DEVELOPMENT APPLICATION

ARCHITECTURE, LANDSCAPE, CIVIL & EXTERIOR LIGHTING

JUNE 12, 2026



ROCKY POINT RESTAURANT

36700 HIGHWAY 1, MONTEREY, CA 93940

CAVAGNERO
MARK CAVAGNERO ASSOCIATES ARCHITECTS
1345 Sansome Street, Suite 202 T 415.398.6844
San Francisco, California 94111 F 415.398.6845
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75004 Paris - FRANCE
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LICENSED ARCHITECT
ROBERT CHUN
C-19521
7/31/2027
RENEWAL
DATE
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2026	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

COVER SHEET

G0.00

6/9/2026 12:23:19 PM

VICINITY MAP N.T.S.



LOCATION MAP N.T.S.



PROJECT DIRECTORY

OWNER'S REPRESENTATIVE
Esperanza Carmel Commercial LLC
San Carlos St. 3 SW of 5th
Carmel-by-the-Sea, CA 93921
Tel: 831-250-7669

ARCHITECT
Renzo Piano Building Workshop
34, Rue des Archives
Paris, France 75004
Tel: +33 1 44 61 4900

EXECUTIVE ARCHITECT
Mark Cavagnero Associates
1045 Sansome Street, Suite 200
San Francisco, CA 94111
Tel: 415-398-6944

PLANNING CONSULTANT
EMC Planning Group
601 Abrego Street
Monterey, CA 93940
Tel: 831-649-1799

CIVIL ENGINEER / LAND SURVEYOR
Whitson Engineers
6 Harris Court
Monterey, CA 93940
Tel: 831-647-5225

MEP / FP / EXTERIOR LIGHTING
Introba
925 Fort Stockton Drive, Suite 201
San Diego, CA 92103
Tel: 619-832-0264

LANDSCAPE
RANA The Cohabitat Co.
26382 Carmel Rancho Lane, 2nd Floor
Carmel, CA 93923
Tel: 831-659-3820

CIVIL ENGINEER / ONSITE WASTEWATER TREATMENT SYSTEM
Sherwood Engineers
2548 Mission Street
San Francisco, CA 94110
Tel: 415-677-7300

STRUCTURAL
MAR Structural Design
2332 5th Street, Suite D
Berkeley, CA 94710
Tel: 510-991-1102

FACADE / GLAZING CONTRACTOR
Gartner
Beethovenstraße 5
Würzburg, Germany 97080
Tel: +49 931 797 39 400

APPLICABLE CODES AND REGULATIONS

2025 EDITION-PART 2-CALIFORNIA BUILDING CODE VOLUMES 1&2 (TITLE 24)
2025 EDITION-PART 3-CALIFORNIA ELECTRICAL CODE (TITLE 24)
2025-EDITION-PART 4-CALIFORNIA MECHANICAL CODE (TITLE 24)
2025-EDITION-PART 5-CALIFORNIA PLUMBING CODE (TITLE 24)
2025-EDITION-PART 6-CALIFORNIA ENERGY CODE (TITLE 24)
2025-EDITION-PART 9-CALIFORNIA FIRE CODE (TITLE 24)
2025-EDITION-PART 11-CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2025-EDITION-PART 12-CALIFORNIA REFERENCE STANDARDS CODE (TITLE 24)

MONTEREY COUNTY BUILDING CODE (CHAPTER 18.02)
MONTEREY COUNTY ZONING ORDINANCE (TITLE 20 AND TITLE 21)
MONTEREY COUNTY GENERAL PLAN

BIG SUR COAST LAND USE PLAN

GRADING NOTES

CUT = 7,100 CUBIC YARDS
FILL = 1,800 CUBIC YARDS

EXPORT = 5,300 CUBIC YARDS

ESTIMATED AREA OF SOIL DISTURBANCE = 1.6 ACRES

SEE CIVIL DRAWINGS FOR SITE GRADING AND SLOPE MAPS

IMPERVIOUS COVERAGE CALCULATIONS

COVERAGE DESCRIPTION	SQUARE FEET (SF)	ACRES (AC)	%
IMPERVIOUS AREA (STRUCTURES ONLY)*	9,929 SF	0.23 AC	7.4%
IMPERVIOUS AREA (ALL SURFACES)	27,000 SF	0.62 AC	20.1%
PERVIOUS AREA	107,004 SF	2.46 AC	79.9%
PROPERTY AREA	**134,004 SF**	**3.08 AC**	**100%**

*INCLUDES BUILDING A (KITCHEN LEVEL), BUILDING B AND C , *SEE CIVIL DRAWINGS*

SLOPE SUMMARY

PROJECT DEVELOPMENT AREAS IN SLOPES IN EXCESS OF 30%:
9,500 SF

SEE CIVIL DRAWING V003 FOR EXISTING SLOPE MAP

PROJECT DATA

PROJECT NAME:
ROCKY POINT RESTAURANT

PROJECT ADDRESS:
36700 HIGHWAY 1, MONTEREY, CA 93940

ASSESSOR'S PARCEL NUMBER:
243-262-004-000

PARCEL SIZE:
3.08 ACRES (BOUNDARY SHOWN UP TO THE MEAN HIGH TIDE LINE (PER TITLE REPORT))

ZONING DESIGNATION:
VSC-D(CZ) | WSC/40-D(CZ)

GENERAL PLAN LAND USE DESIGNATION:
RURAL COMMUNITY CENTER | WATERSHED & SCENIC CONSERVATION

LOT COVERAGE:
REQUIRED: MAXIMUM 50%, EXCLUDING PARKING AND LANDSCAPING
PROPOSED: 3.08 ACRES = 134,165 SF
5,847 SF /134,165 SF = 4.4%

FAR: N/A

CONDITIONAL USES ALLOWED:
(SEC. 20.22.060) FOR VSC ZONING, HOTELS, MOTELS, INNS, RESTAURANTS (ZA) ARE ALLOWED WITH COASTAL DEVELOPMENT PERMIT REQUIRED (CHAPTER 21.70)

PROJECT DESCRIPTION

COMBINED DEVELOPMENT PERMIT CONSISTING OF:
DEMOLITION OF (3) BUILDINGS CONSISTING OF (2) NON-HISTORIC VACANT RESTAURANT BUILDINGS AND (1) EMPLOYEE HOUSING UNIT.

CONSTRUCTION OF (3) NEW BUILDINGS CONSISTING OF **BUILDING A**: RESTAURANT WITH (120 SEATS), **BUILDING B:** (2) EMPLOYEE HOUSING UNITS, **BUILDING C:** (4) PUBLIC RESTROOMS.

PUBLIC ACCESS TRAILS AND FACILITIES, SIGNAGE, AND ASSOCIATED SITE IMPROVEMENTS INCLUDING GRADING, WASTEWATER TREATMENT SYSTEMS, AND STORMWATER SYSTEMS REMOVAL OF PAVED PARKING LOT AND INSTALLATION OF NEW PERVIOUS PARKING LOT WITH (41) PARKING STALLS INCLUDING (4) ADA STALLS, and (8) EV CHARGING STATIONS.

COASTAL DEVELOPMENT PERMITS REQUIRED:
DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS; DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES; AND DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF.

THE **PUBLIC AMENITIES PLAN AND THE RESTORATION PLAN** , WHICH ARE REQUIRED BY CONSENT CEASE AND DESIST ORDER CCC-24-CD-02, HAVE BEEN APPROVED BY THE CALIFORNIA COASTAL COMMISSION AND ARE NOT SUBJECT TO REVIEW OR CDP APPROVAL BY MONTEREY COUNTY. THE FOLLOWING SITE IMPROVEMENTS, WHICH ARE INCLUDED IN THE PLAN SET FOR REFERENCE, ARE NOT PART OF THE ROCKY POINT RESTAURANT REDEVELOPMENT CDP PERMIT APPLICATION BEING CONSIDERED BY MONTEREY COUNTY: THE PUBLIC RESTROOMS (BUILDING C), THE 24 PUBLIC PARKING SPACES, THE TRAIL IMPROVEMENTS, THE PUBLIC VIEWING AREA, THE INTERPRETIVE SIGNS, THE PUBLIC ACCESS WAYFINDING SIGNS, THE RESTAURANT ENTRANCE SIGN, TREE REMOVAL, AND THE RESTORATION WORK.

EXISTING DEVELOPMENT

EXISTING BUILDING USE:
RESTAURANT, STAFF ACCOMODATION

EXISTING BUILDING SIZE:
BUILDING A, B AND C 8,719 SF

EXISTING BUILDING FOOTPRINT:
BUILDING A 4,231 SF
BUIDLING B 1,054 SF
BUIDLING C 1,110 SF
OUTBUILDINGS 165 SF

TOTAL: 6,560 SF @ LEVEL 1

PROPOSED DEVELOPMENT

PROPOSED BUILDING USE:
RESTAURANT, STAFF ACCOMODATION, PUBLIC RESTROOMS

OCCUPANCY GROUPS (NON-SEPARATED & ACCESSORY OCCUPANCIES) **:**
A2 - ASSEMBLY
R2 - RESIDENTIAL
S2 - STORAGE

CONSTRUCTION TYPE: V-B

PROPOSED BUILDING SIZE:
BUILDING A, B, C & D **14,909 SF**

PROPOSED BUILDING FOOTPRINT:
BUILDING A: KITCHEN (BASEMENT) 6,019 SF
RESTAURANT (LEVEL 1) 3,697 SF
SUPPORT (LEVEL 2) 305 SF
TOTAL (A): **10,021 SF**

BUILDING B: EMPLOYEE HOUSING (LEVEL 1) 1,396 SF
EMPLOYEE HOUSING (LEVEL 2) 978 SF
TOTAL (B): **2,374 SF**

BUILDING C: PUBLIC RESTROOMS (LEVEL 1) **545 SF**

BUILDING D: OUTBUILDING (LEVEL 1) **1,969 SF**

TOTAL: 7,607 SF @ LEVEL 1
6,019 SF @ BASEMENT

RESTAURANT SEAT COUNT

RESTAURANT	80
BAR	16
CHEF'S DINING AREA	4
OUTDOOR TERRACE	20
TOTAL	120 SEATS

RESTAURANT DINING AREA

BAR	235 SF	
RESTAURANT DINING	2121 SF	*Includes exterior walls*
OUTDOOR TERRACE	598 SF	
TOTAL	2954 SF	

PROPOSED DEVELOPMENT SUMMARY

NAME	OCC. GROUP	LEVEL	NET INTERNAL AREA (SF)
BUILDING A: Restaurant			
BoH / Staff			
Laundry	A-2	Basement	56 SF
Lounge/Storage	A-2	Basement	182 SF
Office	A-2	Basement	112 SF
Office	A-2	Basement	101 SF
Staff Restrooms	A-2	Basement	74 SF
Staff WC	A-2	Basement	33 SF
			559 SF
Kitchen			
Corridor	A-2	Basement	218 SF
Main Kitchen	A-2	Basement	2,329 SF
Service Lobby	A-2	Basement	148 SF
Takeaway Kitchen	A-2	Basement	255 SF
Waste room	A-2	Basement	99 SF
Wine Cellar	S-2	Basement	130 SF
Finishing Kitchen	A-2	Level 1	353 SF
Service Lobby	A-2	Level 1	191 SF
			3,723 SF
Restaurant - Dining			
Bar	A-2	Level 1	235 SF
Outdoor Terrace	A-2	Level 1	604 SF
Restaurant	A-2	Level 1	2,037 SF
			2,876 SF
Restaurant - Support			
Cloakroom	S-2	Basement	67 SF
Lavatories	A-2	Basement	43 SF
Lower Lobby	A-2	Basement	241 SF
Restaurant Toilets	A-2	Basement	225 SF
Entrance	A-2	Level 1	144 SF
Public Lobby	A-2	Level 1	348 SF
			1,069 SF
Support			
Electrical Room	S-2	Basement	199 SF
Elev. Machine Room	S-2	Basement	73 SF
Elev. Shaft		Basement	61 SF
IT Room	S-2	Basement	62 SF
Mechanical Room	S-2	Basement	252 SF
Mechanical Roof		Level 2	234 SF
			880 SF
			9,106 SF
BUILDING B: Employee housing			
Common Areas			
Shared Kitchen	R-2	Level 1	288 SF
Shared Living Area	R-2	Level 1	733 SF
			1,021 SF
Unit 1			
Bedroom	R-2	Level 1	135 SF
Corridor	R-2	Level 1	73 SF
Toilet	R-2	Level 1	67 SF
			275 SF
Unit 2			
Bedroom	R-2	Level 2	372 SF
Closet	R-2	Level 2	57 SF
Toilet	R-2	Level 2	89 SF
			518 SF
			1,814 SF
BUILIDNG C: Public Restrooms			
Public / Community			
Public Restrooms	U	Level 1	350 SF
			350 SF
Support			
Fire pump room	U	Level 1	91 SF
			91 SF
			440 SF
BUILIDNG D: Outbuilding			
Support			
Mechanical		Level 1	568 SF
Transformer		Level 1	371 SF
Trash		Level 1	187 SF
Waste Water Plant		Level 1	603 SF
			1,730 SF
			1,730 SF
Total			13,090 SF

PARKING SUMMARY

REQUIRED PARKING STALLS: (SEC. 20.58.040)
RESTAURANT: 1 SPACE/4 SEATS
120 SEATS / 4 = 30 SPACES
RESIDENCE: 1 SPACE/HOUSING UNIT
2 UNITS = 2 SPACES
EMPLOYEE: 2 SPACES ON SITE
EMPLOYEE OFF-SITE: 21 SPACES SHUTTLED TO SITE
PUBLIC ACCESS: 24 SPACES
ADA SPACES: FOR 41-80 TOTAL SPACES,
2 SPACES FOR HANDICAPPED
55 STALLS TOTAL

REQUIRED LOADING SPACES: (SEC. 20.58.050.H)
FOR STRUCTURE WITH GFA OF 5,000 SF OR MORE OCCUPIED BY A COMMERCIAL USE, 1 LOADING SPACE IS REQUIRED.

REQUIRED BICYCLE PARKING: (SEC. 20.58.050.M)
1 BICYCLE RACK SPACE REQUIRED FOR EACH 10 PARKING SPACES.

PROPOSED PARKING STALLS:
RESTAURANT: 27 SPACES
RESIDENCE: 2 SPACES
EMPLOYEE: 2 SPACES ON SITE
EMPLOYEE OFF-SITE: 21 SPACES SHUTTLED TO SITE
PUBLIC ACCESS: 24 SPACES
ADA SPACES: 2 STANDARD ADA
2 VAN ACCESSIBLE

55 STALLS ON SITE (21 STALLS OFF SITE)
INCLUDES 10 EVS STALL: 6 REGULAR STALLS, 2 VAN ACCESSIBLE AND 2 ACCESSIBLE)

PROPOSED LOADING SPACES: 1 LOADING SPACE

PROPOSED BICYCLE PARKING: 6 BICYCLE RACKS

SHEET LIST

NUMBER	NAME	01/30/2025	05/02/2025	06/12/2026
.GENERAL				
G0.00	COVER SHEET	●	●	●
G0.01	PROJECT INFORMATION	●	●	●
G0.10	LEVEL 1 AREAS		●	●
ARCHITECTURE				
A1.00	EXISTING SITE PLAN	●	●	●
A1.01	PROPOSED SITE PLAN	●	●	●
A1.02	ANALYSIS DIAGRAMS	●	●	●
A1.03	CIRCULATION PLAN	●	●	●
A1.04	EXISTING LEVEL 1 - DEMOLITION	●	●	●
A1.05	EXISTING/PROPOSED LEVEL 1 OVERLAY PLAN	●	●	●
A2.00	PROPOSED BASEMENT FLOOR PLAN	●	●	●
A2.01	PROPOSED LEVEL 1 FLOOR PLAN	●	●	●
A2.02	PROPOSED LEVEL 2 FLOOR PLAN	●	●	●
A2.03	PROPOSED ROOF PLAN	●	●	●
A2.10	MATERIAL LEGEND	●	●	●
A3.00	PROPOSED ELEVATIONS	●	●	●
A3.01	PROPOSED ELEVATIONS	●	●	●
A3.02	EXISTING ELEVATIONS	●	●	●
A3.03	EXISTING ELEVATIONS	●	●	●
A3.04	OVERLAY - ELEVATIONS 1 of 2	●	●	●
A3.05	OVERLAY - ELEVATIONS 2 of 2	●	●	●
A4.00	EXISTING FRONTAL VIEW	●	●	●
A4.01	PROPOSED FRONTAL VIEW	●	●	●
A4.01B	PROPOSED FRONTAL NIGHT VIEW			●
A4.02	EXISTING AERIAL VIEW	●	●	●
A4.03	PROPOSED AERIAL VIEW	●	●	●
CIVIL				
C001	CIVIL COVER SHEET	●	●	●
C002	CIVIL SITE DETAILS	●	●	●
C003	CIVIL SITE DETAILS	●	●	●
C100	OVERALL SITE PLAN	●	●	●
C101	CIVIL GRADING & DRAINAGE PLAN	●	●	●
C102	CIVIL GRADING DETAILS	●	●	●
C103	FIRE ACCESS PLAN			●
C200	CIVIL SITE UTILITY PLAN	●	●	●
C201	CIVIL SITE UTILITY PLAN	●	●	●
C202	CIVIL SITE GRADING SECTION			●
C203	CIVIL SITE GRADING SECTION			●
C300	EROSION CONTROL NOTES & DETAILS	●	●	●
C301	EROSION CONTROL PLAN	●	●	●
C302	CONSTRUCTION MANAGEMENT PLAN	●	●	●
V001	TOPOGRAPHIC SURVEY	●	●	●
V002	TOPOGRAPHIC SURVEY	●	●	●
V003	SLOPE MAP	●	●	●
LANDSCAPE				
L0.00	GENERAL INFORMATION	●	●	●
L0.01	TREE REMOVAL & PROTECTION PLAN	●	●	●
L1.00	LANDSCAPE SITE PLAN	●	●	●
L2.00	SECTIONS & ELEVATIONS	●	●	●
L3.00	IRRIGATION SCHEDULE	●	●	●
L3.01	IRRIGATION PLAN	●	●	●
L4.00	PLANTING SCHEDULE	●	●	●
L4.01	PLANTING PLAN	●	●	●
L5.00	SIGNAGE PLAN			●
LIGHTING				
EL0.01	L01 SITE LIGHTING PLAN	●	●	●
EL0.02	ROOF LIGHTING PLAN		●	●
EL0.03	LUMINAIRE SCHEDULE & DETAILS	●	●	●

Total: 54

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CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

PROJECT INFORMATION

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LEVEL 1 COVERAGE

BUILDING A: RESTAURANT

BAR	235 SF
ENTRY	156 SF
FINISHING KITCHEN	413 SF
DINING	2113 SF
SERVICE LOBBY	207 SF
PUBLIC LOBBY	293 SF
CIRCULATION	280 SF
	3697 SF

BUILDING B: EMPLOYEE HOUSING

UNIT 1	310 SF
SHARED LIVING ROOM	768 SF
SHARED KITCHEN	318 SF
	1396 SF

BUILDING C: PUBLIC RESTROOMS

PUBLIC RESTROOMS	428 SF
FIRE PUMP ROOM	117 SF
	545 SF

BUILDING D: SUPPORT

WASTE WATER PLANT	690 SF
MECHANICAL	639 SF
TRANSFORMER	417 SF
TRASH	223 SF
	1969 SF

BUILDING A: RESTAURANT

BASEMENT LEVEL	6019 SF
LEVEL 1	3697 SF
LEVEL 2	305 SF
TOTAL	10,021 SF

BUILDING B: EMPLOYEE HOUSING

LEVEL 1	1396 SF
LEVEL 2	978 SF
TOTAL	2,374 SF

BUILDING C: PUBLIC RESTROOMS

TOTAL	545 SF

BUILDING D: SUPPORT

TOTAL	1969 SF



1 Level 1
1/8" = 1'-0"

0" 4'-0" 8'-0" 16'-0" 32'-0"
Scale 1/8" = 1' - 0"

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ROCKY POINT RESTAURANT

36700 Highway 1, Monterey, CA 93940

LEVEL 1 AREAS

1/8" = 1'-0"

G0.10

LEGEND

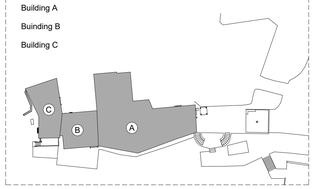
- PROPERTY BOUNDARY
- EASEMENTS
- TOP OF BLUFF
- 75 YEAR BLUFF SETBACK
- ADA PATH
- ESHA - COASTAL BLUFF
- ESHA - MARTITIME SAGE SCRUB
- ESHA - CEANOTHUS SCRUB
- ESHA - COASTAL SAGE SCRUB

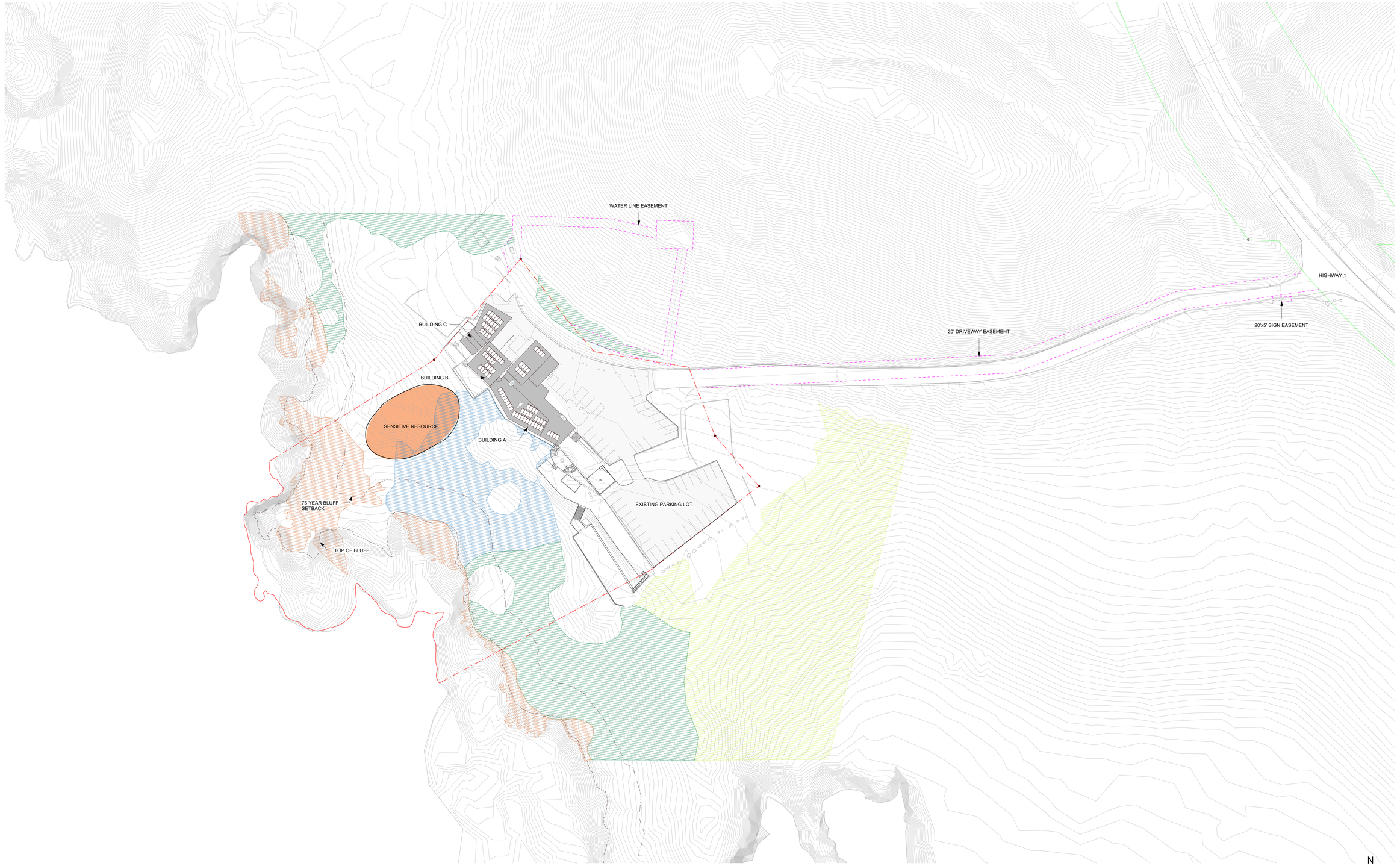
KEYPLAN

Building A

Buinding B

Building C





1 EXISTING SITE PLAN
1" = 40'-0"

0" 20'-0" 40'-0" 80'-0" 160'-0"
Scale 1" = 40' - 0"

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ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

EXISTING SITE PLAN

1" = 40' - 0"

A1.00

GENERAL NOTE

THE PUBLIC AMENITIES PLAN AND THE RESTORATION PLAN, WHICH ARE REQUIRED BY CONSENT CEASE AND DESIST ORDER CCC-24-CD-02, HAVE BEEN APPROVED BY THE CALIFORNIA COASTAL COMMISSION AND ARE NOT SUBJECT TO REVIEW OR CDP APPROVAL BY MONTEREY COUNTY. THE FOLLOWING SITE IMPROVEMENTS, WHICH ARE INCLUDED IN THE PLAN SET FOR REFERENCE, ARE NOT PART OF THE ROCKY POINT RESTAURANT REDEVELOPMENT CDP PERMIT APPLICATION BEING CONSIDERED BY MONTEREY COUNTY: THE PUBLIC RESTROOMS (BUILDING C), THE 24 PUBLIC PARKING SPACES, THE TRAIL IMPROVEMENTS, THE PUBLIC VIEWING AREA, THE INTERPRETIVE SIGNS, THE PUBLIC ACCESS WAYFINDING SIGNS, THE RESTAURANT ENTRANCE SIGN, TREE REMOVAL, AND THE RESTORATION WORK.

LEGEND

- PROPERTY BOUNDARY
- EASEMENTS
- TOP OF BLUFF
- 75 YEAR BLUFF SETBACK
- ADA PATH
- ESHA - COASTAL BLUFF
- ESHA - MARTITIME SAGE SCRUB
- ESHA - CEANOTHUS SCRUB
- ESHA - COASTAL SAGE SCRUB

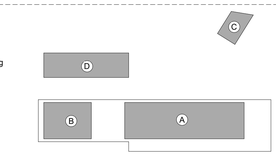
KEYPLAN

Building A: Restaurant

Building B: Employee Housing

Building C: Public Restroom

Building D: Outbuilding





1 PROPOSED SITE PLAN
1" = 40'-0"

Scale 1" = 40' - 0"

0" 20'-0" 40'-0" 80'-0" 160'-0"

N

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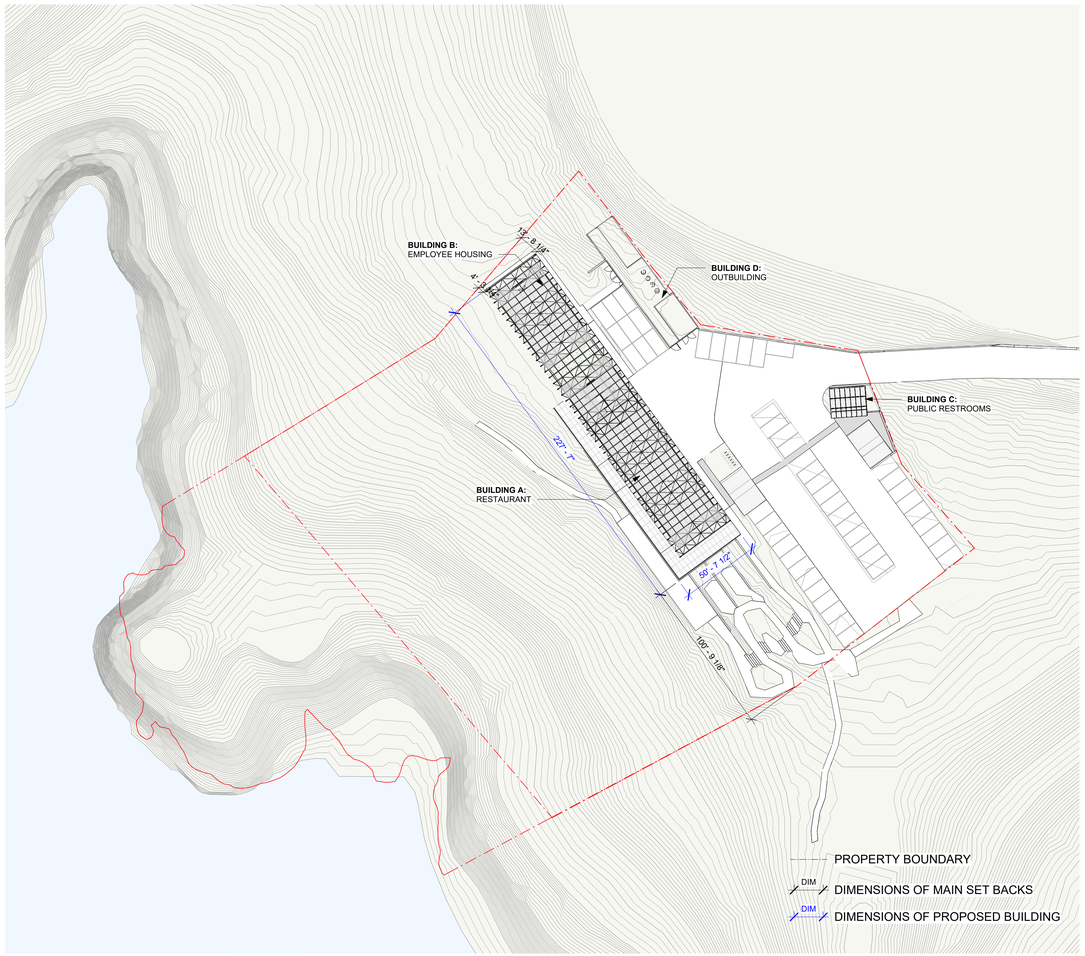
CONSULTANT

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PROPOSED SITE PLAN

1" = 40' - 0"

A1.01





Existing Site Conditions



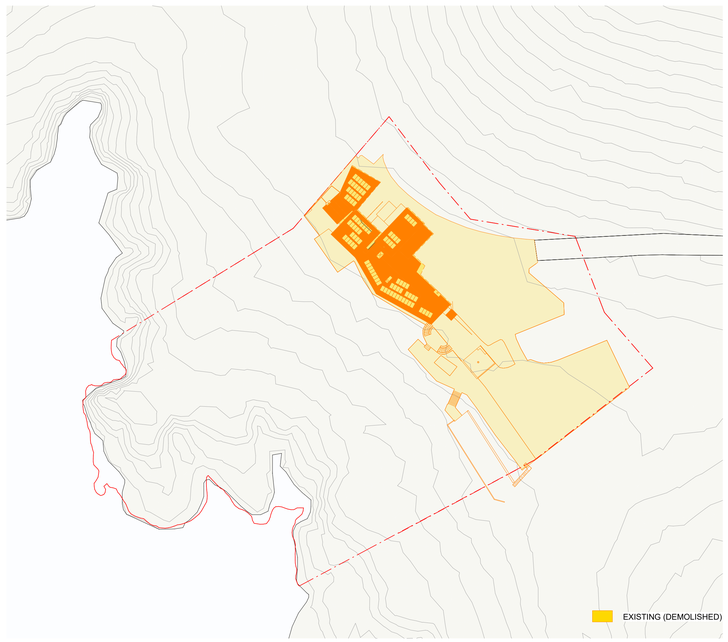
Existing building view from the ocean

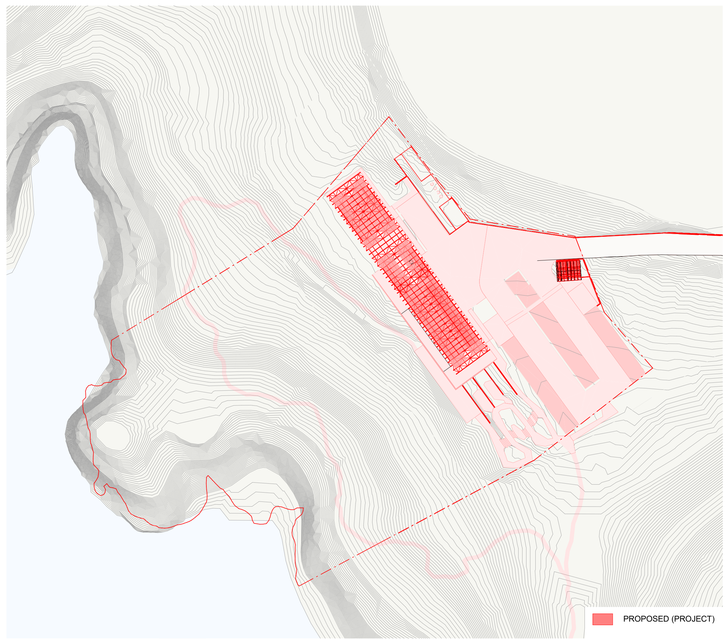


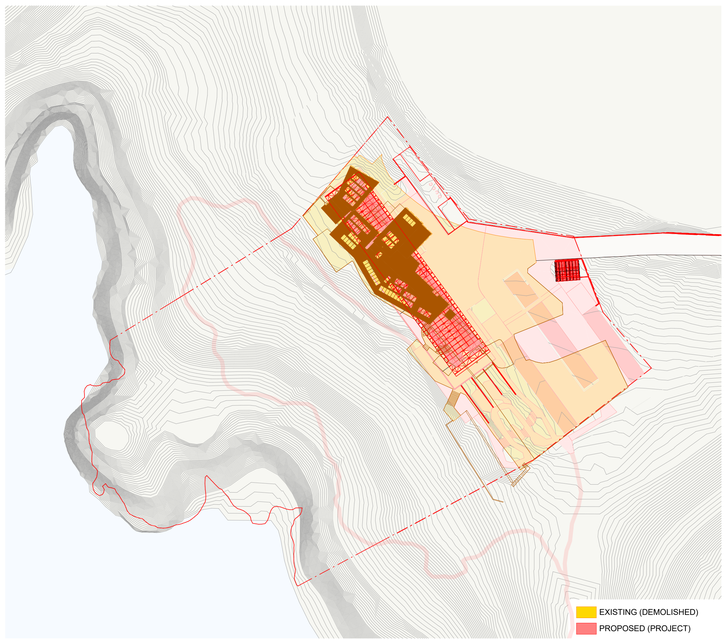
Existing building view from the ocean



Existing stair down to outlook







Existing / Proposed Overlay

N

NOTE : FOR LANDSCAPING ANALYISIS AND PROPOSED IMPROVEMENTS, PLEASE REFER TO "CONCEPT LANDSCAPE PLANS "

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LICENSED ARCHITECT
ROBERT CARLSON
C-19521
7/31/2027
RENEWAL
DATE
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2026	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT

36700 Highway 1, Monterey, CA 93940

ANALYSIS DIAGRAMS

1" = 40' - 0"

A1.02

GENERAL NOTE

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LEGEND

- ASPHALT CONCRETE
- PERMEABLE PAVING
- PUBLIC STALL
- ADA STALL
- EV CHARGING STALL
- CC — COMPACT CAR STALL
- P-01 — PUBLIC PARKING
- R-01 — RESTAURANT PARKING
- H-01 — EMPLOYEE HOUSING PARKING
- E-01 — EMPLOYEE PARKING
- RESTAURANT ACCESS
- TAKE AWAY KITCHEN ACCESS
- EMPLOYEE ACCESS
- PUBLIC RESTROOMS ACCESS
- BLUFFTOP TRAILS ACCESS
- EGRESS EXIT

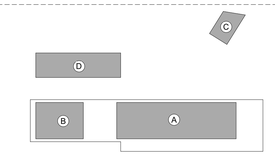
KEYPLAN

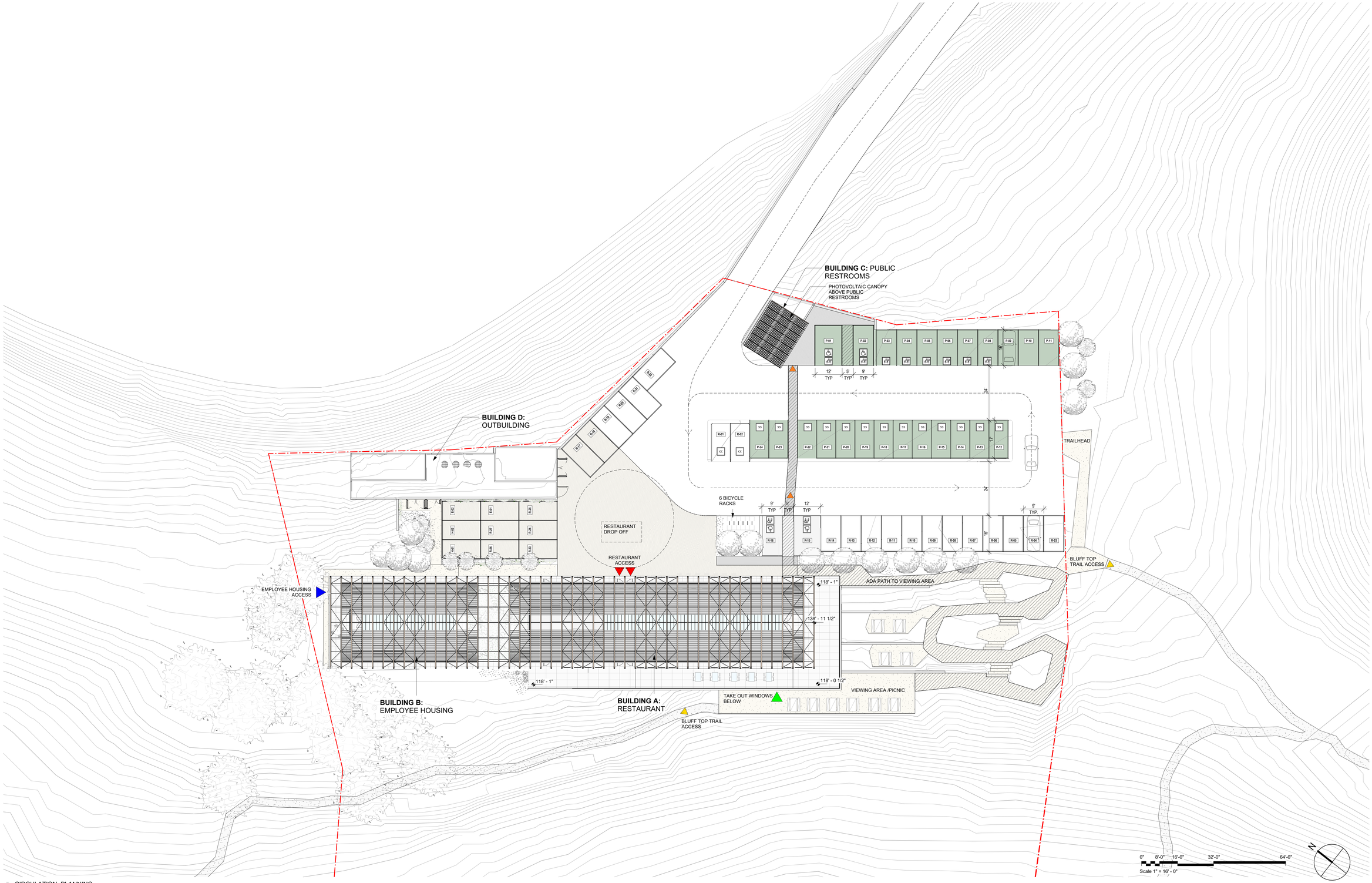
Building A: Restaurant

Building B: Employee Housing

Building C: Public Restroom

Building D: Outbuilding





1 CIRCULATION_PLANNING
1/16" = 1'-0"

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CIRCULATION PLAN

1/16" = 1' - 0"

