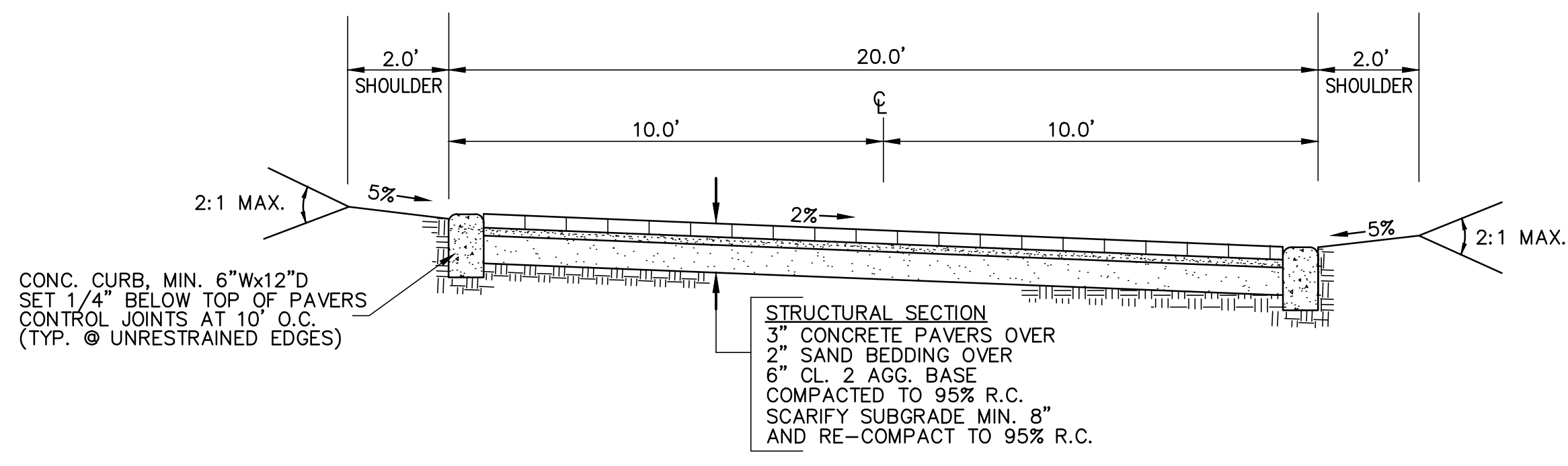
OF
SHEN RESIDENCE
 A.P.N.: 008-371-018
 PEBBLE BEACH, CA
 STEVEN & SUSAN SHEN

02/19/19	JAN	RELEASED TO CLIENT
No.	DATE	BY REVISION

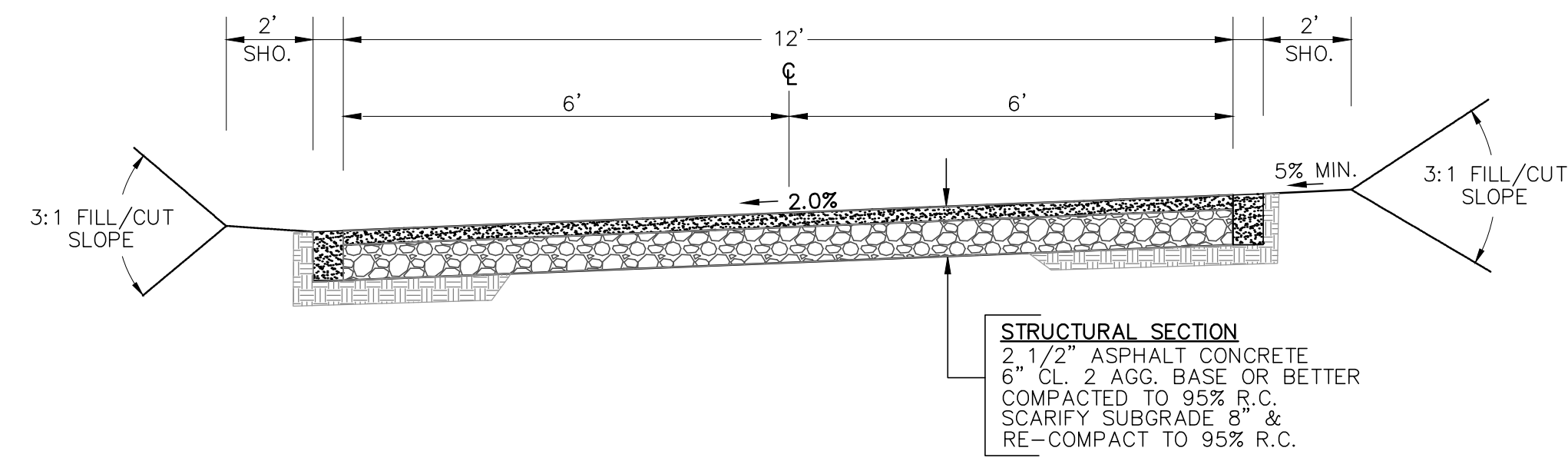
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 JOB NO. 1875-02
 SHEET **C4**
 OF 7 SHEETS



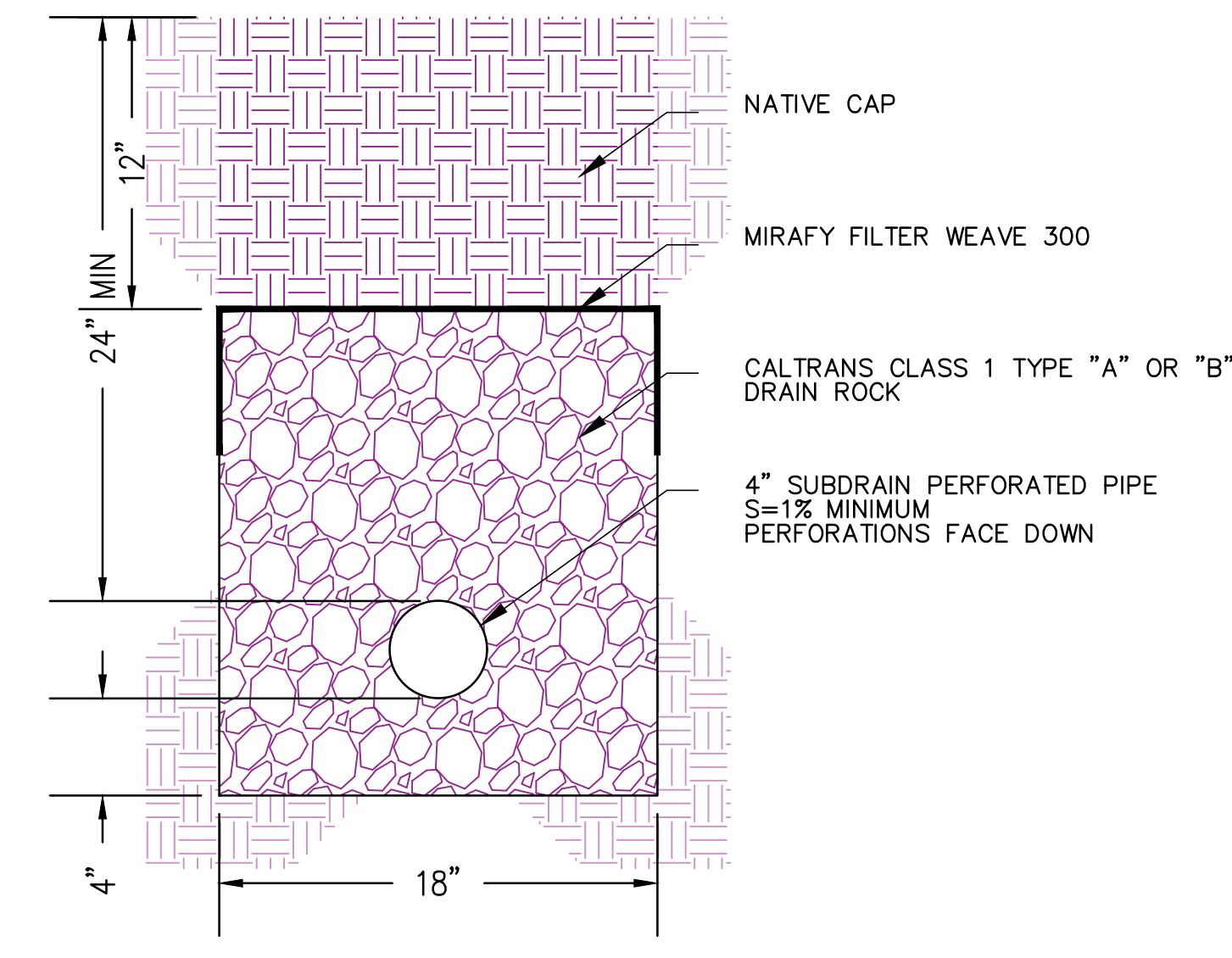
APPROVED BY:
 GUY R. GIRAUDO
 P.L.S. No. 8703



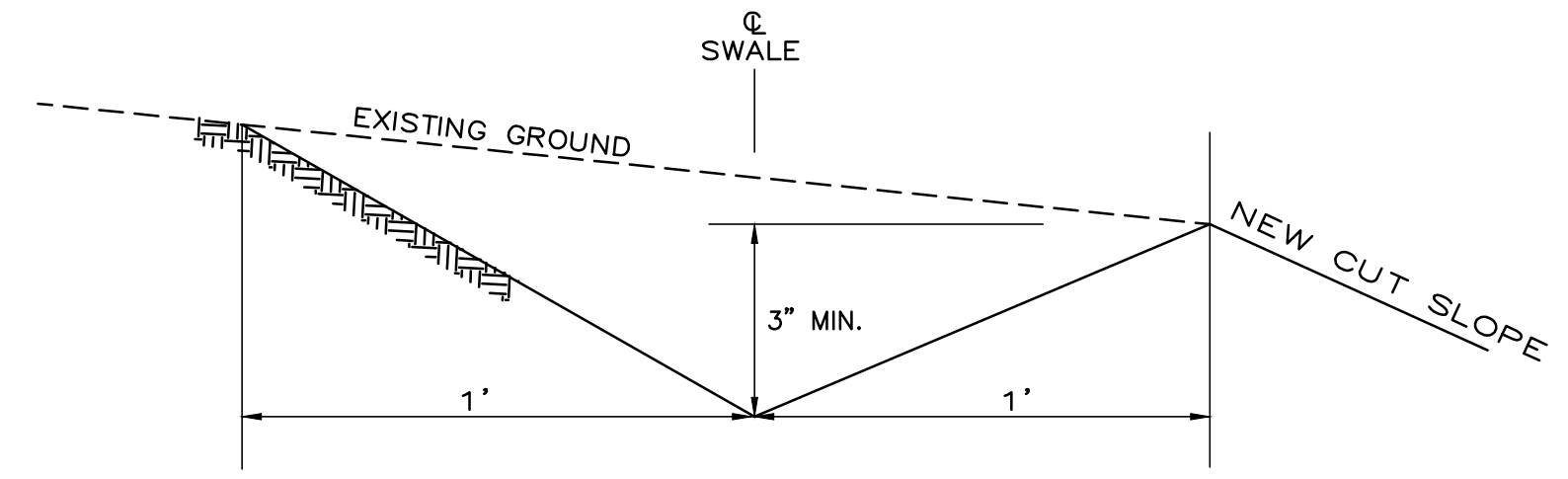
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NOT TO SCALE



