

MANCHANDA RESIDENCE

PEBBLE BEACH, CALIFORNIA

CONRAD
ASTURI
STUDIOS INC.

LINCOLN ST. 3 SE OF OCEAN #333
CARMEL-BY-THE-SEA, CA. 93921

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PROJECT:
MANCHANDA RESIDENCE
3978 RONDA RD.
PEBBLE BEACH, CA. 93953
A.P.N. 008-511-003



MANCHANDA
RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
△	
△	
△	

PROJECT NO: 2304
DRAWN BY: STAFF
CHECKED BY: EA
DESCRIPTION:
COVER SHEET

SHEET:

T0.1

PRINTED: OCTOBER 16, 2023

A	ARTISAN	ELEC.	ELECTRICAL	H.B.	HOSE BIBB	P.L.	PROPERTY LINE
ABV	ABOVE	ELEV.	ELEVATION	H.C.	HOLLOW CORE	PLYWD.	PLYWOOD
A.F.F.	ABOVE FINISHED FLOOR	EQ.	EQUAL	H/C	HANDICAPPED		
A.F.S.	ABOVE FINISHED SURFACE	EQUIP.	EQUIPMENT	HDWD.	HARDWOOD	REF.	REFRIGERATOR
ALT.	ALTERNATE	EXP.	EXPANSION	HR.	HOUR	REQ'D.	REQUIRED
APPROX.	APPROXIMATE	EXT.	EXTERIOR	HT.	HEIGHT	R.O.	ROUGH OPENING
ARCH.	ARCHITECTURAL	F.D.	FLOOR DRAIN	HEATING, VENTILATION	AND AIR CONDITIONING	SCHED.	SCHEDULE
BLDG.	BUILDING	F.D.C.	FIRE DEPARTMENT CONNECTION	INT.	INTERIOR	SHT.	SHEET
BOT.	BOTTOM	FDN.	FOUNDATION	KIT.	KITCHEN	SIM.	SIMILAR
C.J.	CONTROL JT.	F.F.	FINISH FLOOR	MAX.	MAXIMUM	SPEC.	SPECIFICATION
CLG.	CEILING	FIN.	FINISH	MECH.	MECHANICAL	SQ.	SQUARE
CLR.	CLEAR	F.L.	FLOOR LINE	MFR.	MANUFACTURER	S.S.	STAINLESS STEEL
C.M.U.	CONCRETE MASONRY UNIT	FLR.	FLOOR	MIN.	MINIMUM	STRUC.	STRUCTURAL
CONC.	CONCRETE	FND.	FOUNDATION	MISC.	MISCELLANEOUS	TYP.	TYPICAL
CONT.	CONTINUOUS	FT.	FOOT OR FEET	MTL.	METAL	W.C.	WATER CLOSET
DET./DTL.	DETAIL	FTG.	FOOTING	N.T.S.	NOT TO SCALE	⊞	SQUARE FEET
D.G.	DECOMPOSED GRANITE	FURR.	FURRING	OH.	OVERHEAD	⊞	CENTERLINE
DIA.	DIAMETER	GA.	GAUGE			PL	PLATE
DN.	DOWN	GALV.	GALVANIZED				
DS.	DOWNSPOUT	GR.	GRADE				
(E)	EXISTING	GYP.	GYPSUM				
EA.	EACH	GYP. BD.	GYPSUM BOARD				
E.J.	EXPANSION JOINT						
ELEV.	ELEVATION						

NOTE: CLARIFY WITH DESIGNER ALL ABBREVIATIONS NOT LISTED.

ABBREVIATIONS

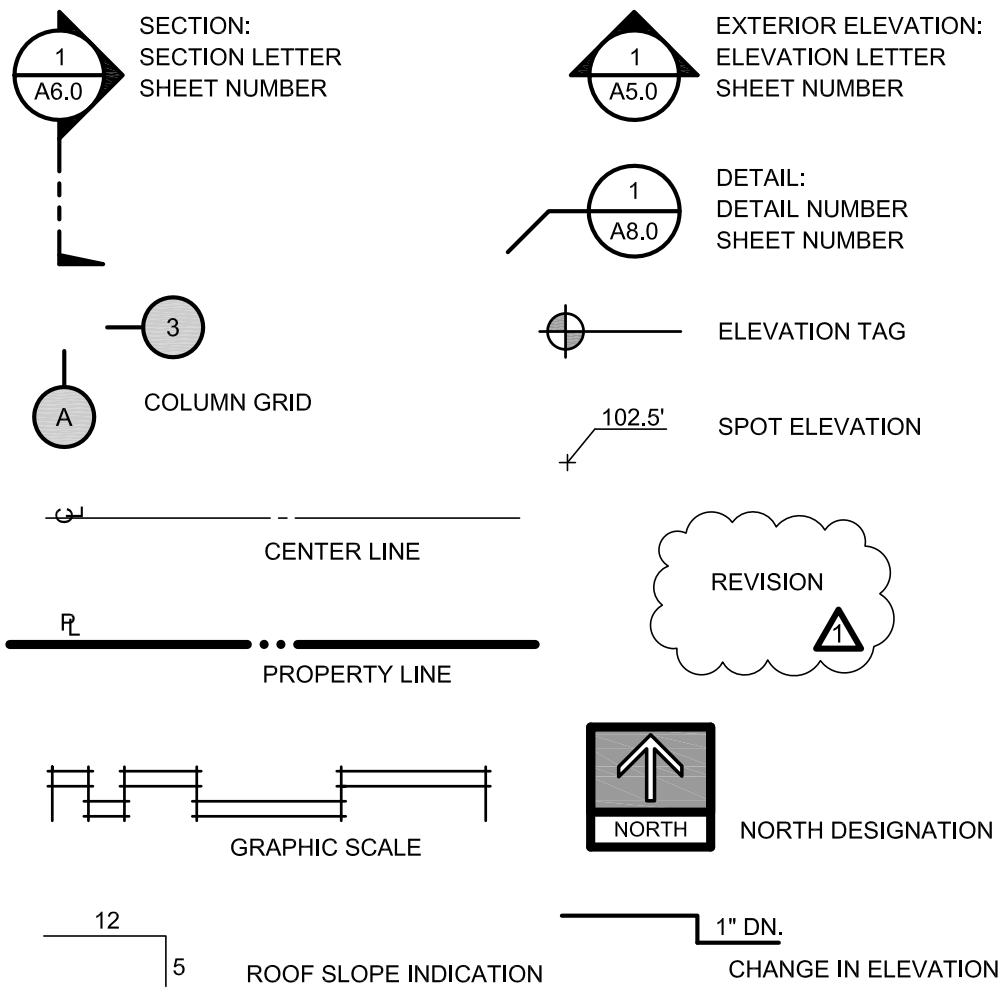
OWNER: DR. AARUSH MANCHANDA &
DR. NUPUR AGGARWAL
3978 RONDA RD.
PEBBLE BEACH CA, 93953

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ARCHITECTURAL SYMBOLS

PROJECT LOCATION: 3978 RONDA ROAD,
PEBBLE BEACH, CA 93953

A.P.N. APN: 008-511-003

PROJECT FILE NUMBER: 2304

LOT SIZE: 44,104 SQ.FT. 1.012 ACRES

ZONING: LDR1D

OCCUPANCY: R3/U

CONSTRUCTION TYPE: VB

MAIN STRUCTURE SETBACKS: FRONT: 30'
SIDE: 20'
REAR: 20'

HEIGHT LIMIT: 30'-0"

BUILDING HEIGHT: 7

TREE REMOVAL: 8 PINES, 1 REDWOOD

FIRE SPRINKLERS: REQUIRED,
DEFERRED SUBMITTAL

PROPOSED CUT / FILL: 615 CY/ 90 CY
NET = 525 CY CUT

PROPOSED RETAINING WALLS: 200 LF

SEWER PROVIDER: PEBBLE BEACH COMMUNITY
SERVICES DISTRICT /
CARMEL AREA
WASTE WATER DISTRICT

WATER PROVIDER: CAL-AM

ELECTRICITY PROVIDER: PG&E

MPWMD: YES

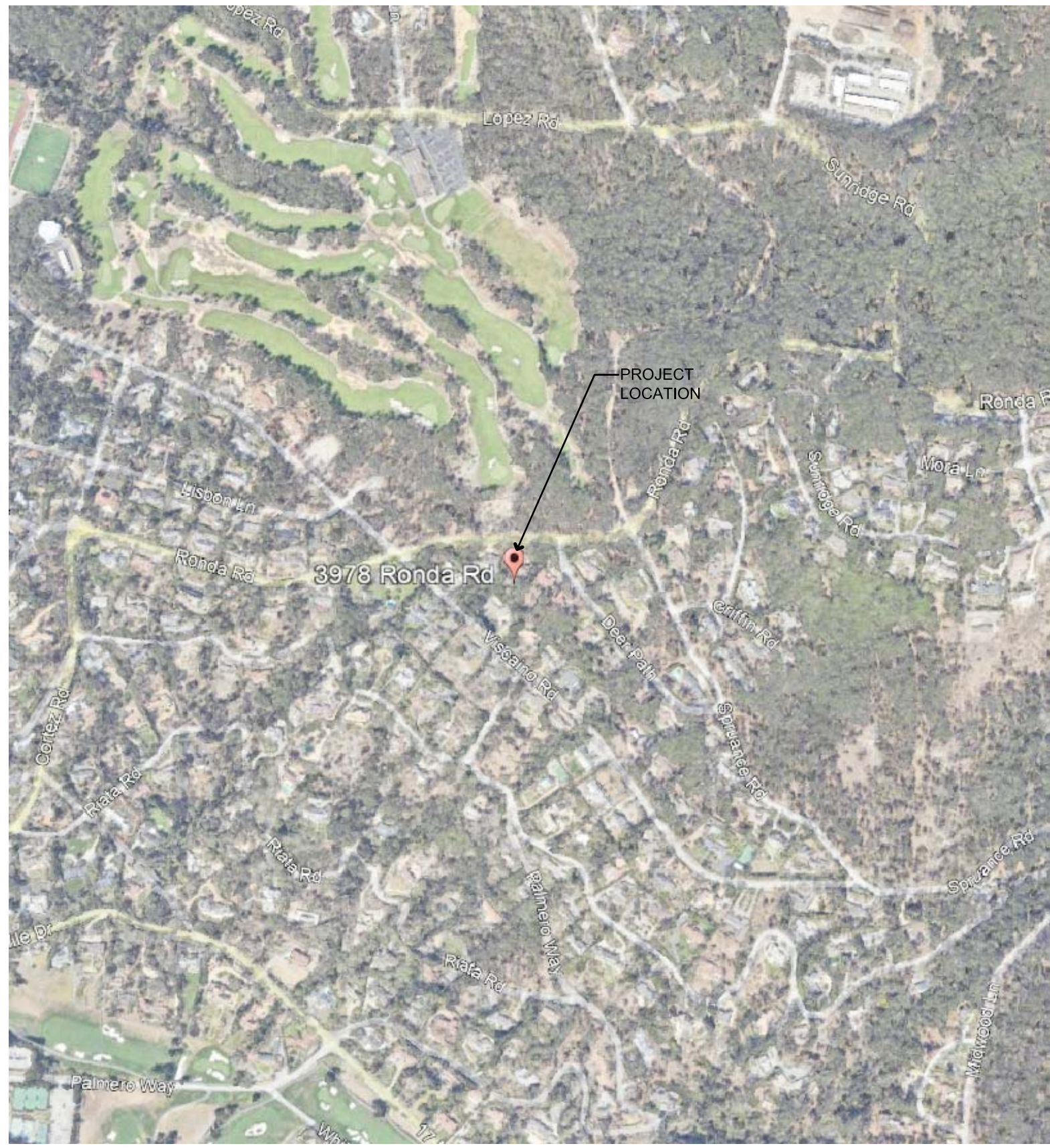
FLOOR AREA	
(E) RESIDENCE (CONDITIONED):	5400 SQFT.
PROPOSED INFILL:	38 SQFT.
TOTAL (E) RESIDENCE (CONDITIONED):	5438 SQFT.
(E) ATTACHED GARAGE:	823 SQFT.
PROPOSED GARAGE ADDITION:	336 SQFT.
TOTAL FLOOR AREA (20% MAX.):	6597 SQFT. (14.9%)
TOTAL LOT AREA:	44104 SQFT.

BUILDING SITE COVERAGE	
(E) BUILDING FOOTPRINT AREA:	6223 SQFT.
PROPOSED BUILDING FOOTPRINT INFILL:	38 SQFT.
PROPOSED GARAGE ADDITION:	336 SQFT.
TOTAL COVERAGE (15% MAX.):	6597 SQFT. (14.9%)
TOTAL LOT AREA:	44104 SQFT.

IMPERVIOUS COVERAGE	
BUILDING FOOTPRINT AREA:	6223 SQFT.
PROPOSED BUILDING FOOTPRINT INFILL:	38 SQFT.
PROPOSED GARAGE ADDITION:	336 SQFT.
(E) WALKWAYS / DRIVEWAY:	3261 SQFT.
(N) POOL / PATIO	1470 SQFT.
IMPERVIOUS COVERAGE	11328 SQFT.
ALLOWABLE IMPERVIOUS COVERAGE	9000 SQFT.
(E) IMPERVIOUS SURFACED TO BE REMOVED	3261 SQFT.
PROPOSED IMPERVIOUS COVERAGE	8067 SQFT.
ALLOWABLE IMPERVIOUS COVERAGE	9000 SQFT.

A.D.U. SQFT.	
PROPOSED ATTACHED A.D.U. (CONDITIONED):	800 SQFT.

EXISTING EXTERIOR WALLS TOTAL LENGTH = 456.5'
EXTERIOR WALLS TO BE DEMO'D TOTAL LENGTH = 103' = 23%



PROJECT SUMMARY TABLE

VICINITY MAP



RENDERING SHOWN FOR ORIENTATION, MATERIAL
TEXTURE, AND COLOR REFERENCE.
DETAILS MAY VARY SLIGHTLY.

PERSPECTIVE

THIS PROJECT WILL CONFORM TO

THIS PROJECT WILL CONFORM TO

THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE,
CBC, CBC, CMC, CEC AND THE CALIFORNIA GREEN BUILDING
STANDARDS CODE (CGBS)

THE 2022 CALIFORNIA FIRE CODE
AND THE 2022 CALIFORNIA ENERGY
EFFICIENCY STANDARDS (CEES).

