



American Tin Cannery

Hotel & Commercial Project

ARCHITECTURAL PERMIT SUBMITTAL

DECEMBER 15, 2020

CCS Pacific Grove Manager, LLC
2301 Rosecrans Ave., Suite 1150
El Segundo, CA 90245
(310) 546-5781

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NEW YORK • SAN FRANCISCO

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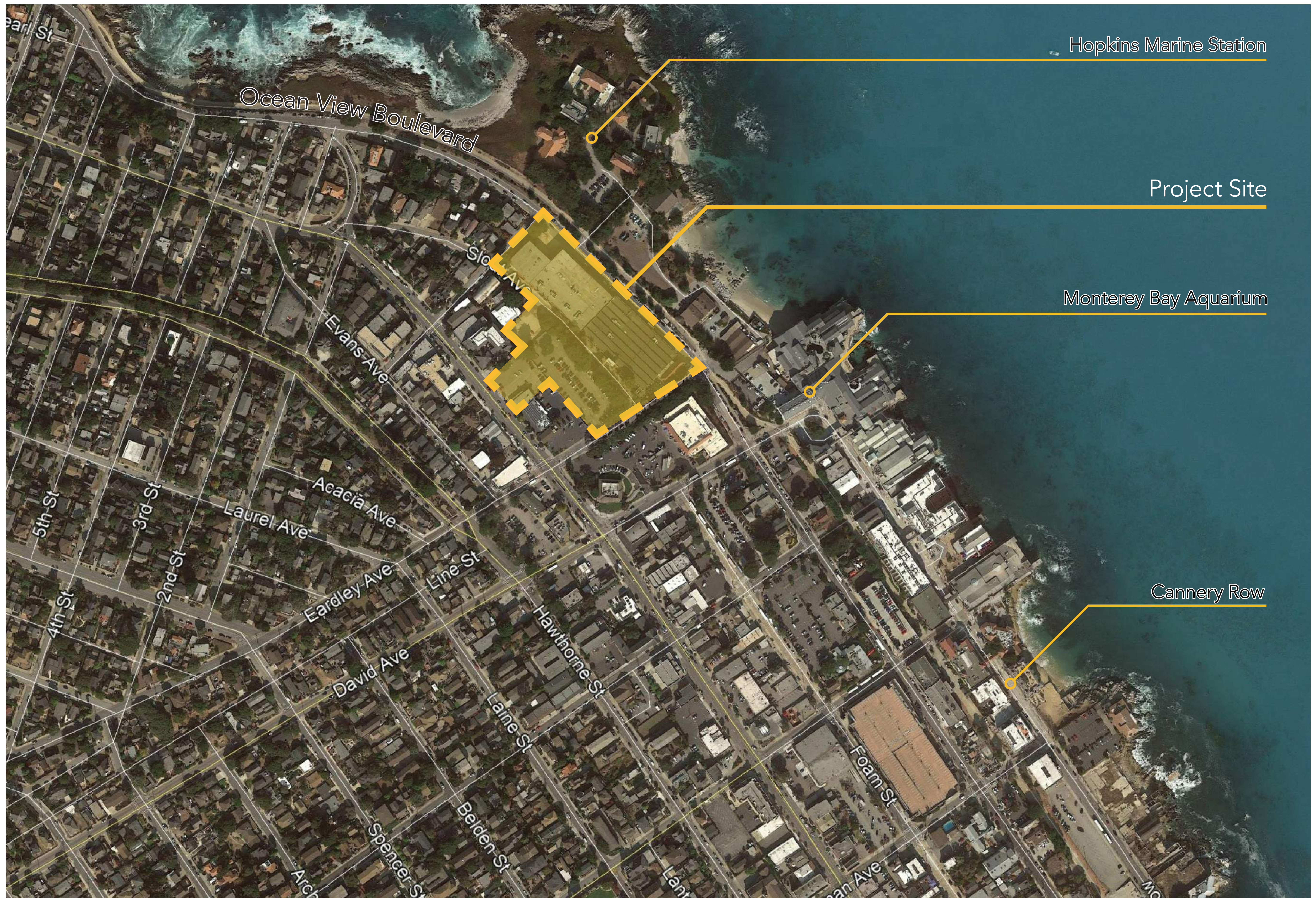
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PROJECT INFORMATION	
Project Name:	ATC Hotel & Commerical Project
Owner Name:	CCS Pacific Grove Manager, LLC
Owner Address:	2301 Rosecran Ave., Suite 1150
	El Segundo, CA 90245
Telephone:	(310) 546 - 5781
LEGAL DESCRIPTION	
PARCEL I (APN: 006-231-001)	
LOTS 1 THROUGH 28, INCLUSIVE, IN BLOCK 1, AS SAID LOTS AND BLOCK AREA SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE UNIVERTISY ADDITION TO PACIFIC GROVE," FILED AUGUST 17, 1909 IN VOLUME 2, MAPS OF "CITIES AND TOWNS", AT PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.	
PARCEL II: (APN: 006-234-004, -005)	
LOTS 1 THROUGH 10, INCLUSIVE, IN BLOCK 4, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE UNIVERSITY ADDITION TO PACIFIC GROVE", FILED AUGUST 17, 1909 IN VOLUME 2, MAPS OF "CITIES AND TOWNS", AT PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.	
PARCEL III: (APN: 006-234-008)	
LOTS 19 THROUGH 21, INCLUSIVE, IN BLOCK 4, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE UNIVERSITY ADDITION TO PACIFIC GROVE", FILED AUGUST 17, 1909 IN VOLUME 2, MAPS OF "CITIES AND TOWNS", AT PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.	
SLOAT AVENUE LEASE AREA:	
CERTAIN REAL PROPERTY SITUATE IN THE CITY OF PACIFIC GROVE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:	
BEING A PORTION OF THAT CERTAIN STREET SHOWN AS SLOATS AVENUE ON THAT CERTAIN MAP FILED ON AUGUST 17, 1909 AS VOLUME 2 CITIES AND TOWNS AT PAGE 21 OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
BEING ALL THAT RIGHT OF WAY OF SLOATS AVENUE LYING BETWEEN EARDLEY AVENUE AND DEWEY AVENUE.	
CONTAINING AN AREA OF 0.61 ACRES, MORE OR LESS.	
APN	ADDRESS
006-231-001	109 OCEAN BOULEVARD
006-234-004	SLOAT AVENUE (NO SITE ADDRESS)
006-234-005	EARDLEY AVENUE (NO SITE ADDRESS)
006-234-008	124 CENTRAL AVENUE

PROGRAM SUMMARY		
Program		Sq. Footage
Hotel		
Executive Wing Guestrooms	104 keys	59,222
Group / Family Wing Guestrooms	121 keys	52,849
Hotel Public		
Restaurant/Bar		3,245
Rooftop Bar		3,330
Ballroom/Meeting		13,534
Spa/Fitness		8,835
Lobby/Lounge		9,078
Street Retail		16,202
Hotel Back of House		43,367
Core & Circulation		46,495
Hotel Interior Subtotal		256,157
Exterior Covered Areas		20,829
Hotel Building Subtotal		276,986
Parking (Valet)		
Group / Family Wing (Garage Parking EL. +16'-2"/18'-6")	119 cars	37,117
Executive Wing (Garage Parking EL. +44')	138 cars	54,102
Upper Lot (Surface Parking EL. +67')	47 cars	15,500
Parking Subtotal	304 cars	106,719
Project Total (Hotel & Parking)		383,705
BUILDING COVERAGE		
Total Project Site Area		243,635 sq.ft.
Building Coverage Area		121,861 sq.ft.
Building Coverage		50%
SITE COVERAGE		
Total Project Site Area		243,635 sq.ft.
Site Coverage Area		217,094 sq.ft.
Site Coverage		89%
IMPERVIOUS / PERVIOUS SURFACE AREA		
Total Impervious Area		182,759 sq. ft.
Total Pervious Area		55,853 sq.ft.

GROSS FLOOR AREA	
Total Gross Floor Area (GFA) (Enclosed areas of all floor levels and garages)	347,376 sq. ft.

ABBREVIATIONS			
GR	Guestroom	T.O.G.	Top of Green Roof
(E)	Existing	F.O.B.	Face of Balcony
(N)	New Wall	M	Men's Restroom
sq. ft.	Square Feet	W	Women's Restroom
(P)	Proposed	B1	Basement One
TYP.	Typical	C	Compact Parking Stall
T.O.R.	Top of Roof	GFA	Gross Floor Area
T.O.P.	Top of Parapet	B.O.H.	Back of House
T.R.E.	Top of Roof of Equipment Enclosure	DN	Down
T.E.O.	Top of Elevator Override	HSKPG	Housekeeping



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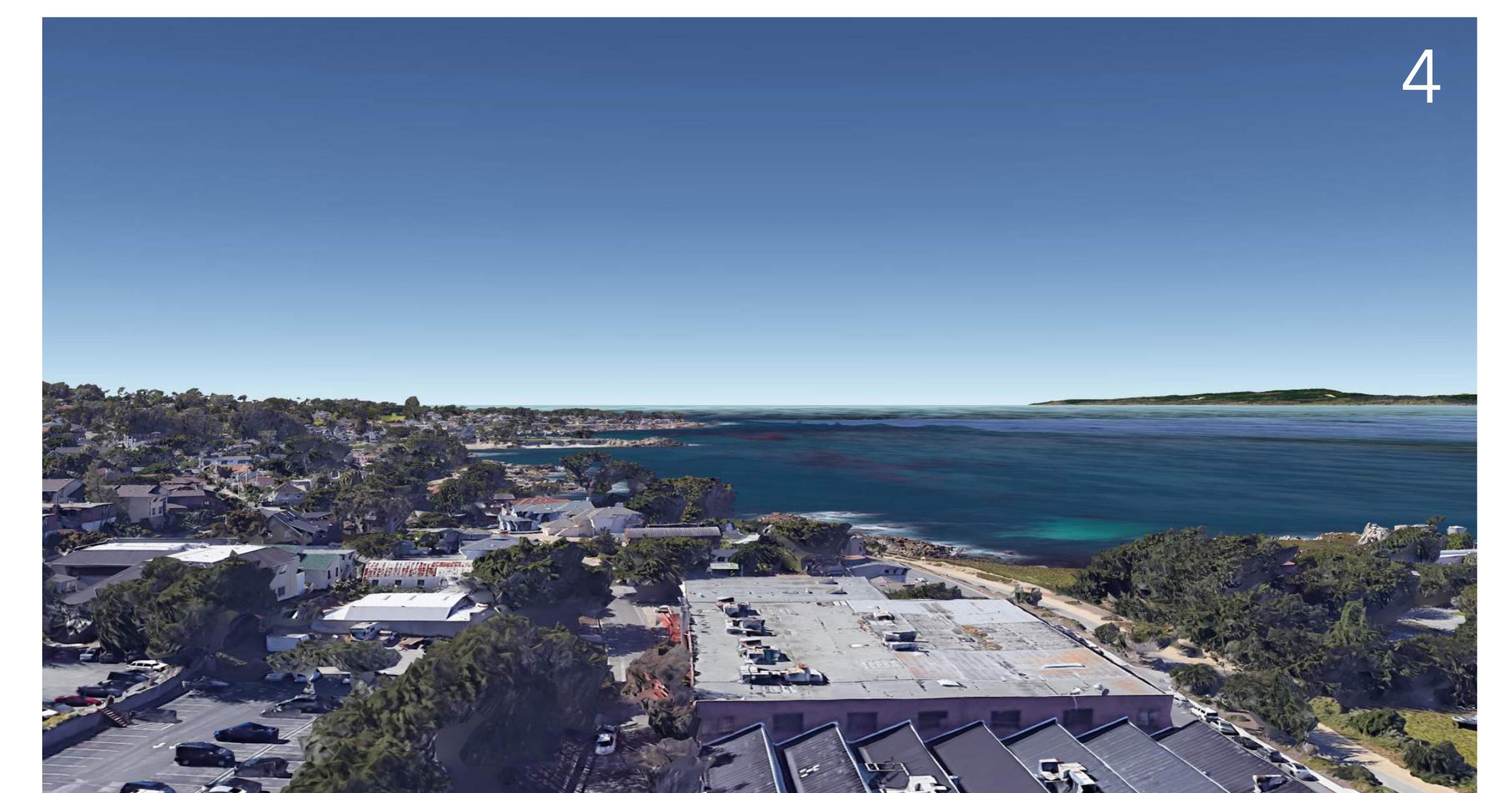
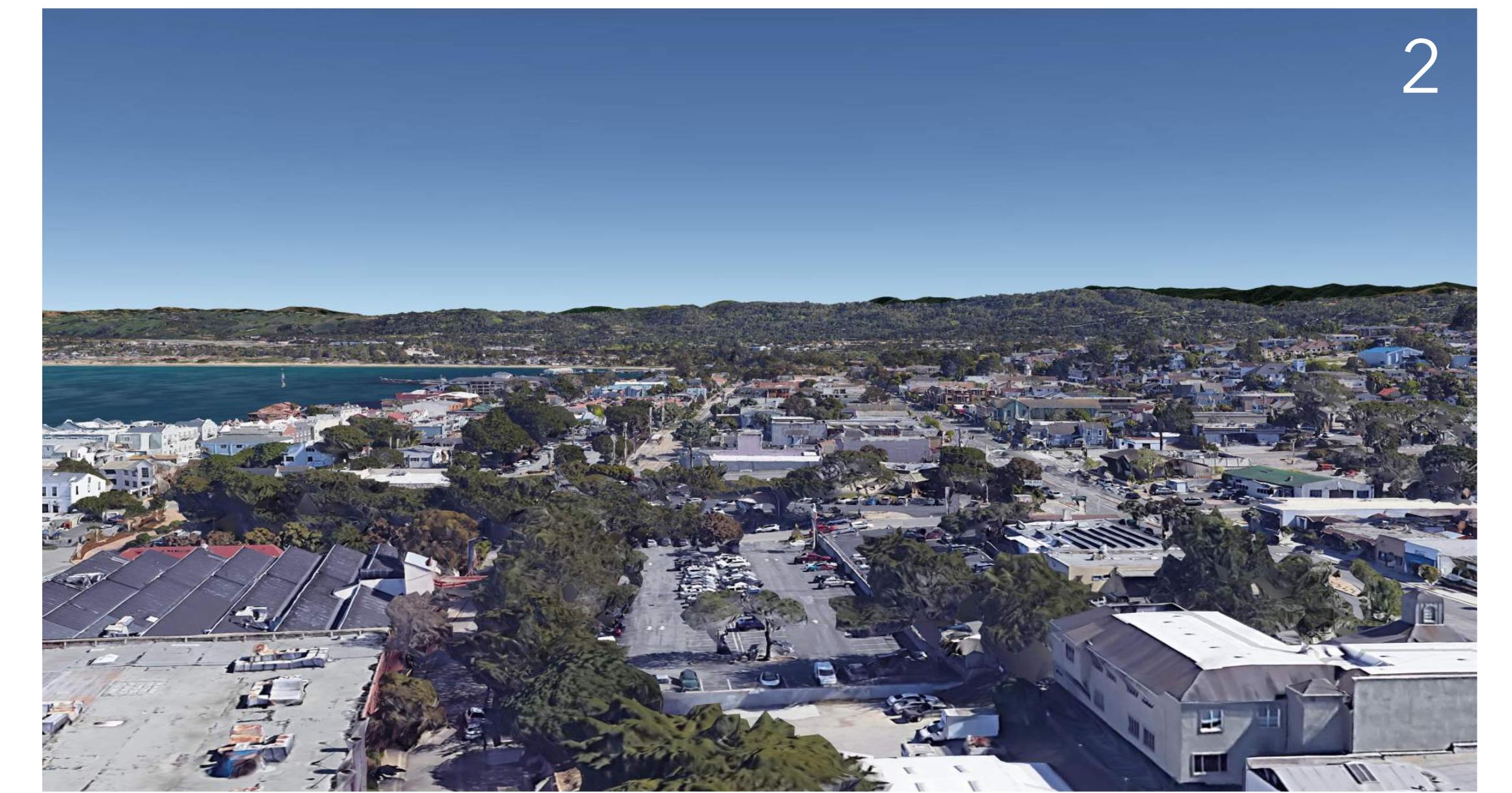
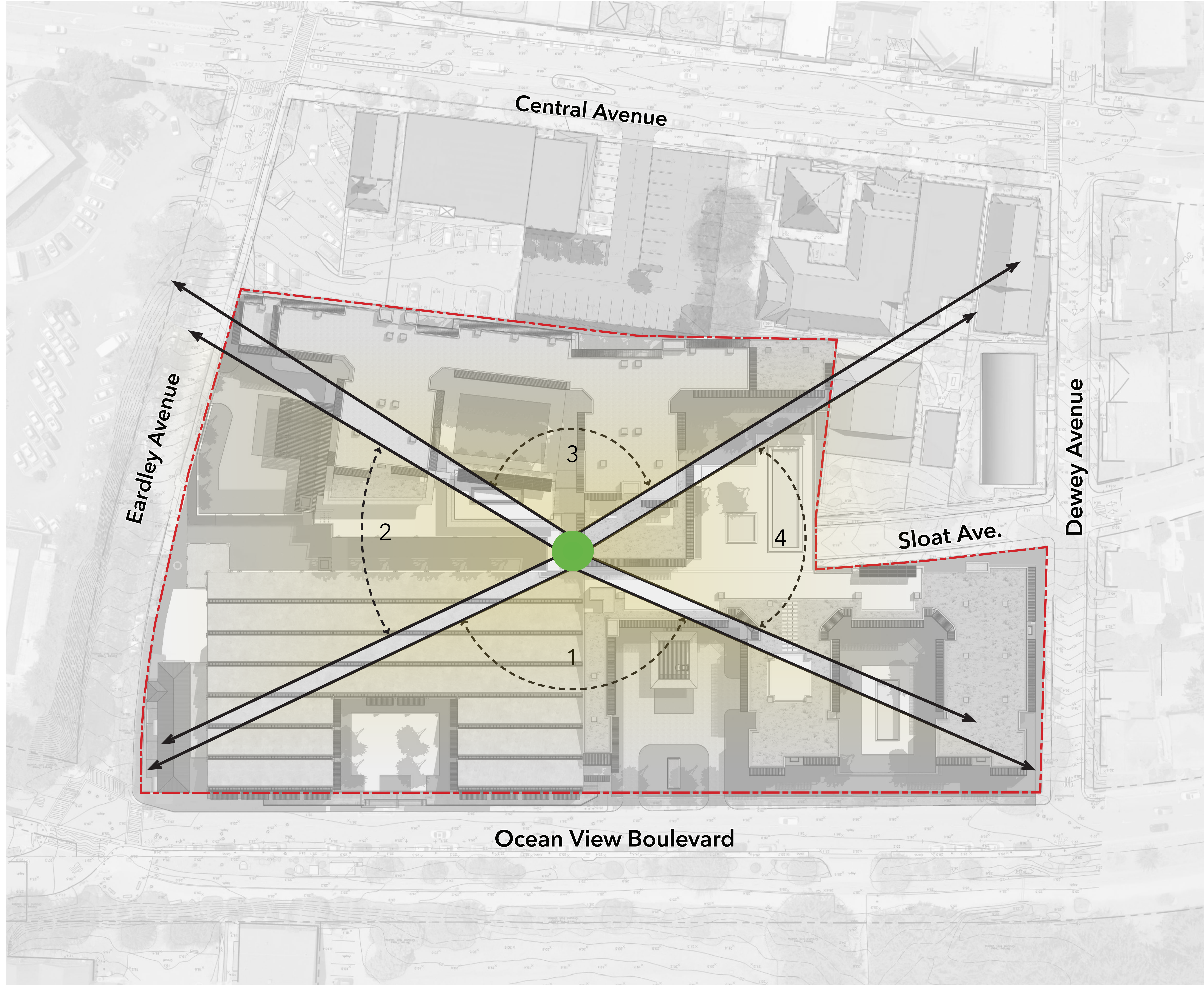
109 Ocean View Blvd., Pacific Grove, California

APN 006-231-001, 006-234-004, 006-234-005, 006-234-008











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A-7 - Existing Aerial View 1

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A-8 - Existing Aerial View 2

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A-9 - Existing Aerial View 3

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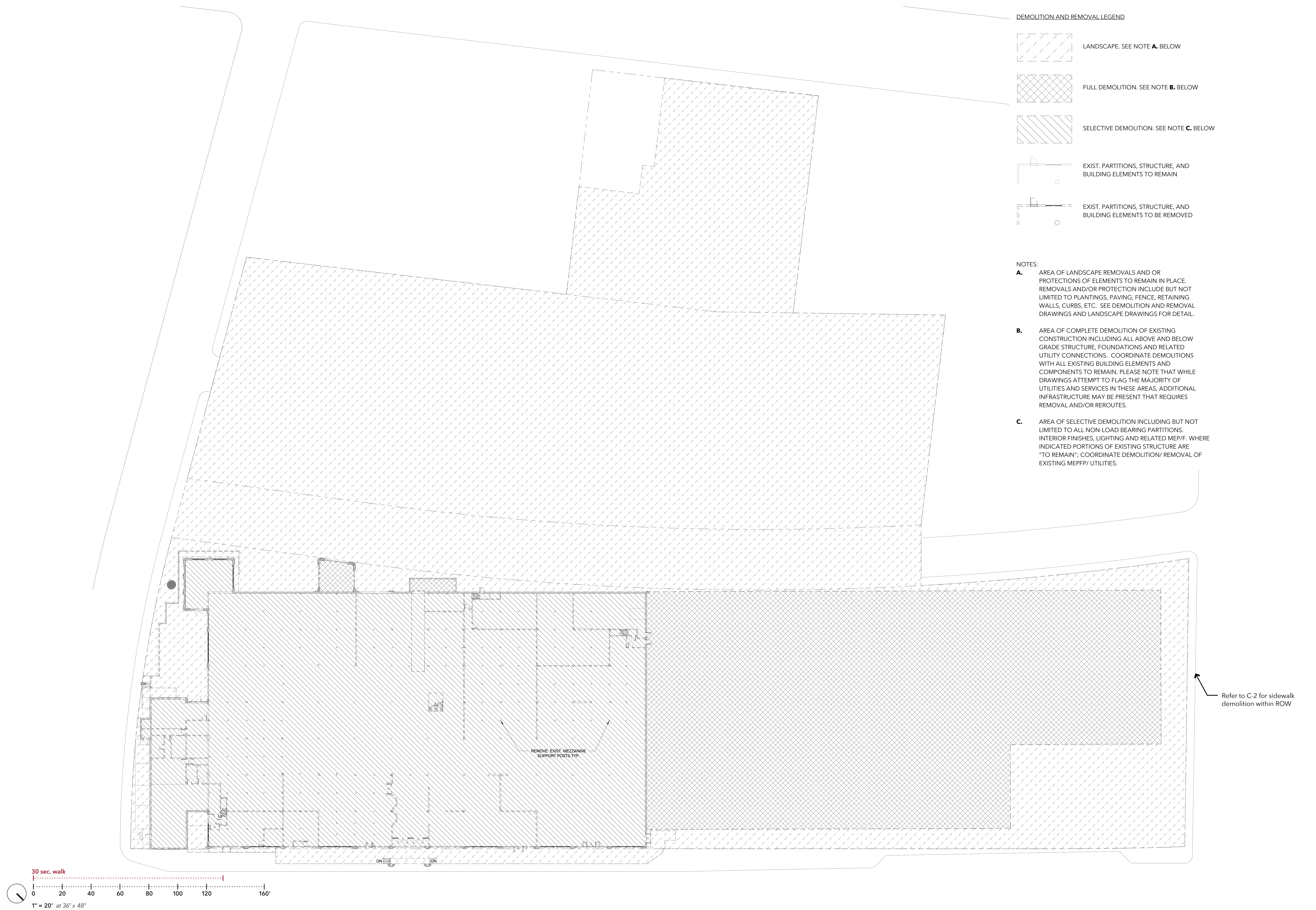
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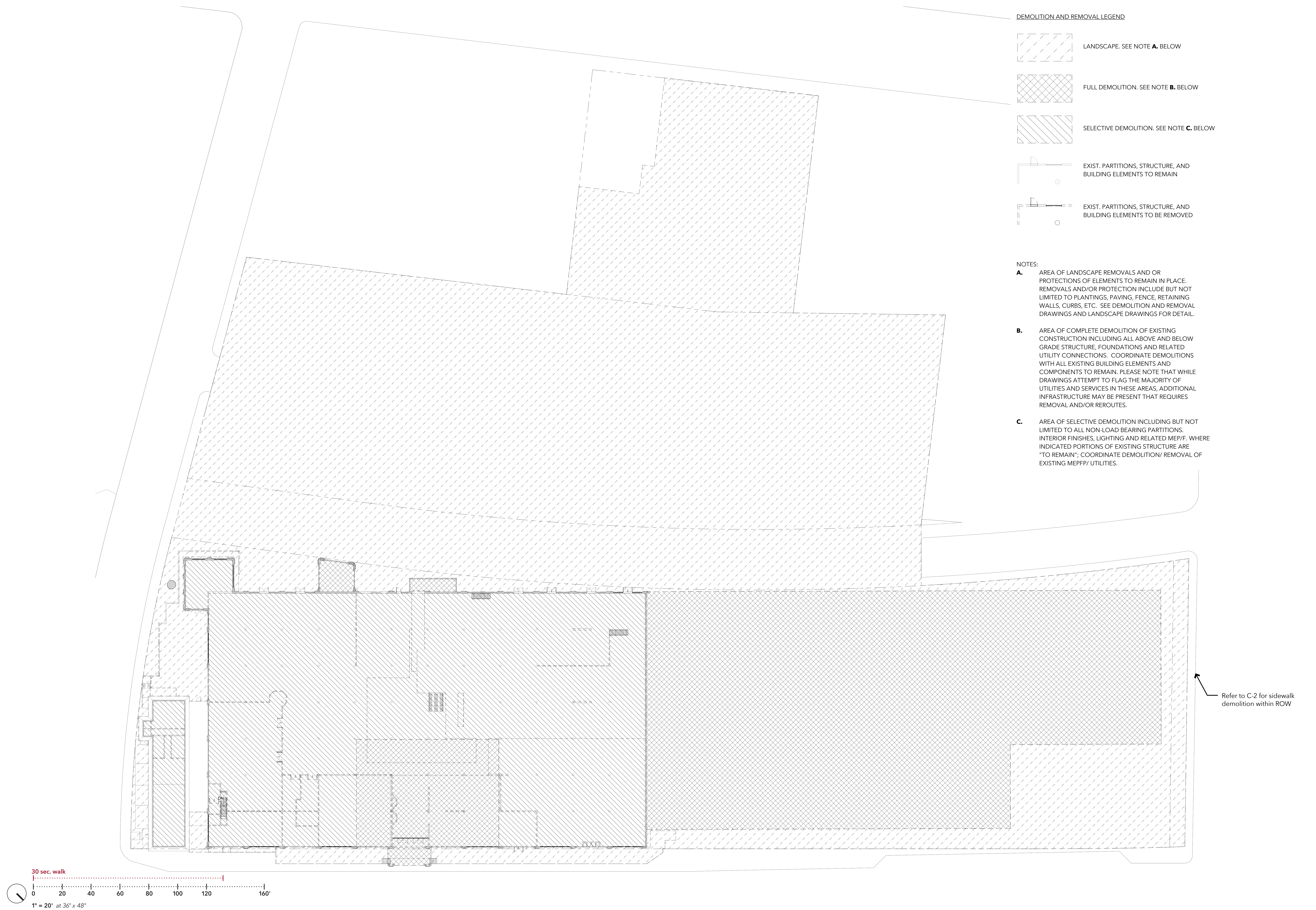
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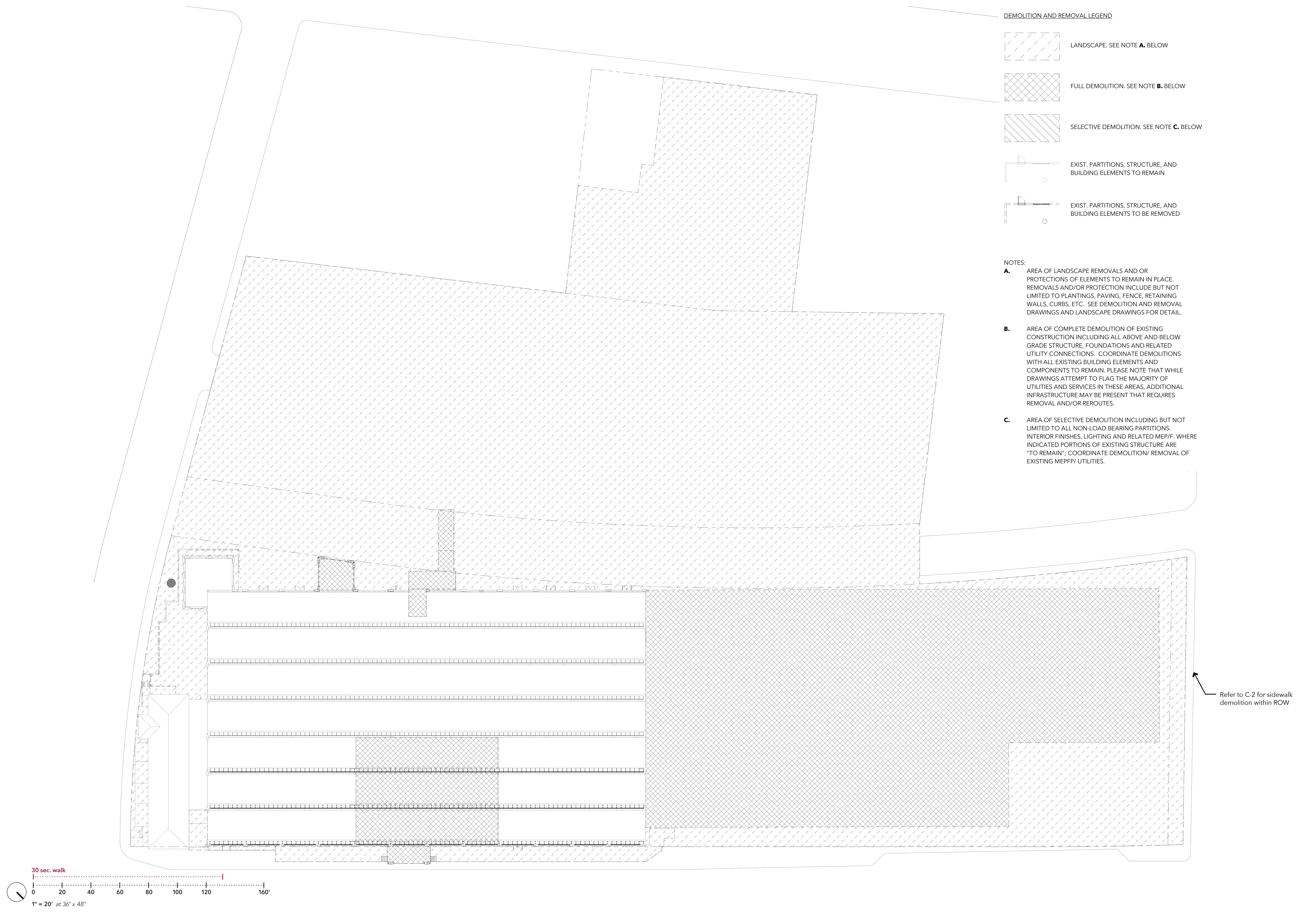
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A-10 - Existing Aerial View 4

December 15, 2020





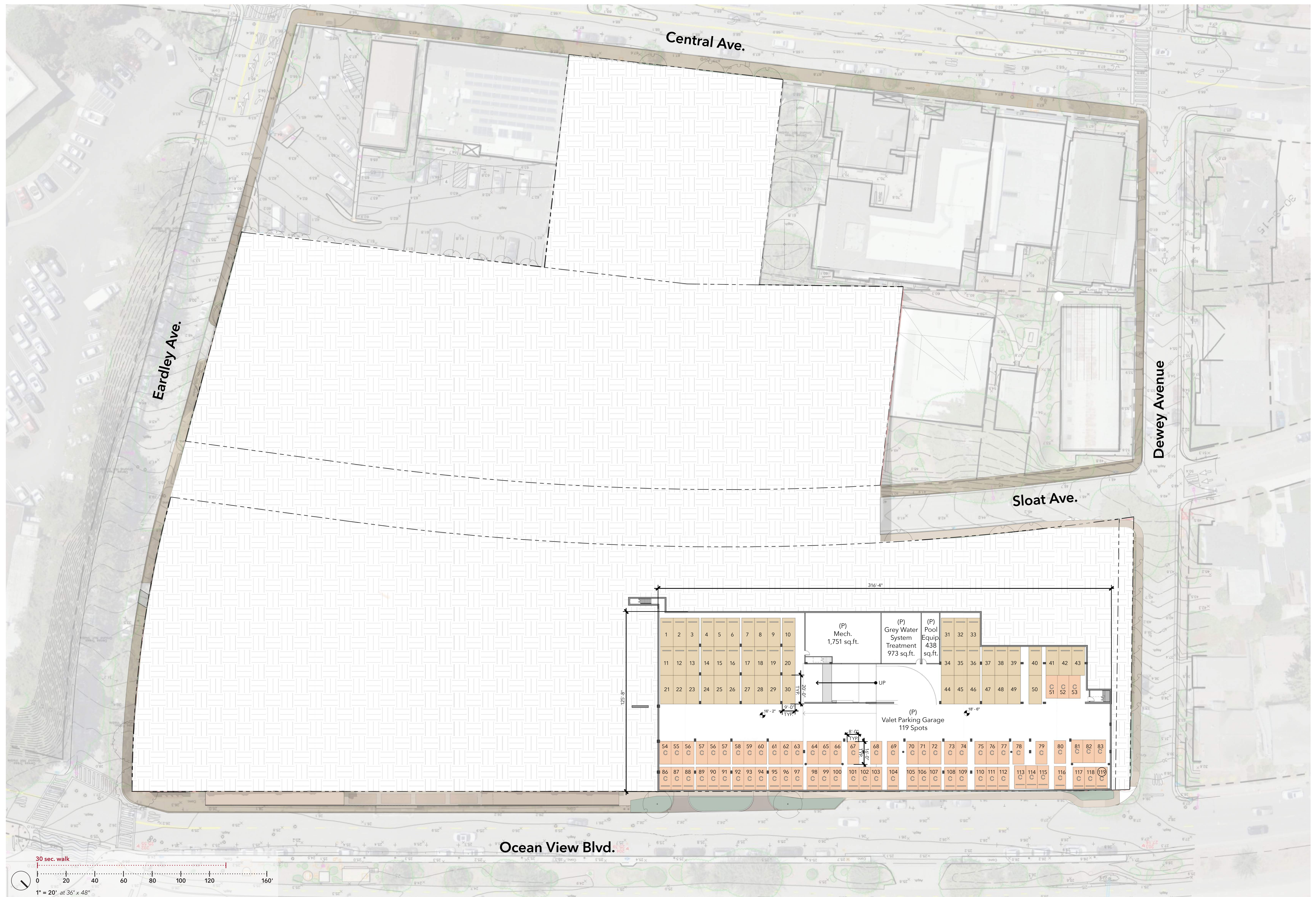


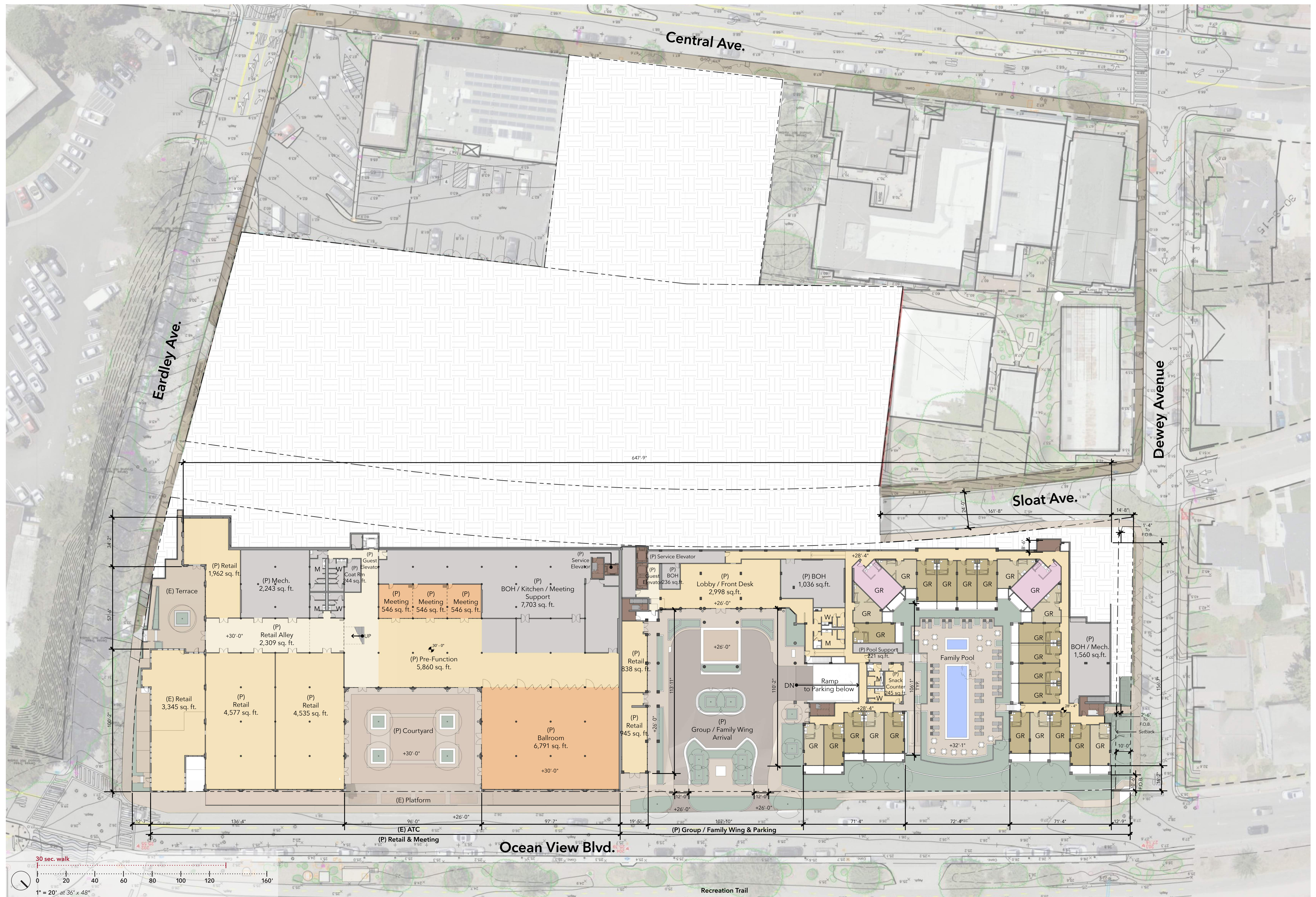
DEMOLITION AND REMOVAL LEGEND

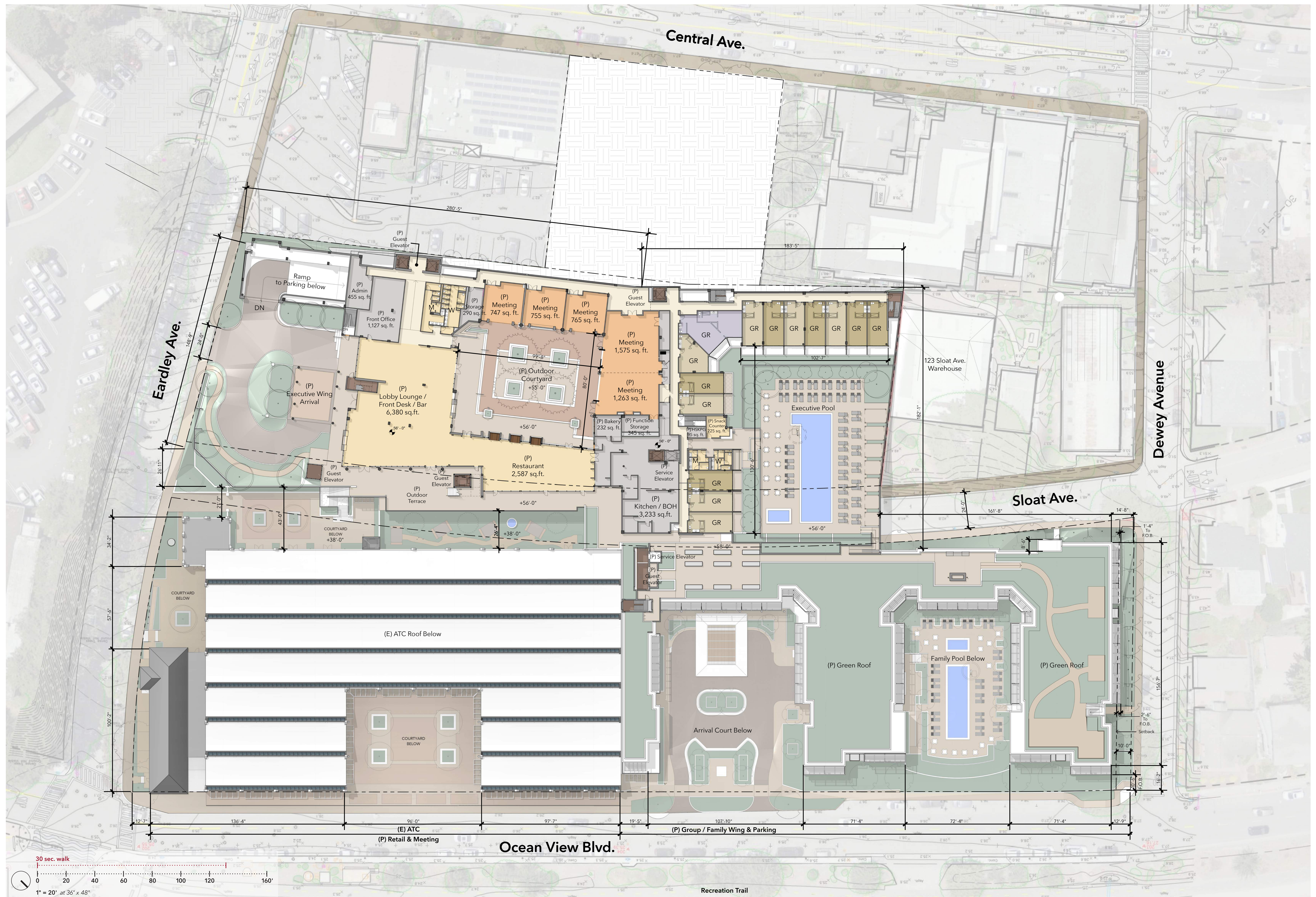
- LANDSCAPE. SEE NOTE **A.** BELOW
- FULL DEMOLITION. SEE NOTE **B.** BELOW
- SELECTIVE DEMOLITION. SEE NOTE **C.** BELOW
- EXIST. PARTITIONS, STRUCTURE, AND BUILDING ELEMENTS TO REMAIN
- EXIST. PARTITIONS, STRUCTURE, AND BUILDING ELEMENTS TO BE REMOVED

- NOTES:
- A.** AREA OF LANDSCAPE REMOVALS AND OR PROTECTIONS OF ELEMENTS TO REMAIN IN PLACE. REMOVALS AND/OR PROTECTION INCLUDE BUT NOT LIMITED TO PLANTINGS, PAVING, FENCE, RETAINING WALLS, CURBS, ETC. SEE DEMOLITION AND REMOVAL DRAWINGS AND LANDSCAPE DRAWINGS FOR DETAIL.
 - B.** AREA OF COMPLETE DEMOLITION OF EXISTING CONSTRUCTION INCLUDING ALL ABOVE AND BELOW GRADE STRUCTURE, FOUNDATIONS AND RELATED UTILITY CONNECTIONS. COORDINATE DEMOLITIONS WITH ALL EXISTING BUILDING ELEMENTS AND COMPONENTS TO REMAIN. PLEASE NOTE THAT WHILE DRAWINGS ATTEMPT TO FLAG THE MAJORITY OF UTILITIES AND SERVICES IN THESE AREAS, ADDITIONAL INFRASTRUCTURE MAY BE PRESENT THAT REQUIRES REMOVAL AND/OR REROUTES.
 - C.** AREA OF SELECTIVE DEMOLITION INCLUDING BUT NOT LIMITED TO ALL NON-LOAD BEARING PARTITIONS. INTERIOR FINISHES, LIGHTING AND RELATED MEP/F. WHERE INDICATED PORTIONS OF EXISTING STRUCTURE ARE "TO REMAIN"; COORDINATE DEMOLITION/ REMOVAL OF EXISTING MEPFP/ UTILITIES.

Refer to C-2 for sidewalk demolition within ROW







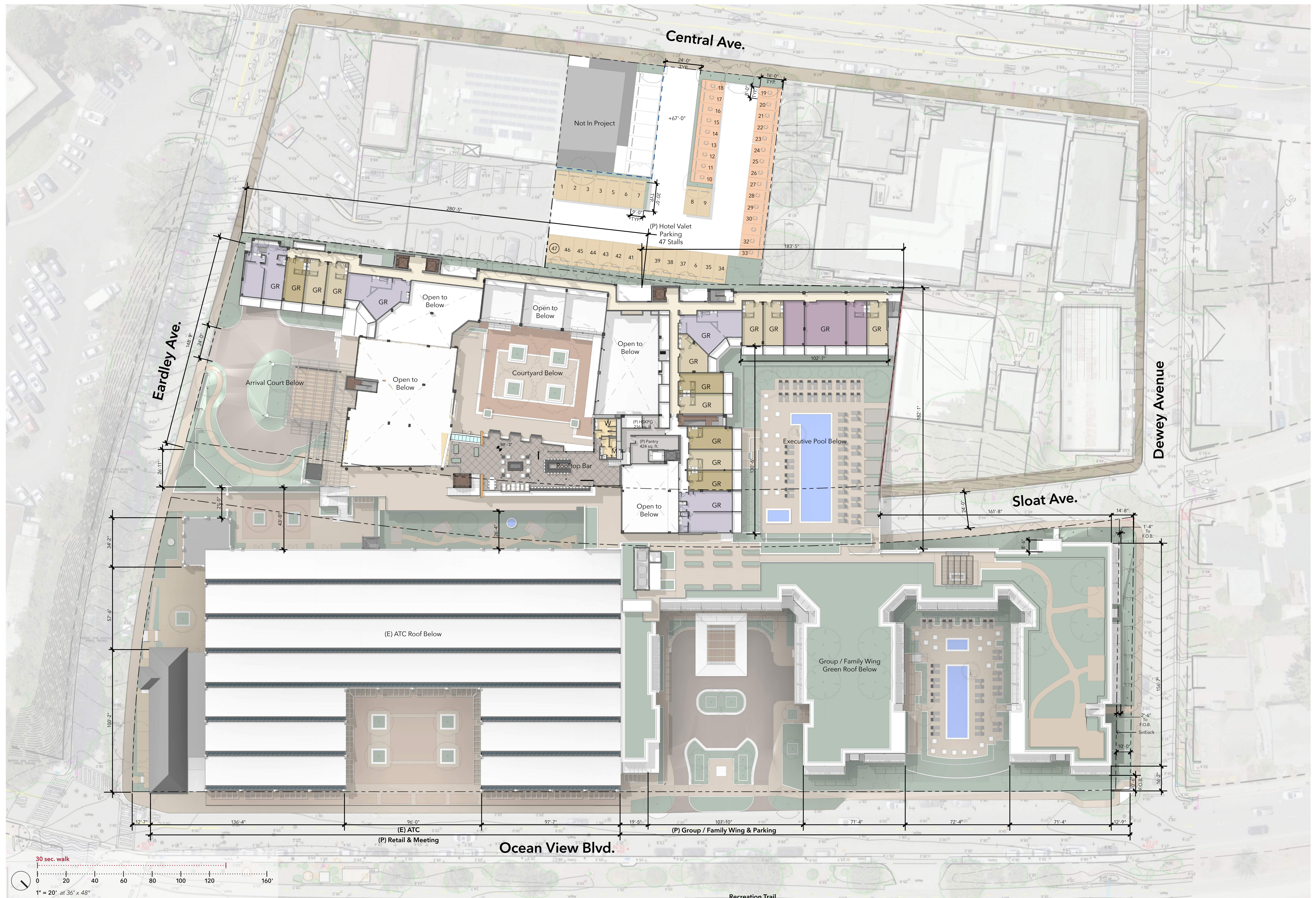
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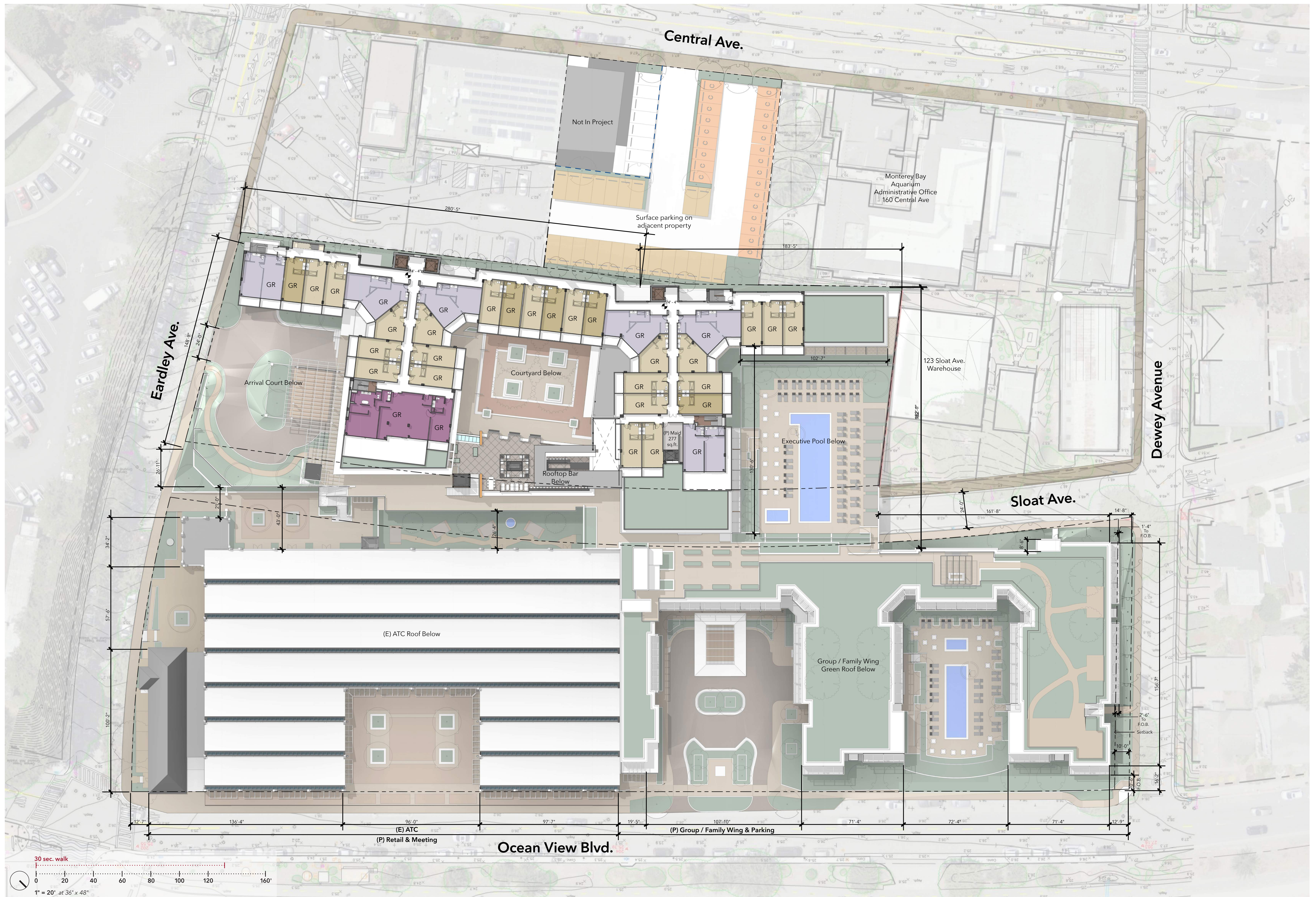
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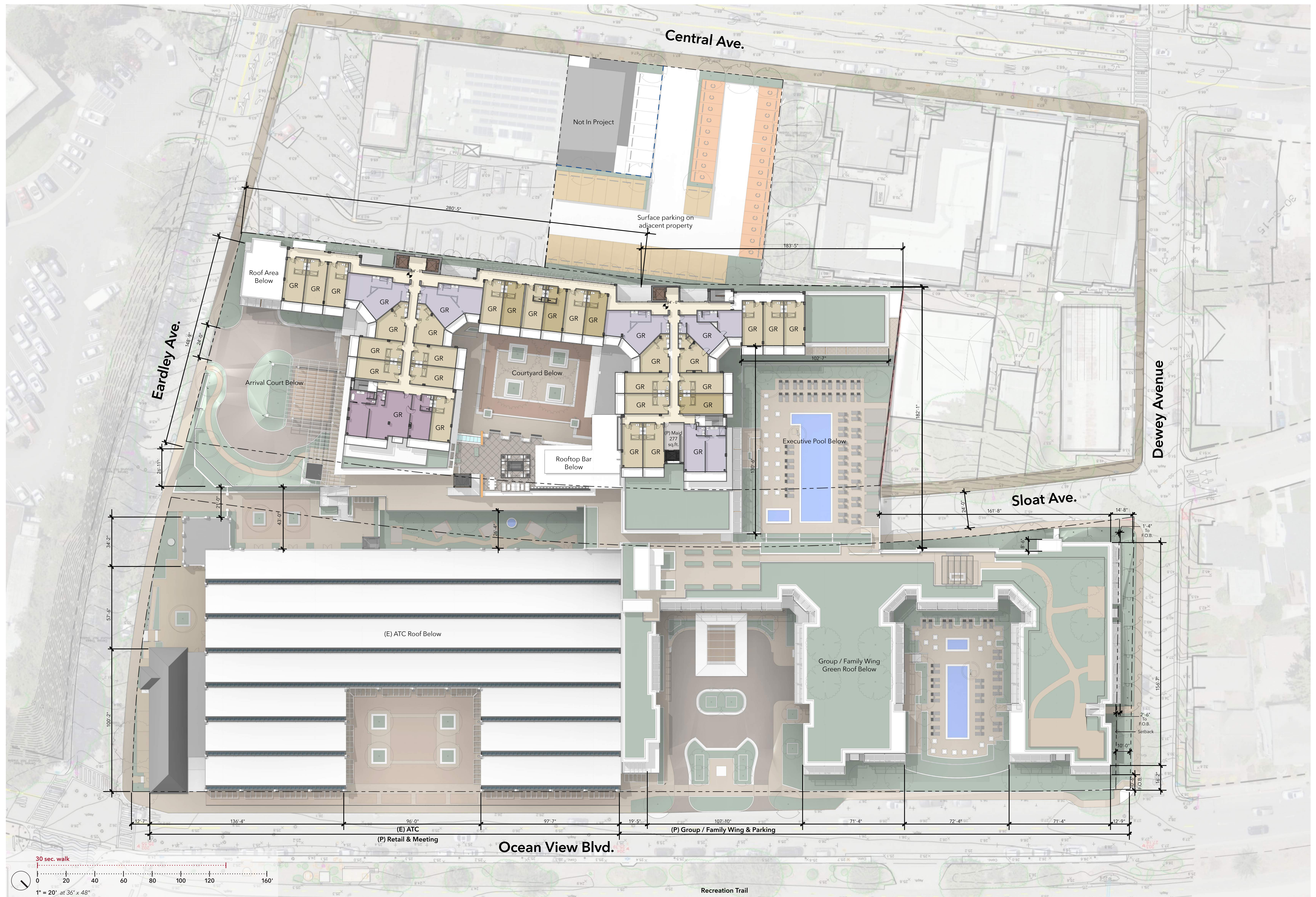
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A-19 - Overall Plan - Level 04

