

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

MAXWELL BRIAN EVAN TR AND CODDING KRISTIN LADE (PLN230176)

RESOLUTION NO. ----

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and none of the exceptions listed in Section 15300.2 apply; and
- 2) Approving an Administrative Permit and Design Approval to allow construction of a new 3,820 square foot one-story single-family dwelling with an attached 480 square foot guesthouse, detached 1,020 square foot three-car garage, pool, 122 square foot detached non-habitable structure, and associated site improvements.

[PLN230176 MAXWELL BRIAN EVAN TR AND CODDING KRISTIN LADE, 21 Pronghorn Run, Carmel, Greater Monterey Peninsula Area Plan (APN: 239-091-044-000)]

The MAXWELL BRIAN EVAN TR AND CODDING KRISTIN LADE application (PLN230176) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on April 17, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project is the construction of a single-family dwelling on an undeveloped lot in the Santa Lucia Preserve (SLP) subdivision, including the following proposed development:
- The 3820 square foot single-family dwelling is one-story.
 - An attached 480 square foot guesthouse.
 - A detached 1020 square foot three-car garage inclusive with storage and trash.
 - A detached 122 square foot non-habitable accessory building.
 - Other associated site improvements consist of asphalt driveway, patios, and pool.
- c) Allowed Use. The property is located at 21 Pronghorn Run, Carmel (Assessor's Parcel Number [APN]: 239-091-044-000), within the Greater Monterey Peninsula Area Plan, in unincorporated Carmel Valley. The parcel is zoned as Resource Conservation, 40 acres per unit, with Design Control and Site Plan Review zoning overlay districts [RC/40-D-S], which allows the first single-family dwelling (Title 21 Section 21.36.030.A), guesthouse (Title 21 Section 21.36.030.B), and non-habitable accessory structures (Title 21 Section 21.36.030.E). Therefore, the project is an allowed use for this site.
- d) Lot Legality. The property is shown in its present size and configuration as Lot 119 in the map recorded in Volume 20 Cities & Towns, Page 33 (Tract Number 1333, Santa Lucia Preserve Phase B) on sheet 18 of 37. Therefore, the County recognizes it as a legal lot of record.
- e) Design/Neighborhood and Community Character. The property is subject to the regulations within the Design Control "D" overlay zoning district. These regulations require design review of proposed development to assure protection of the public viewshed and compatibility with the neighborhood character. Consistent with Chapter 21.44 of the Zoning Ordinance, a Design Approval Application was submitted. Colors and materials consist of board and batten Hardi siding in dark brown, with accent stone cladding, Class "A" standing seam metal roof and gutter in black, and black steel metal doors and windows. The preliminary landscape consistent with Title 21 Section 21.36.060 and implementation will be controlled by incorporating County's standard condition. Exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 Section 21.63.020. The exterior lighting will be approved prior to the issuance of building or grading permits and shall be implemented through the County's standard condition. The proposed design is consistent with the neighboring development.
- f) Site Plan Review. The property is subject to the Site Plan Review "S" overlay zoning district, which provides regulations for development, with by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. A site plan was included in the application and an Administrative Permit application has been received and reviewed pursuant to these regulations. The project is proposed within a designated "homeland" boundary. Homeland boundaries were established in the original SLP Board Resolution No. 05-046 to protect resources on the property by directing development to less sensitive areas of the property. An

archeological report was included in the application; this parcel did not have any archaeological resources identified on the property (see subsequent Evidence “h”). A fuel management plan was included in the application which included measures to maintain vegetation surrounding the development area to reduce fire hazards. Development has been sited and designed to avoid tree removal and the County’s standard condition has been incorporated requiring the applicant to install and maintain tree protection fencing during construction activities. The applicants provided a grading and erosion control plan to demonstrate the feasibility of their proposed project. A geotechnical report was also prepared, it analyzed the soil conditions of the site and determined it was suitable for development of the proposed project. Pursuant to Title 16 Section 16.08.110, all recommendations made in the geotechnical report will be incorporated in the final grading plans and specification. A geological report was completed as part of the environmental impact report when the Santa Lucia Preserve subdivision was created; this parcel was identified as being within proximity to the San Clemente Thrust Fault with a required dwelling setback of 100 feet. A geological report was included in the application and it was determined that the building envelope is approximately 230 feet from the fault (see subsequent Evidence “i”). Pursuant to Greater Monterey Peninsula Area Plan, Policy 1.6, a Use Permit is triggered for development on slopes in excess of 30% in SLP. The site plan did not identify any nearby environmentally sensitive habitat area or archaeological resources. Staff reviewed County records and data from California Fish and Wildlife, there are no known resources located within the subject property. Also see Finding 2, Evidence “b”.

- g) Development Standards. Development standards for the Resource Conservation zoning district can be found in Title 21 Section 21.36.060. The proposed development is consistent with applicable development standards. All structures are within the homeland boundary (building envelope) established by the recorded final map. The proposed project has been designed to completely avoid development on slopes in excess of 30%. The structures exceed the required 10 foot setback between structures with approximately 20 feet between the single family dwelling and the detached garage. The maximum allowed site coverage for RC/40 zoning is 25% (227,819 square feet); the proposed site coverage is 0.58% (5,314 square feet). The maximum height allowed for main structures in RC zoning districts is 30 feet, the proposed height for the main dwelling is 17 feet and 3 inches above the average natural grade (ANG). The maximum height for non-habitable accessory structures is 35 feet, the proposed detached garage is 11 feet and 2 inches about the ANG. The maximum allowed height for guesthouses is 15 feet pursuant to Title 21 Section 21.64.020.C.11, the proposed height for the guesthouse is 13 feet and 3 inches above the ANG. A deed restriction applicable to a guesthouse shall be implemented through the County’s standard condition. Therefore, the proposed development complies with all applicable development standards.
- h) Cultural Resources. The site is in an area identified in the County records as having high archaeological sensitivity. In accordance with

Title 21 Section 21.66.050.C.1.a, an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A Phase 1 Archaeological Assessment was prepared in October 2023. The assessment included a records search which showed no results for previously recorded resources within the project area. A pedestrian survey was conducted on October 1, 2023, produced negative results and indicated that significant cultural materials are not located within the project area. The analysis also indicated the proposed renovations would not affect a historical resource and no further archeological investigation was recommended. The County reviewed the report and agreed with its conclusions. However, due to the site's high archaeological sensitivity and the proximity of known resources, a standard condition of approval has been incorporated, which would require the applicant to stop work if any cultural resources or human remains are identified.

- i) Development on Slope Exceeding 30%. According to the SLP FEIR, it has been identified that development impacting slopes in excess of 30% would require a discretionary permit. Pursuant to the 2010 Monterey County General Plan Policy OS-3.5.1.c, development impacting slopes in excess of 25% (or 30% for projects located within the SLP subdivision) does not exceed 10% or 500 square feet of the total development footprint (whichever is less), a discretionary permit is not required. In this case, the proposed development includes 138 square feet of development on slopes in excess of 30% at the driveway, and is therefore exempt from a discretionary permit.
- j) Land Use Advisory Committee (LUAC) Review. The project was not referred to a Land Use Advisory Committee (LUAC) for review. The property is within the Santa Lucia Preserve which is a special treatment area that does not have a LUAC.
- k) The project planner conducted a site inspection on August 4, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230176.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to trees, cultural resources, soil/slope stability, geological hazards and fire hazards. The following reports have been prepared:

- “Tree Impact Assessment” (LIB240035) prepared by Rob Thompson, Monterey, CA, August 4, 2022.
- “Geologic Evaluation of Fault Hazard” (LIB240037) prepared by Craig Harwood, Ben Lomond, CA, October 16, 2023.
- “Geotechnical Investigation Report” (LIB240038) prepared by Belinda Taluban and Jeffrey Taluban, Salinas, CA, April 21, 2023
- “Fuel Management Plan” (LIB240042) prepared by Benjamin Eichorn, Carmel, CA, December 5, 2022.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on August 4, 2023 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230176.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. Applicant included a service verification letter from Santa Lucia Community services District dated August 9, 2023 indicating their ability to provide potable water and sewer connection to the wastewater reclamation facility at the Santa Lucia Preserve, in the application.
 - c) Geologic Faulting. In accordance with Title 21 Section 21.66.040.C.1.b.3, a geologic report shall be required if the project site is within 660 feet of an active or potentially active fault. In addition to the 660 foot fault buffer, the Santa Lucia Preserve Project Final Environmental Impact Report (SLP FEIR), Volume II, Draft Environmental Impact Report, prepared by Jones & Stokes Associates, Inc., Sacramento CA on September 14, 1995, an initial geologic investigation was conducted and a fault line setback was created based on the locations of each lot’s homeland boundary. Table 6-1 in the SLP FEIR has identified the project site as having a 100-foot dwelling setback from the San Clemente Thrust Fault. A Geologic Evaluation of Fault Hazard Report (LIB2400037 – see Finding 2, Evidence “b”) was included in the project application and identified the building envelope at 230 feet from the fault. The report concluded that the proposed

project will not be potentially impacted by the hazard of the fault surface rupture.

- d) Staff conducted a site inspection on August 4, 2023 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230176.

4. FINDING: SANTA LUCIA PRESERVE SUBDIVISION (PHASE B): TREE REMOVAL – The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision

- EVIDENCE:**
- a) The subject property was not allocated for tree removal and the project proposes no removal of trees. Therefore, implementation of the project will not result in adjusting the overall tree removal count for the subdivision.
 - b) Existing trees not being removed shall be protected throughout construction. Monterey County’s standard tree and root protection condition has been applied to the project requiring the applicant to install protective fencing around nearby trees not being removed during construction.

5. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 4, 2023 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230176.

6. FINDING: CEQA (Exempt) – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303.a, categorically exempts the construction of small structures including single-family residence in a residential zone.
 - b) The project consists of constructing a single-family residence on an undeveloped residentially zoned property, fitting with the intent of this exemption. All development will be contained within the homeland boundary established under the resolution for the original subdivision. The homeland boundary was designed to avoid impacts to biological resources, protected trees, archaeological resources, ridgeline development, slopes in excess of 30% and other important resources to the maximum extent.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - There is no significant effect on the environment due to unusual circumstances (see Finding 1, Evidence “e”, “f”, “h” and “i”, Finding 2 and supporting evidence, Finding 3 and supporting evidence and Finding 4 and supporting evidence);
 - No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. The closest scenic road is Robinson Canyon Road, which is approximately 0.5 miles west of the site;
 - Successive projects of the same type and in the same place (additions to a single-family dwelling on this lot) would not contribute to a significant cumulative impact;
 - There are no unusual circumstances regarding the project that would cause a significant effect to the environment (see Findings 1 and 2, and supportive evidence); and
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
- d) Staff conducted a site inspection on August 4, 2023 to verify that the site and proposed project meet the criteria for an exemption.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230176.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Pursuant to Title 21 Section 21.80.040.A, the project is subject to appeal to the Planning Commission because it requires the Chief of Planning to make a discretionary decision.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions listed in Section 15300.2 apply; and
2. Approve an Administrative Permit and Design Approval to allow construction of a new 3,820 square foot one-story single-family dwelling with an attached 480 square foot guesthouse, detached 1020 square foot three-car garage, pool, 122 square foot detached non-habitable structure, and associated site improvements.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 17th day of April, 2024.

Melanie Beretti, AICP
HCD Acting Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

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

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

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN230176

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN230176) allows the construction of a 3,820 square foot one-story single-family dwelling with an attached 480 square foot guesthouse, detached 1020 square foot three-car garage, pool, 122 square foot detached non-habitable structure, and associated site improvements. The property is located at 21 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-044-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 239-091-044-000 on April 17, 2024. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD012(F) - LANDSCAPE PLAN AND MAINTENANCE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, an electronic copy of a landscaping plan shall be submitted to HCD - Planning. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD – Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Architect/Landscape Architect to submit landscape plans and contractor's estimate to HCD- Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures." Landscape Plans signed and stamped shall be submitted to HCD-Planning prior to issuance of Building or Grading permits.

Owner/Applicant/Architect/Landscape Architect to submit to HCD – Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval prior to issuance of Building or Grading permits.

Owner/Applicant/Architect/Landscape Architect to verify that landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD- Planning prior to occupancy.

All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition on an ongoing basis.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit an electronic copy of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits. (HCD – Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Agent shall submit an electronic copy of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Owner/Applicant/Agent shall document that the lighting is installed and maintained in accordance with the approved plan prior to occupancy and on an ongoing basis.

6. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to proposed development and/or construction shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD – Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Contractor shall submit photos of trees on the property to HCD-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

Photos and documentation to be submitted to HCD-Planning prior to the issuance of building and/or grading permits.

7. PD019(A) - DEED RESTRICTION - GUESTHOUSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:

- Only one guesthouse shall be allowed per lot.
 - Detached guesthouses shall be located in close proximity to the principal residence.
 - Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
 - The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
 - The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets.
 - The guesthouse shall not exceed 600 square feet of livable floor area.
 - The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
 - The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
 - The guesthouse height shall not exceed 15 feet nor be more than one story.
- (HCD – Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant/Agent shall submit proof of recordation of the document to HCD-Planning prior to occupancy or commencement of use.

The Owner/Applicant/Agent shall submit signed and notarized document to the Director of HCD-Planning for review and signature by the County prior to issuance of grading or building permits.

8. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable.

Owner/Agent/Contractor shall submit signed and notarized Indemnification Agreement to the Director of HCD – Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to HCD – Planning.

9. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

10. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

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NOTES

GENERAL

- All project work shall comply with the 2019 California Building Code (CBC), Title 24, 2019 California Residential Code (CRC), 2019 California Plumbing Code (CPC), 2019 California Mechanical Code (CMC), 2019 California Electrical Code (CEC), 2019 California Energy Code (CEnc), 2019 California Green Building Standards Code (CGBSC), and current editions of Santa Barbara County Code, Santa Barbara City Code & adopting ordinances.
- This project is subject to High Fire Hazard Area provisions of (CRC R337). New buildings, building materials, systems, assemblies and methods of construction located within any High Fire Hazard Severity Zones or Wildland-Urban Interface Fire Areas shall be pursuant per (CRC R337) for exterior wildfire exposure requirements.
- At the time of final inspection a copy of the operation & maintenance manual, compact disc or web based reference, shall be placed in the building and/or provided to building occupant per California Green Building Standards (CBGC 4.410).
- All utility electrical, cable, television and phone lines shall be placed underground.
- Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906. Refer to landscape plans for additional specifications.
- All construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7-9 am and 4-6 pm).

NOTIFICATIONS

Notify the Soils Engineer 48 hours before the following times:

- Prior to the time that the site grading work begins.
- After foundation excavations have been made and prior to placing reinforcing steel and formwork
- Prior to all concrete pours.

Notify the Structural Engineer 48 hours before the following times:

- Prior to the time that the site grading work begins.
- After foundation excavations have been made and prior to placing reinforcing steel and formwork
- Prior to all concrete pours.
- Prior to placing the first course of concrete masonry units.
- When rough framing is completed and prior to start of finish work.
- Prior to covering any plywood sheathing nailing.
- Prior to covering any shear wall hold-down anchors.

Contact County Fire Department for inspection requirements.

TREE PROTECTION AND REPLACEMENT

- All native trees within 25 ft. of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed 6 ft. outside the dripline of each native tree, and shall be staked every 6 ft., to the maximum extent
- No construction equipment shall be parked, stored, or placed within 6 ft. of any native tree dripline.
- No fill soil, rocks, or construction materials shall be stored or placed within 6 ft. of the dripline of all native trees.
- Any roots encountered that are 1 inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D approved arborist/biologist.
- Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
- No permanent irrigation shall occur within the dripline of any existing oak tree.
- Any construction activity required within 3 ft. of a native tree's dripline shall be done with hand tools.
- Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This condition may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.
- All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
- All native trees with grading or construction work occurring within 6 ft. of the dripline shall have trunk protection, constructed of solid material (wood), installed to protect said trunks from damage by machinery/implements.

SPECIAL INSPECTIONS

- All special inspections shall conform to section 1701 of the Uniform Building Code.
- Structural special inspections and observations are required for this project, refer to structural plans for additional specifications.
- Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
- Required for all installation of epoxied anchors.
- During excavation process, a thorough search shall be made under the direction of soils engineer, to locate and remove any man-made buried structures and utilities
- Inspection of the finished building pad shall be conducted by the soils engineer.
- Soils engineer to review foundation and grading plans prior to submittal for building permit.
- A representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.
- Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents, (CRC R 106.4)
- PV system must be installed prior to final inspection.

SEPARATE PERMITS & DEFERRED SUBMITTALS

***All separate permits & deferred submittals per contractor**

- Provide grading under separate permit. **Civil plans for grading and driveway construction are provided for reference only and are not part of this permit.*
- Provide pool & spa under separate permit.
- Provide solar photovoltaic under separate permit.

SHEET INDEX

ARCHITECTURAL

A0.0	Title Sheet, Project Data, Notes, Sheet Index
A1.0-A2.0	Survey
A1.1	Architectural Site Plan
A1.2	Enlarged Architectural Site Plan
A2.1	Residence Floor Plan 1/8" Scale
A2.2	Residence Partial Floor Plan 1/4" Scale
A2.3	Residence Partial Floor Plan 1/4" Scale
A2.4	Garage & Pool Bath Floor Plan
A3.1	Residence Roof Plan
A3.2	Garage & Pool Bath Roof Plan
A4.1	Residence RCP
A4.2	Garage RCP
A5.1	Building Sections
A6.1	Residence Exterior Elevations: North & South
A6.2	Residence Exterior Elevations: East
A6.3	Residence Exterior Elevations: West
A6.4	Garage Exterior Elevations
A6.5	Pool Bath Exterior Elevations
A8.1	Finish Schedule
A8.2	Material Board
A8.3	Window & Door Schedule
A9.1	Architectural Details
A9.2	Architectural Details
A9.3	Architectural Details
A9.4	Architectural Details

CIVIL

C0.1	Cover Sheet
C0.9	Topographic Survey
C1.1	Overall Site Plan
C1.2	Driveway Plan
C1.3	Driveway Profile
C1.4	Main Residence Grading & Drainage Plan
C2.1	Temporary Erosion & Sediment Control Plan

LANDSCAPE

L1.0	Conceptual Site Plan
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STRUCTURAL

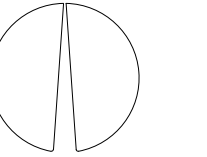
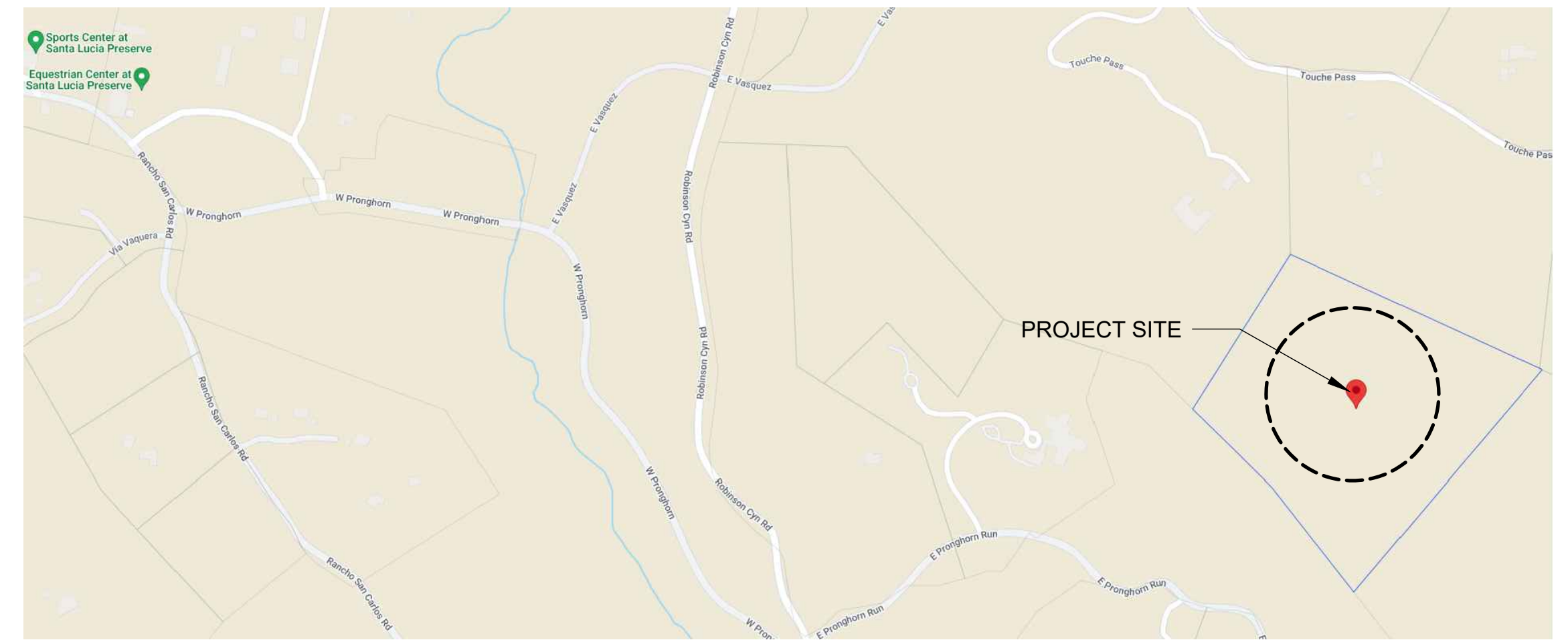
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MECHANICAL / PLUMBING

ELECTRICAL

E0.0	Title Sheet
E1.0	Electrical Site Plan
E2.0	Power Plan

VICINITY MAP



PROJECT DATA

OWNER	Maxwell 21 Pronghorn Run, Santa Lucia Preserve Monterey, CA
EXISTING STRUCTURES	Vacant
SCOPE OF WORK	Construction of (N) one story SFD w/ (N) detached 3-car garage & Pool Bath. Scope includes site grading & drainage. <i>*refer to separate permit & deferred submittals notes</i>

PLANNING DATA

APN	055-070-032
ZONE	15R-1
LOT SIZE - GROSS/NET	
REQUIRED SETBACK	Side: _ Rear: _
SETBACK AREA:	BUILDABLE AREA:
COASTAL ZONE	No
HILLSIDE DESIGN DISTRICT	No
HILLSIDE / RIDGELINE	No
FLOOD ZONE	No
HIGH FIRE HAZARD SEVERITY ZONE	Yes
ALLOWABLE BUILDING HEIGHT	3-Car Garage
PARKING	
GRADING	<i>*refer to civil plans*refer to separate permit notes</i>
FIRE / WATER / SANITARY / SCHOOL DISTRICTS	
OCCUPANCY GROUP	R-1
TYPE OF CONSTRUCTION	VB
SPRINKLERS PROPOSED	Yes

BUILDING DATA

PROPOSED FLOOR AREA - GROSS/NET	Primary Residence
RESIDENCE	4,300 SF / 4,024 SF
PROPOSED FLOOR AREA - GROSS/NET	Garage
DETACHED THREE CAR GARAGE	886 SF / 798 SF
STORAGE	66 SF / 44 SF
TRASH	62 SF / 46 SF

CONSULTANTS

SURVEY WHITSON ENGINEERING 6 Harris Court Monterey, CA ph: 831.649.5225	GEOTECHNICAL --
--	---------------------------

LANDSCAPE
BLISS LANDSCAPE ARCHITECTS
24000 Robinson Canyon Rd.
Carmel CA 93923
831.298.0990

CIVIL

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STRUCTURAL

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MECHANICAL / PLUMBING

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ELECTRICAL

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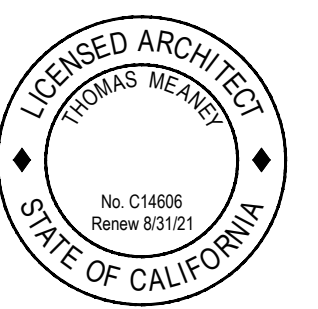
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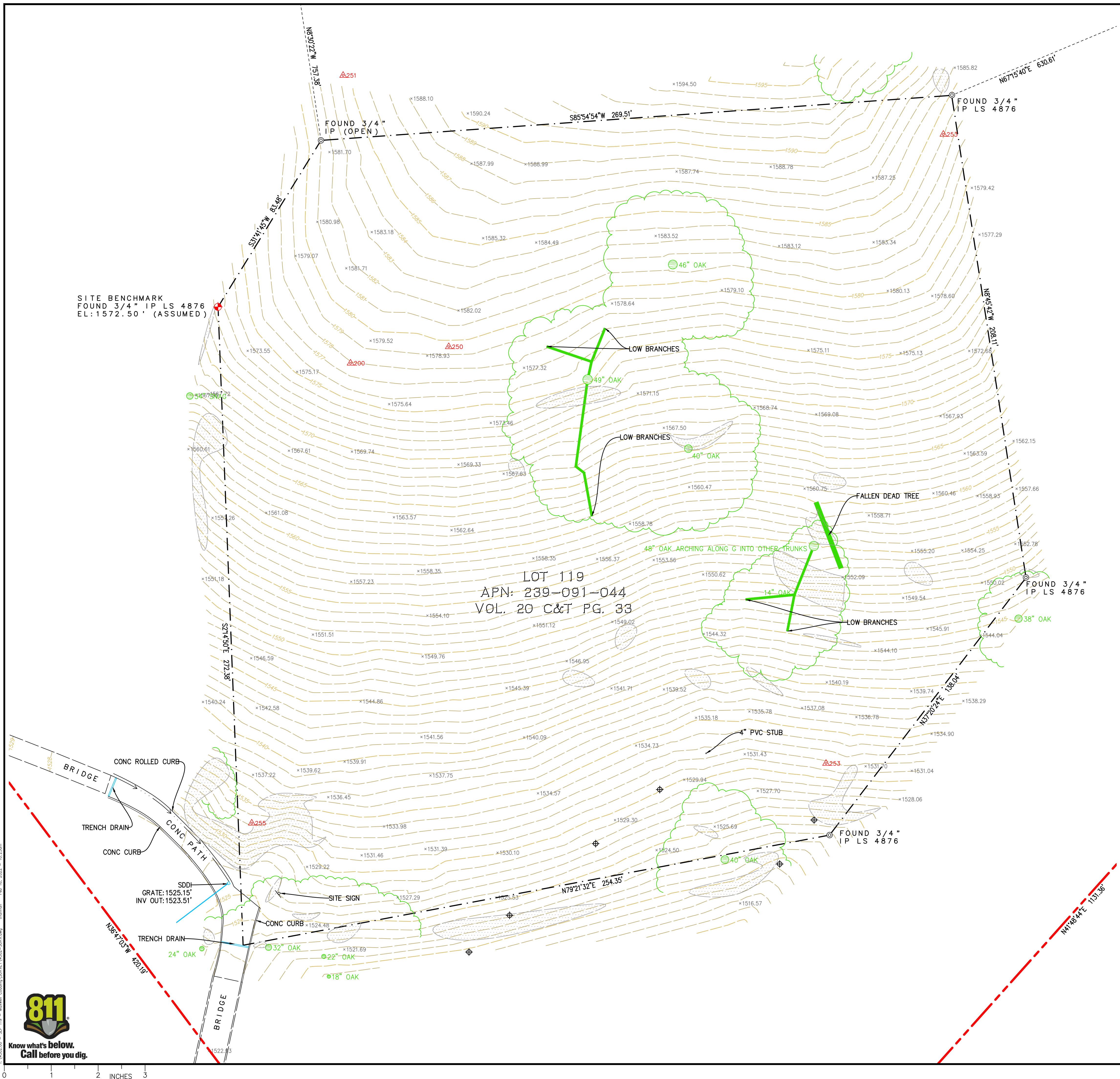
TITLE SHEET



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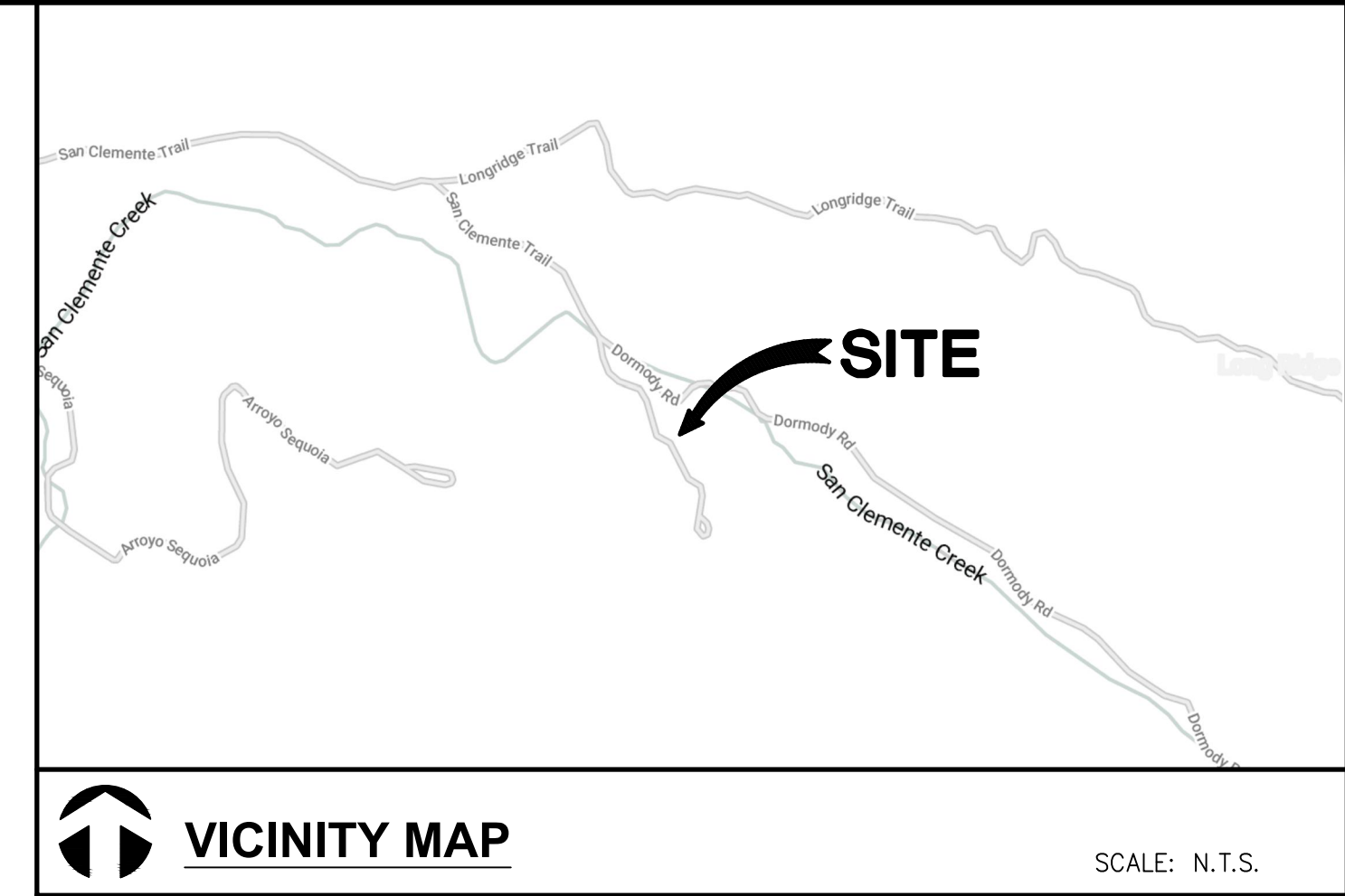
A0.0

NOT FOR CONSTRUCTION



SITE BENCHMARK
 FOUND 3/4" IP LS 4876
 EL: 1572.50' (ASSUMED)

LOT 119
 APN: 239-091-044
 VOL. 20 C&T PG. 33



VICINITY MAP SCALE: N.T.S.