-PROPOSED ADDITION OF A 800 SQFT. ATTACHED ACCESSORY DWELLING UNIT
-336 SQ.FT. ADDITION TO THE EXISTING ATTACHED GARAGE
-ASSOCIATED SITE IMPROVEMENTS
-REVISE WINDOWS AND AESTHETIC EXTERIOR UPGRADES TO EXISTING RESIDENCE
-NEW METAL ROOF ON EXISTING RESIDENCE
-INTERIOR REMODEL OF EXISTING RESIDENCE
-38 SQ.FT. ADDITION TO EXISTING MAIN RESIDENCE
-REMOVAL OF 8 MONTEREY PINE TREES

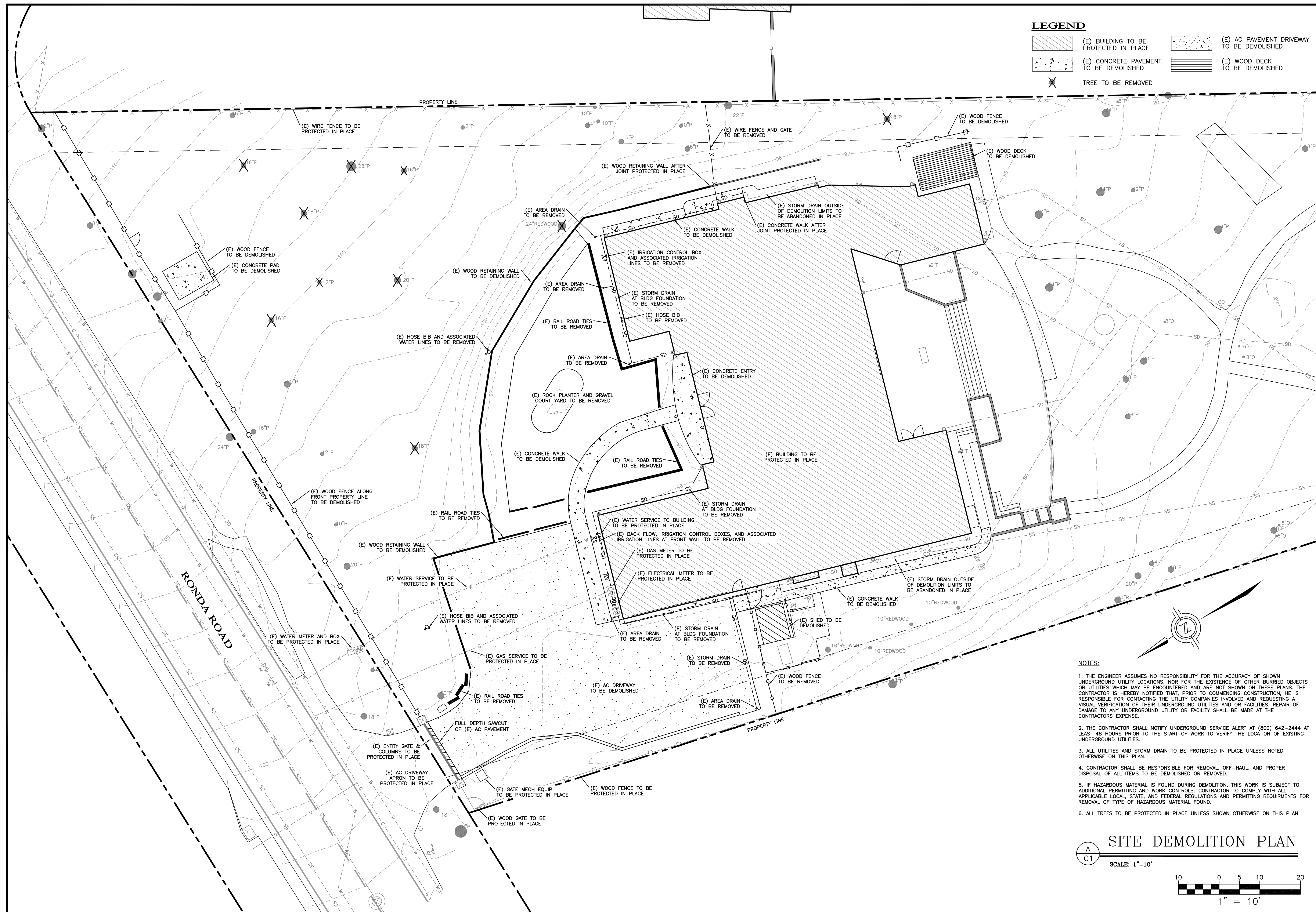
PROJECT TEAM

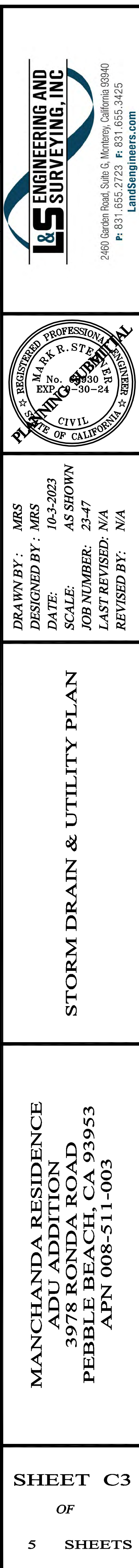
PROJECT INFORMATION

GOVERNING CODES

SCOPE OF WORK

SHEET INDEX





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 CONTROL 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 ONE END OF 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 TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJASNT 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

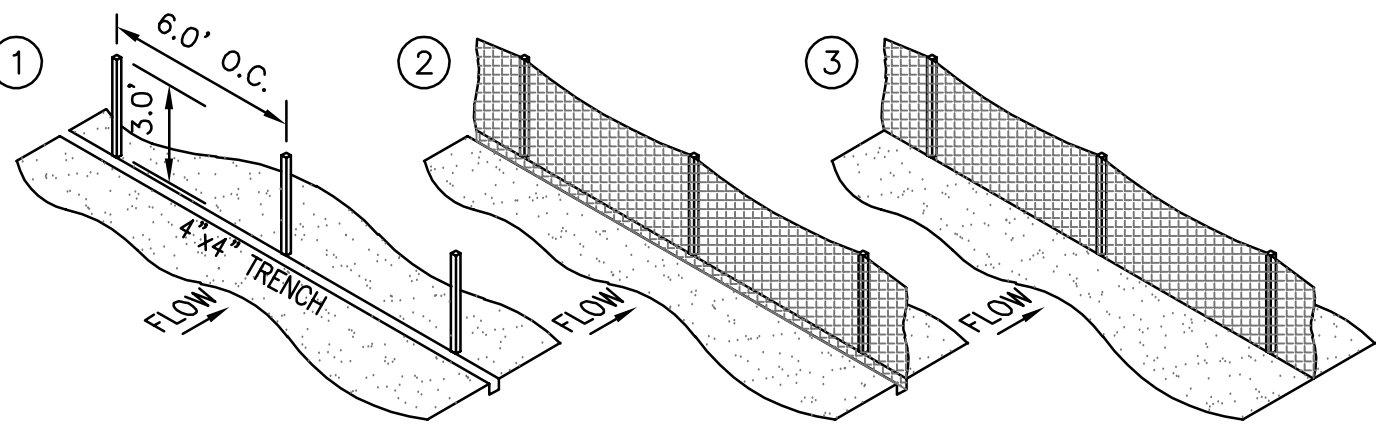
1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECIPIECLAS SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS 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 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 ILEGIBLE 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.

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

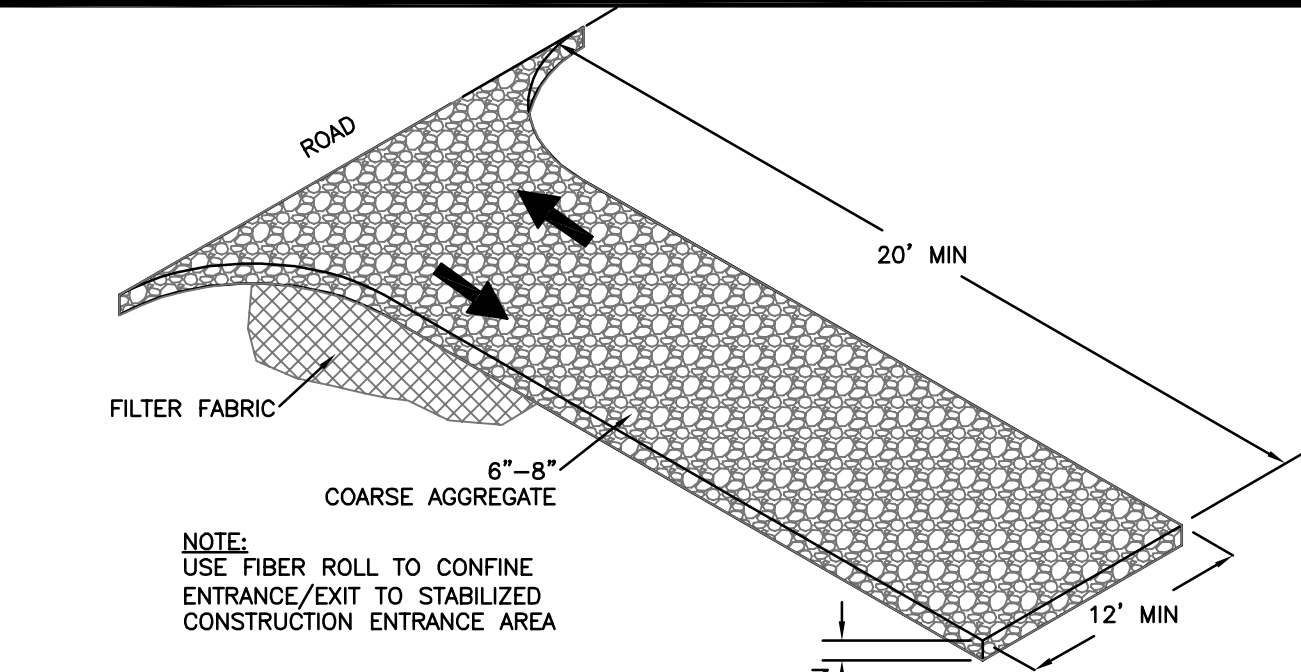
1. SET 4" LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



SILT FENCE DETAIL

B
C4

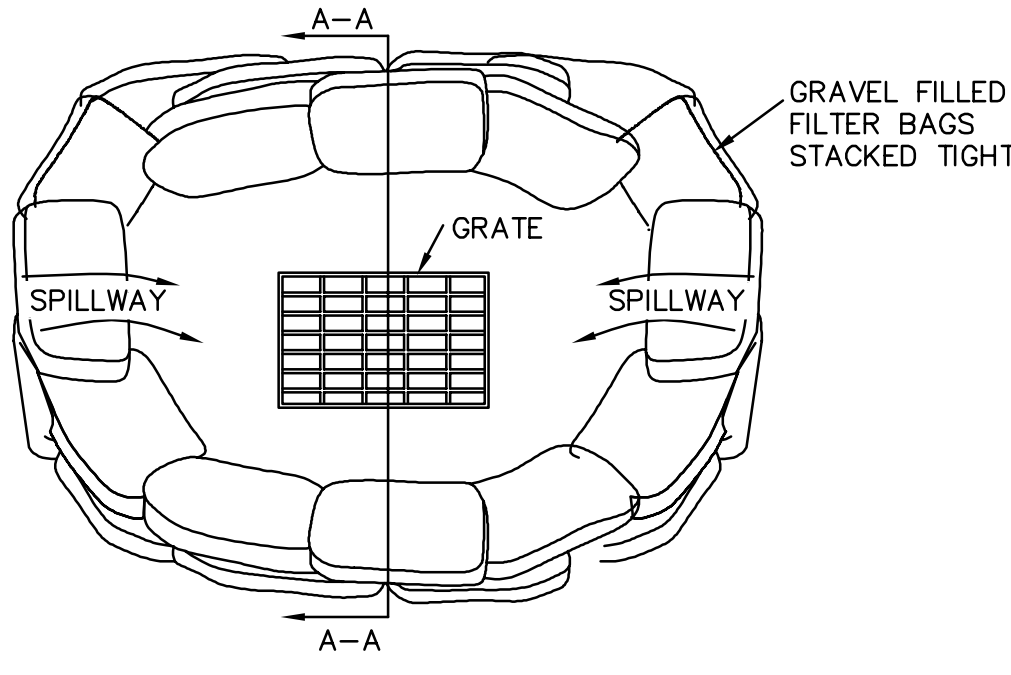
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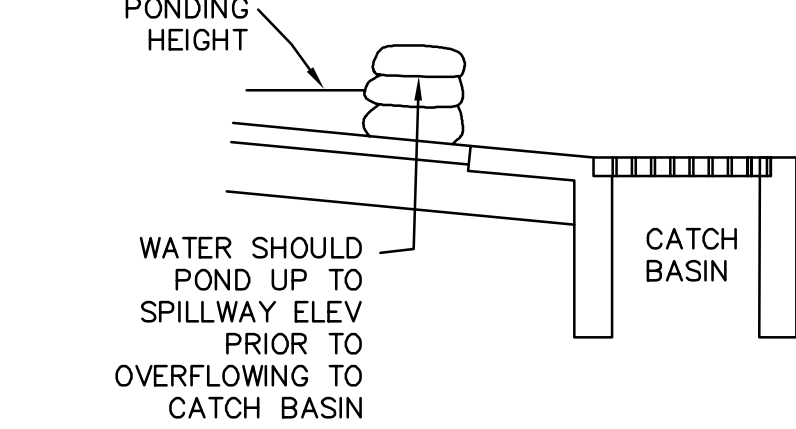
STABILIZED CONSTRUCTION ENTRANCE

C
C4

NTS



PLAN VIEW



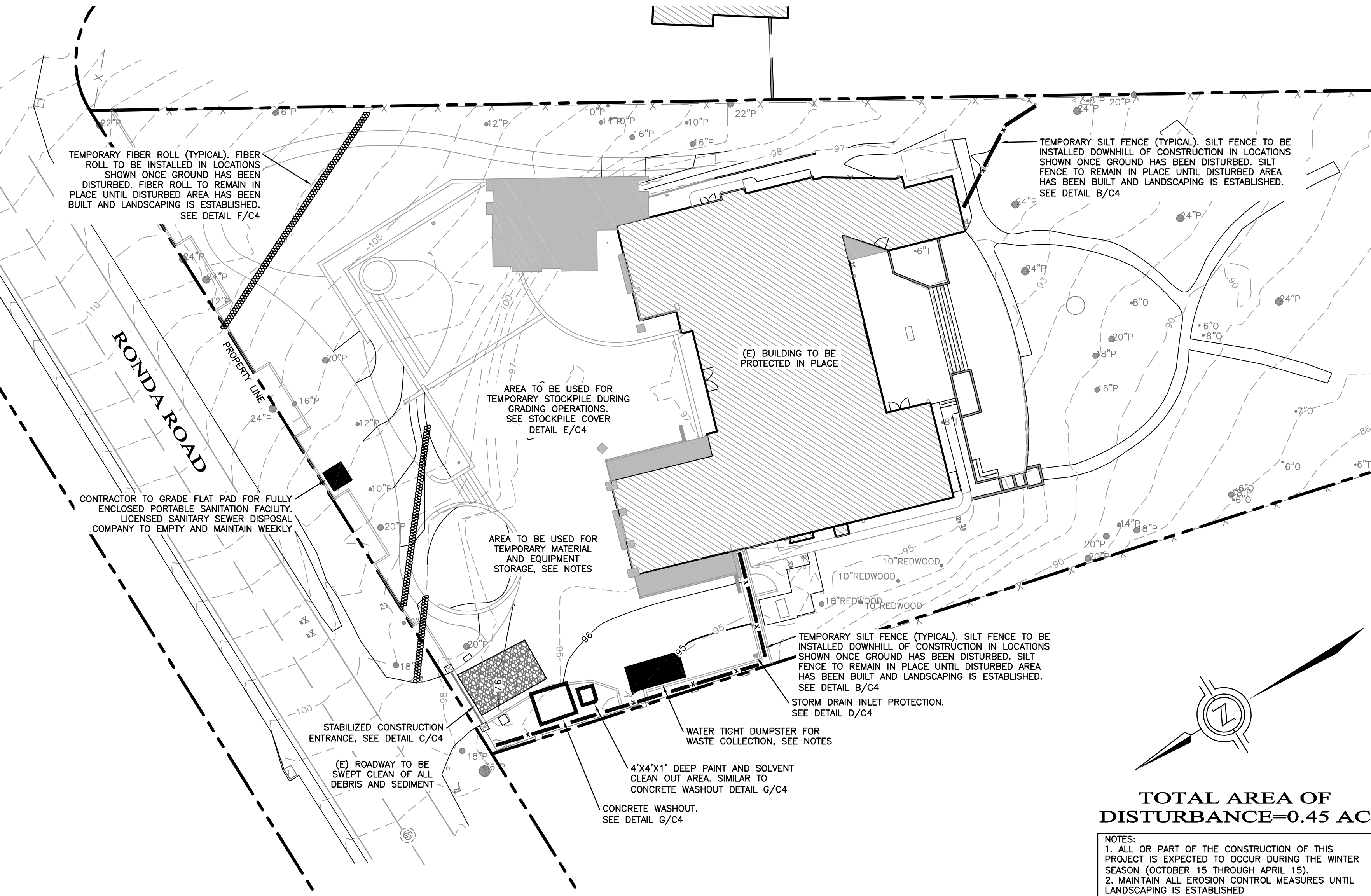
SECTION A-A

- 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.

