Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:
Robert Louis Stevenson School **(PLN080375)**
RESOLUTION NO. 09020
Resolution by the Monterey County Planning Commission:

1) Adopt a Mitigated Negative Declaration
2) Approving a Combined Development Permit consists of: 1) a Coastal Development Permit, General Development Plan, and Design Approval to allow the addition of 4,343 square feet to the existing Douglas Hall Administration building with detached garage; add 7,948 square feet to the existing Casco Residence; relocate the school's main entry off of Forest Lake Road and relocating parking areas for Douglas Hall and Casco Residence; install up to 4 temporary modular units to be utilized as offices and dormitory rooms including 42 temporary parking spaces for administration staff, residents and students during construction; allow the proposed additions to an existing historic structure (Douglas Hall); 2) a Coastal Development Permit to allow the removal of 23 Monterey pines ranging in size from 6 to 29 inches in diameter; grading of 2,200 cubic yards (1,900 cubic yards of cut and 300 cubic yards of fill); 3) a Coastal Development Permit for demolition of an existing dilapidated structure on the opposite side of forest lake road from the main campus.

(PLN080375, Robert Louis Stevenson School, 3152 Forest Lake Road Pebble Beach, Del Monte Forest Land Use Plan (Assessor's Parcel Numbers 008-022-003-000, 008-022-020-000, 008-022-023-000, and 008-031-002-000).

The Robert Louis Stevenson School application (PLN080375) came on for public hearing before the Monterey County Planning Commission on April 8, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Del Monte Forest Land Use Plan, and the

Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications.

(b) The property is located at 3152 Forest Lake Road, Pebble Beach Del Monte Forest Land Use Plan. The parcel is zoned Institutional Commercial with Design Control in the Coastal Zone (I C-D (CZ).

(c) Pursuant to Section 20.44.020, the subject parcel is located in a Design Control Zoning District. Colors and materials proposed will match the existing structure and blend into the surrounding area.

(d) Douglas Hall pre-dates coastal permits but has had subsequent permitted improvements. Casco Residence was previously permitted by Coastal Development Permits under the authority of the Monterey County Planning Commission.

(e) The proposal consists of the following:

1. A General Development Plan request to allow additions to Douglas Hall and the Casco Residence;
2. Improvements to the existing entrance for the Douglas and Casco buildings;
3. Temporarily relocate the main entry and parking areas for Douglas and Casco Residence; install 4 temporary modular units to be utilized as offices and 42 temporary parking spaces for administration staff, residents and students during construction;
4. Allow additions to an existing historic structure (Douglas Hall) as approved by the HRRB;
5. A Coastal Development Permit to allow the removal of 23 Monterey Pines ranging in size from 6 to 29 inches in diameter
6. Grading of 2,200 cubic yards (1,900 cubic yards of cut and 300 cubic yards of fill).

(f) The proposed Combined Development Permit and General Development Plan met the requirements set forth in the site development standards for the Institutional Commercial zoning district. The project site is located within the Seal Rock Watershed; however parcels with a commercial land use designation are not subject to the coverage limitations under Section 20.147.030 (b), CIP, Part 5. The project, as proposed complies with the Water and Marine Resources Development standards as determined by the Water Resources Agency of Monterey County. The project is consistent with the site development standards for IC Districts:

- <u>Height</u> Allowed height measured from the average natural grade for a main structure is 35 feet. The proposed additions to Douglas Hall and Casco Residence, including improvements to the driveway entrance for the Douglas and Casco structures. Improvements made to Douglas Hall and Casco Residence does not exceed a height of 35 feet, however Casco Residence includes an architectural feature which will exceed the 35 foot height limit by one foot. This is allowed under the Height and Setback Exceptions 20.62 of Title 20 Coastal Implementation

Plan. The feature is a light-well; it will provide natural lighting for the first and second story hall.

- Height: Allowed height measured from the average natural grade for a main structure is 35 feet. The proposed structures identified in the project plans will not exceed a height of 35 feet. Douglas Hall additions will not exceed the height of the original structure. Casco Residence measured from existing grade approximate height does not exceed height of 29.5 feet.
- Setbacks: The project meets the criteria under the IC development standards for the establishment of setbacks under the proposed General Development Plan. The existing structure is centrally located within the project area and the proposed additions are clearly identified within the Development Plan thereby establishing the site development standards for the proposed additions to the existing structures.
- Building Site Coverage: The project area consists of four parcels with an area of approximately 13.3 acres or 579,348 square feet. The project area allows for approximately 231,739.2 square feet of structural coverage. The combined structural coverage is approximately 103,355 square feet or 17.85%. The site development standards allow 40% maximum site coverage in the IC zoning District therefore the proposed project does not exceed the maximum allowed coverage.
- Architectural Consistency: The proposed addition to Douglas Hall was found to be compatible and architecturally consistent by the Historic Resources Review Board and the Land Use Advisory Committee. Additionally Casco Residence was reviewed and found to be architecturally consistent and compatible with the main structure.

(g) Based on information and materials provided, plus Staff site visits conducted in August and September of 2008, to verify that the project on the subject parcel conforms to the plans listed above. Staff finds that this project has no issues relative to archaeological, historic, or biological resources. Proposed development will be located in an existing disturbed area.

(h) The project was referred to the Del Monte Forest Land Use Advisory Committee for review on September 18, 2008. The LUAC voted to recommend approval of the Stevenson School project on a vote of (6-0). The committee did not express any concerns over the proposed improvements nor made any recommended changes or conditions.

(i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080375.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no

indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended by the Pebble Beach Community Services District have been incorporated.

(b) Technical reports by outside archaeological, Historical, Traffic Engineer, Biological, and Forest management consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use or improvements proposed as designed, conditioned and mitigated. Although the project is located within a high archaeological area, the results from the report were negative. However, a condition has been incorporated to require stop work, if during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (Condition #4). County staff concurs. The following reports have been prepared:

- "Preliminary Archaeological Reconnaissance" *(LIB080665) (LIB08021)* prepared by Archaeological Consulting, Salinas CA, February 27, 1992.
- "Forest Management Plan" *(LIB080668)* prepared by Huge E. Smith Urban Forestry Consulting Carmel, CA February 12, 1992. addendum prepared by Staub Forestry Environmental Consulting *(LIB080007)* and supplemental update *(LIB080623)*, dated March 30, 2007 & September 17, 2008.
- "Geological Report & Geotechnical Investigation"*(LIB080671)* prepared by Moore Twining & Associates Inc., dated July 15, 2008.
- "Historical Resource Study"*(LIB080673)* prepared by Page & Turnbull Inc. dated July 30, 2008
- "Stevenson upper School Parking and Traffic Study"*(LIB080667*, prepared by Higgins Associates, Civil & Traffic Engineers, dated August 1, 2008.
- "Biological Resource Assessment for the Robert Louis Stevenson School" *(LIB090173)* prepared by Zander Associates Environmental Consultants, dated June 26, 2008.
- "General Development Plan for the Casco and Douglas Hall additions and alterations with improvements to the main entry into the School property"*(PLN080672)*. Prepared by applicant for the County of Monterey, dated July 30, 2008.

(c) Staff conducted a site visits in August and September of 2008, to verify that the site is suitable for this use.

(d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency – Planning Department for the proposed development found in Project File PLN080375.

3. **FINDING:** **TREE REMOVAL** – The subject project under the amended Forest Management Plan minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Part 5).

EVIDENCE: (a) The project includes a Forest Management Plan (FMP) as required under the Del Monte Forest Land Use Plan (Section 20.147.050 B. CIP) and an amended FMP per Section 20.147.050 C. CIP.

(b) When reviewing requests for tree removal, environmental considerations shall include review of forest plant associations, native soil cover, aesthetic values, as well as maintenance of the overall health of the stand (Policy #31 & 32 of the Del Monte Forest LUP and 20.147.050. D (1 & 2).

(c) Forest Management Plan prepared by Huge E. Smith Urban Forestry Consulting Carmel, CA February 12, 1992. Addendum prepared by Staub Forestry Environmental Consulting and supplemental update dated March 30, 2007 & September 17, 2008, contained in Project File PLN080375.

(d) Section 20.147.050.D.7 of the Monterey County Coastal Implementation Plan, Part 5, states that a Notice of Report will be recorded indicating that a Forest Management Plan was prepared for the site. A standard condition of approval has been incorporated into the project's conditions of approval (Condition #6).

(e) Based on the information submitted in the amended FMP staff determined that removal of the trees, stated in the report and visual observation by staff with regard the condition of trees to be removed for pest and structural problems. Removal of the trees identified in the FMP will not involve a risk of adverse environmental impacts as provided under the DMF LUP and the current FMP.

4. FINDING: **CEQA** – On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned, and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE: (a) The proposed project is subject to environmental review due to the potential for significant environmental effects pursuant to CEQA Guidelines Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration).

(b) Potentially adverse environmental effects were identified during staff review of the development application.

(c) Monterey County prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the office of the RMA – Planning Department and is hereby incorporated by reference (File No. PLN080375). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. The Initial Study identified potentially significant effects relative to Air Quality, Noise and biological resources. Substantial evidence supports the conclusion that impacts will be less than significant with mitigation incorporated for these issues.

(d) The Mitigated Negative Declaration was circulated for public review two times from December 31, 2008 to January 30, 2009. and during March 1, 2009 to March 30, 2009.

(e) The Monterey County Resource Management Agency – Planning Department, located at 168 W. Alisal Street, 2nd Floor, Salinas, CA, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

(f) A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is designed to ensure compliance with conditions and that mitigation measures are monitored and reported during project implementation. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and Reporting Program" as a condition of project approval.

(g) For purposes of implementing Section 753.5 of Title 14, California Code of Regulations, the project may cause changes to the resources listed under Section 753.5. Therefore, payment of the Fish and Game fee is required.

(h) Evidence that has been received and considered includes the application, plans, materials, and technical reports, which are listed under Section IX (References) of the Initial Study and contained in project file PLN080375.

(i) To mitigate the physical impacts to a less than significant level the following brief summary of the mitigation measures is proposed:

- Air Quality: Mitigation Measure 1 requires a Construction Management Plan,
- Biology: Mitigation Measures 2 through 5 require
  - 2) Tree Replacement
  - 3) Tree and Root Protection
  - 4) Preconstruction Survey for Nesting Birds
  - 5) Native Landscaping
- Hazardous Materials: Mitigation Measures, 6 and 7 require
  - 6) Compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP)
  - 7) Hazardous materials shall be handled and disposed in accordance with local, state, and federal regulations
- Noise: Mitigation Measures 8 & 9 require
  - 8) All construction equipment shall use noise suppressant devices for the muffler/exhaust mechanisms
  - 9) The construction hours of operation shall be between 8am and 5pm, Monday through Friday

(j) The project planner conducted site visits in August and September of 2008 to verify that the site is suitable for this use.

(k) No adverse environmental effects were identified during staff review of the development application during a site visit in August and September of 2008.

(l) See finding number 1, 2, 4, and supporting evidence.

5. **FINDING:** **NO VIOLATIONS** - The subject property complies with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

6. **FINDING:** **PUBLIC ACCESS:** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program,

and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest Area Land Use Plan.

(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

7. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: See Findings #1, #2, #3 and #4 and supporting evidence.

8. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: (a) Sections 20.86.020 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20).

(b) In accordance with Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) the project may be appealed to the California Coastal Commission because the project is located between the sea and the first through public road paralleling the sea and includes the granting of a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

A. Adopt the Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval.

B. Approve a Combined Development Permit consisting of: 1) a Coastal Development Permit, General Development Plan, and Design Approval to allow the addition of 4,343 square feet to the existing Douglas Hall Administration building with detached garage; add 7,948 square feet to the existing Casco Residence; relocate the school's main entry off of Forest Lake Road and relocating parking areas for Douglas Hall and Casco Residence; install up to 4 temporary modular units to be utilized as offices and dormitory rooms including 42 temporary parking spaces for administration staff, residents and students during construction; allow the proposed additions to an existing historic structure (Douglas Hall); 2) a Coastal Development Permit to allow the removal of 23 Monterey pines ranging in size from 6 to 29 inches in diameter; grading of 2,200 cubic yards (1,900 cubic yards of cut and 300 cubic yards of fill); 3) a Coastal

Development Permit for demolition of an existing dilapidated structure on the opposite side of Forest Lake Road from the main campus.

PASSED AND ADOPTED this 8th day of April, 2009 by the following vote:

AYES:	Brown, Rochester, Salazar, Vandevere, Sanchez, Diehl
NOES:	None
ABSENT:	Pessagno, Isakson, Padilla, Ottone
ABSTAIN:	None

MIKE NOVO, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MAY 0 5 2009.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAY 1 5 2009

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use if started within this period.

Monterey County Resources Management Agency Planning Department Condition Compliance and Mitigation Monitoring Reporting Plan	**Project Name:** Robert Louis Stevenson School **File No:** PLN080375 **APNs:**008-022-003-000, 008-022-020 000, 008-022-023-000) **Approved by:** Planning Commission **Date:** April 8, 2009

Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions To be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		**PD001 - SPECIFIC USES ONLY** This Combined Development permit (PLN080375) allows 1) A Coastal Development Permit, General Development Plan, and Design Approval to allow the addition of 4,343 square feet to the existing Douglas Hall Administration Building with detached garage; add 7,948 square feet to the existing Casco Residence; relocate the School's main entry off of Forest Lake Road and relocating parking areas for Douglas Hall and Casco Residence; install up to 4 temporary modular units to be utilized as offices and dormitory rooms including 42 temporary parking spaces for administration staff, residents and students during construction; allow the proposed additions to an existing historic structure (Douglas Hall); 2) A Coastal Development Permit to allow the removal of 23 Monterey pines ranging in size from 6 to 29 inches in diameter; grading of 2,200 cubic yards (1,900 cubic yards of cut and 300 cubic yards of fill); 3) A Coastal Development Permit for demolition of an existing 2,973 square foot unsafe structure on the opposite side of Forest Lake Road from the main campus.. The property is located at 3152 Forest Lake Road Pebble Beach, (Assessor's Parcel Numbers 008-022-003-000, 008-022-020-000, 008-022-023-000) centrally located within the Pebble Beach area within the Del Monte Forest Land Use Plan area, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions.	Adhere to conditions and uses specified in the permit.	Subdivider/ Owner/ Applicant/	Ongoing unless otherwise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions To be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. **(RMA - Planning Department)**				
2.		**PD002 - NOTICE-PERMIT APPROVAL** The applicant shall record a notice which states: A Combined Development Permit and General Development Plan (Resolution 09020) was approved by the **Planning Commission** for Assessor's Parcel Numbers 008-022-003-000, 008-022-020-000, 008-022-023-000 on April 8, 2009 The Combined Development Permit and General Development was granted subject to **43** conditions of approval and **9** mitigation measures which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. **(RMA - Planning Department)**	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commence-ment of use.	
3.		**PD004 - INDEMNIFICATION AGREEMENT** The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Upon demand of County Counsel or concurrent	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions To be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action, or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify, or hold the county harmless. **(RMA - Planning Department)**	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.		with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable	
4.		**PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT** 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 archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures	Owner/ Applicant/ Archaeo-logist	Ongoing	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions To be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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. **(RMA - Planning Department)**	required for the discovery.			
5.		**PD005 - FISH AND GAME FEE-NEG DEC/EIR** Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. **(RMA - Planning Department)**	The applicant shall submit a check, payable to the *County of Monterey,* to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	
6.		**PD006 - MITIGATION MONITORING PROGRAM** The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. **(RMA - Planning Department)**	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	
7.		**PD016 – NOTICE OF REPORT** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder for each of the following reports which state: "Preliminary Archaeological Reconnaissance" (LIB080665) (LIB08021) prepared by Archaeological Consulting, Salinas CA, February 27, 1992. - "Forest Management Plan" (LIB080668) prepared by Huge E. Smith Urban Forestry Consulting Carmel, CA February 12, 1992. Addendum prepared by	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	

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		Staub Forestry Environmental Consulting (LIB080007) and supplemental update (LIB080623), dated March 30, 2007 & September 17, 2008. - "Geological Report & Geotechnical Investigation"(LIB080671) prepared by Moore Twining & Associates Inc., dated July 15, 2008. - "Historical Resource Study"(LIB080673) prepared by Page & Turnbull Inc. dated July 30, 2008 - "Stevenson upper School Parking and Traffic Study"(LIB080667, prepared by Higgins Associates, Civil & Traffic Engineers, dated August 1, 2008. - "Biological Resource Assessment for the Robert Louis Stevenson School" (LIB090173) prepared by Zander Associates Environmental Consultants, dated June 26, 2008. - "General Development Plan for the Casco and Douglas Hall additions and alterations with improvements to the main entry into the School property"(PLN080672). Prepared by applicant as amended for the County of Monterey, dated July 30, 2008. All development shall be in accordance with these reports **(RMA – Planning Department)**				
8.		**PD009 - GEOTECHNICAL CERTIFICATION** Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. **(RMA – Planning Department and Building Services Department)**	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotech-nical Consultant	Prior to final inspection	
9.		**PD011 – TREE AND ROOT PROTECTION** Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction	Owner/ Applicant/ Arborist	During Construc-tion	

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		– Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.**(RMA - Planning Department)**	phases. If damage is possible, submit an interim report prepared by a certified arborist.			
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
10.		**PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. **(RMA – Planning Department)**	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy/ Ongoing	
11.		**PD012(E) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (OTHER THAN SINGLE FAMILY DWELLING)** The site shall be landscaped. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	

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		Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. **(RMA – Planning Department)**	Submit one (1) set landscape plans of approved by the RMA – Planning Department, Maximum Applied Water Allowance (MAWA) calculation, and a completed "Non-Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Submit an approved water permit from the MPWMD to the RMA – Building Permit	Owner/ Applicant/ Licensed Landscape Contractor	Prior to issuance of Building Permits	
			The landscaping shall be installed and inspected.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
		Public Works				
12.		**PW0007 – PARKING STD** The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. **(Public Works)**	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	

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13.		**PWSP001 –NON STANDARD – CONSTRUCTION MANAGEMENT PLAN** The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during each phased portion of the project and during all construction/grading activities. The applicant shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. The CMP shall include the listed requirements stated in mitigation measure number 1 of the adopted environmental document. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. **(Public Works)**	Prior to issuance of Grading Permits or Building Permits, applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
		Water Resources Agency				
14.		**WR40 - WATER CONSERVATION MEASURES** The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspect-ion/ occupancy	

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		water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. **(Water Resources Agency)**				
15.		**WR43 - WATER AVAILABILITY CERTIFICATION** The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. **(Water Resources Agency)**	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
16.		**WRSP001 –NON STANDARD – DRAINAGE PLAN** The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include oil-grease/water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. **(Water Resources Agency)**	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of Grading and/or Building Permits	WRA
Department of Environmental Health						
17.		**EH38 - SEPARATE RECYCLABLES** All persons shall separate all recyclables from other solid waste generated at their premises and shall place such recyclables into a different approved container to facilitate segregation at a solid waste facility (MCC 10.41.020.B). **(Environmental Health)**	Submit a plan to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits/ Continuous condition	
Parks Department						

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18.		**PKS001 – HISTORICAL** If a project is proposed where a designated historical resource is present, the project shall be referred to the Historic Resources Review Board (HRRB) for review and comment. **(Parks Department)**	None	Owner/ Applicant	Ongoing	
		Pebble Beach Community Service District				
19.		**FIRE001 - ROAD ACCESS** Except as otherwise approved by the local fire jurisdiction and the Monterey County Planning Department, access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. **(Pebble Beach Community Service District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
20.		**FIRE010 -ROAD SIGNS** **Except as otherwise approved by the local fire jurisdiction and the Monterey County Planning Department, all newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on improvement plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	

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		section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. . (Pebble Beach Community Service District)				
21.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		that site. Permanent address numbers shall be posted prior to requesting final clearance. **(Pebble Beach Community Service District)**				
22.		**FIRE015 - FIRE HYDRANTS/FIRE VALVES** A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings along State Highways and Freeways, May 1988. **(Pebble Beach Community Service District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
23.		**FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)** Except as otherwise approved by the local fire jurisdiction and the Monterey County Planning Department, remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. **(Pebble Beach**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		Community Service District)				
24.		**FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)** The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. **(Pebble Beach Community Service District)**	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
25.		**FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)** The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. **(Pebble Beach Community Service District)**	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
26.		**FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)** All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		minimum of ICBO Class A roof construction. **(Pebble Beach Community Service District)**				
27.		**FIRE030 – OTHER NON STANDARD CONDITION - (PEBBLE BEACH CSD)** The project shall meet the required code sections as stated bellow, incorporate specification into design, and enumerate as "Fire Dept. Notes" on plans. CFC Chapter 5 sections 501.1 thru 501.4, sections 503,505,506,508 and 510 were discussed with School officials. The Fire Apparatus Access Roads and Fire Protection Water Supply will need to be completed prior to the demolition of the buildings being renovated/remodeled. CFC Chapter 14 and all requirements listed there in will be adhered too, during the various phases of the renovation/remodel of Stevenson School. CFC appendix B,C,D and M will also be required and where provisions in the appendices conflict with other sections of the code appendix M will prevail unless otherwise directed by the fire code official assigned to this jurisdiction. CHBC Chapter 8-4 will be required as it pertains to all phases of the renovation/remodel of Douglass Hall. The installation of Modular units to house staff and or residents/students will need Fire code official field inspection prior to the allowance of staff and or residents/students to occupy said Modular units. On page C3.01 of the Entitlement set of drawings the items listed below will need to be relocated to meet Fire Departments needs.	Applicant shall comply with CFC, incorporate specification into design, and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		(1) 8" Fire Service Point of Connection (2) 8" Gate Valve (3) Check Valve in Vault, Post Indicator Valve, Fire Department Connection (4) 6" Fire Service Point of Connection				
28		**PD032 - PERMIT TIME/YEAR & DATE** The permit shall be granted for a period of four years, to expire on April 8, 2013. **(RMA – Planning Department)**	None	Owner/ Applicant	As stated in the condi-tions of approval	
		Mitigations				
29.	MM1	**Mitigation Measure #1:** In order to minimize short-term construction emissions, the project shall implement the following MBUAPCD-recommended mitigation measures during grading and construction activities. The applicant shall submit a construction management plan to the county for review prior to the beginning of construction. The plan shall designate a construction contractor monitor for all grading and construction activities on a daily basis to ensure that these measures are implemented. • Prior to issuance of grading permits, the applicant shall incorporate a "Fugitive Dust Control" note on the grading plans that includes, but is not limited to, the measures set forth in Mitigation Measure #1. During grading operations, the contractor shall obtain any required Air District permits, and conduct all grading and construction activities as required by the Air District. • Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day; • Water all active construction areas at least	Prior to issuance of Grading Permits or Building Permits, applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval	Owner/ Applicant/ Engineer	Prior to issuance of grading and/or building permit.	

