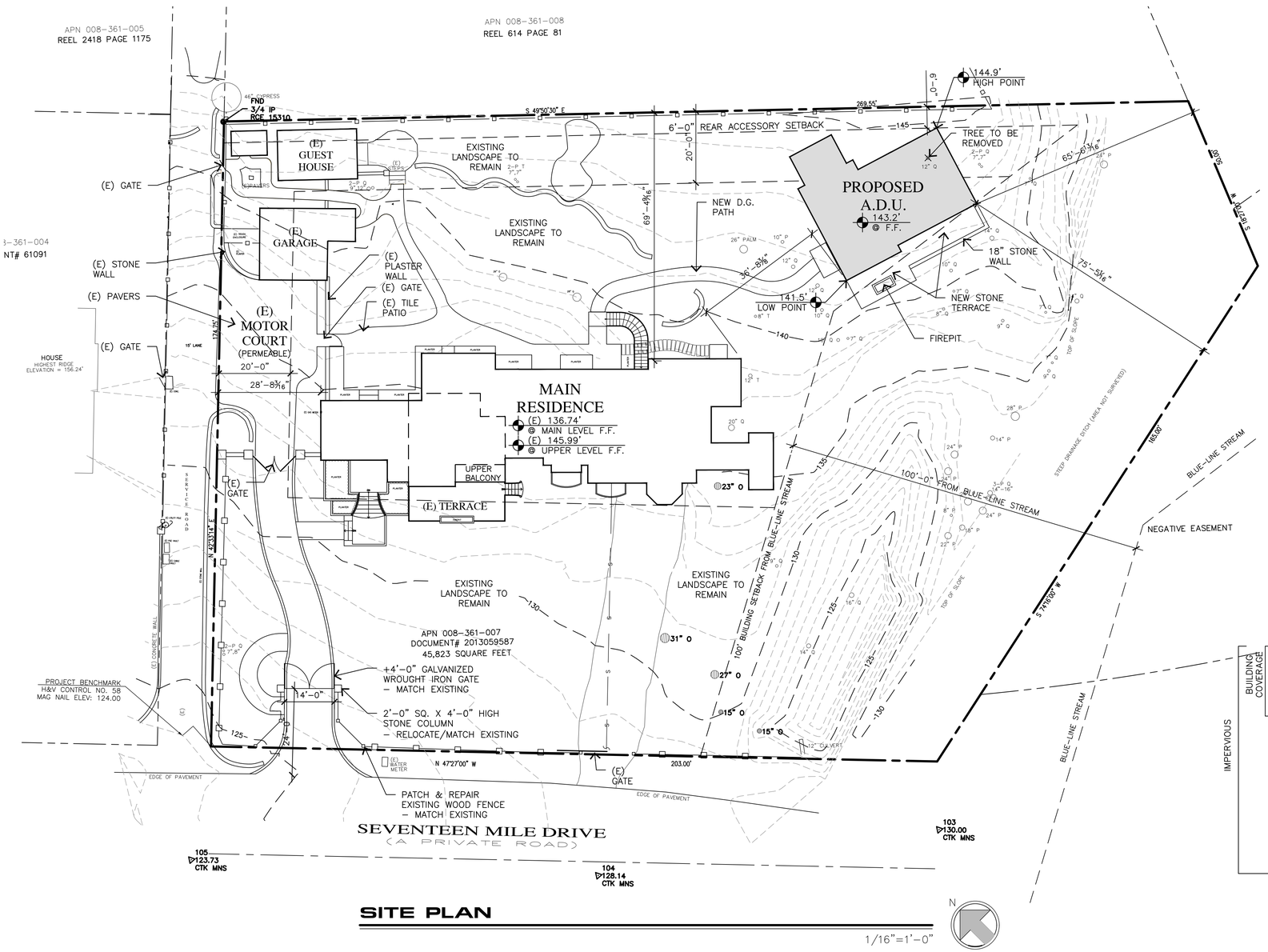


SITE PLAN

1/16"=1'-0"

PLANNING INFO.

- PROPERTY OWNER:
  GEORGE & DANA HOLLAND
  7851 N. SPYGLASS AVENUE
  FRESNO, CA. 93711
- PROJECT ADDRESS:
  3363 17 MILE DRIVE
  PEBBLE BEACH, CA. 93953
- PROJECT SCOPE:
  NEW 1,200 SF ACCESSORY DWELLING UNIT; NEW 373 SF STONE TERRACE W/ FIREPIT; NEW D.G. PATH; REMOVAL OF 1 OAK TREE; RELOCATE EXISTING DRIVEWAY GATE
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-361-007
- LEGAL DESC.: LOT: BLOCK:
- ZONE: LDR/1.5-D(CZ)
- STORIES: 1
- MAX BLDG. HT: 30 FT / ADU: 15 FT
- GRADING: N/A
- TREE REMOVAL: 1 OAK
- TOPOGRAPHY: GENTLY SLOPING
- PROJECT CODE COMPLIANCE:
  2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2022 CALIFORNIA ENERGY CODE
- LOT AREA: 45,823 S.F. (1.05 Ac.)
- F.A.R. CALCULATIONS

MAIN BUILDING	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	3,464	0	3,464
UPPER FLOOR	553	0	553
BASEMENT*	197	0	0
DETACHED GARAGE	452	0	452
GUESTHOUSE	311	0	311
SHED	69	0	69
A.D.U.	0	1,200	1,200
TOTAL	4,849	1,200	**6,049**

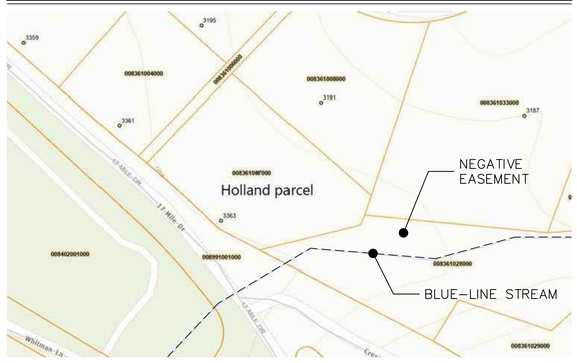
*BASEMENT– NOT COUNTED

- F.A.R. ALLOWED: 8,019 SF (17.50%)
- F.A.R. PROPOSED: 6,049 SF (13.20%)
- COVERAGE CALCULATIONS (BUILDING & IMPERVIOUS):

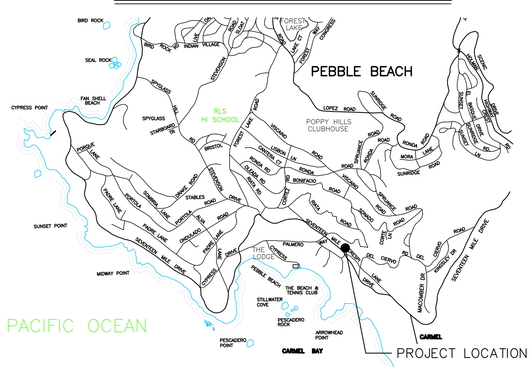
		EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
BUILDING COVERAGE	MAIN RESIDENCE	3,471	0	0	3,471
	GUEST HOUSE	311	0	0	311
	DETACHED GARAGE	452	0	0	452
	SHED	69	0	0	69
	A.D.U.	0	0	1,200	1,200
IMPERVIOUS	STONE STAIRS	319	0	0	319
	STONE PATIO	143	0	0	143
	STONE WALLS	447	0	0	447
	TILE PATIO	362	0	0	362
	TILE WALKWAY	692	0	0	692
	PLASTER WALL	64	0	0	64
	WATER FEATURES	406	0	0	406
	ROOF TERRACE ACCESS STAIRS	73	0	0	73
	TERRACE	272	0	373	645
	BALCONY	62	0	0	62
	STONE GATE POSTS	18	0	0	18
	BUILDING COVERAGE SUBTOTAL	4,303	0	1,200	**5,503**
	IMPERVIOUS COVERAGE TOTAL	7,161	0	1,573	**8,734**

- BUILDING SITE COVERAGE PROPOSED: 5,503 SF (12.01%)
- BUILDING SITE COVERAGE ALLOWED: 6,873 SF (15.00%)
- IMPERVIOUS COVERAGE PROPOSED: 8,734 SF
- PESCADERO COVERAGE LIMITATIONS 9,000 SF IMPERVIOUS

BLUE-LINE STREAM LOCATION



VICINITY MAP



JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN
721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950
PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

STAMPS:

PROJECT/CLIENT:

HOLLAND RESIDENCE A.D.U.

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007

DATE: MAY 8, 2025
PEBBLE BEACH A.R.B.

