



SLATE ROOF



STUCCO BODY



EXTERIOR STONE

DESIGN ARCHITECT

**LEGORRETA  
+  
LEGORRETA**

RICARDO VICTOR      LEGORRETA  
LEGORRETA

PALACIO DEVERSAILLES 285

MEXICO, D.F. MEXICO 11020

TEL: 251-96-98      FAX: 596-61-62

EXECUTIVE ARCHITECT

**BILLBERNSTEIN AIA**

1725 - C ABBOT KINNEY BLVD  
LOS ANGELES, CA 90291

PH: 310-827-8190      FAX: 310-827-8180



WINDOW FRAME



EXTERIOR WOOD

1170 SIGNAL HILL DRIVE

**GENERAL NOTES**

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH THE 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, AND 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).
- ALL WORK SHALL BE IN CONFORMANCE WITH:
  - THE MAY 2006 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS);
  - 2010 CALIFORNIA BUILDING CODE
  - MONTEREY COUNTY GRADING ORDINANCE #2535.
  - EROSION CONTROL ORDINANCE #2806.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA; PHONE (831) 443-3050 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- TOPOGRAPHY SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY JON D. HAGEMeyer, LICENSED LAND SURVEYOR, IN NOVEMBER OF 2007. **ELEVATION DATUM IS ASSUMED.**  
**BENCH MARK: FOUND 1/2" IRON PIPE RE4247 AT THE NORTH EAST CORNER ON SIGNAL HILL ROAD ELEVATION 99.56**
- PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
- INTENTIONS OF GRADING IS FOR THE NEW CONSTRUCTION OF A DRIVEWAY AND SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.
- RETAINING WALLS SHOWN FOR LOCATION ONLY AND ARE NOT A PART OF THIS PLAN SET. A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR ALL RETAINING WALLS.
- ESTIMATED START: TBD, ESTIMATED COMPLETION: TBD
- SEE ARCHITECTURAL/LANDSCAPE PLANS FOR TREE REMOVAL DETAILS.

**GRADING AND DRAINAGE NOTES**

- ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806.
- ESTIMATED EARTHWORK: 1,210± CY CUT AND 830± CY FILL; NET EXPORT 380± CY.** VALUES PRESENTED ARE ESTIMATES ONLY. EXPORT SHALL BE TAKEN TO A COUNTY APPROVED DISPOSAL SITE. VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING TO INSURE THE BALANCE OF CUT AND FILL QUANTITIES. (BULKING AND SHRINKAGE ARE ANTICIPATED) SITE SPOILS SUCH AS FOUNDATIONS, RETAINING WALLS, UTILITY TRENCHING, SPAS, SWIMMING POOLS, ETC. ARE NOT ACCOUNTED FOR IN ABOVE VOLUME.
- ONSITE GRADING AND EARTHWORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE SOILS ENGINEER AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT.
- SOILS ENGINEER SHALL INSPECT KEYWAYS (IF REQUIRED) PRIOR TO THE PLACEMENT OF ANY FILL. CONTRACTOR IS TO SUBMIT SOIL ENGINEER'S COMPACTION TEST RESULTS AND FINAL GRADING REPORTS PRIOR TO SCHEDULING ANY INSPECTIONS.
- SOIL COVERED AREAS ADJACENT TO NEW BUILDING(S) SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE NEW BUILDING FOR A MINIMUM DISTANCE OF 10 FEET UNLESS OTHERWISE SHOWN HEREON AND APPROVED BY THE ENGINEER. FOR CONCRETE SLABS-ON-GRADE ABUTTING FOUNDATIONS, THE CONCRETE SHALL BE SLOPED AT A MINIMUM GRADIENT OF 1% FOR A MINIMUM DISTANCE OF 5 FEET.
- ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 6 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION. THE UPPER 6 INCHES OF PAVEMENT AND SLAB SUBGRADES SHOULD BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION. AGGREGATE BASE BELOW PAVEMENTS SHOULD LIKEWISE BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION.
- THE ON-SITE SOIL IS SUITABLE FOR USE AS ENGINEERED FILL. MATERIALS USED FOR ENGINEERED FILL WHICH MUST BE IMPORTED SHOULD BE FREE OF NON-EXPANSIVE, ORGANIC MATERIAL, AND CONTAIN NO ROCKS OR CLODS GREATER THAN 6 INCHES IN DIAMETER, WITH NO MORE THAN 15 PERCENT LARGER THAN 4 INCHES. IMPORTED SOIL SHOULD ALSO HAVE A PLASTICITY INDEX LESS THAN 15. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL, VEGETATION, NONCOMPLYING FILL, AND OTHER UNSUITABLE MATERIALS AS DETERMINED BY THE SOILS ENGINEER. AREAS TO RECEIVE ENGINEERED FILL SHOULD BE SUBEXCAVATED DOWN TO FIRM NATIVE MATERIAL. SCARIFY THE TOP 6 INCHES OF THE EXPOSED FIRM BASE, MOISTURE CONDITION AS NECESSARY AND COMPACT TO ACHIEVE 90% RELATIVE COMPACTION TEST BY HARO, KASUNICH, AND ASSOCIATES, INC.
- FILL SLOPES SHOULD BE INCLINED NO STEEPER THAN 2H:1V FOR HEIGHTS UP TO 15 FEET. FILLS SITUATED ON SLOPES OF 20% TO 50% GRADIENT SHOULD BE DRAINED, KEYED, AND BENCHED INTO FIRM NATIVE MATERIAL. ALL KEYS AND BENCHES SHOULD BE DRAINED. FILLS SHOULD NOT BE SITUATED ON SLOPES STEEPER THAN 50% IN GRADIENT. THERE SHOULD BE A HORIZONTAL DISTANCE OF AT LEAST 15 FEET BETWEEN THE BASE OF ALL FOUNDATION ELEMENTS AND THE SURFACE OF ADJACENT SLOPES.
- THE UPPER 6" OF SUBGRADE SOIL UNDER NEW AC PAVEMENTS SHALL BE MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF AT LEAST 95 PERCENT AT ABOUT 2 TO 4 PERCENT OVER OPTIMUM MOISTURE CONTENT.
- NEW STORM DRAIN PIPES SHALL BE HDPE, UNLESS OTHERWISE APPROVED. ALL ROOF DRAIN LINES SHALL BE 4" HDPE AT 2.0% MINIMUM SLOPE. ANGLES IN ROOF DRAIN LINES SHALL NOT EXCEED 45 DEGREES. STORM DRAIN LINES SHALL HAVE NO LESS THAN 2.0% MINIMUM SLOPE. ALL JOINTS SHALL BE WATER TIGHT. 6" AND 9" DRAIN INLETS ARE AS SHOWN ON PLANS OR APPROVED EQUAL. (DRAIN INLET RISER PIPES SHALL HAVE THE SAME DIAMETER AS THE SPECIFIED INLET SIZE.) 18" DRAIN INLETS AND JUNCTION BOX SHALL BE CENTRAL PRECAST CP1818 AS SHOWN ON PLANS OR APPROVED EQUAL. JUNCTION BOXES SHALL HAVE CONCRETE OR CAST IRON COVERS AS DIRECTED BY THE ARCHITECT. SUBDRAINS SHALL BE 6 INCH PVC SCHEDULE 40 OR APPROVED EQUAL AT 2% MIN. SLOPE.
- WHERE UTILITY LINES PASS UNDER FOUNDATION LINES, A 3-SACK CONCRETE BACKFILL SHALL BE USED, EXTEND 2' HORIZONTAL FOR EVERY FOOT BELOW BOTTOM OF FOUNDATION. TRENCHES SHALL BE CAPPED WITH 18" OF IMPERMEABLE SOIL.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- 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 (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHEOLOGIST. THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACT 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 THE DISCOVERY.
- DURING WINTER GRADING OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MUST BE TAKEN:
  - NO LAND CLEARING OPERATIONS GREATER THAN ONE ACRE PER YEAR PER SITE OR GRADING OPERATIONS GREATER THAN ONE HUNDRED (100) CUBIC YARDS MAY TAKE PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH, IN WATER SUPPLY WATERSHEDS, AND HIGH EROSION HAZARD AREAS, UNLESS AUTHORIZED BY THE DIRECTOR OF BUILDING INSPECTION AND FOUND TO BE CONSISTENT WITH THE PURPOSES OF THIS CHAPTER. WINTER OPERATIONS FOR OTHER PROJECTS MAY BE DISALLOWED IF A HIGH POTENTIAL FOR EROSION EXISTS DUE TO SLOPE, ROCK OR SOIL TYPE, PROXIMITY TO A STREAM OR DRAINAGE COURSE, MAGNITUDE OR DURATION OF DISTURBANCE, OR OTHER CHARACTERISTICS OF THE PROJECT AND THE SITE. WHEN CONSTRUCTION WILL BE DELAYED DUE TO THE LIMITATION ON WINTER OPERATIONS, THE DATE FOR EXPIRATION OF THE PERMIT SHALL BE EXTENDED BY THAT AMOUNT OF TIME THAT WORK IS DELAYED BY THE CHAPTER.
  - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
  - 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.
  - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION CONTROL ORDINANCE 2806 - 16.12.090).
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- SEE STRUCTURAL PLANS FOR FOUNDATION FOOTING WIDTH AND OTHER DETAILS.

**LEGEND**

	PROPERTY LINE
	BUILDING SET BACK
	LIMITS OF CUT
	LIMITS OF FILL
	EXISTING CONTOUR
	FINISH GRADE CONTOUR
	HARDSCAPE (SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS)
	RETAINING WALL/LANDSCAPE WALLS (SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS)
	NEW STORM DRAIN (SIZE AS SHOWN)
	EXISTING TREE TO BE REMOVED
	GRADE TO DRAIN (5% MINIMUM)
	DRAIN INLET TOP OF GRATE ELEVATION INVERT ELEVATION
	NEW SEWER SEPTIC LINE
	DOWN SPOUT W/ 4" ROOF DRAIN LINE
	SUBDRAIN OR WALL DRAIN
	GRADED SWALE OR FLOW LINE (DIRECTION OF FLOW INDICATED)
	STORM DRAIN/SANITARY SEWER CLEANOUT
	FINISH SURFACE ELEVATION
	FINISH PAVED ELEVATION
	EDGE OF PAVEMENT
	FLOW LINE ELEVATION
	TOP OF STAIRS GRADE
	BOTTOM OF STAIRS GRADE
	TOP OF WALL ELEVATION
	EXISTING
	BOTTOM OF WALL
	BOTTOM OF STEP
	TOP OF STEP
	FINISH GRADE
	GRADE BREAK
	LANDSCAPE ARCHITECT
	PLANTER AREA
	POINT OF VERTICAL INTERSECTION
	TYPICAL
	UNDERGROUND
	FINISHED FLOOR ELEVATION
	FINISHED SUBGRADE ELEVATION
	DETAIL NUMBER/SHEET NUMBER
	TEMPORARY BENCHMARK

**SITE ADDRESS & APN**

MEHDIPOUR RESIDENCE  
1170 SIGNAL HILL DRIVE  
PEBBLE BEACH, CA 93953

APN: 008-261-007

**LANDSCAPE ARCHITECT**

TBD

**SOILS ENGINEER**

CLEARY CONSULTANTS INC.  
900 NORTH SAN ANTONIO ROAD  
SUITE 101  
LOS ALTOS, CA 94022

(650) 948-0574

**ARCHITECT**

LEGORRETA + LEGORRETA  
PALACIO DE VERSALLES #285-A  
MEXICO D.F., MEXICO 11020

TEL. 011 5255251-9698

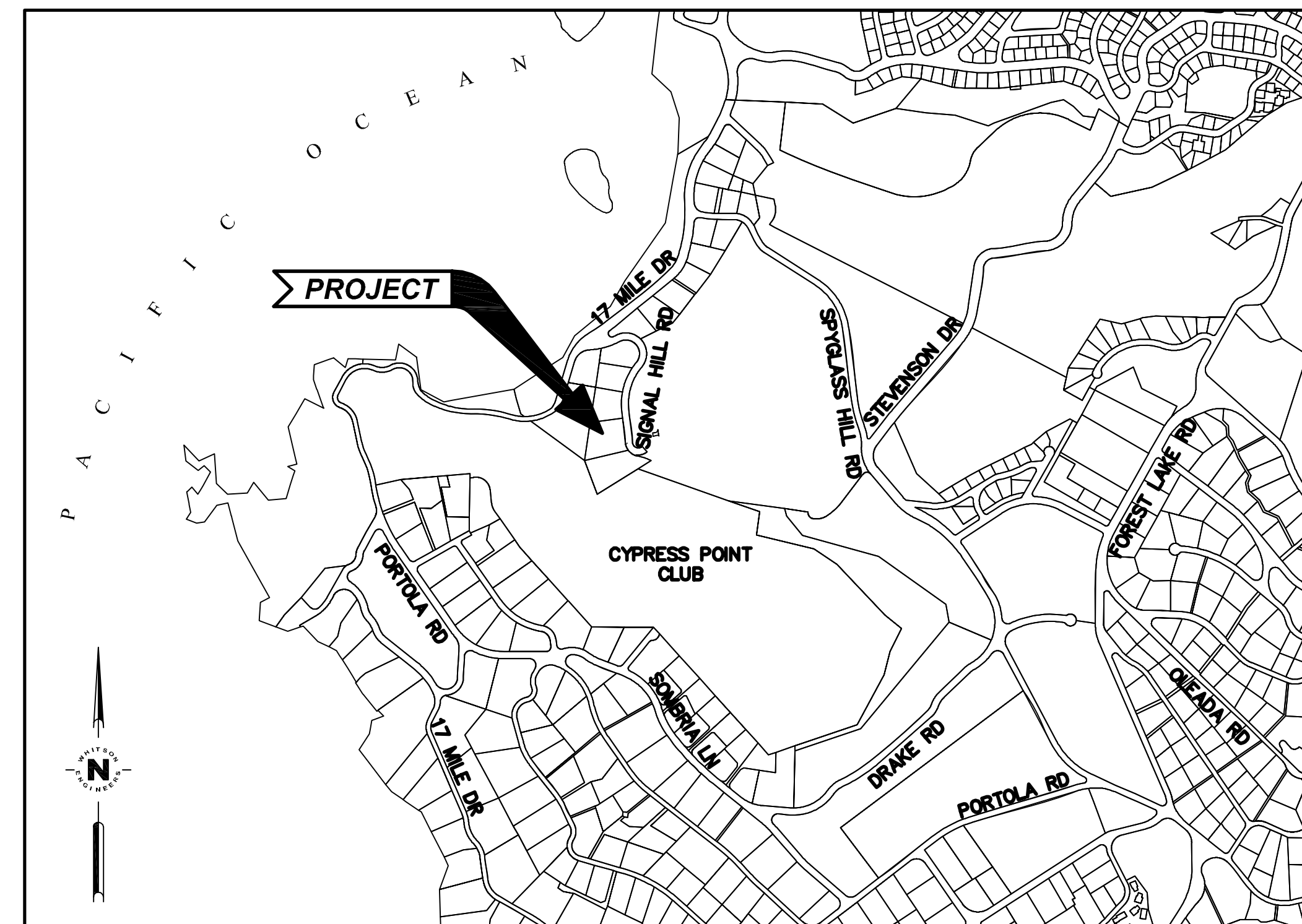
**CONTRACTOR**

TBD

**CIVIL ENGINEER**

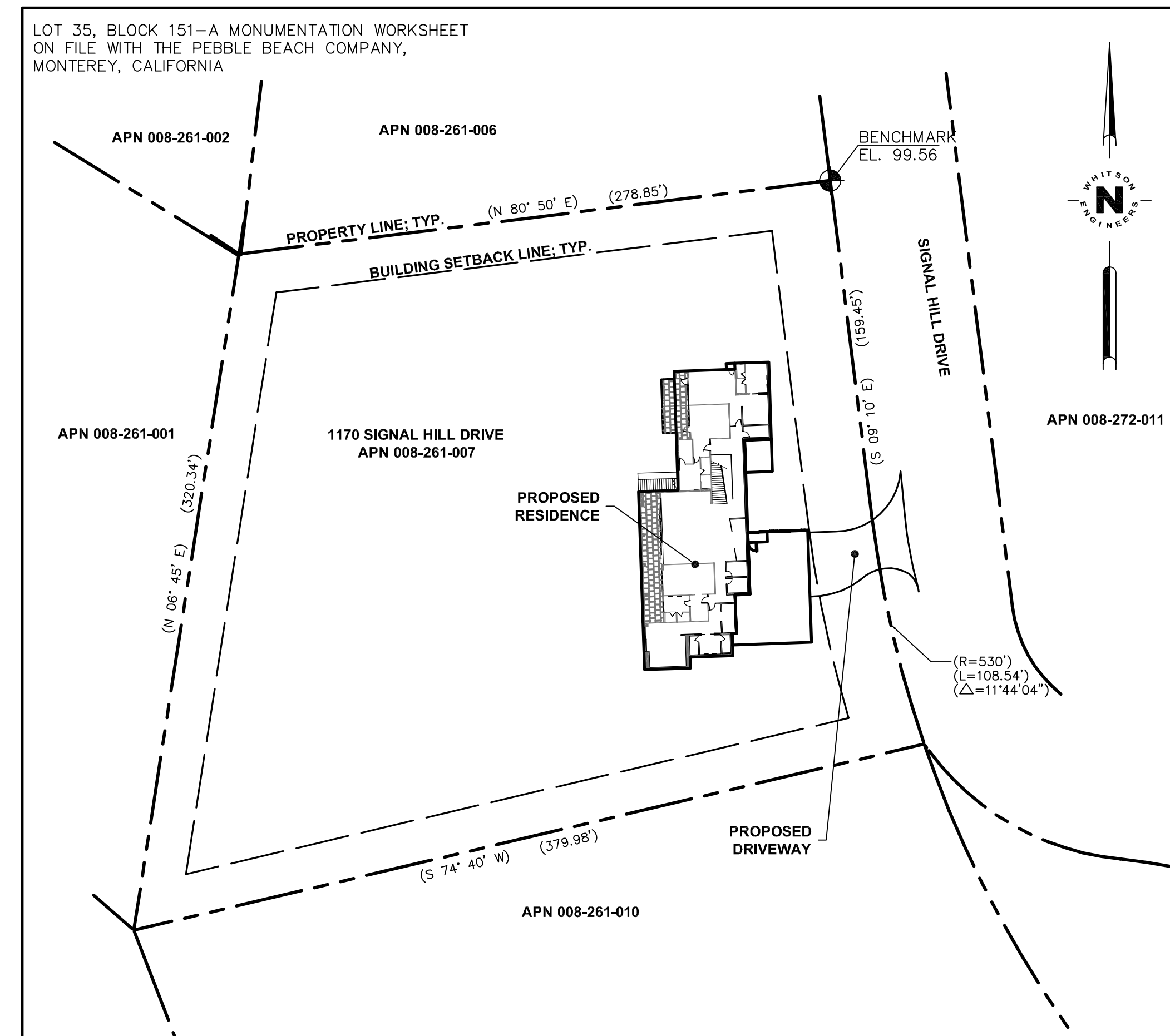
WHITSON ENGINEERS  
9699 BLUE LARKSPUR LANE  
SUITE 105  
MONTEREY, CA 93940

(831) 649-5225



**VICINITY MAP**

SCALE: 1" = 1000'



**OVERALL SITE PLAN**

SCALE: 1" = 50'

**CIVIL SHEET INDEX**

C0.1	COVER SHEET
C0.2	DETAIL SHEET
C1.0	TOPOGRAPHIC MAP
C1.1	GRADING AND DRAINAGE PLAN
C2.1	EROSION CONTROL NOTES AND DETAILS
C2.2	EROSION CONTROL PLAN

**PLANNING SUBMITTAL  
NOT FOR SUBMITTAL**

**WE WHITSON ENGINEERS**  
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940  
831 649-5225 • Fax 831-373-5065  
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

DATE: OCT. 14, 2011  
SCALE: AS NOTED  
DRAWN BY: MB  
JOB #: 2335.00

**1170 SIGNAL HILL DRIVE**  
MONTEREY COUNTY, CALIFORNIA  
**GRADING AND DRAINAGE PLAN FOR A SINGLE FAMILY RESIDENCE AND DRIVEWAY**  
**COVER SHEET**