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		twice daily. Frequency should be based on the type of operation, soil and wind exposure; • Prohibit all grading activities during periods of high wind (over 15 mph); • Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days); • Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas; • Cover all trucks hauling soil, sand, and other loose materials and require all trucks to maintain at least 2 feet of freeboard; • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as dirt, sand, etc; • Cover inactive storage piles; • Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets; • Install sandbags or other erosion control measures to prevent silt runoff to public roadways; • Install wheel washers at the entrance to construction sites for all exiting trucks; • All weather paved roads at construction sites; • Construction equipment shall not be left idling for periods longer than 5 minutes when not in use; and • Post a publicly visible sign which specifies				

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		the telephone number and person to contact regarding emissions-related complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).				
30.	MM2	**Mitigation Measure #2: Tree Replacement.** The Monterey Pines trees that would be removed as a result of the project shall be replaced at a minimum 1:1 ratio. Replacement plantings shall be from locally-collected coast seed stock and shall be shown on landscaping plans. A Forester, Arborist, or landscape contractor shall be retained to monitor the acquisition and installation of all trees to be replaced on the property in accordance with the amended FMP.	A Forester, Arborist, or landscape contractor shall be retained to monitor the acquisition and installation of all trees to be replaced on the property in accordance with the amended FMP documentation confirming compliance with the FMP shall be submitted to the RMA – Planning Department.	Applicant or owner/ Forester/ Landscape Contractor	Prior to final building inspection	
31.	MM2a	**Monitoring Action #2a:** Prior to occupancy clearance, the Monterey Pine trees shall be replaced at a minimum 1:1 ratio.	The applicant shall submit proof of replacement plantings (e.g. photos of replacement trees in place) to the Monterey County RMA – Planning Department.	Applicant or owner/ Forester/ Arborist	Prior to occupancy or final of building permits	
32.	MM3	**Mitigation Measure #3: Tree and Root Protection.** Indirect impacts to on-site trees shall be avoided the maximum extent feasible through avoidance of the critical root zone. This shall be accomplished through adherence to the measures listed in the Forest Management Plan (FMP) Addendum, including the following means: a. Fenced tree protection zones (TPZs) shall be installed and maintained as designated and approved by a qualified forester/arborist and per	A Forester, Arborist, applicant shall submit proof of adherence to the measures listed in the Forest Management Plan (FMP) (e.g. photos of replacement trees in place) to the Monterey County RMA – Planning	Applicant or owner/ Forester/ Arborist	Prior to issuance of grading or building permits	

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		specifications in the FMP Addendum for the project to minimize impacts to critical rooting zones. Mulching to depth with wood chips or similar to prevent soil compaction of rooting areas shall follow the specifications in the FMP Addendum for the project. b. Roots at the limits of grading next to TPZs shall be severed following the specifications in the FMP Addendum for the project for prior watering, clean cutting, and maintenance watering and covering. c. Special Treatment Areas for entry and parking areas shown on the grading plans shall use On-Grade methods as outlined in the FMP Addendum for the project to protect tree rooting zones. d. Trenching for underground services and irrigation shall avoid critical root zones to the maximum feasible extent or brought to the attention of a qualified forester/arborist to prescribe appropriate measures such as tunneling under, bridging over, preconstruction root severing, surface placement covered with mulch, etc. to minimize adverse impacts within the zone. e. Monitoring inspections shall occur once prior to commencement of grading and demolition to confirm that appropriate protections are in place and at least twice weekly during initial site clearing and demolition to assess continued compliance. f. Contractors and subcontractors shall be supplied with the Tree Care during Construction list of protection measures in the FMP Addendum for				

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		the project. g. Contractors and sub-contractors shall be supplied with a copy of the Tree Preservation Specifications contained in the Tree Resource Evaluation before entering the construction site.				
33.	MM3a	**Monitoring Action #3a:** Prior to the start of construction, a qualified Forester or Arborist shall be retained to identify trees which would be potentially impacted by construction. The Forester or Arborist shall ensure that protective fencing is installed, and shall monitor construction during earth disturbing activities within the critical root zone of Monterey Pines and oak trees to ensure compliance with the above listed measures. The applicant shall submit a report to the Resource Management Agency – Planning Department, from a qualified Forester or Arborist, describing how the measures were implemented and describing impacts, if any to retained trees from construction activities. A subsequent Coastal Development Permit may be required if impacts resulting in tree mortality are incurred from construction activities.	The Forester or Arborist shall ensure that protective fencing is installed, and shall monitor construction during earth disturbing activities within the critical root zone of Monterey Pines and oak trees to ensure compliance with the above listed measures. The applicant shall submit a report to the Resource Management Agency – Planning Department	Applicant or owner/ Forester/ Arborist	Ongoing until final of building permits	
34.	MM4	**Mitigation Measure #4: Preconstruction Survey for Nesting Birds.** The following mitigation is required in order minimize potentially adverse impacts to native resident special status nesting avian species: • A pre-construction survey for special status nesting avian species (and other species protected under the Migratory Bird Act) shall be conducted by a qualified biologist at least two weeks prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (March 1 through August 15). • If nesting birds are not found, no further action	Submit A pre-construction survey for special status nesting avian species (and other species protected under the Migratory Bird Act) shall be conducted by a qualified biologist at least two weeks prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (March 1 through August 15). to the Director of RMA – Planning Department for review and approval	Owner/ Applicant	two weeks prior to tree removal or initiation of construction activities that occur during the nesting/bree ding season of native bird species (March 1	

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		would be necessary. If a nesting bird or an active nest is found, construction within 200 feet of the nest site, or an appropriate construction buffer established in consultation with the California Department of Fish and Game, should be postponed until after the bird has fledged (or the nest appears to be inactive).			through August 15)	
			If a nesting bird or an active nest is found, construction within 200 feet of the nest site, a plan to create a construction buffer for the nesting bird(s) shall be submitted to the RMA – Planning Department.	Owner/ Applicant/	Ongoing or until final of building permits	
35.	MM4a	**Monitoring Action #4a:** At least two weeks prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (March 1 through August 15), a qualified biologist shall be retained to conduct nesting bird surveys and establish adequate protection fencing limits if necessary. Proof and results of the survey shall be submitted to the Resources Management Agency – Planning Department for review and approval.	At least two weeks prior to tree removal or initiation of construction activities that occur during nesting/breeding season of native bird species (March 1 through August 15), a qualified biologist shall conduct nesting bird surveys. Proof and results of the survey shall be submitted to the Resources Management Agency – Planning Department for review and approval.	Owner/ Applicant/	Ongoing or until final of building permits	
36.	MM5	**Mitigation Measure #5: Native Landscaping.** A Landscape Plan shall be prepared for the proposed project and shall include the proposed tree replacement planting locations and removal of the following invasive species currently located within the limits of construction: Blackwood acacias (Acacia melanoxylon), yellow wattle acacias (Acacia longifolia), ice plant (Carpobrotus edulis), and kikuyu grass (Pennisetum clandestinum).	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions To be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
37.	MM5a	**Monitoring Action #5a:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the Resources Management Agency – Planning Department. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, either landscaping shall be installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Resources Management Agency – Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
38.	MM6	**Mitigation Measure #6.** Prior to demolition or the remodeling of existing structures., The structure shall be sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP). If asbestos is found, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials (ACMs) shall be performed by a licensed asbestos abatement contractor under the supervision of a certified asbestos consultant and asbestos shall be removed and disposed of in compliance with applicable State laws. Regardless of whether asbestos is identified in any building, prior to demolition the Air Pollution Control District (APCD) shall be notified and an	The applicant will submit proof, prior to demolition, proof that the Air Pollution Control District (APCD) has been notified and an APCD Notification of Demolition and Renovation Checklist shall be submitted to both APCD and the RMA – Planning Department.	Owner/ Applicant/	Prior to issuance of Building Permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions To be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		APCD Notification of Demolition and Renovation Checklist shall be submitted to both APCD and the RMA – Planning Department.				
39.	MM6a	**Monitoring Action #6a:** Prior to demolition, the applicant shall retain a qualified asbestos abatement contractor to conduct an asbestos survey and remove any asbestos in compliance with applicable state laws.	The applicant will submit proof, prior to demolition, proof that a qualified asbestos abatement contractor to conduct an asbestos survey and remove any asbestos in compliance with applicable state laws to the RMA – Planning Department.	Owner/ Applicant/	Prior to issuance of Building Permits	
40.	MM7	**Mitigation Measure #7.** If, during demolition of any portion of the existing structure (s) on-site, paint is separated from the building material (e.g. chemically or physically), the paint waste shall be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed in accordance with local, state, and federal regulations. According to the Department of Toxic Substances Control (DTSC), if paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements.	The applicant will submit proof to the RMA – Planning Department that all hazardous materials found prior to or during construction have been evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed in accordance with local, state, and federal regulations.	Owner/ Applicant/	Ongoing or until final of building permits	

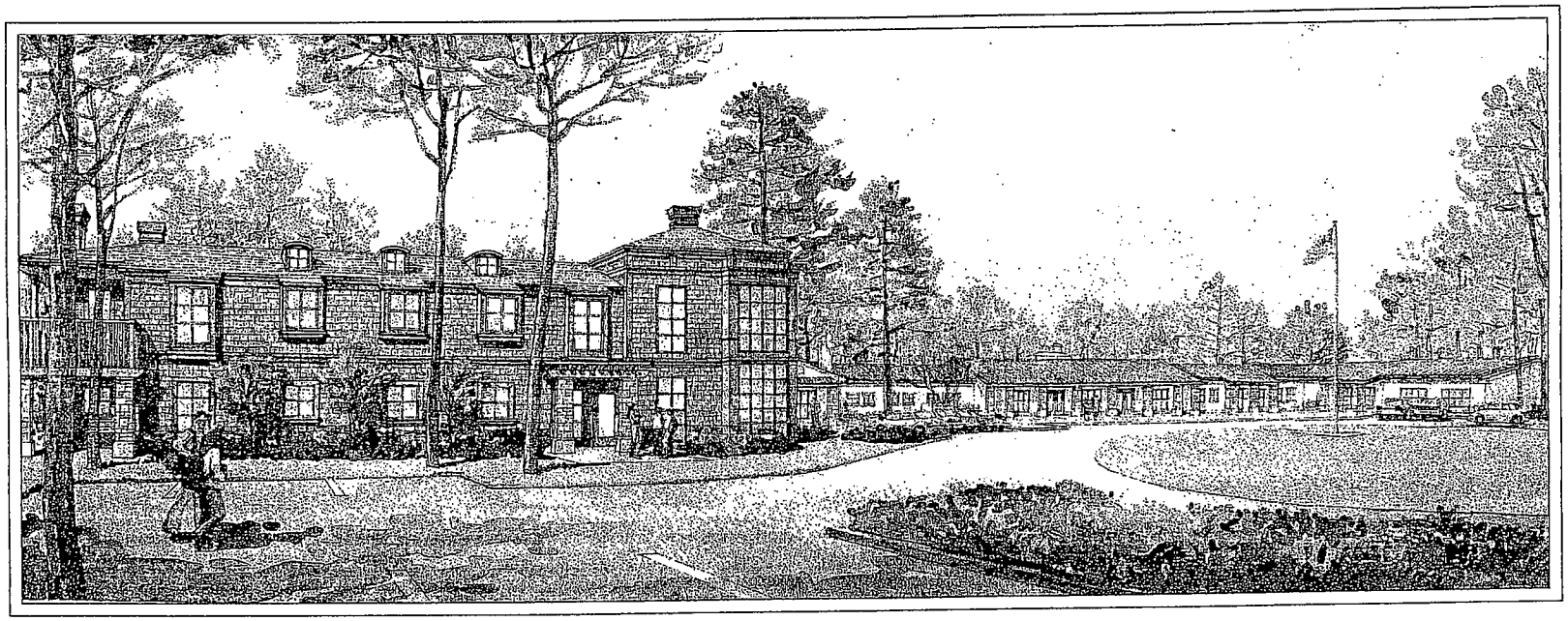
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions To be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
41.	MM7a	**Monitoring Action #7a:** Should paint be separated from building materials during demolition, the applicant shall retain a qualified hazardous materials inspector to determine its proper management.	Submit proof to the RMA – Planning Department that all hazardous materials found prior to or during construction have been handled and disposed in accordance with local, state, and federal regulations.	Owner/ Applicant/	Ongoing or until final of building permits	
42.	MM8	**Mitigation Measure #8** All construction equipment shall use noise suppressant devices for the muffler/exhaust mechanisms.	Submit to the RMA-Planning Department and the Department of Public Works for review and approval verification that a designated construction contractor monitor for all, grading and construction activities on a daily basis. The monitor noise suppression devices requirements shall be incorporated into the Construction Management Plan (CMP) for implementation.	Owner/ Applicant/	ongoing	
43.	MM9	**Mitigation Measure #9** The hours of operation for construction activities shall be between 8am and 5pm, Monday through Friday.	The designated construction contractor monitor shall monitor compliance with restriction on hours of operations for construction activities.	Owner/ Applicant/	ongoing	

END OF CONDITIONS & MITIGATIONS

STEVENSON SCHOOL

Casco Residence & Douglas Hall

Additions & Alterations- Entitlements Set



Casco Residenc & Dougla Hall

Stevenson Sc
3152 Forest Lake R
Pebble Beach, Cali

COVER SHEE

B0.00

ARCHITECTURAL SYMBOLS

ELECTRICAL SYMBOLS ON ARCHITECTURAL DRAWINGS ARE FOR LAYOUT AND DESIGN INTENT ONLY - REFER TO ELECTRICAL DRAWINGS FOR FIXTURES OR SYMBOLS LIST.

- EXTERIOR ELEVATION REFERENCE
- INTERIOR ELEVATION REFERENCE
- DETAIL REFERENCE
- ENLARGED DETAIL REFERENCE
- WALL SECTION
- BUILDING SECTION
- DATUM OR WORK POINT
- COLUMN OR GRID LINE
- WALL OR PARTITION TYPE
- CEILING ELEVATION
- DOOR TAGS AT DOORS
- WINDOW TYPE

ABBREVIATIONS

∠	And	EA.	Each	LAM.	Laminate	S.C.	Solid Core
∡	Angle	E.J.	Expansion Joint	LAV.	Lavatory	S.CONC.	Sealed Concrete
@	At	ELEC.	Electrical	LIN.	Linoleum	S.C.D.	See Civil Drawings
℄	Centerline	ELEV.	Elevation	LOC.	Location	SCH.	Schedule
Ø	Diameter or Round	EMER.	Emergency	LT.	Light	SECT.	Section
⊥	Perpendicular	ENCL.	Enclosure			S.G.E.	See Geotechnical Engineer
#	Pound or Number	E.P.	Electrical Panelboard	MAX.	Maximum	SH.	Shelf
		EQ.	Equal	MECH.	Mechanical	SHR.	Shower
A.B.	Aggregate Base	EQPT.	Equipment	MEMB.	Membrane	SHT.	Sheet
A.C.	Asphalt Concrete	EXP.	Expansion	MTL.	Metal	SIM.	Similar
ACOUS.	Acoustic	EXPO.	Exposed	MFR.	Manufacturer	S.M.	See Mech. Dwgs
ADJ.	Adjustable	EXT	Exterior	MIN.	Minimum	SPEC.	Specification
A.F.F.	Above Finish Floor			MIR.	Mirror	SQ.	Square
AL.	Aluminum	F.D.	Floor Drain	MISC.	Miscellaneous	S.S.	Sanitary Sewer
APPROX.	Approximately	FDN.	Foundation	M.O.	Masonry Opening	SSD.	See Str. Dwgs.
ARCH.	Architectural	F.E.	Fire Extinguisher	MTD.	Mounted	S.S.T.	Stainless Steel
		FIN.	Finish	MUL.	Mullion	S.SK.	Service Sink
BD.	Board	FLASH.	Flashing	MW.	Microwave Oven	STD.	Standard
BLDG.	Building	FLUOR.	Fluorescent			STL.	Steel
BLKG.	Blocking	FLR.	Floor	N.I.C.	Not In Contract	STOR.	Storage
BM.	Beam	F.O.C.	Face of Concrete	NO./#	Number	STR.	Structure
B.M.	Bench Mark	F.O.F.	Face of Finish	NOM.	Nominal	STM.	Symmetrical
BOT.	Bottom	F.O.G.	Face of Gyp. Bd.	N.T.S.	Not To Scale		
		F.O.S.	Face of Stud			T.	Tread
CAB.	Cabinet	FT.	Foot or Feet	OA.	Overall	T.B.	Towel Bar
CEM.	Cement	FTG.	Footing	OBS.	Obscure	T.C.	Top of Curb
CLG.	Ceiling	FURR.	Furring	O.C.	On Center	TEL.	Telephone
CLKG.	Caulking	FUT.	Future	O.D.	Outside Diameter (Dim)	T&G	Tounge and Groove
CLO.	Closet			OFC.	Office	THK.	Thick
CLR.	Clear	GA.	Gauge	O.H.	Overhead	T.P.	Top of Pavement
CNTR.	Counter	GALV.	Galvanized	OPNG.	Opening	T.V.	Television
CONC.	Concrete	G.B.	Grab Bar	OPP.NO.	Opposite Hand	T.W.	Top of Wall
CONN.	Connection	GL.	Glass			TYP.	Typical
CONSTR.	Construction	GND.	Ground	PL.	Plate		
CONT.	Continuous	GR.	Grade	PLAM.	Plastic Laminate	UNF.	Unfinished
CONTR.	Contractor	G.S.M.	Galvanized Sheet Metal	PLYWD.	Plywood	U.O.N	Unless Otherwise Noted
CTR.	Center	G.W.B.	Gypsum Wall Board	PRCST.	Precast		
CTSK.	Countersunk	GYP.	Gypsum	PTD.	Painted	VERT.	Vertical
				PTN.	Partition	VEST.	Vestibule
DBL.	Double	H.B.	Hose Bibb			V.W.C.	Vinyl Wall Covering
DET.	Detail	HDWD.	Hardwood	R.	Riser		
DIA.	Diameter	HDWE.	Hardware	RAD.	Radius	W/	With
DIM.	Dimension	H.M.	Hollow Metal	R.C.P.	Reflected Ceiling Plan	W.C.	Water Closet
DISP.	Dispenser	HORIZ.	Horizontal	REF.	Ref	WD.	Wood
DN.	Down	HGT.	Height	REFS.	References	W/O	Without
D.O.	Door Opening			REFR.	Refrigerator	W.R.	Water Resistant
DR.	Door	I.D.	Inside Diameter(Dim)	REINF.	Reinforced	WSCT.	Wainscot
DS.	Downspout	INSUL.	Insulation	REQ.	Required	WT.	Weight
DW.	Dishwasher	INT.	Interior	RESIL.	Resilient	WPM	Waterproof Membrane
DWG	Drawing			RM.	Room	W.P.	Waterproof
DWR.	Drawer	JT.	Joint	R.O.	Rough Opening		
				RWD.	Redwood		
		KIT.	Kitchen	R.W.L.	Rain Water Leader		
				RECPT.	Receptacle		

CODE INFORMATION

PLANNING CODE

- MONTEREY COUNTY ZONING COASTAL IMPLEMENTATION PLAN - TITLE 20
- DEL MONTE FOREST ARCHITECTURAL REVIEW
  - SEE SHEET A102 FOR PROJECT DATA ON TREE REMOVAL
  - SEE SHEET A101 - A102 FOR PROJECT DATA ON ZONING REGULATIONS
  - SEE SHEET C2.01 FOR SITE CONTOURS, GRADING & DRAINAGE
  - SEE SHEET L0.01 FOR EXISTING & PROPOSED VEGETATION

ZONING

LC-D (CZ)
OR-D (CZ)

BUILDING CODE

2007 EDITION
CALIFORNIA BUILDING CODE

CEC 2007 EDITION
CMC 2007 EDITION
CPC 2007 EDITION
CEC (ENERGY) 2007 EDITION

OCCUPANCY CLASSIFICATION

R3 DORMITORY
B/A3 ADMINISTRATION

TYPE OF CONSTRUCTION

TYPE V, B FULLY SPRINKLERED

GENERAL NOTES:

1. PROJECT ADDRESS:
   3152 FOREST LAKE ROAD
   PEBBLE BEACH, CALIFORNIA 93953

2. PLANNING PROJECT FILE #:

3. ASSESSORS PARCEL #'S FOR PROPOSED CONSTRUCTION:
   008-032-003-000
   008-032-022-000
   008-032-025-000

4. SEE SHEET A102 FOR SPECIFIC ZONING REQUIREMENTS

5. PROJECT DESCRIPTION- THIS PROJECT PROPOSES FOUR COMPONENTS OF PHYSICAL IMPROVEMENTS TO THE STEVENSON SCHOOL CAMPUS AS FOLLOWS:
   a) THE EXPANSION AND REMODEL OF DOUGLAS HALL PRESENTLY 8180 SF), WHICH IS THE MAIN RECEPTION AND ADMINISTRATION BLDG. ON CAMPUS ADDING 4,181.50 SF OF NEW CONSTRUCTION AND 1,704 SF OF ALTERATION FOR A TOTAL AGGREGATE BUILDING SIZE OF 13,193 SF.
   b) THE EXPANSION AND REMODEL OF CASCO HALL DORMITORY (PRESENTLY 4,137.50 SQ. FT) INVOLVING 7,803 SF OF NEW CONSTRUCTION AND ALTERATIONS FOR A TOTAL AGGREGATE NEW BUILDING SIZE OF 11,940.50 SF.
   c) SITEWORK TO RELOCATE THE MAIN VEHICULAR ENTRANCE INTO SCHOOL OFF OF FOREST LAKE ROAD TO BE ALIGNED WITH LISBON LANE, TO CREATE A A NEW MORE EFFICIENT DROP OFF AND PICK UP SYSTEM TO THE SCHOOL AND TO RELOCATE ASSOCIATED EXISTING PARKING TO BE BETTER COORDINATED WITH THE NEW ENTRY SCHEME.
   d) TEMPORARY MEASURES TO ACCOMODATE DISPLACED OCCUPANTS OF BOTH DOUGLAS AND CASCO HALLS DURING CONSTRUCTION SUCH AS MODULARS A NEW DROPOFF/ ARRIVAL LOCATION FOR THE SCHOOL AT ATWOODHALL AND ACCOMODATIONS FOR OTHER DISPLACED PARKING.

6. THE GEOTECHNICAL ENGINEERING REPORT AND ALL SUBSEQUENT AMENDMENTS ARE HEREBY MADE A PART OF THESE DOCUMENTS. SEE GHT 9.3 NOTE #4 FOR SOILS AND FOUNDATION INSPECTION REQUIREMENTS.

7. CONTRACTOR SHALL PROVIDE PERMANENTLY POSTED ADDRESS AT DRIVEWAY ENTRANCE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL FROM BRISTOL LANE AT THE DIRECTION OF THE ARCHITECT AT BEGINNING OF CONSTRUCTION. SIZE OF ADDRESS FONT SHALL BE A MIN. 3" HIGH, 3/8" STROKE, WITH CONTRASTING BACKGROUND.