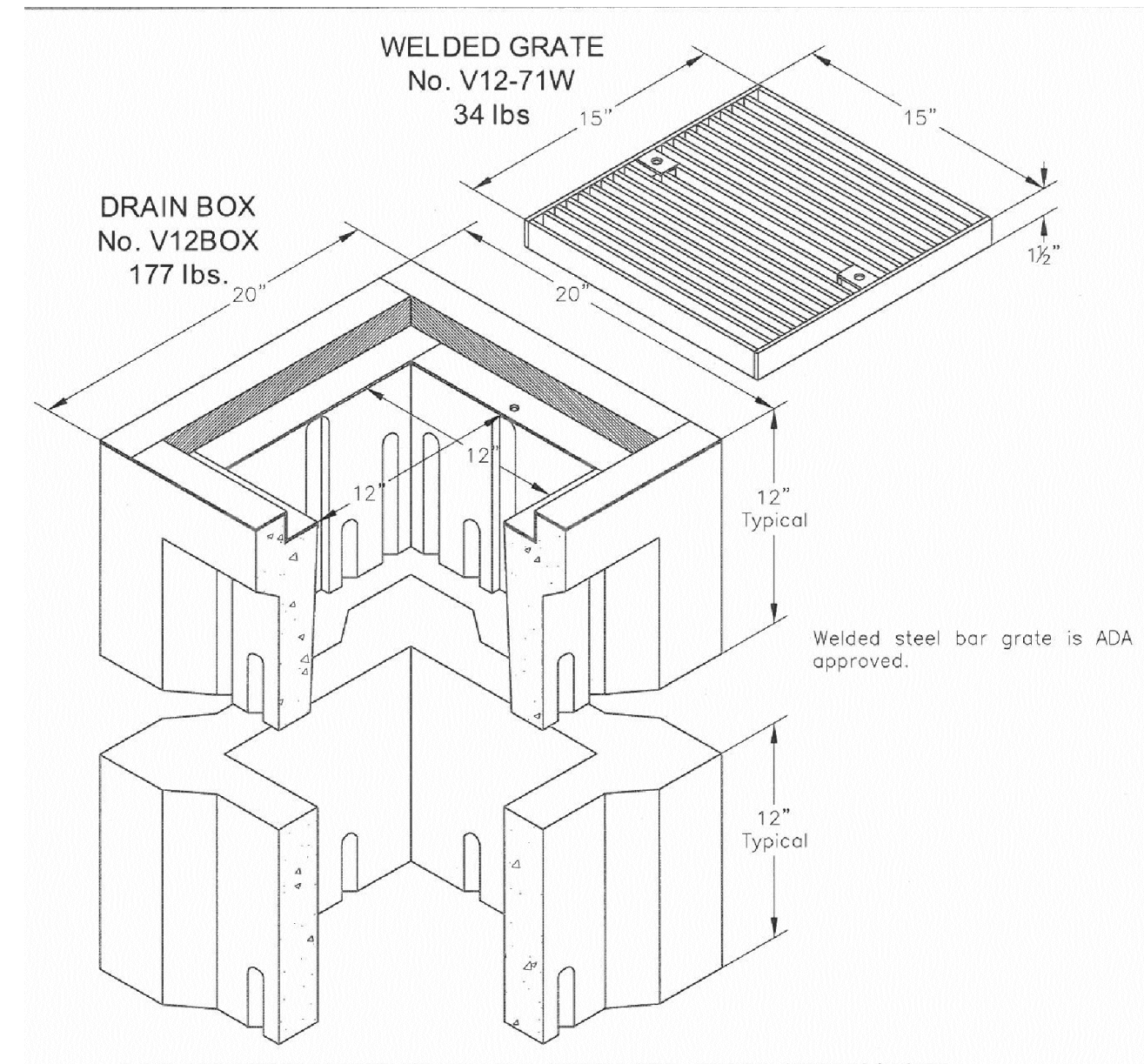
TYPICAL ASPHALT DRIVEWAY SECTION
NOT TO SCALE



SUBDRAIN DETAIL
NOT TO SCALE



EARTH DRAINAGE SWALE
NOT TO SCALE



A high density reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

Ordering Code	Item	Approx. Shipping Weight	Description
V12BOX	BOX	177	V12 Drain Box (12 x 12") H/20 Loading, bolt down interchangeable with Brooks #1212 Box- 12 per pallet
V12-71W	GRATE	34	Welded, steel cross bars, H/20 loading, galvanized
V12X12	EXTENSION	120	12" Reinforced concrete- 12 per pallet

Oldcastle Precast
Enclosure Solutions
MADEIRA/TRACY/ROSELILLE/PHOENIX
Phone: (800) 486-1010 Fax: (800) 486-6804
Copyright © 2009 Oldcastle Precast Inc.

V12 DRAIN BOX
FILE NAME: V12_ISO
ISSUE DATE: January, 2009
www.oldcastleprecast.com

V12 DRAIN BOX 12" x 12"
Christy

V12 CATCH BASIN
NOT TO SCALE

CONTACT INFORMATION:

OWNER:
STEVEN & SUSAN SHEN
P.O. BOX 1183
PEBBLE BEACH, CA 93953

ARCHITECT:
ATTN: JUN SILLANO
INTERNATIONAL DESIGN GROUP
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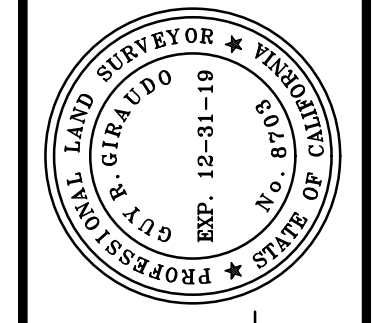
"CONSTRUCTION DETAILS"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
SHEN RESIDENCE
A.P.N.: 008-371-018
PEBBLE BEACH, CA
STEVEN & SUSAN SHEN

