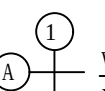
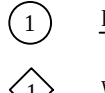
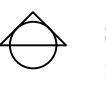
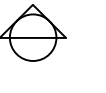
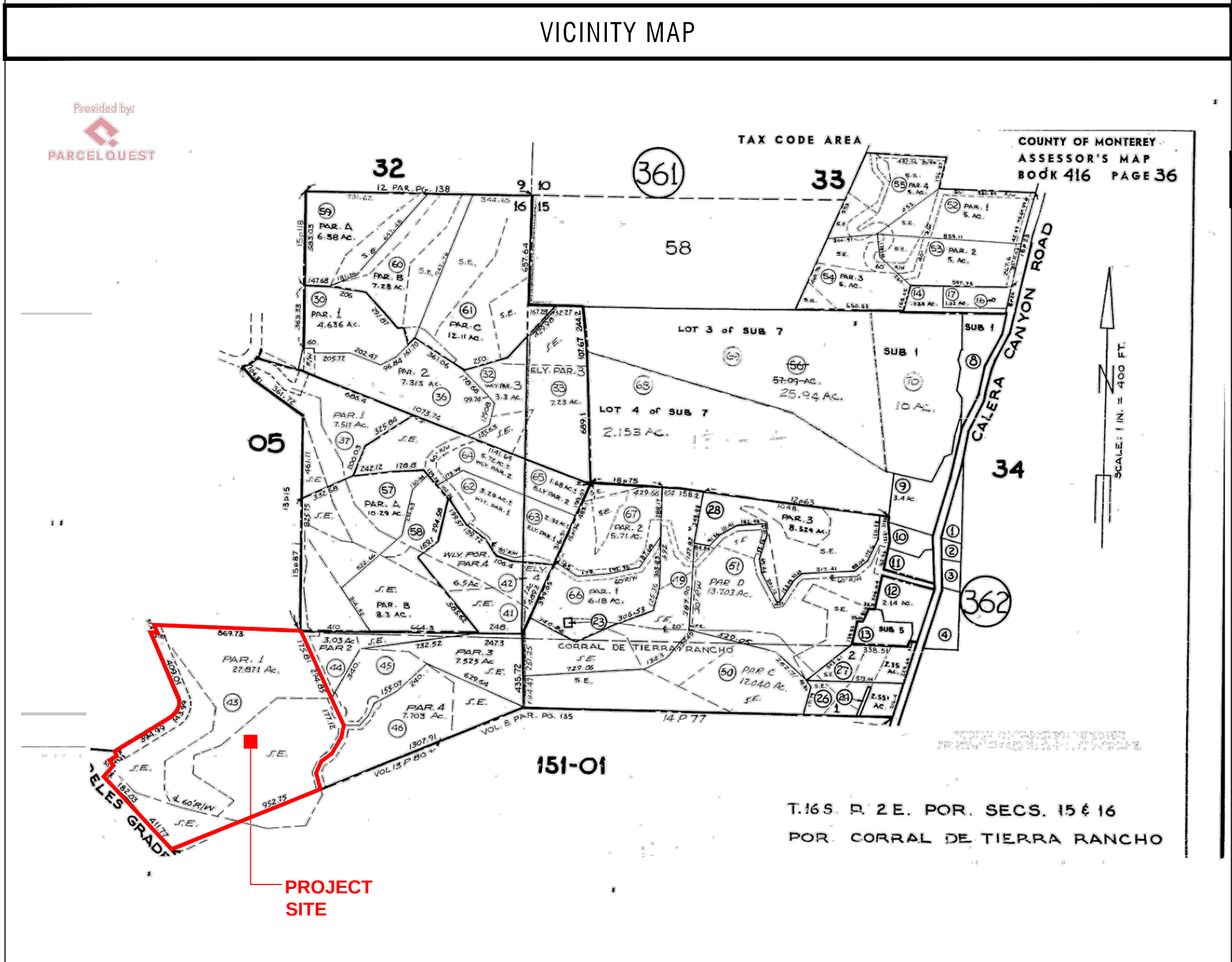