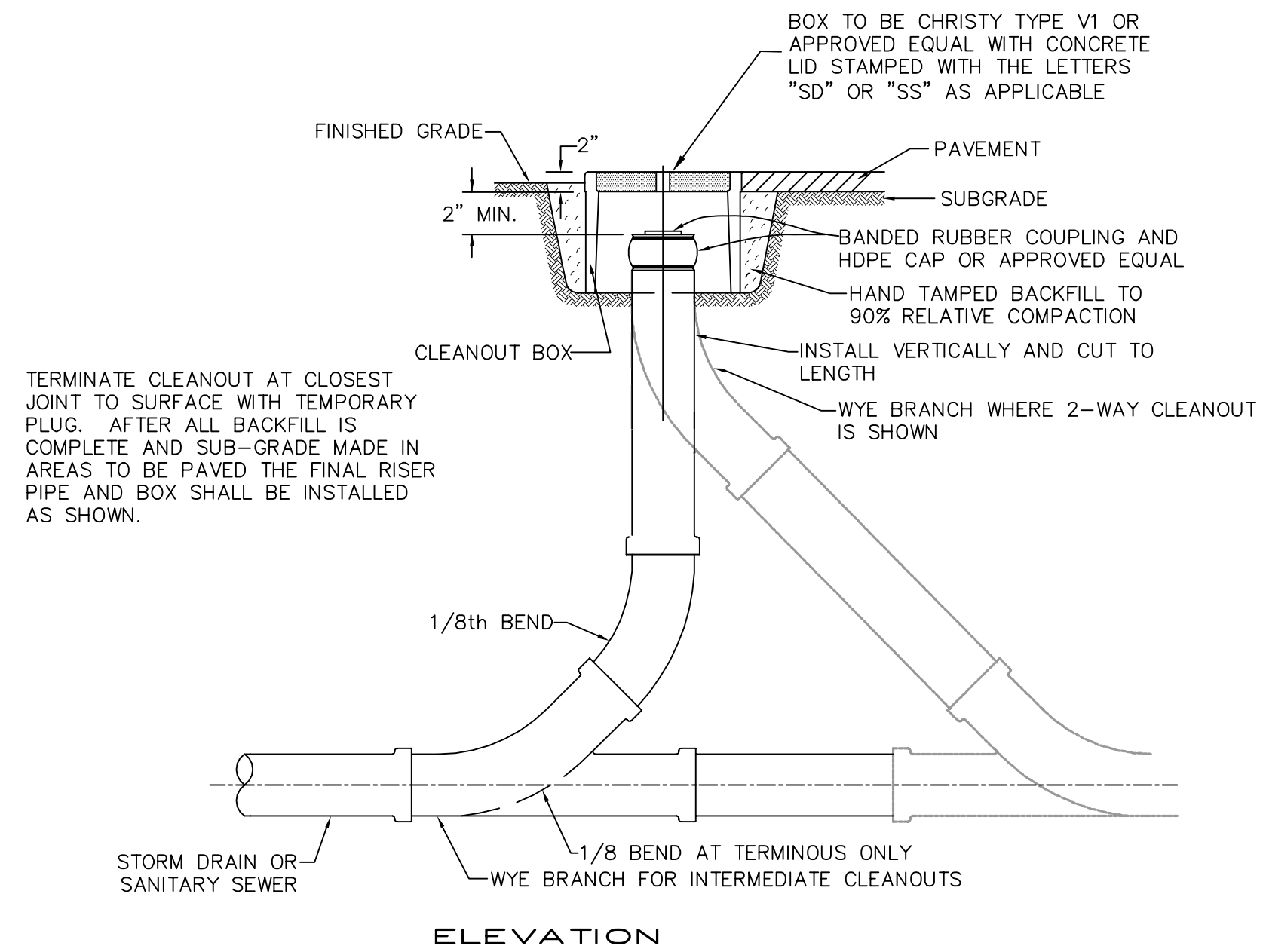
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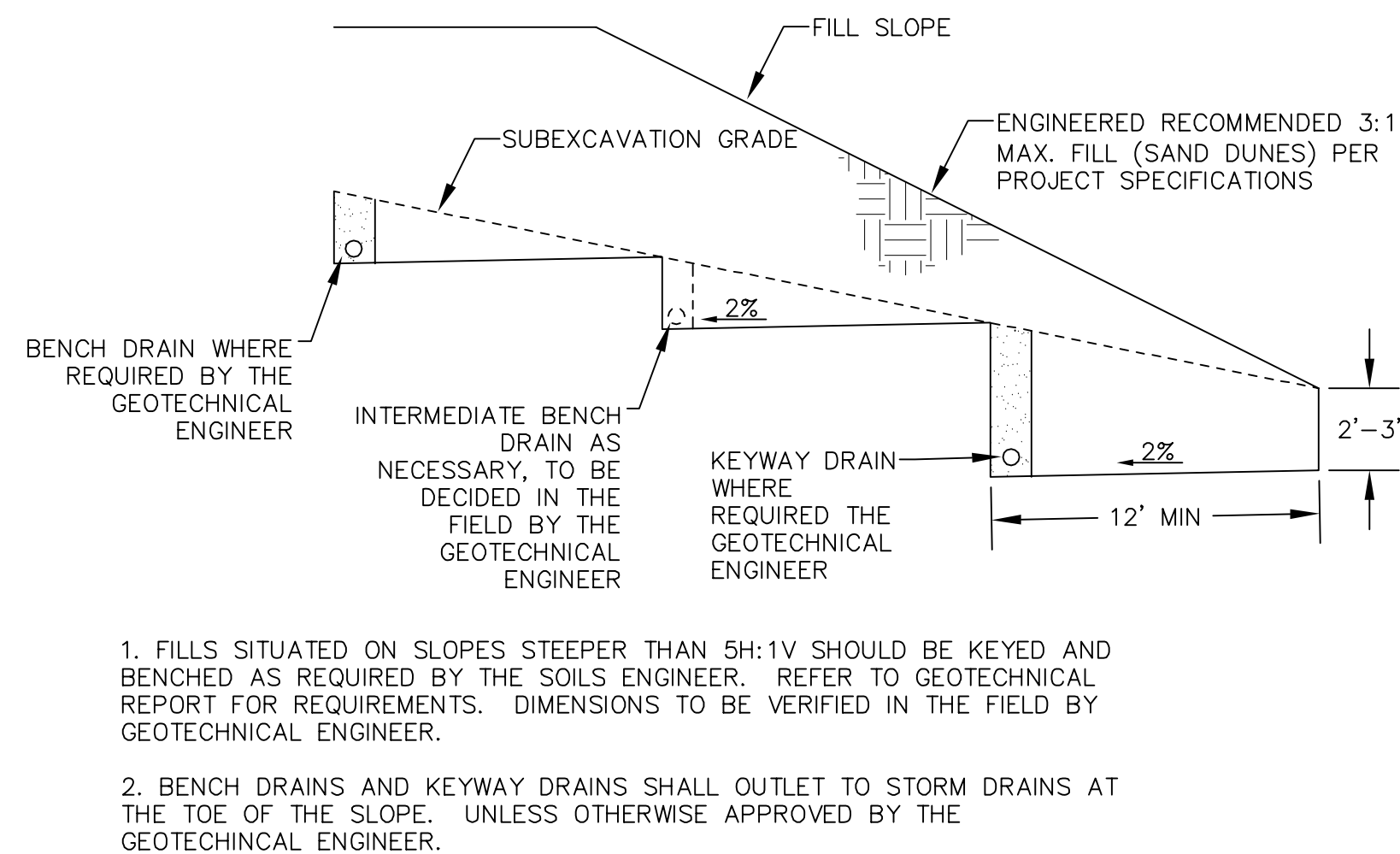
**C0.1**

OF 6

REVISIONS:	DATE:	DESCRIPTION:

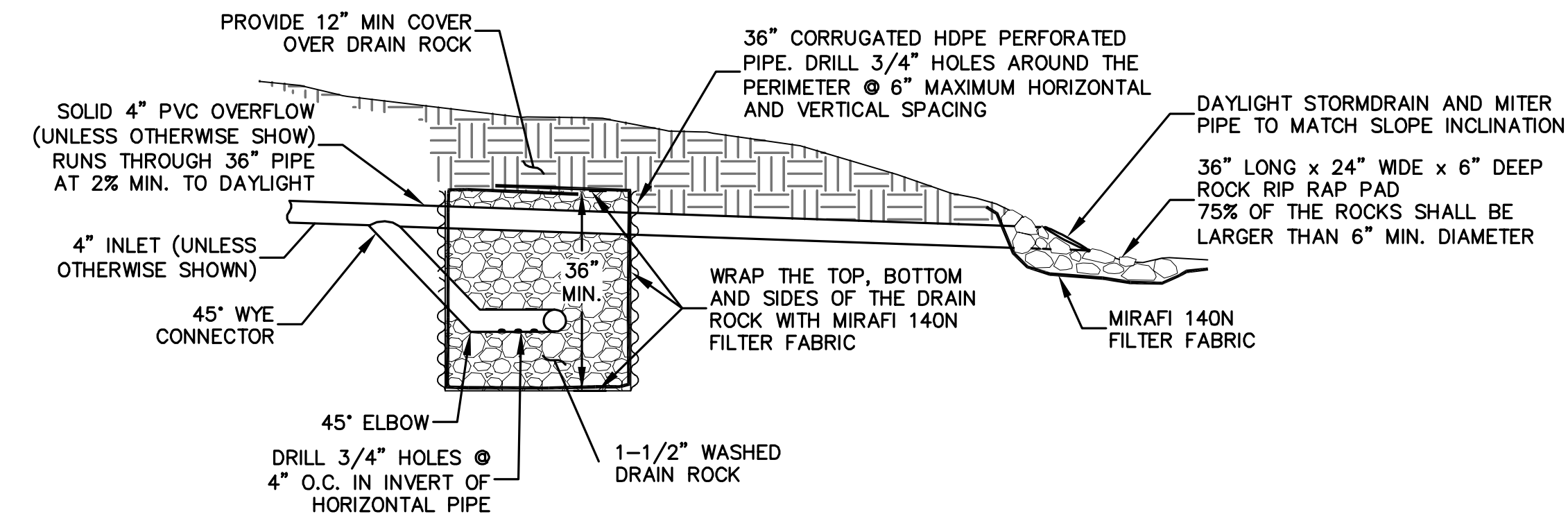


**1 STORM/SANITARY CLEAN OUT**  
 NO SCALE

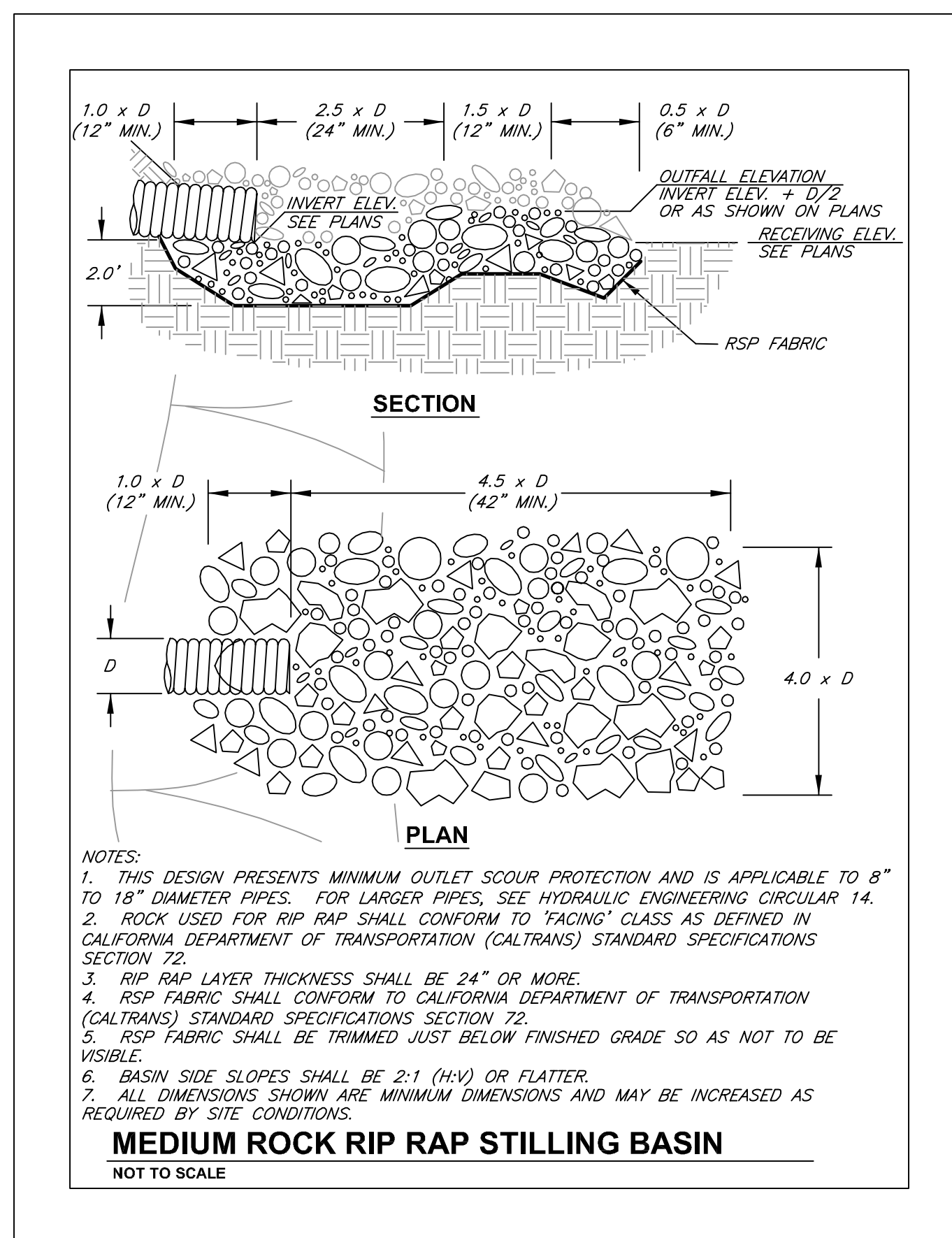


**2 KEYWAY WITH BENCH DRAINS**  
 NO SCALE

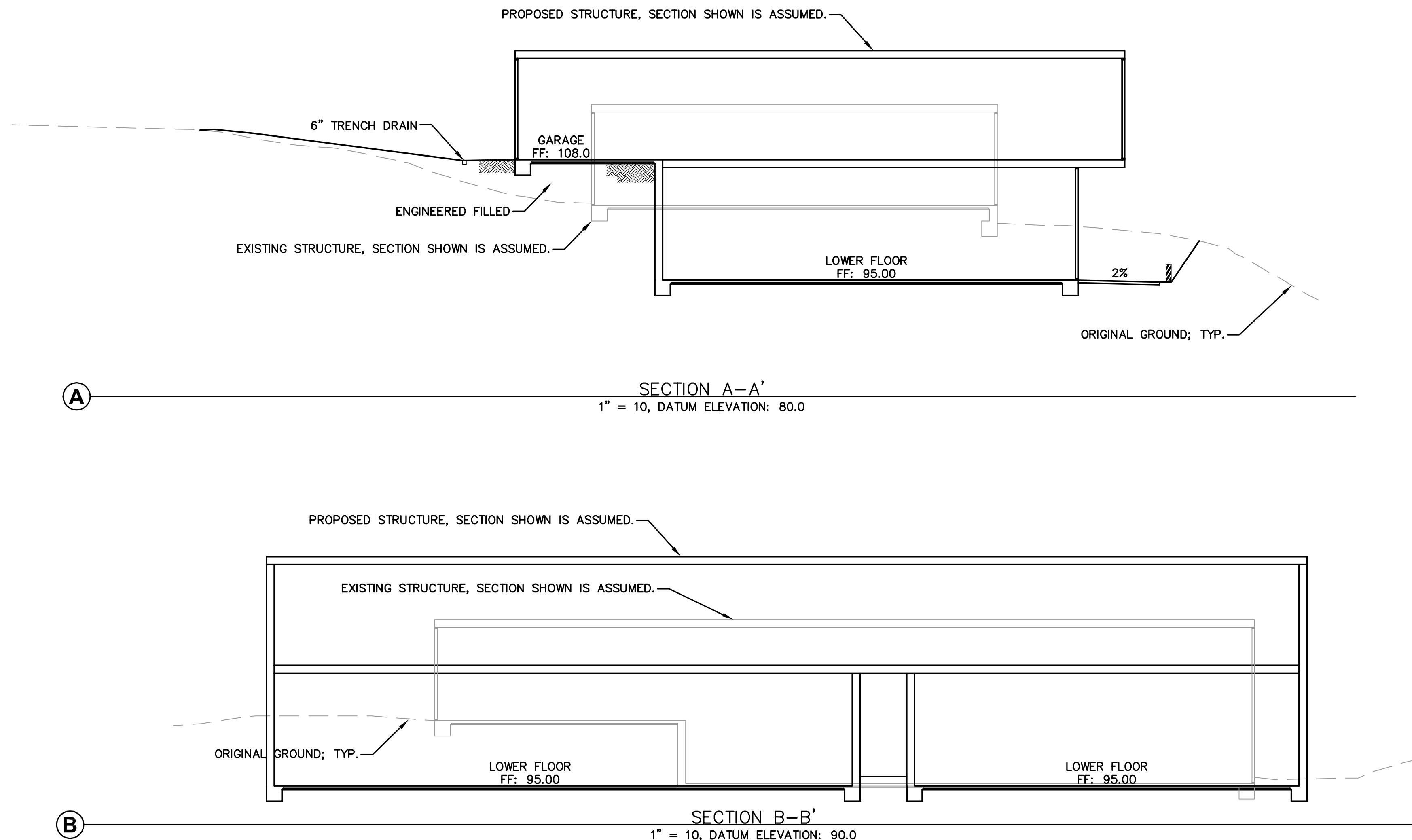
1. FILLS SITUATED ON SLOPES STEEPER THAN 5H:1V SHOULD BE KEYED AND BENCHED AS REQUIRED BY THE SOILS ENGINEER. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS. DIMENSIONS TO BE VERIFIED IN THE FIELD BY GEOTECHNICAL ENGINEER.
2. BENCH DRAINS AND KEYWAY DRAINS SHALL OUTLET TO STORM DRAINS AT THE TOE OF THE SLOPE, UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.



**3 DOWNSLOPE DRAINAGE DETAIL**  
 NO SCALE



- NOTES:
1. THIS DESIGN PRESENTS MINIMUM OUTLET SCOUR PROTECTION AND IS APPLICABLE TO 8" TO 18" DIAMETER PIPES. FOR LARGER PIPES, SEE HYDRAULIC ENGINEERING CIRCULAR 14.
  2. ROCK USED FOR RIP RAP SHALL CONFORM TO "FACING" CLASS AS DEFINED IN CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS SECTION 72.
  3. RIP RAP LAYER THICKNESS SHALL BE 24" OR MORE.
  4. RSP FABRIC SHALL CONFORM TO CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS SECTION 72.
  5. RSP FABRIC SHALL BE TRIMMED JUST BELOW FINISHED GRADE SO AS NOT TO BE VISIBLE.
  6. BASIN SIDE SLOPES SHALL BE 2:1 (H:V) OR FLATTER.
  7. ALL DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS AND MAY BE INCREASED AS REQUIRED BY SITE CONDITIONS.
- MEDIUM ROCK RIP RAP STILLING BASIN**  
 NOT TO SCALE



**PLANNING SUBMITTAL**  
 NOT FOR SUBMITTAL

Revised: Jan. 31, 2011.  
 Add pink flag line to map.  
 Revised: September, 30, 2011.  
 Revise contours along driveway and  
 adjacent to master bedroom.



A.P. # 008-261-007  
 2.165 Ac.  
 LOT 35

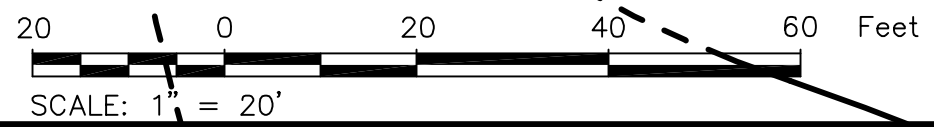


This map correctly represents a survey made by me or under my direction in September, 2011.

- NOTES:
1. Elevation datum is assumed.
  2. Points found or set are so indicated, others are shown for reference only.
  3. Record data is shown in parenthesis (.....)
  4. Check for direction of tree growth in field where pertinent to location of improvements.
  5. Distances and elevations are expressed in feet and decimals thereof.
  6. C = cypress; P = pine; eucs. = eucalyptus
  7. Ground is more irregular than contours indicate.
  8. Map updated in September, 2009.
  9. Add "pink flag line" to map. 1-31-11.
  10. Map updated in September, 2011.
  11. + represents cypress seeding.

TOPOGRAPHIC MAP  
 of Lot 35, Block 161-A, Monumentation  
 Worksheet on file with The Public Beach  
 Company, Monterey County, California.