INLET PROTECTION

D
C4

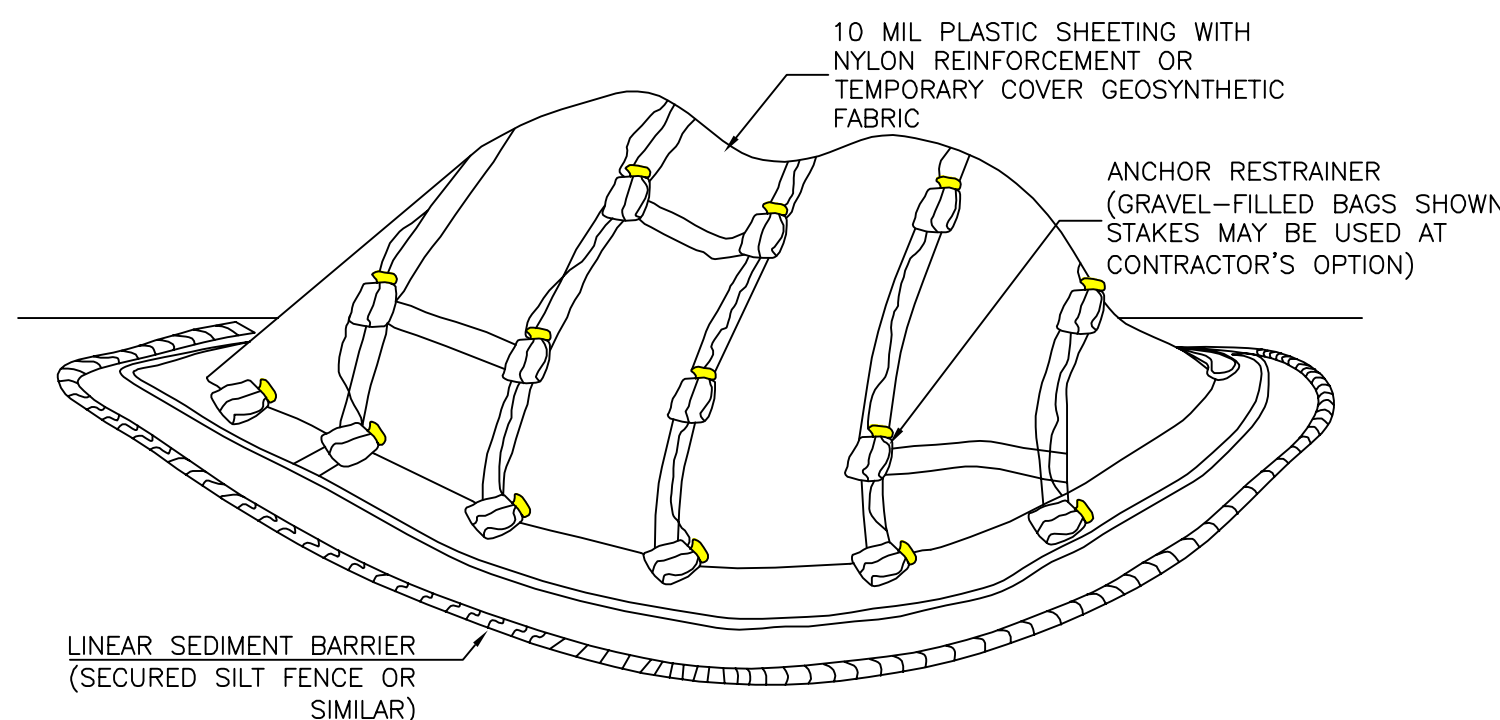
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EROSION CONTROL PLAN

A
C6

SCALE: 1"=20'

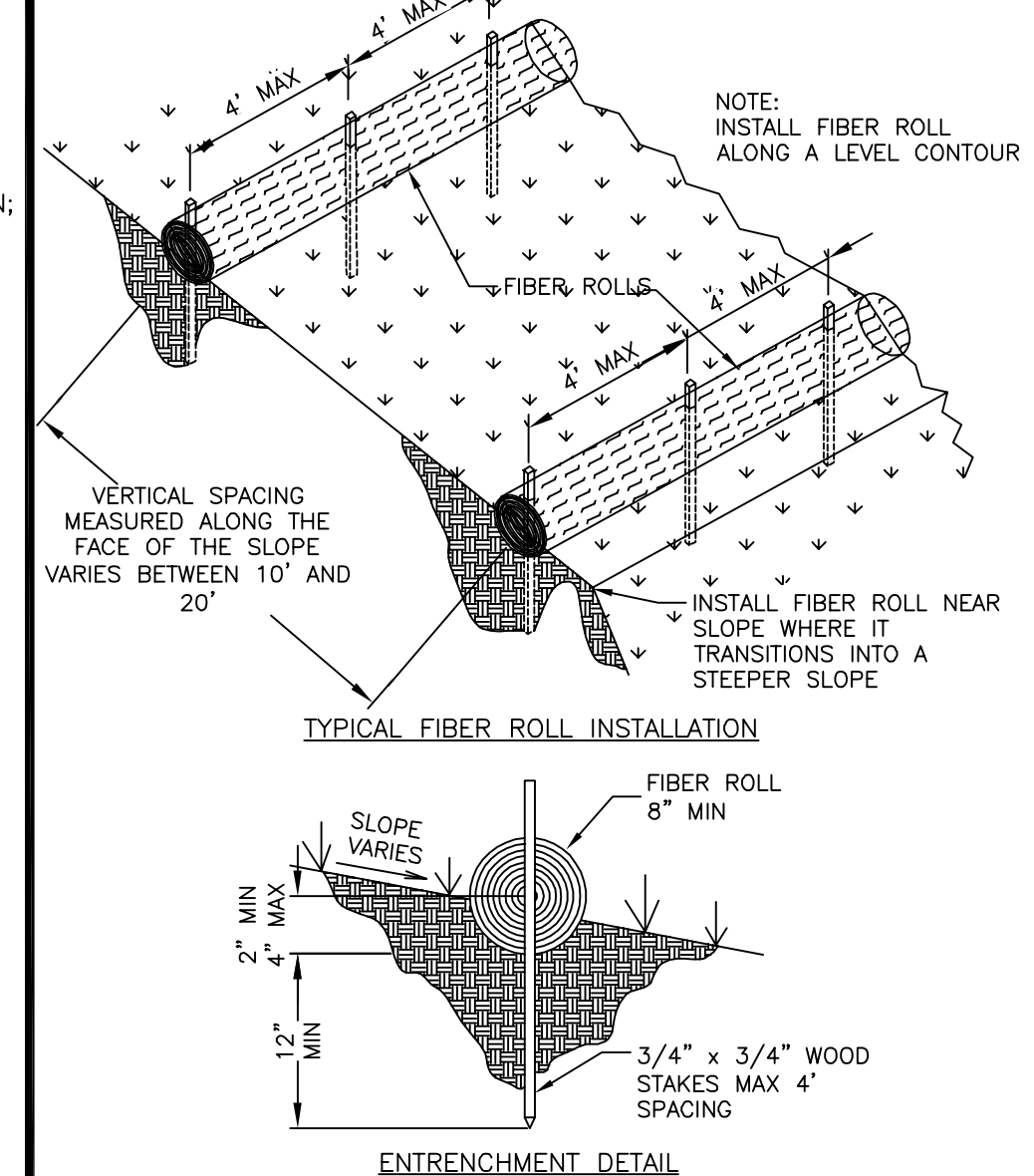


- NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE 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.

STOCKPILE COVER DETAIL

E
C4

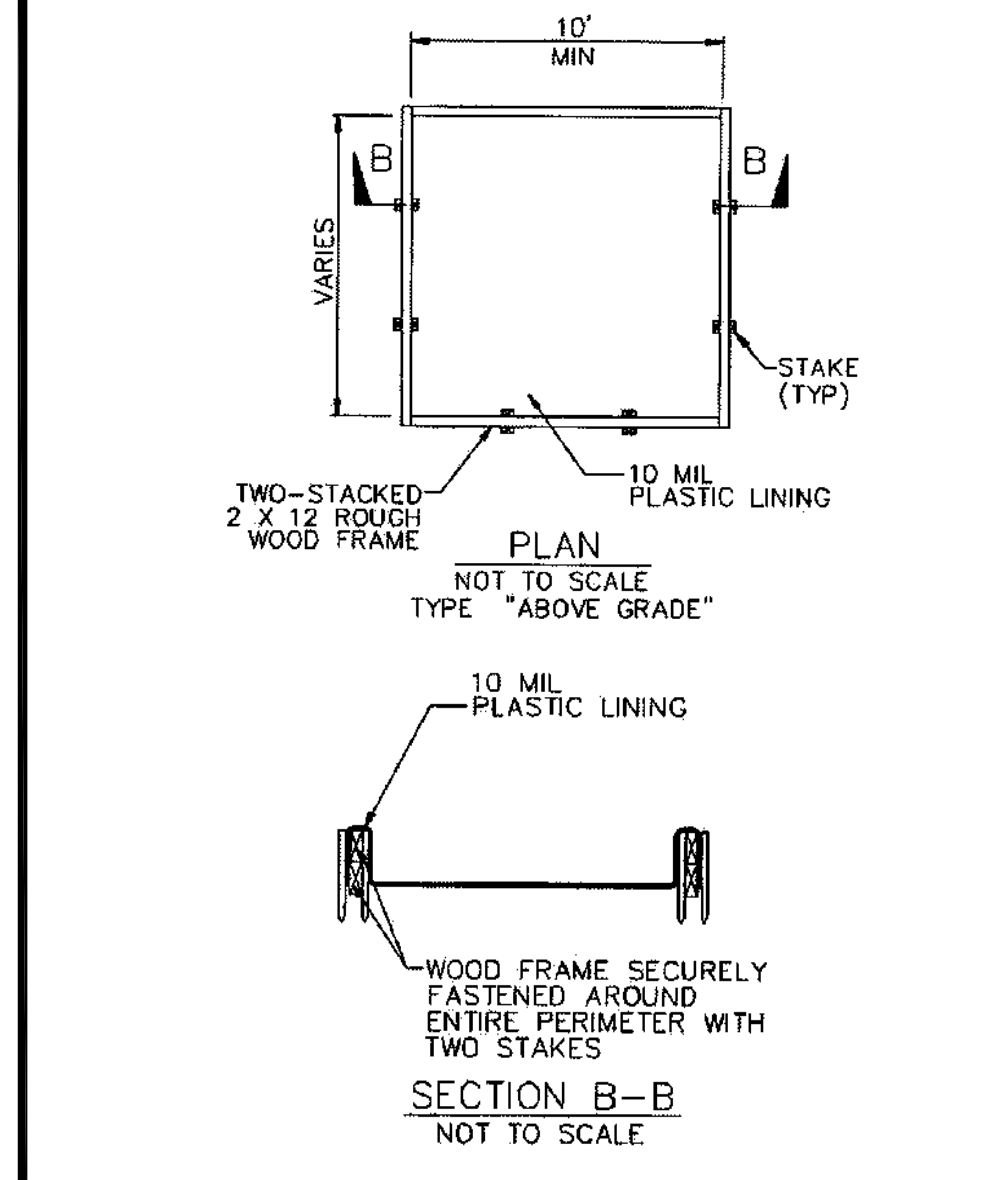
NTS



FIBER ROLL DETAIL

F
C4

NTS



CONCRETE WASHOUT

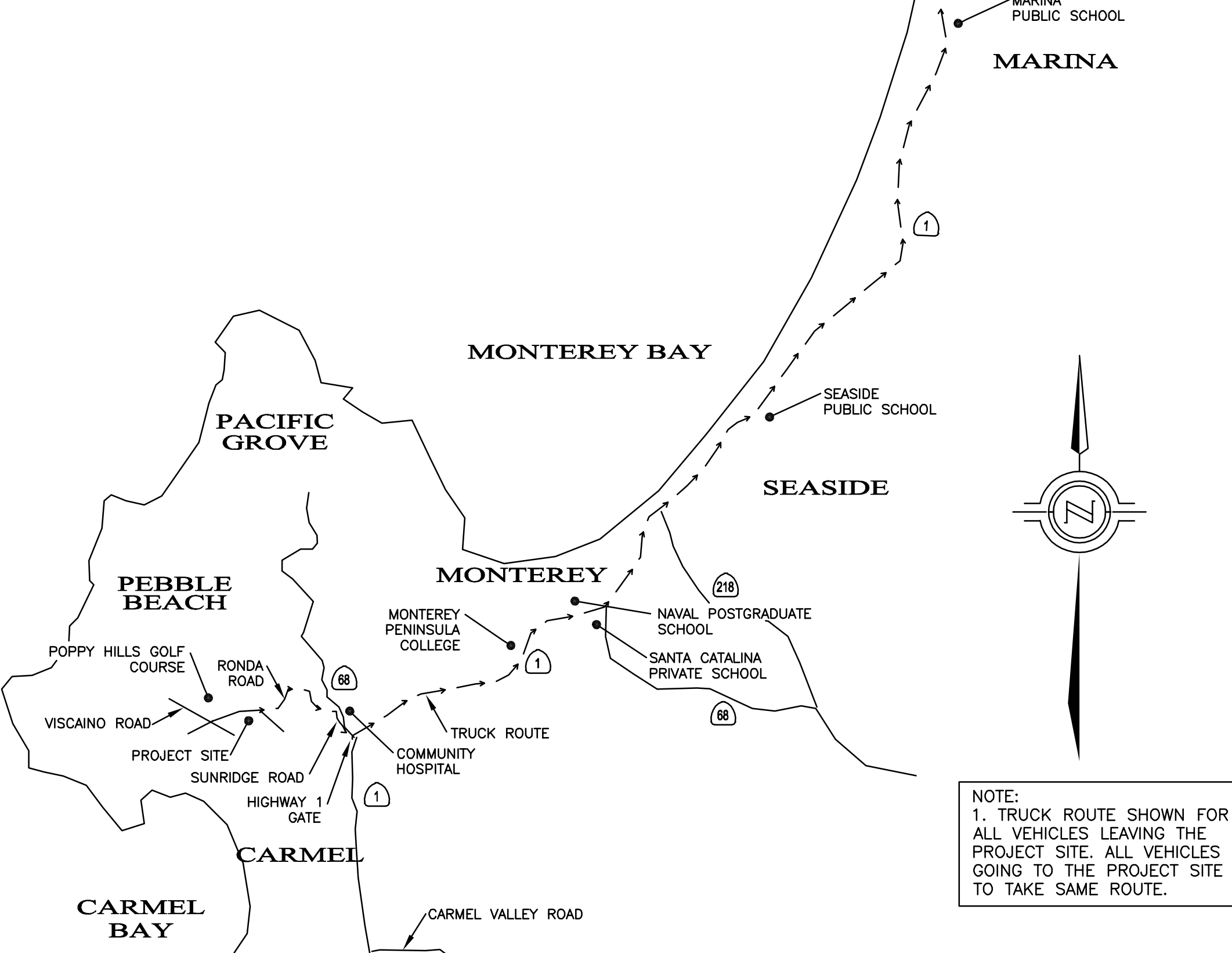
G
C4

NTS

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.

CHARLIE BENSEN LANE
MONTEREY REGIONAL
WASTE MANAGEMENT
(LANDFILL)
14201 Del Monte Blvd
Marina, CA 93933
(831)384-5313



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

VICINITY MAP/OVERALL TRUCK ROUTING PLAN

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - SATURDAY, 8AM TO 6PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. STOP WORK WITHIN 50 METERS (165 FT) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
4. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON-SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (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.
 2. NOT APPLICABLE TO SITE
 3. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
 4. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS - NOT APPLICABLE TO SITE
 5. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA.
 6. NOT APPLICABLE TO SITE
 7. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
 8. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
 9. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION.
 10. NOT APPLICABLE TO SITE
 11. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
 12. COVER INACTIVE STORAGE PILES.
 13. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS - NOT APPLICABLE TO SITE
 14. PAVE ALL ROADS ON CONSTRUCTION SITES BY CONSTRUCTION EQUIPMENT - NOT APPLICABLE TO SITE
 15. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
 16. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
 17. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.
8. THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
9. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE 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.
10. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
11. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
12. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET.
13. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.



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.
- 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.

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, pipes, 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 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.
- 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.

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.

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.