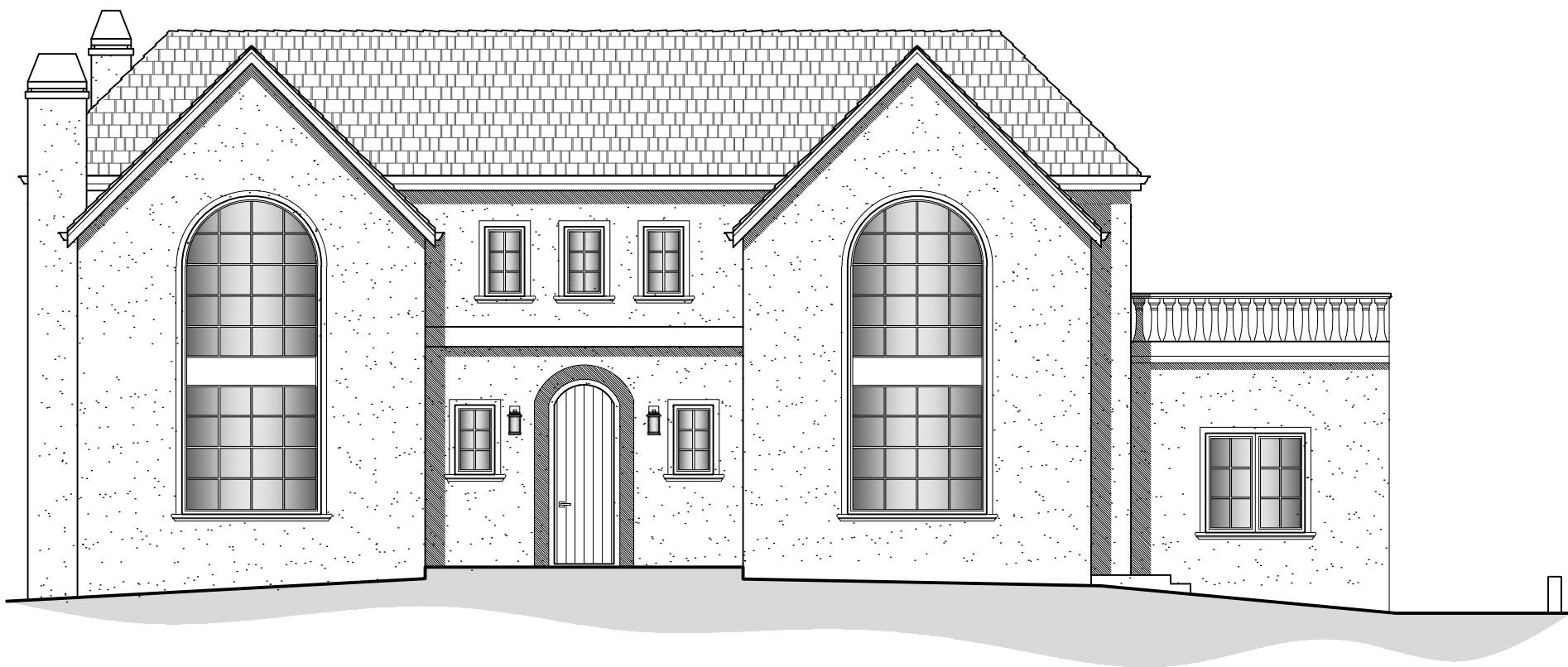
GENERAL CONDITIONS	
1.	Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
2.	Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
3.	Contractor shall be responsible to obtain and all necessary permits inspections, certificates, lien releases, final inspections, etc. Contractor to coordinate payment of permits with owner.
4.	Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
5.	Materials that are specified by their brand names establish standards of quality and performance. any request for substitution shall be submitted to Moore Design LLC and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufacturers being used for review by the designer prior to purchase or installation.
6.	All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code/ California Residential Code and the latest edition of all governing codes and regulations as adopted by the governing jurisdiction. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
7.	All dimensions on constructions drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
8.	All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.
9.	All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
10.	All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
11.	The use of the word 'provide' in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
12.	The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
13.	The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
14.	The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside the job site.
15.	The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
16.	All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshal, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
17.	Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
18.	All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
19.	Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
20.	Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgmt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