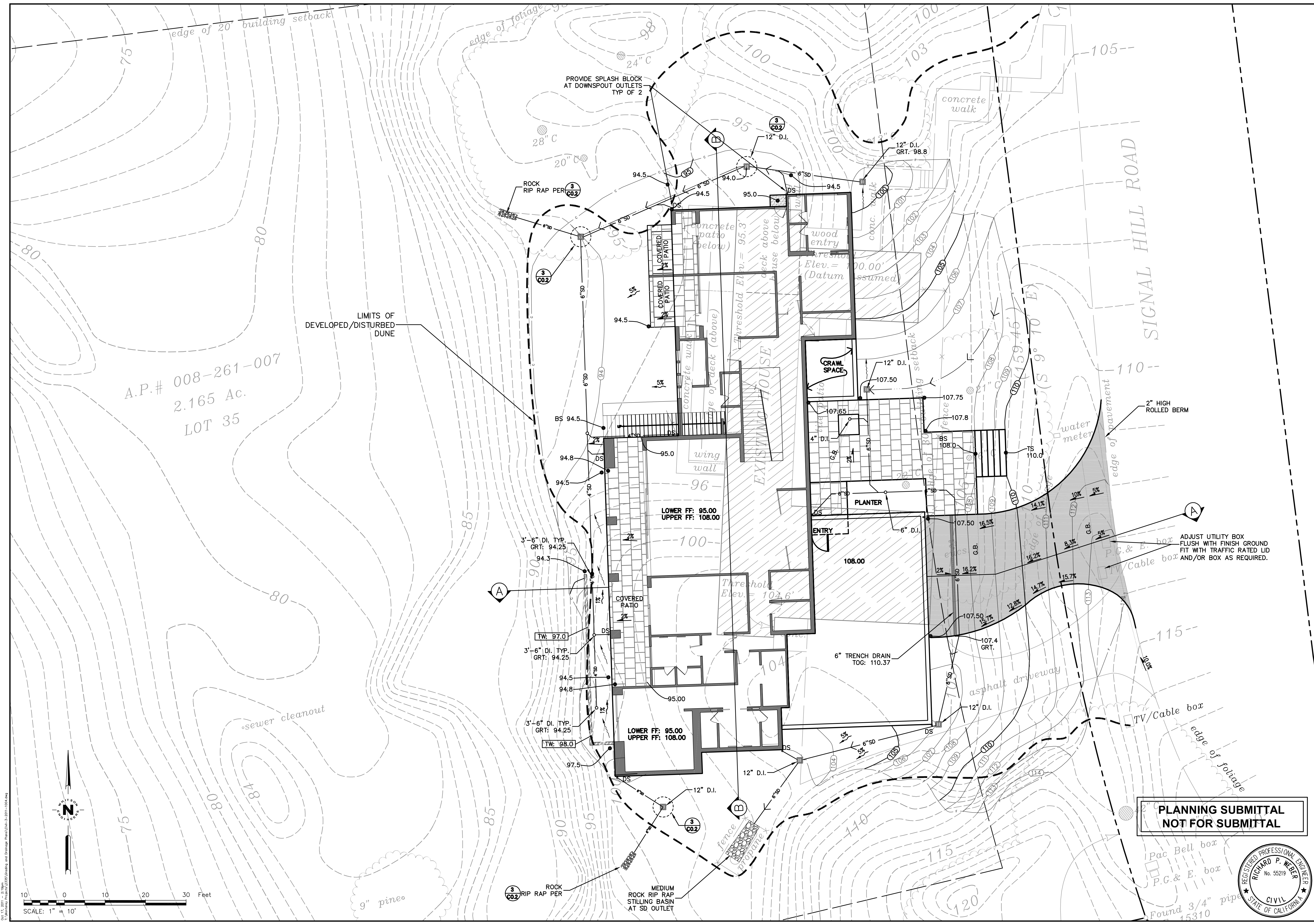
~ Prepared for ~  
**MASSY MEHDIPOUR**  
 Jon D. Hagemeyer Licensed Land Surveyor  
 Carmel, California  
 Scale: 1" = 16' N.O. 5287 November, 2007



**PLANNING SUBMITTAL  
 NOT FOR SUBMITTAL**

REVISIONS:	DATE:	DESCRIPTION:

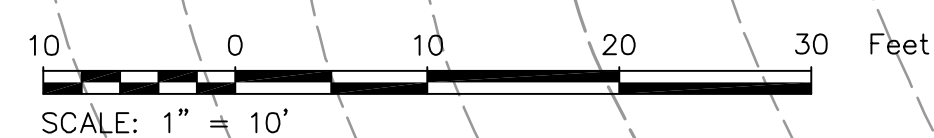
04.17.2011 - 2:27pm  
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A.P.# 008-261-007  
2.165 Ac.  
LOT 35

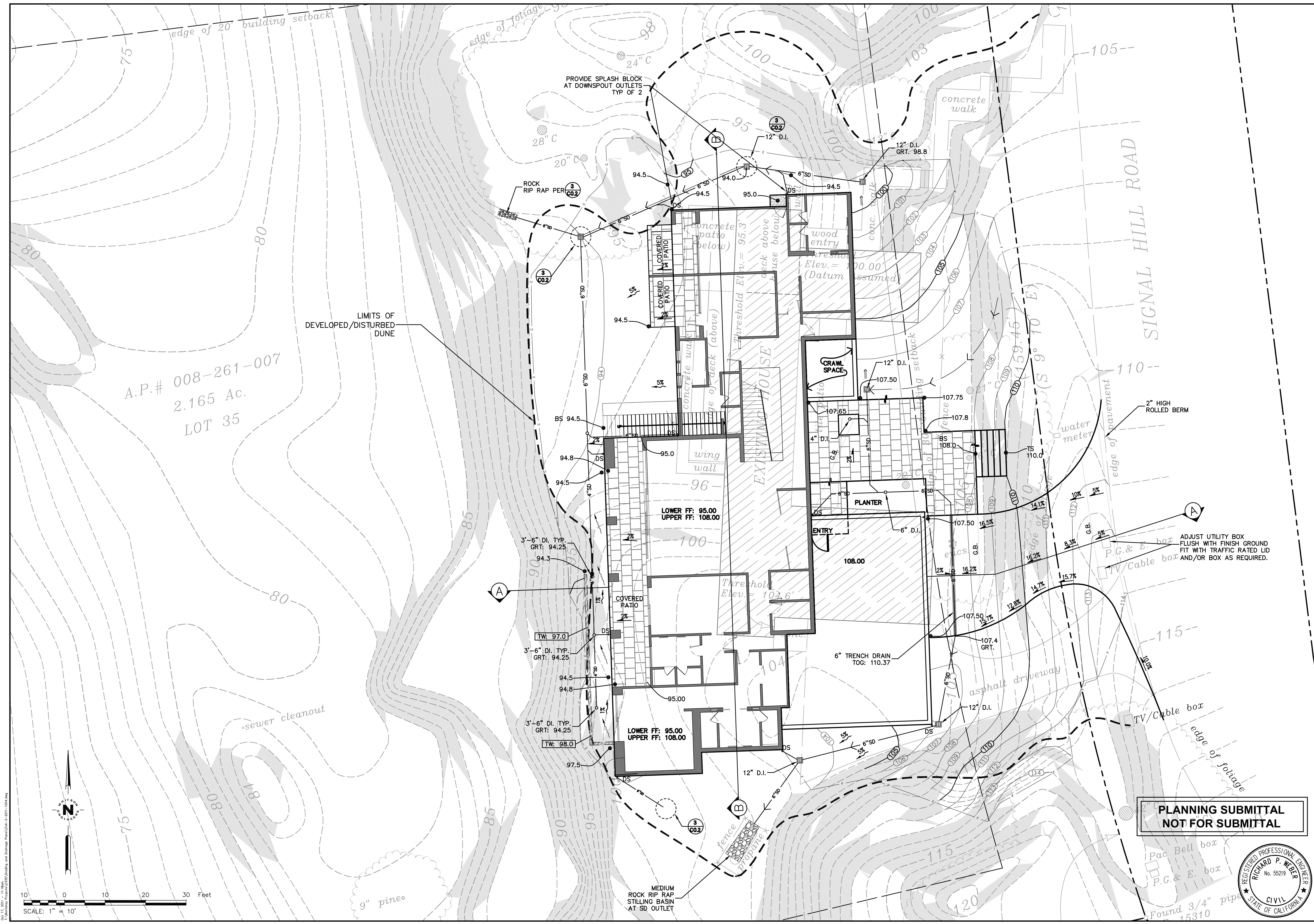
LIMITS OF DEVELOPED/DISTURBED DUNE

**PLANNING SUBMITTAL  
NOT FOR SUBMITTAL**



REVISIONS:	DATE:	DESCRIPTION:

BY: \_\_\_\_\_  
SHEET **C1.1**  
OF 6



A.P.# 008-261-007  
2.165 Ac.  
LOT 35

LIMITS OF DEVELOPED/DISTURBED DUNE

**PLANNING SUBMITTAL  
NOT FOR SUBMITTAL**



**EROSION CONTROL NOTES**

- 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.
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
  - 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.
  - 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.
  - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
  - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
  - 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 AND THE SANTA LUCIA PRESERVE.
- 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.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- 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, SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- 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.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

**EROSION CONTROL MAINTENANCE NOTES**

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.
- STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

**EROSION AND SEDIMENT CONTROL MEASURES**

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
- APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.
- IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

**CONCRETE WASHOUT AREA NOTES**

- DESCRIPTION**  
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.
- APPROACH**  
THE FOLLOWING STEPS WILL HELP REDUCE STORM WATER POLLUTION FROM CONCRETE WASTES:  
 - STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.  
 - AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.  
 - PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY.  
 - DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.  
 - DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.  
 - FOR ON-SITE WASHOUT:  
 -- LOCATE WASHOUT AREA AT LEAST FIFTY FEET (50') FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.  
 -- WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.  
 - WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO A BERMED OR LEVEL AREA.  
 - DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCK PILE, OR DISPOSE IN THE TRASH.

**VEGETATIVE SOIL STABILIZATION MAINTENANCE**

- MAINTENANCE DURING VEGETATION ESTABLISHMENT SHOULD INCLUDE REPAIR AND RESEEDING IF THE FOLLOWING CONDITIONS ARE OBSERVED:
  - UNEXPECTED SHEET OR FILL EROSION;
  - SEDIMENT BUILDUP AT TOE OF SLOPE;
  - SEED AND/OR MULCH HAVE BEEN DISPLACED.
- ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY -BOTH DURING AND AFTER RAINSTORMS- TO CHECK FOR EROSION. ADDITIONAL MULCH SHOULD BE APPLIED IN ALL AREAS WHERE EROSION IS OBSERVED.
- NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISCOLORATION OR FAILURE. IF EITHER OCCURS, DAMAGE TO THE SLOPE OR DITCH SHOULD BE REPAIRED AND THE COVERING REINSTALLED.

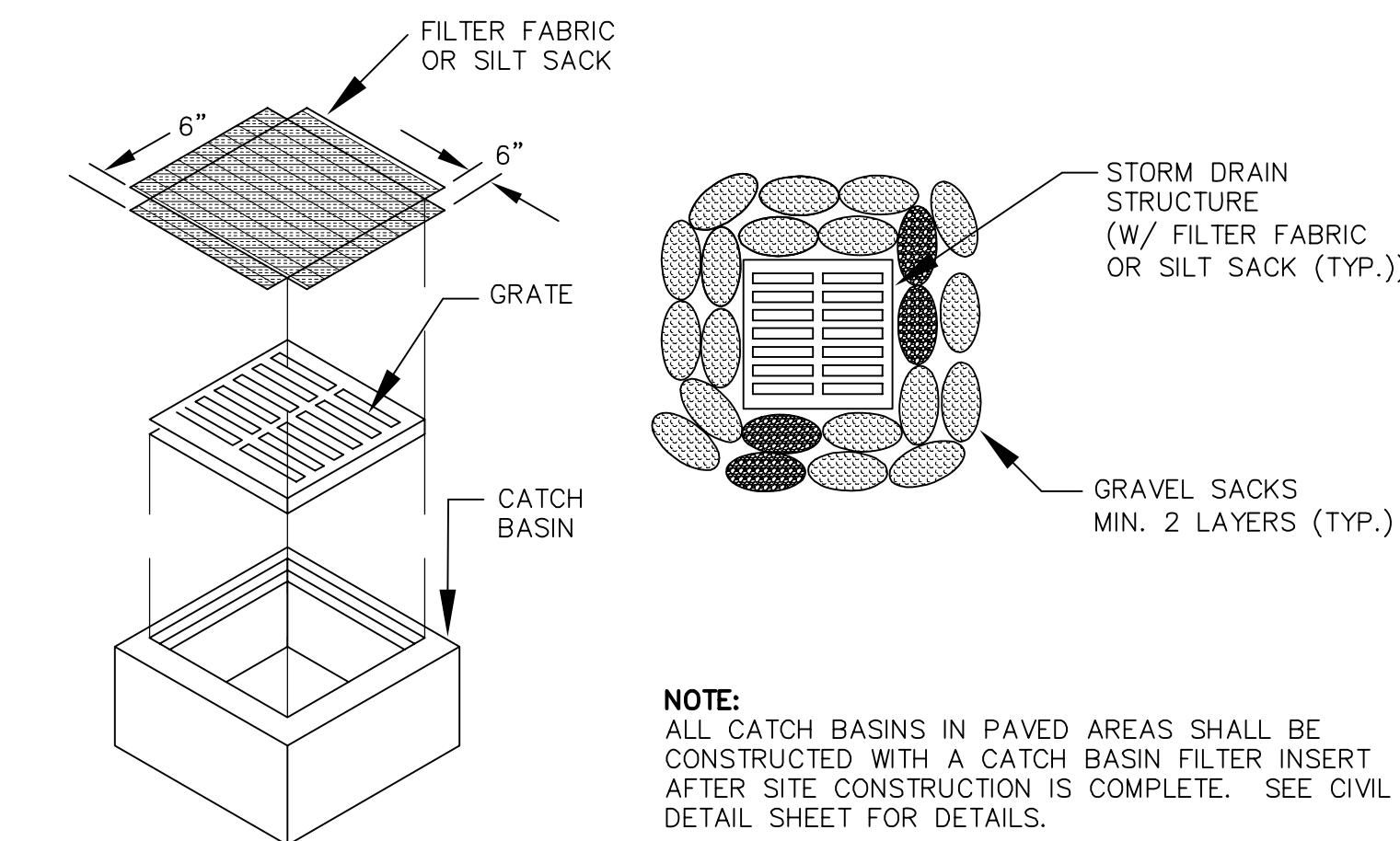
THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR THROUGHOUT THE WINTER MONTHS. WHENEVER RAIN IS FORECAST, AT THE END OF THE LAST DAY OF A WORK WEEK OR BEFORE ANY EXTENDED SUSPENSION OF WORK, THE GENERAL CONTRACTOR SHALL ENSURE THAT THE MEASURES SHOWN ON THESE PLANS SHALL BE IN PLACE AND SATISFACTORILY INSTALLED TO PROVIDE THE INTENDED PROTECTION. AFTER EACH RAIN, THE GENERAL CONTRACTOR SHALL INSPECT THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES TO DETERMINE THAT THEY OPERATED SATISFACTORILY. REPAIRS SHALL BE MADE AS REQUIRED. IF IT IS DETERMINED THAT A PARTICULAR MEASURE IS NOT PROVIDING THE INTENDED PROTECTION, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGN ENGINEER TO DETERMINE ALTERNATIVE MEASURES. ALTERNATIVE DESIGNS WILL BE SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO IMPLEMENTATION.

THE GENERAL CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY BE ADDITIONAL SILT FENCING, FILTER FABRIC, STRAW BALES, JUTE NETTING, BAGS AND TARPS. THIS IS TO STATE THAT THE GENERAL CONTRACTOR AGREES TO THE ABOVE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES.

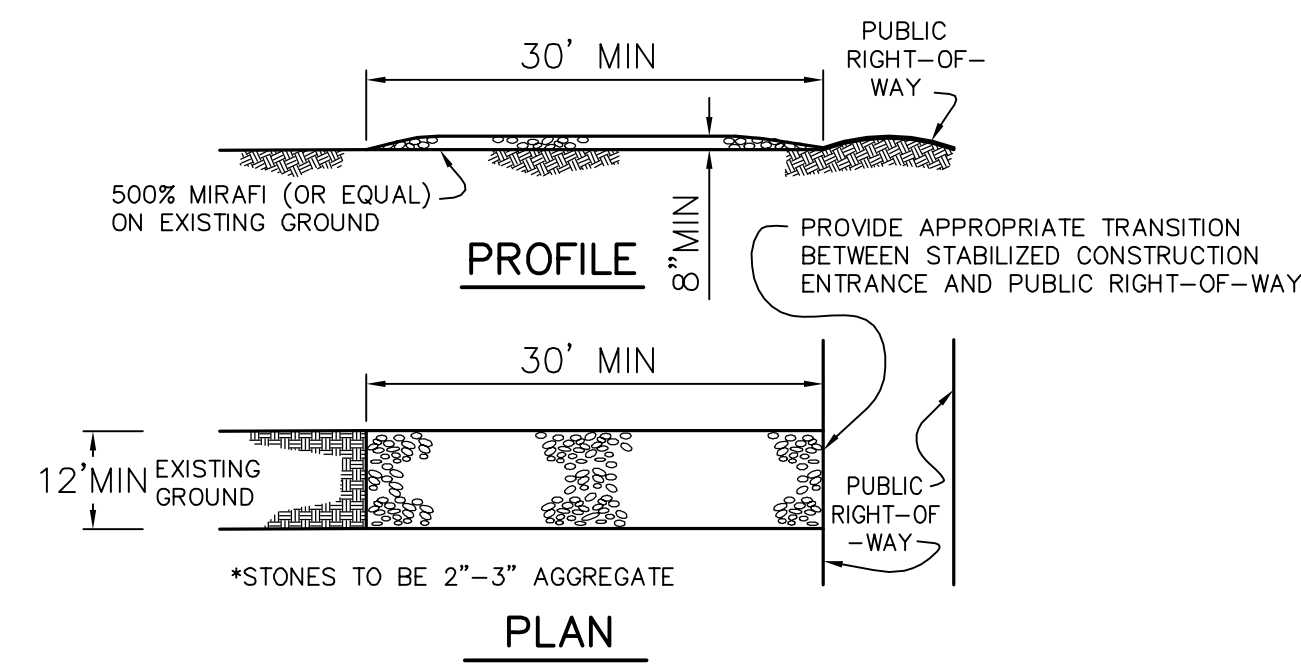
BY: \_\_\_\_\_

IN CASE OF EMERGENCY THE GENERAL CONTRACTOR'S REPRESENTATIVE CAN BE REACHED AT (\_\_\_\_) \_\_\_\_\_ OR THE OWNER'S REPRESENTATIVE CAN BE REACHED AT (\_\_\_\_) \_\_\_\_\_ AFTER WORK HOURS AND ON WEEKENDS, CAN BE PAGED AT (\_\_\_\_) \_\_\_\_\_

MAINTENANCE MEASURES*		
CONTROLS:	INSPECTION FREQUENCY:	MAINTENANCE/REPAIR MEASURES
Stabilized Construction Entrance	Monthly and After Each Rainfall	Replace gravel materials when voids are present Remove all sediment deposited on all paved roadways within 24 hours Remove gravel at completion of construction
Silt Fencing and Sediment Rolls	Weekly and After Each Rain	Repair whenever fence is damaged Remove sediment when it reaches 1/3 the height of the fence especially if heavy rains are expected
Storm Drain Inlet Protection	Weekly and after each rain	Replace clogged filter fabric immediately Remove sediment when the depth exceeds 2/3 the height of the filter

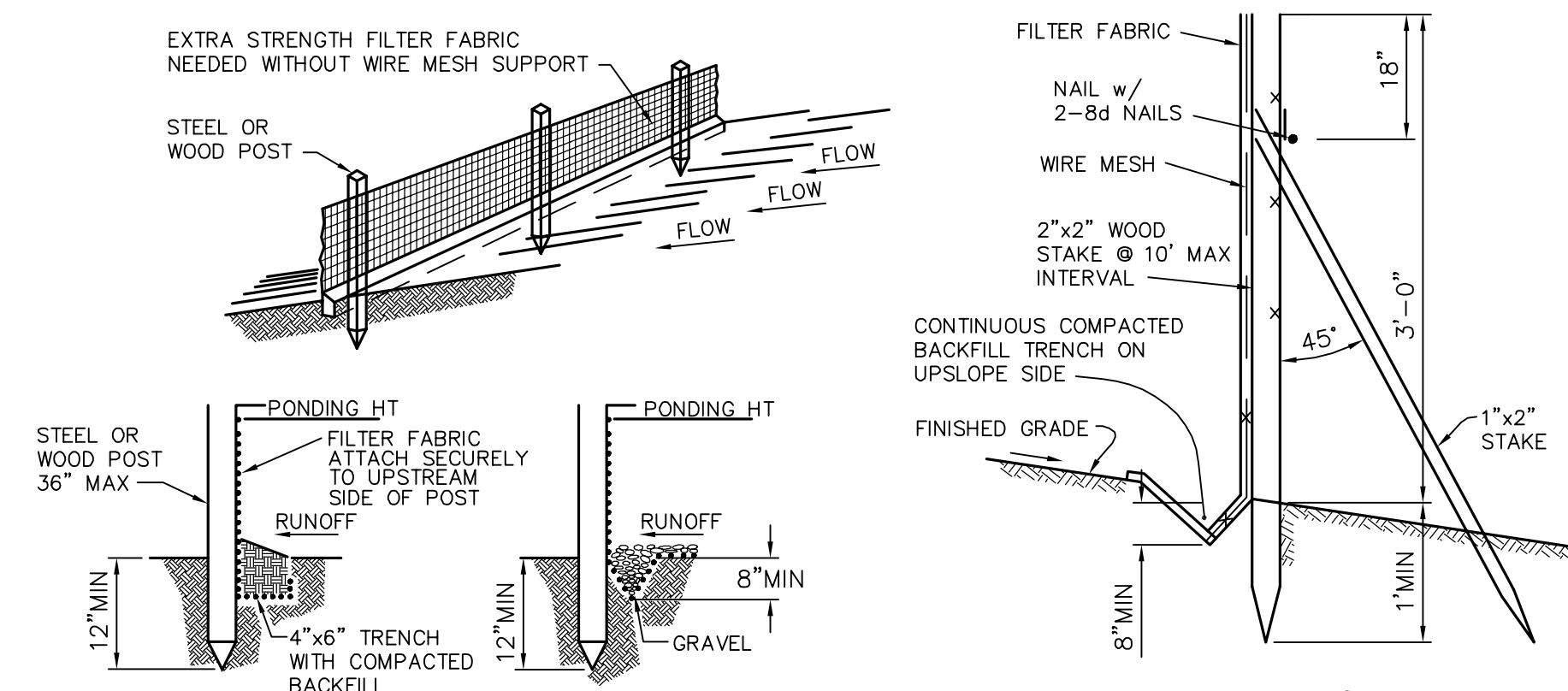


**4 FABRIC INLET PROTECTION**  
NO SCALE



- MAINTENANCE**  
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.  
 - ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.  
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

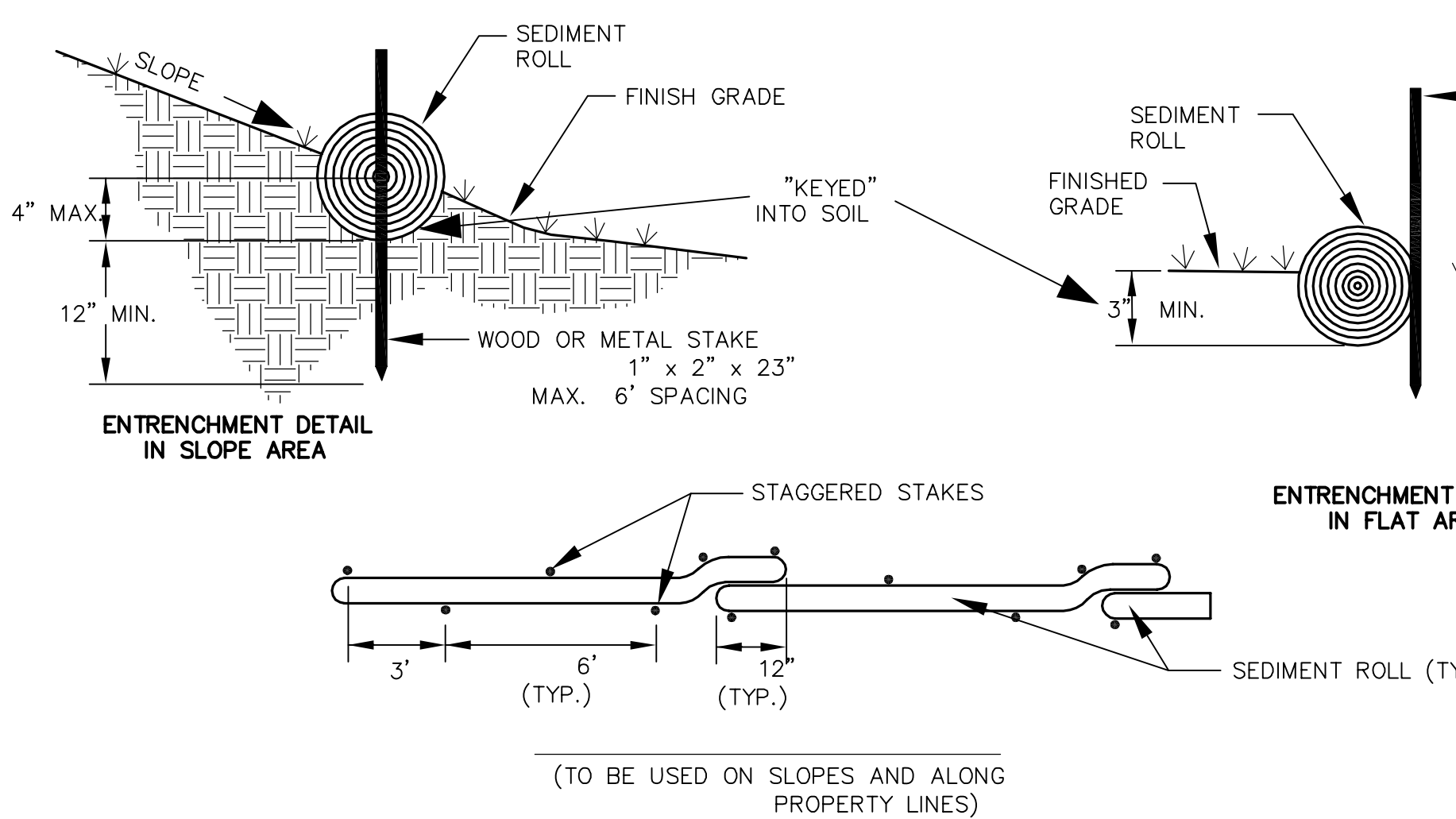
**1 CONSTRUCTION ENTRANCE**  
NO SCALE



**STANDARD DETAIL** TRENCH WITH NATIVE BACKFILL  
**ALTERNATE DETAIL** TRENCH WITH GRAVEL  
**SILT FENCE DETAIL** N.T.S.  
 NOTE: STRAW WATTLES MAY BE PLACED IN LIEU OF FILTER FABRIC.