A1.03

LEGEND

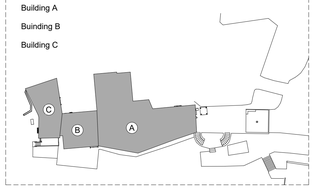
- LANDSCAPE TO BE REMOVED
- STRUCTURE TO BE DEMOLISHED
- SITE ELEMENTS TO BE REMOVED

KEYPLAN

Building A

Buinding B

Building C





1 EXISTING LEVEL 1 FLOOR
1/16" = 1'-0"

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ROCKY POINT RESTAURANT

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EXISTING LEVEL 1 - DEMOLITION

1/16" = 1' - 0"

A1.04

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LEGEND

- EXISTING (DEMOLISHED)
- PROPOSED (PROJECT)

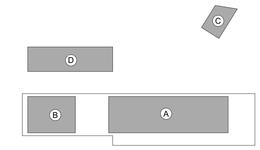
KEYPLAN

Building A: Restaurant

Building B: Employee Housing

Building C: Public Restroom

Building D: Outbuilding



PROPOSED BUILDING C
LEVEL 1 FOOTPRINT

PROPOSED BUILDING D
LEVEL 1 FOOTPRINT

PROPOSED BUILDING B
LEVEL 1 FOOTPRINT

EXISTING BUILDING C
LEVEL 1 FOOTPRINT

EXISTING BUILDING A & B
LEVEL 1 FOOTPRINT

PROPOSED BUILDING A
LEVEL 1 FOOTPRINT

Scale 1" = 16' - 0"

1 Level 1 -demolition_PLANNING
1/16" = 1'-0"

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ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

EXISTING/PROPOSED LEVEL 1
OVERLAY PLAN

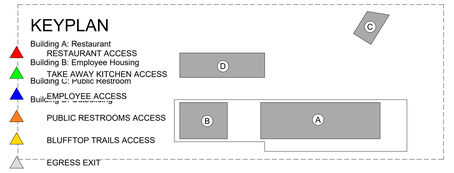
1/16" = 1' - 0"

A1.05

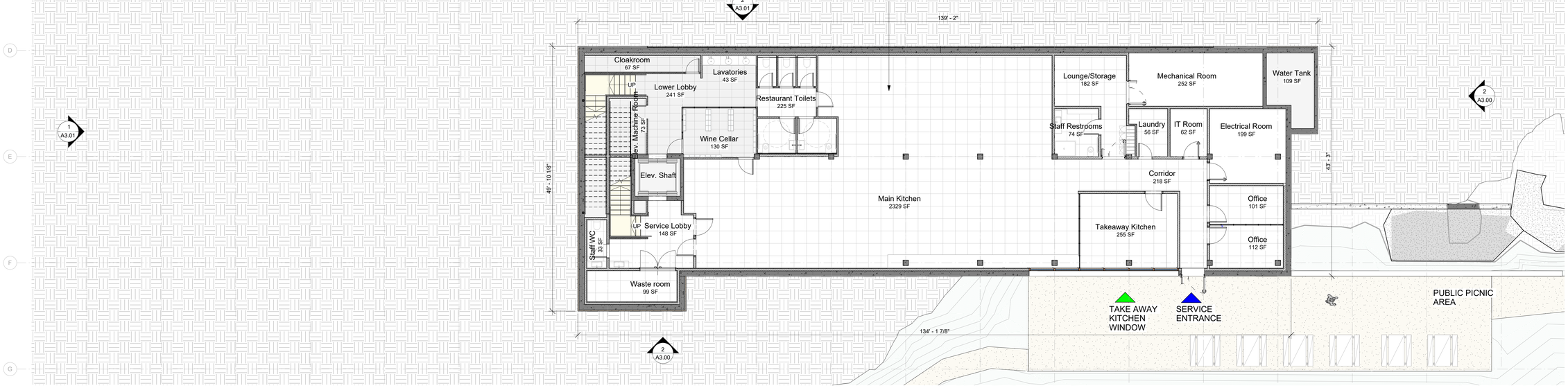
LEGEND

- ASPHALT CONCRETE
- PERMEABLE PAVING
- PUBLIC STALL
- ADA STALL
- EV CHARGING STALL
- CC COMPACT CAR STALL
- P-01 PUBLIC PARKING
- R-01 RESTAURANT PARKING
- H-01 EMPLOYEE HOUSING PARKING
- E-01 EMPLOYEE PARKING

KEYPLAN



- Building A: Restaurant
- RESTAURANT ACCESS
- Building B: Employee Housing
- TAKE AWAY KITCHEN ACCESS
- Building C: Public Restroom
- EMPLOYEE ACCESS
- Building D: Cleaning
- PUBLIC RESTROOMS ACCESS
- BLUFFTOP TRAILS ACCESS
- EGRESS EXIT



1 BASEMENT LEVEL_PLANNING
1/8" = 1'-0"

0" 4'-0" 8'-0" 16'-0" 32'-0"
Scale 1/8" = 1' - 0"

N

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PROPOSED BASEMENT FLOOR PLAN

1/8" = 1' - 0"

A2.00

GENERAL NOTE

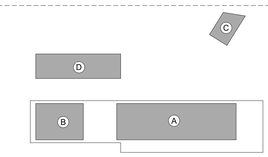
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- EMPLOYEE ACCESS
- PUBLIC RESTROOMS ACCESS
- BLUFFTOP TRAILS ACCESS
- EGRESS EXIT

KEYPLAN

Building A: Restaurant
Building B: Employee Housing
Building C: Public Restroom
Building D: Outbuilding





1 LEVEL 1 FLOOR PLAN_PLANNING
1/8" = 1'-0"

Scale 1/8" = 1' - 0"

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ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

PROPOSED LEVEL 1 FLOOR PLAN

1/8" = 1' - 0"

A2.01

GENERAL NOTE

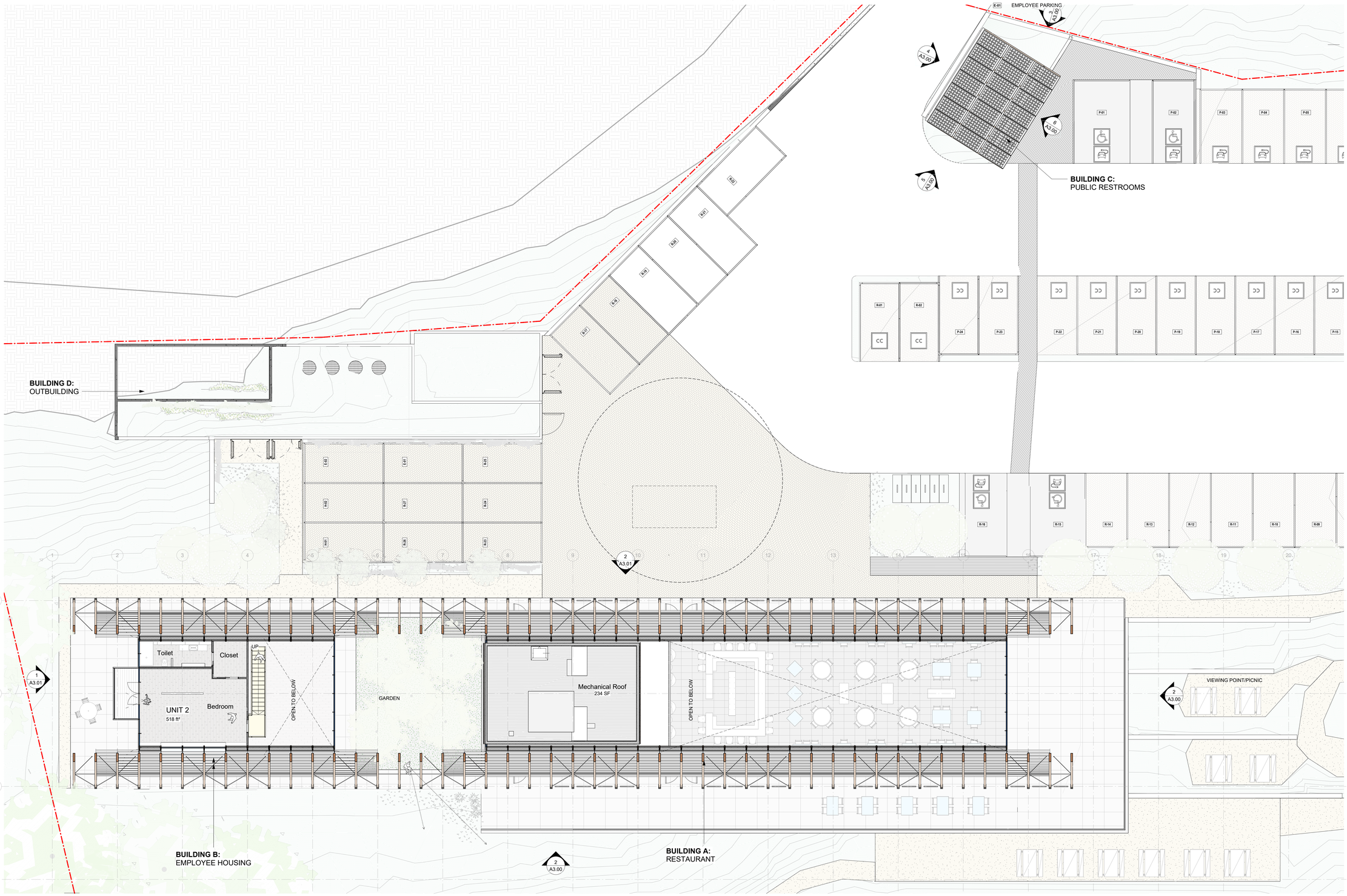
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- E-01 EMPLOYEE PARKING

KEYPLAN

- Building A: Restaurant
  - RESTAURANT ACCESS
- Building B: Employee Housing
  - TAKE AWAY KITCHEN ACCESS
- Building C: Public Restroom
  - EMPLOYEE ACCESS
- Building D: Outbuilding
  - PUBLIC RESTROOMS ACCESS
  - BLUFFTOP TRAILS ACCESS
  - EGRESS EXIT



1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

0" 4'-0" 8'-0" 16'-0" 32'-0"
Scale 1/8" = 1' - 0"

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CONSULTANT

ROCKY POINT RESTAURANT
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PROPOSED LEVEL 2 FLOOR PLAN

1/8" = 1' - 0"

A2.02

GENERAL NOTE

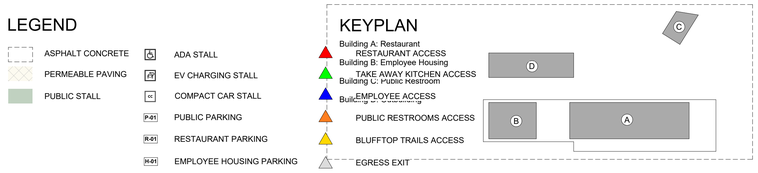
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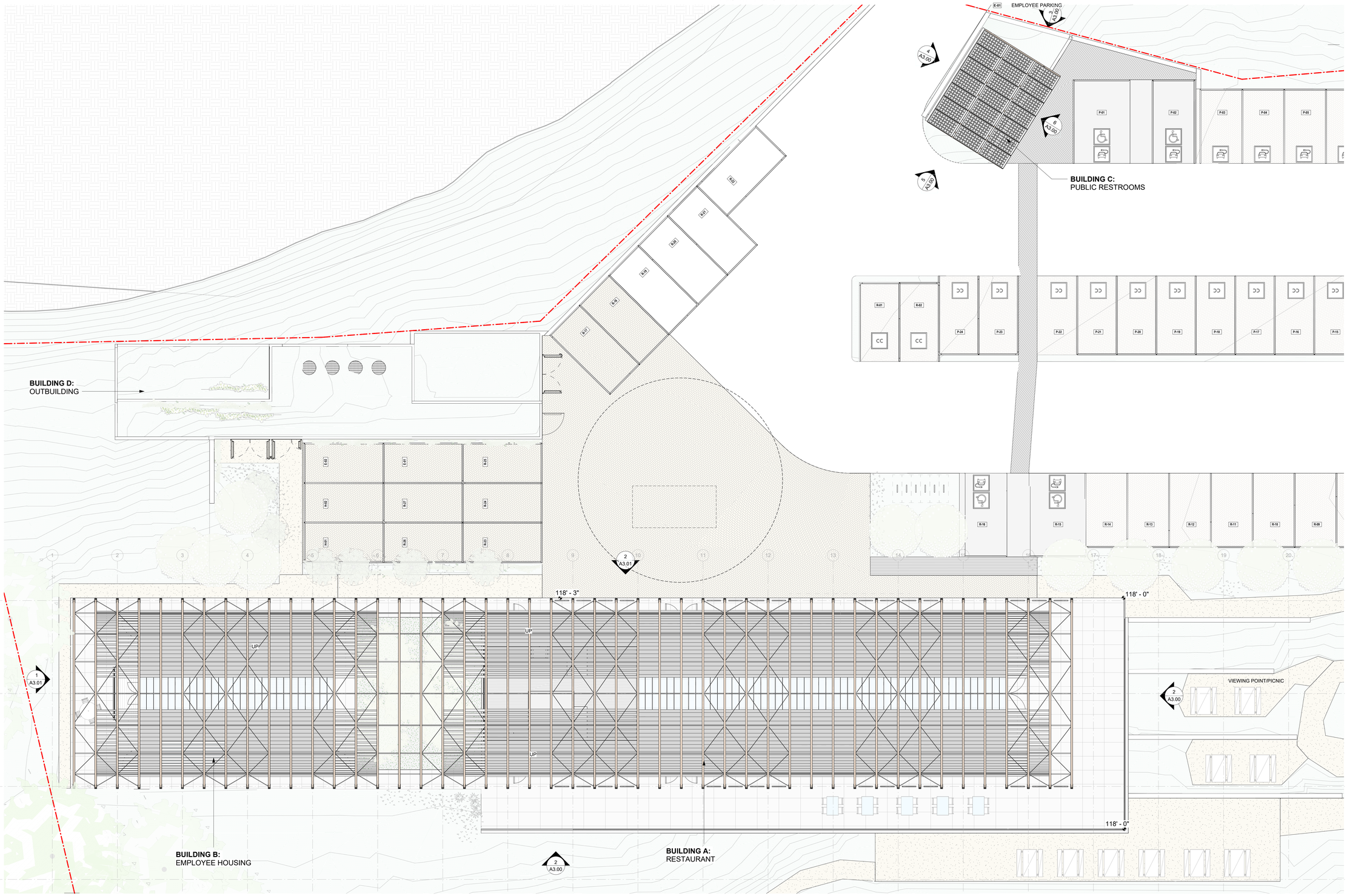
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KEYPLAN

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Building B: Employee Housing
TAKE AWAY KITCHEN ACCESS
Building C: Public Restroom
EMPLOYEE ACCESS
PUBLIC RESTROOMS ACCESS
BLUFFTOP TRAILS ACCESS
EGRESS EXIT





1 ROOF PLAN
1/8" = 1'-0"

0" 4'-0" 8'-0" 16'-0" 32'-0"
Scale 1/8" = 1' - 0"

N

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PROPOSED ROOF PLAN

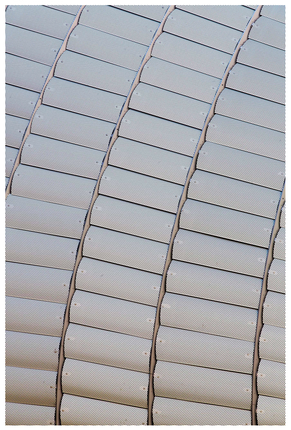
1/8" = 1' - 0"

A2.03

PROPOSED BUILDING	LOCATION	ELEMENT	MATERIAL	MATERIAL CODE REFERENCE	NOTE
A - B	L01-MAIN ARCHED VOLUME	ARCHES	STRUCTURAL TIMBER	1	Accoya (glulam) wood
		ARCHES: BRACING, BRACKETS & CONNECTIONS	STRUCTURAL STEEL	2	Stainless steel or painted
		ARCHES FACADES (opaque areas)	ALUMINIUM	3	Shingles, horizontal panels
		ARCHES FACADES (sunshade)	ALUMINIUM	3	Perforated
		ARCHES FACADES (transparent, lower part)	GLASS	4	Low Iron, Low Reflectivity, Solar and Glare blinds (interior)
		ARCHES FACADES (transparent, top part)	GLASS	4	Skylight, Low Reflectivity, Solar and Glare blinds (interior)
		ARCHES FACADES (end facades, full height)	GLASS	4	Low Iron, Low Reflectivity, Solar and Glare blinds (interior)
A	B01- KITCHEN LEVEL	WALLS	CONCRETE	5	Architectural Exposed Reinforced Concrete
		WINDOWS	GLASS	4	Timber frames
	L01-MEP AREA	ACOUSTIC FENCE	ALUMINIUM + TIMBER	3+4	Aluminium fins, timber mullions
C	L01-PUBLIC TOILETS	WALLS	CONCRETE	5	Architectural Exposed Reinforced Concrete
		PARTITIONS	TIMBER	7	
		ROOF	ALUMINIUM + TIMBER	3	Aluminium Panels, timber beams
		SOLAR ROOF (above)	PHOTOVOLTAIC PANELS	8	PV Cells laminated in Glass
	L01 - TERRACE & PARKING	FLOORS & ROAD	BRUSHED CONCRETE	5	Floor Finishing
		PARKING STALLS	GRASS PAVERS or GRAVEL PAVERS	6	Permeable

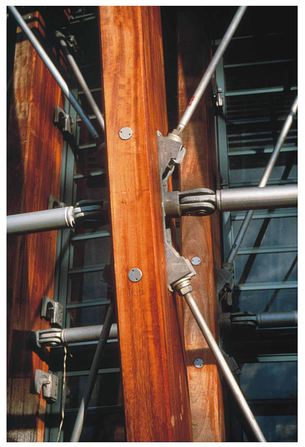


Aluminium



Timber Arches





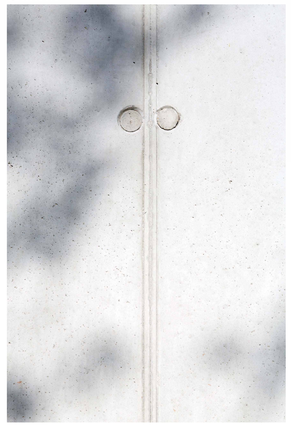


Aluminium, glass and timber

Steel Connection

Concrete

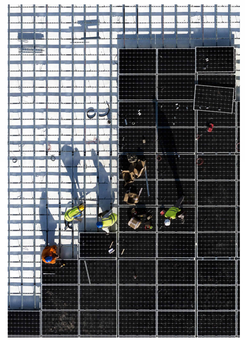




Brushed concrete









PV panels





Solar Blinds

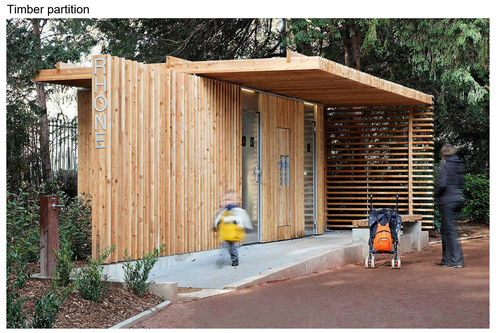




Low Iron glass



Timber partition



Timber



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email: rpbw@rpbw.com

LICENSED ARCHITECT ROBERT CAVAGNERO C-19521 7/31/2027 RENEWAL DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2026	RE-SUBMITTAL
2	05/12/2026	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

MATERIAL LEGEND

A2.10

5/28/2026 4:34:28 PM

GENERAL NOTE

THE PUBLIC AMENITIES PLAN AND THE RESTORATION PLAN, WHICH ARE REQUIRED BY CONSENT CEASE AND DESIST ORDER CCC-24-CD-02, HAVE BEEN APPROVED BY THE CALIFORNIA COASTAL COMMISSION AND ARE NOT SUBJECT TO REVIEW OR CDP APPROVAL BY MONTEREY COUNTY. THE FOLLOWING SITE IMPROVEMENTS, WHICH ARE INCLUDED IN THE PLAN SET FOR REFERENCE, ARE NOT PART OF THE ROCKY POINT RESTAURANT REDEVELOPMENT CDP PERMIT APPLICATION BEING CONSIDERED BY MONTEREY COUNTY: THE PUBLIC RESTROOMS (BUILDING C), THE 24 PUBLIC PARKING SPACES, THE TRAIL IMPROVEMENTS, THE PUBLIC VIEWING AREA, THE INTERPRETIVE SIGNS, THE PUBLIC ACCESS WAYFINDING SIGNS, THE RESTAURANT ENTRANCE SIGN, TREE REMOVAL, AND THE RESTORATION WORK.

AVERAGE NATURAL GRADE (ANG) CALCULATION

LOWEST GRADE: 109.3'

HIGHEST GRADE: 123.3'

ANG: 116.3'

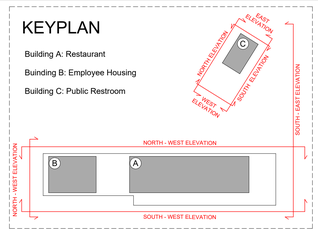
MATERIAL LEGEND			
1	Structural Timber	5	Concrete
2	Structural Steel	6	Permeable Pavers
3	Aluminium	7	Timber
4	Glass	8	Photovoltaic Panels

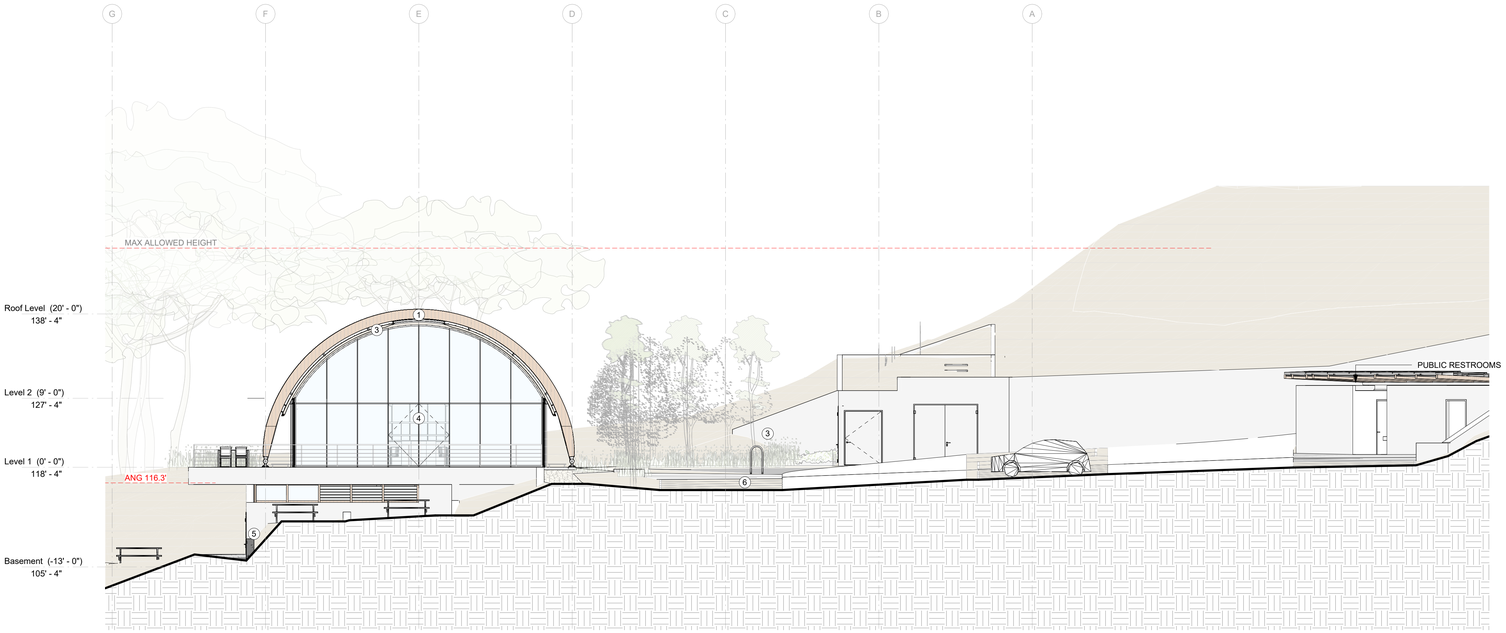
KEYPLAN

Building A: Restaurant

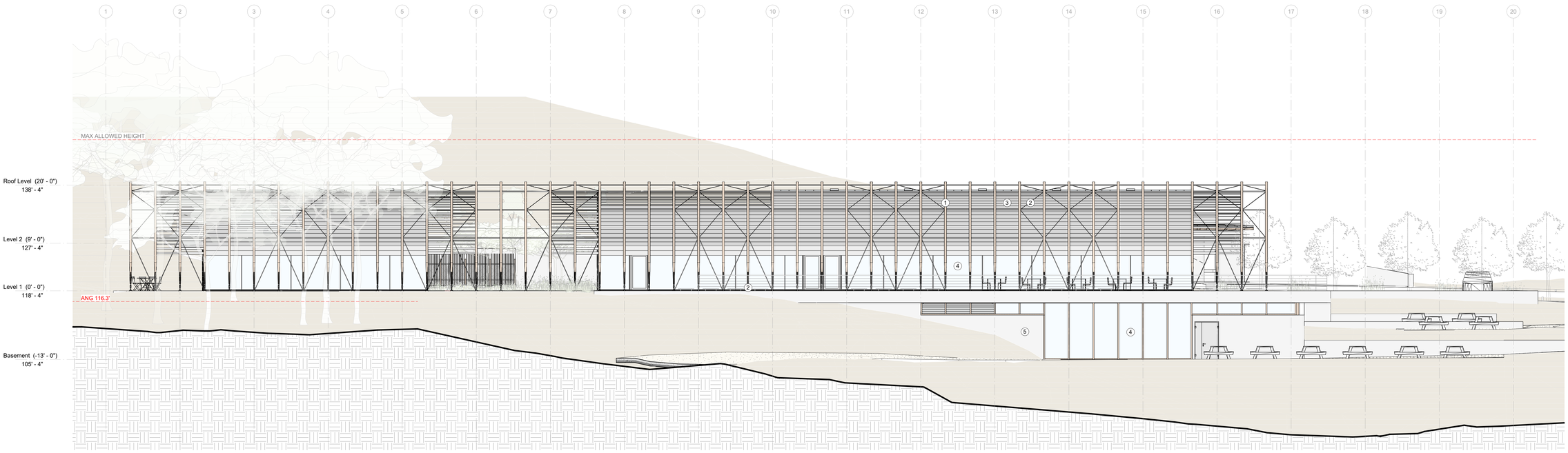
Buinding B: Employee Housing

Building C: Public Restroom

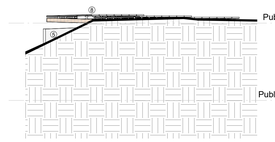




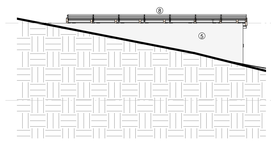
1 SOUTH - EAST ELEVATION
1/8" = 1'-0"



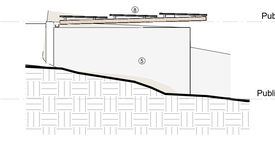
2 SOUTH-WEST ELEVATION
1/8" = 1'-0"



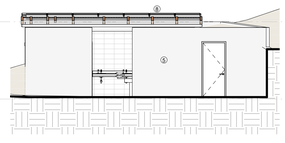
3 PUBLIC RESTROOMS - EAST ELEV.
1/8" = 1'-0"



4 PUBLIC RESTROOMS - NORTH ELEV.
1/8" = 1'-0"



5 PUBLIC RESTROOMS - WEST ELEV.
1/8" = 1'-0"



6 PUBLIC RESTROOMS - SOUTH ELEV.
1/8" = 1'-0"

0" 5'-0" 10'-0" 20'-0" 40'-0"
Scale 1" = 10' - 0"

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LICENSED ARCHITECT
ROBERT CHILTON
C-19521
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2026	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

PROPOSED ELEVATIONS

1/8" = 1' - 0"

A3.00

5/28/2026 4:35:13 PM

AVERAGE NATURAL GRADE (ANG) CALCULATION

LOWEST GRADE: 109.3'

HIGHEST GRADE: 123.3'

ANG: 116.3'

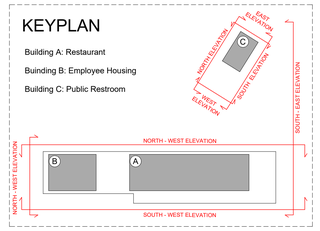
MATERIAL LEGEND			
1	Structural Timber	5	Concrete
2	Structural Steel	6	Permeable Pavers
3	Aluminium	7	Timber
4	Glass	8	Photovoltaic Panels

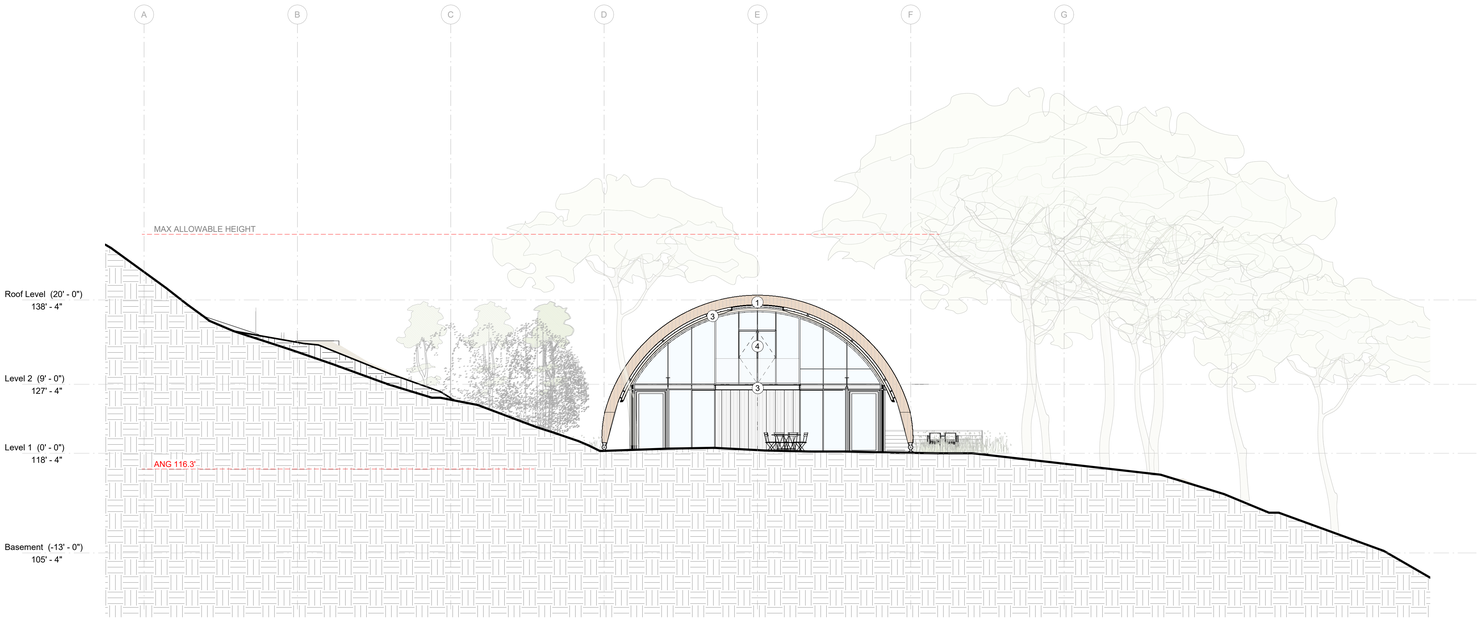
KEYPLAN

Building A: Restaurant

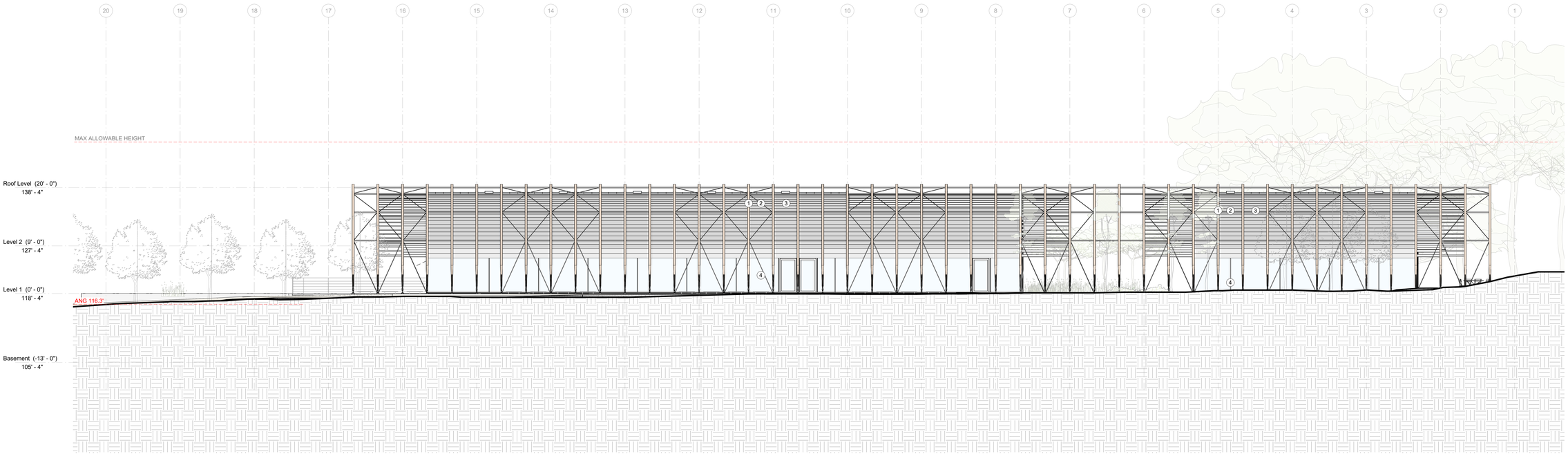
Buinding B: Employee Housing

Building C: Public Restroom





1 NORTH WEST ELEVATION
1/8" = 1'-0"



2 NORTH- WEST ELEVATION
1/8" = 1'-0"

0" 4'-0" 8'-0" 16'-0" 32'-0"
Scale 1" = 8' - 0"

5/28/2026 4:35:45 PM

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LICENSED ARCHITECT
ROBERT CAVAGNERO
C-19521
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/02/2025	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

PROPOSED ELEVATIONS

1/8" = 1' - 0"

A3.01

AVERAGE NATURAL GRADE (ANG) CALCULATION

LOWEST GRADE: 109.3'

HIGHEST GRADE: 123.3'

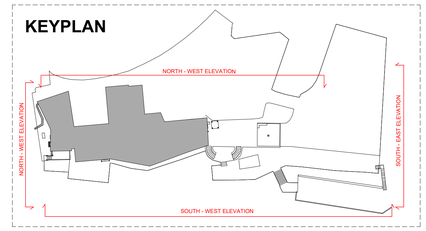
ANG: 116.3'