REVISIONS:

1 _____
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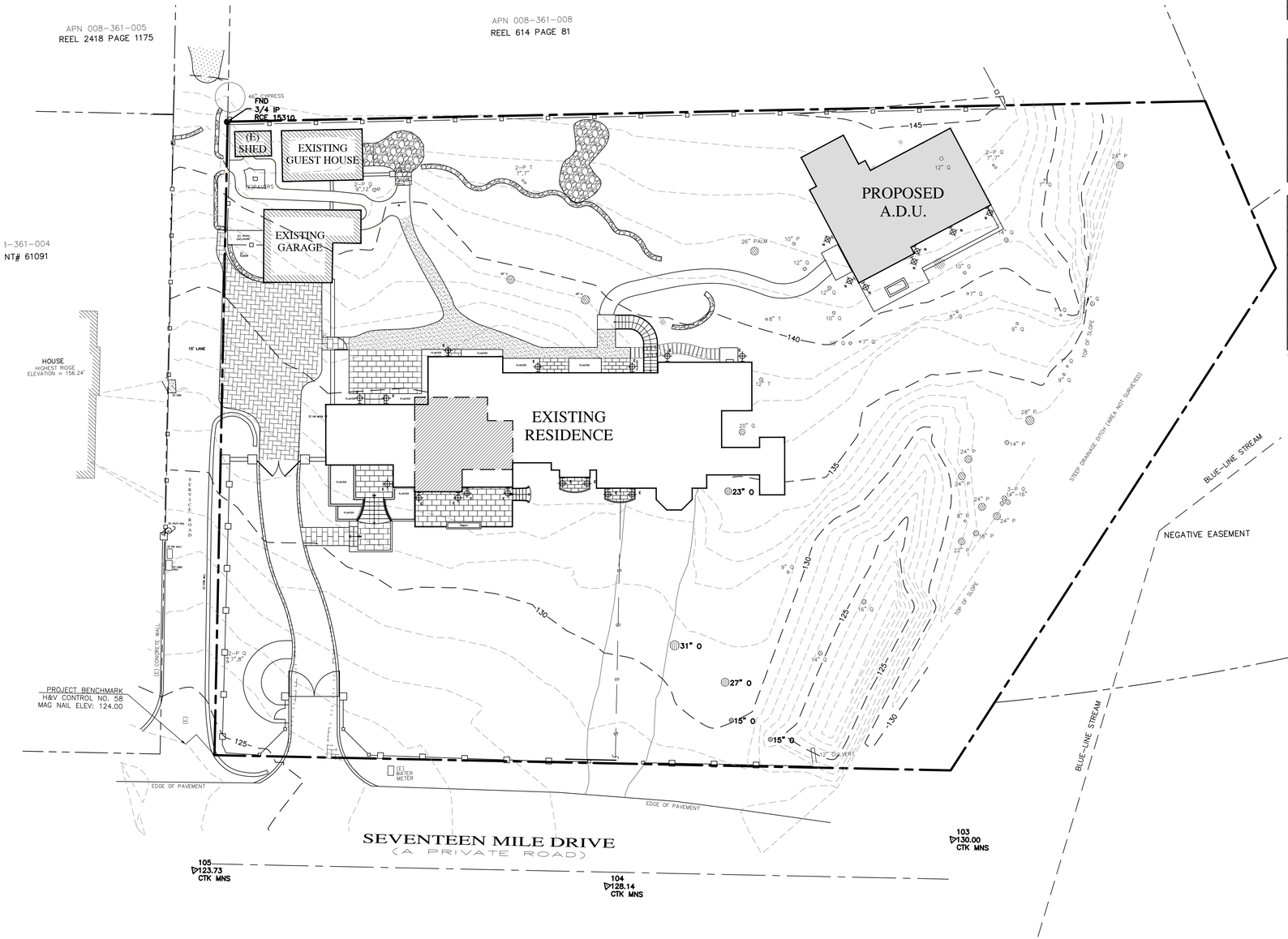
SITE PLAN

SHEET NO.

A1.0



A.D.U. EXTERIOR LIGHTING PLAN

1/16"=1'-0"

N

LIGHTING LEGEND

E ⊕ EXISTING WALL MOUNTED LIGHT FIXTURE

N ⊕ EXISTING WALL MOUNTED LIGHT FIXTURE

MERRIMACK OUTDOOR WALL SCONCE

thegreatoutdoors® by MINKA-LAVERY®

Job Name:	
Job Type:	
Quantity:	

Family:	Merrimack™
Product Category:	Wall Mount
Item#:	8761-66-L
Finish:	Black
Certification:	3195126

Lamping

Light Type:	L-Ac10-Module
Socket Type:	Led
Max Wattage:	10
LED Included:	Y
Dimmable:	N/A
CRI:	80
Color Temp:	2700
Initial Lumens:	450.000
Delivered Lumens:	233.240
Rated Life Hours:	30000
Photo Cell Included:	N/A
Ballast:	N/A

Shipping

Carton Weight:	4.25
Carton Width:	7.5
Carton Height:	14
Carton Length:	9
Carton Cubic Feet:	0.547
Master Pack:	1
Master Pack Weight:	N/A
Master Pack Width:	N/A
Master Pack Height:	N/A
Master Pack Length:	N/A
Master Cubic Feet:	N/A
*Multi-Pack:	N/A
Small Package Shippable:	Y

Measurements

Width:	6.25
Height:	12.25
Length:	N/A
Min Overall Height:	N/A
Max Overall Height:	N/A
Height Adjustable:	N/A
Extension:	7.75
Net Weight:	3.37
Back Plate/Canopy Width:	4.25
Back Plate/Canopy Height:	8.25
Canopy Length:	N/A
Center to Top of Fixture:	6.25
Center to Bottom of Fixture:	6.25
Slope:	N/A
Chain Length:	N/A
Wire Length:	7

Shade

*Shade Description:	N/A
*Shade Material:	Glass
*Shade Quantity:	1
*Shade Number:	G8761
*Shade Width:	N/A
*Shade Height:	N/A
*Shade Length:	N/A

Miscellaneous

Safety Cable Included:	N/A

*For additional information, please contact Customer Care: 1-800-221-7977.

JUN A. SILLANO, AIA
IDG
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PACIFIC GROVE CA.
93950
PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

STAMPS:

PROJECT/CLIENT:

HOLLAND RESIDENCE A.D.U.

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007

DATE: MAY 22, 2025
PLANNING SUBMITTAL

REVISIONS:

1 _____
2 _____
3 _____
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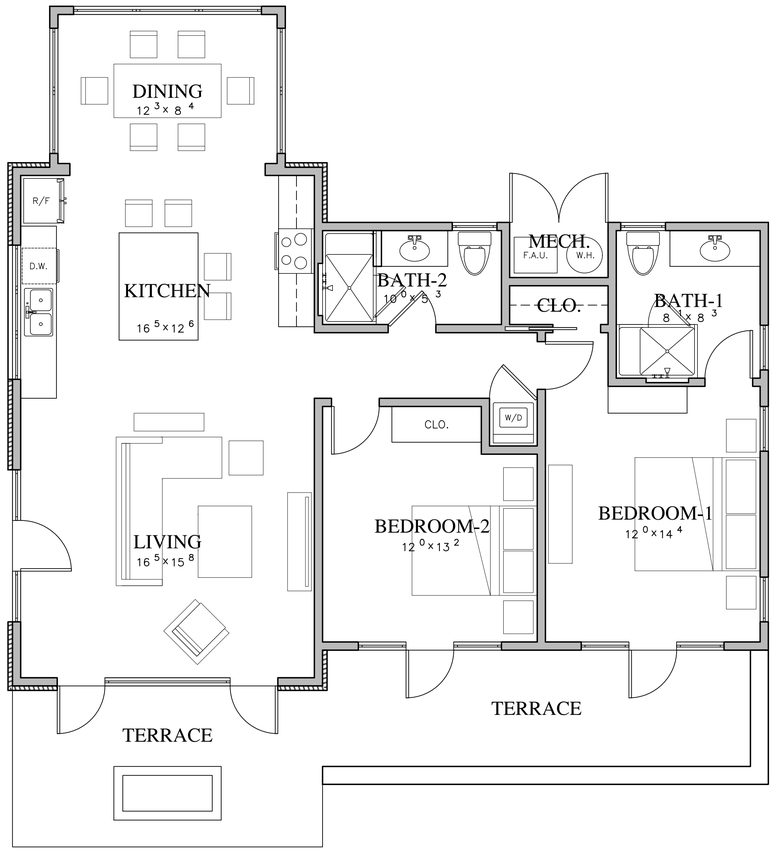
EXTERIOR LIGHTING PLAN

SHEET NO.

A1.1



PROPOSED A.D.U. PLAN (1,200 S.F.)

1/4"=1'-0"

N

WALL LEGEND

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

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IDG

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PROPOSED
A.D.U. PLAN

SHEET NO.