- MAINTENANCE**  
 - SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.  
 - SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.  
 - SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.  
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.  
 - SILT BUILDPUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

**2 SILT FENCE DETAIL**  
NO SCALE



- NOTES**  
 1. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3") MIN. TO FOUR (4") INCHES MAX. DEEP ALONG THE PROPOSED INSTALLATION ROUTE.  
 2. SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.  
 3. PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6') OF EACH END AND THEN EVERY SIX FEET (6') WITH 1" x 2" x 23" WOOD OR METAL STAKES.  
 4. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN. TO PROVIDE A TIGHT JOINT, NOT ABUTTED TO ONE ANOTHER.

**3 SEDIMENT ROLL DETAILS**  
NO SCALE

**PLANNING SUBMITTAL**  
**NOT FOR SUBMITTAL**

**WHITSON ENGINEERS**  
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940  
831 649-5225 • Fax 831 373-5065  
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

DATE: OCT. 14, 2011  
SCALE: AS NOTED  
DRAWN BY: MB  
JOB #: 2335.00

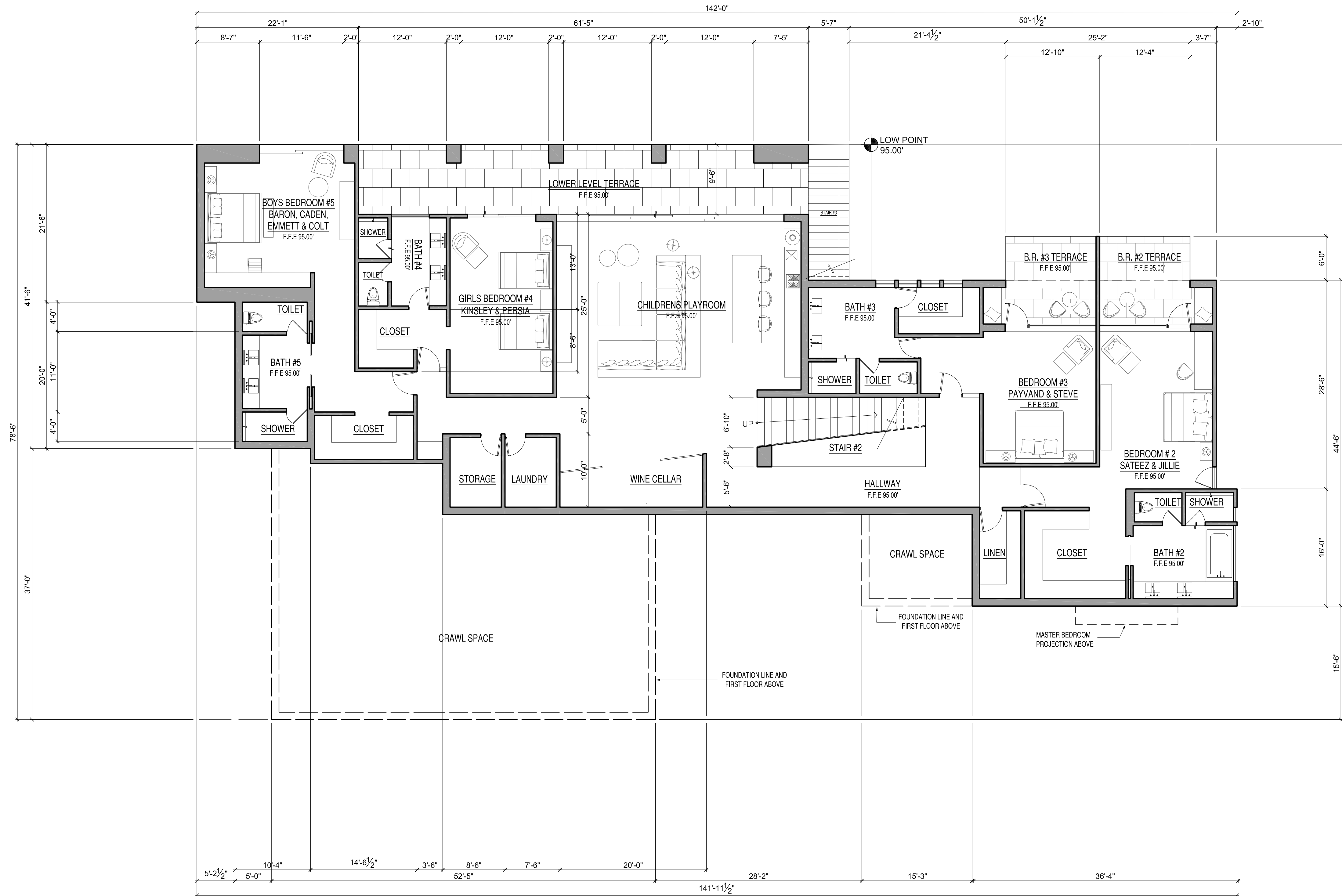
**1170 SIGNAL HILL DRIVE**  
MONTEREY COUNTY, CALIFORNIA  
**GRADING AND DRAINAGE PLAN FOR A SINGLE FAMILY RESIDENCE AND DRIVEWAY**  
**EROSION CONTROL NOTES AND DETAILS**

REVISIONS:	DESCRIPTION:
BY:	DATE:

SHEET  
**C2.1**  
OF 6

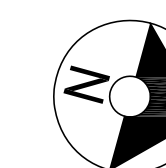






GROUND FLOOR / BASEMENT PLAN

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



KEY PLAN

CASA  
PEBBLE BEACH

1170 SIGNAL HILL ROAD  
PEBBLE BEACH, CALIFORNIA

GROUND FLOOR /  
BASEMENT PLAN

A-3.0

DATE SCALE  
10/21/2011 1/8"=1'-0"

# LEGORRETA + LEGORRETA

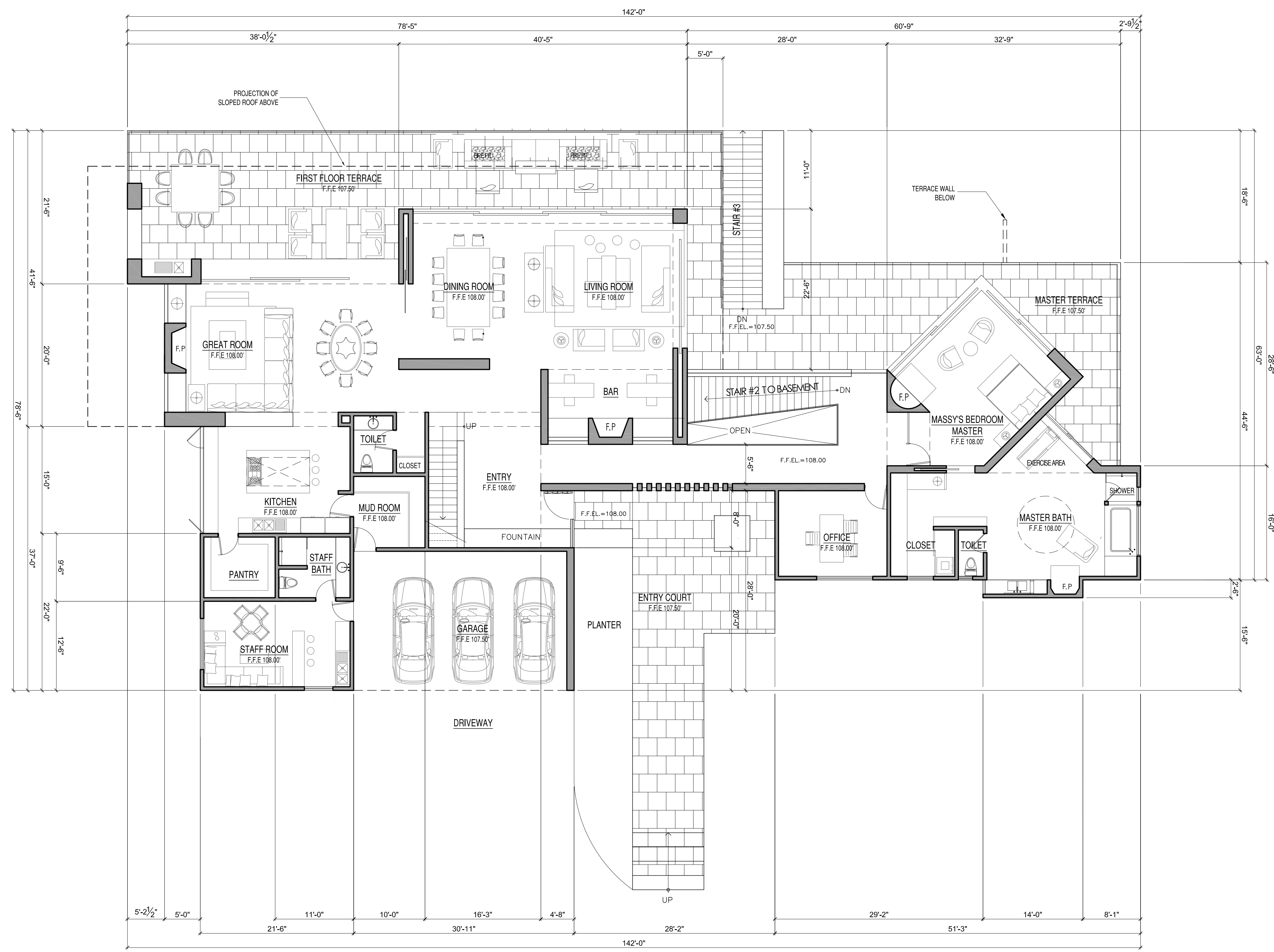
RICARDO LEGORRETA  
VICTOR LEGORRETA

PALACIO DEVERSAILLES 285

MEXICO, D.F. MEXICO 11020

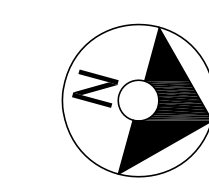
TEL: 251-96-98 FAX: 596-61-62

LEGEND



## FIRST FLOOR

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



KEY PLAN

## CASA PEBBLE BEACH

1170 SIGNAL HILL ROAD  
PEBBLE BEACH, CALIFORNIA

FIRST FLOOR PLAN

### A-3.1

DATE	SCALE
10/21/2011	1/8"=1'-0"

# LEGORRETA + LEGORRETA

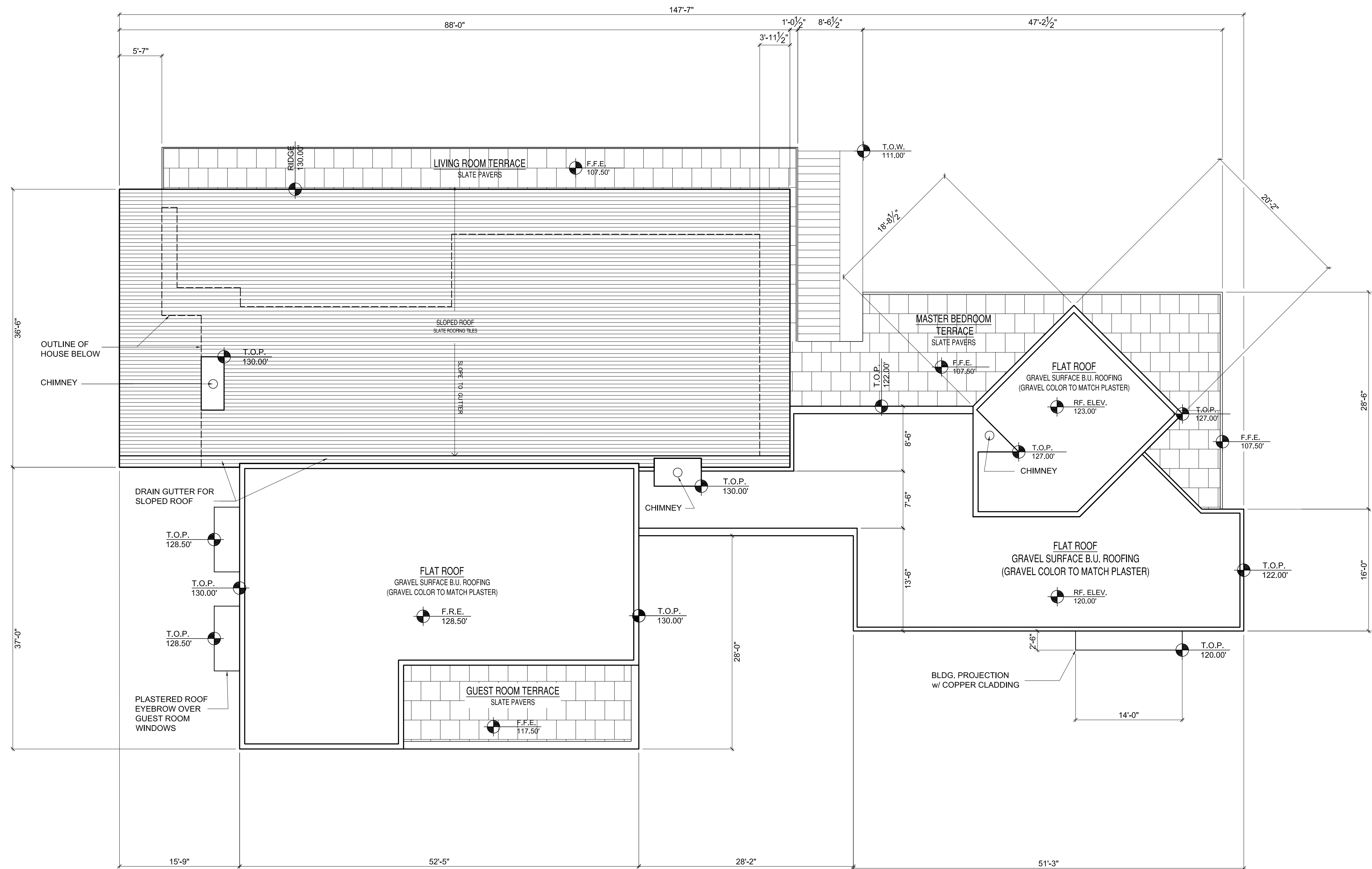
RICARDO LEGORRETA  
VICTOR LEGORRETA

PALACIO DEVERSAILLES 285

MEXICO, D.F. MEXICO 11020

TEL: 251-96-98 FAX: 596-61-62

LEGEND



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

KEY PLAN

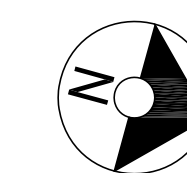
## CASA PEBBLE BEACH

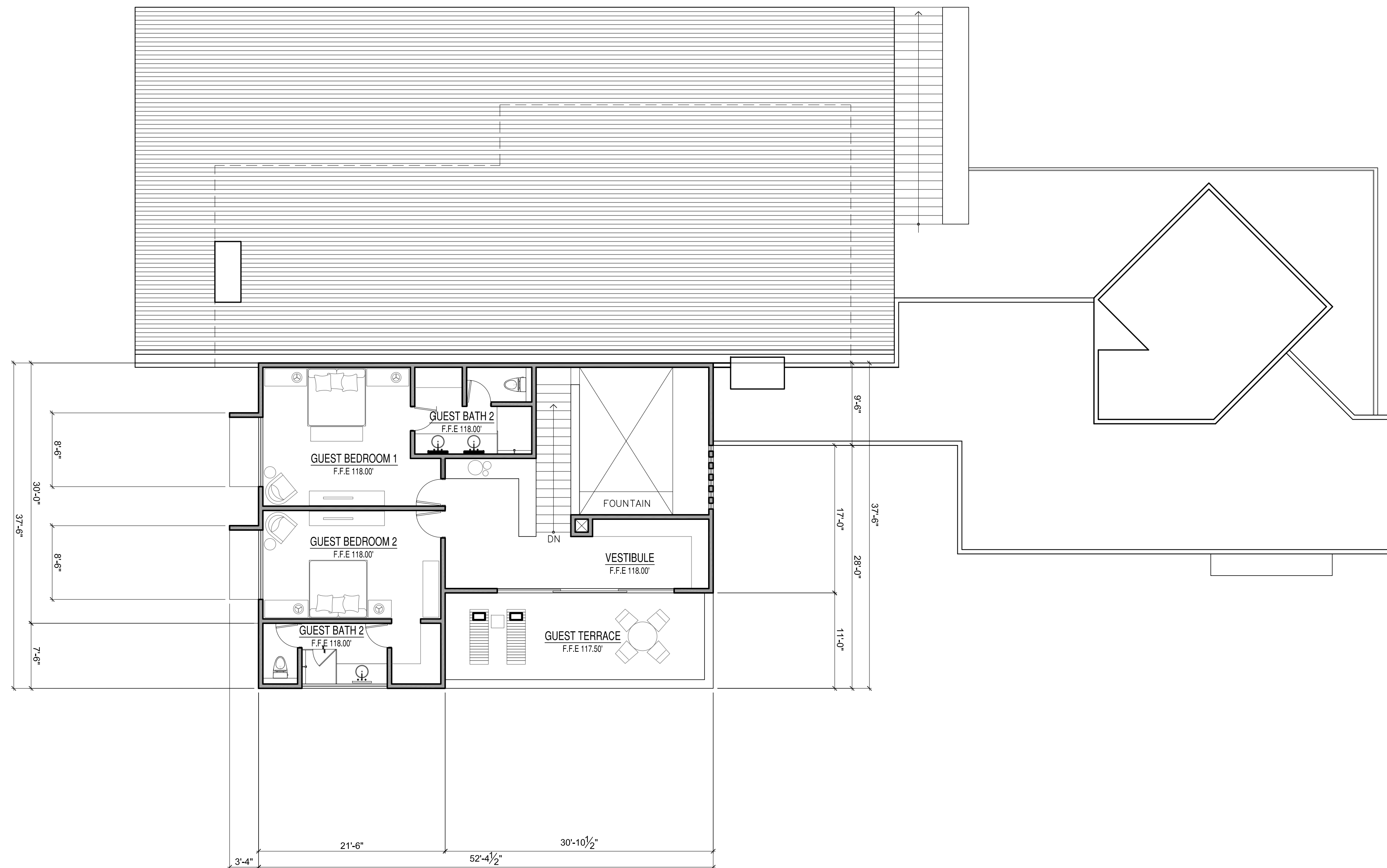
1170 SIGNAL HILL ROAD  
PEBBLE BEACH, CALIFORNIA

ROOF PLAN

### A-3.2

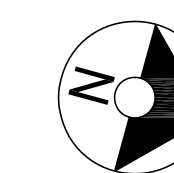
DATE	SCALE
09/06/11	1/8"=1'-0"