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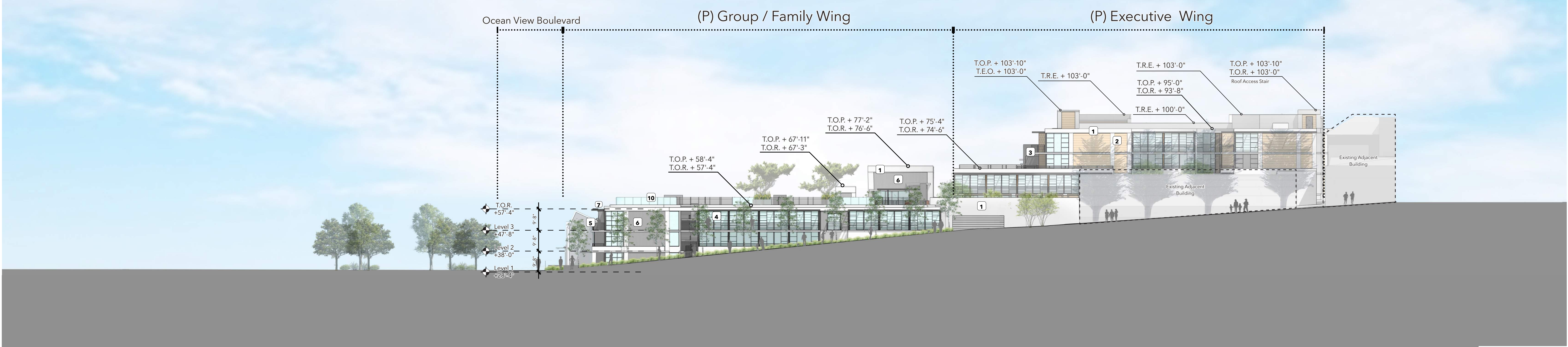
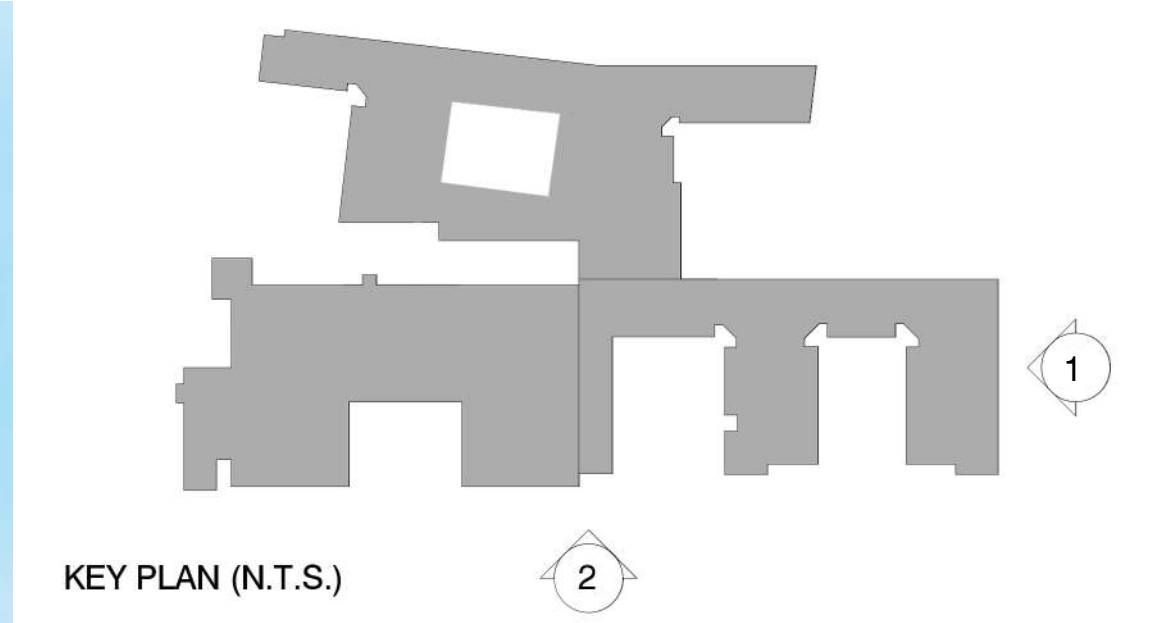
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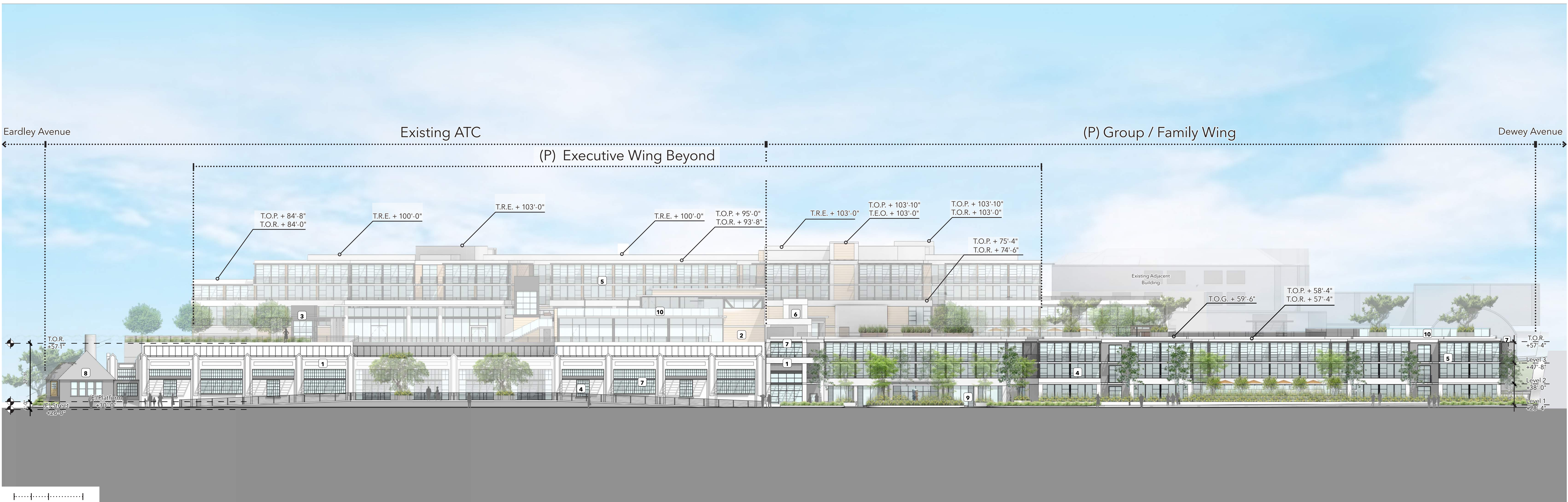
A-22 - Overall Plan - Level 07

December 15, 2020

MATERIAL LEGEND			
1	Exposed Architectural Concrete (Warm Grey)	6	Vertical Painted Corrugated Metal Siding (Matte Silver Finish)
2	Horizontal Composite Wood Siding (Natural Stain Finish)	7	Painted Metal / Glass Canopy (Matte Black Finish)
3	Painted Metal Panel Siding	8	Composite Shingle Roofing
4	Aluminum Door / Window System (Matte Black Finish)	9	Painted Metal Screen
5	Metal Railing (Matte Black Finish)	10	Glass Railing

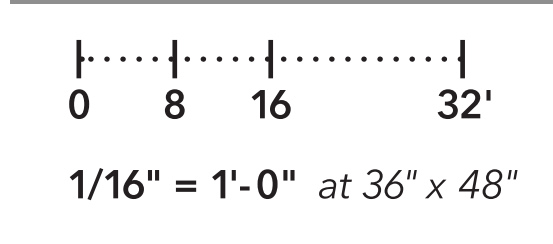
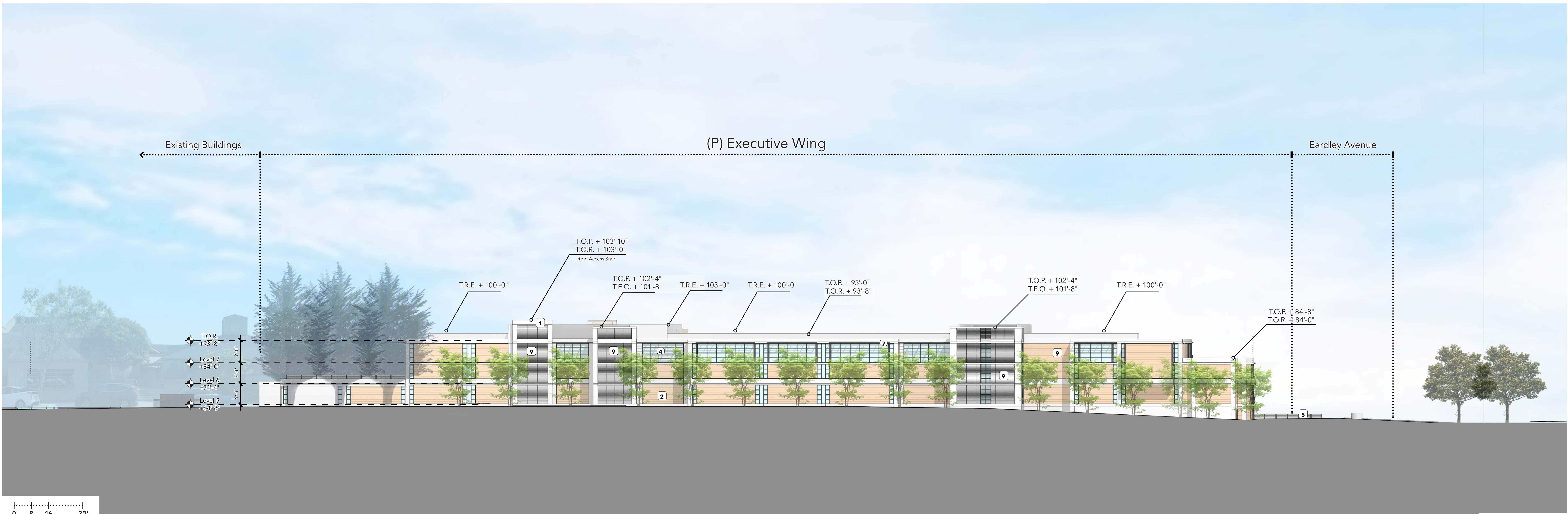
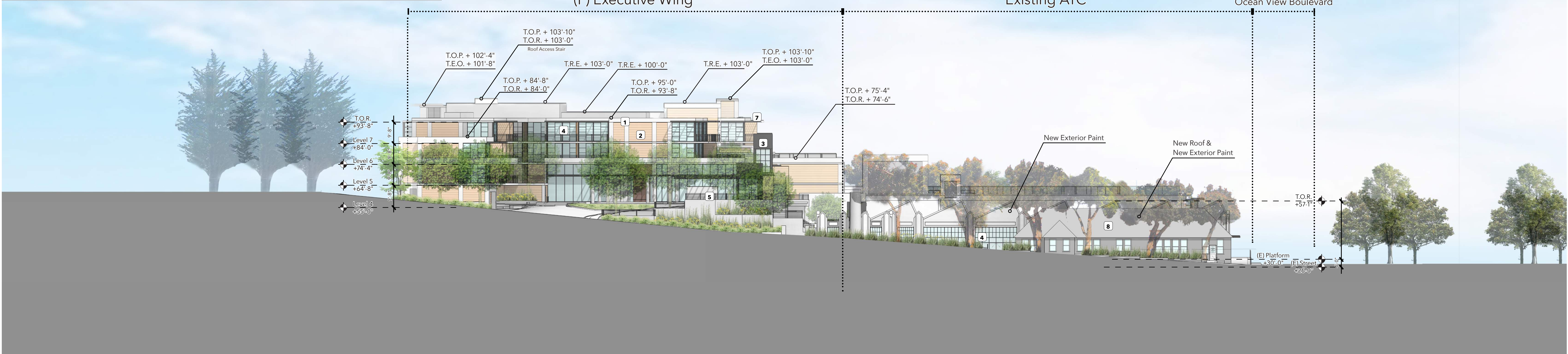
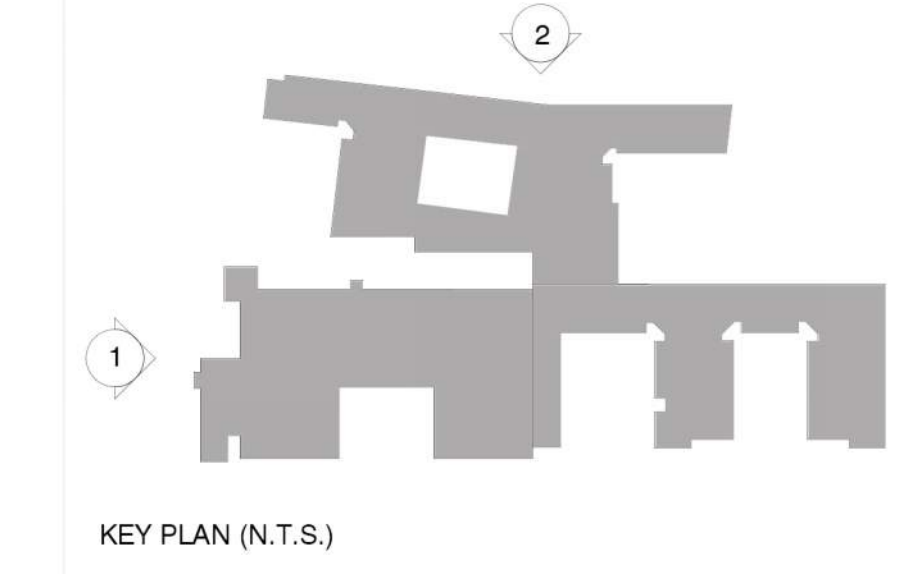


Elevation 1

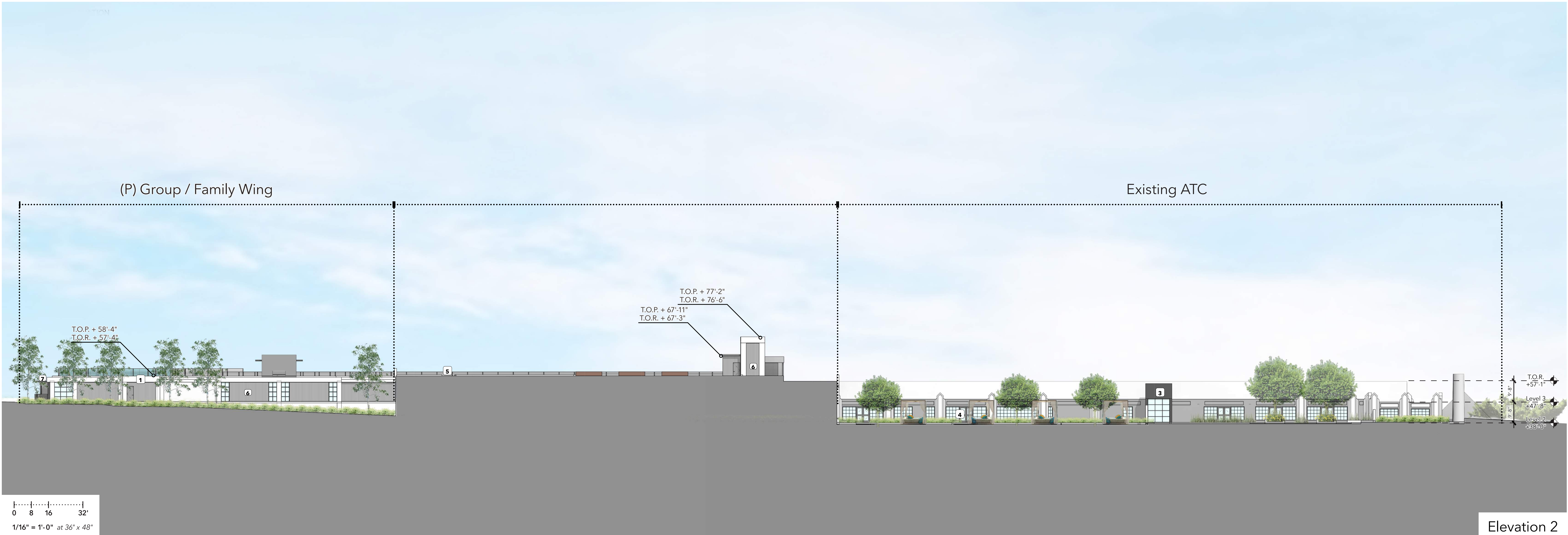
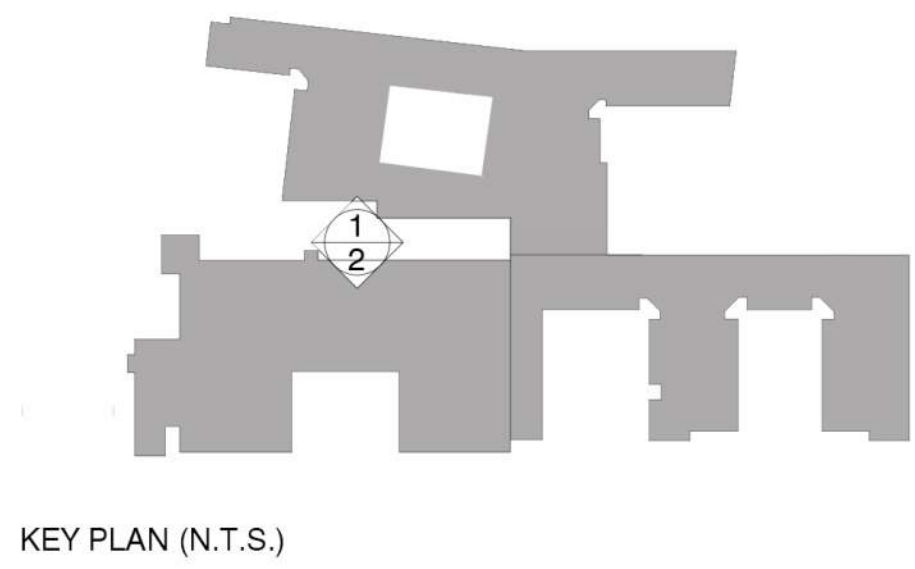


Elevation 2

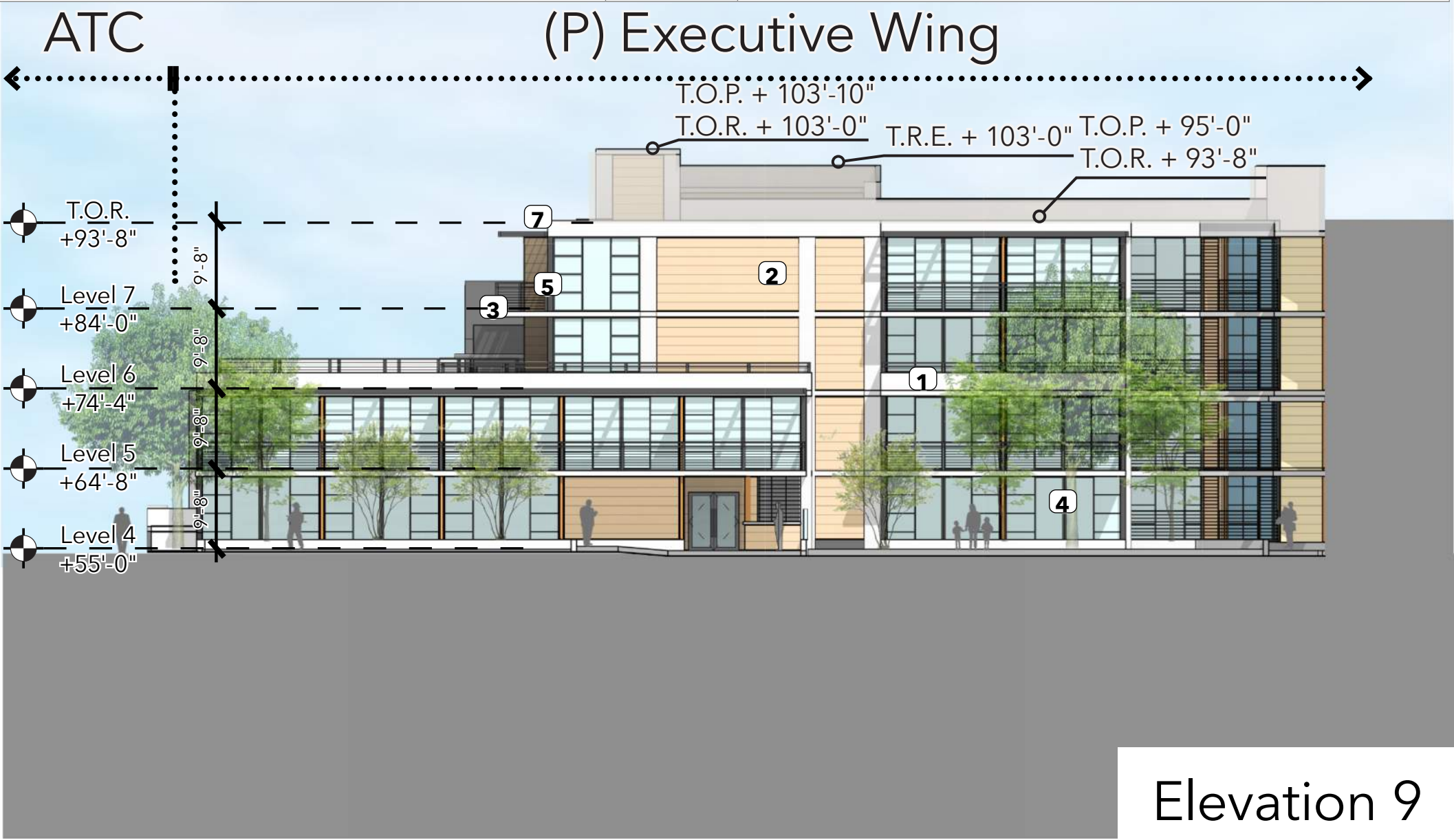
MATERIAL LEGEND			
1	Exposed Architectural Concrete (Warm Grey)	6	Vertical Painted Corrugated Metal Siding (Matte Silver Finish)
2	Horizontal Composite Wood Siding (Natural Stain Finish)	7	Painted Metal / Glass Canopy (Matte Black Finish)
3	Painted Metal Panel Siding	8	Composite Shingle Roofing
4	Aluminum Door / Window System (Matte Black Finish)	9	Painted Metal Screen
5	Metal Railing (Matte Black Finish)	10	Glass Railing



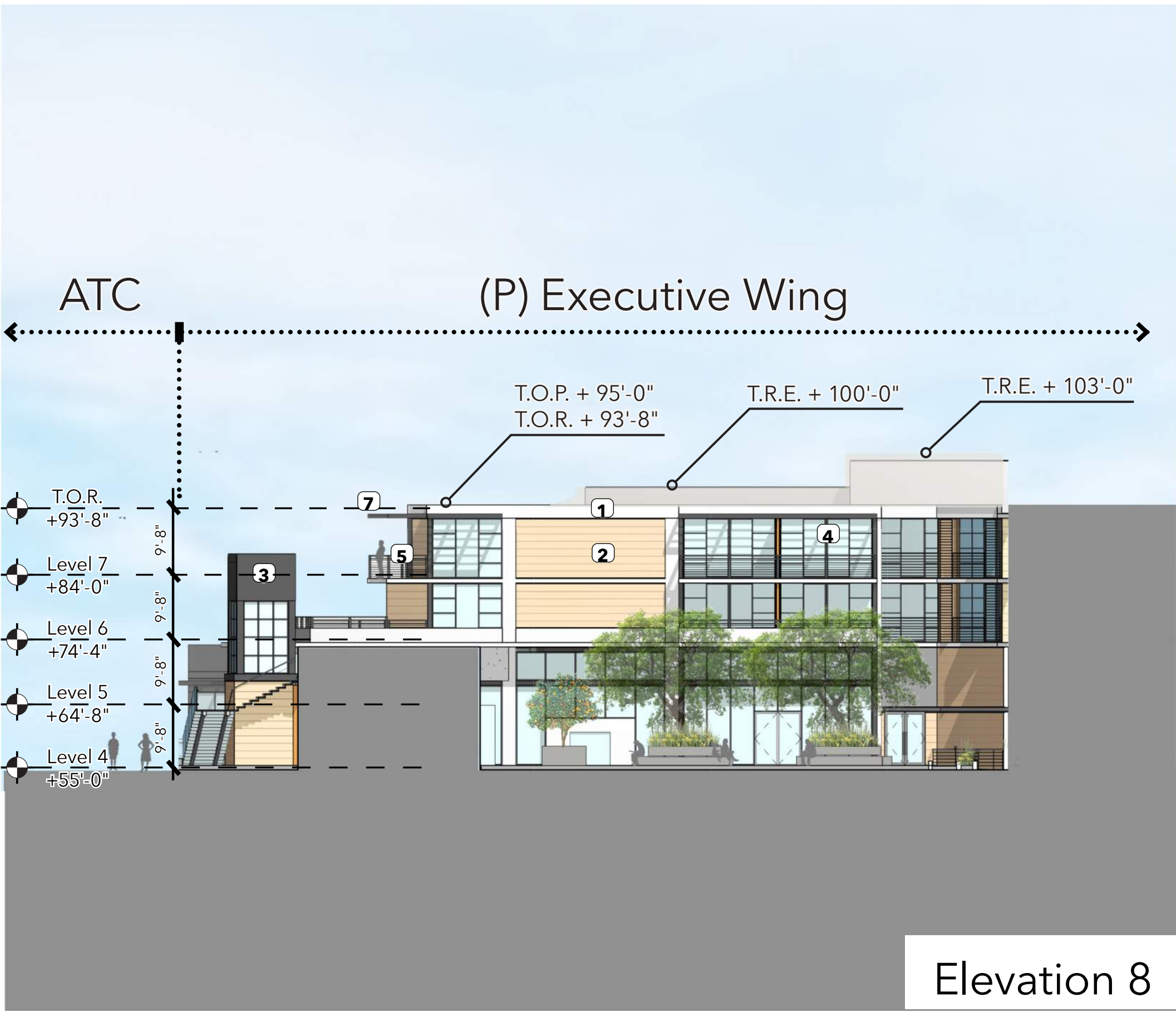
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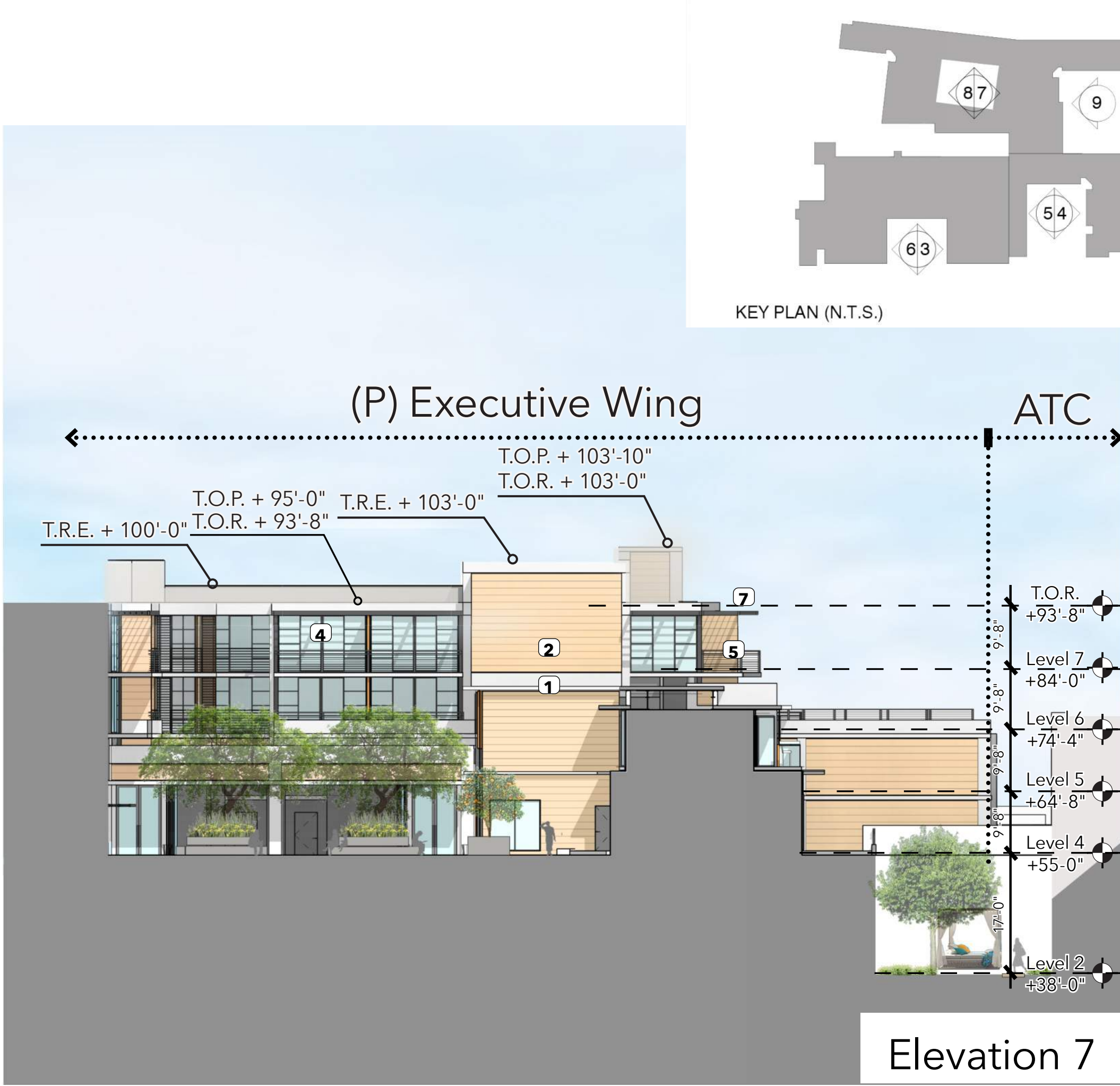
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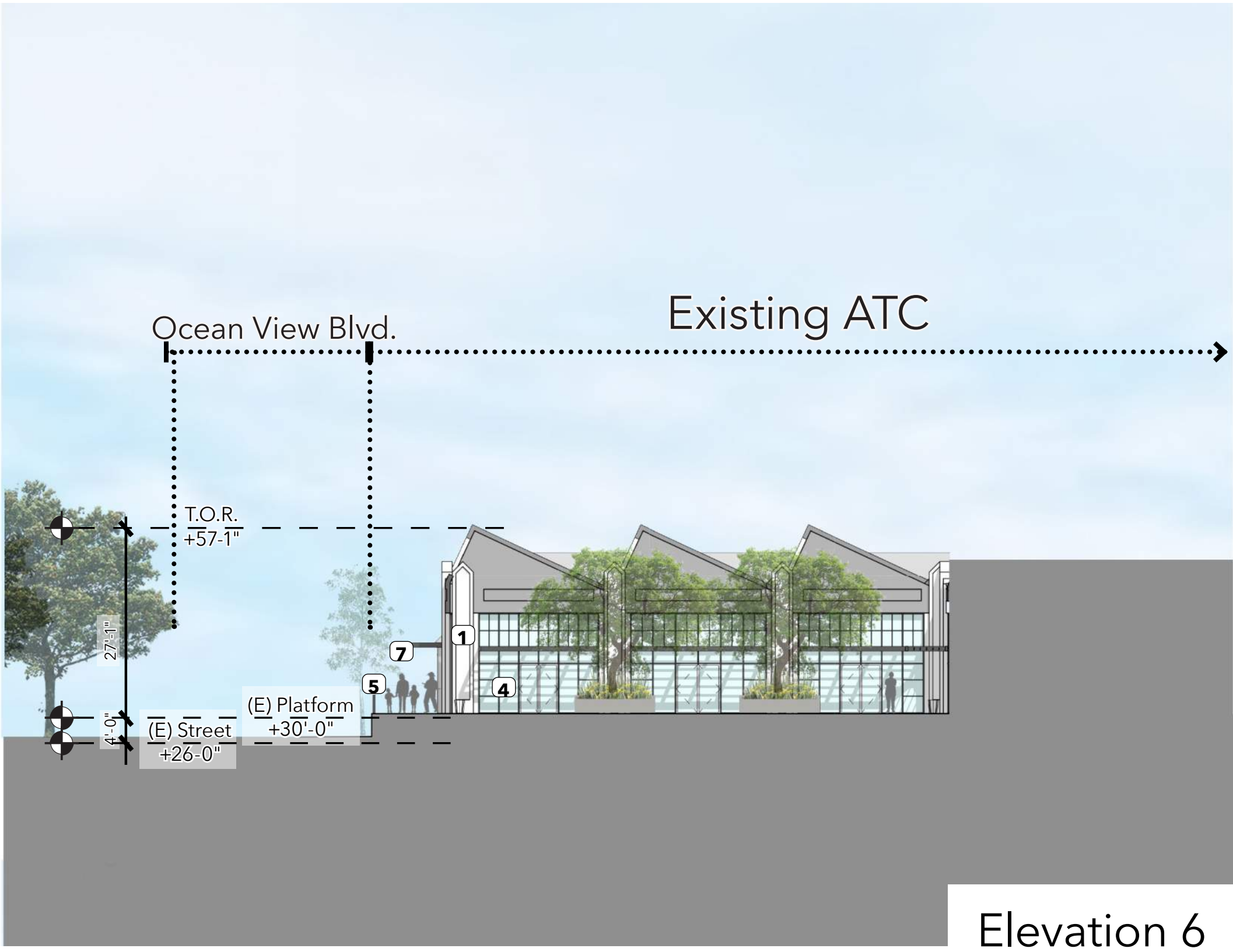
Elevation 9



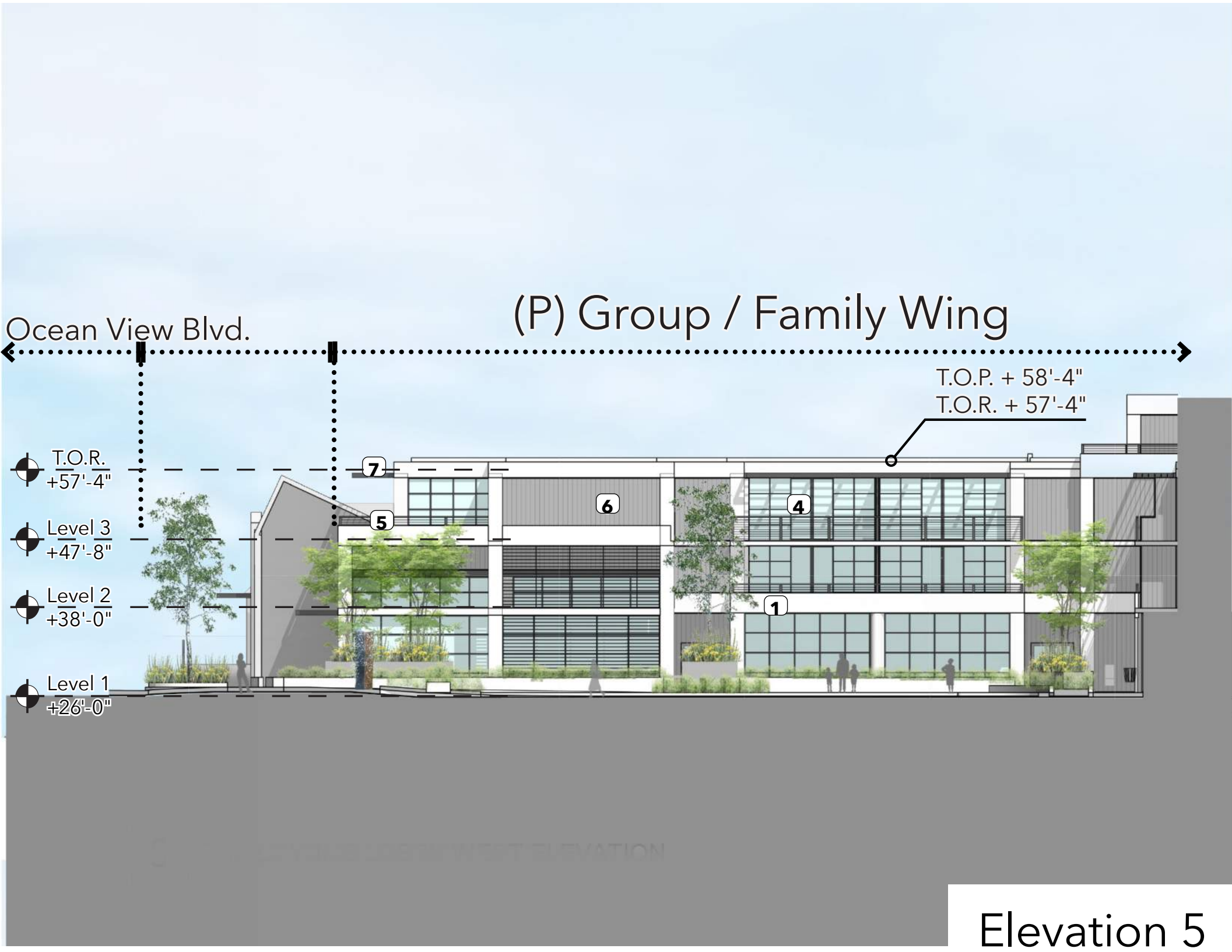
Elevation 8



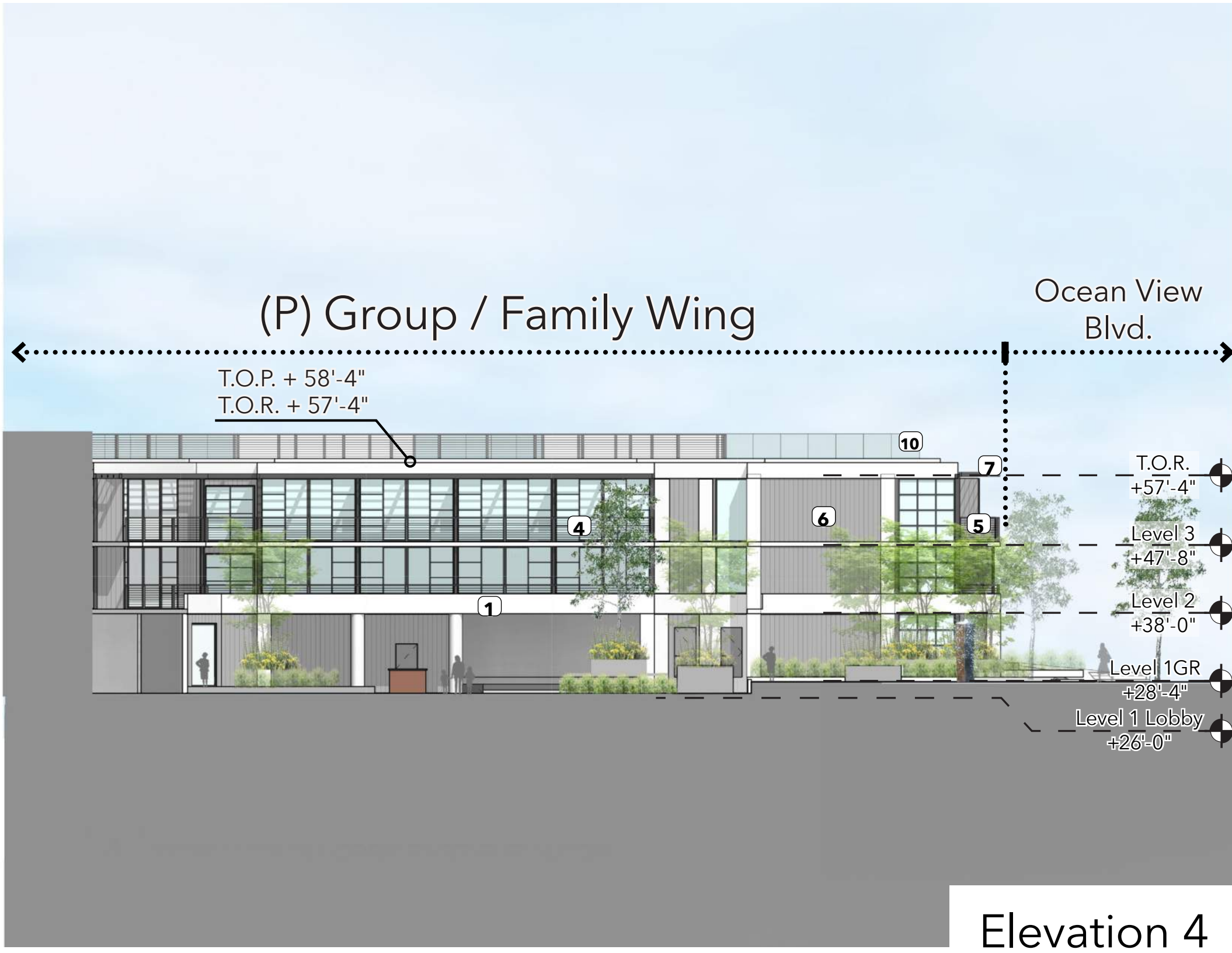
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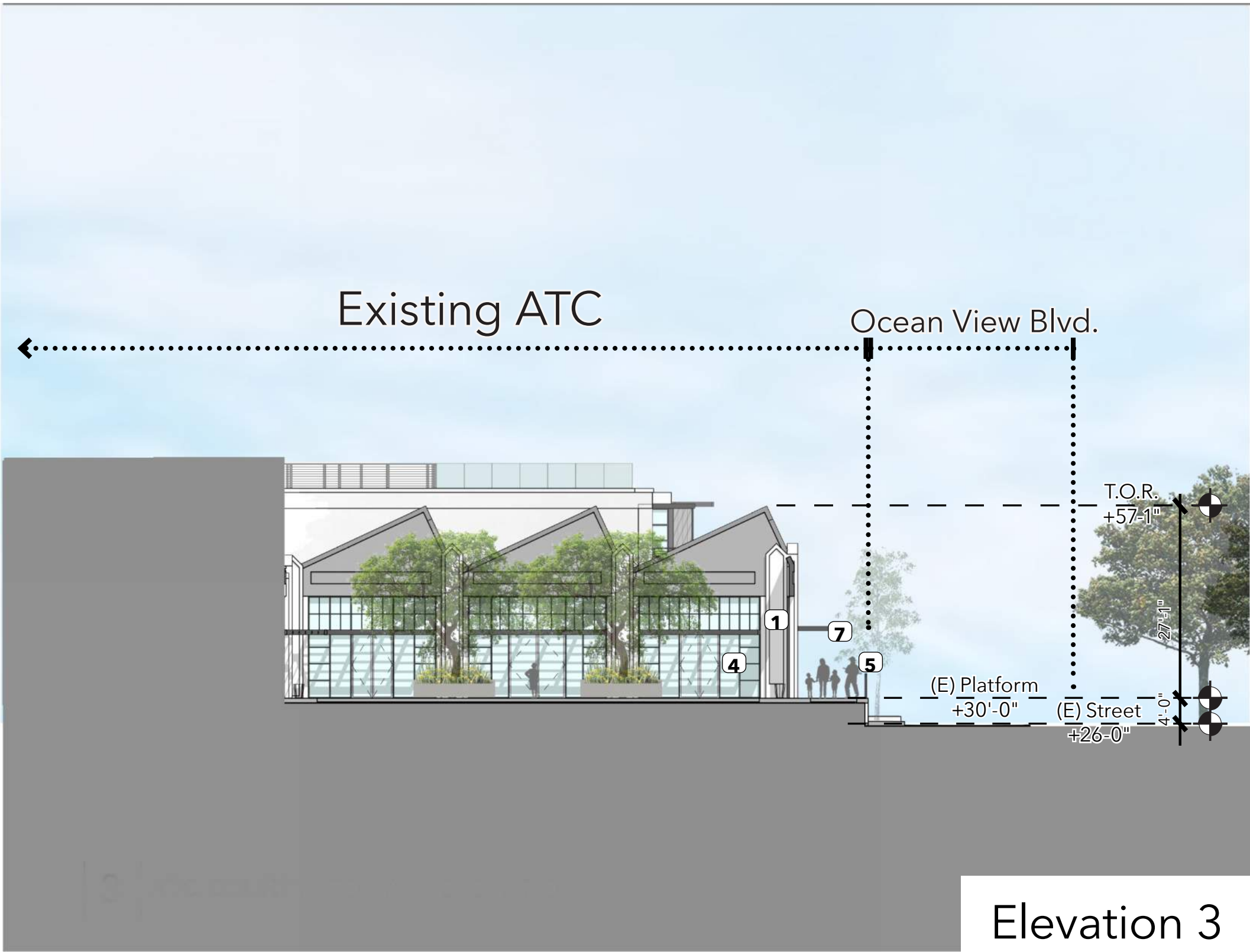
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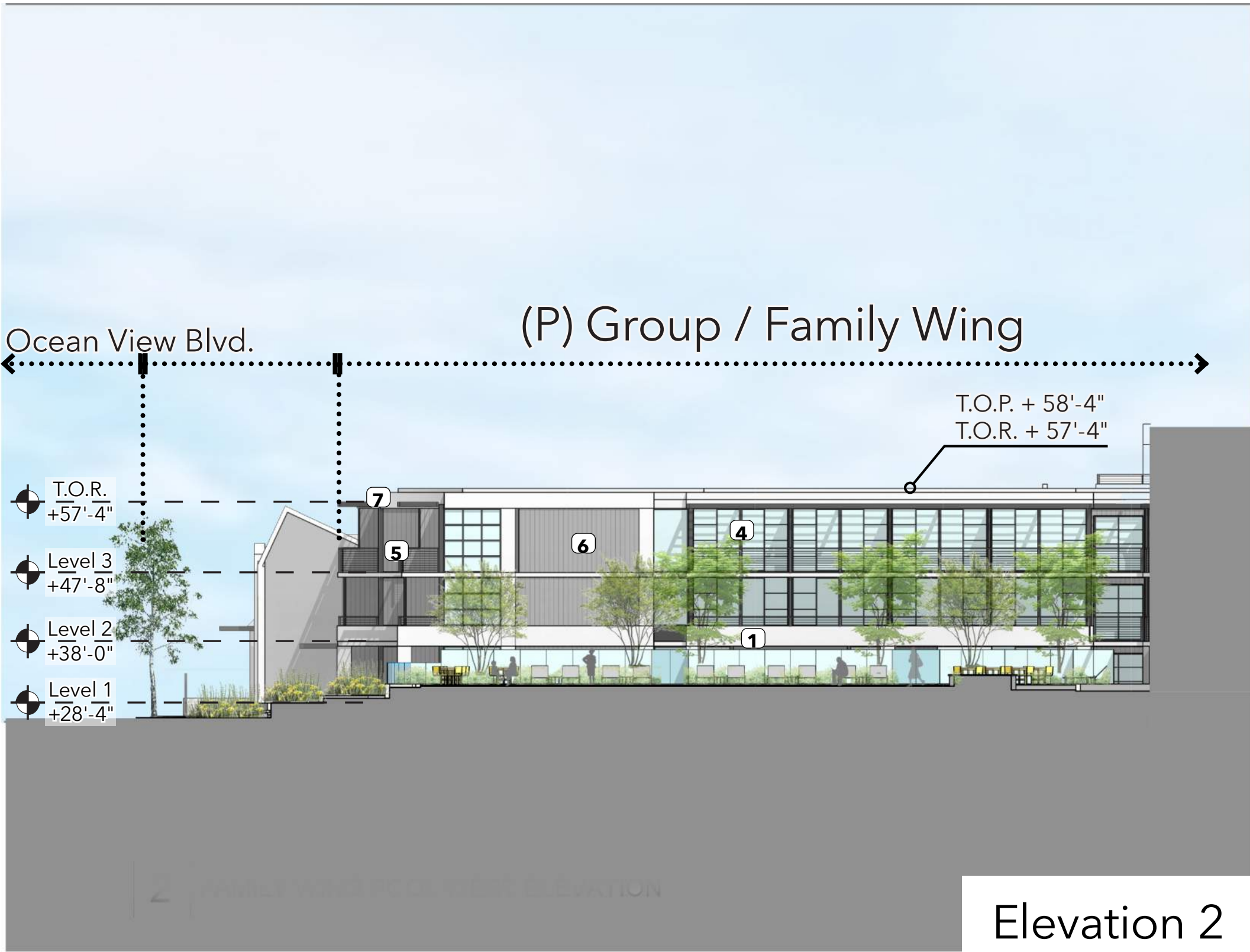
Elevation 5



Elevation 4



Elevation 3

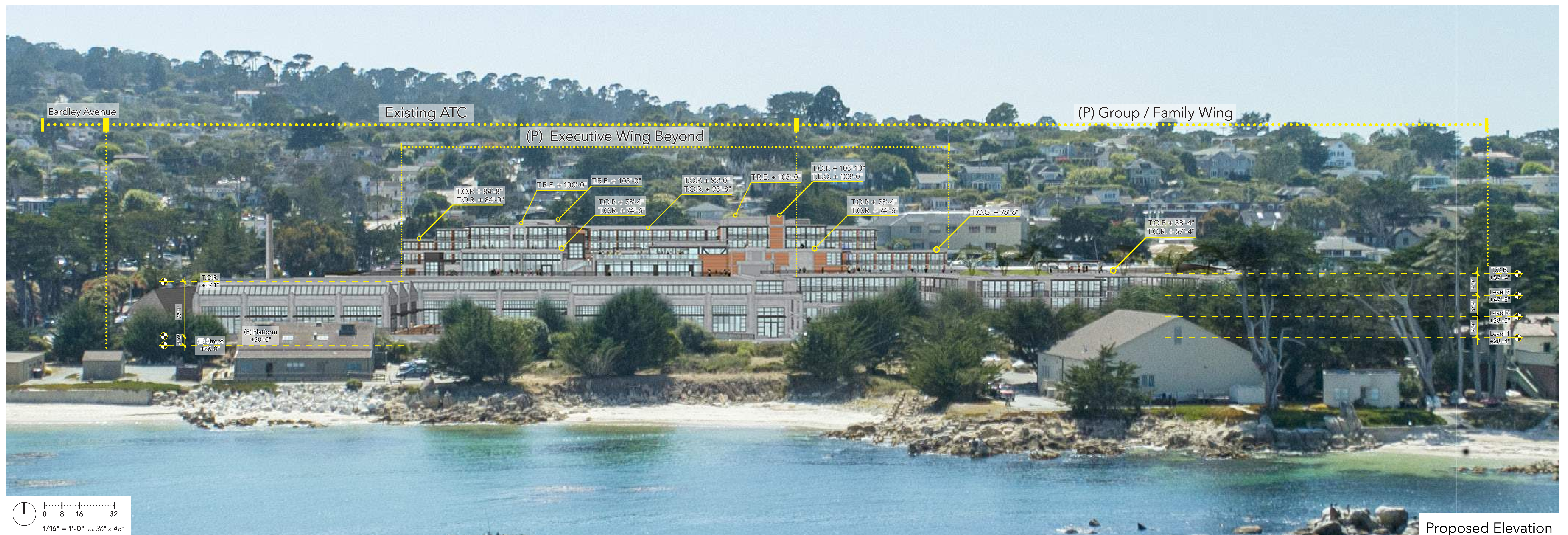


Elevation 2

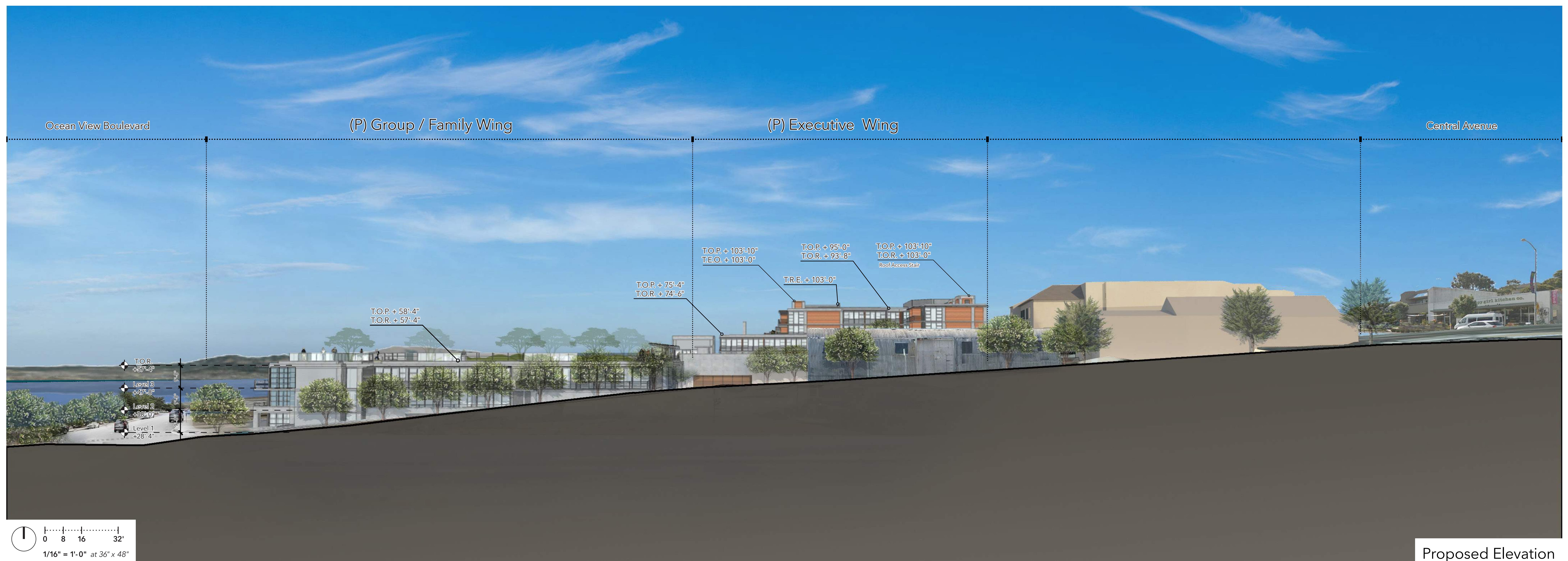


Elevation 1

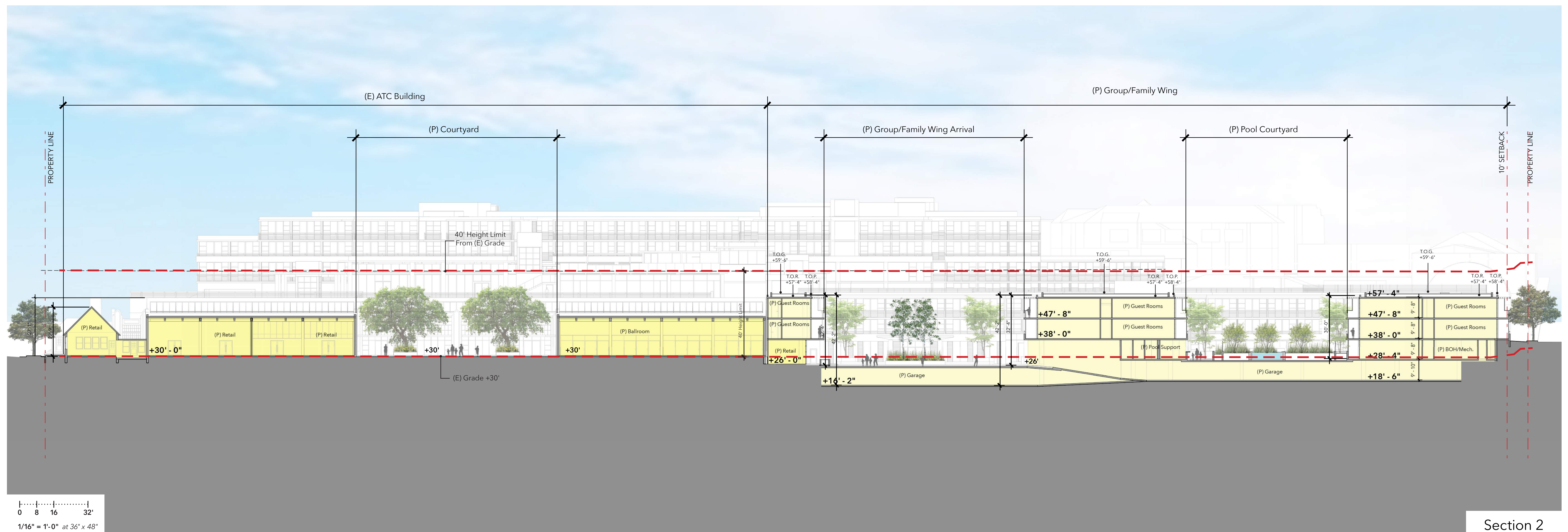
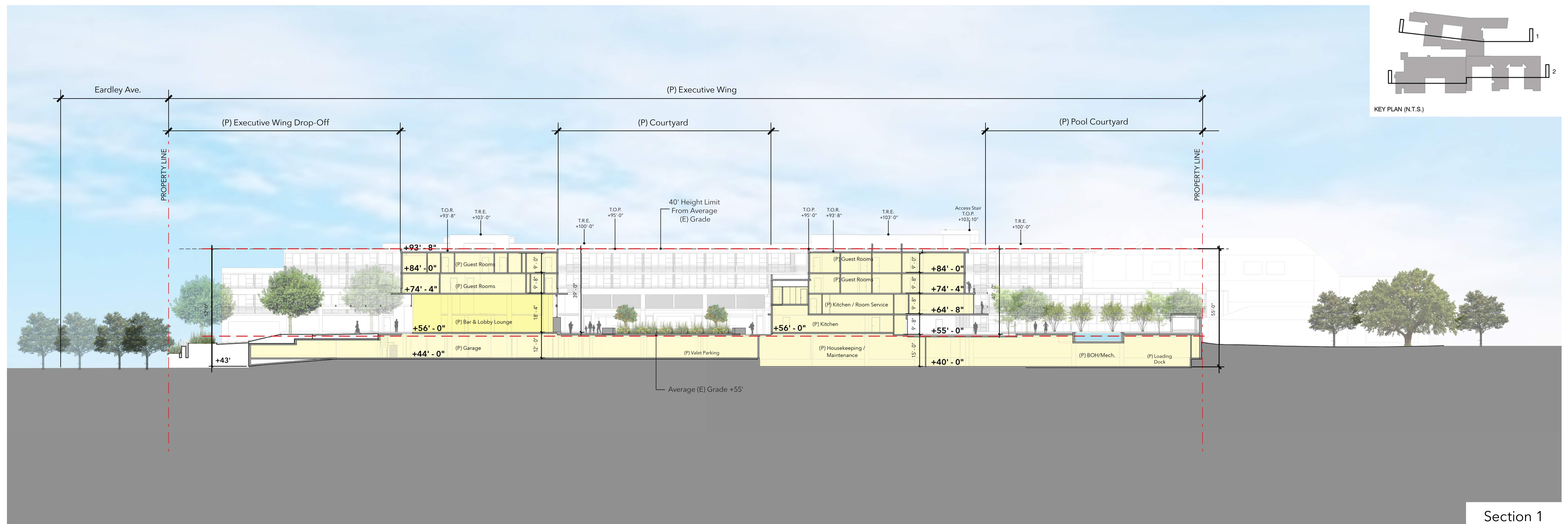
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1/16" = 1'-0" at 36" x 48"