A2.0

GENERAL ROOF NOTES

ROOF MATERIAL = CAP AND PAN CLAY TILE ROOF, MATCH (E) RESIDENCE

FIELD VERIFY WITH OWNER AND ARCHITECT COLOR AND/OR BLEND OF ROOFING UNITS PRIOR TO INSTALLATION

ROOF SLOPE = 4/12 UNLESS OTHERWISE NOTED

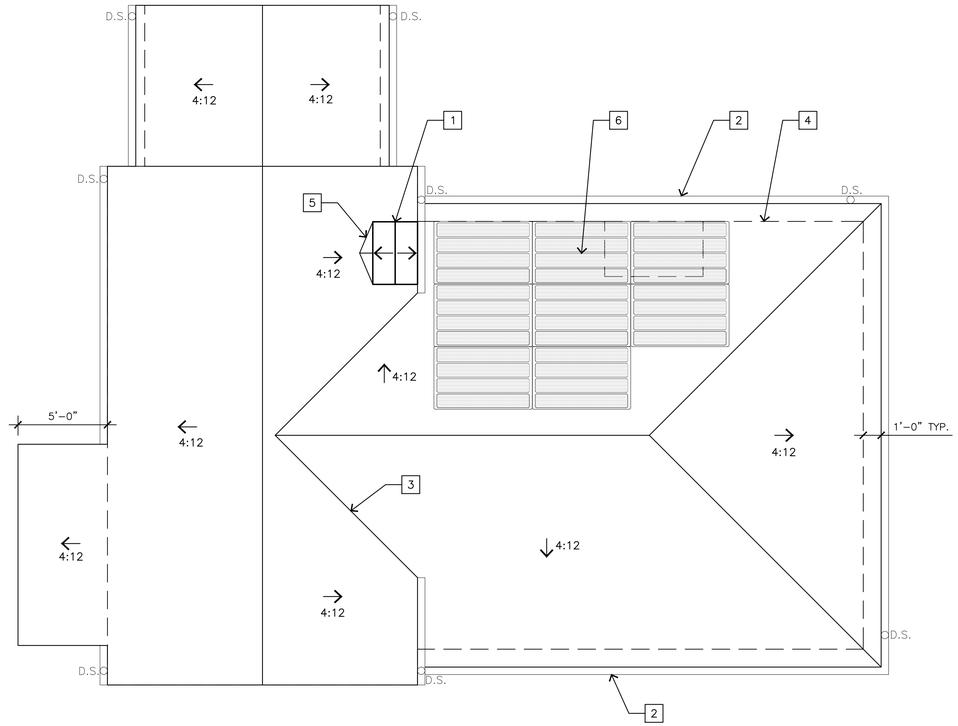
OVERHANG = 12" UNLESS OTHERWISE NOTED

COPPER GUTTERS WITH ROUND DOWNSPOUTS

GANG ALL VENT STACKS TO MINIMIZE QUANTITY OF ROOF JACKS AND LOCATE ROOF JACKS IN LEAST VISIBLE LOCATION

KEY NOTES

1. CHIMNEY TOP, SEE DETAIL 6/A8.0.
2. PERIMETER COPPER GUTTERS WITH DOWNSPOUTS, SEE DETAIL 11/A8.2. VERIFY DOWNSPOUT LOCATIONS WITH OWNER/ARCHITECT PRIOR TO GUTTER FABRICATION.
3. COPPER VALLEY FLASHING, TYP. SEE DETAIL 5/A8.0
4. WALL LINE BELOW
5. CRICKET, SEE DETAIL 4/A8.0
6. SOLAR PANELS (5'-6" x 3'-6")



PROPOSED A.D.U. ROOF PLAN

1/4"=1'-0"

N

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
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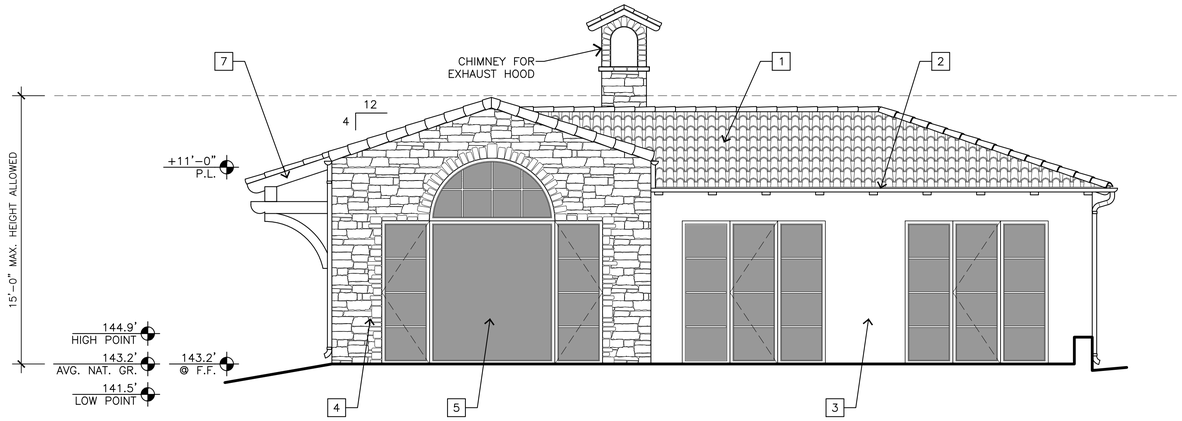
PROPOSED
A.D.U. ROOF PLAN

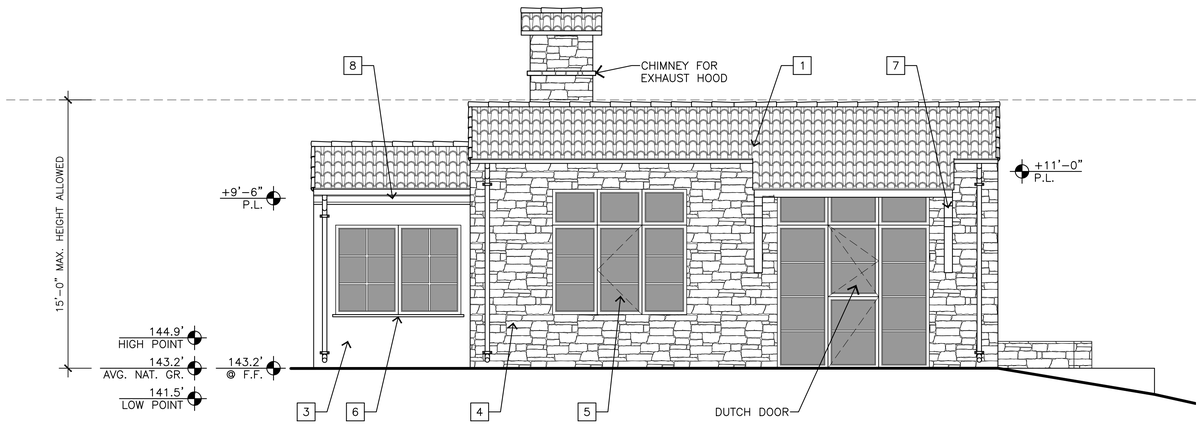
SHEET NO.

A5.0



WEST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. "S" CLAY TILE ROOF – MATCH EXISTING RESIDENCE
2. 5" HALF-ROUND COPPER GUTTERS, DOWNSPOUTS – MATCH EXISTING RESIDENCE
3. EXTERIOR STUCCO – MATCH EXISTING RESIDENCE
4. RANDOM STONE VENEER
5. ALUMINUM EXTERIOR DOORS & WINDOWS
6. CEDAR SILL WOOD – MATCH EXISTING RESIDENCE
7. PAINTED 6X SHAPED CEDAR CORBEL & BEAMS
8. PAINTED SHAPED FASCIA – MATCH EXISTING RESIDENCE
9. SOLAR PANEL (5'-6" x 3'-6")

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PACIFIC GROVE CA.
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CA 93953

APN: 008-361-007

DATE: MAY 22, 2025
PLANNING SUBMITTAL

REVISIONS:

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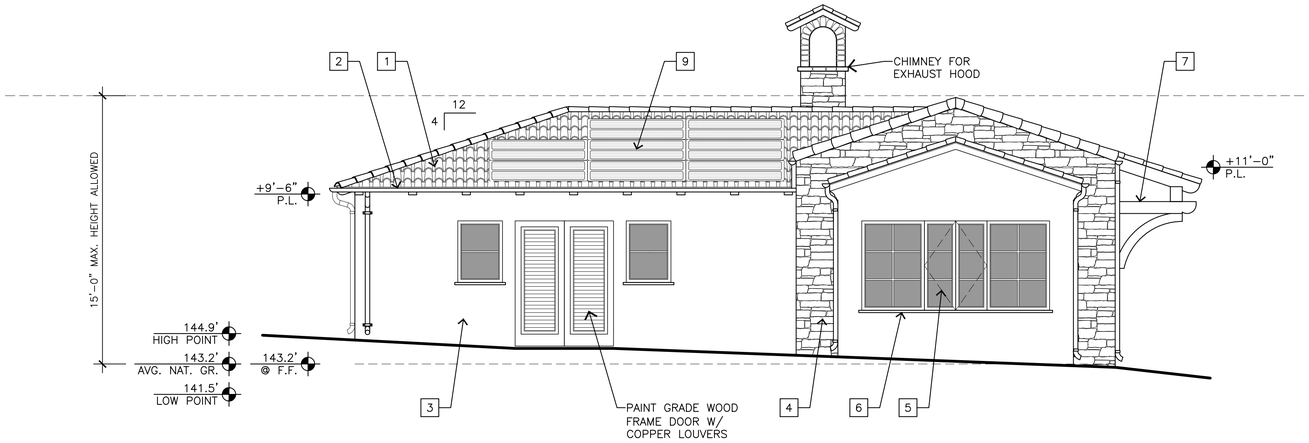
PROPOSED
A.D.U. ELEVATIONS

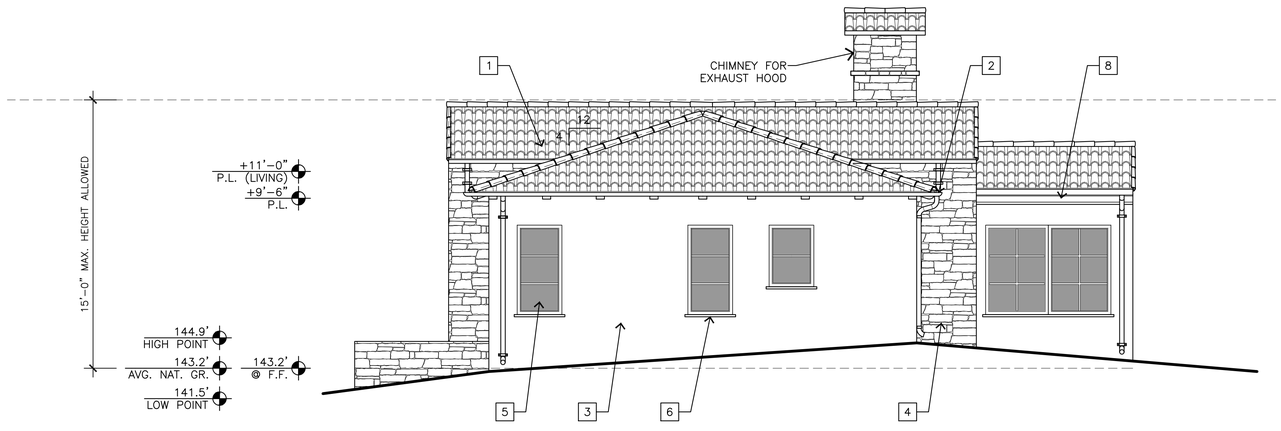
SHEET NO.

