# WILLIAMSON RESIDENCE

# 3320 17 MILE DRIVE
# Pebble Beach, CA 93953

## PROJECT DATA

### SETBACKS

| LDR/1.5-D(CZ) | REQUIRED | PROPOSED |
|---|---|---|
| FRONT (RIDER) | 120'-0" | 134'-11" |
| FLAG LOT | 30'-0" | 37'-1" |
| NORTH SIDE | 20'-0" | 20'-0" |
| WEST SIDE | 20'-0" | 20'-1" |
| EAST SIDE | 20'-0" | 20'-0" |
| REAR (RIDER) | 50'-0" | 50'-2" |
| 17 MI. DRIVE (CENTER) | 100'-0" | 155'-11" |
| BUILDING HEIGHT | 30 FT. MAX. | 19'-6" FT. |

PROPOSED SITE COVERAGE:

| IMPERVIOUS: | | |
|---|---|---|
| MAIN RESIDENCE & GARAGE | 3,836 S.F. | |
| ADU | 843 S.F. | |
| DRIVE | 1,401 S.F. | |
| SITE PAVING & STAIRS | 2,181 S.F. | |
| SPA / WATER FEATURE | 120 S.F. | |
| TOTAL IMPERVIOUS SITE COVERAGE: | 8,461 S.F. | 33.1% |
| PERVIOUS: | | |
| AUTOCOURT | 1,616 S.F. | |
| EAST SIDE WALK | 415 S.F. | |
| TOTAL PERVIOUS SITE COVERAGE: | 2,031 S.F. | 8.0% |

LOT DATA :

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

| ZONING | LDR/1.5-D(CZ) |
|---|---|
| FLOOR AREA RATIO : | 17.5% |
| MAXIMUM AREA ALLOWED : | 4,475.3 SQ. FT. |
| BUILDING SITE COVERAGE: | 15.0% |
| MAX. BLDG. COV. ALLOWED : | 3,836 SQ. FT. |
| MAX. SITE COV. ALLOWED : | 9,000 SQ. FT. |

PROPOSED FLOOR AREA:

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

BUILDING SITE COVERAGE:

| | | |
|---|---|---|
| BUILDING FOOTPRINT | 3,836 S.F. | |
| TOTAL PROPOSED BUILDING SITE COVERAGE: | 3,836 S.F. | 15.0% |
| ADU | 843 S.F. | |

## PROJECT INFORMATION

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

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

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

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

LANDSCAPE: SEVEN SPRINGS STUDIO
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
PH: 831-466-9617

## SHEET INDEX



## OWNERSHIP NOTES



## UTILITIES

1. WATER: CALIFORNIA AMERICAN WATER COMPANY
2. ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC
3. SANITARY SEWER SYSTEM: PEBBLE BEACH COMMUNITY SERVICES DISTRICT

## TREE REMOVAL

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

## GRADING

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

## PROJECT DESCRIPTION

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

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

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

PROPOSED SOLAR ON THE ROOFS OF MAIN HOUSE AND ADU.

## PROJECT NOTES

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

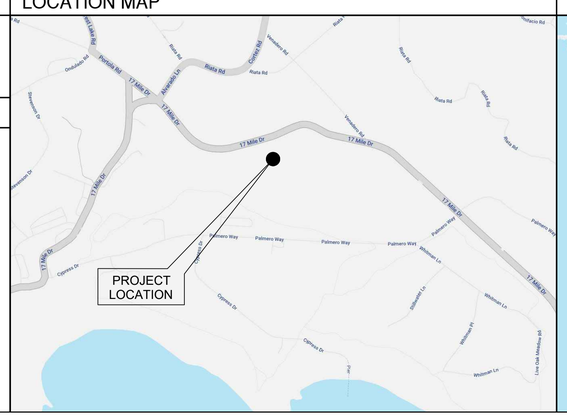
PRIOR TO CONSTRUCTION, ALL LEGACY TREES SHALL BE REVIEWED BY AN ARBORIST TO ENSURE OF THEIR SURVIVAL THROUGH CONSTRUCTION, WITH A PARTICULAR FOCUS ON THE TREE(S) NEAREST TO THE DRIVEWAY. A MATERIAL CHANGE OR ALTERATION OF PLANS MAY BE REQUIRED BASED ON THE ARBORIST'S RECOMMENDATIONS.

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

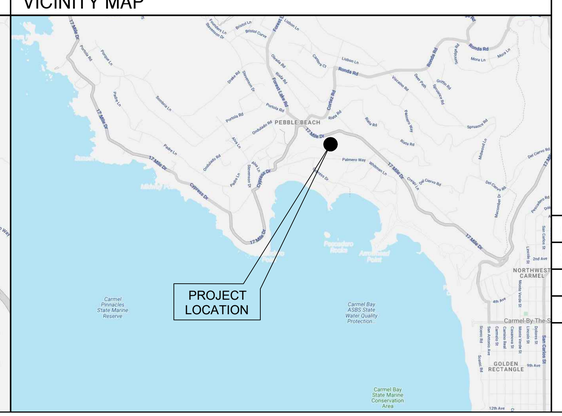
## ARCHAEOLOGICAL NOTES

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

## LOCATION MAP




## VICINITY MAP




| REVISION | No. |
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CONSULTANT:


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


COVER SHEET

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

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

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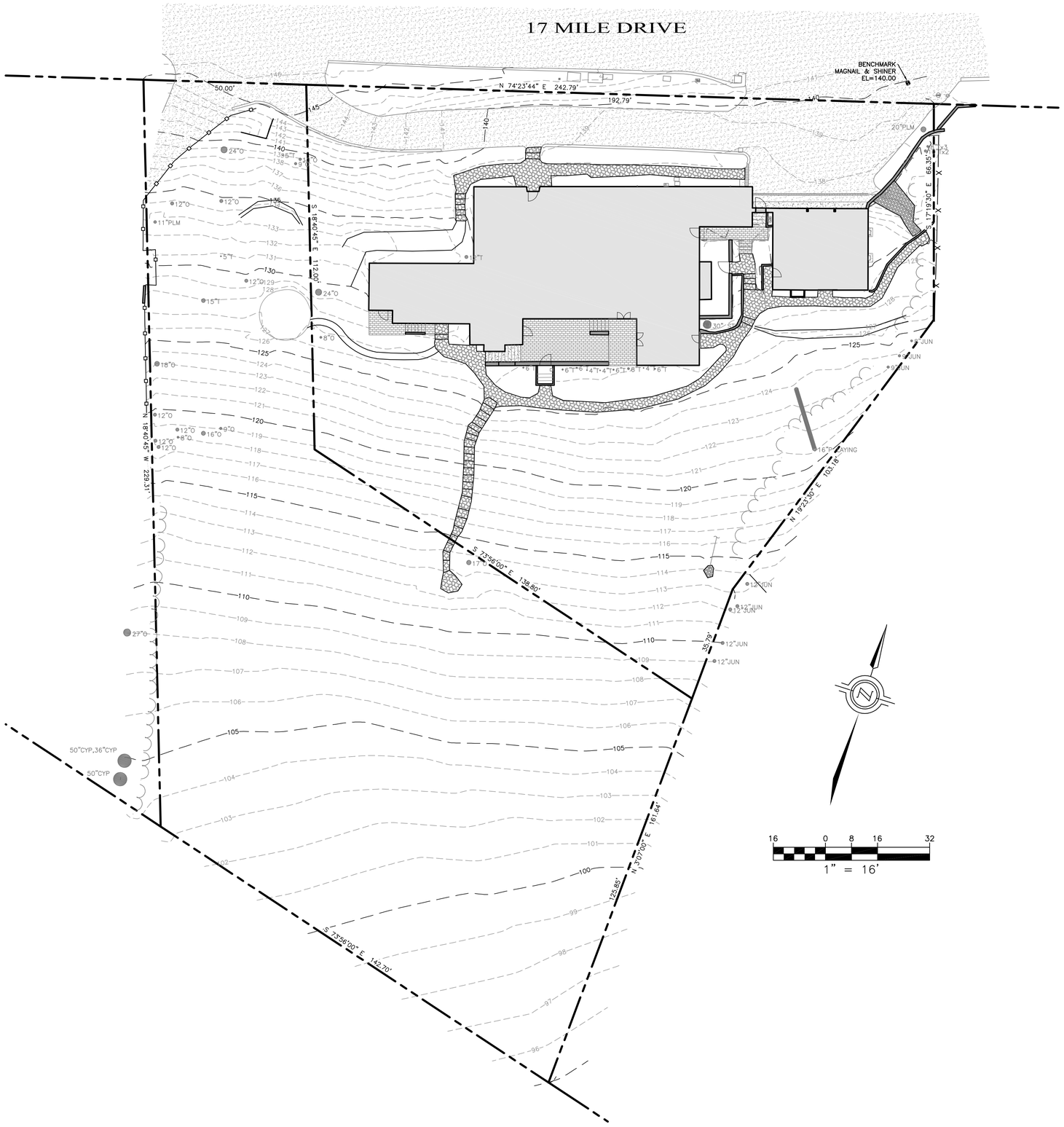






## LEGEND

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

80.00 → SPOT ELEVATION

| | |
|---|---|
| AC | ASPHALT |
| BS | BOTTOM STAIRS |
| C | CYPRESS TREE |
| CONC | CONCRETE |
| CYP | CYPRESS TREE |
| DS | DOWNSPOUT |
| E | EXISTING |
| EG | EXISTING GRADE |
| ELEC | ELECTRICAL |
| FC | FACE OF CURB |
| FL | FLOW LINE |
| FP | FINISH PAVEMENT |
| FW | FACE OF WALL |
| JUN | JUNIPER TREE |
| O | OAK TREE |
| PLM | PALM TREE |
| T | TREE |
| TS | TOP OF STAIRS |
| TYP | TYPICAL |

WATER METER
WATER VALVE
IRRIGATION CONTROL
FIRE HYDRANT
HOSE BIB
ELECTRICAL METER
AT&T MANHOLE
GAS VALVE
GAS METER
SEWER MANHOLE
SEWER CLEANOUT
DOWNSPOUT

AC PAVEMENT
CONCRETE
BRICK PAVERS
ROCK PAVERS

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. A RECORD OF SURVEY IS CURRENTLY IN THE SUBMITTAL PROCESS WITH THE COUNTY SURVEYOR.

2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

4. CONTOUR INTERVAL = ONE FOOT.

5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

8. A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL AND SHINER IN 17 MILE DRIVE AS SHOWN HEREON, HAVING AN ELEVATION OF 140.00 BASED ON AN ASSUMED DATUM.

9. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY 2021.

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
Exp. 12-31-21
No. 8368
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER A SLOTE
No. 59685
EXP. 12-31-21
CIVIL
STATE OF CALIFORNIA


L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite 5, Monterey, California 93940
P: 831 655.2723 F: 831 655.3425
LandSengineers.com

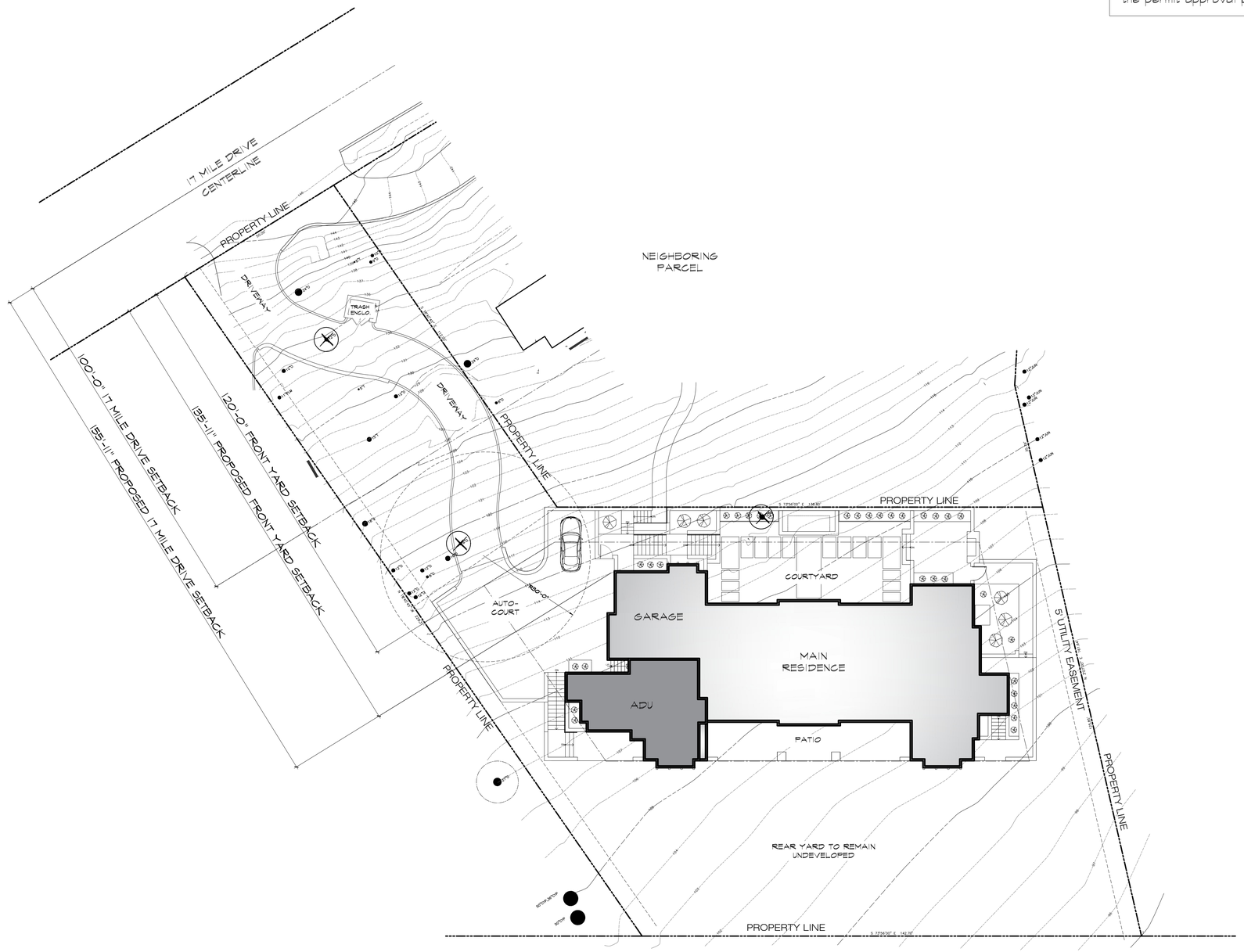

| | |
|---|---|
| DRAWN BY: | PJM |
| DESIGNED BY: | N/A |
| DATE: | 2-9-21 |
| SCALE: | 1" = 16' |
| JOB NUMBER: | 21-05 |
| LAST REVISED: | |
| REVISED BY: | |