ABBREVIATIONS AND SYMBOLS	
APPROX. BLK. CLO. CONC. CONT. DS DW (E) F.O.C. F.O.S. GALV. GYP. G.W.B. FLR HWDW N.L.C. N.T.S.	APPROXIMATE BLOCK CLOSET CONCRETE CONTINUOUS DOWNSPOUT DISHWASHER EXISTING FACE OF CONCRETE FACE OF STUD GALVANIZED GYPSUM GYPSUM WALLBOARD FLOOR HARDWOOD NOT IN CONTRACT NOT TO SCALE
O.C. O.D. PLYWD REF R.O. SHWR SIM SL T&G T.O.P. TYP. U.O.N. NOTED VP W/ W/O W.I.C.	ON CENTER OUTSIDE DIAMETER PLYWOOD REFRIGERATOR ROUGH OPENING SHOWER SIMILAR SKYLIGHT TONGUE AND GROOVE TOP OF PLATE TYPICAL UNLESS OTHERWISE WATERPROOF WITH WITHOUT WALK IN CLOSET
    	WALL LINE NUMBERS VERTICAL LETTERS HORIZONTAL DOORS SYMBOL NUMBERS WINDOW TYPE-NUMBERS DETAIL NUMBER SHEET WHERE DETAIL IS LOCATED SHEET NOTE
   	SECTION SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN ELEVATION ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN REVISIONS-NUMBERS CLOUD AROUND REVISION OPTIONAL +8'-0" CEILING HEIGHT