A6.0



EAST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. "S" CLAY TILE ROOF – MATCH EXISTING RESIDENCE
2. 5" HALF-ROUND COPPER GUTTERS, DOWNSPOUTS – MATCH EXISTING RESIDENCE
3. EXTERIOR STUCCO – MATCH EXISTING RESIDENCE
4. RANDOM STONE VENEER
5. ALUMINUM EXTERIOR DOORS & WINDOWS
6. CEDAR SILL WOOD – MATCH EXISTING RESIDENCE
7. PAINTED 6X SHAPED CEDAR CORBEL & BEAMS
8. PAINTED SHAPED FASCIA – MATCH EXISTING RESIDENCE
9. SOLAR PANEL (5'-6" x 3'-6")

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ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
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A.D.U.

PROJECT ADDRESS:

3363 17 MILE DR
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CA 93953

APN: 008-361-007

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REVISIONS:

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4. _____
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6. _____

PROPOSED
A.D.U. ELEVATIONS

SHEET NO.

A6.1

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE HOLLAND RESIDENCE ADU
APN: 008-361-007
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

GENERAL NOTES:

1) PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR THE HOLLAND RESIDENCE ADU PREPARED BY IDG, DATED 04/10/2025; AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY LANDSET ENGINEERS, DATED 03/17/2025.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S GEOTECHNICAL REPORT PREPARED BY LANDSET ENGINEERS, DATED 04/07/2022; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
4) THERE ARE APPROXIMATELY 65 CUBIC YARDS OF CUT AND 45 CUBIC YARDS OF FILL TOTAL WITH A NET EXCESS OF 20 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
9) A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
11) ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. THE DOWNSPOUTS SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON THE SITE UTILITY PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL OUTLET ONTO SPLASH BLOCKS OR AN APPROVED ALTERNATIVE. SPLASH BLOCKS MAY BE UNNECESSARY IF THE DOWNSPOUT OUTLETS DIRECTLY ONTO AN IMPERVIOUS SURFACE THAT IS PROPERLY GRADED AWAY FROM FOUNDATIONS. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
12) SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED TO A DISPERSION TRENCH AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZED AS INDICATED.
13) TRENCH DRAINS SHALL BE NDS CHANNEL DRAINS, SIZED AS INDICATED ON THE SITE UTILITY PLAN. FLAT-BOTTOMED CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET IN ORDER TO ENSURE PROPER DRAINAGE AND PREVENT STANDING WATER IN THE TRENCH. ANY CHANNEL SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 15'. GRATES AND CHANNELS SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOADING IN THE INSTALLATION AREA. ALL TRENCH DRAINS SHALL BE SURROUNDED BY A MINIMUM OF 4" OF CONCRETE. TRENCH DRAINS SHOULD BE SIZED TO HANDLE THE PEAK RUNOFF RATE PRODUCED BY A 10-YEAR DESIGN STORM.
14) SUBSURFACE WATER BEHIND ANY RETAINING WALLS SHALL BE CONTROLLED BY THE INSTALLATION OF SUBDRAINS. SUBDRAIN LINES SHALL BE CONSTRUCTED WITH PERFORATED 4" SDR35 PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. COLLECTED WATER SHALL DRAIN TO DAYLIGHT AT A MINIMUM SLOPE OF 1% AS SHOWN ON THE SITE UTILITY PLAN. PIPES CARRYING SURFACE WATER OR ROOF WATER SHALL NOT UNDER ANY CIRCUMSTANCES OUTLET INTO A SUBDRAIN LINE. THE SYSTEM OF SUBDRAINS SHALL REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM.
15) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
16) ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
17) SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
18) THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
19) STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED

ABBREVIATIONS:

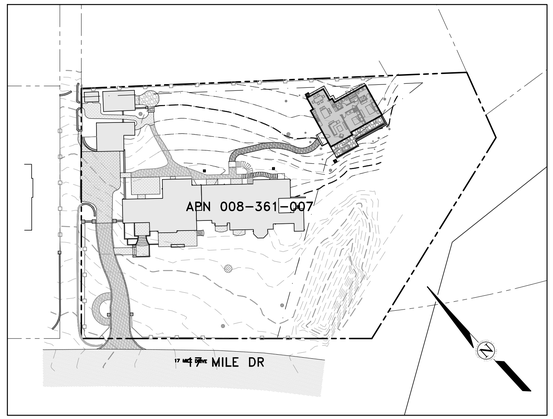
±	=	PLUS OR MINUS; APPROXIMATE	INV	=	PIPE INVERT
ø	=	DIAMETER	JB	=	JUNCTION BOX
AB	=	AGGREGATE BASE	JT	=	JOINT TRENCH
ABAN	=	ABANDON	LF	=	LINEAR FEET
AC	=	ASPHALT CONCRETE	LP	=	LOW POINT
AD	=	AREA DRAIN	MAX	=	MAXIMUM
ADD	=	ADDITION	MIN	=	MINIMUM
ADU	=	ACCESSORY DWELLING UNIT	OC	=	ON-CENTER
BC	=	BEGINNING OF CURVE	OUT	=	OUTLET
A.E.	=	BUILDING ENVELOPE	PCC	=	PORTLAND CEMENT CONCRETE
BLDG	=	BUILDING	PERF	=	PERFORATED
BOT	=	BOTTOM	PERM	=	PERMEABLE
BSMT	=	BASEMENT	PL	=	PROPERTY LINE
BVC	=	BEGINNING OF VERTICAL CURVE	POC	=	POINT OF CONNECTION
CB	=	CATCH BASIN	PVC	=	POLYVINYL CHLORIDE
CF	=	CUBIC FEET	RC	=	RELATIVE COMPACTION
CL	=	CENTERLINE	RES	=	RESIDENCE
CO	=	CLEANOUT	RM	=	ROOM
CONC	=	CONCRETE	RND	=	ROUND
CY	=	CUBIC YARDS	RW	=	RETAINING WALL
DG	=	DECOMPOSED GRANITE	RWL	=	RAINWATER LEADER
DK	=	DECK	SD	=	STORM DRAIN
DS	=	DOWNSPOUT	SF	=	SQUARE FEET
DWY	=	DRIVEWAY	SG	=	SUBGRADE
EC	=	END OF CURVE	SQ	=	SQUARE
EG	=	EXISTING GROUND	SS	=	SANITARY SEWER
ELEV	=	ELEVATION	STA	=	STATION
ESMT	=	EASEMENT	STN	=	STONE
EVC	=	END OF VERTICAL CURVE	STP	=	STEP
EW	=	EACH WAY	SUBD	=	SUBDRAIN
EX	=	EXISTING	TBR	=	TO BE REMOVED
FC	=	FLUSH CURB	TD	=	TRENCH DRAIN
FD	=	FIRE DEPARTMENT	TW	=	TOP OF WALL
FF	=	FINISHED FLOOR	TYP	=	TYPICAL
FG	=	FINISHED GRADE	U.N.O.	=	UNLESS NOTED OTHERWISE
FL	=	FLOWLINE	VC	=	VERTICAL CURB
FM	=	FORCE MAIN	VIF	=	VERIFY IN FIELD
FP	=	FINISHED PAD	W/	=	WITH
GAR	=	GARAGE	W/O	=	WITHOUT
GB	=	GRADE BREAK	WD	=	WOOD
GR	=	GRATE			
HDPE	=	HIGH-DENSITY POLYETHYLENE			
HP	=	HIGH POINT			
HT	=	HEIGHT			

VICINITY MAP

NOT TO SCALE

LOT OVERVIEW

SCALE:1" = 50'



GEOTECHNICAL INSPECTION SCHEDULE:

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

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

STORMWATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
2) THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- RETAINING WALL
- SWALE FLOW LINE
- SD — STORM DRAIN PIPE
- RWL — RAINWATER LEADER
- SUBDRAIN LINE
- CATCH BASIN
- AREA DRAIN
- JUNCTION BOX
- DISPERSION TRENCH
- ENERGY DISSIPATOR
- TREE
- TREE TO BE REMOVED
- EXISTING RESIDENCE FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- ASPHALT CONCRETE
- CONCRETE
- DECOMPOSED GRANITE
- IMPERVIOUS PAVERS
- PERMEABLE PAVERS
- STONE

PROJECT DATA:

SITE LOCATION:
3363 17 MILE DR
PACIFIC GROVE, CA 93950

GRADING VOLUMES:

CUT	65 CY
FILL	45 CY
NET	20 CY CUT

SITE AREA: 45,823 SF (1.05 AC)
DISTURBED AREA: ±6703 SF
IMPERVIOUS LOT COVERAGE:

EXISTING	7253 SF
REMOVED	– 0 SF
NEW/REPLACED	+1685 SF
TOTAL	8938 SF

INDEX TO SHEETS:

CONTACT INFORMATION:

PROPERTY OWNER:
GEORGE AND DANA HOLLAND
7851 N. SPYGLASS AVE
FRESNO, CA 93711

ARCHITECT:
IDG
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950
CONTACT: JASON DIAZ

CIVIL:
LANDSET ENGINEERS
520-B CRAZY HORSE CANYON RD
SALINAS, CA 93907
CONTACT: GUY GIRAUDO

PROFESSIONAL ENGINEER * REGISTERED STATE OF CALIFORNIA * CIVIL
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25

APPROVED BY: GUY R. GIRAUDO 5/19/25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com

"COVER SHEET"

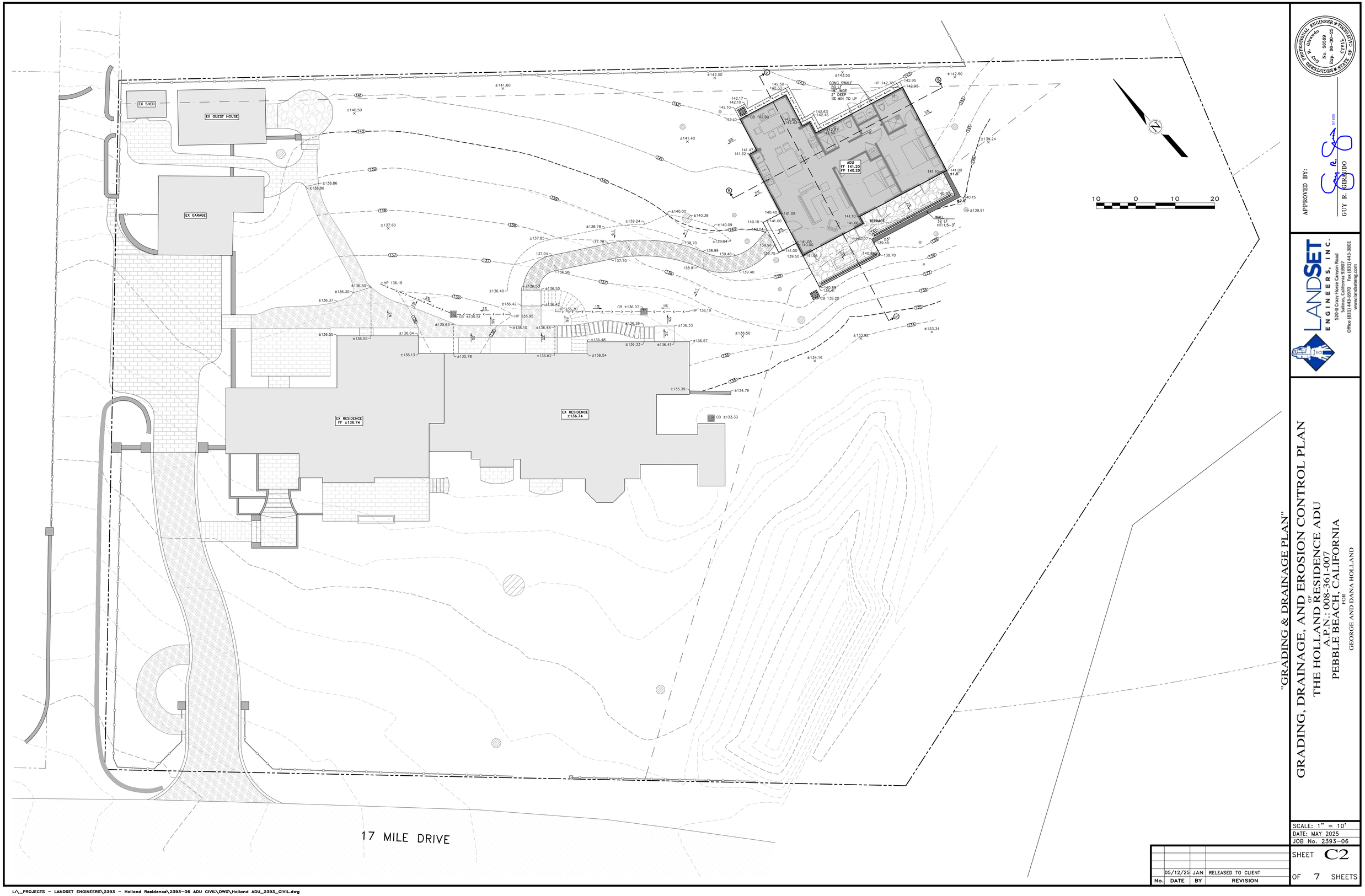
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE HOLLAND RESIDENCE ADU
A.P.N.: 008-361-007
PEBBLE BEACH, CALIFORNIA
FOR
GEORGE AND DANA HOLLAND

SCALE: AS SHOWN
DATE: MAY 2025
JOB No. 2393-06

No.	DATE	BY	REVISION
	05/12/25	JAN	RELEASED TO CLIENT

SHEET C1
OF 7 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2393 - Holland Residence\2393-06 ADU CIVIL\DWG\Holland ADU_2393_CIVIL.dwg



"GRADING & DRAINAGE PLAN"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE HOLLAND RESIDENCE ADU

A.P.N.: 008-361-007

PEBBLE BEACH, CALIFORNIA

FOR

GEORGE AND DANA HOLLAND

APPROVED BY:

GUY R. GIRARDO

PROFESSIONAL ENGINEER * VIRGINIA * CIVIL * STATE OF REGISTERED * Guy R. Girardo No. 56569 Exp. 06-30-25

51905

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com

SCALE: 1" = 10'
DATE: MAY 2025
JOB No. 2393-06

SHEET C2

OF 7 SHEETS

No.	DATE	BY	REVISION
	05/12/25	JAN	RELEASED TO CLIENT

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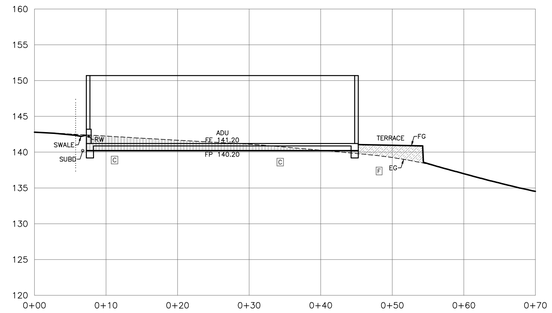
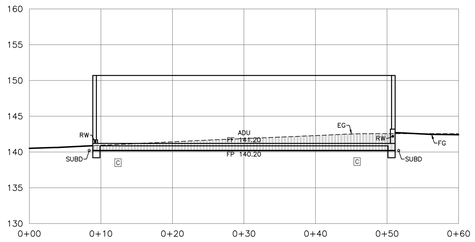


SECTION A-A

SCALE: 1"=10' H&V



SECTION B-B

SCALE: 1"=10' H&V

"GRADING SECTIONS & DETAILS"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE HOLLAND RESIDENCE ADU

A.P.N.: 008-361-007

PEBBLE BEACH, CALIFORNIA

FOR

GEORGE AND DIANA HOLLAND

APPROVED BY:

GUY R. GIRAUDO

5/19/25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6070 Fax (831) 443-3801
www.landseteng.com

SCALE: AS SHOWN
DATE: MAY 2025
JOB No. 2393-06

SHEET C3

OF 7 SHEETS

No.	DATE	BY	REVISION
	05/12/25	JAN	RELEASED TO CLIENT

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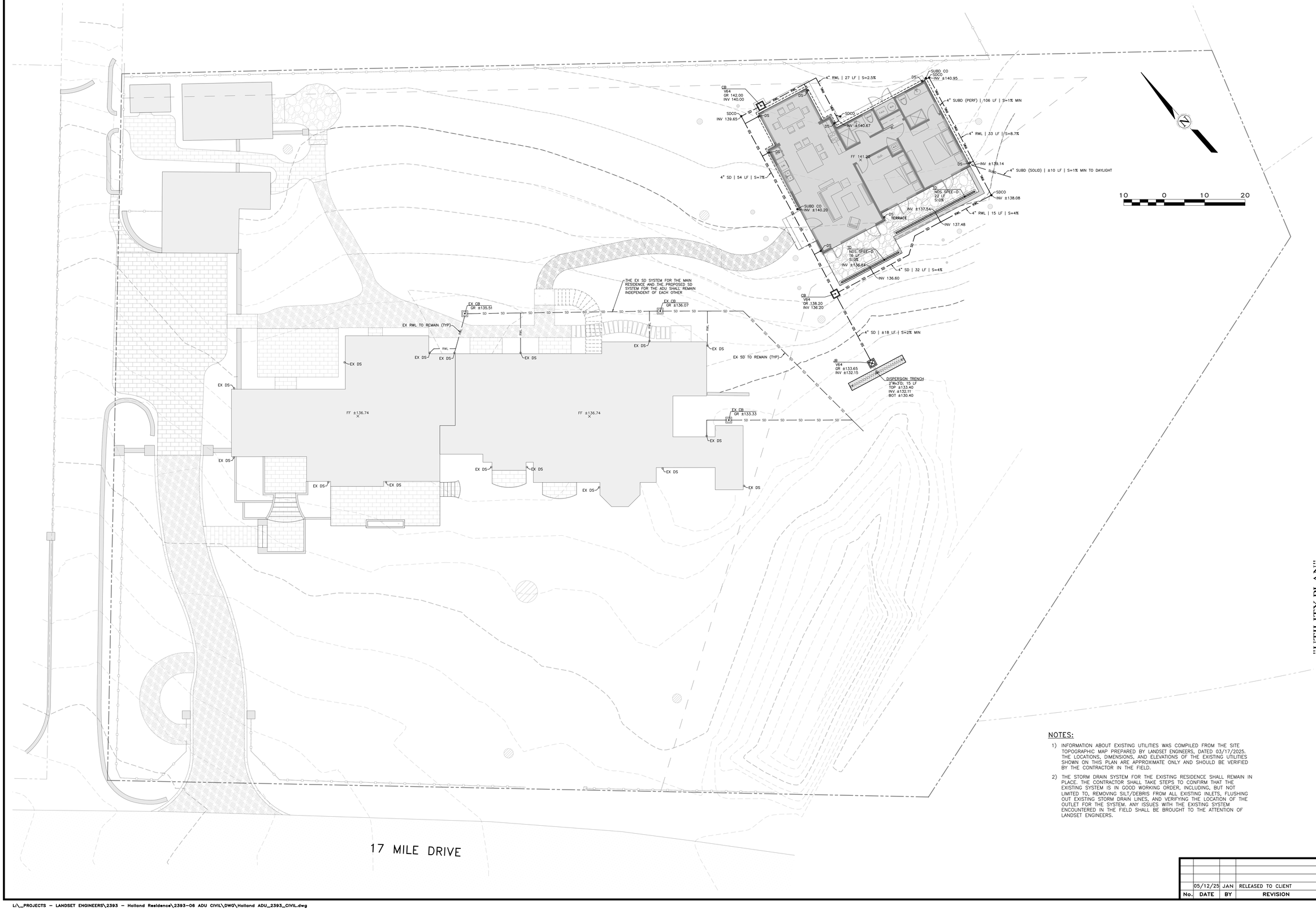