Landscape Materials

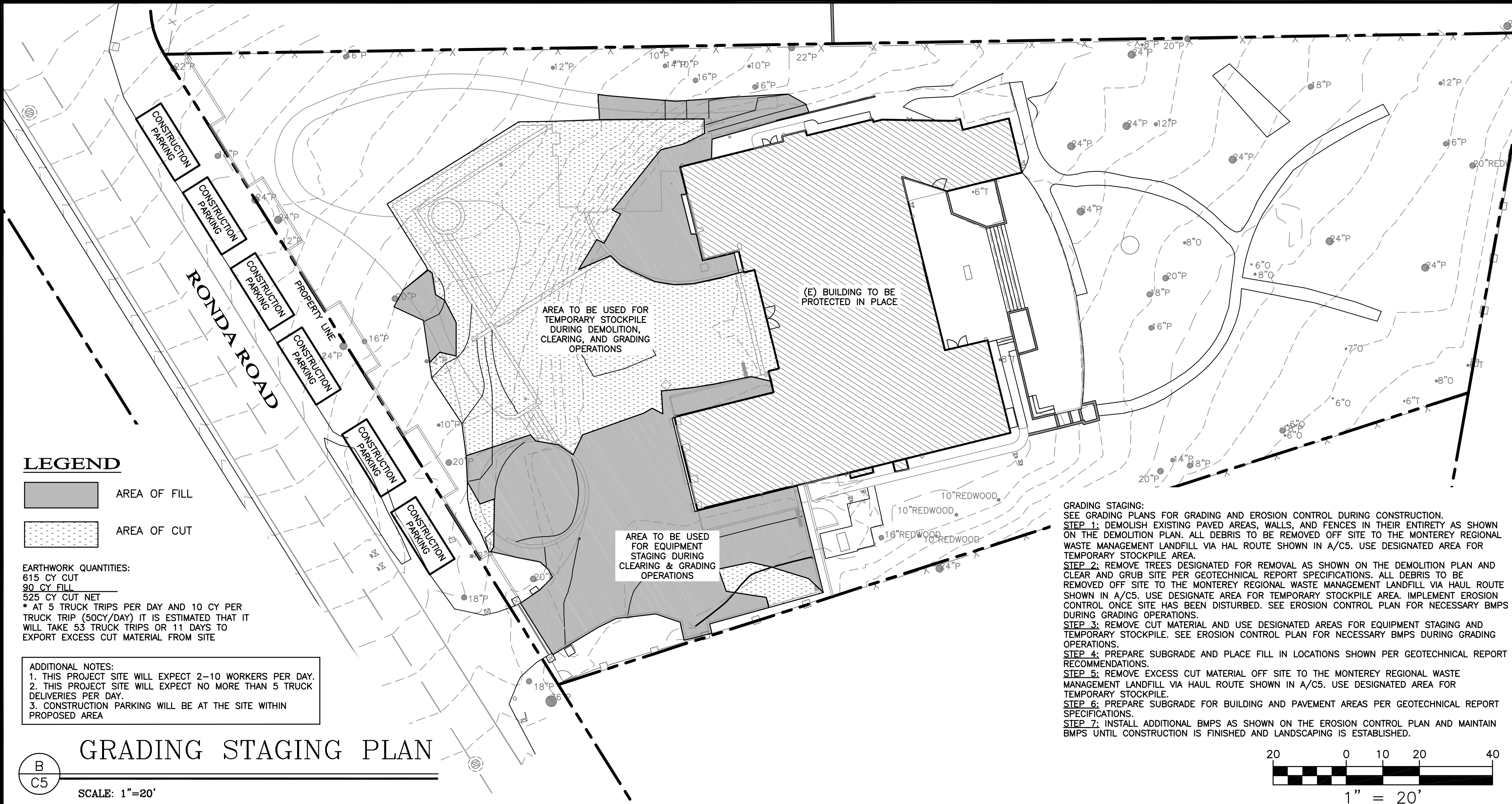
- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 926-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 646-5722
City of San Jose:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800

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.

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



LEGEND

- AREA OF FILL
- AREA OF CUT

EARTHWORK QUANTITIES:

615 CY CUT
80 CY FILL
525 CY CUT NET
• AT 5 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (50CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 53 TRUCK TRIPS OR 11 DAYS TO EXPORT EXCESS CUT MATERIAL FROM SITE

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

GRADING STAGING PLAN

SCALE: 1"=20'



DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 10-3-2023
EXP: 9-30-24
SCALE: AS SHOWN
JOB NUMBER: 23-47
LAST REVISED: N/A
REVISED BY: N/A

MANCHANDA RESIDENCE
ADU ADDITION
3978 RONDA ROAD
PEBBLE BEACH, CA 93953
APN 008-511-003

CONSTRUCTION
MANAGEMENT PLAN

SHEET C5

OF

5 SHEETS



MANCHANDA
RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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PROJECT NO: 2304

DRAWN BY: STAFF

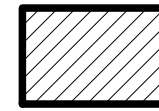
CHECKED BY: EA

DESCRIPTION:
EXISTING SITE PLAN
SCALE: 1/16"=1'-0"

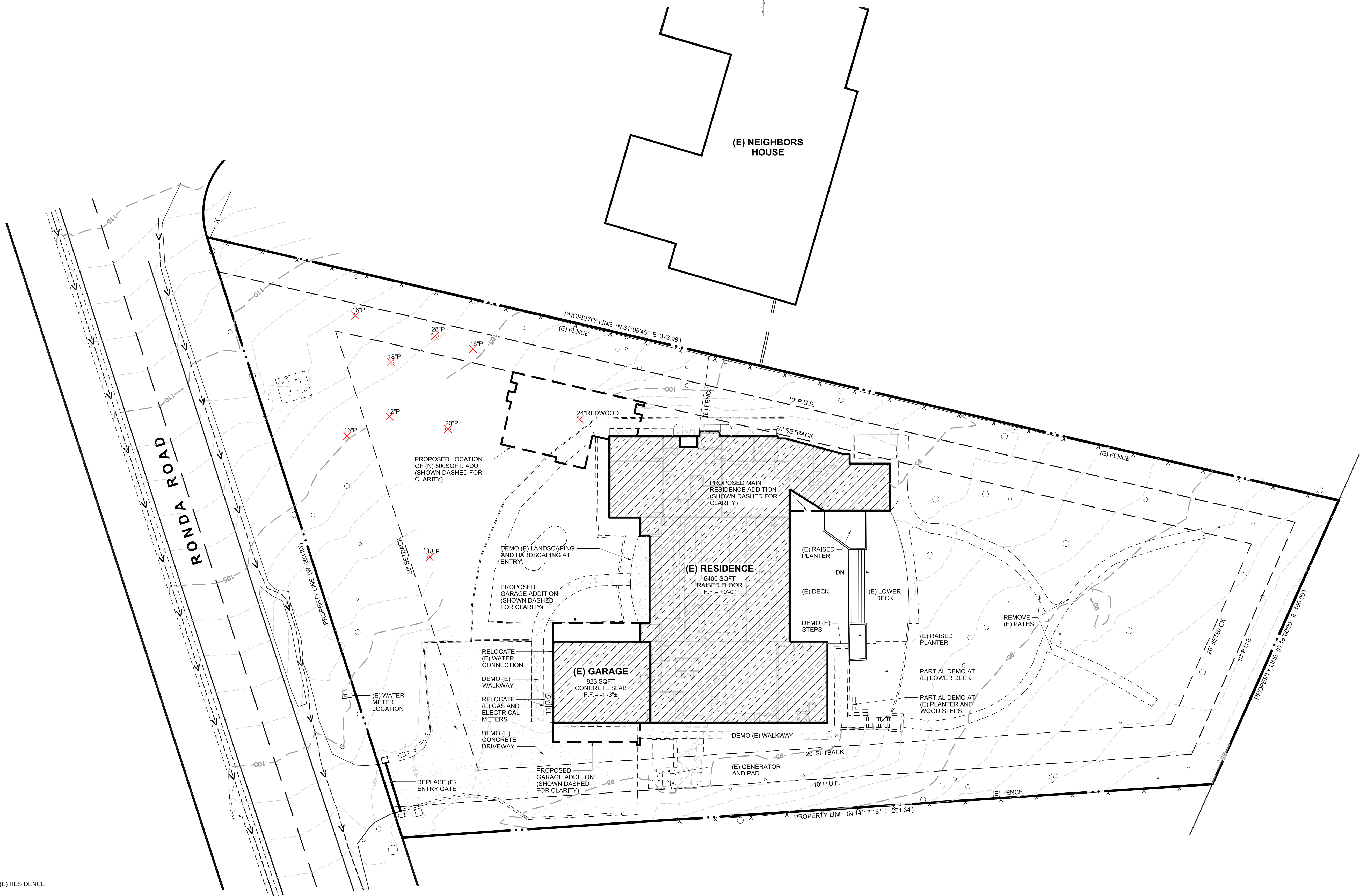
SHEET:

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PRINTED: OCTOBER 16, 2023

-  (E) RESIDENCE
-  PROPOSED ADDITION
-  (E) CONCRETE WALKWAY
TO BE DEMO'D
-  (E) ASPHALT / CONCRETE
DRIVEWAY TO BE DEMO'D

LEGEND

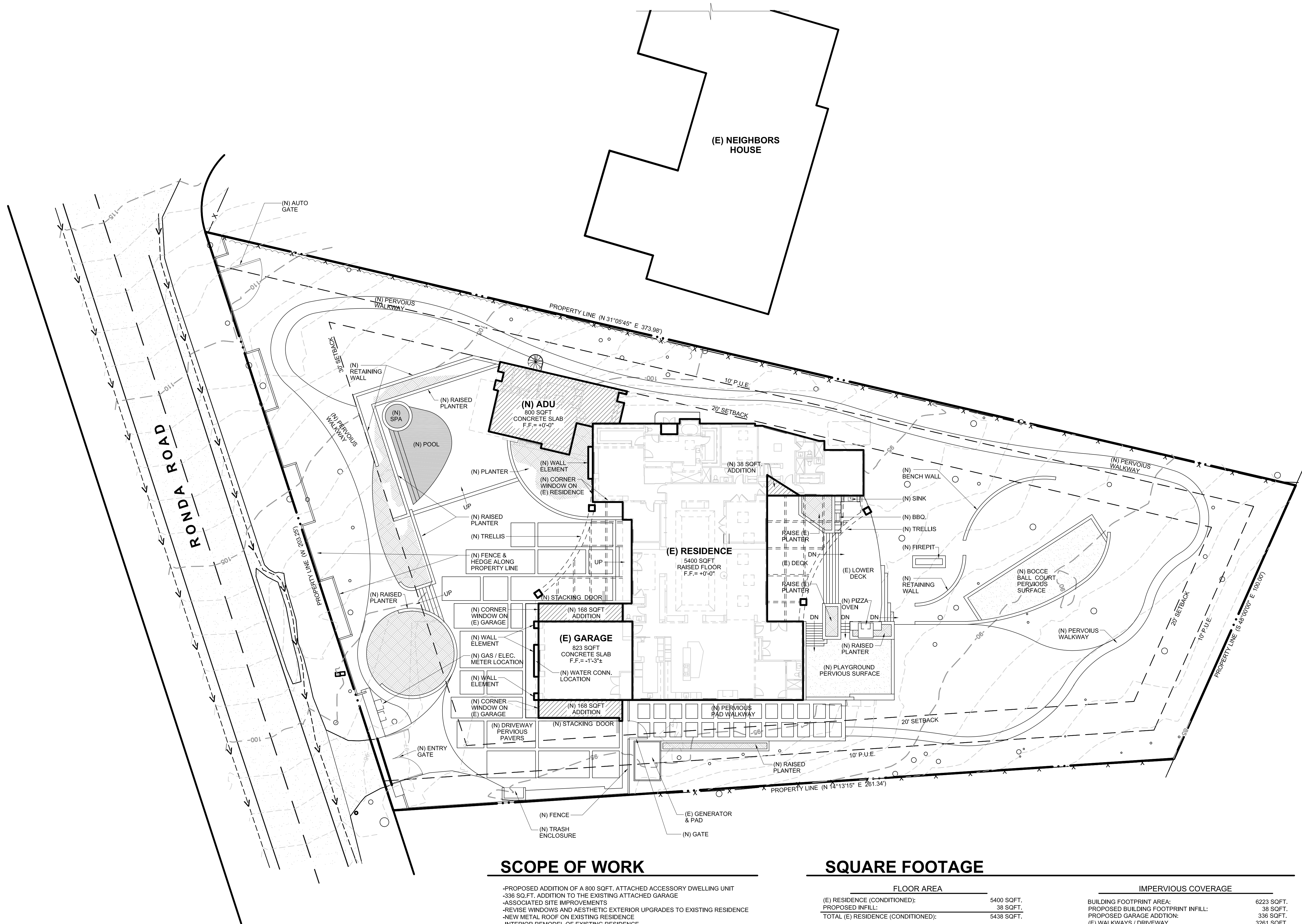


EXISTING SITE PLAN
SCALE: 1/16"=1'-0"





MANCHANDA
RESIDENCE
PRELIMINARY DESIGN



SCOPE OF WORK

- PROPOSED ADDITION OF A 800 SQFT. ATTACHED ACCESSORY DWELLING UNIT
- 338 SQ.FT. ADDITION TO THE EXISTING ATTACHED GARAGE
- ASSOCIATED SITE IMPROVEMENTS
- REVISE WINDOWS AND AESTHETIC EXTERIOR UPGRADES TO EXISTING RESIDENCE
- NEW METAL ROOF ON EXISTING RESIDENCE
- INTERIOR REMODEL OF EXISTING RESIDENCE
- 38 SQ.FT. ADDITION TO EXISTING MAIN RESIDENCE
- REMOVAL OF 8 MONTEREY PINE TREES

SQUARE FOOTAGE

FLOOR AREA	
(E) RESIDENCE (CONDITIONED):	5400 SQFT.
PROPOSED INFILL:	38 SQFT.
TOTAL (E) RESIDENCE (CONDITIONED):	5438 SQFT.
(E) ATTACHED GARAGE:	823 SQFT.
PROPOSED GARAGE ADDITION:	336 SQFT.
TOTAL FLOOR AREA (20% MAX.):	6597 SQFT. (14.9%)
TOTAL LOT AREA:	44104 SQFT.

BUILDING SITE COVERAGE	
(E) BUILDING FOOTPRINT AREA:	6223 SQFT.
PROPOSED BUILDING FOOTPRINT INFILL:	38 SQFT.
PROPOSED GARAGE ADDITION:	336 SQFT.
TOTAL COVERAGE (15% MAX.):	6597 SQFT. (14.9%)
TOTAL LOT AREA:	44104 SQFT.

IMPERVIOUS COVERAGE	
BUILDING FOOTPRINT AREA:	6223 SQFT.
PROPOSED BUILDING FOOTPRINT INFILL:	38 SQFT.
PROPOSED GARAGE ADDITION:	336 SQFT.
(E) WALKWAYS / DRIVEWAY	3261 SQFT.
(N) POOL / PATIO	1470 SQFT.
IMPERVIOUS COVERAGE	11328 SQFT.
ALLOWABLE IMPERVIOUS COVERAGE	9000 SQFT.
(E) IMPERVIOUS SURFACED TO BE REMOVED	3261 SQFT.
PROPOSED IMPERVIOUS COVERAGE	8067 SQFT.
ALLOWABLE IMPERVIOUS COVERAGE	9000 SQFT.

A.D.U. SQFT.	
PROPOSED ATTACHED A.D.U. (CONDITIONED):	800 SQFT.

PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

TIMELINE	
DATE	ISSUED FOR:
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-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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PROJECT NO: 2304

DRAWN BY: STAFF

CHECKED BY: EA

DESCRIPTION:
PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

SHEET:

A1.0

PRINTED: OCTOBER 16, 2023



MANCHANDA
RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
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-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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△	
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PROJECT NO: 2304

DRAWN BY: STAFF

CHECKED BY: EA

DESCRIPTION:

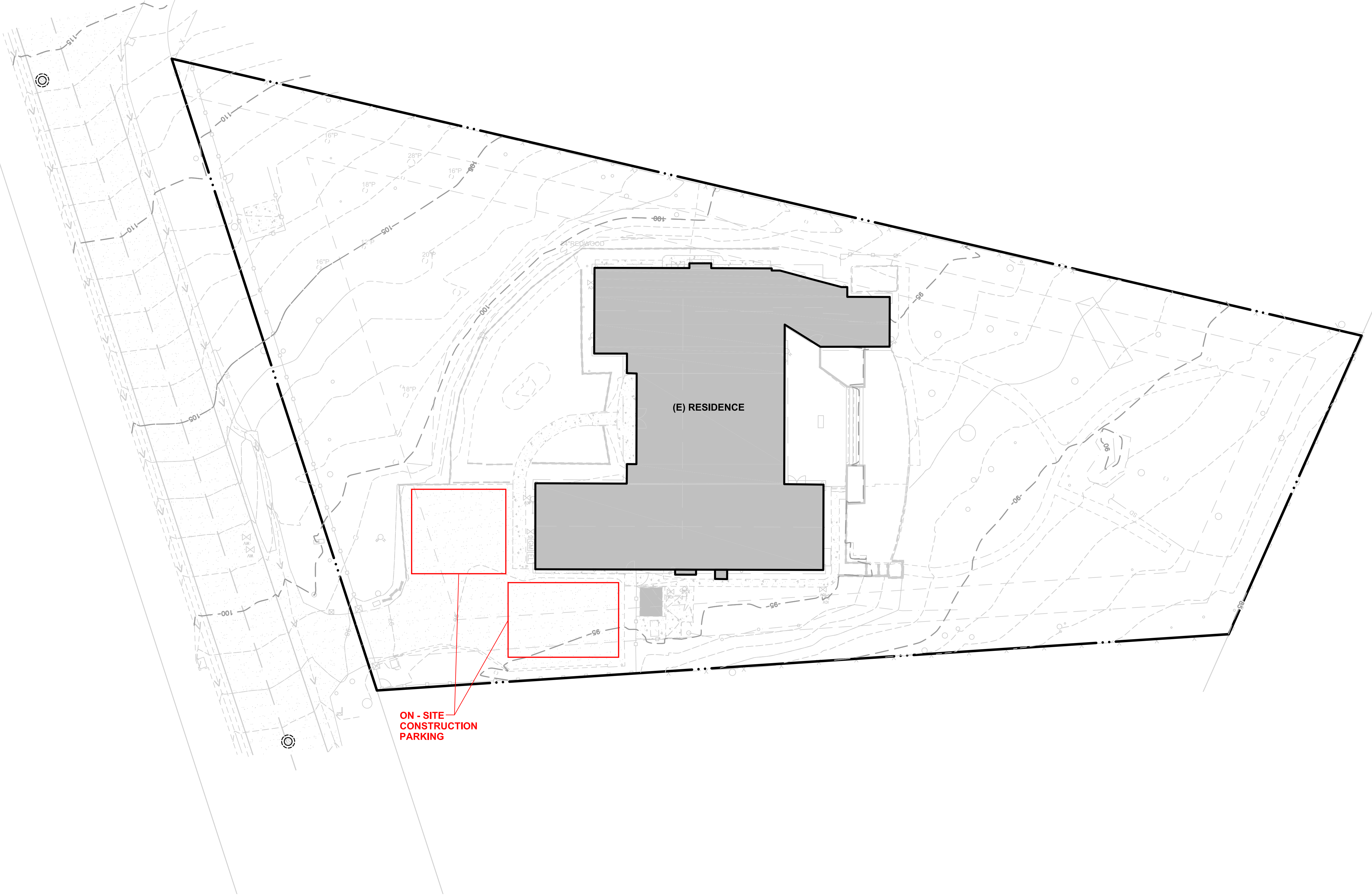
**CONSTRUCTION PARKING
PLAN**

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

SHEET:

A1.1

PRINTED: OCTOBER 16, 2023





MANCHANDA
RESIDENCE
PRELIMINARY DESIGN

FUEL MNGMT. ZONE LEGEND

- "GREEN ZONE"**
- (SEE NOTES BELOW)
- "MANAGMENT ZONE"**
- (SEE NOTES BELOW)
- "EMERGENCY VEHICLE ACCESS"**
- DRIVEWAY SLOPE: 8.33%
- WIDTH: 16' WIDE
- SURFACE: IMPERVIOUS PAVERS

FUEL MANAGEMENT PLAN

1) CALIFORNIA LAW (PRC 4201) REQUIRES PROPERTY OWNERS TO CREATE AND MAINTAIN ADEQUATE DEFENSIBLE SPACE AROUND HOMES AND BUILDINGS. DEFENSIBLE SPACE IS CREATED THROUGH PROPER IMPLEMENTATION OF FUEL MODIFICATION AND MANAGEMENT PRACTICES AROUND STRUCTURES. THIS INCLUDES THE REMOVAL OF HIGHLY FLAMMABLE AND DEAD VEGETATION, THE THINNING AND PROPER SPACING OF DENSELY VEGETATED AREAS TO DISRUPT THE CONTINUITY OF COMBUSTIBLE FUEL LOADS, AND THE PROPER EXECUTION OF FIREWISE LANDSCAPING PRACTICES AND PRINCIPALS. FIREWISE OR FIRESAFE LANDSCAPING PRACTICES INCLUDE UTILIZING PLANT TYPES, PLANTING CONFIGURATIONS AND ARRANGEMENTS, AND LANDSCAPING MATERIALS AND DESIGN CONCEPTS THAT ARE LESS COMBUSTIBLE AND MORE FIRE RESISTANT THAT WILL ASSIST IN REDUCING THE ABILITY OF FIRE TO SPREAD HORIZONTALLY AND VERTICALLY. FOR EXAMPLE, A FIREWISE LANDSCAPE SHOULD CONSIST OF PROPERLY SPACED AND MAINTAINED SHRUBS AND TREES, AS WELL AS LOWER GROWING NATIVE PERENNIAL GRASSES, GROUNDCOVERS (INCLUDING MULCHES) AND/OR HERBACEOUS PERENNIALS THAT ARE GENERALLY LESS FLAMMABLE. ADDITIONALLY, MORE COMBUSTIBLE MASS PLANTINGS AND DENSE VEGETATION GROUPINGS SHOULD BE AVOIDED.

2) THE GREEN ZONE IS THE AREA 0-30 FEET IMMEDIATELY SURROUNDING THE HOME. FOLLOWING HOME REMODEL AND LANDSCAPE IMPROVEMENT ACTIVITIES THIS GREEN ZONE AREA WILL CONSIST OF FIRESAFE LANDSCAPE MATERIALS AND LOW COMBUSTIBILITY DROUGHT TOLERANT FLORA, INCLUDING SOME EXISTING ORNAMENTAL VEGETATION THAT WILL BE SELECTIVELY RETAINED. THIS FIRESAFE LANDSCAPE WILL BE DESIGNED AND MAINTAINED IN A MANNER TO PROVIDE PROPER HORIZONTAL AND VERTICAL SPACING BETWEEN VARIOUS VEGETATION TYPES, AND LARGER GROWING TREES AND SHRUBS WILL BE MAINTAINED TO REMOVE DEAD AND HEALTHY COMBUSTIBLE MATERIALS.

3) THE MANAGEMENT ZONE (AKA, REDUCED FUEL ZONE) IS THE AREA 30-100 FEET (OR TO THE PROPERTY LINE) AROUND THE HOME. PRIOR TO THE DRY SEASON HIGHLY COMBUSTIBLE NON-NATIVE ANNUAL GRASSES WILL BE MOVED TO A HEIGHT OF 4 INCHES; DEAD MATERIALS THAT POSE A FIRE HAZARD WILL BE REMOVED AND PROPERLY DISPOSED; SHRUBS WILL BE THINNED AND MAINTAINED TO PROVIDE ADEQUATE HORIZONTAL AND VERTICAL SEPARATION (AMOUNT OF SPACE BETWEEN SHRUBS AND PLANT GROUPINGS DEPENDS ON STEEPNESS OF SLOPE AND SIZE AND TYPE OF PLANTS); AND DEAD, UNHEALTHY AND/OR STRUCTURALLY PROBLEMATIC TREE LIMBS WILL BE REMOVED TO A HEIGHT OF 6 FEET ABOVE GRADE OR TO 3X THE HEIGHT OF UNDERSTORY VEGETATION (WHICHEVER IS HIGHER) TO REMOVE POTENTIALLY HAZARDOUS LADDER FUELS. AVOID EXCESSIVE PRUNING AND REMOVAL OF HEALTHY AND STRUCTURALLY SOUND LIMBS, PARTICULAR LIMBS THAT ARE 6 INCHES DIAMETER OR LARGER.

4) FOR LANDSCAPE IMPROVEMENTS AND ENHANCEMENT, USE NATIVE OR NON-INVASIVE ORNAMENTAL PLANTS THAT ARE APPROPRIATE TO THE SITE. PLANTS AND MATERIALS SELECTED FOR LANDSCAPING OPERATIONS SHOULD BE OF LOWER COMBUSTIBILITY AND VOLATILITY, DROUGHT TOLERANT, AND SHOULD NOT BE POTENTIALLY DEGRADING (E.G., INVASIVE) TO SURROUNDING HABITAT. INDIGENOUS FLORA OCCURRING ON THE PROPERTY SHOULD BE RETAINED AND PRESERVED. REMOVE AND MANAGE HIGHLY COMBUSTIBLE AND HABITAT DEGRADING EXOTIC INVASIVE WEEDS, AND PROMOTE THE ESTABLISHMENT NATIVE VEGETATION THAT GENERALLY TENDS TO BE LESS FLAMMABLE.

5) REMOVE DRY LEAVES AND PINE NEEDLES FROM ROOF AND RAIN GUTTERS. MAINTAIN ADEQUATE CLEARANCE AROUND STRUCTURE, AND KEEP TREE BRANCHES A MINIMUM 10 FEET AWAY FROM CHIMNEY OR STOVE OUTLETS.

FUEL MANAGMT PLAN

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

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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PROJECT NO: 2304

DRAWN BY: STAFF

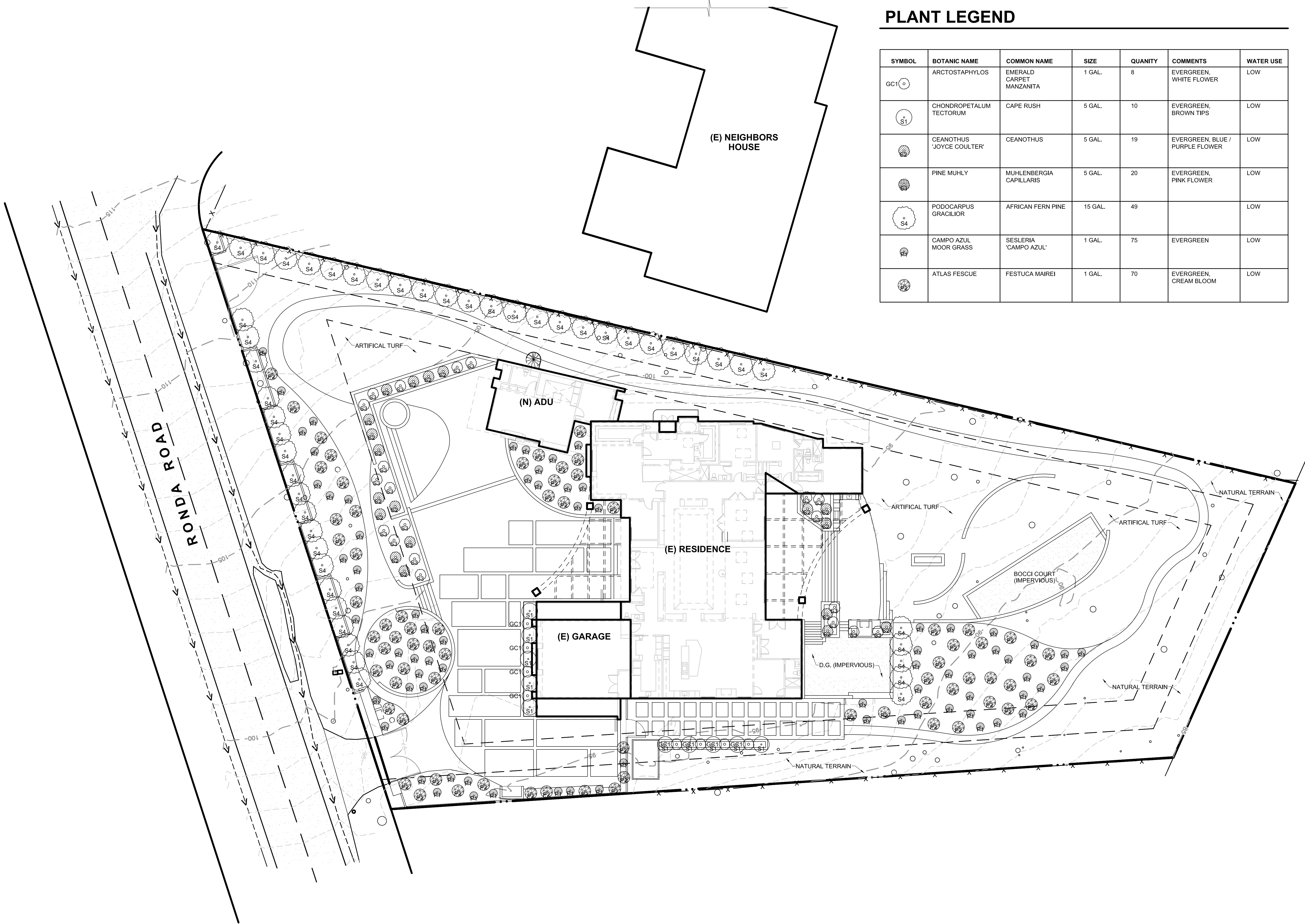
CHECKED BY: EA

DESCRIPTION:
FUEL MANAGMT PLAN
SCALE: 1/16"=1'-0"

SHEET:

A1.2

PRINTED: OCTOBER 16, 2023



PLANT LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS	WATER USE
GC1	ARCTOSTAPHYLOS	EMERALD CARPET MANZANITA	1 GAL.	8	EVERGREEN, WHITE FLOWER	LOW
S1	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.	10	EVERGREEN, BROWN TIPS	LOW
	CEANOTHUS 'JOYCE COULTER'	CEANOTHUS	5 GAL.	19	EVERGREEN, BLUE / PURPLE FLOWER	LOW
	PINE MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.	20	EVERGREEN, PINK FLOWER	LOW
S4	PODOCARPUS GRACILIOR	AFRICAN FERN PINE	15 GAL.	49		LOW
	CAMPO AZUL MOOR GRASS	SESLERIA 'CAMPO AZUL'	1 GAL.	75	EVERGREEN	LOW
	ATLAS FESCUE	FESTUCA MAIREI	1 GAL.	70	EVERGREEN, CREAM BLOOM	LOW



MANCHANDA
RESIDENCE
PRELIMINARY DESIGN

TIMELINE

DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS

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PROJECT NO: 2304

DRAWN BY: STAFF

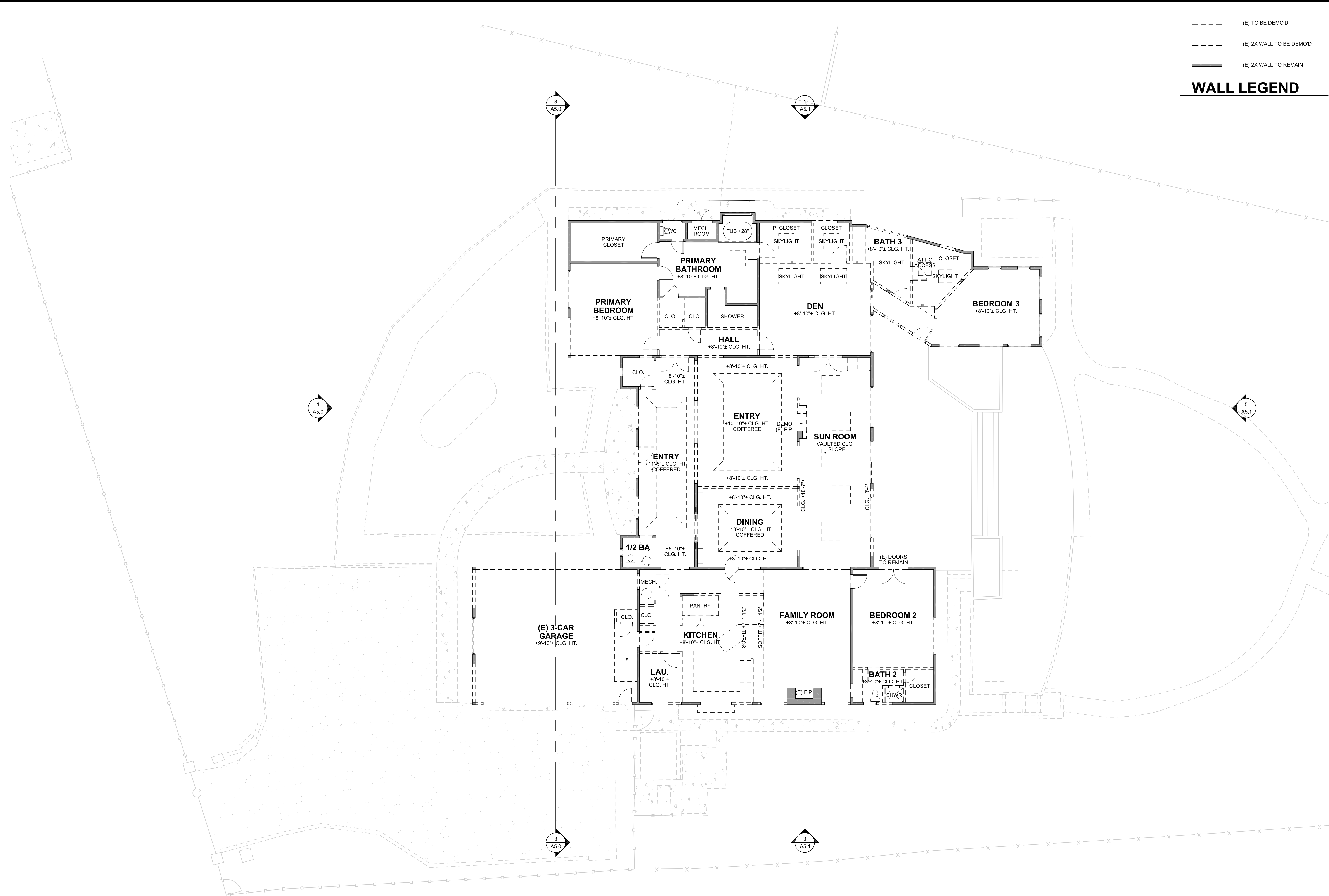
CHECKED BY: EA

DESCRIPTION:
**CONCEPTUAL
LANDSCAPE PLAN**
SCALE: 1/16"=1'-0"

SHEET:

A1.3

PRINTED: OCTOBER 16, 2023



=====

(E) TO BE DEMO'D

=====

(E) 2X WALL TO BE DEMO'D

=====

(E) 2X WALL TO REMAIN

=====

(E) 2X WALL TO REMAIN

C O N R A D

ASTURI

STUDIOS INC.