TOPOGRAPHIC MAP NOTES:

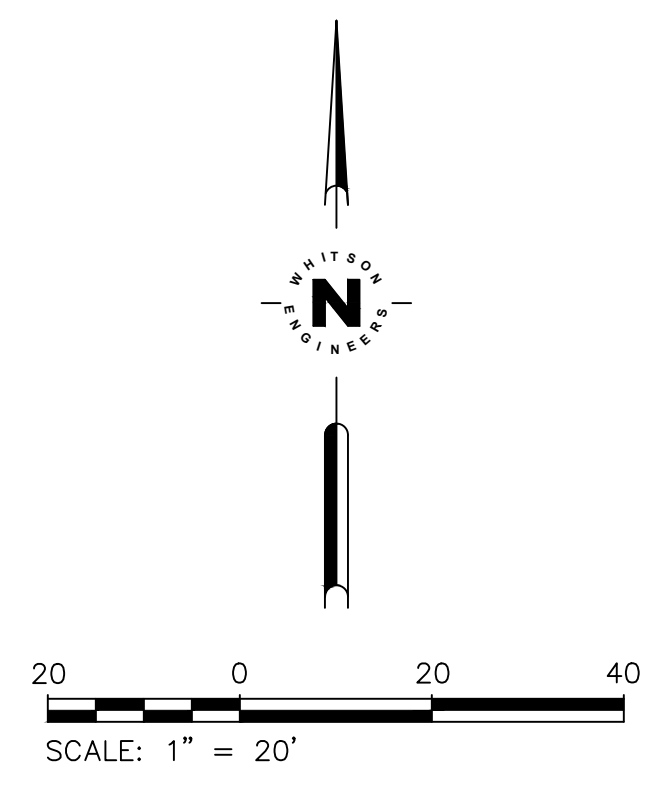
1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON JANUARY 20, 2022. BACKGROUND ORTHORECTIFIED AERIAL IMAGERY DISPLAYED HEREON IS BASED ON AERIAL PHOTOGRAPHY ACQUIRED WITH A SMALL UNMANNED AIRCRAFT ON JANUARY 20, 2022.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK: FOUND 3/4" IRON PIPE LS 4876 AT THE MOST WESTERLY HOMELAND CORNER ELEVATION: 1572.50' (ASSUMED DATUM)
6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE SHOWN WITH APPROXIMATE LOCATION BASED ON SURFACE FEATURES.
7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

LEGEND

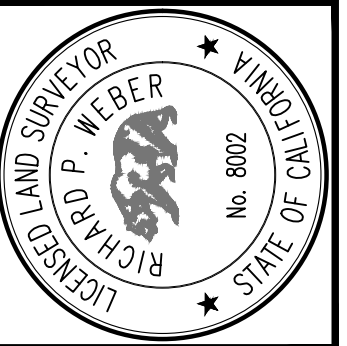
- GROUND CONTOUR
- SUBJECT PROPERTY LINE
- HOMELAND BOUNDARY
- TIE BOUNDARY LINE
- ASPHALT CONCRETE
- TOE
- FLOWLINE
- FOUND LATH
- SIGN
- CONTROL POINT
- SITE BENCHMARK
- FOUND 3/4" IRON PIPE, TAGGED L.S. 4876. UNLESS OTHERWISE NOTED
- TREE; SIZE AND TYPE AS NOTED
- TREE DRIP LINE
- SPOT GRADE
- 30% SLOPE OR GREATER

ABBREVIATIONS

- BM BENCHMARK
- CONC CONCRETE
- DI DROP INLET
- EL ELEVATION
- INV INVERT
- IP IRON PIPE
- PVC POLYVINYL CHLORIDE
- SD STORM DRAIN



Civil Engineering
 Land Surveying
 4 Hazel Court
 Monterey, California
 831.649.9225
 whitsonengineers.com



NO.	REVISION

Monterey County, California
 APN 239-091-044

Maxwell / Coddling Residence
 21 Pronghorn Run
 Topographic Survey - Santa Lucia Preserve, Lot 119

SCALE:	1"=20'
DRAWN:	EP/TH
JOB No.:	4502.00
SHEET	1 OF 2



0 1 2 3 INCHES

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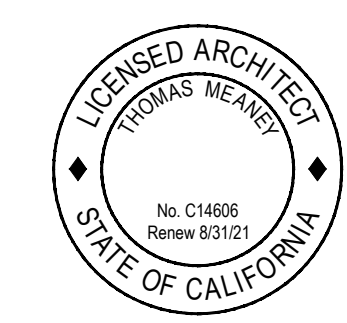


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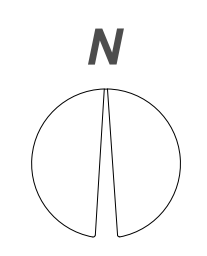
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 Drawn: TALLON
 Job #: USE IF ISSUED
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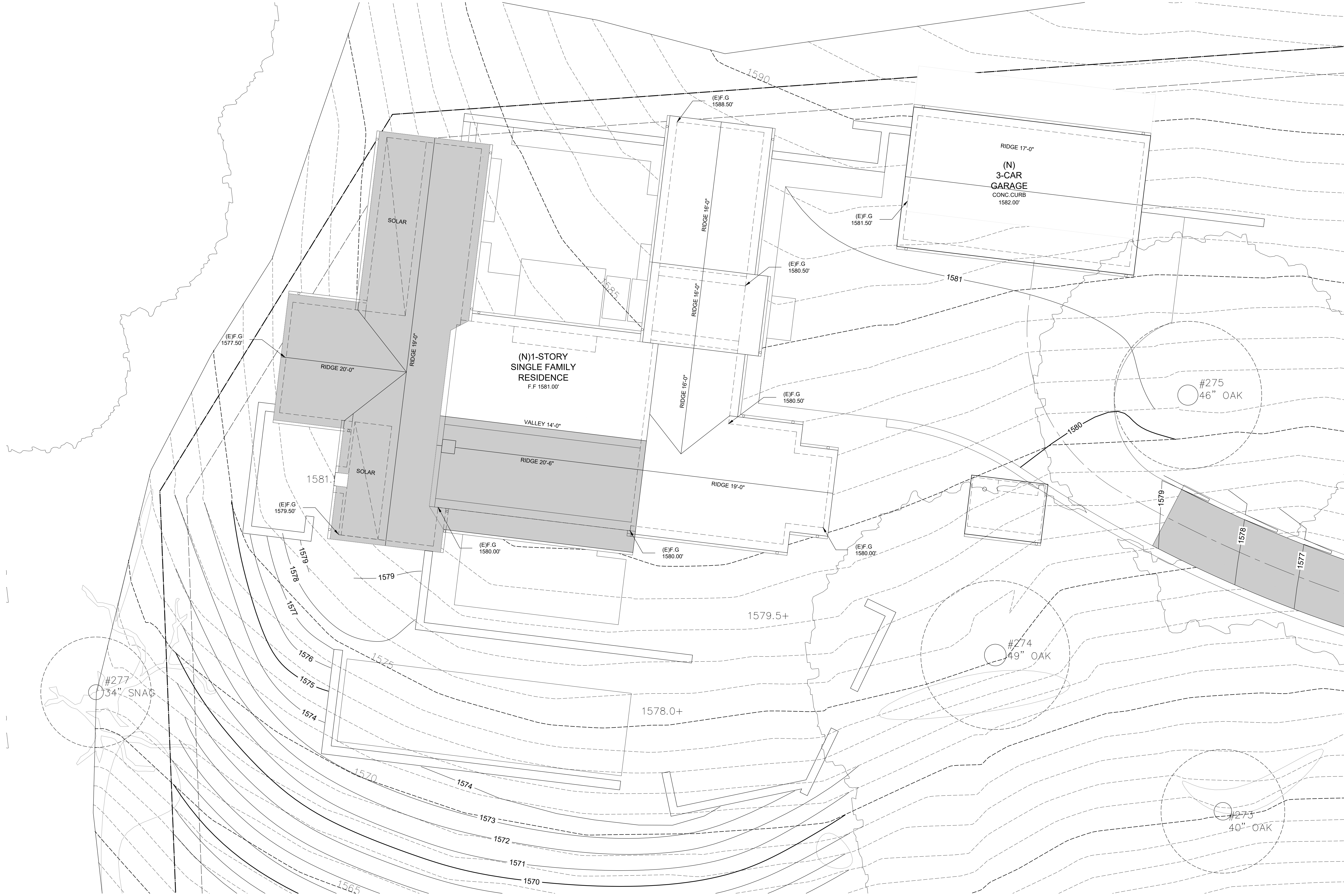
SITE PLAN
SCALE 1/16" = 1'-0"




A1.1

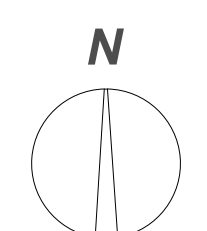
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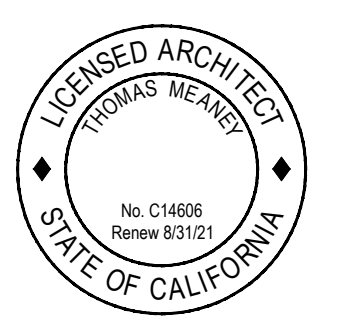
GRAPHIC LEGEND
 ROOF AREA OVER 18'-0" (2720 SF) 40%

SITE PLAN
 SCALE 1/8" = 1'-0"



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Date: MAY 24 2023
 Scale: 1/8" = 1'-0"
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A1.2

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2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

WALL LEGEND

	12" X 16" CMU
	2" X 8"
	2" X 6"
	2" X 4"

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OVERALL FLOOR PLAN

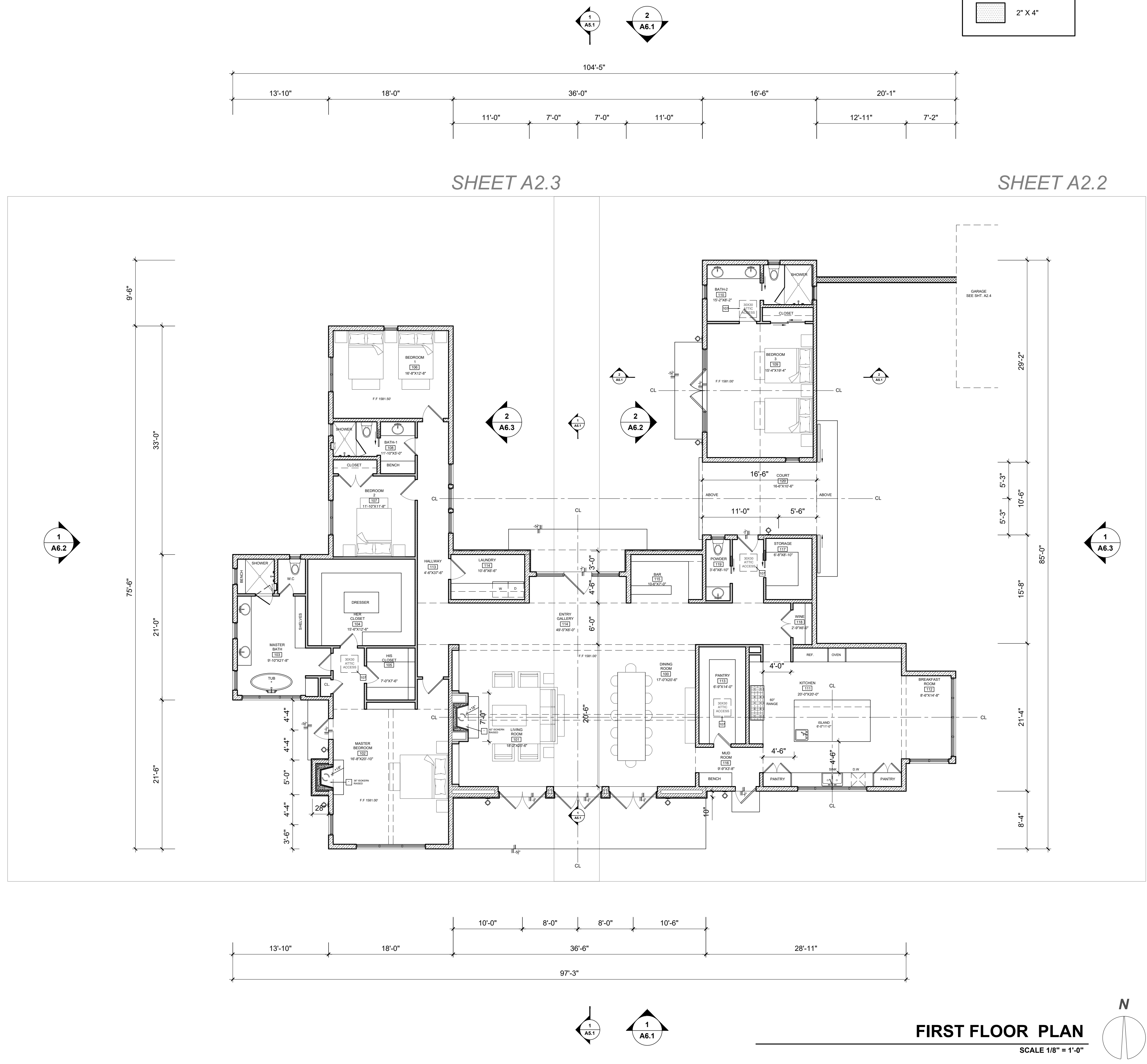


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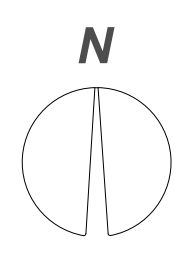
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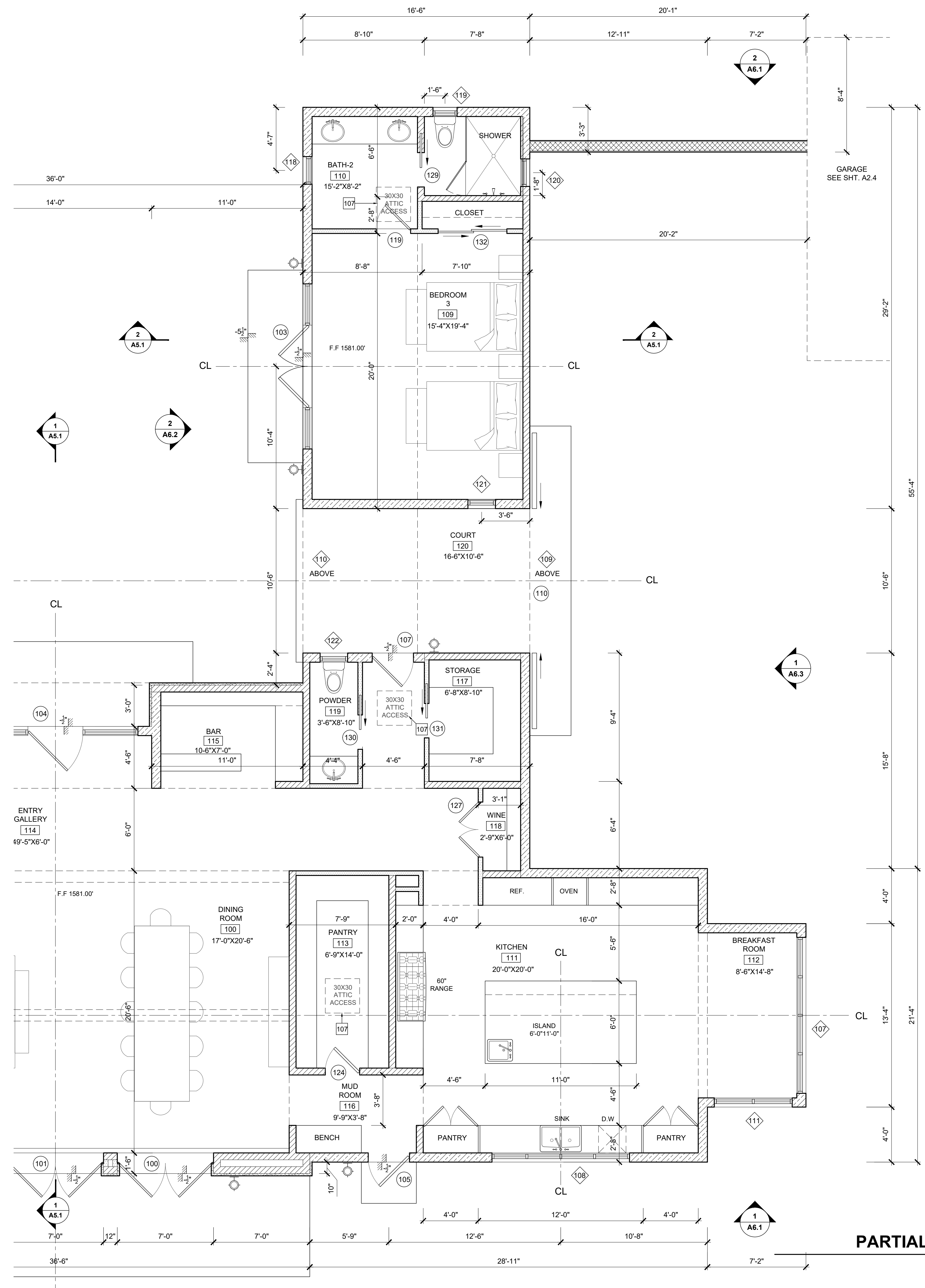
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FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"



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WALL LEGEND

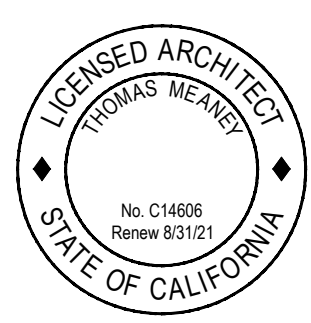
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	2" X 8"
	2" X 6"
	2" X 4"

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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PARTIAL FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION



Date: MAY 24 2023
Scale: 1/4" = 1'-0"
Drawn: TALLON
Job #: USE IF ISSUED

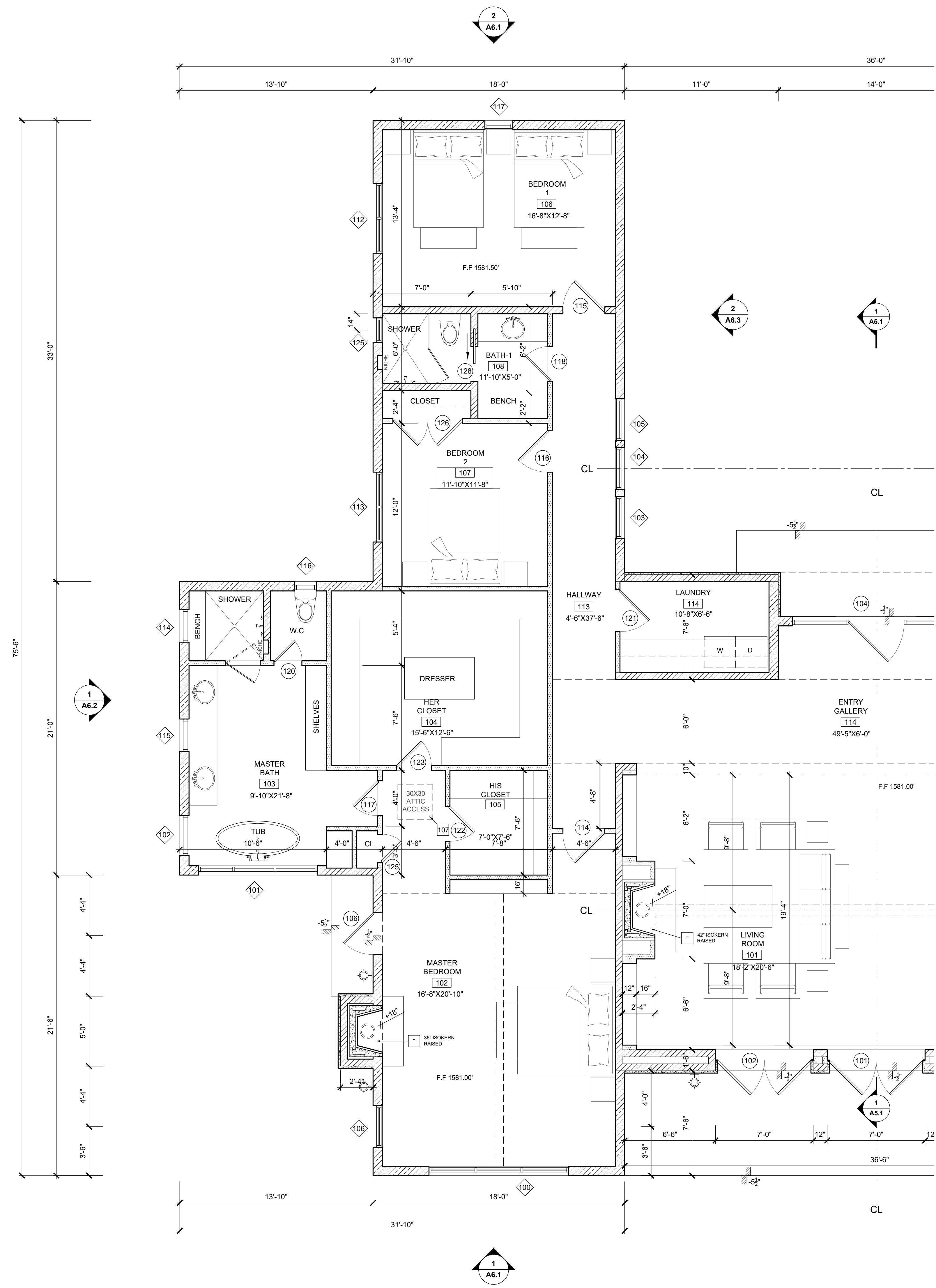
A2.2

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PARTIAL FLOOR PLAN

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2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

WALL LEGEND

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	2" X 6"
	2" X 4"

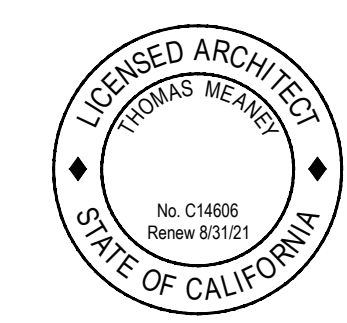
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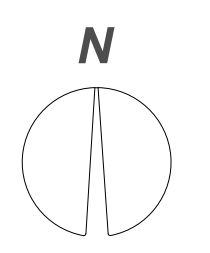
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PARTIAL FLOOR PLAN



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 Scale: 1/4" = 1'-0"
 Drawn: TALLON
 Job #: USE IF ISSUED
 Sheet:

PARTIAL FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



NOT FOR CONSTRUCTION

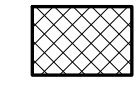


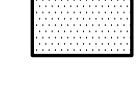
A2.3

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2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

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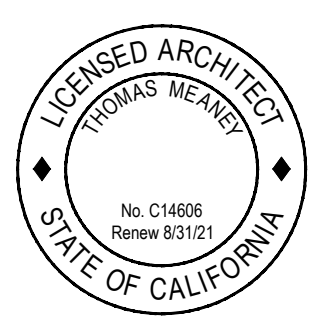
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NO.	DESCRIPTION	DATE
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GARAGE & POOL BATH FLOOR PLAN

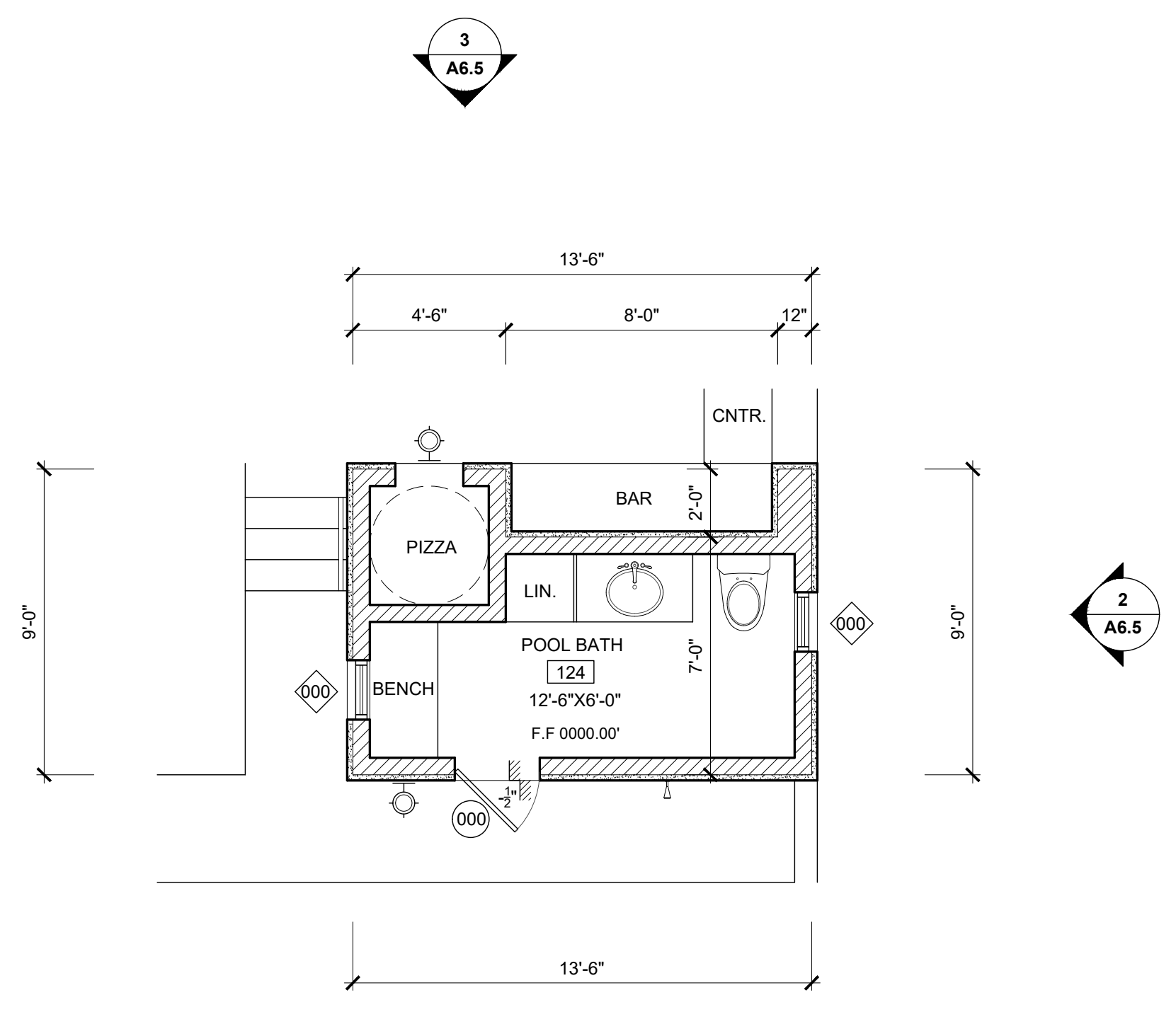


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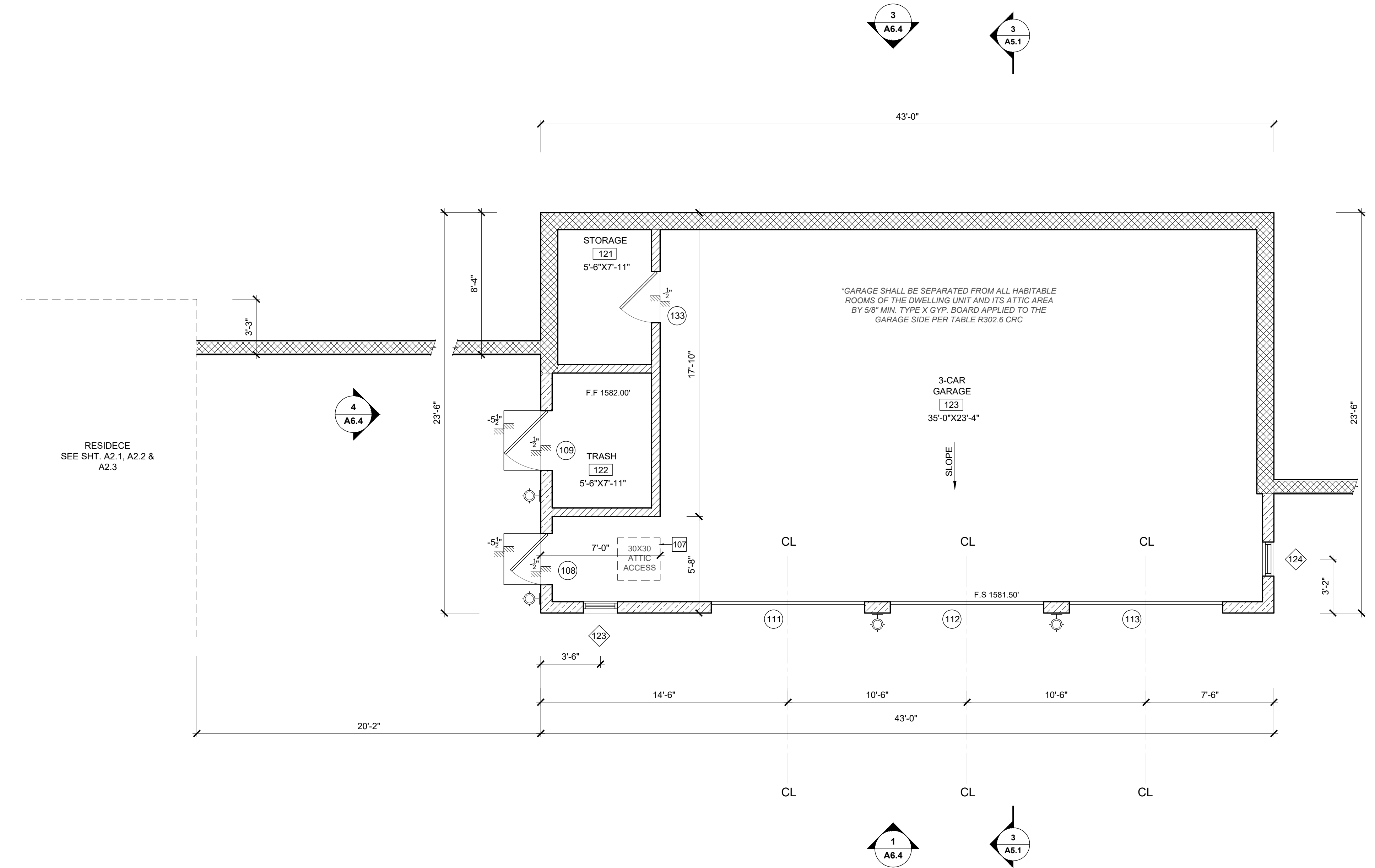
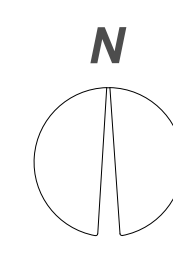
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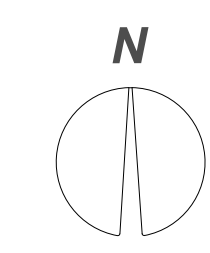
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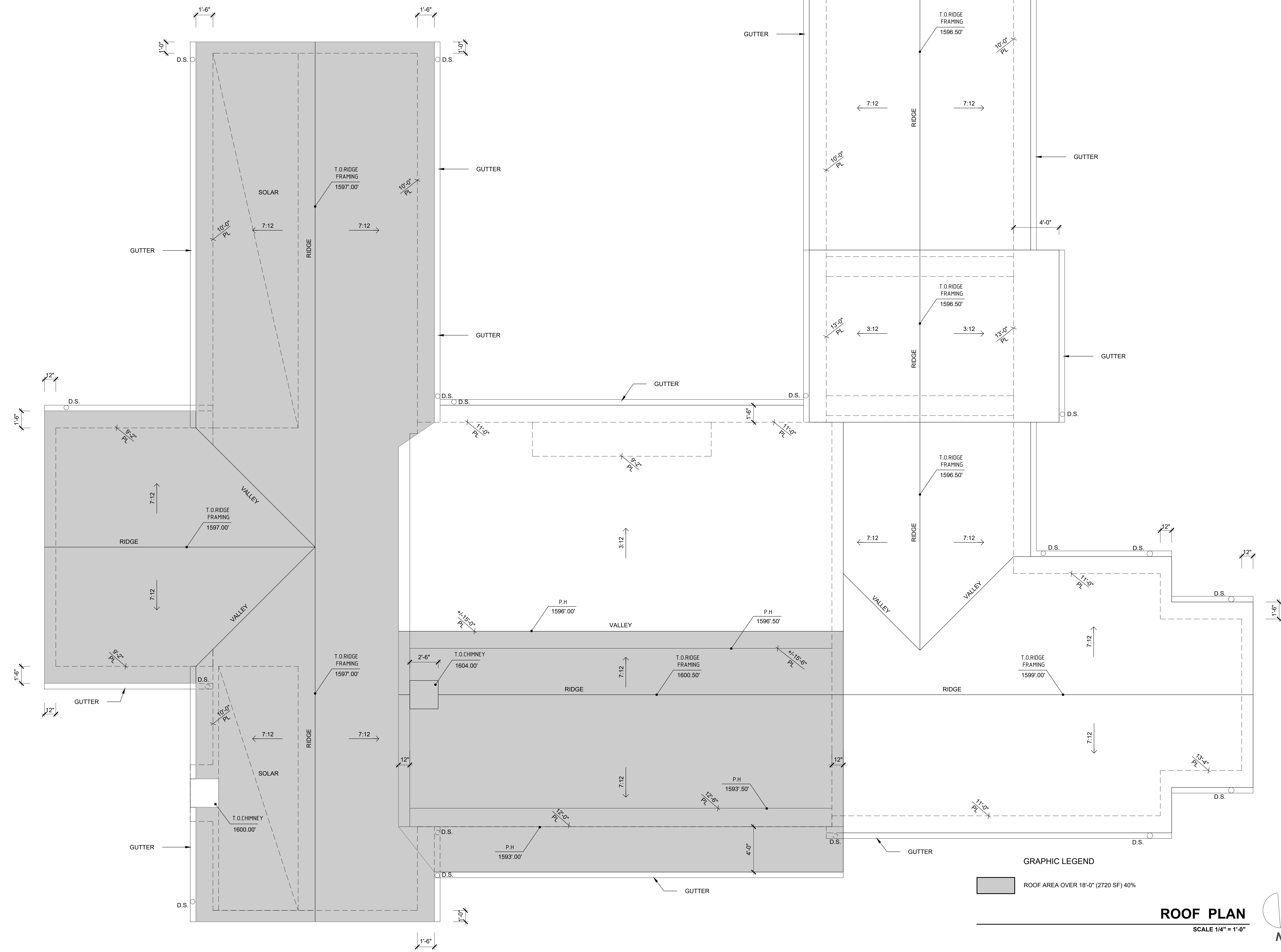
POOL BATH FLOOR PLAN
SCALE 1/4"=1'-0" **02**



GARAGE PLAN
SCALE 1/4"=1'-0" **01**



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GRAPHIC LEGEND
 ROOF AREA OVER 18'-0" (2720 SF) 40%

ROOF PLAN
 SCALE 1/4" = 1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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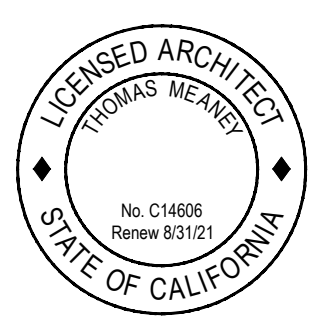
T M

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MAXWELL RESIDENCE
 21 PRONGHORN RUN - SANTA LUCIA RESERVE
 MONTEREY, CA