"UTILITY PLAN"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE HOLLAND RESIDENCE ADU

A.P.N.: 008-361-007

PEBBLE BEACH, CALIFORNIA

FOR

GEORGE AND DIANA HOLLAND

NOTES:

1) INFORMATION ABOUT EXISTING UTILITIES WAS COMPILED FROM THE SITE TOPOGRAPHIC MAP PREPARED BY LANDSET ENGINEERS, DATED 03/17/2025. THE LOCATIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD.

2) THE STORM DRAIN SYSTEM FOR THE EXISTING RESIDENCE SHALL REMAIN IN PLACE. THE CONTRACTOR SHALL TAKE STEPS TO CONFIRM THAT THE EXISTING SYSTEM IS IN GOOD WORKING ORDER, INCLUDING, BUT NOT LIMITED TO, REMOVING SILT/DEBRIS FROM ALL EXISTING INLETS, FLUSHING OUT EXISTING STORM DRAIN LINES, AND VERIFYING THE LOCATION OF THE OUTLET FOR THE SYSTEM. ANY ISSUES WITH THE EXISTING SYSTEM ENCOUNTERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF LANDSET ENGINEERS.

APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * VIRGINIA * Guy R. Giraudo No. 56569 Exp. 06-30-25 Civil * STATE OF CALIFORNIA

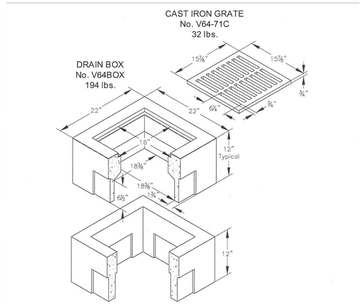
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com

SCALE: 1" = 10'
DATE: MAY 2025
JOB No. 2393-06

SHEET C4

OF 7 SHEETS

No.	DATE	BY	REVISION
	05/12/25	JAN	RELEASED TO CLIENT



This concrete drain box has a cast in galvanized frame and is specifically engineered for drainage in medium areas such as parking lots, school grounds, walkways, ects. Its design permits final grading material to "lock in" and finish clean. Knock-outs accommodate up to 8" O.D. pipe. Approximate dimensions and weight shown. Also available in bolt down.

Ordering Code	Item	Approx. Shipping Weight	Description
V64BOX	DRAIN BOX	194	V64 Drain Box (18⅝" x 18⅝")– 12 per pallet
V64-71C	GRATE	32	Cast iron
V64X12	EXTENSION	152	12" Reinforced concrete – 12 per pallet

Oldcastle Precast® Enclosure Solutions
MADERA/TRACY/ROSEVILLE/PHOENIX
Phone: (800) 486-7078 Fax: (800) 486-6824
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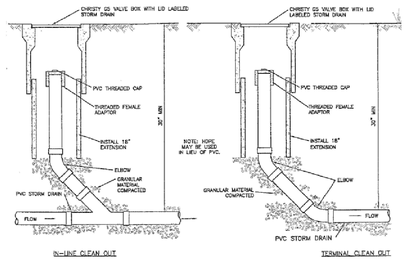
V64 DRAIN BOX
FILE NAME: V64_ISO
ISSUE DATE: January, 2009
www.oldcastleprecast.com

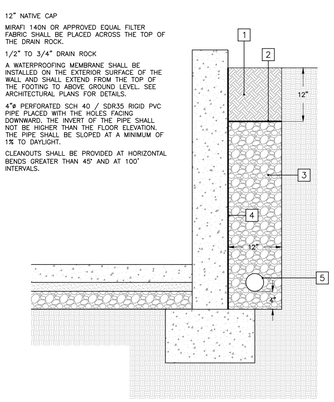
V64 DRAIN BOX
18-3/8" x 18-3/8"
Christy

1 CHRISTY V64 CATCH BASIN

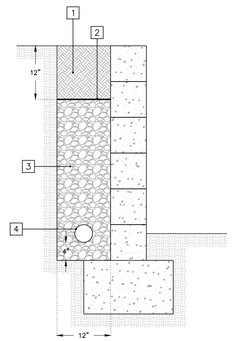


2 G5 STORM DRAIN CLEANOUT

1. 12" NATIVE CAP
2. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
3. 1/2" TO 3/4" DRAIN ROCK
4. A WATERPROOFING MEMBRANE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. 4"ø PERFORATED SCH 40 / SDR35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE INVERT OF THE PIPE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE PIPE SHALL BE SLOPED AT A MINIMUM OF 1% TO DAYLIGHT.
6. CLEANOUTS SHALL BE PROVIDED AT HORIZONTAL BENDS GREATER THAN 45° AND AT 100' INTERVALS.

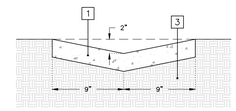


3 PERIMETER SUBDRAIN



1. 12" NATIVE CAP. TRENCH SURFACE SHALL BE RESTORED TO NATURAL/ORIGINAL CONDITION.
2. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
3. 1/2" TO 3/4" DRAIN ROCK.
4. 4"ø PERFORATED SCH 40/SDR 35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE PIPE SHALL BE SLOPED AT A MINIMUM OF 1% TO DAYLIGHT.
5. CLEANOUTS SHALL BE PROVIDED AT THE UPSTREAM END OF ANY RUN OF PERFORATED PIPE, AT HORIZONTAL BENDS GREATER THAN 45°, AND AT A MAXIMUM SPACING OF 100'.

4 SUBDRAIN BEHIND RETAINING WALL

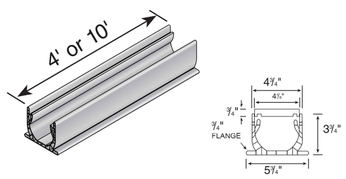


1. 4" THICK CONCRETE VALLEY GUTTER. LONGITUDINAL SLOPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 20%. SIDE SLOPE SHALL BE A MINIMUM OF 5%.
2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM SILTATION.
3. THE SOIL BELOW THE CONCRETE SHALL BE SCARIFIED 8" AND THEN RECOMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.

5 CONCRETE SWALE

NDS WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

Spee-D Channel



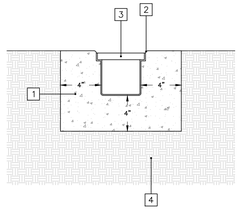
Part #: 400 (4 Ft) , 400-10 (10 Ft.)
Material: PVC
Color: #400(Gray), and #400-10(Gray)
Fits: 2" Sch. 40 pipe, 3" and 4" sewer and drain pipe with proper fittings.
UV Inhibitors.

855 N. Harvard Avenue
Lindsay, CA 93247
800-736-1996

Visit ndspro.com for specs, detail drawings, and case studies

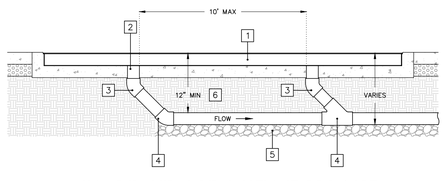
NDS WE PUT WATER IN ITS PLACE

6 NDS SPEE–D CHANNEL DRAIN



1. THE CHANNEL SHALL BE SURROUNDED ON ALL SIDES BY A MINIMUM OF 4" OF CONCRETE FOR BOTH PEDESTRIAN AND LIGHT TRAFFIC LOADING.
2. THE CHANNEL SHALL BE RECESSED 1/8" FOR PEDESTRIAN TRAFFIC AND 1/4" FOR VEHICULAR TRAFFIC.
3. A VARIETY OF GRATES ARE AVAILABLE. THE CORRECT GRATE SHALL BE CHOSEN ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS FOR LOADING.
4. THE SOIL BELOW THE CONCRETE SHALL BE SCARIFIED 8" AND THEN RECOMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.