8. CONTRACTORS ACCESS TO THE PROJECT AND DELIVERY ROUTES SHALL COMPLY WITH LOCAL REGULATORY CRITERIA, SUBDIVISION RULES AND OWNER'S INSTRUCTIONS.

9. THE CONTRACTOR SHALL BE VIGILANT DURING ALL SITE TRENCHING, GRADING AND EXCAVATION FOR ARCHEOLOGICAL, HISTORICAL, CULTURAL OR PALEONTOLOGICAL FINDINGS. SHOULD THE CONTRACTOR SUSPECT SUCH A FINDING, HALT ALL WORK WITHIN A 165' RADIUS OF FINDING AND IMMEDIATELY CONTACT ARCHITECT.

10. THE CONTRACTOR SHALL BE VIGILANT DURING ALL SITE TRENCHING, GRADING AND EXCAVATION FOR ARCHEOLOGICAL, HISTORICAL, CULTURAL OR PALEONTOLOGICAL FINDINGS. SHOULD THE CONTRACTOR SUSPECT SUCH A FINDING, HALT ALL WORK WITHIN A 165' RADIUS OF FINDING AND IMMEDIATELY CONTACT ARCHITECT.

DRAWING LIST

PROJECT DIRECTORY

OWNER

STEVENSON UPPER SCHOOL
3152 Forest Lake Road
Pebble Beach, California 93953
(831) 625-5505

ARCHITECT

HORNBERGER - WORSTELL, INC.
170 Maiden Lane
San Francisco, California 94108
(415) 291-1060

STRUCTURAL ENGINEER

ZFA STRUCTURAL ENGINEERS
555 Howard Street Ste. 202
San Francisco, California 94105
(415) 243-4091

ELECTRICAL ENGINEER

RAY E. SLAUGHTER & ASSOCIATES
3820 Cypress Drive, Ste. 1
Petaluma, California 94954
(707) 763-3310

MECHANICAL ENGINEER

MECHANICAL DESIGN STUDIO INC.
1777 Oakland Blvd. Ste. 110
Walnut Creek, California 94596
(925) 210-0100

LANDSCAPE ARCHITECT

MOSS GUILLARD INC.
500 3RD. Street Ste. 213
San Francisco, California 94107
(415) 495-3070

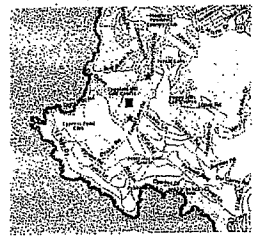
CIVIL ENGINEER\SURVEYOR

WHITSON ENGINEERS
5688 Blue Larkspur Lane Suite 105
Monterey, California 93940
(831) 649-5225

COST ESTIMATOR

RIDER LEVETT BUCKNALL
333 South Grand Ave. Ste. 3980
Los Angeles, California 90071
(213) 689-1103

VICINITY MAP



Casco Residence & Douglas Hall

Hornberger Worstell

Stevenson School
3152 Forest Lake Road
Pebble Beach, California

06.04.2008	Entitlement Package
10.06.2008	Structural Drawings
Date	Revision/Issue
Project Number	Name
21027	
Scale	1"=30'
Drawn By	Checked By
VS	LS

PROJECT DATA

B1.01

CIVIL LEGEND

	CONCRETE
	ASPHALT CONCRETE
	DEMOLITION
100	EXISTING CONTOUR
	EXISTING STORM DRAIN
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
G	NEW GAS LINE
W	NEW WATER LINE
	SAWCUT LINE
CL	CENTERLINE
DI	DRAIN INLET
DS	DOWNSPOUT
ELEV	ELEVATION
EX.	EXISTING
GB	GRADE BREAK
GRT	GRATE ELEVATION
INV	INVERT ELEVATION
P.A.	PLANTING AREA
PL	PROPERTY LINE
RIM	RIM ELEVATION
TC	TOP OF CURB ELEVATION
AC	ASPHALT CONCRETE
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE ELEVATION
MIN	MINIMUM
POC	POINT OF CONNECTION
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TYP.	TYPICAL
BW	BACK OF WALK ELEVATION
CONC	CONCRETE
CONST	CONSTRUCT
R.C.	RELATIVE COMPACTION
BS	BOTTOM STAIR ELEVATION
TS	TOP STAIR ELEVATION
HP	HIGH POINT
MH	MANHOLE
SD	STORM DRAIN
STA	STATION
ELEV	ELEVATION
1 / C1.00	DETAIL NUMBER/SHEET NUMBER
	CLEANOUT
	UTILITY POINT OF CONNECTION SEE APPROPRIATE PLANS FOR CONTINUATION
TC 254.83	SPOT GRADE

PROJECT TEAM

OWNER
STEVENSON UPPER SCHOOL
3152 FOREST LAKE ROAD
PEBBLE BEACH, CALIFORNIA 93953
(831) 625-5305

ARCHITECT
HORNBERGER + WORSTELL INC.
170 MAIDEN LANE
SAN FRANCISCO, CALIFORNIA 94108
(415) 391-1060

STRUCTURAL ENGINEER
SFA STRUCTURAL ENGINEERS
555 HOWARD STREET SUITE 202
SAN FRANCISCO, CALIFORNIA 94105
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RAY E. SLAUGHTER & ASSOCIATES
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PETALUMA, CALIFORNIA 94954
(707) 762-3310

MECHANICAL ENGINEER
MECHANICAL DESIGN STUDIO INC
1777 OAKLAND BLVD, SUITE 110
WALNUT CREEK, CALIFORNIA 94596
(925) 210-0104

LANDSCAPE ARCHITECT
MOSS GARLAND PYE
505 3RD STREET SUITE 215
SAN FRANCISCO, CALIFORNIA 94107
(415) 495-3070

CIVIL ENGINEER/SURVEYOR
WHITSON ENGINEERS
9699 BLUE larkspur LANE SUITE 106
MONTEREY, CALIFORNIA 93940
(831) 649-5225

COST ESTIMATOR
ROGER LEWETT BUCKNALL
333 SOUTH GRAND AVE, SUITE 3590
LOS ANGELES, CALIFORNIA 90071
(213) 687-8103

GENERAL CIVIL NOTES

1. PROJECT ADDRESS
   3152 FOREST LAKE ROAD
   PEBBLE BEACH, CALIFORNIA 93953
2. ASSESSORS PARCEL #'S FOR PROPOSED CONSTRUCTION:
   008-022-003-000
   008-022-020-000
   008-022-023-000
3. PROJECT DESCRIPTION: SITEWORK RELATED TO THE EXPANSION AND REMODEL OF CASCO HALL DORMITORY AND DOUGLAS HALL. SITEWORK INCLUDES: GRADING, DRAINAGE, UTILITY AND PARKING IMPROVEMENTS.

[redacted]

5. ALL WORK SHALL BE IN CONFORMANCE WITH:
   A. THE MAY 2006 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS);
   B. 2007 EDITION, CALIFORNIA BUILDING CODE;
   C. MONTEREY COUNTY GRADING ORDINANCE #2535.
   D. EROSION CONTROL ORDINANCE #2806.
6. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
7. TOPOGRAPHY SHOWN IS FROM SURVEYS BY WHITSON ENGINEERS FROM APRIL-MAY, 2006. BENCHMARK, AS SHOWN ON TOPOGRAPHIC MAP TAKEN AS SET MAG NAIL, ELEVATION 254.90'.
8. PROJECT SITE IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
9. SEE ARCHITECTURAL PLANS FOR TREE REMOVAL.
12. 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 ARCHAEOLOGIST. A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON SITE. WHEN CONTACTED, THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
13. DURING WINTER GRADING OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MUST BE TAKEN:
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
   B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY ON OR THE DOWNHILL PROPERTIES.
   C. 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.
   D. 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.
14. 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.
15. 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.
16. ESTIMATED START AND COMPLETION DATES OF PROJECT (OF WORK COVERED BY THIS PERMIT): _____

GRADING AND DRAINAGE NOTES

1. ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806.
2. ESTIMATED EARTHWORK: 1900 CY CUT AND 300 CY FILL NET EXPORT 1600 CY. VALUES PRESENTED ARE ESTIMATES ONLY. VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING TO BETTER ESTIMATE QUANTITIES. (BULKING IS ANTICIPATED.) SITE SPOILS SUCH AS FOUNDATIONS, RETAINING WALLS, UTILITY TRENCHING, ETC. ARE NOT ACCOUNTED FOR IN ABOVE VOLUME.

[redacted]

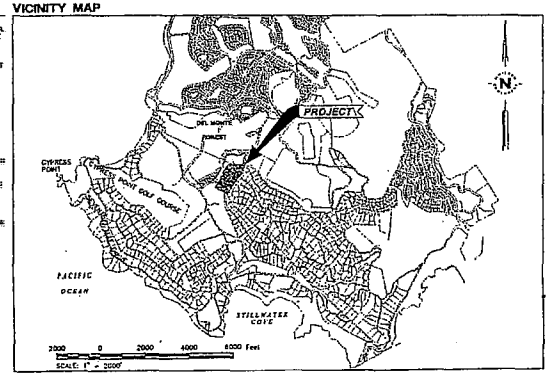
4. GEOTECHNICAL ENGINEER SHALL INSPECT KEYWAYS (IF REQUIRED) PRIOR TO THE PLACEMENT OF ANY FILL. CONTRACTOR IS TO SUBMIT SOIL ENGINEER'S COMPACTION TEST RESULTS AND FINAL GRADING REPORTS TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.
5. CUT/FILL SLOPES SHALL BE NO STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. 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 2% FOR A MINIMUM DISTANCE OF 10 FEET.
7. NATIVE ENGINEERED FILL SHALL BE PLACED IN 8" LIFTS, COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION (IMPORTED ENGINEERED FILL SHALL BE COMPACTED TO A MINIMUM OF 92% RELATIVE COMPACTION) BASED ON ASTM TEST D1557. EXCEPT THAT THE UPPER 12" OF SUBGRADE SOIL UNDER ASPHALT CONCRETE PAVEMENTS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. ROCK OVER 3" IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN A FILL.
8. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NONCONFORMING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS AS DETERMINED BY THE SOIL ENGINEER, SCARIFYING 6" TO PROVIDE A GOOD BOND WITH THE NEW FILL.
9. SLOUGH SHALL NOT BE PLACED ON ANY SLOPE WHERE IT IS LIKELY THAT IT WILL ENTER A DRAINAGE COURSE.
10. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND SHALL NOT EXCEED 4" IN DEPTH.

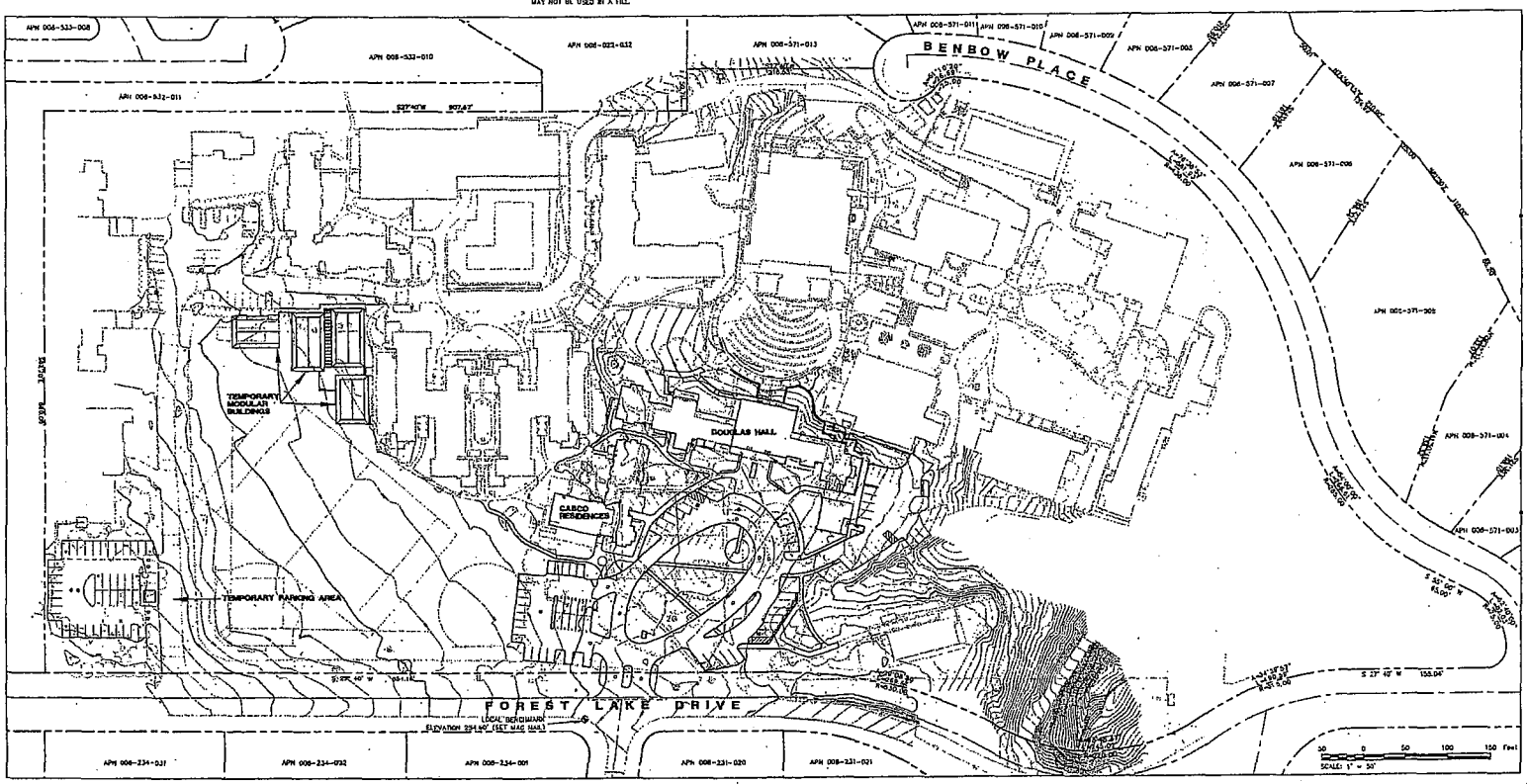
[redacted]

12. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

CIVIL SHEET INDEX

VICINITY MAP





1 OVERALL SITE PLAN
SCALE: 1" = 30'

Casco Residences & Douglas Hall

WHITSON ENGINEERS

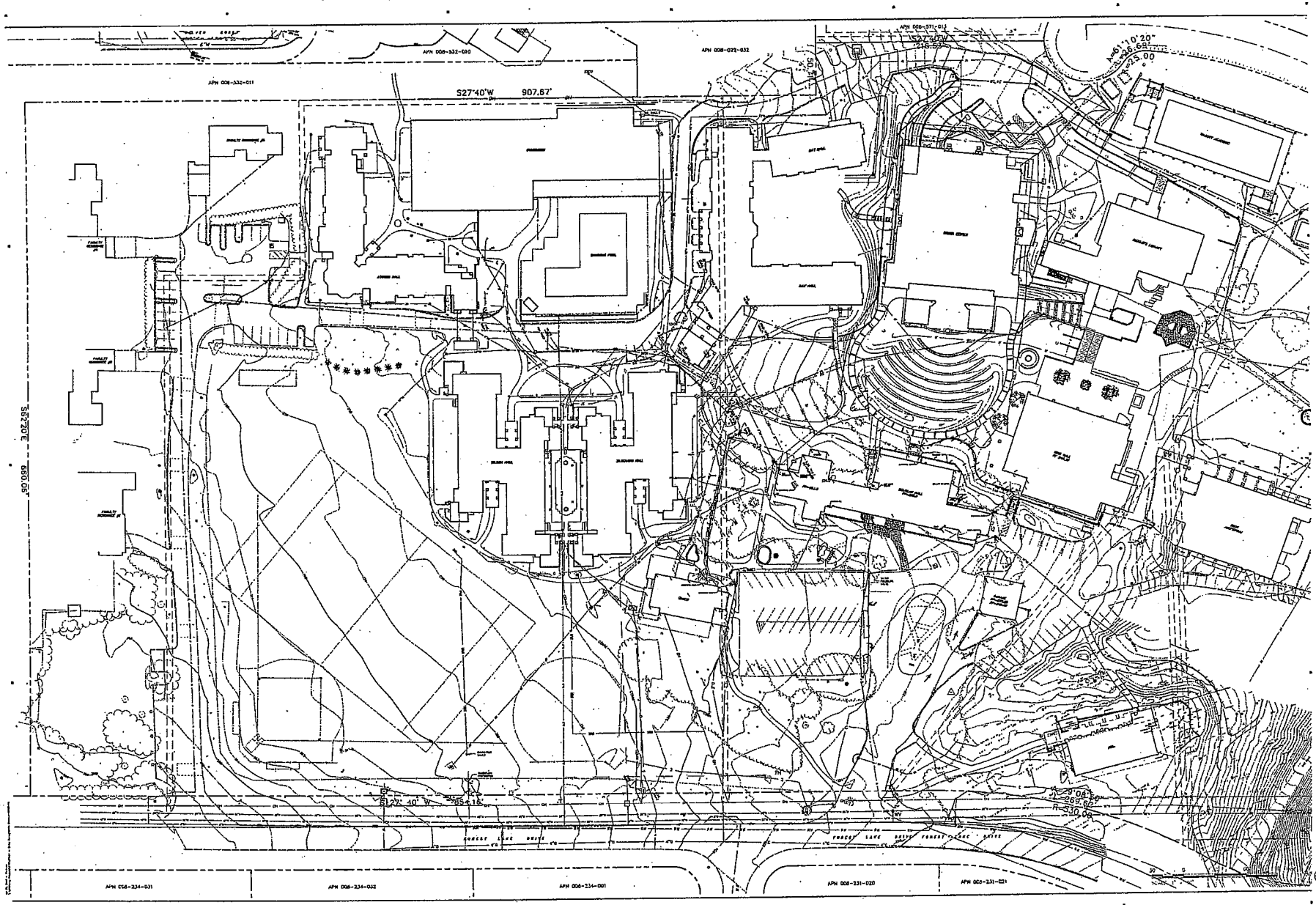
Stevenson School
3152 Forest Lake Road
Pebble Beach, California

Date	Revisions
11 JULY 2008	INCORPORATED COMMENTS
30 JULY 2008	INCORPORATED COMMENTS

Date
Project Number
Scale 1"=30'-0"
Drawn By
Checked By
Sheet

CIVIL COVER SHEET

C1.00



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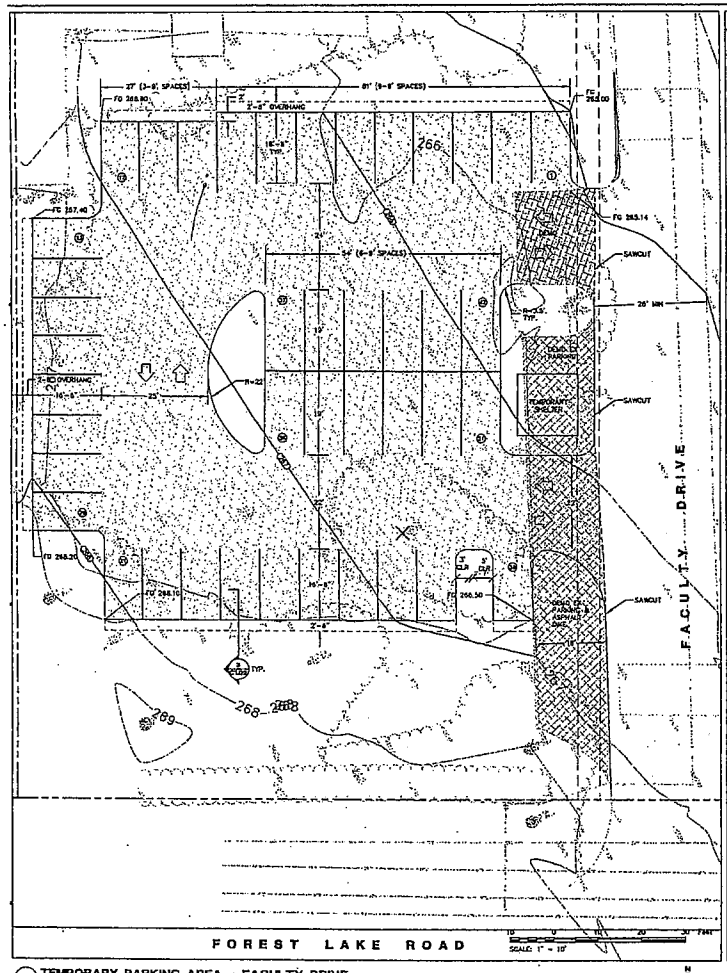
Stevenson School
3152 Forest Lake Road
Pebble Beach, California

Date	Revisions/Issue
11 JULY 2006	SCHEMATIC DRAWINGS
20 JULY 2006	[illegible]

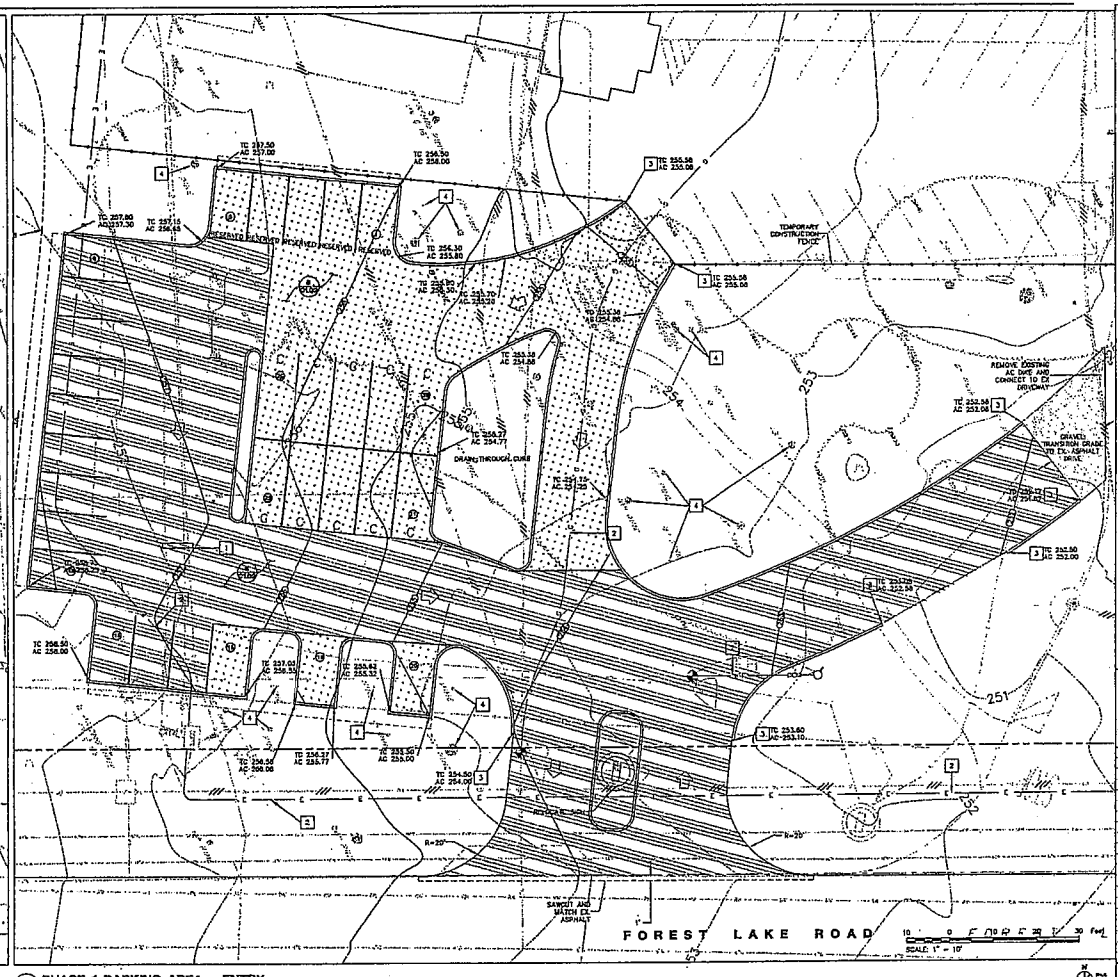
Date
Project Number
Scale: 1"=20'-0"
Drawn By: NAW
Checked By: KW

TOPOGRAPHIC SURVEY PROJECT AREA

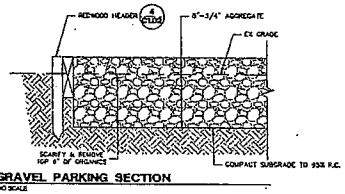
C1.01



2 TEMPORARY PARKING AREA - FACULTY DRIVE
SCALE: 1" = 10'



1 PHASE 1 PARKING AREA - ENTRY
SCALE: 1" = 10'



3 GRAVEL PARKING SECTION
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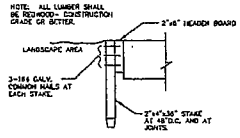
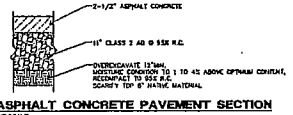


4 REDWOOD HEADER
NO SCALE



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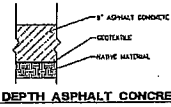

6 FULL DEPTH ASPHALT CONCRETE SECTION
NO SCALE

KEYNOTES

1. EX UTILITIES TO REMAIN; PROTECT IN PLACE.
2. UTILITY TO BE CONSTRUCTED AS PART OF PHASE I. SEE SHEET C1.01 FOR DETAILS.
3. END CONCRETE VERTICAL CURB. PHASE I.
4. SEE TREE PROTECTION PLAN.