LINCOLN ST. 3 SE OF OCEAN #333
CARMEL-BY-THE-SEA, CA. 93921

phone: 831.622.9724
web: CONRADASTURIL.COM

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PROJECT:

MANCHANDA

RESIDENCE

3978 RONDA RD.
PEBBLE BEACH, CA. 93953
A.P.N. 008-511-003



MANCHANDA

RESIDENCE

PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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PROJECT NO: 2304

DRAWN BY: STAFF

CHECKED BY: EA

DESCRIPTION:
EXISTING / DEMO
FLOOR PLAN
SCALE: 1/8"=1'-0"

SHEET:

D2.0

PRINTED: OCTOBER 16, 2023

MANCHANDA RESIDENCE PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

	REVISIONS
1	
2	
3	

PROJECT NO: 2304

RAWN BY: STAFF

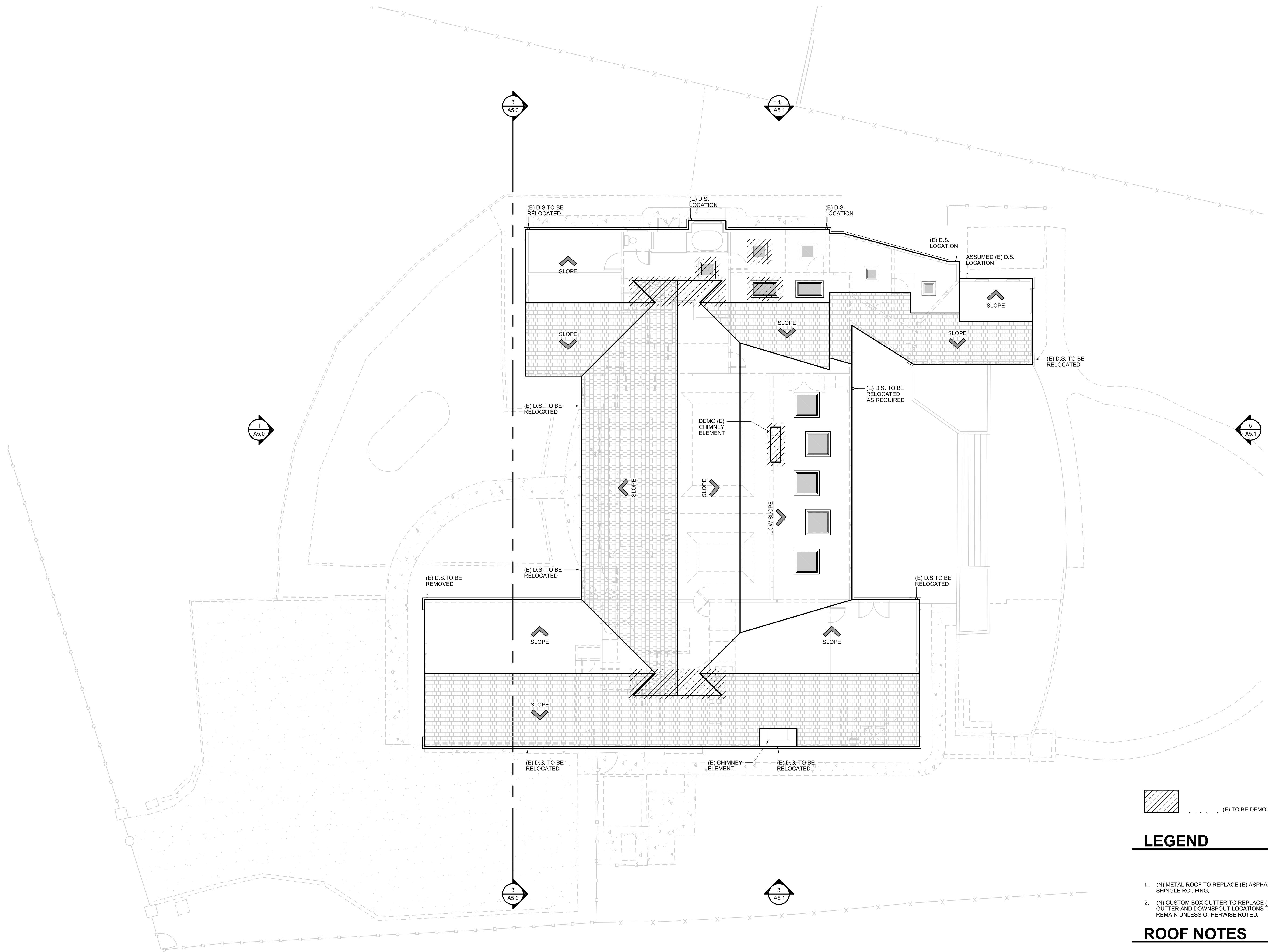
CHECKED BY: EA

DESCRIPTION:
EXISTING / DEMO
FLOOR PLAN
SCALE: 1/8"=1'-0"

HEET:

D4.0

PRINTED: OCTOBER 16, 2023



EXISTING / DEMO ROOF PLAN

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

LEGEND

ROOF NOTES

1. (N) METAL ROOF TO REPLACE (E) ASPHALT SHINGLE ROOFING.
2. (N) CUSTOM BOX GUTTER TO REPLACE (E) GUTTER AND DOWNSPOUT LOCATIONS TO REMAIN UNLESS OTHERWISE RATED.



1 **VIEW OF EXISTING ENTRY**
SCALE: NOT TO SCALE



2 **EXISTING VIEW FROM RONDA RD.**
SCALE: NOT TO SCALE



3 **EXISTING VIEW FROM RONDA RD.**
SCALE: NOT TO SCALE

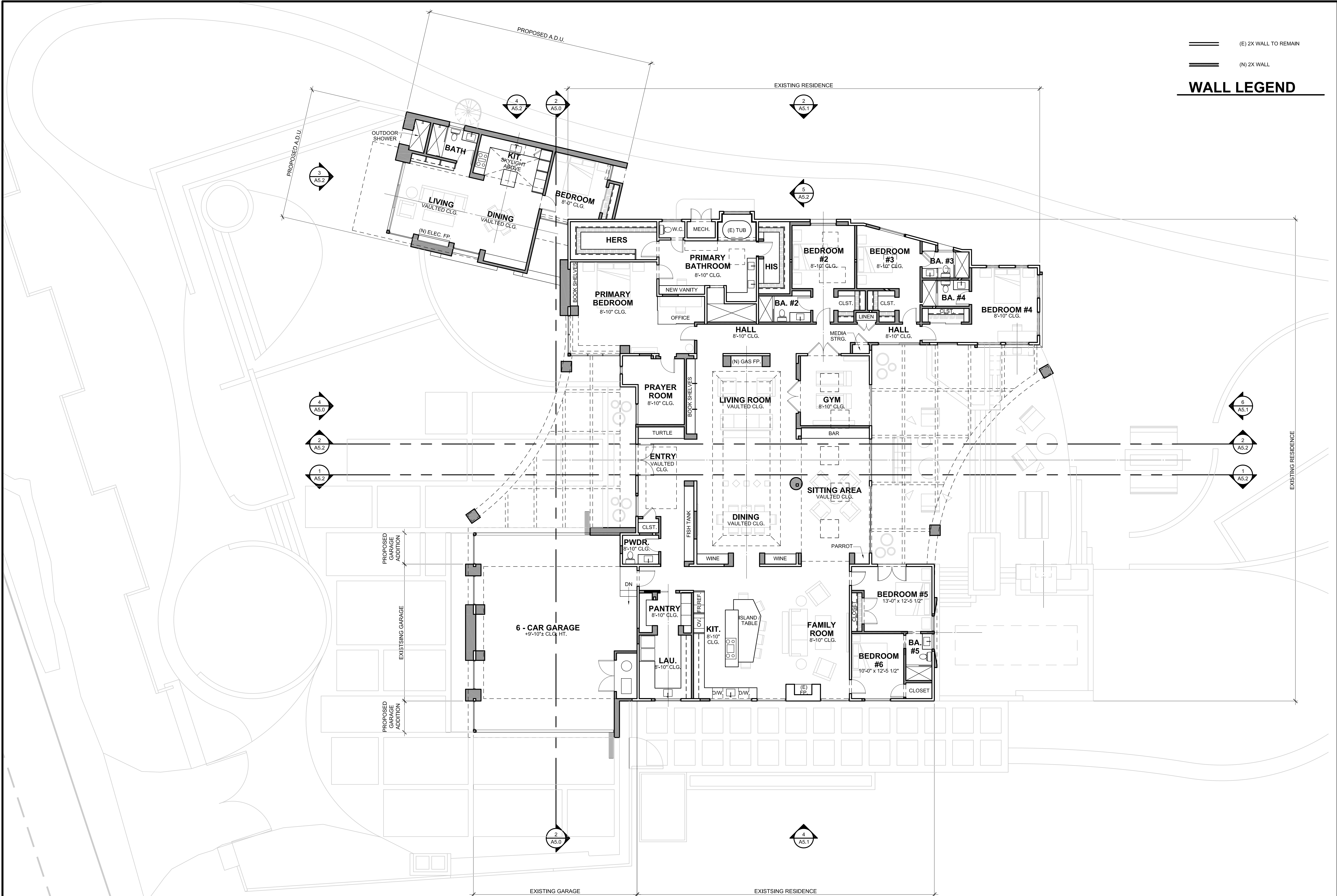


TIMELINE	
DATE	ISSUED FOR:
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-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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△	

PROJECT NO:	2304
DRAWN BY:	STAFF
CHECKED BY:	EA

DESCRIPTION:
**EXISTING HOUSE
PICTURES**
SCALE: AS NOTED



(E) 2X WALL TO REMAIN

(N) 2X WALL

WALL LEGEND

C O N R A D
ASTURI
STUDIOS INC.

LINCOLN ST. 3 SE OF OCEAN #333
CARMEL-BY-THE-SEA, CA. 93921

phone: 831.622.9724
web: CONRADASTURL.COM

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PROJECT:
MANCHANDA RESIDENCE
3978 RONDA RD.
PEBBLE BEACH, CA. 93953
A.P.N. 008-511-003



MANCHANDA
RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
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-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
▲	
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PROJECT NO: 2304
DRAWN BY: STAFF
CHECKED BY: EA
DESCRIPTION:
PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

SHEET:

A2.0

PRINTED: OCTOBER 16, 2023

PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

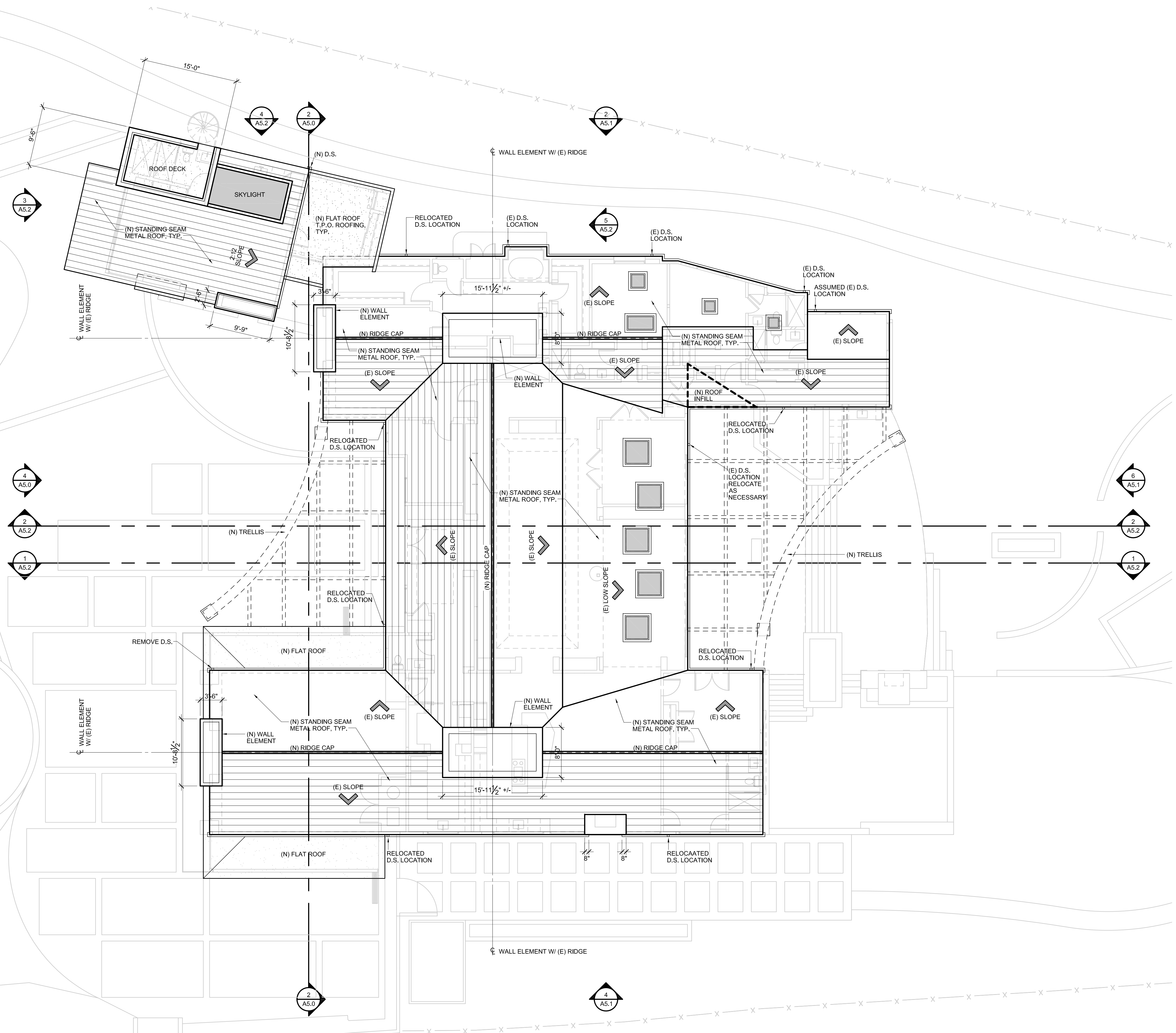


MANCHANDA RESIDENCE PRELIMINARY DESIGN

PROJECT NO:	2304
DRAWN BY:	STAFF
CHECKED BY:	EA
DESCRIPTION:	

PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"

PRINTED: OCTOBER 16, 2023



PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"





MANCHANDA
RESIDENCE
PRELIMINARY DESIGN

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-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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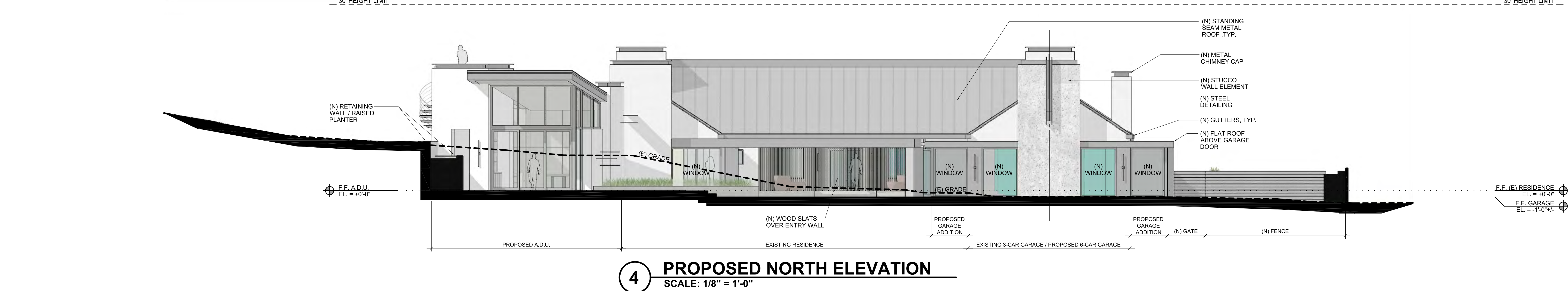
PROJECT NO: 2304
DRAWN BY: STAFF
CHECKED BY: EA

DESCRIPTION:
**EXISTING AND
PROPOSED ELEVATIONS**
SCALE: 1/8" = 1'-0"

SHEET:

A5.0

PRINTED: OCTOBER 16, 2023



EXISTING AND PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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PROJECT NO: 2304