7 TRENCH DRAIN INSTALLATION



1. NDS CHANNEL DRAIN (MODEL AND LENGTH AS INDICATED ON SITE UTILITY PLAN). OUTLET PIPES SHOULD BE SECURED IN PLACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET. ANY CHANNELS SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 15'.
2. 4" PVC RISER (LENGTH AS REQUIRED)
3. 4" PVC 45° ELBOW
4. 4" PVC 45° WYE FOR INTERMEDIATE CONNECTIONS, OR 4" PVC 45° ELBOW FOR TERMINAL CONNECTIONS. IF THE STORM DRAIN LINE BEING CONNECTED TO IS LARGER THAN 4", USE THE APPROPRIATE PIPE FITTING INSTEAD.
5. COMPACTED AND CRUSHED STONE BEDDING
6. 12" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.

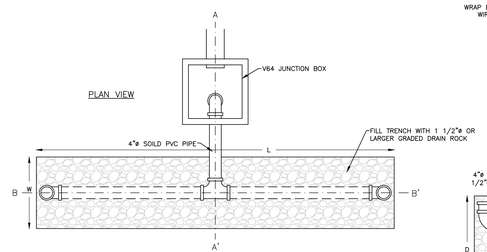
8 TRENCH DRAIN OUTLETS

9

10

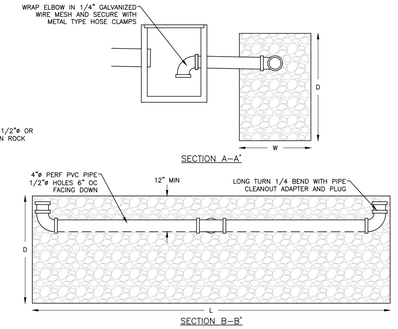
11

12



1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. MIRAFI 140 N' OR APPROVED EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP, AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE LOCATED A MINIMUM OF 20' FROM ANY STRUCTURES.
4. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
5. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.

13 DISPERSION TRENCH



CIVIL ENGINEERING OF CALIFORNIA — REGISTERED PROFESSIONAL ENGINEER — GUY R. GIRAUDO No. 56569 Exp. 06-30-25 Civil

APPROVED BY: GUY R. GIRAUDO 5/19/25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9771 Fax (831) 443-3801
www.landseteng.com

"CONSTRUCTION DETAILS"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE HOLLAND RESIDENCE ADU

A.P.N.: 008-361-007

PEBBLE BEACH, CALIFORNIA

FOR

GEORGE AND DANA HOLLAND

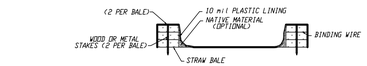
SCALE: AS SHOWN
DATE: MAY 2025
JOB No. 2393–06

No.	DATE	BY	REVISION
	05/12/25	JAN	RELEASED TO CLIENT

SHEET C5

OF 7 SHEETS

L:_PROJECTS – LANDSET ENGINEERS\2393 – Holland Residence\2393–06 ADU CIVIL\DWG\Holland ADU_2393_CIVIL.dwg



SECTION A - A'
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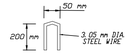

STAPLE DETAIL
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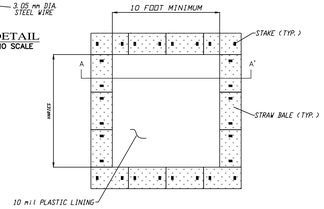

PLAN TYPE "ABOVE GRADE" WITH STRAW BALES
NO SCALE

CONCRETE WASHOUT
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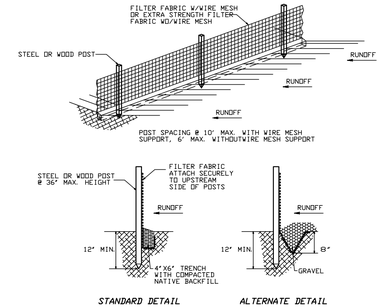
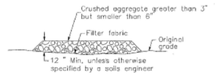


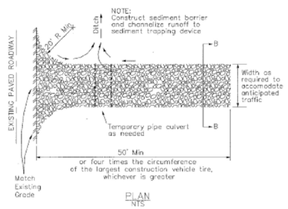
STANDARD DETAIL
NATIVE BACKFILL TRENCH

ALTERNATE DETAIL
GRAVEL TRENCH

SILT FENCE
NOT TO SCALE



SECTION B-B
NTS



PLAN
NTS

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE AUTHORITY HAVING JURISDICTION EROSION CONTROL ORDINANCE.
2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
10) SEEDED AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATLEY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH AUTHORITY HAVING JURISDICTION GRADING AND EROSION CONTROL REGULATIONS.
12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION 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.
14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

① FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

③ STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

④ STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

⑤ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑥ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

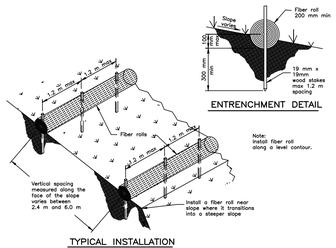
⑦ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

⑧ SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

⑨ GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

⑪ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.

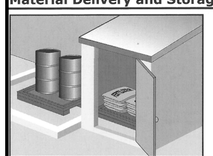


TYPICAL INSTALLATION

FIBER ROLL
NOT TO SCALE

DETAILS
NOT TO SCALE

Material Delivery and Storage — WM-1



Categories

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

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

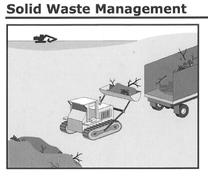
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives
None

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

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Solid Waste Management — WM-5



Categories

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

Legend:
☑ Primary Objective
☒ Secondary Objective

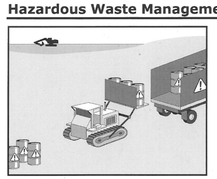
Targeted Constituents

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

Potential Alternatives
None

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

Hazardous Waste Management — WM-6



Categories

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

Legend:
☑ Primary Objective
☒ Secondary Objective

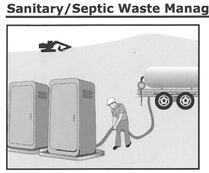
Targeted Constituents

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

Potential Alternatives
None

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

Sanitary/Septic Waste Management — WM-9



Categories

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

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

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

Potential Alternatives
None

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

CIVIL ENGINEER ★ VIRGINIA ★ REGISTERED ★ STATE OF
Guy R. Giraudo
No. 56569
Exp. 06-30-25
APPROVED BY:
GUY R. GIRAUDO

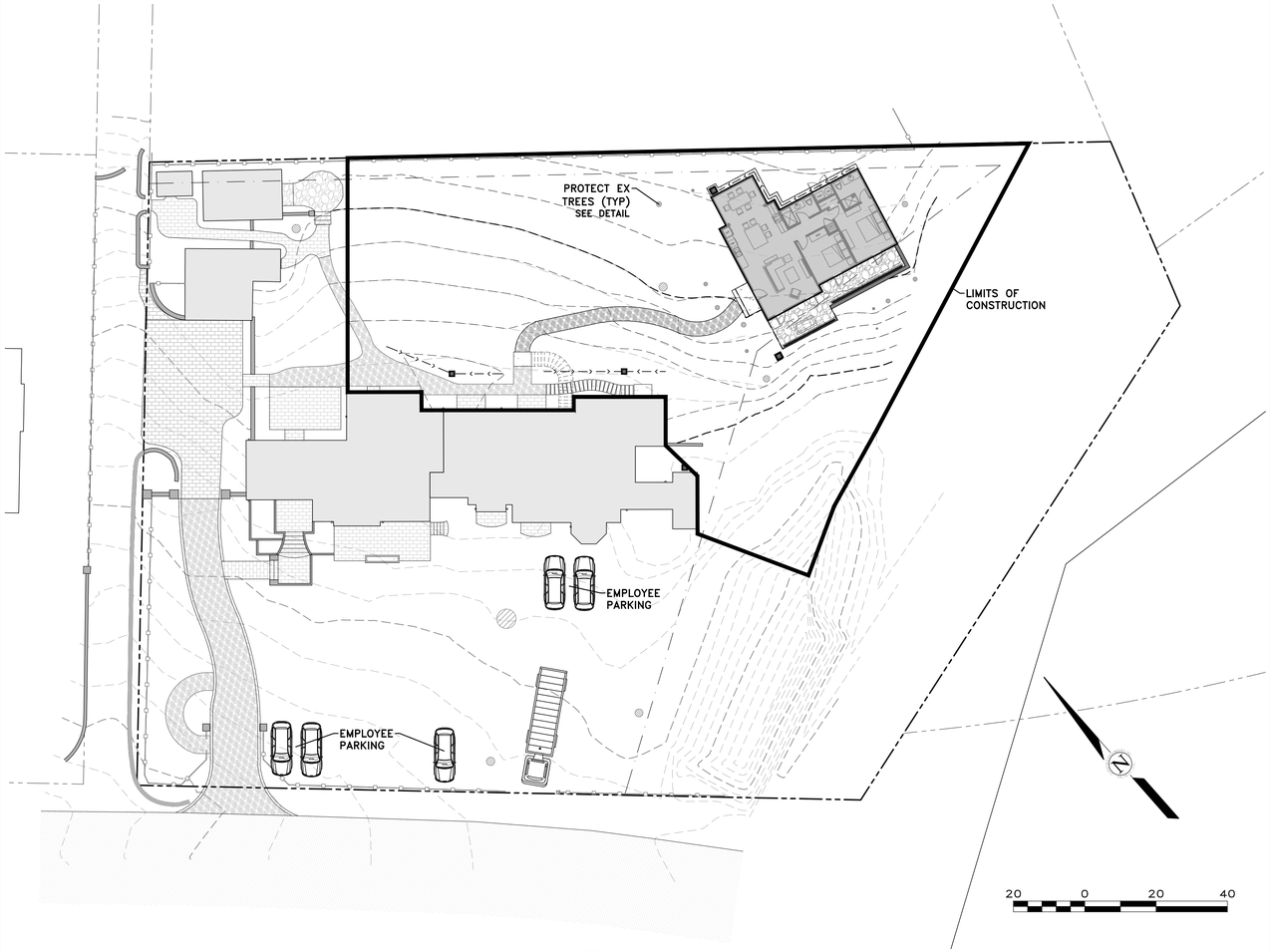
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com