PROPOSED L01 HAS BEEN ADDED AS A REFERENCE

LEGEND

- LANDSCAPE TO BE REMOVED
- STRUCTURE TO BE DEMOLISHED
- SITE ELEMENTS TO BE REMOVED

KEYPLAN

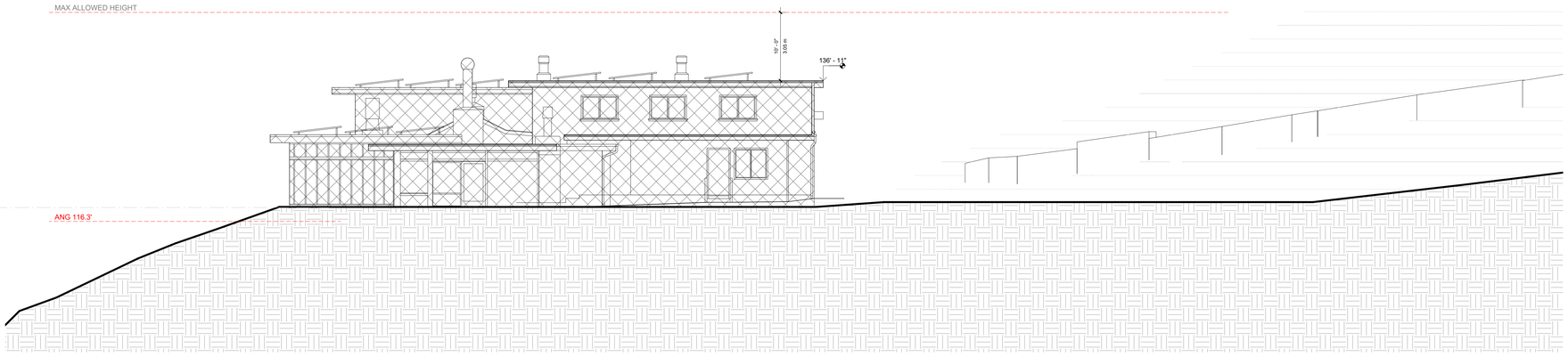




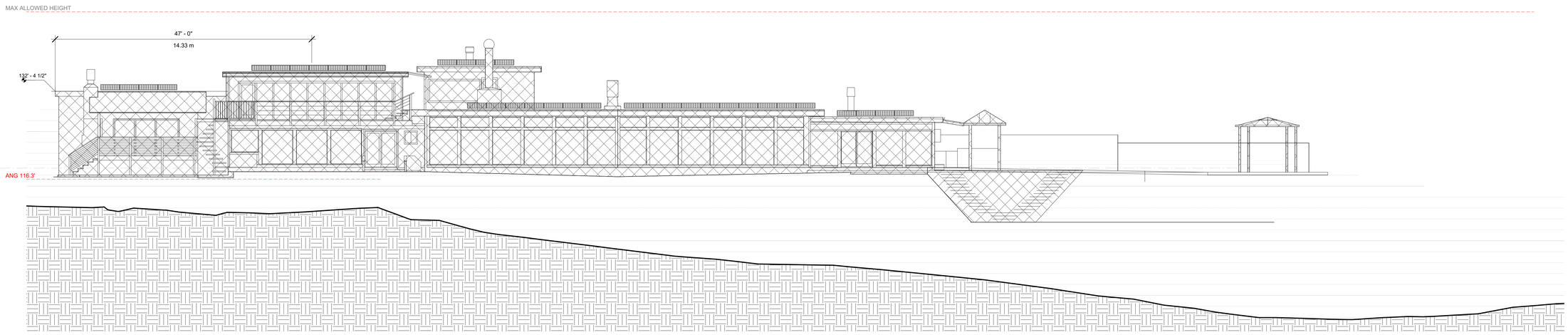
SOUTH - WEST DRONE PHOTO



SOUTH - EAST PHOTO



1 OVERLAY - SOUTH EAST ELEVATION
1/8" = 1'-0"



2 EXISTING - SOUTH - WEST ELEVATION
1/8" = 1'-0"

0" 4'-0" 8'-0" 16'-0" 32'-0"
Scale 1" = 8' - 0"

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email: rpbw@rpbw.com

LICENSED ARCHITECT
ROBERT CAVAGNERO
C-19521
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2026	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

EXISTING ELEVATIONS

1/8" = 1' - 0"

A3.02

5/28/2026 4:35:48 PM

AVERAGE NATURAL GRADE (ANG) CALCULATION

LOWEST GRADE: 109.3'

HIGHEST GRADE: 123.3'

ANG: 116.3'

PROPOSED L01 HAS BEEN ADDED AS A REFERENCE

LEGEND

LANDSCAPE TO BE REMOVED

STRUCTURE TO BE DEMOLISHED

SITE ELEMENTS TO BE REMOVED

KEYPLAN

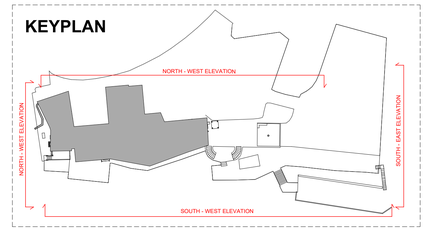
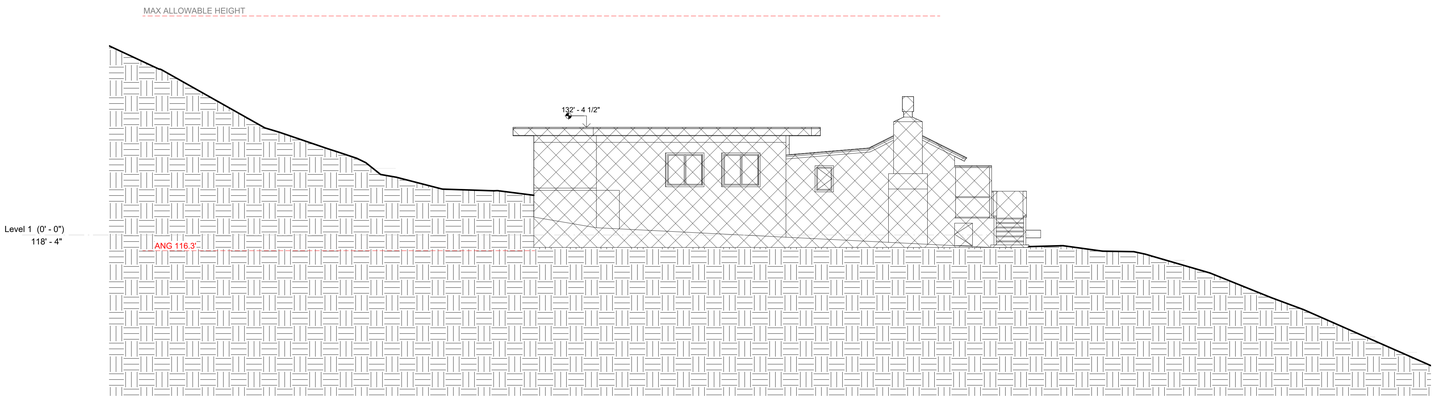




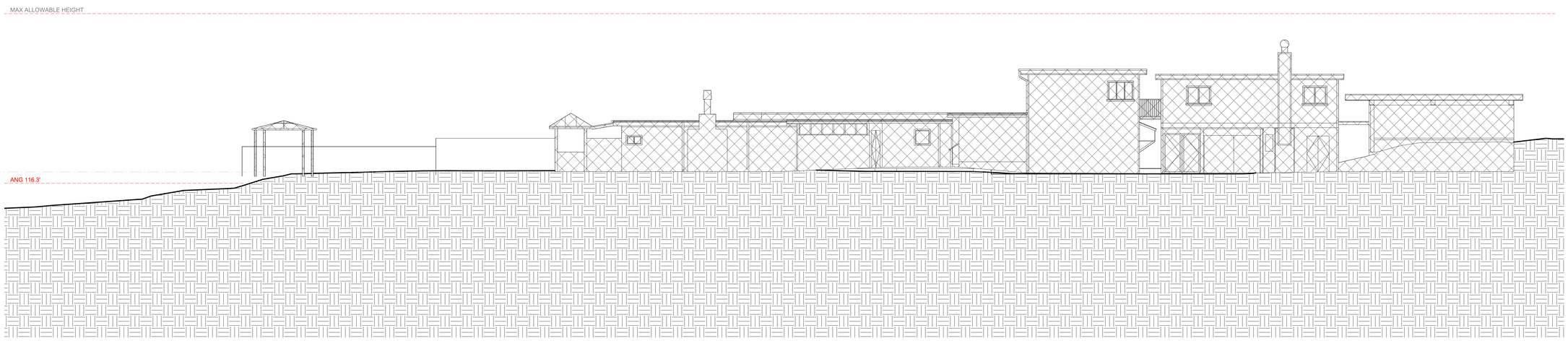
PHOTO FROM THE INSIDE OVERLOOKING ON THE TERRACE



PHOTO OF THE PARKING LOT



1 EXISTING - NORTH - WEST ELEVATION
1/8" = 1'-0"



2 EXISTING - NORTH- EAST ELEVATION
1/8" = 1'-0"

0" 4'-0" 8'-0" 16'-0" 32'-0"
Scale 1" = 8' - 0"

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LICENSED ARCHITECT
ROBERT CHILCOTT
C-19521
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2026	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

EXISTING ELEVATIONS

1/8" = 1' - 0"

A3.03

5/28/2026 4:35:51 PM

GENERAL NOTE

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AVERAGE NATURAL GRADE (ANG) CALCULATION

LOWEST GRADE: 109.3'

HIGHEST GRADE: 123.3'

ANG: 116.3'

LEGEND

PROPOSED (PROJECT)

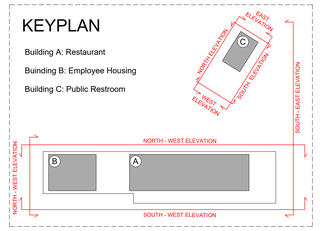
EXISTING (DEMOLISHED)

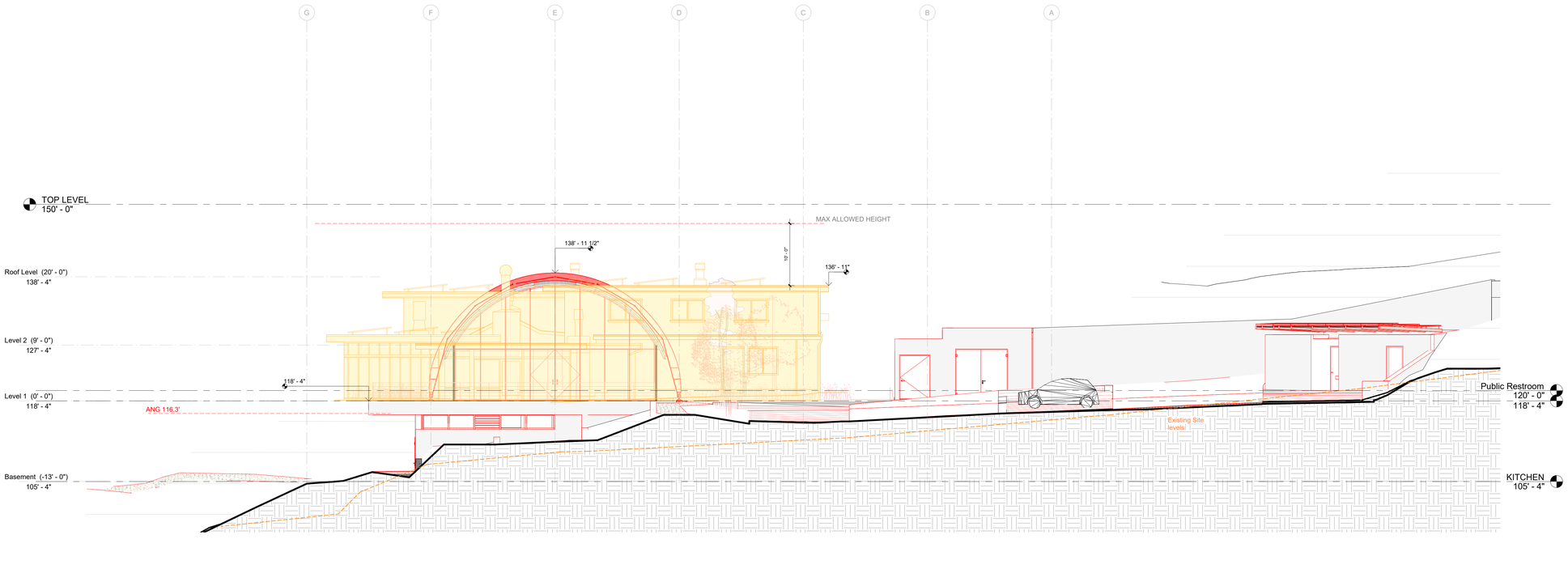
KEYPLAN

Building A: Restaurant

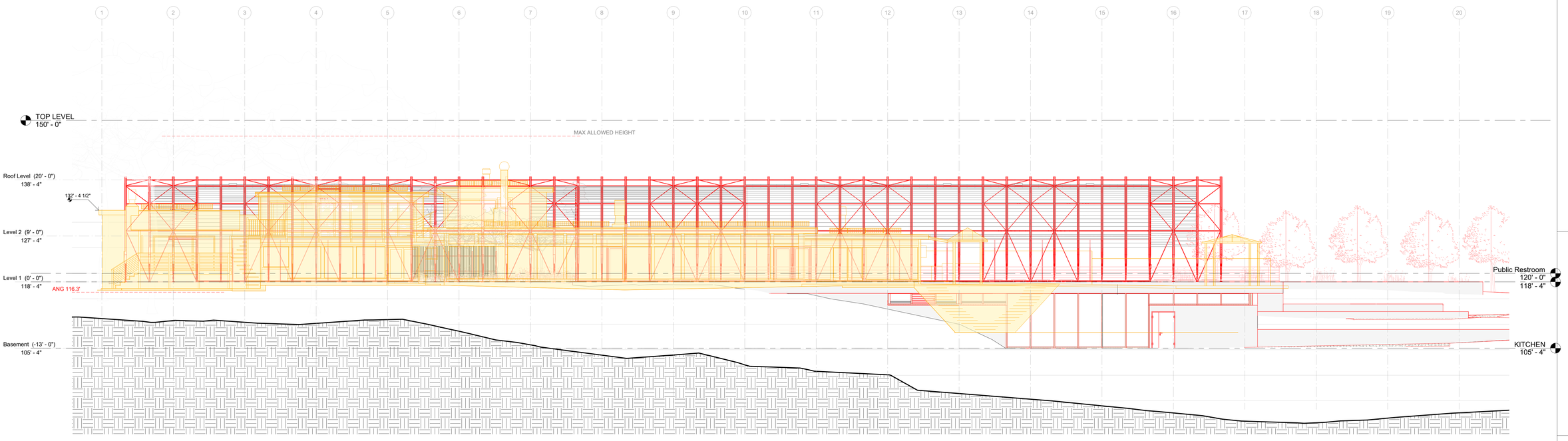
Buinding B: Employee Housing

Building C: Public Restroom





1 OVERLAY - SOUTH EAST ELEVATION
1/8" = 1'-0"



2 OVERLAY - SOUTH - WEST ELEVATION
1/8" = 1'-0"

0" 4'-0" 8'-0" 16'-0" 32'-0"
Scale 1" = 8' - 0"

5/28/2026 2:51:17 PM

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75004 Paris - FRANCE
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email: rpbw@rpbw.com

LICENSED ARCHITECT
ROBERT CARLSON
C-19521
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2026	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT

36700 Highway 1, Monterey, CA 93940

OVERLAY - ELEVATIONS 1 of 2

1/8" = 1' - 0"

A3.04

AVERAGE NATURAL GRADE (ANG) CALCULATION

LOWEST GRADE: 109.3'

HIGHEST GRADE: 123.3'

ANG: 116.3'

LEGEND

PROPOSED (PROJECT)

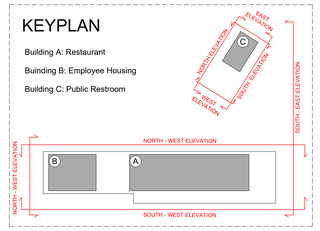
EXISTING (DEMOLISHED)

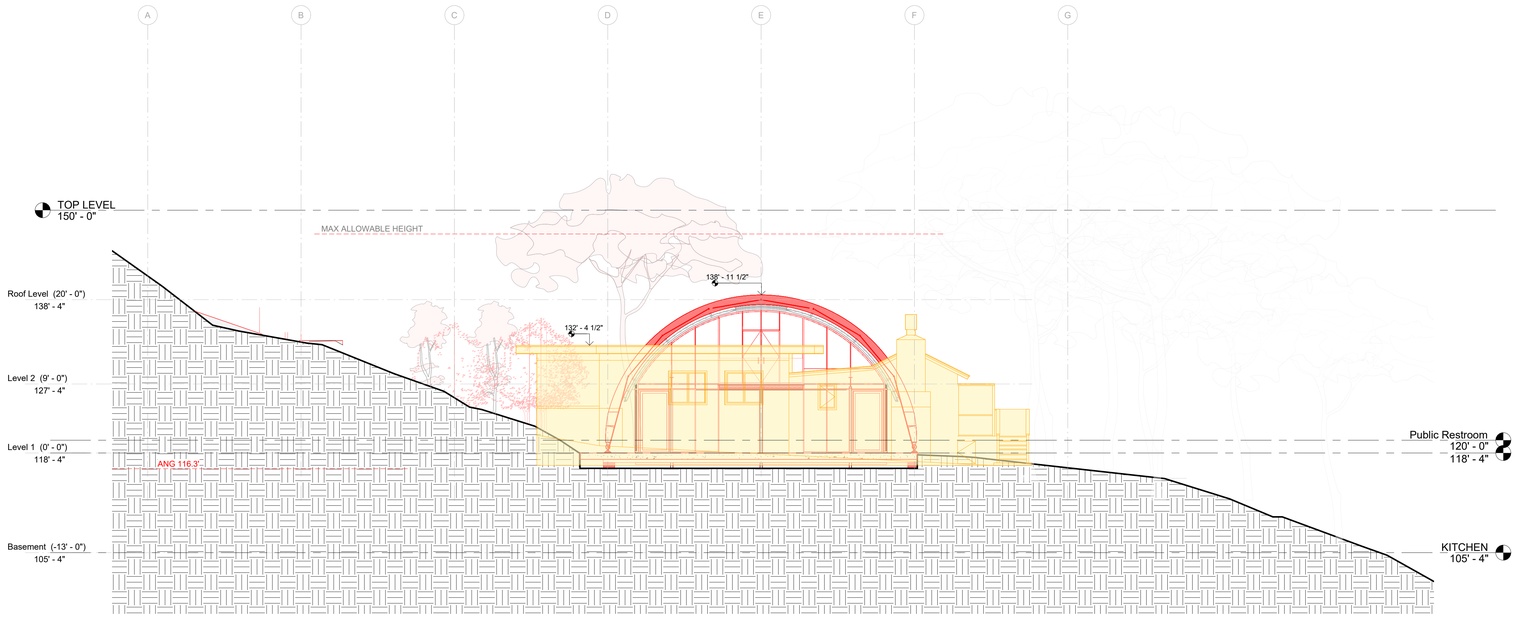
KEYPLAN

Building A: Restaurant

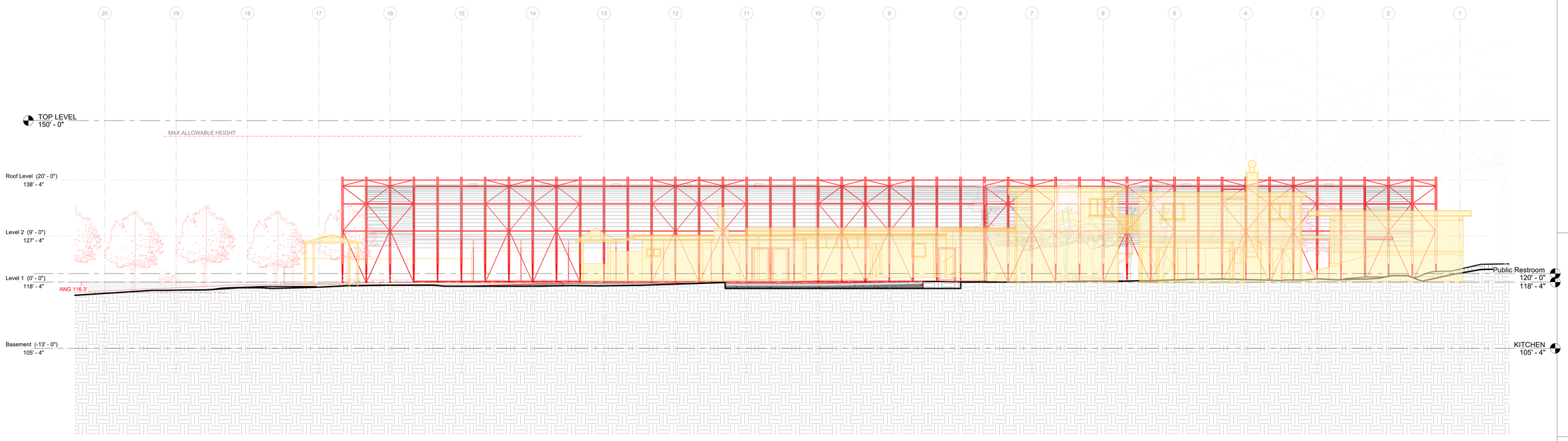
Buinding B: Employee Housing

Building C: Public Restroom





1 OVERLAY - NORTH - WEST ELEVATION
1/8" = 1'-0"



2 OVERLAY - NORTH- EAST ELEVATION
1/8" = 1'-0"

0" 4'-0" 8'-0" 16'-0" 32'-0"
Scale 1" = 8' - 0"

5/28/2026 2:52:44 PM

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email: rpbw@rpbw.com

LICENSED ARCHITECT
ROBERT CHILES
C-19521
7/31/2027
RENEWAL
DATE
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2026	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

OVERLAY - ELEVATIONS 2 of 2

1/8" = 1' - 0"

A3.05



A4.00

EXISTING FRONTAL VIEW

ROCKY POINT RESTAURANT

36700 Highway 1, Monterey, CA 93940

CONSULTANT

REV	DATE	DESCRIPTION
1	05/02/2025	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

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ARCHITECTS
BAY AREA 1390 Market Street, Suite 1200 San Francisco, CA 94102 T 415.362.2255
LOS ANGELES 1055 Wilshire Blvd., Suite 1500 Los Angeles, CA 90017 T 213.236.0400



A4.01

PROPOSED FRONTAL VIEW

ROCKY POINT RESTAURANT

36700 Highway 1, Monterey, CA 93940

CONSULTANT

REV	DATE	DESCRIPTION
1	05/02/2025	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

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34, Rue des Poissonniers
75018 Paris, France
Tel. +33 1 44 85 40 00
www.rpbw.com

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MARK CAVAGNERO ASSOCIATES
2200 Sutter Street, San Francisco, CA 94115
415 346 1400
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PARIS
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CONSULTANT

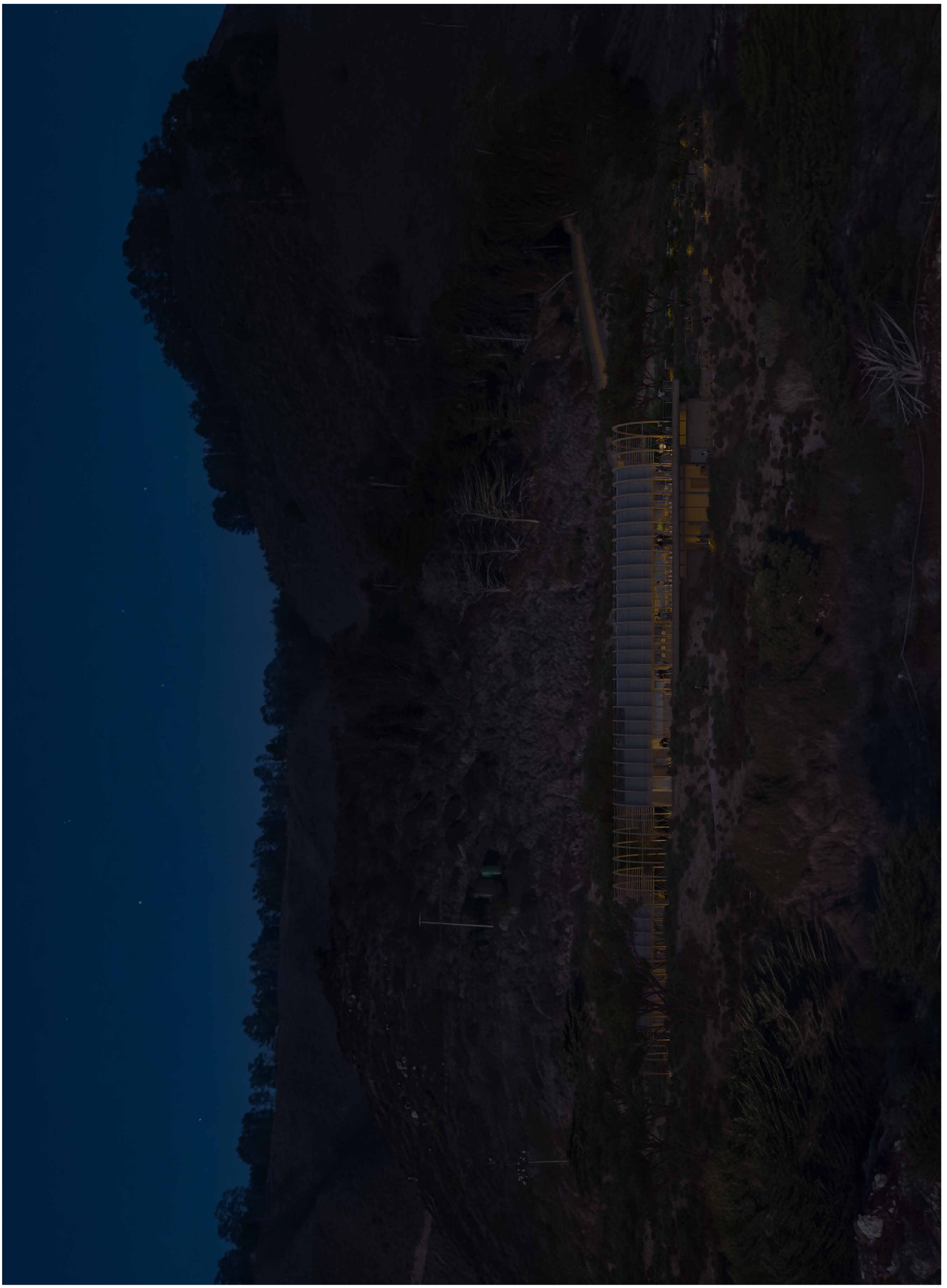
REV	DATE	DESCRIPTION
1	06/12/2026	RE-SUBMITTAL

ROCKY POINT RESTAURANT

36700 Highway 1, Monterey, CA 93940

PROPOSED FRONTAL NIGHT VIEW

A4.01B





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75004 Paris - FRANCE
Tel : +33 1 44 61 49 00
email: rpbw@rpbw.com

LICENSED ARCHITECT
ROBERT CAMPBELL
C-19521
7/31/2027
RENEWAL
DATE
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2026	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

EXISTING AERIAL VIEW

A4.02

5/28/2026 4:36:00 PM



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Tel : +33 1 44 61 4900
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LICENSED ARCHITECT
ROBERT CAVAGNERO
C-19521
7/31/2027
RENEWAL
DATE
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2026	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

PROPOSED AERIAL VIEW

A4.03

6/9/2026 12:24:18 PM

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   - A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
     - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL–OSHA)
     - CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
     - MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
     - MONTEREY BAY AIR POLLUTION CONTROL DISTRICT (MBUAPCD) RUL 402 – NUISANCES
   - B. THE 2025 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE COUNTY OF MONTEREY.
   - C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   - D. THE PROJECT PLANS AND SPECIFICATIONS
   - E. THE 2025 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications
   - F. THE 2025 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
4. PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.

   FEMA FIRM PANEL: 06053C0493H
5. INTENTION OF GRADING: CONSTRUCTION OF NEW RESTAURANT BUILDING, EMPLOYEE HOUSING, AN PUBLIC RESTROOMS AND ASSOCIATED SITE IMPROVEMENTS.
6. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
7. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
8. MONTEREY COUNTY NOTE: IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA – PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON–SITE. 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 RECOVERY. RMA – PLANNING, THE ARCHAEOLOGIST, AND THE LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA ESTIMATES

CUT = 7,100 CY

FILL = 1,800 CY

EXPORT = 5,300 CY

ESTIMATED AREA OF SOIL DISTURBANCE = 1.6 ACRES

1. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS.
2. THE FOLLOWING ASSUMPTIONS ARE INCLUDED IN THE ABOVE ESTIMATE:
   - 2.1. CLEARING AND STRIPPING (3")
   - 2.2. PAVEMENT/PAVER SECTION (12" SECTION)
   - 2.3. BUILDING STRUCTURAL SECTION (12")
   - 2.4. 15% SHRINKAGE
   - 2.5. STORMWATER CHAMBER (8' TOTAL DEPTH)
3. THE FOLLOWING ASSUMPTIONS ARE NOT INCLUDED IN THE ABOVE ESTIMATE:

   REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
   - 3.1. OVER–EXCAVATION AND RECOMPACTION
   - 3.2. UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
4. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
5. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY SHOWN WAS PREPARED BY WHITSON ENGINEERS BASED ON A FIELD SURVEY CONDUCTED IN SEPTEMBER 2017 AND OCTOBER 2021.
   BENCHMARK: SET MAG NAIL AND WASHER IN A.C PAVEMENT AS SHOWN ON SURVEY. ELEVATION: 122.0 (ASSUMED; APPROXIMATE NAVD 1988)

   ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
2. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
3. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
4. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILATION OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.
5. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON, SEE SHEET V001.
6. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS (THAT CONTROL SUBDIVISIONS, TRACTS, STREETS, OR HIGHWAYS, OR PROVIDE SURVEY CONTROL), WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYOR, PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PER BUSINESS AND PROFESSIONS CODE SECTION 8771.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:

   GEOTECHNICAL INVESTIGATION AND GEOLOGIC AND COASTAL BLUFF RECESSION ASSESSMENT REPORT FOR PROPOSED DEMOLITION OF EXISTING RESTAURANT STRUCTURE AND CONSTRUCTION OF A NEW RESTAURANT STRUCTURE AND SITE IMPROVEMENTS FOR APN 243–262–004,
   BY HARO, KASUNICH AND ASSOCIATES, INC. DATED MAY 2025, PROJECT NO. M12462 AND UPDATED REPORT DATED MAY 4, 2026.
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW–STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL EXCEPTION: CLSM NEED NOT BE COMPACTED
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D–1557. IN–PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D–1556 AND D–6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC–LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 2 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
14. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
17. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
18. WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 5% INTO THE SLOPE. AS THE FILL ADVANCES UP–SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
19. A 24" THICK COMPACTED EARTHEN MALL SHALL BE BUILT AT ALL AT GRADE CONCRETE FLATWORK SLABS.
20. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
21. ALL RE–COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22. ON–SITE NON–ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
    - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
21. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
    - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 4 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2 INCHES
    - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15, AND NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE #200 SEIVE
    - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW EXCAVATIONS TO STAND WITHOUT CAVING
    - THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.
22. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
23. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
24. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
25. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

IMPERVIOUS COVERAGE (PROPOSED)

COVERAGE DESCRIPTION	SQUARE FEET (SF)	ACRES (AC)	%
IMPERVIOUS AREA (STRUCTURES ONLY)	9,929 SF	0.23 AC	7.4%
IMPERVIOUS AREA (ALL SURFACES)	27,000 SF	0.62 AC	20.1%
PERVIOUS AREA	107,004 SF	2.46 AC	79.9%
PROPERTY AREA	**134,004 SF**	**3.08 AC**	**100.0%**

SLOPE SUMMARY

PROJECT DEVELOPMENT AREAS IN SLOPES IN EXCESS OF 30%
9,500 SF, SEE V003 FOR EXISTING SLOPE MAP

LEGEND

- 100 — GROUND CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- HOMELAND BOUNDARY
- EASEMENT LINE
- CENTER LINE
- 100 — CONTROL POINT
- BM — BENCHMARK
- F3P LS0000 — FOUND 3/4" IRON PIPE, TAGGED AS NOTED
- CUM BM#301 — FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
- BH–1 — BORE HOLE / BORING LOCATION
- + 928.30 — SPOT GRADE
- 12" OAK — TREE
- STUMP OR SNAG (DEAD)
- TREE DRIP LINE
- DRAINAGE PATH
- CREEK/RIVER FLOW
- 100.00 — WATER SURFACE ELEVATION
- FLOW LINE
- SIGN
- OH — OVERHEAD UTILITY LINE(S)
- E — UNDERGROUND ELECTRIC LINE
- UP — UTILITY POLE SHOWING ARMS AND GUY WIRE
- LT — LIGHT, ELECTROLIER
- TS — TRAFFIC SIGNAL
- G — GAS LINE
- GV ICV — GAS VALVE, IRRIGATION CONTROL VALVE
- SD — STORM DRAIN LINE
- SDMH RIM: 00.00 INV: 00.00 — STORM DRAIN MANHOLE
- STORM DRAIN INLET
- DS — DOWNSPOUT
- SS — SANITARY SEWER LINE (GRAVITY)
- SSFM — SANITARY SEWER FORCE MAIN
- SSMH RIM: 00.00 INV: 00.00 — SANITARY SEWER MANHOLE
- SSCO — CLEANOUT
- T — UNDERGROUND TELEPHONE LINE
- W — WATER LINE
- W — WELL
- WV — WATER VALVE
- PIV — POST INDICATOR VALVE
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- HB — HOSE BIB
- BFP — BACKFLOW PREVENTION DEVICE
- UTILITY VAULT

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
C&G	CURB AND GUTTER
CATV	CABLE TV
℄	CENTERLINE
CL	CENTERLINE; CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGE OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
O.W.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PTDF	PRESSURE TREATED DOUG–FIR
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
RW	RECYCLED WATER
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR / TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

SITE ADDRESS & APN

3670 HIGHWAY 1
BIG SUR, CA 93940

APN: 243–262–004–000

OWNER'S REPRESENTAVE

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS ST. 3 SW OF 5TH
CARMEL–BY–THE–SEA, CA 93921

TEL. 831 250 7669

ENVIRONMENTAL CONSULTANT

EMC PLANNING GROUP
601 ABREGO STREET
MONTEREY CA 93940

TEL. 831 649–1799 X 214

CIVIL ENGINEER/SURVEYOR

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

TEL. (831) 649–5225

GEOTECHNICAL ENGINEER

HARO, KASUNICH AND ASSOCIATES
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076
TEL: 831 707–1108

MECHANICAL ENGINEER

INTROBA
925 FORT STOCKTON DR#201
SAN DIEGO, CA 92103

TEL: 619 832–0264

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EXECUTIVE ARCHITECT

MARK CAVAGNERO ASSOCIATES
1045 SANSOME STREET, SUITE 200
SAN FRANCISCO, CA 94111

TEL: 415 398–6944

LANDSCAPE ARCHITECT

RANA CREEK
26382 CARMEL RANCO LN 2ND FLOOR
CARMEL–BY–THE–SEA, CA 93923

TEL: 831 659–3820

STRUCTURAL ENGINEER

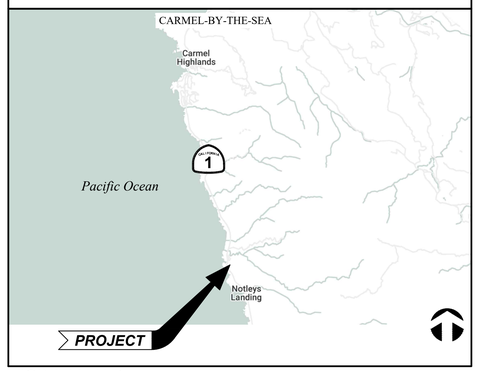
MAR STRUCTURAL DESIGN
2332 FIFTH SUITE D
BERKELEY, CA 94710

TEL. 510 991–1101

SANITARY SEWER/ADVANCED TREATMENT DESIGN:

SHERWOOD DESIGN ENGINEERS
2548 MISSION STREET
SAN FRANCISCO, CA 94110

TEL: 415 548–2024



VICINITY MAP

CIVIL SHEET INDEX

C001	CIVIL COVER SHEET
C002	CIVIL SITE DETAILS
C003	CIVIL SITE DETAILS
C100	CIVIL OVERALL SITE PLAN
C101	CIVIL GRADING AND DRAINAGE PLAN
C102	FIRE ACCESS PLAN
C103	CIVIL GRADING DETAILS
C200	CIVIL SITE UTILITY PLAN
C201	CIVIL SITE UTILITY PLAN
C202	CIVIL SITE GRADING SECTION
C203	CIVIL SITE GRADING SECTION
C300	EROSION CONTROL NOTES AND DETAILS
C301	EROSION CONTROL PLAN
C302	CONSTRUCTION MANAGEMENT PLAN
V001	TOPOGRAPHIC SURVEY
V002	TOPOGRAPHIC SURVEY
V003	SLOPE MAP

GENERAL NOTE:

THE PUBLIC AMENITIES PLAN AND THE RESTORATION PLAN, WHICH ARE REQUIRED BY CONSENT CEASE AND DESIST ORDER CCC–24–CD–02, HAVE BEEN APPROVED BY THE CALIFORNIA COASTAL COMMISSION AND ARE NOT SUBJECT TO REVIEW OR CDP APPROVAL BY MONTEREY COUNTY. THE FOLLOWING SITE IMPROVEMENTS, WHICH ARE INCLUDED IN THE PLAN SET FOR REFERENCE, ARE NOT PART OF THE ROCKY POINT RESTAURANT REDEVELOPMENT CDP PERMIT APPLICATION BEING CONSIDERED BY MONTEREY COUNTY: THE PUBLIC RESTROOMS (BUILDING C), THE 24 PUBLIC PARKING SPACES, THE TRAIL IMPROVEMENTS, THE PUBLIC VIEWING AREA, THE INTERPRETIVE SIGNS, THE PUBLIC ACCESS WAYFINDING SIGNS, THE RESTAURANT ENTRANCE SIGN, TREE REMOVAL, AND THE RESTORATION WORK.