ROOF PLAN



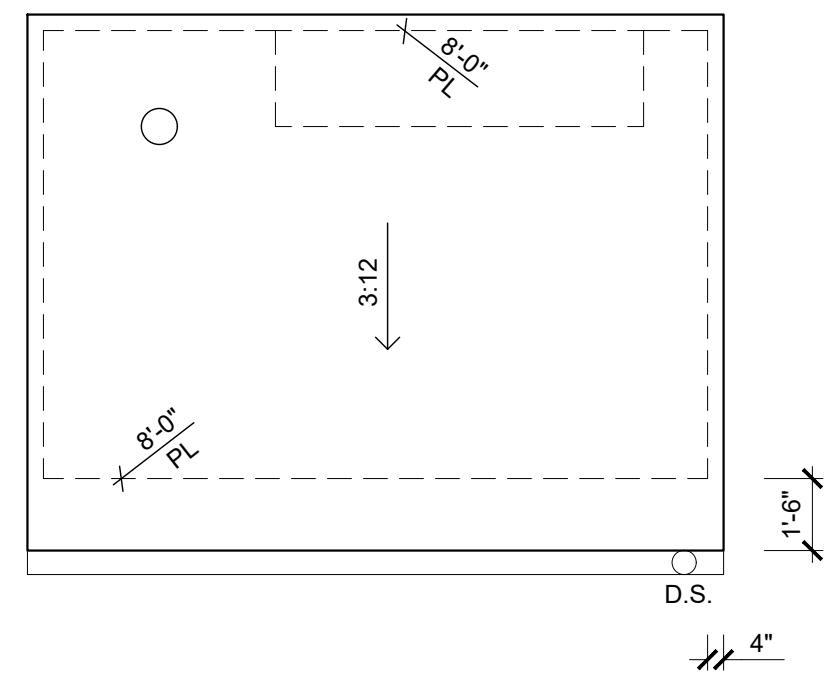
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 Job #: USE IF ISSUED

Sheet

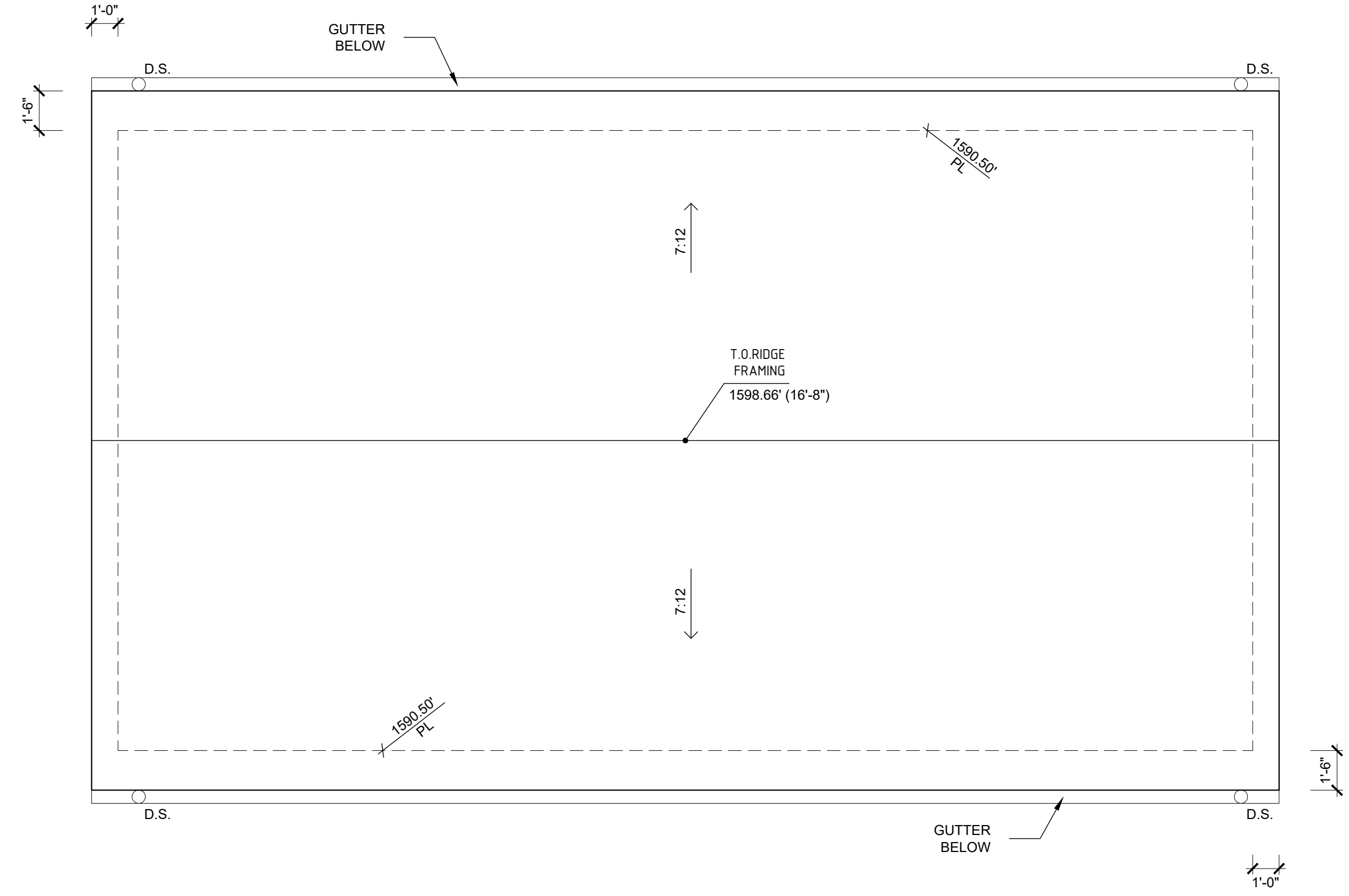
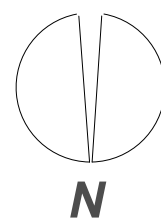
NOT FOR CONSTRUCTION

A3.1

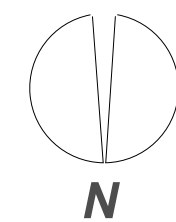
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POOL BATH ROOF PLAN
SCALE 1/4"=1'-0" **02**



GARAGE ROOF PLAN
SCALE 1/4"=1'-0" **01**



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1		00.00.00

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MONTEREY, CA

GARAGE
ROOF PLAN



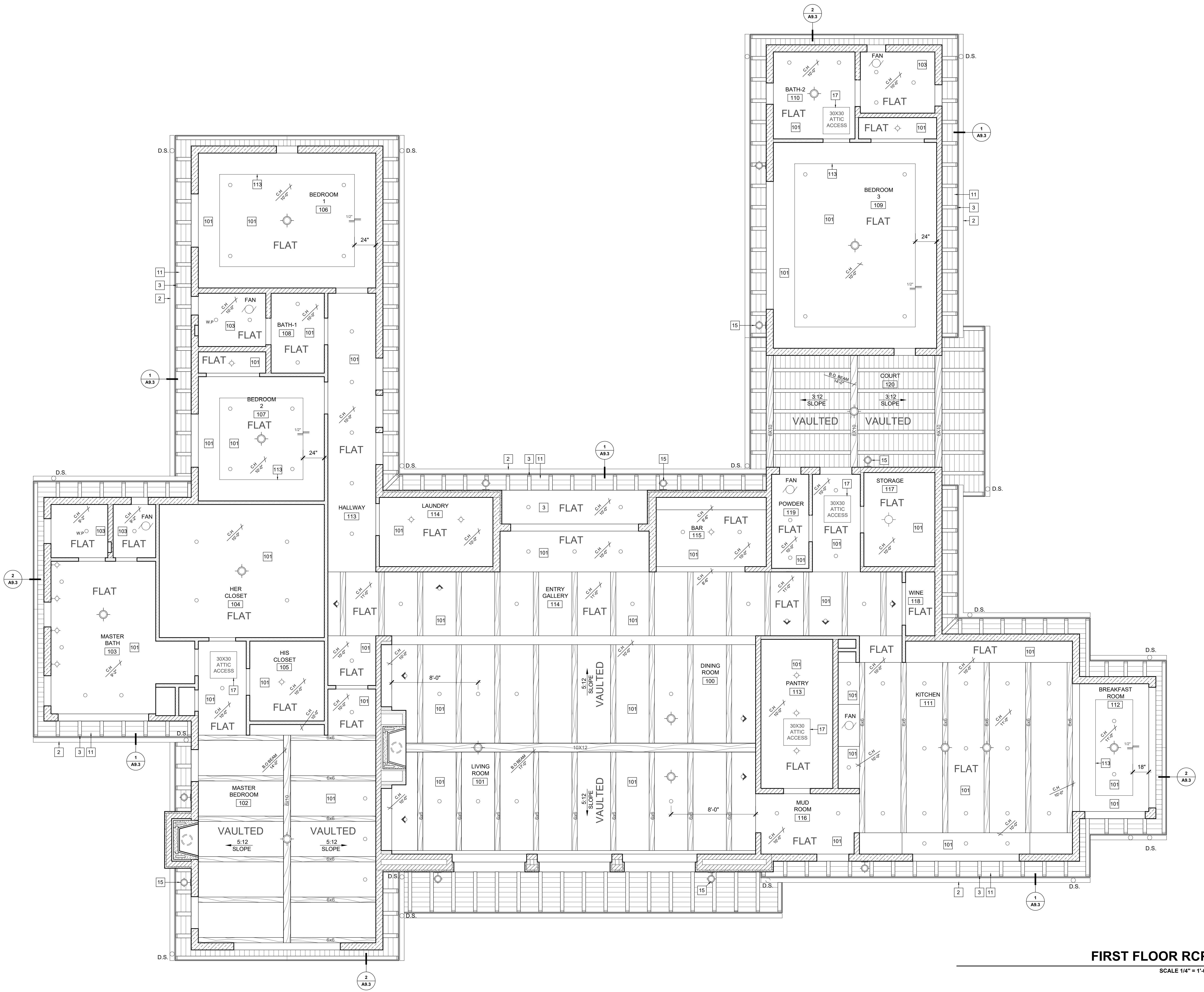
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A3.2

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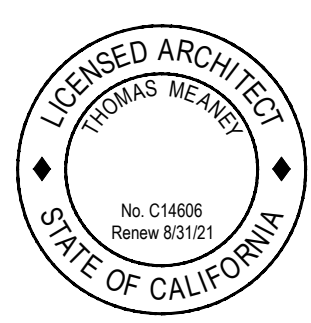
FIRST FLOOR RCP
SCALE 1/4" = 1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.00

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FIRST FLOOR & GARAGE RCP

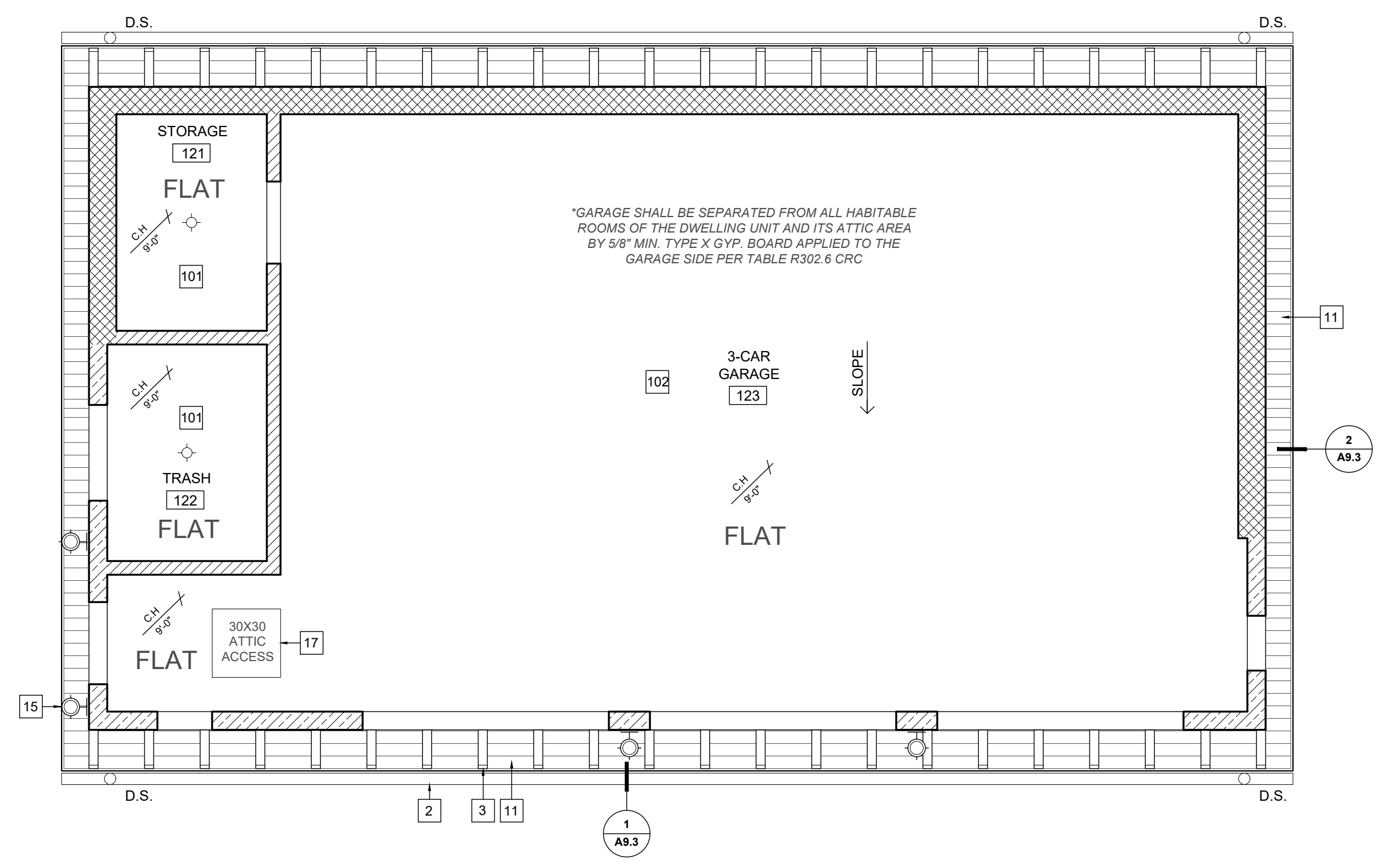


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 Drawn: TALLON
 Job #: USE IF ISSUED
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A4.1

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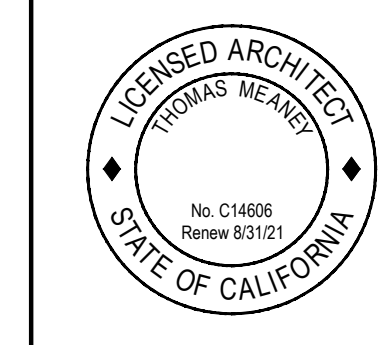
GARAGE RCP
SCALE 1/4" = 1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.00

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GARAGE & POOL BATH
RCP



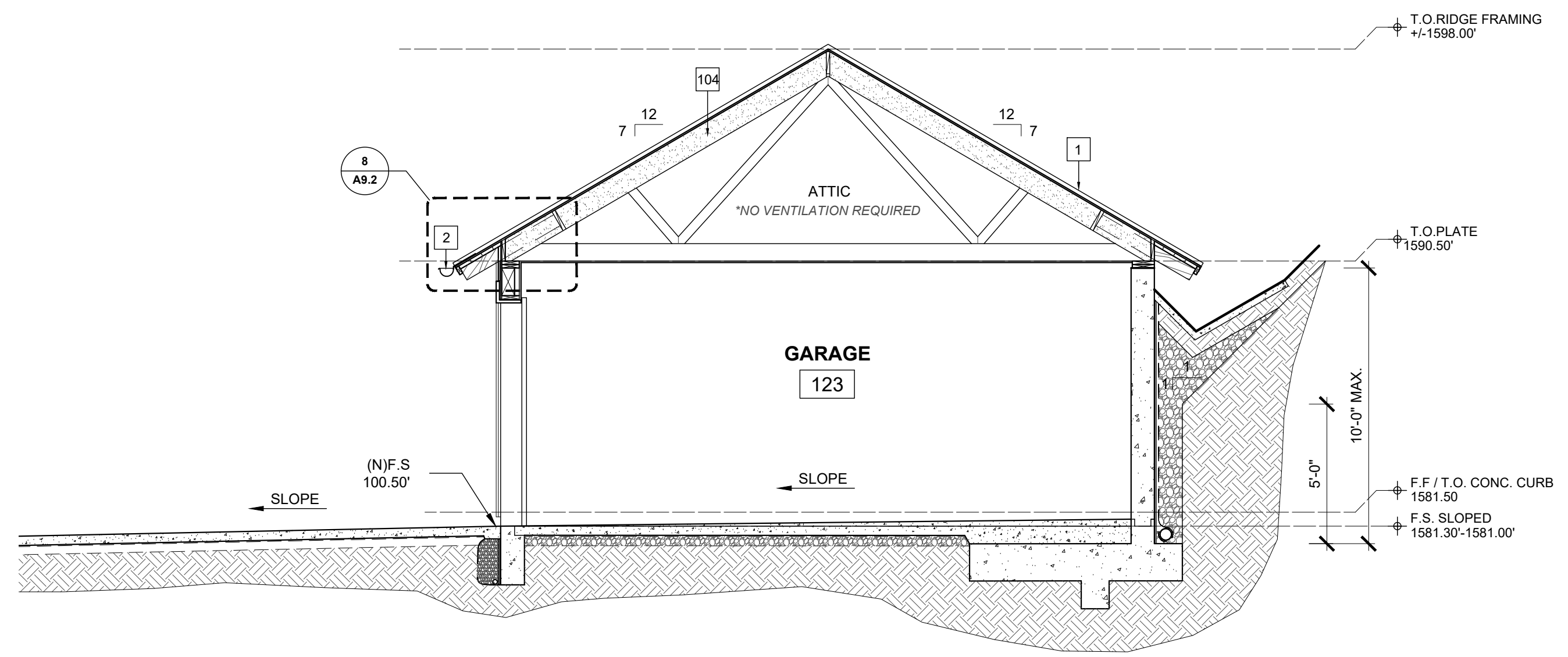
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 Drawn: TALLON
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 Sheet:

NOT FOR CONSTRUCTION

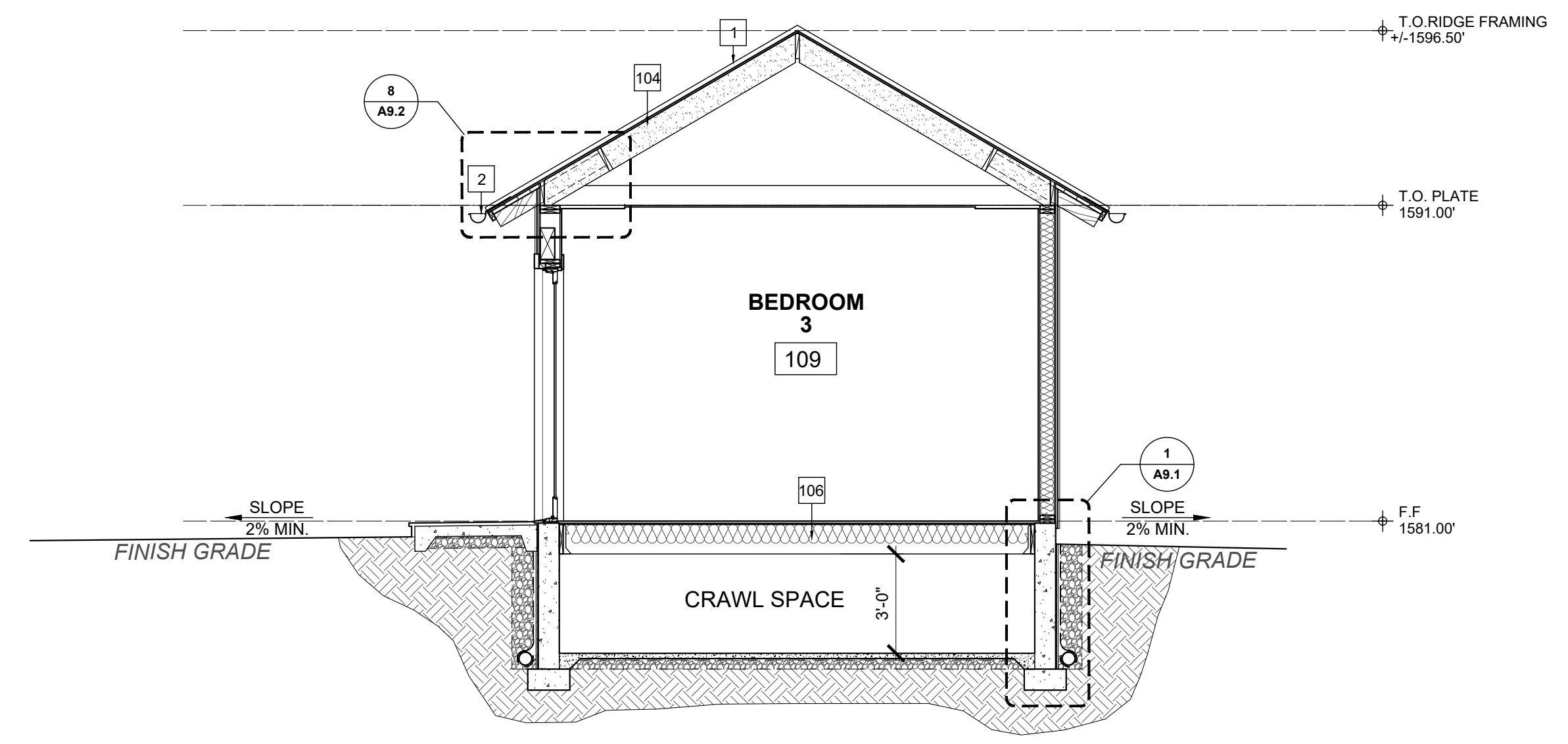
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.00

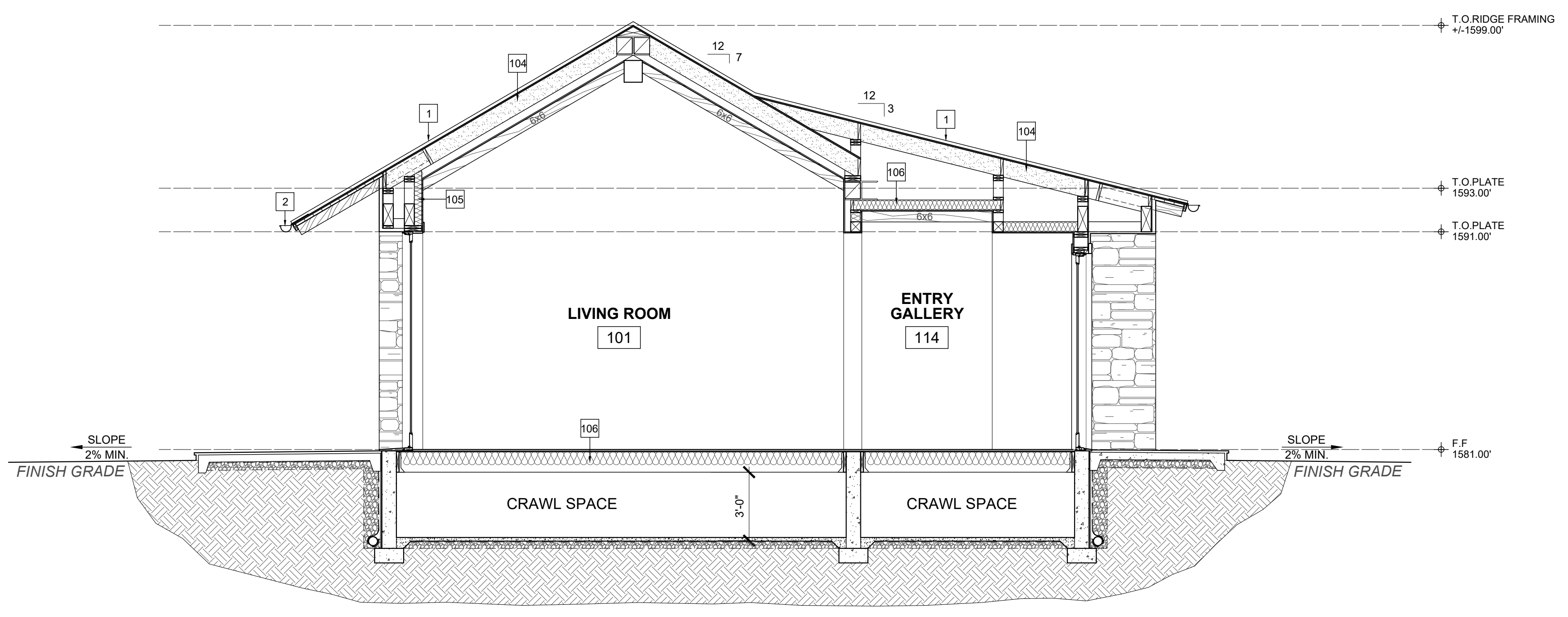
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BUILDING SECTION @ GARAGE 03
SCALE 1/4"=1'-0"



BUILDING SECTION @ BEDROOM 3 02
SCALE 1/4"=1'-0"

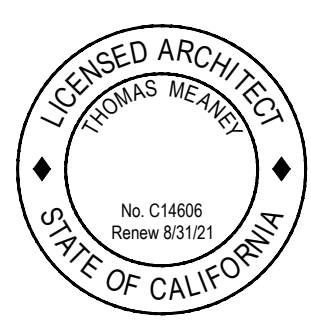


BUILDING SECTION @ ENTRY 01
SCALE 1/4"=1'-0"

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BUILDING SECTIONS



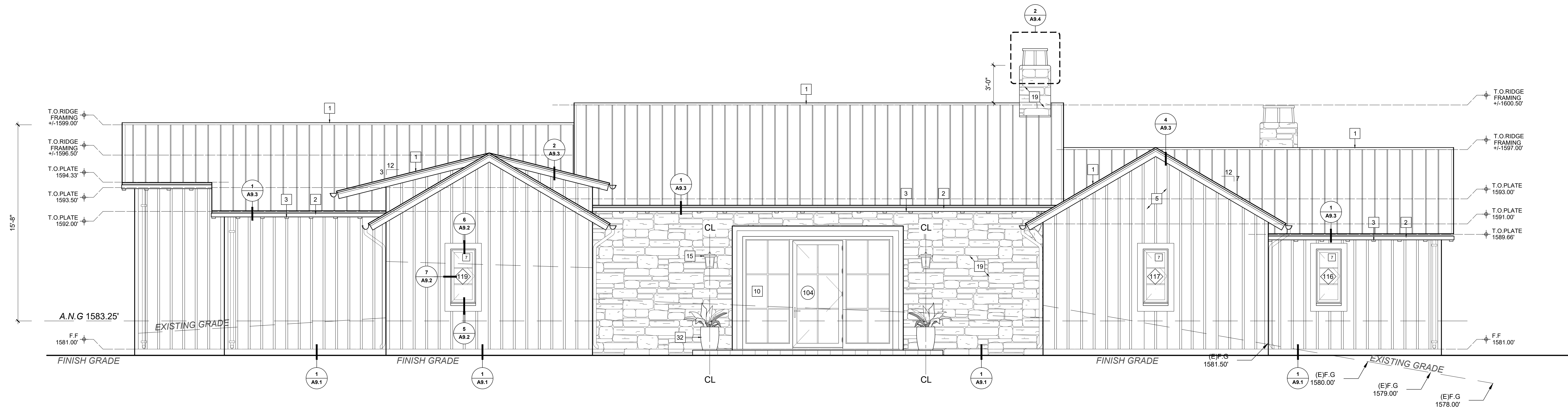
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Scale: 1/4" = 1'-0"
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Job #: USE IF ISSUED

Sheet: **A5.1**

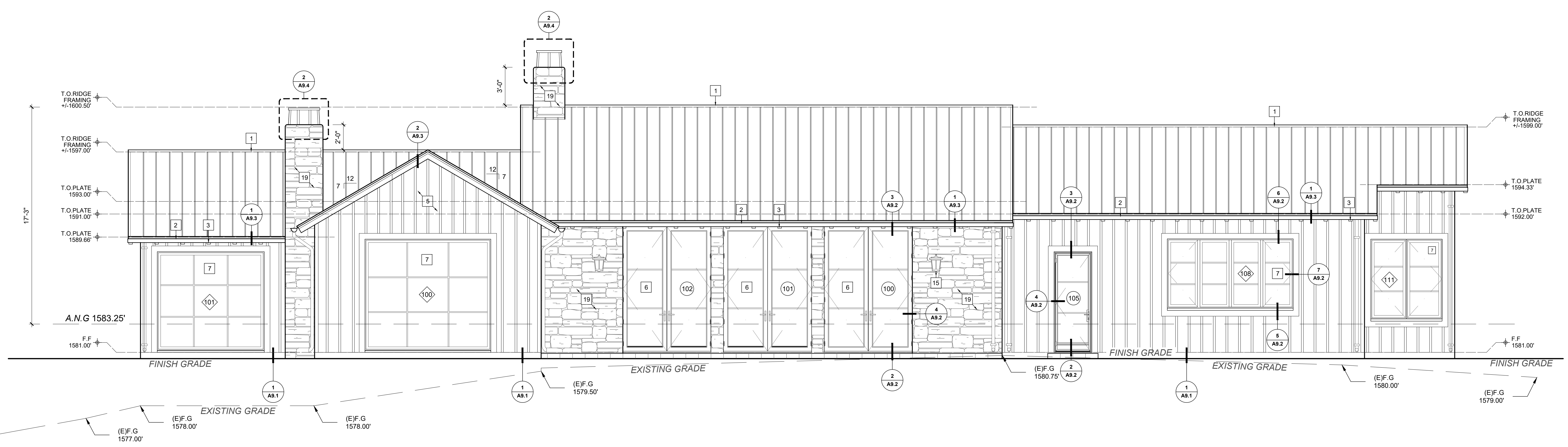
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NO.	DESCRIPTION	DATE
1		00.00.00

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EXTERIOR ELEVATION - SOUTH 02
SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - NORTH 01
SCALE 1/4"=1'-0"

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MAXWELL RESIDENCE
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EXTERIOR ELEVATIONS

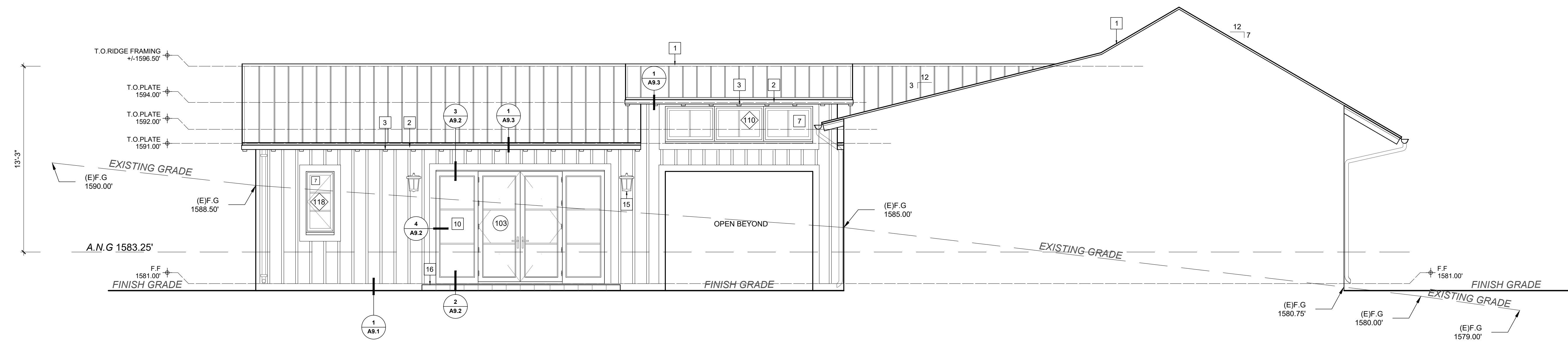


Date: JUNE 12 2023
 Scale: 1/4"=1'-0"
 Drawn: TALLON
 Job #: USE IF ISSUED

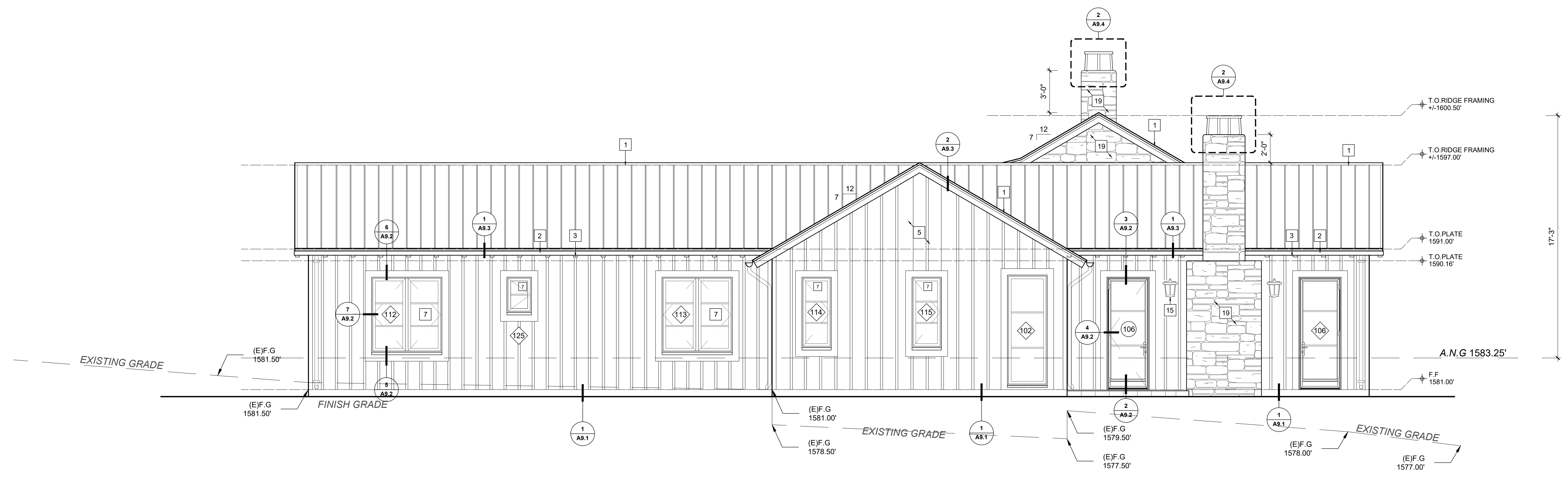
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A6.1

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.00



EXTERIOR ELEVATION - PARTIAL EAST 02
SCALE 1/4"=1'-0"