"EROSION & SEDIMENT CONTROL PLAN"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE HOLLAND RESIDENCE ADU
A.P.N.: 008-361-007
PEBBLE BEACH, CALIFORNIA
FOR
GEORGE AND DANA HOLLAND

SCALE: 1" = 20'
DATE: MAY 2025
JOB No. 2393-06

SHEET C6
OF 7 SHEETS

No.	DATE	BY	REVISION
	05/12/25	JAN	RELEASED TO CLIENT



A PLAN
SCALE: ########

SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 65 CY OF CUT & 45 CY OF FILL.

CONSTRUCTION STAGING:
A. MOBILIZE, CLEAR AND GRUB

B. SITE GRADING

C. UTILITY INSTALLATION

D. CONSTRUCT STRUCTURE

E. INSTALL PAVERS AND LANDSCAPING

F. SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
HAUL TRUCKS SHALL BACK ONTO THE SITE FROM 17 MILE DR. HAUL TRUCKS WILL EXIT THE SITE, HEADING SOUTHEAST ON 17 MILE DR. THEY WILL THEN FOLLOW THE ROUTE SHOWN IN DETAIL B, FROM 17 MILE DR TO CA HWY 68 TO CA HWY 1. FLAGGERS SHALL BE STATIONED ON 17 MILE DR AS TRUCKS BACK FROM THE PUBLIC RIGHT-OF-WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL NOT QUEUE ON 17 MILE DR. TRUCKS SHALL QUEUE OFFSITE AND BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON SITE WHENEVER POSSIBLE. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION:
ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

NUMBER OF EMPLOYEES ONSITE PER DAY: APPROXIMATELY 10-20

NUMBER OF TRUCK TRIPS/DAY: 4

AMOUNT OF GRADING/DAY: 80 C.Y.

HOURS OF OPERATION/DAY: 8

DAYS OF OPERATION: MONDAY THROUGH FRIDAY

TIME OF OPERATION: 8:00 AM - 4:30 PM

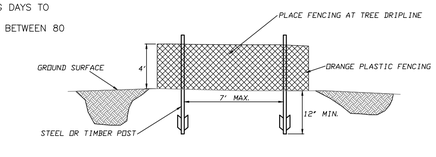
PROJECT SCHEDULING: PROJECTED START DATE IS JANUARY 1, 2026. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

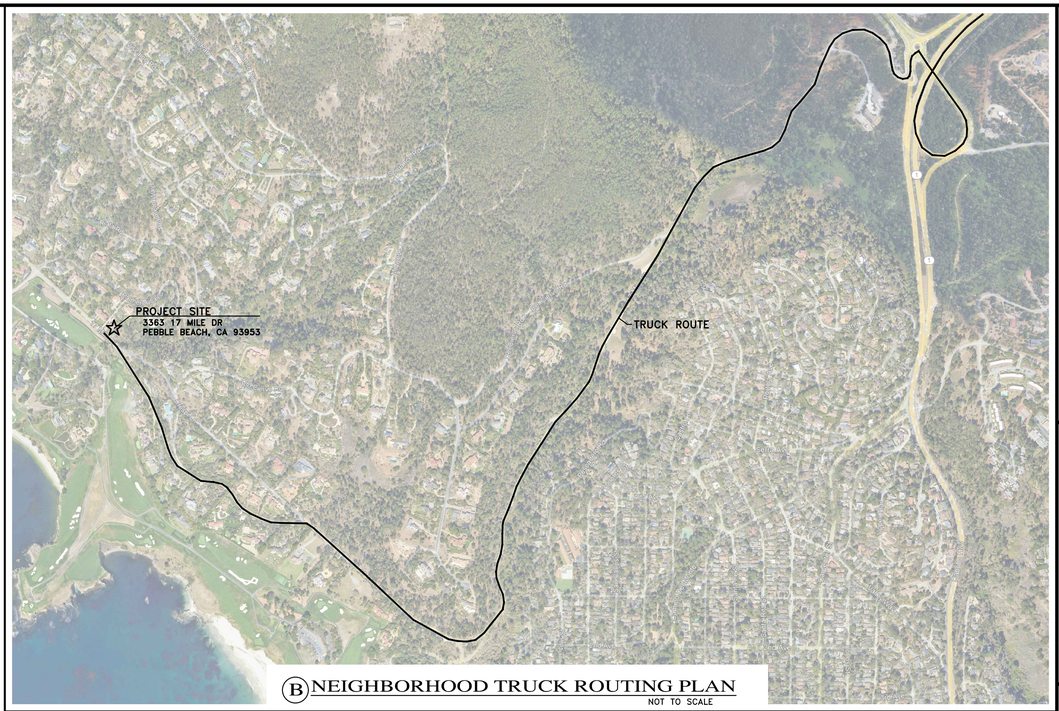
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	5
GRADING & SOIL REMOVAL (EXPORT)	4	1
ENGINEERING MATERIALS (IMPORT)	–	–
TOTALS	8	6

TRUCK TRIP GENERATION NOTES:

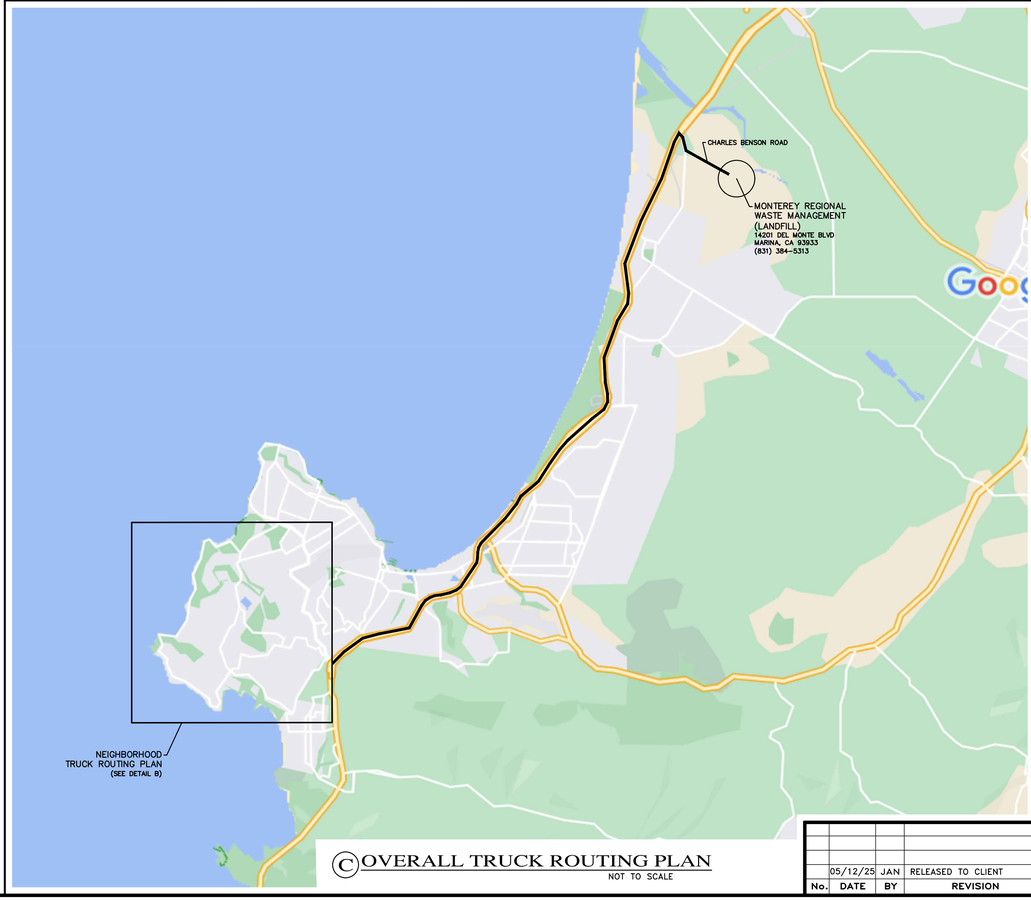
1. TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
2. THERE ARE APPROXIMATELY 20 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 1 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



ESA FENCING
NOT TO SCALE



B NEIGHBORHOOD TRUCK ROUTING PLAN
NOT TO SCALE



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

PROFESSIONAL ENGINEER * VIRGINIA * REGISTERED * STATE OF CALIFORNIA
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25
CIVIL

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LANDSET ENGINEERS, INC.
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No.	DATE	BY	REVISION
	05/12/25	JAN	RELEASED TO CLIENT

SHEET C7
OF 7 SHEETS

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