**SECOND FLOOR PLAN**

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



KEY PLAN

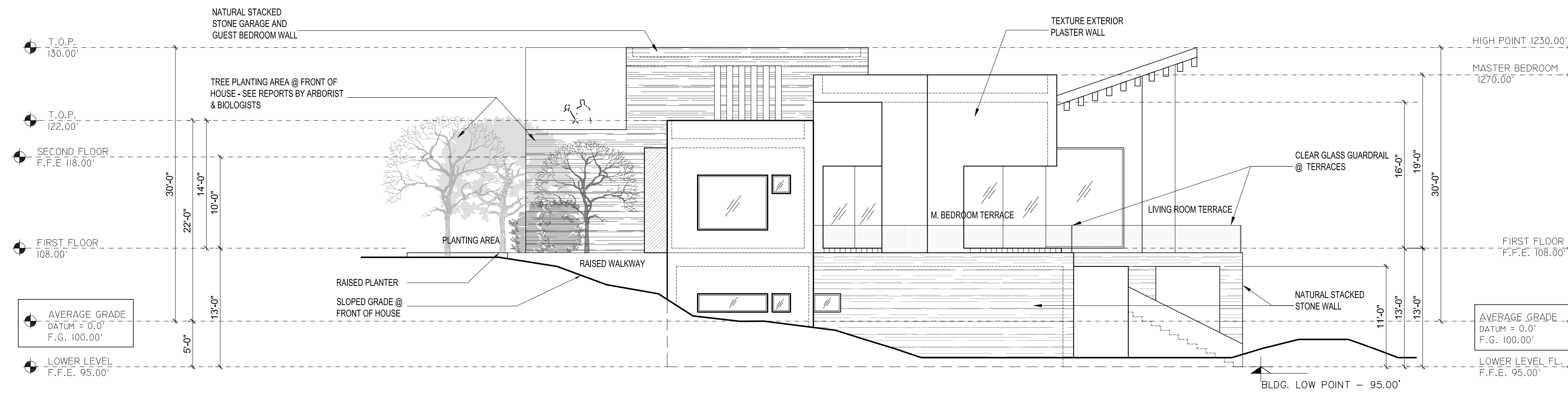
**CASA  
PEBBLE BEACH**

1170 SIGNAL HILL ROAD  
PEBBLE BEACH, CALIFORNIA

SECOND  
FLOOR PLAN

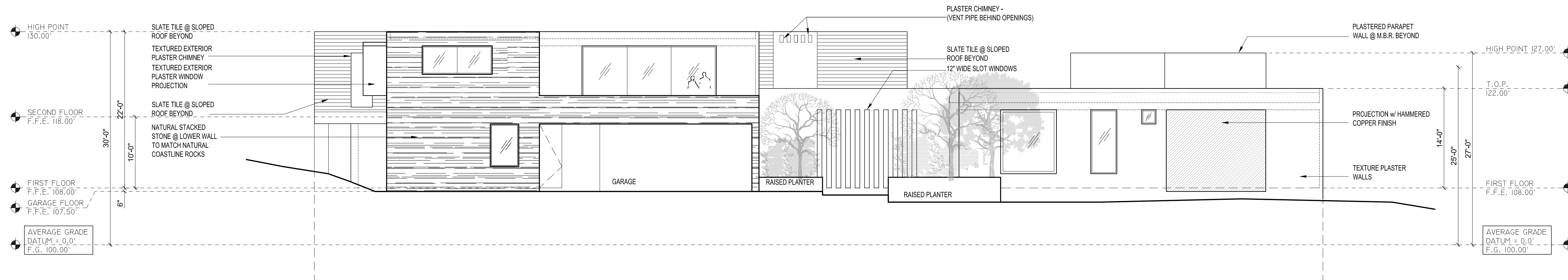
**A-3.2**

DATE	SCALE
10/21/11	1/8"=1'-0"



NORTH ELEVATION

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



EAST (STREET) ELEVATION

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

CASA  
PEBBLE BEACH

1170 SIGNAL HILL ROAD  
PEBBLE BEACH, CALIFORNIA

EXTERIOR  
ELEVATIONS

A-4.0

LEGEND

- EL. ELEVATION
- F.F.E.L. FINISHED FLOOR ELEVATION
- F.G. FINISHED GRADE
- T.O.P. TOP OF PARAPET.
- T.O.W. TOP OF WALL.
- A.F.F. ABOVE FINISHED FLOOR
- SPOT ELEVATION (PLAN)
- ELEVATION (SECTION)
- CEILING HEIGHT CHANGE
- FLOOR ELEVATION CHANGE
- FINISHING MATERIAL CHANGE



A.P.# 008-261-007  
2.165 Ac.  
LOT 35

SITE PLAN

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

LEGAL DESCRIPTION:

SUBDIVISION: EL PESCADERO RHO  
 PLANNING AREA: GREATER MONTEREY PENINSULA  
 AREA PLAN: DEL MONTE FOREST LAND USE PLAN  
 COUNTY FILE NUMBER: PLN100338L

ADDRESS: 1170 SIGNAL HILL DRIVE  
 PEBBLE BEACH, CA 93953  
 ACCESSOR'S PARCEL No.: 008-267-007  
 LOT No.: 35  
 ZONING: LDR/1.5-D (CZ)  
 USE: SINGLE FAMILY RESIDENTIAL

LOT COVERAGE

LOT SIZE: 2.165 Acres - (94,307 s.f.)  
 MAXIMUM ALLOWABLE BUILDING COVERAGE (per code): = 15%  
 94,307 s.f. X 15% = 14,146 s.f.  
 ACTUAL BLDG. COVERAGE: 8,058 s.f. / 94,307 s.f. = 8.5%

IMPERVIOUS LOT COVERAGE:  
 BUILDING FOOTPRINT\*: 8,058 s.f.  
 ENTRY COURT (Stone Pavers): 986 s.f.  
 UNCOVERED TERRACES (Stone Pavers): 106 s.f.  
 DRIVEWAY (Concrete): 858 s.f.  
 TOTAL: 10,008 s.f. = 10.6%  
 \* Includes all covered terraces, decks and garage.

FLOOR AREA

MAXIMUM ALLOWABLE FLOOR AREA - (LDR/1.5D): 17.5%  
 ALLOWABLE FLOOR AREA:  
 94,307 s.f. x 17.5% = 16,504 s.f.  
 PROPOSED FLOOR AREA / RATIO:  
 LOWER LEVEL: 5,229 s.f.  
 FIRST FLOOR (w/GARAGE): 5,426 s.f.  
 SECOND FLOOR: 1,278 s.f.  
 TOTAL FLOOR AREA: 11,933 s.f./94,307 = 12.6%

BUILDING HEIGHT

MAXIMUM ALLOWABLE HEIGHT - LDR/1.5D: 30 FEET  
 HEIGHT CALCULATION:  
 HIGH POINT OF NATURAL GRADE: 105.0'  
 LOW POINT OF NATURAL GRADE: 95.0'  
 DIFFERENTIAL: 10.0'  
 AVERAGE GRADE: 10' / 2 = 5' + 95.0' = 100.0'  
 MAXIMUM HEIGHT ELEVATION: 100' + 30' = 130.0'

GRADING CUT/FILL (see civil drawings)

CUT	1,210 CY
FILL	830 CY
EXPORT	380 CY

REQUIRED PARKING

REQUIRED PARKING FOR SINGLE FAMILY DWELLING: 2 CARS  
 COVERED PARKING SPOTS PROVIDED: 3 CARS

KEY PLAN

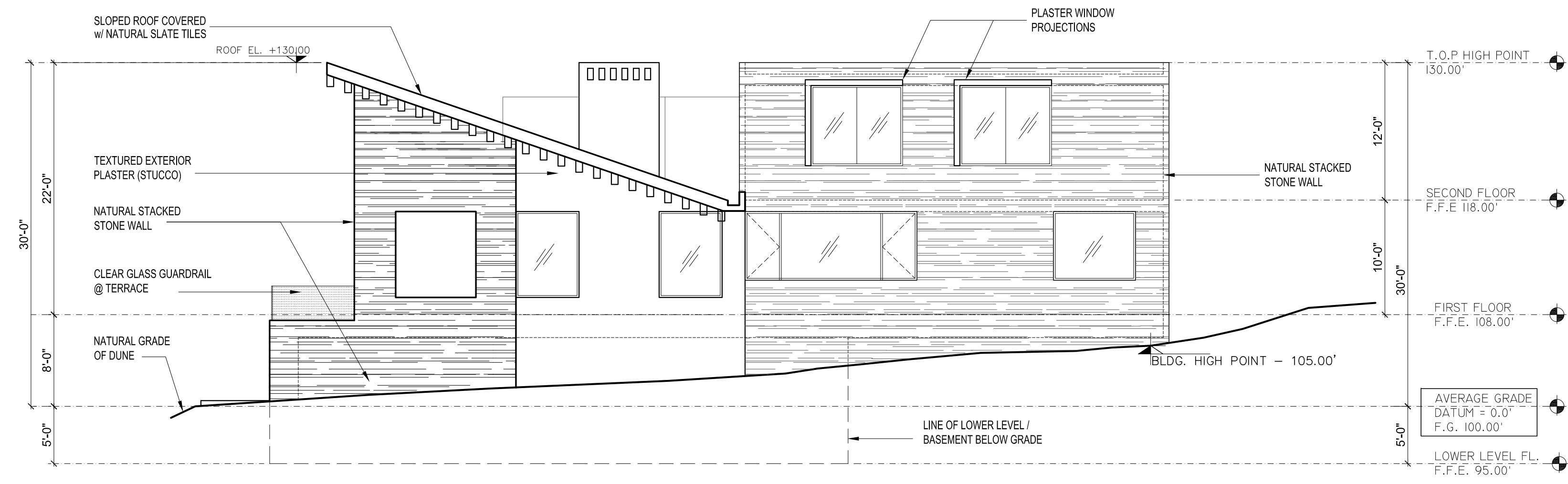
CASA  
PEBBLE BEACH

1170 SIGNAL HILL ROAD  
 PEBBLE BEACH, CALIFORNIA

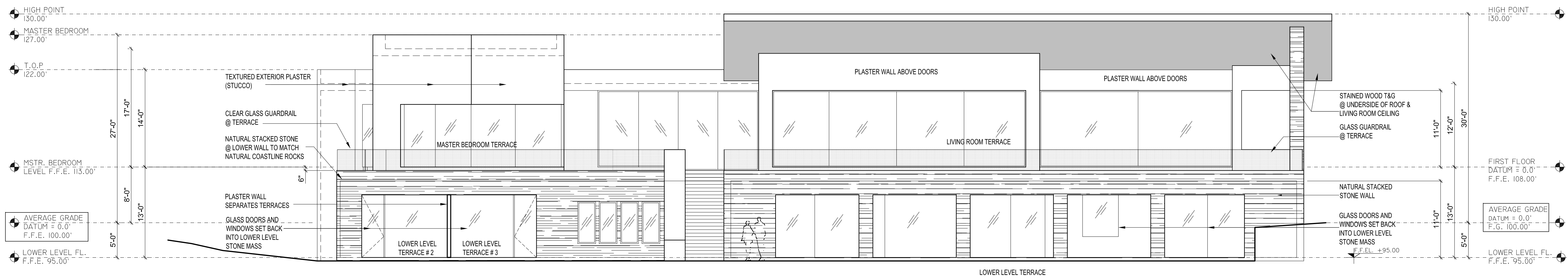
SITE  
PLAN

A-1.0

DATE	SCALE
10/21/11	1/16"=1'-0"



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



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





# BILLBERNSTEIN AIA

1725-C Abbot Kinney Blvd. Venice, CA 90291

PH: 310.827.8190 FAX: 310.827.8180

October 26, 2011

Delinda Robinson  
Senior Planner  
Monterey County Resource Management Board  
Planning Department  
168 West Alisal Street  
Salinas, CA 93901

RE: Signal Hill LLC Combined Development Permit  
**County File No.: PLN100338**  
1170 Signal Hill Road  
Pebble Beach, CA

Dear Ms. Robinson,

I would formally like to notify you that it is the intent of the Owner and the Architects to retain all three existing Cypress trees on the east side of the house, just off Signal Hill Road. The plans submitted yesterday correctly show these trees to remain and we will work all pathways, steps and patios at the entry to avoid conflicting with the locations of the trees.

The previously submitted Arborist's report, which only specifically makes reference to one of these trees, will be amended to include all three. We will submit this to you as soon as it is available.

Respectfully submitted,

Bill Bernstein  
Architect of Record  
for:  
Legorreta + Legorreta Arquitectos

cc: Massy Mehdipour, Owner  
John Bridges, Esq.  
Maureen Wruck, Maureen Wruck Planning Consultants

# BILLBERNSTEIN AIA

1725-C Abbot Kinney Blvd. Venice, CA 90291

PH: 310.827.8190 FAX: 310.827.8180

October 26, 2011

Delinda Robinson  
Senior Planner  
Monterey County Resource Management Board  
Planning Department  
168 West Alisal Street  
Salinas, CA 93901

RE: Signal Hill LLC Combined Development Permit  
**County File No.: PLN100338**  
1170 Signal Hill Road  
Pebble Beach, CA

Dear Ms. Robinson,

Please note below our explanation and justification for the remaining areas of the property that will require development over 30% slopes.

## **Justification for Development on 30% Slope**

There are two areas of development that do require construction over a 30% slope, the entry steps and driveway and the area just south of the existing driveway. Due to the nature of the property and topography below Signal Hill road, it is impossible to access the building from the Public Right of Way without crossing this slope in front of the house. We have removed all physical areas of the house from any such slopes, however, we must provide access from the street to the house by means of a walk and steps from Signal Hill road. This requires some small development over the slope.

Obviously, the driveway falls into the same category. The existing driveway is steeper in slope and extends further downhill than what we propose for the new driveway. We feel this is a much better solution than the existing, but will also require transcending the 30% slope that parallels Signal Hill Road. Again, without approval to do so, there can be no vehicular access to the house without traversing this slope.

The second area of development is a small section directly south of the existing driveway. We show a minimal area of finish grading to feather the existing grades into the new grade where the driveway will be removed. This area must be graded because the existing driveway will be removed. If we were not to grade this area, it would leave a peculiar uneven slope without transition to the new project. This area

# BILLBERNSTEIN AIA

1725-C Abbot Kinney Blvd. Venice, CA 90291

PH: 310.827.8190 FAX: 310.827.8180

will ultimately be restored with native planting per the Biological Restoration Plan and will not have any physical building or paving elements associated with it. We believe that this poses no harm to the property, but in fact will enhance it, and should be eligible for approval as part of the overall project.

In conclusion, we feel that the work associated with 30% slopes is either essential to accessing the property or is being proposed to correctly restore the property to a better environmental condition.

Respectfully submitted,

Bill Bernstein  
Architect of Record  
for:  
Legorreta + Legorreta Arquitectos

cc: Massy Mehdipour, Owner  
John Bridges, Esq.  
Maureen Wruck, Maureen Wruck Planning Consultants

**GENERAL NOTES**

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH THE 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. AND 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).
- ALL WORK SHALL BE IN CONFORMANCE WITH:
  - THE MAY 2006 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS);
  - 2010 CALIFORNIA BUILDING CODE
  - MONTEREY COUNTY GRADING ORDINANCE #2535.
  - EROSION CONTROL ORDINANCE #2806.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA; PHONE (831) 443-3050 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- TOPOGRAPHY SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY JON D. HAGEMAYER, LICENSED LAND SURVEYOR, IN NOVEMBER OF 2007 AND UPDATED SEPTEMBER 2009 AND SEPTEMBER OF 2011. **ELEVATION DATUM IS ASSUMED. BENCH MARK: FOUND 1/2" IRON PIPE RE4247 AT THE NORTH EAST CORNER ON SIGNAL HILL ROAD ELEVATION 99.56**
- PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
- INTENTIONS OF GRADING IS FOR THE NEW CONSTRUCTION OF A DRIVEWAY AND SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.
- RETAINING WALLS SHOWN FOR LOCATION ONLY AND ARE NOT A PART OF THIS PLAN SET. A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR ALL RETAINING WALLS.
- ESTIMATED START:   TBD  , ESTIMATED COMPLETION:   TBD
- SEE ARCHITECTURAL/LANDSCAPE PLANS FOR TREE REMOVAL DETAILS.

**GRADING AND DRAINAGE NOTES**

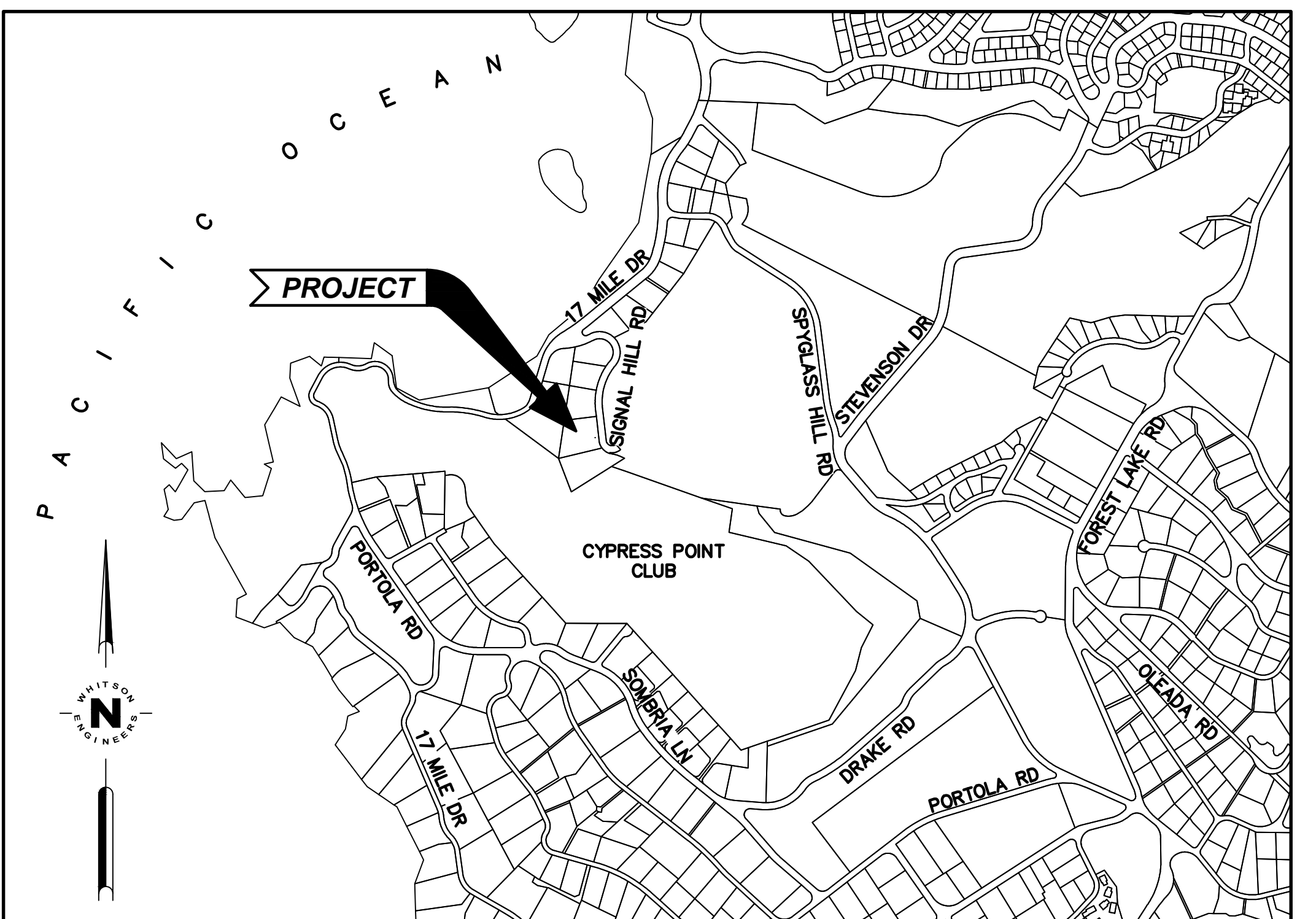
- ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806.
- ESTIMATED EARTHWORK: 1,200± CY CUT AND 500± CY FILL; NET EXPORT 700± CY.** VALUES PRESENTED ARE ESTIMATES ONLY. EXPORT SHALL BE TAKEN TO A COUNTY APPROVED DISPOSAL SITE. VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING TO INSURE THE BALANCE OF CUT AND FILL QUANTITIES. (BULKING AND SHRINKAGE ARE ANTICIPATED) SITE SPOILS SUCH AS FOUNDATIONS, RETAINING WALLS, UTILITY TRENCHING, SPAS, SWIMMING POOLS, ETC. ARE NOT ACCOUNTED FOR IN ABOVE VOLUME.
- ONSITE GRADING AND EARTHWORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE SOILS ENGINEER AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT.
- SOILS ENGINEER SHALL INSPECT KEYWAYS (IF REQUIRED) PRIOR TO THE PLACEMENT OF ANY FILL. CONTRACTOR IS TO SUBMIT SOIL ENGINEER'S COMPACTION TEST RESULTS AND FINAL GRADING REPORTS PRIOR TO SCHEDULING ANY INSPECTIONS.
- SOIL COVERED AREAS ADJACENT TO NEW BUILDING(S) SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE NEW BUILDING FOR A MINIMUM DISTANCE OF 10 FEET UNLESS OTHERWISE SHOWN HEREON AND APPROVED BY THE ENGINEER. FOR CONCRETE SLABS-ON-GRADE ABUTTING FOUNDATIONS, THE CONCRETE SHALL BE SLOPED AT A MINIMUM GRADIENT OF 1% FOR A MINIMUM DISTANCE OF 5 FEET.
- ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 6 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION. THE UPPER 6 INCHES OF PAVEMENT AND SLAB SUBGRADES SHOULD BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION. AGGREGATE BASE BELOW PAVEMENTS SHOULD LIKEWISE BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION.
- THE ON-SITE SOIL IS SUITABLE FOR USE AS ENGINEERED FILL. MATERIALS USED FOR ENGINEERED FILL WHICH MUST BE IMPORTED SHOULD BE FREE OF NON-EXPANSIVE, ORGANIC MATERIAL, AND CONTAIN NO ROCKS OR CLODS GREATER THAN 6 INCHES IN DIAMETER, WITH NO MORE THAN 15 PERCENT LARGER THAN 4 INCHES. IMPORTED SOIL SHOULD ALSO HAVE A PLASTICITY INDEX LESS THAN 15. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL, VEGETATION, NONCOMPLYING FILL, AND OTHER UNSUITABLE MATERIALS AS DETERMINED BY THE SOIL ENGINEER. AREAS TO RECEIVE ENGINEERED FILL SHOULD BE SUBEXCAVATED DOWN TO FIRM NATIVE MATERIAL. SCARIFY THE TOP 6 INCHES OF THE EXPOSED FIRM BASE, MOISTURE CONDITION AS NECESSARY AND COMPACT TO ACHIEVE 90% RELATIVE COMPACTION TEST BY HARO, KASUNICH, AND ASSOCIATES, INC.
- FILL SLOPES SHOULD BE INCLINED NO STEEPER THAN 2H:1V FOR HEIGHTS UP TO 15 FEET. FILLS SITUATED ON SLOPES OF 20% TO 50% GRADIENT SHOULD BE DRAINED, KEYED, AND BENCHED INTO FIRM NATIVE MATERIAL. ALL KEYS AND BENCHES SHOULD BE DRAINED. FILLS SHOULD NOT BE SITUATED ON SLOPES STEEPER THAN 50% IN GRADIENT. THERE SHOULD BE A HORIZONTAL DISTANCE OF AT LEAST 15 FEET BETWEEN THE BASE OF ALL FOUNDATION ELEMENTS AND THE SURFACE OF ADJACENT SLOPES.
- THE UPPER 6" OF SUBGRADE SOIL UNDER NEW AC PAVEMENTS SHALL BE MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF AT LEAST 95 PERCENT AT ABOUT 2 TO 4 PERCENT OVER OPTIMUM MOISTURE CONTENT.
- NEW STORM DRAIN PIPES SHALL BE HDPE, UNLESS OTHERWISE APPROVED. ALL ROOF DRAIN LINES SHALL BE 4" HDPE AT 2.0% MINIMUM SLOPE. ANGLES IN ROOF DRAIN LINES SHALL NOT EXCEED 45 DEGREES. STORM DRAIN LINES SHALL HAVE NO LESS THAN 2.0% MINIMUM SLOPE. ALL JOINTS SHALL BE WATER TIGHT. 6" AND 9" DRAIN INLETS ARE AS SHOWN ON PLANS OR APPROVED EQUAL. (DRAIN INLET RISER PIPES SHALL HAVE THE SAME DIAMETER AS THE SPECIFIED INLET SIZE.) 18" DRAIN INLETS AND JUNCTION BOX SHALL BE CENTRAL PRECAST CP1818 AS SHOWN ON PLANS OR APPROVED EQUAL. JUNCTION BOXES SHALL HAVE CONCRETE OR CAST IRON COVERS AS DIRECTED BY THE ARCHITECT. SUBDRAINS SHALL BE 6 INCH PVC SCHEDULE 40 OR APPROVED EQUAL AT 2% MIN. SLOPE.
- WHERE UTILITY LINES PASS UNDER FOUNDATION LINES, A 3--SACK CONCRETE BACKFILL SHALL BE USED, EXTEND 2' HORIZONTAL FOR EVERY FOOT BELOW BOTTOM OF FOUNDATION. TRENCHES SHALL BE CAPPED WITH 18" OF IMPERMEABLE SOIL.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- 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 (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHEOLOGIST. THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACT 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 THE DISCOVERY.
- DURING WINTER GRADING OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MUST BE TAKEN:
  - NO LAND CLEARING OPERATIONS GREATER THAN ONE ACRE PER YEAR PER SITE OR GRADING OPERATIONS GREATER THAN ONE HUNDRED (100) CUBIC YARDS MAY TAKE PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH, IN WATER SUPPLY WATERSHEDS, AND HIGH EROSION HAZARD AREAS, UNLESS AUTHORIZED BY THE DIRECTOR OF BUILDING INSPECTION AND FOUND TO BE CONSISTENT WITH THE PURPOSES OF THIS CHAPTER. WINTER OPERATIONS FOR OTHER PROJECTS MAY BE DISALLOWED IF A HIGH POTENTIAL FOR EROSION EXISTS DUE TO SLOPE, ROCK OR SOIL TYPE, PROXIMITY TO A STREAM OR DRAINAGE COURSE, MAGNITUDE OR DURATION OF DISTURBANCE, OR OTHER CHARACTERISTICS OF THE PROJECT AND THE SITE. WHEN CONSTRUCTION WILL BE DELAYED DUE TO THE LIMITATION ON WINTER OPERATIONS, THE DATE FOR EXPIRATION OF THE PERMIT SHALL BE EXTENDED BY THAT AMOUNT OF TIME THAT WORK IS DELAYED BY THE CHAPTER.
  - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
  - 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.
  - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION CONTROL ORDINANCE 2806 - 16.12.090).