DRAWN BY: STAFF

CHECKED BY: EA

DESCRIPTION:
**EXISTING AND
PROPOSED ELEVATIONS**
SCALE: 1/8" = 1'-0"

SHEET:

A5.1

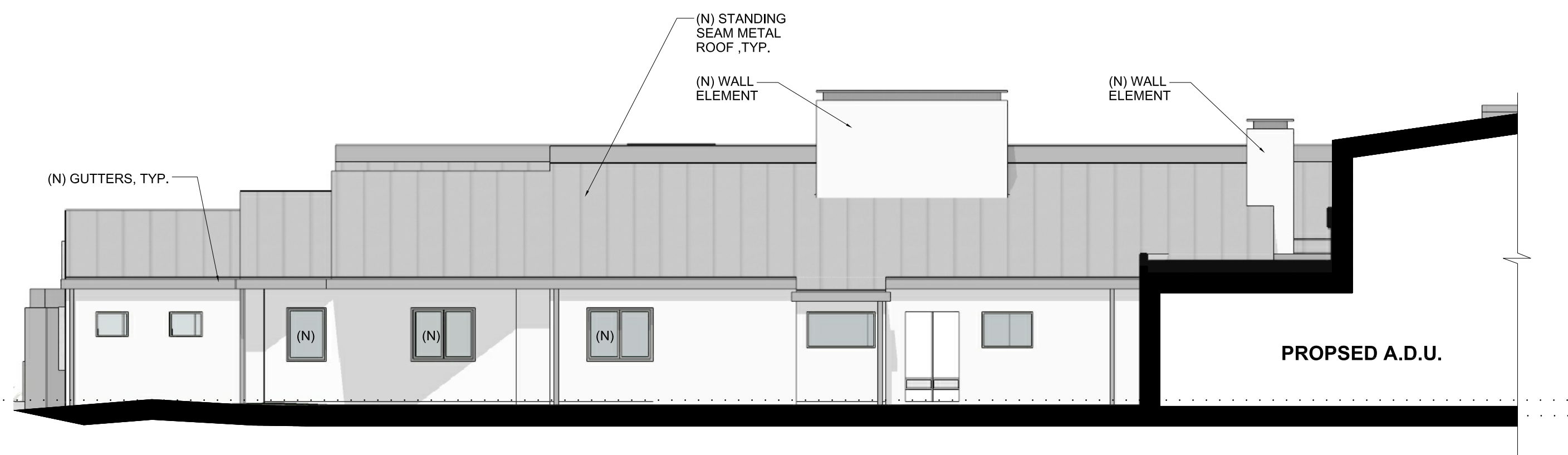
PRINTED: OCTOBER 16, 2023



1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



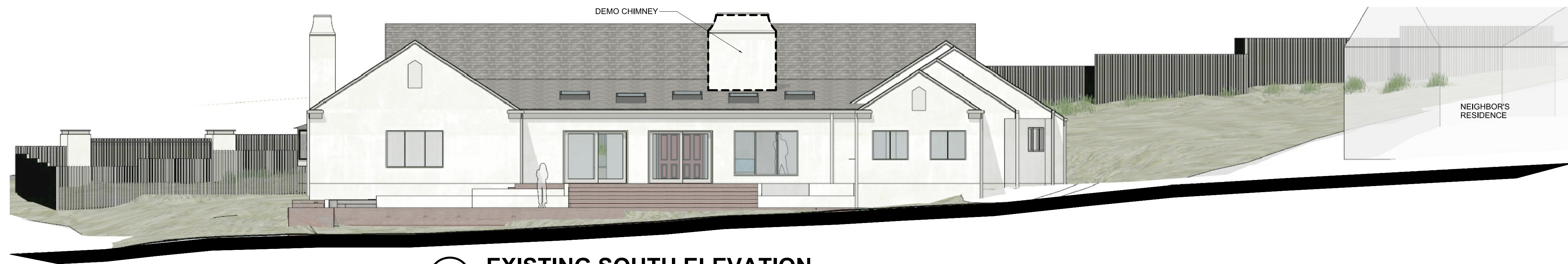
3 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



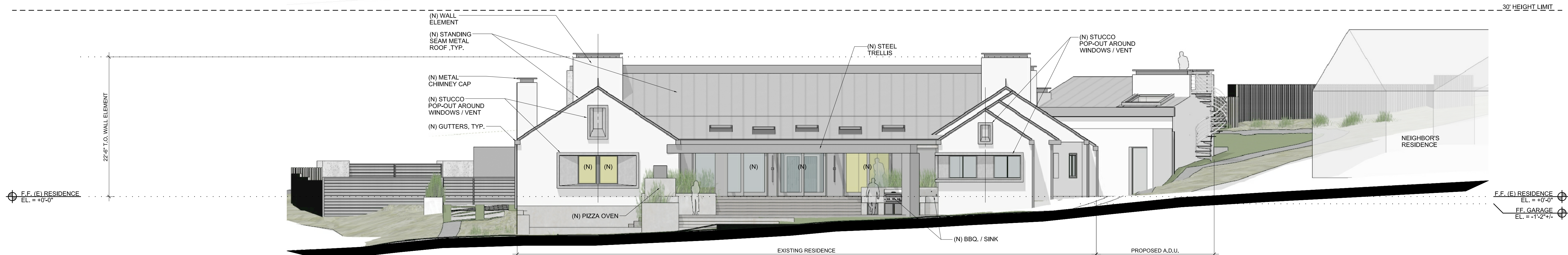
2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

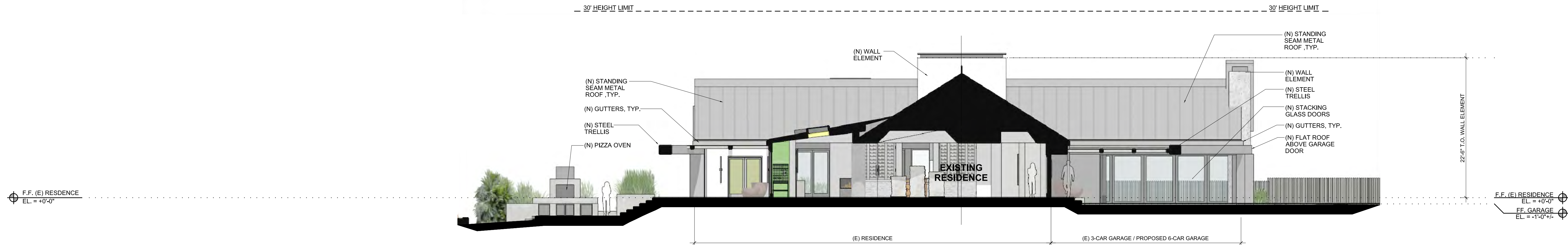


5 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



6 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

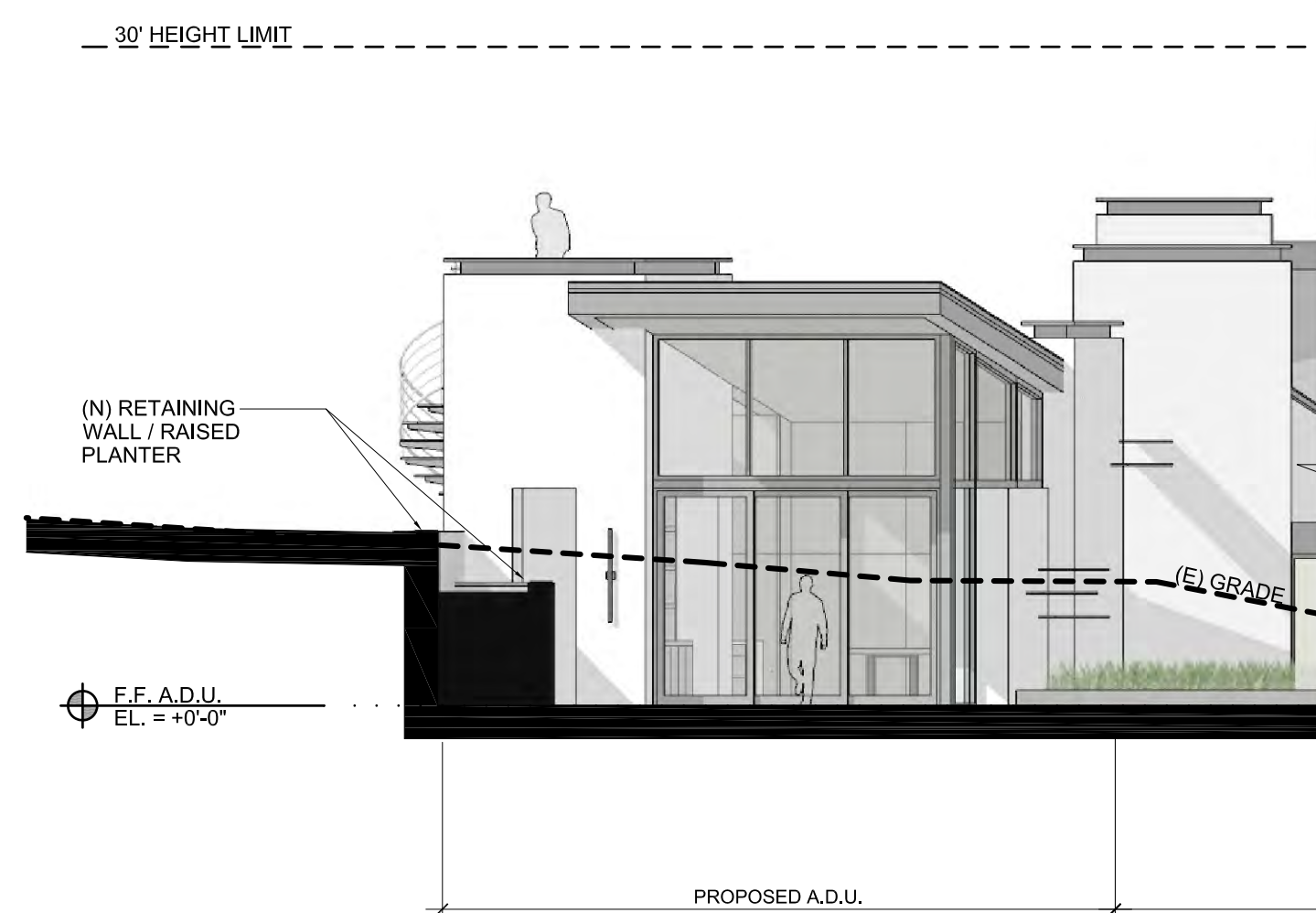
EXISTING AND PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"



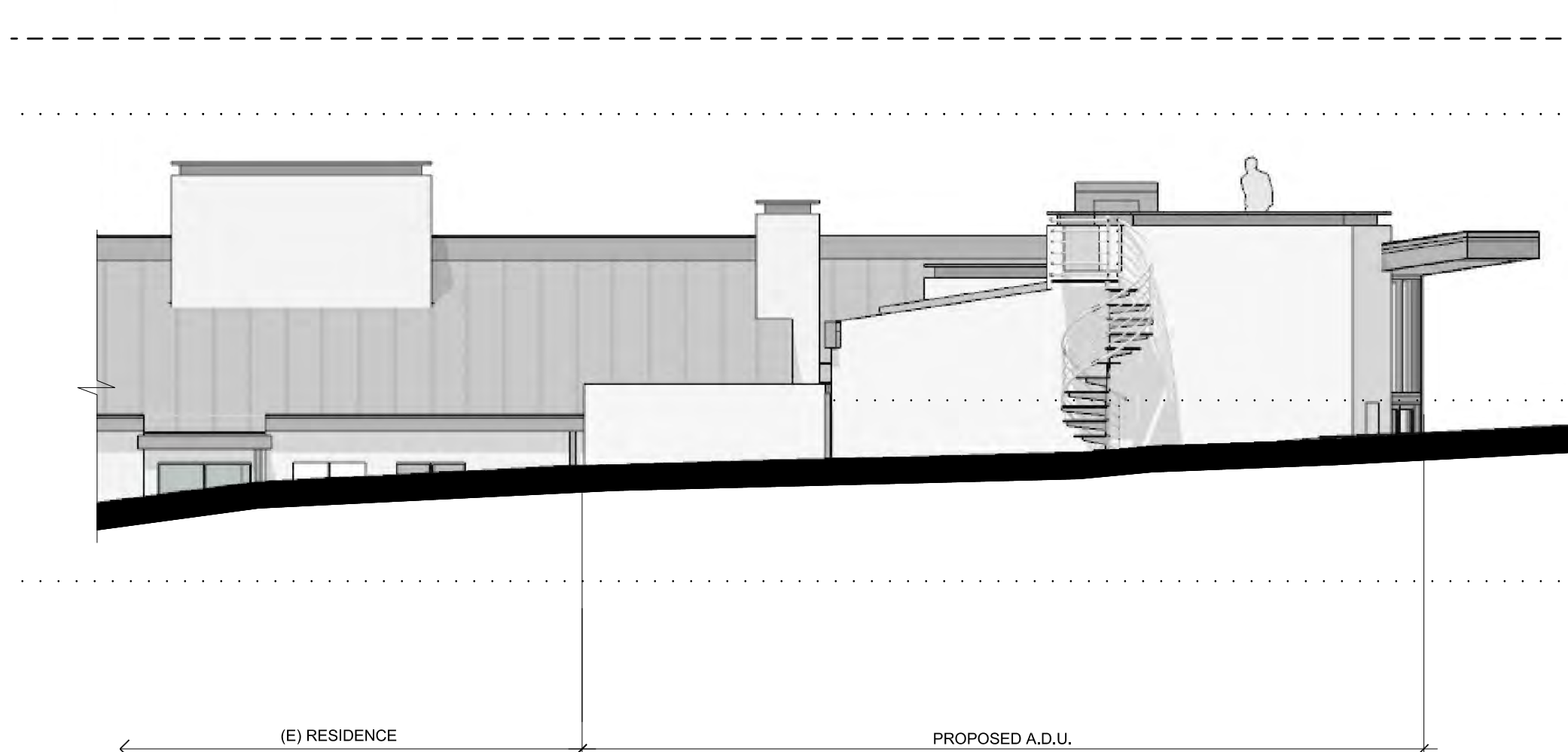
1 EAST SECTION / ELEVATION
SCALE: 1/8" = 1'-0"



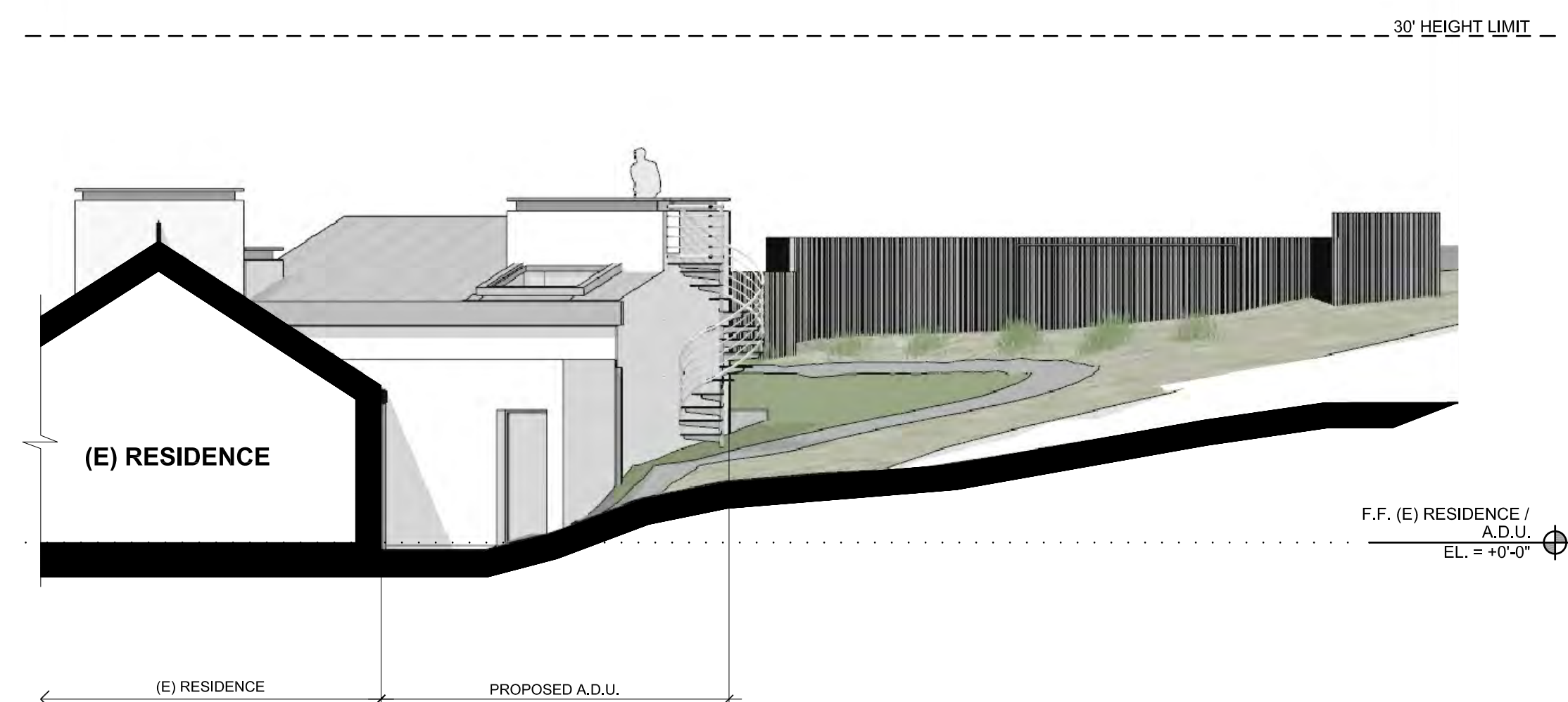
2 ELEVATION - A.D.U. / WEST SECTION - MAIN RESIDENCE
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - A.D.U.
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - A.D.U.
SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION - A.D.U.
SCALE: 1/8" = 1'-0"

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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PROJECT NO: 2304
DRAWN BY: STAFF
CHECKED BY: EA
DESCRIPTION:
**ELEVATIONS /
PERSPECTIVES**
SCALE: AS NOTED

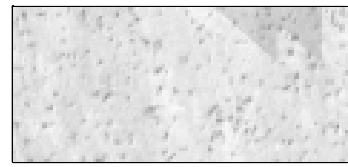
SHEET:

A5.2

PRINTED: OCTOBER 16, 2023



STUCCO
KELLY MOORE
KM 4905-1
"HUSH GRAY"



STUCCO
WINTER'S PARK
KM 5824
(ROUGH FINISH)



STUCCO
WINTER'S PARK
KM 5824



STEEL

COLOR LEGEND

REFERENCE PROJECT PHOTOS FOR MISC. FINISH DETAILS AND COLORS

CONRAD
ASTURI
STUDIOS INC.