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	

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Tel. : +33 1 44 61 4900
email: rpbw@rpbw.com

Whitson ENGINEERS

CONSULTANT

REGISTERED ARCHITECT ROBERT MILLER C-19521 7/31/2026 RENEWAL DATE STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	06/02/2025	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

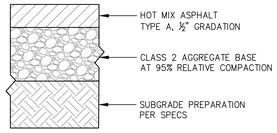
ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

CIVIL COVER SHEET

SCALE: AS SHOWN

C001

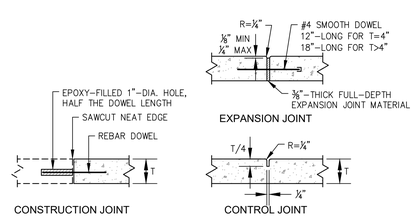
T:\Monterey Projects\1444 - Esperanza Corner - Rocky Point Restaurant\CAD\PLANSET\1444-CS.dwg Jun 15, 2026 - 12:17pm Edyn Ford



HMA PAVING SCHEDULE			
LOCATION	T.I.	HMA	CLASS 2 AB
PARKING STALLS & MISC. AREAS	4.5	2.5"	5"
DRIVE AISLES	6.5	3.5"	7"

NOTE: VALUES BASED ON SUBGRADE R=XX

1 HMA PAVEMENT
SCALE: NONE

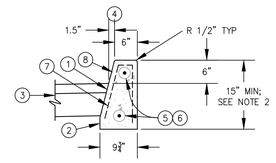


NOTES:
1. CONCRETE FOR CURBS, GUTTERS, SIDEWALKS, WALKWAYS, CURB RAMPS, DRIVEWAYS, AND LIGHT-DUTY CONCRETE VEHICULAR PAVING SHALL CONFORM TO SECTION 73, "CONCRETE CURBS AND SIDEWALKS," OF THE STANDARD SPECIFICATIONS. CONCRETE SHALL CONTAIN AT LEAST 463 POUNDS OF CEMENTITIOUS MATERIAL PER CUBIC YARD. THE CEMENTITIOUS MATERIAL CONTENT SHALL BE AT LEAST 505 POUNDS PER CUBIC YARD IF A MAXIMUM OF 3/8-INCH AGGREGATE IS USED.
2. CONCRETE FOR HEAVY-DUTY PAVING SHALL CONFORM TO SECTION 40, "CONCRETE PAVEMENT" OF THE STANDARD SPECIFICATIONS. ATTACHED CURBING SHALL BE CAST INTEGRALLY, WITHOUT A CONSTRUCTION JOINT BETWEEN THE CURB AND VEHICULAR PAVEMENT. CONCRETE MIX SHALL ACHIEVE A MODULUS OF RUPTURE OF AT LEAST 570 PSI AT 28 DAYS OF AGE AND AT LEAST 650 PSI AT 42 DAYS OF AGE. ALTERNATIVELY, CONCRETE MIX MAY BE DESIGNED FOR A 28-DAY COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI.
3. REINFORCEMENT SHALL CONFORM TO SECTION 52, "REINFORCEMENT", OF THE STANDARD SPECIFICATIONS.
4. EXTERIOR FLATWORK REINFORCEMENT SHALL BE SUPPORTED BY CRSI CLASS 1 BAR SUPPORTS (DOBIES) AT MAXIMUM 4' SPACING, EACH DIRECTION. REINFORCING MATS SHALL NOT BE "FLOATED".
5. REINFORCEMENT AND DOWELS SHALL BE PROVIDED IN ACCORDANCE WITH THE TABLE BELOW UNLESS OTHERWISE SHOWN. DOWELS SHALL BE PROVIDED AT ALL CONSTRUCTION JOINTS (COLD JOINTS) AND EXPANSION JOINTS. DOWEL SPACING AND LOCATIONS SHALL MATCH REINFORCEMENT.

	REINFORCEMENT	DOWELS	REINF. LOCATION
4"-THICK PAVEMENT	#4 @ 24" E.W.	#4x12" @ 24" O.C.	1½" CLEAR FROM BOTTOM
6"-THICK PAVEMENT	#4 @ 18" E.W.	#4x18" @ 24" O.C.	2" CLEAR FROM BOTTOM
8"-THICK PAVEMENT	#4 @ 18" E.W.	#4x18" @ 18" O.C.	3" CLEAR FROM BOTTOM
9"-THICK PAVEMENT	#5 @ 18" E.W.	#5x18" @ 18" O.C.	3" CLEAR FROM BOTTOM
VERTICAL CURB	2-#4 LONG.	#4x18", 2 TOTAL	SEE DETAILS
CURB AND GUTTER	3-#4 LONG.	#4x18", 3 TOTAL	SEE DETAILS
SIDEWALK TO CURB	–	#4x12" AT 24" O.C.	SEE DETAILS

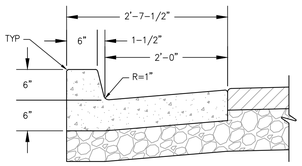
6. PREFORMED EXPANSION JOINT FILLER SHALL COMPLY WITH ASTM D1751. USE ⅜"-THICK EXPANSION JOINT FILLER UNLESS OTHERWISE NOTED.
7. PROVIDE EXPANSION JOINTS AT RE-ENTRANT CORNERS AND EVERY 60' MAX. USING ⅜" PREFORMED EXPANSION JOINT FILLER. EXPANSION JOINT MATERIAL SHALL BE FULL-DEPTH. SLIP DOWEL EXPANSION JOINTS WITH #4 SMOOTH DOWELS AT MID-SLAB. SPACING TO MATCH PROPOSED PAVEMENT REINFORCEMENT. EXPANSION JOINT DOWEL BARS SHALL BE FREE FROM BURRS OR OTHER DEFORMATIONS DETRIMENTAL TO FREE MOVEMENT OF THE BARS IN THE CONCRETE. EXPANSION JOINT DOWEL BARS SHALL BE LUBRICATED WITH A BOND BREAKER OVER THE ENTIRE BAR, AND SHALL HAVE AN EXPANSION CAP PLACED OVER ONE END.
8. PROVIDE WEAKENED PLANE JOINTS AT MAXIMUM 10-FOOT INTERVALS IN EACH DIRECTION. EACH PANEL SHOULD BE APPROXIMATELY SQUARE (THE LONG SIDE SHOULD BE NO MORE THAN 20% LONGER THAN THE SHORT SIDE).
9. JOINTS SHOULD CORRESPOND TO ADJOINING JOINT LOCATIONS WHERE PRESENT.
10. CURB RAMP DETECTABLE WARNING SURFACE SHALL BE A PREFABRICATED COMPOSITE PANEL CAST INTO WET CONCRETE. COLOR: YELLOW. THE MANUFACTURER MUST PROVIDE A WRITTEN 5-YEAR WARRANTY, GUARANTEEING REPLACEMENT WHEN THERE IS DEFECT IN THE DOME SHAPE, COLOR FASTNESS, SOUND-ON-CANE ACOUSTIC QUALITY, RESILIENCE, OR ATTACHMENT. THE WARRANTY PERIOD WILL BEGIN UPON ACCEPTANCE OF THE CONTRACT. INSTALLATION OF CURB RAMP DETECTABLE WARNING SURFACE MUST COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.

2 CONC. PAVING, REINFORCING AND JOINTING
SCALE: NONE



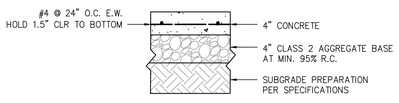
KEYNOTES:
1. APPLY TACK COAT TO FACE OF CURB PRIOR TO PAVING
2. EXTEND CURB MIN 2" BELOW BOTTOM OF AGGREGATE BASE COURSE
3. NEW AC PAVEMENT
4. CURB LINE PER PLANS
5. SLIP DOWEL EXPANSION JOINTS WITH TWO 12"-LONG #4 SMOOTH DOWELS. PROVIDE EXPANSION JOINTS AT CURB RETURNS, POINTS OF CURVATURE, AND EVERY 60' MAX.
6. DOWEL CONSTRUCTION JOINTS WITH TWO 12"-LONG #4 DEFORMED BAR DOWELS.
7. PROVIDE 1-1/2"-DEEP WEAKENED PLANE JOINTS AT MAXIMUM 12-FOOT INTERVALS. JOINTS SHOULD CORRESPOND TO SIDEWALK JOINT LOCATIONS WHERE ADJOINING.
8. TOP AND FRONT OF ALL CURBS SHALL BE FINE BROOM FINISHED. WHERE CURB ABUTS PLANTER, BACK OF CURB SHALL ALSO BE FINISHED TO 6" BELOW FINISH PLANTER GRADE.

3 CONCRETE VERTICAL CURB
SCALE: NONE

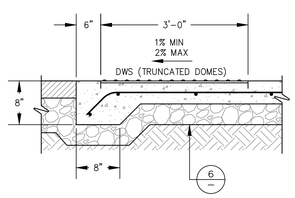


4 CONCRETE CURB AND GUTTER
SCALE: NONE

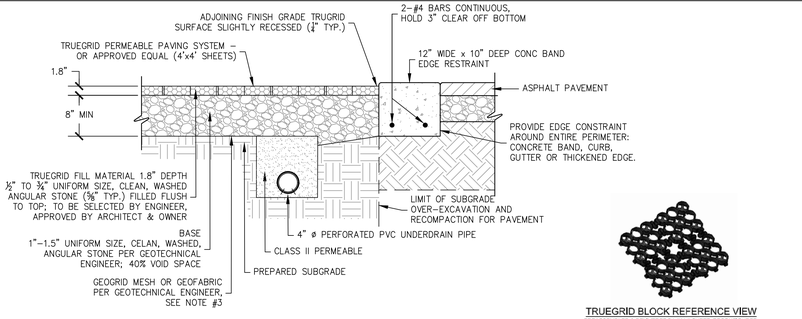
5 RETAINING CURB, 6" TO 18" TALL
SCALE: NONE



6 CONCRETE PEDESTRIAN PAVING
SCALE: NONE



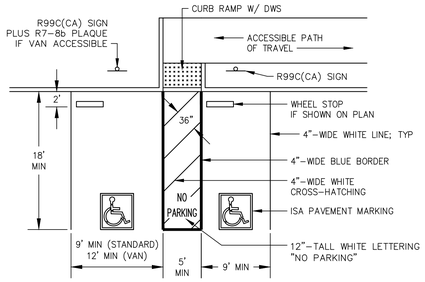
7 FLUSH SIDEWALK W/ TRUNCATED DOMES
SCALE: NONE

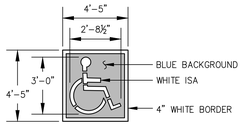


TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET, RECONFIGURED AS NEEDED AND EXTRA TOOLING OR ACCESSORIES REQUIRED

NOTES:
1. TRUGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHENED WITH FILL MATERIAL.
2. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20/HS-20 LOADING AND GREATER.
3. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUB-GRADE AND SUB-BASE FOR CERTAIN SOILS AND SITE REQUIREMENTS PER GEOTECHNICAL ENGINEER.
4. FINAL SECTION TO BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER

8 GRAVEL PAVING SYSTEM (AT PARKING)
NOT TO SCALE

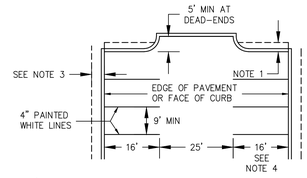




ISA PAVEMENT MARKING

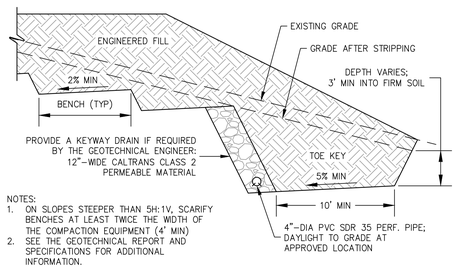
NOTES:
1. THE SLOPE WITHIN ACCESSIBLE ACCESSIBLE PARKING STALLS AND ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. PROVIDE R100B(CA) SIGN AT SITE ENTRANCE. LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER AND BUILDING INSPECTOR.
3. THE ACCESS AISLE FOR VAN ACCESSIBLE PARKING SHALL BE LOCATED ON THE PASSENGER SIDE OF THE VEHICLE SPACE.

9 ACCESSIBLE PARKING
SCALE: NONE



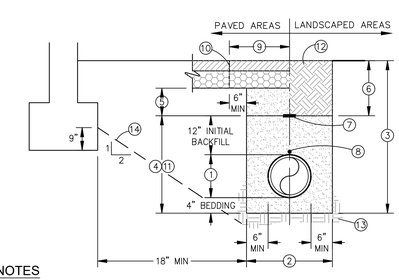
NOTES:
1. PROVIDE MIN 2' CLEARANCE TO WALLS AND OTHER OBSTRUCTIONS AT END STALLS.
2. FOR STALLS ON A CURVED ALIGNMENT, LAY OUT THE STALLS RADIALLY.
3. PROVIDE 2' CLEAR ZONE FOR VEHICLE OVERHANG, LOW PLANTING ZONE.
4. STALL LENGTH SHALL BE 18' MINIMUM AT ACCESSIBLE STALLS
5. "PATRON PARKING SPACES" AND "PUBLIC PARKING SPACES" UNDER THE CONSENT ORDER TO BE STRIPPED/PAVED COLOR AND SIGNS SHALL BE INSTALLED INDICATING THEY ARE RESERVED FOR PUBLIC AND NOT BE USED FOR RESTAURANT PATRONS. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR DETAILS.

10 PARKING LOT STRIPING
SCALE: NONE



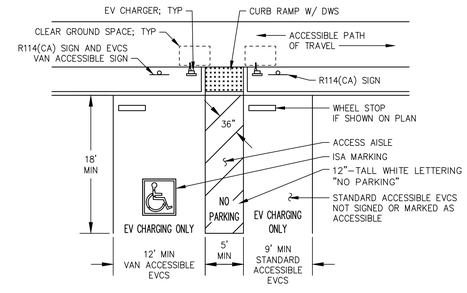
NOTES:
1. ON SLOPES STEEPER THAN 5H:1V, SCARIFY BENCHES AT LEAST TWICE THE WIDTH OF THE COMPACTION EQUIPMENT (4' MIN)
2. SEE THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

11 KEYING AND BENCHING
SCALE: NONE



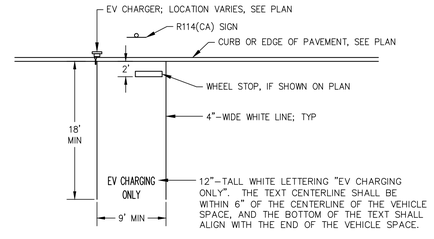
KEYNOTES
1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM D2487-17, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC AND AB SHALL BE EQUIVALENT TO THE EXISTING AC AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
10. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
11. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
12. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
13. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
14. UTILITY TRENCHES THAT ARE PARALLEL WITH FOOTINGS SHALL NOT BE BELOW A PLANE HAVING A DOWNWARD SLOPE OF 2:1 (H:V) FROM A LINE 9" ABOVE THE BOTTOM OUTSIDE EDGE OF THE FOOTING, AND NOT CLOSER THAN 18" FROM THE FACE OF THE FOOTING.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

12 PRIVATE UTILITY TRENCHING
SCALE: NONE



NOTES:
1. THE SLOPE WITHIN ACCESSIBLE EVCS AND ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. A 30"x48" CLEAR FLOOR OR GROUND SPACE COMPLYING WITH CBC 11B-305 IS REQUIRED AT EV CHARGER CONTROLS. CHANGES IN LEVEL, SLOPES EXCEEDING 1:48 AND DETECTABLE WARNING SURFACE ARE NOT PERMITTED IN THE CLEAR FLOOR OR GROUND SPACE. EV CHARGERS' OPERABLE PARTS SHALL COMPLY WITH CBC 11B-308 "REACH RANGES" AND 11B-309.4 "OPERABLE PARTS".
3. WITH THE EXCEPTION OF THE ISA MARKING, ACCESSIBLE EVCS AND ACCESS AISLE MARKINGS SHALL BE WHITE. BLUE MARKINGS SHALL NOT BE USED.
   EXCEPTION: IF THE ACCESS AISLE IS SHARED WITH AN ACCESSIBLE PARKING STALL, THE ACCESS AISLE OUTLINE SHALL BE BLUE.
4. PROVIDE R112(CA) SIGN AT SITE ENTRANCE. LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER AND BUILDING INSPECTOR.
5. THE VAN ACCESSIBLE EVCS ACCESS AISLE SHALL BE LOCATED ON THE PASSENGER SIDE OF THE VEHICLE SPACE. (REF: CBC 11B-812.7)

13 ACCESSIBLE EVCS FOR 5 TO 25 TOTAL EVCS
SCALE: NONE



14 ELECTRIC VEHICLE CHARGING STATION (EVCS)
SCALE: NONE

811 Know what's below. Call before you dig.

T:\Monterey Projects\4441 - Esperanza Cortez - Rocky Point Restaurant\CAD\PLANSET\4441C01.dwg Eric Fahrbach Jun 02, 2026 - 9:32am

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REGISTERED ARCHITECT ROBERT WEBER C-19521 7/31/2026 RENEWAL DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	06/02/2026	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

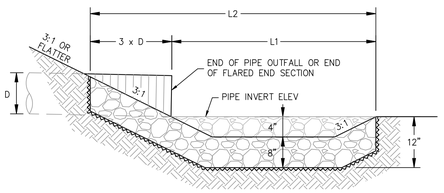
CIVIL SITE DETAILS

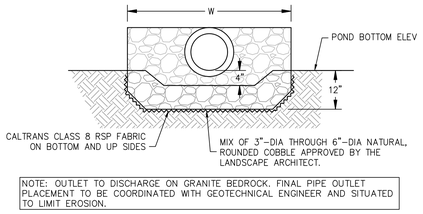
SCALE: AS SHOWN

C002

Know what's below. Call before you dig.

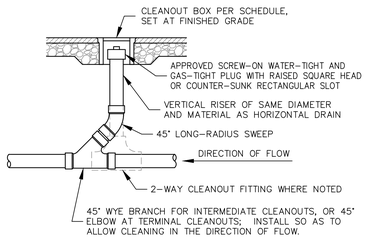
MINIMUM RSP PAD DIMENSIONS			
D	L1	L2	W
4"	3'–0"	4'–0"	3'–0"
6"	3'–6"	5'–0"	3'–0"
8"	4'–0"	6'–0"	4'–0"
12"	6'–0"	9'–0"	5'–0"





NOTE: OUTLET TO DISCHARGE ON GRANITE BEDROCK. FINAL PIPE OUTLET PLACEMENT TO BE COORDINATED WITH GEOTECHNICAL ENGINEER AND SITUATED TO LIMIT EROSION.

1 — ROCK SLOPE PROTECTION
SCALE: NONE



CLEANOUT BOX SCHEDULE

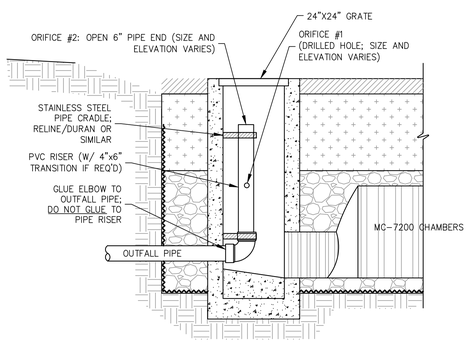
PLANTER AREAS
CHRISTY F08 BOX WITH REINFORCED CONCRETE LID, OR APPROVED EQUAL. LID MARKED "SEWER" OR "STORM", AS APPROPRIATE.

LIGHT VEHICULAR AREAS (PARKING LOTS AND ASPHALT PAVED PEDESTRIAN AREAS)
CHRISTY G03 OR G05 TRAFFIC–RATED BOX (OR APPROVED EQUAL) WITH CAST IRON LID. LID MARKED "SEWER" OR "STORM", AS APPROPRIATE.

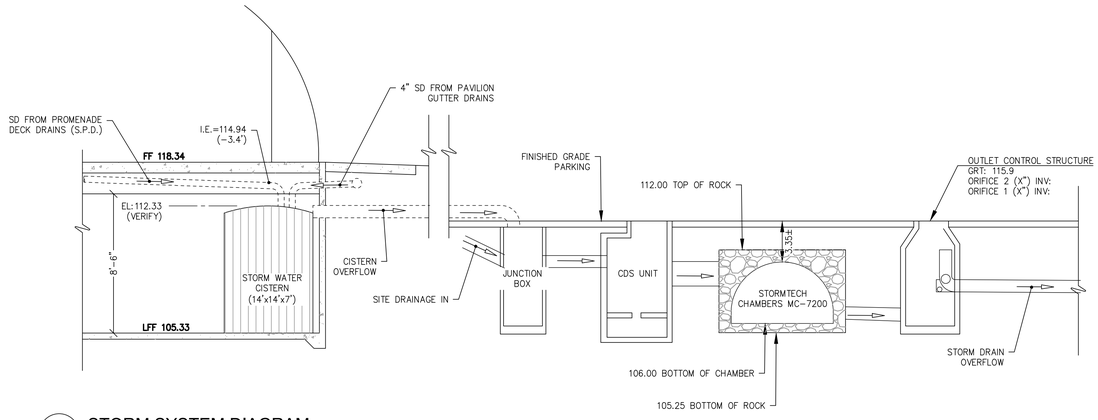
CONCRETE PAVED PEDESTRIAN AREAS (NO VEHICULAR TRAFFIC)
CHRISTY "FIBERLYTE" FL08 BOX WITH REINFORCED CONCRETE LID, OR APPROVED EQUAL. LID MARKED "SEWER" OR "STORM", AS APPROPRIATE.

PEDESTRIAN AREAS WHERE A BRONZE COVER IS CALLED OUT
6"–DIA. BRONZE FRAME AND COVER WITH 4"–DIA RISER PIPE, ZURN C02455, OR APPROVED EQUAL. LID TO BE MARKED "SEWER" OR "STORM", AS APPROPRIATE.

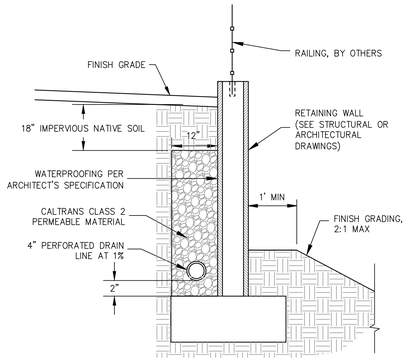
2 — CLEANOUT
SCALE: NONE



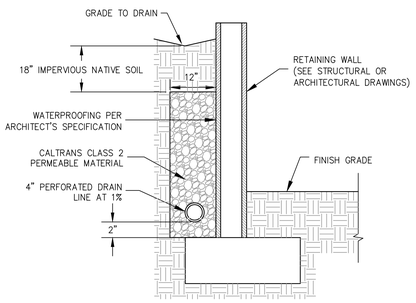
3 — OUTLET CONTROL STRUCTURE
SCALE: NONE



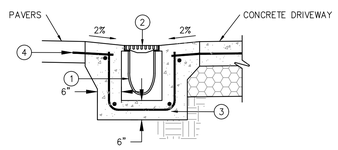
4 — STORM SYSTEM DIAGRAM
SCALE: NONE



5 — WALL DRAIN (AT LOWER LEVEL)
SCALE: NONE

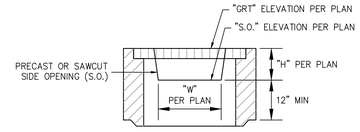


6 — WALL DRAIN
SCALE: NONE

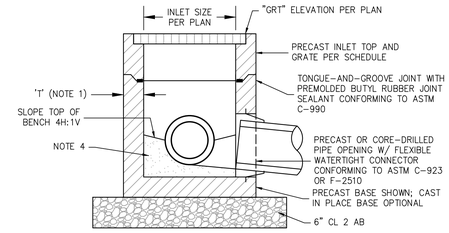


KEYNOTES:
1. 4" NOMINAL INTERNAL WIDTH MODULAR TRENCH CHANNEL UNITS, MINIMUM 8" DEEP AT UPSTREAM END OF RUN, WITH INTEGRAL 0.5% OR GREATER SLOPE. PRODUCT: ACO S100K, OR APPROVED EQUAL.
2. 6"–WIDE IRON GRATE WITH LONGITUDINAL 0.45"–WIDE ADA–COMPLIANT OPENINGS AND IRON FRAME. LOAD RATING: EN 1433 CLASS E OR BETTER. PRODUCT: ACO S100K GRATE #96096, OR APPROVED EQUAL. GRATE SHALL BE BOLTED OR OTHERWISE SECURED TO THE FRAME.
3. #4 @ 18" O.C. E.W.; PROVIDE ADDITIONAL REINFORCEMENT IF REQUIRED BY TRENCH DRAIN MANUFACTURER FOR LOAD RATING.
4. WHERE ADJACENT TO EXISTING CONCRETE, PROVIDE 12"–LONG #4 SMOOTH DOWEL @ 18" O.C. DRILL AND GROUT OR EPOXY 4" INTO EX CONCRETE

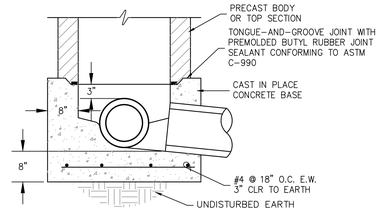
7 — 4" DECORATIVE TRENCH DRAIN AT DRIVEWAY
NOT TO SCALE



SIDE OPENING



PRECAST DRAIN INLET



OPTIONAL CAST–IN–PLACE BASE

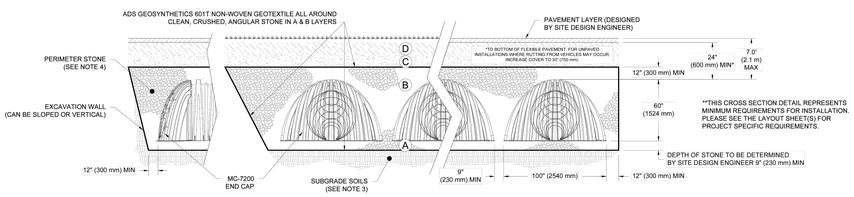
NOTES:
1. WALL 'T'=4" FOR 12" INLETS, T=5" FOR 15"–27" INLETS, AND T=6" FOR 30" AND LARGER INLET SIZES.
2. CAST IN PLACE CONCRETE AND PRECAST CONCRETE DRAIN INLETS SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" OF THE STANDARD SPECIFICATIONS, AND THESE SPECIFICATIONS.
3. PRECAST MEMBERS SHALL CONFORM TO SECTION 70–1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.
4. THE FLOW LINE OF CONCRETE INLETS, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE WITH BENCH AT THE PIPE SPRING LINE. PRECAST INLET INVERT PAVING THICKNESS SHALL BE AT LEAST 3" BELOW THE BOTTOM OF THE LOWEST PIPE.
5. STRUCTURES SHALL BE H–20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE.
6. CAST–IN–PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST UNIT BASE.
7. CAST–IN–PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST BOX IF APPROVED BY THE ENGINEER. SUBMIT SHOP DRAWINGS.
8. ADA–COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PEDESTRIAN PATH OF TRAVEL. ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA–COMPLIANT.

8 — PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-7200
STANDARD CROSS SECTION
DATE: 12/21/20 DRAWN: SLS
PROJECT #: CHECKED: SLS
DESCRIPTION

StormTech® Chamber System
888.892.2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS

THIS DRAWING AND SETS PREPARED BASED ON INFORMATION PROVIDED TO AND UNDER THE DIRECTION OF, AND DESIGN CONCEPTS DEVELOPED BY, THE ENGINEER OF RECORD. ANY ADDITIONAL INFORMATION OR DESIGN CONCEPTS REQUIRED BY OTHERS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO REVIEW AND APPROVE OR REJECT SUCH INFORMATION OR DESIGN CONCEPTS IN WRITING PRIOR TO CONSTRUCTION.

SHEET 1 OF 1

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REGISTERED ARCHITECT ROBERT GIUSTINA C-19521 7/31/2026 RENEWAL DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	06/02/2026	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

Whitson ENGINEERS

CONSULTANT
REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

CIVIL SITE DETAILS

SCALE: AS SHOWN

C003

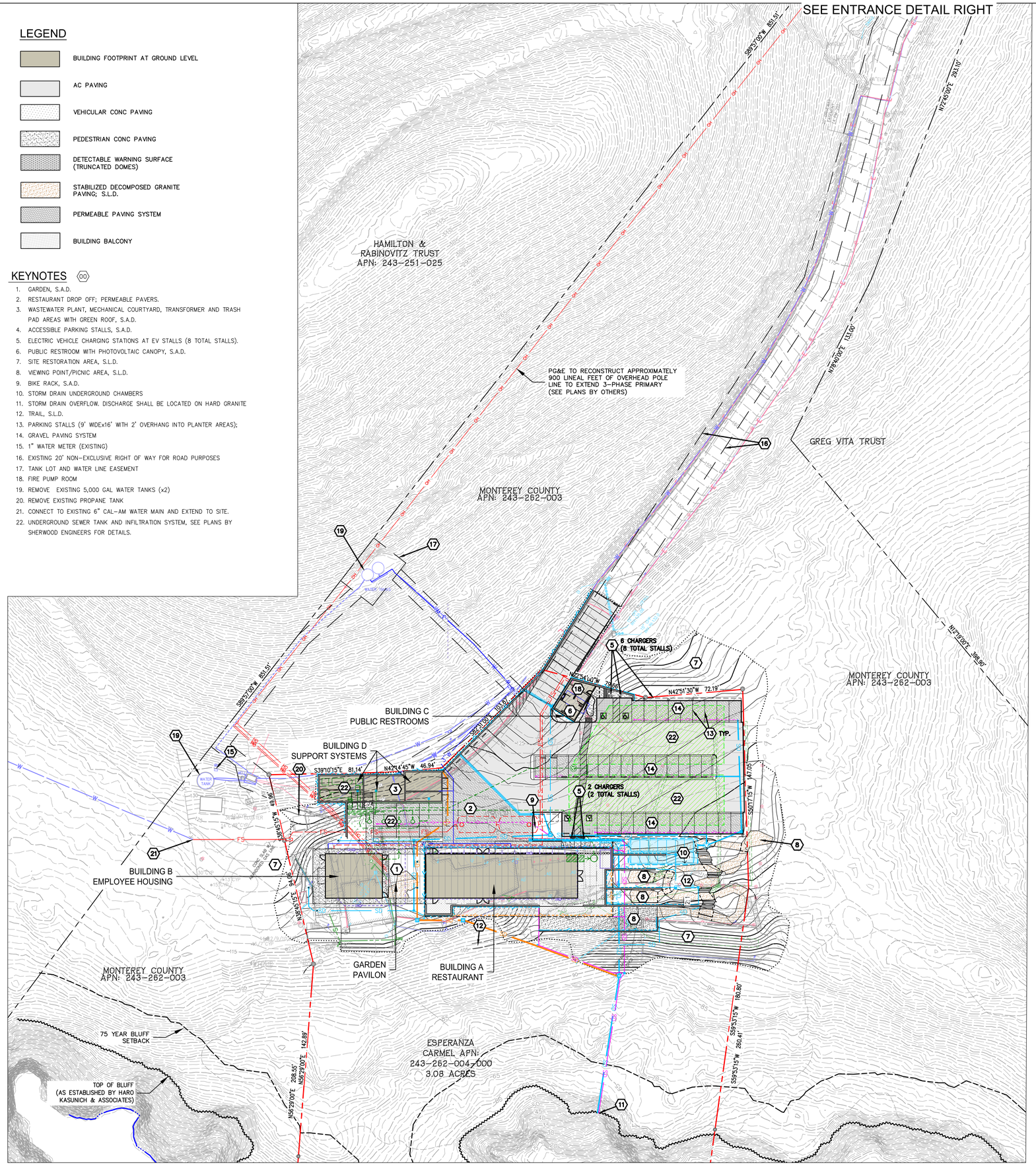
T:\Monterey Projects\1444 - Esperanza Corner - Rocky Point Restaurant\CAD\PLANSET\1444-C3.dwg Jun 24, 2026 - 9:46pm CarrieWright

LEGEND

- BUILDING FOOTPRINT AT GROUND LEVEL
- AC PAVING
- VEHICULAR CONC PAVING
- PEDESTRIAN CONC PAVING
- DETECTABLE WARNING SURFACE (TRUNCATED DOMES)
- STABILIZED DECOMPOSED GRANITE PAVING; S.L.D.
- PERMEABLE PAVING SYSTEM
- BUILDING BALCONY

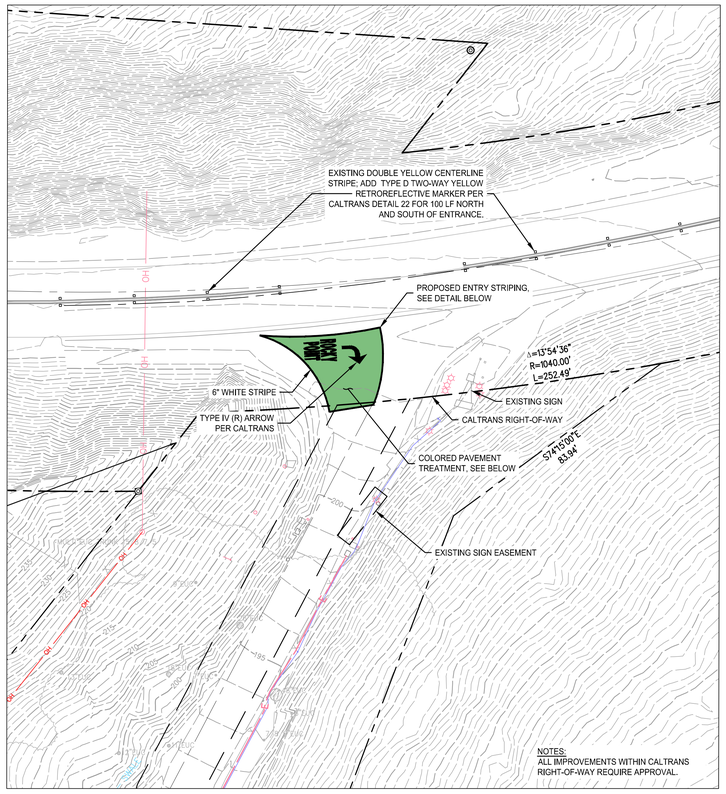
KEYNOTES ⟨00⟩

1. GARDEN, S.A.D.
2. RESTAURANT DROP OFF; PERMEABLE PAVERS.
3. WASTEWATER PLANT, MECHANICAL COURTYARD, TRANSFORMER AND TRASH PAD AREAS WITH GREEN ROOF, S.A.D.
4. ACCESSIBLE PARKING STALLS, S.A.D.
5. ELECTRIC VEHICLE CHARGING STATIONS AT EV STALLS (8 TOTAL STALLS).
6. PUBLIC RESTROOM WITH PHOTOVOLTAIC CANOPY, S.A.D.
7. SITE RESTORATION AREA, S.L.D.
8. VIEWING POINT/PICNIC AREA, S.L.D.
9. BIKE RACK, S.A.D.
10. STORM DRAIN UNDERGROUND CHAMBERS
11. STORM DRAIN OVERFLOW. DISCHARGE SHALL BE LOCATED ON HARD GRANITE
12. TRAIL, S.L.D.
13. PARKING STALLS (9' WIDEx16' WITH 2' OVERHANG INTO PLANTER AREAS);
14. GRAVEL PAVING SYSTEM
15. 1" WATER METER (EXISTING)
16. EXISTING 20' NON-EXCLUSIVE RIGHT OF WAY FOR ROAD PURPOSES
17. TANK LOT AND WATER LINE EASEMENT
18. FIRE PUMP ROOM
19. REMOVE EXISTING 5,000 GAL WATER TANKS (x2)
20. REMOVE EXISTING PROPANE TANK
21. CONNECT TO EXISTING 6" CAL-AM WATER MAIN AND EXTEND TO SITE.
22. UNDERGROUND SEWER TANK AND INFILTRATION SYSTEM, SEE PLANS BY SHERWOOD ENGINEERS FOR DETAILS.



GENERAL NOTE:

THE PUBLIC AMENITIES PLAN AND THE RESTORATION PLAN, WHICH ARE REQUIRED BY CONSENT CEASE AND DESIST ORDER CCC-24-CD-02, HAVE BEEN APPROVED BY THE CALIFORNIA COASTAL COMMISSION AND ARE NOT SUBJECT TO REVIEW OR CDP APPROVAL BY MONTEREY COUNTY. THE FOLLOWING SITE IMPROVEMENTS, WHICH ARE INCLUDED IN THE PLAN SET FOR REFERENCE, ARE NOT PART OF THE ROCKY POINT RESTAURANT REDEVELOPMENT CDP PERMIT APPLICATION BEING CONSIDERED BY MONTEREY COUNTY: THE PUBLIC RESTROOMS (BUILDING C), THE 24 PUBLIC PARKING SPACES, THE TRAIL IMPROVEMENTS, THE PUBLIC VIEWING AREA, THE INTERPRETIVE SIGNS, THE PUBLIC ACCESS WAYFINDING SIGNS, THE RESTAURANT ENTRANCE SIGN, TREE REMOVAL, AND THE RESTORATION WORK.