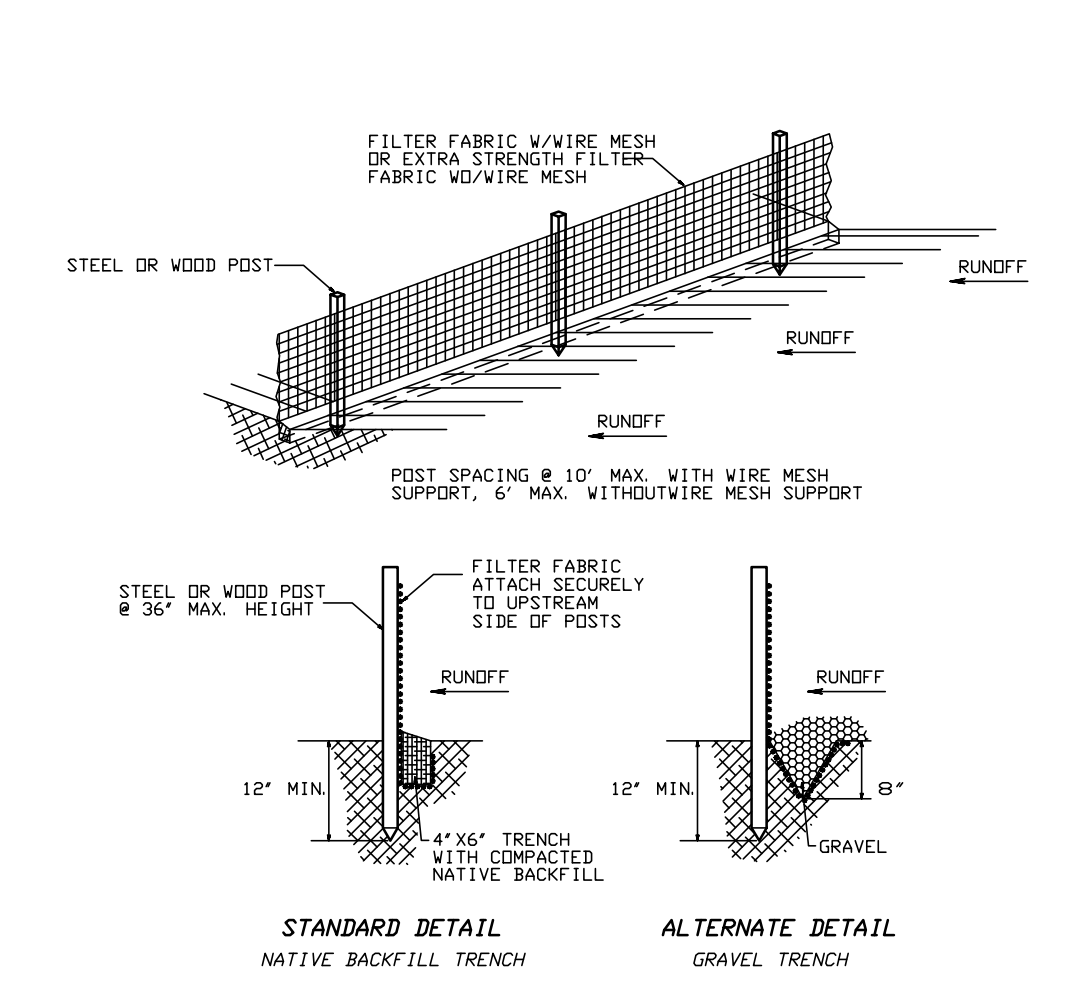
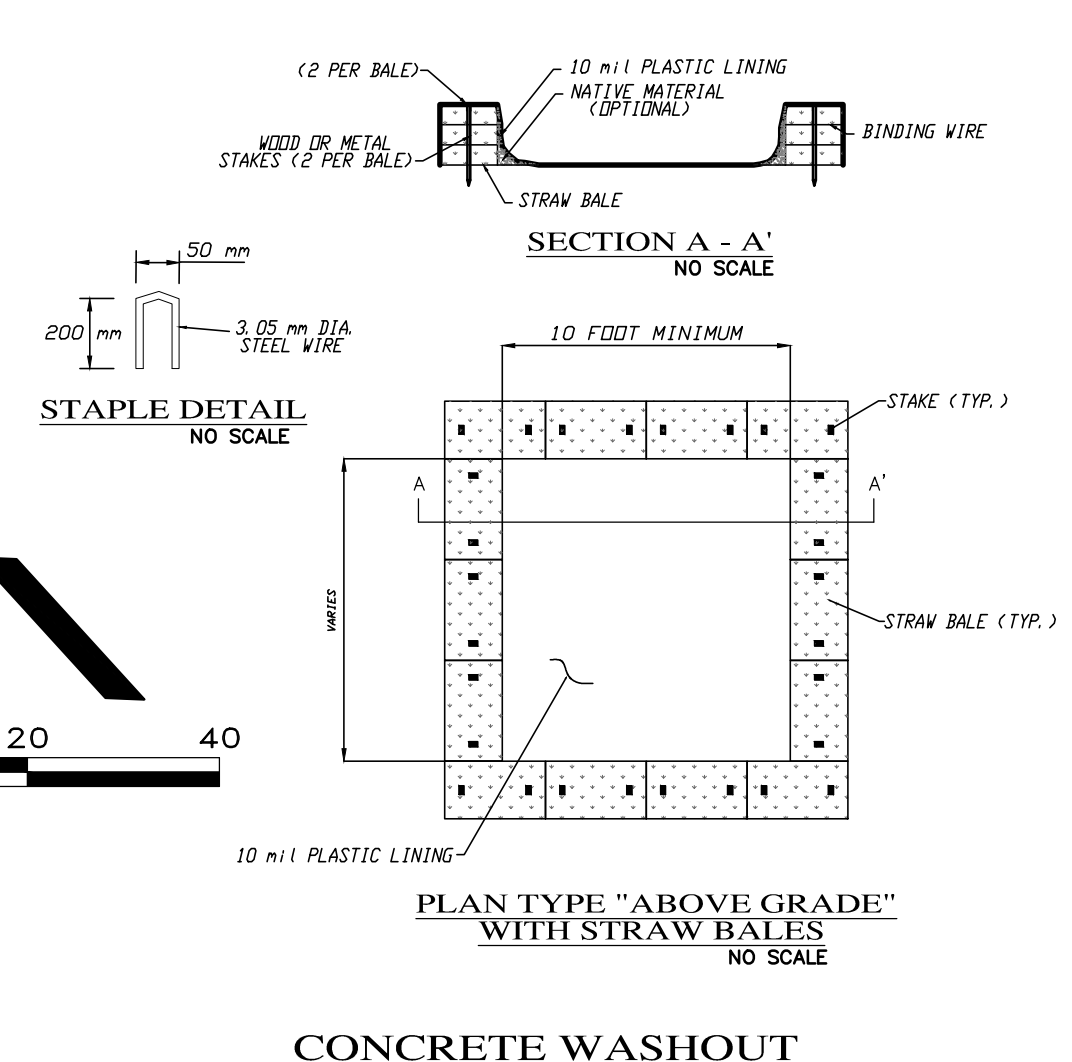
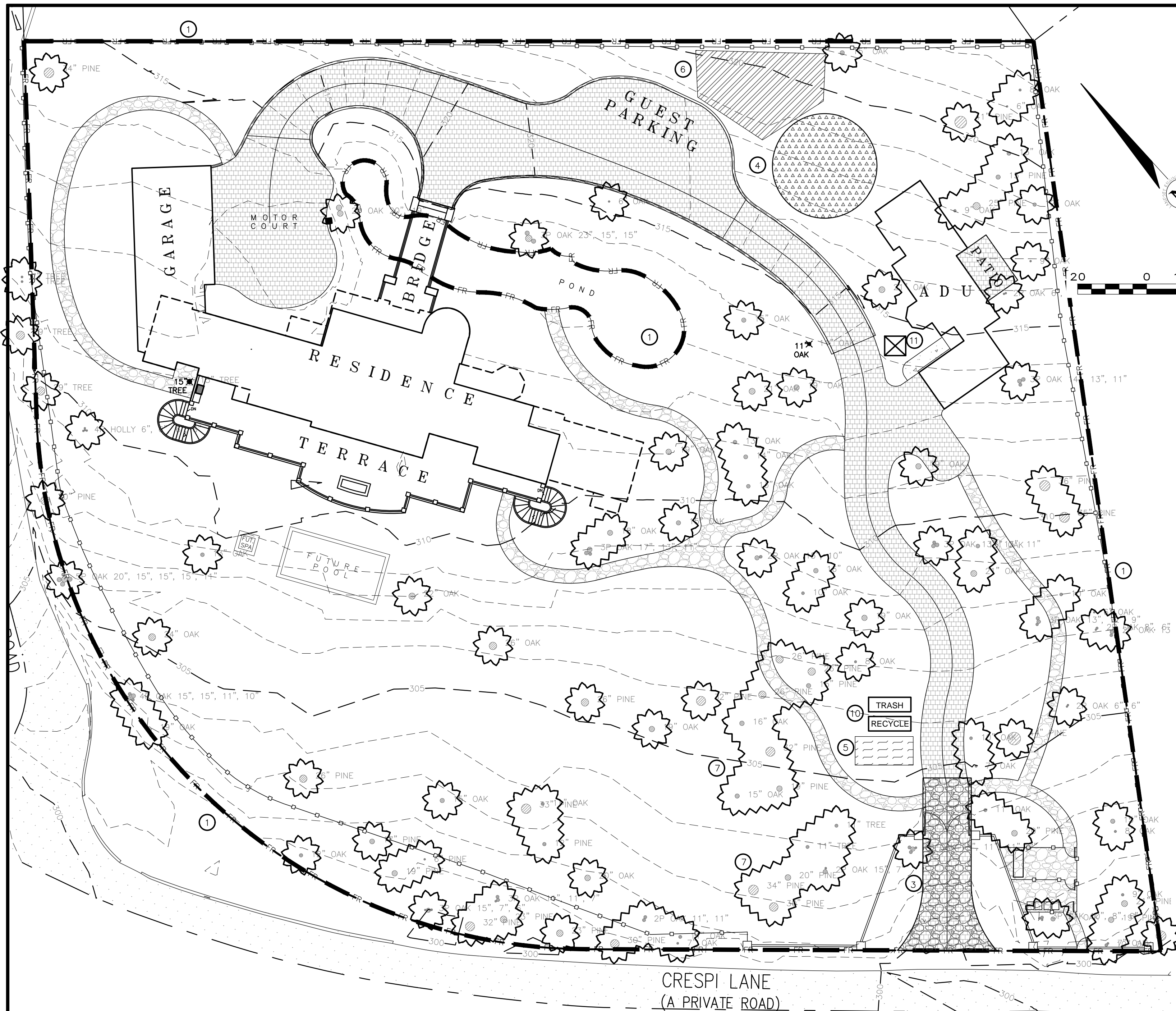
SCALE: 1" = 16"
DATE: FEB 2019
JOB NO. 1875-02