PREPARED FOR:
ALLISON KENTON
CARMEL REALTY COMPANY
ALLISON@CARMELREALTYCOMPANY.COM

TOPOGRAPHIC SURVEY
3322 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN: 008-423-025 & 026-000

SHEET 1
OF
2 SHEETS

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




LEGEND

⊗ = TREE TO BE REMOVED

PROJECT NORTH

N

## PROPOSED SITE PLAN

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

| REVISION | No. |
|---|---|
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CONSULTANT:


ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940

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


PROPOSED SITE PLAN

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

| | |
|---|---|
| DATE: | 8/6/2024 |
| SCALE: | 1/16" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 23.09 |

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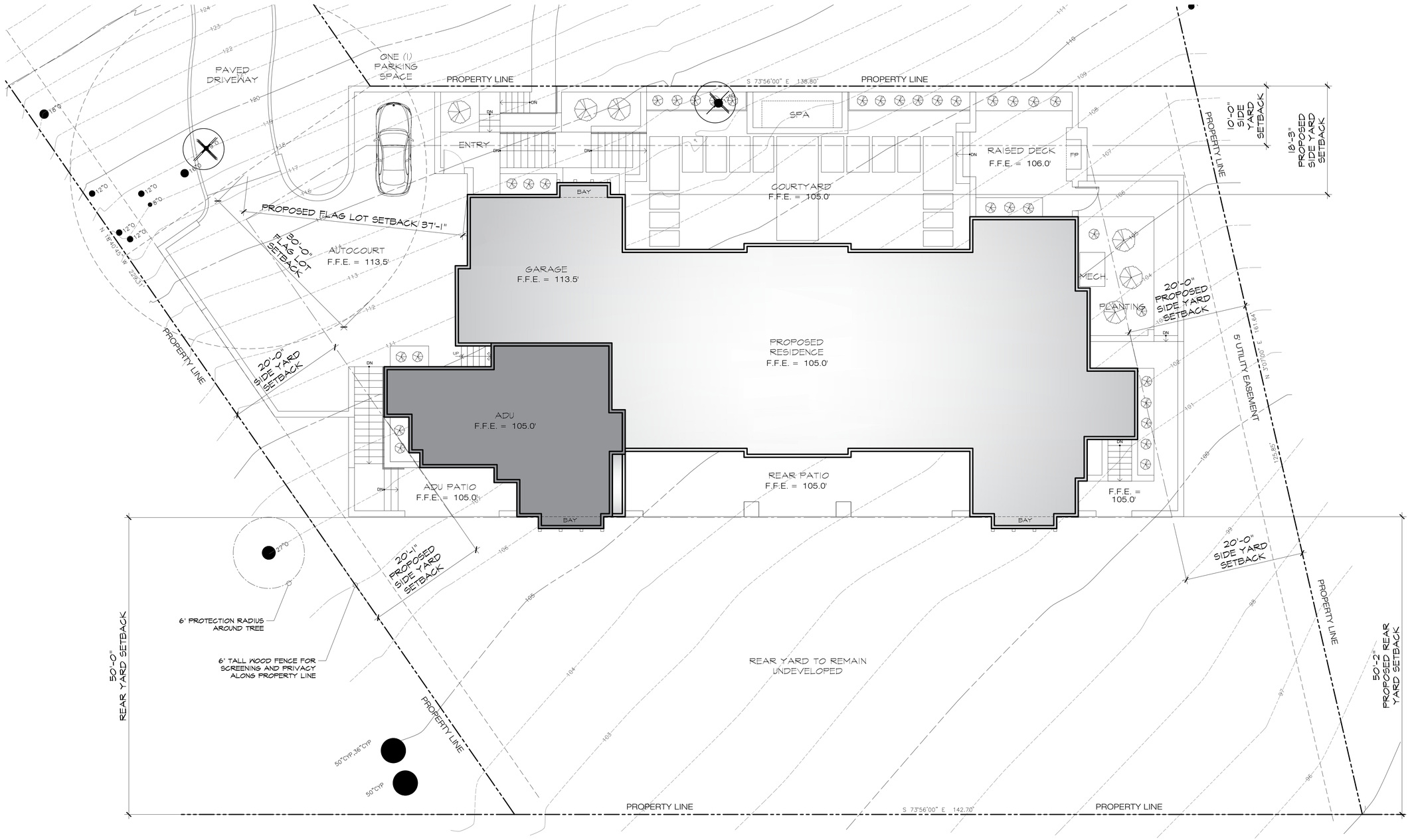


PROJECT NORTH

N

# ENLARGED SITE PLAN

0 8' 16' 32'

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

LEGEND

⊗ = TREE TO BE REMOVED

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| REVISION | No. |
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ENLARGED SITE PLAN

JOB NAME: Williamson Residence
3320 17 Mile Drive
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A.P.N. 008-423-026-000

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

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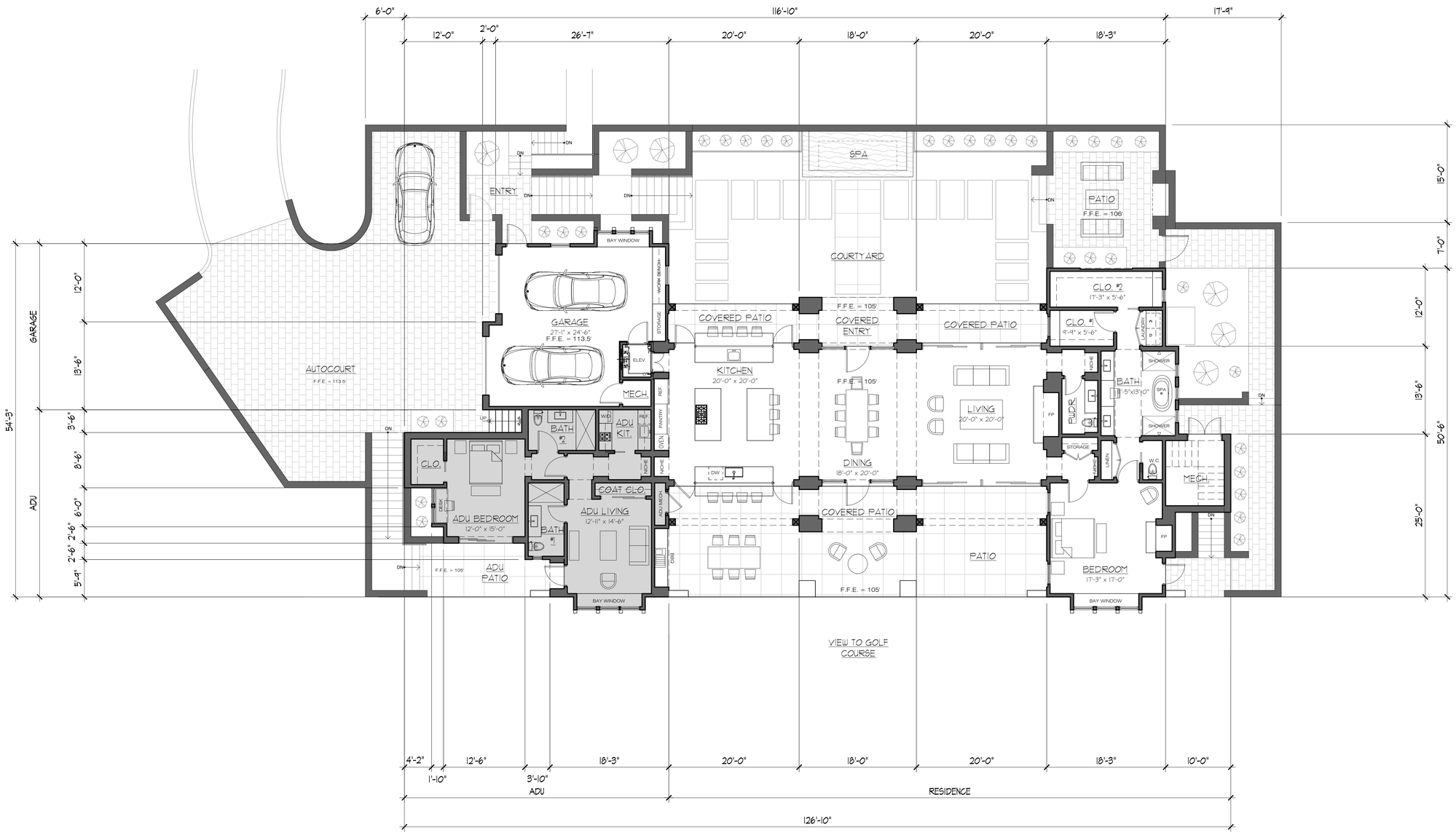


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PROJECT NORTH

N

# PROPOSED FLOOR PLAN

0 4' 8' 16'

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

| REVISION | No. |
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FIRST FLOOR PLAN

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

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

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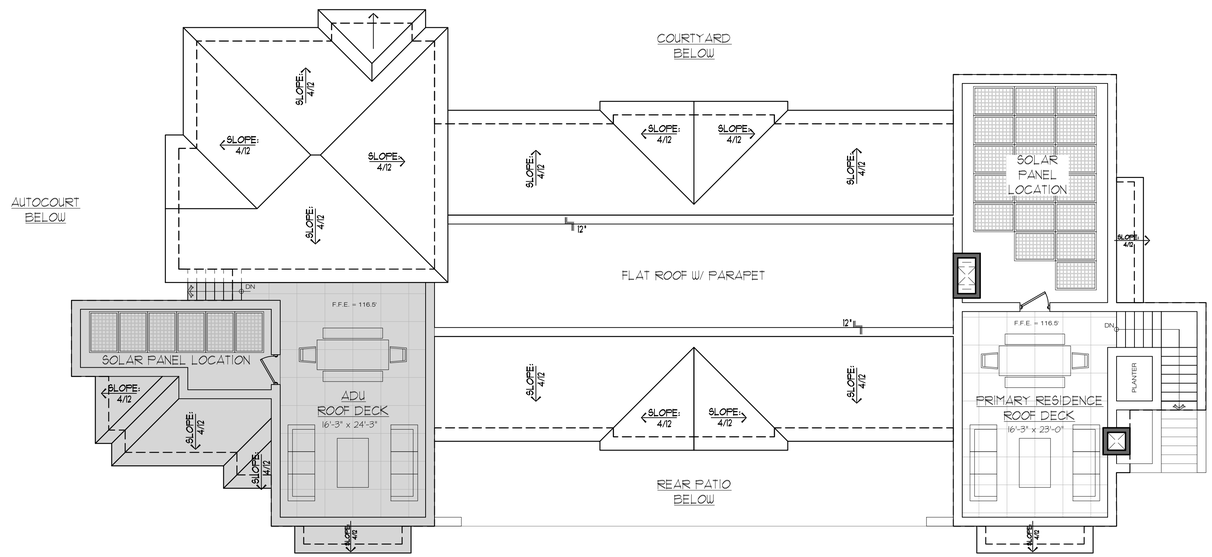


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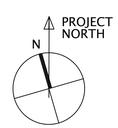


# PROPOSED ROOF PLAN

0 8' 16' 32'

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

| REVISION | No. |
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SECOND FLOOR PLAN

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

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|---|---|
| DATE: | 8/6/2024 |
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| DRAWN: | HRM |
| JOB NUMBER: | 23.09 |

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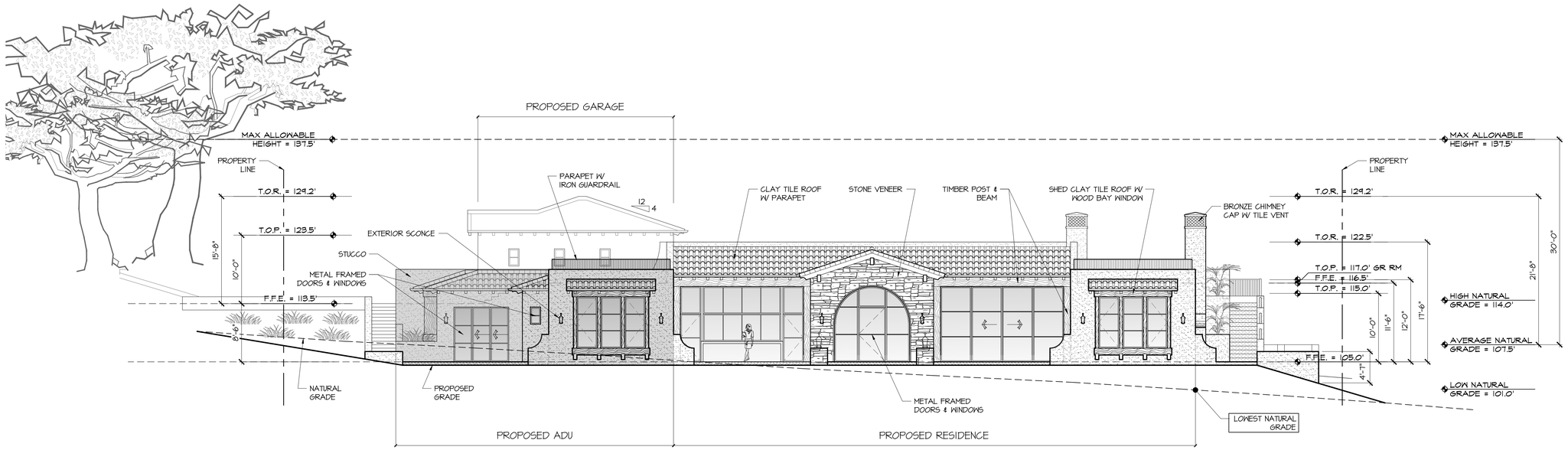