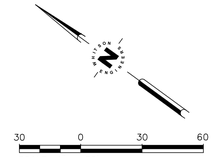


1 -- ENTRANCE DETAIL
SCALE: 1" = 20'



2 -- STRIPING RENDERING
NOT TO SCALE

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email: rpbw@rpbw.com

REGISTERED ARCHITECT ROBERT MILLER C-19521 7/31/2026 DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2025	RESUBMITTAL
2	09/12/2025	RESUBMITTAL

Whitson ENGINEERS

CONSULTANT
REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

ROCKY POINT RESTAURANT

36700 Highway 1, Monterey, CA 93940

CIVIL OVERALL SITE PLAN

SCALE: 1"=30'

C100

T:\Monterey Projects\1444 - Esperanza Carmel - Rocky Point Restaurant\CAD\PLANSET\1444-C1.dwg Eric.DeWeese Jun 16, 2026 - 11:03am

LEGEND

- BUILDING FOOTPRINT AT GROUND LEVEL
- (3) AC PAVING
- (2) VEHICULAR CONC PAVING
- (5) PEDESTRIAN CONC PAVING
- DETECTABLE WARNING SURFACE (TRUNCATED DOMES)
- STABILIZED DECOMPOSED GRANITE PAVING; S.L.D.
- (1) PERMEABLE PAVING SYSTEM
- BUILDING BALCONY
- SD STORM DRAIN (TREATED)
- SD STORM DRAIN (UNTREATED/BYPASS)
- SD STORM DRAIN (FOUNDATION SYSTEMS)
- PAVEMENT SUBDRAIN
- WALL FOUNDATION DRAIN
- CURTAIN DRAIN
- (R1) RESTAURANT PARKING SPACE
- (P1) PUBLIC USE PARKING SPACE

CONSTRUCTION KEYNOTES (00)

1. PERMEABLE PAVING SYSTEM PER DETAIL 8|C002 OR EQUAL. (PAVERS TO BE USED AT ENTRANCE AREA.)
2. VEHICULAR CONCRETE PAVEMENT PER DETAIL 2|C002
3. AC PAVEMENT PER DETAIL 1|C002
4. CURB AND GUTTER PER DETAIL 4|C002
5. PEDESTRIAN CONCRETE PAVEMENT PER DETAIL 6|C002
6. VERTICAL CURB PER DETAIL 3|C002
7. FLUSH CURB PER DETAIL 00|C0.X
8. RETAINING CURB PER DETAIL 5|C002
9. ACCESSIBLE PARKING, 2% MAX SLOPE PER DETAIL 9|C002
10. SUPPORT SYSTEMS CONCRETE PAD, S.A.D. FOR DETAILS.
11. ACCESSIBLE PEDESTRIAN PATH, BENCHES AND SEATING S.L.D.
12. ACCESSIBLE RAMP (1:12 MAX SLOPE)
13. 12" AREA DRAIN
14. RETAINING WALL WITH SUBDRAIN PER DETAIL 5|C003 OR 6|C003
15. BIKE RACK, S.A.D.
16. KEYWAY PER DETAIL 11|C002
17. STORM WATER CISTERN, S.P.D.
18. UNDERGROUND STORAGE FIRE TANKS, SEE C200 FOR DETAILS.
19. SITE RESTORATION AREA, S.L.D.
20. TRASH ENCLOSURE, S.A.D. FOR DETAILS.
21. ELECTRIC VEHICLE CHARGING STATION (EVCS) PER DETAIL 14|C003
22. ACCESSIBLE EVCS PER PER DETAIL 13|C003
23. PARKING SPACES DESIGNATED FOR PUBLIC USE OR RESTAURANT PATRONS AS NOTED. S.A.D. AND S.L.D. FOR REQUIRED SIGNS AND SURFACE TREATMENT DELINEATION DETAILS.
24. UNDERGROUND SEWER TANKS, SEE C200 FOR DETAILS.
25. GREEN ROOF, S.A.D. FOR DETAILS.
26. SCREEN FACADE WITH PLANTING, S.A.D. FOR DETAILS.
27. UNDERGROUND STORM DRAIN SYSTEM, SEE C200.

PARKING SUMMARY TABLE (PROVIDED)

SEE ARCHITECT'S DRAWINGS FOR COMPLETE PARKING SUMMARY

PUBLIC STALLS:	24 (SPACES P1–P24) (COMPACT P12–P24)
RESTAURANT PATRON STALLS:	27 (SPACES R1–R27) (COMPACT R1–R2)
TENANT & EMPLOYEE STALLS:	4 (SPACES R28–R31)
TOTAL STALLS:	55 (INCLUDES ADA/EV)
STANDARD ADA STALLS:	2
VAN ACCESSIBLE ADA STALLS:	2

NOTE: OFF-SITE EMPLOYEE PARKING LOCATED IN THE REGION OF CARMEL AND BIG SUR WILL PROVIDE 21 EMPLOYEE SPACES AND THE EMPLOYEES WILL BE SHUTTLED TO THE RESTAURANT PER EACH SHIFT. THE SHUTTLE VAN WILL BE PARKED OFF-SITE WHEN NOT IN USE.

EV CHARGING SUMMARY TABLE

10 EV STALLS TOTAL PROVIDED
- 6 STANDARD STALLS
- 2 VAN ACCESSIBLE ADA STALLS
- 2 ACCESSIBLE EV STALLS

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REGISTERED ARCHITECT ROBERT FINKE C 19521 7/31/2026 STATE OF CALIFORNIA

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

CONSULTANT

REV	DATE	DESCRIPTION
1	05/02/2025	RESUBMITTAL
2	08/12/2025	RESUBMITTAL

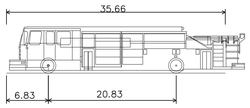
ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

CIVIL GRADING AND DRAINAGE PLAN

SCALE:1"=10'

C101

I:\Monterey Projects\21446 - Esperanza Corner - Rocky Point Restaurant\CAD\PLANSET\21446-C1.dwg Eddy Mehl Jun 10, 2026 - 1:02pm



Pierce Arrow XT	
Overall Length	35.660ft
Overall Width	7.890ft
Overall Body Height	7.560ft
Min Body Ground Clearance	0.471ft
Track Width	7.110ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	35.980ft

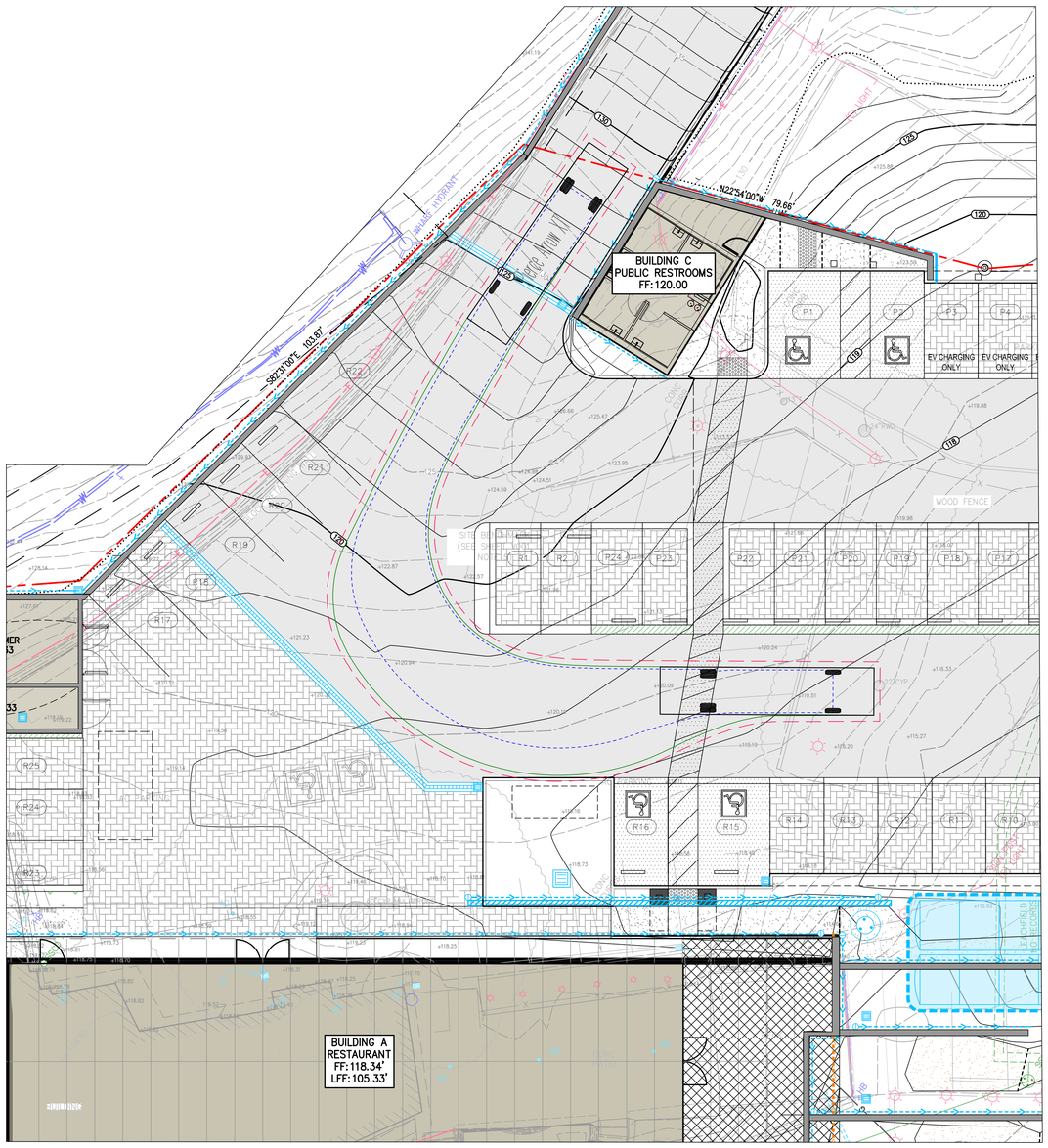
FIRE TRUCK DETAILS

GENERAL NOTE:

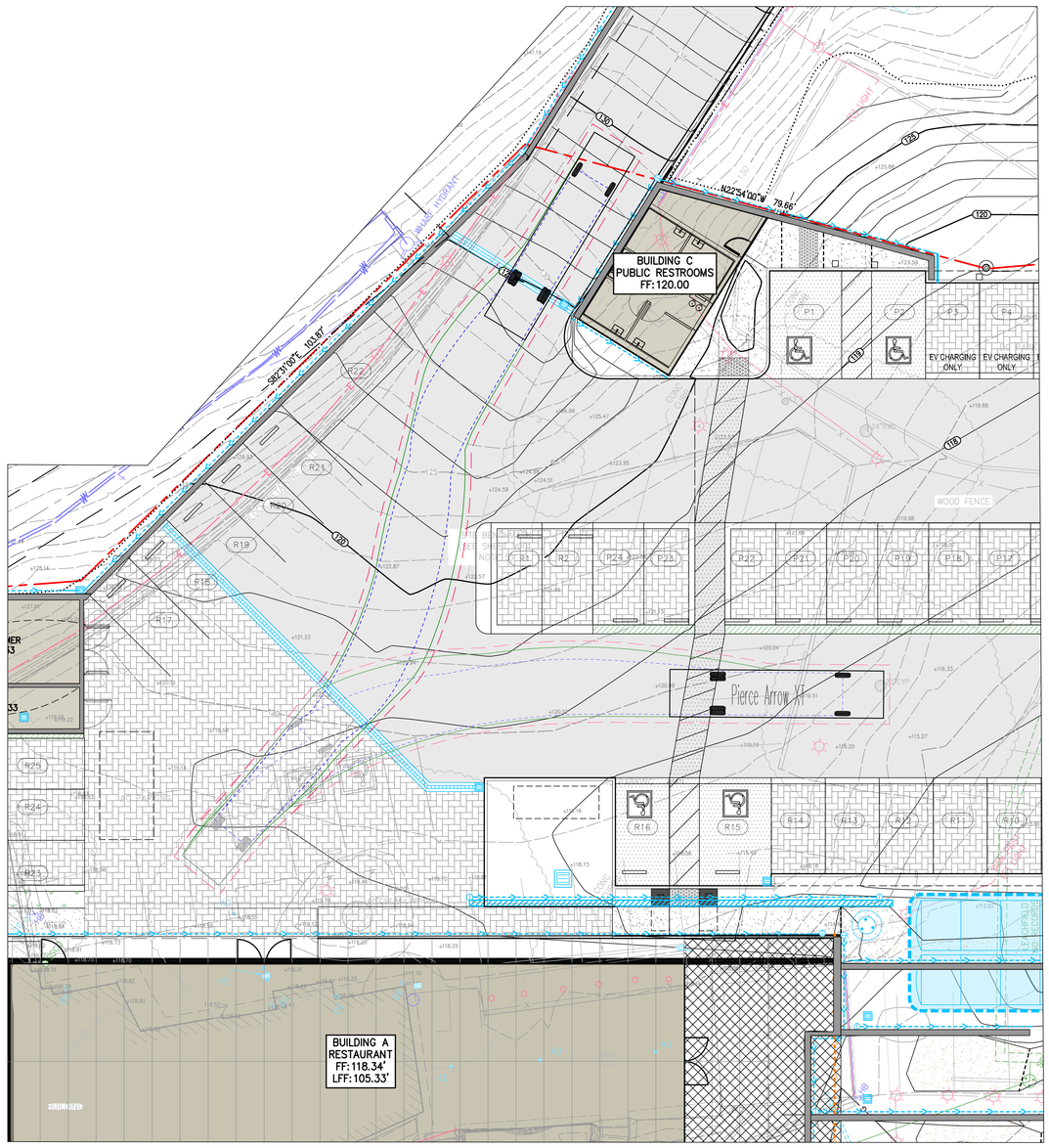
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LEGEND

- VEHICLE ENVELOPE OFFSET (1')
- WHEEL PATH
- VEHICLE SWEEP PATH



1 FIRE ACCESS DETAIL (FOR SITE ENTRY)
SCALE: 1" = 10'



2 FIRE ACCESS DETAIL (FOR SITE EXIT)
SCALE: 1" = 10'

811 Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

CAVAGNERO
SAN FRANCISCO ASSOCIATES ARCHITECTS
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email: rpbw@rpbw.com

LICENSED ARCHITECT ROBERT ANTHONY CAVAGNERO C-19521 7/31/2026 DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/07/2025	RESUBMITTAL
2	09/12/2025	RESUBMITTAL

CONSULTANT

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

DETAILED SITE PLAN AND FIRE ACCESS PLAN

SCALE:1"=10'

C102

T:\Monterey Projects\1444 - Esperanza Cortez - Rocky Point Restaurant\CAD\PLANSET\1444-01.dwg Gonzalvo Jun 16, 2026 - 9:02am

LEGEND

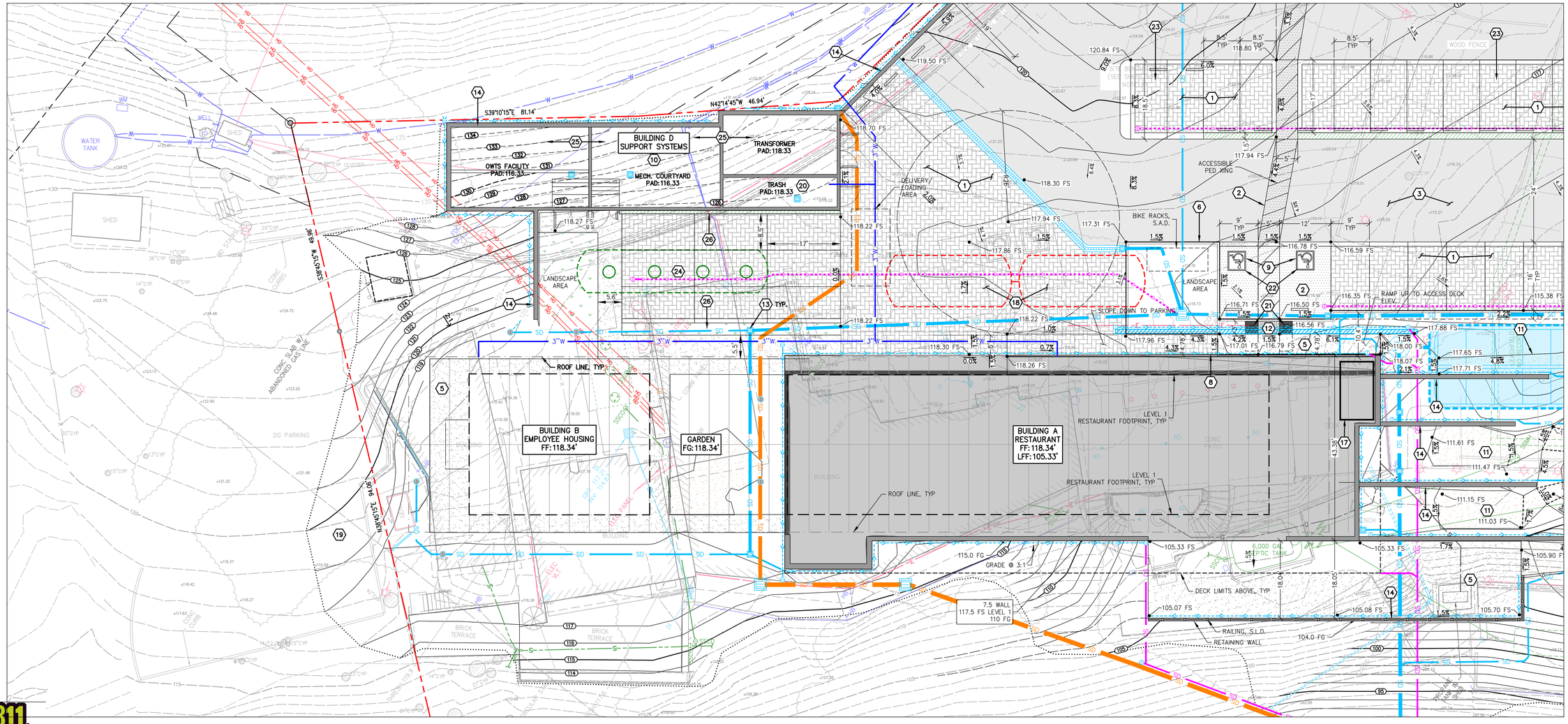
- BUILDING FOOTPRINT AT GROUND LEVEL
- (3) AC PAVING
- (2) VEHICULAR CONC PAVING
- (5) PEDESTRIAN CONC PAVING
- DETECTABLE WARNING SURFACE (TRUNCATED DOMES)
- STABILIZED DECOMPOSED GRANITE PAVING; S.L.D.
- (1) PERMEABLE PAVING SYSTEM
- BUILDING BALCONY
- SD STORM DRAIN (TREATED)
- SD STORM DRAIN (UNTREATED/BYPASS)
- SD STORM DRAIN (FOUNDATION SYSTEMS)
- PAVEMENT SUBDRAIN
- WALL FOUNDATION DRAIN
- CURTAIN DRAIN
- R1 RESTAURANT PARKING SPACE
- P1 PUBLIC USE PARKING SPACE

CONSTRUCTION KEYNOTES (00)

1. PERMEABLE PAVING SYSTEM PER DETAIL 8|C002 OR EQUAL. (PAVERS TO BE USED AT ENTRANCE AREA.)
2. VEHICULAR CONCRETE PAVEMENT PER DETAIL 2|C002
3. AC PAVEMENT PER DETAIL 1|C002
4. CURB AND GUTTER PER DETAIL 4|C002
5. PEDESTRIAN CONCRETE PAVEMENT PER DETAIL 6|C002
6. VERTICAL CURB PER DETAIL 3|C002
7. FLUSH CURB PER DETAIL 00|C0.X
8. RETAINING CURB PER DETAIL 5|C002
9. ACCESSIBLE PARKING, 2% MAX SLOPE PER DETAIL 9|C002
10. SUPPORT SYSTEMS CONCRETE PAD, S.A.D. FOR DETAILS.
11. ACCESSIBLE PEDESTRIAN PATH, BENCHES AND SEATING S.L.D.
12. ACCESSIBLE RAMP (1:12 MAX SLOPE)
13. 12" AREA DRAIN
14. RETAINING WALL WITH SUBDRAIN PER DETAIL 5|C003 OR 6|C003
15. BIKE RACK, S.A.D.
16. KEYWAY PER DETAIL 11|C002
17. STORM WATER CISTERN, S.P.D.
18. UNDERGROUND STORAGE FIRE TANKS, SEE C200 FOR DETAILS.
19. SITE RESTORATION AREA, S.L.D.
20. TRASH ENCLOSURE, S.A.D. FOR DETAILS.
21. ELECTRIC VEHICLE CHARGING STATION (EVCS) PER DETAIL 14|C003
22. ACCESSIBLE EVCS PER DETAIL 13|C003
23. PARKING SPACES DESIGNATED FOR PUBLIC USE OR RESTAURANT PATRONS AS NOTED. S.A.D. AND S.L.D. FOR REQUIRED SIGNS AND SURFACE TREATMENT DELINEATION DETAILS.
24. UNDERGROUND SEWER TANKS, SEE C200 FOR DETAILS.
25. GREEN ROOF, S.A.D. FOR DETAILS.
26. SCREEN FACADE WITH PLANTING, S.A.D. FOR DETAILS.
27. UNDERGROUND STORM DRAIN SYSTEM, SEE C200.

GENERAL NOTE:

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1 NORTH PROPERTY GRADING AND BASEMENT DETAIL
SCALE: 1" = 10'

Know what's below. Call before you dig.

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email: rpbw@rpbw.com

REGISTERED ARCHITECT ROBERT ANTHONY CAVAGNERO C-19521 7/31/2026 RENEWAL DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/02/2025	RESUBMITTAL
2	06/12/2026	RESUBMITTAL

Whitson ENGINEERS

CONSULTANT
REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

CIVIL GRADING DETAILS

SCALE: 1"=10'

C103

T:\Monterey Projects\1441 - Esperanza Dunes - Rocky Point Restaurant\GRAPHICS\SHEETS\1441-C1.dwg Eric.Pinkus Jun 10, 2026 - 10:59pm

UTILITY KEYNOTES 00

FIRE SYSTEM

*FIRE SYSTEM AS SHOWN IS SCHEMATIC AND THE SITE FIRE STORAGE REQUIREMENTS WILL BE DETERMINED BY THE A.H.J.

F1. EXISTING 1" WATER METER.
F2. FIRE PUMP ROOM.
F3. UNDERGROUND FIRE STORAGE TANKS (SIZE T.B.D. BY A.H.J); 50,000 GAL SHOWN, (2)-25,000 GAL XERES TANKS; S.P.D. FOR DETAILS.
F4. 1" WATER SERVICE TO SUPPLY UNDERGROUND STORAGE TANKS
F5. FIRE SERVICE TO BUILDING SPRINKLER SYSTEMS. DESIGN T.B.D.
F6. BUILDING FIRE SERVICE P.O.C., LOCATION T.B.D.
F7. CONNECT TO EXISTING 6" WATER LINE (CAL-AM) AND EXTEND MAIN TO SITE,M COORDINATE WITH CAL-AM FOR EASEMENT REQUIRED. EXISTING LOCATION TO BE FIELD VERIFIED. INSTALL BACKFLOW DEVICE AND WATER METER PER CAL-AM STANDARDS

WATER SYSTEM

W1. EXISTING 5,000 GAL STORAGE TANK TO PROVIDE SITE WATER (T.B.D. BY OTHERS).
W2. REPLACE EXISTING WATER SERVICE WITH 3" WATER SERVICE. LIMITS T.B.D.
W3. 3" WATER MAIN TO SERVE SITE
W2. 1" WATER SERVICE P.O.C., S.P.D. FOR CONTINUATION.
W3. 3" WATER SERVICE P.O.C., S.P.D. FOR CONTINUATION.
W4. 1" WATER SERVICE TO MEP P.O.C., S.P.D. FOR CONTINUATION.

SEWER SYSTEM

S1. EXISTING SEWER LEACH FIELD AND SEPTIC TANK TO BE REMOVED PER MONTEREY COUNTY REQUIREMENTS, BY OTHERS.
S2. 4" SANITARY SEWER P.O.C. FROM COMMERCIAL BUILDING FIXTURES, S.P.D. FOR CONTINUATION.
S3. REMOTE GREASE WASTE VACUUM SYSTEM IN UTILITY BOX.
S4. 4" SANITARY SEWER FROM GREASE WASTE TO SEWER EJECTOR PUMP AND WET WELL, SEE PLANS BY SHERWOOD ENGINEERS.
S5. 6" SANITARY SEWER FROM DRAINS (FIRE SPRINKLER MAIN DISCHARGE)
S6. SEWER INFILTRATORS AND DISPERSION AREAS SHOWN FOR REFERENCE ONLY, SEE PLANS BY SHERWOOD ENGINEERS.
S7. GREASE INTERCEPTOR SHOWN FOR REFERENCE ONLY, S.P.D. FOR DETAILS.
S8. DEMOLISH EXISTING SEWER SEPTIC TANK AND LEACH FIELDS.
S9. OWTS FACILITY SHOWN FOR REFERENCE ONLY, SEE PLANS BY SHERWOOD ENGINEERS.
S10. 25K GALLON EQUALIZER AND PROCESS TANK, SEE PLANS BY SHERWOOD ENGINEERS.

STORM DRAIN SYSTEM

D1. 10,000 GAL MIN-30,000 GAL MAX STORM WATER CISTERN (14'x14'x7'); BUILDING ROOF WATER LEADERS (RWL) TO BE ROUTED TO CISTERN. CISTERN TANK SHOWN FOR REFERENCE ONLY, S.P.D.
D2. 6" SD STUB TO STORM WATER CISTERN OVERFLOW P.O.C., INV: _____; S.P.D. FOR CONTINUATION AND DETAILS. OVERFLOW TO BE ROUTED TO UNDERGROUND CHAMBER SYSTEM.
D3. RETAINING WALL SUBDRAIN P.O.C. S.S.D. FOR DETAILS.
D4. SUBDRAIN AT PERMEABLE PAVERS, CONNECT TO SD SYSTEM.
D5. 3" THRU CURB DRAIN
D6. 12" DRAIN INLET
D7. 12" JUNCTION BOX
D8. TRENCH DRAIN
D9. 12" SD STUB FOR DECK SLOT DRAIN P.O.C., INV: _____. S.A.D. FOR DECK SLOT DRAIN DETAILS.
D10. SDCO PER DETAIL 2|C003
D11. UNDERGROUND STORMDRAIN CHAMBERS, SEE DETAIL 9|C003 FOR DETAILS.
D12. STORM DRAIN OUTLET CONTROL STRUCTURE PER DETAIL 4|C003
D13. STORM DRAIN OUTLET, SEE DETAIL 1|C003.
D14. 4" STORM DRAIN FROM PAVILION GUTTER DRAINS, CONNECT TO CISTERN.
D15. STORM DRAIN BYPASS (FROM HILLSIDE AND WALL SUBDRAIN).
D16. CURTAIN DRAIN WITH SUBDRAIN PER GEOTECHNICAL ENGINEER, SEE DETAIL C203

ELECTRICAL & COMM. SYSTEMS

E1. TRANSFORMER LOCATION, SEE ELEC DRAWINGS

GAS SYSTEMS

*NO GAS PROPOSED
G1. REMOVE EXISTING PROPANE TANK

LEGEND

- SD — STORM DRAIN (TREATED)
- SD — STORM DRAIN (UNTREATED/BYPASS)
- SD — STORM DRAIN (FOUNDATION SYSTEMS)
- PAVEMENT SUBDRAIN
- WALL FOUNDATION DRAIN
- CURTAIN DRAIN

GENERAL NOTE:

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SEE C201 FOR UTILITY CONTINUATION

SEE 1|C201 FOR UTILITY CONTINUATION

SEE 2|C201

SCALE: 1" = 10'

BUILDING C PUBLIC RESTROOMS FF:120.00

BUILDING D SUPPORT SYSTEMS

BUILDING B EMPLOYEE HOUSING FF:118.34'

BUILDING A RESTAURANT FF:118.34' LFF:105.33'

GARDEN FG:118.34'

PROPOSED PRIMARY SEWER DISPOSAL AREA 4,200 SF

PROPOSED SECONDARY SEWER DISPOSAL AREA 4,200 SF

OWTS FACILITY PAD:116.33

TRANSFORMER PAD:118.33

TRASH PAD:118.33

MECH. COURTYARD PAD:116.33

6'ø PITS (x4) 20' CLEAR RESERVE DISPOSAL AREA

EXISTING FIRE HYDRANT

APPROX. GRADING LIMITS, TYP

VEHICLE OVERHANG, LOW PLANTING ALLOWED

EV CHARGING ONLY

DIVERSION & DISTRIBUTION BOX

ACCESSIBLE PED. XING

BIKE RACKS, S.A.D.

DELIVERY/ LOADING AREA

LANDSCAPE AREA

SLOPE DOWN TO PARKING

RAMP UP TO ACCESS DECK ELEV.

CURTAIN DRAIN INV:101.00

OUTFLOW CONTROL SDMH RIM:115.9 12" ORIFICE:109.0

CDS SDMH RIM:115.2 12" INV: 109.0

TOP CHAMBER:111.00 BOTTOM CHAMBER: 106.00 BOTTOM ROCK:105.25

STORMDRAIN PIPE TO OUTFALL

GREASE INT.

EJECTOR & WET WELL

2,500 GAL. GREASE TANK

LEVEL 1 RESTAURANT FOOTPRINT, TYP

ROOF FOOTPRINT, TYP

LEVEL 0 KITCHEN FOOTPRINT, TYP SEE C102

BUILDING OVERHANG, TYP

POC FOR BASEMENT FINGER DRAIN SYSTEM

SEE SHEET C103 FOR LOWER LEVEL

STORM DRAIN OVERFLOW FROM TREATMENT

STORM DRAIN FROM BASEMENT WALL SUBDRAIN, CURTAIN DRAIN, AND RETAINING WALL SUBDRAINS.

SDJB GR:117.0 INV:111.00

10" VEGETATED BUFFER (LIVING GABION BASKET WALL), S.L.D.

RAILING, S.L.D.

LEACHPITH SLOPE RESTRUCTURE GRADE @ 2:1 MAX

EX. TREES, S.L.D

APPROX. GRADING LIMITS, TYP

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544 Sansome Street, Suite 200 T 415.362.6510
San Francisco, California 94111 F 415.362.6518

RPBW
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Tel.: +33 1 44 61 49 00
email: rpbw@rpbw.com

REGISTERED ARCHITECT ROBERT MILLER C 19521 7/31/2026 DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/02/2025	RESUBMITTAL
2	06/12/2026	RESUBMITTAL

Whitson ENGINEERS

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

CIVIL SITE UTILITY PLAN

SCALE: 1"=10'

C200

T:\Monterey Projects\1444 - Cypress Gated - Rocky Point Restaurant\GA\R-MISC\1444-U.dwg, EricJohns 6/10, 2026 - 10:30am

UTILITY KEYNOTES 00

FIRE SYSTEM

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D15. STORM DRAIN BYPASS (FROM HILLSIDE AND WALL SUBDRAIN).
D16. CURTAIN DRAIN WITH SUBDRAIN PER GEOTECHNICAL ENGINEER, SEE DETAIL C203.
D17. ADD D17.CONTRACTOR TO FIELD VERIFY 15" CMP OUTLET AND NOTIFY ENGINEER. IF NEEDED, MITIGATION TO BE PROVIDED TO PROTECT SURROUNDING SLOPES.

ELECTRICAL & COMM. SYSTEMS

E1. TRANSFORMER LOCATION, SEE ELEC DRAWINGS

GAS SYSTEMS

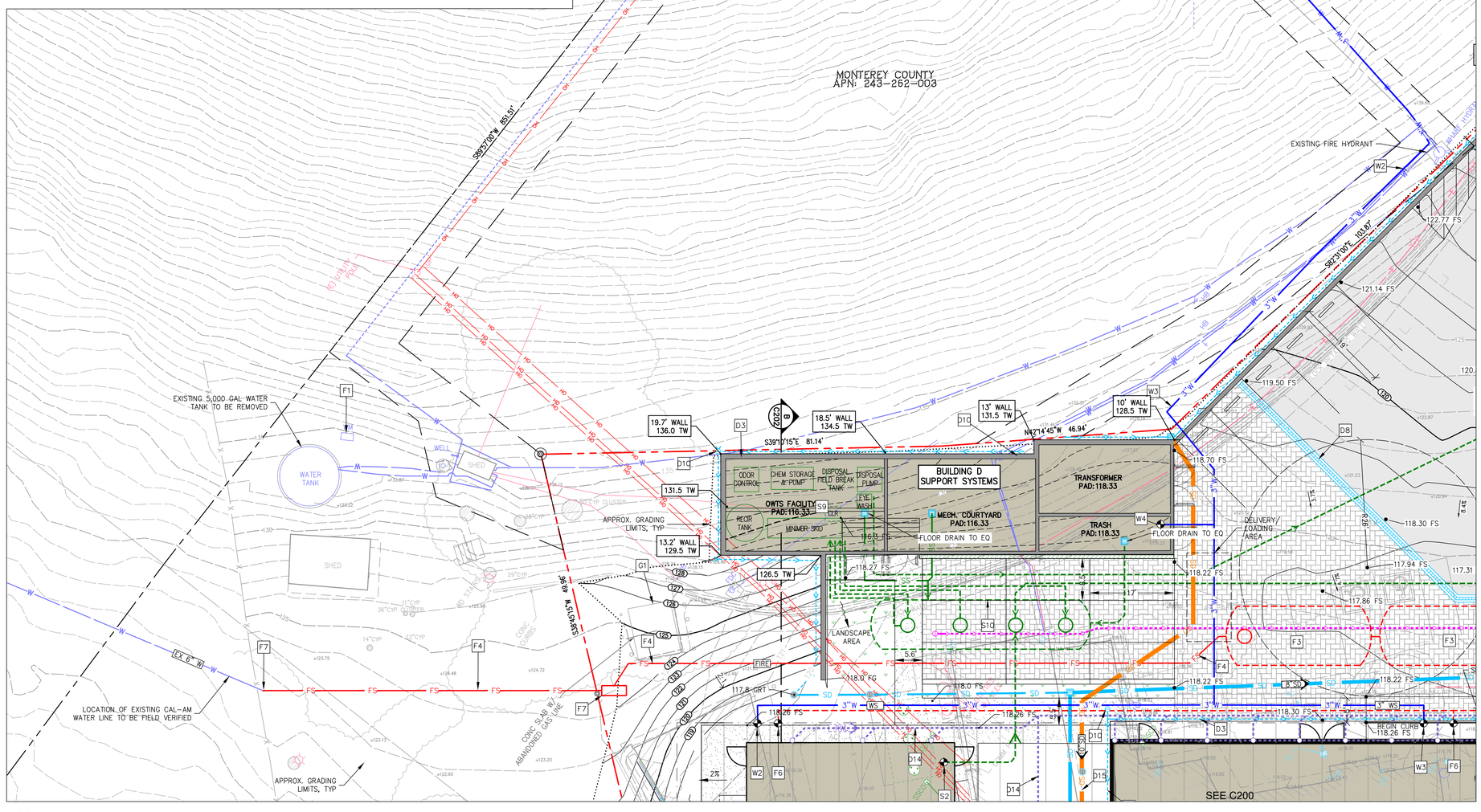
*NO GAS PROPOSED
G1. CAP EXISTING PROPANE TANK

LEGEND

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- SD — STORM DRAIN (UNTREATED/BYPASS)
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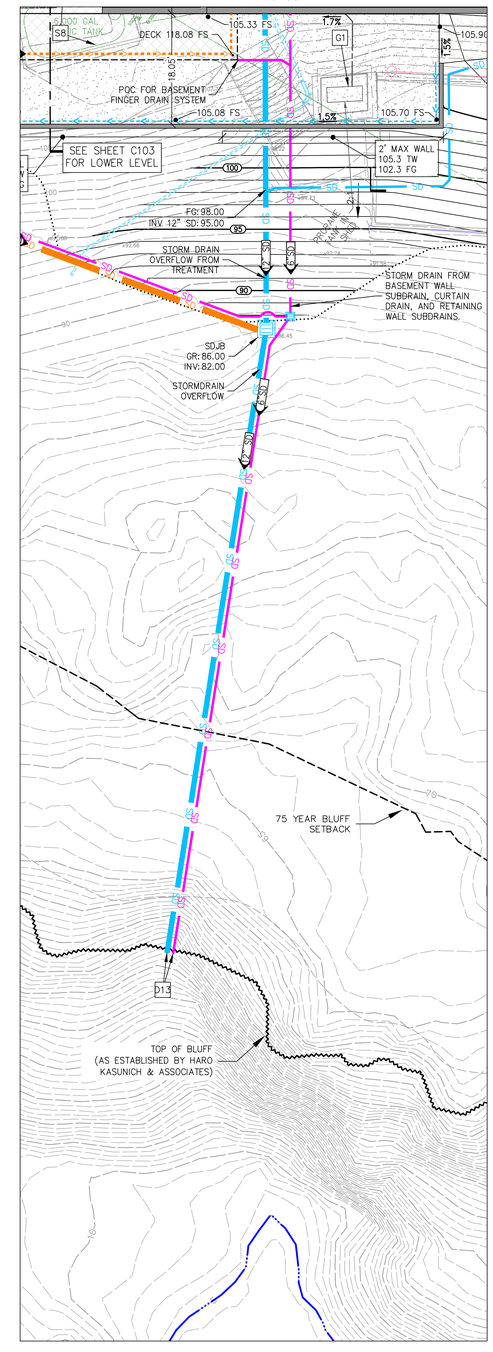
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1 UTILITY DETAIL
SCALE: 1" = 10'

SEE C200



2 STORM DRAIN OVERFLOW DETAIL
SCALE: 1" = 10'

SCALE: 1" = 10'

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION
1	05/02/2025	RESUBMITTAL
2	09/12/2025	RESUBMITTAL

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Tel. : +33 1 44 61 49 00
email: rpbw@rpbw.com

REGISTERED ARCHITECT ROBERT WHITSON C 19521 7/31/2026 RENEWAL DATE STATE OF CALIFORNIA

CONSULTANT
Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

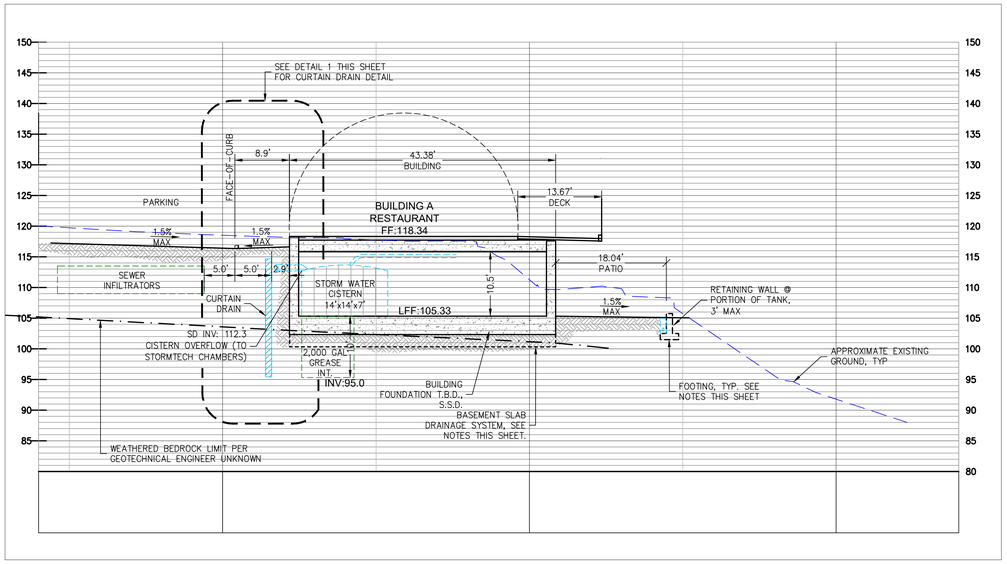
ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

CIVIL SITE UTILITY PLAN

SCALE: 1"=10'

C201

T:\Monterey Projects\514440 - Esperanza Corner - Rocky Point Restaurant\CAD\PLANSET\444C1.dwg Eddy Mena Jun 10, 2026 - 10:05pm

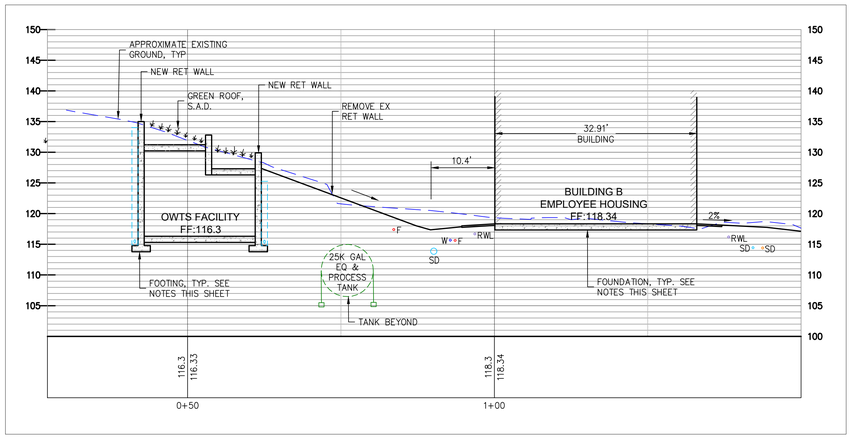


A BUILDING SECTION AT RESTAURANT

SCALE: HORIZ:1"=10'
VERT: 1"=10'

NOTES:

1. BOTTOM OF BASEMENT SLAB SHALL BE IMBEDDED IN GRANITE 18". ALTERNATIVELY, SUBEX REMAINING SOIL AND REPLACE WITH GRAVEL AND INSTALL FINGER DRAIN WITH MANIFOLD SYSTEM BELOW CAPILLARY BREAK. ALL WORK SHALL BE DONE IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.
2. CURTAIN DRAINAGE SYSTEM, RETAINING WALL DRAINAGE SYSTEM AND BASEMENT SLAB DRAINAGE SYSTEMS SHALL BE SEPARATE AND NOT INTERCONNECTED WITH THE SURFACE DRAINAGE.
3. ALL FOOTINGS SHALL BEAR IN GRANITE MATERIAL.
4. ALL WORK SHALL BE DONE IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.