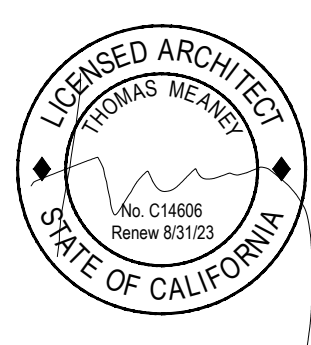
EXTERIOR ELEVATION - EAST 01
SCALE 1/4"=1'-0"

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EXTERIOR ELEVATIONS



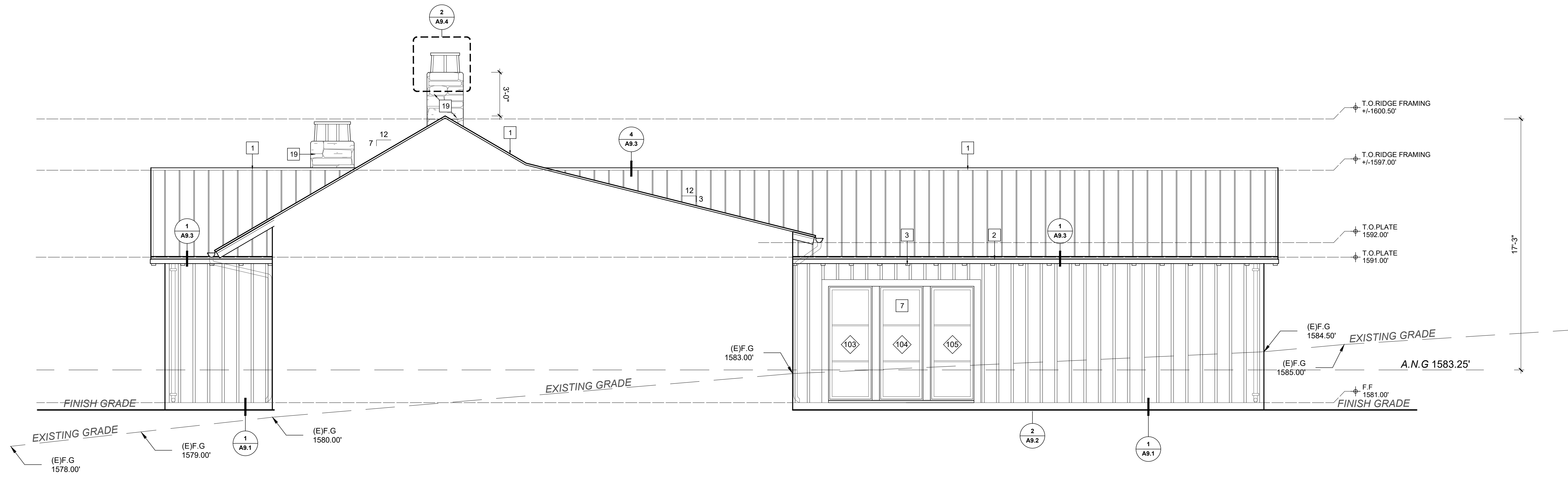
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Job #: USE IF ISSUED

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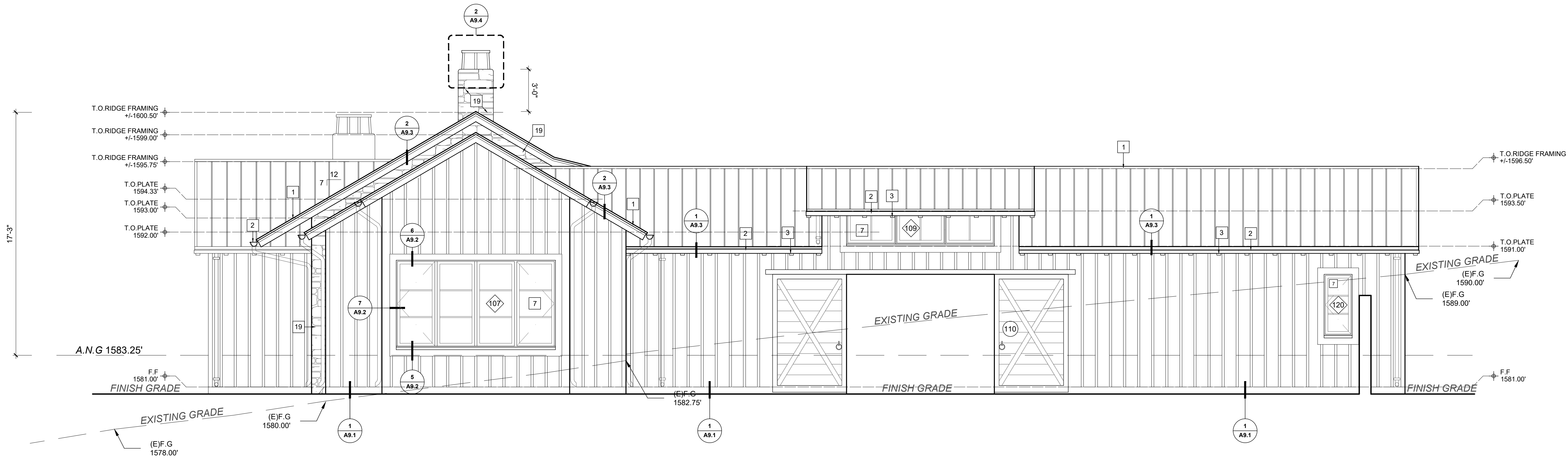
A6.2

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		06.00.00



EXTERIOR ELEVATION - PARTIAL WEST 02
SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - WEST 01
SCALE 1/4"=1'-0"

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EXTERIOR ELEVATIONS



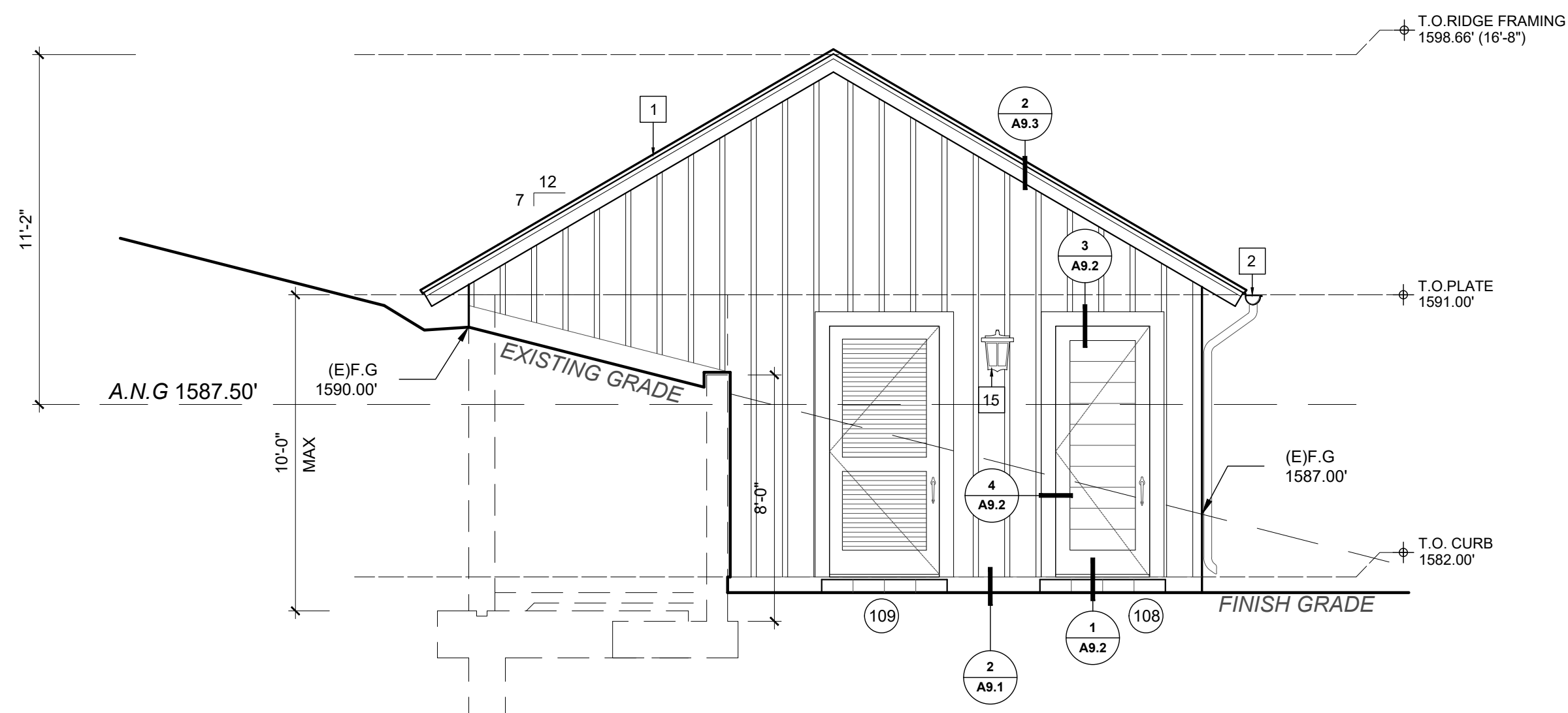
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Job #: USE IF ISSUED

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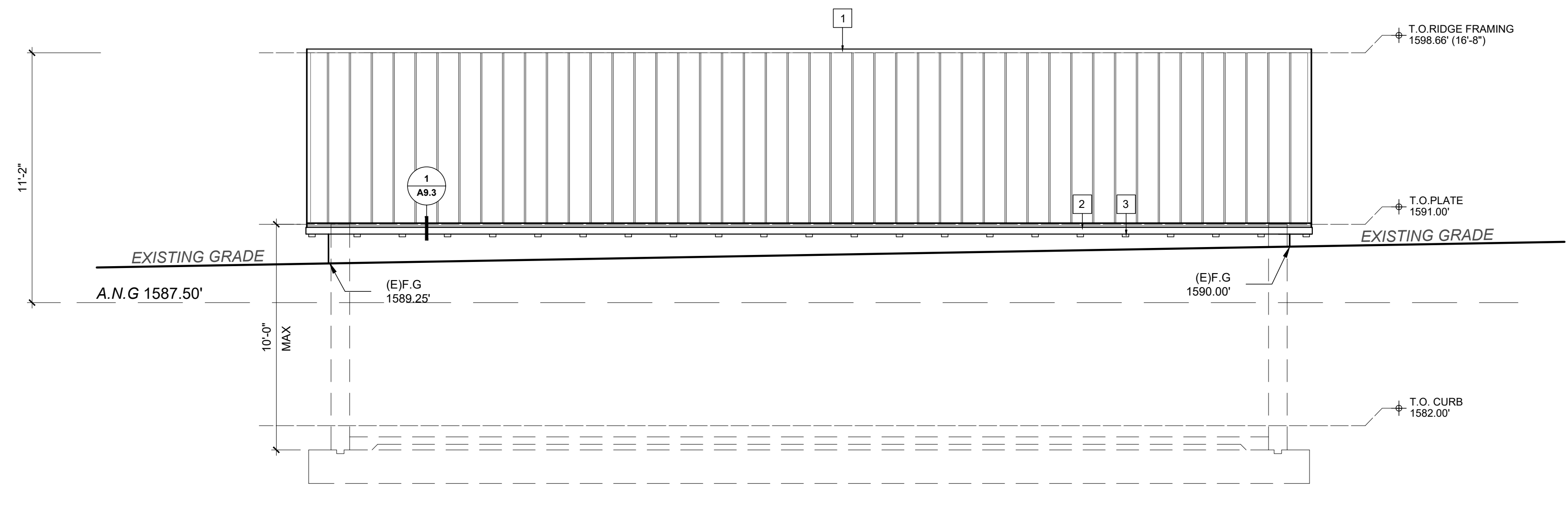
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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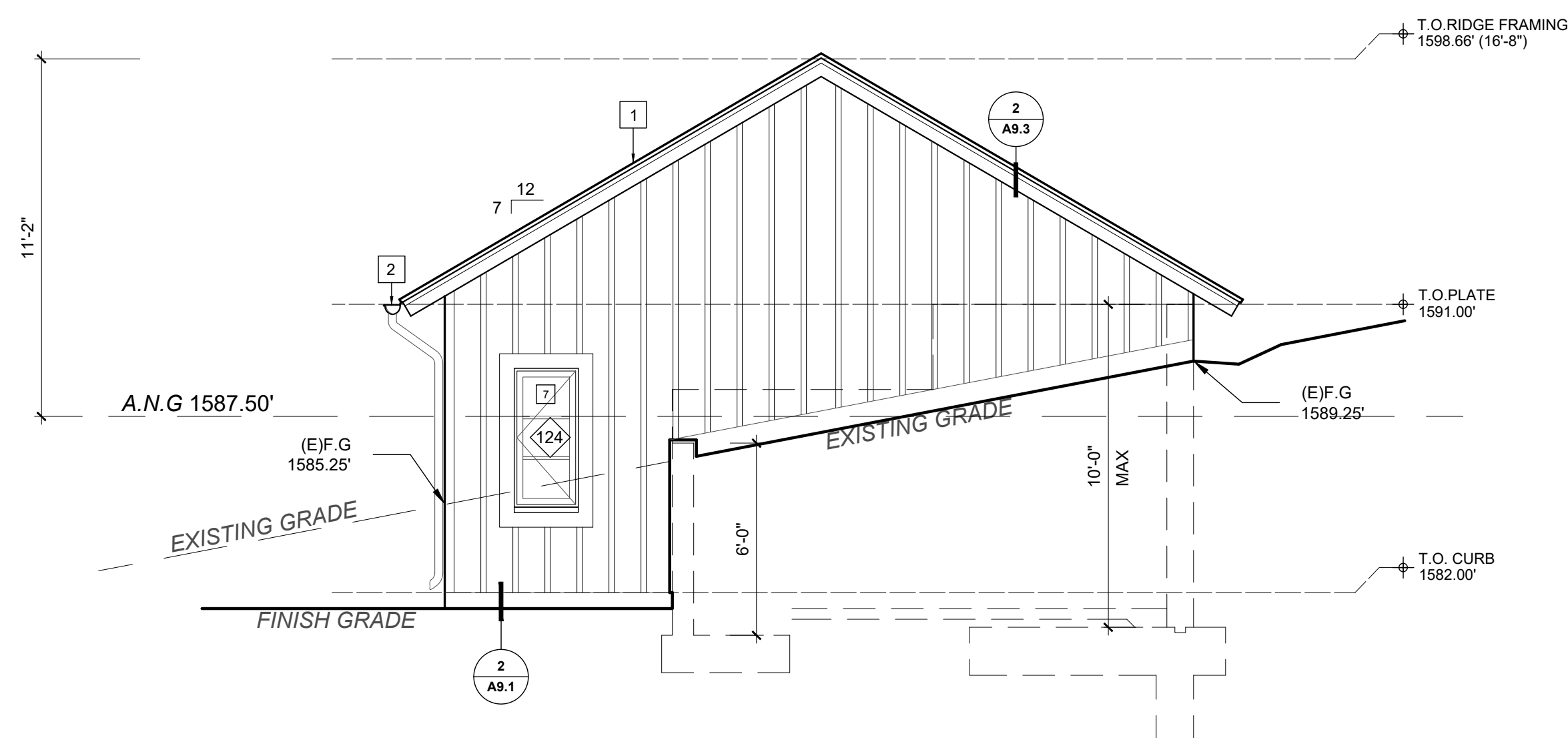
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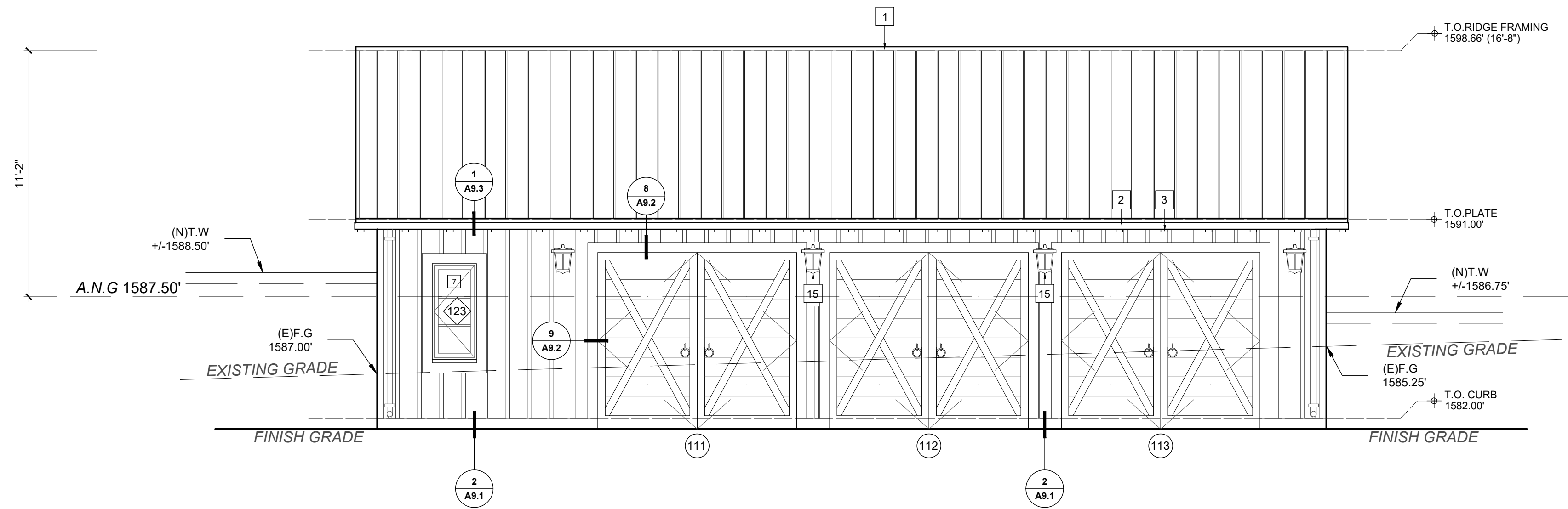
EXTERIOR ELEVATION - WEST 04
SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - SOUTH 03
SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - EAST 02
SCALE 1/4"=1'-0"



EXTERIOR ELEVATION - NORTH 01
SCALE 1/4"=1'-0"

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GARAGE
 EXTERIOR
 ELEVATIONS



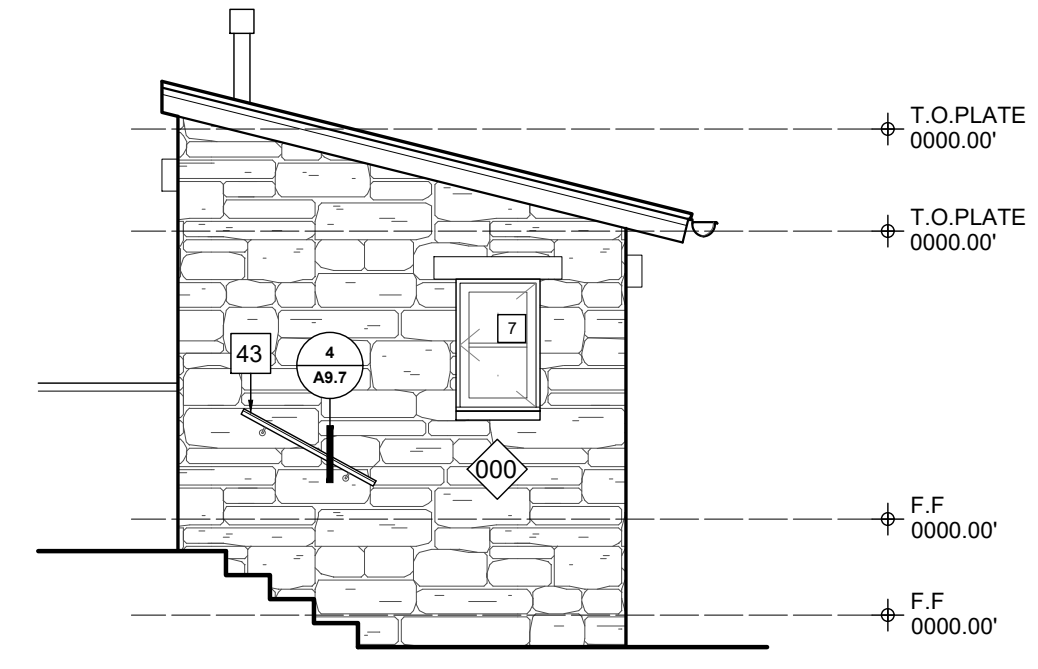
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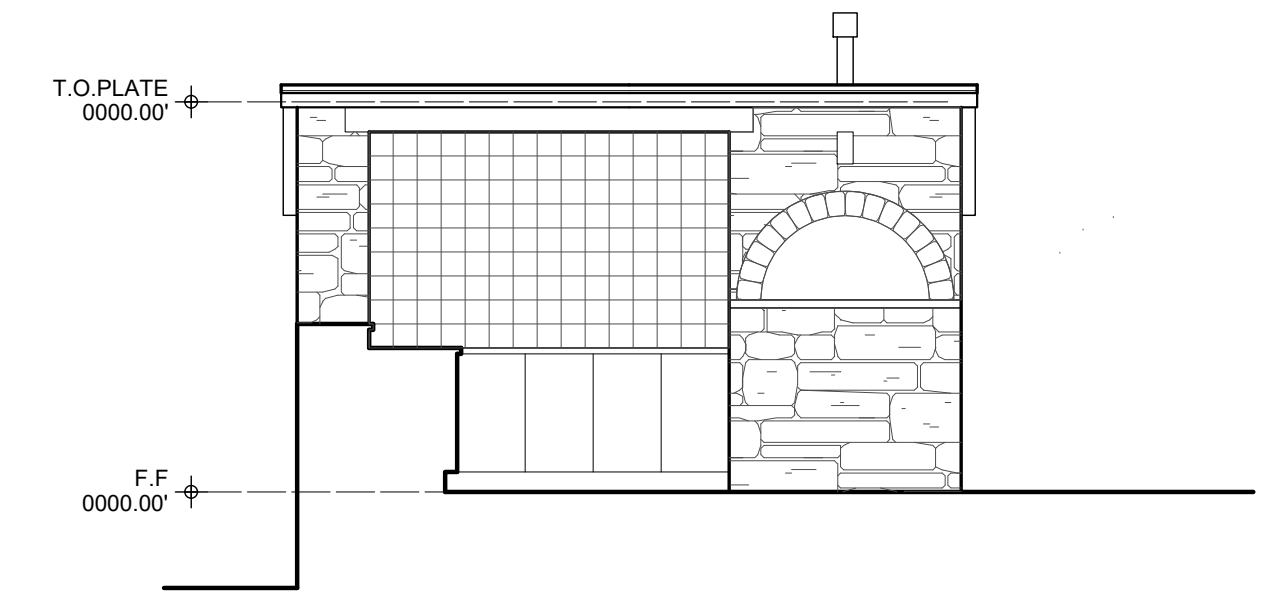
A6.4

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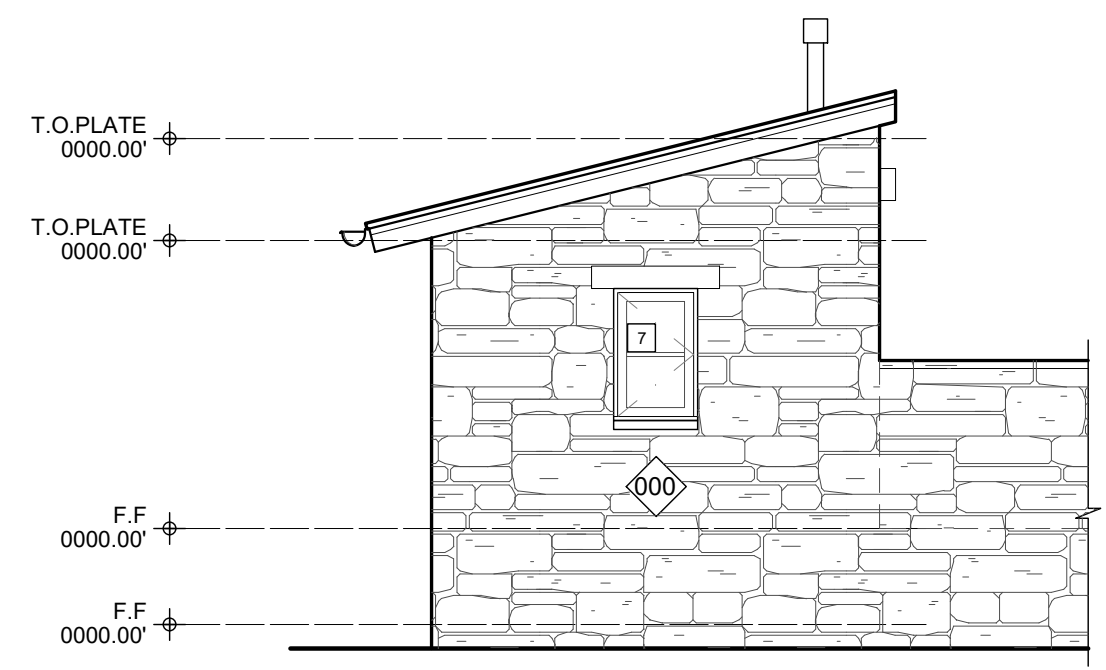
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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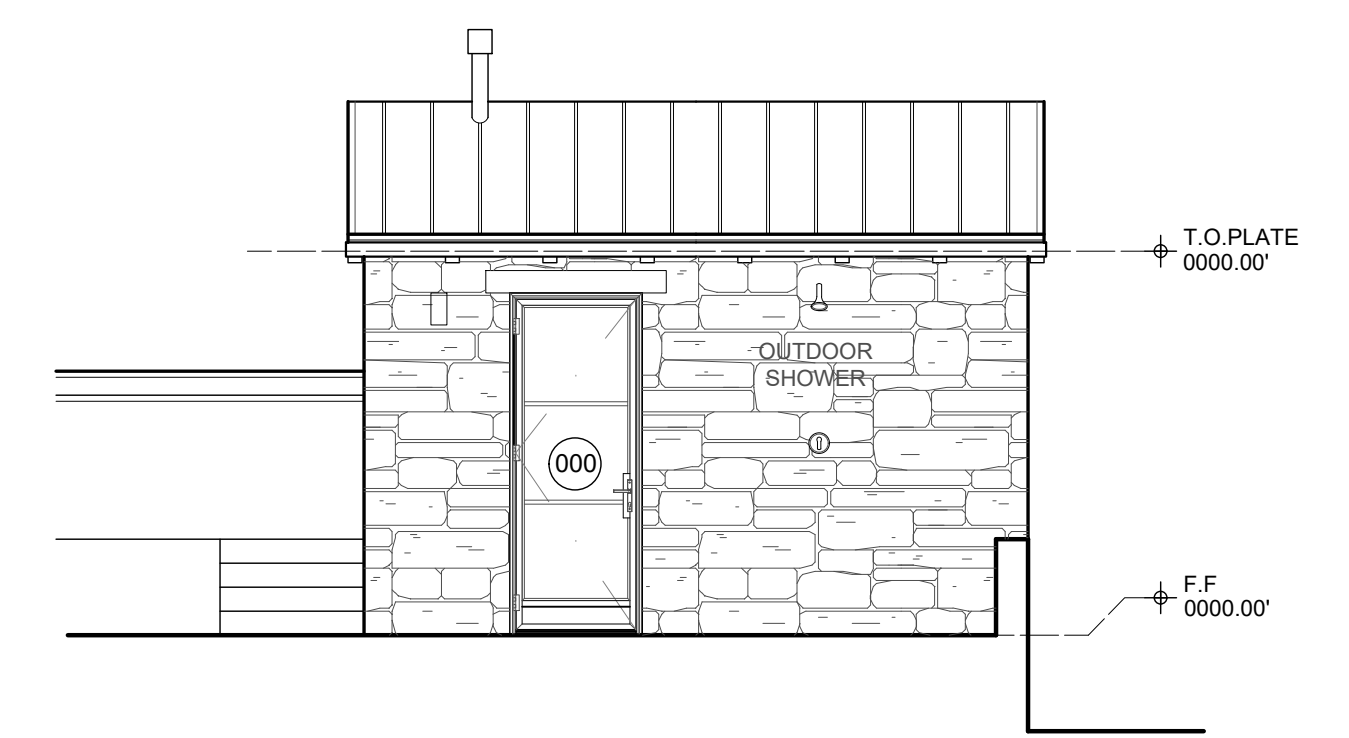
EXTERIOR ELEVATION - WEST
SCALE 1/4"=1'-0" **04**



EXTERIOR ELEVATION - SOUTH
SCALE 1/4"=1'-0" **03**



EXTERIOR ELEVATION - EAST
SCALE 1/4"=1'-0" **02**

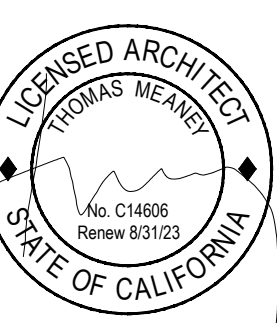


EXTERIOR ELEVATION - NORTH
SCALE 1/4"=1'-0" **01**

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POOL BATH
 EXTERIOR
 ELEVATIONS



Date: JUNE 12 2023
 Scale: 1/4"=1'-0"
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A6.5

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EXTERIOR LIGHTING

LED wall luminaire - partially shielded

BEGA

Application

This LED wall luminaire has a partially shielded light source and is designed for the down lighting of interior and exterior locations with glare-free illumination.