PAVEMENT LEGEND

- GRAVEL TEMPORARY PARKING (3 C1.02)
- SPECIAL TREATMENT AREA: SUBGRADE PREPARATION TO BE DETERMINED DURING CONSTRUCTION, WITH BOTH GEOTECHNICAL ENGINEER AND FORESTER ON SITE. (6 C1.02)
- ASPHALT CONCRETE PAVEMENT (5 C1.02)

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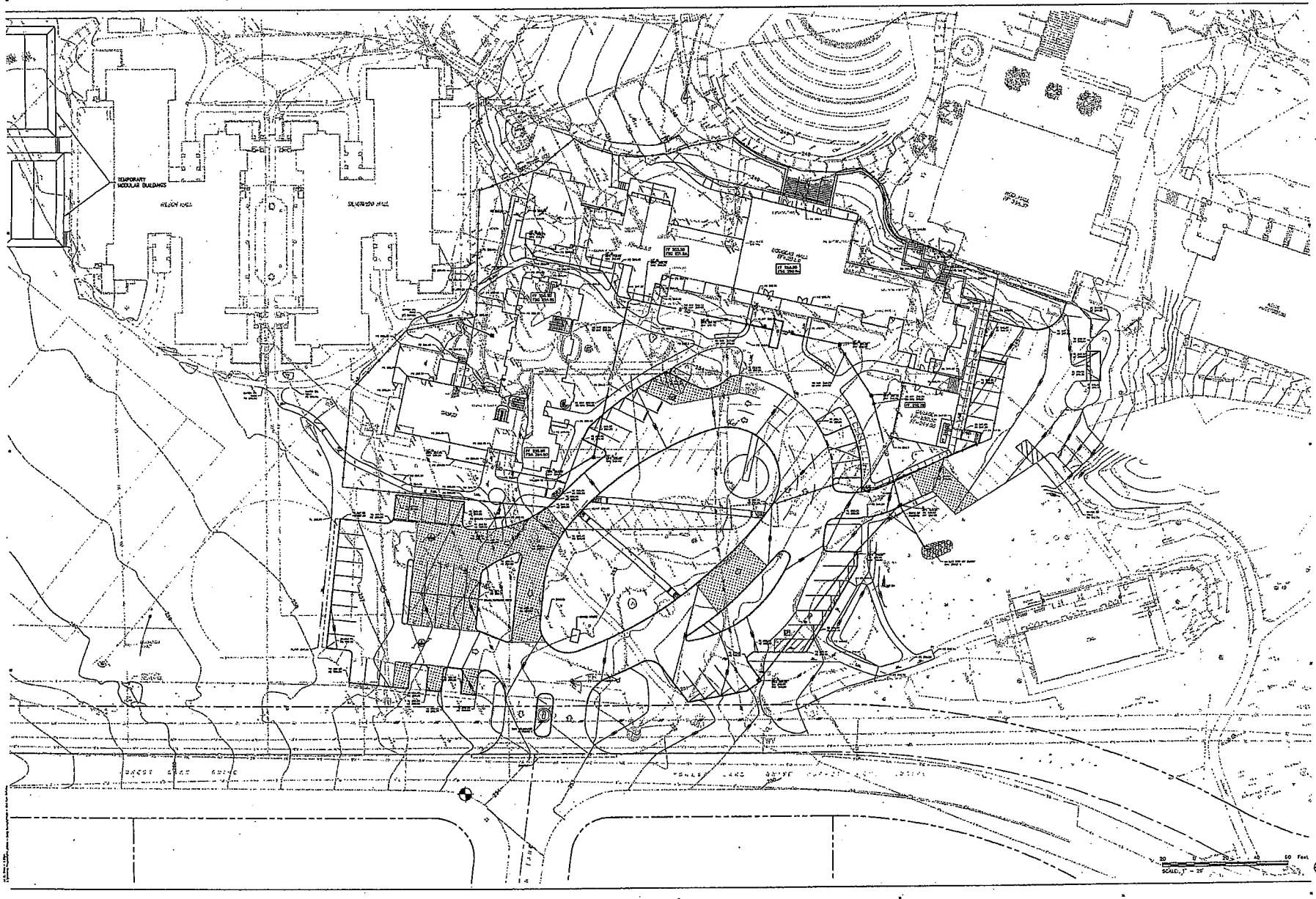
Stevenson School
3152 Forest Lake Road
Pebble Beach, California

Date	Description
31 JULY 2014	INITIAL PLANNING DRAWINGS
24 JULY 2015	SUBMITTAL PLANNING PACKAGE

Date: 7/31/15
Project Number: 5132
Scale: 1"=10'-0"
Drawn By: HJV
Checked By: HW

CIVIL SITE IMPROVEMENTS PLAN PHASE 1

C1.02



Casco Residences & Douglas Hall

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Date	Revision/Issue
11 JULY 2014	SCHEMATIC DRAWING
28 JULY 2014	ENTITLEMENT PACKAGE

Date	07/28/14	Revision/Issue
Project Number		Scale
07-127		1" = 20'-0"
Drawn By		Checked By
ILUW		MPW

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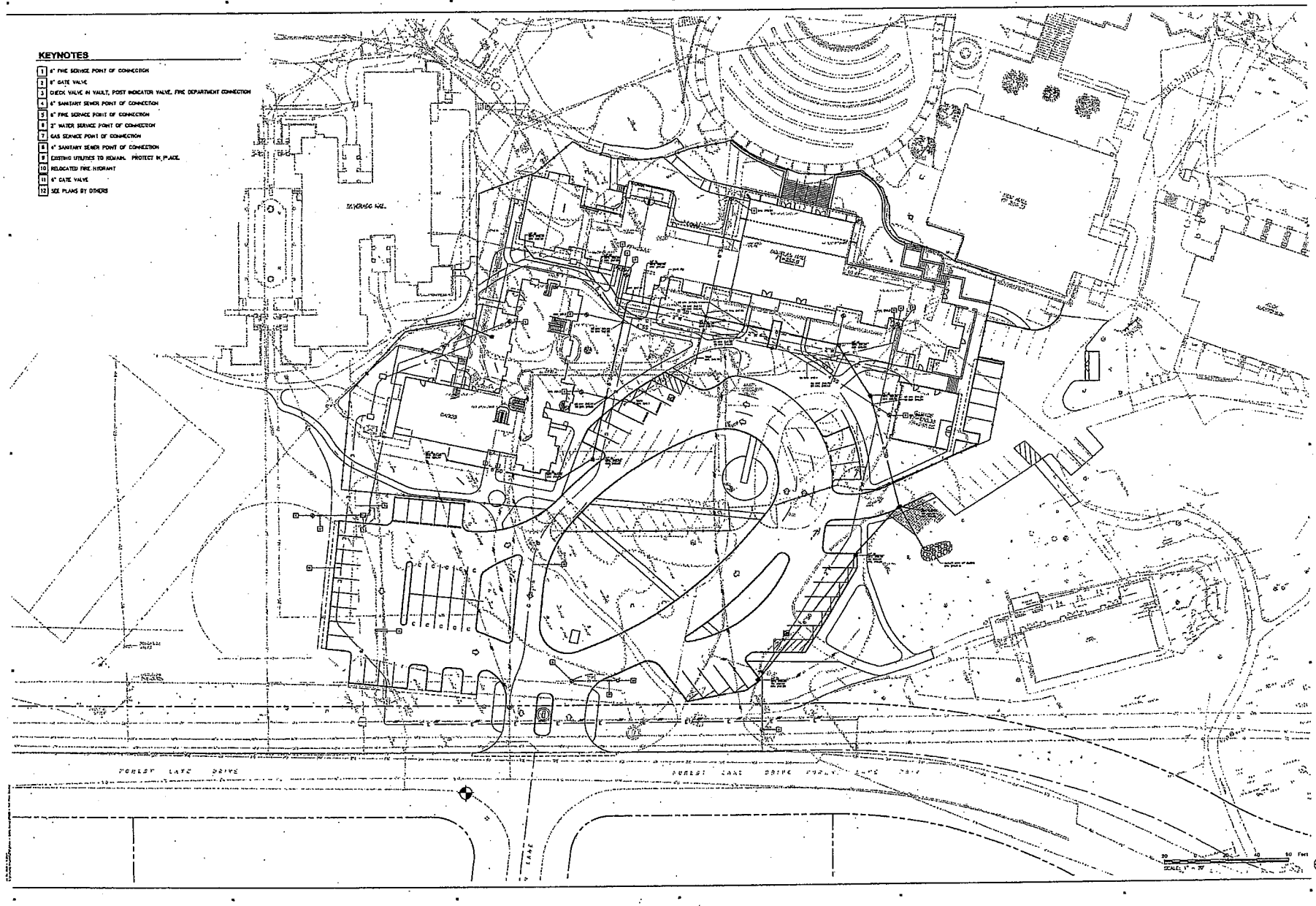
CIVIL SITE IMPROVEMENTS PLAN PHASE 2

C2.01

KEYNOTES

1. 4" FIRE SERVICE POINT OF CONNECTION
2. 8" GATE VALVE
3. CHECK VALVE IN VAULT, POST INDICATOR VALVE, FIRE DEPARTMENT CONNECTION
4. 4" SANITARY SEWER POINT OF CONNECTION
5. 6" FIRE SERVICE POINT OF CONNECTION
6. 2" WATER SERVICE POINT OF CONNECTION
7. GAS SERVICE POINT OF CONNECTION
8. 4" SANITARY SEWER POINT OF CONNECTION
9. EXISTING UTILITIES TO REMAIN. PROTECT IN PLACE.
10. RELOCATED FIRE HYDRANT
11. 6" GATE VALVE
12. SEE PLANS BY OTHERS



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3152 Forest Lake Road
Pebble Beach, California

Date	Revision/Issue
11 JULY 2008	SCHEMATIC DRAWINGS
30 JULY 2008	ENTITLEMENT PACKAGE

Date: 11/14/07
Project Number: 81237
Scale: 1"=30'-0"
Drawn by: HJW
Checked by: MW

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CIVIL SITE UTILITY PLAN

C3.01

EROSION CONTROL NOTES

1. 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.

2. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 18.06.340 TO CONTROL EROSION.

3. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15:
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY SNAGS—MULCHING 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 ADHERE 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. ALL DISTURBED SURFACES RESULTING FROM GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION BY EFFECTIVE PLANTING SUCH AS RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHO HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN ABSOLUTE 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.

5. 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.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.

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. SPILLED ANY BULK SPILL OR DRIPS OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.

8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

9. 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.

10. 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.

11. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

12. WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IS WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.

2. INLET SALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

EROSION AND SEDIMENT CONTROL MEASURES

1. 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.

2. 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.

3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.

4. 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.

5. APPLY STRAW WITH FERTILIZER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.

6. 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) BROWN STRAW; 3) TACKIFIER AND MULCH.

7. 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.

8. 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.

VEGETATIVE SOIL STABILIZATION MAINTENANCE

1. MAINTENANCE DURING VEGETATION ESTABLISHMENT SHOULD INCLUDE REPAIR AND RESEEDING IF THE FOLLOWING CONDITIONS ARE OBSERVED.

   – SEED AND/OR MULCH HAVE BEEN DISPLACED.

2. ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY —BOTH DURING AND AFTER RAINSTORMS— TO CHECK FOR EROSION. ADDITIONAL MULCH SHOULD BE APPLIED

3. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISCORDATION OR FAILURE. IF EITHER OCCURS, RAILROAD TO THE SLOPE OR DITCH SHOULD BE REPAIRED AND THE COVERING REINSTALLED.

THE GENERAL CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY BE ADDITIONAL SILT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, SAGS AND TARPS.

THIS IS TO STATE THAT THE GENERAL CONTRACTOR AGREES TO THE ABOVE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES.

BY: _____

_____

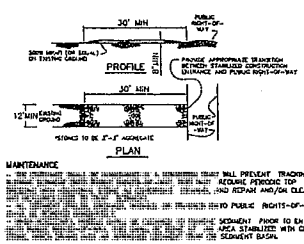
IN CASE OF EMERGENCY THE GENERAL CONTRACTOR'S REPRESENTATIVE CAN BE REACHED AT (___) _____ ON THE OWNER'S REPRESENTATIVE CAN BE REACHED AT (___) _____ AFTER WORK HOURS AND ON WEEKENDS. CAN BE REACHED AT (___) _____

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 1/3 the height of the filter

EROSION CONTROL LEGEND

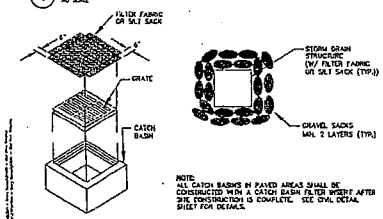
- INLET PROTECTION
- HYDROSEED
- DRAINAGE DIRECTION
- SILT FENCE
- SEDIMENT ROLLS
- NEW STABILIZED CONSTRUCTION ENTRANCE



MAINTENANCE

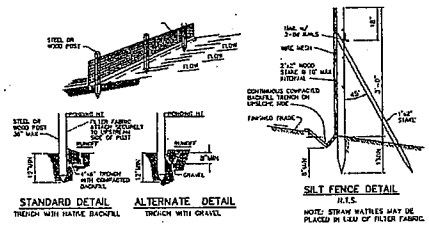
THE ENTRANCE SHALL BE MAINTAINED IN A MANNER THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. ACCURE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT PRIOR TO ENTRANCE IS TO BE REMOVED THROUGHOUT THE DAY. PERIODICALLY REMOVE MUD FROM ENTIRE AREA STABILIZED WITH CRUSHED STONE AND DISPOSE OF SEDIMENT IN A SEDIMENT BASIN.

1 CONSTRUCTION ENTRANCE
NO SCALE

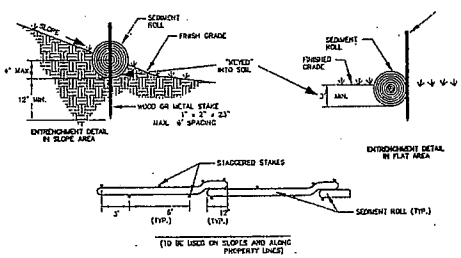


NOTE:
ALL CATCH BASINS IN PAVED AREAS SHALL BE CONSTRUCTED WITH A CATCH BASIN FILTER INSERT AFTER SITE CONSTRUCTION IS COMPLETE. SEE CIVIL DETAIL SHEET FOR DETAILS.

2 FABRIC INLET PROTECTION
NO SCALE



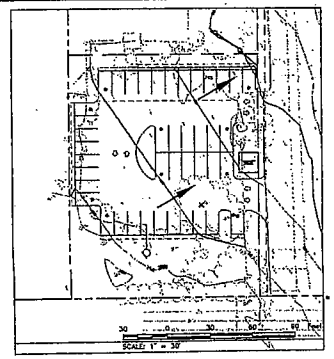
3 SILT FENCE DETAIL
NO SCALE



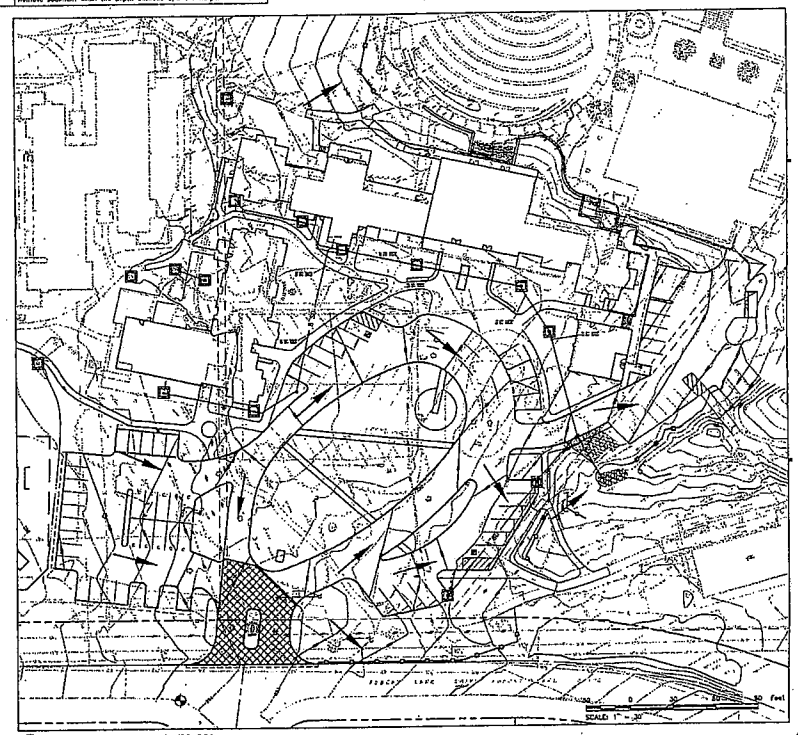
NOTES

1. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH DIRECT (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.

4 SEDIMENT ROLL DETAILS
NO SCALE



A EROSION CONTROL PLAN – PARKING LOT
SCALE: 1"=30'



B EROSION CONTROL PLAN
SCALE: 1"=30'

Casco Residences & Douglas Hall

WHITSON ENGINEERS

Stevenson School
3152 Forest Lake Road
Pebble Beach, California

Date	Description
11 JULY 2008	SCHEMATIC DRAWINGS
16 JULY 2008	DEVELOPMENT PACKAGE

Date: 2/1/08
Project Number: None
Scale: AS NOTED
Drawn by: NJW
Checked by: RJW

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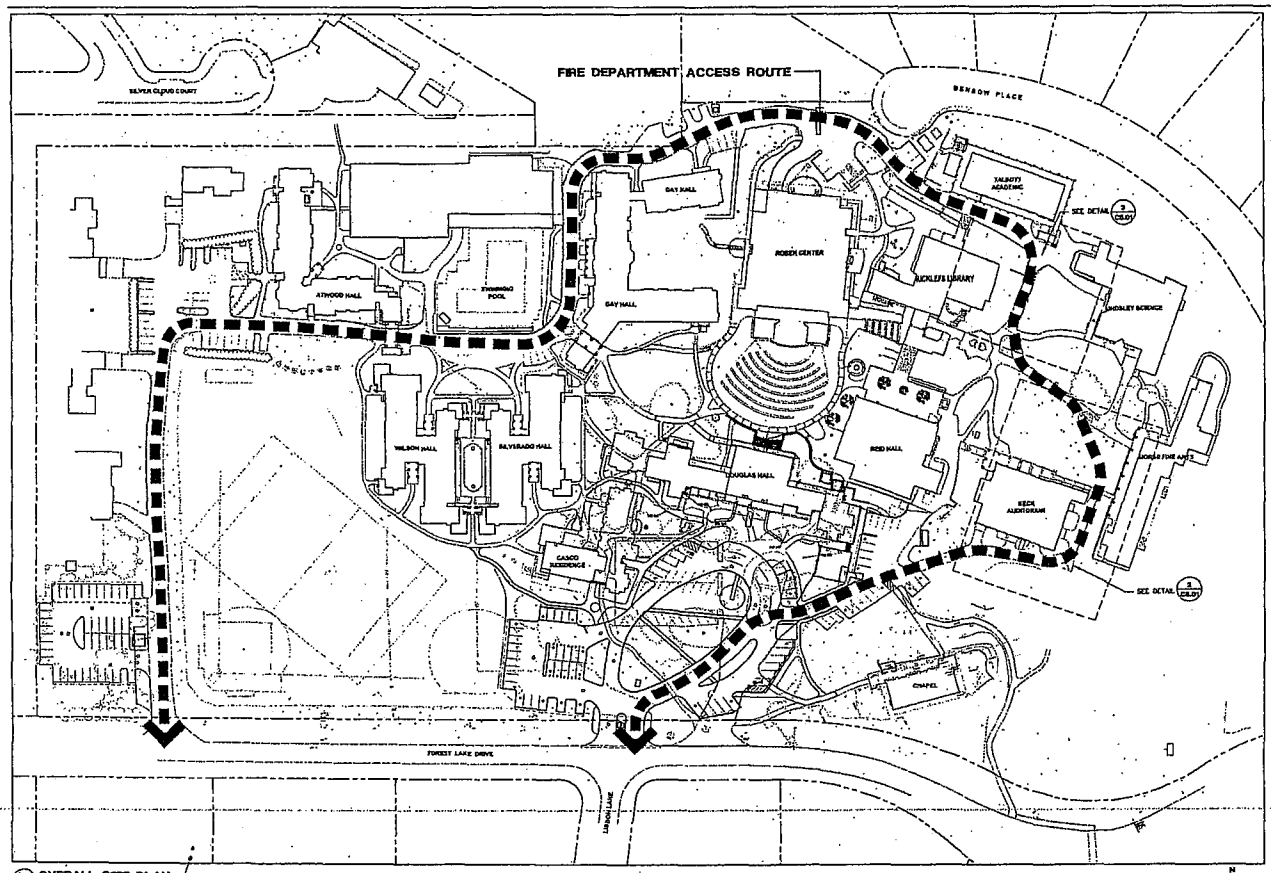
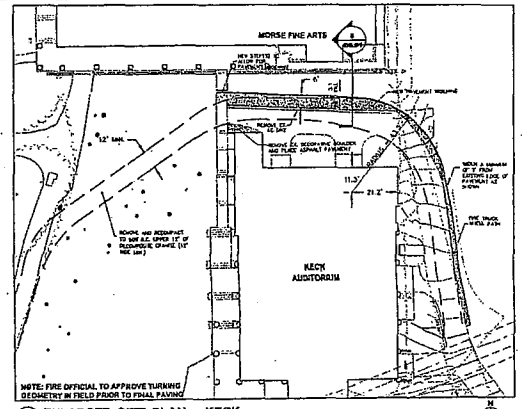
EROSION CONTROL PLAN