**LEGEND**

	PROPERTY LINE
	BUILDING SET BACK
	LIMITS OF CUT
	LIMITS OF FILL
	EXISTING CONTOUR
	FINISH GRADE CONTOUR
	HARDSCAPE (SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS)
	RETAINING WALL/LANDSCAPE WALLS (SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS)
	NEW STORM DRAIN (SIZE AS SHOWN)
	EXISTING TREE TO BE REMOVED
	GRADE TO DRAIN (5% MINIMUM)
	DRAIN INLET TOP OF GRATE ELEVATION INVERT ELEVATION
	NEW SEWER SEPTIC LINE
	DOWN SPOUT W/ 4" ROOF DRAIN LINE
	SUBDRAIN OR WALL DRAIN
	GRADED SWALE OR FLOW LINE (DIRECTION OF FLOW INDICATED)
	STORM DRAIN/SANITARY SEWER CLEANOUT
	FINISH SURFACE ELEVATION
	FINISH PAVED ELEVATION
	EDGE OF PAVEMENT
	FLOW LINE ELEVATION
	TOP OF STAIRS GRADE
	BOTTOM OF STAIRS GRADE
	TOP OF WALL ELEVATION
	EXISTING
	BOTTOM OF WALL
	BOTTOM OF STEP
	TOP OF STEP
	FINISH GRADE
	GRADE BREAK
	LANDSCAPE ARCHITECT
	PLANTER AREA
	POINT OF VERTICAL INTERSECTION
	TYPICAL
	UNDERGROUND
	FINISHED FLOOR ELEVATION
	FINISHED SUBGRADE ELEVATION
	DETAIL NUMBER/SHEET NUMBER
	TEMPORARY BENCHMARK

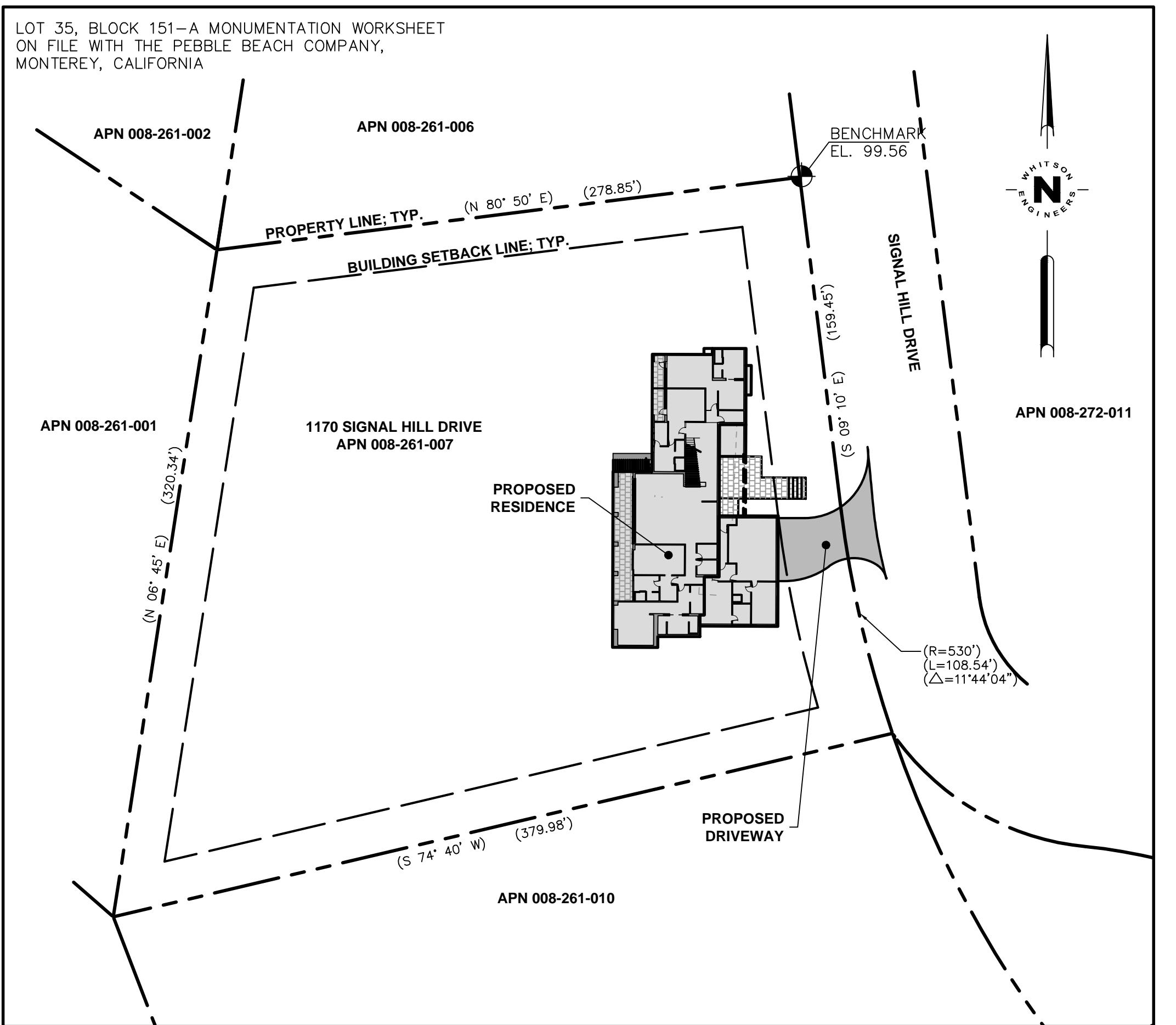
<b>SITE ADDRESS &amp; APN</b> MEHDIPOUR RESIDENCE 1170 SIGNAL HILL DRIVE PEBBLE BEACH, CA 93953  APN: 008-261-007	<b>ARCHITECT</b> LEGORRETA + LEGORRETA PALACIO DE VERSALLES #285-A MEXICO D.F., MEXICO 11020  TEL. 011 5255251-9698
<b>LANDSCAPE ARCHITECT</b> TBD	<b>CONTRACTOR</b> TBD
<b>SOILS ENGINEER</b> CLEARY CONSULTANTS INC. 900 NORTH SAN ANTONIO ROAD SUITE 101 LOS ALTOS, CA 94022  (650) 948-0574	<b>CIVIL ENGINEER</b> WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE SUITE 105 MONTEREY, CA 93940  (831) 649-5225

- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- SEE STRUCTURAL PLANS FOR FOUNDATION FOOTING WIDTH AND OTHER DETAILS.



**VICINITY MAP**

SCALE: 1" = 1000'



**OVERALL SITE PLAN**

SCALE: 1" = 50'

**CIVIL SHEET INDEX**

C0.1	COVER SHEET
C0.2	DETAIL SHEET
C1.0	TOPOGRAPHIC MAP
C1.1	GRADING AND DRAINAGE PLAN
C2.1	EROSION CONTROL NOTES AND DETAILS
C2.2	EROSION CONTROL PLAN

**PLANNING SUBMITTAL  
NOT FOR SUBMITTAL**

**WHITSON ENGINEERS**  
9699 Blue Larkspur Lane - Suite 105 - Monterey, CA 93940  
831 649-5225 - Fax 831 373-5065  
CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT

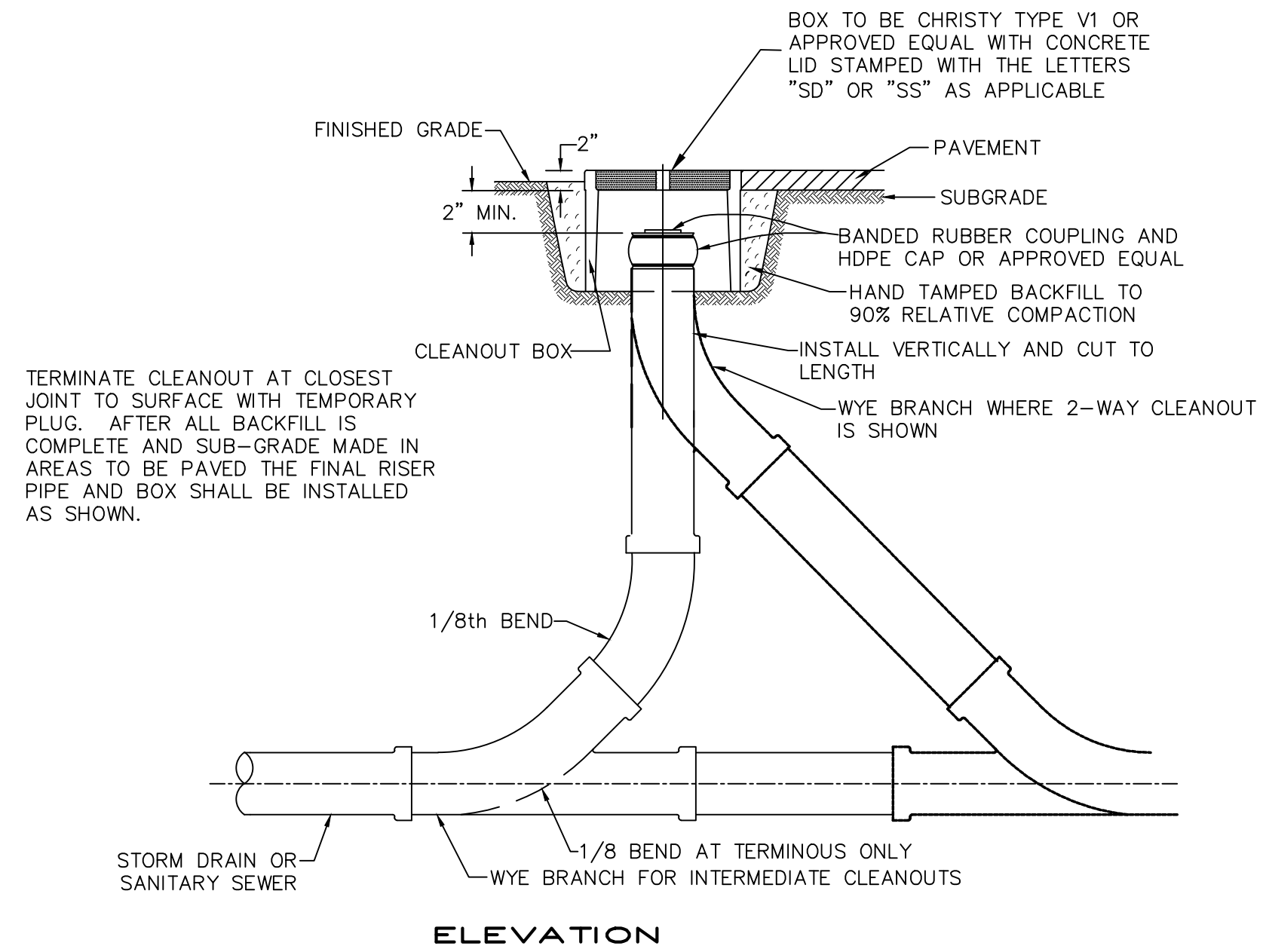
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DRAWN BY: MB	JOB #: 2335.00

**1170 SIGNAL HILL DRIVE**  
MONTEREY COUNTY, CALIFORNIA  
**SIGRADING AND DRAINAGE PLAN FOR A SINGLE FAMILY REDENCE AND DRIVEWAY COVER SHEET**

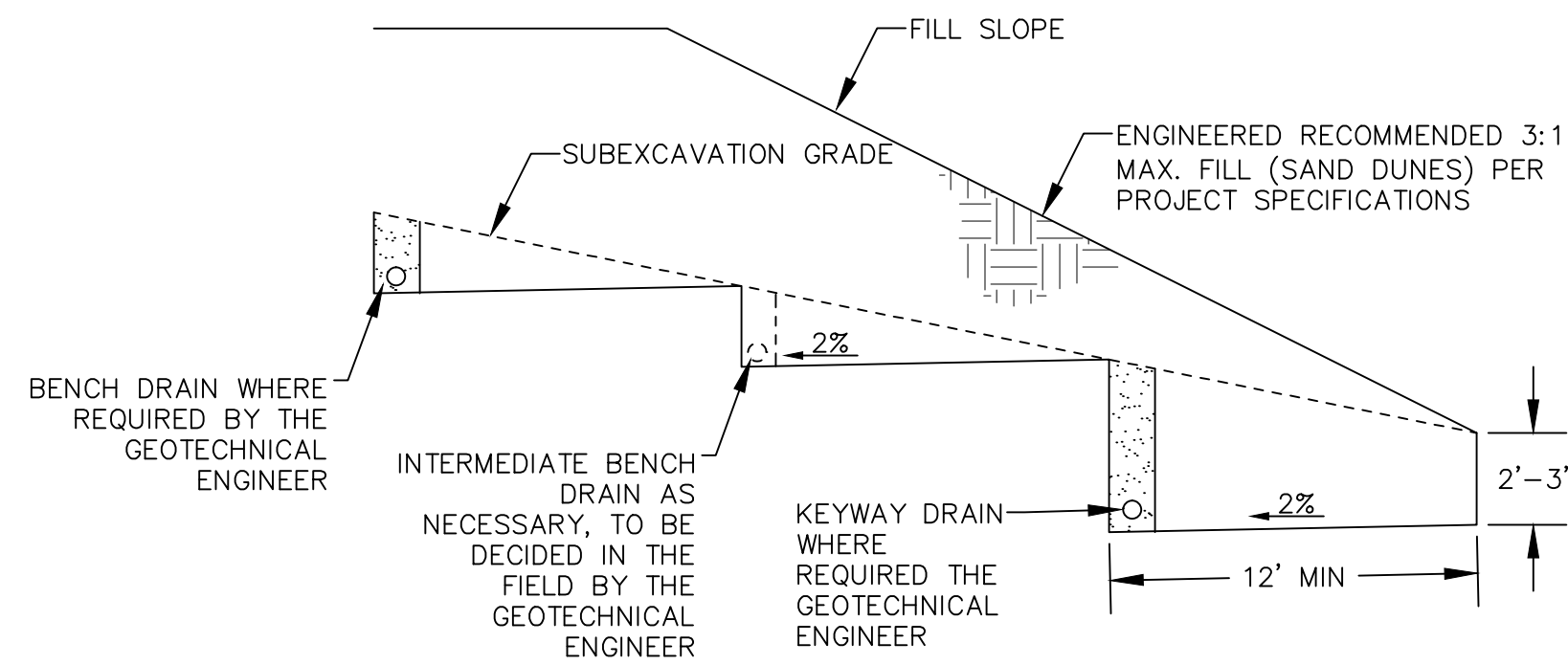
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BY: DATE: DESCRIPTION:	

SHEET  
**C0.1**  
OF 6

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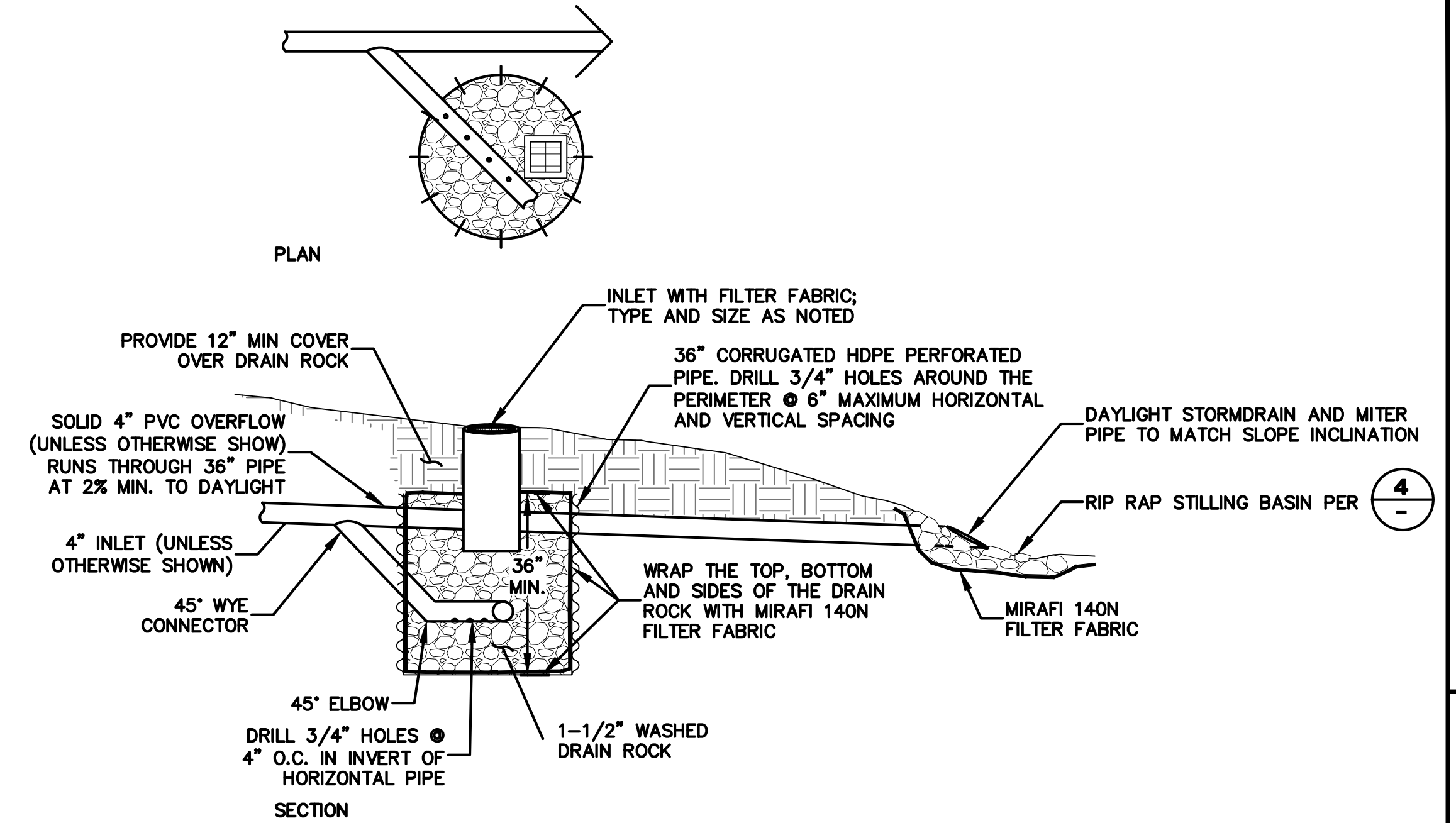