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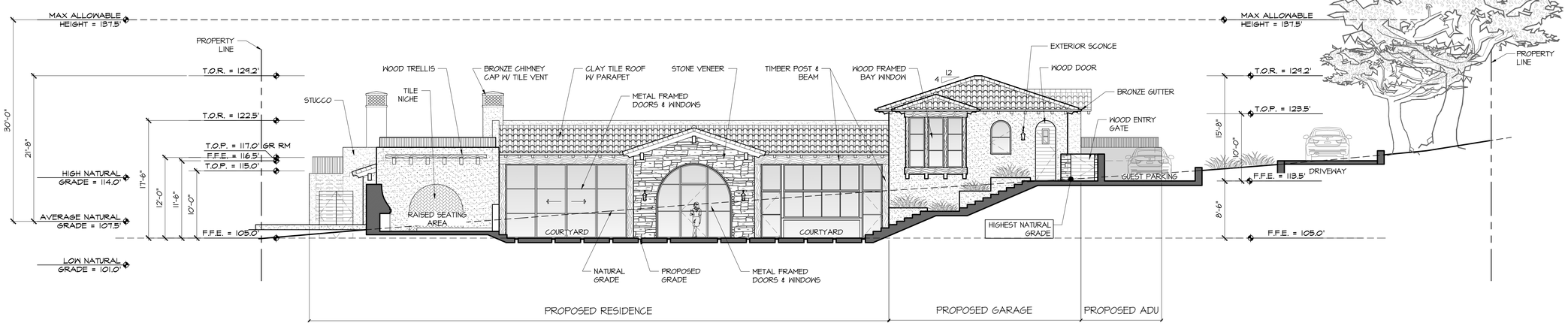
## SOUTH ELEVATION

0 4' 8' 16'

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

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## NORTH ELEVATION

0 4' 8' 16'

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

| REVISION | No. |
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SOUTH & NORTH ELEVATION

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

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

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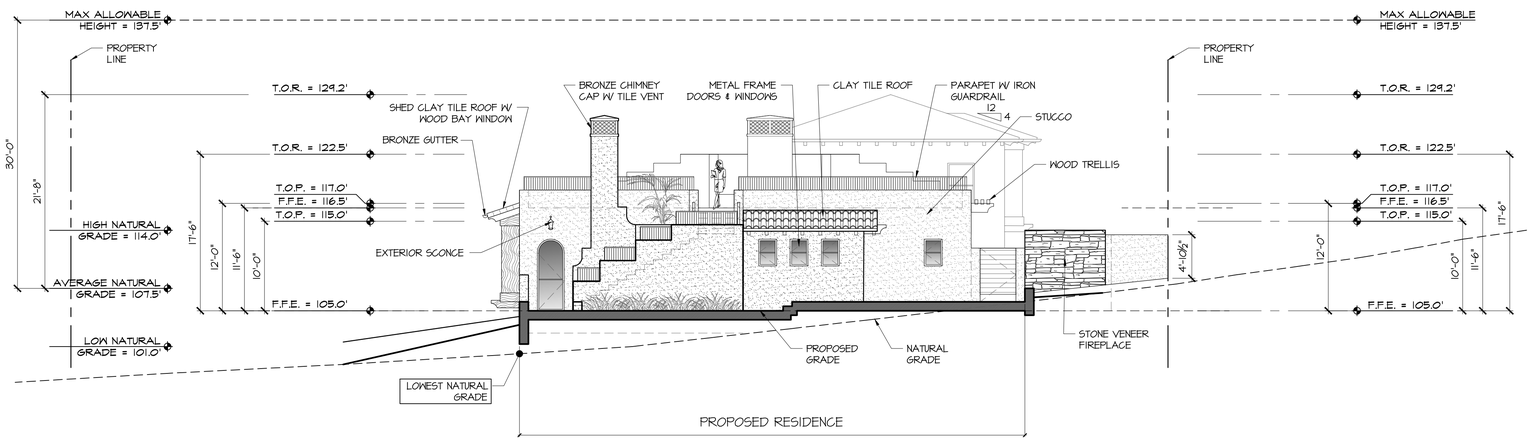
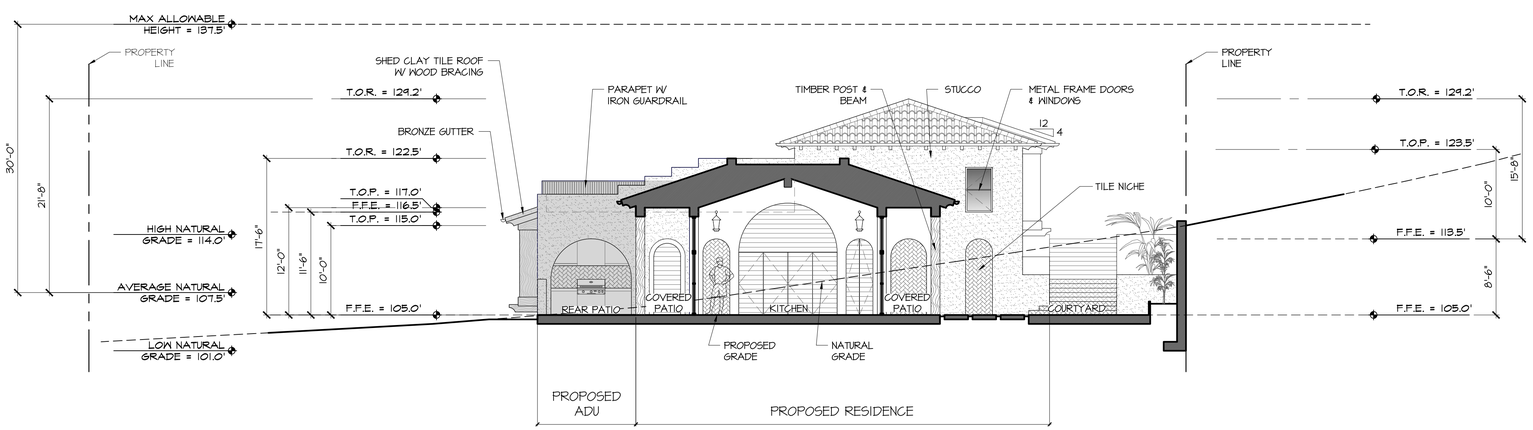



## EAST ELEVATION

0 4' 8' 16'

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

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## EAST COURTYARD ELEVATION

0 4' 8' 16'

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

| REVISION | No. |
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EAST ELEVATIONS

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

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

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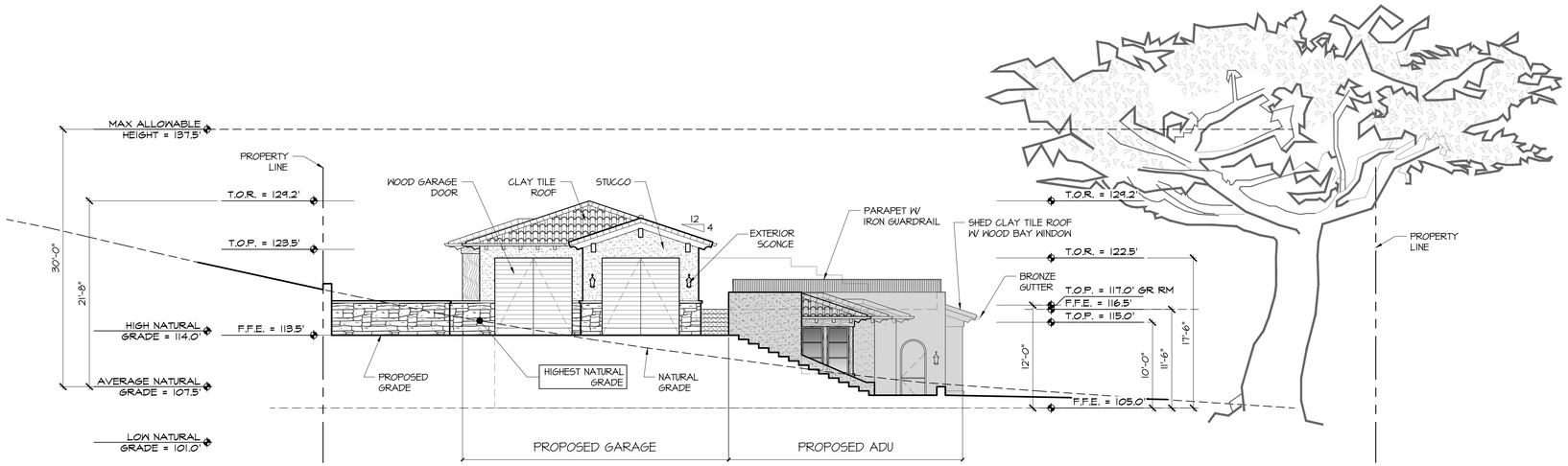


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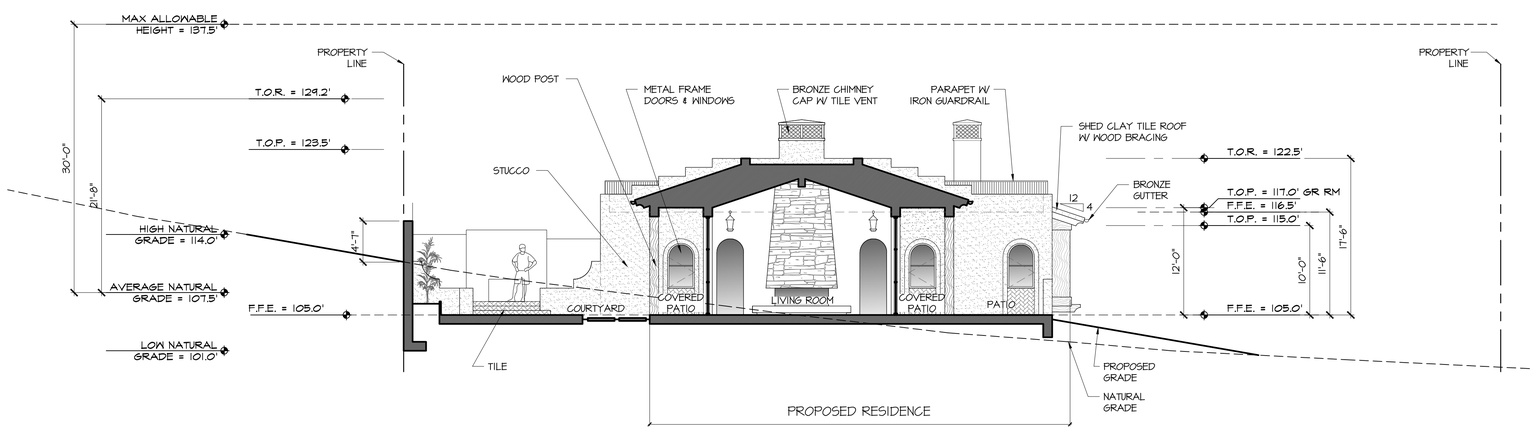
## WEST ELEVATION

0 4' 8' 16'

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




## WEST COURTYARD ELEVATION

0 4' 8' 16'