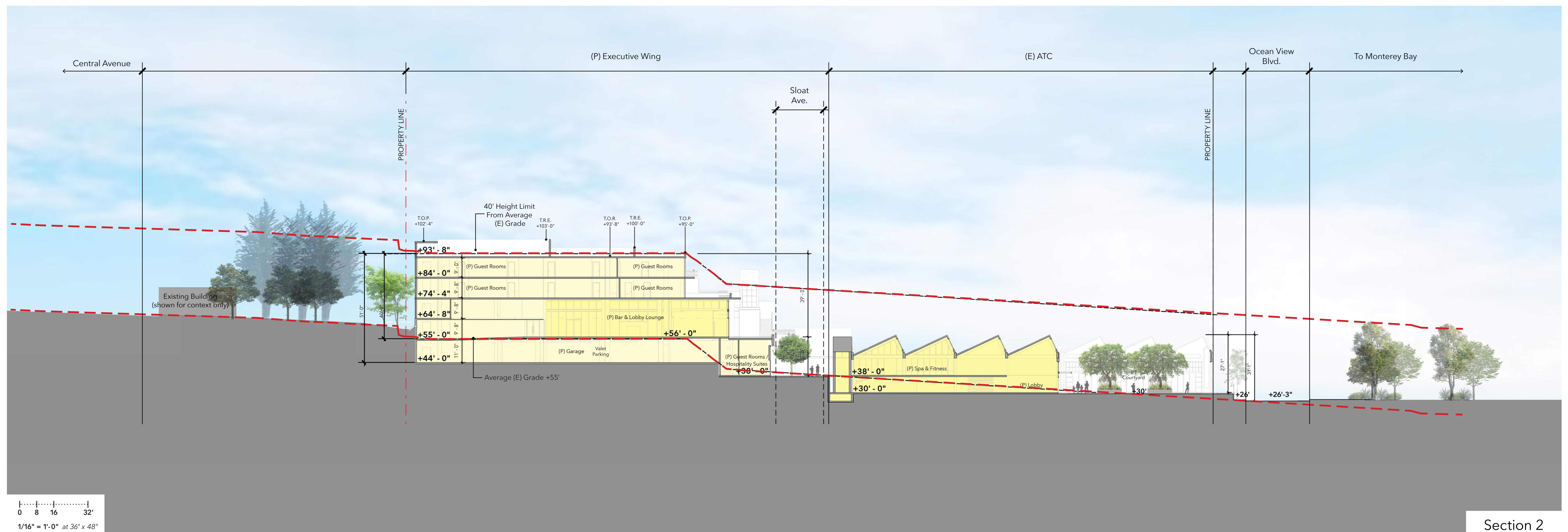
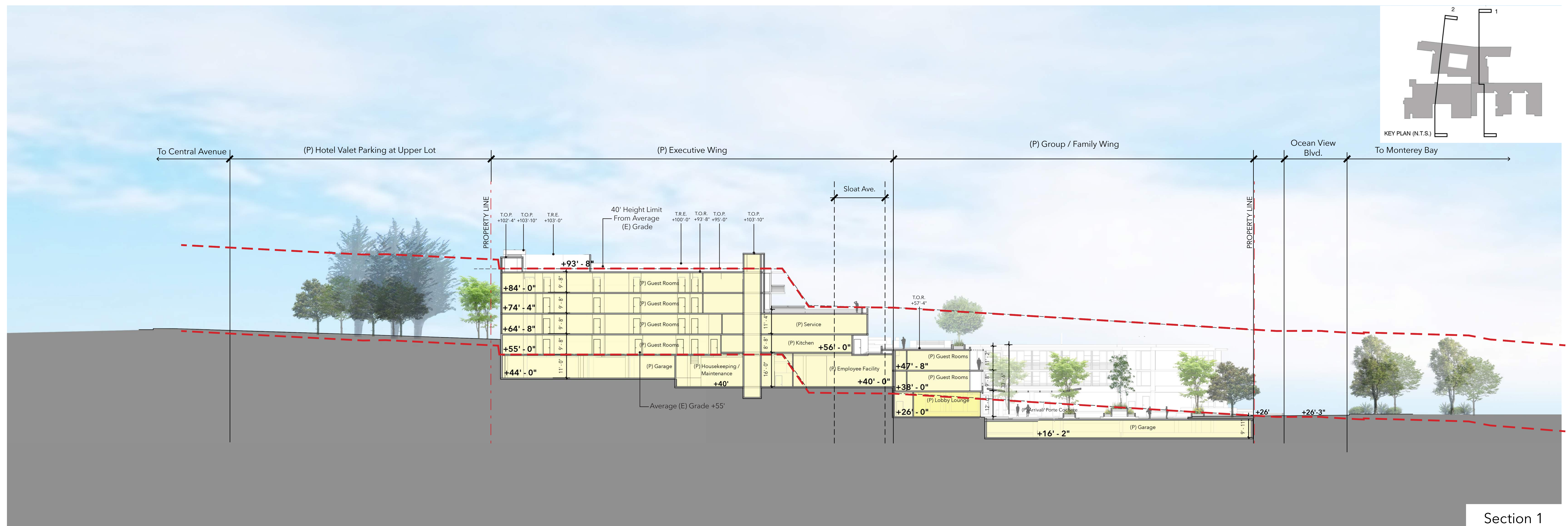


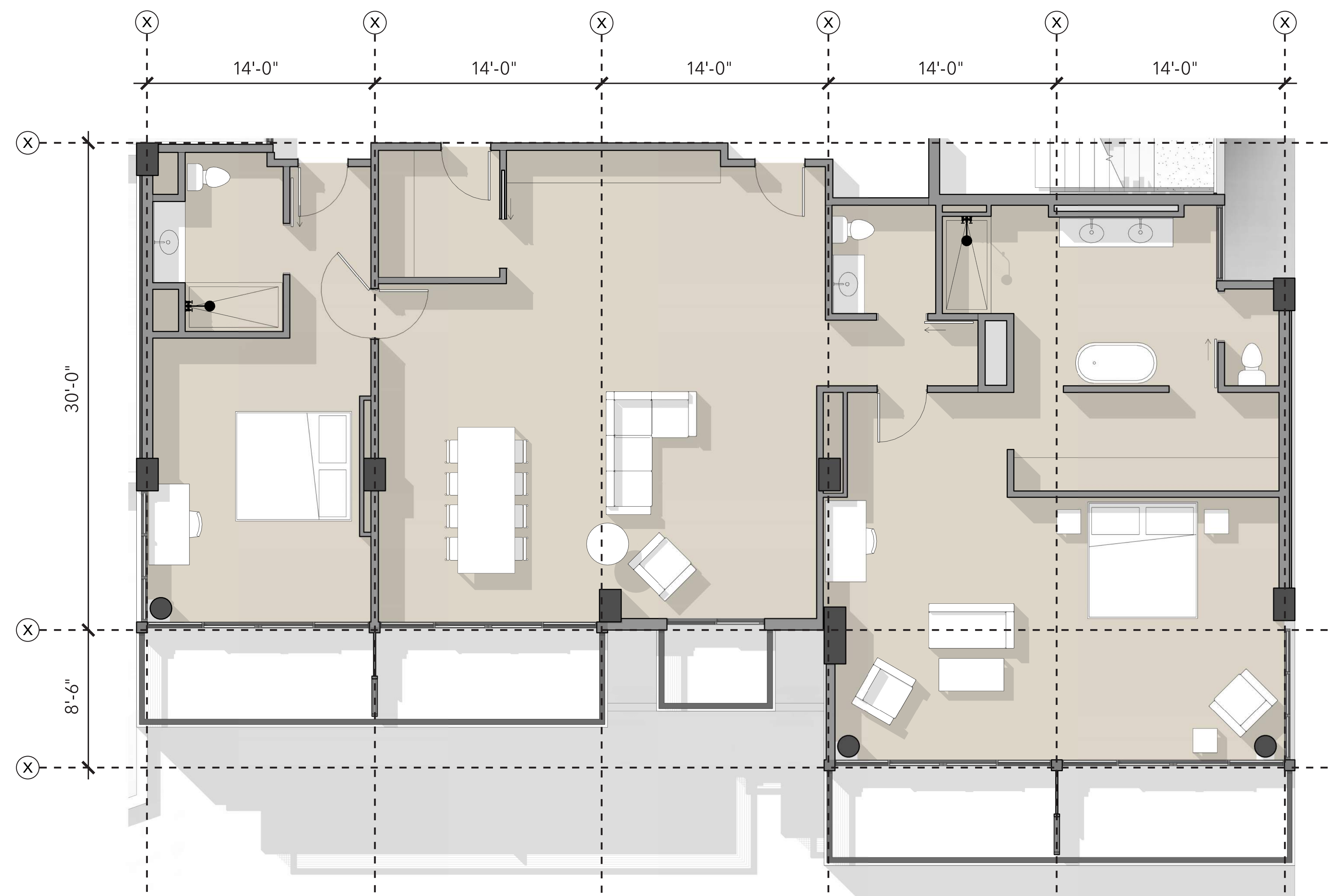




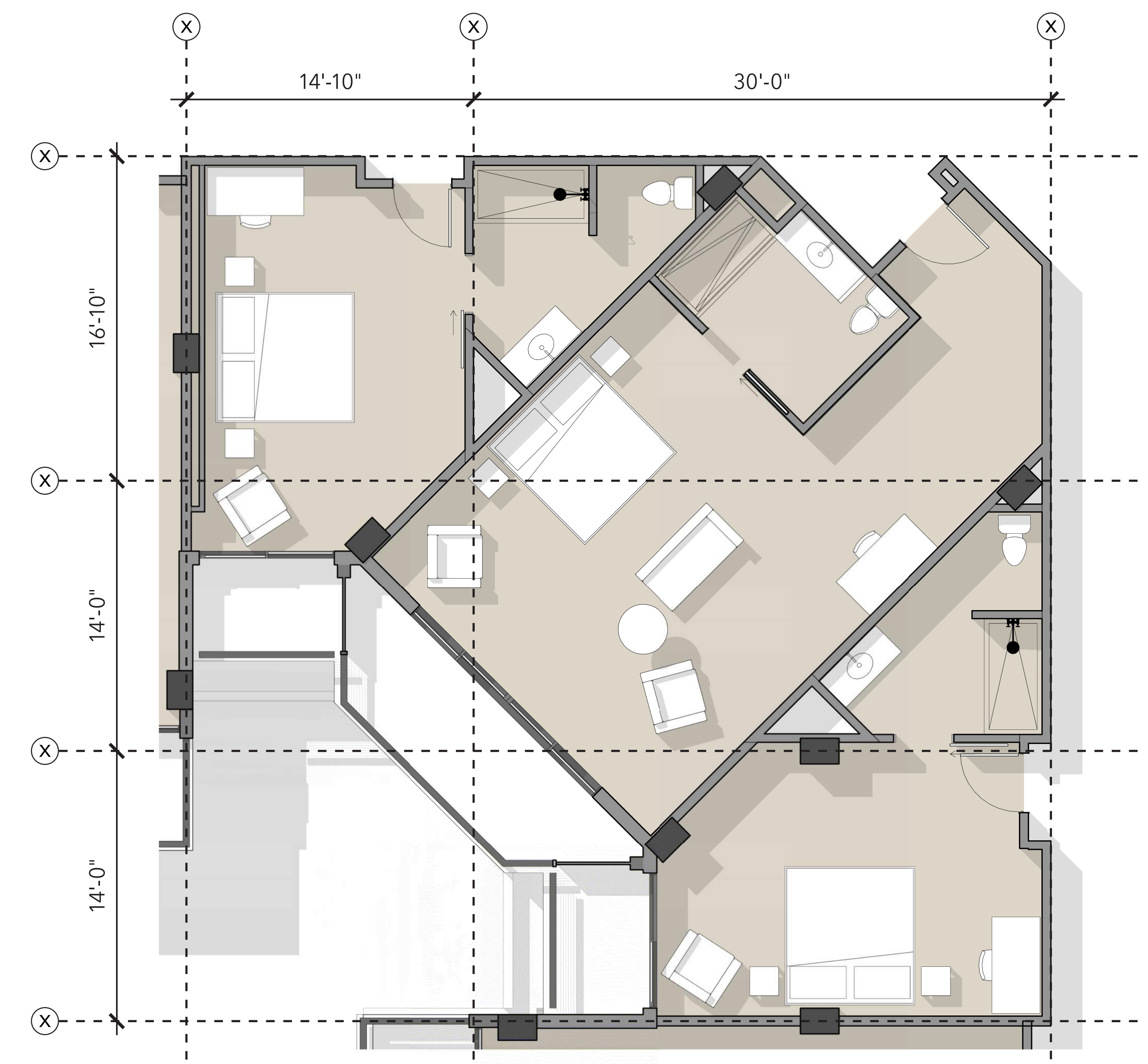




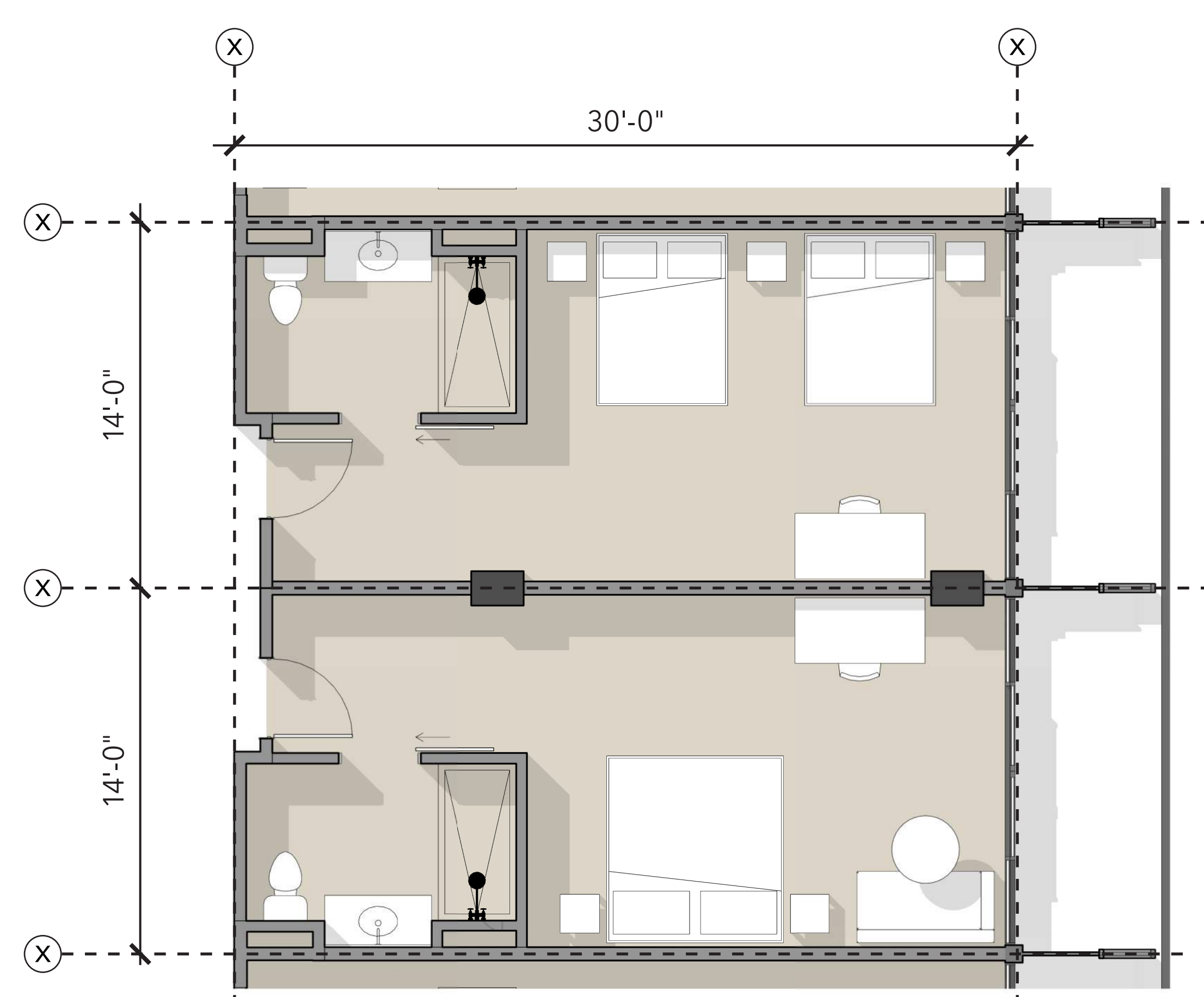




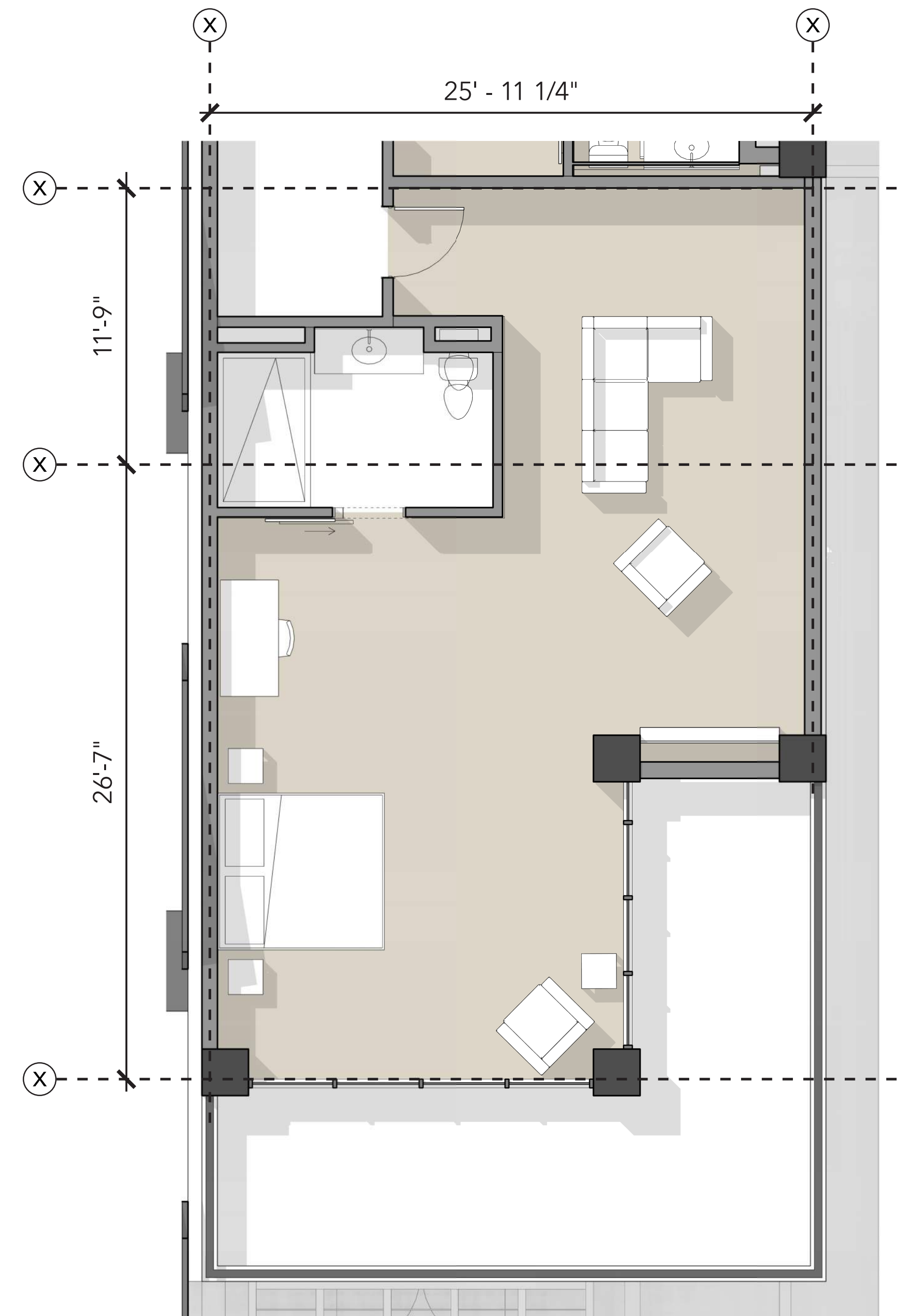
Group / Family Wing - Presidential Suite



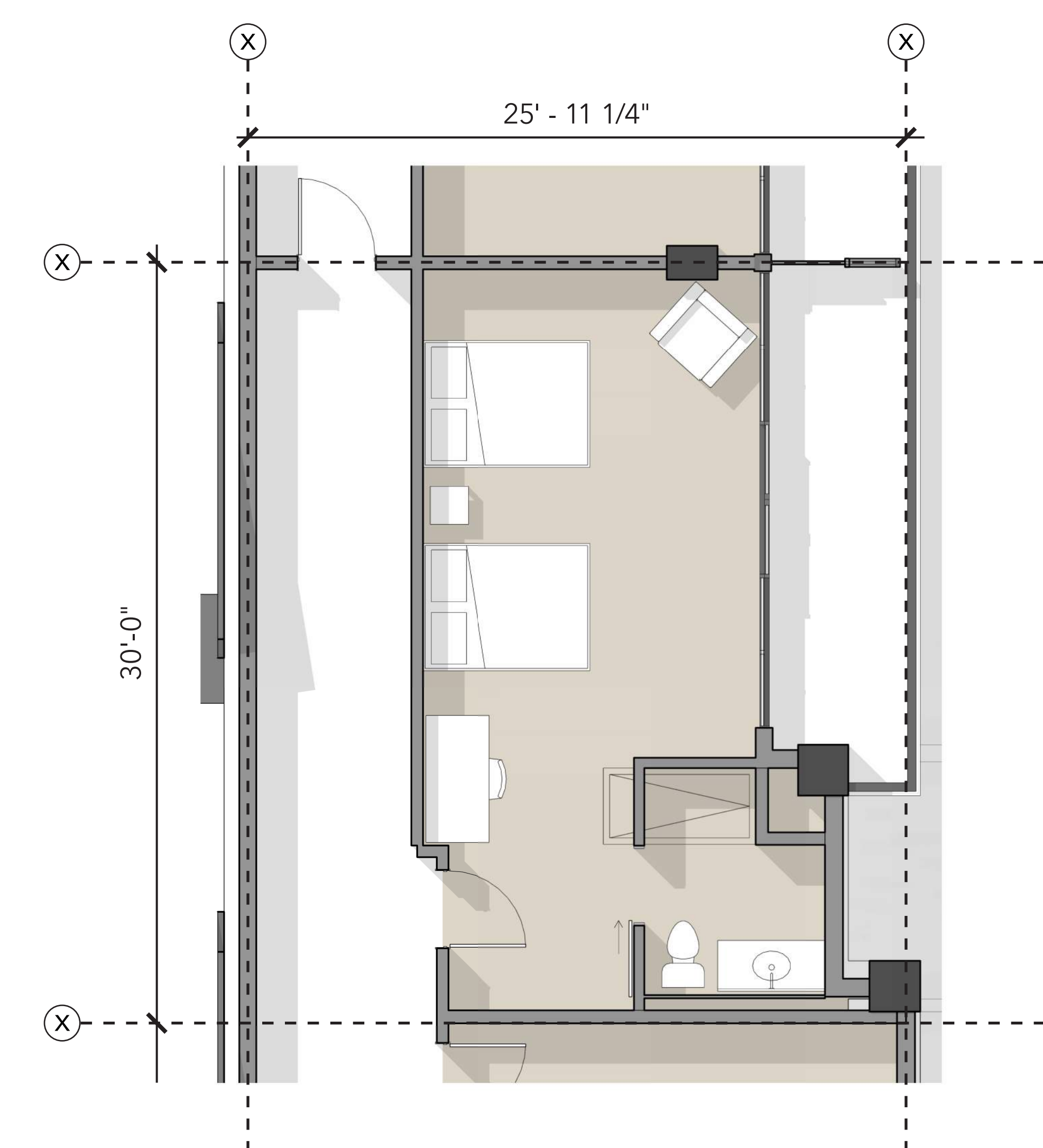
Group / Family Wing - Typical Corner Junior Suite & King Unit



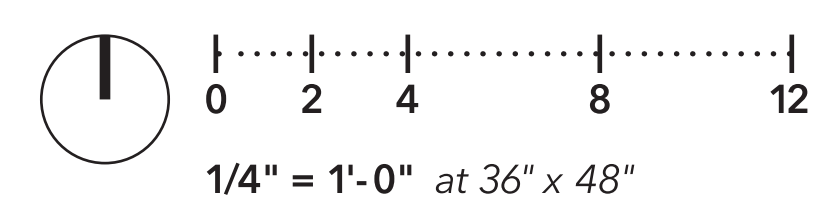
Group / Family Wing -
Typical King / Double Queen

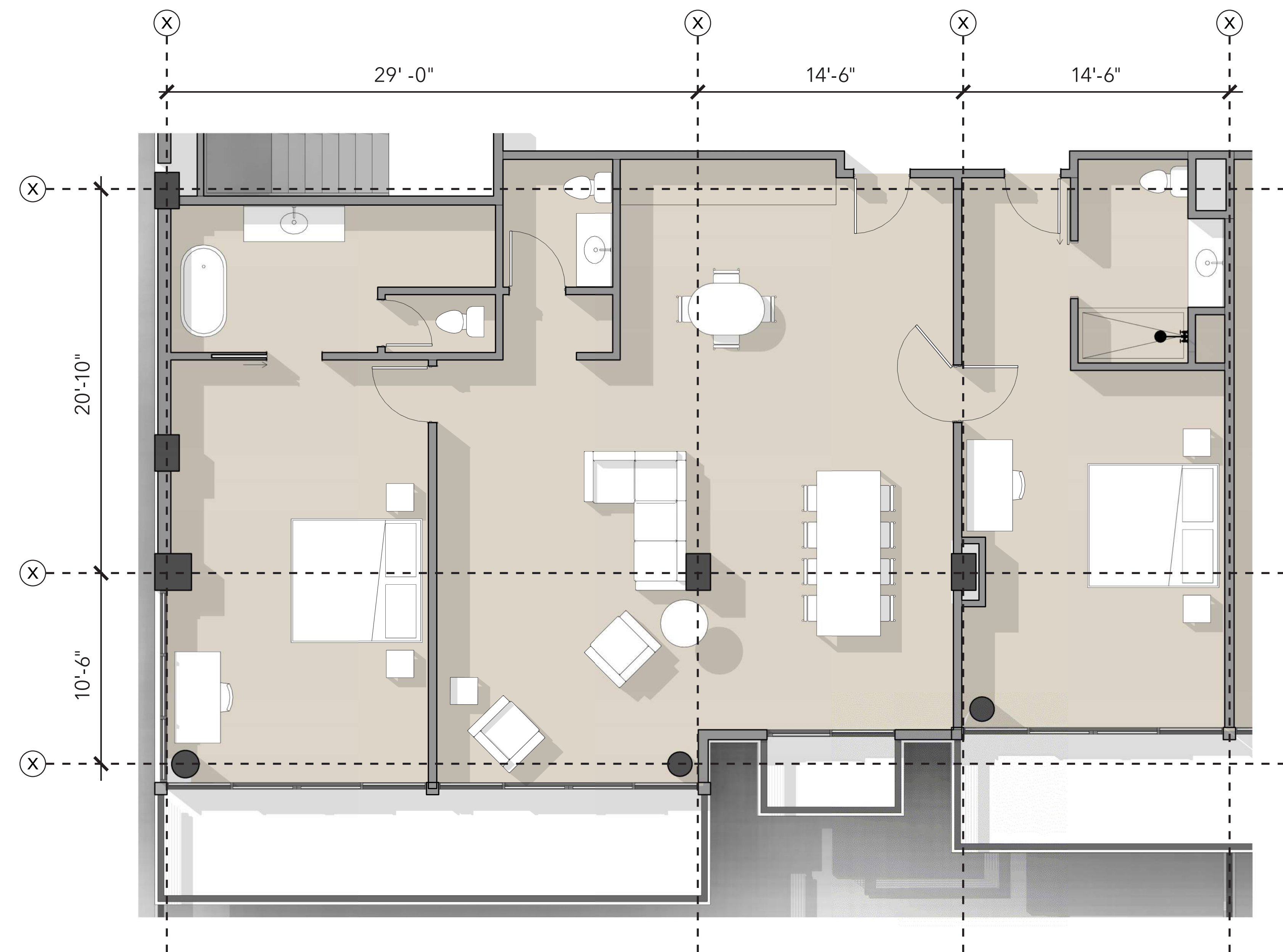


Group / Family Wing - Junior Suite

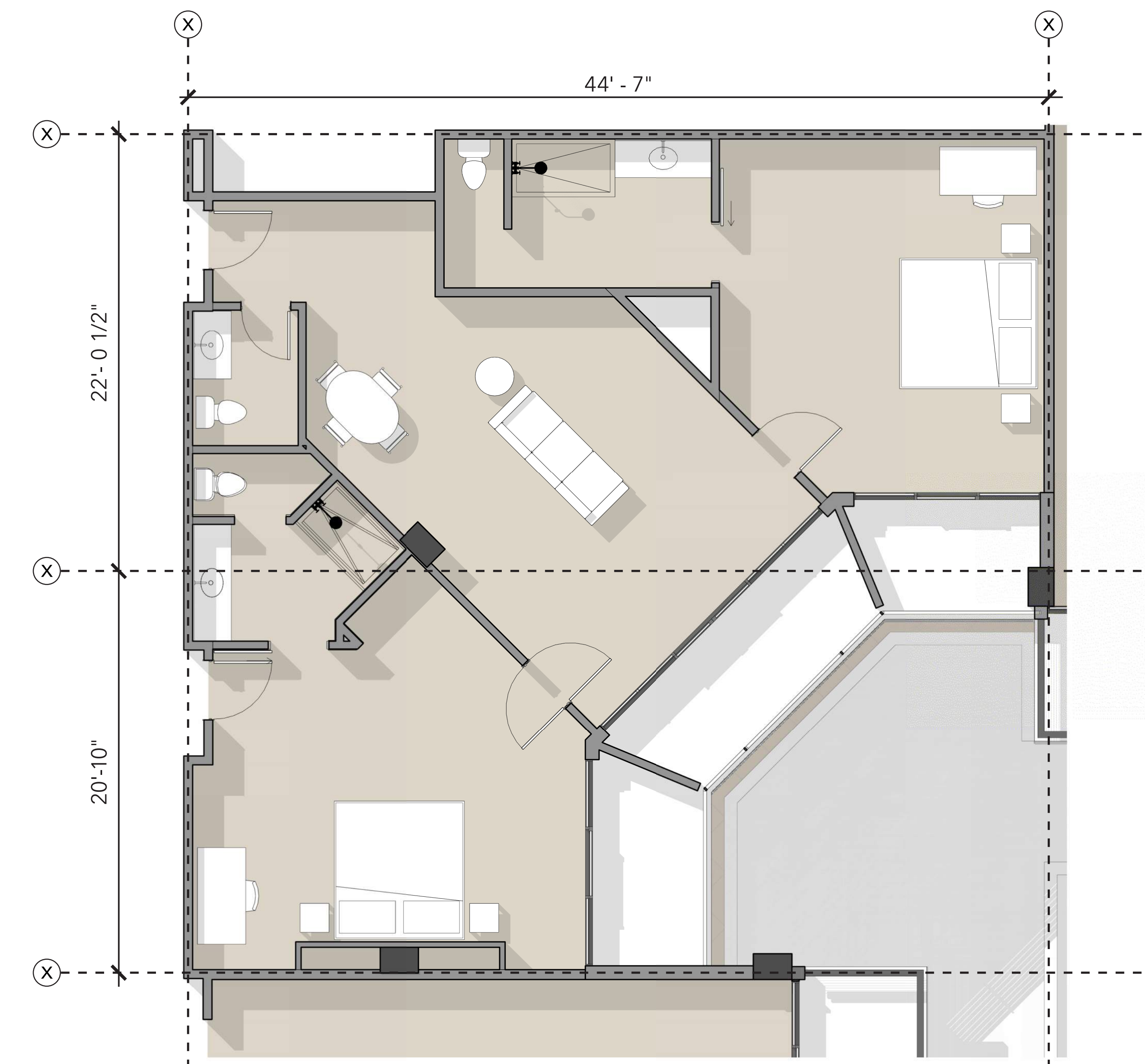


Group / Family Wing - Double Queen

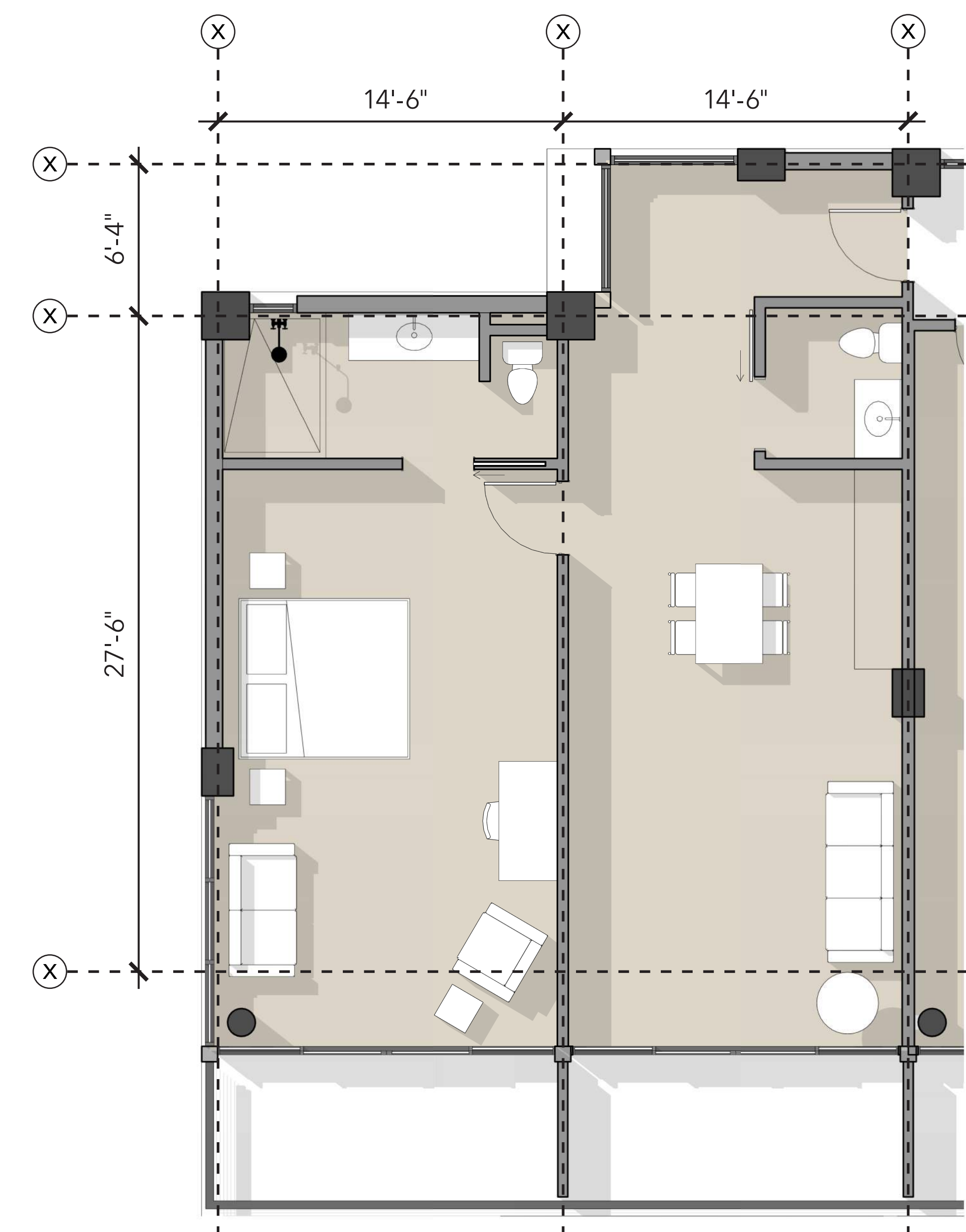




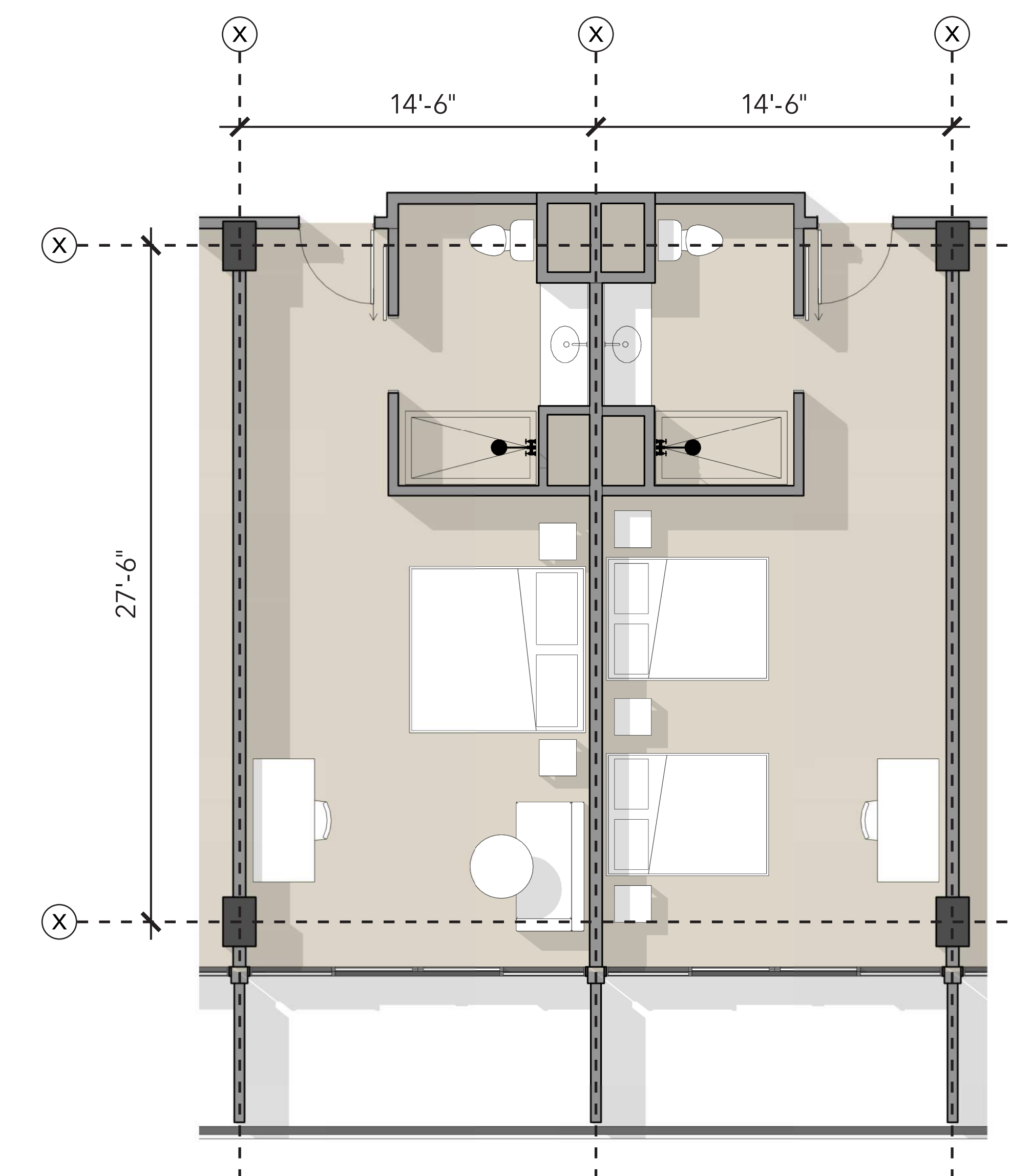
Executive Wing - 2 Bedroom Suite w/ Lock off



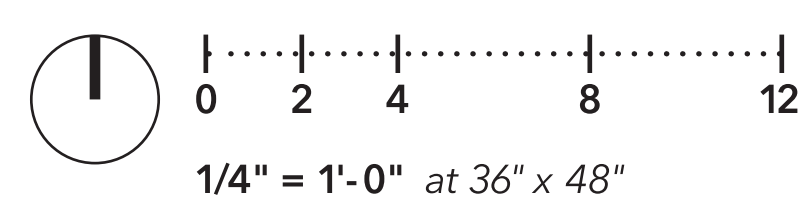
Executive Wing - Corner 1 Bedroom Suite w/ Connecting King Room

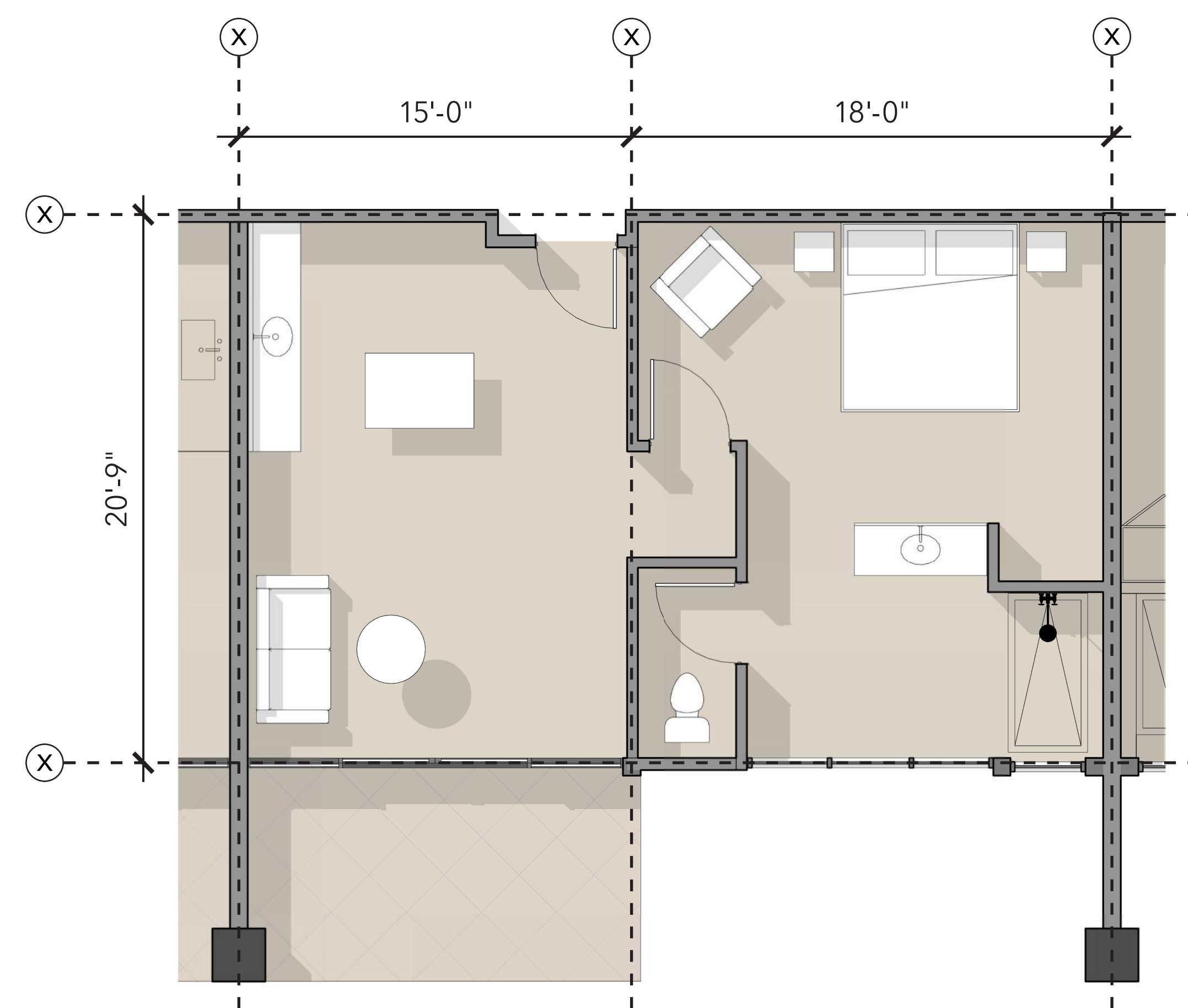


Executive Wing - 1 Bedroom Suite

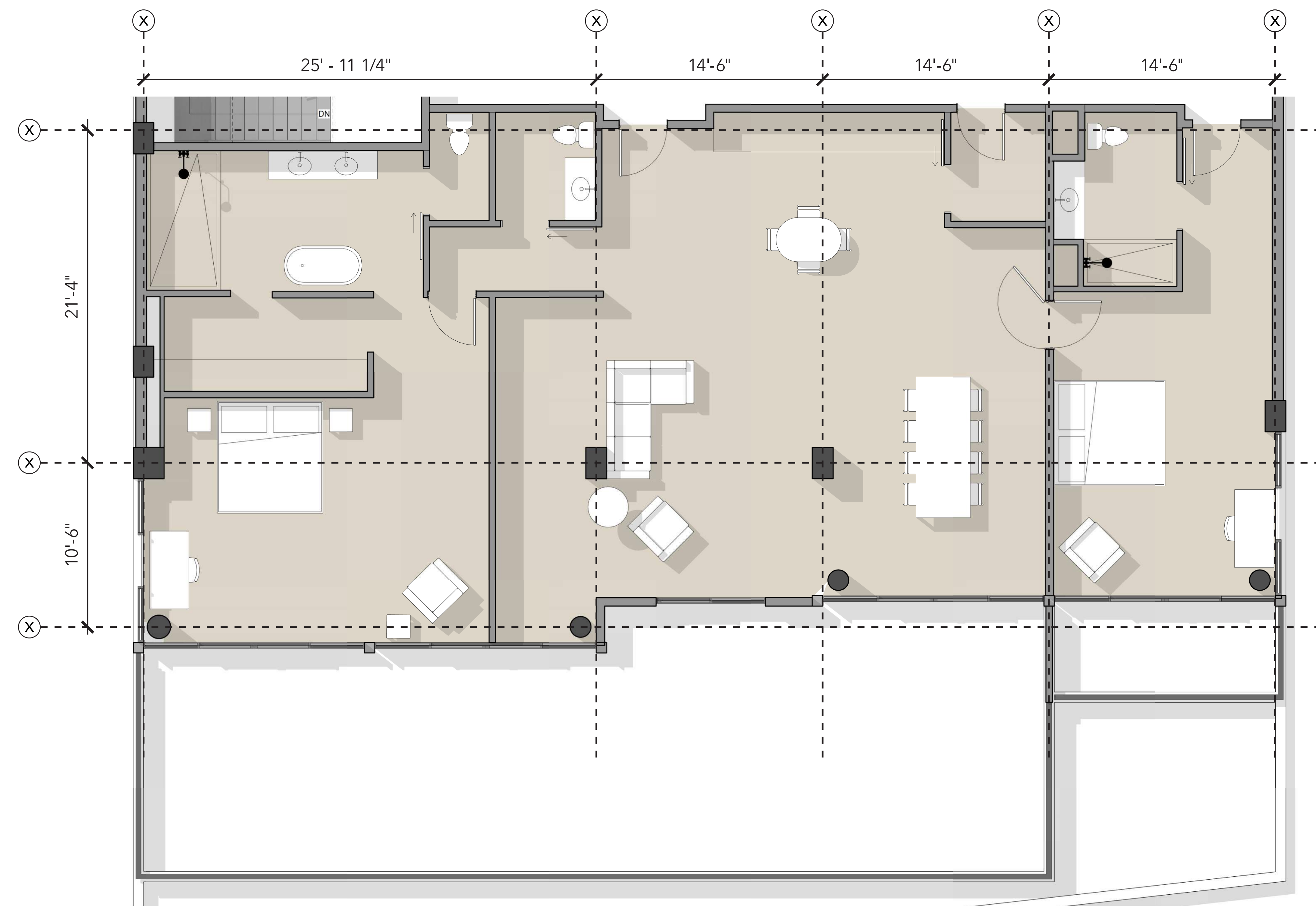


Executive Wing - King & Double Queen

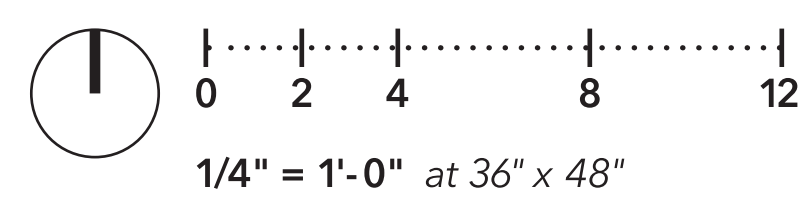




Executive Wing - Typical Spa Suite



Executive Wing - Presidential Suite





MATERIAL LEGEND

- 1 Metal
Matte Black Finish
- 2 Exposed Architectural Concrete
Warm Gray
- 3 Clear Insulated Glass
- 4 Vertical Painted Corrugated Metal
Siding
Matte Silver Finish



MATERIAL LEGEND

- 1 **Metal**
Matte Black Finish
- 2 **Exposed Architectural Concrete**
Warm Gray
- 3 **Clear Insulated Glass**
- 4 **Horizontal Composite Wood Siding**
Natural Stain Finish