Materials

Luminaire housing constructed of die-cast and spun marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Three-ply opal glass
High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations
Protection class IP44
Weight: 4.0 lbs

Electrical

Operating voltage 120-277V AC
Minimum start temperature -20°C
LED module wattage 8.9W
System wattage 12W
Controllability 0-10V dimmable
Color rendering index Ra> 90
Luminaire lumens 724 lumens (3000K)
Lifetime at Ta= 15°C 500,000 h (L70)
Lifetime at Ta=40°C 266,000 h (L70)

LED color temperature

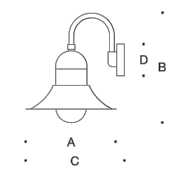
- 4000K - Product number + K4
- 3500K - Product number + K35
- 3000K - Product number + K3
- 2700K - Product number + K27

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors: Black (BLK) White (WHT) RAL: Bronze (BRZ) Silver (SLV) CUS:



LED wall luminaire - partially shielded table with columns for LED, A, B, C, D and values for 66411.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com



Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com

EXTERIOR FINISHES

- 1 CLASS 'A' [ICC-ES REPORT ESR-2048], NON-REFLECTIVE METAL STANDING SEAM ROOF W/ 12" O.C. SEAMS, SUPPLY: CUSTOM-BILT METALS / CB-150 (CUSTOMBILTMETALS.COM), COLOR: MUSKET, ICC-ES REPORT TO BE AVAILABLE TO THE FIELD INSPECTOR ON SITE [CRC R902, MONTECITO FIRE PROTECTION DISTRICT ORDINANCE]
- 2 5"Ø HALF ROUND METAL GUTTER W/ 4"Ø METAL DOWNSPOUT, HINGED GUTTER GUARD, LOCK ON STYLE, COMPATIBLE W/ 5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM
- 3 4X6 APPLIED DOUGLAS FIR RAFTER TAILS PER DETAIL, 24" O.C. MAX., SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT
- 4 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL, SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT
- 5 7/16"X11-1/2"X12-0" BOARD & 3/4"X2-1/2"X12-0" BATTEN SIDING, OVER TYVEK AND EXTERIOR PLY, SUPPLY: JAMES HARDIE (WWW.JAMESHARDIE.COM), TEXTURE: SMOOTH, COLOR: FACTORY PRIMED & PAINT COLOR IVORY
- 6 METAL CLAD EXTERIOR DOOR, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: MARVIN INTEGRITY (WWW.MARVIN.COM), COLOR: BLACK
- 7 METAL CLAD WOOD EXTERIOR WINDOW, DUAL GLAZED / LOW E - PER WINDOW SCHEDULE, MFR: MARVIN INTEGRITY (WWW.MARVIN.COM), COLOR: BLACK
- 8 2X6 DOOR & WINDOW CASING PER DETAIL, SUPPLY: JAMES HARDIE 'ARTISAN' (WWW.JAMESHARDIE.COM), TEXTURE: CEDARMILL, COLOR: FACTORY PRIMED & PAINT COLOR IVORY
- 9 CEDAR PLANK GARAGE DOOR, WIRE BRUSHED W/ EASED EDGES, REFER TO DOOR SCHEDULE, COLOR/TEXTURE: PAINT TO MATCH SIDING
- 10 7/8" EXTERIOR PLASTER, INTEGRAL COLOR: VERIFY W/ ARCHITECT, TIGHT HAND FORMED CORNERS AND SMOOTH STEEL TROWEL FINISH, INTEGRATE FIBERGLASS MESH INTO WET BASE BROWN COAT (OMEGA PRODUCTS INTERNATIONAL CRACK ISOLATION SYSTEM OR EQUIVALENT), OVER METAL LATHE, GRADE D BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS
- 11 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL, SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT
- 12
- 13 CHIMNEY PER PLAN & DETAIL W/ SANTA BARBARA STONE VENEER, W/ CLASS 'A' INSULATED DOUBLE WALL STAINLESS STEEL FLUE FOR ALL CHIMNEY LENGTHS & ASSOCIATED COMPONENTS PER MFR SPECS, REPORTS & LISTINGS (LUL103), MFR: DURAVENT - DURATECH 12" (WWW.DURAVENT.COM), PROVIDE SHROUD AND SPARK ARRESTOR TO COMPLY PER (CRC SECTION R1003.9.1), CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING AND ROOF WITHIN 10' OF THE CHIMNEY OUTLET AND 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF. NET FREE AREA UNDER CHIMNEY CAP TO BE 4 TIMES GREATER THAN THE AREA OF THE CHIMNEY FLUE OUTLET
- 14
- 15 EXTERIOR WALL MOUNTED INDIRECT LIGHT FIXTURE PER PLAN, HIGH EFFICIENCY LED LAMP W/ SHIELDED GLASS, 25 WATT OR EQUIVALENT MAX., SUPPLY: VERIFY W/ ARCHITECT, COLOR: BLACK
- 16 STONE TERRACE & LANDING PAVERS, SLOPE 1/8" PER FT. TO DRAIN AWAY FROM STRUCTURES, STAIR LANDINGS 2% SLOPE MAX., PROVIDE 36" MIN. LANDING AT EACH GRADE LEVEL EXIT IN THE DIRECTION OF EGRESS, SUPPLY/COLOR: VERIFY W/ ARCHITECT
- 17 WEEP SCREED, PROFILE TO ALLOW SIDING BELOW SCREED PER DETAIL, PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE/PAVING WHERE OCCURS
- 18 8X16 UNDER FLOOR CRAWL SPACE WALL VENT PER PLAN, INSTALL WITHIN 3' FROM BUILDING CORNERS, PROVIDE CORROSION RESISTANT WIRE MESH SCREEN BEHIND 1/8" THICK MIN. - PAINTED BLACK, INSTANT TO RETAIN SURROUNDING GRADE WHEN APPLICABLE - VERIFY W/ ARCHITECT.
- 19 1 1/2" THICK ADHERED LIMESTONE VENEER, HORIZONTAL LAY RECTANGULAR W/ OVERSIZED CORNERS, OVER SCRATCH COAT, METAL LATHE, GRADE D BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), AND EXTERIOR PLY, GROUT TO MATCH PLASTER COLOR, SUPPLY: MALIBU STONE (WWW.MALIBUSTONE.COM) - COLOR: LA TOUR
- 20
- 21
- 22 3X3 WOOD TRIM, COLOR: TO MATCH 5

*NOTE - ALL COLORS VERIFY W/ ARCHITECT IN FIELD, ALL WOOD & HEAVY TIMBERS NON-TREATED, LIGHT SANDBLAST TEXTURE W/ EASED EDGES, U.N.O. PROVIDE SAMPLE TO ARCHITECT- TYPICAL

INTERIOR FINISHES

- 101 DRYWALL - 5/8", CORNER FORM & TEXTURE PER ARCHITECT, W/ HAND FORMED CORNERS, PROVIDE SAMPLES
- 102 DRYWALL - 5/8" TYPE X, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES
- 103 DRYWALL - 5/8" TYPE WR, CORNER FORM & TEXTURE PER ARCHITECT, PROVIDE SAMPLES
- 104 AIR IMPERMEABLE SPRAY FOAM INSULATION AT ALL RAFTER BAYS & ATTIC EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, MFR: ICYNENE - MD-C-200 (WWW.ICYNENE.COM), INSTALLATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING, ADDITIONAL INSTALLATION PER MFR SPECS
- 105 BATT INSULATION AT ALL EXTERIOR WALLS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS
- 106 BATT INSULATION AT ALL INTERIOR WALLS AND FRAMED FLOORS, R-VALUE RATING PER T-24 ENERGY COMPLIANCE, INSTALLATION PER MFR SPECS
- 107 ATTIC ACCESS PER PLAN, PROVIDE 30" MIN. HEADROOM CLEARANCE ABOVE OPENINGS, FOR ACCESS ABOVE GARAGE PROVIDE SOLID WOOD DOOR NO LESS THAN 1 3/8" THICK THAT IS SELF CLOSING, LATCHING, AND TIGHT FITTING
- 108 WOOD FLOORING - TYP., FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT
- 109 TILE FLOORING AT ALL BATHS & LAUNDRY, FLUSH W/ ADJACENT FLOORING, SUPPLY/FINISH: VERIFY W/ ARCHITECT
- 110 EPOXY COATING OVER CONCRETE SLAB
- 111 CAST ALUMINUM REGISTERS - TYP. WHERE OCCURS PER MECHANICAL PLANS, MFR: PACIFIC REGISTER CAST (WWW.PACIFICREGISTERCO.COM)
- 112 FIREPLACE PER PLAN & DETAIL, ALL FIREBOXES SET FLUSH W/ TOP OF HEARTH ON NON-COMBUSTIBLE METAL FRAMING PER MFR. SPEC., 20" MIN. CLEARANCE FROM FIREPLACE OPENING TO COMBUSTIBLE FLOORING, PROVIDE COMBUSTION AIR INTAKE FROM OUTSIDE AIR DIRECTLY INTO FIREBOX MIN. 6 SQUARE INCHES AND EQUIPPED WITH A READILY ACCESSIBLE / OPERABLE / TIGHT- FITTING DAMPER, EXTERIOR AIR INTAKE BELOW FIREBOX AND SCREENED W/ 1/4" CORROSION RESISTANT WIRE MESH, PROVIDE GAS SUPPLY & KEY IN ACCORDANCE TO MFR SPECS, AND WITHIN 6' MAX. FROM THE GAS OUTLET, PROVIDE GLASS DOORS COVERING THE ENTIRE OPENING OF FIREBOX, PROVIDE APPROVED INSTALLATION INSTRUCTIONS AT JOB SITE AT TIME OF INSPECTION
- A. RESIDENCE LIVING ISOKERN 36"WX42"H
- 113 SECOND LAYER DRYWALL AT CEILING PER PLAN
- 114 APPLIED CEILING BEAM PER PLAN
- 115 INTERIOR DOORS PAINTED OFF-WHITE
- 116 INSIDE SURFACES OF EXTERIOR DOORS & WINDOWS PAINTED BLACK
- 117 HORIZONTAL SHIP LAP SIDING AT ALL GALLERY WALLS PER ARCHITECT & OWNER
- 118 SECOND LAYER DRYWALL AT CEILING PER PLAN
- 119 1X6 T&G AT CEILING PER PLAN
- 120 1X4 TRIM AT CEILING PER PLAN
- 121 1X6 DOOR & WINDOW CASING PAINTED PER ARCHITECT & OWNER
- 122 1X8 BASEBOARD PAINTED PER ARCHITECT & OWNER
- 123 CONCRETE SLAB OR 3" CONCRETE RAT SLAB PER PLAN, OVER CLASS I VAPOR BARRIER, VERIFY W/ GEOTECHNICAL REPORT
- 124 1X4 VERTICAL TRIM AT CEILING W/ 3/4" COVE, PAINTED PER ARCHITECT & OWNER
- 125 1X3 BATTEN TRIM

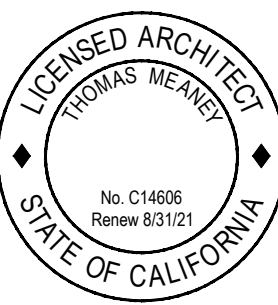
*NOTE - ALL COLORS VERIFY W/ ARCHITECT IN FIELD, ALL WOOD & HEAVY TIMBERS NON-TREATED, LIGHT SANDBLAST TEXTURE W/ EASED EDGES, U.N.O. PROVIDE SAMPLE TO ARCHITECT- TYPICAL

REVISION SCHEDULE table with columns NO, DESCRIPTION, DATE.

TOM MEANEY ARCHITECT 639 STATE STREET • SUITE 240 • SANTA BARBARA, CA • 93101 805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

MAXWELL RESIDENCE 21 PRONGHORN RUN - SANTA LUCIA RESERVE MONTEREY, CA

FINISH SCHEDULE



Date MAY 24 2023 Scale Drawn TALLON Job # USE IF ISSUED Sheet

NOT FOR CONSTRUCTION

A8.1

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		06.00.00

EXTERIOR LIGHT FIXTURE

LED wall luminaire - partially shielded

Application
This LED wall luminaire has a partially shielded light source and is designed for the down lighting of interior and exterior locations with glare-free illumination.

Materials
Luminaire housing constructed of die-cast and spun marine grade, copper free (±0.3% copper content) A360.0 aluminum alloy
Three-ply opal glass
High temperature silicone gasket
NRTL listed to North American Standards, suitable for wet locations
Protection class IP-44
Weight: 4.0 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-20° C
LED module wattage	8.9W
System wattage	12W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	734 lumens (3000K)
Lifetime at Ta = 15° C	500,000 h (L70)
Lifetime at Ta = 40° C	268,000 h (L70)

LED color temperature

- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**


BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS:

BEGA

Type:
BEGA Product:
Project:
Modified:



LED wall luminaire - partially shielded	LED	A	B	C	D
66411	8.9W	12 1/4"	14 1/2"	13 1/4"	4 3/4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
Copyright BEGA 2018 Updated 05/14/18

EXTERIOR FINISH KEY

- A STANDING SEAM METAL ROOF BY WESTERN STATES METALS: COLOR - MIDNIGHT BLACK
- B EXTERIOR WALLS: HARDI BOARD & BATTEN, COLOR - BENJAMIN MOORE NIGHT HORIZON
- C WINDOWS AND DOORS: ARCADIA STEEL LOOK, COLOR - BLACK
- D GUTTER & DOWN SPOUTS TO MATCH ROOF
- E STONE: ST HELENA COTTAGE



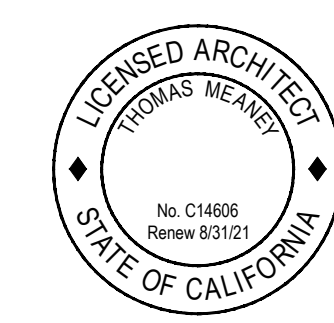
EXTERIOR FINISHES



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 MONTEREY, CA

MATERIAL / COLOR BOARD



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 Scale:
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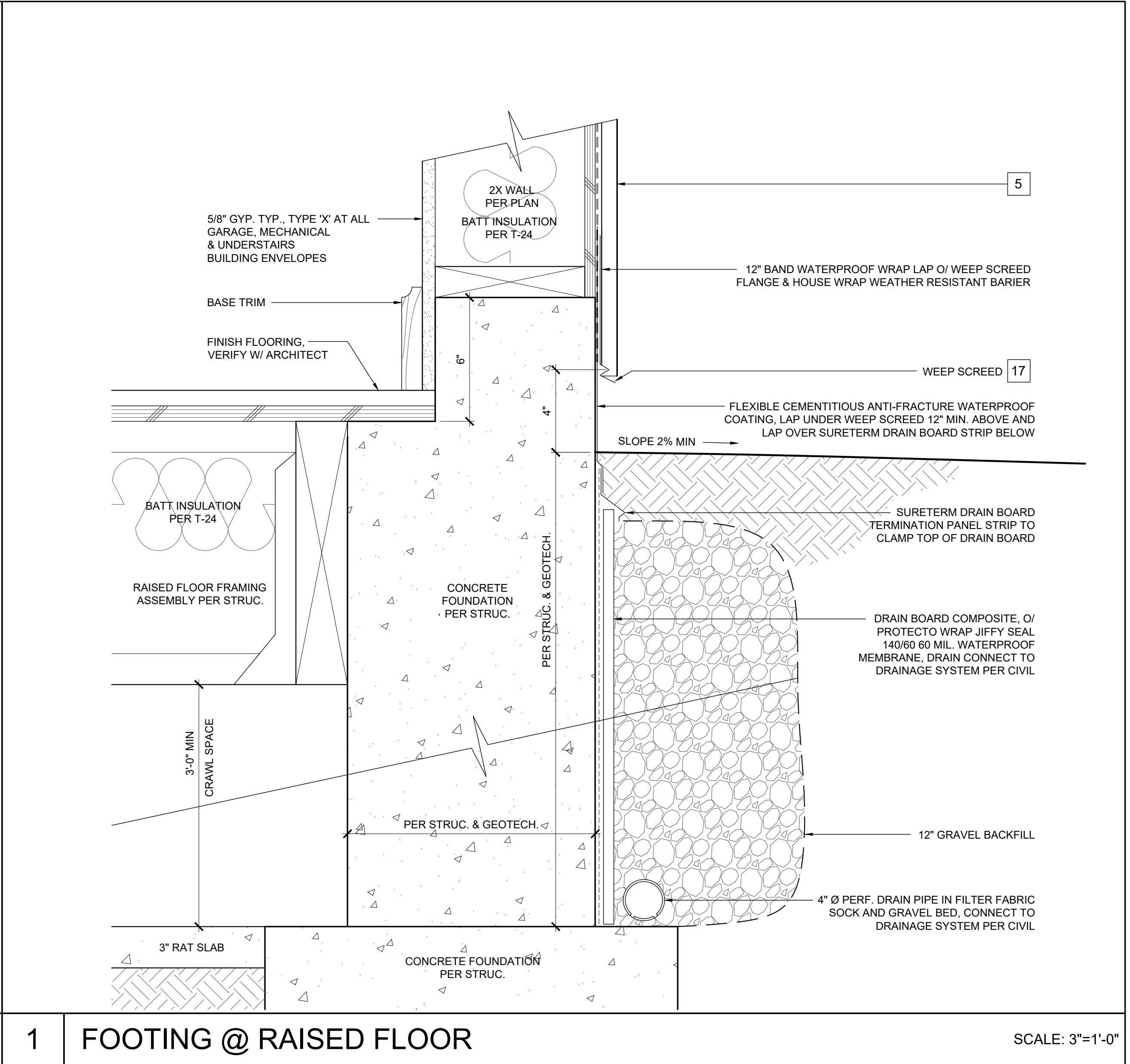
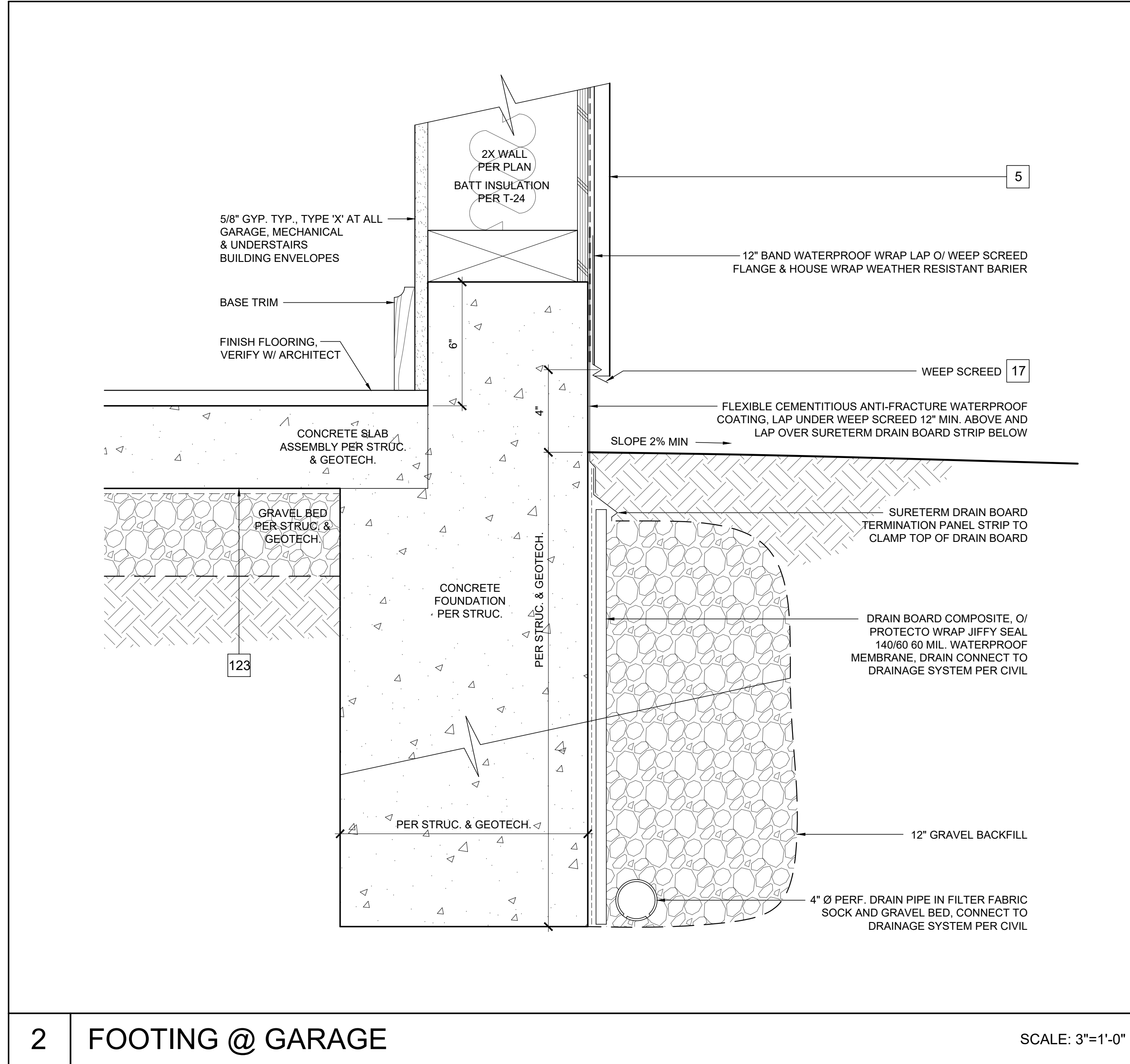
MATERIAL / COLOR BOARD
SCALE: NA

A8.2

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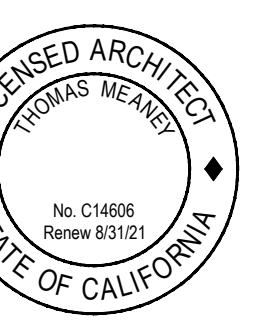


REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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MAXWELL RESIDENCE
21 PRONGHORN RUN - SANTA LUCIA RESERVE
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FOOTING DETAIL

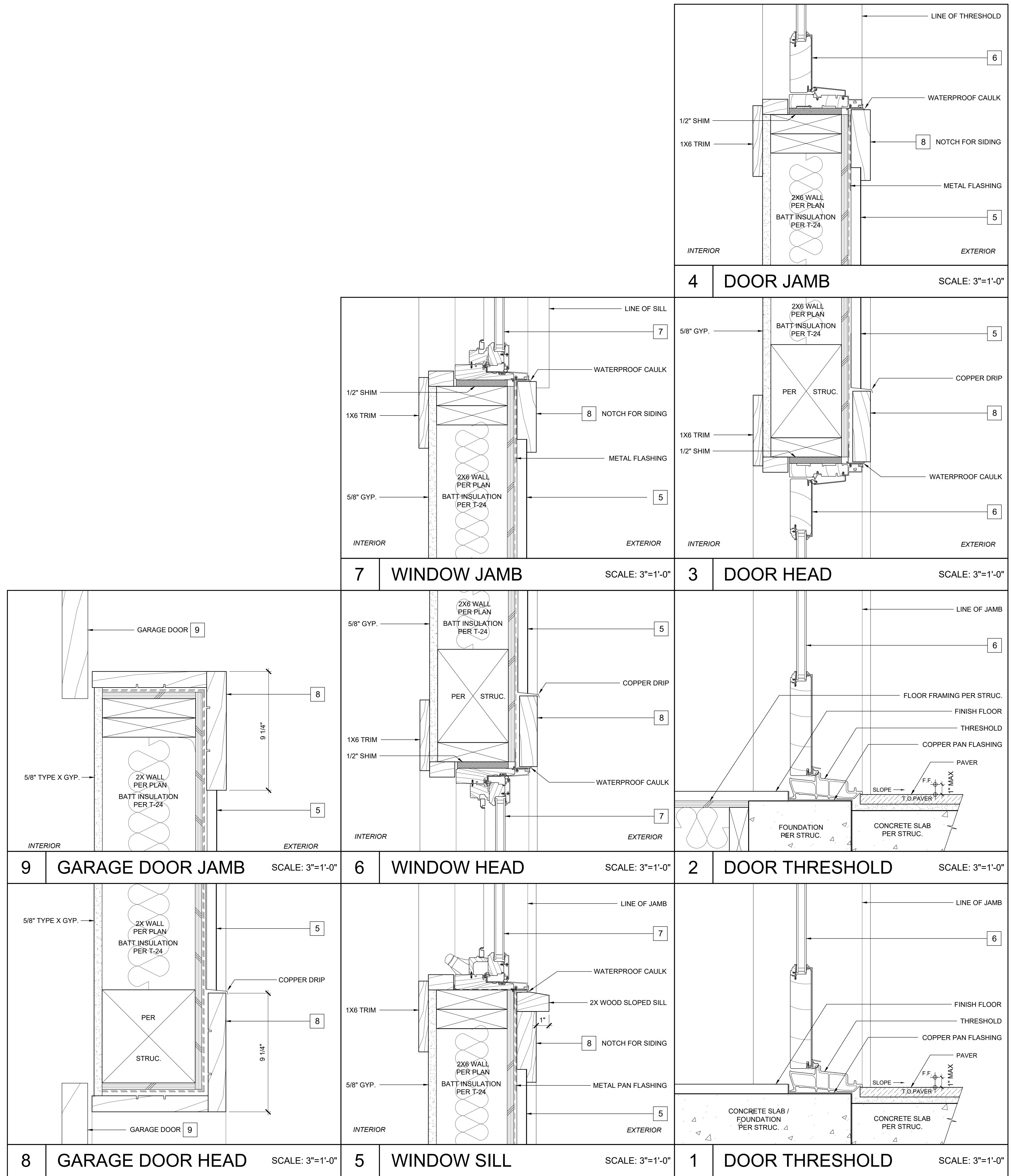


Date: MAY 24 2023
 Scale: 3"= 1'-0"
 Drawn: TALLON
 Job #: USE IF ISSUED
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A9.1

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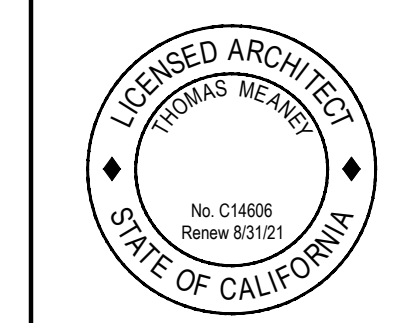


REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.00

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MAXWELL RESIDENCE
21 PRONGHORN RUN - SANTA LUCIA RESERVE
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WINDOW & DOOR DETAILS



Date: MAY 24 2023
 Scale: 3" = 1'-0"
 Drawn: TALLON
 Job #: USE IF ISSUED
 Sheet:

NOT FOR CONSTRUCTION

A9.2

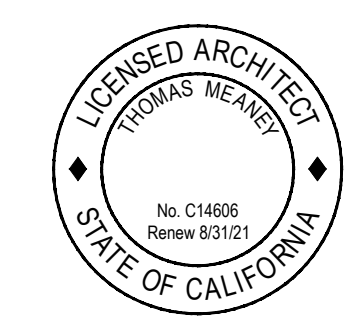
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MAXWELL RESIDENCE
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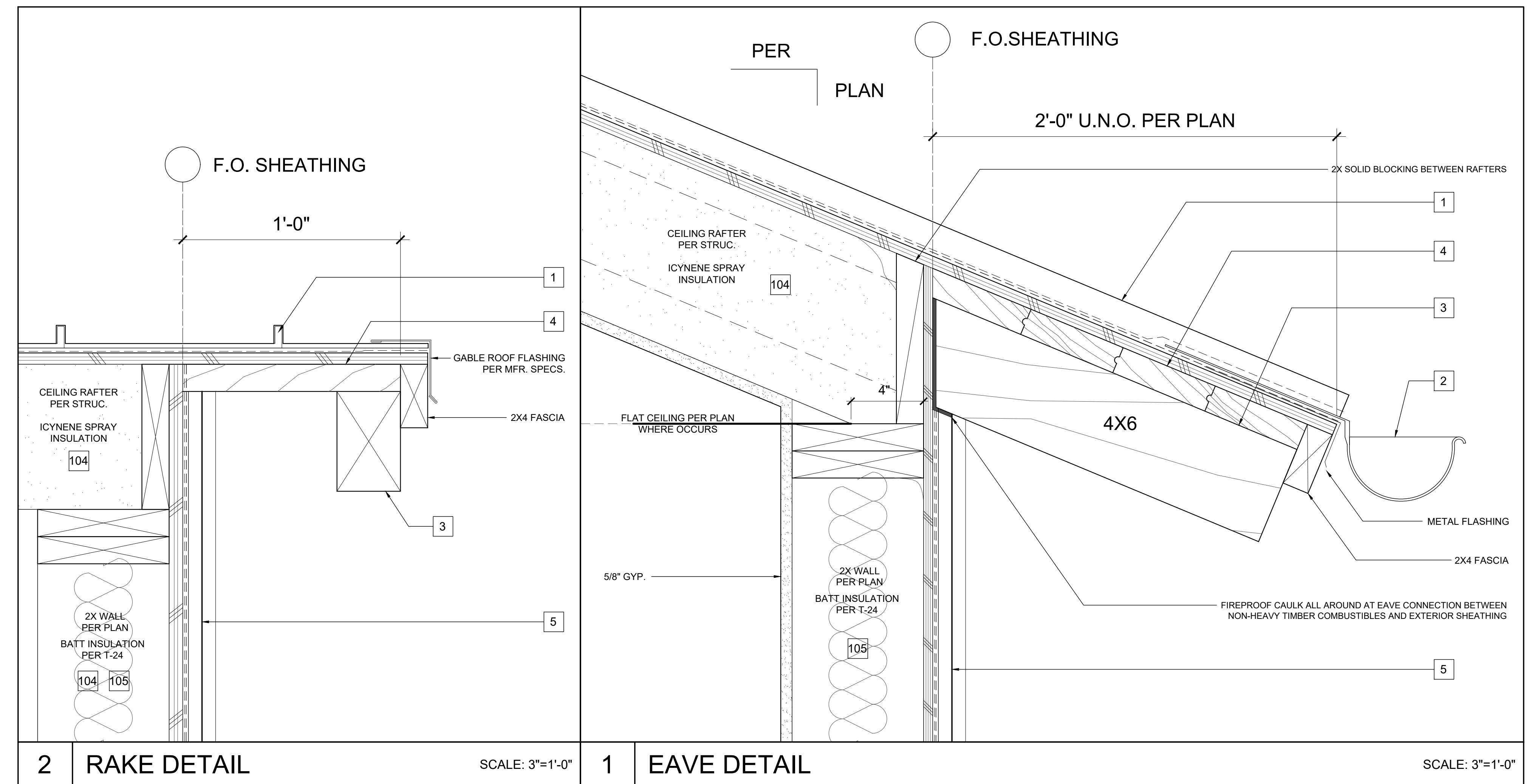
EAVE & RAKE DETAILS



Date: MAY 24 2023
 Scale: 3"= 1'-0"
 Drawn: TALLON
 Job #: USE IF ISSUED
 Sheet:

NOT FOR CONSTRUCTION

A9.3



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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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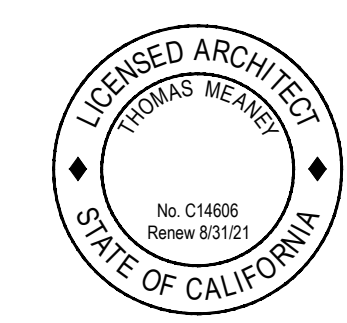
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MAXWELL RESIDENCE
21 PRONGHORN RUN - SANTA LUCIA RESERVE
MONTEREY, CA

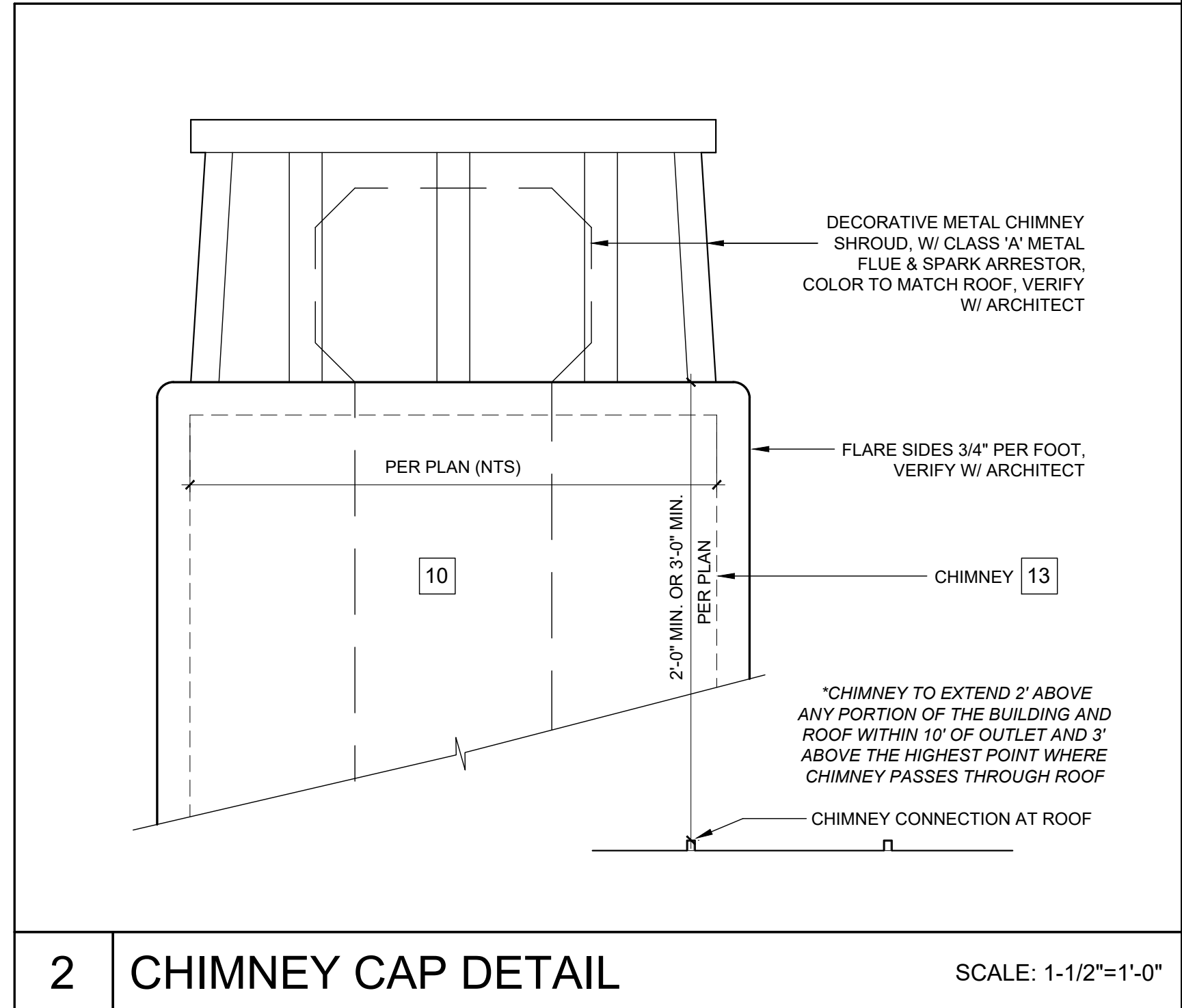
FIREPLACE
DETAILS



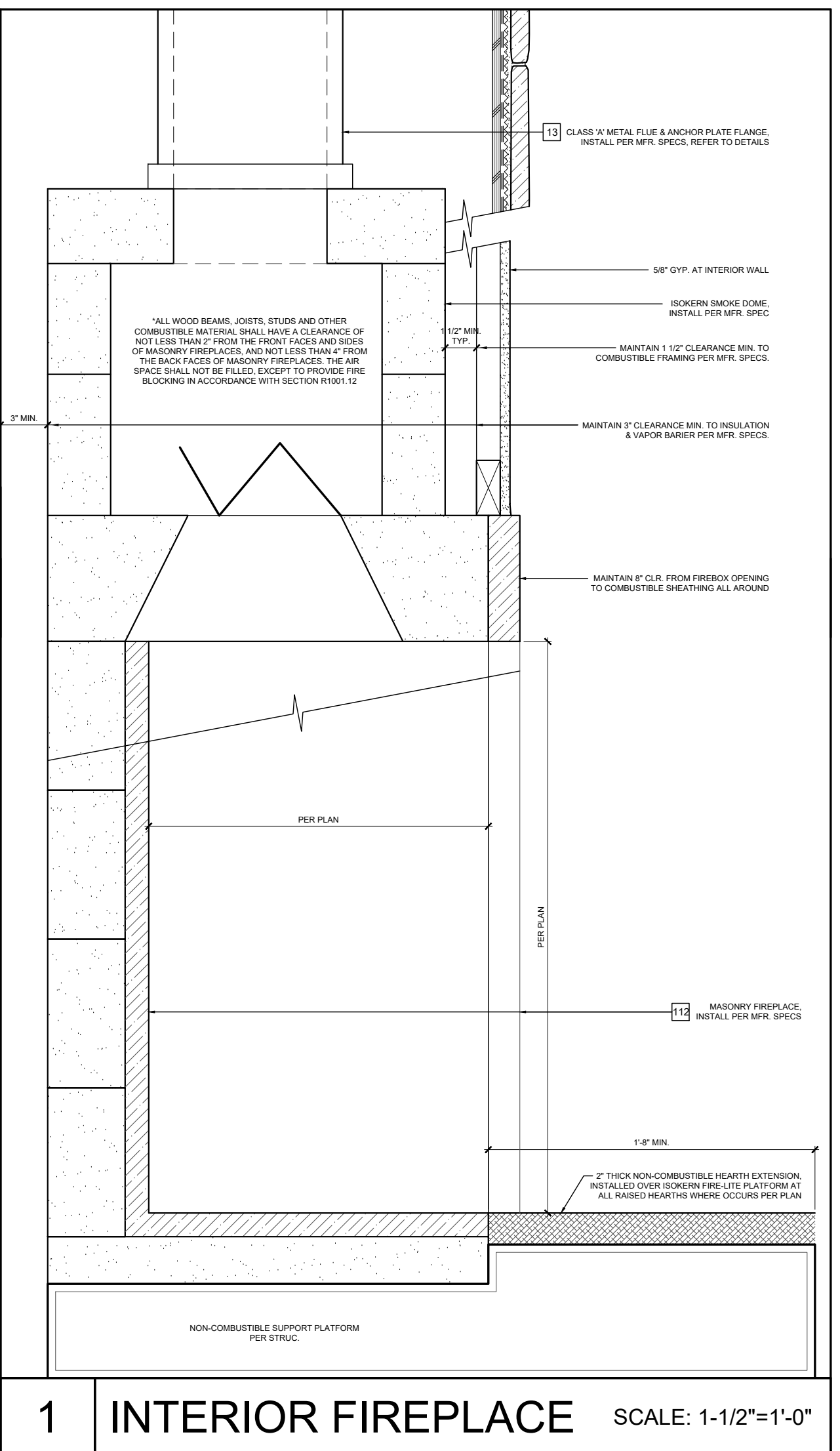
Date: MAY 24 2023
Scale: 3" = 1'-0"
Drawn: TALLON
Job #: USE IF ISSUED

NOT FOR CONSTRUCTION

A9.4



2 CHIMNEY CAP DETAIL SCALE: 1-1/2"=1'-0"



1 INTERIOR FIREPLACE SCALE: 1-1/2"=1'-0"

GENERAL

- 1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES...
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES...
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS...
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 2,600 CY
F = 1,100 CY
EXPORT = 1,500 CY
ESTIMATED AREA OF DISTURBANCE = 0.99 AC
IMPACT TO SLOPES GREATER THAN 30% = 138 SF

- 1. OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED...
2. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT...
3. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING.