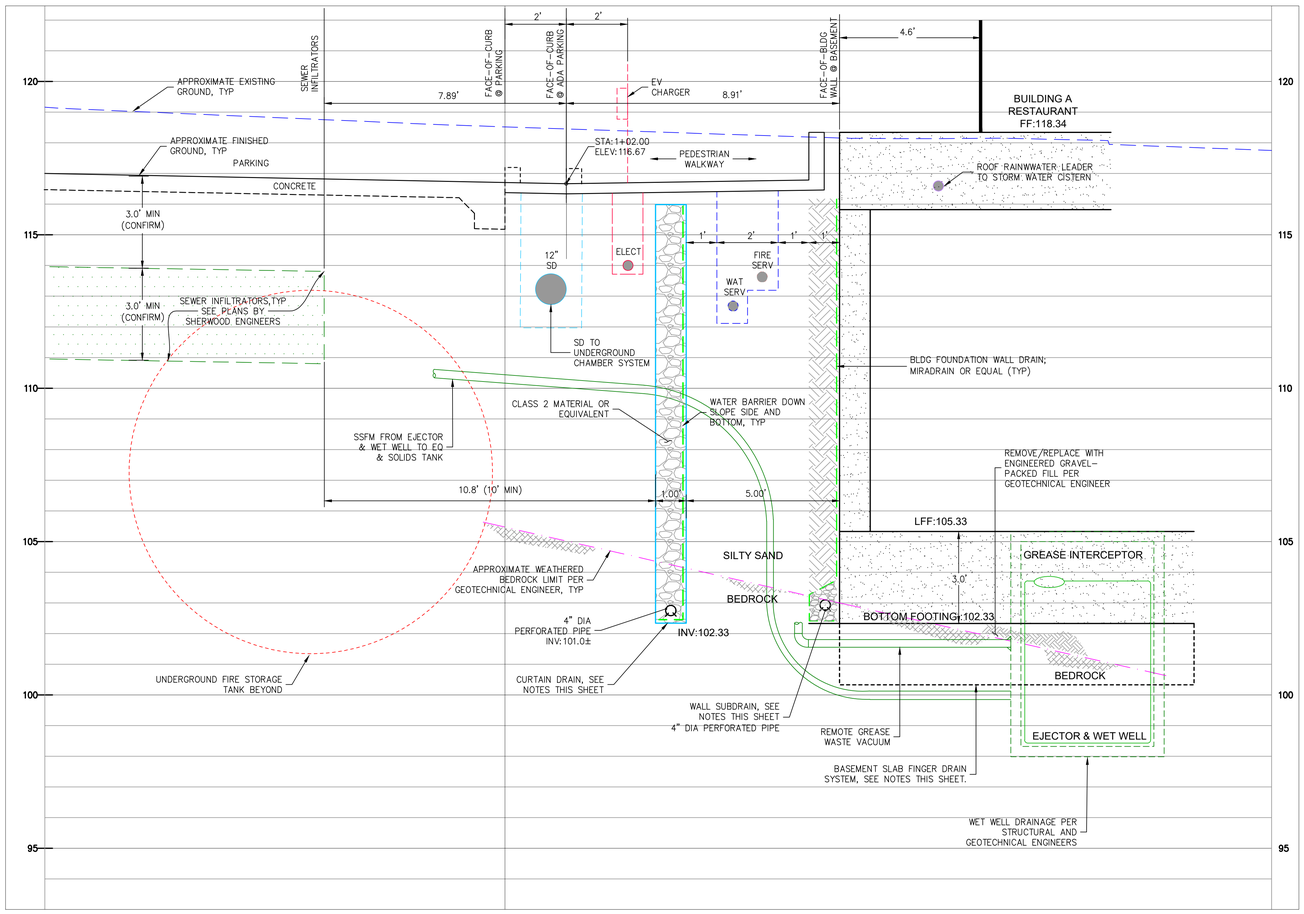
B BUILDING SECTION AT EMPLOYEE HOUSING

SCALE: HORIZ:1"=10'
VERT: 1"=10'

GENERAL NOTE:

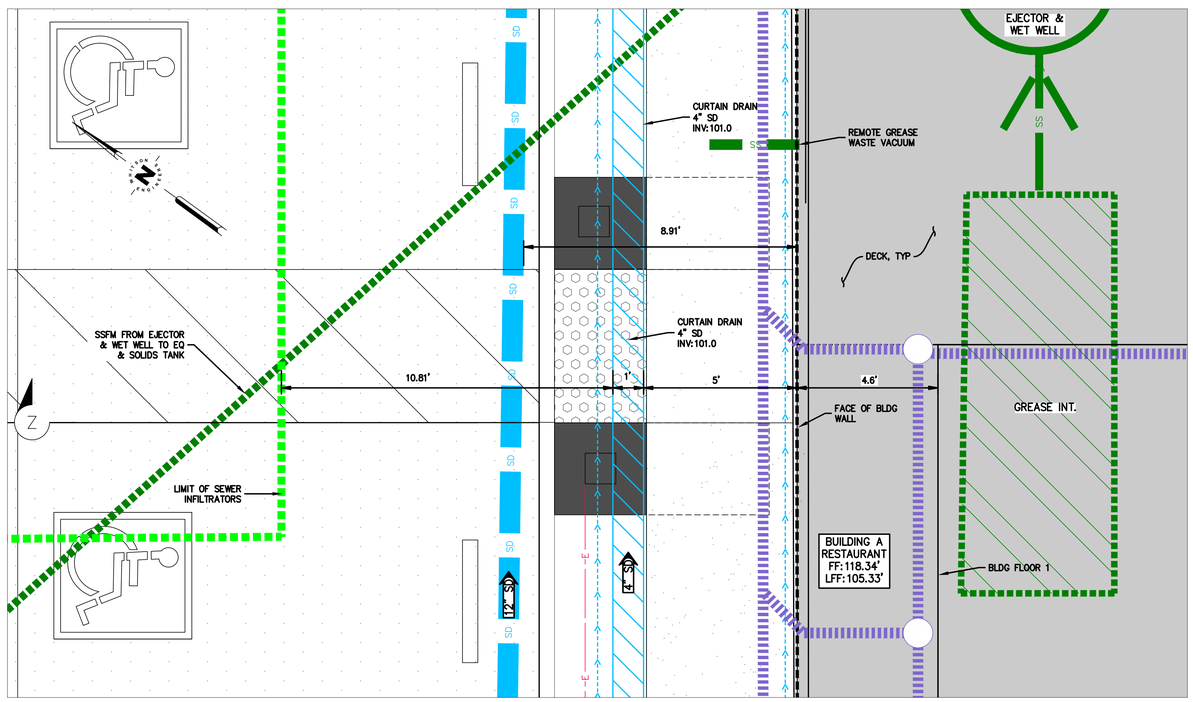
THE PUBLIC AMENITIES PLAN AND THE RESTORATION PLAN, WHICH ARE REQUIRED BY CONSENT CEASE AND DESIST ORDER CCC-24-CD-02, HAVE BEEN APPROVED BY THE CALIFORNIA COASTAL COMMISSION AND ARE NOT SUBJECT TO REVIEW OR CDP APPROVAL BY MONTEREY COUNTY. THE FOLLOWING SITE IMPROVEMENTS, WHICH ARE INCLUDED IN THE PLAN SET FOR REFERENCE, ARE NOT PART OF THE ROCKY POINT RESTAURANT REDEVELOPMENT CDP PERMIT APPLICATION BEING CONSIDERED BY MONTEREY COUNTY: THE PUBLIC RESTROOMS (BUILDING C), THE 24 PUBLIC PARKING SPACES, THE TRAIL IMPROVEMENTS, THE PUBLIC VIEWING AREA, THE INTERPRETIVE SIGNS, THE PUBLIC ACCESS WAYFINDING SIGNS, THE RESTAURANT ENTRANCE SIGN, TREE REMOVAL, AND THE RESTORATION WORK.

10 0 10 20
SCALE: 1" = 10'



CUTRAIN DRAIN DETAIL SECTION Z-Z

SCALE: HORIZ:1"=2'
VERT: 1"=2'



CURTAIN DRAIN ENLARGED PLAN VIEW

SCALE: HORIZ:1"=2'
VERT: 1"=2'

1 CURTAIN DRAIN DETAIL

SCALE: 1" = 2'

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REGISTERED ARCHITECT ROBERT WHITSON C 19521 7/31/2026 RENEWAL DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/02/2025	RESUBMITTAL
2	06/12/2026	RESUBMITTAL

Whitson ENGINEERS

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

CIVIL SITE GRADING SECTIONS

SCALE: 1"=10'

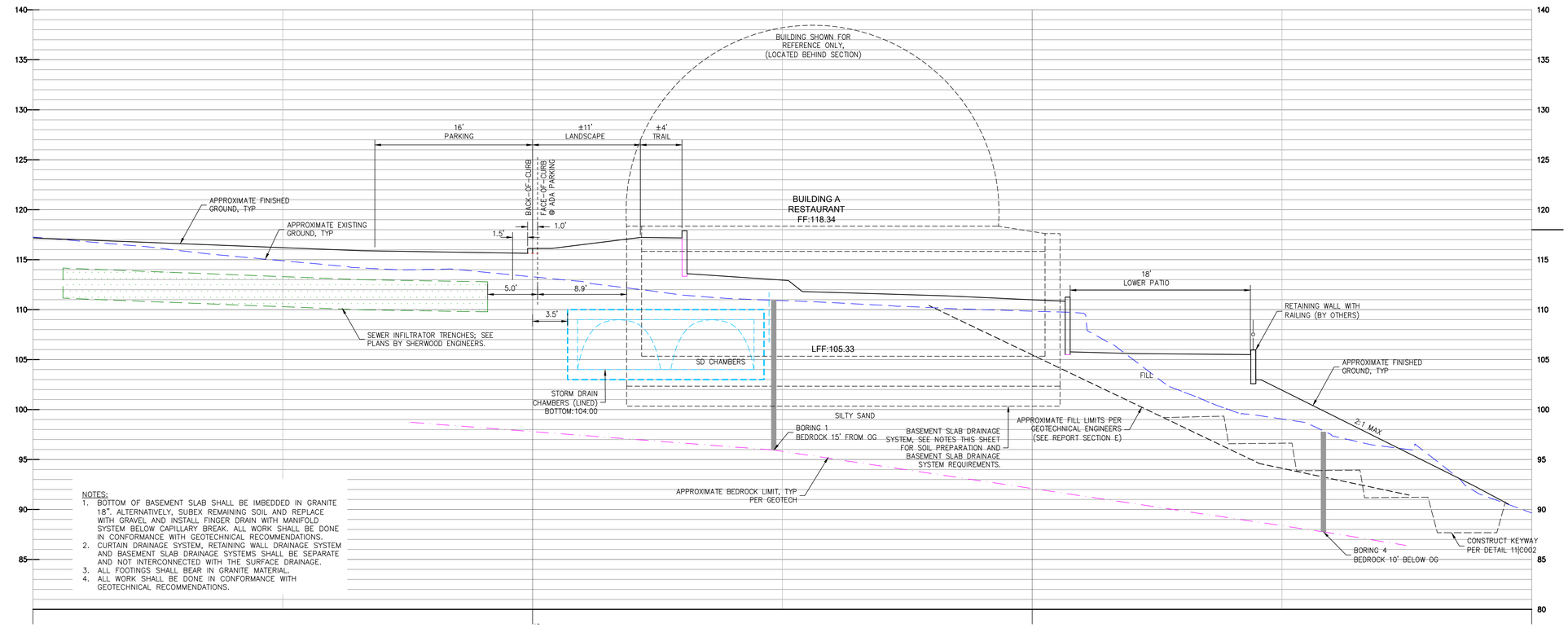
C202

811 Know what's below. Call before you dig.

T:\Monterey Projects\1441 - Esperanza Corner - Rocky Point Restaurant\CIVIL\PLANSET\1441-C1.dwg Jun 19, 2026 - 10:38am EricJohnk

GENERAL NOTE:

THE PUBLIC AMENITIES PLAN AND THE RESTORATION PLAN, WHICH ARE REQUIRED BY CONSENT CEASE AND DESIST ORDER CCC-24-CD-02, HAVE BEEN APPROVED BY THE CALIFORNIA COASTAL COMMISSION AND ARE NOT SUBJECT TO REVIEW OR CDP APPROVAL BY MONTEREY COUNTY. THE FOLLOWING SITE IMPROVEMENTS, WHICH ARE INCLUDED IN THE PLAN SET FOR REFERENCE, ARE NOT PART OF THE ROCKY POINT RESTAURANT REDEVELOPMENT CDP PERMIT APPLICATION BEING CONSIDERED BY MONTEREY COUNTY: THE PUBLIC RESTROOMS (BUILDING C), THE 24 PUBLIC PARKING SPACES, THE TRAIL IMPROVEMENTS, THE PUBLIC VIEWING AREA, THE INTERPRETIVE SIGNS, THE PUBLIC ACCESS WAYFINDING SIGNS, THE RESTAURANT ENTRANCE SIGN, TREE REMOVAL, AND THE RESTORATION WORK.



NOTES:
1. BOTTOM OF BASEMENT SLAB SHALL BE IMBEDDED IN GRANITE 18". ALTERNATIVELY, SUBEX REMAINING SOIL AND REPLACE WITH GRAVEL AND INSTALL FINGER DRAIN WITH MANIFOLD SYSTEM BELOW CAPILLARY BREAK. ALL WORK SHALL BE DONE IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.
2. CURTAIN DRAINAGE SYSTEM, RETAINING WALL DRAINAGE SYSTEM AND BASEMENT SLAB DRAINAGE SYSTEMS SHALL BE SEPARATE AND NOT INTERCONNECTED WITH THE SURFACE DRAINAGE.
3. ALL FOOTINGS SHALL BEAR IN GRANITE MATERIAL.
4. ALL WORK SHALL BE DONE IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.

C SECTION AT UNDERGROUND STORM CHAMBERS

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REGISTERED ARCHITECT ROBERT PHILLIPS C-19521 7/31/2026 RENEWAL DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	06/02/2025	RESUBMITTAL
2	06/12/2026	RESUBMITTAL

CONSULTANT

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

CIVIL SITE GRADING SECTIONS

SCALE: 1"=10'

C203

811 Know what's below. Call before you dig.

I:\Monterey Projects\1444 - Esperanza Cares - Rocky Point Restaurant\CAD\PLANSET\1444-C1.dwg Emily Fefer Jun 16, 2026 - 12:48pm

GENERAL

1. ESTIMATED TOTAL DISTURBED SOIL AREA: 1.5 ACRES. THIS PROJECT IS SUBJECT TO THE CONSTRUCTION GENERAL PERMIT. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS SHOWN ON THESE PLANS, AS SPECIFIED IN THE PROJECT SPECIAL PROVISIONS, AND AS REQUIRED BY THE SWPPP AND CONSTRUCTION GENERAL PERMIT.
3. THIS PLAN DOES NOT NECESSARILY REFLECT THE BMP DEPLOYMENT REQUIRED DURING ALL CONSTRUCTION STAGES OR FOR ALL CONSTRUCTION SITE CONDITIONS. THE CONSTRUCTION CONTRACTOR'S QSD AND QSP SHALL REGULARLY EVALUATE SITE CONDITIONS AND IMPLEMENT ALL BMP'S NECESSARY TO PROTECT WATER QUALITY AND TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.
4. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   A. THE 2019 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
   B. THE 2023 EDITION OF THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).

   BMP DESIGNATIONS REFER TO THE DESIGNATIONS GIVEN IN THE CASQA BMP MANUAL.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. THE CONTRACTOR SHALL MONITOR THE SITE PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE OWNER'S REPRESENTATIVE OR THE JURISDICTION HAVING AUTHORITY.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL PERSONS WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER IF THE PROJECT DOES NOT HAVE A SWPPP, OR BY THE CONTRACTOR-PROVIDED QSP IF THE PROJECT DOES HAVE A SWPPP. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO: GOOD HOUSEKEEPING, MATERIAL MANAGEMENT PRACTICES, SPILL PREVENTION AND RESPONSE, LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, AND FINES AND PENALTIES

CONTRACTOR-PROVIDED QSD AND QSP

THE PROJECT SWPPP WAS PREPARED BY THE OWNER-PROVIDED QSD. ONE ORIGINAL "FIELD COPY" SWPPP WILL BE PROVIDED TO THE CONTRACTOR BY THE OWNER, IN ADDITION TO ELECTRONIC (PDF) FILES. THE CONSTRUCTION CONTRACTOR SHALL PERFORM ALL ACTIVITIES REQUIRED BY THE PROJECT SWPPP AND THE CONSTRUCTION GENERAL PERMIT DURING CONSTRUCTION, EXCEPTING ONLY SIGNING OF DOCUMENTS WHICH MUST BE SIGNED BY THE LEGALLY RESPONSIBLE PERSON.

THE CONSTRUCTION CONTRACTOR SHALL:

1. PROVIDE CONSTRUCTION-PHASE QUALIFIED SWPPP DEVELOPER (QSD) AND QUALIFIED SWPPP PRACTITIONER (QSP) SERVICES. THE CONTRACTOR-PROVIDED QSD BECOMES THE PROJECT'S DESIGNATED QSD ON THE CONSTRUCTION CONTRACT EXECUTION DATE.
2. TRAIN ITS EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT
3. MAINTAIN THE FIELD COPY SWPPP BINDER
4. PERFORM ALL STORM WATER INSPECTIONS, SAMPLING AND ANALYSIS
5. UPDATE THE SWPPP PRIOR TO CONSTRUCTION TO INDICATE:
   5.1. CONTACT INFORMATION FOR CONTRACTOR-PROVIDED QSD, QSP AND QSP DELEGATE
   5.2. CONTRACTOR LIST
   5.3. CONTRACTOR PERSONNEL TRAINING
   5.4. ANY INITIALLY PROPOSED CHANGES IN BMP DEPLOYMENT OR LOCATIONS OF CONTRACTOR STAGING AREA, SANITARY FACILITIES, STOCKPILES, ETC.
6. PREPARE THE STORMWATER ANNUAL REPORT EACH YEAR, AND PRIOR TO PROJECT COMPLETION
7. PROVIDE NOTICE OF TERMINATION (N.O.T.) DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION. THIS INCLUDES THE N.O.T. APPLICATION, SITE PHOTOGRAPHS, SITE MAP. THE OWNER WILL PROVIDE THE REQUIRED DESIGN-PHASE DOCUMENTS: STORM WATER CONTROL PLAN (SWCP), OPERATION AND MAINTENANCE PLAN (O&M PLAN) AND RECORDED MAINTENANCE AGREEMENT, AS APPLICABLE.
8. SERVE AS DATA SUBMITTER FOR THE OWNER FOR EACH ON-LINE SUBMITTAL THROUGH THE STATE'S WEBSITE (SMARTS).
9. ASSIST THE OWNER IN COORDINATING WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD, AS NEEDED.
10. IMPLEMENT ALL BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY TO PROTECT WATER QUALITY, AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT, AND AS OUTLINED IN THE PROJECT SWPPP.
11. PAY FOR NON-VISIBLE STORMWATER TESTING, IF REQUIRED DUE TO A LEAK, SPILL, OR FAILURE TO IMPLEMENT A REQUIRED BMP.
12. PAY ANY FINES IMPOSED FOR FAILURE TO COMPLY WITH THE SWPPP, CONSTRUCTION GENERAL PERMIT OR OTHER LAWS, REGULATIONS, OR REQUIREMENTS OF THE VARIOUS JURISDICTIONS HAVING AUTHORITY.

BEST MANAGEMENT PRACTICES

1. SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
2. PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND STABILIZED CONSTRUCTION ENTRANCE AND EXIT (BMP TC-1) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER BMP (E.G., LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE QSD AND OWNER'S REPRESENTATIVE. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
3. PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED ONTO THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
4. INSTALL LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES ACCORDING TO SHEET FLOW LENGTHS AS SHOWN IN TABLE 1 UNTIL THE SLOPE HAS REACHED NOTICE OF TERMINATION CONDITIONS FOR EROSION PROTECTION. WHEN INFEASIBLE TO COMPLY WITH TABLE 1 DUE TO SITE-SPECIFIC GEOLOGY OR TOPOGRAPHY, THE QSD SHALL INCLUDE IN THE SWPPP A JUSTIFICATION FOR THE USE OF AN ALTERNATIVE METHOD TO PROTECT SLOPES FROM EROSION AND SEDIMENT LOSS.

---- TABLE 1 ----

SLOPE (H:V)	SHEET FLOW LENGTH (MAX.) PER QSD DIRECTION
<20:1	
20:1 TO 4:1	35 FEET
4:1 TO 3:1	20 FEET
3:1 TO 2:1	15 FEET
2:1 AND STEEPER	10 FEET

LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING, AS DIRECTED BY THE QSP:

- SE-5 FIBER ROLL
- SE-12 MANUFACTURED LINEAR SEDIMENT BARRIER
- SE-13 COMPOST SOCK OR COMPOST BERM

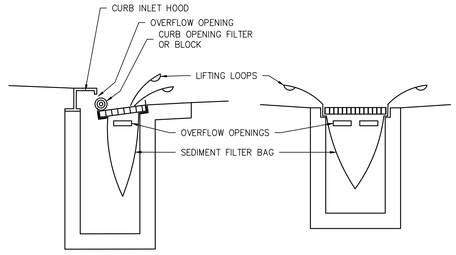
5. FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "INACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW. FOR FINISH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:
   - EC-3 TEMPORARY HYDRAULIC MULCH
   - EC-4 TEMPORARY HYDROSEED
   - EC-6 TEMPORARY STRAW MULCH
6. SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.
7. FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKED STRAW AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIFIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.
8. PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
9. PROVIDE VELOCITY DISSIPATION DEVICE (BMP EC-10) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.
10. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) WHERE NEEDED TO PREVENT STORMWATER RUN-ON FROM OFFSITE AREAS FROM ENTERING THE WORK AREA AND CAUSING EROSION. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
11. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO COLLECT AND CONVEY CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
12. IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S) AND MATERIAL MANAGEMENT BMP'S (WM- SERIES BMP'S).
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.

MONTEREY COUNTY REQUIREMENTS

1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL 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.
4. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL 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.
5. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
6. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
7. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
8. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   B. RUNOFF 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 SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
10. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

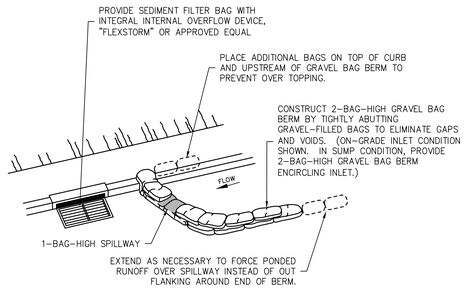
BMP OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMP'S) AS FOLLOWS:
   A. WEEKLY, AND
   B. WITHIN 72 HOURS PRIOR TO EACH STORM EVENT, AND
   C. WITHIN 96 HOURS AFTER EACH STORM EVENT.
   D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMP'S WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMP'S BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMP'S DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACK-WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

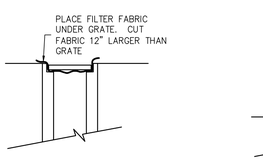


TYPE 5 (COMBINATION INLET)

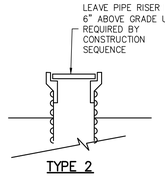
TYPE 5 (FLAT GRATE INLET)



TYPE 3



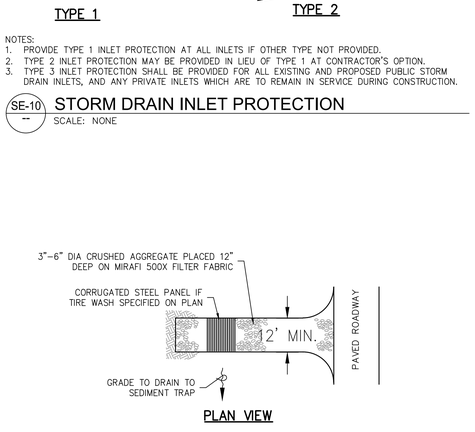
TYPE 1



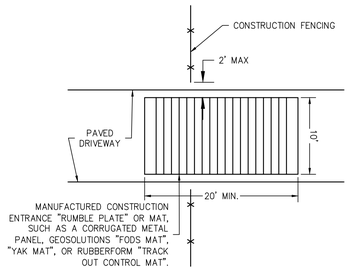
TYPE 2

NOTES:
1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

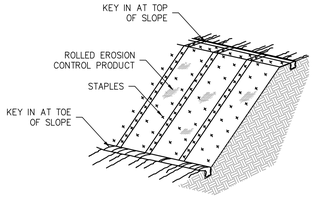
SE-10 -- STORM DRAIN INLET PROTECTION
SCALE: NONE



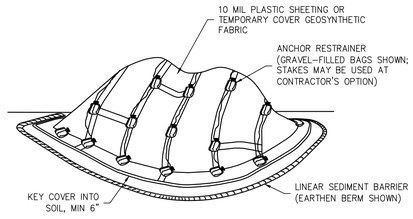
TC-1 -- STABILIZED CONSTRUCTION ENTRANCE
SCALE: NONE



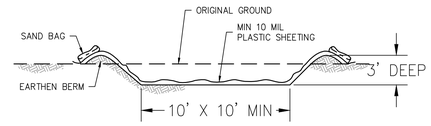
TC-1a -- MANUFACTURED CONSTRUCTION ENTRANCE MAT
SCALE: NONE



EC-7 -- ROLLED EROSION CONTROL PRODUCT
SCALE: NONE

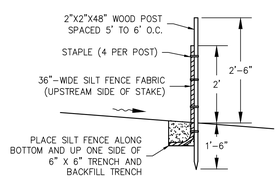


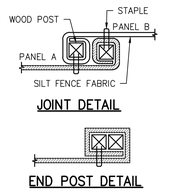
WM-3 -- TEMPORARY COVER ON STOCKPILE
SCALE: NONE



NOTES:
1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

WM-8 -- TEMPORARY CONCRETE WASHOUT FACILITY
SCALE: NONE



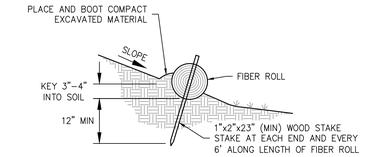


JOINT DETAIL

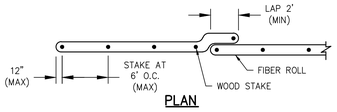
END POST DETAIL

NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

SE-1 -- TEMPORARY SILT FENCE
SCALE: NONE



SECTION



PLAN

NOTES:
1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
3. AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

SE-5 -- FIBER ROLL
SCALE: NONE

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REGISTERED ARCHITECT ROBERT SMITH C 19521 7/31/2026 RENEWAL DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	06/02/2025	RE-SUBMITTAL
2	09/12/2025	RE-SUBMITTAL

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

EROSION CONTROL NOTES AND DETAILS

SCALE: AS SHOWN

C300

T:\Monterey Projects\1441 - Cypress Gmel - Rocky Point Restaurant\CAD\R-ARES\1441-C1.dwg Ehlyn Avila Jun 02, 2025 - 9:17pm

LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	–	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
~~SC-7~~	SC-7	–	STREET SWEEPING
	SC-10	–	INLET PROTECTION
CWM	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59 –	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWGS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWM	WM-1	–	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	WM-3	T53	TEMPORARY STOCKPILES
SS	WM-9	–	SANITARY FACILITIES
	–	–	DIRECTION OF DRAINAGE
	–	–	WORKER PARKING

GENERAL NOTE:

THE PUBLIC AMENITIES PLAN AND THE RESTORATION PLAN, WHICH ARE REQUIRED BY CONSENT CEASE AND DESIST ORDER CCC-24-CD-02, HAVE BEEN APPROVED BY THE CALIFORNIA COASTAL COMMISSION AND ARE NOT SUBJECT TO REVIEW OR CDP APPROVAL BY MONTEREY COUNTY. THE FOLLOWING SITE IMPROVEMENTS, WHICH ARE INCLUDED IN THE PLAN SET FOR REFERENCE, ARE NOT PART OF THE ROCKY POINT RESTAURANT REDEVELOPMENT CDP PERMIT APPLICATION BEING CONSIDERED BY MONTEREY COUNTY: THE PUBLIC RESTROOMS (BUILDING C), THE 24 PUBLIC PARKING SPACES, THE TRAIL IMPROVEMENTS, THE PUBLIC VIEWING AREA, THE INTERPRETIVE SIGNS, THE PUBLIC ACCESS WAYFINDING SIGNS, THE RESTAURANT ENTRANCE SIGN, TREE REMOVAL, AND THE RESTORATION WORK.

TREES SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLANS FOR TREE PROTECTION

TREES SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLANS FOR TREE PROTECTION

CWM

MSWM

SS

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SCALE: 1" = 20'

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REGISTERED ARCHITECT ROBERT CAMPBELL C-19521 7/31/2026 DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/02/2025	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

Whitson ENGINEERS

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

ROCKY POINT RESTAURANT

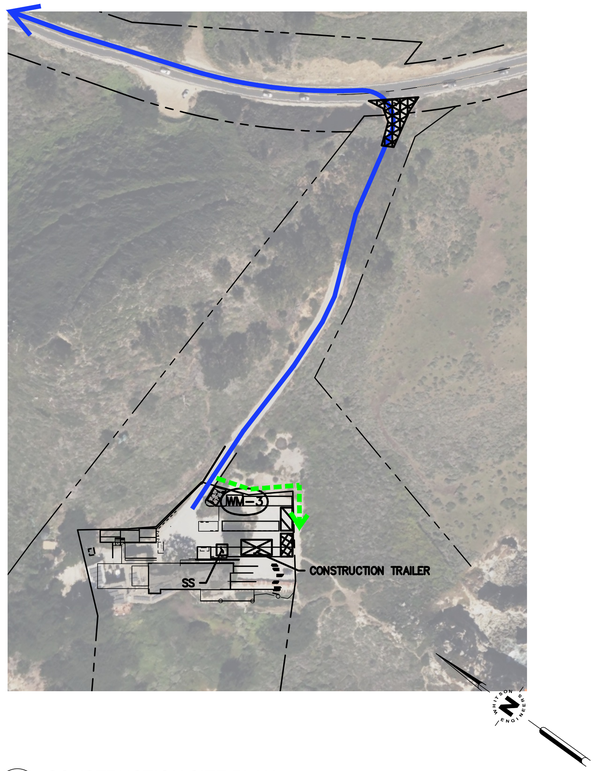
36700 Highway 1, Monterey, CA 93940

EROSION CONTROL PLAN

SCALE: 1"=20'

C301

I:\Monterey Projects\514440 - Esperanza Cornet - Rocky Point Restaurant\CAD\PLANSET\514440-C1.dwg Eddy.Mefford Jun 10, 2026 - 10:02a



A CM1 CONSTRUCTION SITE PLAN
SCALE: 1"=100'



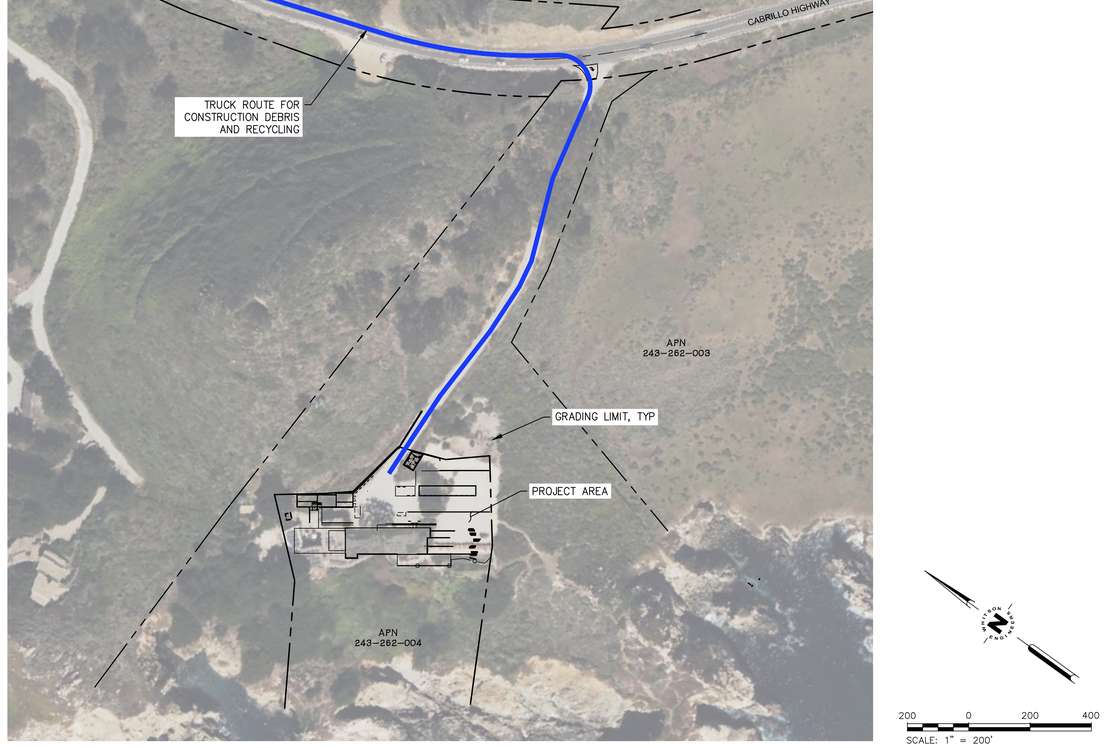
B CM1 TRUCK ROUTING PLAN
SCALE: 1"=5,000'

LEGEND

- PROPERTY LINE
- WORKER PARKING
- EQUIPMENT PARKING
- TRUCK ROUTE FOR CONSTRUCTION DEBRIS AND RECYCLING
- WM-3 — TEMPORARY STOCKPILES (LOCATIONS WILL VARY)
- SS — SANITARY FACILITIES (LOCATIONS WILL VARY)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
- CONSTRUCTION TRAILER
- PUBLIC ACCESS ROUTE, SEE NOTE 9

GENERAL NOTE:

THE PUBLIC AMENITIES PLAN AND THE RESTORATION PLAN, WHICH ARE REQUIRED BY CONSENT CEASE AND DESIST ORDER CCC-24-CD-02, HAVE BEEN APPROVED BY THE CALIFORNIA COASTAL COMMISSION AND ARE NOT SUBJECT TO REVIEW OR CDP APPROVAL BY MONTEREY COUNTY. THE FOLLOWING SITE IMPROVEMENTS, WHICH ARE INCLUDED IN THE PLAN SET FOR REFERENCE, ARE NOT PART OF THE ROCKY POINT RESTAURANT REDEVELOPMENT CDP PERMIT APPLICATION BEING CONSIDERED BY MONTEREY COUNTY: THE PUBLIC RESTROOMS (BUILDING C), THE 24 PUBLIC PARKING SPACES, THE TRAIL IMPROVEMENTS, THE PUBLIC VIEWING AREA, THE INTERPRETIVE SIGNS, THE PUBLIC ACCESS WAYFINDING SIGNS, THE RESTAURANT ENTRANCE SIGN, TREE REMOVAL, AND THE RESTORATION WORK.