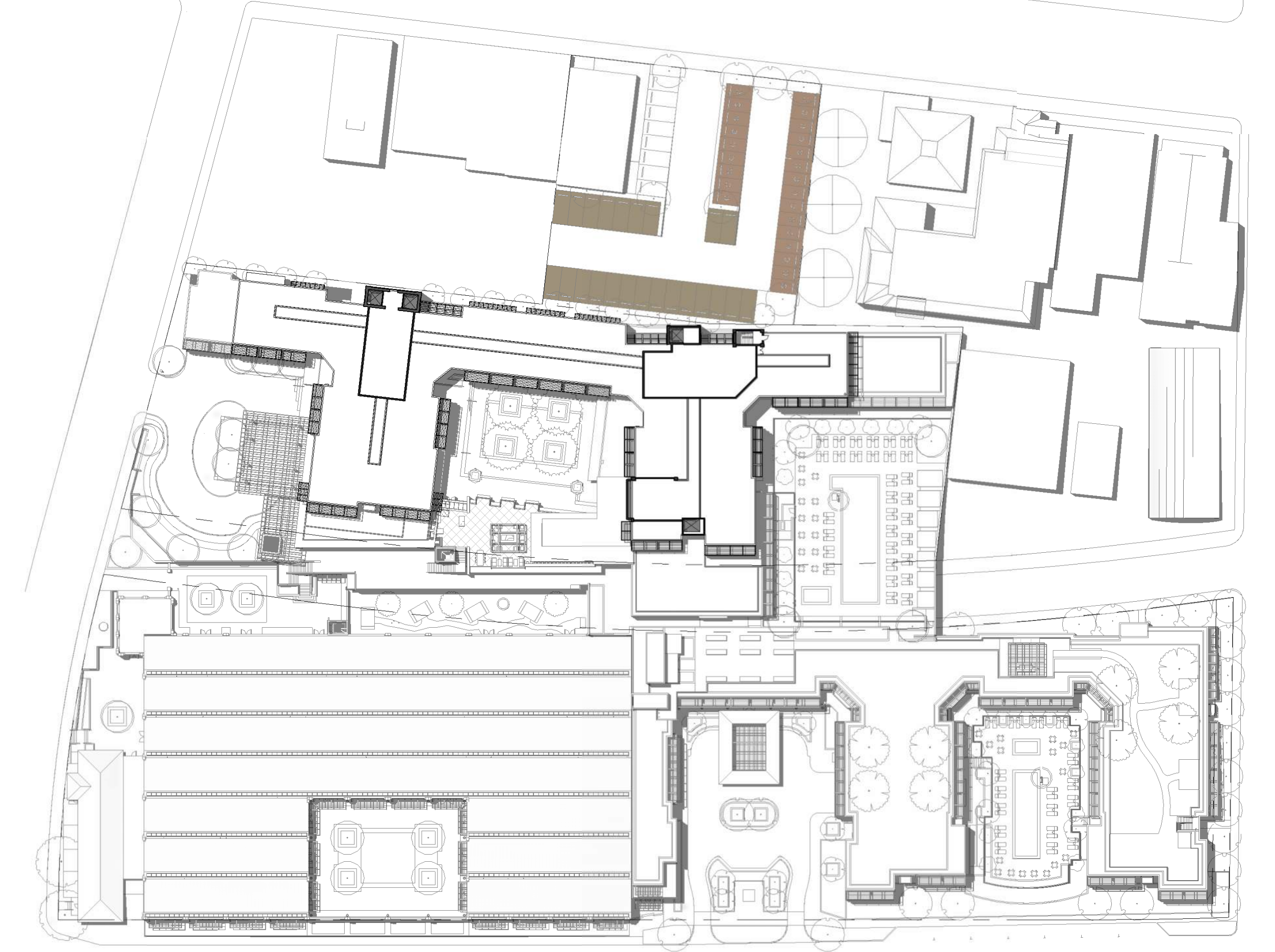
8 AM



10 AM



12 PM



2 PM



4 PM



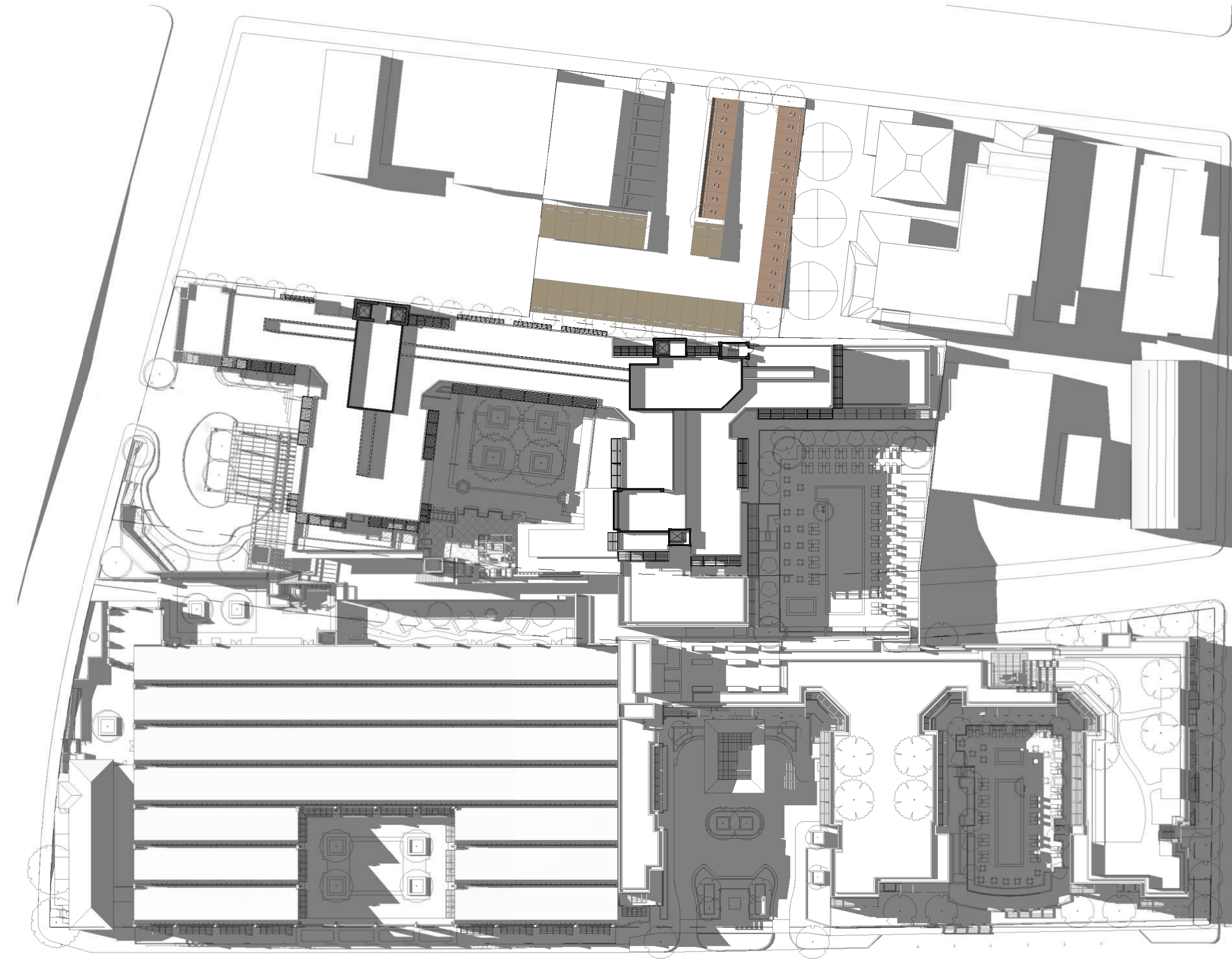
Summer Solstice - June 21



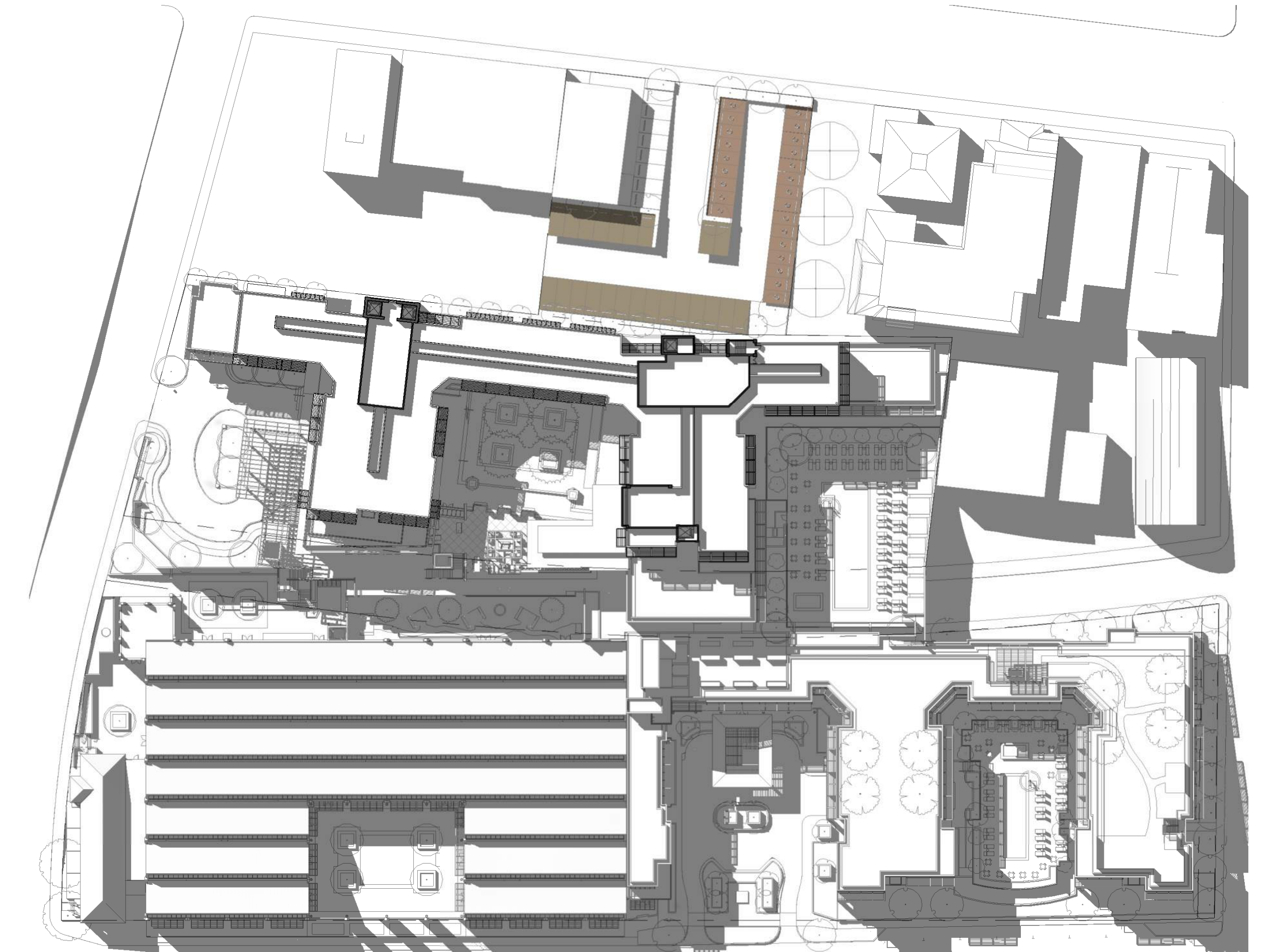
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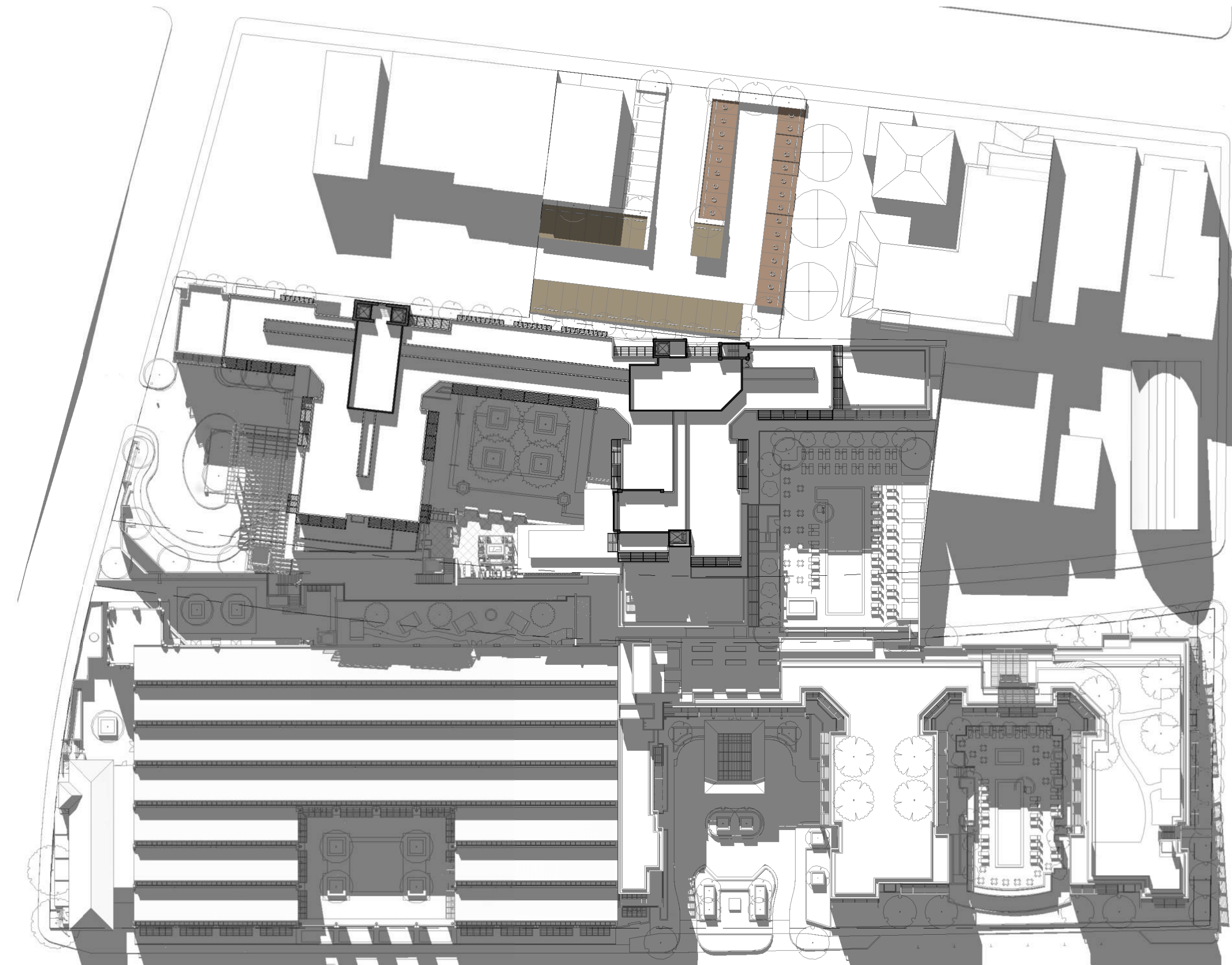
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Winter Solstice - December 21



8 AM



10 AM



12 PM



2 PM

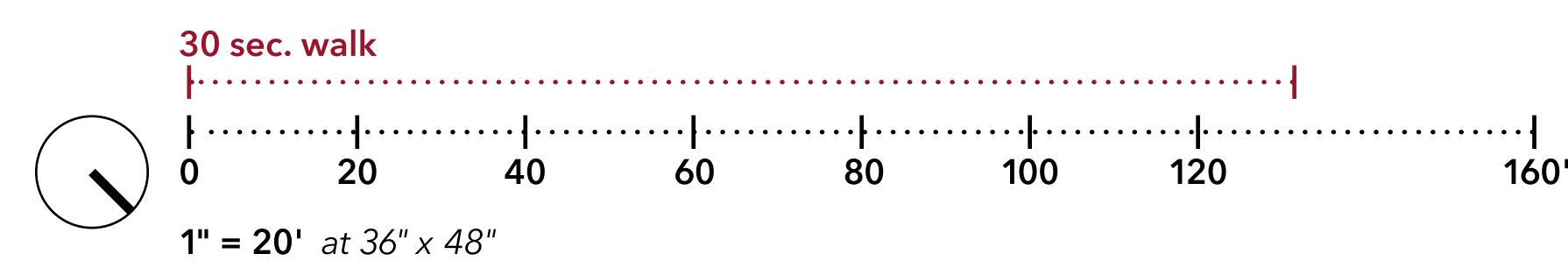
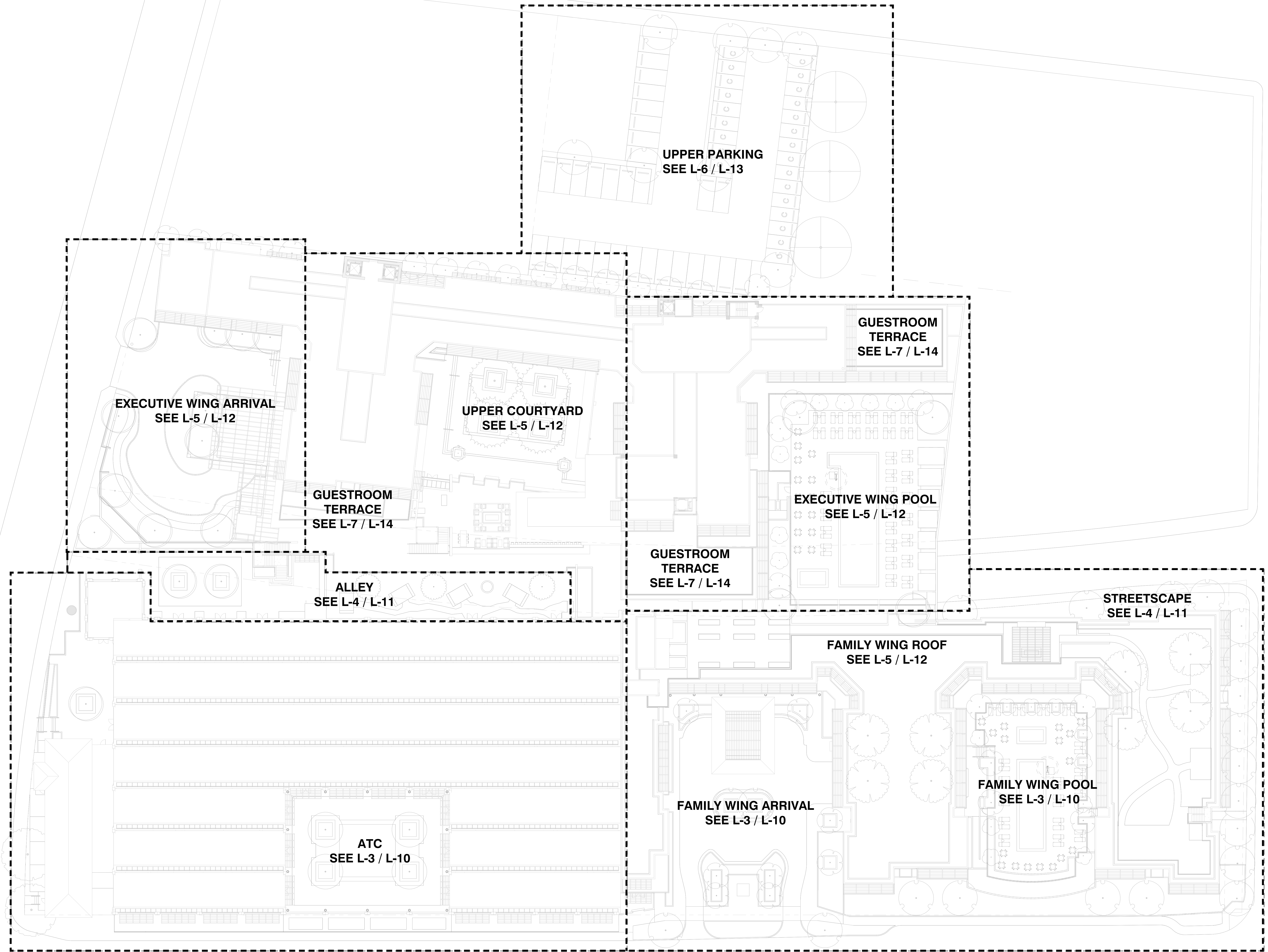


4 PM



Equinox - March / September 21





ATC HOTEL & COMMERCIAL PROJECT

109 Ocean View Blvd., Pacific Grove, California

APN 006-231-001, 006-234-004, 006-234-005, 006-234-008

ATC HOTEL & COMMERCIAL PROJECT

109 Ocean View Blvd., Pacific Grove, California

APN 006-231-001, 006-234-004, 006-234-005, 006-234-008

L-2 Material Schedule

December 15, 2020

1.0 PAVEMENT				
MARK	TYPE	FINISH/PATTERN	PAVEMENT LOCATION	NOTES
1.1	VEHICULAR GRADE CONCRETE PAVER	3 PIECE MODULAR PATTERN, STANDARD FINISH	FAMILY WING ARRIVAL, EXECUTIVE WING ARRIVAL	SAND SET W/ POLYMERIC SAND JOINTS
1.2	EXTERIOR PORCELAIN PAVER	LIMESTONE APPEARANCE	ATC, FAMILY WING, UPPER COURTYARD, EXECUTIVE WING, ALLEY	
1.3	EXTERIOR PORCELAIN PAVER W/ BORDER	WOOD PLANK APPEARANCE W/ LIMESTONE BORDER	FAMILY WING POOL, EXECUTIVE WING POOL	MORTAR SET ON CONCRETE SLAB W/ MORTAR JOINTS
1.4	EXTERIOR PORCELAIN PAVER W/ BORDER	STONE APPEARANCE W/ BORDER DETAIL	UPPER COURTYARD	MORTAR SET ON CONCRETE SLAB W/ MORTAR JOINTS
1.5	CAST CONCRETE PAVER	OFFSET RUNNING BOND, STANDARD FINISH	ATC & UPPER COURTYARD	SAND SET W/ POLYMERIC SAND JOINTS
1.6	STABILIZED DECOMPOSED GRANITE	STABILIZED, GOLD MIX	FAMILY WING ROOF	W/ EDGING
1.7	EXTERIOR PORCELAIN PAVER	WOOD PLANK APPEARANCE	ATC	MORTAR SET ON CONCRETE SLAB W/ MORTAR JOINTS
1.8	VEHICULAR GRADE PORCELAIN PAVER W/ BORDER	CUT STONE APPEARANCE	FAMILY WING ARRIVAL, EXECUTIVE WING ARRIVAL	MORTAR SET ON CONCRETE SLAB W/ MORTAR JOINTS
1.9	SIDEWALK	GREY	STREETSCAPE	STANDARD GREY CONCRETE TO MATCH EXISTING SIDEWALKS
1.10	FLAGSTONE PAVER	NATURAL FINISH WITH MATTE SEALER	ALLEY	MORTAR SET ON CONCRETE SLAB W/ MORTAR JOINTS
1.11	VEHICULAR GRADE CONCRETE PAVER	2-COLOR FOR STRIPING	FAMILY WING ARRIVAL	CROSSWALK, MORTAR SET ON CONCRETE SLAB W/ MORTAR JOINTS, SIM. TO PED. PAVERS
1.12	CIP PEDESTRIAN CONCRETE	INTEGRAL COLOR W/ LIGHT EXPOSED FINISH	ATC, EXECUTIVE WING ARRIVAL	SAW-CUT JOINTS

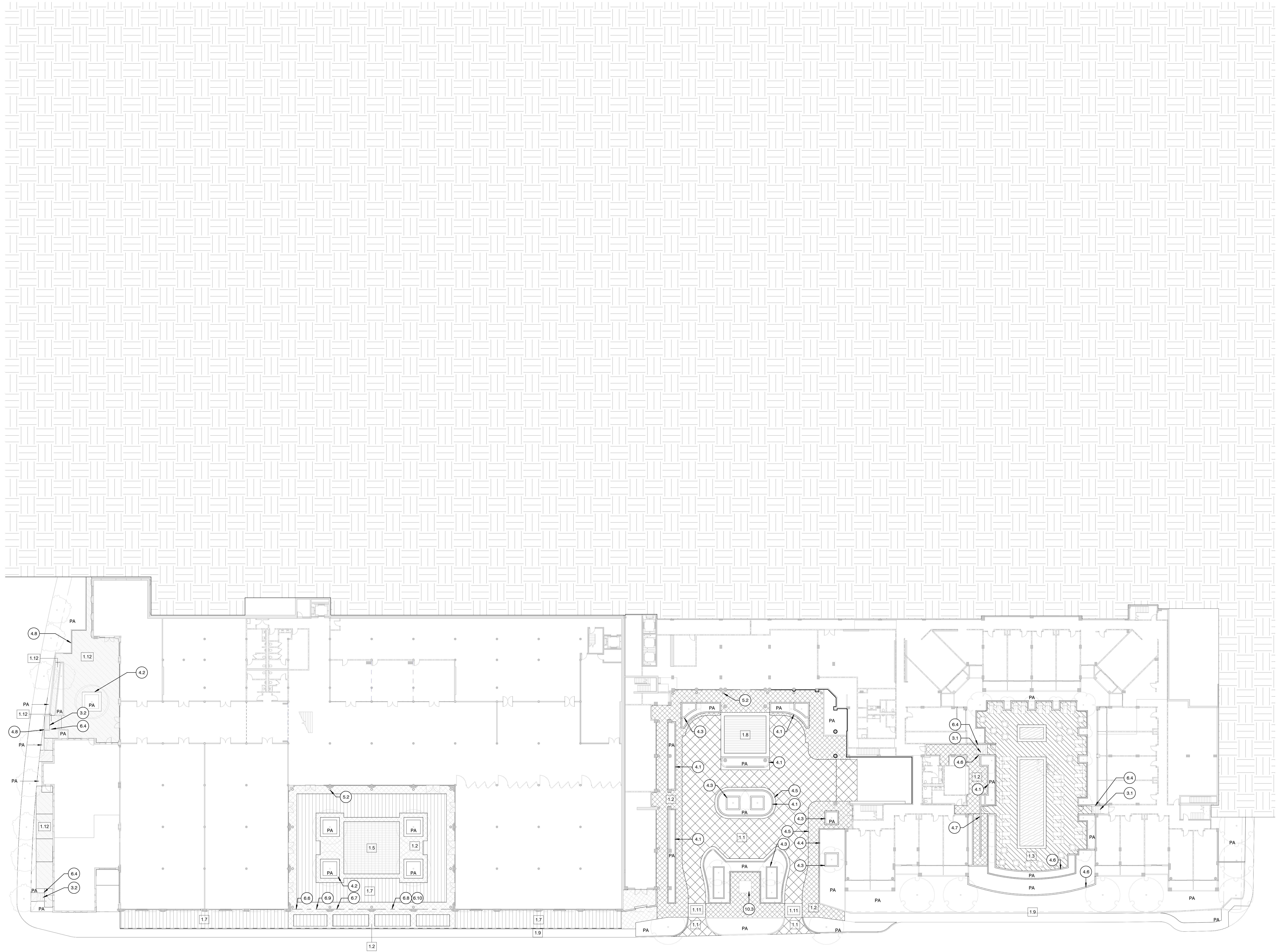
3.0 STEPS				
KEYNOTE	TYPE	FINISH/PATTERN	LOCATION	NOTES
3.1	STAIR TYPE 1	PORCELAIN PAVER VENEER, LIMESTONE APPEARANCE	FAMILY WING POOL, EXECUTIVE WING ARRIVAL	
3.2	STAIR TYPE 2	INTEGRAL COLOR CONCRETE W/ LIGHT EXPOSED FINISH AND SAW-CUT JOINTS	ATC	MORTAR SET ON CONCRETE SLAB WITH MORTAR JOINTS
3.3	STAIR TYPE 3	BROAD STEPS 18" TREAD W/ 4" RISERS, SOLID LIMESTONE STEPS	UPPER COURTYARD	MORTAR SET ON CONCRETE SLAB WITH MORTAR JOINTS

4.0 SITE WALLS				
KEYNOTE	TYPE	MATERIAL/FINISH	LOCATION	NOTES
4.1	PLANTER WALL TYPE 1	INTEGRAL COLOR CONCRETE WALL, 18" T, BOARD FORMED EXTERIOR FACES W/ MEDIUM EXPOSED FINISH ON TOP	ATC, FAMILY WING ARRIVAL, UPPER COURTYARD	
4.2	PLANTER WALL TYPE 2	18" T X 18" W BOARD FORMED, INTEGRAL COLOR CONCRETE WALLS W/ MEDIUM EXPOSED FINISH ON TOP, HORIZONTAL SURFACES	ATC, ALLEY	
4.3	PLANTER WALL TYPE 3	INTEGRAL COLOR CONCRETE WALL, 42" T, BOARD FORMED EXTERIOR FACES W/ MEDIUM EXPOSED FINISH ON TOP, SLEEVED BOTTOM PERIMETER TO ALLOW DRAINAGE INTO ADJACENT PLANTING	FAMILY WING ARRIVAL	
4.4	STREETSCAPE PLANTER WALL	INTEGRAL COLOR CONCRETE WALL, 24" T X 8" W, BOARD FORMED EXTERIOR FACES W/ MEDIUM EXPOSED FINISH ON TOP	FAMILY WING ARRIVAL, STREETSCAPE	
4.5	CONCRETE CURB	INTEGRAL COLOR, 6", MEDIUM EXPOSED FINISH	FAMILY WING ARRIVAL, EXECUTIVE WING ARRIVAL	
4.6	SITE PLANTING WALL	POOL DECK PERIMETER WALL, INTEGRAL COLOR CONCRETE WALL, 24" T X 8" W, BOARD FORMED EXTERIOR FACES W/ MEDIUM EXPOSED FINISH ON TOP	FAMILY WING POOL, EXECUTIVE WING POOL	
4.7	STAIR/ RAMP CHEEK WALL	INTEGRAL COLOR CONCRETE WALL, HEIGHT VARIES, BOARD FORMED EXTERIOR FACES W/ MEDIUM EXPOSED FINISH ON TOP	ATC, FAMILY WING POOL, EXECUTIVE WING POOL	
4.8	PLANTER WALL TYPE 4	INTEGRAL COLOR CONCRETE WALL, 10" W X 36" T, BOARD FORMED EXTERIOR FACES W/ MEDIUM EXPOSED FINISH ON TOP	ATC	
4.9	PLANTER WALL TYPE 5	INTEGRAL COLOR CONCRETE WALL, 8" W X 36" T, BOARD FORMED EXTERIOR FACES W/ MEDIUM EXPOSED FINISH ON TOP	ALLEY	
4.10	SPA GARDEN WALL	10" W CONCRETE GARDEN WALL W/ STONE CAP, FINISH TO MATCH ADJACENT ARCHITECTURE	ALLEY	
4.11	STONE CURB TYPE 1	PIN-SET ON CONCRETE BASE, 4" W X VARIOUS LENGTHS 8" - 18"	EXECUTIVE WING ARRIVAL	
4.12	PLANTER WALL TYPE 6	INTEGRAL COLOR CONCRETE WALL, 10" W X VARIED HEIGHT, BOARD FORMED EXTERIOR FACES W/ MEDIUM EXPOSED FINISH ON TOP	EXECUTIVE WING ARRIVAL	
4.13	PLANTER WALL TYPE 7	CONCRETE, 12" W X VARIED HEIGHT 0-24", CUT STONE CAP AND STONE VENEER ON EXTERIOR FACES	EXECUTIVE WING ARRIVAL	
4.14	PLANTER WALL TYPE 8	CONCRETE, 18" T X 18" W PLANTER WALLS W/ STONE CAP AND STONE VENEER EXTERIOR FACES	UPPER COURTYARD	
4.15	SEAT WALL	CONCRETE, 30" T X 18" W/ STONE CAP AND STONE VENEER EXTERIOR FACES	UPPER COURTYARD	
4.16	STONE CURB TYPE 2	TRANSITION TO ROOFTOP DUNE WALK, 4" W X 16" L X 4" T	FAMILY WING ROOF	
4.17	WALL	AT ALLEY ENTRY, FREESTANDING CMU WALL W/ PLASTER STUCCO FINISH AND STONE CAP	ALLEY	

5.0 SITE ELEMENTS				
KEYNOTE	TYPE	MATERIAL/FINISH	LOCATION	NOTES
5.1A	CABANA TYPE 1	METAL FRAME CABANAS W/ HARDWOOD SLAT SIDES AND FABRIC CURTAINS	ALLEY, EXECUTIVE WING POOL	8'Wx10'Lx10'H
5.1B	CABANA TYPE 2	METAL FRAME CABANAS W/ HARDWOOD SLAT SIDES AND FABRIC CURTAINS	EXECUTIVE WING POOL	10'Wx10'Lx10'H
5.2	POT	DECORATIVE PLANTER POTS, 3 SIZES, ATELIER VIERKANT OR SIMILAR, 31 TOTAL	ATC, FAMILY WING ARRIVAL, UPPER COURTYARD	
5.3	PLANTER	MOVEABLE METAL AND WOOD PLANTERS	FAMILY WING ROOF	
5.4	FIREPLACE	SAD	FAMILY WING ROOF	
5.5	SHADE PERGOLA	METAL FRAME PERGOLA W/ SHADE FABRIC SCREEN	FAMILY WING ROOF	
5.6	CATENARY LIGHT POLES	METAL POLES	UPPER COURTYARD	
5.7	DECORATIVE GATEWAY PILLAR	METAL, AT VEHICULAR WAY, W/ SIDE PEDETRIAN PILLAR	EXECUTIVE WING ARRIVAL	
5.8	PILLAR	AT ALLEY ENTRY, FREESTANDING CMU PILLAR W/ PLASTER STUCCO FINISH AND STONE CAP	ALLEY	
5.9	GATE	AT ALLEY ENTRY, DOUBLE LEAF, DECORATIVE ENTRY GATE W/ POWDERCOAT FINISH, PANIC HARDWARE ONE SIDE	ALLEY	

6.0 RAILINGS, BARRIERS, AND FENCES				
KEYNOTE	TYPE	MATERIAL/FINISH	LOCATION	NOTES
6.1	POOL SAFETY FENCE	POWDERCOATED METAL PICKET FENCE, DARK GREY, 5' TALL PER CODE	FAMILY WING POOL, EXECUTIVE WING POOL	
6.2	POOL SAFETY GATE	POWDERCOATED METAL GATE, DARK GREY, 5' TALL PER CODE, KEY-CARD LOCKSET W/ PANIC HARDWARE	FAMILY WING POOL, EXECUTIVE WING POOL	
6.3	POOL SAFETY BARRIER	GLASS PANELS W/ NARROW STAINLESS TOP CAP, 3' TALL (ATOP 2' WALL TO CREATE 5' BARRIER), AT OPEN END OF POOL AREA	FAMILY WING POOL, EXECUTIVE WING POOL	
6.4	HANDRAIL	METAL HANDRAIL W/ HARDWOOD CAP AT STAIRS AND RAMPS, BOTH SIDES	ATC, FAMILY WING POOL, EXECUTIVE WING ARRIVAL, EXECUTIVE WING POOL	
6.5	GUARDRAIL TYPE 1	42" TALL, POWDERCOATED STEEL GUARDRAIL POSTS W/ STAINLESS STEEL CABLE AND STAINLESS TUBE TOPRAIL	ATC, FAMILY WING ROOF	
6.6	ATC BUILDING FAÇADE RAILING TYPE 1	FIXED RAILING AT BAY NEAREST BALLROOM, 36" TALL, POWDERCOATED STEEL GUARDRAIL POSTS W/ HORIZONTAL STEEL 'PICKETS' AND STAINLESS TUBE TOP-RAIL	ATC	
6.7	ATC BUILDING FAÇADE RAILING TYPE 2	OPERABLE, PAIRED BIFOLD RAILINGS AT (2) CENTER BAYS, 36" TALL, POWDERCOATED STEEL GUARDRAIL POSTS W/ HORIZONTAL STEEL 'PICKETS' AND STAINLESS TUBE TOP-RAIL, 4 PANELS PER BAY	ATC	
6.8	ATC BUILDING FAÇADE METAL GATE TYPE 1	OPERABLE, PAIRED BIFOLD GATES AT (3) BAYS, FROM 36" TALL UP TO UNDERSIDE OF CONCRETE HEADER, POWDERCOATED STEEL STYLES W/ HORIZONTAL STEEL RAILS TO MATCH WINDOW MUNTINS, 4 PANELS PER BAY	ATC	
6.9	ATC BUILDING FAÇADE METAL GATE TYPE 2	OPERABLE, PAIRED BIFOLD GATES AT BAY NEAREST RETAIL, FULL HEIGHT FROM TERRACE TO UNDERSIDE OF CONCRETE HEADER, POWDERCOATED STEEL STYLES W/ HORIZONTAL STEEL RAILS TO MATCH WINDOW MUNTINS, 4 PANELS PER BAY	ATC	
6.10	ATC BUILDING FAÇADE SOLAR SCREEN	TOP MOUNTED RETRACTABLE SOLAR SCREENS W/ TENSION FASTENERS BOTH SIDES AND BOTTOM, MOTORIZED, ALL 4 BAYS, MATCH WIDTH OF GATE OPENINGS, FROM TOP OF RAILING TO UNDERSIDE OF CONCRETE HEADER	ATC	
6.11	GUARDRAIL TYPE 2	42" TALL, GLASS	FAMILY WING ROOF	
6.12	PERIMETER FENCE	DECORATIVE METAL FENCE, POWDERCOAT FINISH, 6' TALL	EXECUTIVE WING ARRIVAL	
6.13	GUARDRAIL TYPE 3	24" TALL, POWDERCOATED STEEL GUARDRAIL POSTS W/ STAINLESS STEEL CABLE AND STAINLESS TUBE TOPRAIL	FAMILY WING ROOF	

10.0 POOLS & WATER FEATURES				
KEYNOTE	TYPE	MATERIAL/FINISH	LOCATION	NOTES
10.1	POOL TYPE 1	SKIMMER EDGE POOL W/ PLASTER FINISH AND STONE COPING, STAINLESS STEEL HANDRAILS, POOL LIFT	FAMILY WING POOL, EXECUTIVE WING POOL	
10.2	SPA	ELEVATED PERIMETER, TRANSFER WALL SPA W/ PLASTER FINISH, STONE COPING AND STONE VENEER EXTERIOR WALLS	FAMILY WING POOL, EXECUTIVE WING POOL	
10.3	WATER FEATURE TYPE 1	ELEVATED WATER ELEMENT W/ SPILL-OVER SCUPPERS TO LOWER BASIN, RECIRCULATING BUBBLERS AND LIGHTING	FAMILY WING ARRIVAL	
10.4	WATER FEATURE TYPE 2	LOW BOWL WATER ELEMENT W/ SPILL-OVER TO LOWER BASIN W/ DECORATIVE PEBBLE MULCH, RECIRCULATING BUBBLERS AND LIGHTING	ALLEY	



LEGEND - 1.0 HARDSCAPE		
NUMBER		TYPE
1.1	VEHICULAR GRADE CONCRETE PAVEMENT	
1.2	EXTERIOR PORCELAIN PAVEMENT	
1.3	EXTERIOR PORCELAIN PAVEMENT W/ BORDER	
1.4	EXTERIOR PORCELAIN PAVEMENT W/ BORDER	
1.5	CAST CONCRETE PAVEMENT	
1.6	STABILIZED DECOMPOSED GRANITE	
1.7	EXTERIOR PORCELAIN PAVEMENT	
1.8	VEHICULAR GRADE PORCELAIN PAVEMENT	
1.9	W/ BORDER	
1.11	FLAGSTONE PAVEMENT	
1.12	VEHICULAR GRADE CONCRETE PAVEMENT	
1.12	CIP PEDESTRIAN CONCRETE	

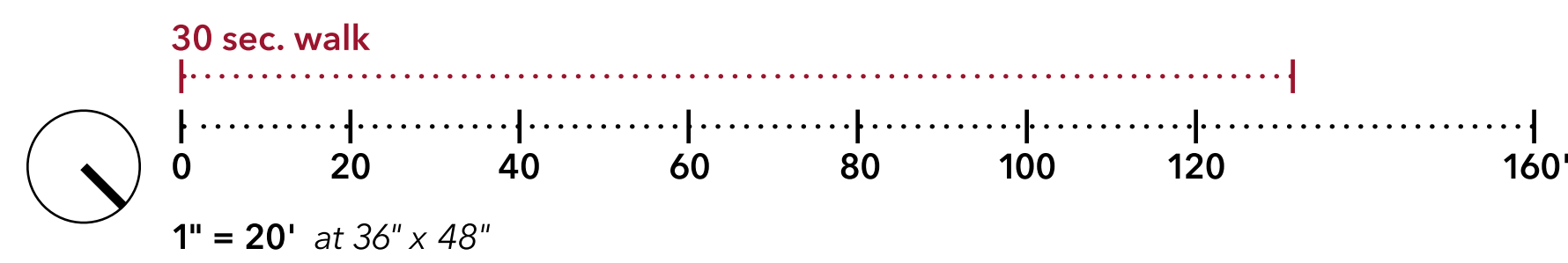
LEGEND - 3.0 STEPS		
3.1	STAIR TYPE 1	
3.2	STAIR TYPE 2	
3.3	STAIR TYPE 3	

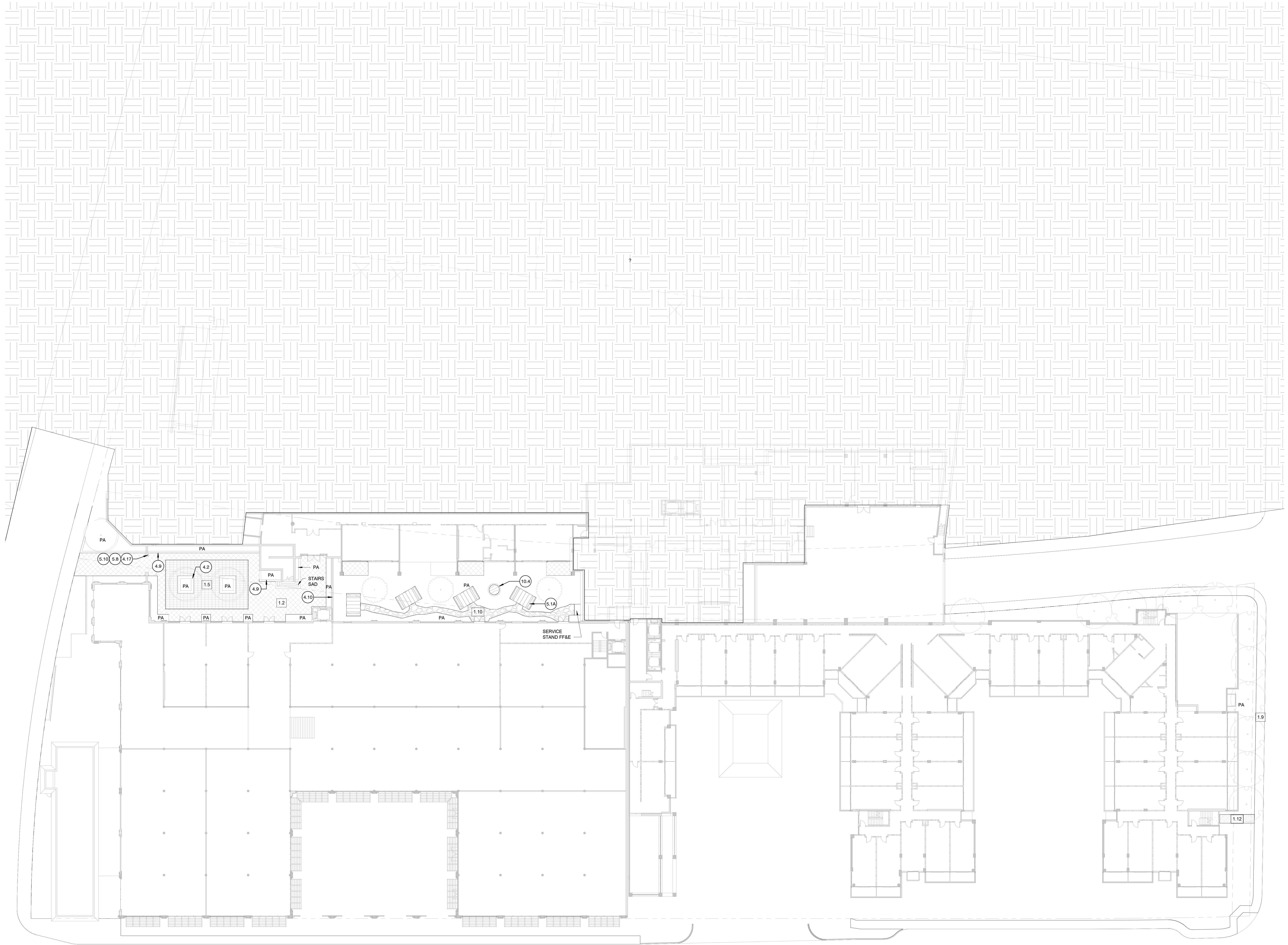
LEGEND - 4.0 SITE WALLS		
4.1	PLANTER WALL TYPE 1	
4.2	PLANTER WALL TYPE 2	
4.3	PLANTER WALL TYPE 3	
4.4	STREETSCAPE PLANTER WALL	
4.5	CONCRETE CURB	
4.6	SITE PLANTING WALL	
4.7	STAIR/ RAMP CHEEK WALL	
4.8	PLANTER WALL TYPE 4	
4.9	PLANTER WALL TYPE 5	
4.10	SPA GARDEN WALL	
4.11	STONE CURB TYPE 1	
4.12	PLANTER WALL TYPE 6	
4.13	PLANTER WALL TYPE 7	
4.14	PLANTER WALL TYPE 8	
4.15	SEAT WALL	
4.16	STONE CURB TYPE 2	
4.17	WALL	

LEGEND - 5.0 SITE ELEMENTS		
5.1A	CABANA TYPE 1	
5.1B	CABANA TYPE 2	
5.2	POT	
5.3	PLANTER	
5.4	FIREPLACE	
5.5	SHADE PERGOLA	
5.6	CATENARY LIGHT POLES	
5.7	DECORATIVE GATEWAY PILLAR	
5.8	PILLAR	
5.9	GATE	

LEGEND - 6.0 RAILINGS, BARRIERS & FENCES		
6.1	POOL SAFETY FENCE	
6.2	POOL SAFETY GATE	
6.3	POOL SAFETY BARRIER	
6.4	HANDRAIL	
6.5	GUARDRAIL TYPE 1	
6.6	ATC BUILDING FACADE RAILING TYPE 1	
6.7	ATC BUILDING FACADE RAILING TYPE 2	
6.8	ATC BUILDING FACADE METAL GATE TYPE 1	
6.9	ATC BUILDING FACADE METAL GATE TYPE 2	
6.10	ATC BUILDING FACADE SOLAR SCREEN	
6.11	GUARDRAIL TYPE 2	
6.12	PERIMETER FENCE	
6.13	GUARDRAIL TYPE 3	

LEGEND - 10.0 POOLS & WATER FEATURES		
10.1	POOL TYPE 1	
10.2	SPA	
10.3	WATER FEATURE TYPE 1	
10.4	WATER FEATURE TYPE 2	





LEGEND - 1.0 HARDSCAPE		
NUMBER		TYPE
1.1	VEHICULAR GRADE CONCRETE PAVEMENT	
1.2	EXTERIOR PORCELAIN PAVEMENT	
1.3	EXTERIOR PORCELAIN PAVEMENT W/ BORDER	
1.4	EXTERIOR PORCELAIN PAVEMENT W/ BORDER	
1.5	CASUAL CONCRETE PAVEMENT	
1.6	STABILIZED DECOMPOSED GRANITE	
1.7	EXTERIOR PORCELAIN PAVEMENT	
1.8	VEHICULAR GRADE PORCELAIN PAVEMENT W/ BORDER	
1.9	SIDEWALK	
1.1	FLAGSTONE PAVEMENT	
1.11	VEHICULAR GRADE CONCRETE PAVEMENT	
1.12	CIP PEDESTRIAN CONCRETE	

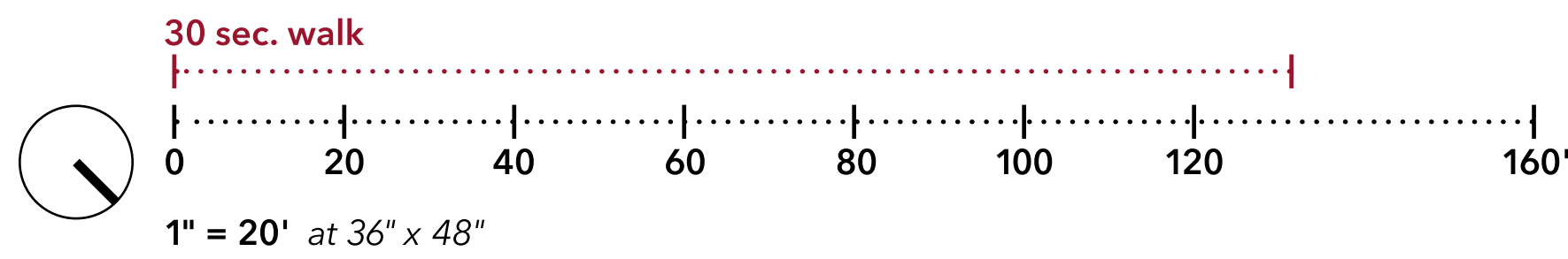
LEGEND - 3.0 STEPS		
3.1	STAIR TYPE 1	
3.2	STAIR TYPE 2	
3.3	STAIR TYPE 3	

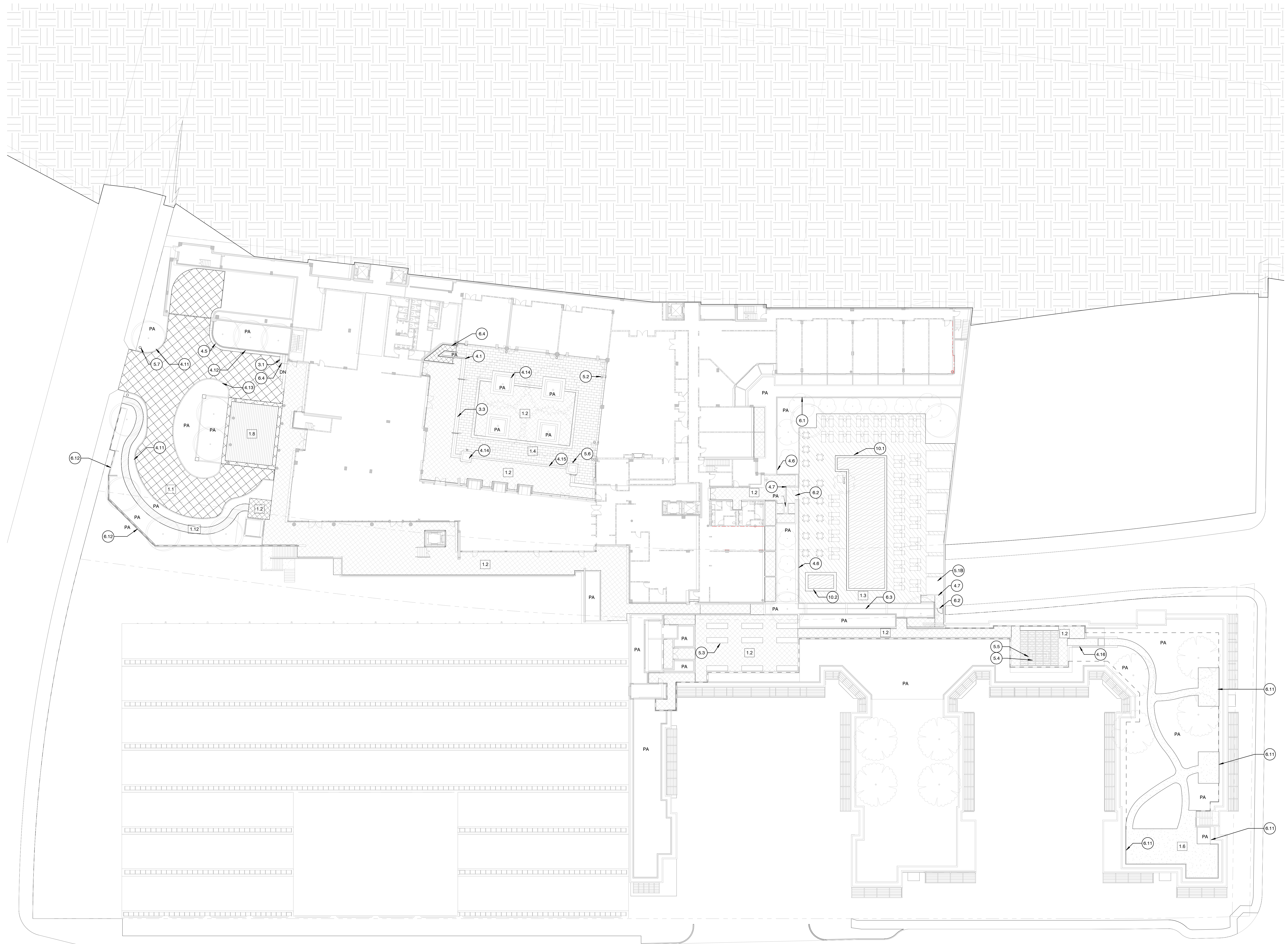
LEGEND - 4.0 SITE WALLS		
4.1	PLANTER WALL TYPE 1	
4.2	PLANTER WALL TYPE 2	
4.3	PLANTER WALL TYPE 3	
4.4	STREETSCAPE PLANTER WALL	
4.5	CONCRETE CURB	
4.6	SITE PLANTING WALL	
4.7	STAIR/ RAMP CHEEK WALL	
4.8	PLANTER WALL TYPE 4	
4.9	PLANTER WALL TYPE 5	
4.10	SPA GARDEN WALL	
4.11	STONE CURB TYPE 1	
4.12	PLANTER WALL TYPE 6	
4.13	PLANTER WALL TYPE 7	
4.14	PLANTER WALL TYPE 8	
4.15	SEAT WALL	
4.16	STONE CURB TYPE 2	
4.17	WALL	

LEGEND - 5.0 SITE ELEMENTS		
5.1A	CABANA TYPE 1	
5.1B	CABANA TYPE 2	
5.2	POT	
5.3	PLANTER	
5.4	FIREPLACE	
5.5	SHADE PERGOLA	
5.6	CATENARY LIGHT POLES	
5.7	DECORATIVE GATEWAY PILLAR	
5.8	PILLAR	
5.9	GATE	

LEGEND - 6.0 RAILINGS, BARRIERS & FENCES		
6.1	POOL SAFETY FENCE	
6.2	POOL SAFETY GATE	
6.3	POOL SAFETY BARRIER	
6.4	HANDRAIL	
6.5	GUARDRAIL TYPE 1	
6.6	ATC BUILDING FACADE RAILING TYPE 1	
6.7	ATC BUILDING FACADE RAILING TYPE 2	
6.8	ATC BUILDING FACADE METAL GATE TYPE 1	
6.9	ATC BUILDING FACADE METAL GATE TYPE 2	
6.10	ATC BUILDING FACADE SOLAR SCREEN	
6.11	GUARDRAIL TYPE 2	
6.12	PERIMETER FENCE	
6.13	GUARDRAIL TYPE 3	

LEGEND - 10.0 POOLS & WATER FEATURES		
10.1	POOL TYPE 1	
10.2	SPA	
10.3	WATER FEATURE TYPE 1	
10.4	WATER FEATURE TYPE 2	





LEGEND - 1.0 HARDSCAPE		
NUMBER		TYPE
1.1	VEHICULAR GRADE CONCRETE PAVER	
1.2	EXTERIOR PORCELAIN PAVER	
1.3	EXTERIOR PORCELAIN PAVER W/ BORDER	
1.4	EXTERIOR PORCELAIN PAVER W/ BORDER	
1.5	CAST CONCRETE PAVER	
1.6	STABILIZED DECOMPOSED GRANITE	
1.7	EXTERIOR PORCELAIN PAVER	
1.8	VEHICULAR GRADE PORCELAIN PAVER	
1.9	W/ BORDER	
1.11	FLAGSTONE PAVER	
1.12	VEHICULAR GRADE CONCRETE PAVER	
1.12	CIP PEDESTRIAN CONCRETE	