SURVEY AND EXISTING CONDITIONS

- 1. TOPOGRAPHY WAS PREPARED BY BY WHITSON ENGINEERS ON JANUARY 20, 2022. BACKGROUND ORTHORECTIFIED AERIAL IMAGERY DISPLAYED HEREON IS BASED ON AERIAL PHOTOGRAPHY ACQUIRED WITH A SMALL UNMANNED AIRCRAFT ON JANUARY 20, 2022.
2. BENCHMARK: AN ELEVATION OF 1572.50 FEET (ASSUMED DATUM) FOR A 3/4" IRON PIPE LS 4876 AT THE MOST WESTERLY HOMELAND BOUNDARY CORNER.
3. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.

GRADING AND DRAINAGE

- 1. ON SITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER.
2. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
3. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE.

ABBREVIATIONS

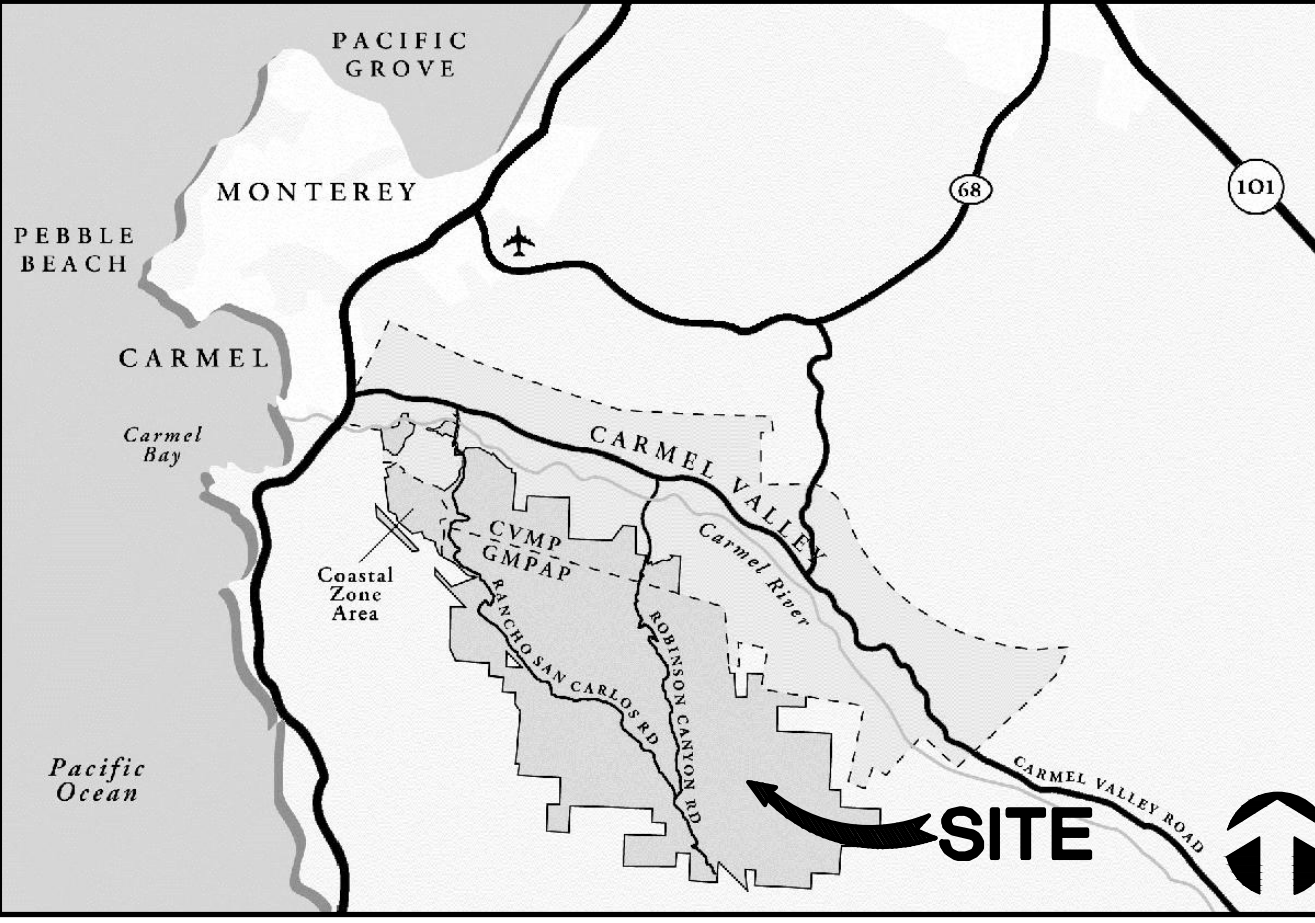
- ± PLUS OR MINUS; APPROX
AT AGGREGATE BASE
AC ASPHALT CONCRETE
AD AREA DRAIN
APPROX APPROXIMATE
ASB AGGREGATE SUBBASE
BC BEGIN CURVE
BVC BEGIN VERTICAL CURVE
BVC ELEVATION
BVC STATION
BOTTOM OF STAIR
C&G CURB AND GUTTER
CATV CABLE TV
CGSW CURB, GUTTER AND SIDEWALK CENTERLINE
CLR CLEAR
CMP CORRUGATED METAL PIPE
CO CLEANOUT
CONC CONCRETE
CONST CONSTRUCT
CONT CONTINUOUS
DEMO DEMOLISH AND DISPOSE OF
D.G. DI
DIA DRAIN INLET
DS DRAIN STATION
DIA DRAIN INLET
DIA DRAIN INLET
DIA DRAIN INLET

LEGEND

- 100 GROUND CONTOUR
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
HOMELAND BOUNDARY
EASEMENT LINE
CENTER LINE
CONTROL POINT
BENCHMARK
FOUND 3/4" IRON PIPE, TAGGED AS NOTED
FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
BORE HOLE / BORING LOCATION
SPOT GRADE
TREE
STUMP OR SNAG (DEAD)
TREE DRIP LINE
DRAINAGE PATH
CREEK/RIVER FLOW
WATER SURFACE ELEVATION
FLOW LINE
AREA OF 30% OR GREATER SLOPE
SIGN
OVERHEAD UTILITY LINE(S)
UNDERGROUND ELECTRIC LINE
UTILITY POLE SHOWING ARMS AND GUY WIRE
LIGHT, ELECTROLIER
GAS LINE
GAS VALVE, IRRIGATION CONTROL VALVE
STORM DRAIN LINE
STORM DRAIN MANHOLE
STORM DRAIN INLET
DOWNSPOUT
WALL SUBDRAIN
SD CLEANOUT
SANITARY SEWER LINE (GRAVITY)
SANITARY SEWER FORCE MAIN
SANITARY SEWER MANHOLE
CLEANOUT
UNDERGROUND TELEPHONE LINE
WATER LINE
WELL
WATER VALVE
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
HOSE BIB
BACKFLOW PREVENTION DEVICE
UTILITY VAULT
CONCRETE PAVEMENT
ASPHALT PAVEMENT
GRAVEL SURFACE
PROPOSED BUILDING

SITE ADDRESS & APN: 21 PRONGHORN RUN, SANTA LUCIA PRESERVE - LOT 119, CARMEL, CA 93923
LANDSCAPE ARCHITECT: BLISS LANDSCAPE ARCHITECTURE, 24000 ROBISON CANYON ROAD, CARMEL, CA 93923
CIVIL ENGINEER/SURVEYOR: WHITSON ENGINEERS, 6 HARRIS COURT, MONTEREY, CA 93940
GEOTECHNICAL ENGINEER: TBD

CONTRACTOR: TBD

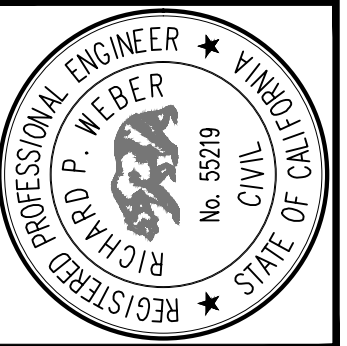


CIVIL SHEET INDEX table with columns for sheet number and description: C0.1 CIVIL COVER SHEET, C0.9 TOPOGRAPHIC SURVEY, C1.1 OVERALL SITE PLAN, C1.2 DRIVEWAY PLAN, C1.3 DRIVEWAY PROFILE, C1.4 MAIN RESIDENCE GRADING AND DRAINAGE PLAN, C2.1 TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

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

Table with 5 columns: TYPE, REQ'D, CONTINUOUS, PERIODIC, NOTES. Contains 5 rows of inspection requirements.



Vertical table for SUBMITTAL / REVISION with columns for date, revision number, and description.

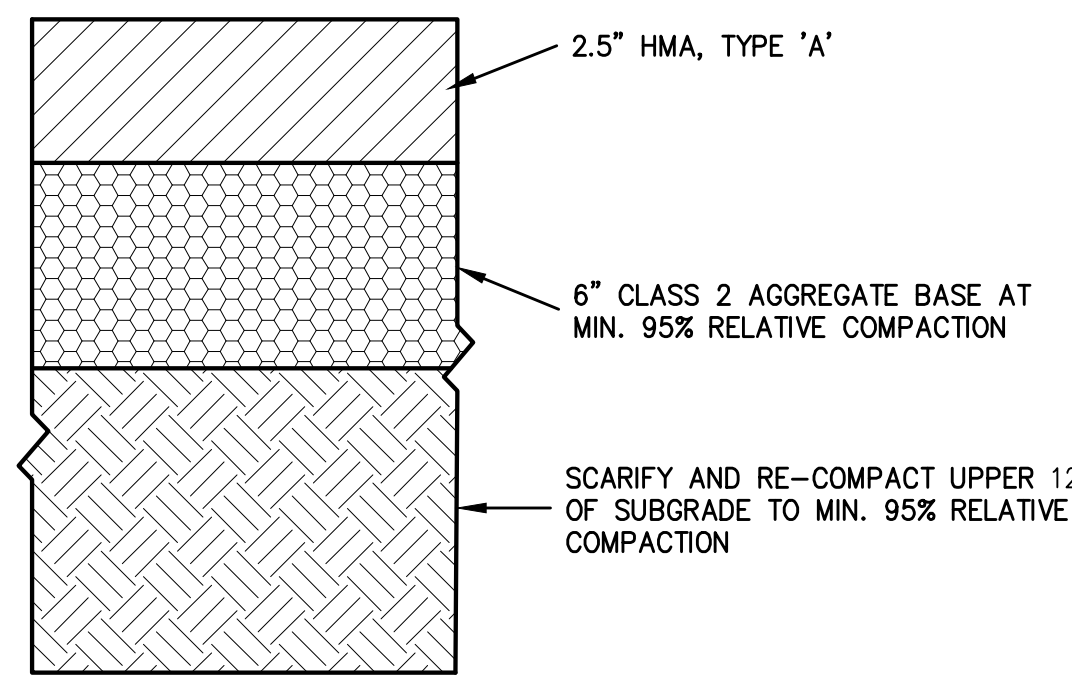
Carmel, California
APN 239-091-044

MAXWELL RESIDENCE - LOT 119
21 PRONGHORN RUN
CIVIL COVER SHEET

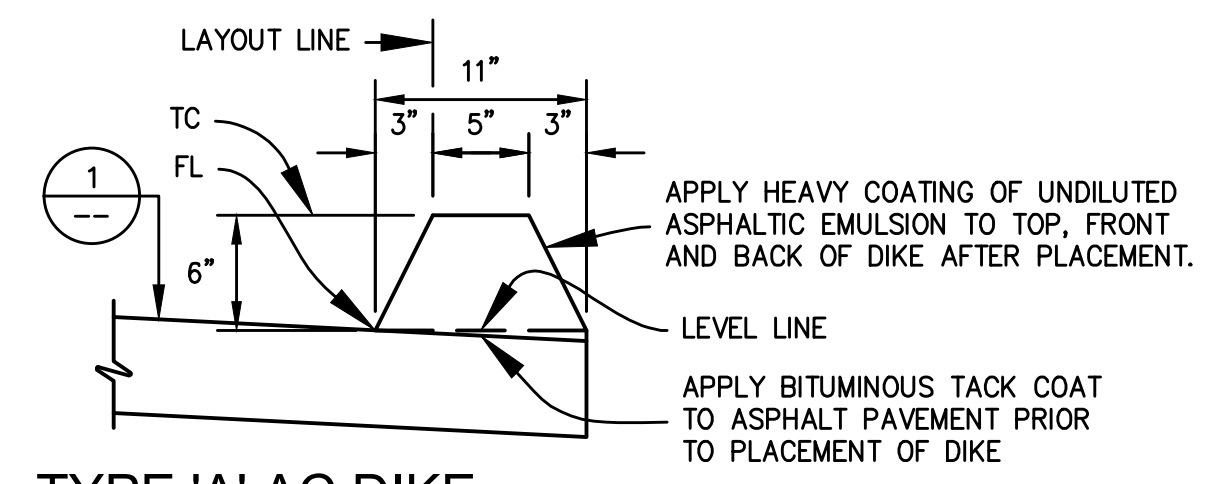
SCALE:
DRAWN: RW
JOB No.: 4502.02
SHEET
C0.1 OF

Vertical text on the left margin: 1:24, May 03, 2023, @ 2:34pm

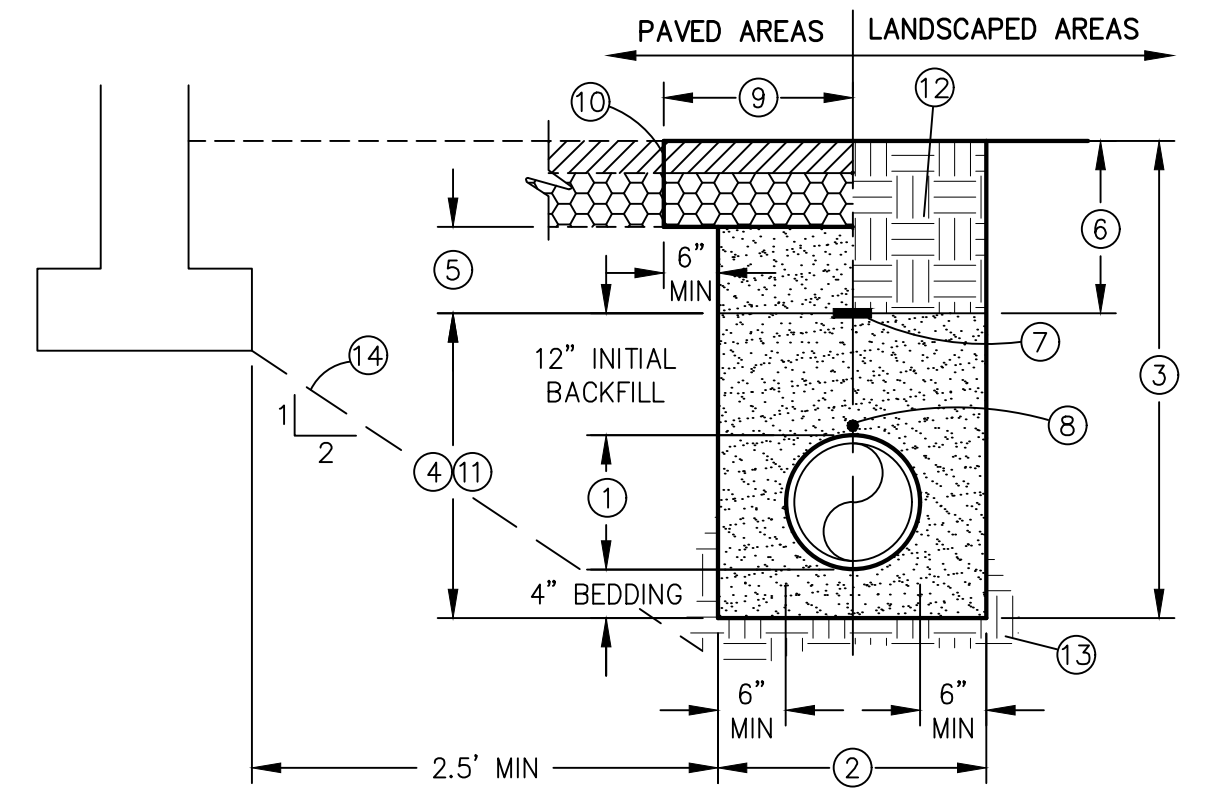
Vertical text on the right margin: FINAL DRB SUBMITTAL - NOT FOR CONSTRUCTION



1 AC PAVEMENT
SCALE: NONE

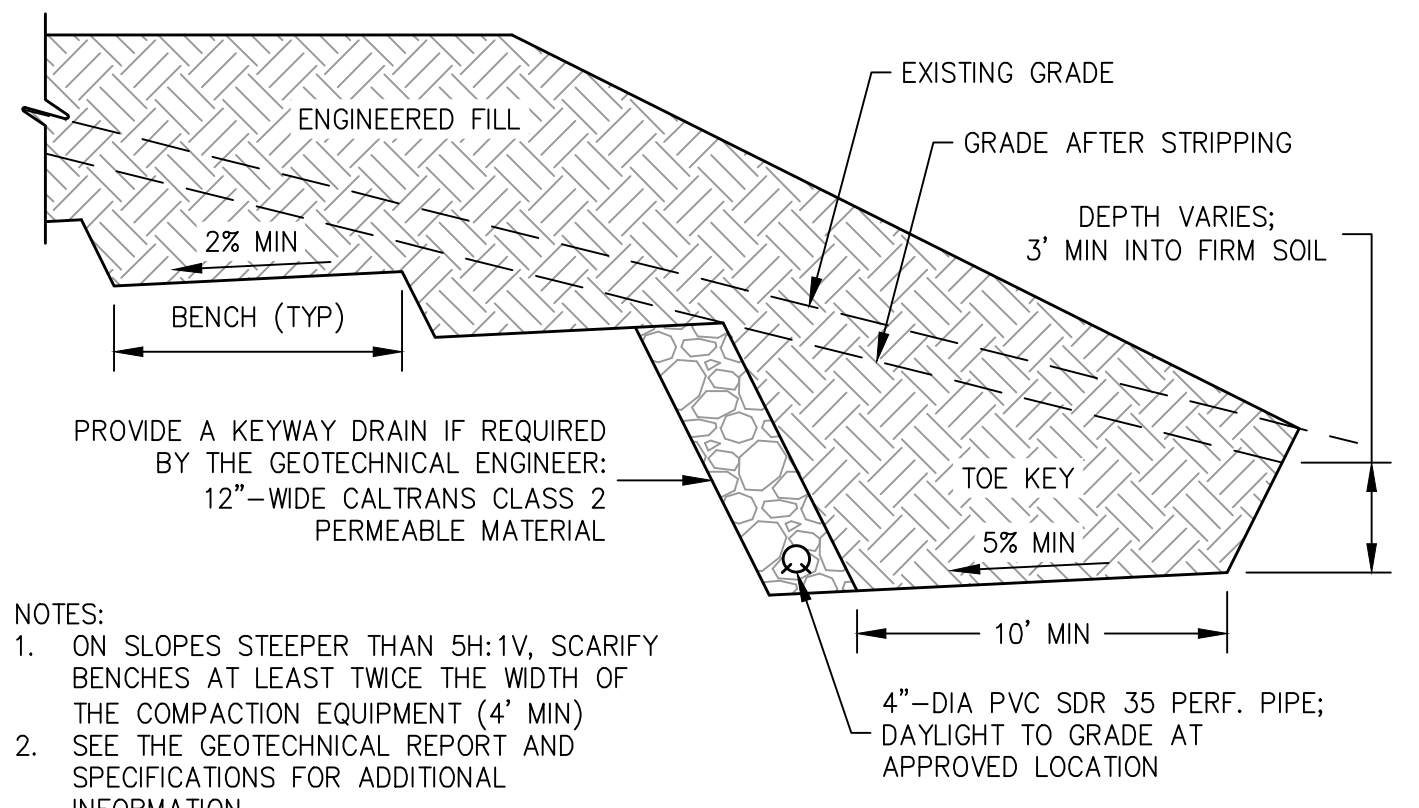


2 TYPE 'A' AC DIKE
SCALE: NONE



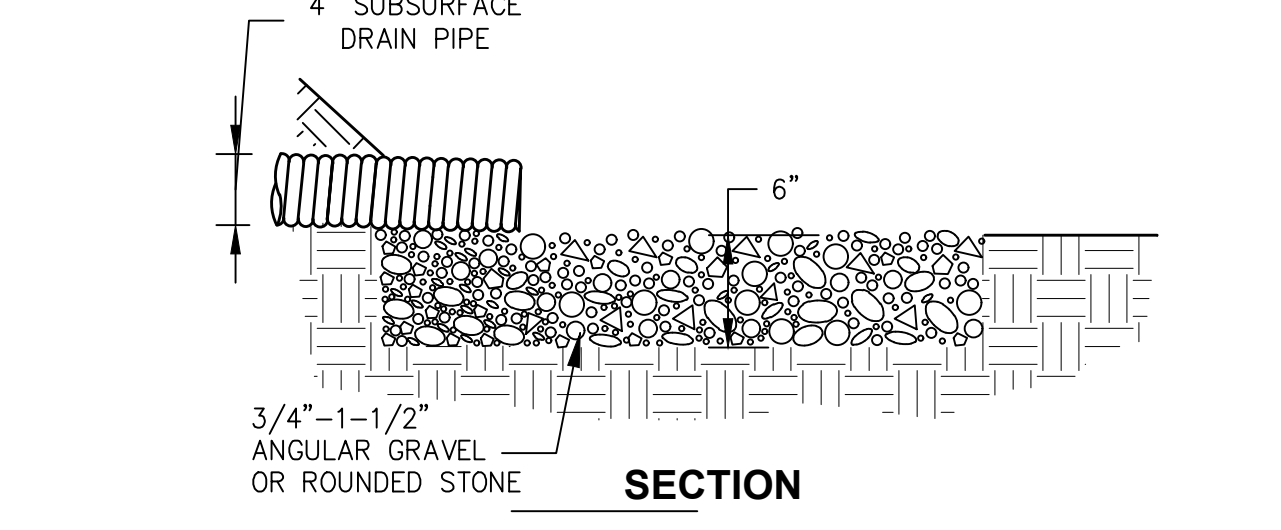
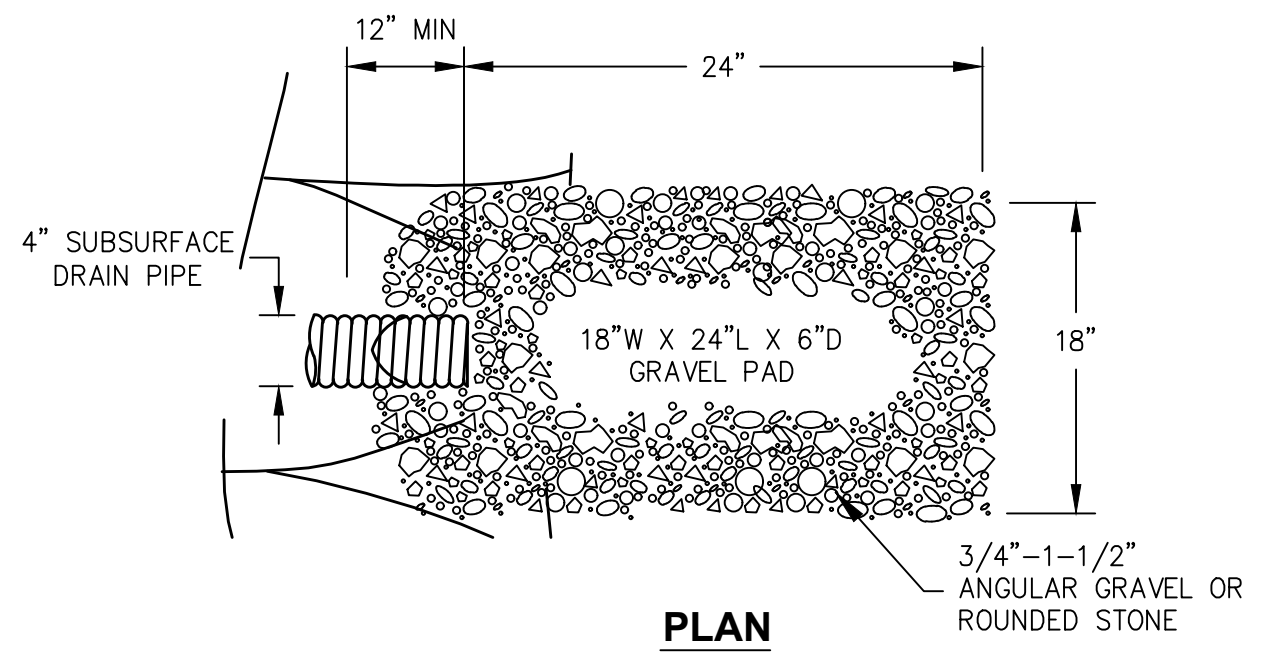
- KEYNOTES**
- PROPOSED PRIVATE UTILITY; PIPE ZONE
 - MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
 - TRENCH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

3 PRIVATE UTILITY TRENCHING
SCALE: NONE



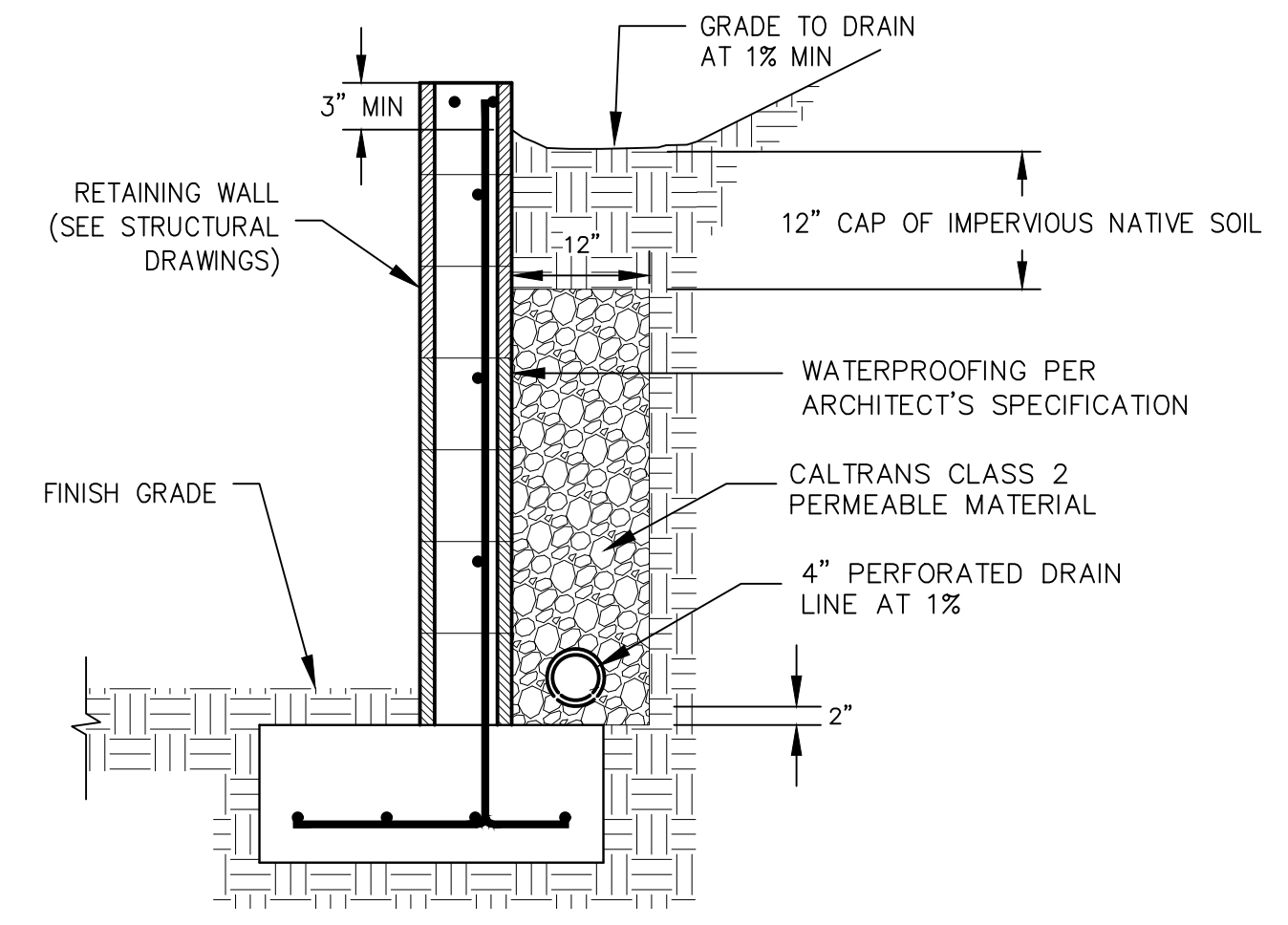
4 KEYING AND BENCHING
SCALE: NONE

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

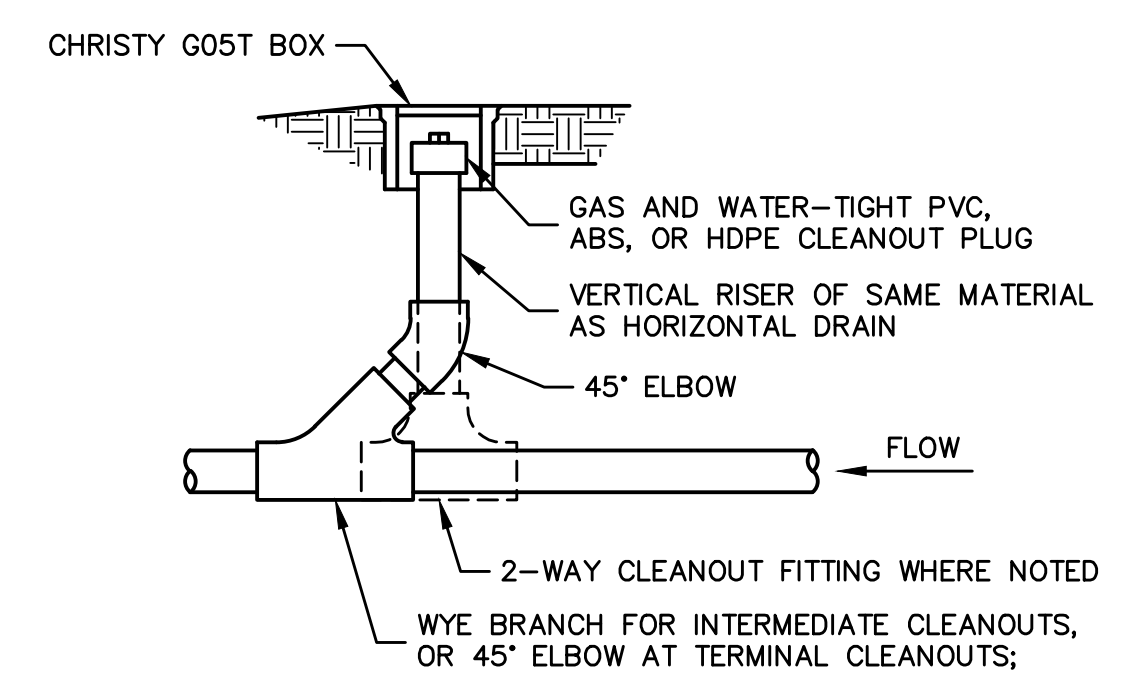


- NOTES:
- LANDSCAPE ARCHITECT/OWNER SHALL DIRECT THE SHAPE OF THE DRAIN APRON, HOWEVER IT SHALL MEET THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN HEREON.
 - ROCK SOURCE SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND ENGINEER

9 SUBSURFACE DRAIN APRON DETAIL
SCALE: NONE



5 WALL DRAIN DETAIL
SCALE: NONE



6 CLEAN OUT
SCALE: NONE

AGGREGATE BASE

AGGREGATE BASE SHALL BE CLASS 2 CONFORMING TO THE PROVISIONS IN SECTION 26, "AGGREGATE BASES," OF THE STANDARD SPECIFICATIONS. AGGREGATE BASE SHALL BE COMPACTED TO AT LEAST 95% R.C. SUBGRADE PER GRADING NOTES 12 AND 14.

EXTERIOR SITE CONCRETE

CONCRETE SHALL BE CLASS 3 IF NOT OTHERWISE NOTED, CONFORMING TO SECTION 90, "PORTLAND CEMENT CONCRETE," OF THE STANDARD SPECIFICATIONS.

EXPANSION JOINT DOWEL BARS

DOWEL BARS AT EXPANSION JOINTS SHALL BE GRADE 40 OR 60 PLAIN, ROUND, SMOOTH STEEL AS SHOWN ON THE PLANS AND THE PROVISIONS IN SECTION 52. DOWEL BARS SHALL BE PLACED AS SHOWN ON THE PLANS.

DOWEL BARS SHALL BE FREE FROM BURRS OR OTHER DEFORMATIONS DETRIMENTAL TO FREE MOVEMENT OF THE BARS IN THE CONCRETE. DOWEL BARS SHALL BE LUBRICATED WITH A BOND BREAKER OVER THE ENTIRE BAR, AND SHALL HAVE AN EXPANSION CAP PLACED OVER ONE END.