SHEET **C5**
OF 7 SHEETS



APPROVED BY:
GUY R. GIRAUDD
P.L.S. No. 87003



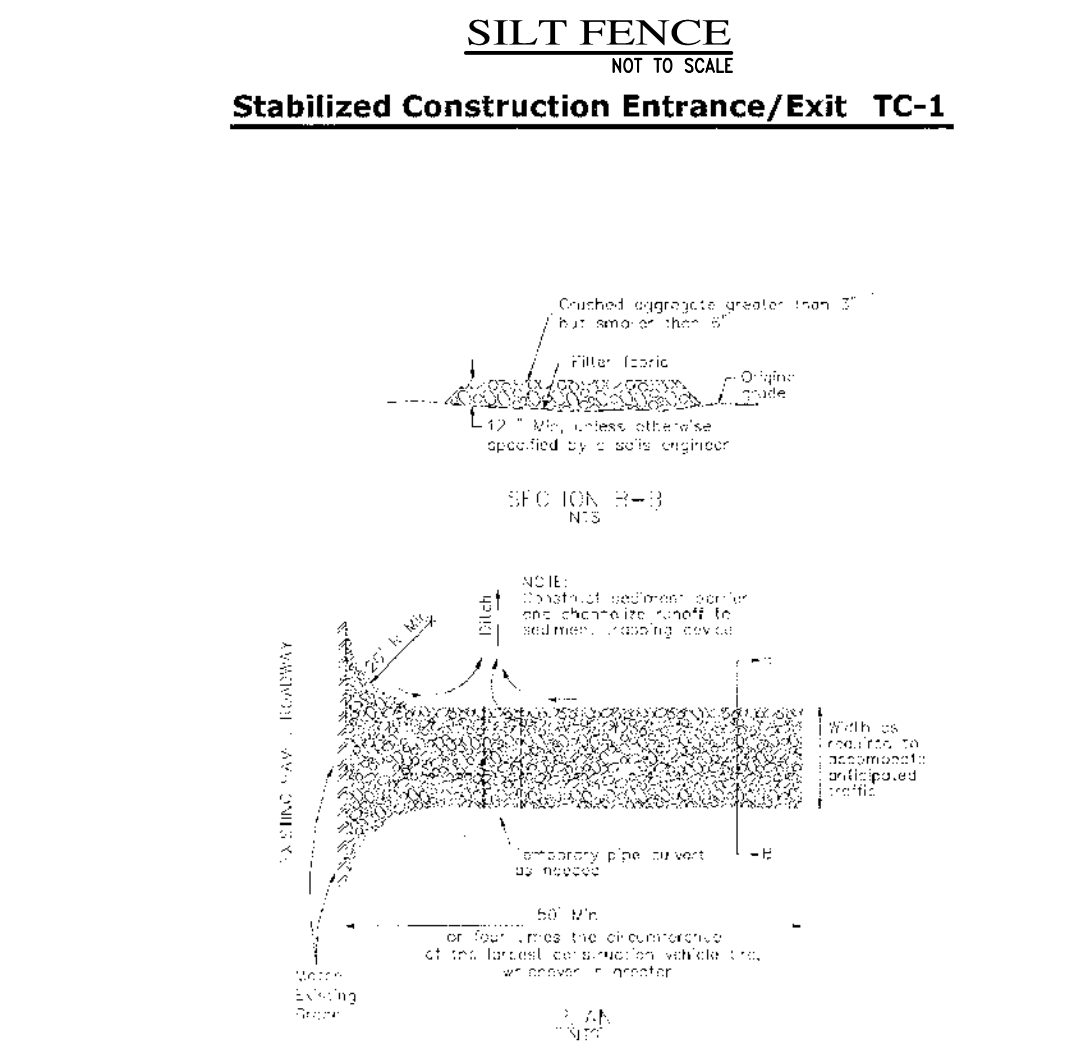


EROSION & SEDIMENT CONTROL NOTES:

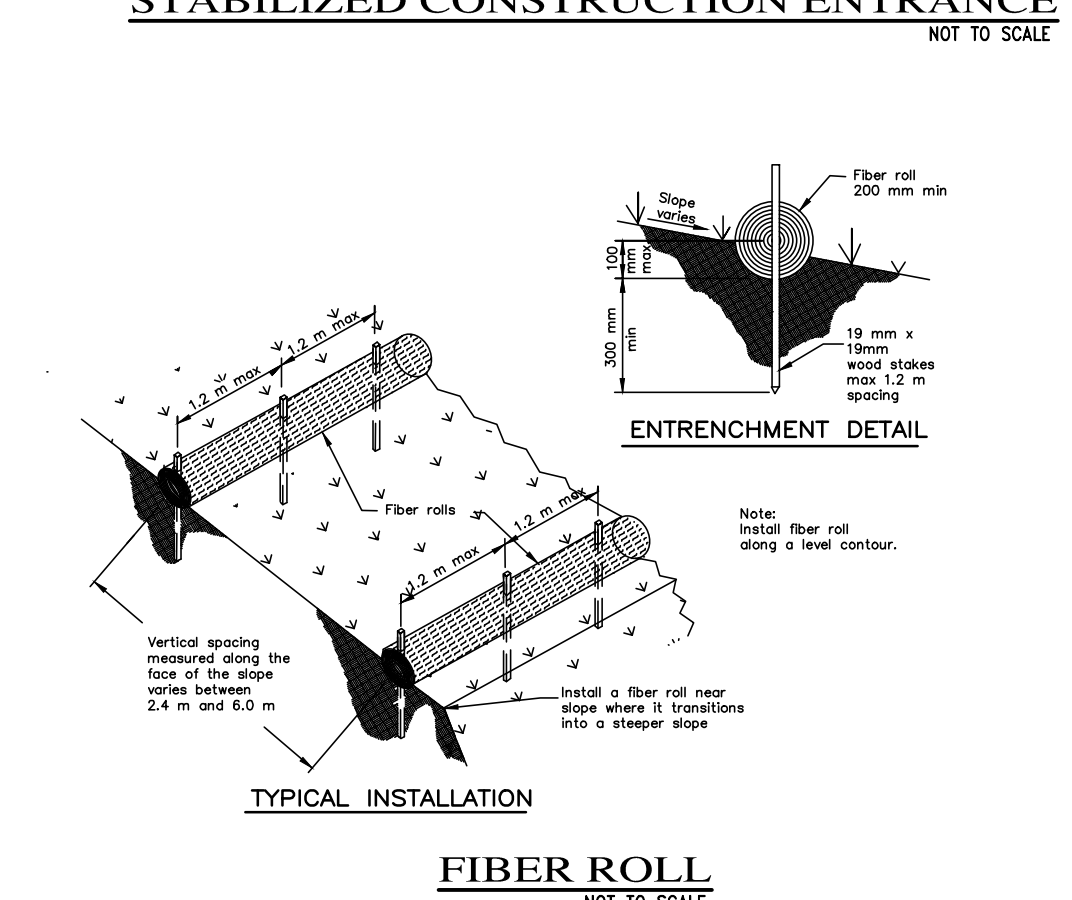
- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
- 5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
- 7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: *BROMUS CARINATUS* (CALIFORNIA BROME), *VULPIA MICROSTACHYUS* (NUTTALL'S FESCUE), *ELYMUS GLAUCUS* (BLUE WILD RYE), *HORDEUM BRACHYANTHERUM* (MEADOW BARLEY), *FESTUCA RUNR'AMOLATA* (BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS).
- 10) SEEDING AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATELY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
- 11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- 12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- 13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CORRECTIVE ACTION, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- 14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

- 1 FR
 - N/A FOR INFORMATION ONLY
 - N/A FOR INFORMATION ONLY
 - N/A FOR INFORMATION ONLY
 - N/A FOR INFORMATION ONLY
 - N/A FOR INFORMATION ONLY
 - N/A FOR INFORMATION ONLY
 - N/A FOR INFORMATION ONLY
 - N/A FOR INFORMATION ONLY
 - N/A FOR INFORMATION ONLY
 - TRASH
 - RECYCLE
 - N/A FOR INFORMATION ONLY
- FIBER ROLLS:** THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF (DISTURBED) AREAS, TO STABILIZE SOIL. FIBER ROLLS SHALL BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- DRAIN INLET PROTECTION:** PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
- STABILIZED CONSTRUCTION ACCESS:** INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
- STOCKPILE MANAGEMENT:** SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- CONCRETE WASHOUT:** WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- CONTRACTOR'S STAGING AREA:** THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS TO STABILIZE THE STAGING AREA. FIBER ROLLS SHALL BE USED TO STABILIZE MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- TREE PROTECTION:** TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
- SILT FENCE:** SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATION. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.
- GRAVEL BAG CHECK DAM:** GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- WASTE MANAGEMENT:** SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- SANITARY/SEPTIC WASTE MANAGEMENT:** PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.



California Stormwater BMP Handbook
www.casqa.org
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FIBER ROLL
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Solid Waste Management WM-5

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

None

Description and Purpose

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

Material Delivery and Storage WM-1

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

None

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Hazardous Waste Management WM-6

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

None

Description and Purpose

Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Sanitary/Septic Waste Management WM-9

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

None

Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

DETAILS
NOT TO SCALE

APPROVED BY:

LANDSET ENGINEERS, INC.
5208 Crazy Horse Canyon Road
Salinas, California 93907
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EROSION & SOURCE CONTROL PLAN