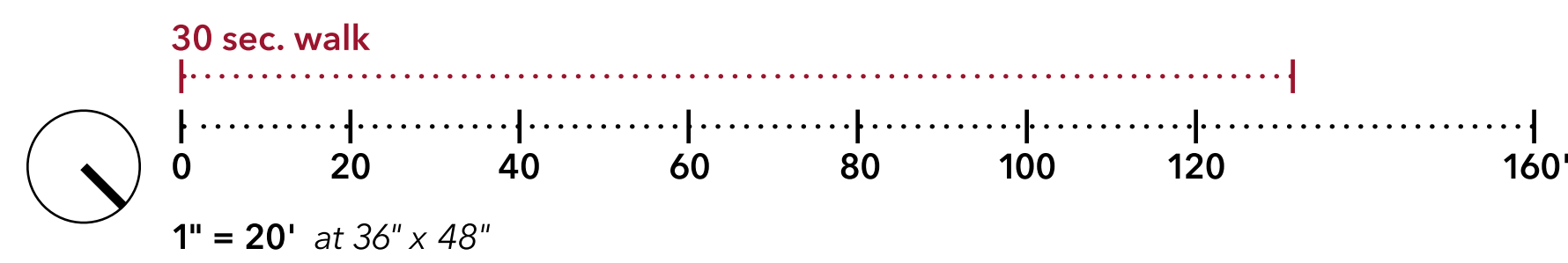
LEGEND - 3.0 STEPS		
3.1	STAIR TYPE 1	
3.2	STAIR TYPE 2	
3.3	STAIR TYPE 3	

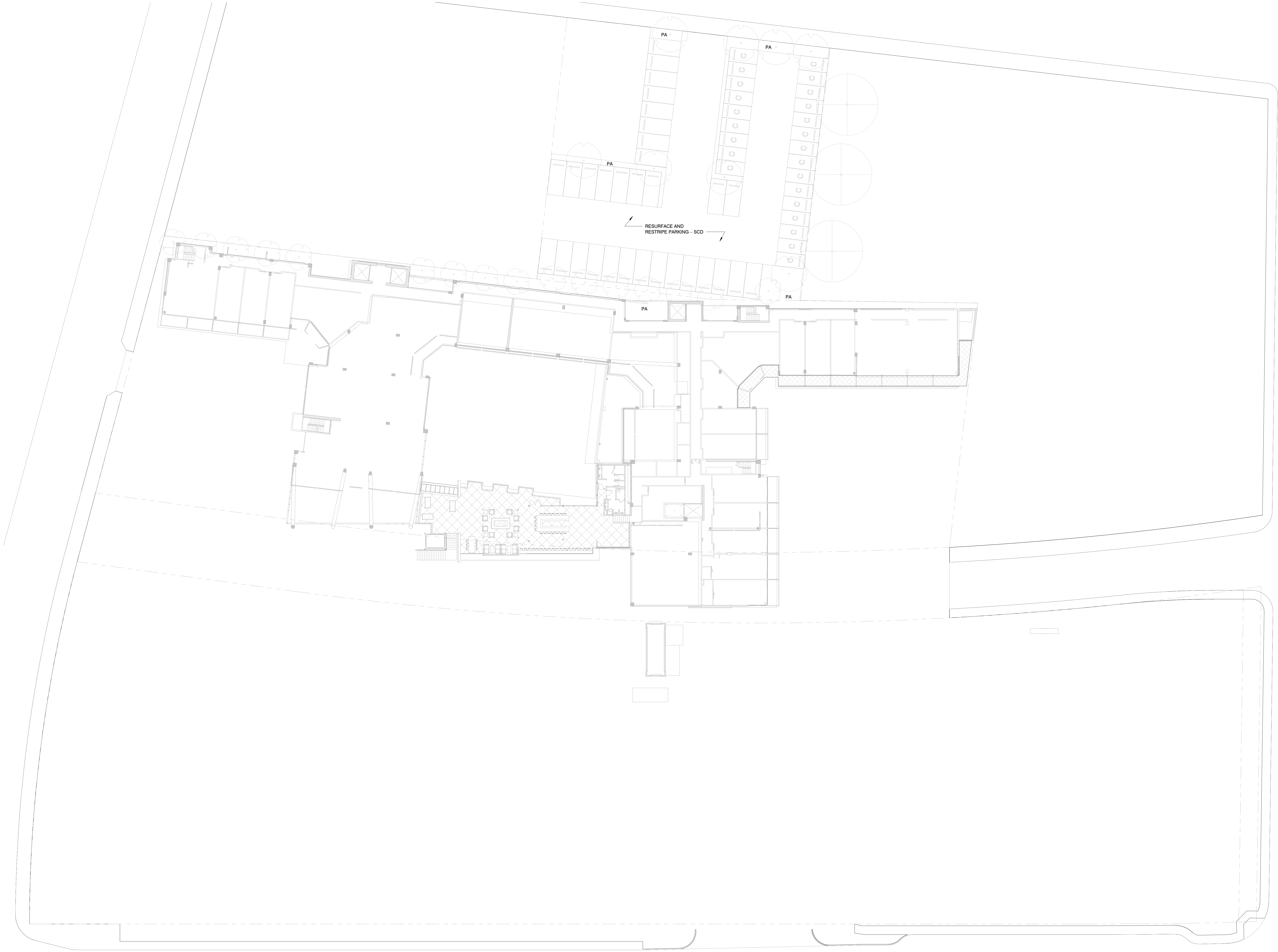
LEGEND - 4.0 SITE WALLS		
4.1	PLANTER WALL TYPE 1	
4.2	PLANTER WALL TYPE 2	
4.3	PLANTER WALL TYPE 3	
4.4	STREETSCAPE PLANTER WALL	
4.5	CONCRETE CURB	
4.6	SITE PLANTING WALL	
4.7	STAIR/ RAMP CHEEK WALL	
4.8	PLANTER WALL TYPE 4	
4.9	PLANTER WALL TYPE 5	
4.10	SPA GARDEN WALL	
4.11	STONE CURB TYPE 1	
4.12	PLANTER WALL TYPE 6	
4.13	PLANTER WALL TYPE 7	
4.14	PLANTER WALL TYPE 8	
4.15	SEAT WALL	
4.16	STONE CURB TYPE 2	
4.17	WALL	

LEGEND - 5.0 SITE ELEMENTS		
5.1A	CABANA TYPE 1	
5.1B	CABANA TYPE 2	
5.2	POT	
5.3	PLANTER	
5.4	FIREPLACE	
5.5	SHADE PERGOLA	
5.6	CATENARY LIGHT POLES	
5.7	DECORATIVE GATEWAY PILLAR	
5.8	PILLAR	
5.9	GATE	

LEGEND - 6.0 RAILINGS, BARRIERS & FENCES		
6.1	POOL SAFETY FENCE	
6.2	POOL SAFETY GATE	
6.3	POOL SAFETY BARRIER	
6.4	HANDRAIL	
6.5	GUARDRAIL TYPE 1	
6.6	ATC BUILDING FACADE RAILING TYPE 1	
6.7	ATC BUILDING FACADE RAILING TYPE 2	
6.8	ATC BUILDING FACADE METAL GATE TYPE 1	
6.9	ATC BUILDING FACADE METAL GATE TYPE 2	
6.10	ATC BUILDING FACADE SOLAR SCREEN	
6.11	GUARDRAIL TYPE 2	
6.12	PERIMETER FENCE	
6.13	GUARDRAIL TYPE 3	

LEGEND - 10.0 POOLS & WATER FEATURES		
10.1	POOL TYPE 1	
10.2	SPA	
10.3	WATER FEATURE TYPE 1	
10.4	WATER FEATURE TYPE 2	





LEGEND - 1.0 HARDSCAPE		
NUMBER		TYPE
1.1	VEHICULAR GRADE CONCRETE PAVER	
1.2	EXTERIOR PORCELAIN PAVER	
1.3	EXTERIOR PORCELAIN PAVER W/ BORDER	
1.4	EXTERIOR PORCELAIN PAVER W/ BORDER	
1.5	CAST CONCRETE PAVER	
1.6	STABILIZED DECOMPOSED GRANITE	
1.7	EXTERIOR PORCELAIN PAVER	
1.8	VEHICULAR GRADE PORCELAIN PAVER W/ BORDER	
1.9	SIDEWALK	
1.11	FLAGSTONE PAVER	
1.11	VEHICULAR GRADE CONCRETE PAVER	
1.12	CIP PEDESTRIAN CONCRETE	

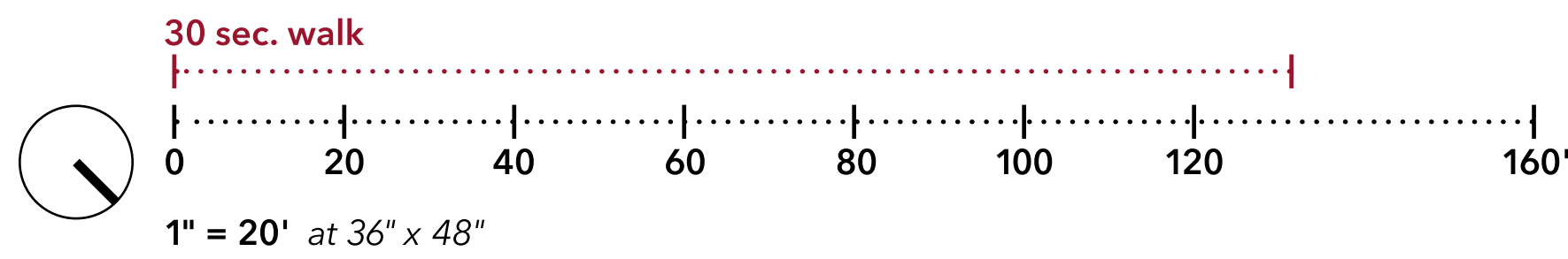
LEGEND - 3.0 STEPS	
3.1	STAIR TYPE 1
3.2	STAIR TYPE 2
3.3	STAIR TYPE 3

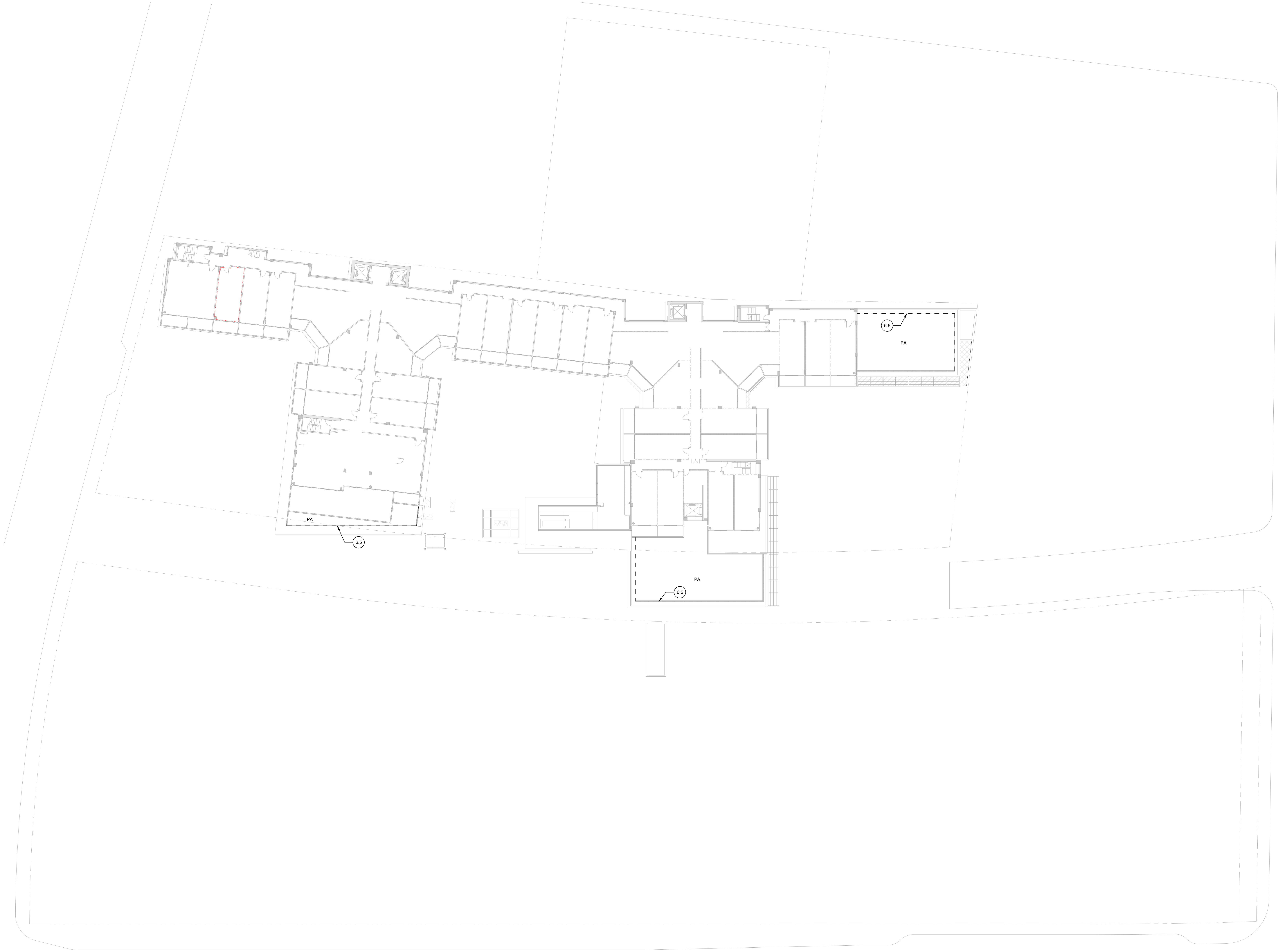
LEGEND - 4.0 SITE WALLS	
4.1	PLANTER WALL TYPE 1
4.2	PLANTER WALL TYPE 2
4.3	PLANTER WALL TYPE 3
4.4	STREETSCAPE PLANTER WALL
4.5	CONCRETE CURB
4.6	SITE PLANTING WALL
4.7	STAIR/ RAMP CHEEK WALL
4.8	PLANTER WALL TYPE 4
4.9	PLANTER WALL TYPE 5
4.10	SPA GARDEN WALL
4.11	STONE CURB TYPE 1
4.12	PLANTER WALL TYPE 6
4.13	PLANTER WALL TYPE 7
4.14	PLANTER WALL TYPE 8
4.15	SEAT WALL
4.16	STONE CURB TYPE 2
4.17	WALL

LEGEND - 5.0 SITE ELEMENTS	
5.1A	CABANA TYPE 1
5.1B	CABANA TYPE 2
5.2	POT
5.3	PLANTER
5.4	FIREPLACE
5.5	SHADE PERGOLA
5.6	CATENARY LIGHT POLES
5.7	DECORATIVE GATEWAY PILLAR
5.8	PILLAR
5.9	GATE

LEGEND - 6.0 RAILINGS, BARRIERS & FENCES	
6.1	POOL SAFETY FENCE
6.2	POOL SAFETY GATE
6.3	POOL SAFETY BARRIER
6.4	HANDRAIL
6.5	GUARDRAIL TYPE 1
6.6	ATC BUILDING FAÇADE RAILING TYPE 1
6.7	ATC BUILDING FAÇADE RAILING TYPE 2
6.8	ATC BUILDING FAÇADE METAL GATE TYPE 1
6.9	ATC BUILDING FAÇADE METAL GATE TYPE 2
6.10	ATC BUILDING FAÇADE SOLAR SCREEN
6.11	GUARDRAIL TYPE 2
6.12	PERIMETER FENCE
6.13	GUARDRAIL TYPE 3

LEGEND - 10.0 POOLS & WATER FEATURES	
10.1	POOL TYPE 1
10.2	SPA
10.3	WATER FEATURE TYPE 1
10.4	WATER FEATURE TYPE 2





LEGEND - 1.0 HARDSCAPE		
NUMBER		TYPE
1.1		VEHICULAR GRADE CONCRETE PAVER
1.2		EXTERIOR PORCELAIN PAVER
1.3		EXTERIOR PORCELAIN PAVER W/ BORDER
1.4		EXTERIOR PORCELAIN PAVER W/ BORDER
1.5		CAST CONCRETE PAVER
1.6		STABILIZED DECOMPOSED GRANITE
1.7		EXTERIOR PORCELAIN PAVER
1.8		VEHICULAR GRADE PORCELAIN PAVER W/ BORDER
1.9		W/ BORDER
1.1		FLAGSTONE PAVER
1.11		VEHICULAR GRADE CONCRETE PAVER
1.12		CIP PEDESTRIAN CONCRETE

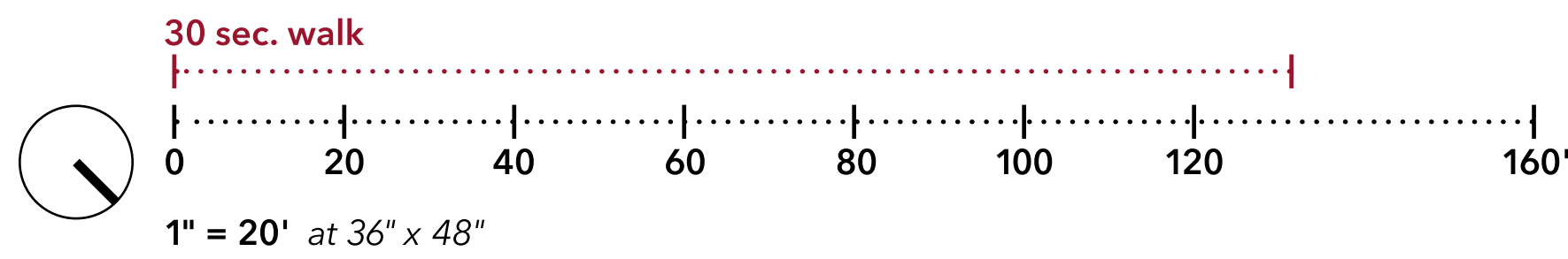
LEGEND - 3.0 STEPS	
3.1	STAIR TYPE 1
3.2	STAIR TYPE 2
3.3	STAIR TYPE 3

LEGEND - 4.0 SITE WALLS	
4.1	PLANTER WALL TYPE 1
4.2	PLANTER WALL TYPE 2
4.3	PLANTER WALL TYPE 3
4.4	STREETSCAPE PLANTER WALL
4.5	CONCRETE CURB
4.6	SITE PLANTING WALL
4.7	STAIR/ RAMP CHEEK WALL
4.8	PLANTER WALL TYPE 4
4.9	PLANTER WALL TYPE 5
4.10	SPA GARDEN WALL
4.11	STONE CURB TYPE 1
4.12	PLANTER WALL TYPE 6
4.13	PLANTER WALL TYPE 7
4.14	PLANTER WALL TYPE 8
4.15	SEAT WALL
4.16	STONE CURB TYPE 2
4.17	WALL

LEGEND - 5.0 SITE ELEMENTS	
5.1A	CABANA TYPE 1
5.1B	CABANA TYPE 2
5.2	POT
5.3	PLANTER
5.4	FIREPLACE
5.5	SHADE PERGOLA
5.6	CATENARY LIGHT POLES
5.7	DECORATIVE GATEWAY PILLAR
5.8	PILLAR
5.9	GATE

LEGEND - 6.0 RAILINGS, BARRIERS & FENCES	
6.1	POOL SAFETY FENCE
6.2	POOL SAFETY GATE
6.3	POOL SAFETY BARRIER
6.4	HANDRAIL
6.5	GUARDRAIL TYPE 1
6.6	ATC BUILDING FAÇADE RAILING TYPE 1
6.7	ATC BUILDING FAÇADE RAILING TYPE 2
6.8	ATC BUILDING FAÇADE METAL GATE TYPE 1
6.9	ATC BUILDING FAÇADE METAL GATE TYPE 2
6.10	ATC BUILDING FAÇADE SOLAR SCREEN
6.11	GUARDRAIL TYPE 2
6.12	PERIMETER FENCE
6.13	GUARDRAIL TYPE 3

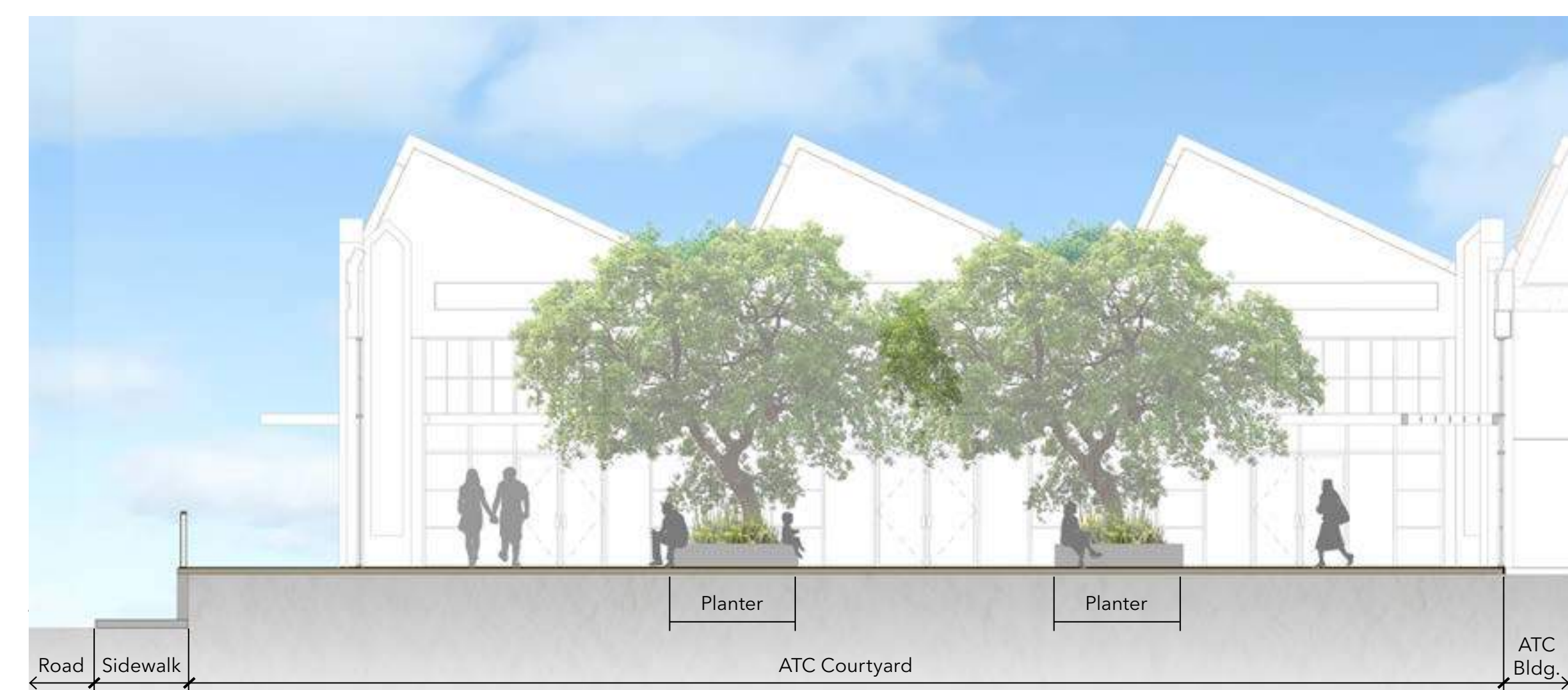
LEGEND - 10.0 POOLS & WATER FEATURES	
10.1	POOL TYPE 1
10.2	SPA
10.3	WATER FEATURE TYPE 1
10.4	WATER FEATURE TYPE 2





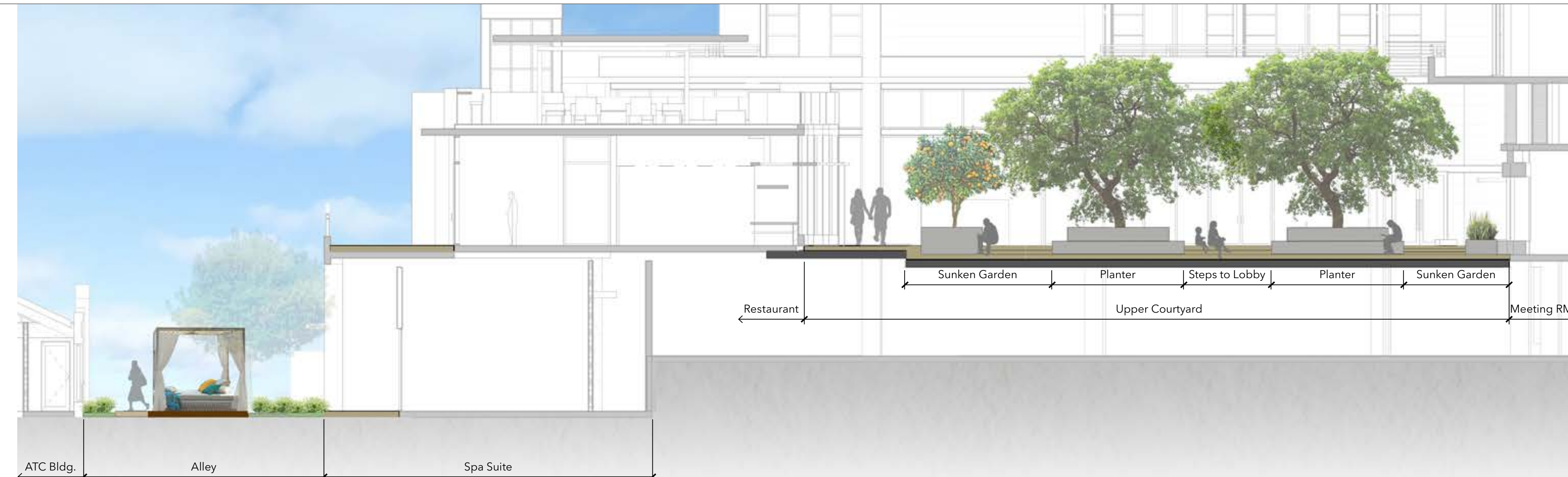
1 EXECUTIVE WING POOL TO ROOF DECK TO FAMILY WING ARRIVAL SECTION

3/32" = 1'-0"



2 ATC COURTYARD SECTION

1/8" = 1'-0"



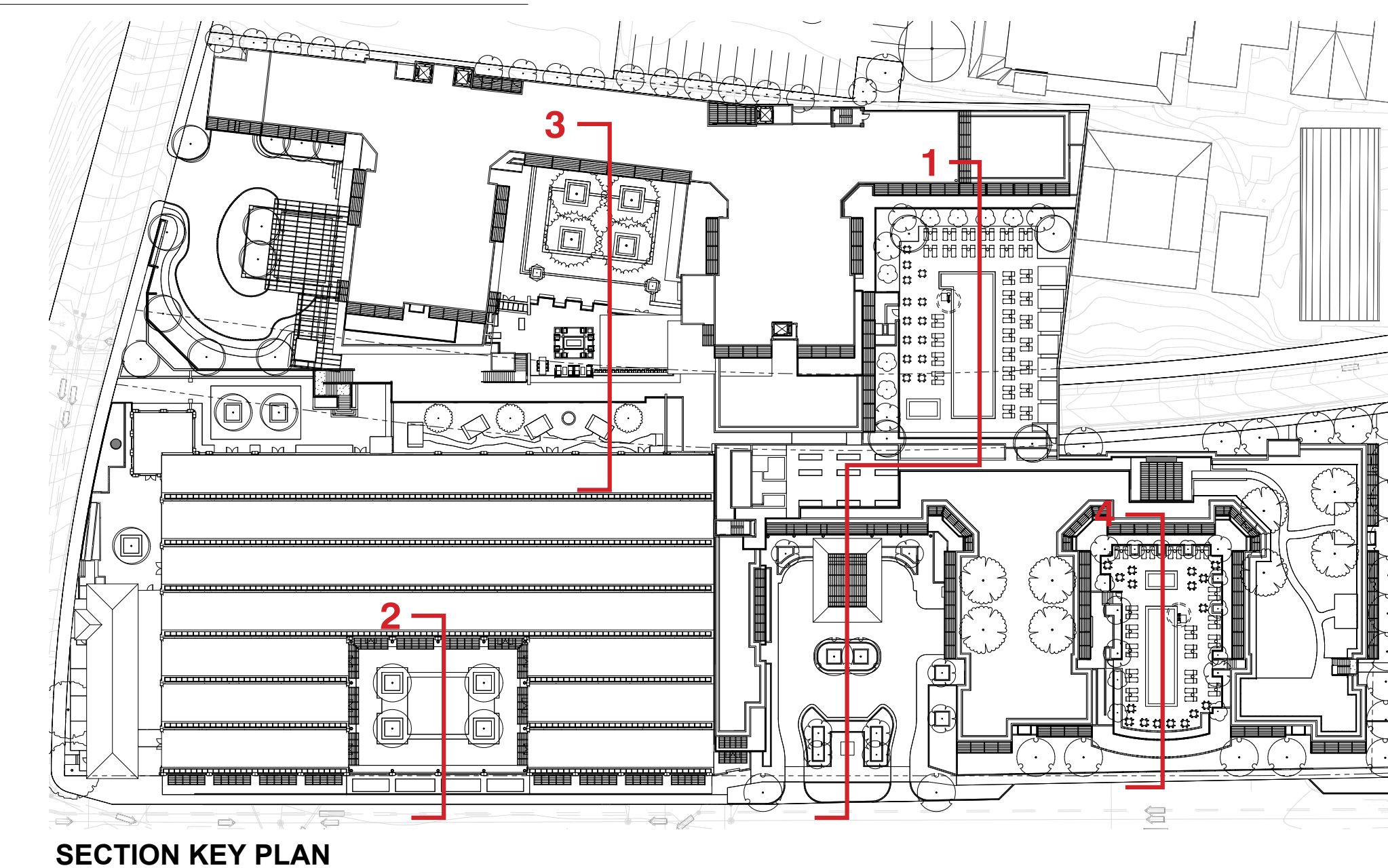
3 UPPER COURTYARD TO ALLEY SECTION

1/8" = 1'-0"

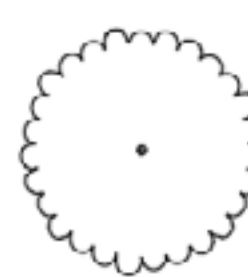
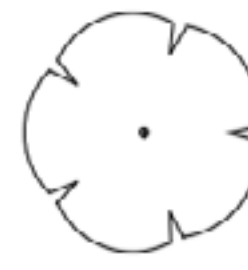
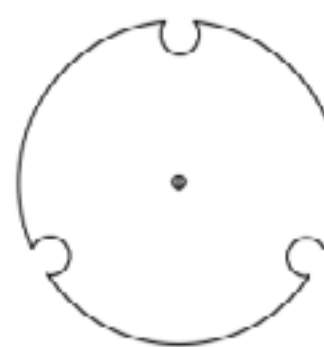
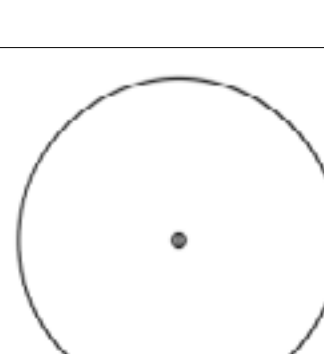
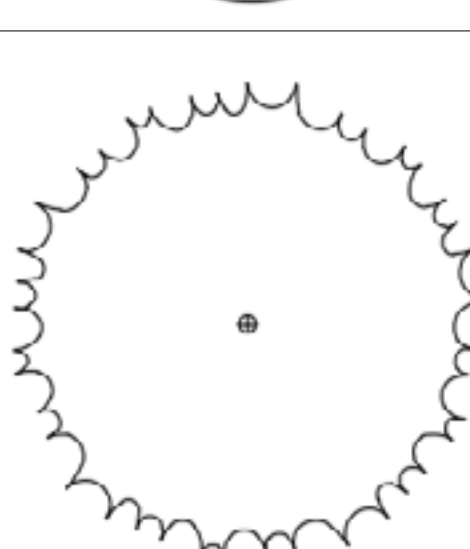
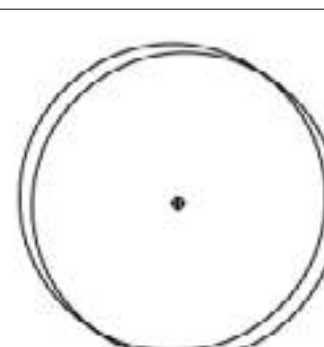
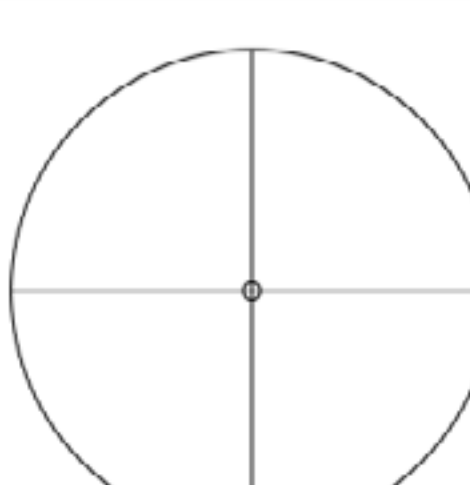
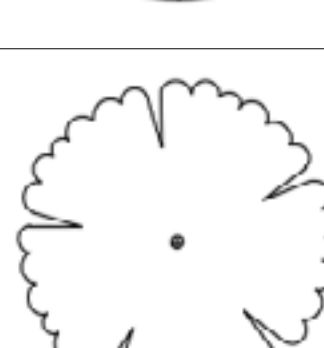


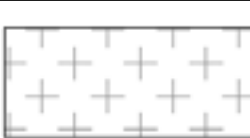
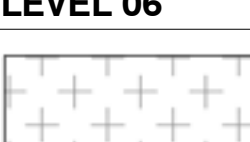
4 ROOF DECK TO FAMILY WING POOL SECTION

1/8" = 1'-0"



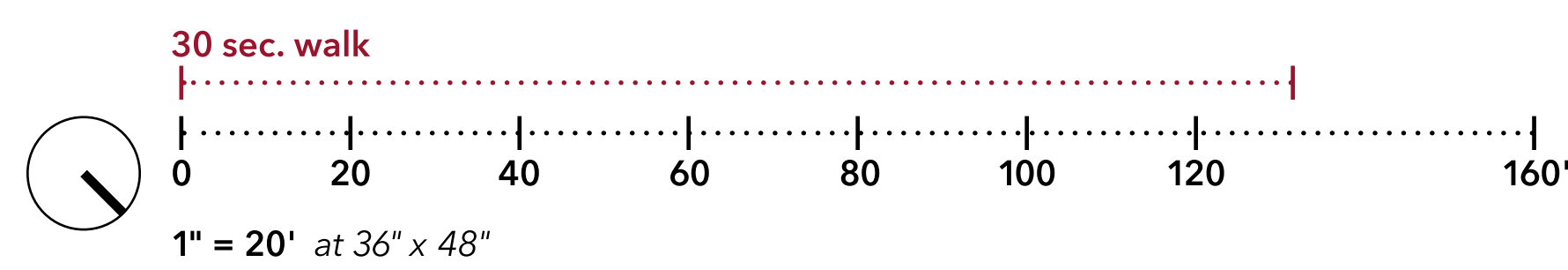
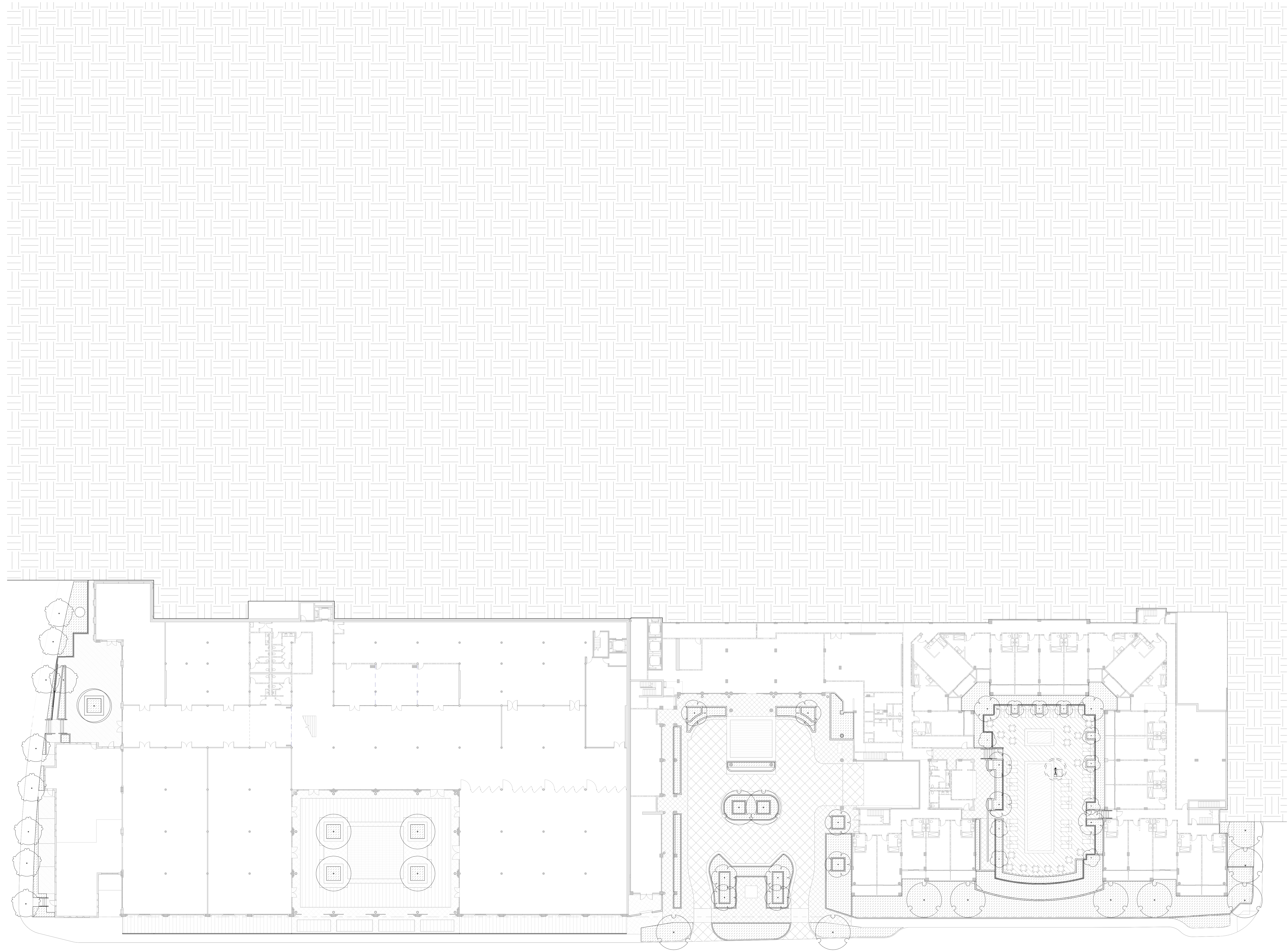
SECTION KEY PLAN

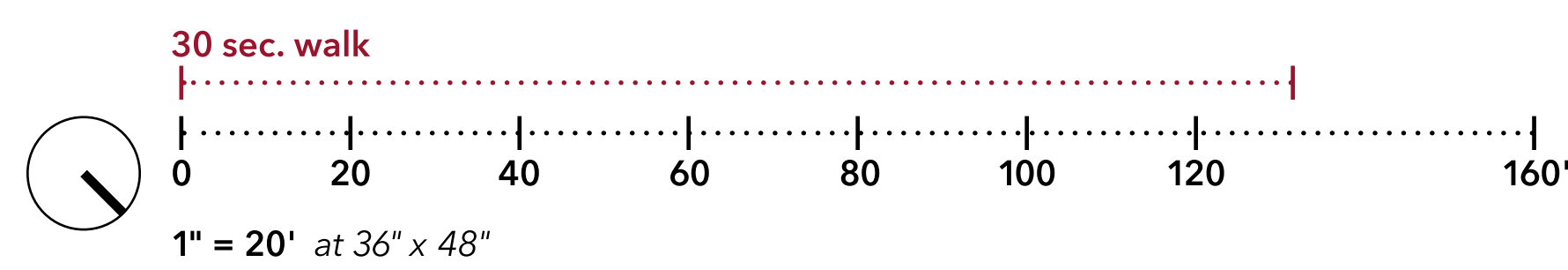
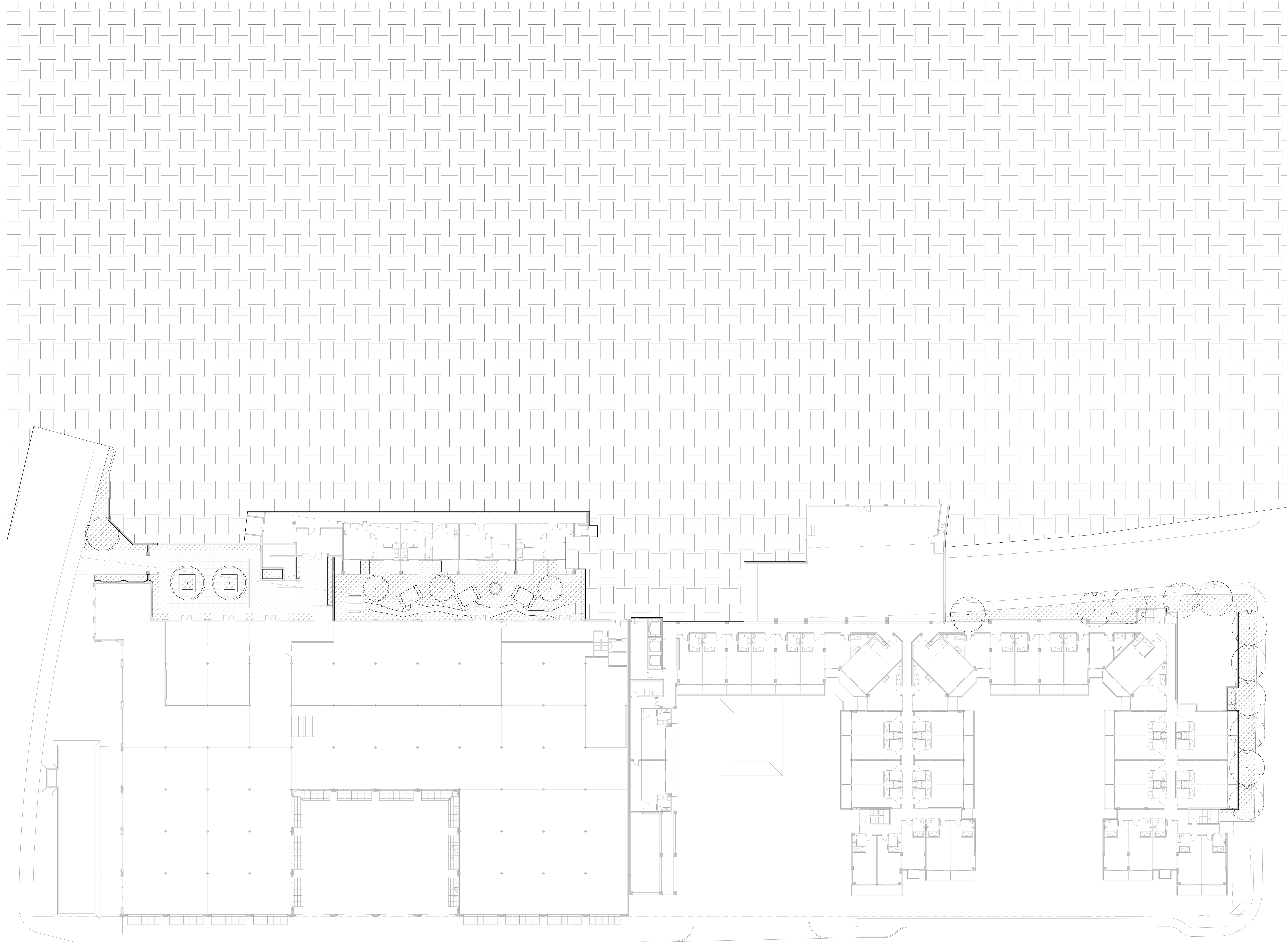
TREE PLANTING SCHEDULE SHEET							
SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (GAL./CAL.)	SIZE (HT/SPREAD)	REMARKS
	ACE PAL	3	ACER PALMATUM	JAPANESE MAPLE	36" BOX		
	ALN RHO	17	CARPINUS CAROLINIAN	AMERICAN HORNBEAM	36" BOX		MULTI-STEM
	ARB MAR	33	ARBUTUS MARINA	STRAWBERRY TREE	48" BOX		
	CIT AUR	2	CITRUS AURANTIIFOLIA	KEY LIME	36" BOX		
	MEL QUI	30	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	48" BOX		
	MET EXC	9	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	36" BOX		
	OLE EUR	4	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	48" BOX		
	QUE AGR	4	QUERCUS AGRIFOLIA	COASTAL LIVE OAK	36" BOX		
	ULM PAR	18	ULMUS PARVIFOLIA	CHINESE ELM	36" BOX		
	Z-EXISTING	3	CUPRESSUS MACROCARPA	MONTEREY CYPRESS			
	Z-OTHERS						SEE SHEET L17, L18

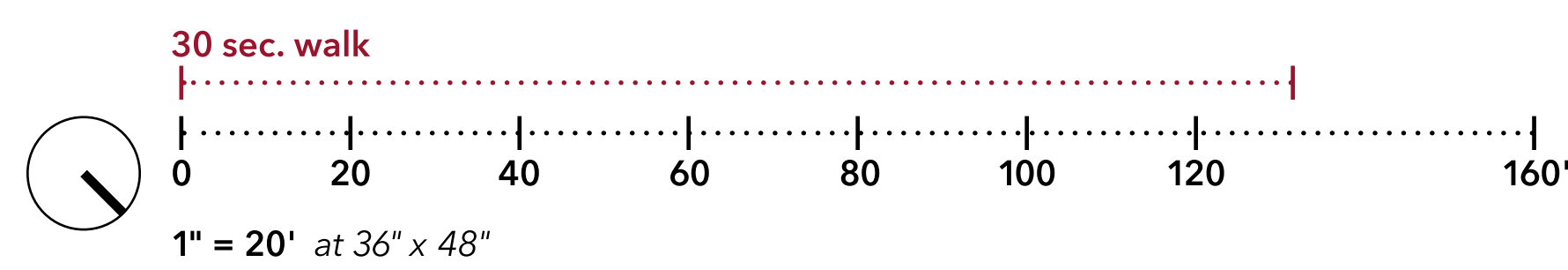
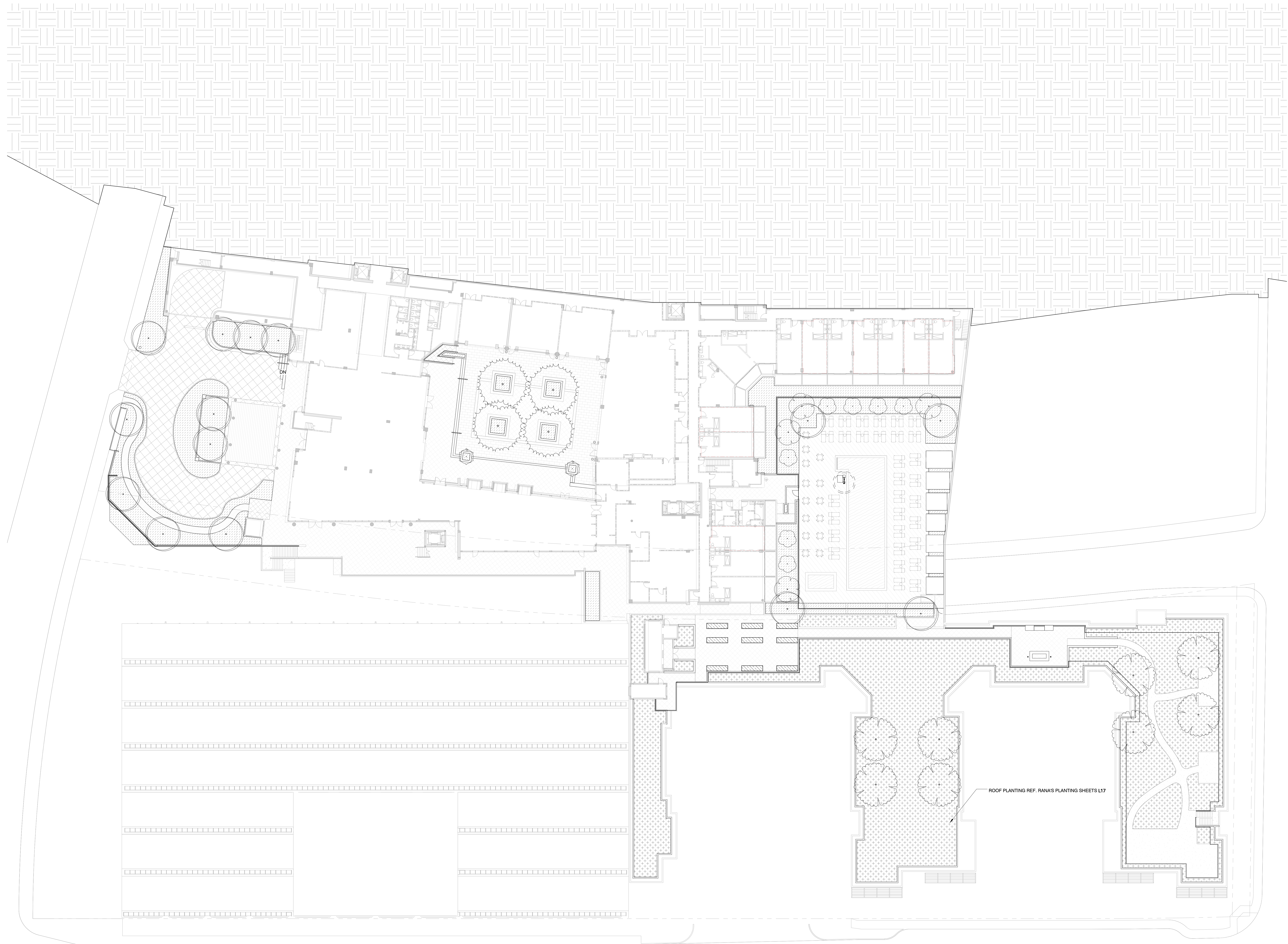
SHRUB AND GROUND COVER SCHEDULE SHEET					
SYMBOL	PLANTING TYPE	AREA	COMPOSITION	SPACING	REMARKS
LEVEL 01 ATC					
	GROUND COVER	11941 SF			
LEVEL 02 GR/ATC					
	GROUND COVER	7917 SF			
LEVEL 04 MEETING/GR					
	GROUND COVER	9325 SF			
FAMILY WING T.O.R					
	GREEN ROOF	17628 SF			SEE SHEET L17
	VEGETABLE GARDEN	324 SF			
LEVEL 05 BAT					
	GROUND COVER	4150 SF			
LEVEL 06					
	GREEN ROOF	4568 SF			SEE SHEET L18
TOTAL		55854 SF			

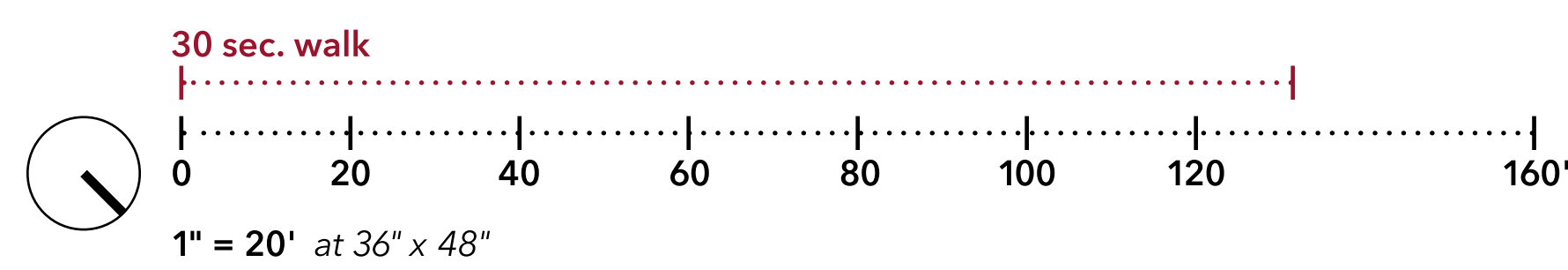
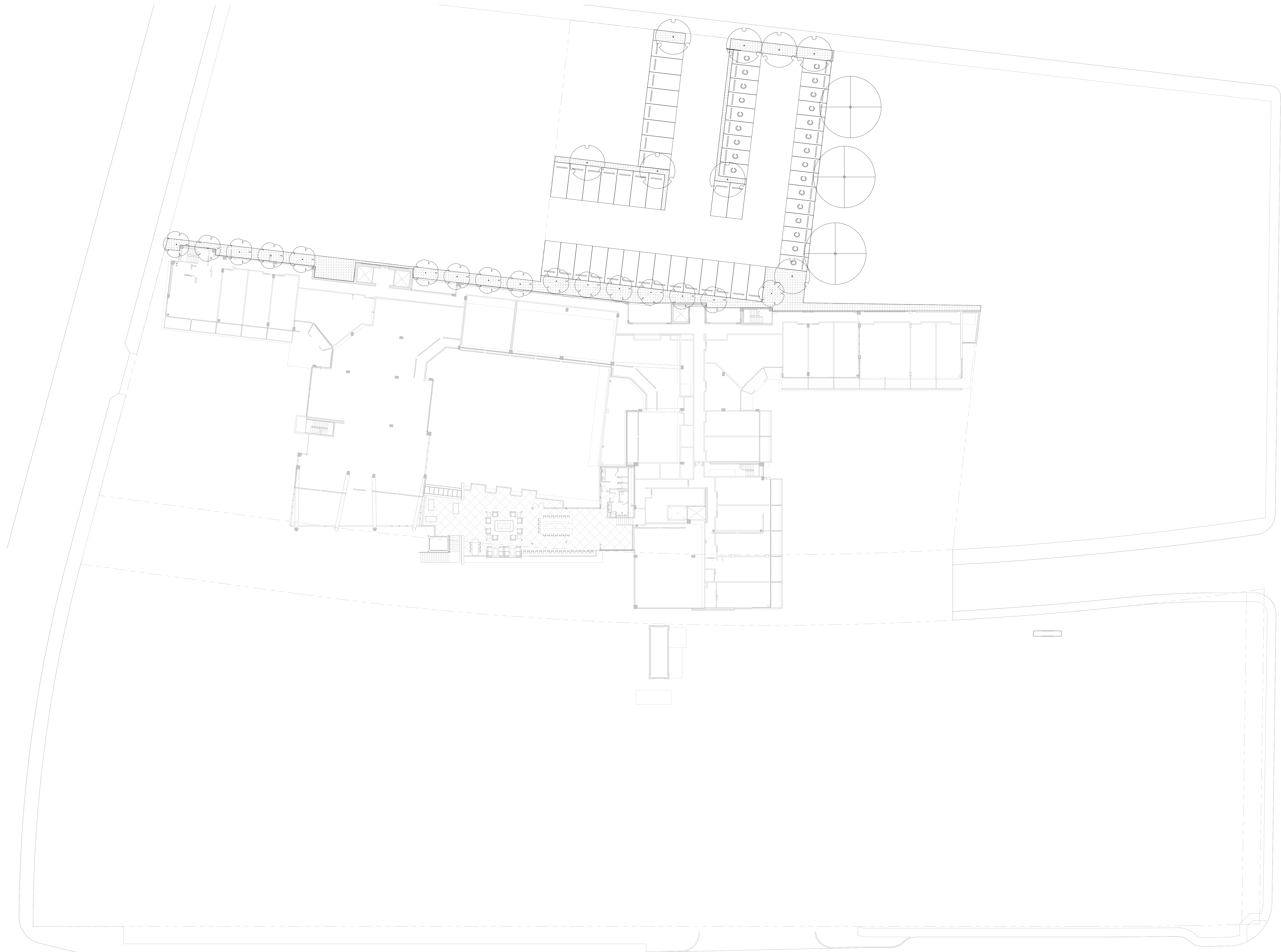
SHRUBS / GRASSES / PERENNIALS / GROUND COVER / VINES LEGEND	
BOTANICAL NAME	COMMON NAME
ARCTOSTAPHYLOS SPP.	MANZANITA
CEANOTHUS SPP.	CALIFORNIA WILD LILAC
CERCIS OCCIDENTALIS	WESTERN REDBUD
CISTUS SPP.	ROCKROSE
ENCELIA CALIFORNICA	CALIFORNIA BRITTLEBUSH
ERIOGONUM SPP.	WILD BUCKWHEATS
HAKEA SUAVEOLENS	SWEET SCENTED HAKEA
LAVATERA MARITIMA	SEA MALLOW
LEUCADENDRON SPP.	LEUCADENDRON
PHORMIUM TENAX	NEW ZEALAND FLAX
ROSMARINUS OFFICINALIS	ROSEMARY
SALVIA SPP.	SAGE
WESTRINGIA FRUTICOSA	COASTAL ROSEMARY
WESTRINGIA 'WYNYABBIE GEM'	WYNYABBIE COAST ROSEMARY
ACHILLEA SPP.	YARROW
CAREX SPP.	SEDGE
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH
ERIGERON GLAUCUS	SEASIDE DAISY
GAZANIA SPP.	AFRICAN DAISIES
IRIS SPP.	IRIS
JUNCUS PATENS	COMMON RUSH
LIMONIUM PEREZII	SEA LAVENDER
AEONIUM SPP.	AEONIUM
AGAVE SPP.	AGAVE
ALOE SPP.	ALOE
DUDLEYA VIRENS	GREEN LIVEFOREVER
EUPHORBIA SPP.	SPURGE
SEDUM SPP.	SEDUM
SENECIO SERPENS	BLUE CHALKSTICKS
YUCCA GLORIOSA	SPANISH DAGGER
BOUGAINVILLEA SPP	BOUGAINVILLEA
MUEHLENBECKIA COMPLEXA	MAIDENHAIR VINE