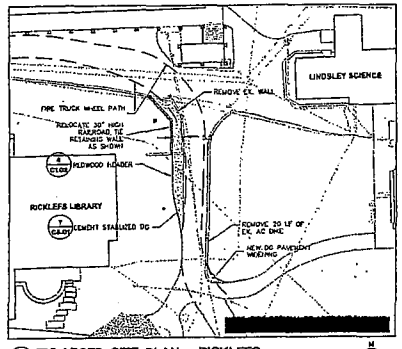
C4.01



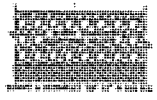
1 OVERALL SITE PLAN
SCALE 1"=30'



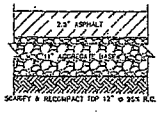
2 ENLARGED SITE PLAN - KECK
SCALE 1"=20'



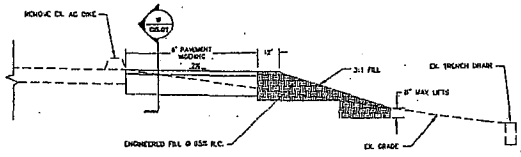
3 ENLARGED SITE PLAN - RICKLEFS
SCALE 1"=20'



7 CEMENT STABILIZED DG SECTION
NOT TO SCALE



8 ASPHALT PAVEMENT SECTION
NOT TO SCALE



5 PAVEMENT SECTION
NOT TO SCALE

[redacted]

FIRE OFFICIAL APPROVAL

THE WORK SHOWN HEREON SHALL BE PERFORMED IN CONJUNCTION WITH THE CASCO RESIDENCES AND DOUGLAS HALL PROJECT

SIGNATURE DATE

TITLE

Casco Residences & Douglas Hall

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REGISTERED PROFESSIONAL ENGINEER RICHARD F. WHITSON No. 35078 CIVIL STATE OF CALIFORNIA

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Pebble Beach, California

Date	Description
11 JULY 2006	SCHEMATIC DRAWINGS
28 MAY 2008	DRAFT PRELIMINARY PACKAGE

Date: Revision:

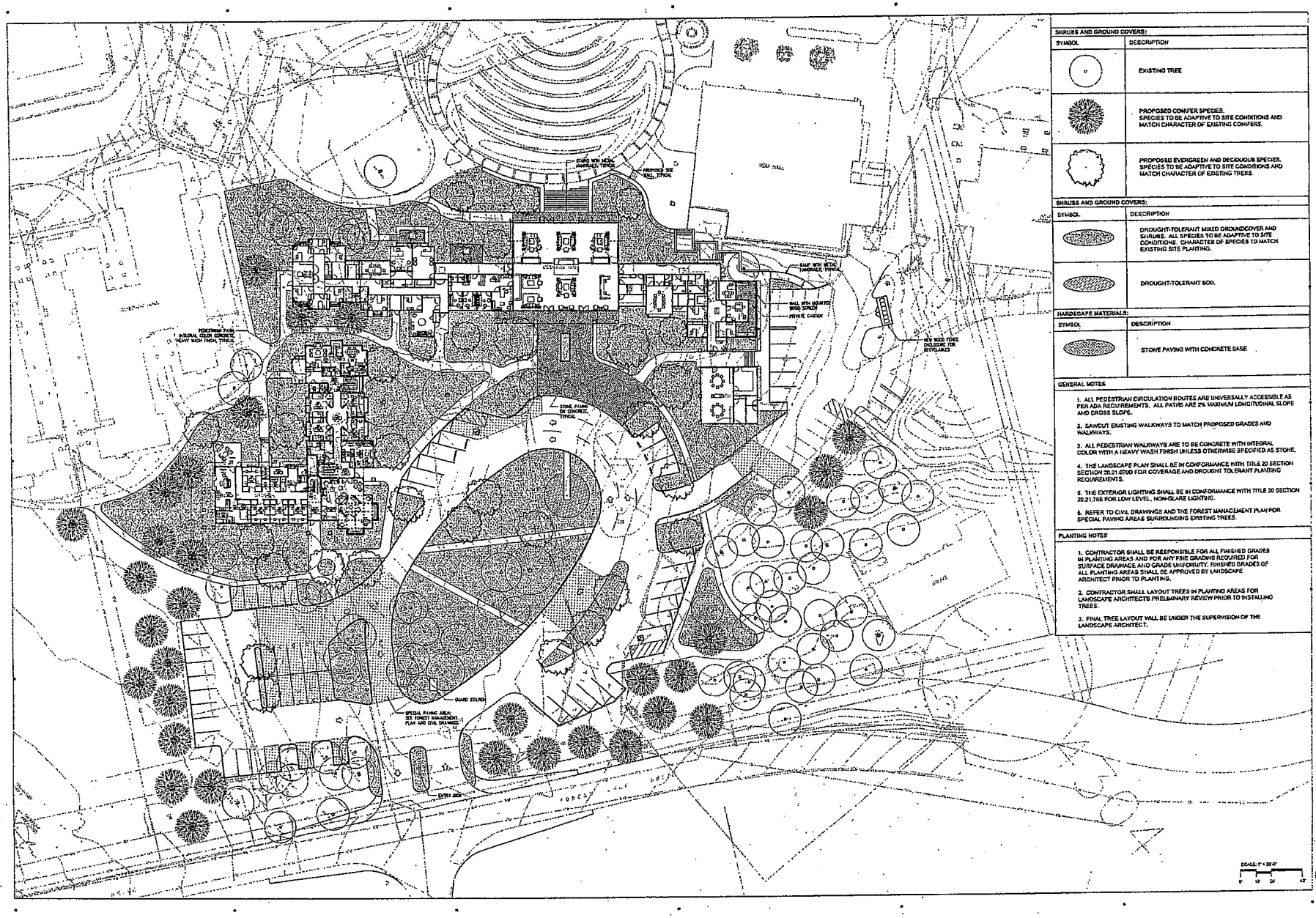
Project Number: Scale: AS NOTED

Drawn By: Checked By: RFW

Whitson Engineers
178 Mission Ranch Blvd, San Francisco, CA 94116
Telephone: 415 241 9547
Facsimile: 415 664 1913
www.whitsonengineers.com

EXHIBIT-
FIRE ACCESS IMPROVEMENTS

C5.01



SHRUBS AND GROUND COVERS:	
SYMBOL	DESCRIPTION
	EXISTING TREE
	PROPOSED CONIFER SPECIES. SPECIES TO BE ADAPTIVE TO SITE CONDITIONS AND MATCH CHARACTER OF EXISTING CONIFERS.
	PROPOSED EVERGREEN AND DECIDUOUS SPECIES. SPECIES TO BE ADAPTIVE TO SITE CONDITIONS AND MATCH CHARACTER OF EXISTING TREES.

SHRUBS AND GROUND COVERS:	
SYMBOL	DESCRIPTION
	DROUGHT-TOLERANT MIXED GROUNDCOVER AND SHRUBS. ALL SPECIES TO BE ADAPTIVE TO SITE CONDITIONS. CHARACTER OF SPECIES TO MATCH EXISTING SITE PLANTING.
	DROUGHT-TOLERANT SOD.

HARDSCAPE MATERIALS:	
SYMBOL	DESCRIPTION
	STONE PAVING WITH CONCRETE BASE

GENERAL NOTES

1. ALL PEDESTRIAN CIRCULATION ROUTES ARE UNIVERSALLY ACCESSIBLE AS PER ADA REQUIREMENTS. ALL PATHS ARE 2% MAXIMUM LONGITUDINAL SLOPE AND CROSS SLOPE.
2. SAWCUT EXISTING WALKWAYS TO MATCH PROPOSED GRADES AND WALKWAYS.
3. ALL PEDESTRIAN WALKWAYS ARE TO BE CONCRETE WITH INTEGRAL COLOR WITH A HEAVY WASH FINISH UNLESS OTHERWISE SPECIFIED AS STONE.
4. THE LANDSCAPE PLAN SHALL BE IN CONFORMANCE WITH TITLE 20 SECTION SECTION 20.21.070D FOR COVERAGE AND DROUGHT TOLERANT PLANTING REQUIREMENTS.
5. THE EXTERIOR LIGHTING SHALL BE IN CONFORMANCE WITH TITLE 20 SECTION 20.21.70E FOR LOW LEVEL, NON-GLARE LIGHTING.
6. REFER TO CIVIL DRAWINGS AND THE FOREST MANAGEMENT PLAN FOR SPECIAL PAVING AREAS SURROUNDING EXISTING TREES.

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED GRADES IN PLANTING AREAS AND FOR ANY FINE GRADING REQUIRED FOR SURFACE DRAINAGE AND GRADE UNIFORMITY. FINISHED GRADES OF ALL PLANTING AREAS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. CONTRACTOR SHALL LAYOUT TREES IN PLANTING AREAS FOR LANDSCAPE ARCHITECTS PRELIMINARY REVIEW PRIOR TO INSTALLING TREES.
3. FINAL TREE LAYOUT WILL BE UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.

Casco Residence & Douglas Hall

CMG

Stevenson School
3152 Forest Lake Road
Pebble Beach, California

8 July 2008	Settlement Passage
13 July 2008	Schematic Drawings

Date: 7/13/08	Revision/Issue
Project No./Year:	Scale:
No.S 0907	L.0x
Drawn by:	Checked By:

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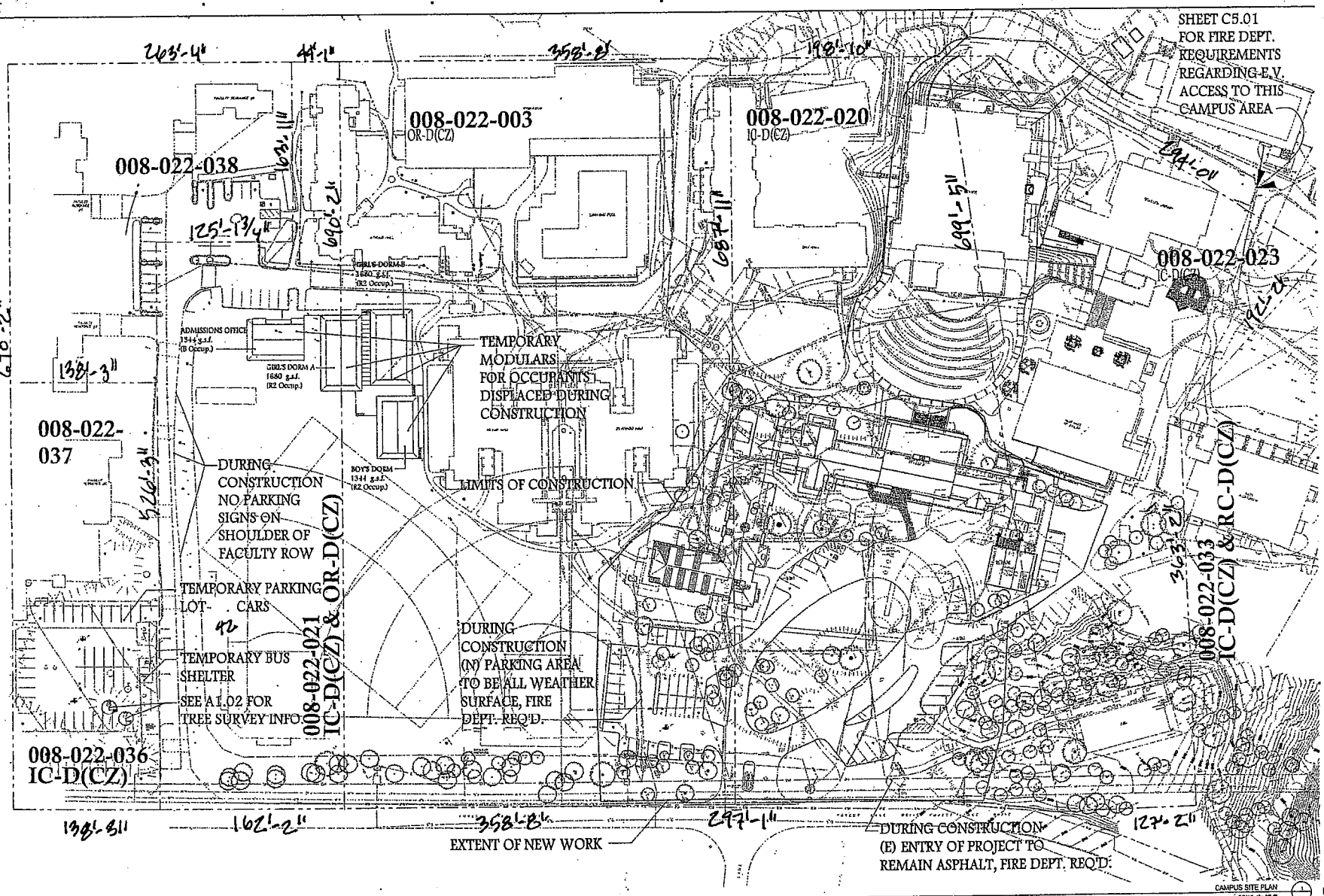
139 Maiden Lane, San Francisco, CA 94108
Telephone: 415.397.9000
Facsimile: 415.668.1012
www.charlesworthwyndorff.com

LANDSCAPE CONCEPT SITE PLAN

L 0.01



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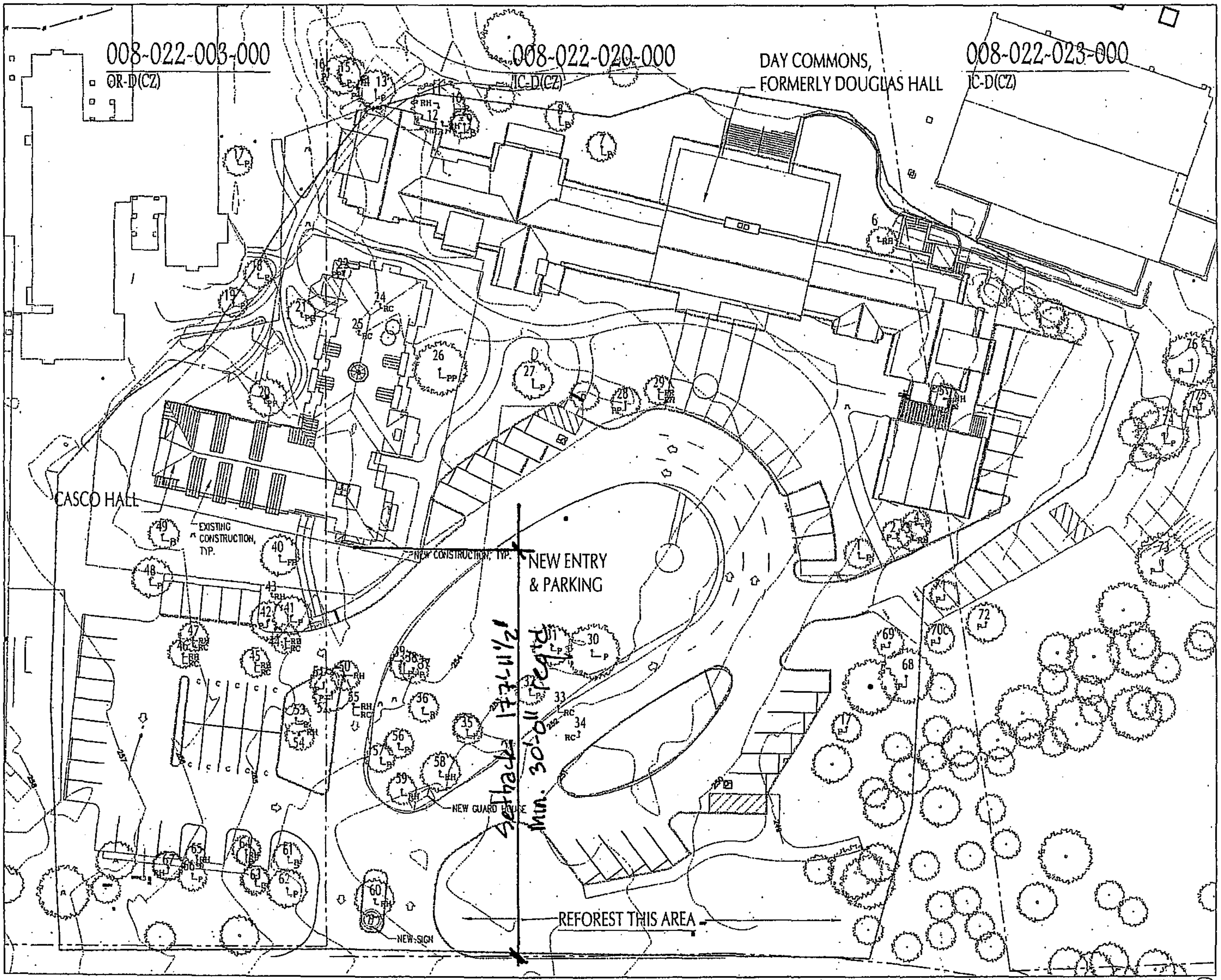
Pebble Beach, California

CAMPUS SITE PLAN

A1.01



TREE SURVEY PLAN
SCALE: 1/16" = 1'-0"

PROJECT DATA TABLE:

1. Ordinance: Title 20 - Coastal Implementation Plan

2. Zoning: IC-D (CZ), OR-D (CZ) See Adjacent Plan for Zoning Designation at Each Parcel Lot

3. Type of Permit Requested: For Permanent Construction Proposal, See Sheet A1.02

4. Parcels' Lot Affected: For Temporary Construction Proposal, See Sheet A1.01

5. Lot Size: 008-022-003-000 (247,191.58 sq. ft.)
008-022-020-000 (170,077.15 sq. ft.)
008-022-023-000 (122,156.52 sq. ft.)

6. Building Site Coverage: 40% Allowed

7. Height Limits: 35 Ft. Max. (IC) 30 Ft. Max. (OR)

8. Grading Quantity: See Sheet C1.00

9. Proposed Tree Removal: See Sheet A1.01, A1.02 and Tree Removal Table Below and Staub Forestry's Report included and dated July 30, 2008 for complete tree description and recommendation for forest management.

10. Pervious/ Impervious Coverage: 008-022-003 46% pervious 54% non-pervious; 008-022-020 30% pervious 50% non-pervious; 008-022-023 37% pervious 63% non pervious

11. Parking: 67 Spaces; See Traffic Report Dated 30, July, 2008 For Campus Wide Parking Count.

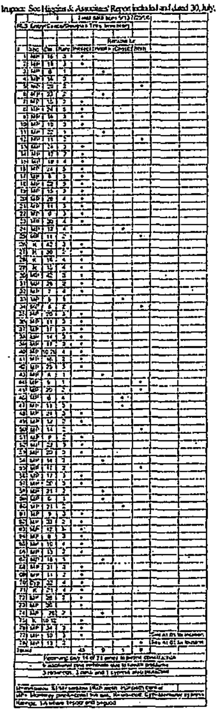
12. Proposed Landscaping: See Sheet L0.01

13. Inundation/ Flood Criteria: Project Site Is Not Subject To Inundation or 100 Year Flood Levels.

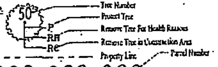
14. Archeology: See Archaeological Consulting Reports Included And Dated April 9, 1990, February 27, 1992 and May 3, 2002.