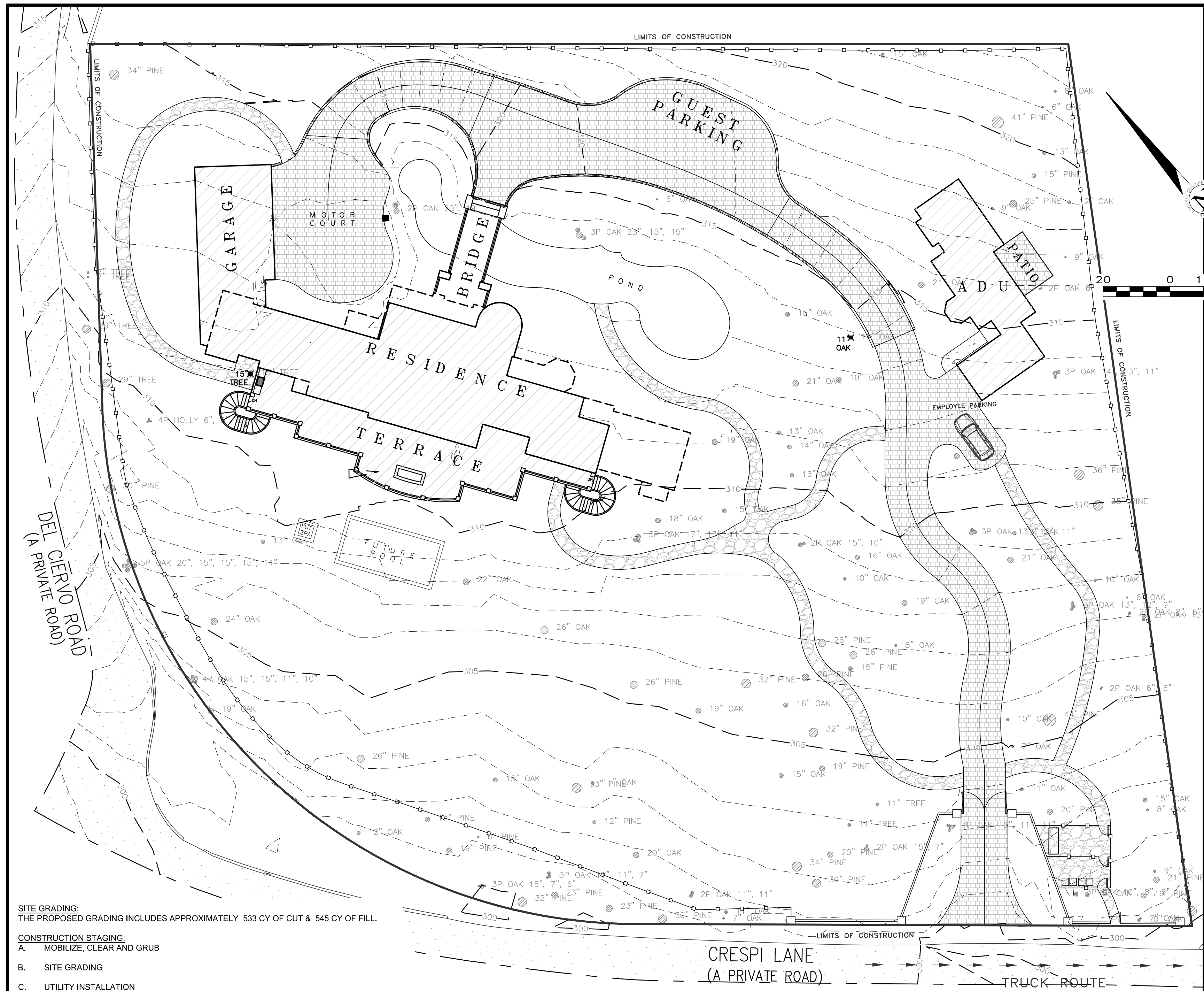
OR
SHEN RESIDENCE & EROSION CONTROL PLAN

A.P.N.: 008-371-018
PEBBLE BEACH, CA
STEVEN & SUSAN SHEN

SCALE: 1" = 20'
DATE: FEB 2019
JOB NO. 1875-02

SHEET **C6**
OF 7 SHEETS

02/19/19	JAN	RELEASED TO CLIENT
No.	DATE	BY REVISION



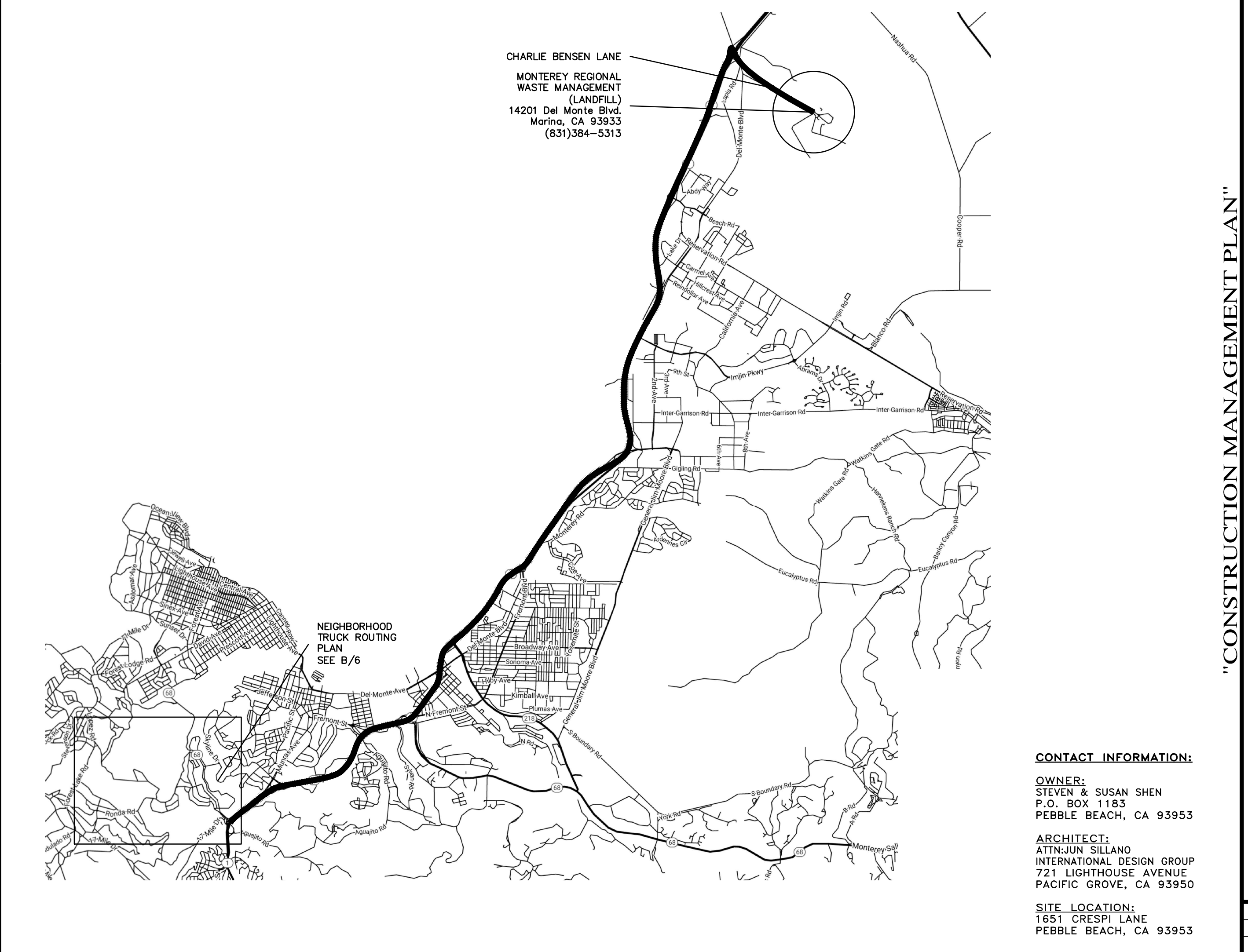
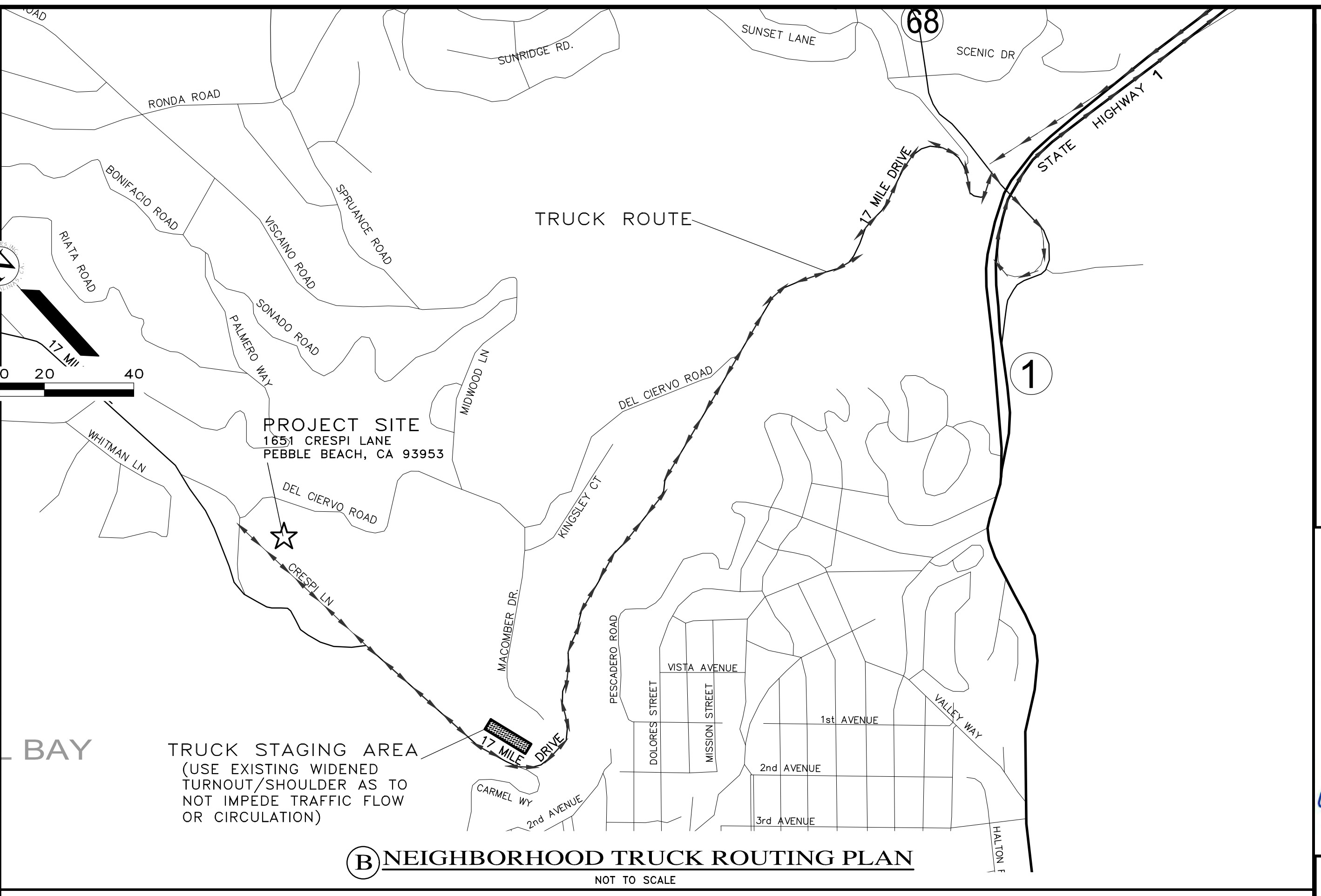
PLAN
SCALE: 1"=20'

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	5	1
GRADING & SOIL REMOVAL (EXPORT)	0	0
ENGINEERING MATERIALS (IMPORT)	2	1
TOTALS	7	2

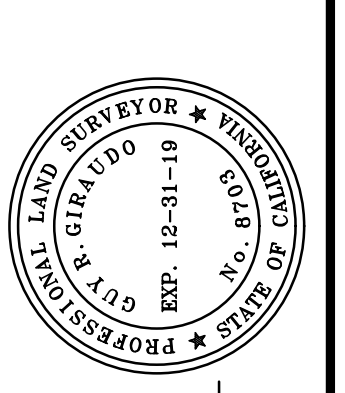
TRUCK TRIP GENERATION NOTES:

- TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 12 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 8 TRUCK LOADS PER DAY.
 - THERE IS APPROXIMATELY 12 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
 - GRADING OPERATIONS SHALL TAKE APPROXIMATELY 2 WORKING DAYS TO COMPLETE.
 - THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.
- HOURS OF OPERATION/DAY:** 8
DAYS OF OPERATION: MONDAY THRU FRIDAY
TIME OF OPERATION: 8:00 A.M. - 4:30 P.M.
- PROJECT SCHEDULING:** PROJECTED START DATE IS 1 MARCH 2019. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.



OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
02/19/19	JAN	RELEASED TO CLIENT	



APPROVED BY:
GUY R. GIRAUDO
P.L.S. No. 87003



"CONSTRUCTION MANAGEMENT PLAN"
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SHEN RESIDENCE
A.P.N.: 008-371-018
PEBBLE BEACH, CA
STEVEN & SUSAN SHEN

SCALE: AS SHOWN
DATE: FEB 2019
JOB NO. 1875-02

SHEET **C7**
OF 7 SHEETS



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Landscape & General
Contractors C27 & B 392291

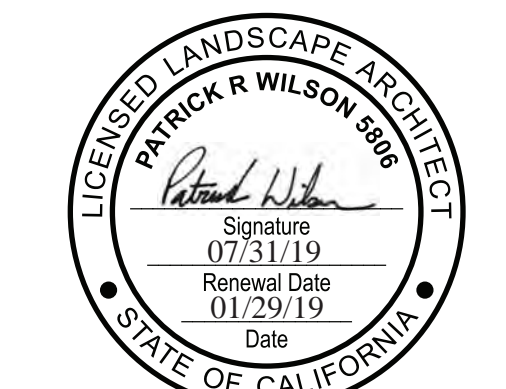
Landscape Architecture
CALIC #5806

Project:

Steven and
Susan Shen
1651 Crespi Ln.
Pebble Beach, CA 93953.

APN: 008-371-018

Revisions:



Drawing Title:

Landscape Plan

Date: 01/29/19

Scale: 1"=16'0"

Drawn By: DW & PW

Page Number:

L1.0

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SCOPE OF WORK:

THIS IS NEW LANDSCAPE WITH A DRIP IRRIGATION SYSTEM
RUN BY A SMART CONTROLLER.

PROJECT INFORMATION:

OWNER STEVEN AND SUSAN SHEN
SITE 1651 CRESPI LN.
PEBBLE BEACH, CA 93953.
APN 008-371-018
TOPOGRAPHY SLOPED
TREE REMOVAL SEE SITE PLAN
GRADING SEE GRADING PLAN

HERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

LANDSCAPING STATEMENT:

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION
PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING
REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT,
NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER
CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND
APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE
DESIGN PLAN. *Patrick Wilson*

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR
THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH
INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION
SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2016
EDITION OF THE CBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST
CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS
A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER
HOSES USED ON THE PROJECT.

LAYOUT NOTES:

ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
DRAWINGS.

FIRE SAFETY NOTES:

ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN
AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE
PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY
WILL BE REMOVED.

ANY TREE WORK INCLUDING PRUNING OR REMOVAL TO REQUIRE
APPROVAL OF THE CITY FORESTER.

FUEL MANAGEMENT PLAN NOTES:

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

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

GUIDELINES AS FOLLOWS:

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

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

GUIDELINES AS FOLLOWS:

KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:

VEHICLE ACCESS FROM CRESPI LN.

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED
IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT
MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY
GROWING CONDITION.

STAKING:

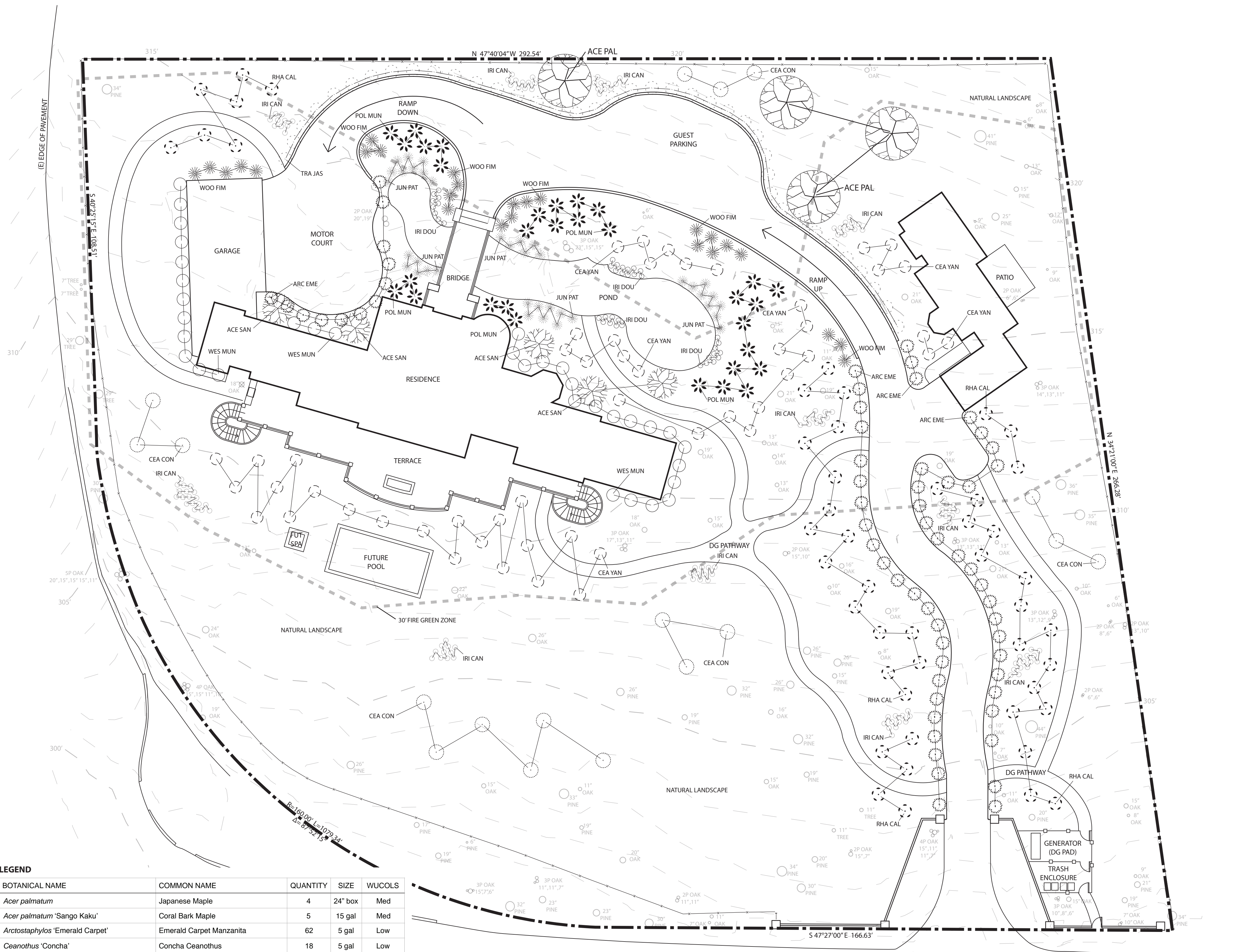
STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED.
TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND
GROWTH.

MULCHING:

SPREAD 2" - 3" OF WOOD CHIPS OVER ALL EXPOSED PLANTING AREAS

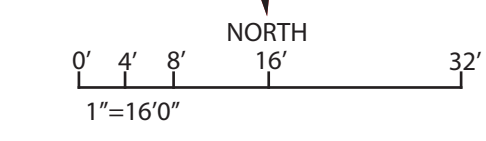
STAGING:

WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY
DRIP LINE AS NEEDED.



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
ACE PAL	<i>Acer palmatum</i>	Japanese Maple	4	24" box	Med
ACE SAN	<i>Acer palmatum</i> 'Sango Kaku'	Coral Bark Maple	5	15 gal	Med
ARC EME	<i>Arctostaphylos</i> 'Emerald Carpet'	Emerald Carpet Manzanita	62	5 gal	Low
CEA CON	<i>Ceanothus</i> 'Concha'	Concha Ceanothus	18	5 gal	Low
CEA YAN	<i>Ceanothus</i> 'Yankee Point'	Yankee Point Ceanothus	51	5 gal	Low
IRI DOU	<i>Iris douglasiana</i>	Douglas Iris	39	1 gal	Low
IRI CAN	<i>Iris douglasiana</i> 'Canyon Snow'	Canyon Snow Iris	131	1 gal	Low
JUN PAT	<i>Juncus patens</i> 'Elk Blue'	Elk Blue California Gray Rush	37	5 gal	Low
POL MUN	<i>Polystichum multum</i>	Western Sword Fern	31	5 gal	Med
RHA CAL	<i>Rhamnus californica</i> 'Mound San Bruno'	Mound San Bruno Coffeeberry	48	5 gal	Low
TRA JAS	<i>Trachelospermum jasminoides</i>	Star Jasmine	39	5 gal	Med
WES MUN	<i>Westringia fruticosa</i> 'Mundl'	Dwarf Coast Rosemary	34	5 gal	Low
WOO FIM	<i>Woodwardia limbriata</i>	Giant Chain Fern	26	5 gal	Med





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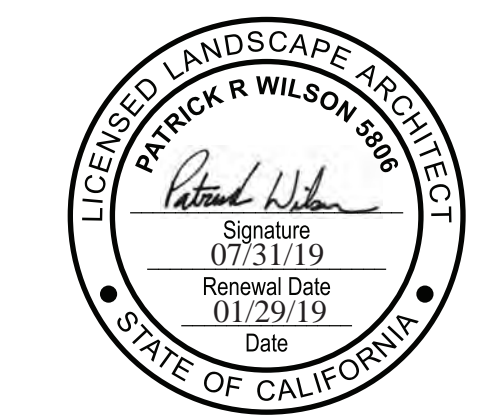
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APN: 008-371-018

Revisions:



Drawing Title:

Irrigation Plan

Date: 01/29/19

Scale: 1"=16'0"

Drawn By: DW & PW

Page Number:

L2.0

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XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL
4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.
5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BELOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"x4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VALVES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

LANDSCAPING STATEMENT:

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Patrick Wilson

IRRIGATION LEGEND:

- 1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE
- ⊗ FEBCO BACKFLOW PREVENTION DEVICE
- ⊠ MAINLINE MASTER VALVE
- VALVE BOX
- ⊙ RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
- HOSE BIB
- ⊕ RAINBIRD ESP RAIN SENSOR
- ⊠ GATE VALVE
- 4" SCH 40 PVC CHASE PIPE