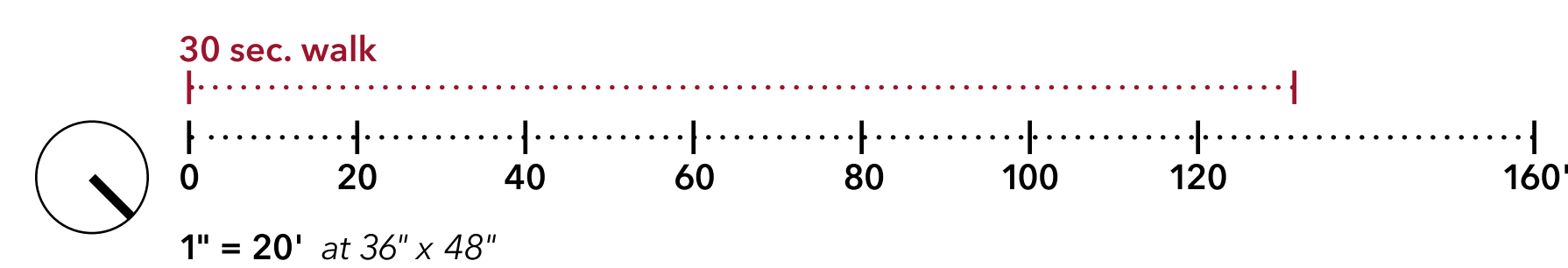
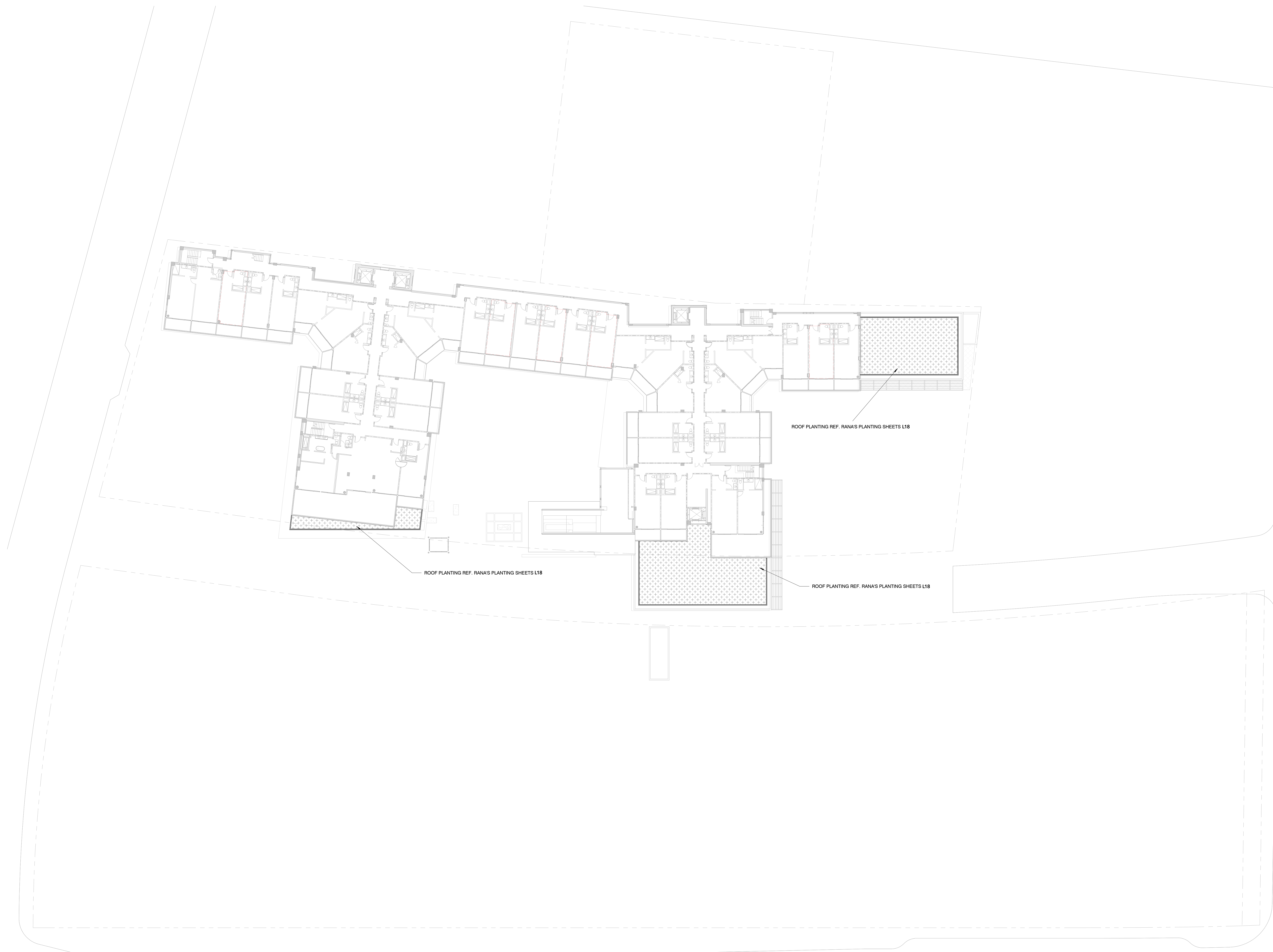
NOTES:
1) PLANT MATERIAL SIZES ARE PRELIMINARY AND LOCATIONS ARE CONCEPTUAL. QUANTITIES ARE ESTIMATES, TO BE CONFIRMED WITH GC, AND MAY INCREASE.
2) SOIL FOR ALL ON-STRUCTURE PLANTING AREAS SHALL BE IMPORTED AND SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. SOIL SHALL CONTAIN MINIMAL ORGANIC CONTENT, FOR NUTRIENT PURPOSES, WHILE MINIMIZING SETTLEMENT. SOIL SHALL BE FREE OF ROOTS, ROCKS, AND OTHER DEBRIS. ON-STRUCTURE PLANTERS SHALL ONLY BE FILLED WITH APPROVED IMPORT SOIL.
3) ASSUME 4' OF PLANTING SOIL FOR LARGE TREES AND PALMS ON PODIUM DECK. ASSUME 2-3' OF PLANTING SOIL FOR MEDIUM AND SMALL TREES AND PALMS ON PODIUM DECK.
4) SOIL FOR ANY NEW PLANTING AREAS MAY BE IMPORTED OR STOCKPILED AND TREATED, DEPENDING UPON THE ABILITY OF THE AVAILABLE SITE SOIL TO MEET PROJECT SPECIFICATIONS.
5) ASSUME BUDGET FOR LARGE LANDSCAPE POTS AND POTTED MATERIAL AT BUILDING ENTRANCES AND ON POOL DECKS IN ADDITION TO THE POTTED CITRUS GROVE. LARGE DECORATIVE POTS, FIBERGLASS OR CERAMIC, 48" DIA. WITH 4' OF PLANTING SOIL, PERMANENT IRRIGATION AND DRAINAGE. POTS BY KORNEGAY DESIGN, ORE DESIGNS, ATELIER VIERKANT OR SIM.

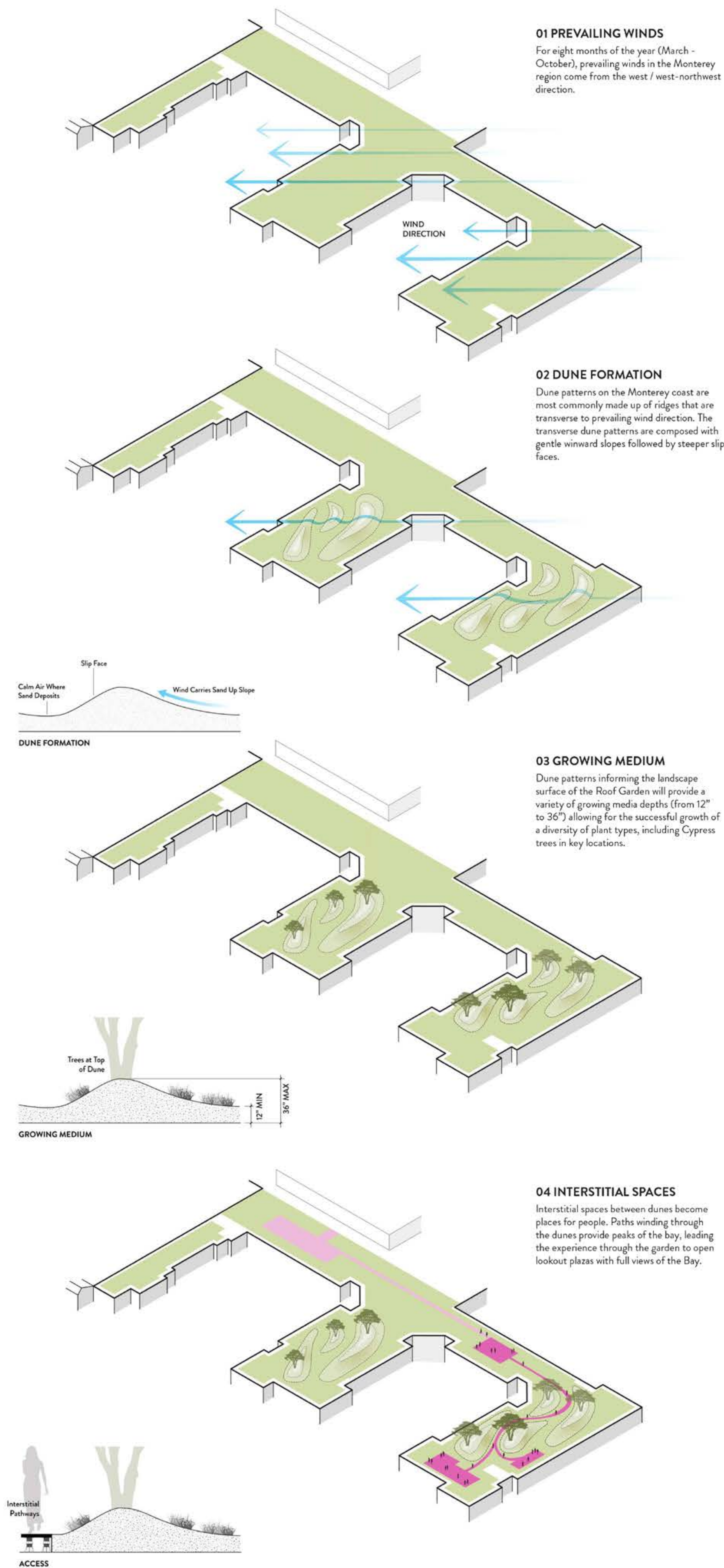








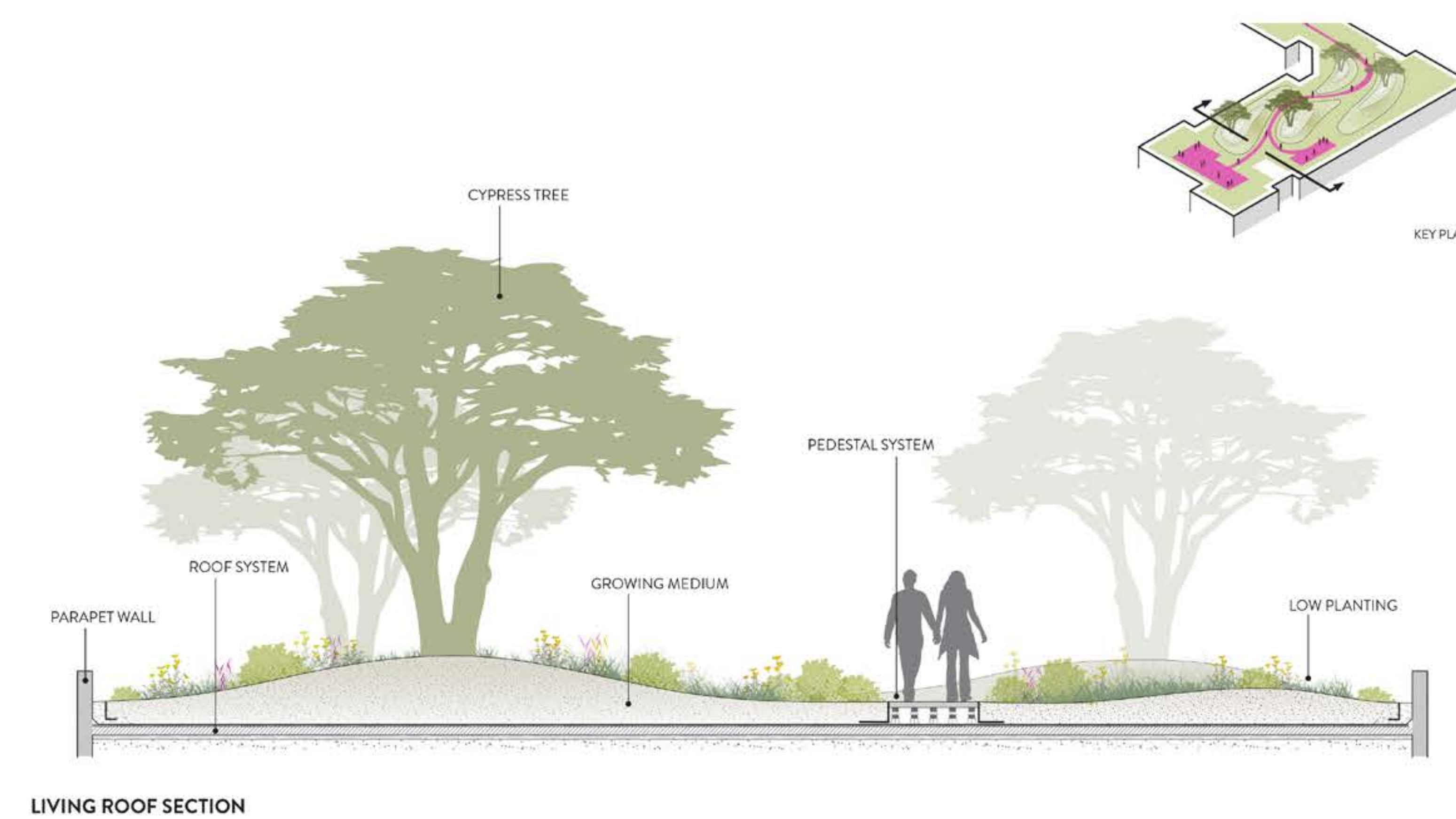
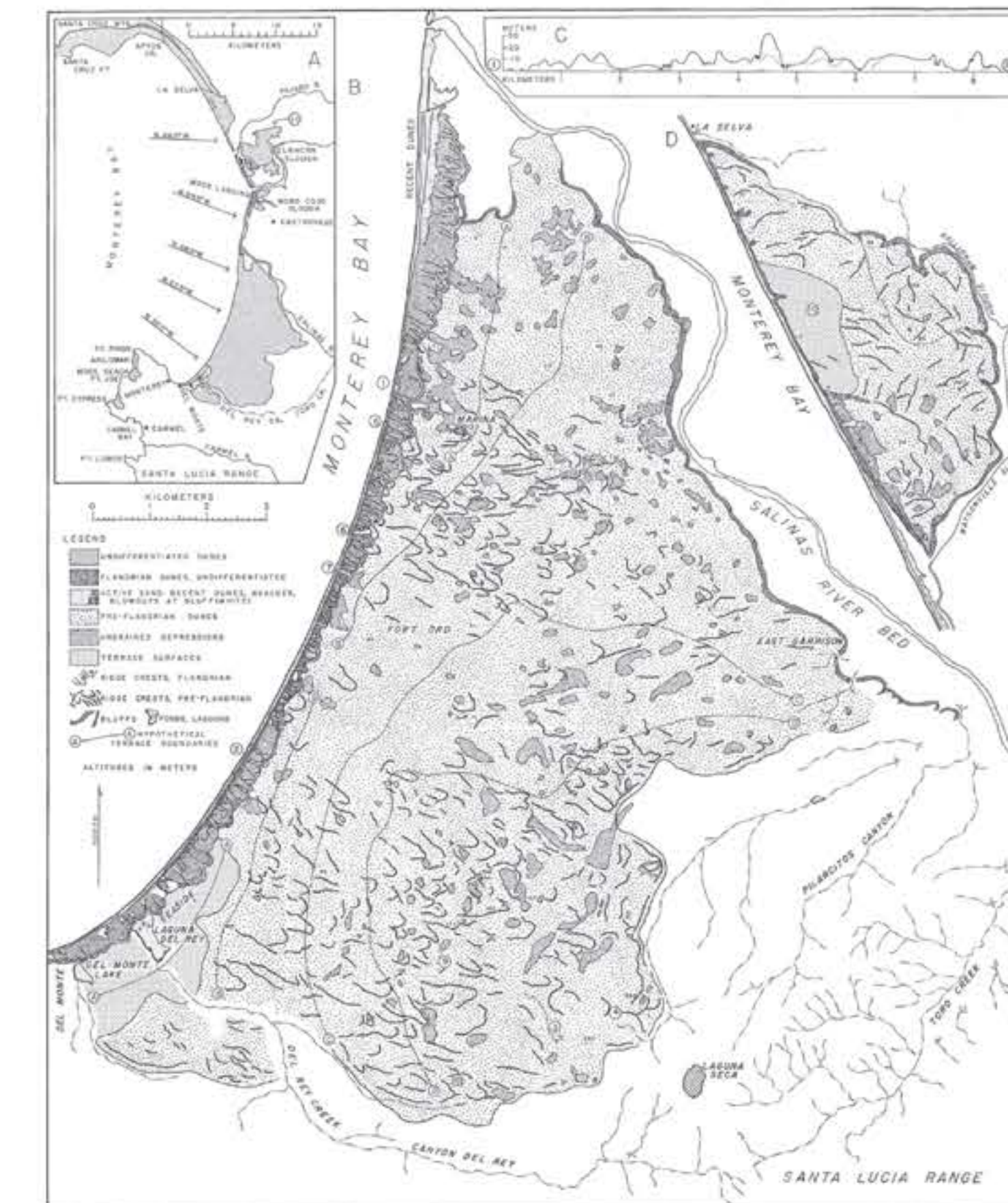


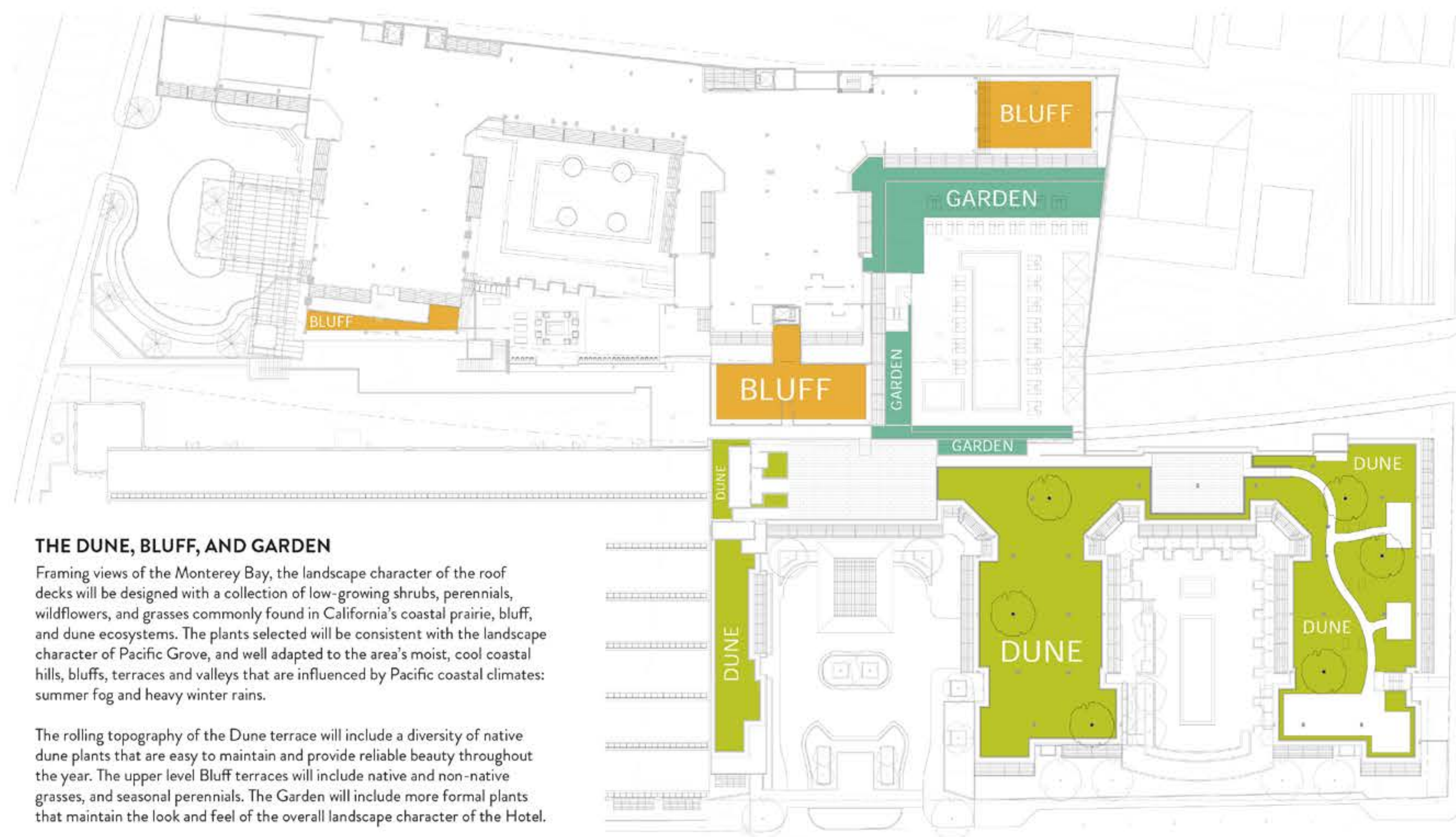


COASTAL DUNES OF MONTEREY BAY

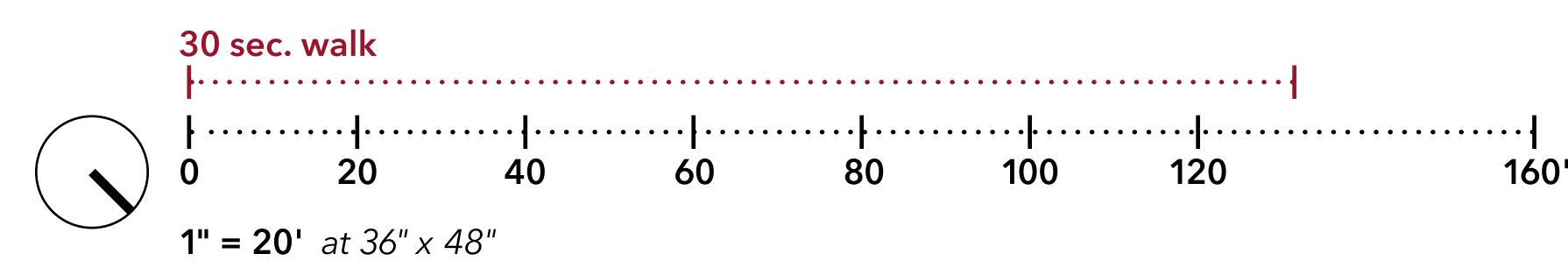
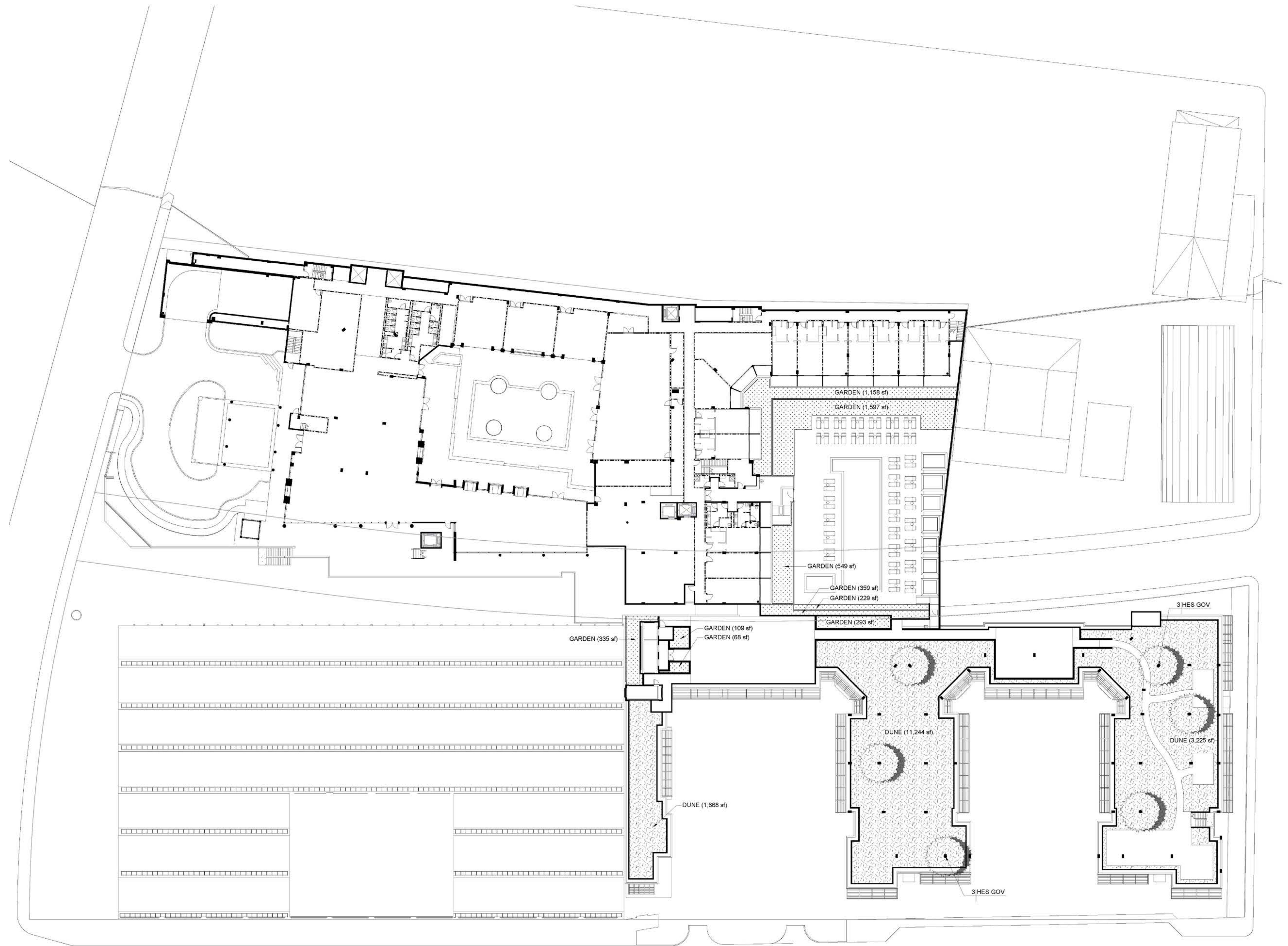
Monterey Bay contains the largest indentation of dune widely open to the sea on the Pacific coast of the United States. This fluctuating landscape is continually formed and re-formed by wind and sea, and is a definitive backdrop to the Monterey region. The dunes provide vital habitat for native flora and fauna, and are loved by locals and visitors for their abundant recreational and scenic value.

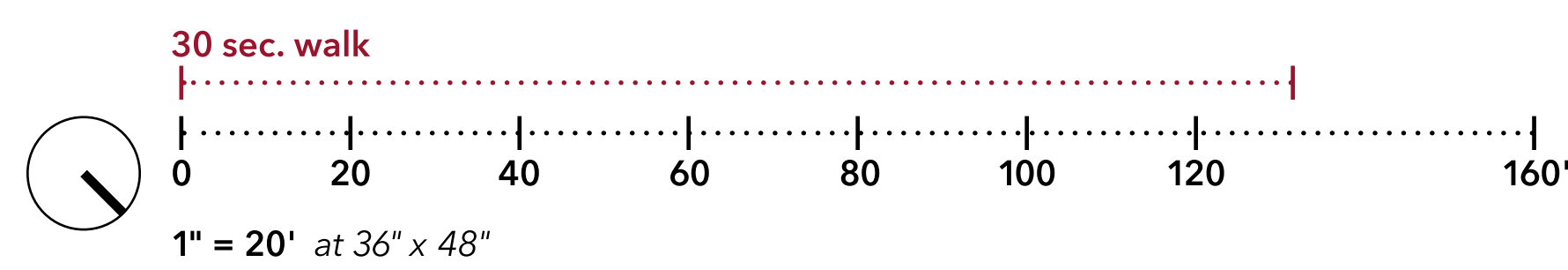
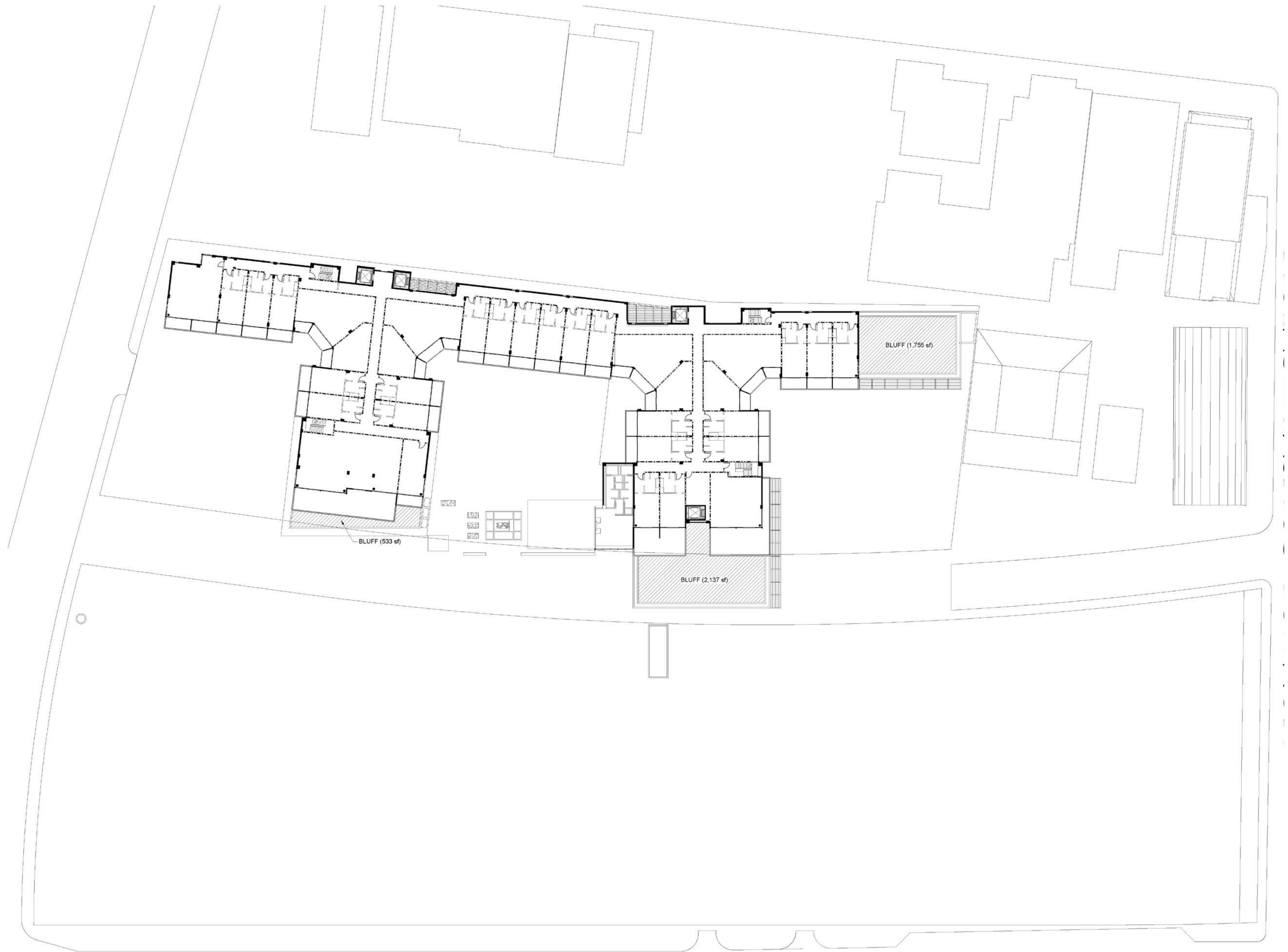
It is this native landscape that can begin to inform and inspire our design concept for the roof landscapes.





LANDSCAPE CHARACTER





TREES

Endemic to the Monterey Peninsula, the Gowen cypress (*Hesperocyparis goweniana*) is smaller than the more common Monterey cypress. They will need to be custom grown, borsaid, and planted as 36 inch boxes.



HESPEROCYPARIS GOVENIANA, GOWEN CYPRESS

SHRUBS & PERENNIALS

Massings of low and mid-high perennials and shrubs will be planted in patterns of natural distribution, forming the visual character of the garden. Distinct and long-lived plants will be supported by drifts of seasonal blooming perennials.



ACHILLEA MILLEFOLIUM, COMMON YARROW



ADONIS MASSIMA VARI. CALIFORNICA, CALIFORNIA SEAPINK



ARTEMISA PYCNOCEPHALA, BEACH SAGEWORT



ERIGERON GLAUCUS, SEASIDE DAISY



ERIOGONUM LATIFOLIUM, SEASIDE BUCKWHEAT



ERIOGONUM PARVIFOLIUM, SEASIDE BUCKWHEAT



ERICOPHYLLUM STAECHADIFOLIUM, WOOLLY SUNFLOWER



ESCHSCHOLZIA CALIFORNICA VARI. MARITIMA WITH ERIOPHYLLUM BELLUM, COASTAL CALIFORNIA POPPY & BLUE-EYED GRASS



RANUNCULUS CALIFORNICUS, CALIFORNIA BUTTERCUP



ERIGERON KARVINSKIANUS, SEASIDE DAISY



SANTOLINA CHAMAECYPARISSUS, SANTOLINA

GRASSES

Massings of ornamental grasses will provide a soft and subtle texture, complementing and contrasting to the perennials and shrub plants.



CALAMAGROSTIS RUTICAENSI, PACIFIC REED GRASS



CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER', FEATHER REED GRASS



CAREX PANSA, CALIFORNIA FIELD SEDGE



CAREX PANSA, DUNE SEDGE



FESTUCA RUBRA, RED FESCUE

GROUNDCOVER SUCCULENTS

Low, shade-tolerant groundcover succulents will cover the ground, fill gaps between larger plant species, and provide short seasonal display.



CLINOPODIUM DOUGLASII, YERBA BUENA



DUDLEYA FARINOSA, BLUFF LETTUCE



DROSANTHEMUM FLORIBUNDUM, ROSE ICE PLANT



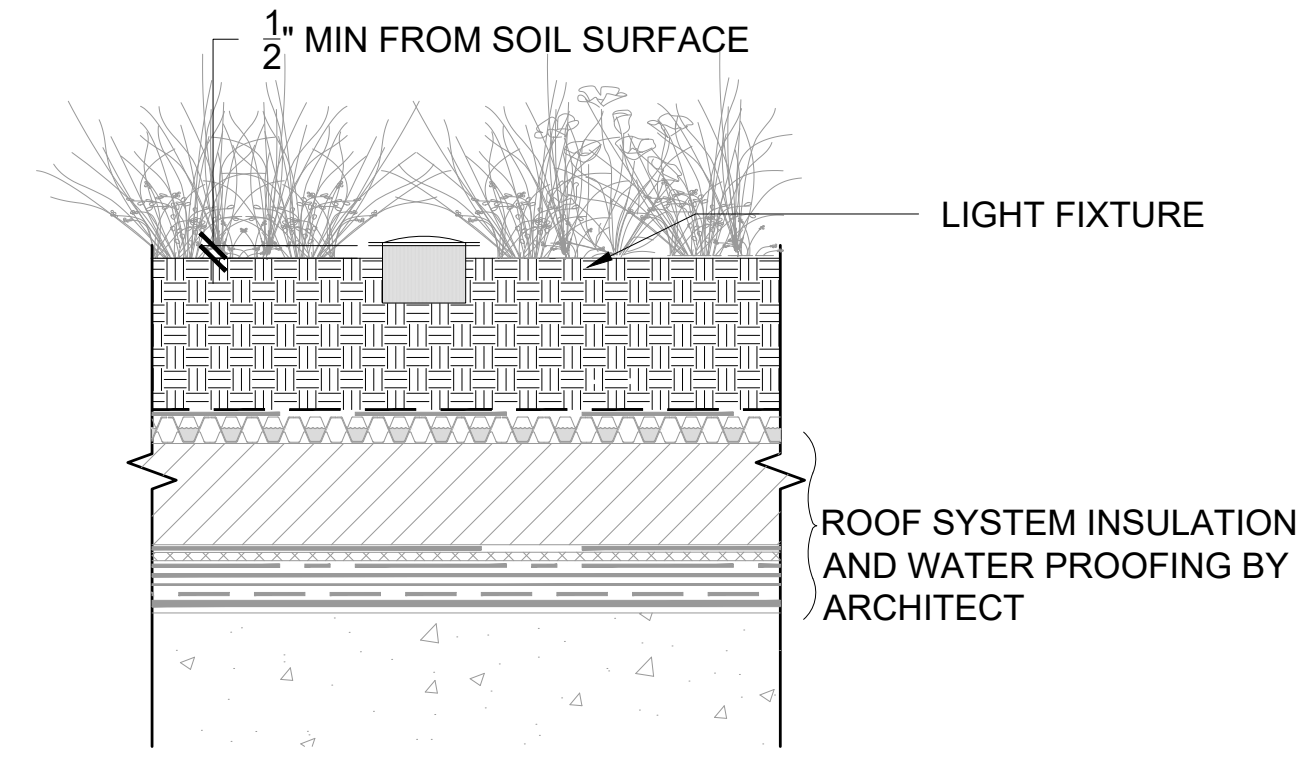
FRAGARIA CHILOENSIS, BEACH STRAWBERRY



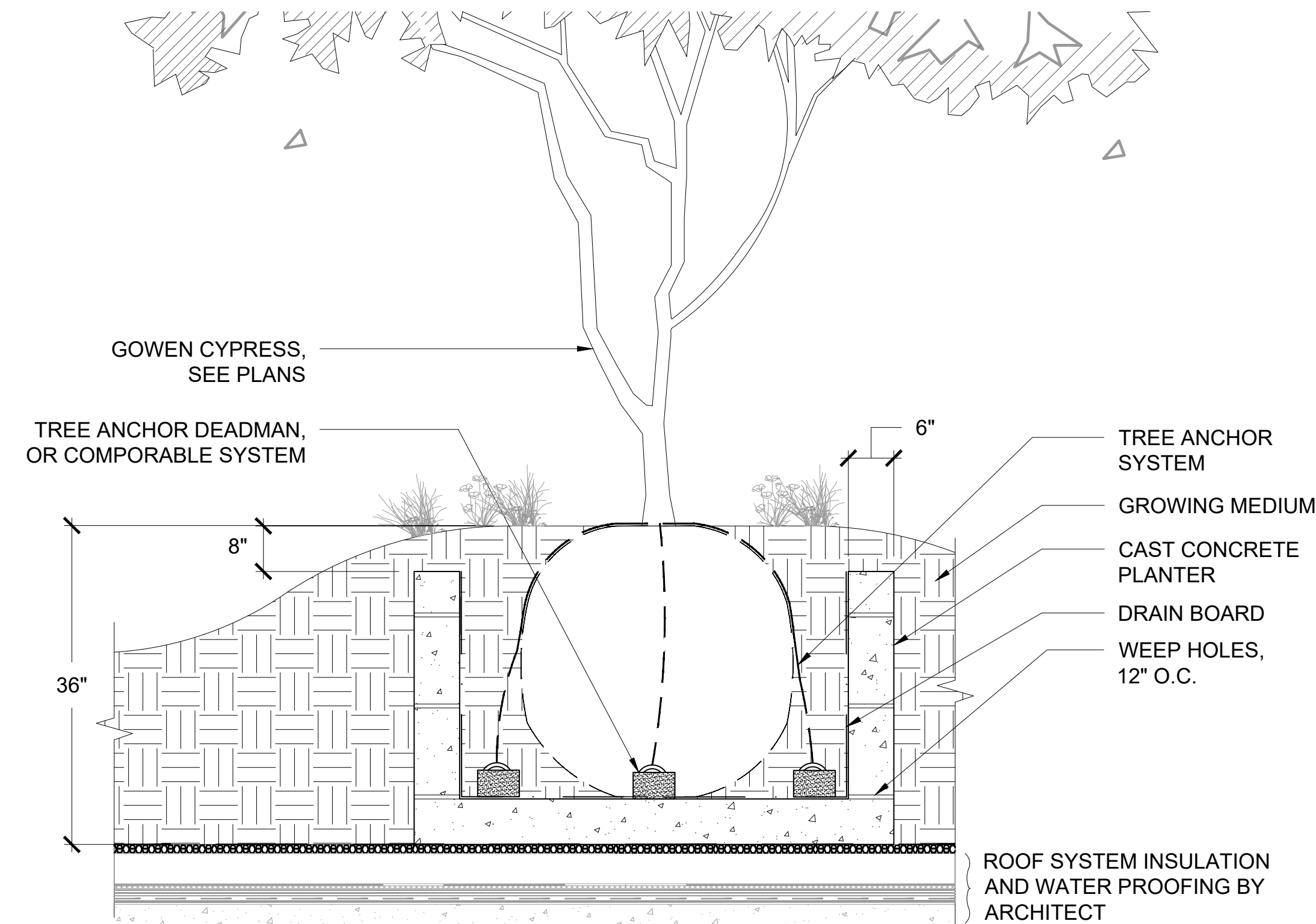
SEDUM SPATHULIFOLIUM, YELLOW STONECROP

PLANT SCHEDULE

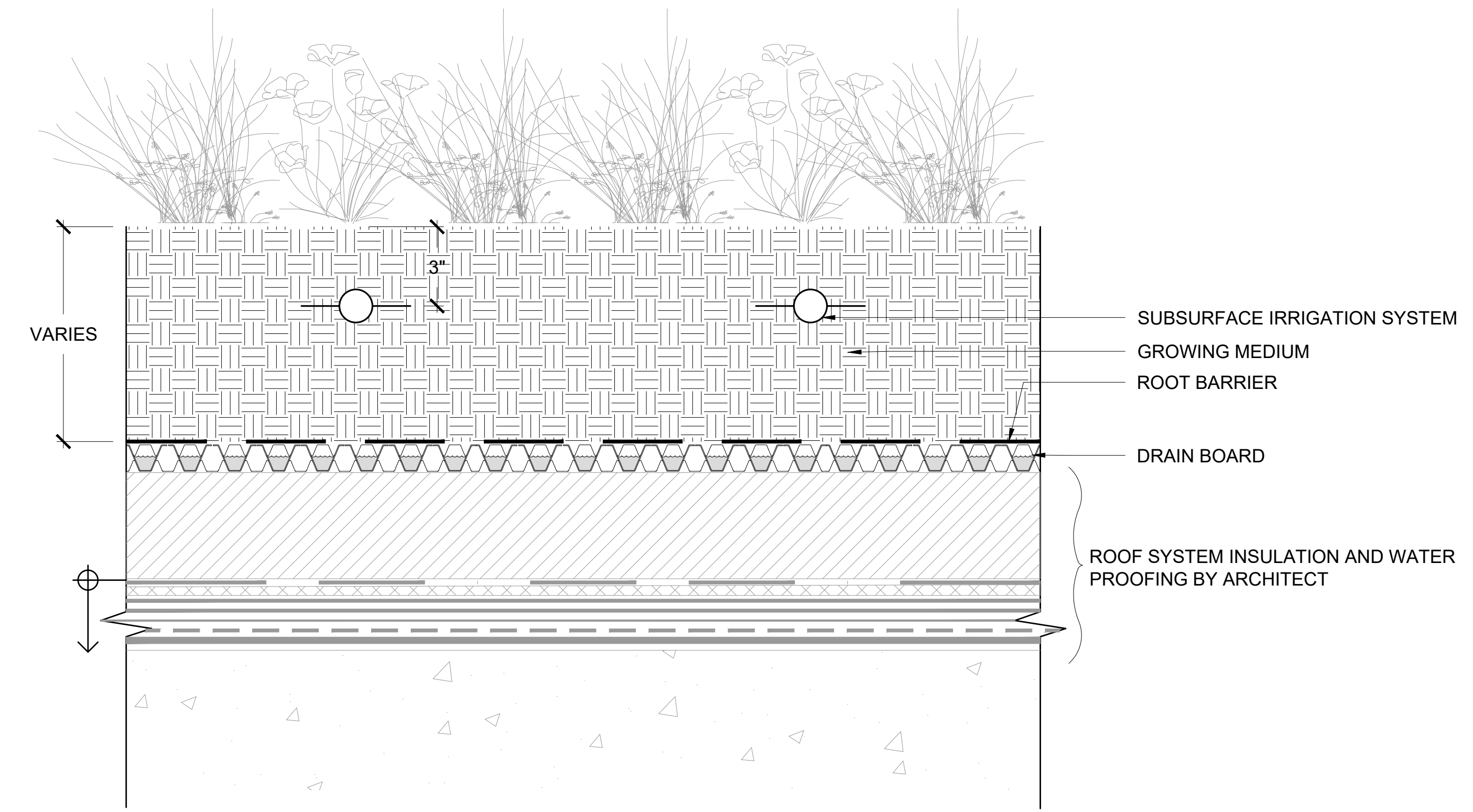
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CA NATIVE	LOCATION
	HES GOV	HESPEROCYPARIS GOVENIANA / GOWEN CYPRESS	36"BOX	LOW	X	DUNE
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	WUCOLS	CA NATIVE	SPACING
	CAL NUT	CALAMAGROSTIS NUTKAENSIS / REED GRASS	4" POT	MEDIUM	X	12" o.c.
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	MEDIUM		24" o.c.
	CAR PAN	CAREX PANSA / SANDDUNE SEDGE	PLUG	MEDIUM	X	12" o.c.
	CAR PRA	CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE	4" POT	MEDIUM	X	12" o.c.
	FES RED	FESTUCA RUBRA / RED FESCUE	4" POT	LOW	X	12" o.c.
GROUNDCOVERS	CODE	BOTANICAL / COMMON NAME	CONT	WUCOLS	CA NATIVE	SPACING
	BAC PIG	BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH	1 GAL	LOW		36" o.c.
	CLI DOU	CLINOPODIUM DOUGLASII / YERBA BUENA	1 GAL	LOW	X	18" o.c.
	FRA CHI	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	4" POT	MEDIUM	X	12" o.c.
SHRUBS & PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	WUCOLS	CA NATIVE	SPACING
	ACH MIL	ACHILLEA MILLEFOLIUM / COMMON YARROW	4" POT	LOW	X	12" o.c.
	ARM SPP	ARMERIA MARITIMA CALIFORNICA / CALIFORNIA SEA PINK	4" POT	MEDIUM	X	12" o.c.
	ART PYC	ARTEMISIA PYCNOCEPHALA / SANDHILL SAGE	1 GAL	LOW	X	24" o.c.
	ERI GLA	ERIGERON GLAUCUS / BEACH DAISY	1 GAL	LOW	X	18" o.c.
	ERI KAR	ERIGERON KARVINSKIANUS / FLEABANE	1 GAL	LOW		12" o.c.
	ERI LAT	ERIOGONUM LATIFOLIUM / COAST BUCKWHEAT	1 GAL	LOW	X	24" o.c.
	ERI PAR	ERIOGONUM PARVIFOLIUM / CLIFF BUCKWHEAT	1 GAL	LOW	X	24" o.c.
	ERI STA	ERIOPHYLLUM STAECHADIFOLIUM / LIZARD-TAIL	1 GAL	LOW	X	24" o.c.
	ESC MAR	ESCHSCHOLZIA CALIFORNICA MARITIMA / CALIFORNIA POPPY	4" POT	LOW	X	12" o.c.
	RAN CAL	RANUNCULUS CALIFORNICUS / CALIFORNIA BUTTERCUP	1 GAL	VERY LOW	X	18" o.c.
	SAN CHA	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	1 GAL	LOW		24" o.c.
	SIS BEL	SISYRINCHIUM BELLUM / BLUE EYED GRASS	4" POT	VERY LOW	X	12" o.c.
SUCCULENTS	CODE	BOTANICAL / COMMON NAME	CONT	WUCOLS	CA NATIVE	SPACING
	DRO FLO	DROSANTHEMUM FLORIBUNDUM / SHOWY DEWFLOWER	1 GAL	LOW		36" o.c.
	DUD FAR	DUDLEYA FARINOSA / BLUFF LETTUCE	4" POT	LOW	X	12" o.c.
	SED OSA	SEDUM SPATHULIFOLIUM / BROADLEAF STONECROP	4" POT	LOW	X	12" o.c.