15. Historical Contribution: See Page & Turnbull's Report included and dated 30, July, 2008.

16. Traffic Impact: See Higgins & Associates' Report included and dated 30, July, 2008.



TREE SURVEY KEY LEGEND:



008-022-023

TRUE NORTH

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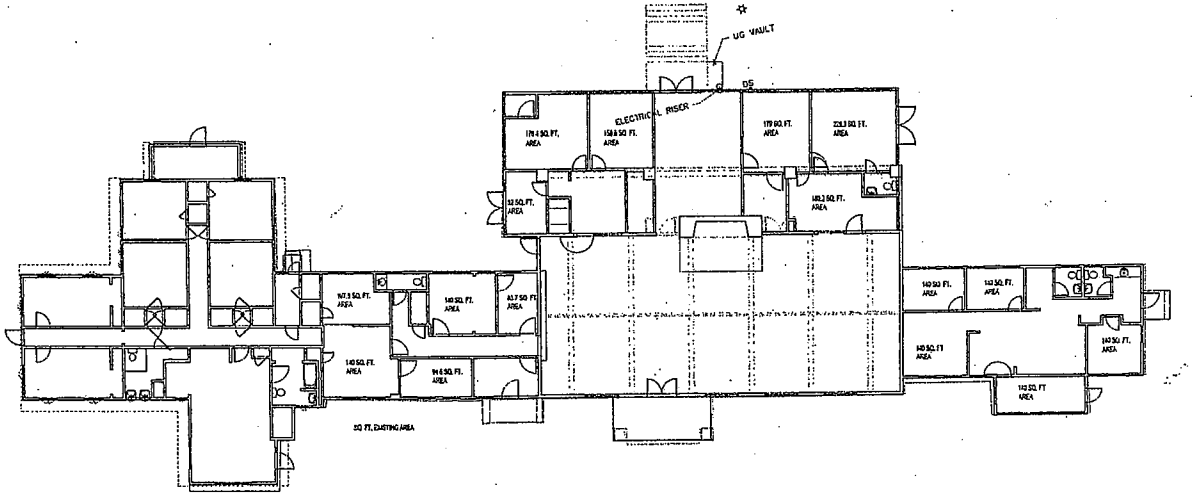
3152 Forest Lake Road
Pebble Beach, California

30 JULY 2008	Coastal Permit Package
11 JULY 2008	Schematic Drawings
Date	Revisions
Project Number	Scale
07037	1"=16'
Drawn By	Checked By
KA/VS	TS

SITE PLAN

A1.02



DOUGLAS HALL EXISTING BUILDING PLAN 1
SCALE: 1/8" = 1'-0"

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30 JULY 2008	Conformed Plan Issue
11 JULY 2008	Schematic Design
Date: 2008	Version/Issue
Project Number	Issue
8158	1/8" = 1'-0"
Drawn By	Checked By
NA	TB

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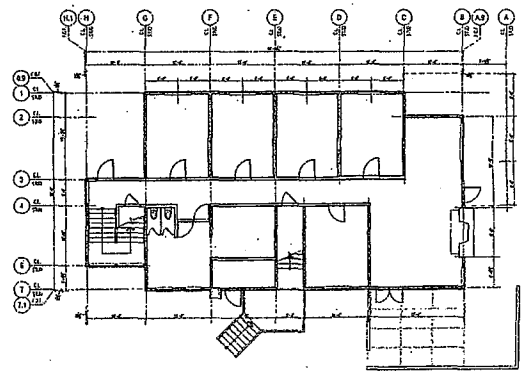
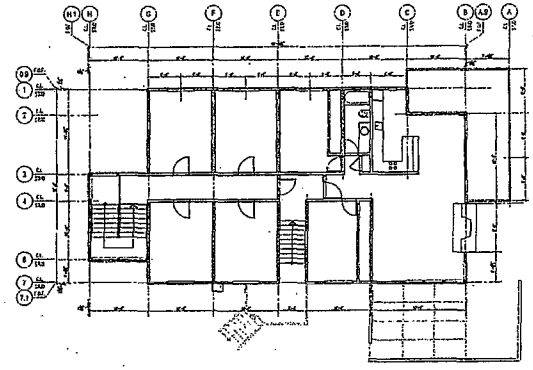
DOUGLAS HALL EXISTING PLAN

A2.01



1st FLOOR CASCO EXISTING PLAN



2nd FLOOR CASCO EXISTING PLAN

CASCO HALL EXISTING BUILDING PLANS
SCALE: 1/8" = 1'-0"

Casco Residence & Douglas Hall

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3152 Forest Lake Road
Pebble Beach, California

30 JULY 2008	Environmental Review
01 JULY 2009	Schematic Drawings
Date: 2009	Remarks/Revisions
Project Number:	Scale:
0412.01	1/8" = 1'-0"
Drawn By:	Checked By:
KJA	TC

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120 Minnehaha Lane, Point Richmond, CA 94801
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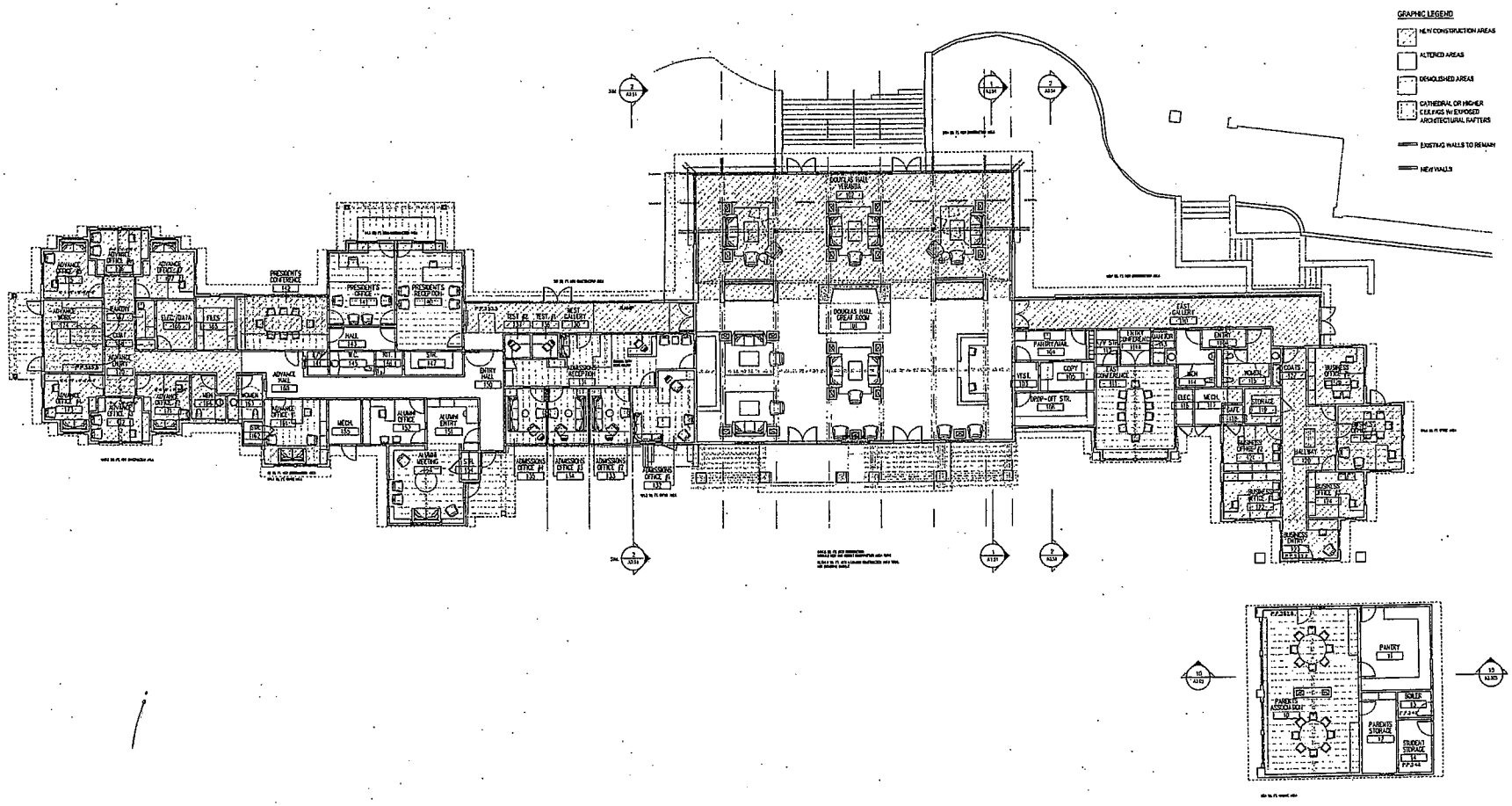
CASCO HALL EXISTING PLAN

A2.02



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

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3152 Forest Lake Road
Pebble Beach, California

30 JULY 2008	Stakeholder Revisions
11 JULY 2008	Schematic Design
Date: 1/8/08	Revisions/Issue
Project Number:	0-01
SCALE:	1/8"=1'-0"
Drawn By:	Drawn By
KA	TJ

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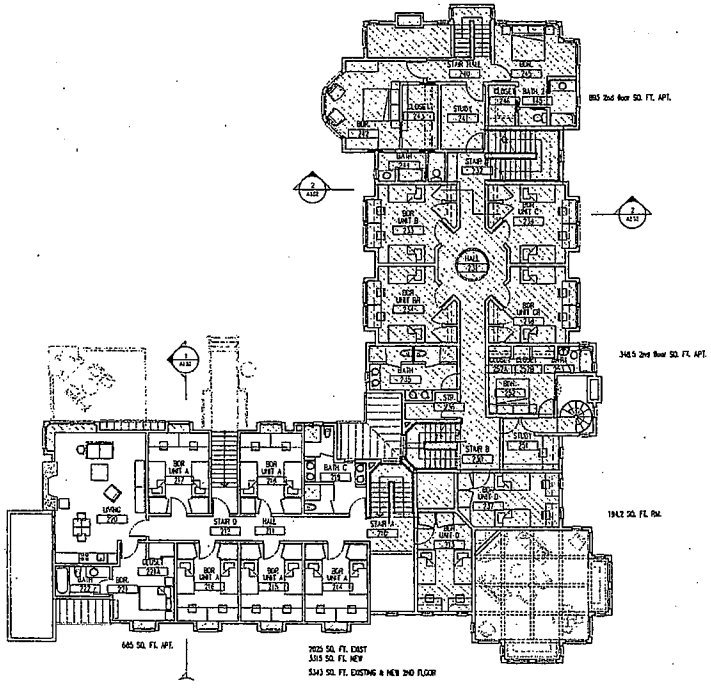
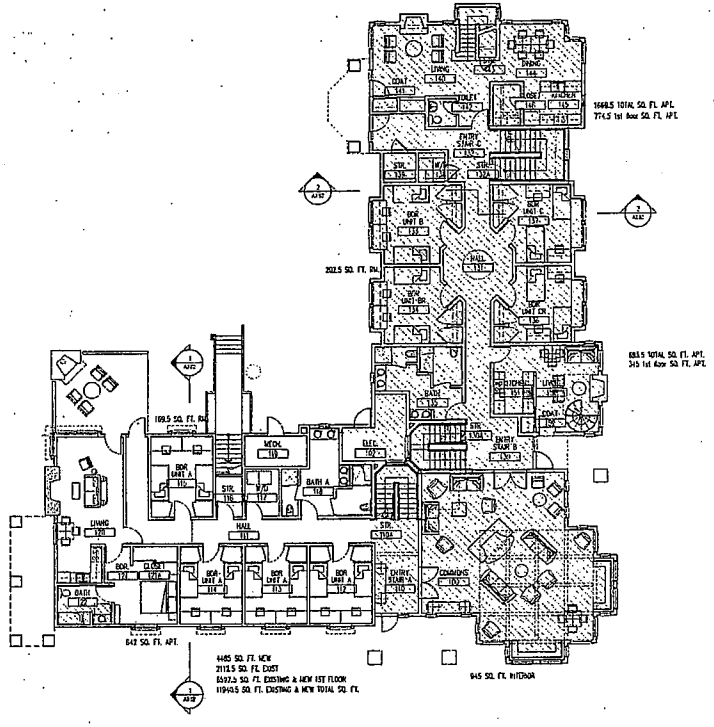
DOUGLAS HALL PLAN

A2.03



CASCO HALL SECOND FLOOR
SCALE: 1/8" = 1'-0"



CASCO HALL FIRST FLOOR
SCALE: 1/8" = 1'-0"

GRAPHIC LEGEND

- NEW CONSTRUCTION AREAS
- ALTERED AREAS
- DEMOLISHED AREAS
- CATHEDRAL OR HIGHER CEILINGS W/ EXPOSED ARCHITECTURAL RAFTERS
- EXISTING WALLS TO REMAIN
- NEW WALLS

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30 JULY 2015	Entitlement Periods
13 JULY 2015	Submittal Drawings
Date Typical	Description
Project Number	Scale
4348	1/8" = 1'-0"
Drawn By	Checked By
R.A.	T.G.

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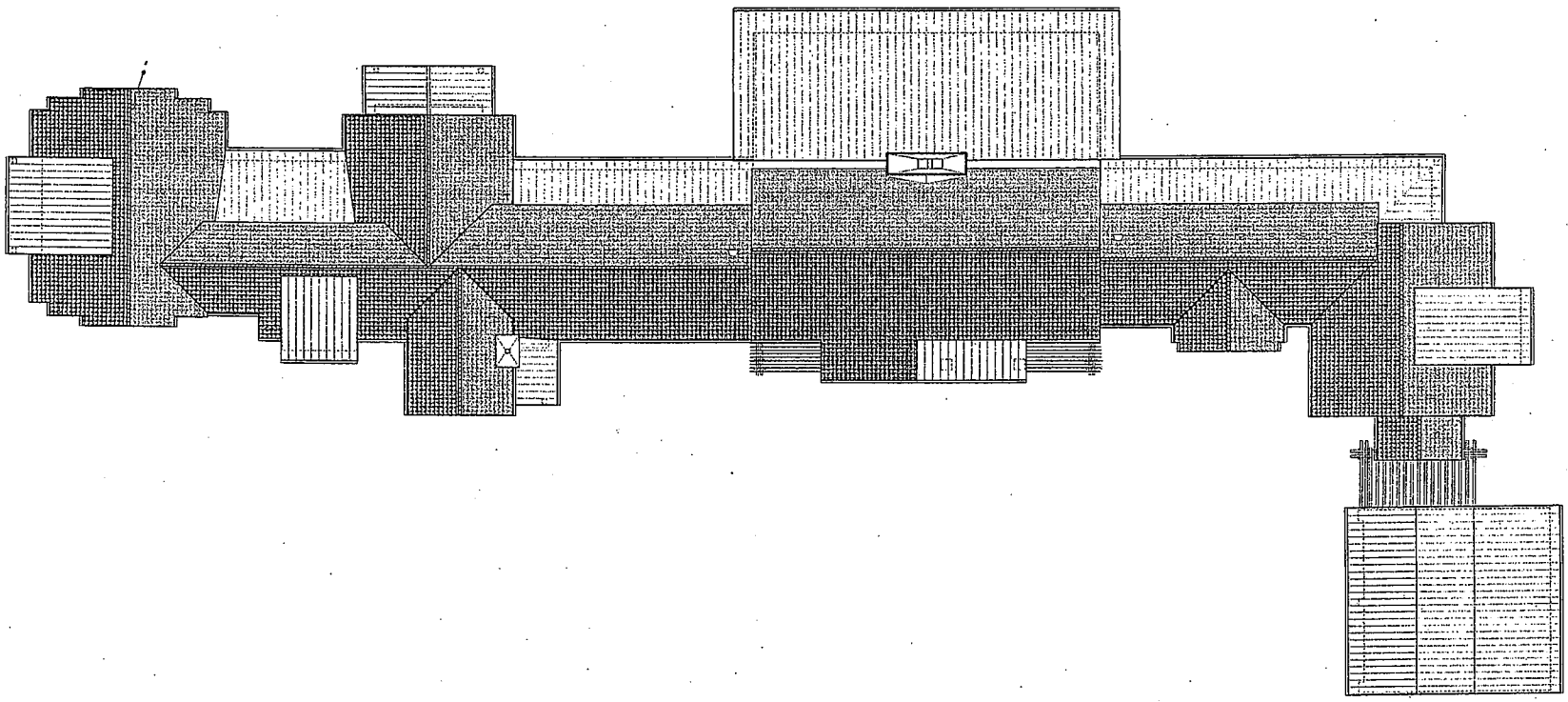
CASCO RESIDENCES PLAN

A2.04



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

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Stevenson School
3152 Forest Lake Road
Pebble Beach, California

30 JULY 2014	Entitlement Drawings
11 JULY 2014	Schematic Drawings
Date	Revision/Issue

Project Number	2004
1/8"=1'-0"	
Drawn By	Checked By
VZ	TG

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Telephone 408 373 1000
Facsimile 408 655 7137
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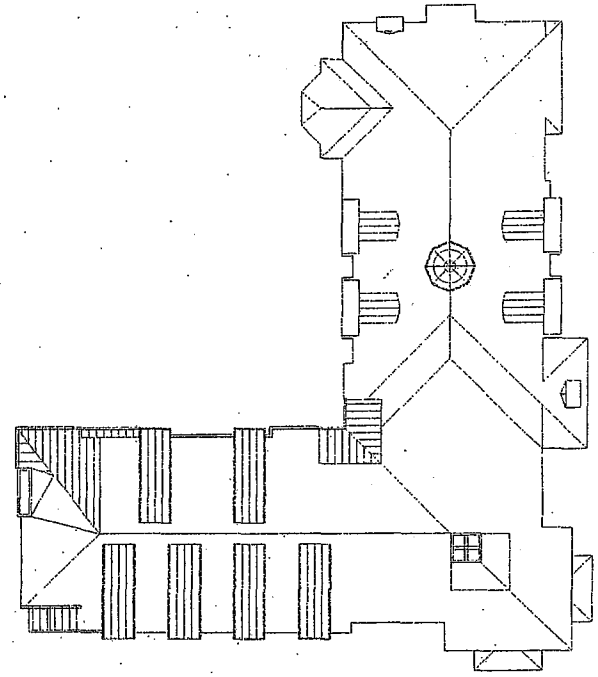
DOUGLAS HALL ROOF PLAN

A2.05



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

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Hornberger + Worstell

Stevenson School
3152 Forest Lake Road
Pebble Beach, California

01.JULY.2008	Schematic Drawings
Date: THIS	Revisions
Project Number	None
Scale	1/8" = 1'-0"
Drawn By:	Checked By:
VD	TS

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270 Hayden Lane, San Francisco, CA 94133
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Facsimile 415 626 5814
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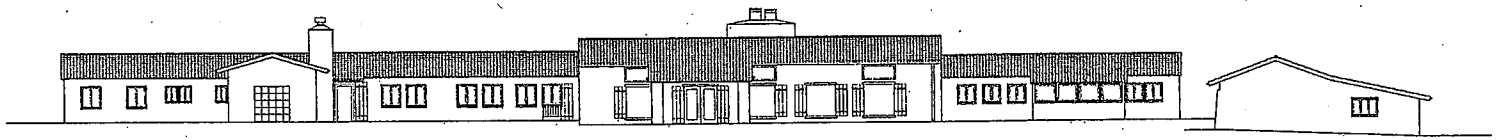
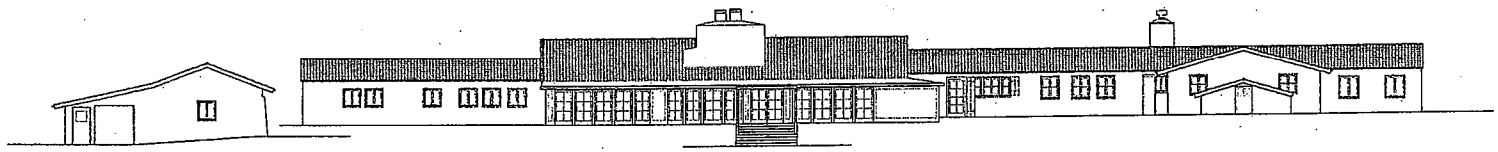
CASCO RESIDENCES ROOF PLAN

A2.06



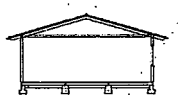
DOUGLAS HALL EXISTING SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"



DOUGLAS HALL EXISTING NORTH ELEVATION 2
SCALE: 1/8" = 1'-0"

DOUGLAS HALL EXISTING WEST ELEVATION 4
SCALE: 1/8" = 1'-0"

DOUGLAS HALL EXISTING EAST ELEVATION 3
SCALE: 1/8" = 1'-0"



DOUGLAS HALL SECTION: EXISTING WEST WING 7
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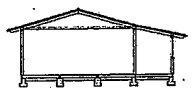

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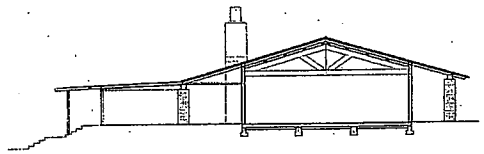

DOUGLAS HALL SECTION: EXISTING GREAT HALL 5
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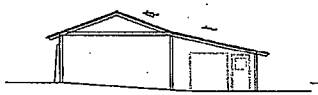
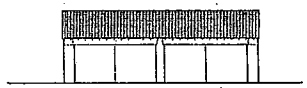
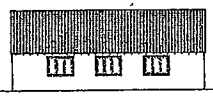


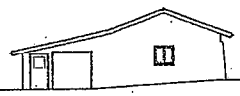
DOUGLAS HALL GARAGE: EAST- WEST SECTION 12
SCALE: 1/8" = 1'-0"



DOUGLAS HALL GARAGE: WEST ELEVATION 11
SCALE: 1/8" = 1'-0"



DOUGLAS HALL GARAGE: EAST ELEVATION 10
SCALE: 1/8" = 1'-0"



DOUGLAS HALL GARAGE: NORTH ELEVATION 9
SCALE: 1/8" = 1'-0"

DOUGLAS HALL GARAGE: SOUTH ELEVATION 8
SCALE: 1/8" = 1'-0"

Casco Residence & Douglas Hall

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Stevenson School
3152 Forest Lake Road
Pebble Beach, California

30 JULY 2008	Entitlement Package
17 JUL 2008	Submittal Revisions
Date	Description
Project Number	Scale
8717	1/8" = 1'-0"
Drawn By	Checked By
KA	TS

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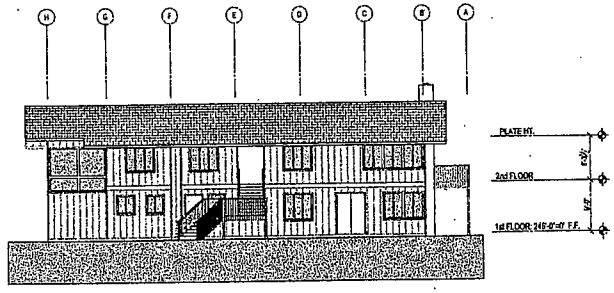
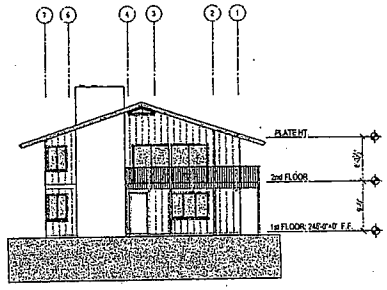
DOUGLAS HALL EXISTING SECTIONS & ELEVATIONS

A3.01



CASCO HALL EXISTING NORTH ELEVATION 2
SCALE: 1/8" = 1'-0"



CASCO HALL EXISTING WEST ELEVATION 1
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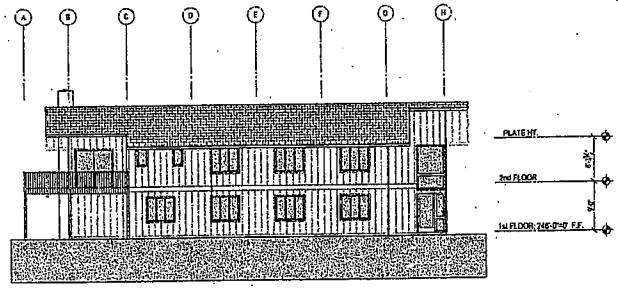

CASCO HALL EXISTING SOUTH ELEVATION 4
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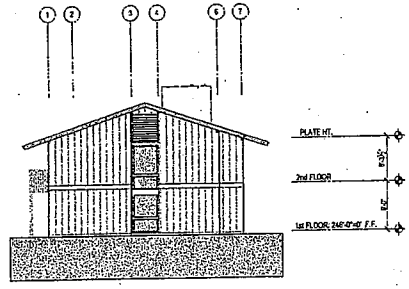

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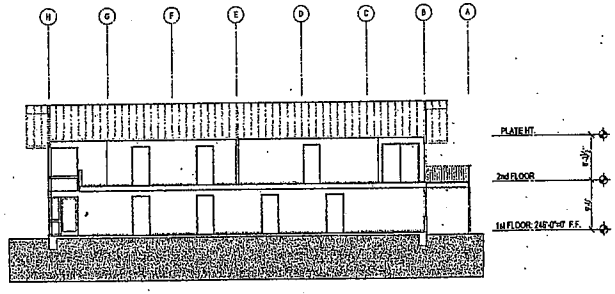

CASCO HALL EXISTING EAST-WEST ELEVATION 6
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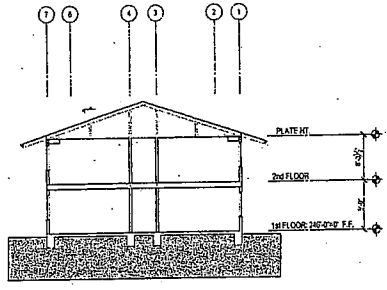