**1 STORM/SANITARY CLEAN OUT**  
NO SCALE

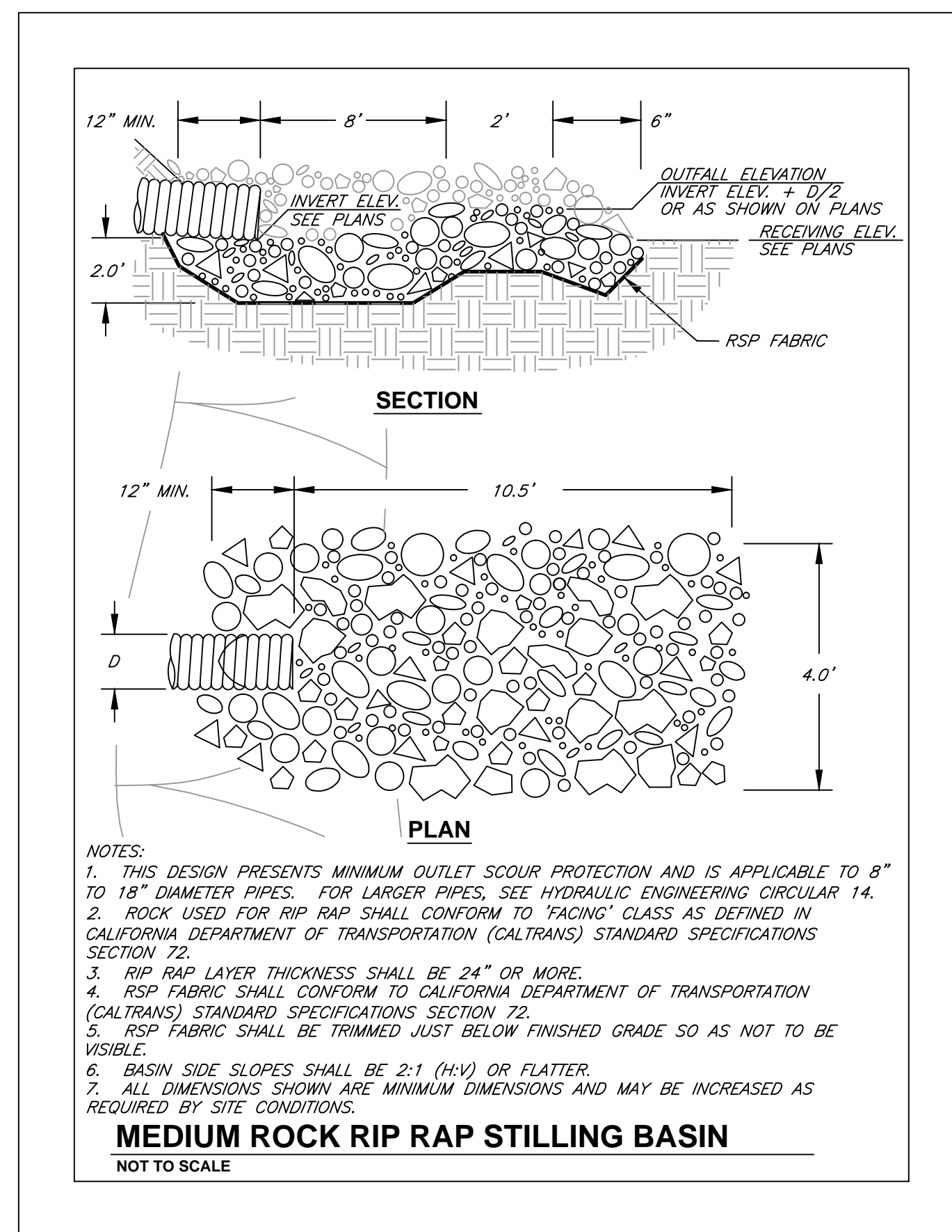


1. FILLS SITUATED ON SLOPES STEEPER THAN 5H:1V SHOULD BE KEYED AND BENCHED AS REQUIRED BY THE SOILS ENGINEER. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS. DIMENSIONS TO BE VERIFIED IN THE FIELD BY GEOTECHNICAL ENGINEER.
2. BENCH DRAINS AND KEYWAY DRAINS SHALL OUTLET TO STORM DRAINS AT THE TOE OF THE SLOPE, UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.

**2 KEYWAY WITH BENCH DRAINS**  
NO SCALE

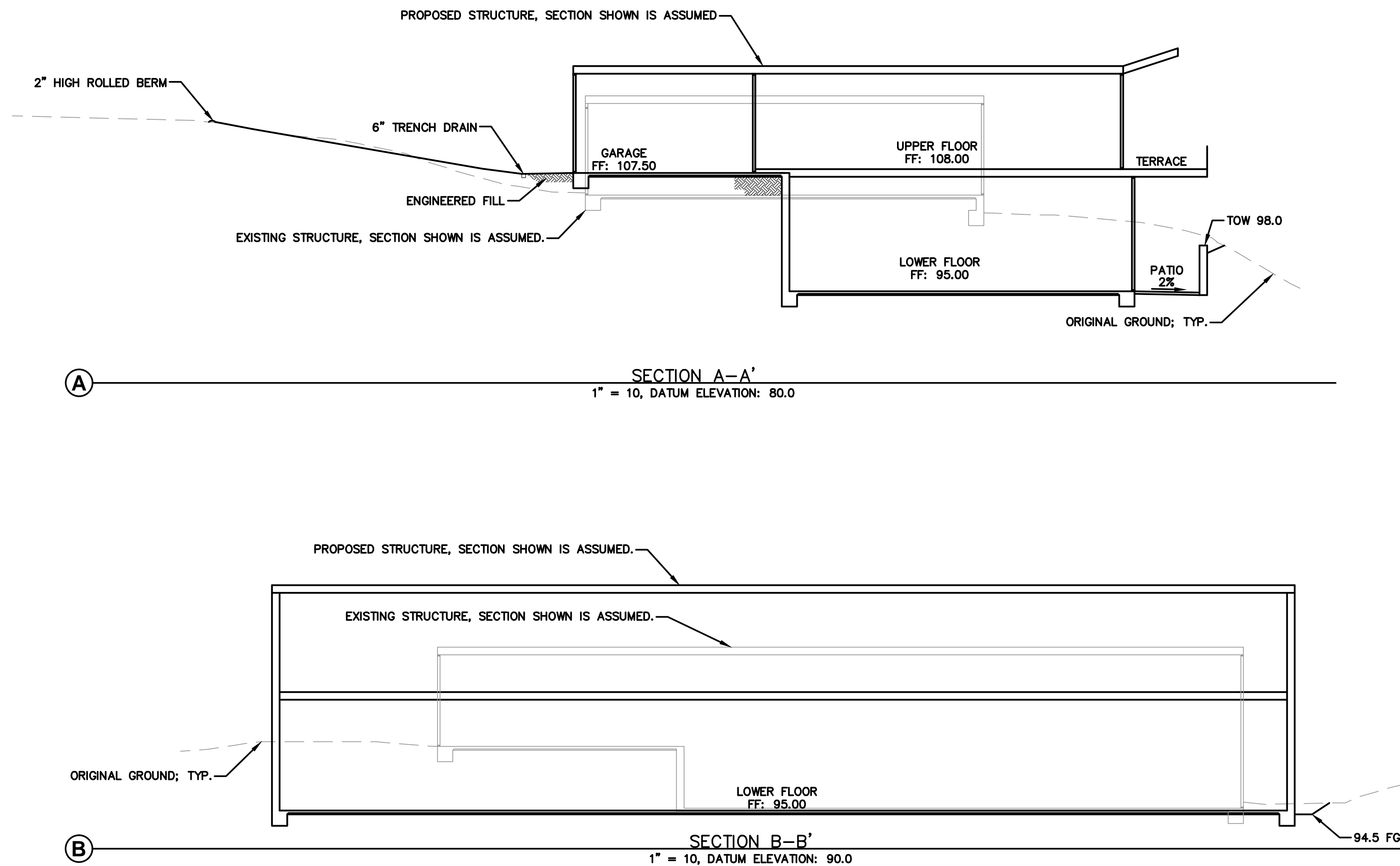


**3 DOWNSPOUT DRAINAGE DETAIL**  
NO SCALE



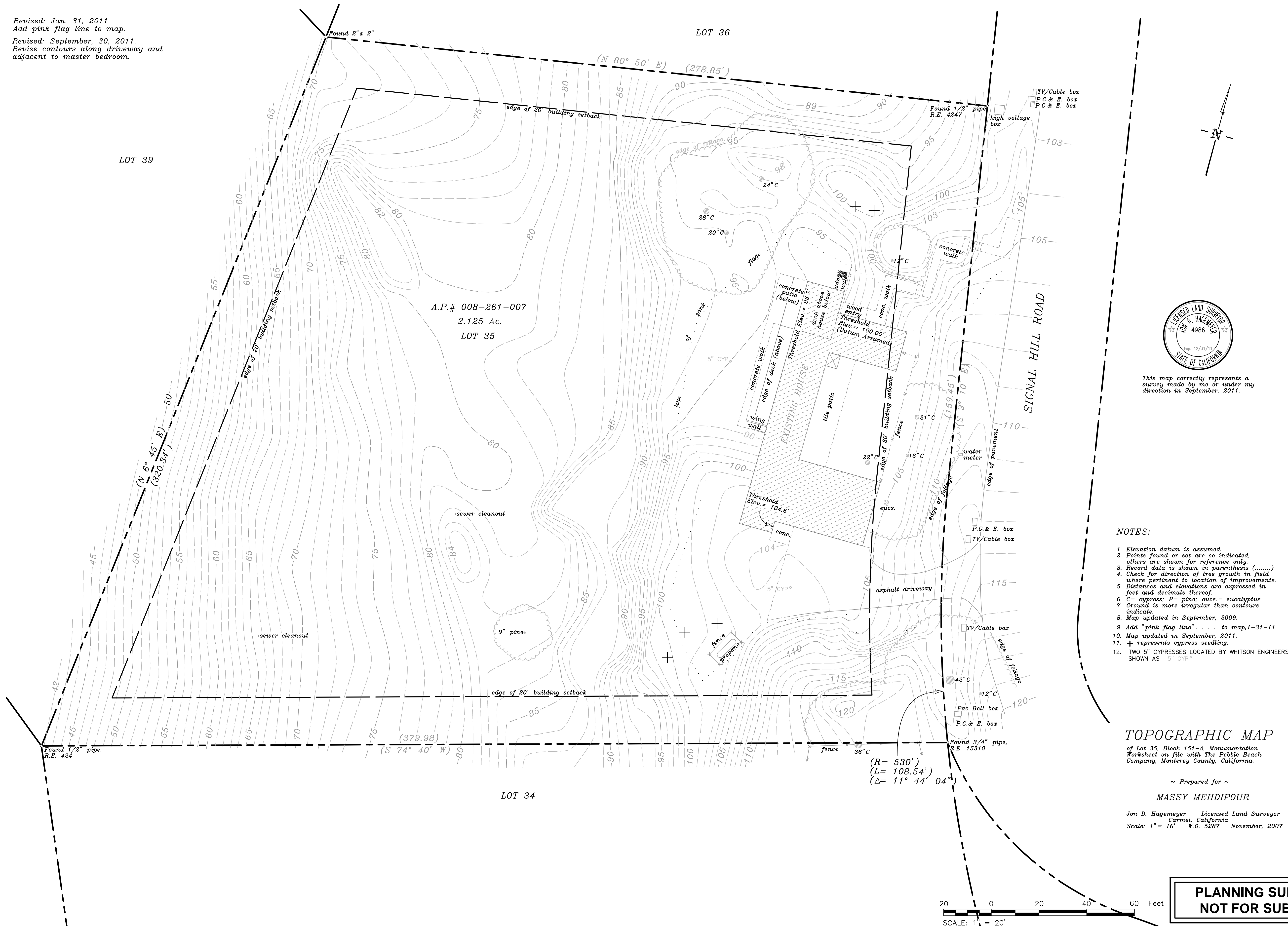
- NOTES:
1. THIS DESIGN PRESENTS MINIMUM OUTLET SCOUR PROTECTION AND IS APPLICABLE TO 8" TO 18" DIAMETER PIPES. FOR LARGER PIPES, SEE HYDRAULIC ENGINEERING CIRCULAR 14.
  2. ROCK USED FOR RIP RAP SHALL CONFORM TO "FACING" CLASS AS DEFINED IN CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS SECTION 72.
  3. RIP RAP LAYER THICKNESS SHALL BE 24" OR MORE.
  4. RSP FABRIC SHALL CONFORM TO CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS SECTION 72.
  5. RSP FABRIC SHALL BE TRIMMED JUST BELOW FINISHED GRADE SO AS NOT TO BE VISIBLE.
  6. BASIN SIDE SLOPES SHALL BE 2:1 (H:V) OR FLATTER.
  7. ALL DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS AND MAY BE INCREASED AS REQUIRED BY SITE CONDITIONS.
- MEDIUM ROCK RIP RAP STILLING BASIN**  
NOT TO SCALE

**4 ROCK RIP RAP STILLING BASIN**  
NO SCALE



REVISIONS:	DESCRIPTION:
BY:	DATE:

Revised: Jan. 31, 2011.  
 Add pink flag line to map.  
 Revised: September, 30, 2011.  
 Revise contours along driveway and  
 adjacent to master bedroom.



A.P. # 008-261-007  
 2.125 Ac.  
 LOT 35

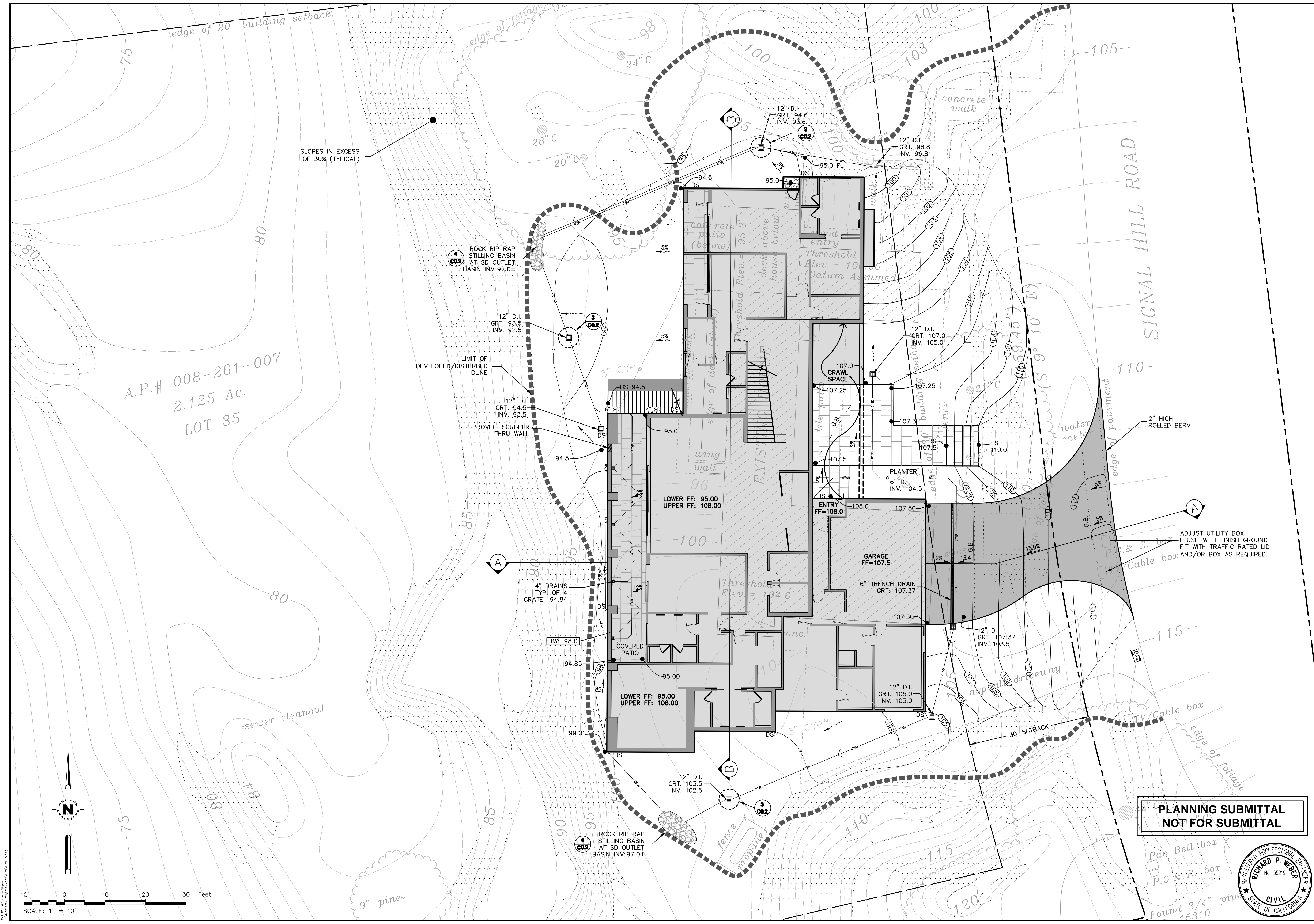
- NOTES:
- Elevation datum is assumed.
  - Points found or set are so indicated, others are shown for reference only.
  - Record data is shown in parenthesis (.....).
  - Check for direction of tree growth in field where pertinent to location of improvements.
  - Distances and elevations are expressed in feet and decimals thereof.
  - C = cypress; P = pine; euc. = eucalyptus
  - Ground is more irregular than contours indicate.
  - Map updated in September, 2009.
  - Add "pink flag line" . . . . . to map. 1-31-11.
  - Map updated in September, 2011.
  - + represents cypress seeding.
  - TWO 5" CYPRESSES LOCATED BY WHITSON ENGINEERS SHOWN AS 5" CYP

**TOPOGRAPHIC MAP**  
 of Lot 35, Block 151-A, Monumentation  
 Worksheet on file with The Pebble Beach  
 Company, Monterey County, California.  
 ~ Prepared for ~  
**MASSY MEHDIPOUR**  
 Jon D. Hagemeyer Licensed Land Surveyor  
 Carmel, California  
 Scale: 1" = 16' W.C. 5287 November, 2007

**PLANNING SUBMITTAL  
 NOT FOR SUBMITTAL**

REVISIONS:	BY:	DATE:	DESCRIPTION:

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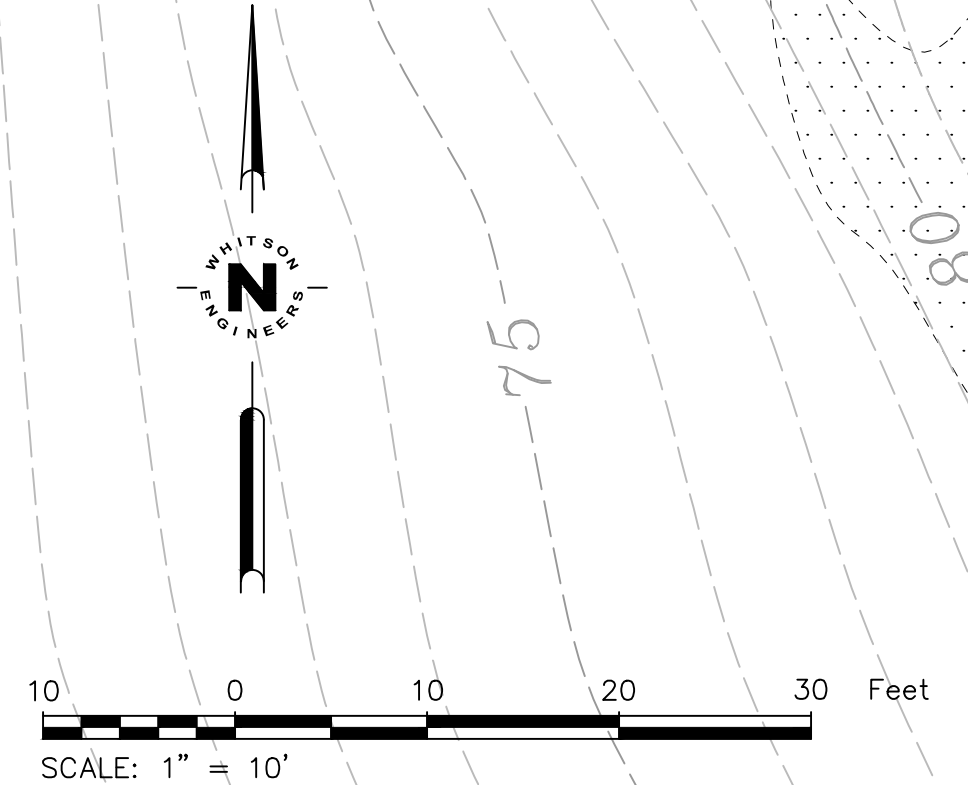


A.P.# 008-261-007  
2.125 Ac.  
LOT 35

sewer cleanout

SLOPES IN EXCESS OF 30% (TYPICAL)

**PLANNING SUBMITTAL  
NOT FOR SUBMITTAL**



REVISIONS:	BY:	DATE:	DESCRIPTION:

SHEET  
**C1.1**  
OF 6

**EROSION CONTROL NOTES**

- 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.
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
  - 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.
  - 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.
  - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
  - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
  - 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 AND THE SANTA LUCIA PRESERVE.
- 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.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- 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. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- 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.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

**EROSION CONTROL MAINTENANCE NOTES**

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.
- STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

**EROSION AND SEDIMENT CONTROL MEASURES**

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
- APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.
- IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

**CONCRETE WASHOUT AREA NOTES**

- DESCRIPTION**  
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.
- APPROACH**  
THE FOLLOWING STEPS WILL HELP REDUCE STORM WATER POLLUTION FROM CONCRETE WASTES:  
 - STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.  
 - AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.  
 - PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY.  
 - DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.  
 - DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.  
 - FOR ON-SITE WASHOUT:  
 -- LOCATE WASHOUT AREA AT LEAST FIFTY FEET (50') FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.  
 -- WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.  
 -- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO A BERMED OR LEVEL AREA.  
 -- DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCK PILE, OR DISPOSE IN THE TRASH.