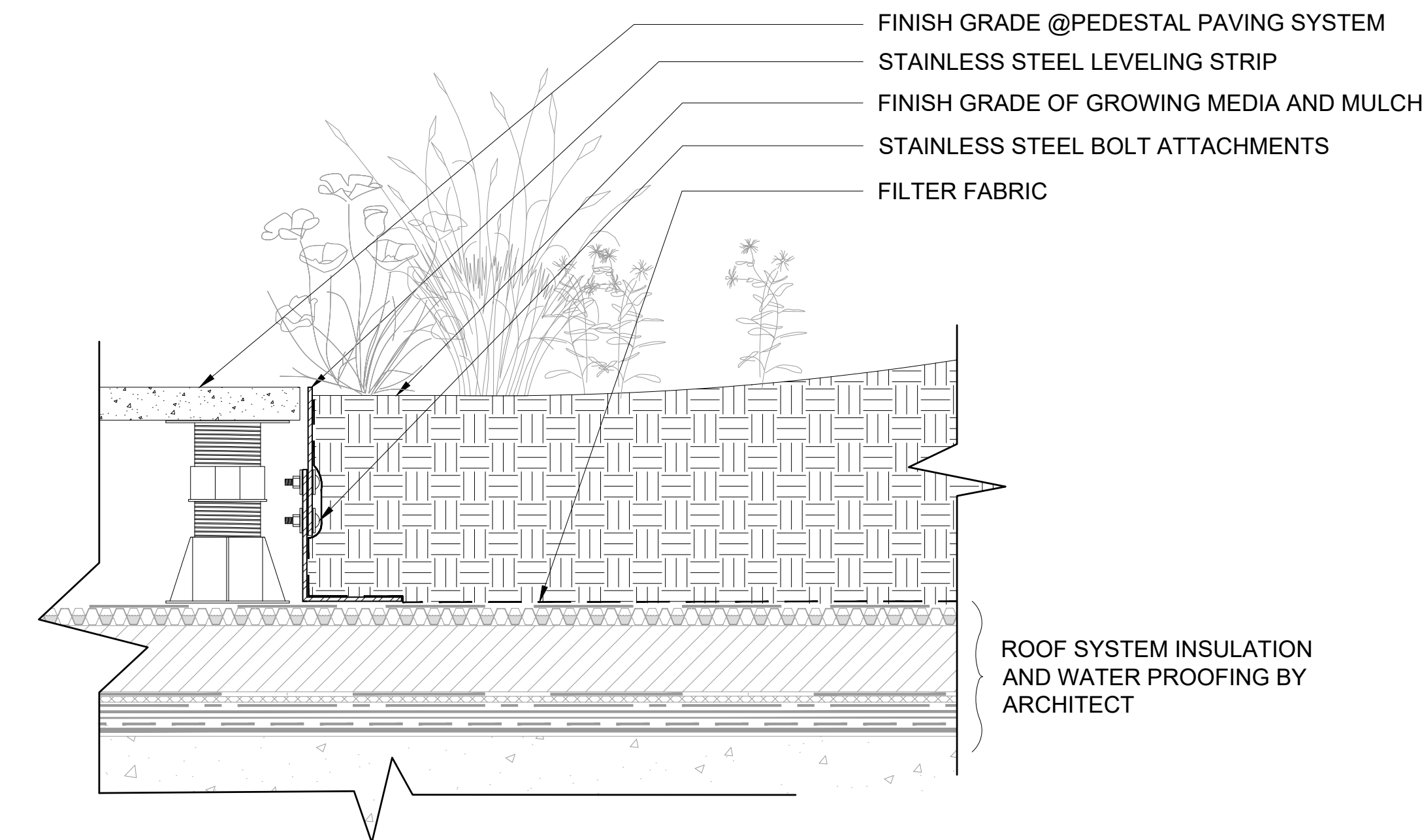
7 INGROUND LIGHT DETAIL
SCALE: 1 1/2" = 1'



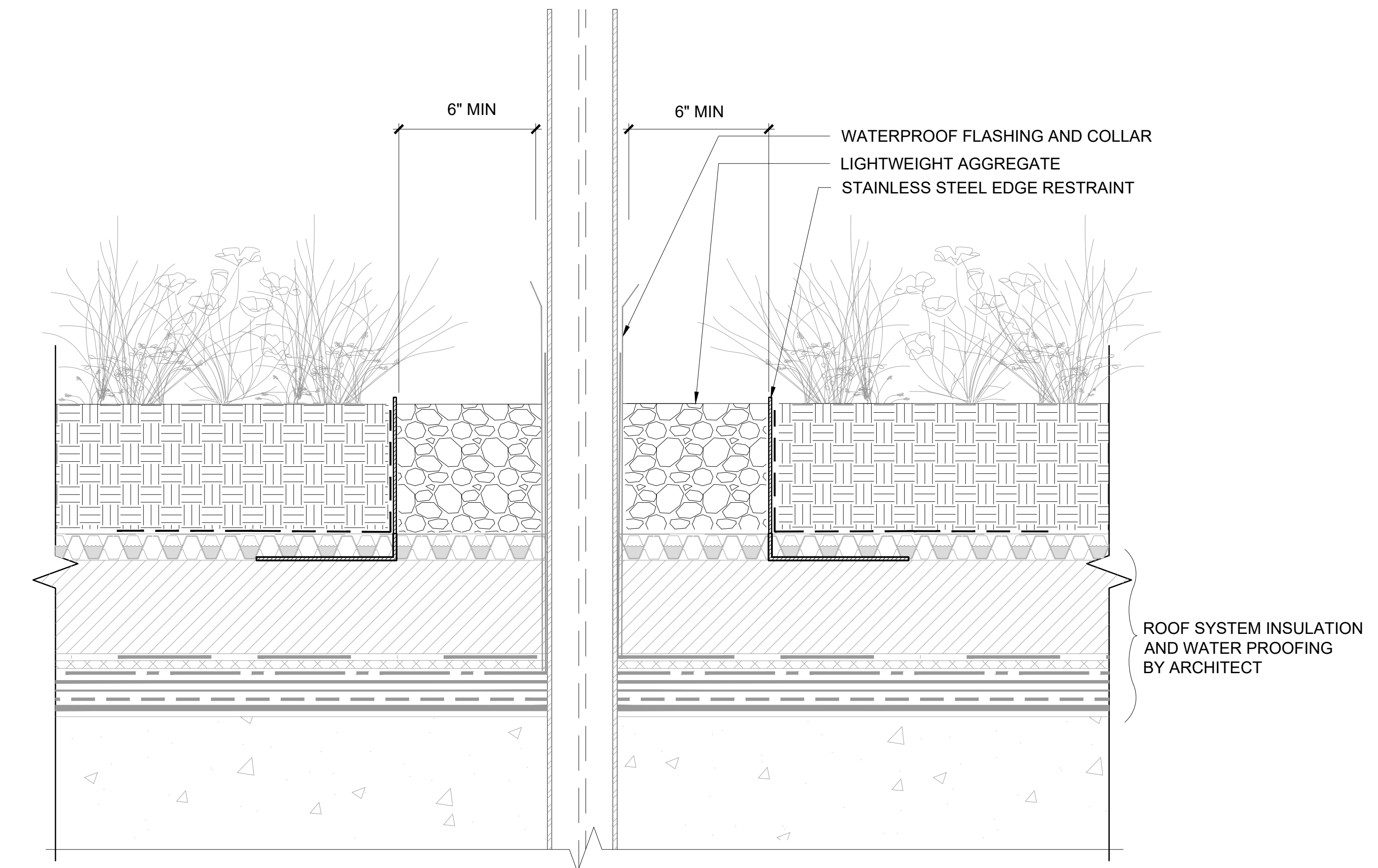
4 TREE ANCHORING
SCALE: 3/4" = 1'



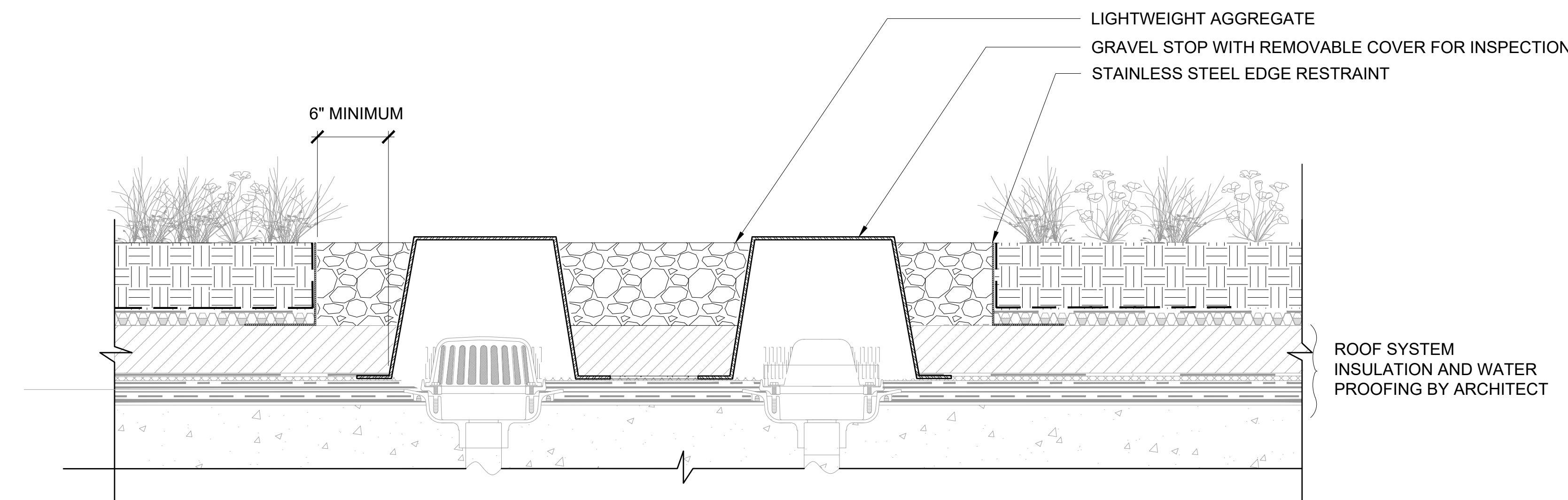
1 LIVING ROOF BUILT-UP SYSTEM
SCALE: 3" = 1'



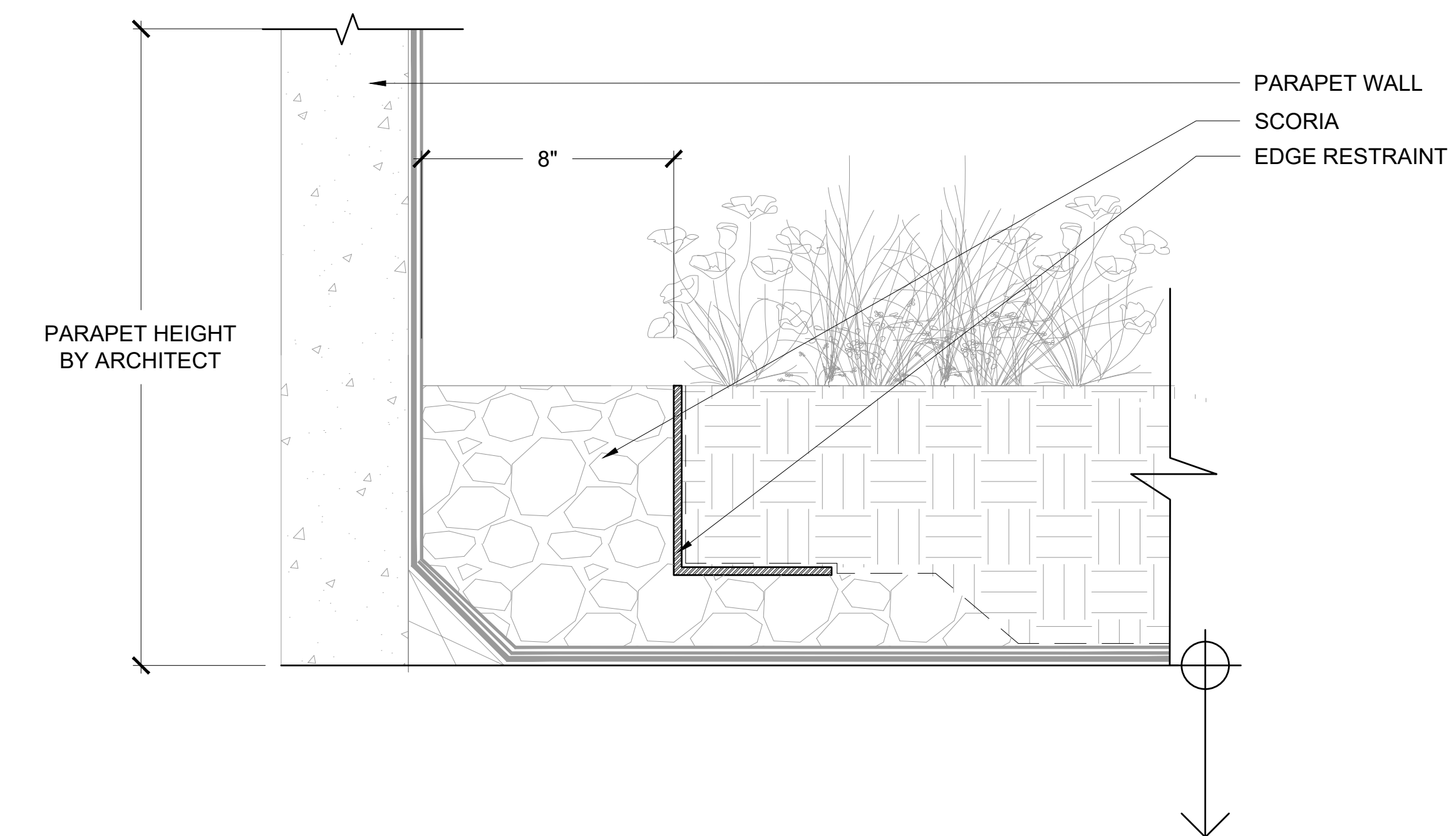
5 EDGE CONDITION AT PAVING
SCALE: 1 1/2" = 1'



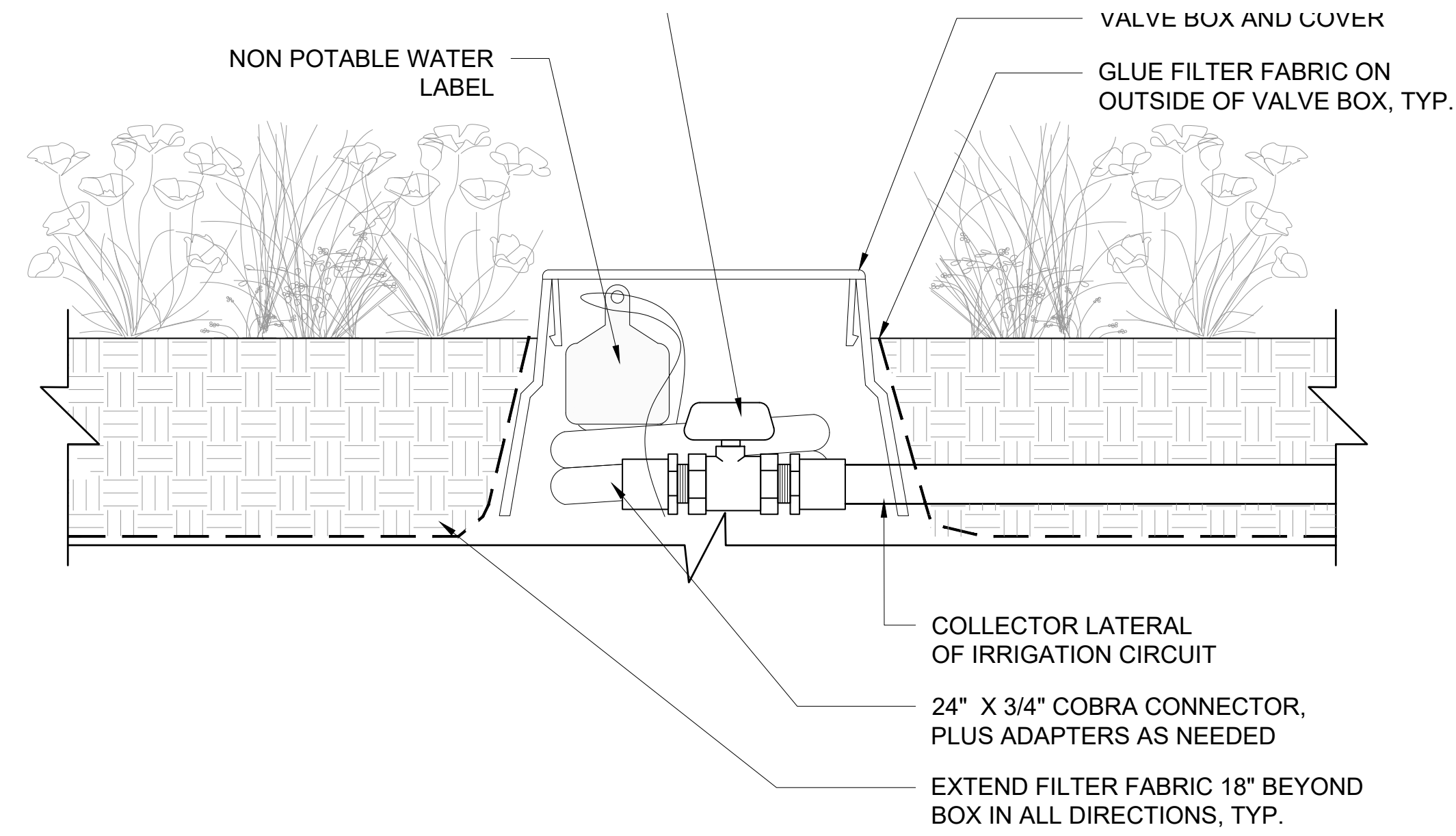
2 LIVING ROOF PENETRATIONS
SCALE: 3" = 1'



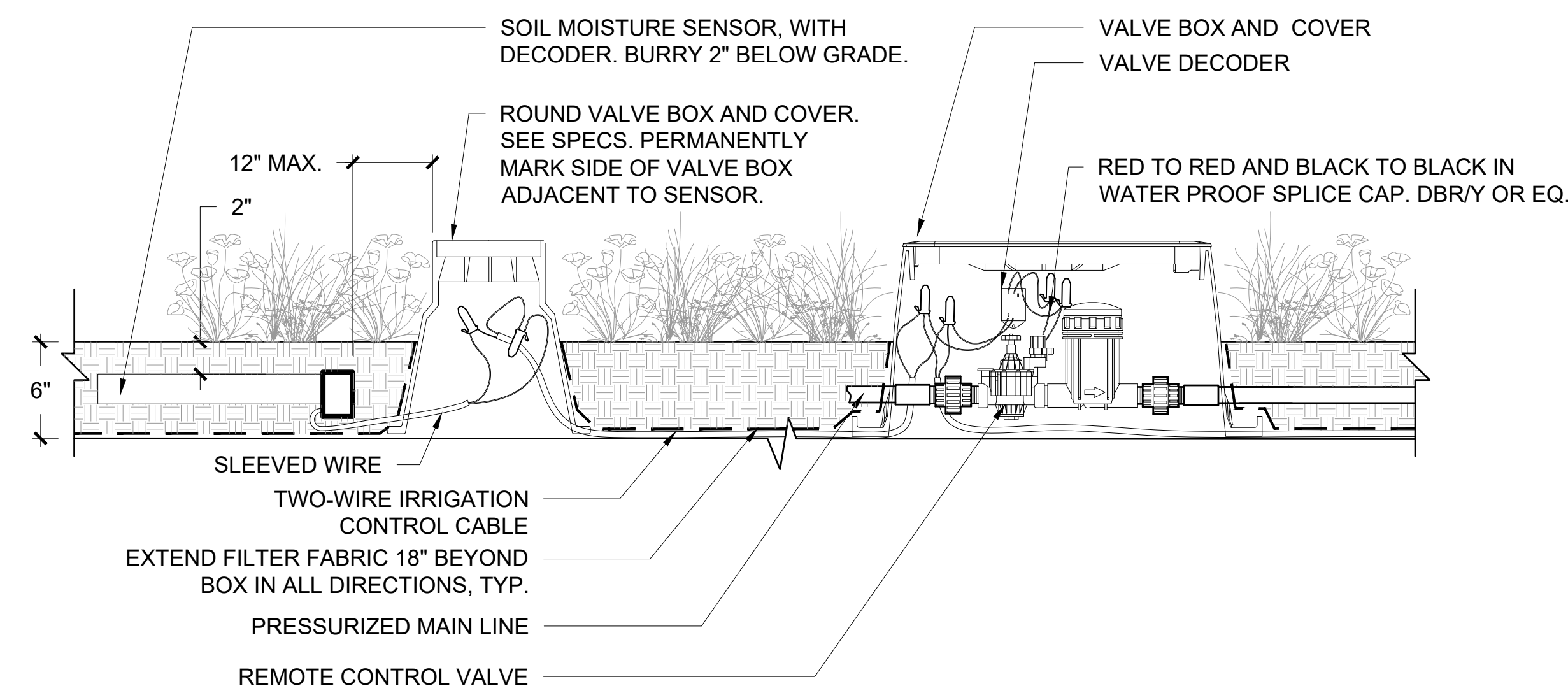
6 ROOF DRAIN AND OVERFLOW
SCALE: 1 1/2" = 1'



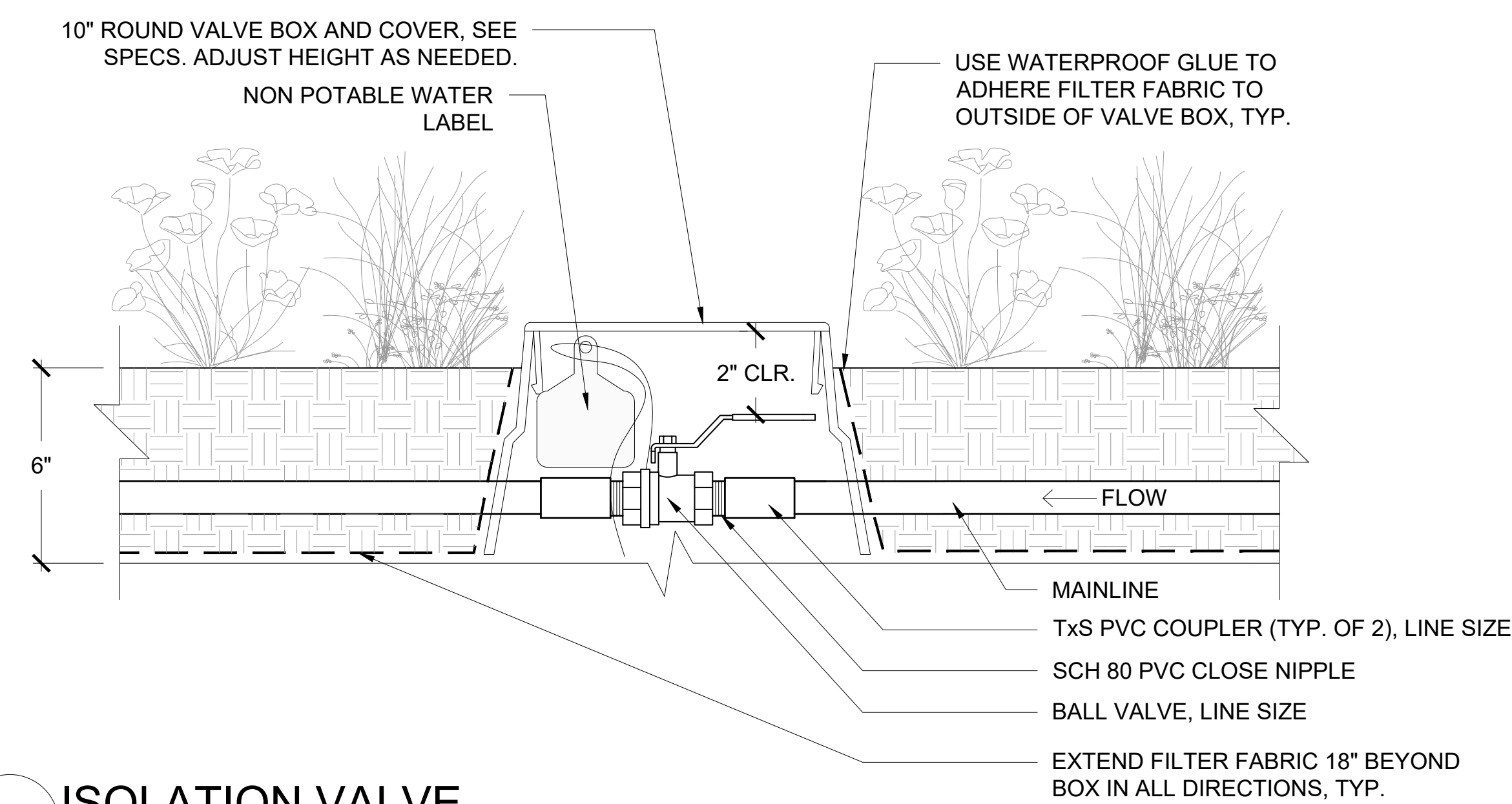
3 LIVING ROOF AT PARAPET WALL
SCALE: 3" = 1'



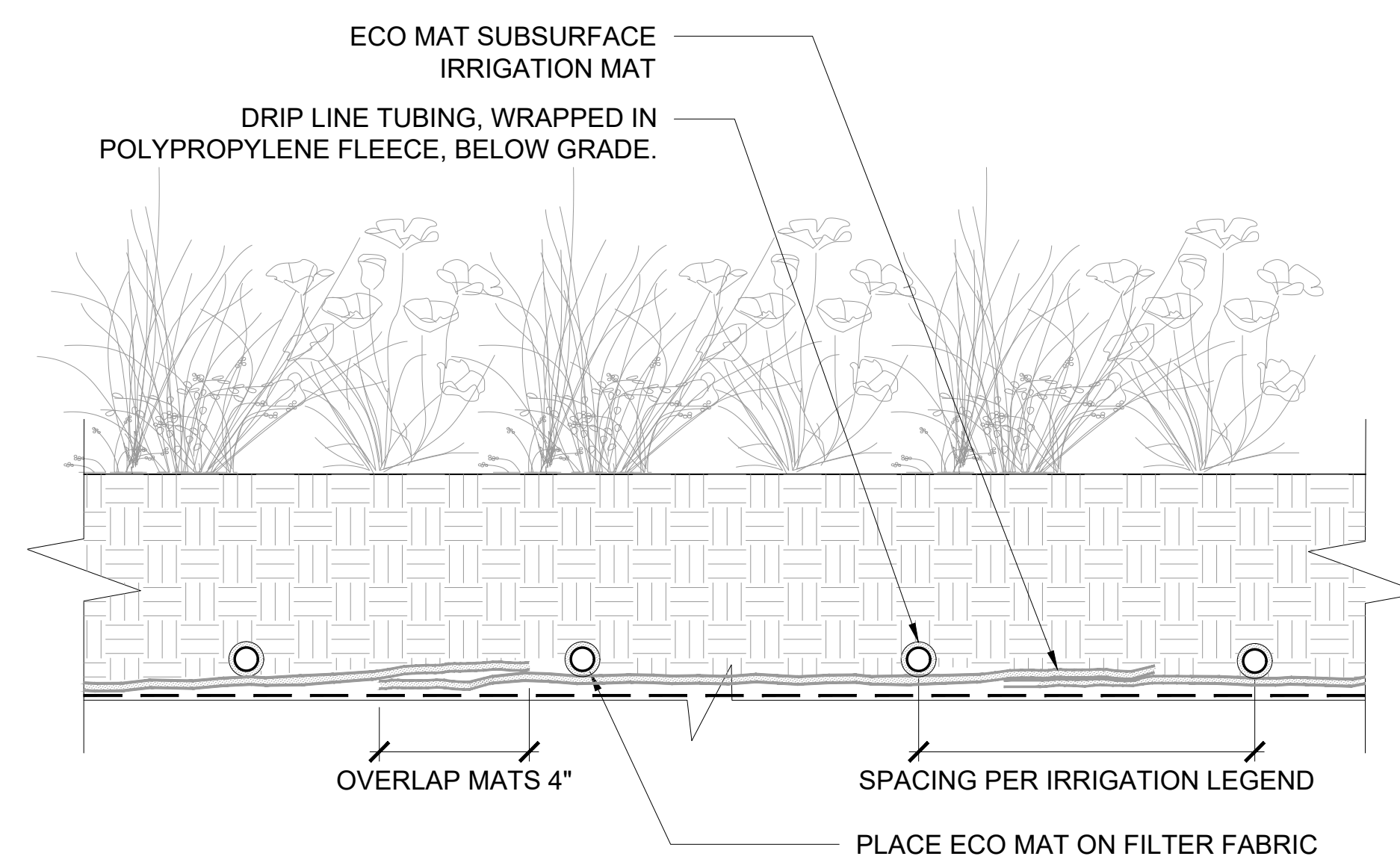
8 FLUSH VALVE
NTS



9 SOIL MOISTURE SENSOR
NTS

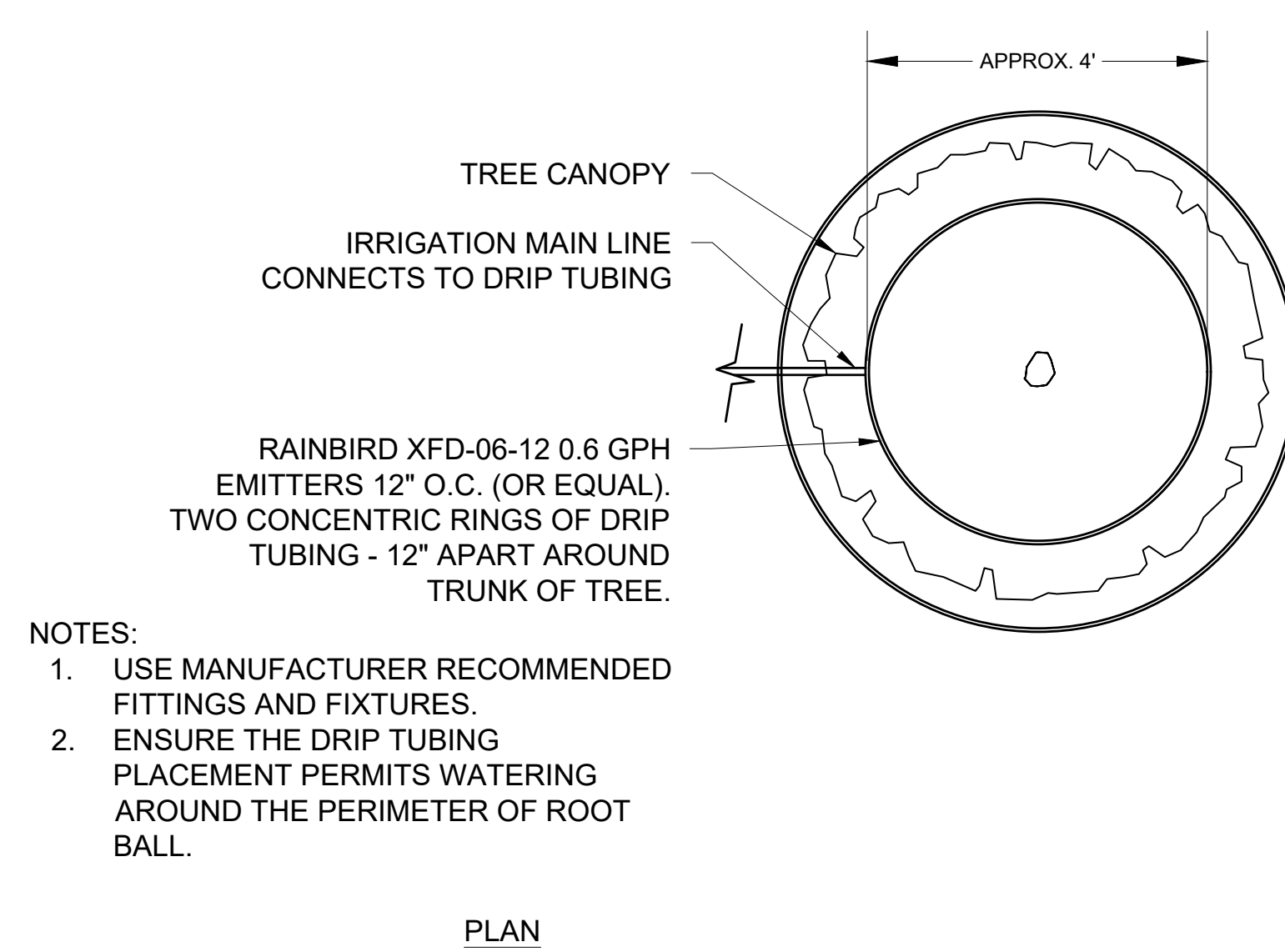


10 ISOLATION VALVE
NTS



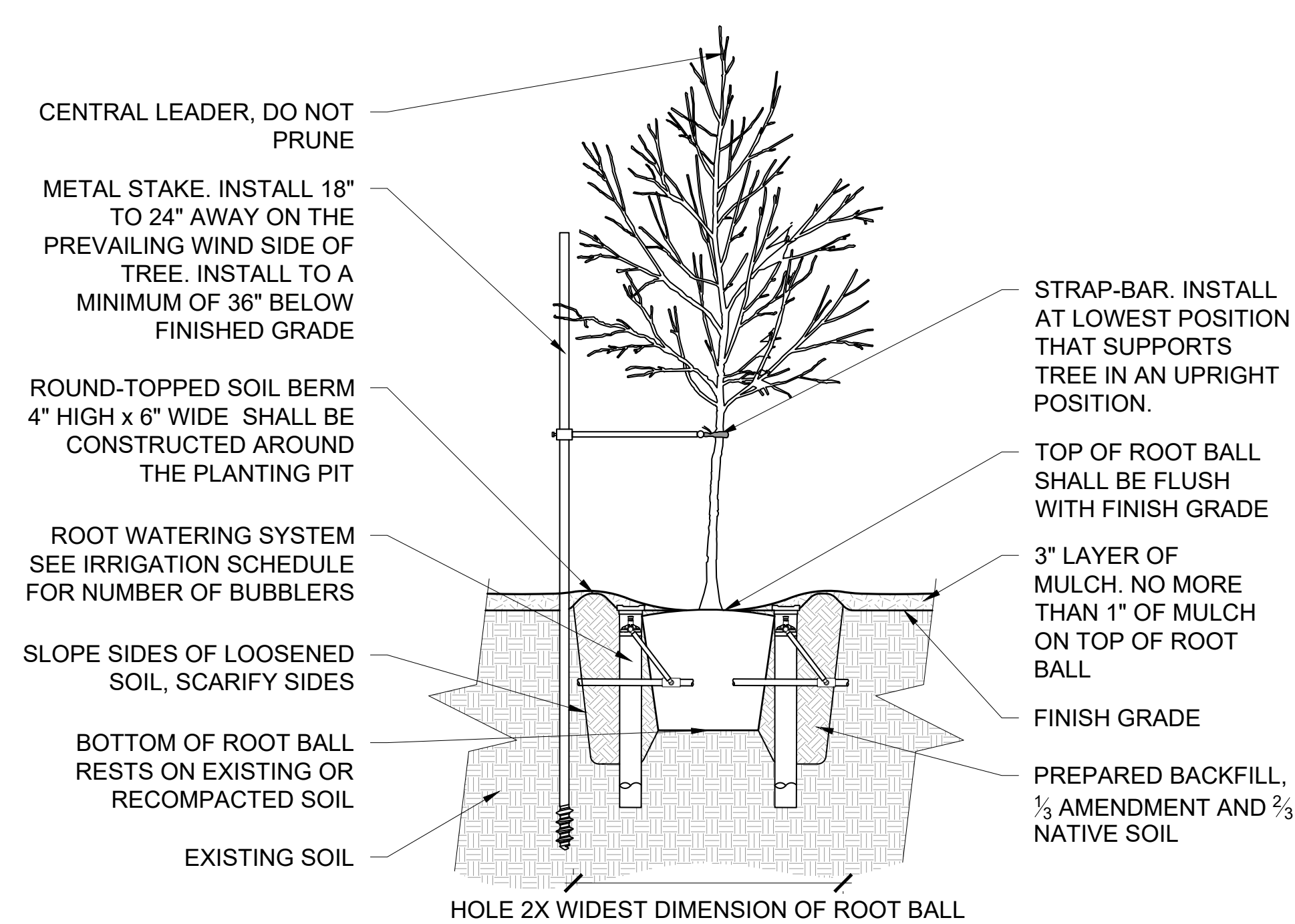
NOTE: INSTALL PER MANUFACTURERS SPECIFICATIONS

5 DRIP IRRIGATION SECTION
NTS



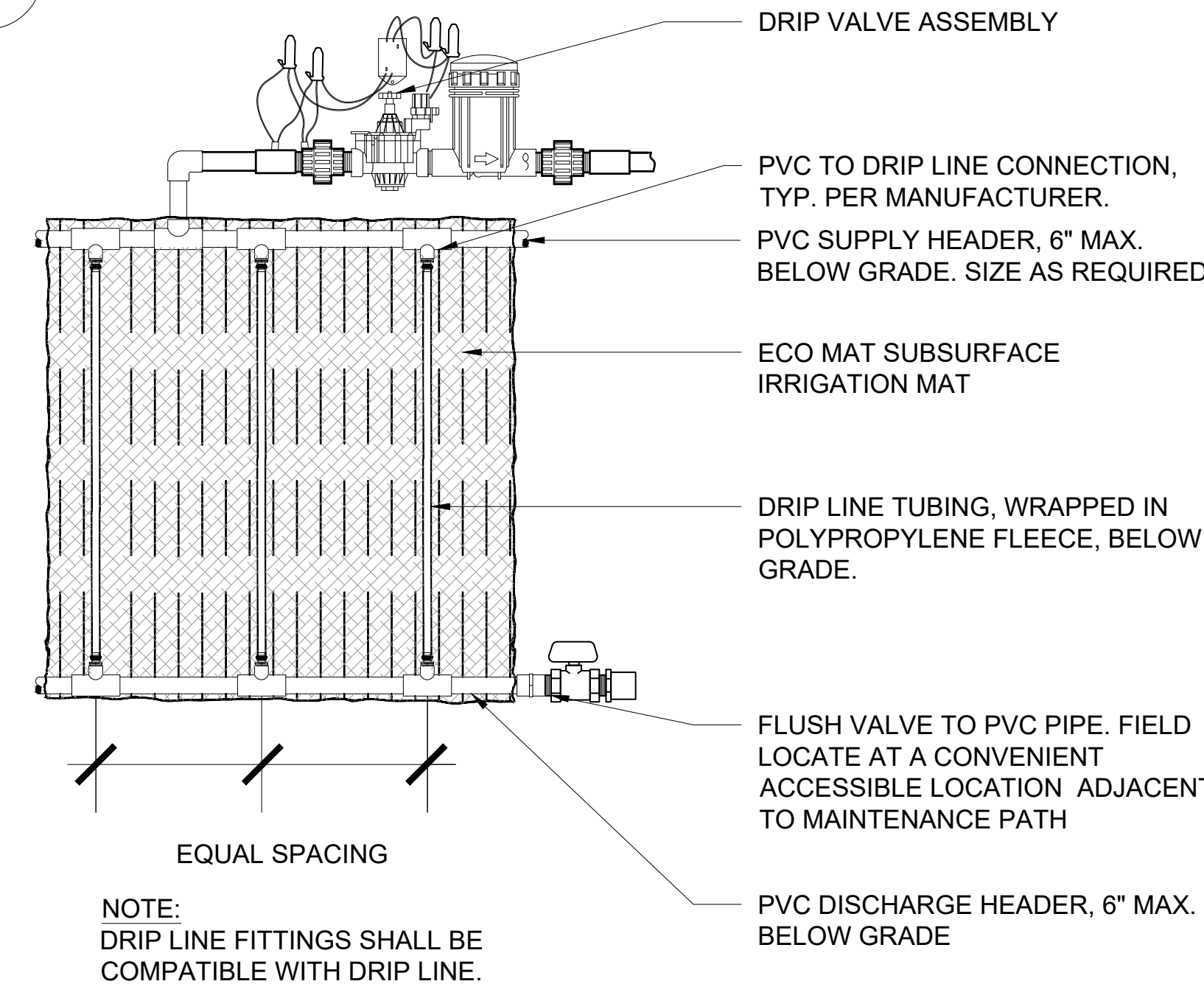
- NOTES:
1. USE MANUFACTURER RECOMMENDED FITTINGS AND FIXTURES
 2. ENSURE THE DRIP TUBING PLACEMENT PERMITS WATERING AROUND THE PERIMETER OF ROOT BALL.

PLAN



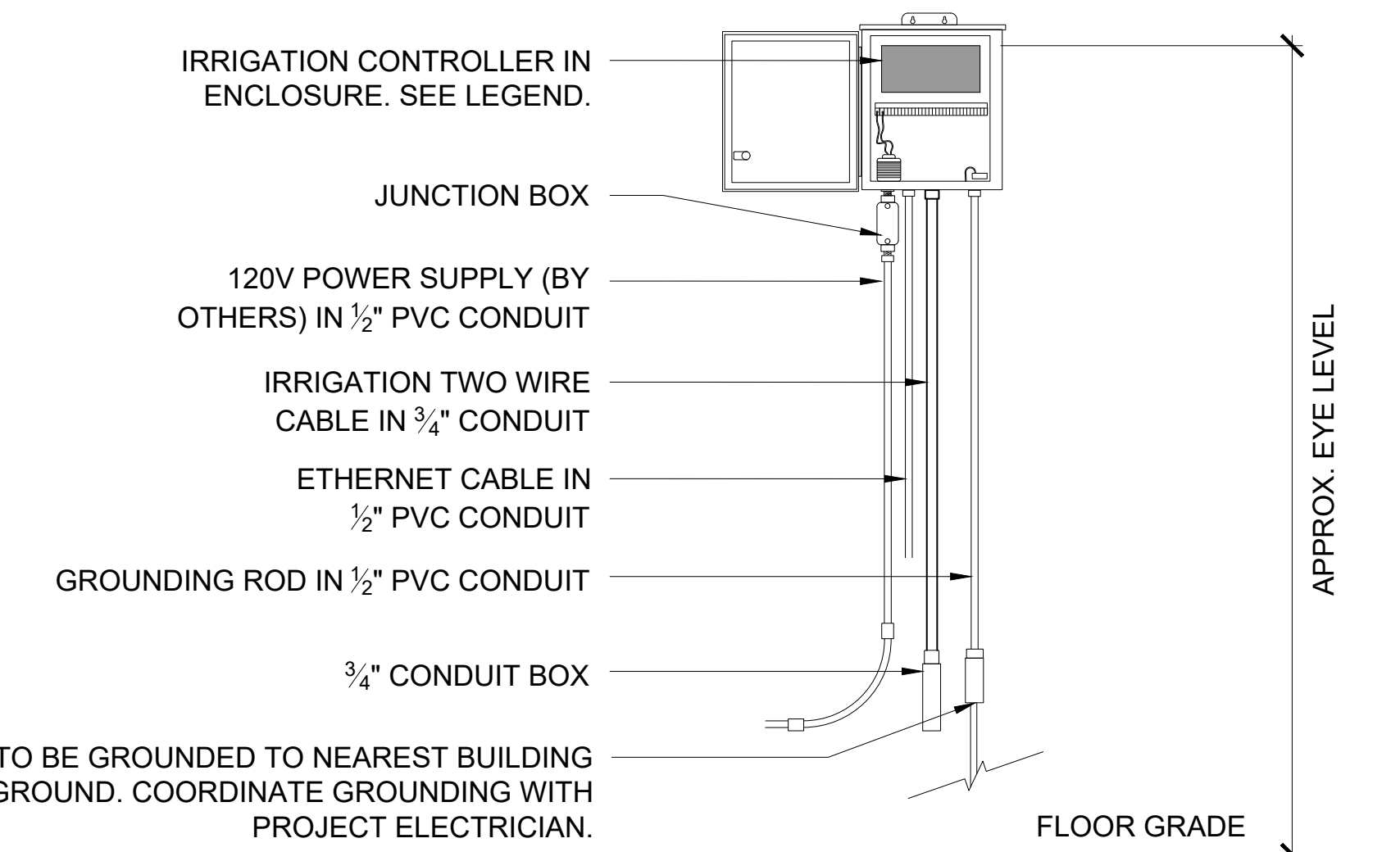
SECTION

6 TREE PLANTING & BUBBLER
NTS

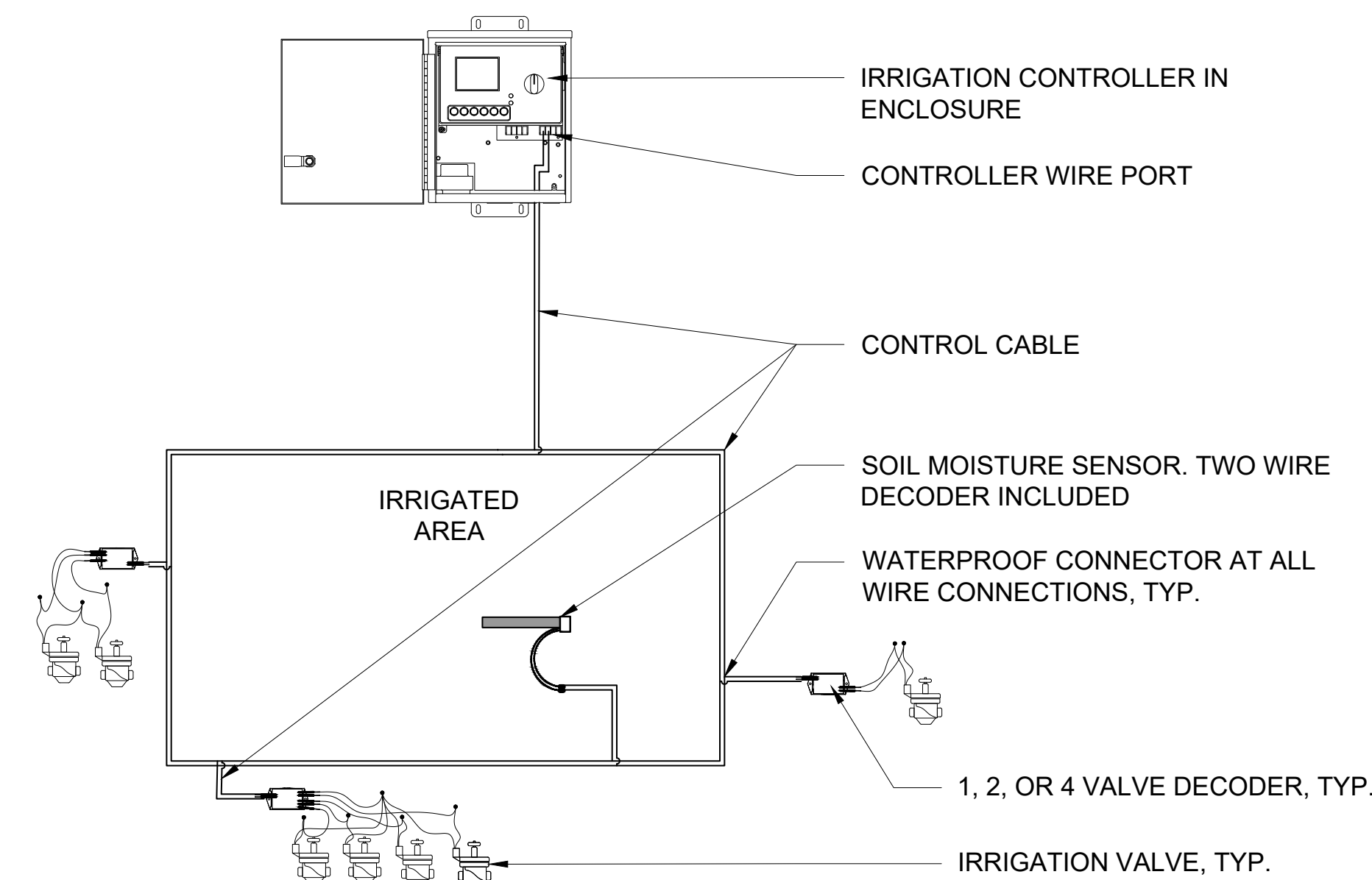


NOTE: DRIP LINE FITTINGS SHALL BE COMPATIBLE WITH DRIP LINE.

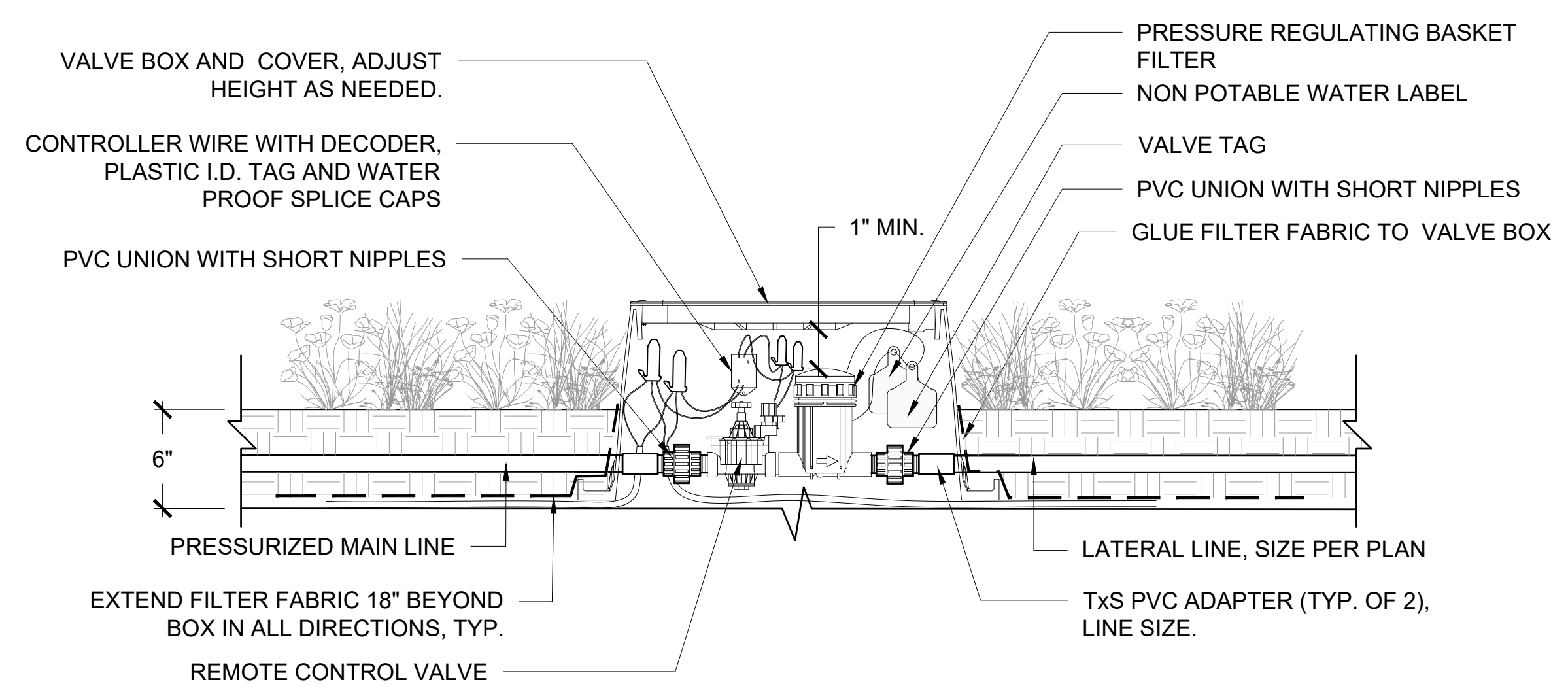
7 DRIP IRRIGATION LAYOUT
NTS



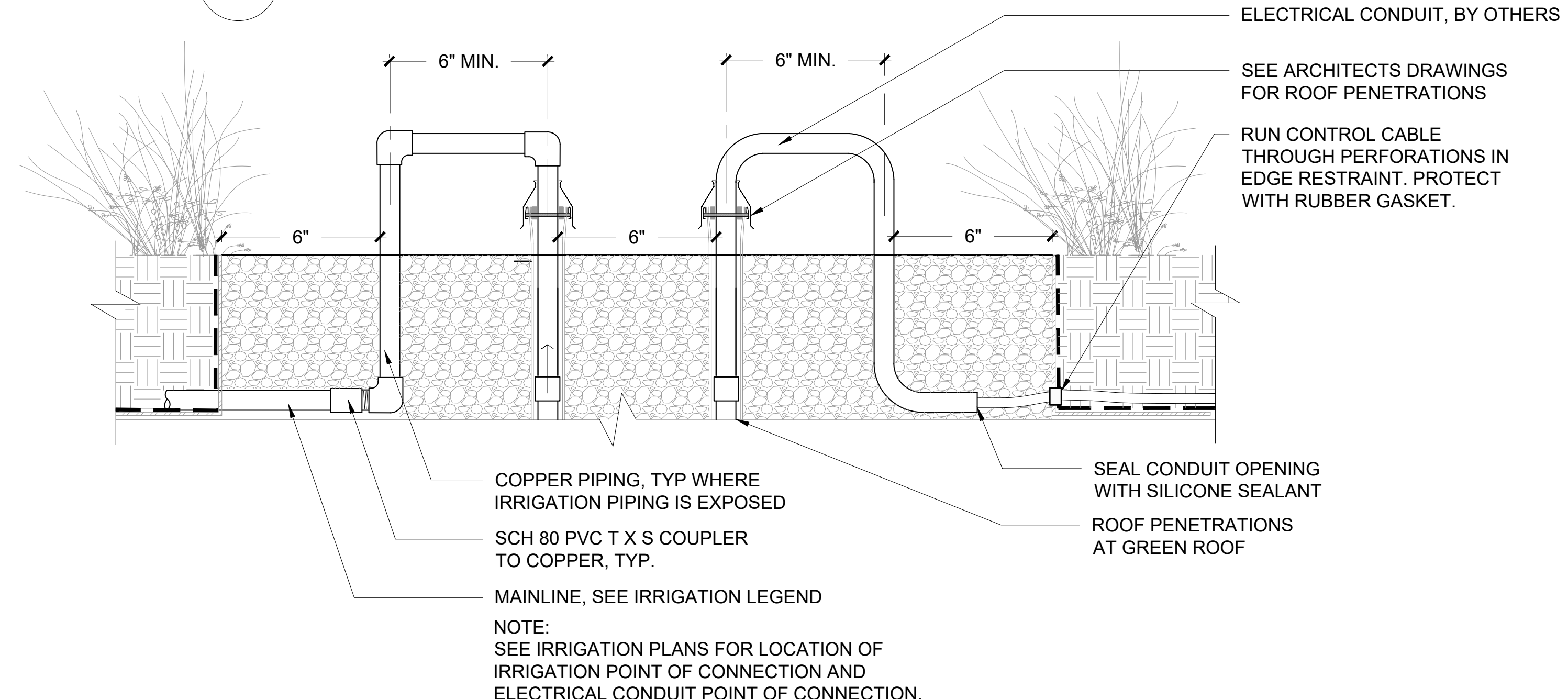
1 INTERIOR WALL MOUNT CONTROLLER
NTS



2 BASELINE TWO-WIRE ROUTING DIAGRAM
NTS

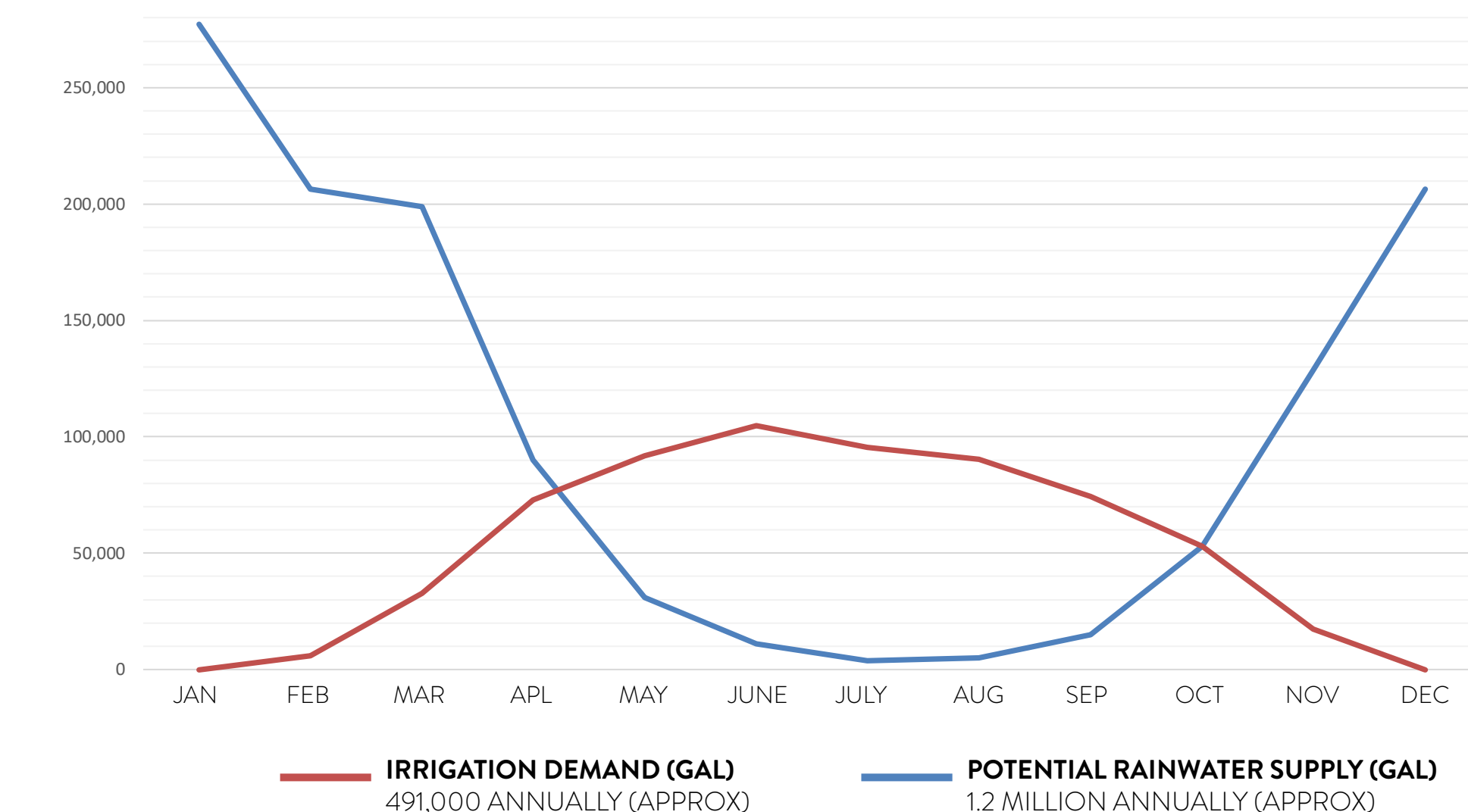
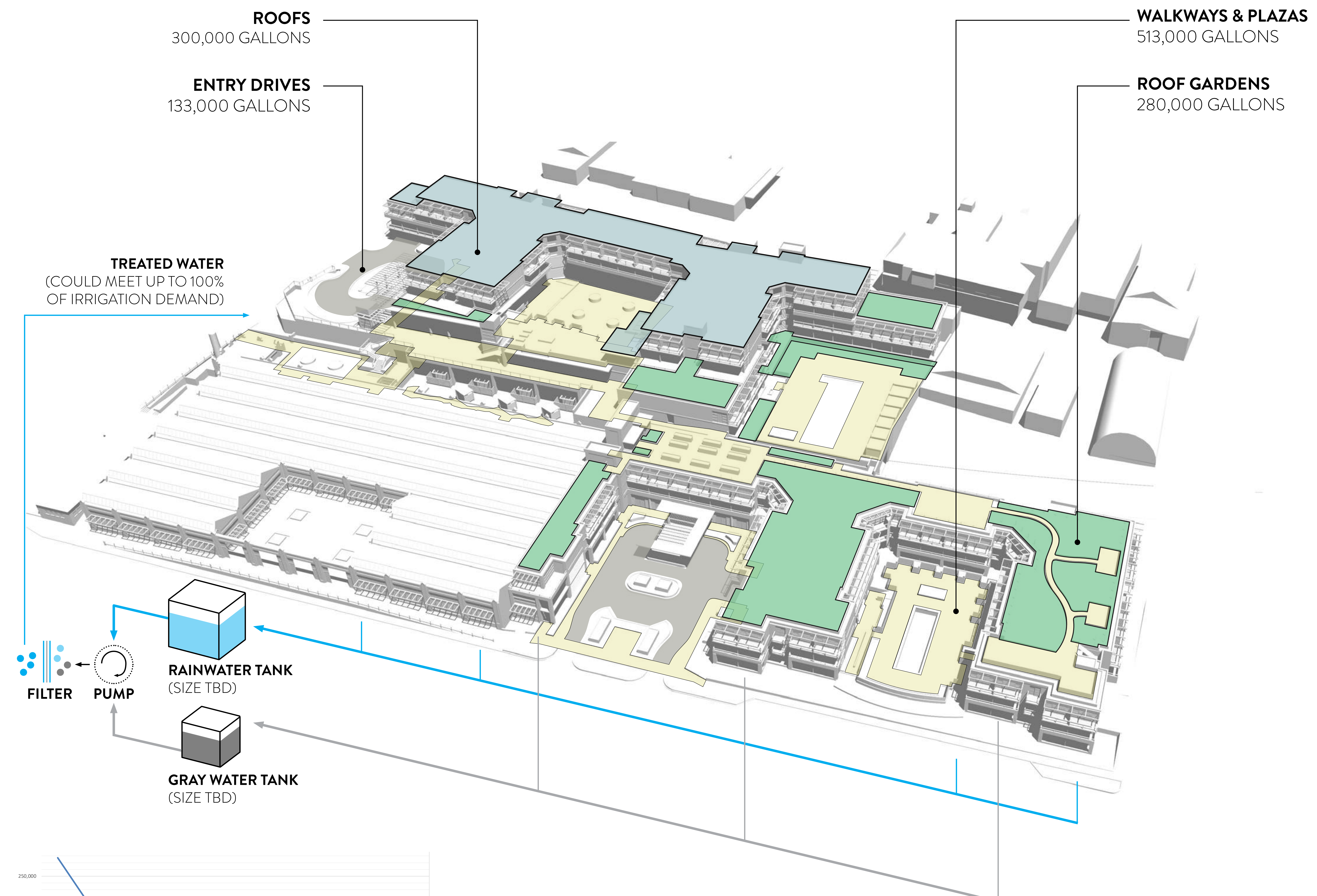


3 DRIP VALVE ASSEMBLY
NTS



4 POINT OF CONNECTION
NTS

POTENTIAL ANNUAL
RAINWATER CAPTURE



IRRIGATION DEMAND

WATER RE-USE CONCEPT
Re-use of rain and gray water could provide up to 100% of the overall landscape irrigation demand. Stored rainwater could satisfy a majority of the irrigation demand during the winter and spring months, and supplemented by gray water during the dryer summer and fall months.