C CM1 OVERALL SITE PLAN
SCALE: 1"=100'

EARTHWORK QUANTITIES

7,100	CY CUT
1,800	CY FILL
5,300	CY EXPORT

CONTACT INFO

ARCHITECT
RENZO PIANO BUILDING WORKSHOP
34 RUE DE ARCHIVES
PARIS, FRANCE 75004

TEL: +33 1 44 61 4900

CONTRACTOR
TBD

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IN 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 INQUIRIES 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.

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS TO BE DETERMINED. EXACT DURATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT ISSUANCE.
2. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET (B|CM1) UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT AND/OR RECYCLING.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 10 TO 100.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE EROSION CONTROL PLAN PREPARED WITH THE BUILDING PERMIT PLAN SET.
6. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS AS POSSIBLE.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT
8. THERE WILL NOT BE ANY TREES IN THE CONSTRUCTION VICINITY, SEE SHEET L0.1 FOR TREE INFORMATION.
9. MAINTAINING PUBLIC ACCESS WHILE ALSO ENSURING THE SAFETY OF BOTH CONTRACTORS AND THE PUBLIC IS A TOP PRIORITY. DURING CONSTRUCTION, THE TRAILS WILL GENERALLY REMAIN OPEN TO THE PUBLIC. THERE MAY BE TIMES WHEN IT IS UNSAFE TO ALLOW THE PUBLIC ONTO THE SITE DURING CERTAIN CONSTRUCTION ACTIVITIES, AND DURING THESE TIMES, SIGNAGE WILL BE PROVIDED INDICATING A TEMPORARY CLOSURE OF THE SITE DUE TO CONSTRUCTION ACTIVITIES. A SEPARATE PUBLIC PARKING AREA, OUTSIDE THE TEMPORARY CONSTRUCTION FENCE LINE, WILL BE AVAILABLE AND DESIGNATED FOR PUBLIC USE DURING CONSTRUCTION. DURING THE DEMOLITION AND RECONSTRUCTION OF THE PARKING LOT, THESE PARKING SPACES WILL BE UNAVAILABLE. A TEMPORARY SIGN AT THE TRAILHEAD WILL INDICATE: "TRAILS AVAILABLE FOR PUBLIC USE DURING CONSTRUCTION." SAFETY FENCING WILL SEPARATE THE CONSTRUCTION ZONE FROM THE PUBLIC PARKING SPACES AND TRAILHEAD.
10. THE CONSTRUCTION ZONE (PARKING, STOCKPILING, CONSTRUCTION) IS CONTAINED TO THE DEVELOPED PORTION OF THE SITE AND SHALL NOT IMPACT SENSITIVE AREAS. SEE SHEET A1.00 FOR SENSITIVE AREAS. SEE SHEET V003 FOR DEVELOPMENT AREAS LOCATED IN AREAS IN EXCESS OF 30% SLOPES.

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Whitson ENGINEERS

REGISTERED ARCHITECT ROBERT [illegible] C-19521 7/31/2026 RENEWAL DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	06/02/2025	RE-SUBMITTAL
2	06/12/2026	RE-SUBMITTAL

CONSULTANT
REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

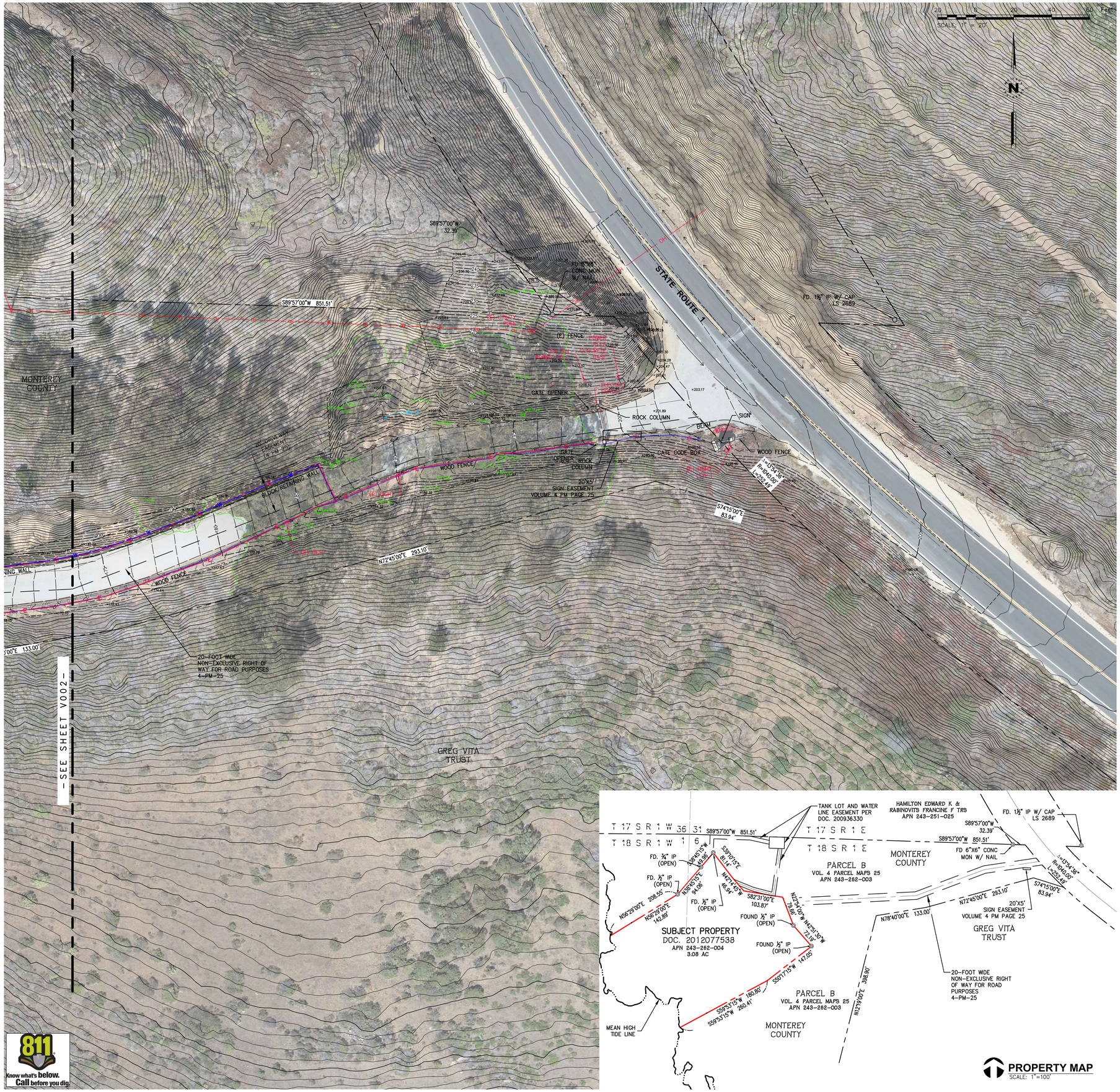
ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

CONSTRUCTION MANAGEMENT PLAN

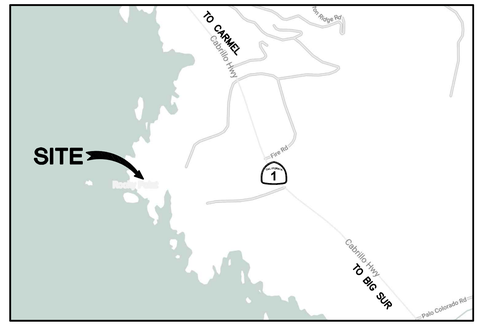
SCALE: AS SHOWN

C302

T:\Monterey Projects\1441 - Esperanza, Carmel - Rocky Point Restaurant\CAD\PLANSET\1441CMP.dwg Emily Ferrick Jun 18, 2026 - 12:53pm



PROPERTY MAP
SCALE: 1"=100'



VICINITY MAP
SCALE: NOT TO SCALE

TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS IN OCTOBER, 2021. BACKGROUND ORTHORECTIFIED AERIAL IMAGERY DISPLAYED HEREON IS BASED ON AERIAL PHOTOGRAPHY ACQUIRED WITH A SMALL UNMANNED AIRCRAFT ON OCTOBER 1, 2021.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. AS A TITLE REPORT WAS NOT PROVIDED, THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. SITE BENCHMARK: SET MAG NAIL AND WASHER IN A.C PAVEMENT AS SHOWN HEREON. ELEVATION: 122.0 (ASSUMED; APPROXIMATE NAVD 1988).
6. UNDERGROUND UTILITIES ARE BASED ON FIELD LOCATION OF VISIBLE SURFACE FEATURES IN CONJUNCTION WITH SURFACE MARKINGS PLACED BY UNDERGROUND UTILITY LOCATING CONTRACTOR. WHERE PIPE MATERIAL IS NON-CONDUCTIVE (P.V.C., TRANSITE) AND TRACER WIRE IS DAMAGE OR MISSING, RESULTS MAY BE INCONCLUSIVE. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
7. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

LEGEND

- GROUND CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- CENTER LINE
- CONTROL POINT
- BENCHMARK
- FD 1/2" I.P. — FOUND ¾ IRON PIPE (OPEN)
- + 928.30 — SPOT GRADE
- 12" OAK — TREE
- STUMP OR SNAG (DEAD)
- TREE DRIP LINE
- FENCE
- SIGN
- OVERHEAD UTILITY LINE(S)
- UNDERGROUND ELECTRIC LINE
- UTILITY POLE SHOWING ARMS AND GUY WIRE
- LIGHT, ELECTROLIER
- GAS LINE
- GAS VALVE
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- DOWNSPOUT
- SANITARY SEWER LINE (GRAVITY)
- SANITARY SEWER MANHOLE
- CLEANOUT
- WATER LINE
- WELL
- WATER VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- HOSE BIB
- BFP — BACKFLOW PREVENTION DEVICE
- UTILITY VAULT
- HANDICAP PARKING STALL

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
BS	BOTTOM OF STAIR
BW	BACK OF WALK
C&G	CURB AND GUTTER
CATV	CABLE TV
CGSW	CURB, GUTTER AND SIDEWALK
℄	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
ELEC	ELECTRIC
ELEV	ELEVATION
FC	FACE OF CURB
FF	FINISHED FLOOR
FL	FLOWLINE
FR	FIRE RISER
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
INV	INVERT
JP	JOINT UTILITY POLE
MH	MANHOLE
P.A.	PLANTER AREA
PB	PULL BOX
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHT OF WAY
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
UNKN	UNKNOWN
W	WATER
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

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LICENSED ARCHITECT ROBERT CAMPBELL C-19521 7/31/2026 STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/04/2026	RE-SUBMITTAL

CONSULTANT

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WHITSON NO. 52573 CIVIL STATE OF CALIFORNIA

ROCKY POINT RESTAURANT

36700 Highway 1, Monterey, CA 93940

TOPOGRAPHIC SURVEY

SCALE: AS SHOWN

V001

C:\Monterey Projects\444 - Esperanza Cures - Rocky Point Restaurant\13\SRV\C1444-SURV-2024-NAV088.dwg cwright May 01, 2025 - 12:45pm



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email: rpbw@rpbw.com

LICENSED ARCHITECT ROBERT CAVAGNERO C-19521 7/31/2026 DATE STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/04/2026	RE-SUBMITTAL

Whitson ENGINEERS

CONSULTANT
LICENSED PROFESSIONAL ENGINEER RICHARD P. WHITSON No. 33619 CIVIL STATE OF CALIFORNIA

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

TOPOGRAPHIC SURVEY

SCALE: 1"=20'

V002

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I:\Monterey Projects\4441 - Esperanza Corner - Rocky Point Restaurant\13-SURVEY\4441-SURV-2024-MAY08.dwg cwright May 01, 2025 - 12:40pm



5	6	3	7	2	1
5	6	3	7	2	1
5	6	3	7	2	1
5	6	3	7	2	1

LANDSCAPE SHEET INDEX

NUMBER	SHEET NAME
L000	GENERAL INFORMATION
L0.01	TREE REMOVAL & PROTECTION PLAN
L1.00	LANDSCAPE SITE PLAN
L2.00	SECTIONS & ELEVATIONS
L3.00	IRRIGATION SCHEDULE
L3.01	IRRIGATION PLAN
L4.00	PLANTING SCHEDULE
L4.01	PLANTING PLAN
L5.00	SIGNAGE PLAN
L5.01	SIGNAGE DETAILS

SYMBOLS LEGEND

- (+X.XX) — EXISTING ELEVATION TAG
- (+X.XX) — PROPOSED ELEVATION TAG
- ELEVATION — DATUM TAG
- DET / SHT — ELEVATION
- DET / SHT — SECTION
- XX / 00 — SECTION CONTINUES
- DET / SHT — DETAIL CALLOUT
- AREA OF ENLARGEMENT
- CUTLINE
- FLUSH
- SLOPE — DRAINAGE ARROW
- STAIR DOWN DIRECTION
- 1 — ARCHITECTURAL GRID LINE
- 1 — REVISION TAG NUMBER
- REVISION CLOUD

LIST OF ABBREVIATIONS

A	
ABV	ABOVE
A/C	ASHPALT CONCRETE
AD	AREA DRAIN
AGG	AGGREGATE
ALT	ALTERNATE/ALTERATION
APPROX	APPROXIMATE
ARCH	ARCHITECT/ARCHITECTURAL
AVG	AVERAGE
B	
BC	BOTTOM OF CURB
BLDG	BUILDING
C	
CB	CATCH BASIN
CEM	CEMENT
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR, CLEARANCE
CO	CLEAN OUT
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
CU	CUBIC
D	
DBL	DOUBLE
DECID	DECIDUOUS
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ENLG	ENLARGEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXISTING
F	
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISH FLOOR ELEVATION
FS	FINISH SURFACE
FT	FOOT OR FEET
FTG	FOOTING
FURN	FURNISH(ED)
FUT	FUTURE
G	
GA	GAUGE
GAL	GALLON
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
H	
HB	HOSE BIBB
HC	HANDICAP
HDG	HOT-DIP GALVANIZING
HDWD	HARDWOOD
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
I	
ID	INSIDE DIAMETER/INSIDE DIMENSION
IE	INVERT ELEVATION
IN	INCHES
J	
K	
L	
LB	POUND
LF	LINEAR FEET
LOW	LIMIT OF WORK
LP	LOW POINT
LT	LIGHT
M	
MAT	MATERIAL
MAX	MAXIMUM
MEP	MECH., ELECT., AND PLUMB.
MFR	MANUFACTURER/MANUFACTURING
MH	MANHOLE
MISC	MISCELLANEOUS
N	
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
P	
PA	PLANTING AREA
PERF	PERFORATED
PL	PLATE
PLYWD	PLYWOOD
POC	POINT OF CONNECTION
PSF	POUND PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAVING TYPE
PVC	POLYVINYL CHLORIDE
Q	
QTR	QUARTER
R	
(R)	RISER HEIGHT
RAD	RADIUS
REBAR	REINFORCING BAR
ROW	RIGHT OF WAY
S	
SCHED	SCHEDULE
SECT	SECTION
SIM	SIMILAR
SLR	SEALER
SPEC(S)	SPECIFICATION(S)
SF	SQUARE FEET
SS	STAINLESS STEEL
SURF	SURFACE
T	
TBD	TO BE DETERMINED
TEMP	TEMPORARY/TEMPERATURE
THK	THICK
TOL	TOLERANCE
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
V	
VAR	VARIABLE/VARIES
VIF	VERIFY IN FIELD
VERT	VERTICAL
VOL	VOLUME
W	
W/O	WITHOUT
WL	WATER LEVEL
WT	WEIGHT
WWF	WELDED WIRE FABRIC

LINETYPE LEGEND

- PROPERTY LINE
- LIMIT OF WORK

GENERAL NOTES

DESIGN INTENT: THESE DRAWINGS AND ACCOMPANYING TECHNICAL SPECIFICATIONS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS.

CONTRACTOR COORDINATION: THE CONTRACTOR SHALL COORDINATE AND OTHERWISE INTEGRATE HIS WORK WITH THAT OF OTHERS IN AN EFFICIENT, CRAFTSMAN LIKE AND TIMELY MANNER SO AS TO PROVIDE THE OWNER WITH A WELL-CONSTRUCTED, EASILY MAINTAINABLE PROJECT. EACH CONTRACTOR SHALL NOTIFY OTHERS AT LEAST TWO WORKING DAYS IN ADVANCE OF COVERING, COMPLETING OR EXPOSING WORK TO BE INSTALLED BY OTHERS.

CONTRACTORS' JOB SITE CONDITIONS: THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN CONSULTANT.

COMPOSITE BASE SHEET: THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM A BOUNDARY SURVEY, A TOPOGRAPHIC SURVEY, ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS AND OTHER DATA AS MADE AVAILABLE BY THE OWNER. THE DESIGN CONSULTANT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED ONLY AS AN AID, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.

UTILITIES: A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE DESIGN CONSULTANT CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS. FOR AREAS UNDER PUBLIC OWNERSHIP, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES PRIOR TO COMMENCING CONSTRUCTION, AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES. THE UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT (USA) ONE-CALL PROGRAM. NOTIFICATION SHALL BE A MINIMUM OF (2) WORKING DAYS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CONTACTING USA NORTH AT 811 / 1-800-227-2600 / WWW.USANORTH.ORG FOR NORTHERN CALIFORNIA. FOR AREAS UNDER PRIVATE OWNERSHIP AND CAMPUSES NOT MEMBERS OF USA, THE CONTRACTOR IS RESPONSIBLE FOR ENGAGING THE SERVICES OF A PRIVATE UTILITY LOCATOR FOR A VISUAL VERIFICATION OF THE LOCATIONS OF UNDERGROUND UTILITIES. EXCAVATION IS DEFINED AS BEING 6 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE.

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND REPORT ANY CONFLICT TO THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER FOR DECISION PRIOR TO CONSTRUCTION.

2. REFER TO CIVIL DRAWING FOR ROADWAYS, CURB, GUTTER, STRIPE, ROADWAY SIGNAGE AND TRAFFIC MARKING, DETECTABLE WARNING SURFACE AND WHEEL STOP.

3. REFER TO CIVIL AND ELECTRICAL DRAWINGS FOR SITE LIGHTING LOCATION AND ELECTRICAL.

4. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT ON BOULDER SELECTION. ALL BOULDERS TO BE APPROVED BY LANDSCAPE ARCHITECT.

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REV	DATE	DESCRIPTION
1	5/02/2025	RE-SUBMITTAL
2	6/12/2026	RE-SUBMITTAL

RANA LANDSCAPE ARCHITECTURE
www.ranaconhabitat.com
24380 CARMEL RANCHO LANE, 2nd FLOOR
CARMEL, CA 93923 phone (831)659.3820

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

GENERAL INFORMATION

L0.00

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LEGEND

EXISTING TREE TO BE REMOVED AS PART OF THE RESTORATION PLAN APPROVED BY THE CALIFORNIA COASTAL COMMISSION ON MARCH 12TH, 2025. THESE TREES WILL BE REMOVED PRIOR THE START OF CONSTRUCTION FOR THE REDEVELOPMENT PROJECT.

TREE PROTECTION FENCING

NEW TREE; SEE PLANTING PLAN

NOTE: NO TREES WILL BE REMOVED AS PART OF THE ROCKY POINT RESTAURANT REDEVELOPMENT.

8" EUCALYPTUS
7" TREE
7" TREE
6" TREE
RESTORATION AREA, SEE RESTORATION PLAN
BUILDING C: PUBLIC RESTROOM
PARKING
EV CHARGING ONLY
EV CHARGING ONLY
EV CHARGING ONLY
EV CHARGING ONLY
EV CHARGING ONLY
EV CHARGING ONLY
13" TREE
24" REDWOOD
7" TREE
PROPERTY LINE
PARKING
PARKING
22" CYPRESS
CONTRACTOR TO VERIFY PROTECTION FENCE WITH ARBORIST BASED ON EXTENT OF GRADING; PROTECTION FENCE AND SIGN PER ARBORIST'S RECOMMENDATIONS
30" CYPRESS CLUSTER
WASTEWATER PLANT
MECHANICAL COURTYARD
TRANSFORMER
TRASH
RESTORATION AREA, SEE RESTORATION PLAN
PLANTING AREA
PARKING
PARKING
12" CYPRESS
12" CYPRESS
RESTAURANT ENTRANCE
60" CYPRESS
8" TREE
6" TREE (2)
BLUFF TOP TRAIL ACCESS
PLANTING AREA
PLANTING AREA
BUILDING B: EMPLOYEE HOUSING
BUILDING A: RESTAURANT
RESTAURANT DECK
PICNIC AREA
RESTORATION AREA, SEE RESTORATION PLAN
RESTORATION AREA, SEE RESTORATION PLAN
MITIGATION AREA, SEE RESTORATION PLAN
42" CYPRESS
14" CYPRESS
23" CYPRESS
CYPRESS
21" CYPRESS
16" CYPRESS
27" CYPRESS
CYPRESS
PUBLIC TRAIL
CONTRACTOR TO VERIFY PROTECTION FENCE WITH ARBORIST BASED ON EXTENT OF GRADING; PROTECTION FENCE AND SIGN PER ARBORIST'S RECOMMENDATIONS
N

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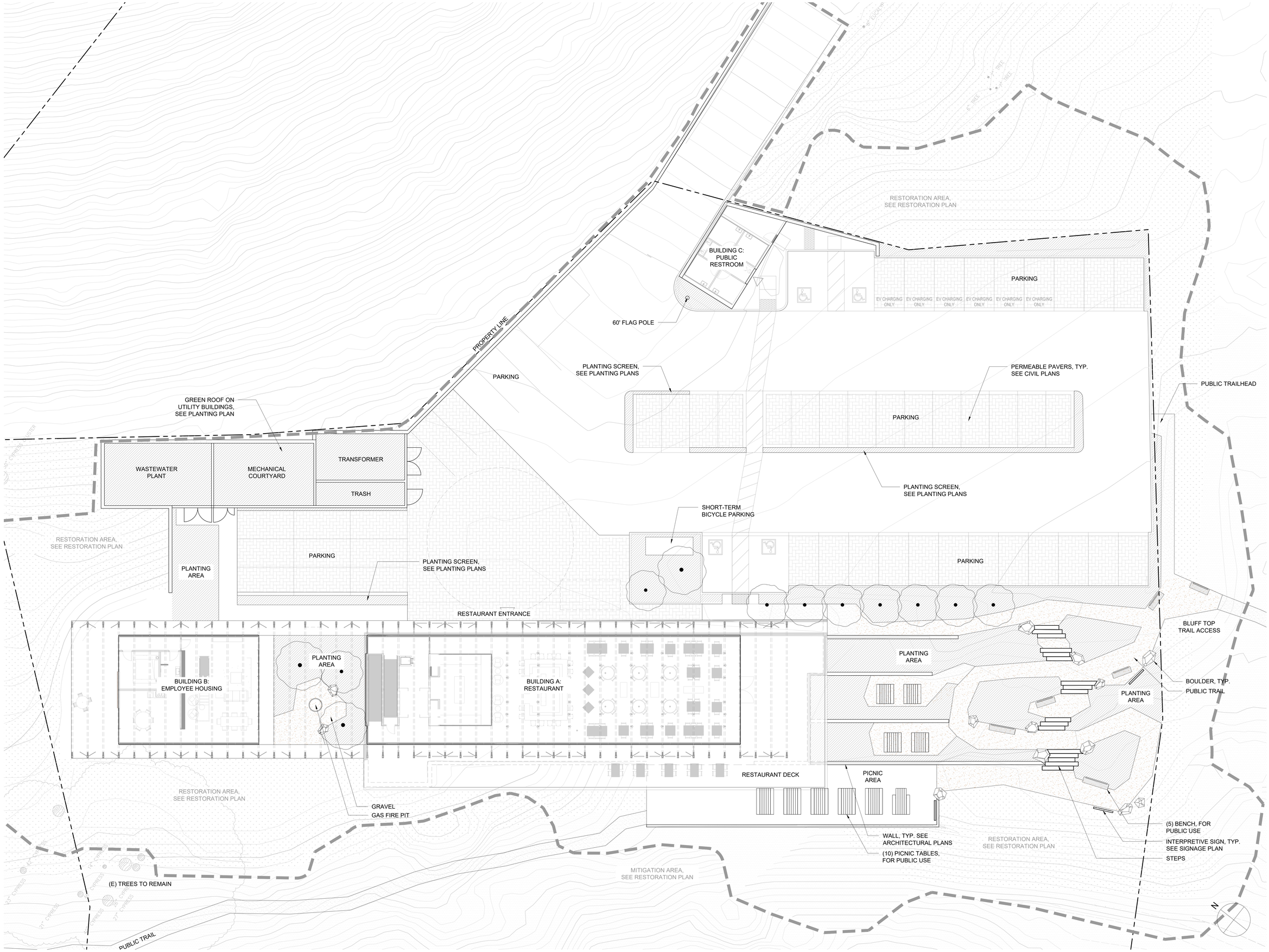
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36700 Highway 1, Monterey, CA 93940

TREE REMOVAL & PROTECTION PLAN

1" = 10'-0"

L0.01



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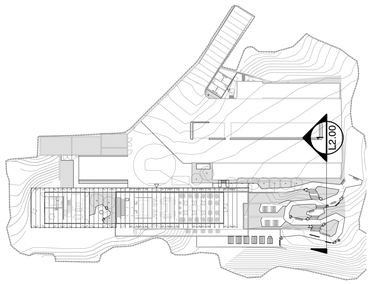
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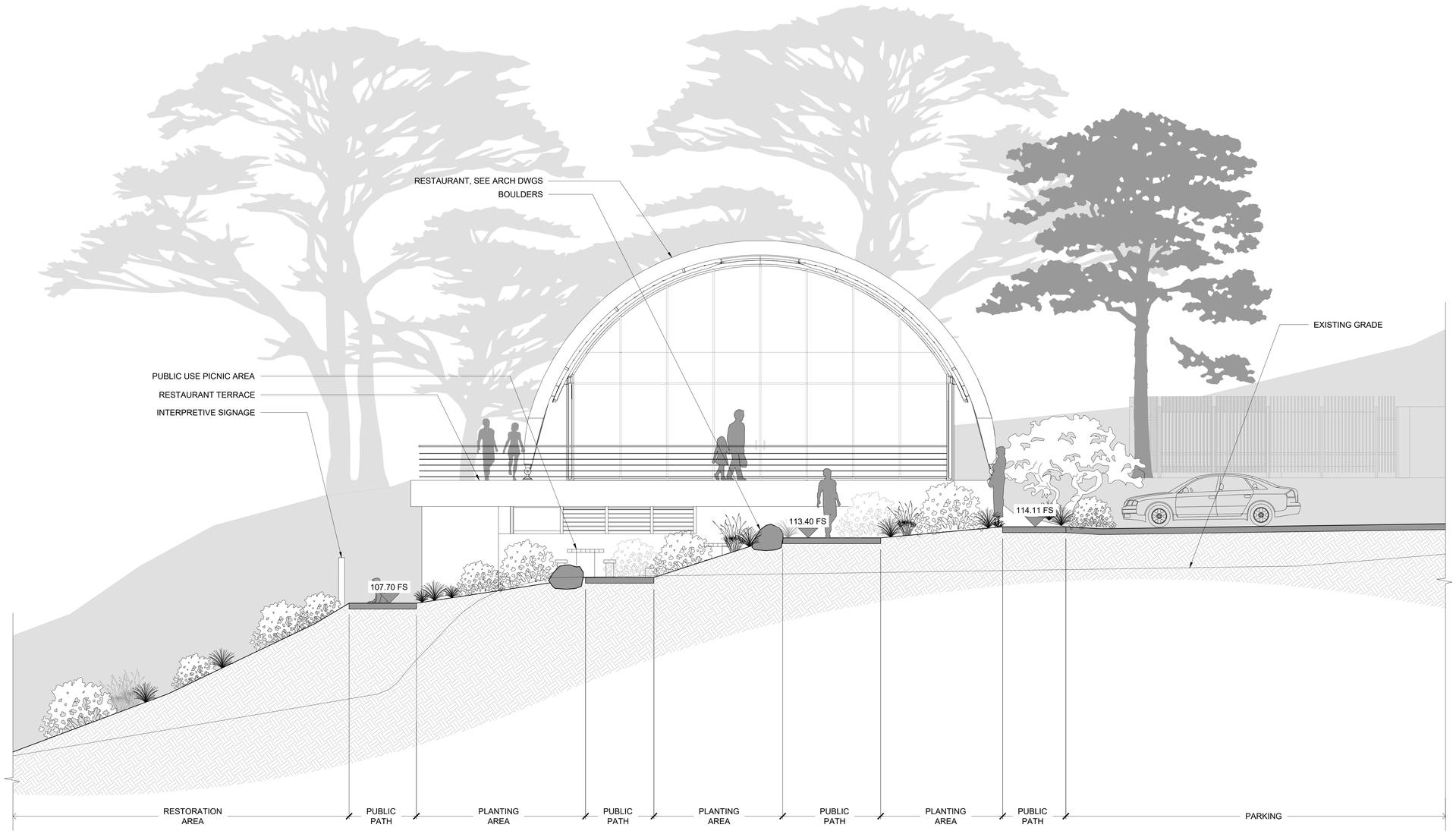
LANDSCAPE SITE PLAN

1" = 10'-0"

L1.00



KEY MAP



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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SECTIONS & ELEVATIONS

L2.00

MONTEREY COUNTY

ESTIMATED TOTAL WATER USE EQUATION: ETWU = (ET_o) x (0.62) x [(PF x HA/IE) + SLA]

IRRIGATION EFFICIENCY 0.85 Combined

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.0

Monterey, CA	
ET_o (inches/year)	32.92
Effective Precipitation (in/yr)	8.23

Hydrozone	Zone Number	Plant Water Use Type	Irrigation Method	Plant Factor (PF)	Hydrozone Area (HA) sq. ft.	PF x HA sq. ft.	PF x HA/IE	% of Landscape Area
SHRUB	1	Low	DRIP	0.3	615	185	228	7.2%
SHRUB	2	Low	DRIP	0.3	680	204	252	8.0%
TREE	3T	Low	BUBBLER	0.3	30	486	600	0.4%
SHRUB	4	Low	DRIP	0.3	1,620	486	600	18.9%
SHRUB	5	Low	DRIP	0.3	275	83	102	3.2%
SHRUB	6	Low	DRIP	0.3	202	61	75	2.4%
SHRUB	7	Low	DRIP	0.3	3,067	920	1,136	35.9%
SHRUB	8	Low	DRIP	0.3	481	144	178	5.6%
SHRUB	9	Low	DRIP	0.3	481	144	178	5.6%
TREE	10T	Low	BUBBLER	0.3	1,100	330	407	12.9%
						-	0	0.0%
						-	0	0.0%
						-	0	0.0%
						-	0	0.0%
						-	0	0.0%
						-	0	0.0%
						-	0	0.0%
						-	0	0.0%
						-	0	0.0%
					8,551	3,042	3,756	100.0%

ETWU = (38.50) x (0.62) x [(0.2 x 92,170/.9) + 0]

ROCKY POINT **ETWU = 73,050 gal.**

MAWA = (ET_o - Eppt) x (0.62) x [(0.7 x LA) + (0.3 x SLA)]

ROCKY POINT **MAWA = 122,166 gal.**

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PIPE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	01. COURT - SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY	4.8	46.7	28.9	45.0	0.75 in/h
2	RAIN BIRD PEB	1"	02. SIDEYARD SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY	5.3	57.1	27.7		0.75 in/h
3T	RAIN BIRD PEB	1"	BUBBLER	3	113.5	27.2		2.11 in/h
4	RAIN BIRD PEB	1"	04. GREEN ROOF SHRUB AREA FOR DRIP EMITTERS LOW DENSITY	9.57	74.7	27.6	43.7	0.75 in/h
5	RAIN BIRD PEB	1"	05. GREEN WALL SHRUB AREA FOR DRIP EMITTERS LOW DENSITY	2.14	241.8	27.1	46.2	0.75 in/h
6	RAIN BIRD PEB	1"	06. PUB ACC SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY	1.57	34.4	26.5	45.7	0.75 in/h
7	RAIN BIRD PEB	1"	07. PICNIC SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY	21.28	146.9	30.1		0.75 in/h
8	RAIN BIRD PEB	1"	08. PARK LOT SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY	3.75	301.6	29.3	48.5	0.75 in/h
9	RAIN BIRD PEB	1"	09. ENTRY SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY	4.63	106.0	27.8	47.1	0.75 in/h
10T	RAIN BIRD PEB	1"	BUBBLER	12.73	571.0	31.4	50.7	0.75 in/h

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	01. COURT - SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY 17 MM SUBSURFACE EMITTER TUBING, SEE DETAIL	615.6 SF	0.75 in/h	25	5
	02. SIDEYARD SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY 17 MM SUBSURFACE EMITTE TUBING, SEE DETAIL SIDE YARD	680.6 SF	0.75 in/h	25	5
	04. GREEN ROOF SHRUB AREA FOR DRIP EMITTERS LOW DENSITY 17 MM SUBSURFACE EMITTER TUBING, SEE DETAIL	1,620 SF	0.75 in/h	25	13
	05. GREEN WALL SHRUB AREA FOR DRIP EMITTERS LOW DENSITY 17 MM SUBSURFACE EMITTER TUBING, SEE DETAIL	275.2 SF	0.75 in/h	25	2
	06. PUB ACC SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY 17 MM SUBSURFACE EMITTER TUBING, SEE DETAIL	202.0 SF	0.75 in/h	25	2
	07. PICNIC SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY 17 MM SUBSURFACE EMITTER TUBING, SEE DETAIL	3,067 SF	0.75 in/h	25	24
	08. PARK LOT SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY 17 MM SUBSURFACE EMITTER TUBING, SEE DETAIL	480.7 SF	0.75 in/h	25	4
	09. ENTRY SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY 17 MM SUBSURFACE EMITTER TUBING, SEE DETAIL	480.8 SF	0.75 in/h	25	4
SYMBOL	MANUFACTURER/MODEL			PSI	GPM
	RAIN BIRD RWS-B-C 1402			25	0.5
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.				
	RAIN BIRD 5-RC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.				
	LANDSCAPE PRODUCTS INC. BBV 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN. FULL PORT BRASS BALL VALVE. SUITABLE FOR A FULL RANGE OF LIQUIDS AND GASES IN RESIDENTIAL AND COMMERCIAL APPLICATIONS.				
	RAIN BIRD PGA-PRS-D GLOBE 1", 1-1/2", 2" ELECTRIC MASTER VALVE, GLOBE. WITH PRESSURE REGULATOR MODULE.				
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER				
C	HUNTER A2C-2400-M 24-STATION CONTROLLER WITH TWO (2) A2M-600 MODULES IN AN OUTDOOR GRAY STEEL WALL MOUNT ENCLOSURE.				
FS	RAIN BIRD FS-100-B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.				
	POINT OF CONNECTION 3"				
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40				
	IRRIGATION MAINLINE: PVC CLASS 315 SDR 13.5				
	PIPE SLEEVE: PVC SCHEDULE 80				

VALVE CALLOUT



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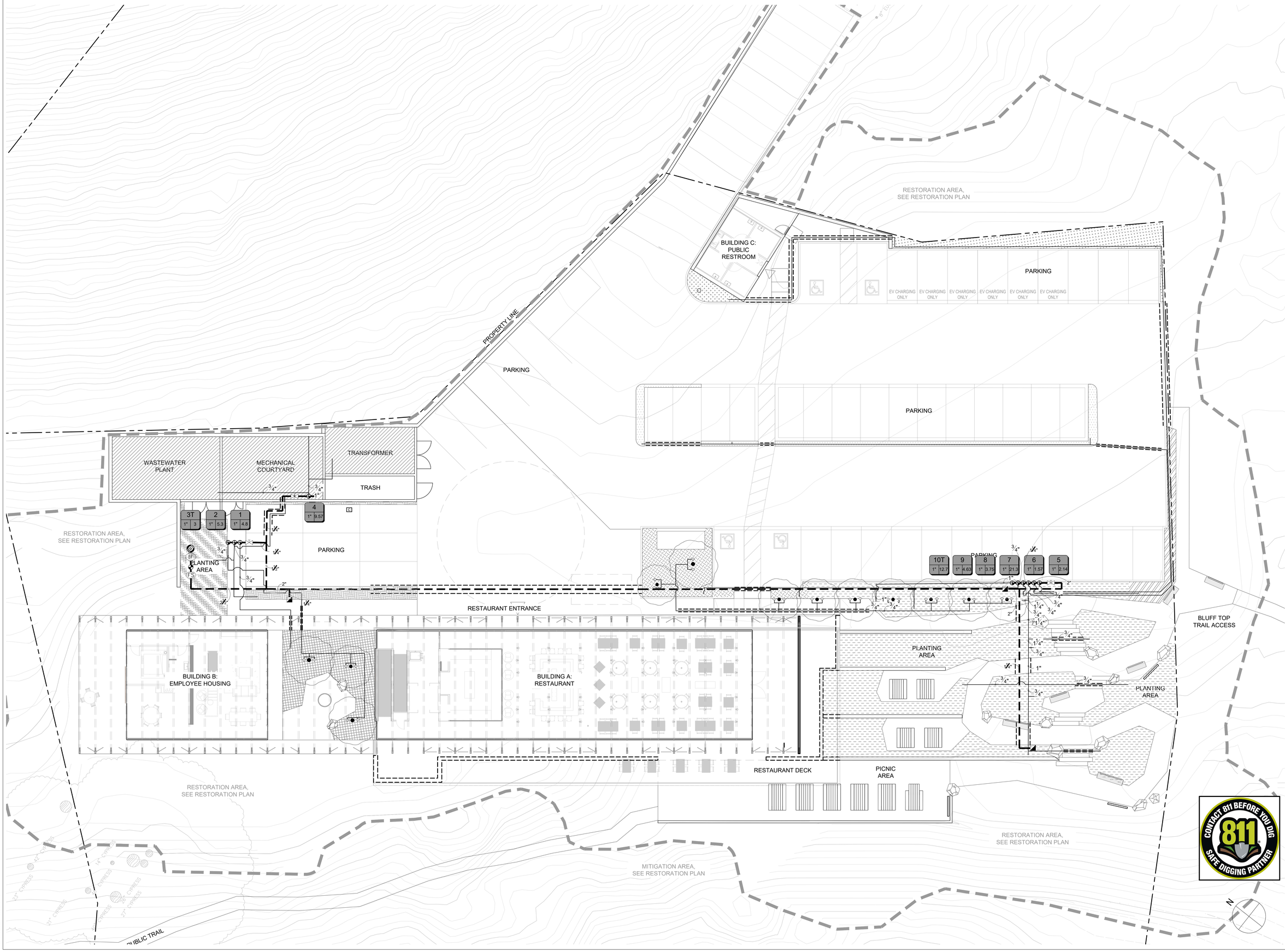


ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

IRRIGATION SCHEDULE

L3.00

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IRRIGATION PLAN

1" = 10'-0"

L3.01

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PLANTING NOTES

1. VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.
2. LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL PLANT MATERIALS 15 GALLON AND LARGER AT NURSERY. 5 GALLON AND SMALLER WILL BE INSPECTED AT JOB SITE PRIOR TO PLANTING.
3. LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL PLANTS BEFORE PLANTING COMMENCES.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFT OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE.
5. UPON COMPLETION OF PLANTING, THE CONTRACTOR SHALL ARRANGE FOR A SUBSTANTIAL COMPLETION INSPECTION BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL CORRECT ANY DISCREPANCIES FOUND PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT.
6. THE CONTRACTOR IS TO CONTACT THE OWNER AND LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF THE LANDSCAPE ONCE ALL WORK IS COMPLETE.
7. ALL TREES WITHIN 5 FEET OF PAVING SHALL INCLUDE ROOT BARRIER, INSTALLED ALONG HARDSCAPE EDGE, SEE SPECIFICATIONS.
8. APPLY SHEET MULCH TO ALL NON-HYDROSEED PLANTING AREAS, SEE SPECIFICATIONS
9. INSTALL 3-INCH MULCH LAYER TO ALL PLANTING AREAS, SEE SPECIFICATIONS.
10. A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK SUPPLIER, SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.
11. THE CONTRACTOR IS TO PROVIDE COPIES OF ALL SOIL AMENDMENT DELIVERY TICKETS TO THE CITY INSPECTOR AT THE FINAL INSPECTION
12. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION. THE GENERAL REQUIREMENTS OF THE SPECIFICATIONS SHALL BECOME PART OF PLANTING WORK.