REINFORCEMENT

REINFORCEMENT SHALL CONFORM WITH THE PROVISIONS IN SECTION 52, "REINFORCEMENT," OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS, AND SHALL BE PLACED AS SHOWN ON THE PLANS, AND AS DIRECTED BY THE ENGINEER

ASPHALT CONCRETE

HOT MIX ASPHALT SHALL BE TYPE "A" CONFORMING TO THE PROVISIONS IN SECTION 39, "ASPHALT CONCRETE," OF THE STANDARD SPECIFICATIONS. THE GRADE OF ASPHALT BINDER SHALL BE PG 64-10.

STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D-2661, SCH 40.

8" AND LARGER PIPE: HDPE TYPE "S" (SMOOTH INTERIOR, CORRUGATED EXTERIOR) PIPE WITH WATERTIGHT JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26.

PERFORATED PIPE

SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D-1785, SCH 40; ASTM D-3034, SDR 35 OR SDR 25; OR ASTM D-2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40.

PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729.

PERMEABLE MATERIAL

PERMEABLE MATERIAL (DRAIN ROCK) SHALL CONFORM TO THE PROVISIONS IN SECTION 68, "SUBSURFACE DRAINS," OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

FILTER FABRIC

FILTER FABRIC SHALL CONFORM TO AASHTO M288 CLASS 2 (MIRAFI 160N OR APPROVED EQUAL) OR CLASS 3 (MIRAFI 140N OR APPROVED EQUAL). IF NOT OTHERWISE NOTED, USE CLASS 3 FILTER FABRIC.

CONCRETE DRAINAGE STRUCTURES

CONCRETE DRAINAGE STRUCTURES SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES," SECTION 52 "REINFORCEMENT," SECTION 70 "MISCELLANEOUS FACILITIES," SECTION 75 "MISCELLANEOUS METAL" AND THESE SPECIAL PROVISIONS. PRECAST MEMBERS SHALL CONFORM TO SECTION 70-1.02H, "PRECAST CONCRETE STRUCTURES," OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.

PRECAST UNIT JOINTS SHALL BE SEALED WITH PREFORMED BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C-990.

PLASTIC PIPE CONNECTIONS TO CONCRETE STRUCTURES SHALL BE FITTED WITH AN ELASTOMERIC GASKET OR WATERSTOP CONFORMING TO ASTM C-923 OR ASTM C-1478 (FOR PVC PIPE), OR ASTM F-2510 (FOR HDPE TYPE 'S' PIPE).

THE BASE OF CONCRETE INLETS AND MANHOLES, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE TO THE PIPE SPRING LINE (HALF-BENCH). THE INVERT PAVING THICKNESS IN PRECAST BASE UNITS SHALL BE AT LEAST 4"-THICK BELOW THE BOTTOM OF PIPE.

ALL CONCRETE DRAINAGE STRUCTURES SHALL BE H-20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE. CONCRETE DRAIN INLET WALL THICKNESS "T" SHALL BE 4" FOR 12" INLETS, 5" FOR 15"-27" INLETS, AND 6" FOR 30" AND LARGER INLET SIZES.

ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA-COMPLIANT. ADA-COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PATH OF TRAVEL. ALL GRATES SHALL BE BOLT- OR LOCK-DOWN

INLET SCHEDULE

- 4"AD: 4"-DIA ROUND OR 4"x4" SQUARE DRAIN INLET WITH HDPE GRATE. ADS OR NDS 4" DROP-IN GRATE, OR APPROVED EQUAL. PIPE RISER SHALL BE 4 INCHES IN DIAMETER.
- 6"AD: 6"-DIA ROUND OR 6"x6" SQUARE DRAIN INLET WITH HDPE GRATE. ADS OR NDS 6" DROP-IN GRATE, OR APPROVED EQUAL. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER.
- 8"AD: CHRISTY F08BOX (IN PLANTER AREAS) OR F08TBOX (IN CONC. PEDESTRIAN AREAS) WITH CHRISTY V1-71C CAST IRON ADA-COMPLIANT GRATE, OR EQUIVALENT. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER. GROUT ANNUAL SPACE BETWEEN PIPE RISER AND BOX (MIN 4" DEEP), AND SLOPE TO DRAIN INTO PIPE.
- 12"CB: 12" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED CAST IRON FLAT GRATE.
- 18"CB: 18" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.

SANITARY SEWER

SEWER PIPE

4" AND LARGER PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE AND FITTINGS CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26.
ALTERNATE, 4" BUILDING SEWERS (SEWER LATERALS) ONLY: SOLVENT WELD ABS SEWER PIPE AND FITTINGS CONFORMING TO ASTM D-2661, SCH 40.

1: Maxwell Residences - Lot 119 - 21 Pronghorn Run - Civil Details - 5/23/23 - 10:40am
 2: Maxwell Residences - Lot 119 - 21 Pronghorn Run - Civil Details - 5/23/23 - 10:40am
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Whitson
ENGINEERS

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

SUBMITTAL / REVISION	FINAL DRB SUBMITTAL
5/23/23	RW

MAXWELL RESIDENCE - LOT 119
21 PRONGHORN RUN

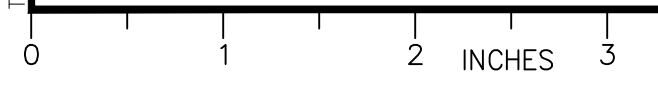
Carmel, California

APN 239-091-044

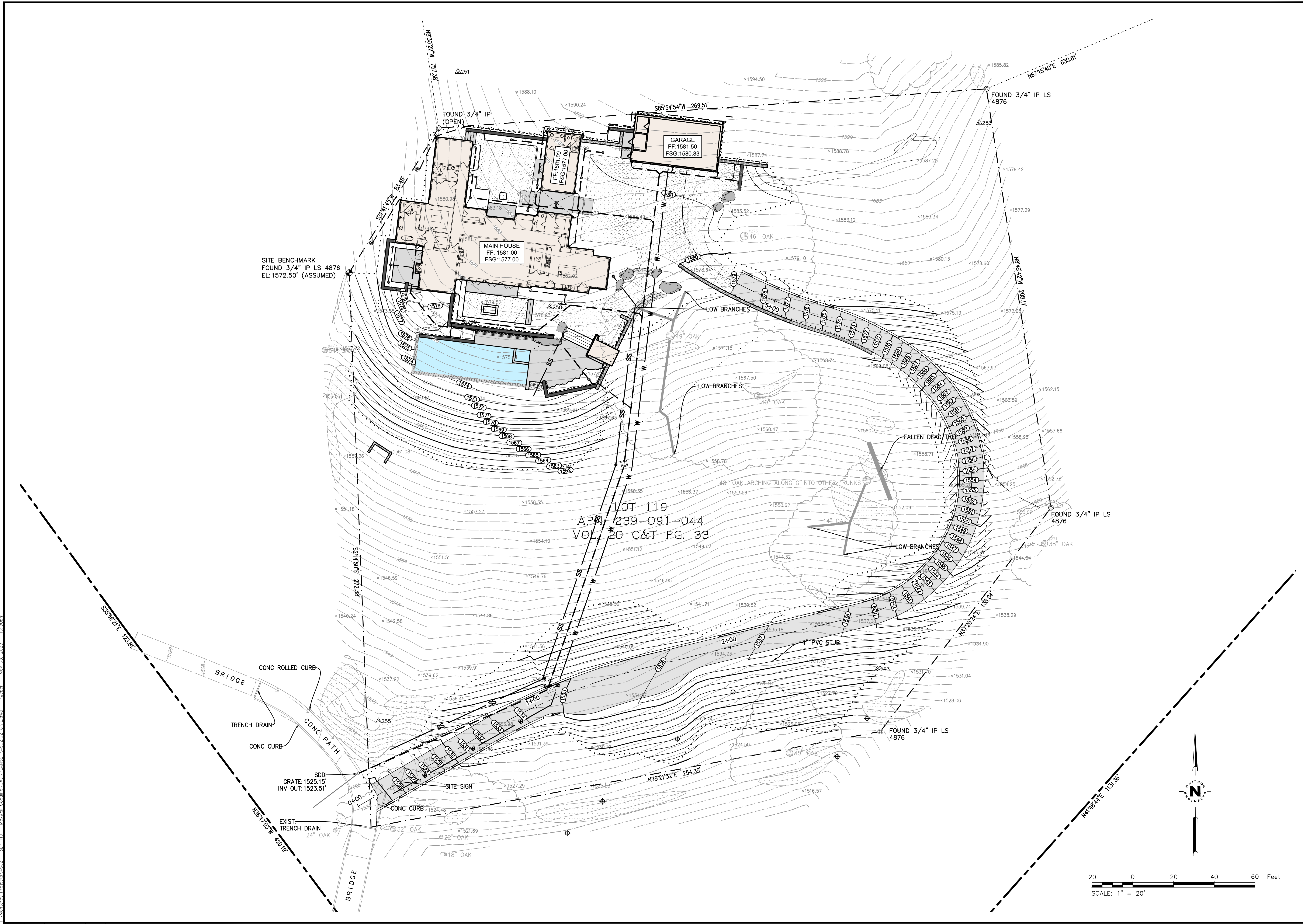
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DRAWN: RW
JOB No.: 4502.02
SHEET
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OF

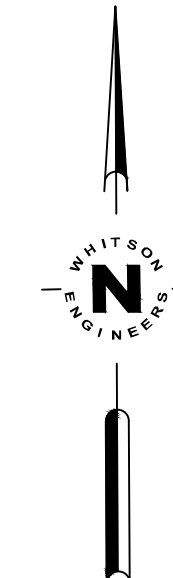
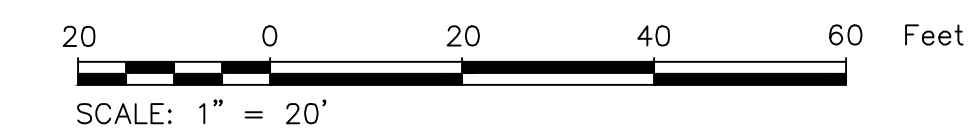
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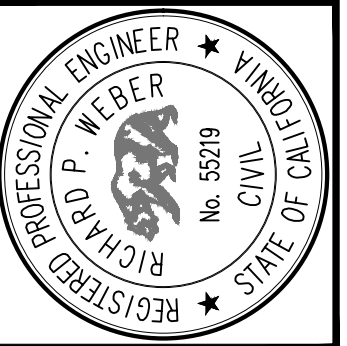
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LOT 119
APN 239-091-044
VOL 20 C&T PG. 33

SITE BENCHMARK
FOUND 3/4" IP LS 4876
EL: 1572.50' (ASSUMED)

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5/23/23	RW

Carmel, California
APN 239-091-044

MAXWELL RESIDENCE - LOT 119
21 PRONGHORN RUN
OVERALL SITE PLAN

SCALE:
DRAWN: RW
JOB No.: 4502.02
SHEET
C1.1
OF

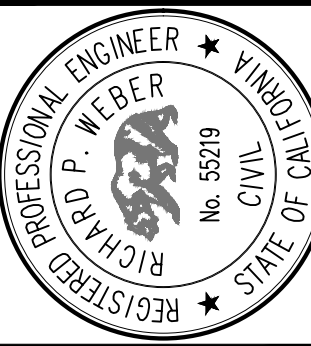
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SITE BENCHMARK
FOUND 3/4" IP LS 4876
EL: 1572.50' (ASSUMED)

LOT 119
APN 239-091-044
VOL 20 C&T PG. 33

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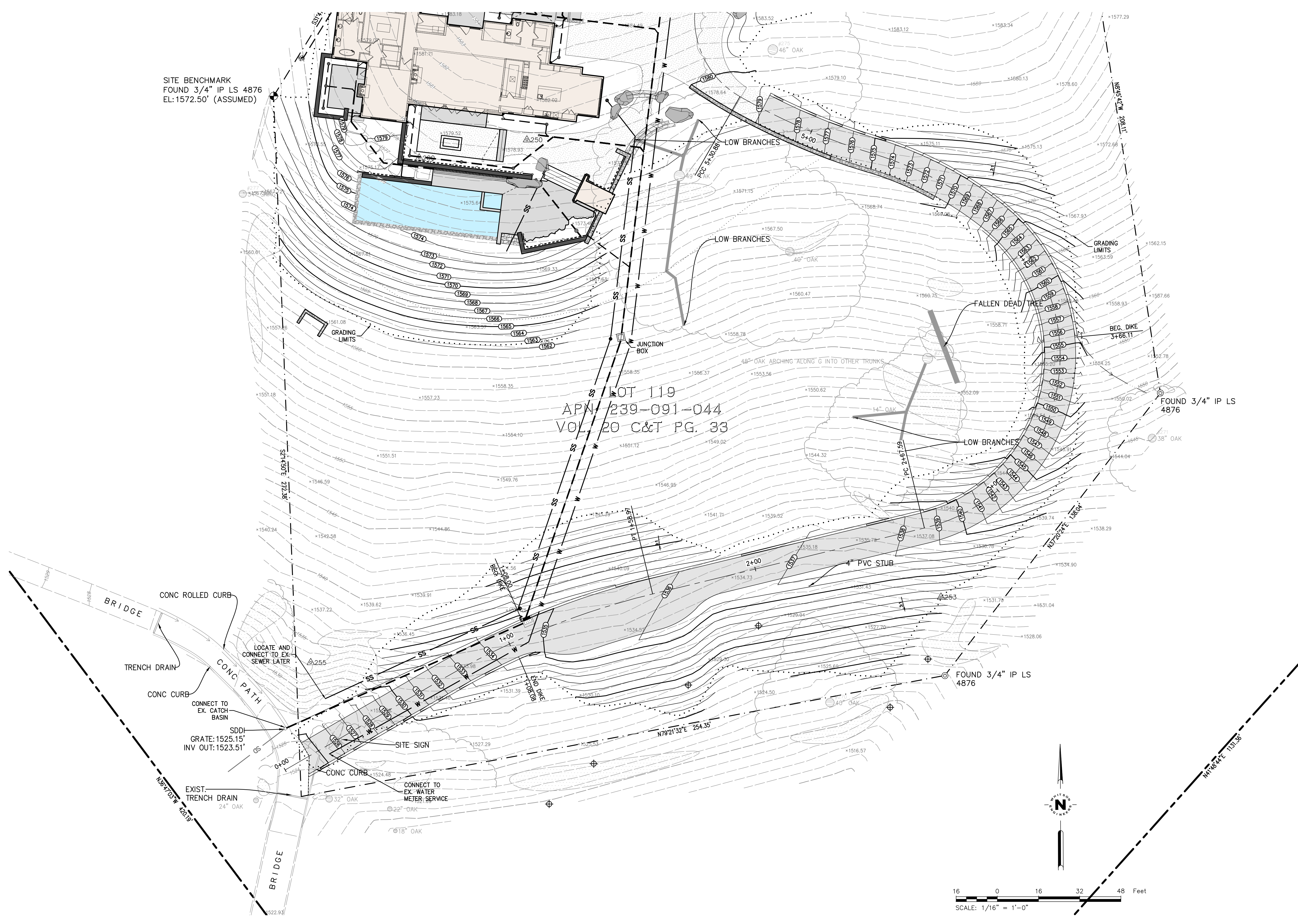
SUBMITTAL / REVISION	DATE	BY
FINAL DRB SUBMITTAL	5/23/23	RW

Carmel, California
APN 239-091-044

MAXWELL RESIDENCE - LOT 119
21 PRONGHORN RUN
DRIVEWAY PLAN

SCALE:
DRAWN: RW
JOB No.: 4502.02
SHEET
C1.2
OF

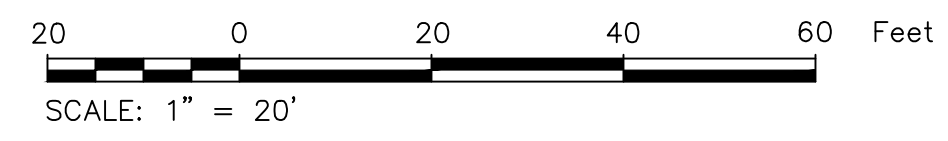
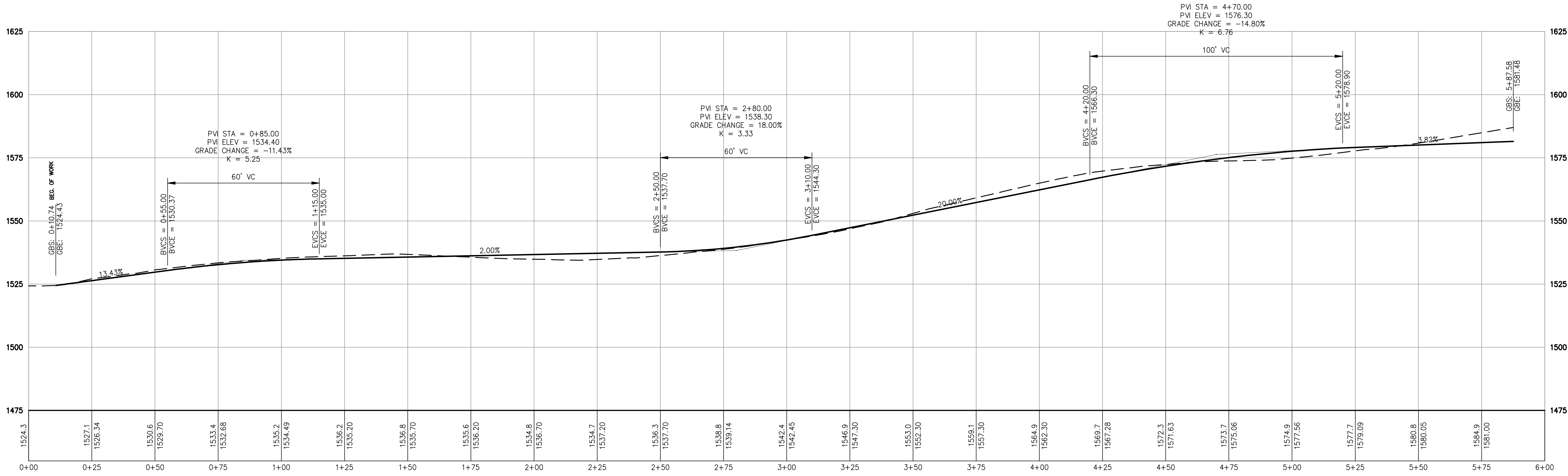
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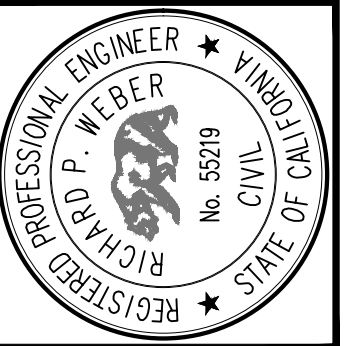
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16 0 16 32 48 Feet
SCALE: 1/16" = 1'-0"

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RW	

MAXWELL RESIDENCE - LOT 119
21 PRONGHORN RUN
Carmel, California
DRIVEWAY PROFILE
APN 239-091-044

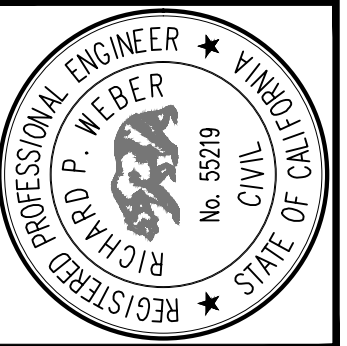
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DRAWN:	RW
JOB No.:	4502.02

SHEET
C1.3
OF

FINAL DRB SUBMITTAL - NOT FOR CONSTRUCTION

- KEY NOTES**
1. AC DRIVEWAY
 2. CHIPSEAL PAVING
 3. CONCRETE PAVING
 4. GRAVEL PAVING
 5. RETAINING WALL; S.S.D.
 6. MONOLITHIC STONE STEPS
 7. POOL; S.A.D.
 8. POOL EQUIPMENT VAULT
 9. WATER FEATURE
 10. OUTDOOR KITCHEN
 11. GAS FIREPIT
 12. ROCK SLOPE PROTECTION
 13. WALL SUBDRAIN
 14. CLEAN OUT
 15. DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM
 16. FIRE TRUCK TURNAROUND; 60 FT WIDE

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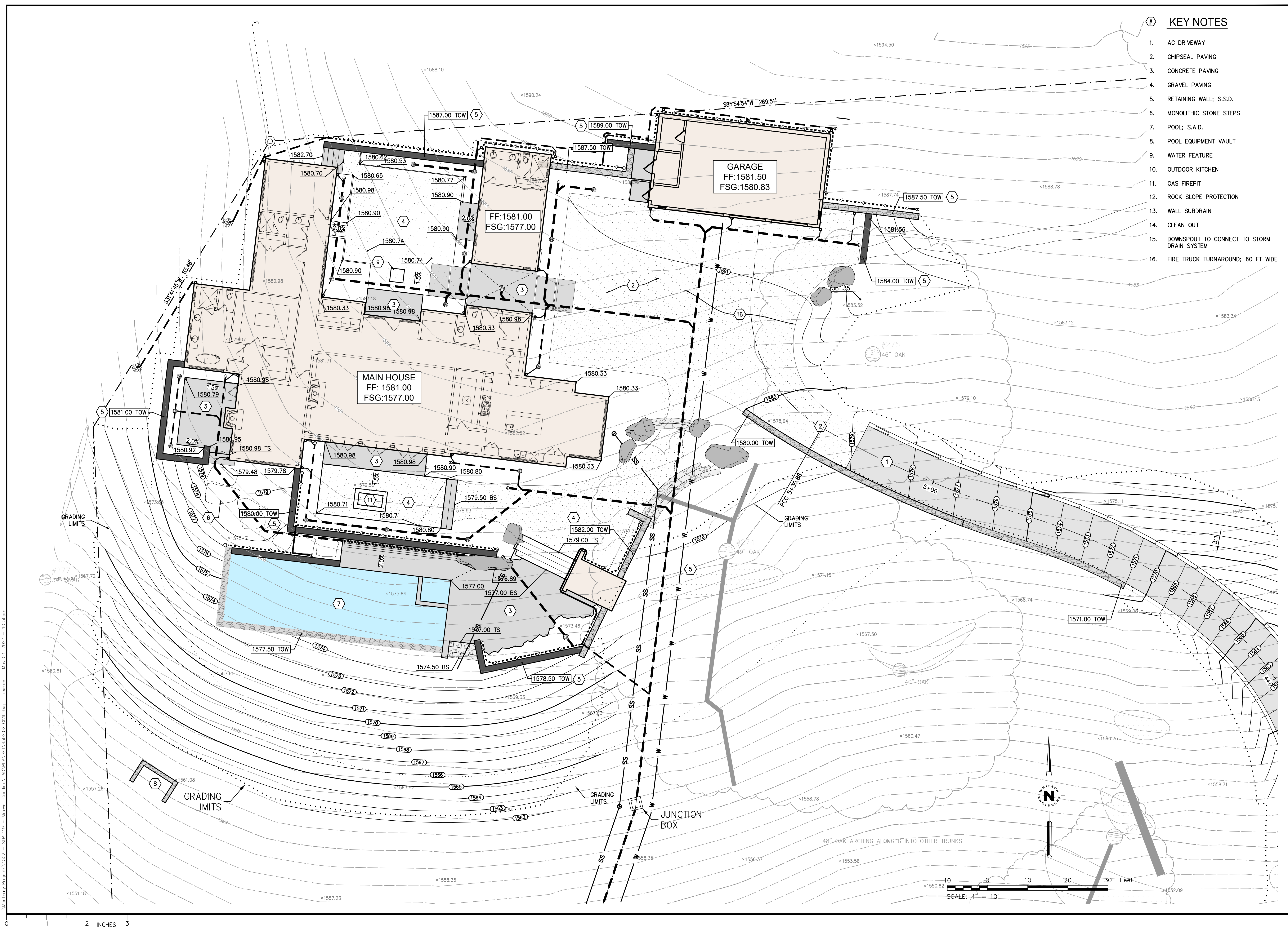
SUBMITTAL / REVISION	FINAL DRB SUBMITTAL
5/23/23	RW

Carmel, California
APN 239-091-044

MAXWELL RESIDENCE - LOT 119
21 PRONGHORN RUN
MAIN RESIDENCE GRADING AND DRAINAGE PLAN

SCALE:
DRAWN: RW
JOB No.: 4502.02
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OF

FINAL DRB SUBMITTAL - NOT FOR CONSTRUCTION



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WATER POLLUTION CONTROL PLAN

- ESTIMATED TOTAL DISTURBED AREA: 0.99 AC.
- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2017 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT <https://dot.ca.gov/-/media/dot-media/programs/construction/documents/environmental-compliance/csbmp-may-2017-final.pdf>
 - THE 2015 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 <https://www.casqa.org/resources/bmp-handbooks>
- 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 TARPS.
- 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 SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
- PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL"
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)

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.
 - 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 ILLICIT CONNECTIONS 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

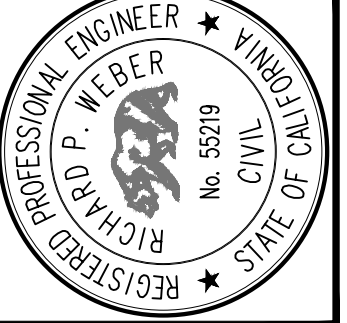
- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 -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



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 DWGS
	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
	-	-	ROADSIDE SWALE; PROVIDE SOIL STABILIZATION

Civil Engineering
Land Surveying
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Monterey, California
831.489.9225
whitsonengineering.com



NO.	DATE	REVISION
1	5/23/23	FINAL DRB SUBMITTAL
2		RW

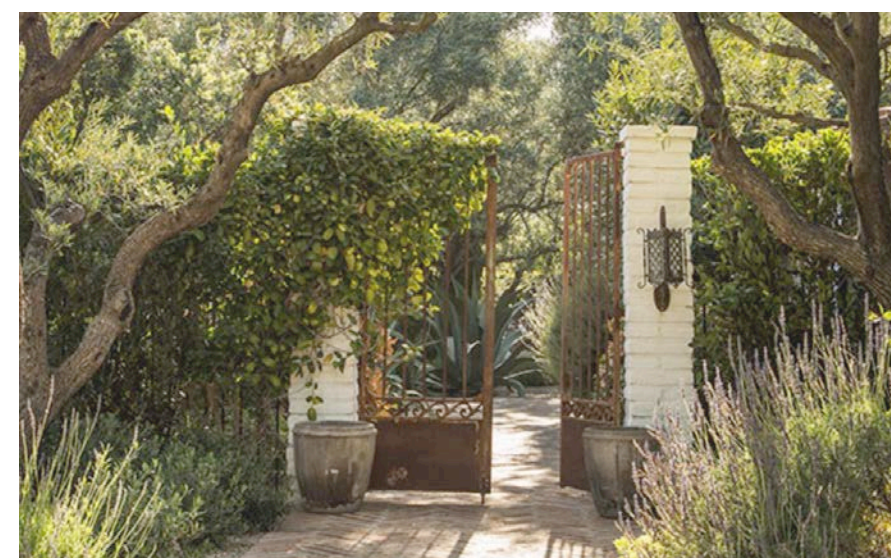
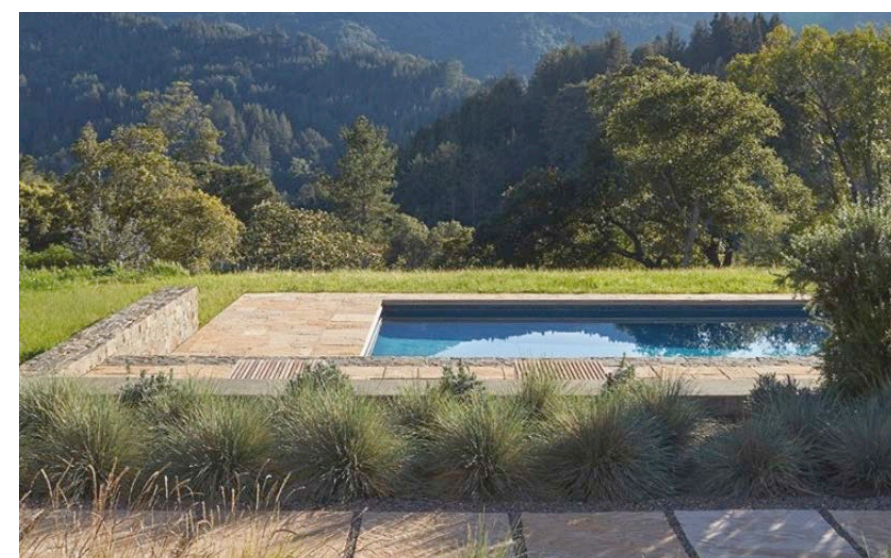
Carmel, California
APN 239-091-044

MAXWELL RESIDENCE - LOT 119
21 PRONGHORN RUN
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
FINAL DRB SUBMITTAL - NOT FOR CONSTRUCTION

SCALE:
DRAWN: RW
JOB No.: 4502.02
SHEET
C2.1
OF

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0 1 2 3 INCHES



BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831-298-0990
blisslandarch.com

DRAFT

FOR REVIEW AND
COORDINATION PURPOSES ONLY
NOT FOR CONSTRUCTION

**MAXWELL
RESIDENCE**

21 PRONGHORN RUN
CARMEL, CA 93923

APN/ Lot Number
239-091-044

Phase
SCHEMATIC DESIGN

Previous Issue

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

Issue
CONCEPTUAL DESIGN REVIEW

Date
01 Sep 2022

Drawn by
MS

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

North



Drawing Title

**CONCEPTUAL
SITE PLAN**

L1.0

LEGEND

- 1 AUTOMATIC AUTO GATE
- 2 TURNOUT
- 3 PAVED DRIVEWAY - 12' WIDE
- 4 GRAVEL PARKING COURT
- 5 GUEST PARKING - COBBLE PAVING
- 6 TRASH STORAGE
- 7 OVERLOOK TO EASTERN HILLS
- 8 ENTRY COURTYARD W/ WATER FEATURE
- 9 PRIMARY BEDROOM VIEW TERRACE
- 10 VIEW TERRACE W/ PERGOLA
- 11 OAK BANQUETTE W/ FIREPIT
- 12 POOL TERRACE
- 13 POOL + SPA, 16' X 55'
- 14 POOL EQUIPMENT ENCLOSURE
- 15 PROPOSED COAST LIVE OAKS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		06.00.20

(N) PANEL SCHEDULE "A"

SERVICE: 120/240V 1Ø3W	MAIN BKR: 200A - 2P	BUS: 200A	LOC: SEE PLAN				
ALL CIRCUIT BREAKERS SHALL BE AFCI		*= AFCI / GFCI CIRCUIT BREAKER					
MTG: FLUSH							
REMARKS	LOAD		CIRCUIT	P O L I P C	CIRCUIT	P O L I P C	REMARKS
	GA	GB					
SMALL APPLIANCE			1 20 1		2 20 1		DISPOSAL
LAUNDRY CIRCUIT			1 20 3		4 20 1		DISHWASHER
BATHROOM CIRCUIT			1 20 5		6 20 1		REFRIGERATOR
			1 20 7		8 20 1		
			1 20 9		10 20 1		BAR REFRIGERATOR
			1 20 11		12 20 1		MICROWAVE
			1 20 13		14 20 1		GEN LIGHTING
SMOKE DETECTORS			1 20 15		16 20 1		
SPARE			1 20 17		18 20 1		
			1 20 19		20 20 1		
			1 20 21		22 20 1		
			1 20 23		24 20 1		
			1 20 25		26 40 2	1	ELECTRIC OVEN
			1 20 27		28 X X		
			1 20 29		30 30 2		RESERVED FOR
			1 20 31		32 X X		DRYER
			1 20 33		34 30 2		RESERVED FOR
			1 20 35		36 X X		
			1 20 37		38 50 2		RESERVED FOR
			1 20 39		40 X X		RANGE
AMPS= SEE ELECTRICAL LOAD CALCULATIONS			MINIMUM BKR		A.I.C. RATING= 10,000 AMPS SYM		