CASCO HALL EXISTING NORTH-SOUTH SECTION 5
SCALE: 1/8" = 1'-0"

Casco Residence & Douglas Hall

Hornberger + Worstell

Stevenson School
3152 Forest Lake Road
Pebble Beach, California

10 JAN 2008	Entitlement Partner
01 JAN 2008	Schematic Drawings
Date	Revision/Issue
Project Number	Scale
07121	1/8"=1'-0"
Drawn By	Checked By
K.A	TS

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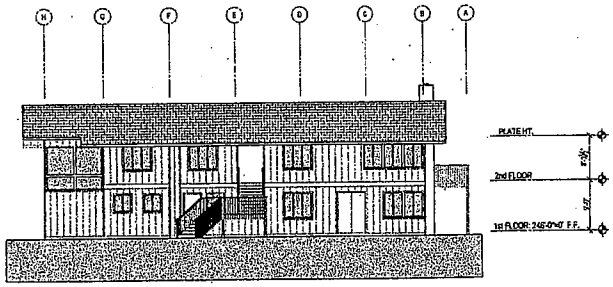
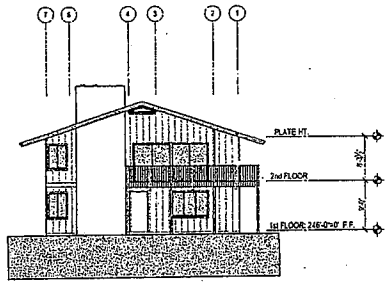
CASCO HALL EXISTING SECTIONS & ELEVATIONS

A3.02



CASCO HALL EXISTING NORTH ELEVATION 2
SCALE: 1/8" = 1'-0"



CASCO HALL EXISTING WEST ELEVATION 1
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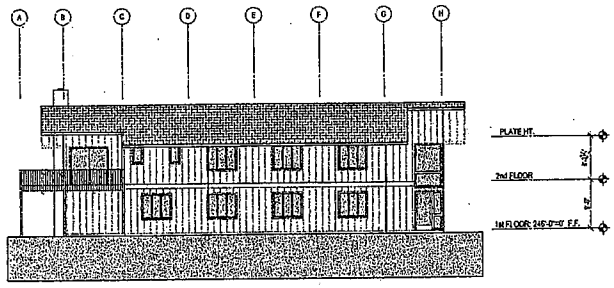
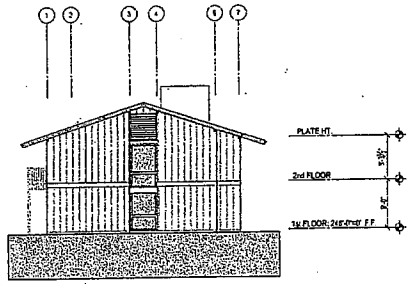
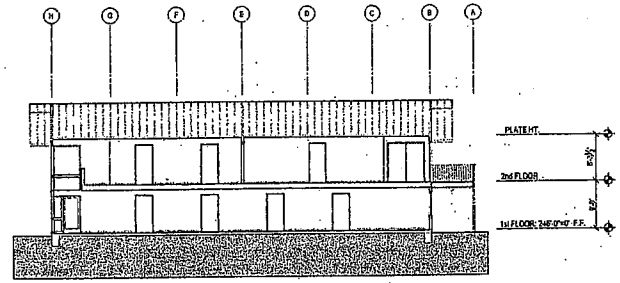


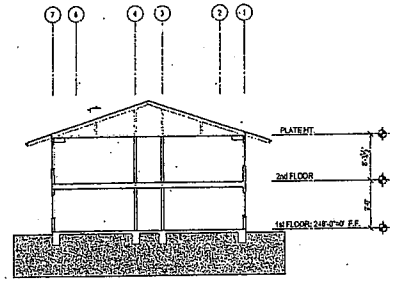
CASCO HALL EXISTING SOUTH ELEVATION 4
SCALE: 1/8" = 1'-0"



CASCO HALL EXISTING EAST ELEVATION 3
SCALE: 1/8" = 1'-0"



CASCO HALL EXISTING EAST-WEST ELEVATION 6
SCALE: 1/8" = 1'-0"



CASCO HALL EXISTING NORTH-SOUTH SECTION 5
SCALE: 1/8" = 1'-0"

Casco Residence & Douglas Hall

Hornberger + Worstell

Stevenson School
3152 Forest Lake Road
Pebble Beach, California

10 JULY 2014	Entitlement Package
11 JULY 2014	Submittal Comments
Date: 11/8/14	Revision Number:
Project Number:	Scale:
8'1.57'	1/8"=1'-0"
Drawn By:	Checked By:
KLA	TG

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170 Maiden Lane, San Francisco, CA 94108
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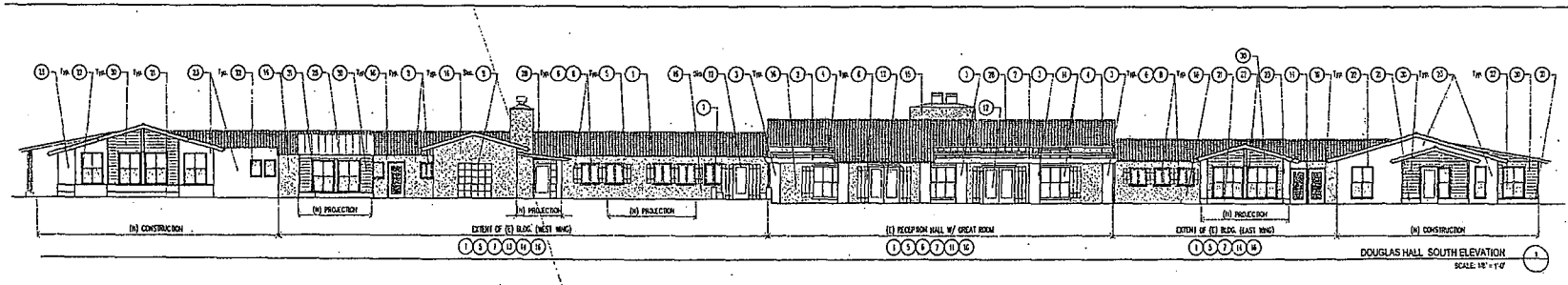
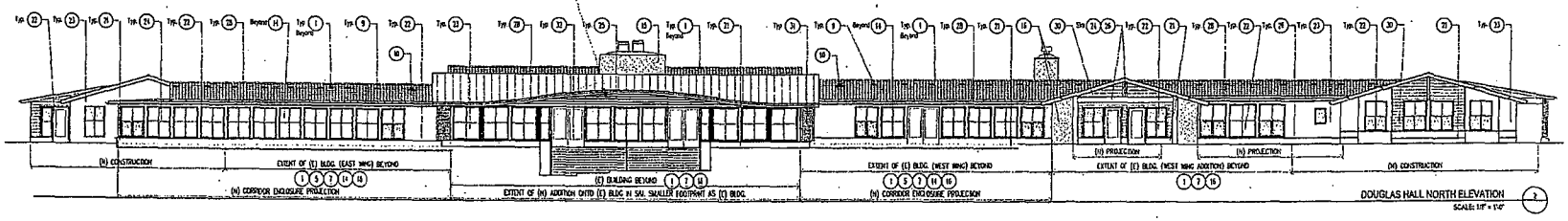
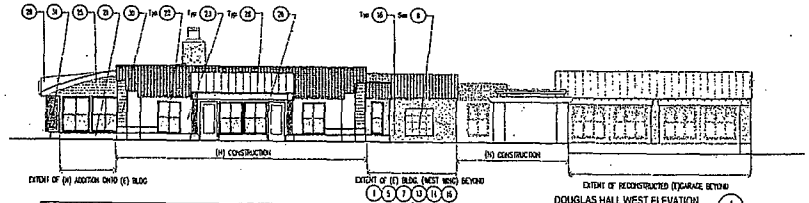
Facsimile: 415 781 1612
www.hornberger+worstell.com

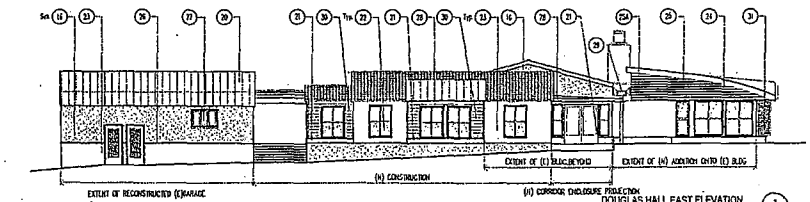
CASCO HALL EXISTING SECTIONS & ELEVATIONS

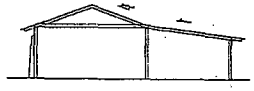
A3.02



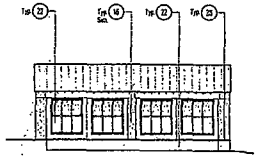






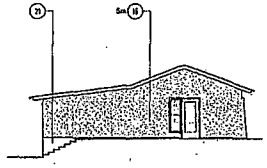


GARAGE @ DOUGLAS HALL SECTION
SCALE: 1/8" = 1'-0"

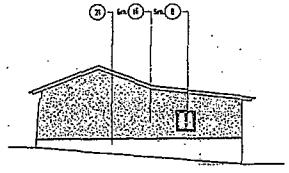


GARAGE @ DOUGLAS HALL WEST ELEVATION
SCALE: 1/8" = 1'-0"

GARAGE @ DOUGLAS HALL EAST ELEVATION
SCALE: 1/8" = 1'-0"



GARAGE @ DOUGLAS HALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



GARAGE @ DOUGLAS HALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTES

HISTORICAL MEASURES

1 REMOVE (E) ROOF TILE. PALLETIZE. INSTALL PLYWOOD DIAPHRAGM. INSTALL W.P. MEMBRANE. REINSTALL (E) ROOF TILE.

2 RELOCATED (E) 12 x 12 WD. GIRDER FROM ORIGINAL VERANDA ON NORTH SIDE.

3 RELOCATED (E) 24" x 24" BRICK PIERS FROM ORIGINAL VERANDA ON NORTH SIDE.

4 RELOCATED (E) 2 x 6 RAFTERS FROM ORIGINAL VERANDA ON NORTH SIDE REUSED AS TRELLIS MEMBERS.

5 REPAIR/REFURBISH (E) RAFTER TAILS AS REQ'D.

6 REFURBISH OR REPLICATE (E) WD. SHUTTERS.

7 RETAIN/REFURBISH (E) CHECK WALLS.

8 RETAIN/REFURBISH (E) CASEMENT WINDOWS.

9 INSTALL (N) ATTIC VENTS ON NORTH SIDE OF ROOF ONLY (BLACKENED COPPER).

10 INSTALL (N) MECH. LOUVERS ON NORTH SIDE OF ROOF ONLY.

11 REMOVE (E) PLATE GLASS FROM OPENINGS - INSTALL (N) WD. MULTI-PANE TRUE DIVIDED PANE WINDOWS.

12 (N) DOUBLE DOORS TO REPLICATE ORIGINAL DOORS.

13 RETAIN (E) F.F. OF WEST WING AT ORIGINAL LEVEL (+1-1" HIGHER THAN GREAT ROOM)

14 (E) EXTERIOR OPNGS REUSED WHERE POSSIBLE, WHERE NOT POSSIBLE (E) EXTERIOR OPNGS SHALL BE RETAINED AS NICHES.

15 (E) INTERIOR STONE VENEER AROUND HEARTH SHALL BE CONCEALED, PAINTED TO MASONRY COPE OF ORIGINAL FIREPLACE.

16 PATCH/PAINT/REFURBISH (E) CEM. PLASTER AS REQUIRED.

OTHER MEASURES

21 2 CM STONE BASE W/ 3 CM STONE SILL

22 PTD ALUM. WINDOW SASH W/ LOW E W/ INSUL. LAM. GLASS

23 INTEGRAL COLORED SMOOTH TROWELED CEM. PLASTER.

24 CLEAR COATED HARDWD. CLAD COLUMN COVERS.

25 CLEAR COATED HARDWD. HORIZONTAL SUN LOUVERS W/ CLERESTORY WINDOWS BEHIND.

25A CLEAR COATED HARDWD. HORIZONTAL SUN LOUVERS W/ CEM. PLASTER WALL BEHIND.

26 CLEAR COATED HARDWD. HORIZONTAL TRIM.

27 BLACKENED SHEET COPPER OVER EAVE/MAIN BOARDS

28 BLACKENED COPPER STANDING SEAM ROOF ON W.P. MEMBRANE ON EXT. PLYWD. DECK.

29 BLACKENED COPPER DOWN SPOUTS, TYP.

30 CLEAR COATED HARDWD. SIDING.

31 CLEAR COATED HARDWD. VERTICAL SUN SHUTTERS.

32 BLACKENED COPPER COVERED PAIR OF 8'-0" ENTRY DOORS.

Casco Residence & Douglas Hall

Hornberger Worstell

Stevenson School
3152 Forest Lake Road
Pebble Beach, California

01 JULY 2014	Conformed Set
11 JULY 2014	Informal Drawings
Date: 2-14-14	Revisions
Project Number: 0727	Scale: 1/8" = 1'-0"
Drawn by: R.A.	Checked By: TH

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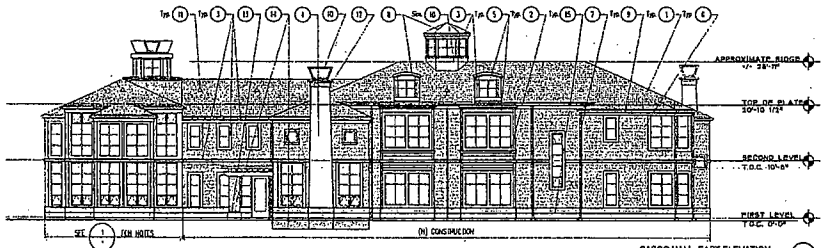
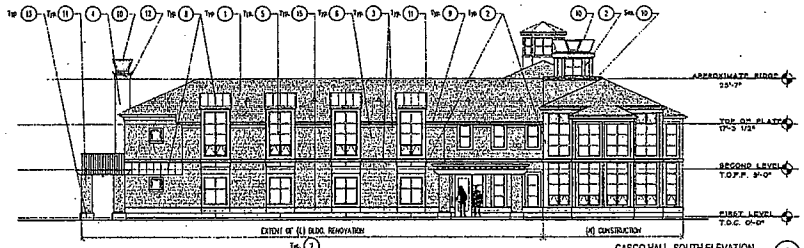
DOUGLAS HALL RENOVATION & ADDITIONS ELEVATIONS

A3.03



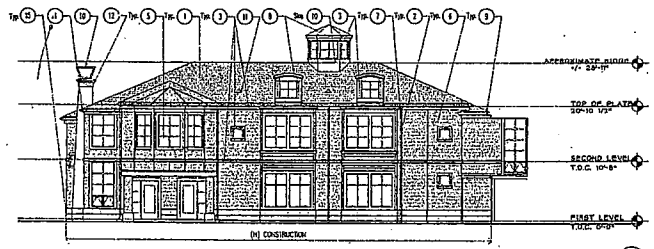
CASCO HALL EAST ELEVATION 3
SCALE: 1/8" = 1'-0"



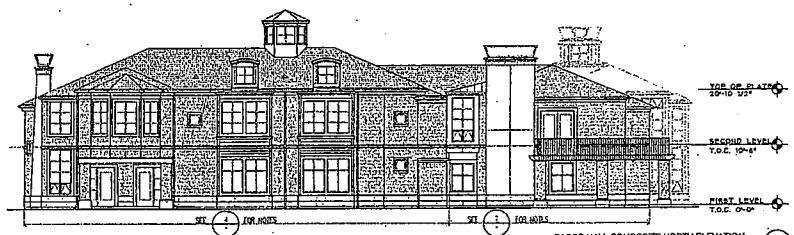
CASCO HALL SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTES

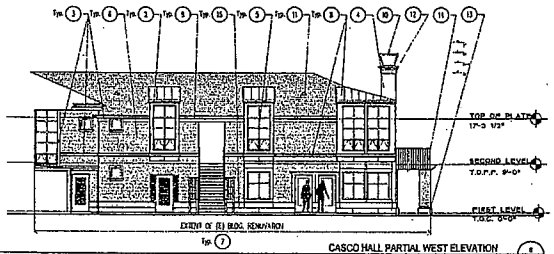
1 FIBER CEMENT ROOF SHINGLES
2 STAINED VERTICAL GRAIN CEDAR SIDING
3 STAINED VERTICAL GRAIN CEDAR TRIM
4 SMOOTH TROWELED INTEGRAL COLOR CEMENT PLASTER
5 DURAFORCE COATED ALUMINUM WINDOWS WITH LOW E INSULATED GLASS
6 STAINED CEDAR SHAKES
7 BLACKENED COPPER DOWN SPOUTS
8 BLACKENED COPPER STANDING SEAM ROOFING
9 BLACKENED COPPER GUTTERS
10 BLACKENED COPPER CHIMNEY CAP SHROUD
11 BLACKENED COPPER VENTS
12 CAST STONE CHIMNEY CAP
13 CAST STONE COLUMN BASE
14 ASHLAR STONE VENEER
15 2 CM STONE BASE W/ 3 CM STONE SILL



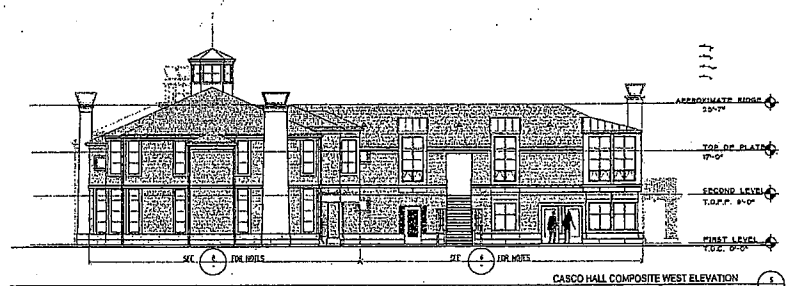
CASCO HALL PARTIAL NORTH ELEVATION 4
SCALE: 1/8" = 1'-0"



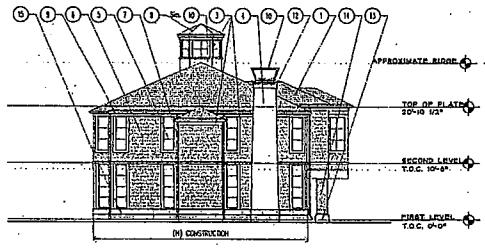
CASCO HALL COMPOSITE NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"



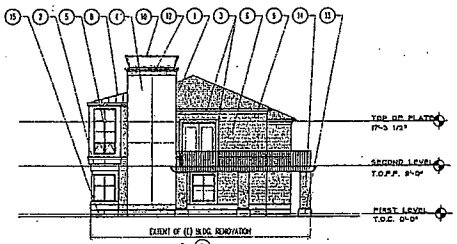
CASCO HALL PARTIAL WEST ELEVATION 6
SCALE: 1/8" = 1'-0"



CASCO HALL COMPOSITE WEST ELEVATION 5
SCALE: 1/8" = 1'-0"



CASCO HALL END WEST ELEVATION 8
SCALE: 1/8" = 1'-0"



CASCO HALL END NORTH ELEVATION 7
SCALE: 1/8" = 1'-0"

Casco Residence & Douglas Hall

Hornberger Worstell

Stevenson School
3152 Forest Lake Road
Pebble Beach, California

30 JULY 2010	Comment Redlines
11 JULY 2010	Schematic Drawings
Date	Remarks
Project Number 0707	Scale 1/8"=1'-0"
Drawn By AA	Checked By TB

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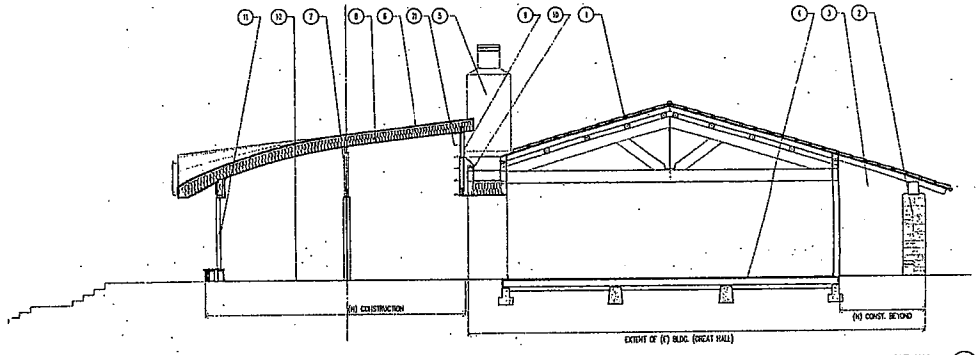
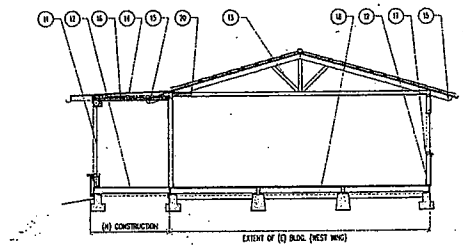
CASCO HALL RENOVATION & ADDITIONS ELEVATIONS

A3.04



DOUGLAS HALL SOUTH THROUGH VERANDA AND GREAT HALL 1

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



DOUGLAS HALL SECTION THROUGH GALLERY & WINGS 2

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

KEY NOTES

1 REMOVE (E) ROOF TILE, PALLETIZE & REINSTALL ON (N) PLASTIC UNDERLAYMENT (W. R. GRACE ICE & WATERSHIELD) ON (N) EXT. PLYWD. SEE STRUCT. DWGS.

2 RELOCATED OR (E) BACK PIERS. SEE PLAN.

3 (N) WOOD TRELLIS BEYOND W/ REUSED RAFTERS & WOOD GIRDER FROM (E) VERANDA ON NORTH SIDE.

4 SAND (E) WOOD FLOOR IN GREAT ROOM.

5 PAINT (E) CEMENT PLASTER CHIMNEY SEE STRUCT. DWGS. FOR SEISMIC REPAIR WORK TO CHIMNEY

6 (N) STANDING SEAM BLACKENED COPPER ROOF ON PLASTIC UNDERLAYMENT (W. R. GRACE ICE & WATERSHIELD) ON EXT. PLYWD. ON CUSTOM TJIS W/ VARIED CURVED PROFILES.

7 (N) WEIRSHEEL STEEL TRUSS PAINTED.

8 HARDWOOD 1 x 4 SLATS ON FURRING ATTACHED TO BOTTOM OF TJIS FOR SHAPE TO FOLLOW VARIED CURVED TJIS.

9 MOTORIZED VENT ALUMINUM WINDOWS W/ LOW E INSULATED GLASS.

10 BLACKENED COPPER GUTTER LEADS TO COPPER DOWN SPOUTS EACH SIDE.

11 LOW E INSULATED GLASS IN PAINTED SCRUM SASH & VENTED WINDOWS ON STONE SILL.

12 (N) HARDWOOD FLOOR ON CONCRETE SLAB (SEE STRUCT. DWGS.)