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

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WEST ELEVATIONS

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

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

A3.3

SHEET OF



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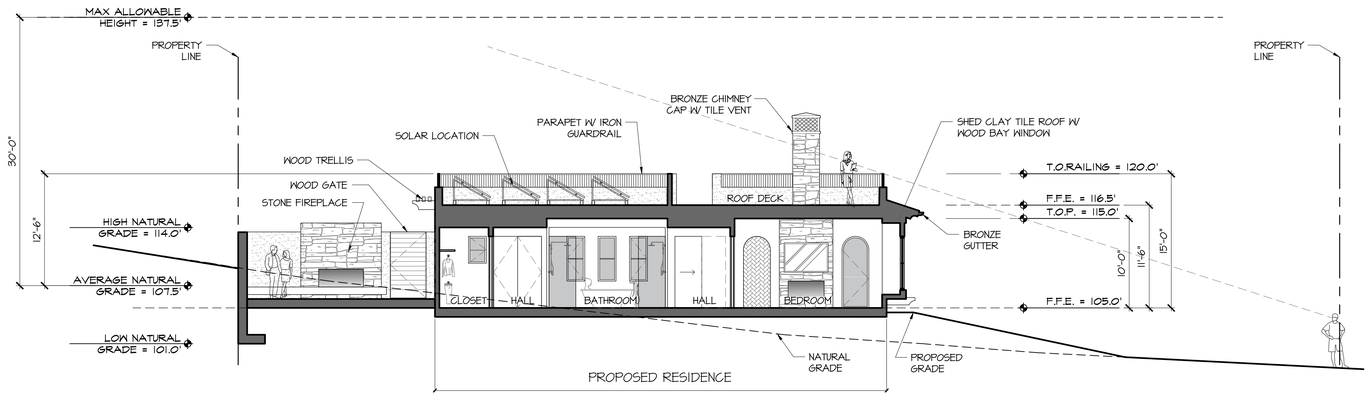
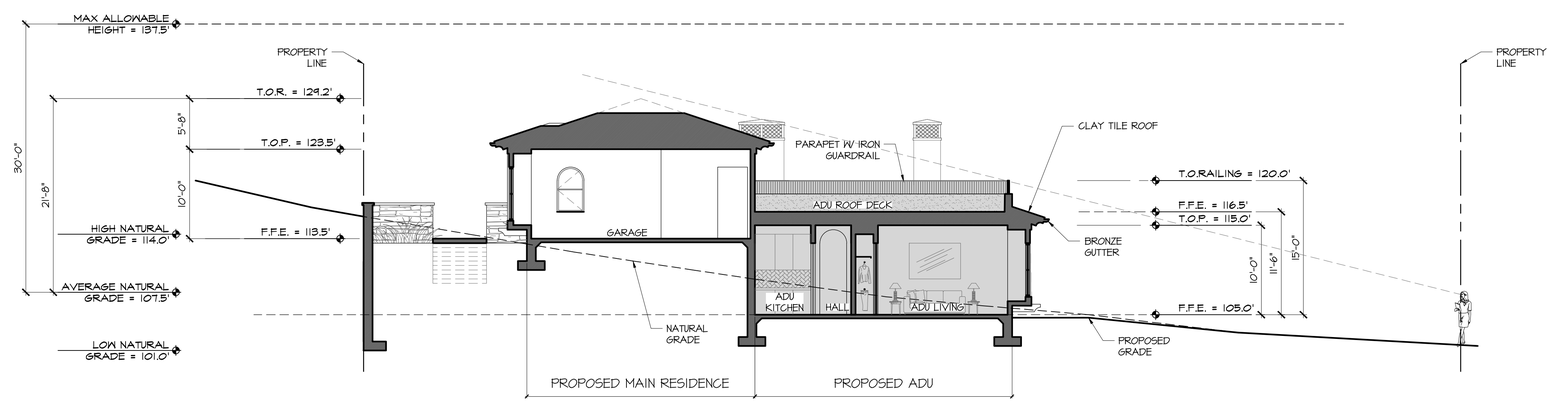



## MAIN RESIDENCE SECTION

0 4' 8' 16'

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

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## ADU SECTION

0 4' 8' 16'

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

| REVISION | No. |
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BUILDING SECTIONS

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

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

A3.4

SHEET OF



J:\23 Jobs\2309 Williamson_DD\2309A3.dwg 8-06-24 12:25:08 PM

DD



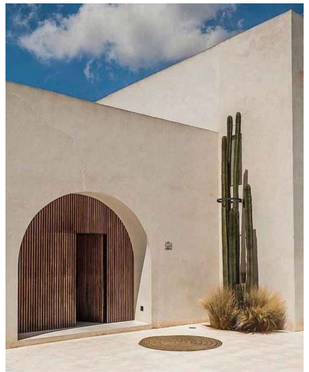
MODEL: OT TITLE-24
FINISH: BRONZE
MANUFACTURER : URBAN ACCESSORIES

## 10 DRAIN COVER & TRENCH GRATES


GATE: CUSTOM
MATCH GARAGE DOOR

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

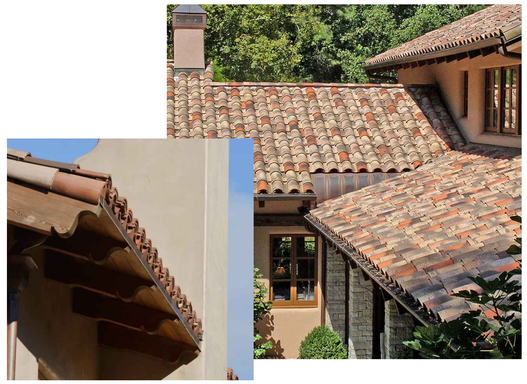
## 7 GARAGE DOOR & GATE



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

MANUFACTURER: WESTERN BLENDED PRODUCTS
COLOR: BALANCED
FINISH: SMOOTH

## 4 STUCCO



CLAY TILE W/ EXPOSED RAFTER TAILS

## 1 ROOF & EAVE

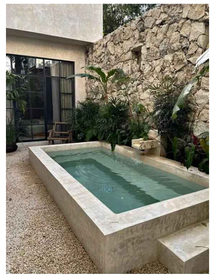
RECESSED DOWN LIGHT
STAINLESS STEEL
7W LED

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

## 11 EXTERIOR LIGHTING

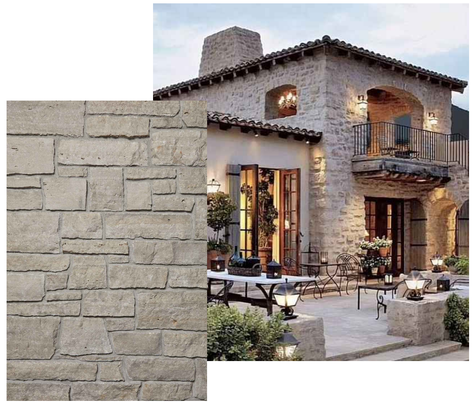
EXTERIOR STEPS W/ TILE

EXTERIOR STEPPING STONE



SPA

## 8 SITE DETAILS



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

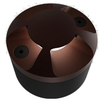
## 5 STONE VENEER

CEILING: EXTERIOR: TEAK; INTERIOR: WHITE OAK

## 2 WOOD CEILING

PATH DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

WALL DOWNLIGHT
STAINLESS STEEL FINISH
3W LED



DRIVEWAY SURFACE DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

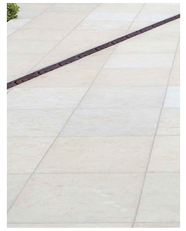
## 12 LANDSCAPE LIGHTING

WROUGHT IRON RAIL W/ SHAPED PARAPET

## 9 DECK GUARD RAIL

METAL DOORS & WINDOWS W/ MINIMAL FRAME

## 6 WINDOW & DOORS

MANUFACTURER: US STONE
COLOR: FLINT HILLS GRAY

MANUFACTURER: BELGARD
COLOR: URBANA - VICTORIAN

## 3 PATIO & PAVERS

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:

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

MATERIAL SAMPLES

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

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

A-7.1
SHEET OF


**DRIVEWAY TO GARAGE PERSPECTIVE**


**SOUTH ELEVATION SEEN FROM GOLF COURSE**


**INNER COURTYARD PERSPECTIVE**


**BIRD'S EYE PERSPECTIVE**

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:

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ERIC MILLER ARCHITECTS, INC.
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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERED PERSPECTIVES

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

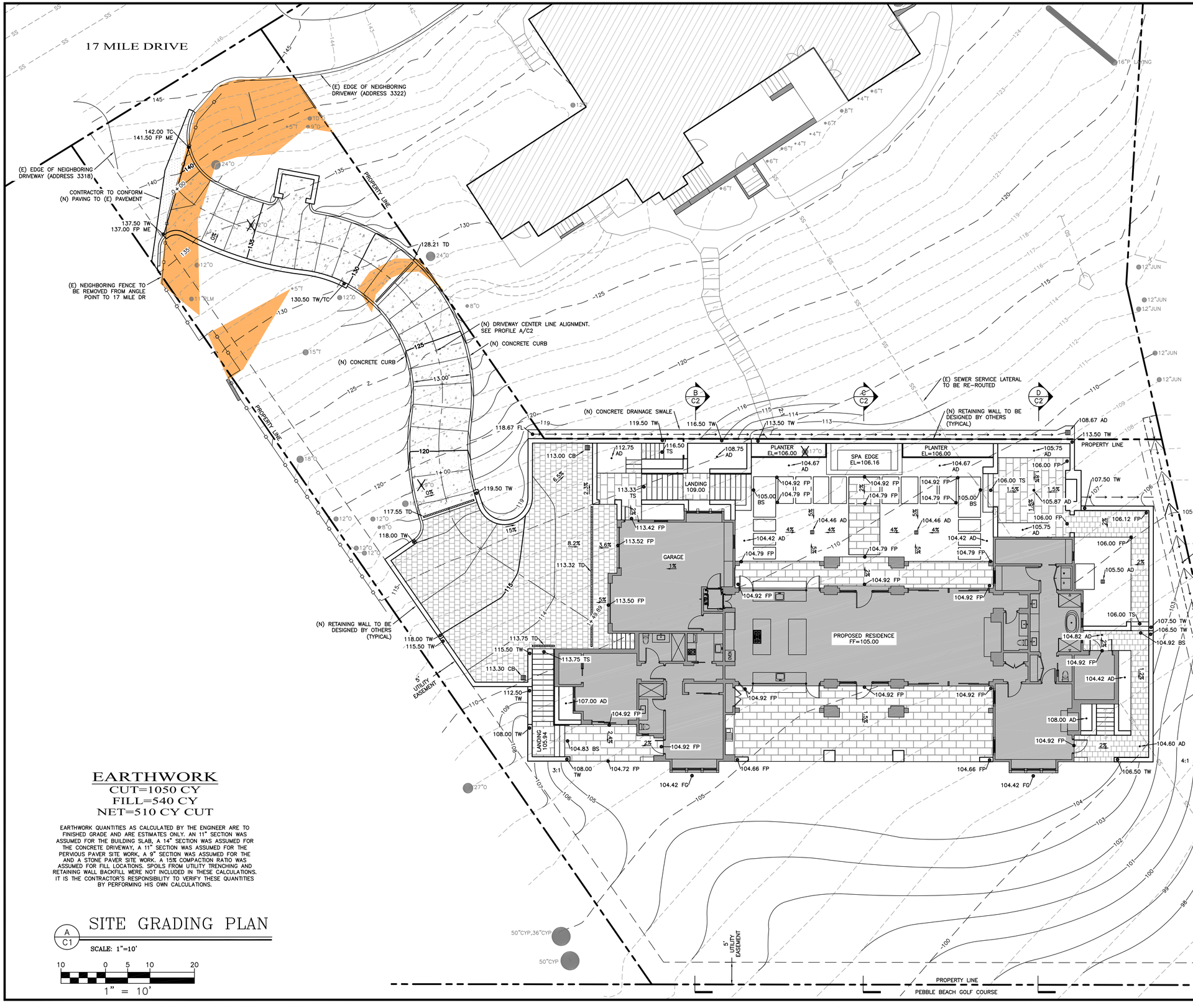
DATE: 8/6/2024
SCALE: N.T.S.
DRAWN: HRM
JOB NUMBER: 23.09

A7.2
SHEET OF



J:\23 Jobs\2309 Williamson_DD\2309A7.dwg 8-06-24 12:25:46 PM

DD




## LEGEND

- (N) BUILDING
- (N) SAND SET PERVIOUS PAVERS
- (N) STONE PAVERS SET OVER CONCRETE
- (N) CONCRETE DRIVEWAY
- (N) AC PAVEMENT CONFORM
- SLOPE 30% AND GREATER. TOTAL AREA OF DEVELOPMENT WITHIN SLOPE LIMITS=187 SFT

| | |
|---|---|
| AD | AREA DRAIN |
| BS | BOTTOM OF STEP |
| CB | CATCH BASIN |
| E | EXISTING |
| EG | EXISTING GRADE |
| EL | ELEVATION |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| FG | FINISHED GRADE |
| FP | FINISHED PAVEMENT |
| ME | MATCH EXISTING |
| N | NEW |
| TC | TOP OF CURB |
| TD | TRENCH DRAIN |
| TS | TOP OF STEP |
| TW | TOP OF WALL |

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

## EARTHWORK

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

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

A C1 SITE GRADING PLAN

SCALE: 1"=10'

10 0 5 10 20
1" = 10'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831 655.2723 F: 831 655.3425
LandSengineers.com

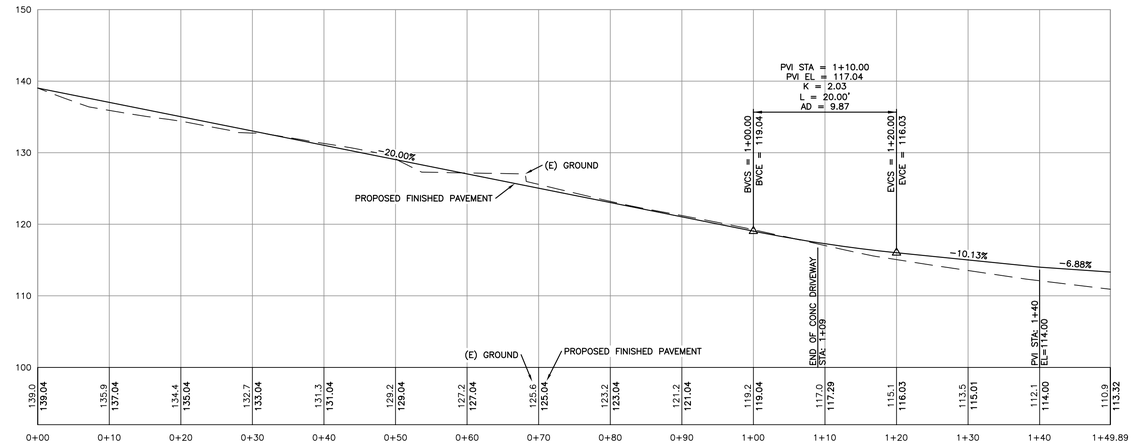
REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMS No. 74985 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