CONCEPT PLANT SCHEDULE

	PAVILION GARDEN	621 SF		
	ADIANTUM ALEUTICUM / WESTERN MAIDENHAIR FERN	32	1 GAL, MEDIUM	20% @ 24" o.c.
	HEUCHERA MAXIMA / ISLAND ALUM ROOT	129	1 GAL, LOW	20% @ 12" o.c.
	OXALIS OREGANA / REDWOOD SORREL	129	4" POT, MEDIUM	20% @ 12" o.c.
	RIBES SANGUINEUM / RED FLOWERING CURRANT	2	5 GAL, LOW	5% @ 48" o.c.
	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	14	5 GAL, MEDIUM	35% @ 48" o.c.
	GREEN SCREEN	463 SF		
	GREEN ROOF	1,725 SF		
	ACHILLEA MILLEFOLIUM / COMMON YARROW	180	1 GALLON, LOW	10% @ 12" o.c.
	DUDLEYA CAESPITOSA / SEA LETTUCE	180	1 GAL, LOW	10% @ 12" o.c.
	ERIOGONUM PARVIFOLIUM / CLIFF BUCKWHEAT	89	1 GAL, LOW	20% @ 24" o.c.
	ERIOPHYLLUM CONFERTIFLORUM / GOLDEN YARROW	46	1 GAL, LOW	10% @ 24" o.c.
	STIPA PULCHRA / PURPLE NEEDLE GRASS	898	4" POT, LOW	50% @ 12" o.c.
	RESTORATION PLANTING	4,546 SF		
	PER ROCKY POINT RESTORATION PLAN			

NEW TREE, SEE PLAN

CAVAGNERO
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1949 Sansome Street, Suite 200 T 415.348.0849
San Francisco, California 94111 F 415.348.0848
MARKCAVAGNERO.COM

RPBW
RENZO PIANO BUILDING WORKSHOP
PARIS
34, Rue des Archives
75004 Paris - FRANCE
Tel : +33 1 44 61 4900
email: rpbw@rpbw.com

REV	DATE	DESCRIPTION
1	5/22/2025	RE-SUBMITTAL
2	6/12/2026	RE-SUBMITTAL

RANA LANDSCAPE ARCHITECTURE
www.ranacohabitat.com
24380 CARMEL RANCHO LANE, 2nd FLOOR
CARMEL, CA 93923 phone (831)659.3820

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

PLANTING SCHEDULE

L4.00

12/17/2024 9:09 PM

CONCEPT PLANT SCHEDULE

	PAVILION GARDEN	621 SF		
	ADIANTUM ALEUTICUM / WESTERN MAIDENHAIR FERN	32	1 GAL, MEDIUM	20% @ 24" o.c.
	HEUCHERA MAXIMA / ISLAND ALUM ROOT	129	1 GAL, LOW	20% @ 12" o.c.
	OXALIS OREGANA / REDWOOD SORREL	129	4" POT, MEDIUM	20% @ 12" o.c.
	RIBES SANGUINEUM / RED FLOWERING CURRANT	2	5 GAL, LOW	5% @ 48" o.c.
	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	14	5 GAL, MEDIUM	35% @ 48" o.c.
	GREEN SCREEN	463 SF		
	GREEN ROOF	1,725 SF		
	ACHILLEA MILLEFOLIUM / COMMON YARROW	180	1 GALLON, LOW	10% @ 12" o.c.
	DUDLEYA CAESPITOSA / SEA LETTUCE	180	1 GAL, LOW	10% @ 12" o.c.
	ERIOGONUM PARVIFOLIUM / CLIFF BUCKWHEAT	89	1 GAL, LOW	20% @ 24" o.c.
	ERIOPHYLLUM CONFERTIFLORUM / GOLDEN YARROW	46	1 GAL, LOW	10% @ 24" o.c.
	STIPA PULCHRA / PURPLE NEEDLE GRASS	898	4" POT, LOW	50% @ 12" o.c.
	RESTORATION PLANTING	4,546 SF		
	PER ROCKY POINT RESTORATION PLAN			
•	NEW TREE, SEE PLAN			

RESTORATION AREA,
SEE RESTORATION PLAN

BUILDING C:
PUBLIC
RESTROOM

PARKING

EV CHARGING ONLY | EV CHARGING ONLY | EV CHARGING ONLY | EV CHARGING ONLY | EV CHARGING ONLY | EV CHARGING ONLY

PROPERTY LINE

PARKING

PARKING

WASTEWATER PLANT

MECHANICAL COURTYARD

TRANSFORMER

TRASH

RESTORATION AREA,
SEE RESTORATION PLAN

PLANTING AREA

PARKING

(2) 24" BOX TREES
SPECIES T.B.D.

(7) 36" BOX TREES
SPECIES T.B.D.

PARKING

RESTAURANT ENTRANCE

BUILDING B:
EMPLOYEE HOUSING

BUILDING A:
RESTAURANT

PLANTING AREA

BLUFF TOP
TRAIL ACCESS

PLANTING AREA

RESTAURANT DECK

PICNIC AREA

RESTORATION AREA,
SEE RESTORATION PLAN

(3) 48" BOX TREES
SPECIES T.B.D.

RESTORATION AREA,
SEE RESTORATION PLAN

MITIGATION AREA,
SEE RESTORATION PLAN

24" CYPRESS

24" CYPRESS

24" CYPRESS

24" CYPRESS

PUBLIC TRAIL

N

12/17/2024 9:09 PM

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REV	DATE	DESCRIPTION
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2	6/12/2026	RE-SUBMITTAL

RANA
LANDSCAPE ARCHITECTURE
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CARMEL, CA 93923 phone (831)659.3820

CONSULTANT

ROCKY POINT RESTAURANT

36700 Highway 1, Monterey, CA 93940

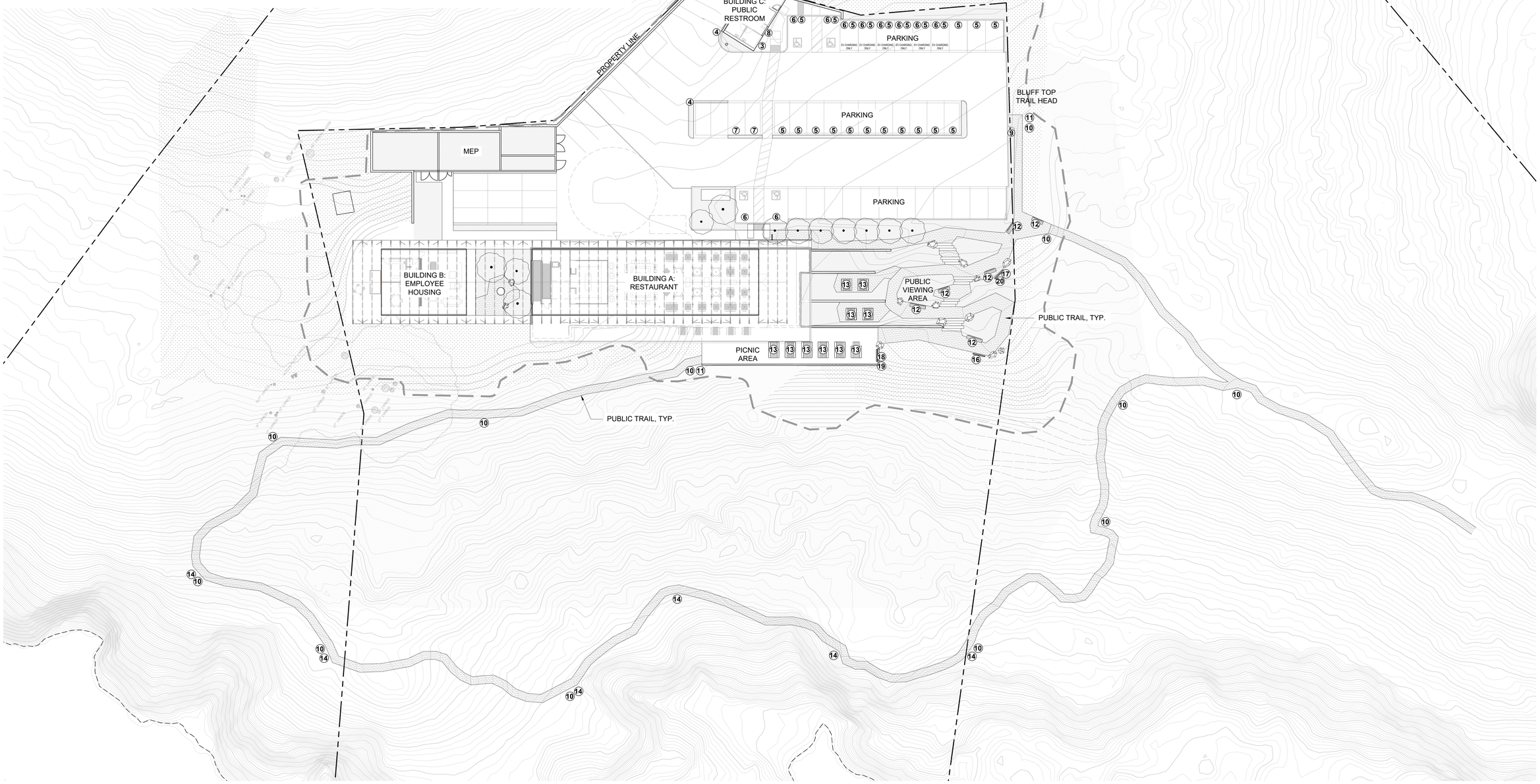
PLANTING PLAN

1" = 10'-0"

L4.01

SIGNAGE SCHEDULE

SYMBOL	LOCATION	SIGN TYPE	CONTENT	REQUIRED BY
0	ENTRANCE AT HWY 1	WELCOME SIGN	ROCKY POINT RESTAURANT, RESTROOMS & TRAILS OPEN TO PUBLIC, FREE PUBLIC PARKING AVAILABLE	CC PUBLIC AMENITIES PLAN
1 2	ENTRANCE AT HWY 1	PUBLIC AMENITIES SIGN	COASTAL ACCESS	CC PUBLIC AMENITIES PLAN
3	NEAR RESTROOM	WAYFINDING	MAP OF ROCKY POINT PROPERTY & COUNTY PROPERTY. SHOWS LOCATION OF PUBLIC PARKING SPACES, PUBLIC VIEWING AREA, AND PUBLIC TRAILS. INTERPRETIVE GUIDE TO THE PROXIMATE NATURAL LANDFORMS AND FEATURES ON THIS SEGMENT OF BIG SUR COAST.	CC PUBLIC AMENITIES PLAN
4	DRIVEWAY	PUBLIC PARKING	DIRECTIONAL	CC PUBLIC AMENITIES PLAN
5	PARKING SPACES	PUBLIC PARKING SPACE		CC PUBLIC AMENITIES PLAN
6	PARKING SPACES	EV CHARGING	1 HOUR LIMIT	CC PUBLIC AMENITIES PLAN
7	PARKING SPACES	PUBLIC PARKING	30 MINUTE LIMIT	CC PUBLIC AMENITIES PLAN
8	RESTROOMS	RESTROOMS	RESTROOM FOR PUBLIC USE	CC PUBLIC AMENITIES PLAN
9	PARKING LOT	PUBLIC VIEWING AREA	PUBLIC VIEWING AREA	CC PUBLIC AMENITIES PLAN
10	TRAILS	SENSITIVE HABITAT	STAY ON TRAIL - SENSITIVE HABITAT AREA	CC PUBLIC AMENITIES PLAN
11	TRAIL HEADS	TRAIL	TRAIL AVAILABLE FOR PUBLIC USE	CC PUBLIC AMENITIES PLAN
12	BENCHES	BENCHES	FOR PUBLIC USE	CC PUBLIC AMENITIES PLAN
13	PICNIC AREA	PICNIC TABLES	FOR PUBLIC USE	CC PUBLIC AMENITIES PLAN
14	TRAIL	WARNING SIGNS	DO NOT GO BEYOND THIS POINT - HAZARDOUS BLUFF	CC PUBLIC AMENITIES PLAN
15	ENTRANCE AT HWY 1	ROAD NAME	ROCKY POINT RD.	CC PUBLIC AMENITIES PLAN
16	TRAIL/VIEWING AREA	INTERPRETIVE SIGN	UNIQUE VEGETATION, HABITAT, AND SPECIES	CC PUBLIC AMENITIES PLAN
17	TRAIL/VIEWING AREA	INTERPRETIVE SIGN	ROCKY INTERTIDAL AND COASTAL MARINE HABITAT	CC PUBLIC AMENITIES PLAN
18	TRAIL/VIEWING AREA	INTERPRETIVE SIGN	HISTORY OF THE AREA AS USED BY NATIVE AMERICANS	CC PUBLIC AMENITIES PLAN
19	TRAIL/VIEWING AREA	INTERPRETIVE SIGN	RECENT HISTORY OF LAND (LAST 200 YEARS)	MONTEREY COUNTY
20	TRAIL/VIEWING AREA	INTERPRETIVE SIGN	UNIQUE GEOLOGY OF BIG SUR COASTLINE	MONTEREY COUNTY



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ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

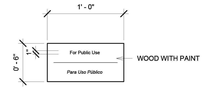
SIGNAGE PLAN

1" = 20'-0"

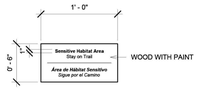
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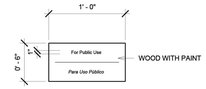
15 Road Name Double Sided
1 1/2" = 1' - 0"



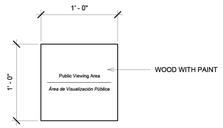
13 Type 12 - Picnic Tables Sign
1 1/2" = 1'-0"



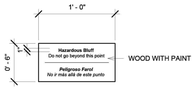
10 Type 10 - Sensitive Habitat Protection Sign
1 1/2" = 1'-0"



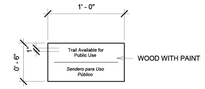
12 Type 13 - Viewing Area Bench Sign
1 1/2" = 1'-0"



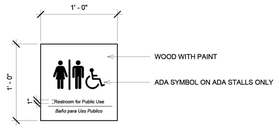
9 Type 9 - Public Viewing Area Sign
1 1/2" = 1'-0"



14 Type 14 - Warning Sign
1 1/2" = 1'-0"



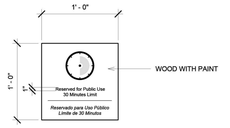
11 Type 11 - Trail Sign
1 1/2" = 1'-0"



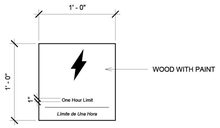
8 Type 8 - Public Restroom Sign
1 1/2" = 1'-0"

GENERAL NOTES

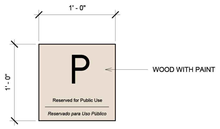
1. Font and symbols for reference only. Detailed signage package to be developed in th future



7 Type 7 - 30 Minute Limit Parking Sign
1 1/2" = 1'-0"



6 Type 6 - EV Charging Parking Sign
1 1/2" = 1'-0"



5 Type 5 - Public Parking Space Sign
1 1/2" = 1'-0"

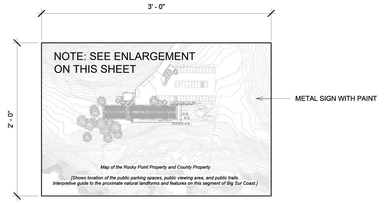


Public Parking Sign



Restaurant Parking Sign

4 Type 4 - Parking Directional Signs
1 1/2" = 1'-0"



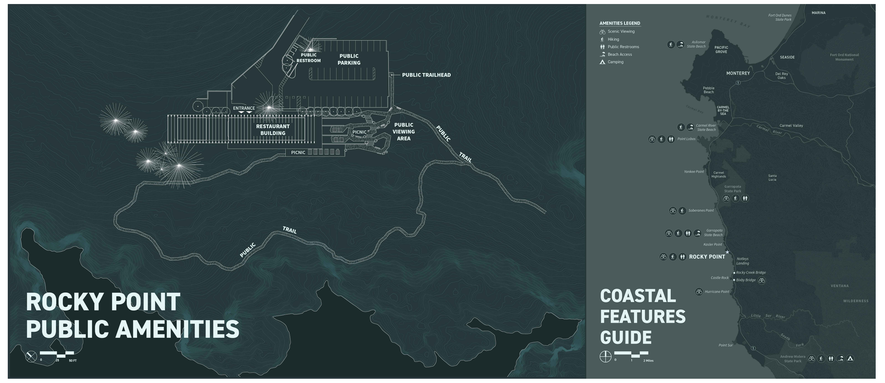
3 Type 3 - Wayfinding Sign
1 1/2" = 1'-0"



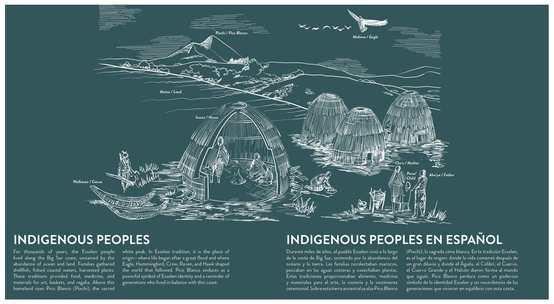
2 Type 2 - Coastal Access Sign
1 1/2" = 1'-0"



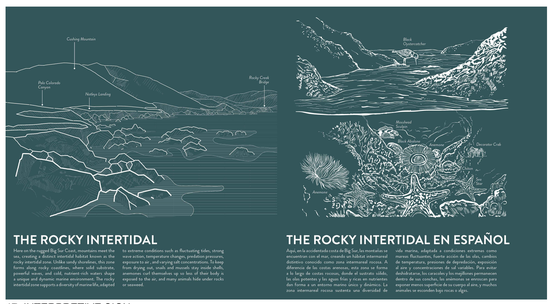
1 Public Amenities Sign
1 1/2" = 1' - 0"



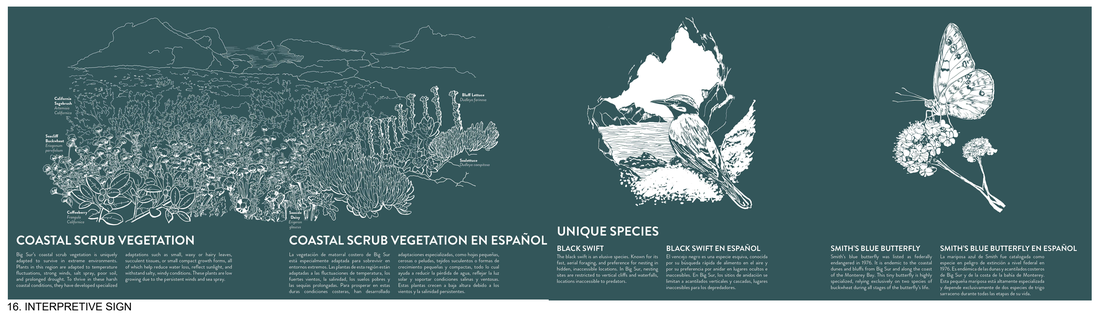
3. WAYFINDING SIGN



18. INTERPRETIVE SIGN



17. INTERPRETIVE SIGN



16. INTERPRETIVE SIGN

INTERPRETIVE SIGN TO BE SIMILAR TO OTHERS IN SIZE, COLOR, MATERIAL. CONTENT TO BE DEVELOPED IN A FUTURE PHASE

20. INTERPRETIVE SIGN

INTERPRETIVE SIGN TO BE SIMILAR TO OTHERS IN SIZE, COLOR, MATERIAL. CONTENT TO BE DEVELOPED IN A FUTURE PHASE

19. INTERPRETIVE SIGN

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1	5/22/2025	RE-SUBMITTAL
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26380 CARMEL RANCHO LANE, 2nd FLOOR
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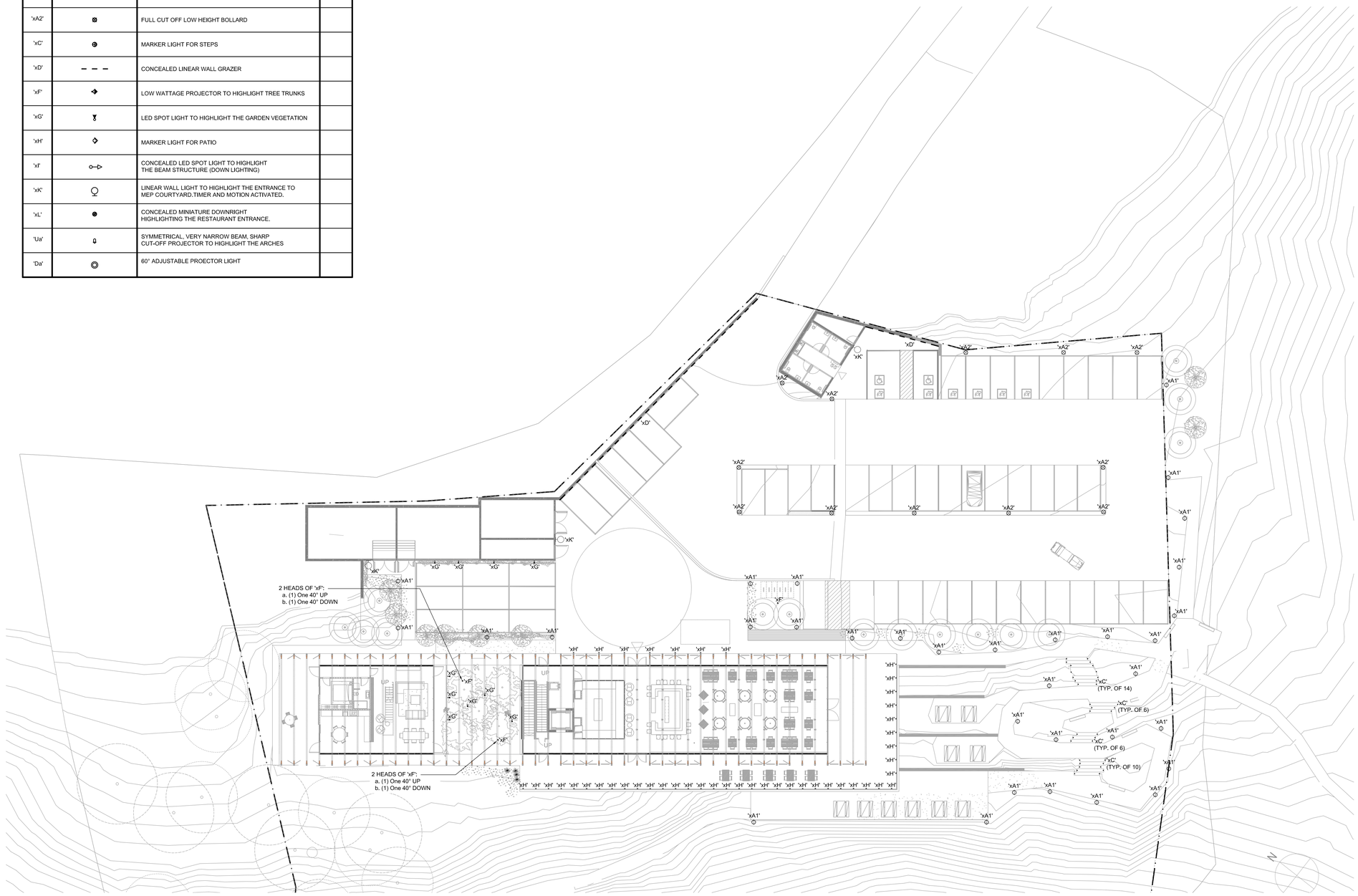
ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

SIGN DETAILS

L5.01

12/17/2024 9:09 PM

LIGHTING SYMBOL SCHEDULE			
TAG	SYMBOL	DESCRIPTION	NOTES
'xA1'		FULL CUT OFF LOW HEIGHT BOLLARD FOR PATHWAYS	
'xA2'		FULL CUT OFF LOW HEIGHT BOLLARD	
'xC'		MARKER LIGHT FOR STEPS	
'xD'		CONCEALED LINEAR WALL GRAZER	
'xF'		LOW WATTAGE PROJECTOR TO HIGHLIGHT TREE TRUNKS	
'xG'		LED SPOT LIGHT TO HIGHLIGHT THE GARDEN VEGETATION	
'xH'		MARKER LIGHT FOR PATIO	
'xI'		CONCEALED LED SPOT LIGHT TO HIGHLIGHT THE BEAM STRUCTURE (DOWN LIGHTING)	
'xK'		LINEAR WALL LIGHT TO HIGHLIGHT THE ENTRANCE TO MEP COURTYARD.TIMER AND MOTION ACTIVATED.	
'xL'		CONCEALED MINIATURE DOWNRIGHT HIGHLIGHTING THE RESTAURANT ENTRANCE.	
'Ua'		SYMMETRICAL, VERY NARROW BEAM, SHARP CUT-OFF PROJECTOR TO HIGHLIGHT THE ARCHES	
'Da'		60° ADJUSTABLE PROECTOR LIGHT	



SITE LIGHTING PLAN

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

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e-mail: rpbw@rpbw.com

LICENSED ARCHITECT
ROBERT CHUN GEE
C-19521
7/31/2027
RENEWAL
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/02/2025	RE-SUBMITTAL
2	05/12/2025	RE-SUBMITTAL

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hellocanada@introba.com
www.introba.com
Permit to Practice Number: 1001785

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

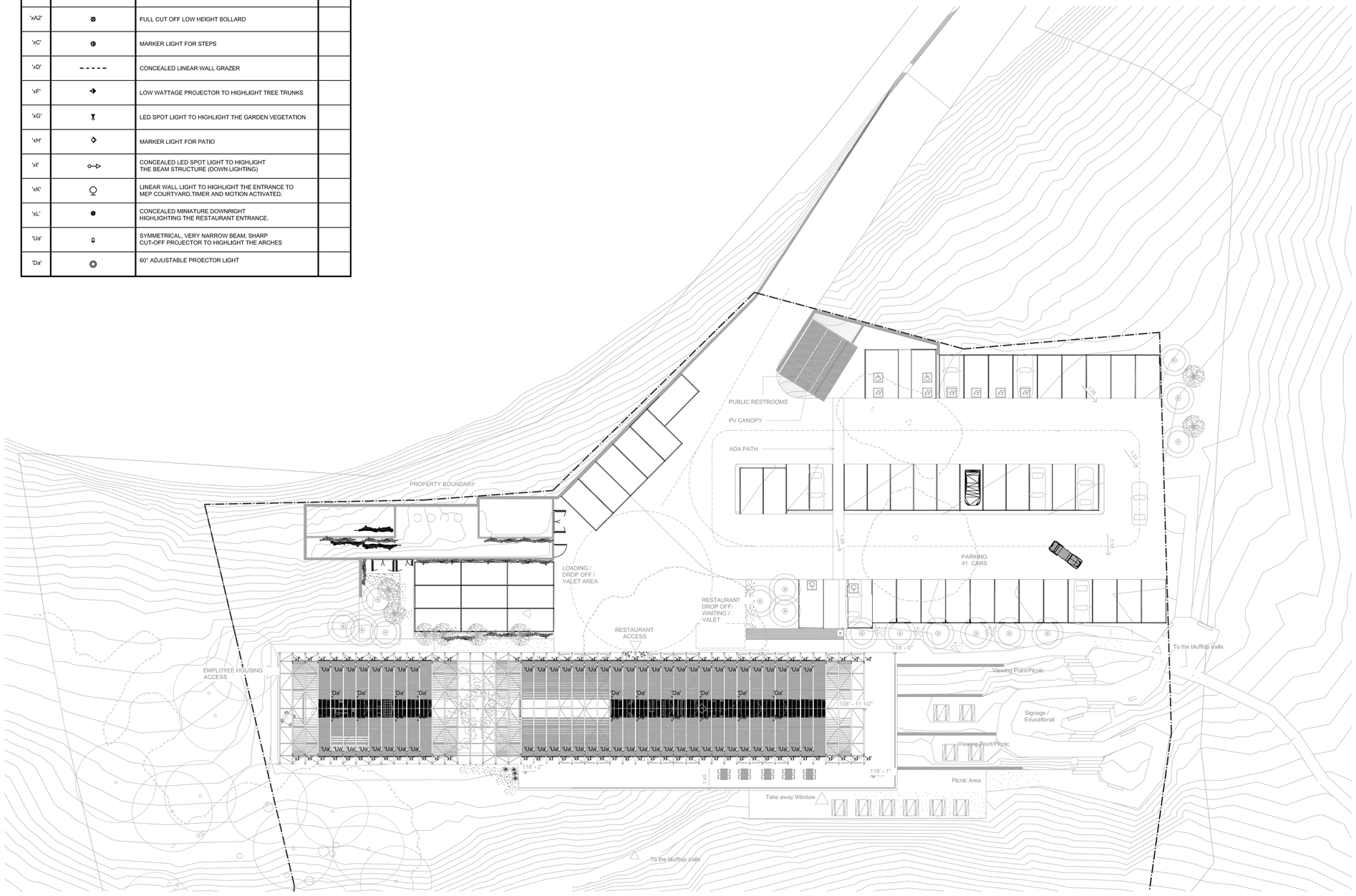
SITE LIGHTING PLAN

1/16" = 1'-0"

EL0.01

01 January, 2000

LIGHTING SYMBOL SCHEDULE			
TAG	SYMBOL	DESCRIPTION	NOTES
'xA1'		FULL CUT OFF LOW HEIGHT BOLLARD FOR PATHWAYS	
'xAZ'		FULL CUT OFF LOW HEIGHT BOLLARD	
'xC'		MARKER LIGHT FOR STEPS	
'xD'		CONCEALED LINEAR WALL GRAZER	
'xF'		LOW WATTAGE PROJECTOR TO HIGHLIGHT TREE TRUNKS	
'xG'		LED SPOT LIGHT TO HIGHLIGHT THE GARDEN VEGETATION	
'xH'		MARKER LIGHT FOR PATIO	
'xI'		CONCEALED LED SPOT LIGHT TO HIGHLIGHT THE BEAM STRUCTURE (DOWN LIGHTING)	
'xK'		LINEAR WALL LIGHT TO HIGHLIGHT THE ENTRANCE TO MEP COURTYARD.TIMER AND MOTION ACTIVATED.	
'xL'		CONCEALED MINIATURE DOWNRIGHT HIGHLIGHTING THE RESTAURANT ENTRANCE.	
'Ua'		SYMMETRICAL, VERY NARROW BEAM, SHARP CUT-OFF PROJECTOR TO HIGHLIGHT THE ARCHES	
'Da'		60° ADJUSTABLE PROECTOR LIGHT	



ROOF LIGHTING PLAN

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

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Tél. +33 1 44 61 4500
e-mail: rpbw@rpbw.com

LICENSED ARCHITECT
ROBERT CARLETON
C-19521
7/31/2027
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
1	05/02/2025	RE-SUBMITTAL
2	05/12/2025	RE-SUBMITTAL

CONSULTANT

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hellocanada@introba.com
www.introba.com
Permit to Practice Number: 1001785

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

ROOF LIGHTING PLAN

1/16" = 1'-0"

EL0.02

01 January, 2000

LUMINAIRE SCHEDULE

ROCKY POINT RESTAURANT

Entitlement Package

FIXTURE TYPE	IMAGE	FIXTURE DESCRIPTION	LIGHTING FUNCTION	MANUFACTURER	FIXTURE SERIES	MOUNTING	LOAD (Wattage) AND LAMP TYPE	LUMENS PER UNIT (INITIAL LUMENS, UNLESS SPECIFIED OTHERWISE)	COLOR TEMPERATURE (CCT)	COLOR RENDERING (CRI)	VOLTAGE (V)	DRIVER	DIMMING
EXTERIOR													
xA1		Full cut off dark sky approved bollard, 20" high and 6" diameter (xA1 and xA2 are from the same family but different dimensions).	Along the path north side of the restaurant and pedestrian path in the picnic area Subtle illumination of the paths	Erco	Castor	surface mounted	8	1000	2700K or warmer T.B.D	80+	120	Integral	yes
xA2		Full cut off dark sky approved bollard, 36" high (xA1 and xA2 are from the same family but different dimensions).	Parking lot Subtle illumination of parking lot for orientation	Erco	Castor	surface mounted	25	3000	2700K or warmer T.B.D	80+	120	Integral	yes
xB	Type Deleted												
xC		Shallow recessed step lights, asymmetric throw, 3" diameter and 3/16" high	Picnic area, illuminating the steps	MP Lighting	L348	Recessed	2.6	220	2700K or warmer T.B.D	80+	120	Remote	yes
xD		Linear, dot free diffused line of light	Entrance retaining wall Installed concealed in the wall niche illuminating the floor	Led Linear	Venus HE 15	surface mounted	1.5W/FT	50 LM/FT	2700K or warmer T.B.D	80+	24	Remote	yes
xE	Type Deleted												
xF		IP 67 outdoor 40 Degree spot light , 3" Diameter, mounted to 48" Pole	Mounted in the landscape	Luminart	Clock TM Pole	surface mounted	4	460	2700K or warmer T.B.D	80+	24	Remote	Yes
xG		Full Cut off bollard with solid round top, 3" diameter, 9" and 19" high pole	Mounted in the landscape	Luminart	Area Minor	surface mounted	4.5	520	2700K or warmer T.B.D	80+	120	Remote	yes
xH		Exterior wet rated marker light, 25 degree beam spread with one lit window, 3" diameter and 1" height	Mounted along the edge of the patio	Luminart	Squeeze	Semi recessed	3.4	251	2700K or warmer T.B.D	80+	120	Remote	yes
xI		2" aperture linear spread, very narrow beam, sharp cut-off light source	Mounted concealed to the envelop architectural detail, downlighting the timber ribs and illuminating the floor	We-ef	FLC301	surface mounted	5	100lm(Delivered)	2700K or warmer T.B.D	80+	120	Remote	yes
xK		Wall mounted luminaire, full cut off, exterior rated. Complete with wall switch and integrated timer to turn off the luminiare after a set time automatically.	Mounted to the wall in front of the MEP utility door	Bega	B24502	surface mounted	14	1217	2700K or warmer T.B.D	80+	120	Remote	yes
xL		2" aperture wet rated downlight with deep regress light source	Illuminating the restaurant entrance	Flexa Lighting	Venus	Recessed	7.5	580	2700K or warmer T.B.D	80+	120	Remote	yes
INTERIOR													
Da		2" aperture adjustable projector with a 60 Degree beam spread	General lighting inside the restaurant	Flexa Lighting	Teddy S10	surface mounted	7.2	250lm(Delivered)	2700K or warmer T.B.D	80+	120	Remote	yes
Ua		2" aperture, symmetric, very narrow beam spread spot light, sharp cut-off (VNS) light source	Illuminating the arches	We-ef	FLC301	surface mounted	5	200lm(Delivered)	2700K or warmer T.B.D	80+	120	Remote	yes

All light sources are LED.
All luminaires shall be marine grade and wet rated
All luminaires designed for downlighting to comply with dark sky requirements
All luminaires are dimmable and connected to an automatic lighting control schedule.
The lighting control system shall create various scenes for the restaurant tailored to different usage.
The lighting control system for the exterior spaces such as parking lot and public picnic area shall create various scenes based on the time of the day and year.
All scenes will be set with the assistance of lighting designer.

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REV	DATE	DESCRIPTION
1	05/02/2025	RE-SUBMITTAL
2	05/12/2025	RE-SUBMITTAL

CONSULTANT

ROCKY POINT RESTAURANT
36700 Highway 1, Monterey, CA 93940

LUMINAIRE SCHEDULE

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01 January, 2000