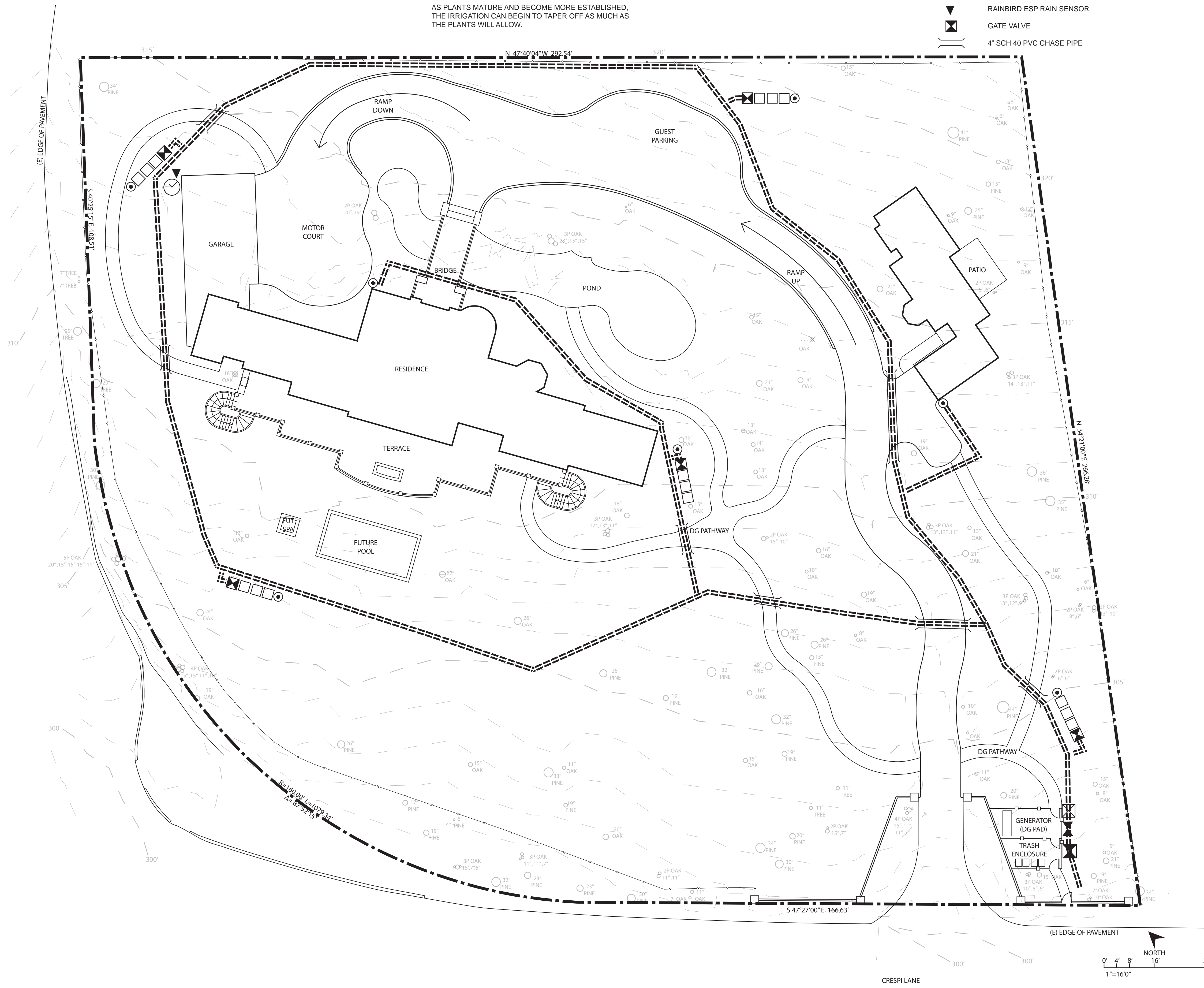
IRRIGATION SCHEDULE:

FOR ESTABLISHMENT PERIOD - ONE YEAR
 1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK
 5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK
 24" BOX TREES 30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS

1 AND 2 GALLON PLANTS 15 MINS X 1 TIMES PER WEEK
 5 AND 15 GALLON PLANTS 20 MINS X 1 TIMES PER WEEK
 24" BOX TREES 30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.





**MISSION
LANDSCAPING**

P.O. BOX 875
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CALIFORNIA 93950

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Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CALic #5806

Project:

Steven and
Susan Shen
1651 Crespi Ln.
Pebble Beach, CA 93953.

APN: 008-371-018
Revisions:



Drawing Title:

Irrigation Details

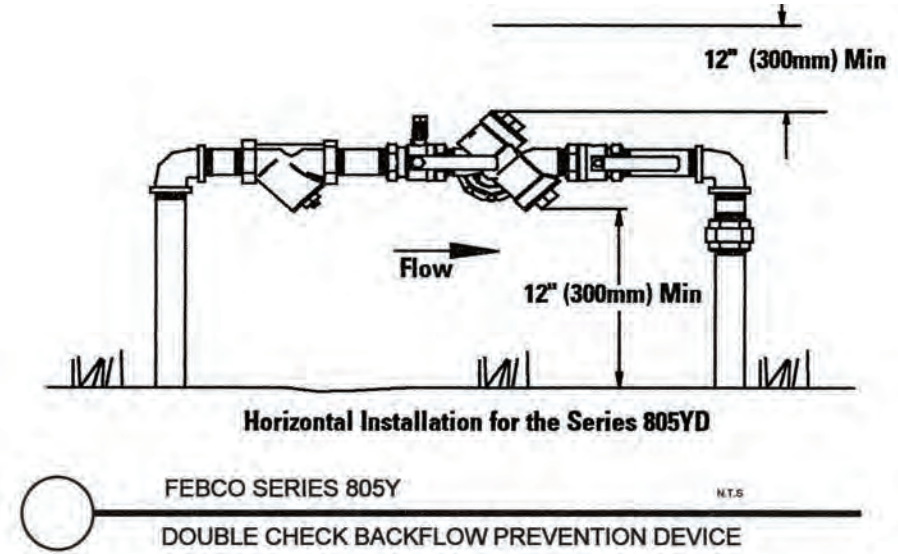
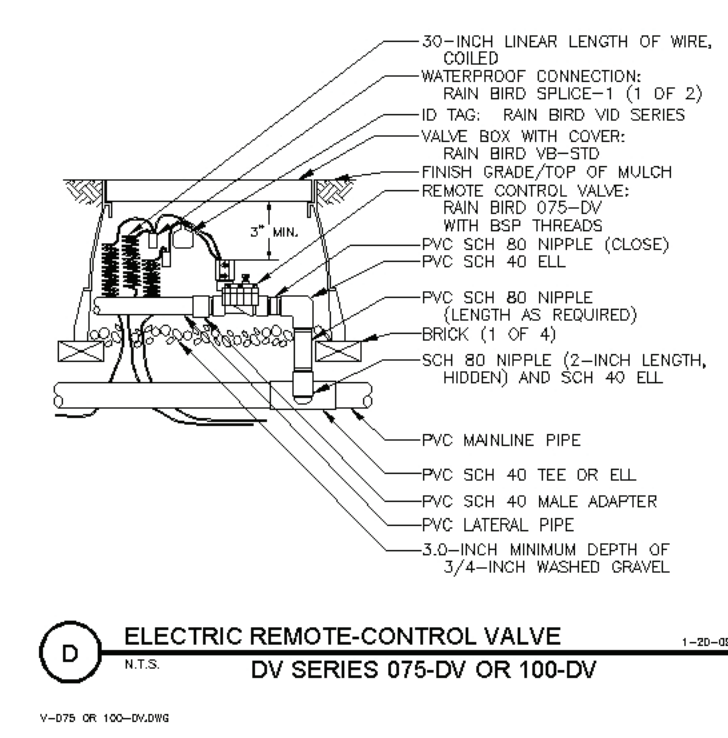
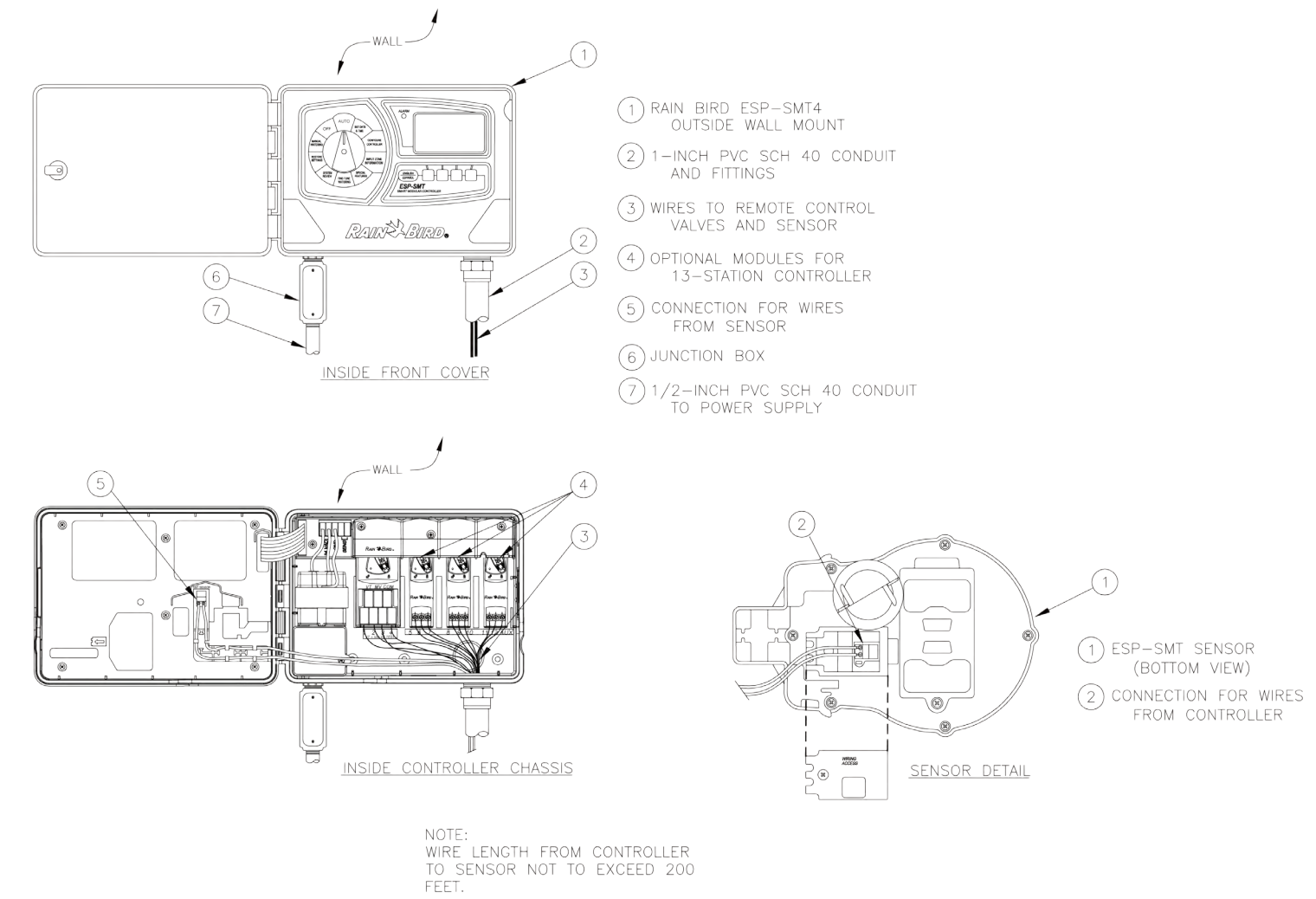
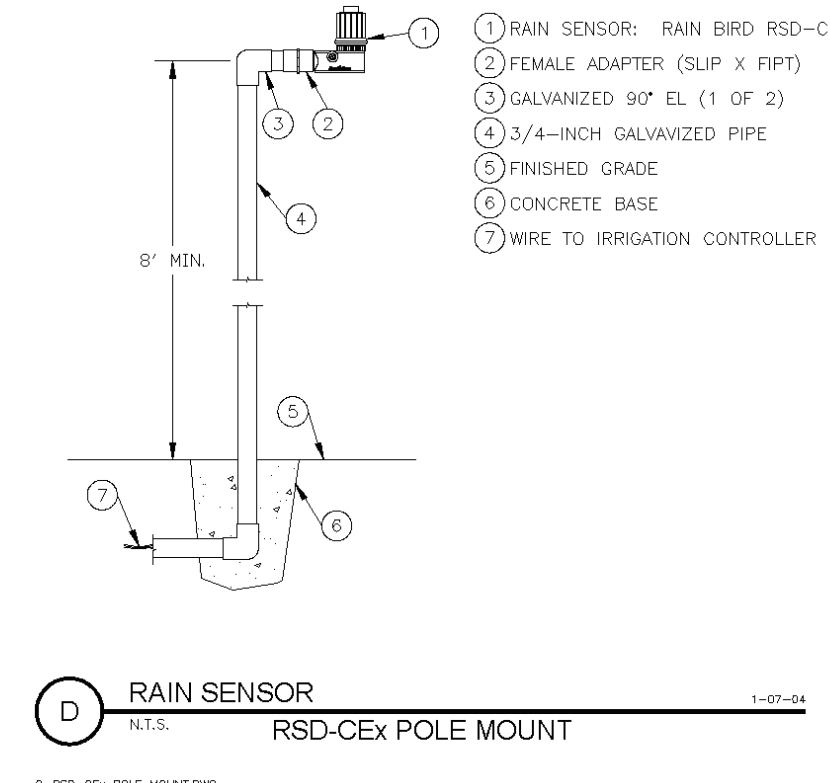
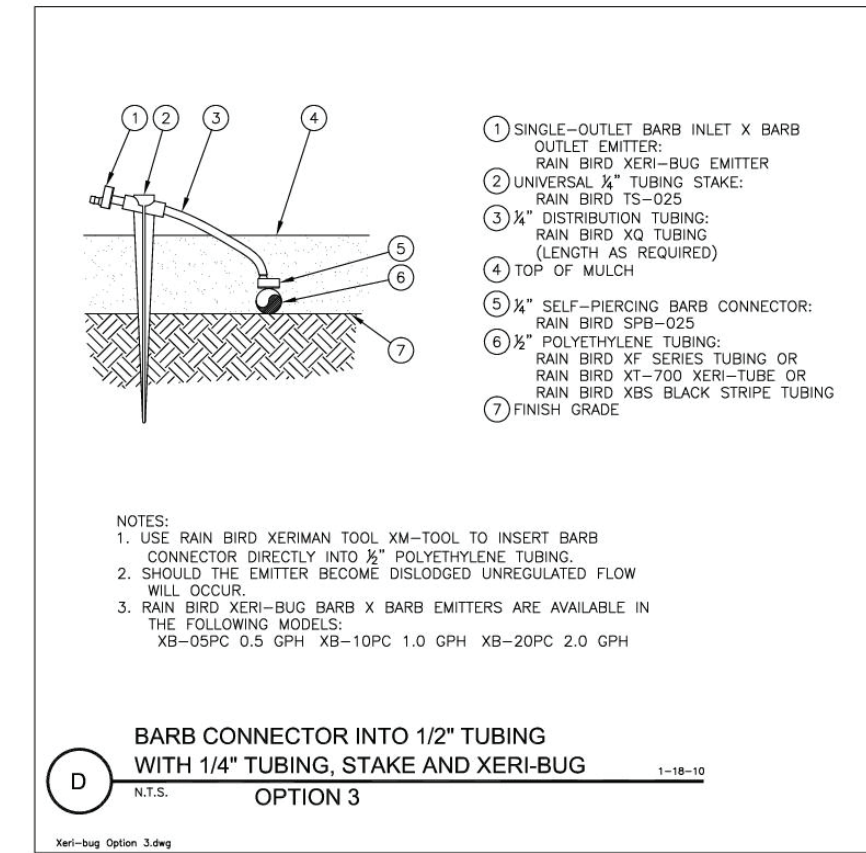
Date: 01/29/19