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

SITE GRADING PLAN

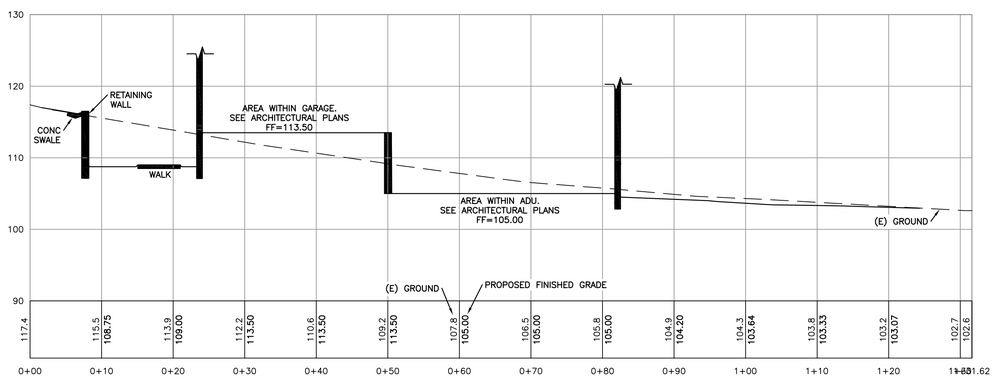
WILLIAMSON RESIDENCE
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN 008-423-026

SHEET C1
OF
5 SHEETS



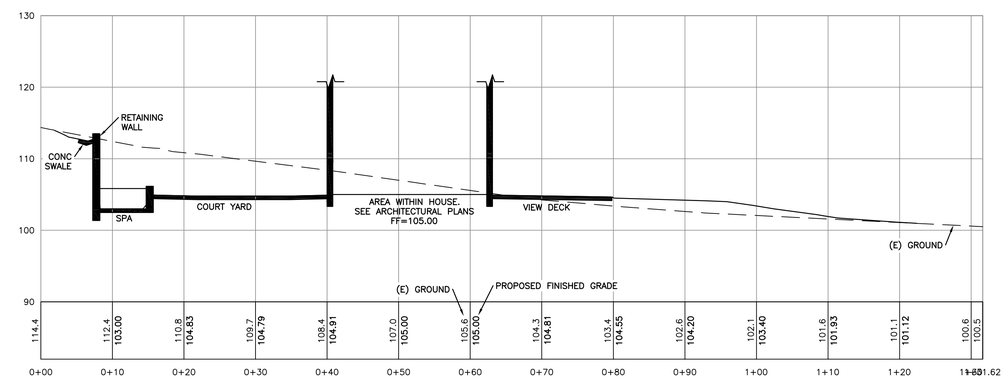

A / C2 DRIVEWAY CENTER LINE PROFILE

SCALE: 1"=10'



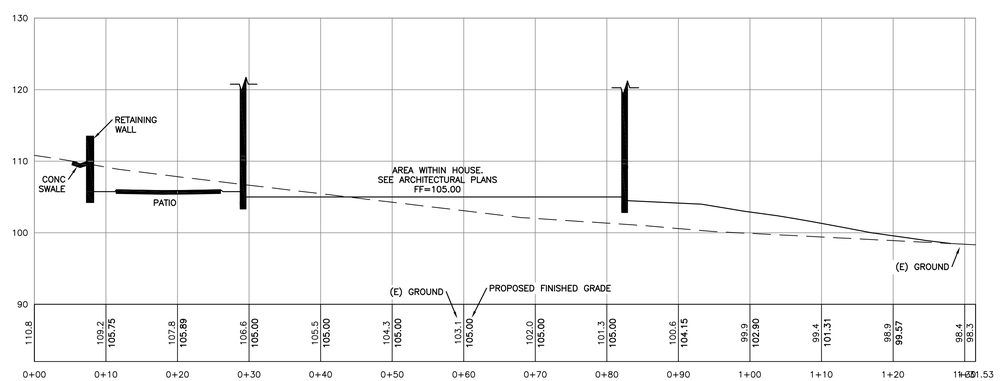

B / C2 SITE CROSS SECTION

SCALE: 1"=10'




C / C2 SITE CROSS SECTION

SCALE: 1"=10'




D / C2 SITE CROSS SECTION

SCALE: 1"=10'

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

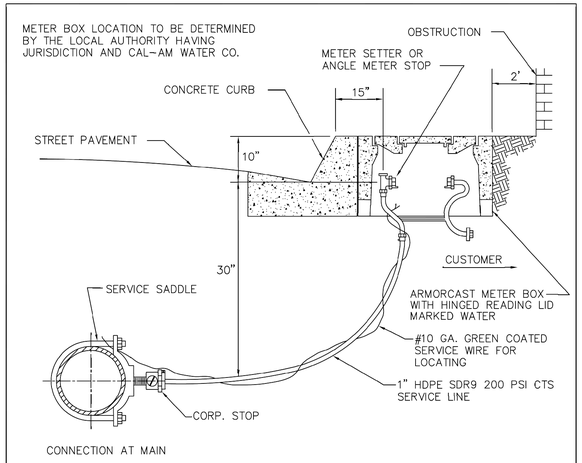
REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SLOVAK No. 84985 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

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

DRIVEWAY PROFILE & SITE CROSS SECTIONS

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

SHEET C2
OF
5 SHEETS




EQUIPMENT SCHEDULE (OR APPROVED EQUAL)

| METER SIZE | SADDLE | CORP. STOP | ANGLE METER STOP | METER BOX ARMORCAST PRODUCTS CO. |
|---|---|---|---|---|
| 3/4" x 5/8" | FORD S-90 | 1" FORD F 1000 | FORD 3/4" X 1" AMS KV43-342W | A6001946APCX12R (13"x 24") |
| 1" | FORD S-90 | 1" FORD F 1000 | FORD 1" AMS KV43-444W | A6001946APCX12R (13"x 24") |

CALIFORNIA AMERICAN WATER
Central Division
511 Forest Lodge Rd., Ste. 100E, Pacific Grove, Ca., 93950

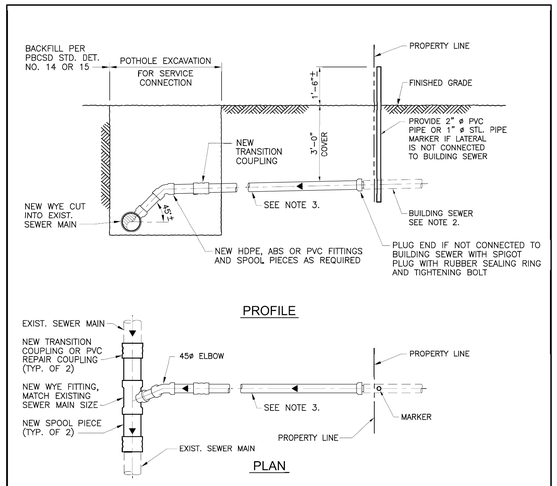
REVISIONS: 08/27/2012 | 04/17/2013 | 10/09/2014

Drawn: JC

Approved by: GH

Sheet Title: 1" SERVICE INSTALLATION DETAIL

STANDARD DRAWING No. 8




NOTES:

1. SEWER LATERAL SHALL BE PROVIDED WITH A MINIMUM COVER OF 3'-0".
2. LATERAL DEPTH AT PROPERTY LINE SHALL BE ADEQUATE TO MAINTAIN BUILDING SEWER MINIMUM SLOPE OF 1/4" PER FT. TO BUILDING PLUMBING.
3. LATERAL SEWER:

   MINIMUM PIPE DIAMETER = 4" DIAMETER

   MINIMUM SLOPE – 4" DIAMETER = 0.020 FT./FT., 6" DIAMETER = 0.010 FT./FT.

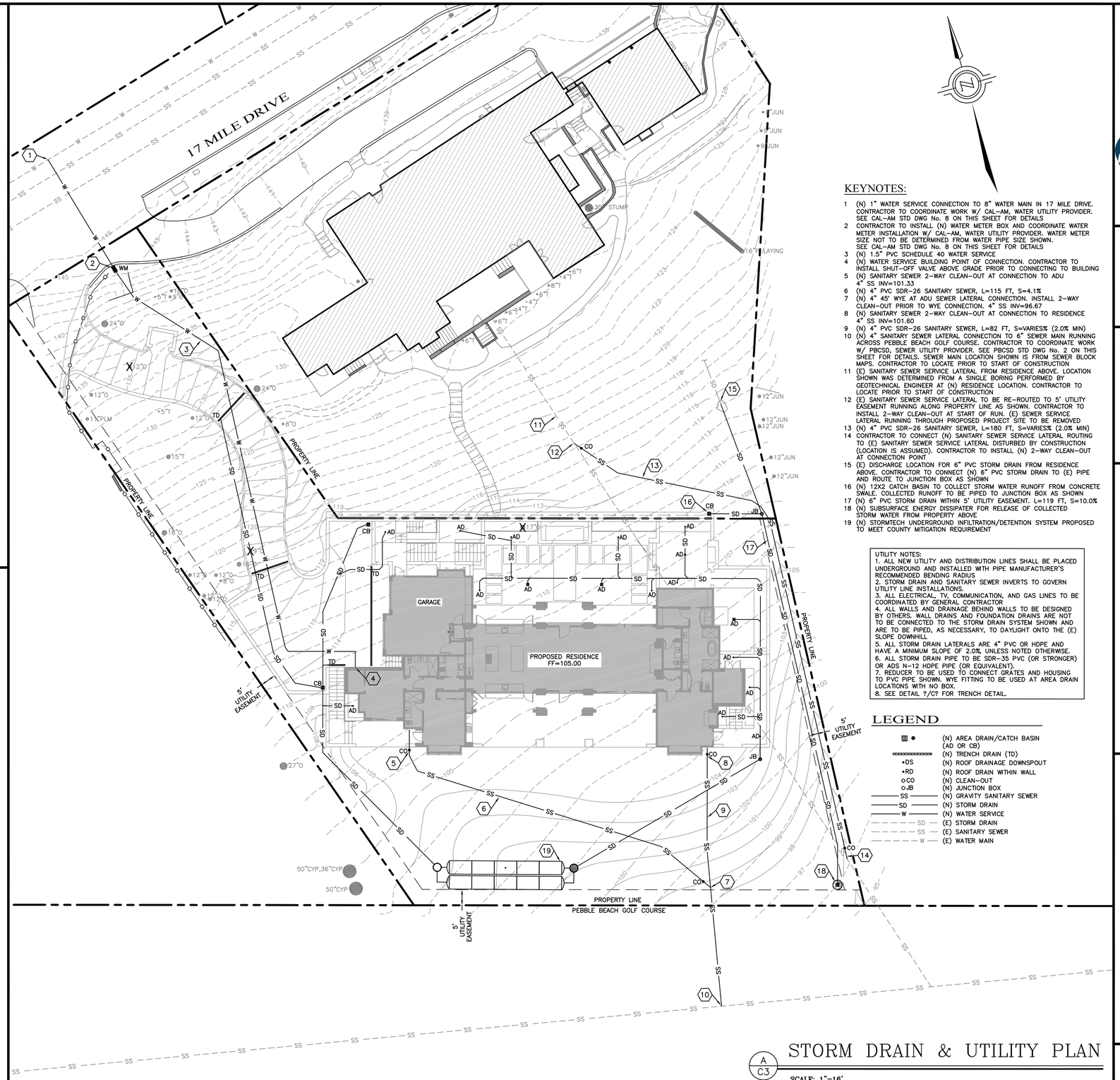
   PIPE MATERIAL: POLYVINYL CHLORIDE (PVC), ACRYLONITRILE BUTADIENE STYRENE (ABS), HIGH DENSITY POLYURETHANE (HDPE).

**PEBBLE BEACH COMMUNITY SERVICES DISTRICT**
PEBBLE BEACH, CALIFORNIA

DATE: MARCH 2013
APPROVED
DISTRICT ENGINEER

LATERAL SEWER SERVICE CONNECTION

STD. DWG. NO. 02




## KEYNOTES:

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

UTILITY NOTES:
1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS
2. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR
4. 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
5. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0% UNLESS NOTED OTHERWISE.
6. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
7. 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.
8. SEE DETAIL ?/C? FOR TRENCH DETAIL.

## LEGEND

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

A / C3 STORM DRAIN & UTILITY PLAN

SCALE: 1"=16'

16 0 8 16 32
1" = 16'

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

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMS No. 81485 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

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

STORM DRAIN & UTILITY PLAN

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

SHEET C3
OF
5 SHEETS

# EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT. (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
8. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