IRRIGATION DESIGN NARRATIVE:

THE PROPOSED IRRIGATION SYSTEM FOR THIS SITE WILL BE DESIGNED WITH THE LATEST TECHNOLOGY IN WATER CONSERVATION AND EFFICIENCY. THE SYSTEM WILL CONSIST OF THE FOLLOWING TYPES OF IRRIGATION METHODS AND EQUIPMENT COMPLYING WITH THE STATE WATER ORDINANCE. ALL SMALL PLANTING BEDS WILL BE IRRIGATED WITH HIGHLY EFFICIENT, WATER CONSERVING INLINE DRIP. ALL BIOSWALES AREAS LARGER THAN 10' WIDE WILL BE IRRIGATED WITH HIGH EFFICIENCY POP-UP SPRAY PRESSURE COMPENSATING SPRAY SPRINKLERS. THESE SPRINKLERS APPLY THE WATER AT A LOWER APPLICATION RATE TO REDUCE RUNOFF AND PONDING. ALL SPRINKLERS WILL INCLUDE BUILT IN CHECK VALVES AND PRESSURE REGULATORS TO PREVENT MISTING AND LOW HEAD DRAINAGE ON SLOPED AREAS. THE CONTROLLER THAT WILL MANAGE THIS SYSTEM USES LOCAL WEATHER TO ADJUST THE RUN TIMES OF THE VALVES BASED ON DAILY WEATHER CONDITIONS. UTILIZING THIS TYPE OF WEATHER BASED SYSTEM WILL HELP THE LANDSCAPE MANAGER SAVE 25% MORE WATER THAN WITH A CONVENTIONAL CONTROLLER.

IRRIGATION ZONES

1. LOW WATER USE/CALIFORNIA NATIVE SHRUBS/GROUND COVER/GRASSES/ANNUALS/GREEN ROOF AREAS WILL BE IRRIGATED WITH AN INLINE DRIP EMITTERS SYSTEM.
2. LARGE SHRUBS/TREES/ AREAS WILL USE POINT SOURCE BUBBLERS OR DRIP RINGS

IRRIGATION EQUIPMENT

1. THE IRRIGATION SYSTEM WILL BE AUTOMATED USING A CLOUD AND "ET" WEATHER BASED CONTROLLER. THE CONTROLLER RECEIVES ET/WEATHER UPDATES FROM A LOCAL WEATHER STATION OR SENSING DEVICE AND WILL AUTOMATICALLY ADJUSTS THE IRRIGATION SYSTEM RUN TIMES ACCORDINGLY. THIS CONTROLLER WILL UTILIZE TWO WIRE TECHNOLOGY WITH DECODERS AT EACH VALVE.
2. ALL PIPING THROUGH THE BUILDING/GARAGE WILL BE 1.5" OR 2" COPPER WITH MULTIPLE PENETRATION POINTS INTO PLANTING AREAS. ALL PIPING IN THE BUILDING WILL BE INSTALLED BY THE PLUMBING CONTRACTOR.
3. ALL TWO WIRE CABLE WILL BE INSTALLED IN 1.25" CONDUIT IN ALL AREAS. ALL CONDUIT WITHIN THE BUILDING SHALL BE ROUTED AND INSTALLED BY ELECTRICAL CONTRACTOR.
4. PRESSURIZED MAINLINE IN PLANTING AREAS 2" AND SMALLER SHALL BE SOLVENT WELD SCHEDULE 40 PVC WITH SCHEDULE 40 FITTINGS BURIED A MINIMUM 18" BELOW GRADE.
5. LATERAL LINE PIPING SHALL BE SOLVENT WELD SCHEDULE 40 PVC WITH SCHEDULE 40 FITTINGS BURIED A MINIMUM 12" BELOW GRADE .
6. SUBSURFACE INLINE DRIP EMITTERS WILL BE PRESSURE COMPENSATING AND BURIED APPROXIMATELY 4" BELOW GRADE.

WATER USE CALCULATIONS

WATER USE ESTIMATION

WATER TYPE	GREYWATER/POTABLE
SITE ETO:	36

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (P*IE)	AREA (SQ. FT.) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
LEVEL 1	GROUND COVER	LOW	0.3	DRIP	0.81	0.370	11,581	4,282	95,571	0.29	127.77	24%
LEVEL 2 GR	GROUND COVER	MOD	0.5	BUBBLER	0.81	0.617	6,354	3,922	87,544	0.27	117.04	13%
LEVEL 4 MEETING	GROUND COVER	MOD	0.5	BUBBLER	0.81	0.617	8,984	5,546	123,780	0.38	165.48	18%
LEVEL 4 LOBBY	GROUND COVER	MOD	0.5	BUBBLER	0.81	0.617	252	156	3,472	0.01	4.84	1%
FAMILY WING ROOF	GROUND COVER	LOW	0.3	BUBBLER	0.81	0.370	18,964	6,283	140,236	0.43	187.48	35%
FAMILY WING VEG GARDEN	GROUND COVER	MOD	0.5	BUBBLER	0.81	0.617	324	200	4,464	0.01	5.97	1%
LEVEL 5 ROOF	GROUND COVER	MOD	0.5	BUBBLER	0.81	0.617	90	56	1,240	0.00	1.66	0%
LEVEL 6 ROOF	GROUND COVER	LOW	0.3	BUBBLER	0.81	0.370	4,310	1,606	35,629	0.11	47.63	9%
TOTALS							46,839	22,040	491,936	1.51	657.67	100%

SPECIAL LANDSCAPE AREAS									
HYDROZONE #	HYDROZONE NAME								
FAMILY WING VEG GARDEN			1		324				1%
TOTALS					324				1%

MAWA	GALLONS/YR	494,516
	ACRE FEET/YR	1.52
	HCF/YR	661.12

ETWU	GALLONS/YR	491,936
	ACRE FEET/YR	1.51
	HCF/YR	657.67

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.37	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	22,040
TOTAL AREA	48,839
AVG. ETAF	45.13%

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.45 x SLA)]	

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT.YR)

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU= ((ETo)(62/(ETAF x LA))	

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA= HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT.YR)

IE = IRRIGATION EFFICIENCY (0.81) BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75) ROTORS/SPRAY

- LEGEND**
- SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - 100' GROUND CONTOUR
 - EXISTING STORM DRAIN
 - SS EXISTING SEWER
 - G EXISTING GAS
 - W EXISTING WATER
 - E EXISTING ELECTRICAL
 - TREE DRIPLINE

SURVEY AND EXISTING CONDITIONS

TOPOGRAPHY SHOWN IS BASED ON AN AERIAL SURVEY FLOWN ON MAY 16, 2016.
BENCHMARK TAKEN AS NATIONAL GEODETIC SURVEY TIDAL BENCHMARK DESIGNATED "GU4116 941 3450M TIDAL" ELEVATION 11.70 FEET, NAVD 1988

BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES ARE BASED ON FIELD LOCATION OF VISIBLE SURFACE FEATURES IN CONJUNCTION WITH SCHEMATICS OF UNDERGROUND UTILITIES PROVIDED BY THE UTILITY OWNER. EXACT LOCATIONS AND DEPTHS SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.



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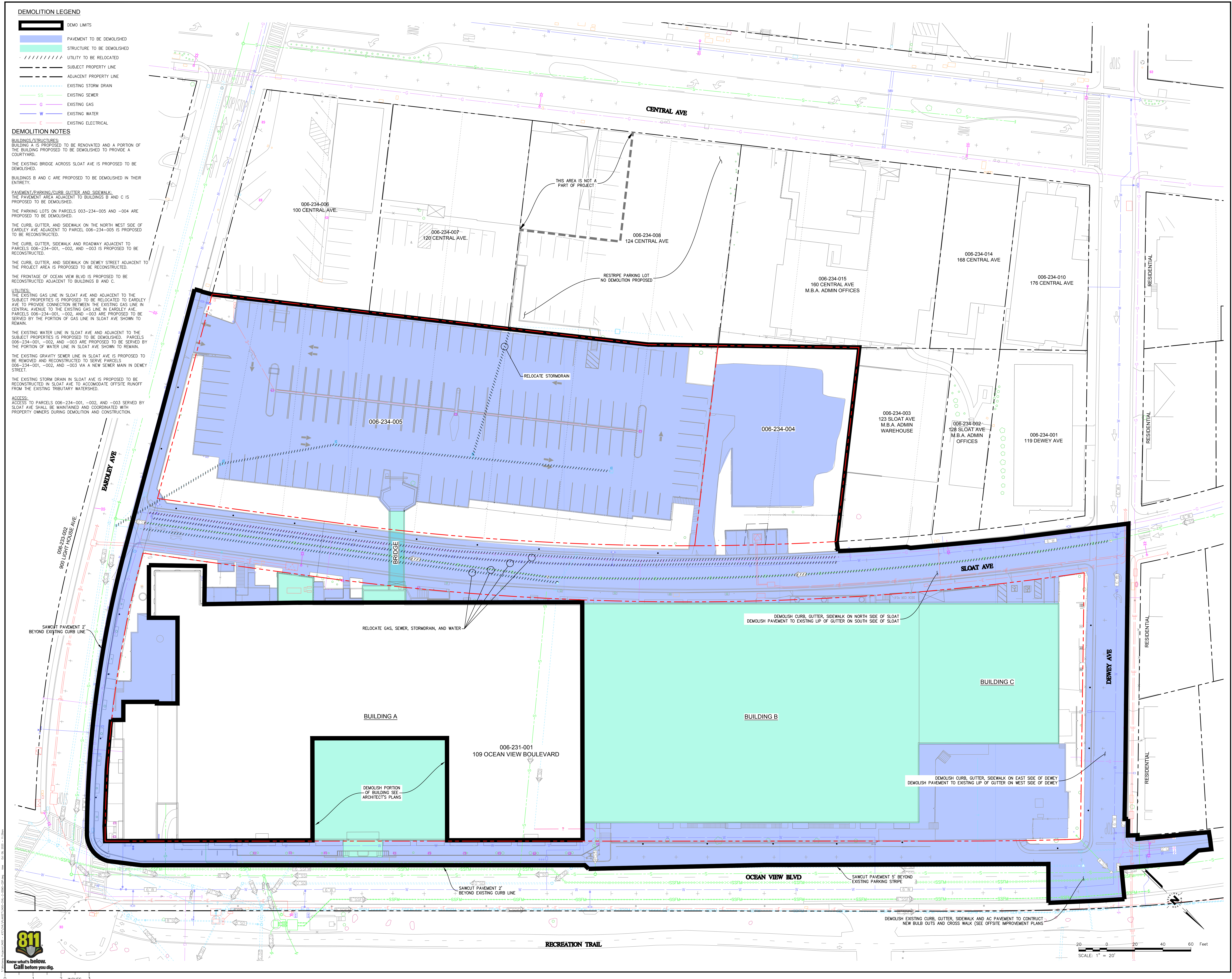
REGISTERED PROFESSIONAL ENGINEER - CIVIL
MICHAEL D. ROBER
No. 3289
STATE OF CALIFORNIA

SUBMITTAL / REVISION	DATE	BY	REVISION
DESIGN REVIEW	12/15/2020		

ATC HOTEL AND COMMERCIAL PROJECT
109 OCEAN VIEW BOULEVARD, PACIFIC GROVE, CA
TOPOGRAPHIC SURVEY
APN 006-231-001, 006-234-005, 006-234-008

SCALE: 1" = 20'
DRAWN: KCL
JOB NO.: 3400
SHEET
C-1
OF

NOT FOR CONSTRUCTION



Civil Engineering
Land Surveying
41000 Del Mar
Monterey, California
831.649.5225
whitsonengineers.com

Whitson
ENGINEERS

REGISTERED PROFESSIONAL ENGINEER - CIVIL
RICHARD D. ROBER
No. 3289
SITE OF

12/15/2020

DESIGN REVIEW

109 OCEAN VIEW BOULEVARD, PACIFIC GROVE, CA

APN 006-231-001, 006-234-005, 006-234-008

ATC HOTEL AND COMMERCIAL PROJECT

SITE DEMO PLAN

SCALE: 1" = 20'

DRAWN: KCL

JOB No.: 3400

SHEET

C-2

OF

811

Know what's below.
Call before you dig.

0 1 2 INCHES 3

0 20 40 60 Feet

NOT FOR CONSTRUCTION

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- 100
- EXISTING BUILDING
- BUILDING
- PROPOSED VEHICULAR WAY
- PROPOSED PLANTER AREA
- PROPOSED PATIO/TERRACE/HARDSCAPE
- PROPOSED POOL
- PROPOSED CONCRETE

SEE LANDSCAPE DRAWINGS FOR SURFACE MATERIAL DETAILS

LEGAL DESCRIPTION

PARCEL I: (APN: 006-231-001)
 LOTS 1 THROUGH 28, INCLUSIVE, IN BLOCK 4, AS SAID LOTS AND BLOCK AREA SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE UNIVERSITY ADDITION TO PACIFIC GROVE," FILED AUGUST 17, 1909 IN VOLUME 2, MAPS OF "CITIES AND TOWNS", AT PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

PARCEL II: (APN: 006-234-004, -005)
 LOTS 1 THROUGH 21, INCLUSIVE, IN BLOCK 4, AS SAID LOTS AND BLOCK AREA SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE UNIVERSITY ADDITION TO PACIFIC GROVE," FILED AUGUST 17, 1909 IN VOLUME 2, MAPS OF "CITIES AND TOWNS", AT PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

PARCEL III: (APN: 006-234-008)
 LOTS 19 THROUGH 21, INCLUSIVE, IN BLOCK 4, AS SAID LOTS AND BLOCK AREA SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE UNIVERSITY ADDITION TO PACIFIC GROVE," FILED AUGUST 17, 1909 IN VOLUME 2, MAPS OF "CITIES AND TOWNS", AT PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

SLOAT AVENUE LEASE AREA:
 CERTAIN REAL PROPERTY SITUATE IN THE CITY OF PACIFIC GROVE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEING A PORTION OF THAT CERTAIN STREET SHOWN AS SLOATS AVENUE ON THAT CERTAIN MAP FILED ON AUGUST 17, 1909 AS VOLUME 2, MAPS OF "CITIES AND TOWNS" AT PAGE 21 OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL THAT RIGHT OF WAY OF SLOATS AVENUE LYING BETWEEN EARDLEY AVENUE AND DEWEY AVENUE, CONTAINING AN AREA OF 0.61 ACRES, MORE OR LESS.

PROJECT ADDRESS

APN	ADDRESS
006-231-001	109 OCEAN BOULEVARD
006-234-004	SLOAT AVENUE (NO SITE ADDRESS)
006-234-005	EARDLEY AVENUE (NO SITE ADDRESS)
006-234-008	124 CENTRAL AVENUE

EXISTING ZONING

APN	ZONING
006-231-001	CV-ATC
006-234-004	CV-ATC
006-234-005	CV-ATC
006-234-008	C-1

BUILDING SETBACKS

ZONING	FRONT	SIDE	ADJ. RESIDENT	REAR	ADJ. ZONE
CV-ATC	0'	0'	10'	0'	10'
C-1	0'	0'	5'	0'	5'

109 OCEAN VIEW BOULEVARD

RECREATION TRAIL

OCEAN VIEW BLVD

DEWEY AVE

SLOAT AVE

CENTRAL AVE

BARLEY AVE

006-231-001

006-234-004

006-234-005

006-234-008

006-234-010

006-234-014

006-234-015

006-234-003

006-234-002

006-234-001

006-234-007

006-234-006

006-234-008

006-234-015

006-234-010

006-234-014

006-234-015

006-234-003

006-234-002

006-234-001

006-234-007

006-234-006

006-234-008

006-234-015

006-234-010

006-234-014

006-234-015

006-234-003

006-234-002

006-234-001

006-234-007

006-234-006

006-234-008

006-234-015

006-234-010

006-234-014

006-234-015

006-234-003

006-234-002

006-234-001

006-234-007

006-234-006

006-234-008

006-234-015

006-234-010

006-234-014

006-234-015

006-234-003

006-234-002

006-234-001

006-234-007

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006-234-008

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006-234-010

006-234-014

006-234-015

006-234-003

006-234-002

006-234-001

006-234-007

006-234-006

006-234-008

006-234-015

006-234-010

006-234-014

006-234-015

006-234-003

006-234-002

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006-234-003

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006-234-010

006-234-014

006-234-015

006-234-003

006-234-002

006-234-001

006-234-007

006-234-006

006-234-008

006-234-015

006-234-010

006-234-014

006-234-015

006-234-003

006-234-002

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006-234-014

006-234-015

006-234-003

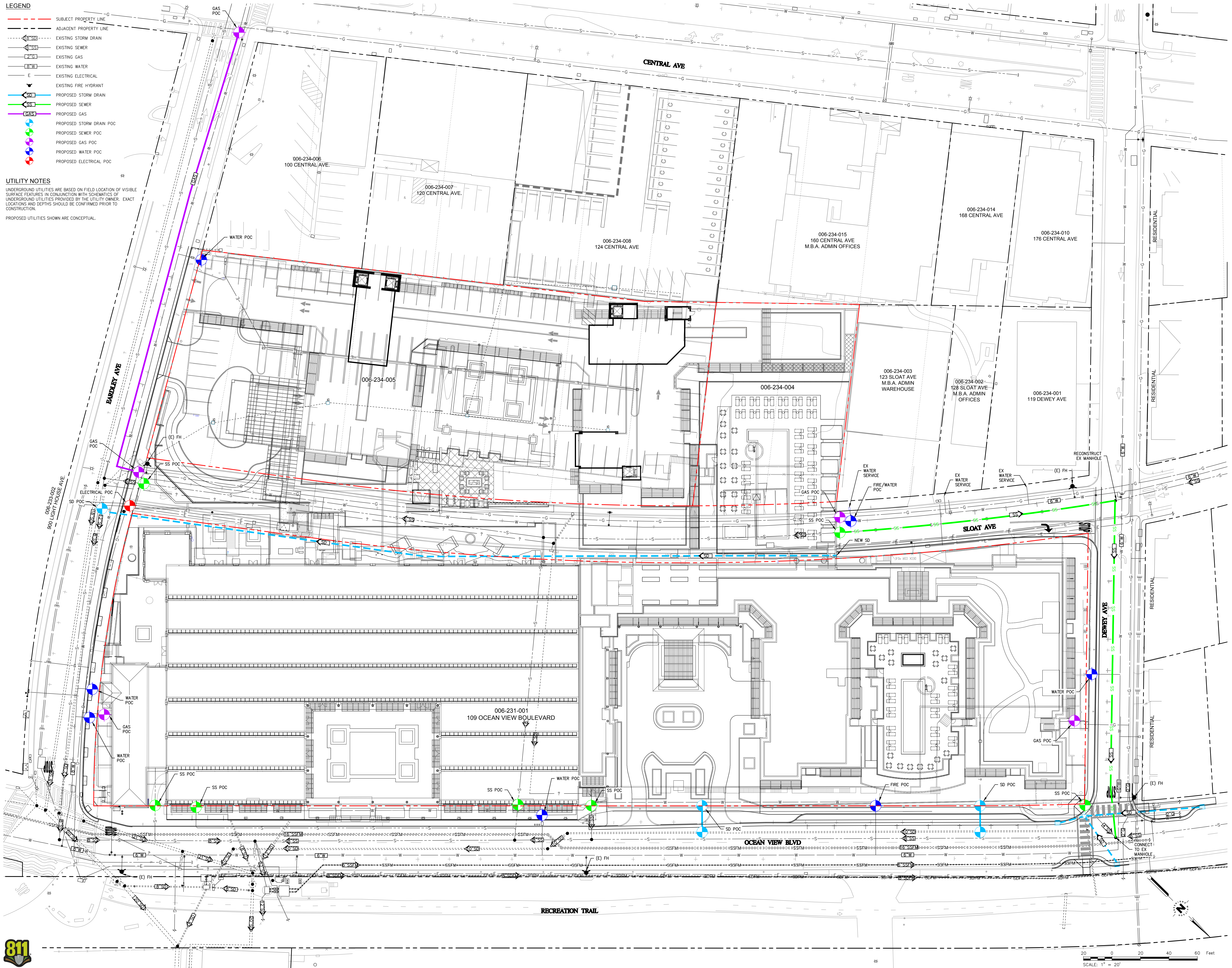
006-23

- LEGEND**
- SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING STORM DRAIN
 - EXISTING SEWER
 - EXISTING GAS
 - EXISTING WATER
 - EXISTING ELECTRICAL
 - EXISTING FIRE HYDRANT
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER
 - PROPOSED GAS
 - PROPOSED STORM DRAIN POC
 - PROPOSED SEWER POC
 - PROPOSED GAS POC
 - PROPOSED WATER POC
 - PROPOSED ELECTRICAL POC

UTILITY NOTES

UNDERGROUND UTILITIES ARE BASED ON FIELD LOCATION OF VISIBLE SURFACE FEATURES IN CONJUNCTION WITH SCHEMATICS OF UNDERGROUND UTILITIES PROVIDED BY THE UTILITY OWNER. EXACT LOCATIONS AND DEPTHS SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

PROPOSED UTILITIES SHOWN ARE CONCEPTUAL.



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Whitson
ENGINEERS

REGISTERED PROFESSIONAL ENGINEER - CIVIL
WHITSON ENGINEERS
NO. 1000
EXPIRATION DATE 12/31/2025

SUBMITTAL / REVISION

NO.	DATE	DESCRIPTION
1	12/15/2020	DESIGN REVIEW

ATC HOTEL AND COMMERCIAL PROJECT

109 OCEAN VIEW BOULEVARD, PACIFIC GROVE, CA

UTILITY PLAN

SCALE: 1" = 20'

DRAWN: KCL

JOB NO.: 3400

SHEET

C-4

OF

NOT FOR CONSTRUCTION

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

- C = 45,500 CY
F = 2,500 CY
EXPORT = 43,000 CY
ESTIMATED AREA OF DISTURBANCE = 3.5 AC
- EXPORT SHALL BE DISPOSED OF OFFSITE IN A LEGAL MANNER.
 - MAXIMUM CUT HEIGHT IS APPROXIMATELY 21 FEET. MAXIMUM FILL HEIGHT IS APPROXIMATELY 18 FEET.
 - THESE QUANTITIES SHALL BE USED FOR PLANNING PURPOSES ONLY.
 - THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN APPROXIMATE EXISTING GRADE AND APPROXIMATE SUBGRADE ELEVATIONS. FOUNDATION SECTIONS ARE ASSUMED TO BE 12" FOR THIS PLANNING LEVEL STUDY.
 - OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.

EARTHWORK LEGEND				
RANGE	DEPTH OF CUT/FILL	VOLUME (CY)	COLOR	
1	-21.00 - -18.00	4	Red	Red
2	-18.00 - -15.00	134		
3	-15.00 - -12.00	2,336	Red	Red
4	-12.00 - -9.00	8,178		
5	-9.00 - -6.00	10,098	Red	Red
6	-6.00 - -3.00	10,949		
7	-3.00 - 0.00	13,821	Pink	Pink
8	0.00 - 3.00	1,245		
9	3.00 - 6.00	427	Green	Green
10	6.00 - 9.00	291		
11	9.00 - 12.00	231	Green	Green
12	12.00 - 15.00	174		
13	15.00 - 18.00	137	Green	Green



20 0 20 40 60 Feet
SCALE: 1" = 20'

Civil Engineering
Land Surveying
4400 Central
San Francisco, California
831.649.5225
whitsonengineers.com

Whitson
ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA
No. 3829
SITE OF

SUBMITTAL / REVISION
12/15/2020
DESIGN REVIEW

ATC HOTEL AND COMMERCIAL PROJECT
EARTHWORK AND GRADING PLAN

SCALE: 1" = 20'
DRAWN: KCL
JOB No.: 3400
SHEET
C-5
OF

109 OCEAN VIEW BOULEVARD, PACIFIC GROVE, CA
APN 006-231-001, 006-234-005, 006-234-008
NOT FOR CONSTRUCTION

DEMOLITION LEGEND

--- TREE TO BE REMOVED

--- SUBJECT PROPERTY LINE

--- ADJACENT PROPERTY LINE

• 202 TREE NUMBER PER ARBORIST REPORT



20 0 20 40 60 Feet

SCALE: 1" = 20'

Civil Engineering
Land Surveying
44000 Central
Monterey, California
831.649.5225
whitsonengineers.com

Whitson
ENGINEERS

REGISTERED PROFESSIONAL ENGINEER - CIVIL
REGISTERED PROFESSIONAL SURVEYOR - CIVIL
130152026 DESIGN REVIEW

109 OCEAN VIEW BOULEVARD, PACIFIC GROVE, CA

ATC HOTEL AND COMMERCIAL PROJECT

TREE REMOVAL PLAN

SCALE: 1" = 20'

DRAWN: KCL

JOB No.: 3400

SHEET

C-6
OF

APN 006-231-001, 006-234-005, 006-234-008

NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL PLAN NOTES

- ESTIMATED TOTAL DISTURBED AREA: 3.6 ACRES. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE PROJECT SWPPP.
- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/contract/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf
 - THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT <http://www.csbmhandbooks.com/>
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TAPPS.
- 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.
- CONTRACTOR SHALL PROVIDE DUST CONTROL, AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY EFFECTIVE SOIL COVER ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SLIT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.

QSD / QSP SCOPE OF WORK

THE SWPPP HAS BEEN PREPARED BY THE OWNER'S CIVIL ENGINEER. ONE ORIGINAL "FIELD COPY" SWPPP WILL BE PROVIDED TO THE CONTRACTOR BY THE OWNER, IN ADDITION TO ELECTRONIC (PDF) FILES.

THE CONTRACTOR SHALL:

- SERVE AS THE QUALIFIED SWPPP PRACTITIONER (QSP), AND ALSO THE QUALIFIED SWPPP DEVELOPER (QSD) IF QSD SERVICES ARE REQUIRED DURING CONSTRUCTION
- TRAIN ITS EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT
- MAINTAIN THE FIELD COPY SWPPP BINDER
- PERFORM ALL STORM WATER INSPECTIONS, SAMPLING AND ANALYSIS
- IMPLEMENT THE RAIN EVENT ACTION PLANS (REAPS)
- PROVIDE A SPILL RESPONSE PLAN (TYPICALLY PART OF THE CONTRACTOR'S IPPP)
- PROVIDE A STORMWATER ANNUAL REPORT TO THE OWNER EACH YEAR AND PRIOR TO PROJECT COMPLETION
- PROVIDE NOTICE OF TERMINATION DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION
- SERVE AS DATA SUBMITTER FOR THE OWNER FOR ON-LINE SUBMITTALS THROUGH THE STATE'S WEBSITE (SMARTS)
- ASSIST THE OWNER IN COORDINATING WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD, AS NEEDED
- IMPLEMENT ALL BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY TO PROTECT WATER QUALITY, AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT, AND AS OUTLINED IN THE PROJECT SWPPP
- PAY FOR NON-STORMWATER TESTING, IF REQUIRED DUE TO LEAKS OR SPILLS
- BE RESPONSIBLE FOR ANY FINES IMPOSED FOR FAILURE TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT OR OTHER LAWS, REGULATIONS, OR REQUIREMENTS OF THE VARIOUS JURISDICTIONS HAVING AUTHORITY.

GENERAL REQUIREMENTS

ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.

- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30, 31:
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 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.
- 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.

OBSERVATION AND MAINTENANCE

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

NON-STORM WATER DISCHARGES

- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLUOT CONSTRUCTION DURING CONSTRUCTION, MUST BE TAKEN.
- HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED
- IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- 1. Minimize and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- 2. Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- 1. Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- 2. Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- 3. Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- 4. Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- 1. Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- 2. Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- 3. Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- 4. Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.)
- 5. Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- 6. Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- 7. Arrange for appropriate disposal of all hazardous wastes.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- 1. Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- 2. Perform major maintenance, repair jobs, and vehicle or equipment washing off site.
- 3. If refueling or vehicle maintenance must be done on site, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- 4. If vehicle or equipment cleaning must be done on site, clean with water only in a bermed area that will allow rinse water to run into gutters, streams, storm drains, or surface waters.
- 5. Do not clean vehicle or equipment inside using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- 1. Keep spill cleanup materials (rags, absorbents, etc.) readily available at the construction site at all times.
- 2. Stabilize all disturbed areas, install and maintain temporary erosion controls (such as equipment control fabric or mulch) on the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- 3. Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- 4. Do not use water to wash down fresh asphalt concrete pavement.
- 5. Completely cover or bermd storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- 6. Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins.
- 7. Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number; 2) Call the Governor's Office of Emergency Services Warning Center: (800) 852-7550 (24 hours).
- 8. Contaminated Soils
 - 1. If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

EARTHWORK & CONTAMINATED SOILS

- 1. Stabilize all disturbed areas, install and maintain temporary erosion controls (such as equipment control fabric or mulch) on the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- 2. Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- 3. Do not use water to wash down fresh asphalt concrete pavement.
- 4. Completely cover or bermd storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- 5. Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins.
- 6. Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number; 2) Call the Governor's Office of Emergency Services Warning Center: (800) 852-7550 (24 hours).
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 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- 1. Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- 2. Cover storm drain inlets and manholes when applying seal coat, seal coat, slurry seal, fog seal, etc.
- 3. Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- 4. Do not use water to wash down fresh asphalt concrete pavement.
- 5. Completely cover or bermd storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- 6. Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins.
- 7. Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number; 2) Call the Governor's Office of Emergency Services Warning Center: (800) 852-7550 (24 hours).
- 8. Contaminated Soils
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 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

CONCRETE, GROUT & MORTAR APPLICATION

- 1. Store concrete, grout and mortar under covers or pallets and away from drainage areas. These materials must never reach a storm drain.
- 2. Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- 3. Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- 4. Do not use water to wash down fresh asphalt concrete pavement.
- 5. Completely cover or bermd storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- 6. Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins.
- 7. Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number; 2) Call the Governor's Office of Emergency Services Warning Center: (800) 852-7550 (24 hours).
- 8. Contaminated Soils
 - 1. If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

PAINTING & PAINT REMOVAL

- 1. Effectively manage all run-off, spill, or leaks of paint, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- 2. When dewatering, notify and obtain approval from the local municipality before discharging water to a water gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- 3. In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.
- 4. Paint removal
 - 1. Stripping paint with non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- 1. Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- 2. Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- 3. Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- 4. Arrange for appropriate disposal of all hazardous wastes.

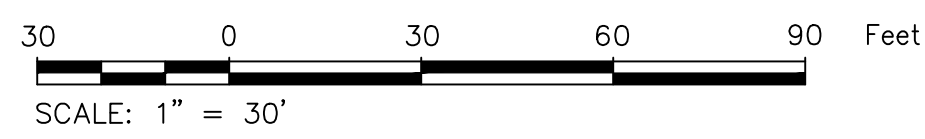
LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	-	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
	SC-7	-	STREET SWEEPING
	SC-10	-	INLET PROTECTION
	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWOS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
	WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	T53	TEMPORARY STOCKPILES
	WM-9	-	SANITARY FACILITIES
	-	-	DIRECTION OF DRAINAGE
	SC-6	T57	GRAVEL BAG CHECK DAM

To Report a Spill: Call 911 or (831) 394-6811
If you observe a spill, make it safe, contain it, and report it to the appropriate authority. Do not try to clean it up or dispose of it on site.

Additional Contact Numbers (Non-Emergency)
City of Contra Costa: (925) 435-3900
City of Contra Costa: (925) 435-3901
City of Contra Costa: (925) 435-3902
City of Contra Costa: (925) 435-3903
City of Contra Costa: (925) 435-3904
City of Contra Costa: (925) 435-3905
City of Contra Costa: (925) 435-3906
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City of Contra Costa: (925) 435-3971
City of Contra Costa: (925) 435-3972
City of Contra Costa: (925) 435-3973
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City of Contra Costa: (925) 435-3992
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City of Contra Costa: (925) 435-3997
City of Contra Costa: (925) 435-3998
City of Contra Costa: (925) 435-3999
City of Contra Costa: (925) 435-4000

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



ATC HOTEL AND COMMERCIAL PROJECT

EROSION AND SEDIMENT CONTROL PLAN

NOT FOR CONSTRUCTION

SCALE: 1" = 30'
DRAWN: KCL
JOB No.: 3400
SHEET
C-7
OF

7/10/2020 10:32:06 AM



1 COLUMN DOWNLIGHTS



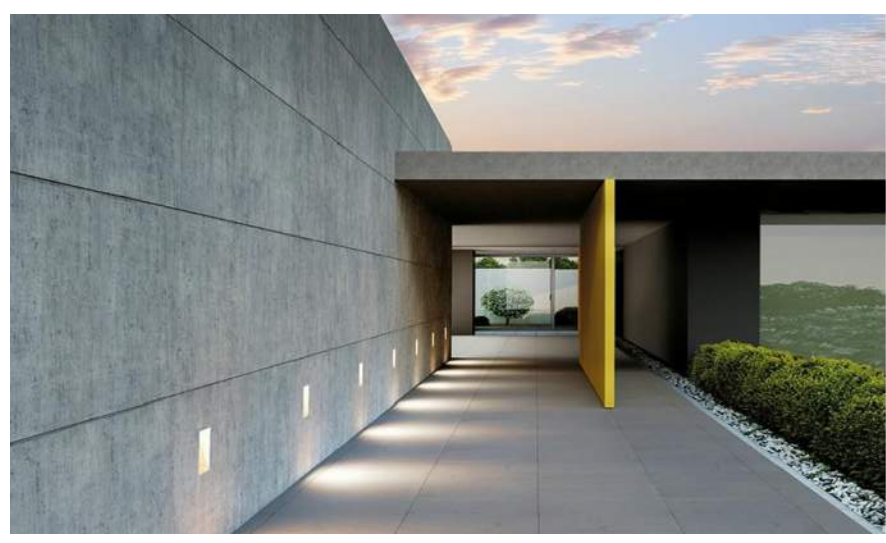
2 PLANTER LIGHTS



3 SEATING LANTERN



4 FIXED ILLUMINATED FURNITURE



5 WALL MOUNT STEP LIGHTS



6 PLANTER LIGHTS



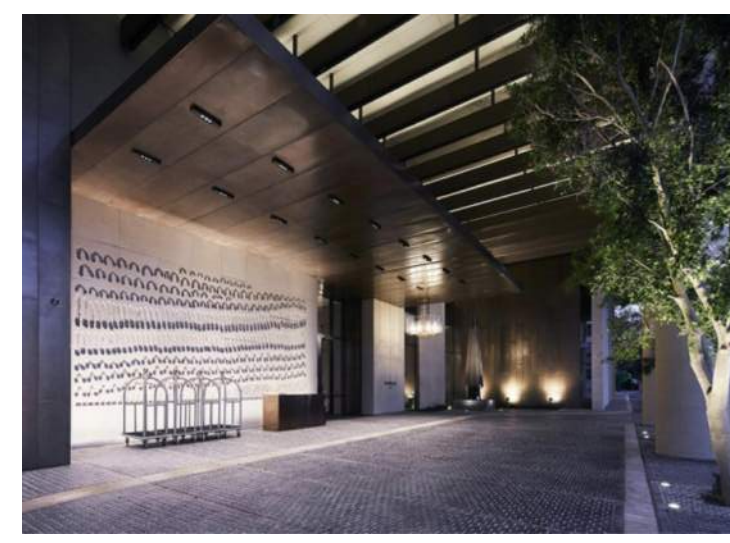
7 LOW LEVEL PATH LIGHTING



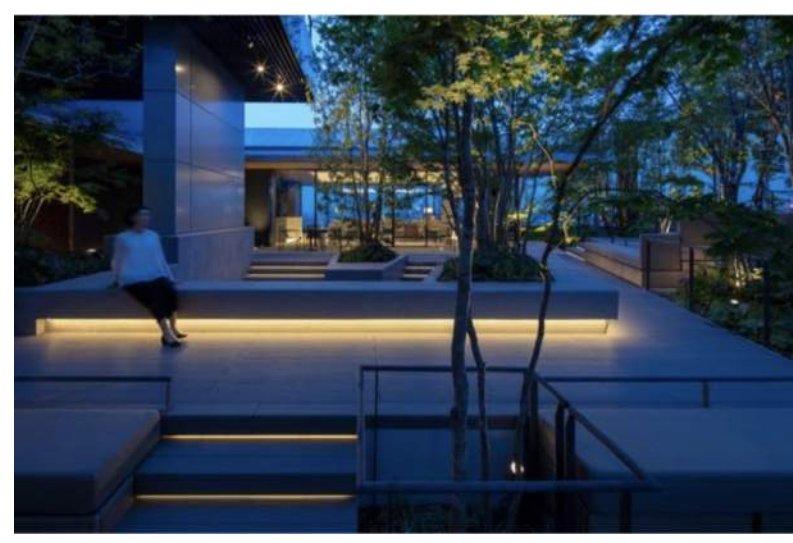
8 BOLLARD LIGHTS



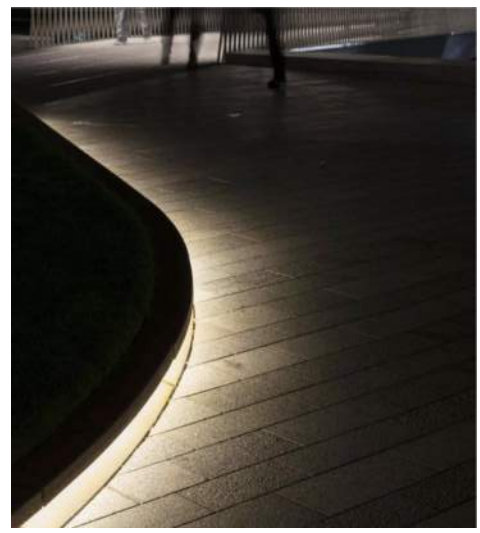
9 COLUMN ACCENT LIGHTS



10 CANOPY DOWNLIGHTS



11 PLANTER BENCH LIGHTING



12 PATH LIGHTS



13 TREE MOUNTED DOWNLIGHTS



14 TRELLIS MOUNT DOWNLIGHTS



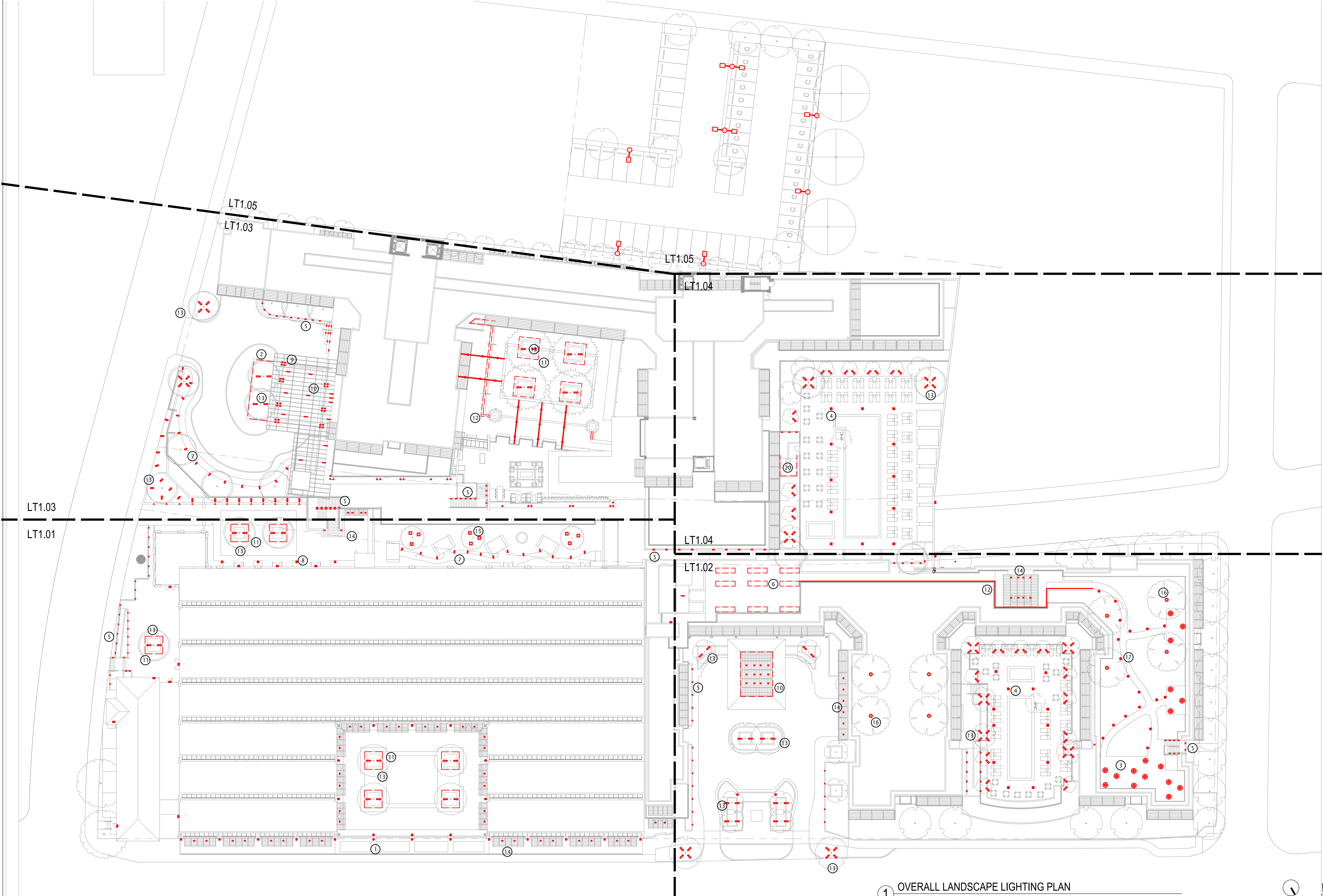
15 HANGING TREE LANTERNS



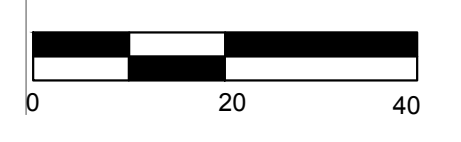
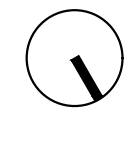
16 TREE BASE ACCENT LIGHTS



17 PATHWAY MARKER LIGHTS



1 OVERALL LANDSCAPE LIGHTING PLAN
1'-0"=20'-0"



NOT FOR CONSTRUCTION
AMERICAN TIN CANNERY

LANDSCAPE AND FACADE
MOUNTED LIGHTING PLAN

PROJECT #:
ATC - 18-017
DRAWN BY:
CT
CHECKED BY:
EC
DRAWING NO:

LT1.00

DATE: 12/15/2020
ISSUE: ARCHITECTURAL PERMIT SUBMITTAL

REVISION
NO. DATE ISSUE

109 OCEAN VIEW BOULEVARD
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Fax: (415) 439-2201
Email: SF@harthowerton.com

7/10/2020 10:32:06 AM

EL5C



description
Linear LED fixture concealed within bench to light ground

manufacturer
Luminii

model
Kendo S Wet

cct
2700K

performance
243 lm/ft

EL10



description
Wall mounted LED sconce mounted above door at building facade

manufacturer
Bega

model
33815

cct
2700K

performance
775 lm

EL9A



description
Small cast in concrete niche LED

manufacturer
Sistemalux

model
Ghost Small Square

cct
2700K

performance
100 lm

EL11



description
Wall mounted LED downlight sconce at building columns

manufacturer
Sistemalux

model
Mini Slot Square

cct
2700K

performance
830 lm

EL9B



description
Medium cast in concrete niche LED

manufacturer
Sistemalux

model
Ghost Horizontal

cct
2700K

performance
280 lm

EL12



description
Miniature LED downlight integrated with canopy

manufacturer
BK Lighting

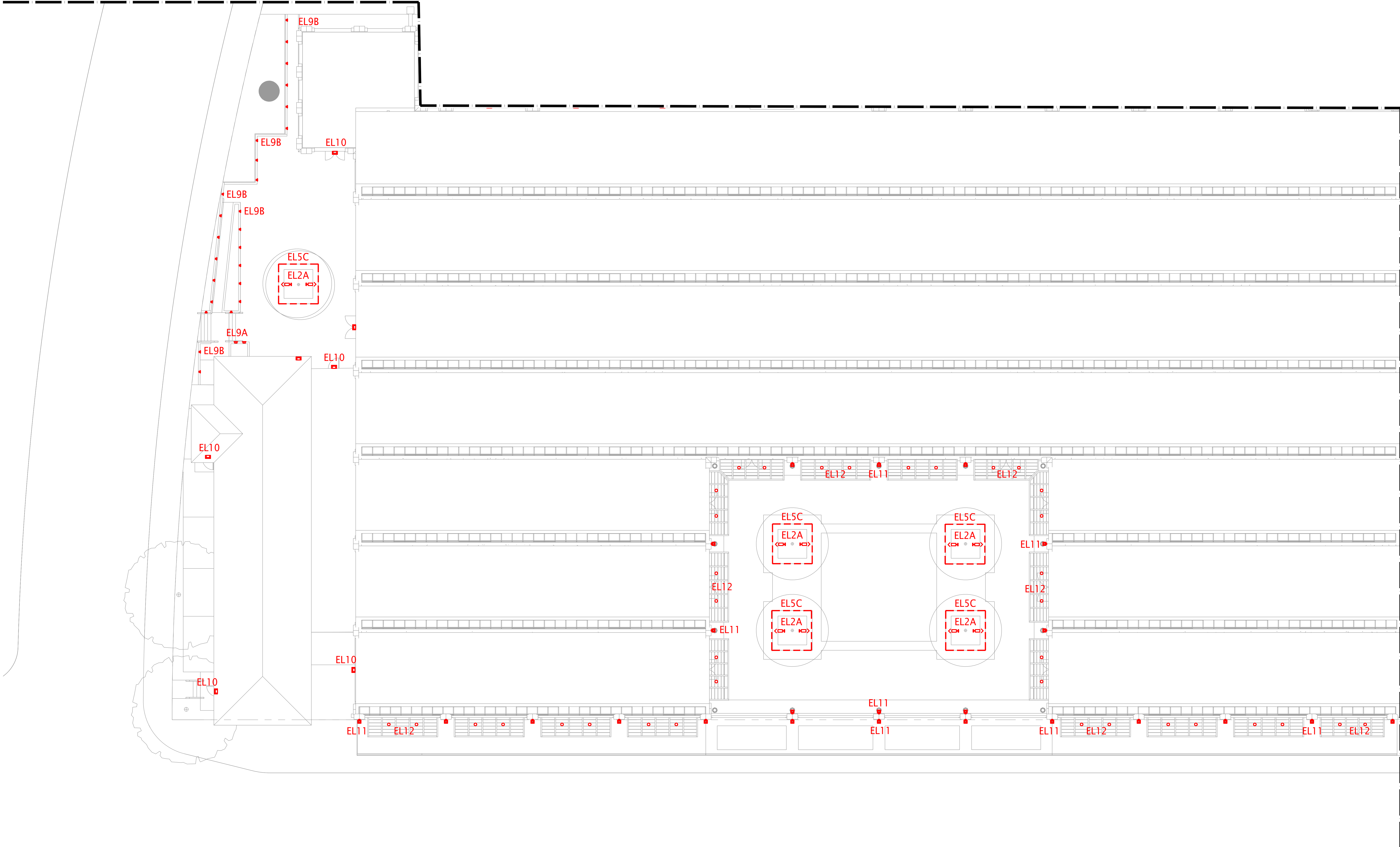
model
Mini Loft Round

cct
2700K

performance
324 lm

SEE SHEET LT1.03

SEE SHEET LT1.02



1 ATC ENLARGED SITE LIGHTING PLAN
1'-0"=10'-0"



NOT FOR CONSTRUCTION

LANDSCAPE AND FACADE
MOUNTED LIGHTING PLAN

DRAWING TITLE:
PROJECT #:
ATC - 16-017
DRAWN BY:
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CHECKED BY:
EC
DRAWING NO:
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MILESTONES

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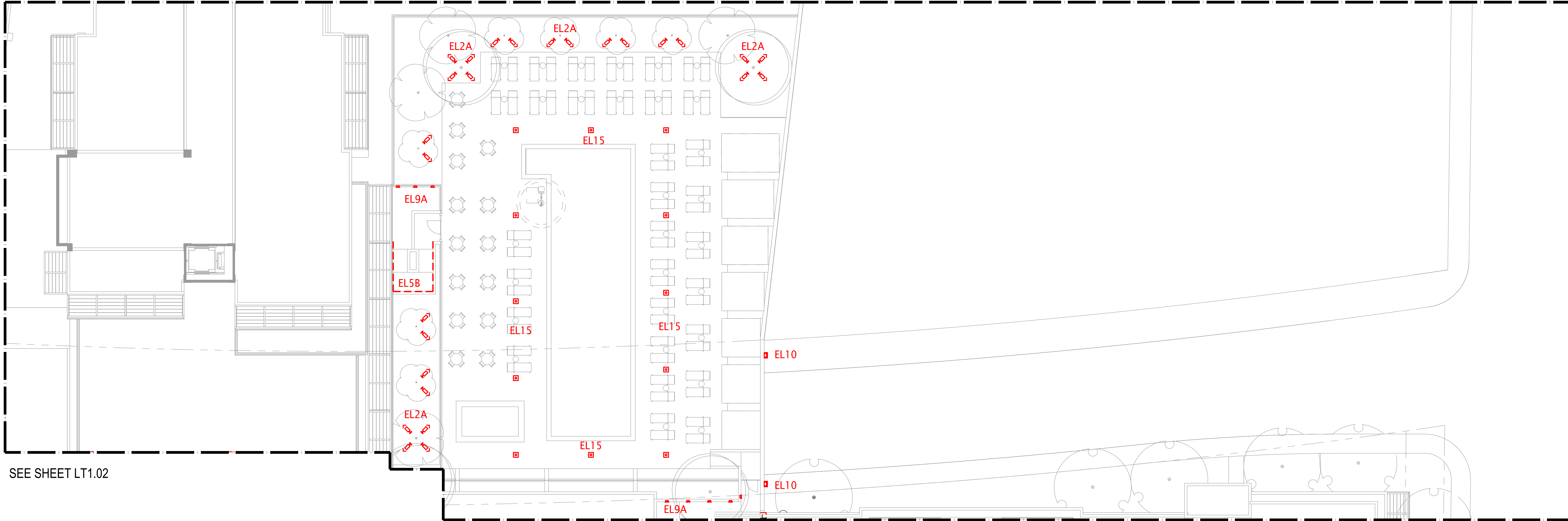
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MILESTONES		
DATE	ISSUE	
12/15/2020	ARCHITECTURAL PERMIT SUBMITTAL	
REVISION		
NO	DATE	ISSUE

PROJECT #:
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EC
DRAWING NO:
LT1.03

SEE SHEET LT1.05

SEE SHEET LT1.03

SEE SHEET LT1.02



EL2A



description
LED accent downlight strap mounted in tree canopy

manufacturer
BK Lighting

cct
2700K

model
Nite Star with Tree Strap

performance
399 lm

EL10



description
Wall mounted LED sconce mounted above door at building facade

manufacturer
Bega

cct
2700K

model
33815

performance
775 lm

EL5B



description
Linear LED fixture concealed in stairs to light treads

manufacturer
Luminii

cct
2700K

model
Kendo S Wet

performance
243 lm/ft

EL15



description
Custom furniture table with integral LED lighting to downlight pool deck

manufacturer
Resolute

cct
2700K

model
Teak Lantern

performance
1000 lm

EL9A



description
Small cast in concrete niche LED

manufacturer
Sistemalux

cct
2700K

model
Ghost Small Square

performance
100 lm

NOT FOR CONSTRUCTION

LANDSCAPE AND FACADE
MOUNTED LIGHTING PLAN

PROJECT #:
ATC - 18-017
DRAWN BY:
CT
CHECKED BY:
EC
DRAWING NO:

LT1.04

DATE: 12/15/2020
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EL18



description
pole mount parking lot light on 15'-0" pole

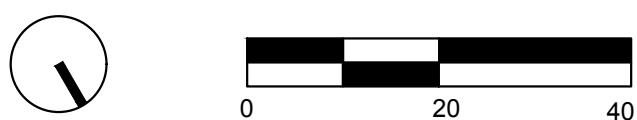
manufacturer
Bega
cct
2700K

model
99878
performance
2172 lm



SEE SHEET LT1.02

1 SURFACE PARKING ENLARGED SITE LIGHTING PLAN
1'-0"=10'-0"



NOT FOR CONSTRUCTION

DRAWING TITLE:
LANDSCAPE AND FACADE
MOUNTED LIGHTING PLAN

PROJECT #:
ATC - 18-017
DRAWN BY:
CT
CHECKED BY:
EC
DRAWING NO:

LT1.05

AMERICAN TIN CANNERY
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CONSTRUCTION, SEE THE ARCHITECTURAL DRAWINGS. FOR
REVISIONS, SEE THE REVISIONS.

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