13 (E) ROOF TRUSSES - MODIFY WHERE SHOWN FOR ADDITIONS (SEE STRUCT. DWGS.)

14 (N) STANDING SEAM BLACKENED COPPER ROOF ON PLASTIC UNDERLAYMENT (W. R. GRACE ICE & WATERSHIELD) ON TAPERED 2 x 6'S W/ R 19 INSULATION.

15 RETAIN & REPAIR AS REQUIRED (E) RAFTER TAILS, TYP.

16 1 x 4 HARDWOOD SLAT CEILING W/ 3/8" GAPS.

17 FOR DEMOLITION, REMOVE ALL INTERIOR GYPSUM WALL BOARD, ELECTRIC WIRING AND DEVICES

18 (N) CARPET ON (E) WOOD SUBSTRATE.

19 5/8" TYPE X GYPSUM WALL BOARD PAINTED ON ALL WALLS W/ (N) R 13 INSULATION.

20 (N) R30 INSULATION.

21 LIGHT BAFFLES SHAPED FROM HARDWOOD 2 x 8'S.

Casco Residence & Douglas Hall

Hornberger + Worsted

Stevenson School
3152 Forest Lake Road
Pebble Beach, California

30 JULY 2014	Submission Package
11 JULY 2014	Submission Drawings
Date 10/06	Revision Subject
Project Number	Date
8/1/07	1/4"=1'-0"
Drawn By	Checked By
N.A.	TG

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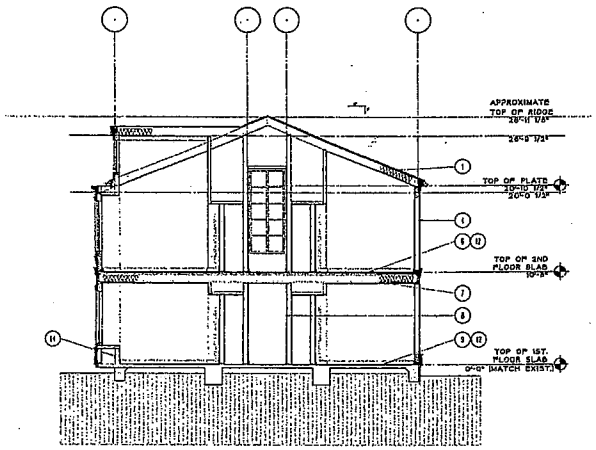
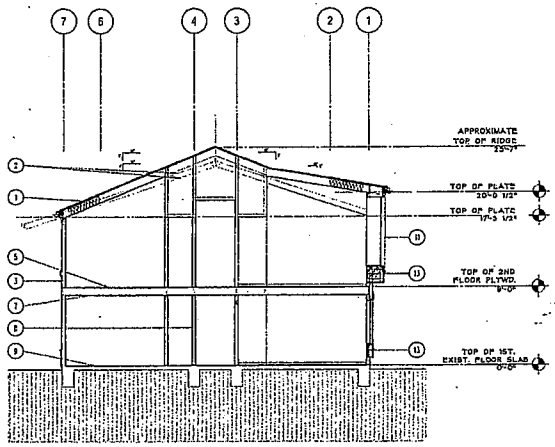
DOUGLAS HALL RENOVATION & ADDITIONS SECTIONS

A3.51



CASCO HALL EAST-WEST SECTION THROUGH ADDITION (2)
SCALE: 1/4" = 1'-0"



CASCO HALL NORTH-SOUTH SECTION THROUGH RENOVATION (1)
SCALE: 1/4" = 1'-0"

DEMOLITION NOTE:

REMOVE ALL EXT. SIDING/SHINGLES, (E) WIN., ALL ELECT., WIRING & DEVICES, ALL (E) CYP. BD., WALL FINISHES AND FLOOR FINISHES, TYP.

KEYED NOTES

1. FIBER CEMENT ROOF SHINGLES ON PLASTIC UNDERLAYMENT (W/ R. GRACE & WATERSHIELD) ON (N) ROOF FRAMING (AS S.D.) W/ (N) R-30 INSULATION.
2. LINE OF (E) ROOF FRAMING
3. (N) STAINED CEDAR SHINGLES ON PLASTIC UNDERLAYMENT (W/ R. GRACE PERMABARRIER) ON (N) EXIST. PLYWOOD ON (E) EXT. PLYWOOD ON (E) 2 x 4 STUDS W/ (N) R13 INSULATION.
4. (N) STAINED CEDAR SHINGLES ON PLASTIC UNDERLAYMENT (W/ R. GRACE PERMABARRIER) ON (N) EXT. PLYWOOD ON (N) 2 x 6 STUDS W/ (N) R19 INSULATION.
5. (N) CARPET W/ ACOUSTICAL PAD ON (E) SUBSTRATE.
6. (N) CARPET W/ ACOUSTICAL PAD ON 2" CONCRETE ON (N) PLYWOOD SUBSTRATE ON NEW FLOOR FRAMING.
7. 2 LAYERS 5/8" GYPSUM WALL BOARD ON RESILIENT CHANNELS W/ ACOUSTICAL INSULATION
8. 5/8" TYPE X GYPSUM WALL BOARD PAINTED. NOTE: 1 HOUR WALLS BETWEEN SLEEPING ROOMS AND 1/2 HOUR WALLS AT ALL CORRIDORS.
9. (N) CARPET ON (N) OR (E) CONCRETE.
10. BUILDING SHALL BE FULLY SPRINKLERED.
11. (N) FRAMING FOR WINDOW/ DOWNLOCK PROJECTIONS
12. SEE MECH. DWGS. FOR RADIANT FLOOR HEATING SYSTEM IN (E) WING.
13. SEE MECH. DWGS. FOR HYDRONIC CONVECTION SYSTEM IN (E) WING.
14. SEE STRUCT. DWGS. FOR SPECIAL FOUNDATION ADJACENT TO (E) TREE.

Casco Residence & Douglas Hall

Hornberger + Worstell

Stevenson School
3152 Forest Lake Road
Pebble Beach, California

30 JULY 2008	Enhancement Package
18 JULY 2008	Submittal Drawings
Date	Description
Project Number	Scale
0707	1/4"=1'-0"
Drawn By	Checked By
KA	HS

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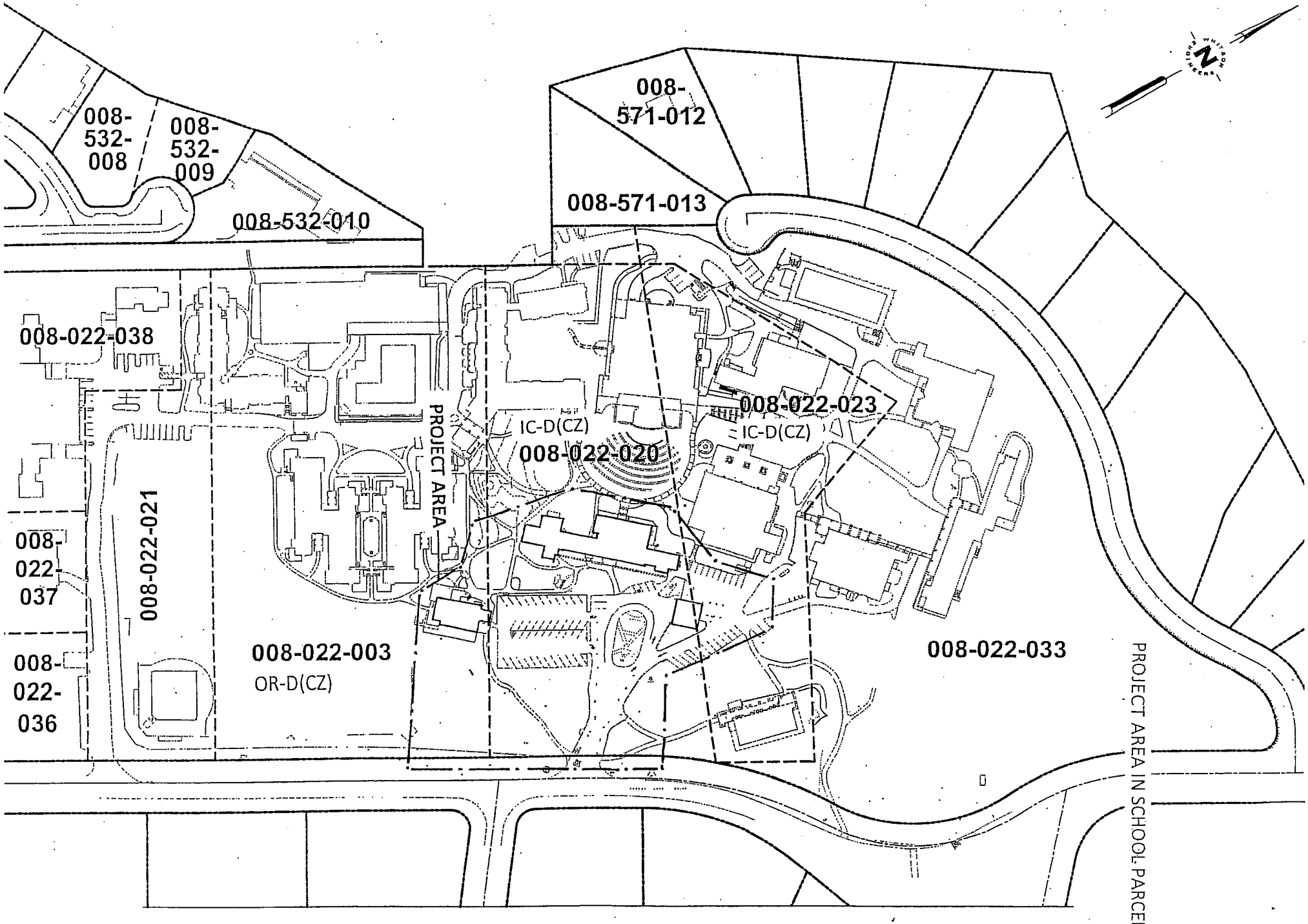
Facsimile 415 543 1812
www.hornbergerworstell.com

CASCO HALL RENOVATION & ADDITIONS SECTIONS

A3.52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008-022-037
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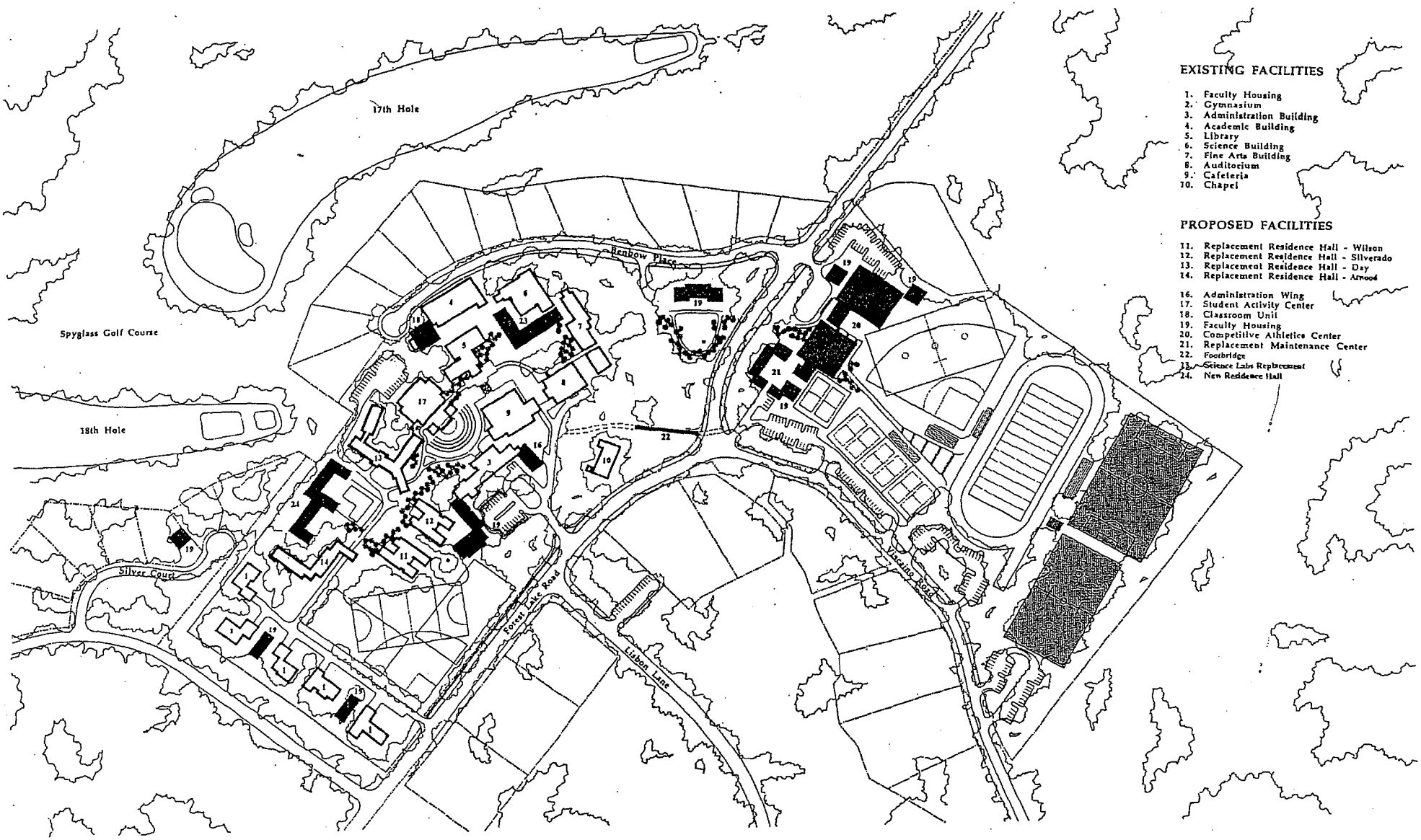
008-022-003
OR-D(CZ)
PROJECT AREA
IC-D(CZ)
008-022-020
008-022-023
IC-D(CZ)
008-022-033
PROJECT AREA IN SCHOOL PARCELS



EXISTING FACILITIES

1. Faculty Housing
2. Gymnasium
3. Administration Building
4. Academic Building
5. Library
6. Science Building
7. Fine Arts Building
8. Auditorium
9. Cafeteria
10. Chapel

PROPOSED FACILITIES

11. Replacement Residence Hall - Wilson
12. Replacement Residence Hall - Silverado
13. Replacement Residence Hall - Day
14. Replacement Residence Hall - Atwood
16. Administration Wing
17. Student Activity Center
18. Classroom Unit
19. Faculty Housing
20. Competitive Athletics Center
21. Replacement Maintenance Center
22. Footbridge
23. Science Lab Replacement
24. New Residence Hall

MASTER SITE PLAN

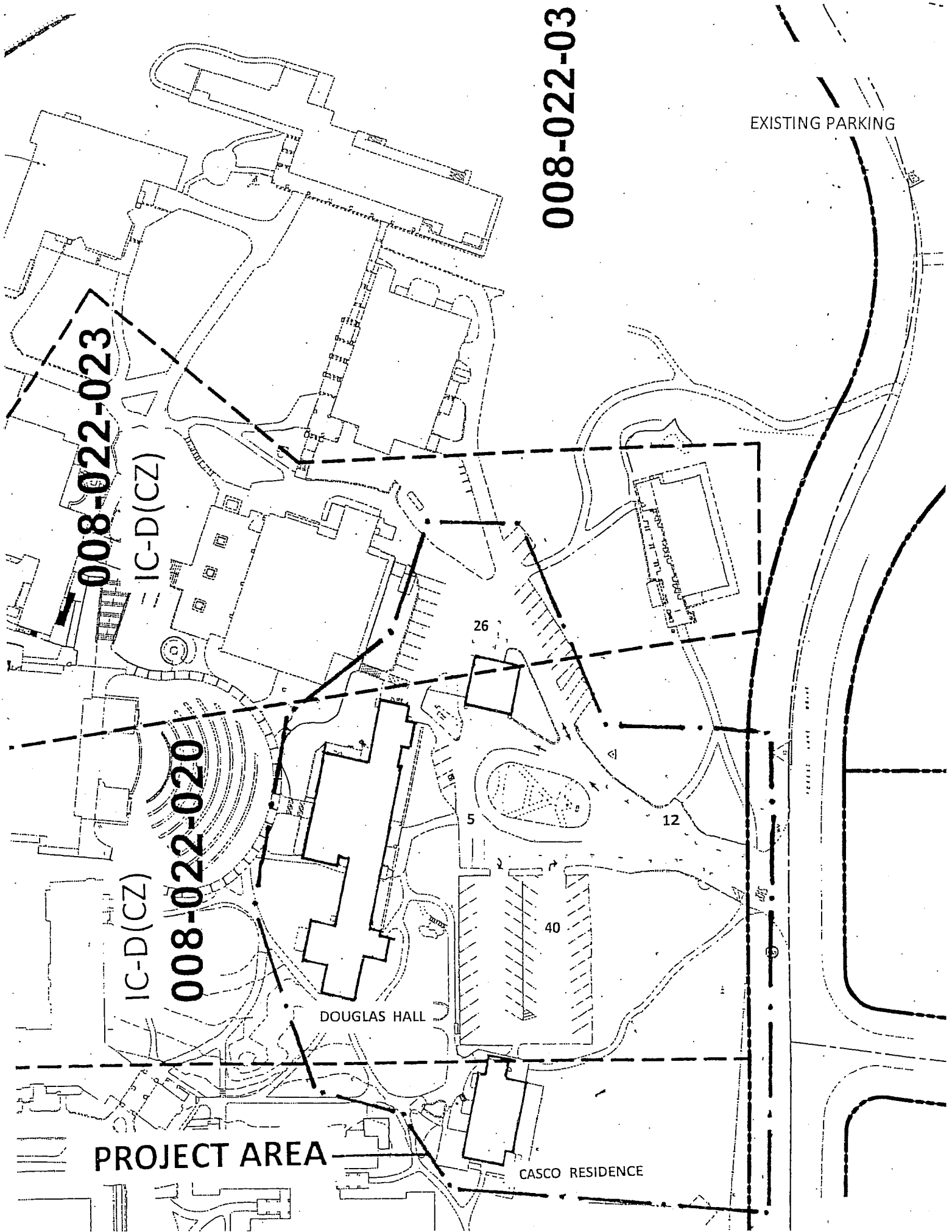
PEBBLE BEACH, CALIFORNIA

ROBERT LOUIS STEVENSON SCHOOL

HORNBERGER + WORSTELL, INC.

SCALE: 1"=100'

APRIL 2005


008-022-03
EXISTING PARKING
008-022-023
IC-D(CZ)
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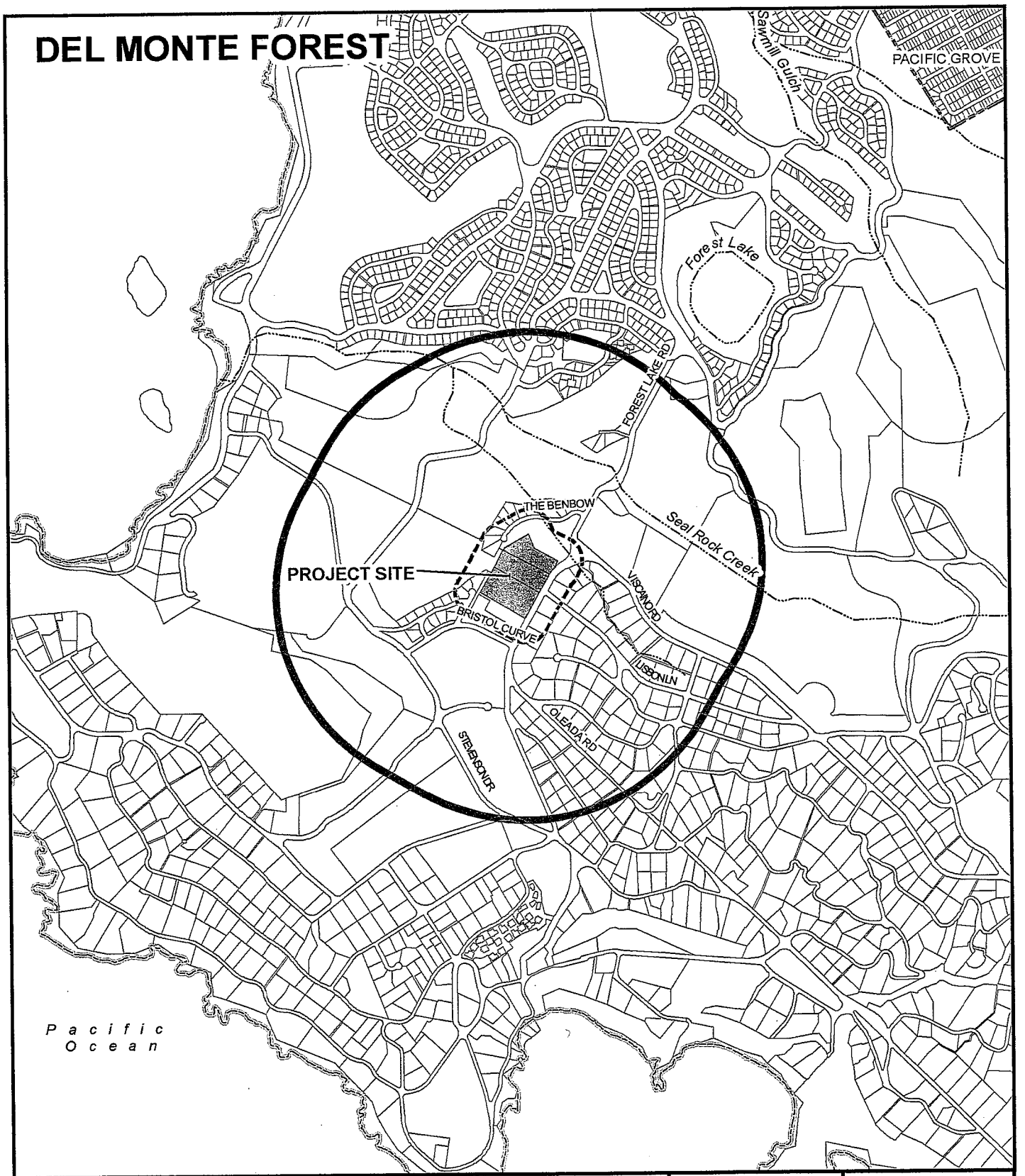
008-022-020
IC-D(CZ)
5
12
40
DOUGLAS HALL
PROJECT AREA
CASCO RESIDENCE

TENT OF NEW WORK



APPLICANT: ROBERT LOUIS STEVENSON SCHOOL

APN: 008-022-003, 020, 023 **FILE #** PLN080375

300' Limit 2500' Limit City Limits

0 1,000 Feet

PLANNER: MONTANO