## CONCRETE WASHOUT

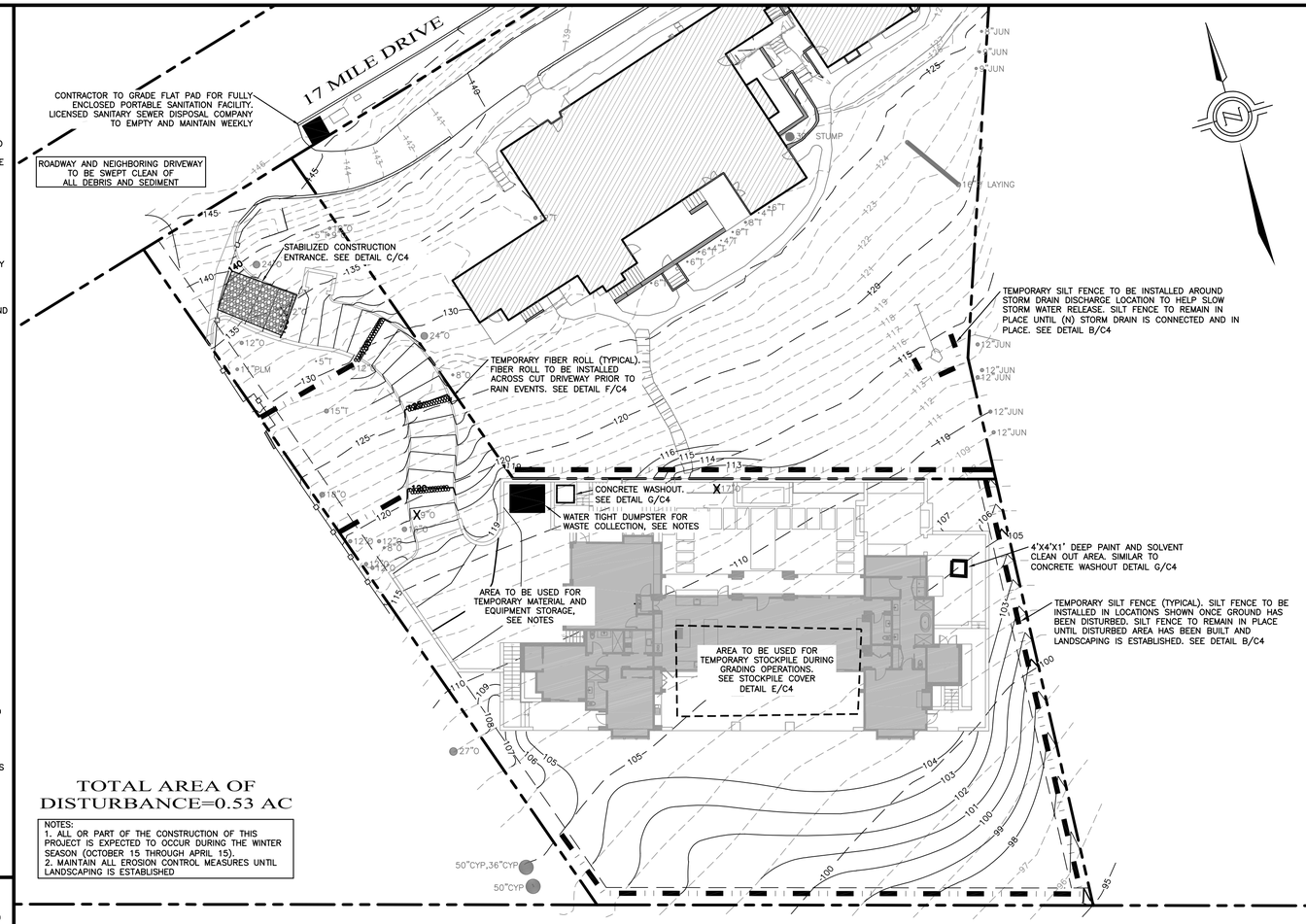
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRAFFIC.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO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

## WASTE COLLECTION AREA

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

## MATERIAL DELIVERY AND STORAGE

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




TOTAL AREA OF DISTURBANCE=0.53 AC

NOTES:
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

A C4 EROSION CONTROL PLAN

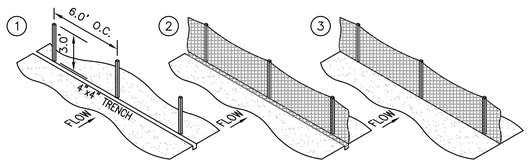
SCALE: 1"=20'

20 0 10 20 40
1" = 20'

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

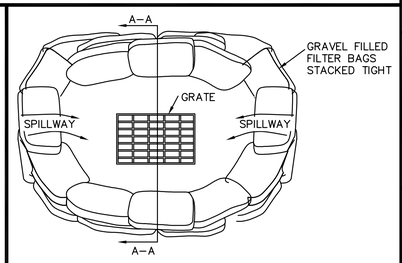
INSTALLATION

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

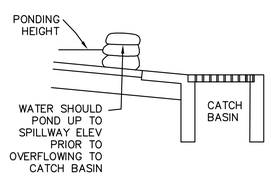



B C4 SILT FENCE DETAIL

NTS




PLAN VIEW

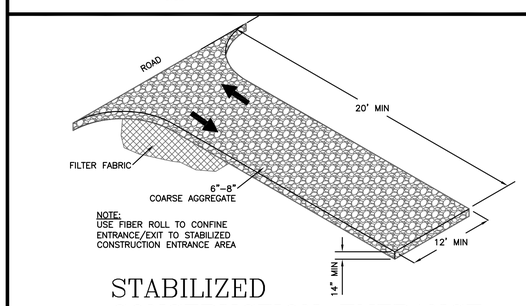



SECTION A-A

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

D C4 INLET PROTECTION

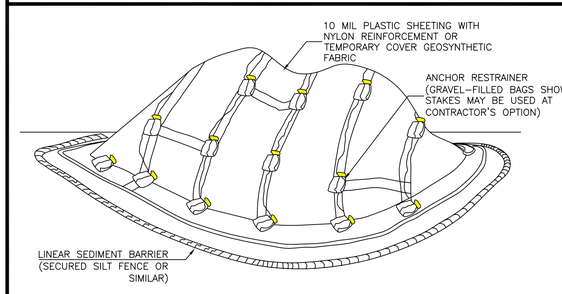
NTS




NOTE:
USE FIBER ROLL TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

C C4 STABILIZED CONSTRUCTION ENTRANCE

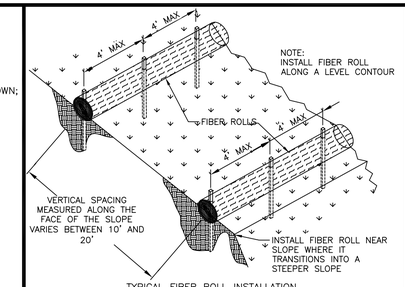
NTS



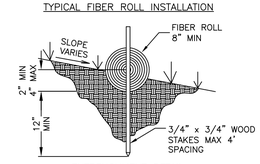

NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

E C4 STOCKPILE COVER DETAIL

NTS



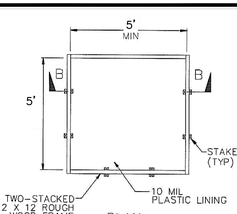

TYPICAL FIBER ROLL INSTALLATION



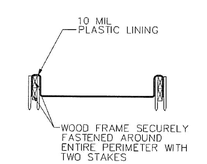

ENTRENCHMENT DETAIL

F C4 FIBER ROLL DETAIL

NTS




PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"




SECTION B-B
NOT TO SCALE

G C4 CONCRETE WASHOUT

NTS


L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831 655.2722 F: 831 655.3425
LandSengineers.com


REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMONI No. 84985 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

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

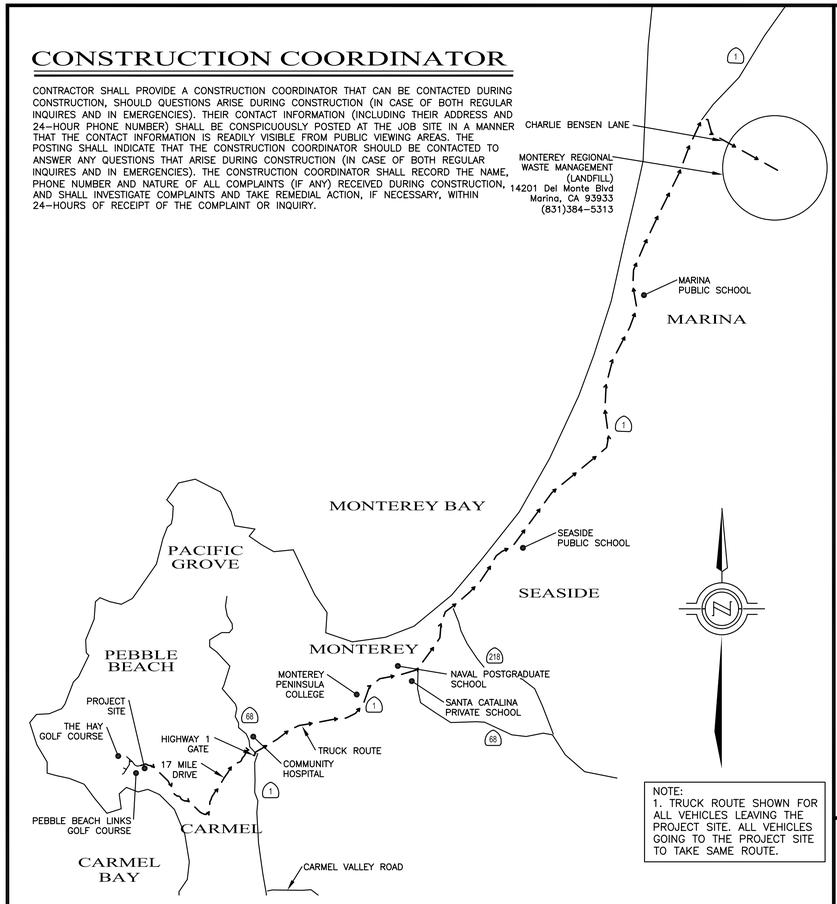
EROSION CONTROL PLAN

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

SHEET C4
OF
5 SHEETS

# CONSTRUCTION COORDINATOR

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




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

A / C5 VICINITY MAP/OVERALL TRUCK ROUTING PLAN

1"=6000'

# CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – FRIDAY, 8 AM TO 5 PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. STOP WORK WITHIN 50 METERS (165 FT) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
4. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION
(MM AQ C1 – DUST CONTROL):
1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE.
– NOT APPLICABLE TO SITE
2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. – NOT APPLICABLE TO SITE
4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA.
– NOT APPLICABLE TO SITE
5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION.
–NOT APPLICABLE TO SITE
8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
9. COVER INACTIVE STORAGE PILES.
10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS – NOT APPLICABLE TO SITE
11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE
12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.

THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
8. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
9. 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.
10. 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.
11. 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.
12. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.

# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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

## MATERIALS & WASTE MANAGEMENT

**Non-Hazardous Materials**

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

**Hazardous Materials**

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

**Waste Management**

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

**Construction Entrances and Perimeter**

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## EQUIPMENT MANAGEMENT & SPILL CONTROL

**Maintenance and Parking**

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

**Spill Prevention and Control**

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

## EARTHWORK & CONTAMINATED SOILS

**Erosion Control**

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

**Sediment Control**

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

## PAVING/ASPHALT WORK

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

**Sawcutting & Asphalt/Concrete Removal**

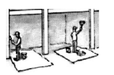
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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


## CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

## LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ 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.



## PAINTING & PAINT REMOVAL

**Painting cleanup**

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

**Paint Removal**

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

## DEWATERING

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

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

| Additional Contact Numbers (Non-Emergency): | |
|---|---|
| City of Carmel-by-the-Sea: | (831) 620-2000 |
| City of Del Rey Oaks: | (831) 394-8511 |
| City of Monterey: | (831) 646-3921 |
| City of Pacific Grove: | (831) 648-5722 |
| City of Sand City: | (831) 394-3054 |
| City of Seaside: | (831) 899-6825 |
| County of Monterey: | (831) 755-4800 |

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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

v.3 Oct 2015

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

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

## LEGEND

AREA OF FILL

AREA OF CUT

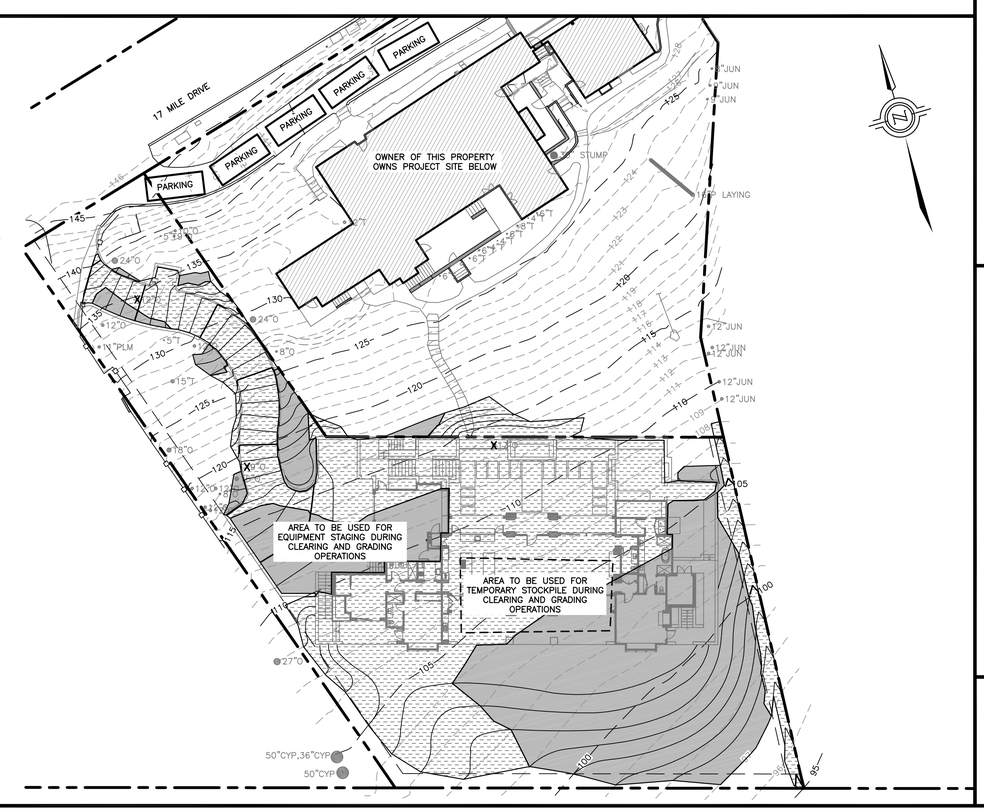
EARTHWORK QUANTITIES:
1050 CY CUT
540 CY FILL
510 CY CUT NET
* AT 5 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (50CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 51 TRUCK TRIPS OR 11 DAYS TO REMOVE THE EXCESS MATERIAL FROM THE SITE

B / C5 GRADING STAGING PLAN

SCALE: 1"=25'

25 0 12.5 25 50

1" = 25'