**VEGETATIVE SOIL STABILIZATION MAINTENANCE**

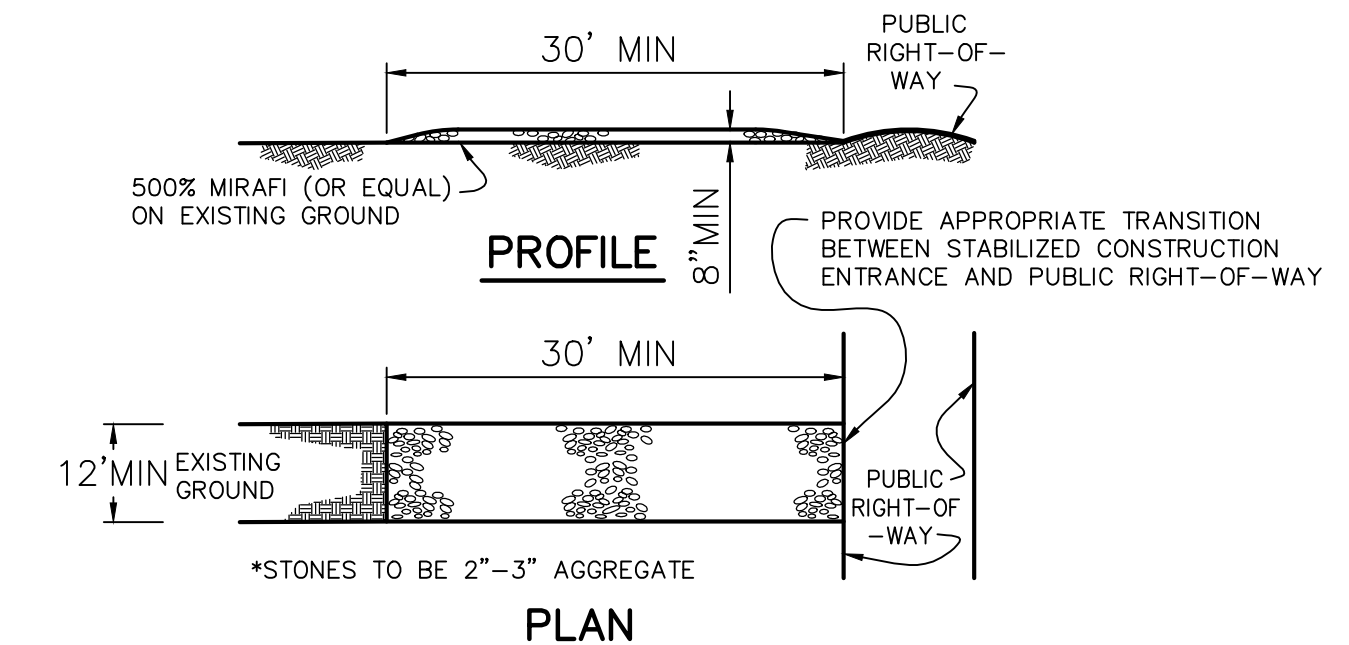
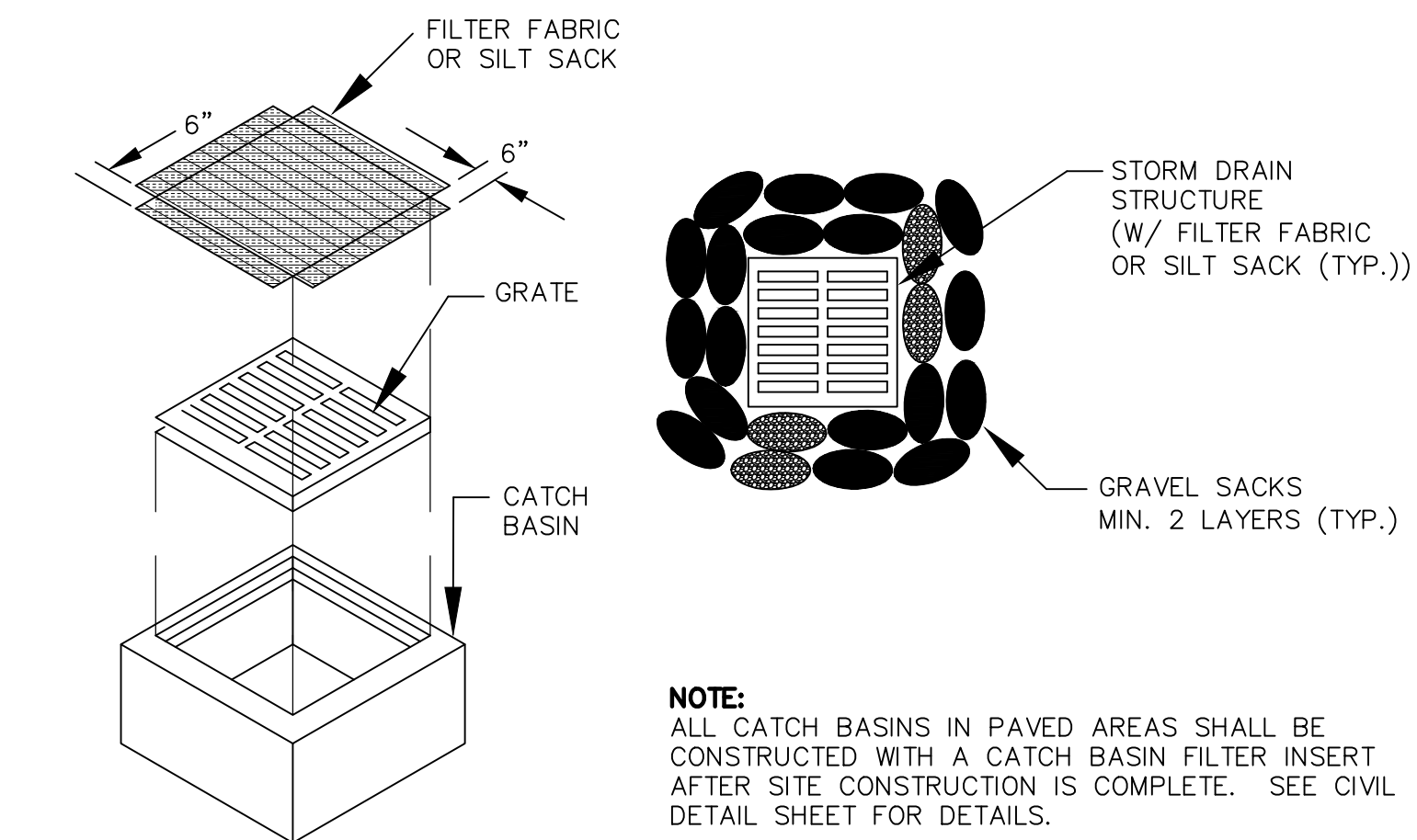
- MAINTENANCE DURING VEGETATION ESTABLISHMENT SHOULD INCLUDE REPAIR AND RESEEDING IF THE FOLLOWING CONDITIONS ARE OBSERVED:
    - UNEXPECTED SHEET OR FILL EROSION;
    - SEDIMENT BUILDUP AT TOE OF SLOPE;
    - SEED AND/OR MULCH HAVE BEEN DISPLACED.
  - ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY --BOTH DURING AND AFTER RAINSTORMS-- TO CHECK FOR EROSION. ADDITIONAL MULCH SHOULD BE APPLIED IN ALL AREAS WHERE EROSION IS OBSERVED.
  - NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISCOLORATION OR FAILURE. IF EITHER OCCURS, DAMAGE TO THE SLOPE OR DITCH SHOULD BE REPAIRED AND THE COVERING REINSTALLED.
- THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR THROUGHOUT THE WINTER MONTHS. WHENEVER RAIN IS FORECAST, AT THE END OF THE LAST DAY OF A WORK WEEK OR BEFORE ANY EXTENDED SUSPENSION OF WORK, THE GENERAL CONTRACTOR SHALL ENSURE THAT THE MEASURES SHOWN ON THESE PLANS SHALL BE IN PLACE AND SATISFACTORILY INSTALLED TO PROVIDE THE INTENDED PROTECTION. AFTER EACH RAIN, THE GENERAL CONTRACTOR SHALL INSPECT THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES TO DETERMINE THAT THEY OPERATED SATISFACTORILY. REPAIRS SHALL BE MADE AS REQUIRED. IF IT IS DETERMINED THAT A PARTICULAR MEASURE IS NOT PROVIDING THE INTENDED PROTECTION, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGN ENGINEER TO DETERMINE ALTERNATIVE MEASURES. ALTERNATIVE DESIGNS WILL BE SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO IMPLEMENTATION.

THE GENERAL CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY BE ADDITIONAL SILT FENCING, FILTER FABRIC, STRAW BALES, JUTE NETTING, BAGS AND TARPS. THIS IS TO STATE THAT THE GENERAL CONTRACTOR AGREES TO THE ABOVE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES.

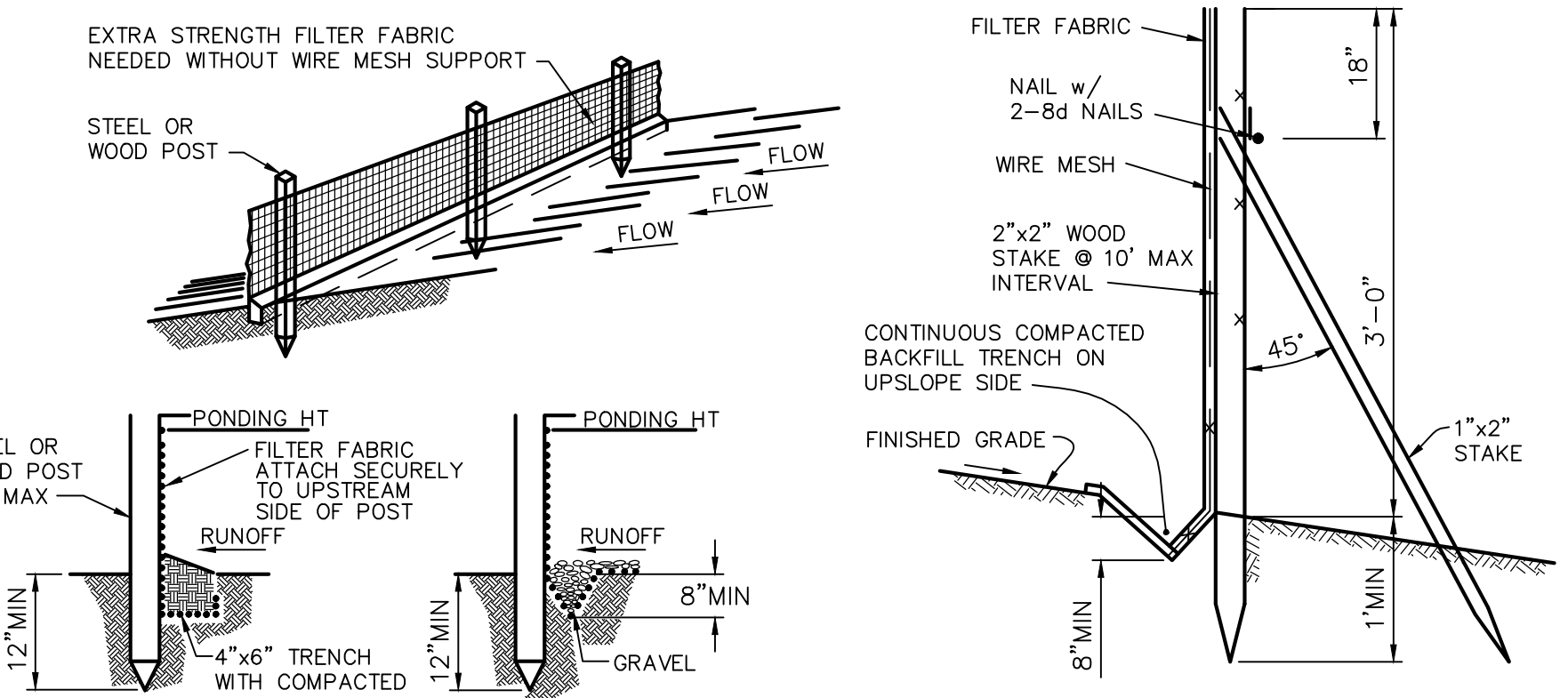
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IN CASE OF EMERGENCY THE GENERAL CONTRACTOR'S REPRESENTATIVE CAN BE REACHED AT (\_\_\_\_) \_\_\_\_\_ OR THE OWNER'S REPRESENTATIVE CAN BE REACHED AT (\_\_\_\_) \_\_\_\_\_ AFTER WORK HOURS AND ON WEEKENDS, CAN BE PAGED AT (\_\_\_\_) \_\_\_\_\_.

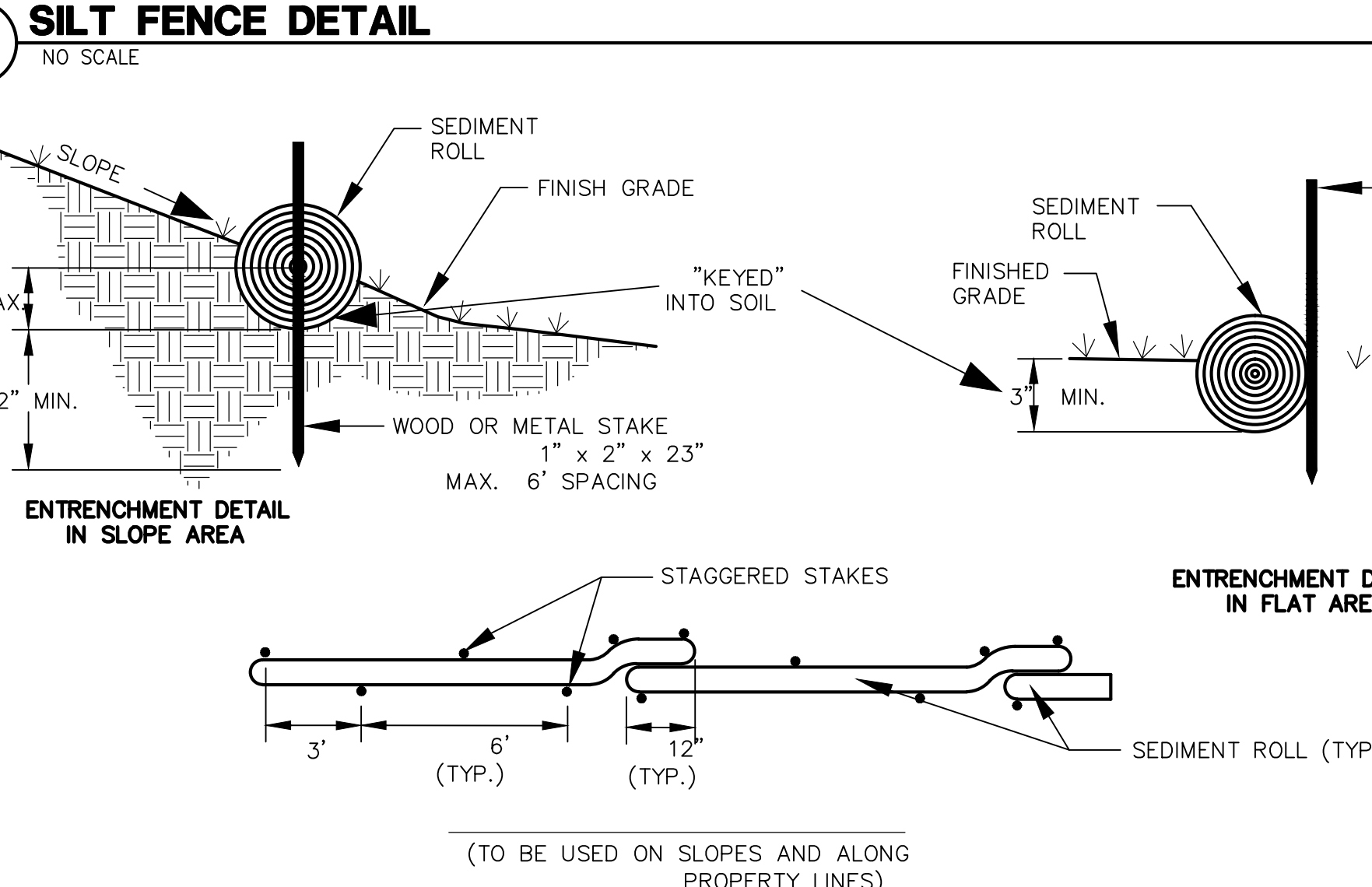
MAINTENANCE MEASURES*		
CONTROLS:	INSPECTION FREQUENCY:	MAINTENANCE/REPAIR MEASURES
Stabilized Construction Entrance	Monthly and After Each Rainfall	Replace gravel materials when voids are present Remove all sediment deposited on all paved roadways within 24 hours Remove gravel at completion of construction
Silt Fencing and Sediment Rolls	Weekly and After Each Rain	Repair whenever fence is damaged Remove sediment when it reaches 1/3 the height of the fence especially if heavy rains are expected
Storm Drain Inlet Protection	Weekly and after each rain	Replace clogged filter fabric immediately Remove sediment when the depth exceeds 2/3 the height of the filter



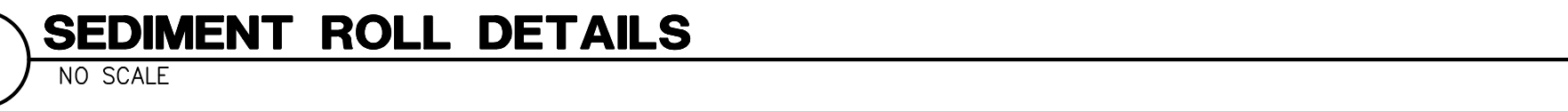
- MAINTENANCE**  
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.  
 - ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.  
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



- MAINTENANCE**  
 - SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.  
 - SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.  
 - SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.  
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.  
 - SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.



- NOTES**
- PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3") MIN. TO FOUR (4") INCHES MAX. DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
  - SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.
  - PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6') OF EACH END AND THEN EVERY SIX FEET (6') WITH 1" x 2" x 23" WOOD OR METAL STAKES.
  - STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN. TO PROVIDE A TIGHT JOINT, NOT ABUTTED TO ONE ANOTHER.



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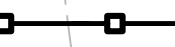



**1170 SIGNAL HILL DRIVE**  
MONTEREY COUNTY, CALIFORNIA  
**SIGRADING AND DRAINAGE PLAN FOR A SINGLE FAMILY RESIDENCE AND DRIVEWAY**  
**EROSION CONTROL NOTES AND DETAILS**

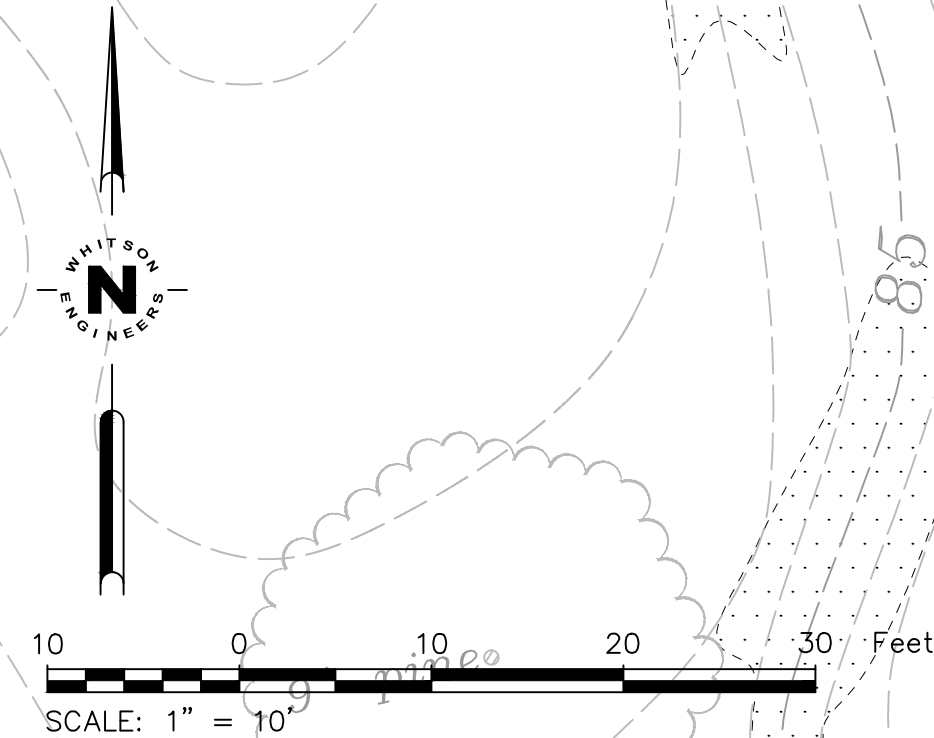
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OF 6





- EROSION CONTROL LEGEND**
-  INLET PROTECTION **4** C2.1
  -  DRAINAGE DIRECTION
  -  SILT FENCE **2** C2.1
  -  SEDIMENT ROLLS **3** C2.1
  -  NEW STABILIZED CONSTRUCTION ENTRANCE **1** C2.1
  -  HYDROSEEDING **5** C2.1



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**1170 SIGNAL HILL DRIVE**  
 MONTEREY COUNTY, CALIFORNIA  
**SIGRADING AND DRAINAGE PLAN FOR A SINGLE FAMILY RESIDENCE AND DRIVEWAY**  
**EROSION CONTROL PLAN**

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