ELECTRICAL LOAD CALCULATION

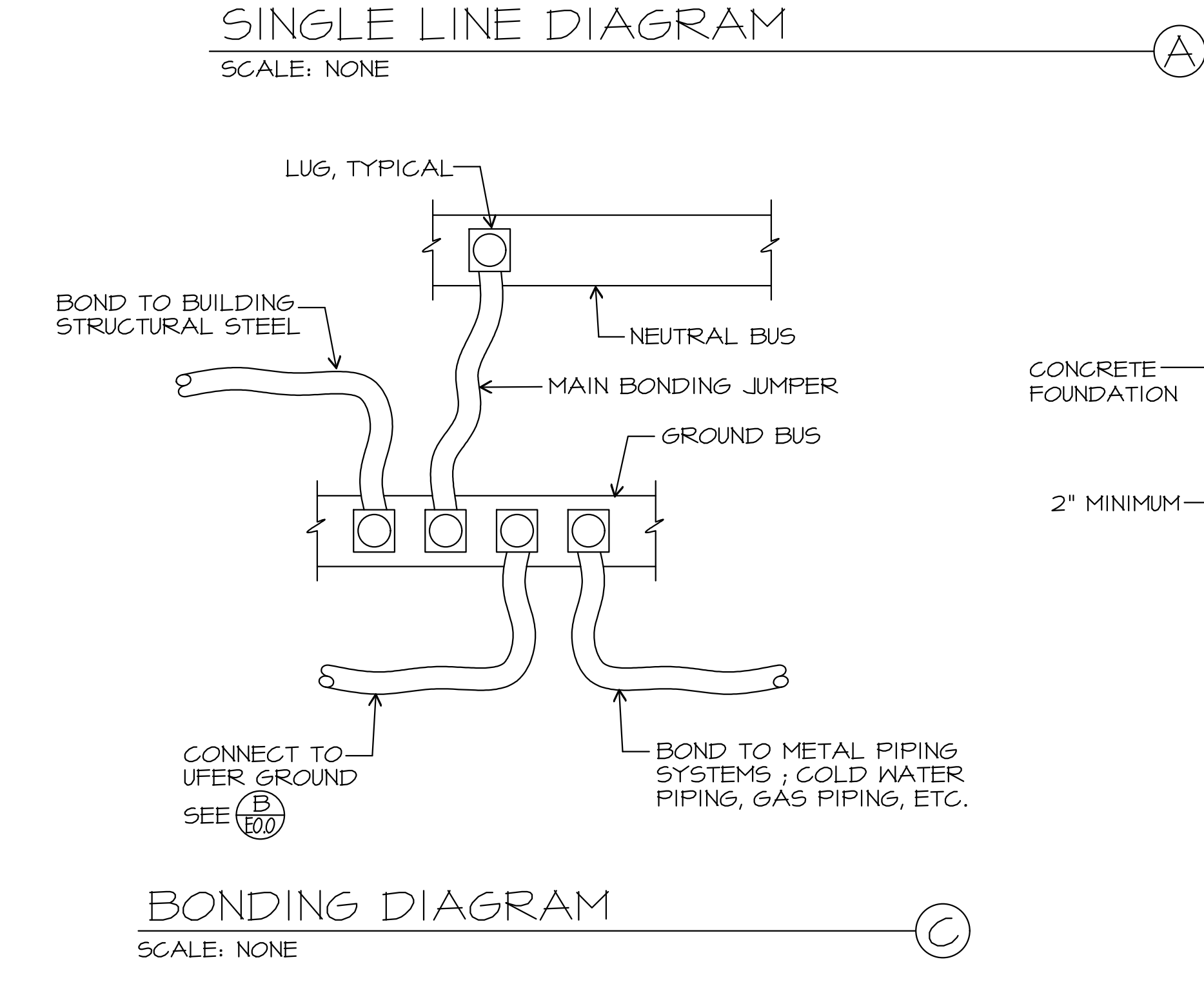
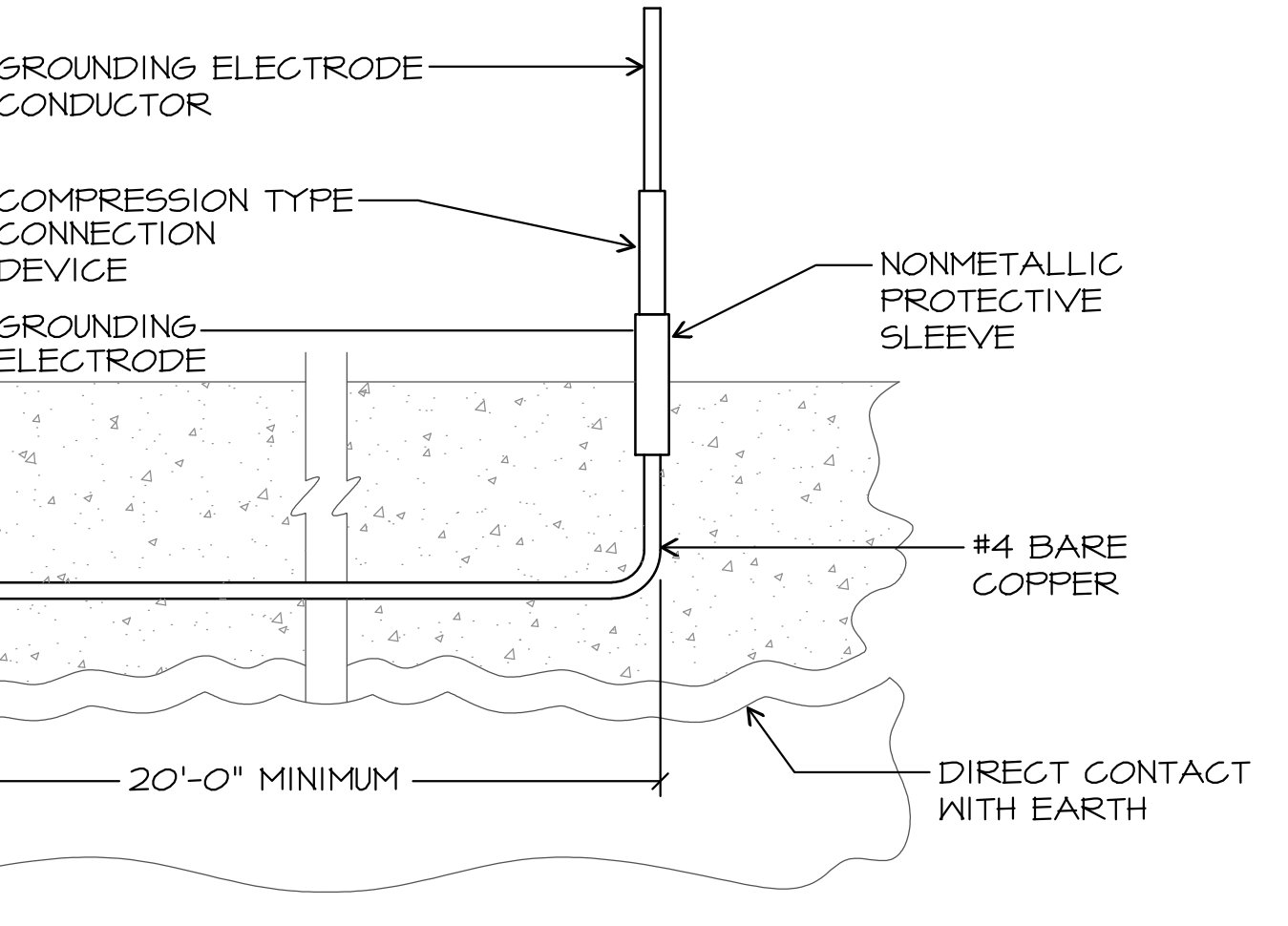
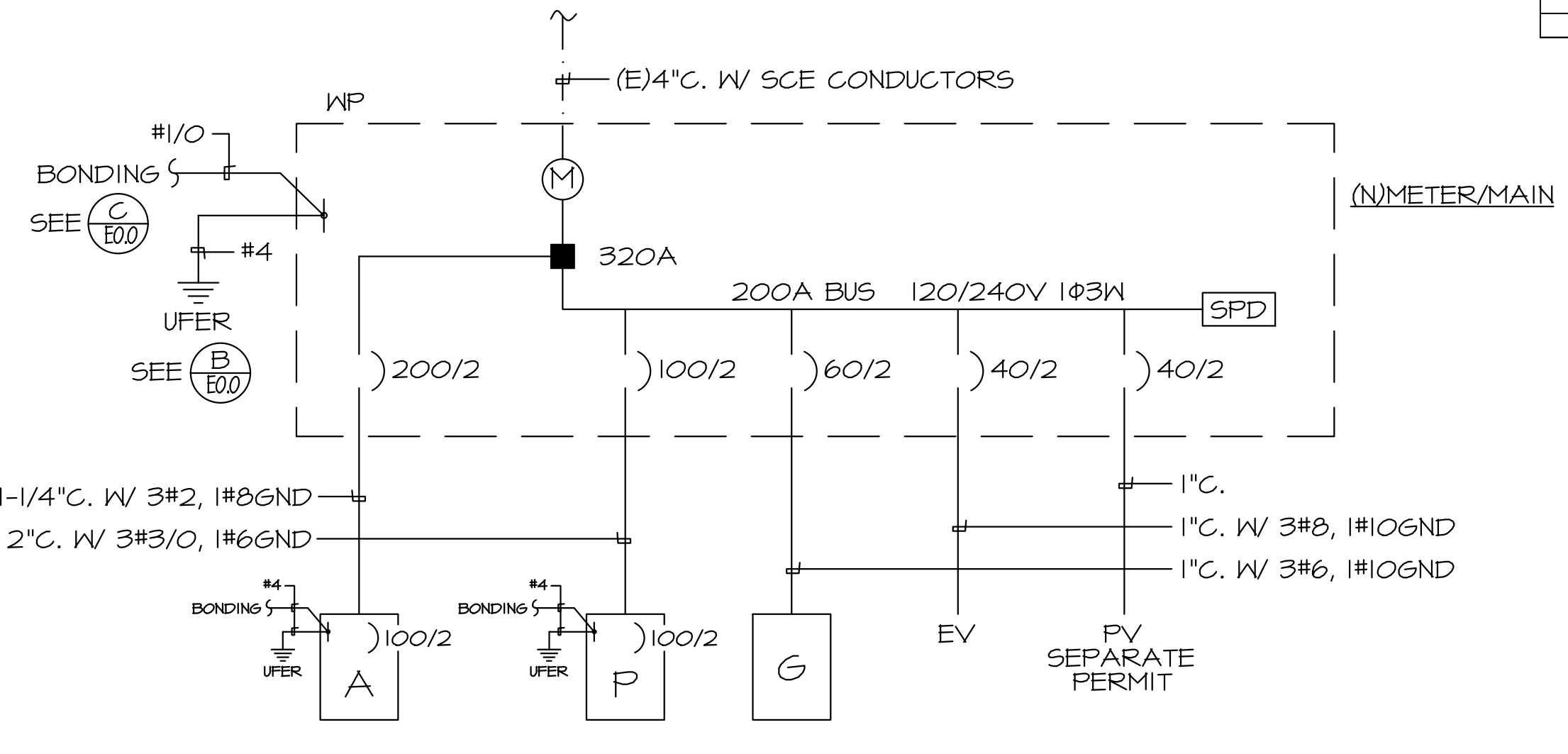
Item #	DESCRIPTION	QTY.	VA	%VA	TOTAL VA
A.	Lighting & Receptacle, Required Appliance and Laundry Loads				
1.	Lighting & Receptacles: ENTER QTY. IN SQ. FT. =>	5,314	3		15,942
2.	Small Appliance Circuits:	2	1,500		3,000
3.	Laundry Circuits:	1	1,500		1,500
	SUBTOTAL				20,442
	N.E.C. Demand for above loads (per N.E.C. Table 220-11)				
1.	First 3,000 VA @ 100%		3,000	100%	3,000
2.	Next 117,000 VA @ 35%		17,442	35%	6,105
3.	Remaining Load @ 25%		0	25%	0
	SUBTOTAL FOR ITEM A:				9,105
B.	Fixed appliances				
	Range Hood Fan	1	100	75%	75
	Microwave	1	800	75%	600
	Refrigerator	2	850	75%	1,275
	Bath Fan	4	200	75%	600
	Disposal	1	1,000	75%	750
	Dishwasher	1	1,000	75%	750
				75%	0
				75%	0
				100%	0
				100%	0
	SUBTOTAL FOR ITEM B:				4,050
C.	Bedroom 3 AC unit	1	3,000	100%	3,000
D.	AC Units	2	4,000	100%	8,000
E.	Garage Door Opener	2	300	100%	600
F.	EV CHARGER	1	7,200	100%	7,200
G.				100%	0
H.				100%	0
I.				100%	0
J.				100%	0
K.				100%	0
L.				100%	0
M.				100%	0
N.	Electric Dryer provisions	1	5,000	100%	5,000
O.	HP Water Heater provisions	1	4,500	100%	4,500
P.				100%	0
Q.	Electric Range provisions	1	8,000	100%	8,000
	SUBTOTAL FOR ITEMS C THRU END:				36,300
	TOTAL DWELLING UNIT LOAD @ 120/240V, 1 PHASE				49,455
	TOTAL DWELLING UNIT LOAD IN AMPS (TOTAL LOAD / 240V)				206.1

GENERAL NOTES

- VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID
- THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
- ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
- ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSHING FOR FUTURE BREAKER OR SWITCH.
- CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
- GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
- ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
- THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT. BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE.
- ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.
- COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR CABLE TELEVISION SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, A BRANCH/FEEDER TYPE, A LISTED SUPPLEMENTAL ARC PROTECTION CIRCUIT BREAKER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12(A)(1) THROUGH (6)].
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (EXCEPTIONS: (1) RECEPTACLE MORE THAN 5'-6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DESIGNATED SPACE AND ARE CORD-AND-PLUG CONNECTED AS PER CEC 400.10(A)(6), (A)(7) OR (A)(8), AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(a), [CEC 406.12].
- SMOKE DETECTORS SHALL BE 120V, PHOTOELECTRIC/ION COMBINATION UNITS WITH BATTERY BACK UP. THEY SHALL BE INTERCONNECTED.
- HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. THEY SHALL BE INTERCONNECTED WITH SMOKE DETECTORS.
- LIGHT FIXTURES IN BATHTUB OR SHOWER AREAS SHALL BE MARKED AS "SUITABLE FOR DAMP LOCATIONS." CEC 410.10.
- WP EXTERIOR RECEPTACLES SHALL HAVE HUBBELL #ML500 EXTRA DUTY COVERS OR EQUAL. ALL RECEPTACLES IN DAMP OR WET LOCATIONS (WP) SHALL BE LISTED WEATHER-RESISTANT TYPE AND BE GFCI. [CEC 406.9]
- MANUFACTURER'S LITERATURE SHOWING THAT PROPOSED LIGHT FIXTURES ARE HIGH EFFICIENCY AND CALIFORNIA CERTIFIED IS TO BE ON SITE AT THE TIME OF FIELD INSPECTION. CALIFORNIA ENERGY CODE 150.
- AT LEAST ONE FIXTURE INSTALLED IN GARAGES, CLOSETS, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
- AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
- TWO MINIMUM 1" DIAMETER METALLIC CONDUITS SHALL BE PROVIDED THAT ORIGINATE AT A READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO A SOLAR ZONE AREA COMPLYING WITH CALIFORNIA ENERGY CODE, SECTION 110.10 AND TERMINATE AT A MINIMUM 4" FROM THE ELECTRICAL PANEL. THE ELECTRICAL JUNCTION BOX AND SEGMENT OF CONDUIT RUN IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
- RECESSED LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL HAVE AN I.C. RATING AND SHALL BE CERTIFIED AS AIR TIGHT.
- LUMINAIRES WITH SCREEN BASE SOCKETS SHALL NOT BE RECESSED IN A CEILING.
- LUMINAIRES WITH SCREEN BASE SOCKETS SHALL BE MARKED AS JAB-2014-E COMPLIANT AND SHALL ONLY CONTAIN JAB COMPLIANT LAMPS.
- ALL JAB COMPLIANT LUMINAIRES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS.
- WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY EITHER A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRANCH CIRCUIT. [CEC 210.12(D)]
- ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE GFCI PROTECTED. RECEPTACLES WITHIN 6 FEET FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK, RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY BATHTUB OR SHOWER STALL, AND RECEPTACLES IN LAUNDRY AREAS ARE TO BE GFCI PROTECTED. [CEC 210.8].

SYMBOLS

- CONDUIT EXISTING
 - CONDUIT CONCEALED IN WALL OR CEILING
 - CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
 - CONDUIT STUBBED OUT AND CAPPED
 - CONDUIT TURNED UP
 - CONDUIT TURNED DOWN
 - HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1" C., NO MARKS = #12
 - HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
 - SAWCUT
 - GROUND CONNECTION
 - DISTRIBUTION SWITCHBOARD OR PANEL
 - PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH SIGNAL TERMINAL CABINET, SURFACE & FLUSH
 - LINEAR SURFACE FIXTURE
 - OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO INDICATES CIRCUIT.
 - RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
 - SURFACE FIXTURE ON FLUSH OUTLET.
 - RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
 - ⊗ EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
 - ⊗ LOW LEVEL EXIT SIGN, 4" AFF, 4" FROM DOOR JAMB
 - ⊗ LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO INDICATES WATTAGE. SEE FIXTURE SCHEDULE
 - ⊗ MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
 - ⊗ SPECIAL RECEPTACLE - SEE PLAN
 - ⊗ METER
 - ⊗ FLUSH FLOOR RECEPTACLE
 - ⊗ RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R #18" UNO.
 - ⊗ DUPLEX RECEPTACLE MTD. ABOVE BACKSPASH
 - ⊗ DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
 - ⊗ GFI
 - ⊗ GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
 - ⊗ DOUBLE DUPLEX RECEPTACLE
 - ⊗ CEILING RECEPTACLE
 - ⊗ RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R #18" UNO.
 - ⊗ JUNCTION BOX 4" SQUARE, 1-1/2" DEEP UNO.
 - ⊗ THERMOSTAT F.B.O. #48"
 - ⊗ MOTOR, NO. INDICATES HORSEPOWER
 - ⊗ CLOCK OUTLET #1-6" UNO.
 - ⊗ DISCONNECT SWITCH, NON-FUSED
 - ⊗ DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
 - ⊗ COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
 - ⊗ MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
 - ⊗ DIMMER W/INTEGRAL "ON-OFF" SW.
 - ⊗ PUSHBUTTON
 - ⊗ PHOTOCELL
 - ⊗ SMOKE DETECTOR
 - ⊗ TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROUNDMET OPENING #18" UNO.
 - ⊗ CABLE TV OUTLET #18" UNO.
 - ⊗ MOTION SENSOR
 - ⊗ EXISTING SWITCH
 - ⊗ SINGLE POLE SWITCH
 - ⊗ DOUBLE POLE SWITCH } QUIET TOGGLE TYPE RATED AT 20A, 120/277V AC, #42" UNO.
 - ⊗ THREE WAY SWITCH
 - ⊗ SWITCH W/PILOT LT.
 - ⊗ MANUAL MOTOR STARTER
 - ⊗ FIRE ALARM CONTROL PANEL
 - ⊗ GROUND FAULT CIRCUIT INTERRUPTING
 - ⊗ LABOR SAVING TANDEN
 - ⊗ MAIN LUGS ONLY
 - ⊗ WITH CONDUIT ONLY
 - ⊗ WEATHERPROOF
 - ⊗ FURNISHED BY OTHERS, INSTALL & CONNECT UNLESS NOTED OTHERWISE
 - ⊗ NATIONAL ELECTRICAL CODE
 - ⊗ NOT IN CONTRACT
 - ⊗ EXISTING
 - ⊗ NEW
 - ⊗ REMOVE
 - ⊗ RELOCATE
 - ⊗ SURFACE MOUNT
 - ⊗ UNDERGROUND
 - ⊗ COLD WATER PIPE
 - ⊗ ABOVE FINISHED FLOOR
 - ⊗ HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
 - ⊗ NIGHT LIGHT
- NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.



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MAXWELL RESIDENCE
21 PRONGHORN RUN - SANTA LUCIA RESERVE
MONTEREY, CA

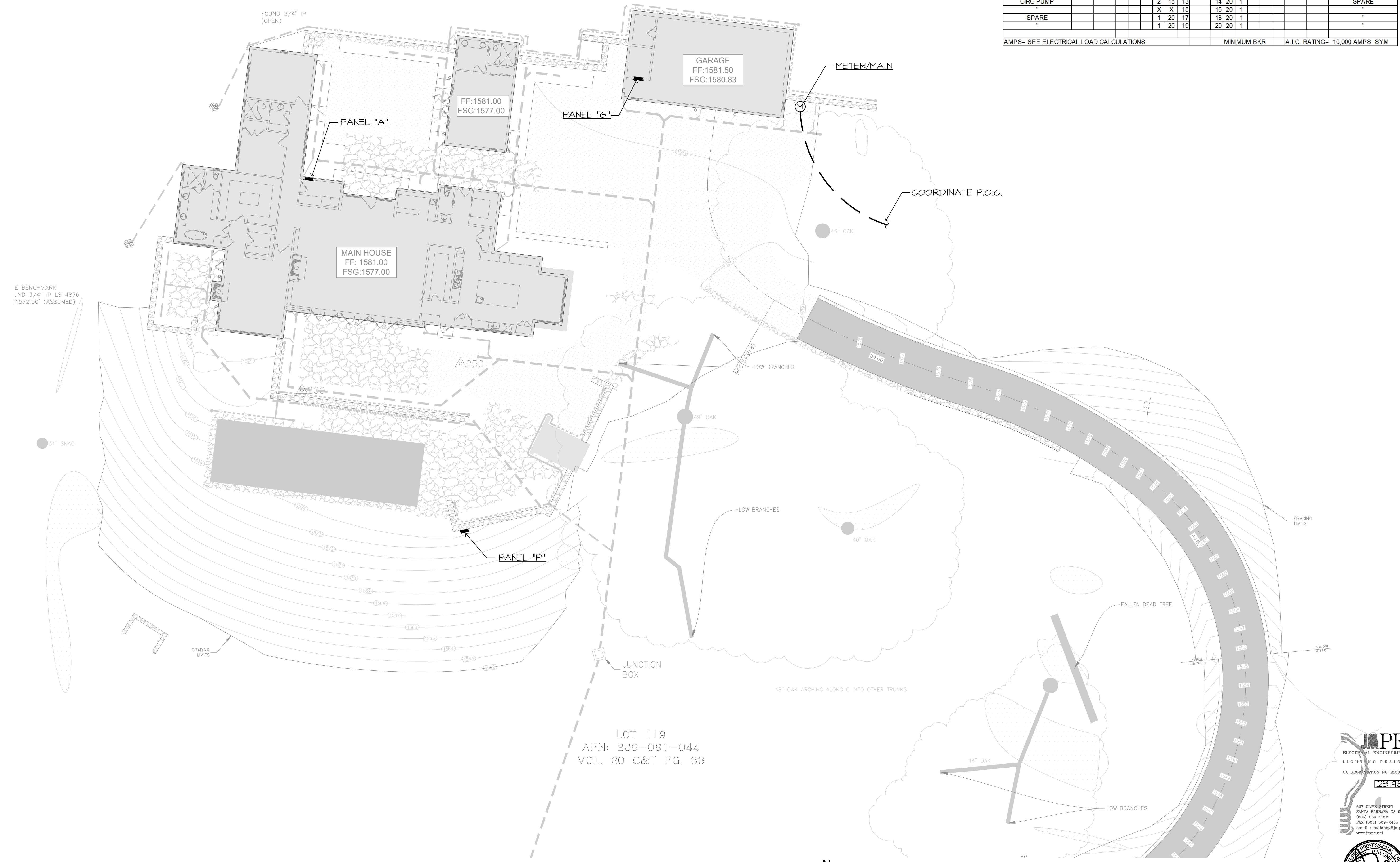
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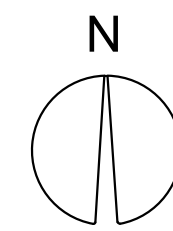
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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(N) PANEL SCHEDULE "P"															
SERVICE: 120/240V 1Ø 3W			MAIN BKR: 100A - 2P			BUS: 100A			LOC.: POOL EQUIP						
NEMA 3R			ALL CIRCUIT BREAKERS SHALL BE GFCI						MTG.: SURFACE						
REMARKS	LOAD		R E C	L I T S	M I S C	P L U M B	T R I C	C I R C	T R I P L E	P R E T G	L M I S C	LOAD		REMARKS	
	ΦA	ΦB										ΦA	ΦB		
POOL PUMP															POOL CONTROLS
"															POOL LIGHTS
SPA PUMP															POOL COVER
"															REC AT PANEL
SPA JETS															POOL AREA REC
"															POOL AREA LTS
CIRC PUMP															SPARE
"															"
SPARE															"
"															"
AMPS= SEE ELECTRICAL LOAD CALCULATIONS								MINIMUM BKR		A.I.C. RATING= 10,000 AMPS SYM					



ELECTRICAL SITE PLAN
SCALE: 1"=10'-0"



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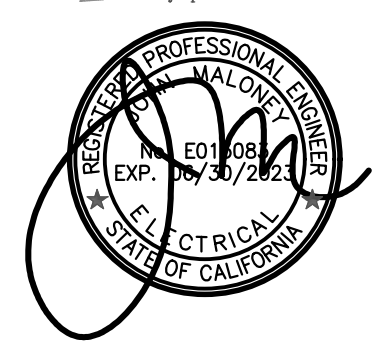
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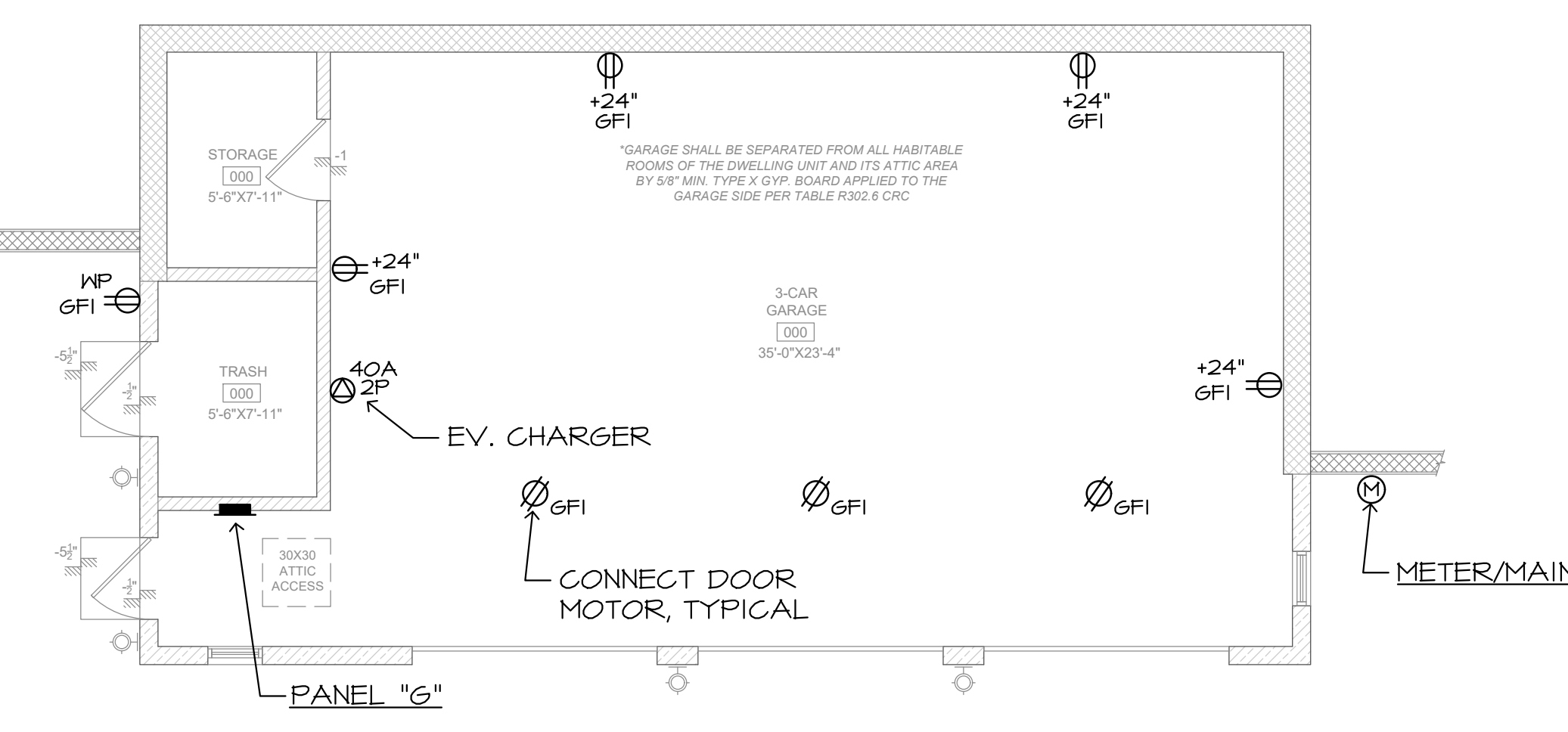
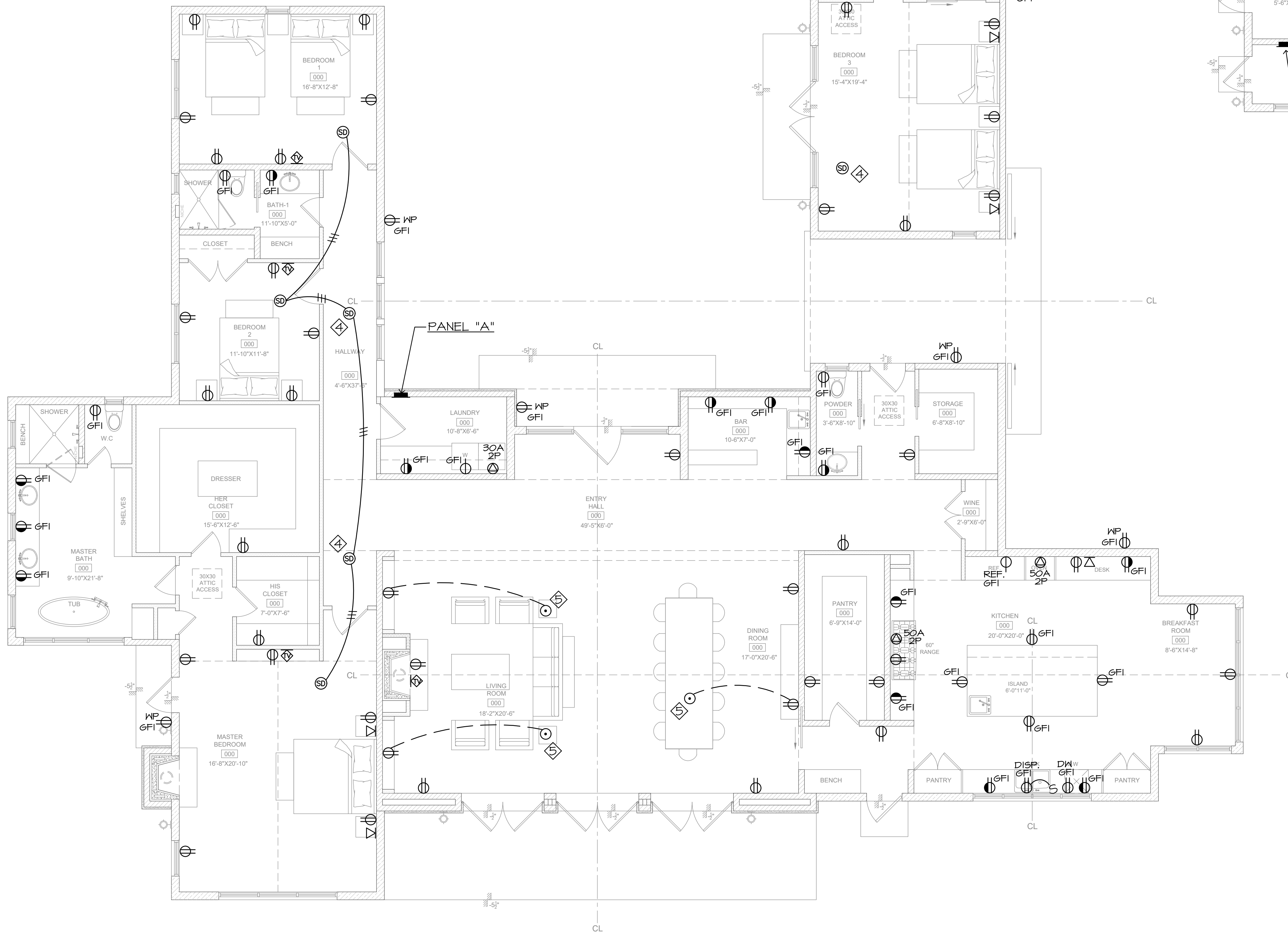
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(N) PANEL SCHEDULE "G"																
SERVICE: 120/240V 1Ø 3W			MAIN BKR.: MLO			BUS: 100A			LOC.: SEE PLAN			MTG.: FLUSH				
REMARKS	LOAD		R E C	L T G	M I S C	T R I P	C I R C	C I R C	T R I P	R E C	L T G	M I S C	LOAD		REMARKS	
	ΦA	ΦB											ΦA	ΦB		
LANDSCAPE LIGHTS							1									GARAGE CIRCUIT
LANDSCAPE CTRL							2									"
SPARE							3									GARAGE DOOR
"							4									EXT LIGHTING
"							5									"
"							6									"
"							7									EXT RECEPTACLES
"							8									"
"							9									"
"							10									"
"							11									"
"							12									"
"							13									"
"							14									"
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AMPS= SEE ELECTRICAL LOAD CALCULATIONS MINIMUM BKR A.I.C. RATING= 10,000 AMPS SYM

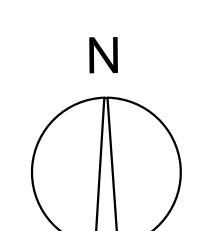


ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP
4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, PART #KIDDE KN-C05M-BA
5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN
6. VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-PDT-WH
7. LIGHTS MASTER SWITCH
8. 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-2P-PDT-WH FAN
9. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72
10. EXHAUST FAN WITH MOTION & HUMIDITY CONTROL

POWER FLOOR PLAN

SCALE: 3/16"=1'-0"

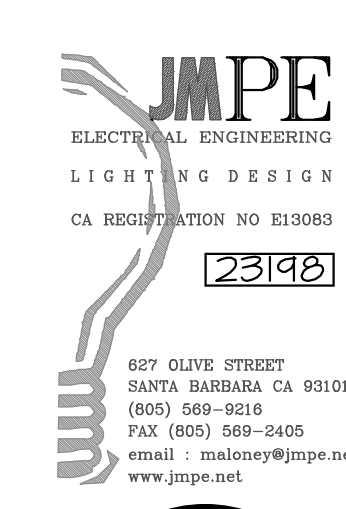


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REVISION SCHEDULE		
NO	DESCRIPTION	DATE
Δ		00.00.00

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Description: _____

PROJECT FILE NO. _____ PHOTOGRAPHS



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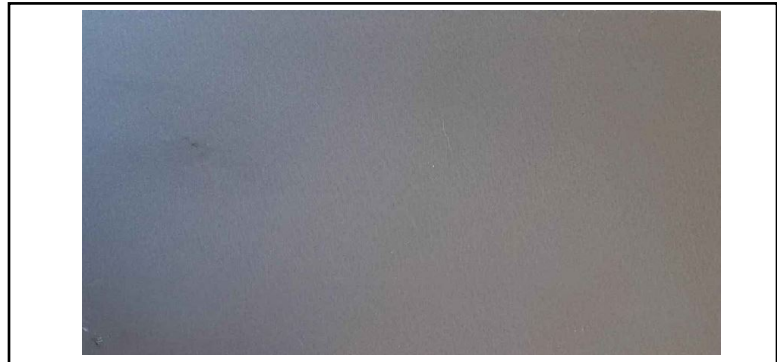
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COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: _____ Colors: _____

Description: _____



Materials: _____ Colors: _____

Description: _____



Materials: _____ Colors: _____

Description: _____