Scale: As Shown

Drawn By: DW & PW

Page Number:

L2.1



Water Efficient Landscape Worksheet								
Instructions:								
Fill in all items in this color								
Answer is shown in this color								
Reference Evapotranspiration (Eto)		36 Pebble Beach						
Hydrozone#/Planting Description	Plant Factor	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
Regular Landscape Areas								
1) low water use plants	0.2	Drip	0.81	0.247	1,340	330.86	7,385	
2) medium water use plants	0.4	Drip	0.81	0.494	456	225.19	5,026	
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0	
					Totals	1,796	556.05	12,411
Special Landscape Areas (SLA): Recycled Water								
1) low water use plants				1	0	0	0	
2) medium water use plants				1	0	0	0	
3) medium water use plants				1	0	0	0	
					Totals	0	0	0
Estimated Total Water Use (ETWU)							12,411	
Maximum Allowed Water Allowance (MAWA)							18,039	
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency					
very low	0-0.1	overhead spray	0.75					
low	0.1-0.3	drip	0.81					
medium	0.4-0.6							
high	0.7-1.0							
MAWA (annual gallons allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]								
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.								
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area	556							
Total Area	1,796							
Average ETAF	0.31	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.						
All Landscape Areas								
Total ETAF x Area	556							
Total Area	1,796							
Sitewide ETAF	0.31							

**COLOR AND MATERIAL SAMPLES FOR
SHEN RESIDENCE
1651 CRESPI LANE, PEBBLE BEACH, CA 93953
APN: 008-371-018**

**MISSION STYLE CAP AND PAN
CLAY TILE ROOF**



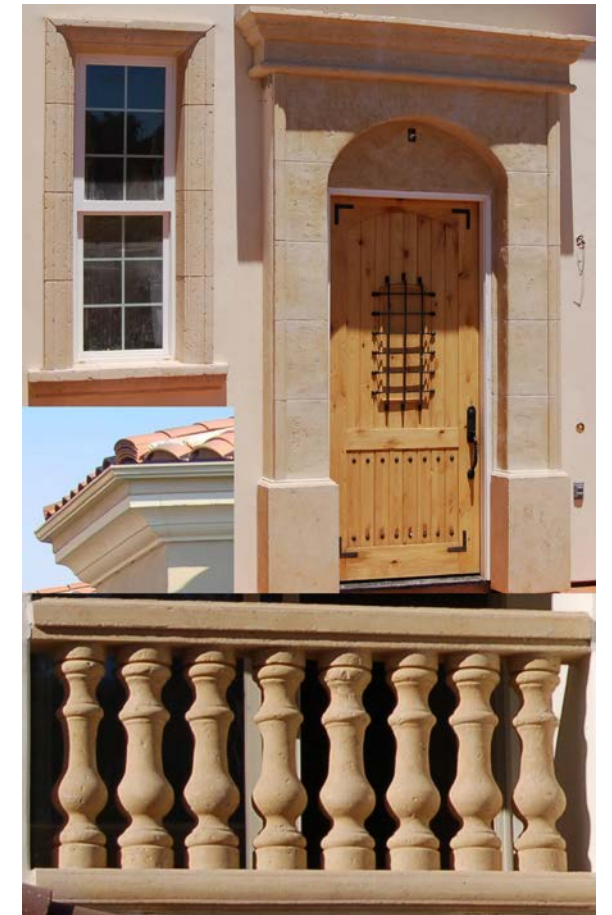
**PAINTED EXTERIOR STUCCO
WALLS**



DUNN EDWARDS
VERONA BEACH #DE6135

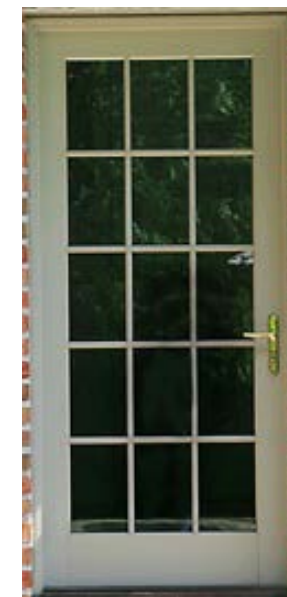
DUNN EDWARDS
ALMOND LATTE #DE6143

**FAUX LIMESTONE SURROUNDS
AND ACCENTS**



FAUX LIMESTONE BALUSTRADES

**METAL CLAD WOOD
DOORS AND WINDOWS
Kolbe and Kolbe or equal**



**COPPER OGEE
GUTTERS**



**COPPER STANDING
SEAM ROOM**