LINCOLN ST. 3 SE OF OCEAN #333
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PROJECT:

**MANCHANDA
RESIDENCE**
3978 RONDA RD.
PEBBLE BEACH, CA. 93953
A.P.N. 008-511-003



MANCHANDA
RESIDENCE
PRELIMINARY DESIGN



1 BIRDSEYE VIEW
SCALE: NOT TO SCALE

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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PROJECT NO: 2304

DRAWN BY: STAFF

CHECKED BY: EA

DESCRIPTION:
**ELEVATIONS /
PERSPECTIVES**
SCALE: AS NOTED

SHEET:

A5.3

PRINTED: OCTOBER 16, 2023



1 PERSPECTIVE FROM RONDA RD.
SCALE: NOT TO SCALE



2 PERSPECTIVE FROM RONDA RD.
SCALE: NOT TO SCALE

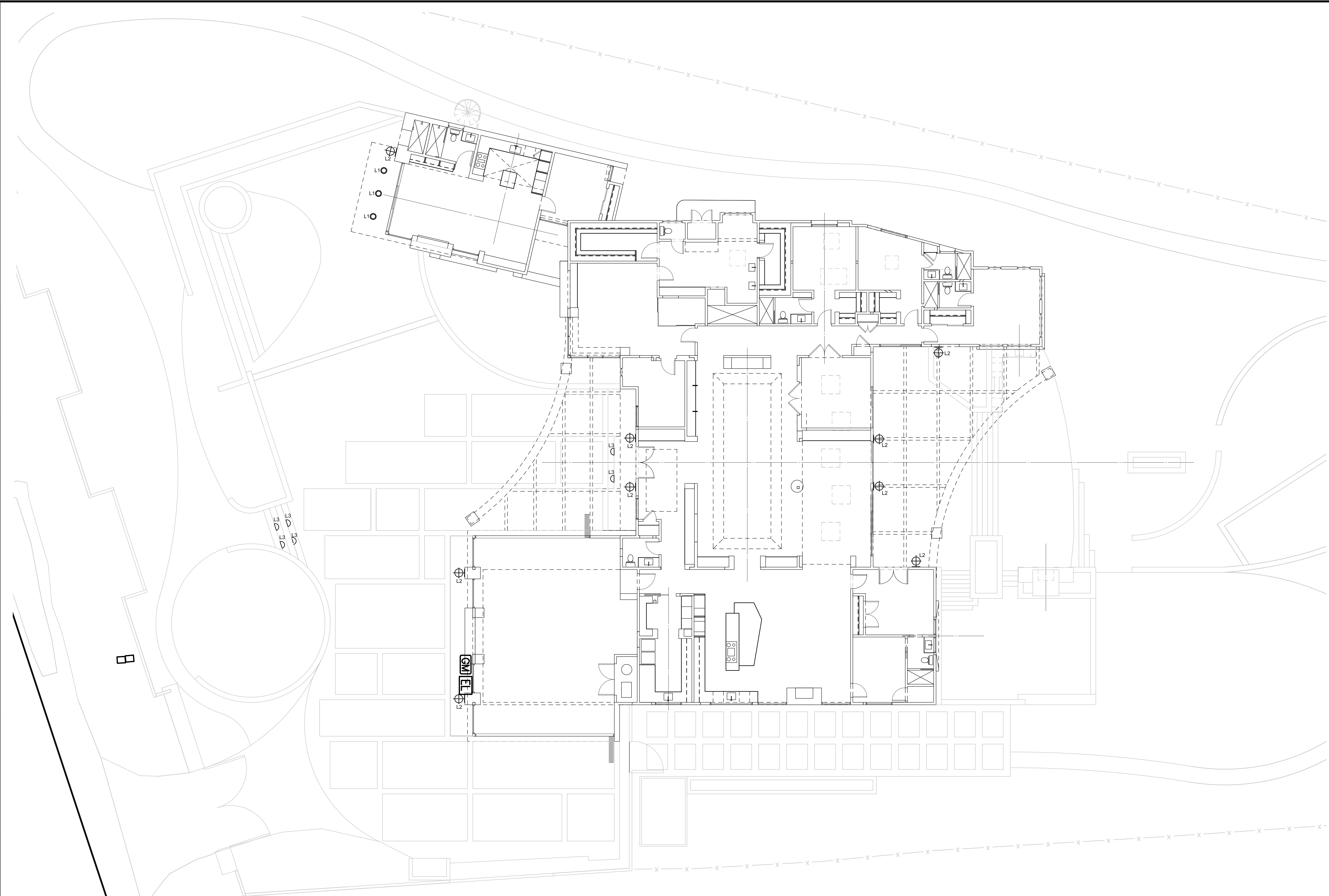


MANCHANDA
RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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△	
△	

PROJECT NO:	2304
DRAWN BY:	STAFF
CHECKED BY:	EA
DESCRIPTION: PERSPECTIVES SCALE: AS NOTED	



MANCHANDA
RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
-	ARCH. DESIGN REVIEW
-	DESIGN APPROVAL
-	BUILDING DEPT SUBMITTAL
-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
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▲	
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PROJECT NO:	2304
DRAWN BY:	STAFF
CHECKED BY:	EA

DESCRIPTION:
**EXTERIOR LIGHTING
PLAN**
SCALE: 1/8"=1'-0"

SHEET:

E2.0

PRINTED: OCTOBER 16, 2023



4" LED New Construction IC Airtight Housing

ELCO Lighting's Integrated LED Mahogany System Housings are energy efficient, high output downlights with a 3 in 1 dimmable driver (Triac/ELV/0-10V, 120/277V) installed on the frame. They are available with a plethora of trims for style options and interchangeable beam angle options. The housings have the driver, LED and heat sink integrated so only a trim is required to complete the job. The Mahogany System is a great high output LED downlight for new construction and remodel applications.



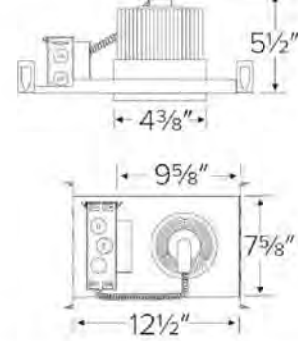
Features

- 4" LED New Construction IC Airtight Housing includes integrated LED module and driver.
- Advanced heat sink design for best heat dissipation to maintain maximum LED life.
- Battery backup driver available.
- High output CREE LED COB.
- Trims sold separately.

Specifications

Wattage	18W
Lumens	1200 lm
Voltage	120/277V
Color Temp.	2700K - 4000K
Dimmable	Triac/ELV/0-10V
Lamp Type	LED
CRI	93+
Damp Location List	

Dimensions



Product Numbers

Item	Lamp type	Lumens	CCT	Watts	Voltage	Dimming
ELD4TICA	LED	1200 lm	2700K	18W	120/277V	Triac/ELV/0-10V
ELD4MICA	LED	1200 lm	3000K	18W	120/277V	Triac/ELV/0-10V
ELD4SICA	LED	1200 lm	4000K	18W	120/277V	Triac/ELV/0-10V

Technical Details

Construction:

- Single wall IC rated for direct contact with insulation. For use in IC and non-IC conditions.
- Housing has integrated driver, heat sink and LED COB mounted onto the heat sink.
- Compatible trims can be used for beam angle options and design options.
- Housing adjusts in frame to accommodate up to 1 1/2" ceiling thickness.
- Airtight housing with gasket to restrict airflow in accordance with ASTM E-283 air-tight requirements.

Installation: Designed for ceiling plenums where 2x6 joists or taller are used. High strength hanger bars can easily be nailed to joists. Suitable for T-grid and drop ceiling applications. See installation sheet for detailed information.

Junction Box: Positioned to accommodate straight conduit runs. Seven 1/2" trade size conduit knockouts. Four pry-out knockout slots for easy remote installation.

Hanger Bars: Pre-installed hanger bars with True Nail easy installation in regular lumber, engineered lumber, and Laminated Beams. Integral T-bar slots for easy installation in T-Bars. Spans up 24" and can be repositioned 90°. Score lines allow for tool-free hanger bar size reduction. Integral leveling flange allows for single-person installation while easily aligning the housings with the joists.

Electrical: Driver is rated for 120V and 277V input (120/277V). High Efficiency driver with a power factor > 0.9. Can be specified with Lutron drivers for specific applications. Optional 90 Minute 120/277V emergency backup.

Trims: Compatible with ELCO 4" LED Recessed Housing trims.

Dimmability: 3 in 1 dimming. Triac, ELV and 0-10V dimming in one driver. 0-10V dimming down to 1% with compatible dimmer. Flicker-Free Dimming. Can be specified with Lutron drivers for specific applications. For full list of dimmers refer to the Dimmer Compatibility List.

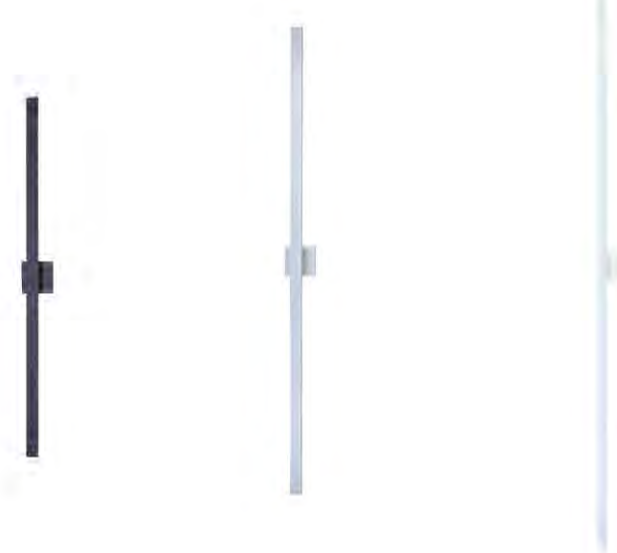
Listings: UL Listed for Damp Location and for Wet Location with select trims. UL Listed for Direct Contact with Insulation and Combustible Material. UL Listed for Feed Through, Meets California Title 24 standards.

ALUMILUX® I WALL SCONCE

E41344 | E41346 | E41348

- ETL/cETL IP65
- LED 3000K, CRI 90+
- Wet Location
- Title 24 for outdoor use
- Dimmable with ELV Dimmer

Job Name :
Job Type :
Quantity :
Comments :



PRODUCT DESCRIPTION

Bring the outdoors inside with our line of Architectural high quality interior and exterior wall sconces. European in design and machined out of blocks of solid Aluminum, these sconces have both the look and quality expected for the discriminate buyer. High powered LEDs create dramatic light effects and most are approved for wet location applications.

FINISHES OPTIONS:

- Bronze (BZ)
- White (WT)
- Satin Aluminum (SA)

MATERIAL:

Aluminum

AVAILABLE SIZES:

61" | 72" | 80"

RATINGS:

ETL cETL IP65
Wet Location
ADA
Title 24 (For Outdoor Use)

ADDITIONAL:

RATED LIFE: 40,000 Hours
OPERATING TEMP: -20° C (-4°), 40° C (104° F)
PHOTOMETRIC: Report Found Online
INSTALL UP/DOWN: AI
LIGHTING DIRECT: Indirect

Always consult a qualified electrician before installing any lighting product

L1

SYMBOL ON PLANS: 
TOTAL UNITS: 3

CEILING MOUNT LIGHT FIXTURE

L2

SYMBOL ON PLANS: 
TOTAL UNITS: 9

WALL MOUNT LIGHT FIXTURE

Model: WL-LED100
LEDme® Step Light



WAC LIGHTING
Responsible Lighting®

Fixture Type:
Catalog Number:
Project:
Location:

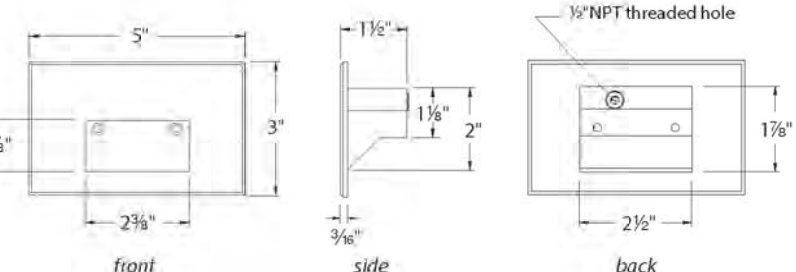
PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated. Protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty



SPECIFICATIONS

Construction: Die-cast aluminum or 316 marine grade cast stainless steel

Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC, 50/60Hz

Light Source: 3000K CCT Samsung HV-AC High Power LED, CRI 90
Optional color lenses. Total power consumption of 3.5W

Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3 1/8" x 2 1/8" x 7 1/8"
Includes bracket for J-Box mount.

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vista VTELV-600, Lutron Diva DTELV-3000, Lutron Skylark SELV-3000, Lutron Maestro MATELV-600

Standards: IP66, UL & cUL Listed for wet locations, Title 24 JAB-2016 Compliant.

ORDER NUMBER

Model #	Light Color	Finish
WL-LED100 120V	C AM White 3000K	BK Black on Aluminum
WL-LED100F 277V	RD Amber 610nm	BN* Brushed Nickel on Aluminum
	BL Blue 450nm	BZ Bronze on Aluminum
		GH Graphite on Aluminum
		SS Stainless Steel
		WT White on Aluminum
WL-LED100 120V	C AM White 3000K	BBR Bronze on brass
	AM Amber 610nm	

*Brushed Nickel Finish is for interior use only

- -

Example: WL-LED100F-BL-SS

wacighting.com Phone (800) 526-2588 Fax (800) 526-2585	Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050	Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122	Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760
--	---	---	---

L3

SYMBOL ON PLANS: 
TOTAL UNITS: 8

RECESSED STEP LIGHT

EXTERIOR LIGHTING SELECTIONS
SCALE: NOT TO SCALE

CONRAD
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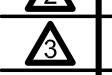
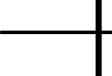
PROJECT:

MANCHANDA
RESIDENCE
3978 RONDA RD.
PEBBLE BEACH, CA. 93953
A.P.N. 008-511-003



MANCHANDA
RESIDENCE
PRELIMINARY DESIGN

TIMELINE	
DATE	ISSUED FOR:
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-	PLAN CHECK
-	CONSTRUCTION

REVISIONS	
	
	
	

PROJECT NO: 2304

DRAWN BY: STAFF

CHECKED BY: EA

DESCRIPTION:
EXTERIOR LIGHTING
SELECTIONS
SCALE: NOT TO SCALE

SHEET:

E2.1

PRINTED: OCTOBER 16, 2023