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

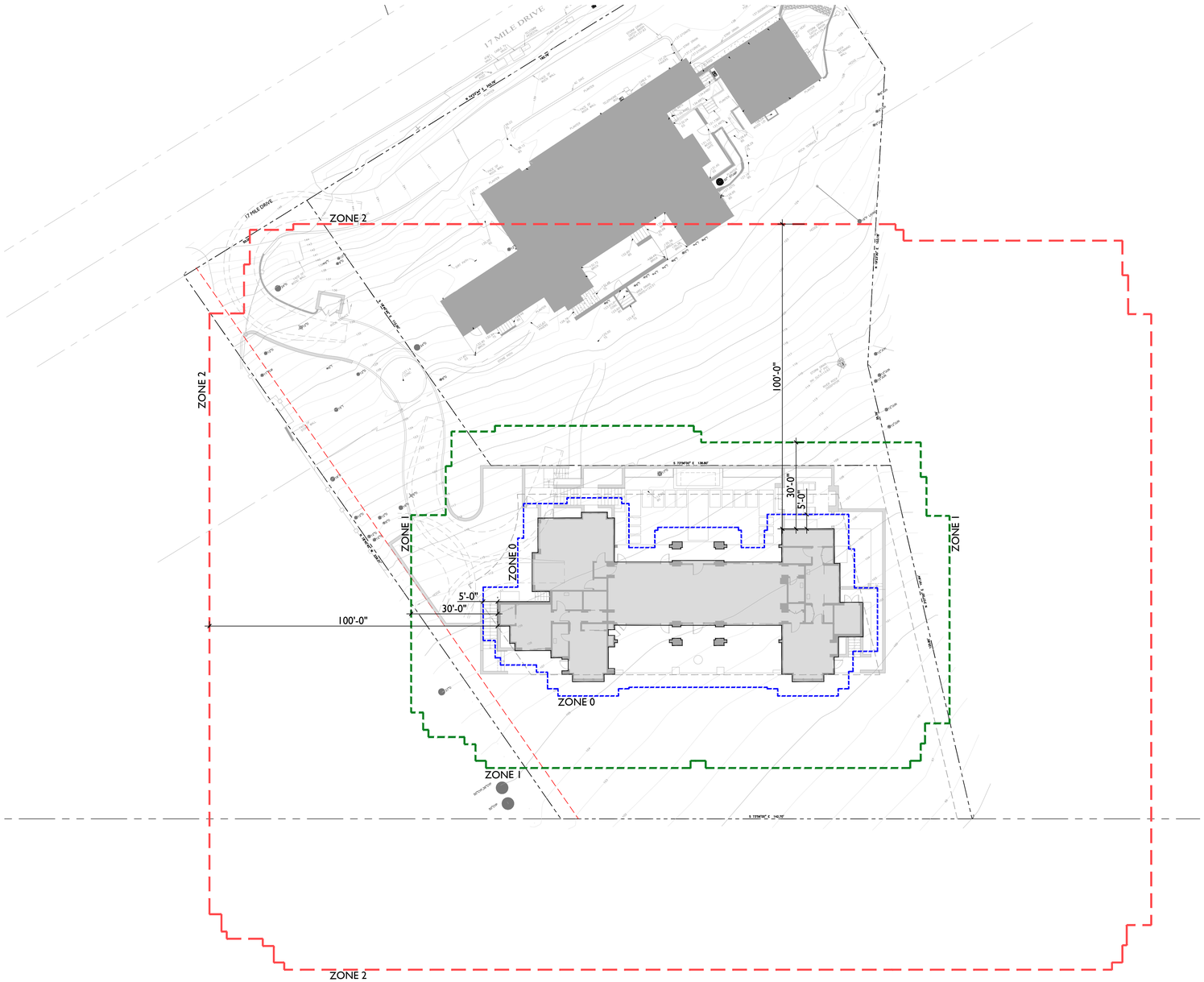

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SHIPLEY No. 68895 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

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

CONSTRUCTION MANAGEMENT PLAN

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

SHEET C5
OF
5 SHEETS




## SHEET INDEX



## LEGEND

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

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

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

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

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

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

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

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

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

SCALE: 1"= 20'-0"

20 0 20 40

N


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617


LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6357
Signature
11-30-25
Renewal Date
08-19-24
Date
STATE OF CALIFORNIA

PROJECT NAME:

WILLIAMSON RESIDENCE

PROJECT ADDRESS:

3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-423-025-000

ISSUANCE:

BUILDING DEPT SUBMITTAL

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

REVISIONS:

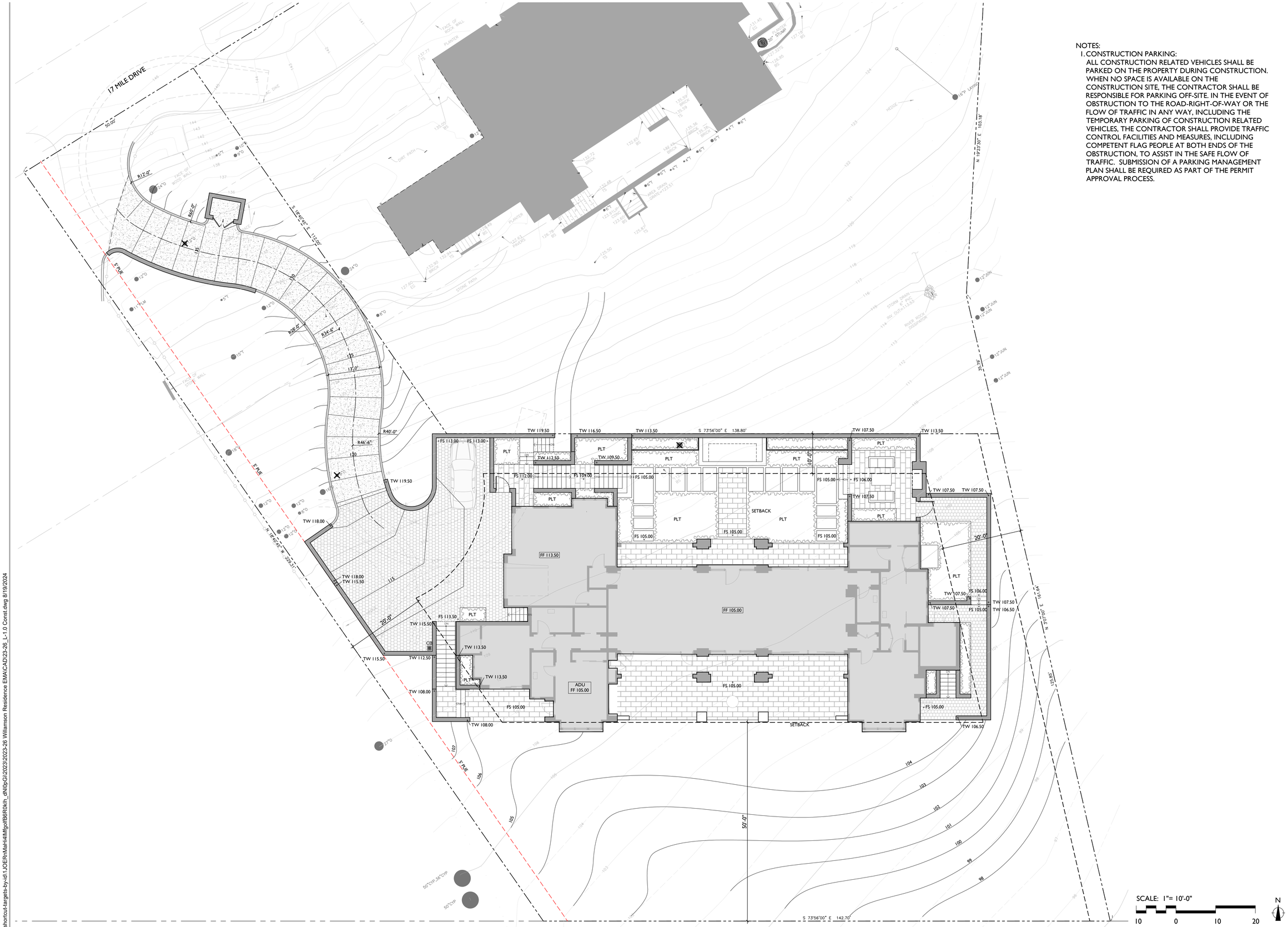
DATE DESCRIPTION

SHEET NAME:

FUEL MANAGEMENT PLAN

SHEET NO:

L-0.1




NOTES:

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


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

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LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6512
Signature
11-30-25
Renewal Date
08-19-24
Date
STATE OF CALIFORNIA

PROJECT NAME:

# WILLIAMSON RESIDENCE

PROJECT ADDRESS:

3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-423-025-000

ISSUANCE:

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REVISIONS:

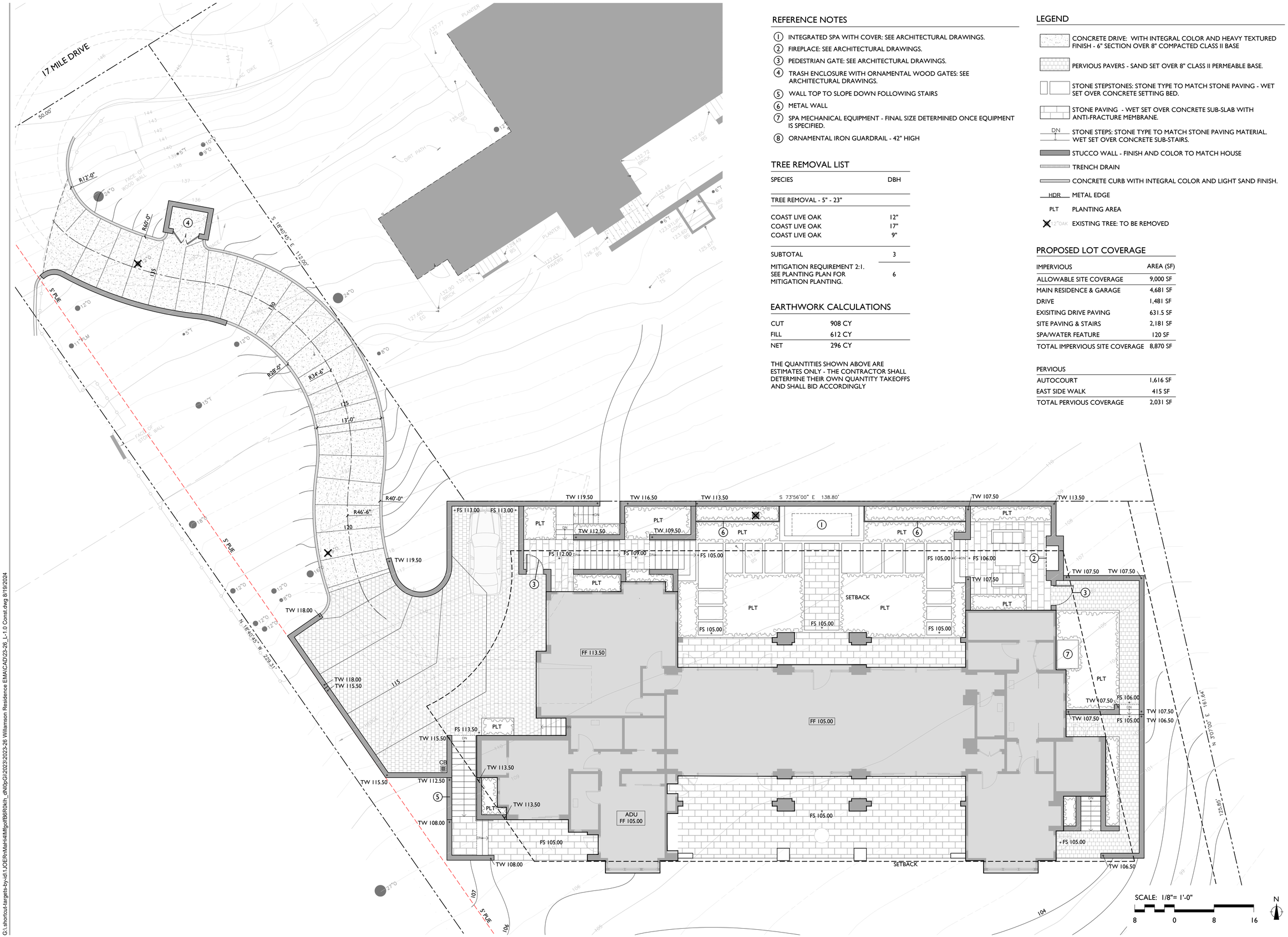
| DATE | DESCRIPTION |
|---|---|

SHEET NAME:

## OVERALL SITE PLAN

SHEET NO:

L-1.0




## REFERENCE NOTES

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

## TREE REMOVAL LIST

| SPECIES | DBH |
|---|---|
| TREE REMOVAL - 5" - 23" | |
| COAST LIVE OAK | 12" |
| COAST LIVE OAK | 17" |
| COAST LIVE OAK | 9" |
| SUBTOTAL | 3 |
| MITIGATION REQUIREMENT 2:1. SEE PLANTING PLAN FOR MITIGATION PLANTING. | 6 |

## EARTHWORK CALCULATIONS

| | |
|---|---|
| CUT | 908 CY |
| FILL | 612 CY |
| NET | 296 CY |

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

## LEGEND

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

## PROPOSED LOT COVERAGE

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

| PERVIOUS | |
|---|---|
| AUTOCOURT | 1,616 SF |
| EAST SIDE WALK | 415 SF |
| TOTAL PERVIOUS COVERAGE | 2,031 SF |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LICENSED LANDSCAPE ARCHITECT
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NO. 6352
Signature
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3320 17 MILE DRIVE
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|---|---|

SHEET NAME:

## SITE PLAN

SHEET NO:

L-1.1

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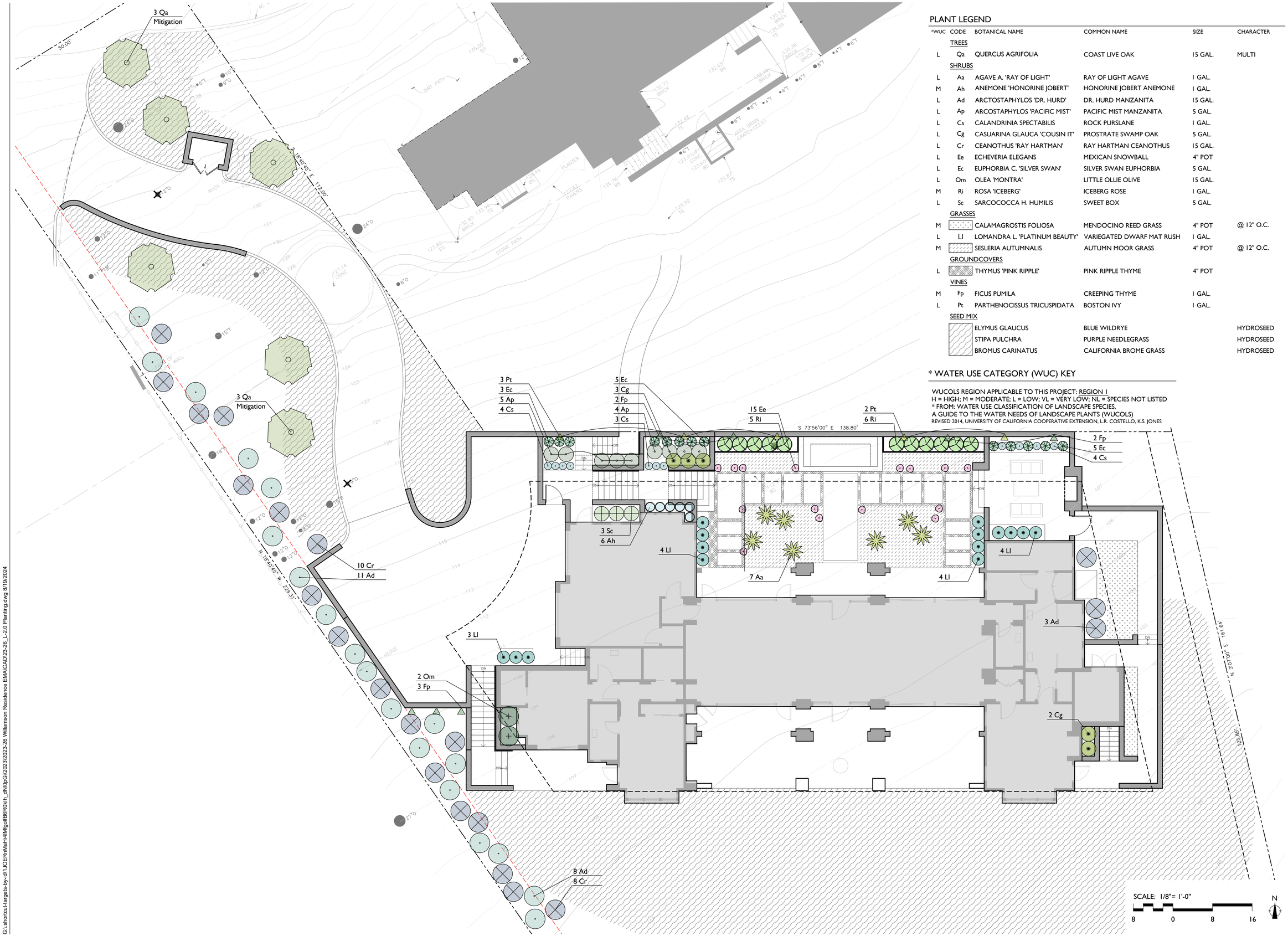


## PLANT LEGEND

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

## * WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES,
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
REVISED 2014, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES


SEVEN SPRINGS STUDIO
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LICENSED LANDSCAPE ARCHITECT
SHAUN PHILLIPS
NO. 6352
Signature
11-30-25
Renewal Date
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Date
STATE OF CALIFORNIA

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3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953

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ISSUANCE:

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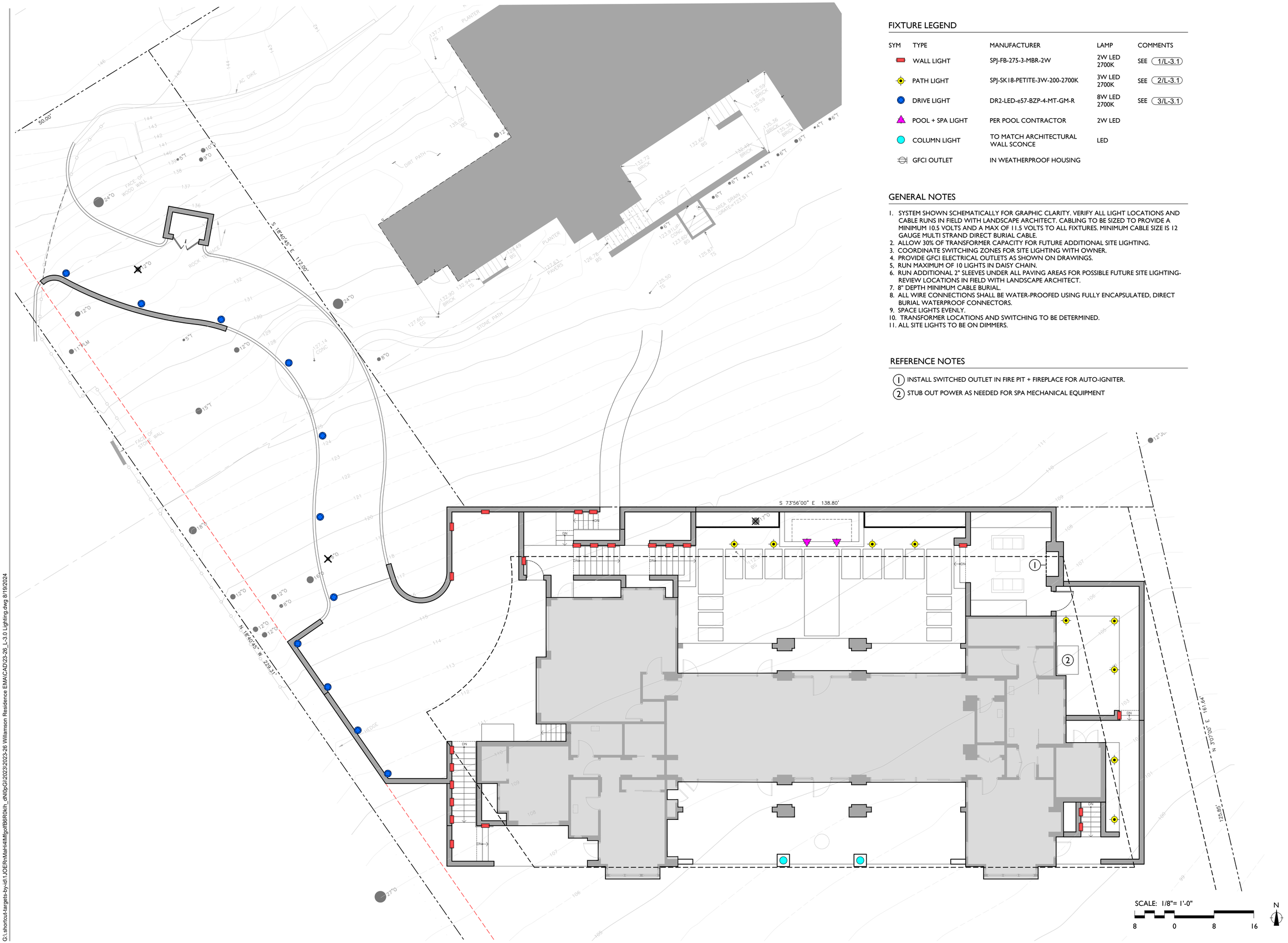
|---|---|

SHEET NAME:

PLANTING PLAN

SHEET NO:

L-2.1




## FIXTURE LEGEND

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

## GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING-REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.

## REFERENCE NOTES

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

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

8 0 8 16

N


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617


LICENSED LANDSCAPE ARCHITECT
SANDY PHILLIPS
NO. 4572
Signature
11-30-25
Renewal Date
08-19-24
Date
STATE OF CALIFORNIA

PROJECT NAME:

WILLIAMSON RESIDENCE

PROJECT ADDRESS:

3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-423-025-000

ISSUANCE:

BUILDING DEPT SUBMITTAL

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

REVISIONS:

| DATE | DESCRIPTION |
|---|---|

SHEET NAME:

LIGHTING PLAN

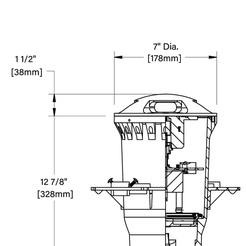
SHEET NO:

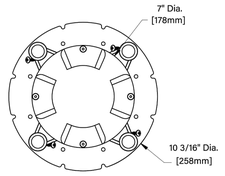
L-3.0

## DR2 LED (INTEGRAL TRANSFORMER)

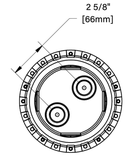
IP68 RATED

DATE: | PROJECT: | TYPE:




FACEPLATE VIEW




BOTTOM VIEW

### STANDARD FINISHES

Satin Black (BLP) | Satin Bronze (BZP) | Satin White (WHP) | Satin Aluminum (SAP)

Black Wrinkle (BLW) | Bronze Wrinkle (BZW) | White Wrinkle (WHW) | Verde (VER)

### PREMIUM FINISHES

Cascade Mtn. Granite (CMG) | Rocky Mtn. Granite (RMG) | Sierra Mtn Granite (SMG) | Aleutian Mtn Granite (AMG) | Textured Forest (TXF)

Black Chrome (BCM) | Beige (BGE) | Weathered Copper (WCP) | Old Copper (OCP) | Hunter Green (HUG)

Cracked Ice (CRI) | Mojave Desert Sandstone (MDS) | Antique Brass Powder (ABP) | Brown Patina Powder (BPP) | Sonoran Desert Sandstone (SDS)

Weathered Iron (WIR) | Clear Anodized Powder (CAP) | Cream (CRM) | Antique White (AQW) | Natural Brass Powder (NBP)

Click Here to view larger, full-color swatches of all available finishes on our website.

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



06/16/2021 SKU-1084
SUB-2178-00

3 DRIVE LIGHT

NTS

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

### Forever Bright

**SPECIFICATION FEATURES**

**Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

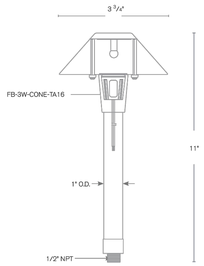
**Electrical:** Available in 8-15V

**Labels:** ETL Standard Wet Label
C-ETL

**Path / Area Light**

**DESCRIPTION**

**Model#:** SPJ-SK18-PETITE
**Material:** Solid Brass
**Electrical:** 8-15V
**Engine:** FB-3W-Cone-TA16
**Lumens:** 200
**Color Temp:** 2700 k
**Mounting:** 1/2" NPT. Dual Fin Spike Incl.
**LED:** Nichia




**Wet Listed**

**ORDERING INFORMATION**

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

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

3W: 200

2700K, 4000K, 5000K

8-15V

**WWW.SPJLIGHTING.COM**

2 PATH LIGHT

NTS

## DR2 LED (INTEGRAL TRANSFORMER)

IP68 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

| |
|---|
| **CATALOG NUMBER LOGIC** |
| Example: DR2 - LED - TR - e57 - SAP - 1 - MT - GM-S |
| **MATERIAL** |
| (Blank) - Aluminum B - Brass S - Stainless Steel |
| **FACEPLATE** |
| DR2 - DriveStar2 |
| **OptiLock®** |
| LED - with Integral Driver |
| **HOUSING** |
| TR - Integral Transformer (Non-Dimming) |
| **LED TYPE** |
| e57 - 8W LED/2700K e58 - 8W LED/3000K e59 - 8W LED/4000K |
| **FINISH (See page 2 for full-color swatches)** |
| Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER) |
| Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR) |
| Also available in RAL Finishes |
| Brass Finishes (MAC, POL, MIT) |
| Stainless Steel Finishes (MAC, POL) |
| **OPTICAL OPENINGS** |
| 1 - Single |
| 2 - 2 @ 180° |
| 4 - 4 @ 90° |
| **INPUT VOLTAGE** |
| MT - 105-300 VAC Input |
| **OPTIONS** |
| GM-R - Round Grout Mask |
| GM-S - Square Grout Mask |
| LSF - Less Stability Flange |

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06/16/2021 SKU-1084
SUB-2178-00

3 DRIVE LIGHT

NTS

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

### Forever Bright

**SPECIFICATION FEATURES**

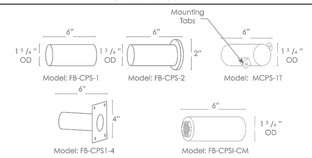
**Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

**Electrical:** Available in 8-15V or 120V

**Labels:** ETL Standard Wet Label
C-ETL

**The Versatile GDG Series**

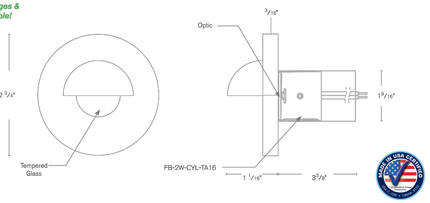
Concrete Pour Sleeves




**DESCRIPTION**

**Model#:** SPJ-FB-275-3
**Engine:** FB-2W-CYL-TA16 (standard)
**Lumens:** 150
**Optic:** Wide Angle Flood
**Color Temp:** 2700K
**Electrical:** 8-15V, 120V
**Mounting:** Recessed
**LED:** Nichia

*Unlimited LED Lumen Packages & Color Temperatures Available!*




**Wet Listed**

**ORDERING INFORMATION**

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

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

2W: Wide Angle Flood

150

2700K, 4000K, 5000K

8-15V, 120V

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1 WALL LIGHT

NTS

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SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SHAUN PHILLIPS
NO. 6121
Signature
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STATE OF CALIFORNIA

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