THE HUNT RESIDENCE

CARMEL VALLEY, CA

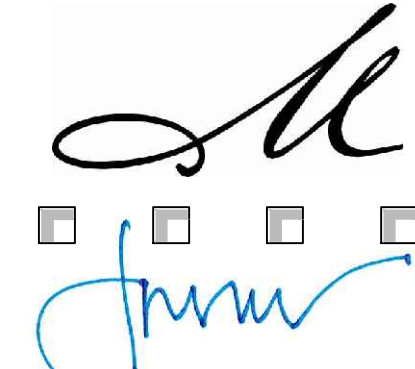


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- Irrigation Controllers- Automatic irrigation controllers installed at the time of final inspection shall be weathered-based. CGBC 4.304.1 - Rodent Proofing- Protect annular spaces around pipes, electrical cables, conduits or other openings at exterior walls against passage of rodents. CGBC 4.406.1 - Construction Waste Management- Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with the CGBC Sec. 4.408.1 - Covering of Mechanical Equipment & Ducts- Cover duct openings and other air related air distribution component openings during storage, construction and until final start up with tape, plastic, or other acceptable method. CGBC 4.504.1 - Adhesives, sealants and caulks- Adhesives, sealants and caulks used on the project shall be compliant with VOC and other toxic compound limits. CGBC 4.504.2.1 - Paint and Coatings- Paint, stains and other coatings used on the project shall be compliant with VOC limits. CGBC 4.504.2.2 - Aerosol paints and coatings- Aerosol paints and coatings used on the project shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used. CGBC 4.504.2.3. Verification of compliance shall be provided. - Carpet Systems- All carpet and carpet systems installed shall be compliant with VOC limits. CGBC 4.504.3 - Resilient Floor Systems- 80% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. CGBC 4.504.4 - Composite Wood Products- Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. CGBC 4.504.5 - Foundation: Capillary Break- A 4" thick of 1/2" or larger clean aggregate shall be installed with a vapor retarder in direct contact with concrete. CGBC 4.505.2.1 - Moisture Content of Building Materials- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. CGBC 4.505.3 - Bathroom Exhaust Fans- Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan and the fan must be controlled by a humidistat capable of adjustment between a relative humidity range of <50% to a maximum of 80%. CGBC 4.506.1 - Heating and Air-Conditioning System Design- HVAC systems shall be sized, designed and their equipment sized per CGBC 4.507.2. HVAC system installer must be trained and certified and special inspectors employed by the enforcing agency must be qualified.		PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - planning and a qualified archaeologist (i.e., an archaeologist registered with the register of professional archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 part 6. The exterior lighting plan shall be subject to approval by the director of RMA - Planning, prior to the issuance of building permits. (RMA - PLANNING)																																																																																																																									
BUILDING DEPARTMENT NOTES		DEFERRED APPROVALS / SPECIAL INSPECTIONS																																																																																																																									
- No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department. - All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off, when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle. - No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use. - The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164). - Provide non-removable backflow devices at all hosebills.		- FIRE SPRINKLERS - Plans for fire sprinkler system (NFPI3-D system) must be submitted & approved by local fire jurisdiction prior to installation. - Contractor shall schedule the geotechnical engineer to inspect and approve foundation excavations prior to requesting a building foundation inspection. - Epoxy Anchorage - See structural drawings for locations (CBC 1704.7) - Shear wall nailing 4' oc- See structural drawings for locations																																																																																																																									

PROJECT NAME:

HUNT RESIDENCE

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924
APN: 416-361-043-000



MOORE DESIGN Inc.
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN APPLICATION REQUEST	12/5/2025
PLN SUBMIT	6/16/2026
PLN RESUBMITTAL	7/30/2026

PRINT DATE: 7/30/2026

MEMBER

A I B D

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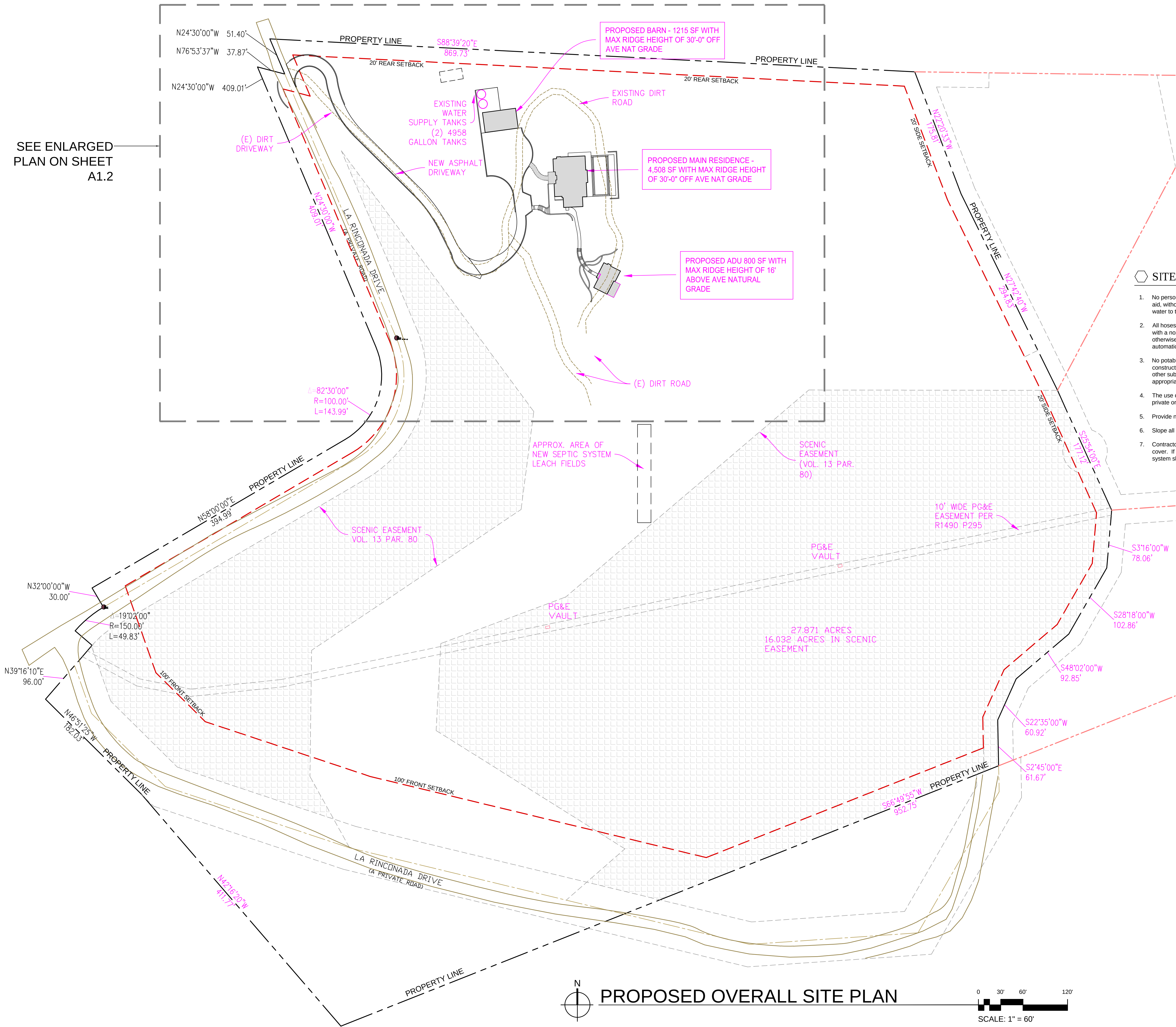
SHEET TITLE:

COVER SHEET / PROJECT INFO

SHEET NUMBER:

A0.1

SEE ENLARGED
PLAN ON SHEET
A1.2



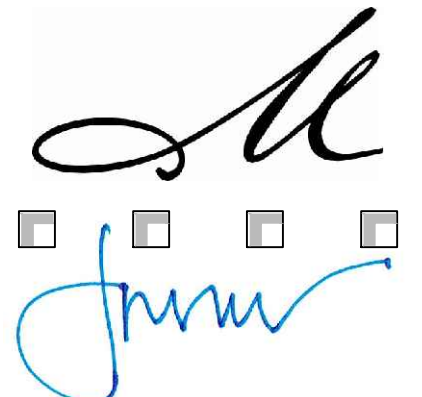
SITE NOTES

- No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department.
- All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off. when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
- No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
- The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
- Provide non-removable backflow devices at all hosebibs.
- Slope all grades away from the structure for a min 5% for 10'-0".
- Contractor is to verify the location and height of the nearest upstream manhole cover. If the flood level rims are less than 2' above this elevation, the sewer system shall be protected with an approved sewer relief valve.

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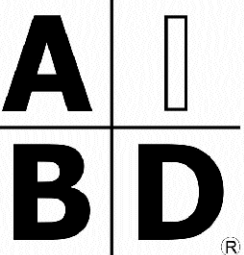
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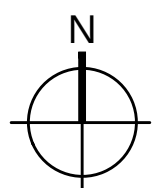
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SHEET TITLE:

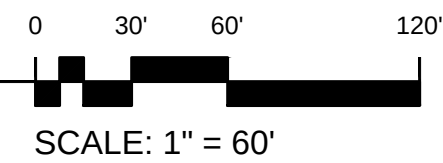
SITE PLAN

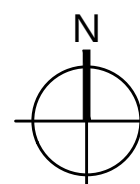
SHEET NUMBER:

A1.1

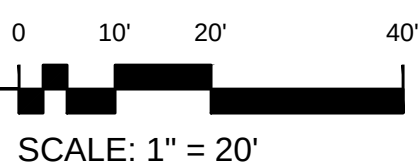


PROPOSED OVERALL SITE PLAN





PROPOSED ENLARGED SITE PLAN



PROJECT NAME:

HUNT RESIDENCE

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CARMEL VALLEY, CA 93924
APN: 416-361-043-000

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SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A1.2

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
- A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
- CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
- CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
- MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
- MONTEREY BAY AIR POLLUTION CONTROL DISTRICT (MBUAPCD) RUL 402 – NUISANCES
- B. THE 2025 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY.
- C. THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) 2026.
- D. THE PROJECT PLANS AND SPECIFICATIONS
- E. THE 2025 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
- F. THE 2025 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
4. PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.

5. INTENTION OF GRADING: CONSTRUCTION OF ONE NEW SINGLE FAMILY RESIDENCE AND ASSOCIATED SITE WORK.
6. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
7. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
8. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA – PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY. RMA – PLANNING, THE ARCHAEOLOGIST, AND THE LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA ESTIMATES

C = 2,300 CY

F = 1,000 CY

SHRINKAGE = 150 CY (ESTIMATED AT 15%)

EXPORT= 1,150 CY

ESTIMATED AREA OF SOIL DISTURBANCE = 0.9 AC

1. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS.
2. THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
- 2.1. CLEARING AND STRIPPING
- 2.2. REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
- 2.3. UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
3. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
4. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY SHOWN WAS PREPARED BY WHITSON ENGINEERS BASED ON A FIELD SURVEY CONDUCTED IN 2013, JUNE 2025, AND DECEMBER 2025.
2. BENCHMARK: REBAR WITH CAP ELEVATION – 1100.55', SEE SHEET V001 FOR LOCATION.
3. ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
4. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
5. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
6. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILATION OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.
7. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
8. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS (THAT CONTROL SUBDIVISIONS, TRACTS, STREETS, OR HIGHWAYS, OR PROVIDE SURVEY CONTROL), WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYOR, PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PER BUSINESS AND PROFESSIONS CODE SECTION 8771.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
- GEOTECHNICAL INVESTIGATION FOR PROPOSED SINGLE FAMILY RESIDENCE AND GUESTHOUSE TO BE LOCATED WITHIN PARCEL 1, ON RINCONADA DRIVE.
- BY SOILS SURVEYS GROUP INC, DATED APRIL 21, 2017, PROJECT NO. 6814.
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 1:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
14. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
17. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
18. WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 3 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 5% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
19. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 12" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
20. ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
21. ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
- SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
 - ROCK OVER 3 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
21. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
- SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
 - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 3 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2.5 INCHES
 - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 12, AND NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE #200 SEIVE
 - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW EXCAVATIONS TO STAND WITHOUT CAVING
 - THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.
22. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
23. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
24. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
25. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

LEGEND

	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 25% OR GREATER SLOPE
	SIGN
	OVERHEAD UTILITY LINE(S)
	UNDERGROUND ELECTRIC LINE
	UTILITY POLE SHOWING ARMS AND GUY WIRE
	LIGHT, ELECTROLIER
	TRAFFIC SIGNAL
	GAS LINE
	GAS VALVE, IRRIGATION CONTROL VALVE
	STORM DRAIN LINE
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	DOWNSPOUT
	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

ABBREVIATIONS

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

SITE ADDRESS & APN

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

APN: 416-361-043

CIVIL ENGINEER/SURVEYOR

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

TEL. (831) 649-5225

GEOTECHNICAL ENGINEER

SOILS SURVEYS GROUP INC.
103 CHURCH STREET
SALINAS, CA 93901

TEL: (831) 757-2172

ARCHITECT

MOORE DESIGN INC.
550 FIGUEROA STREET
SUITE B
MONTEREY, CA 93940

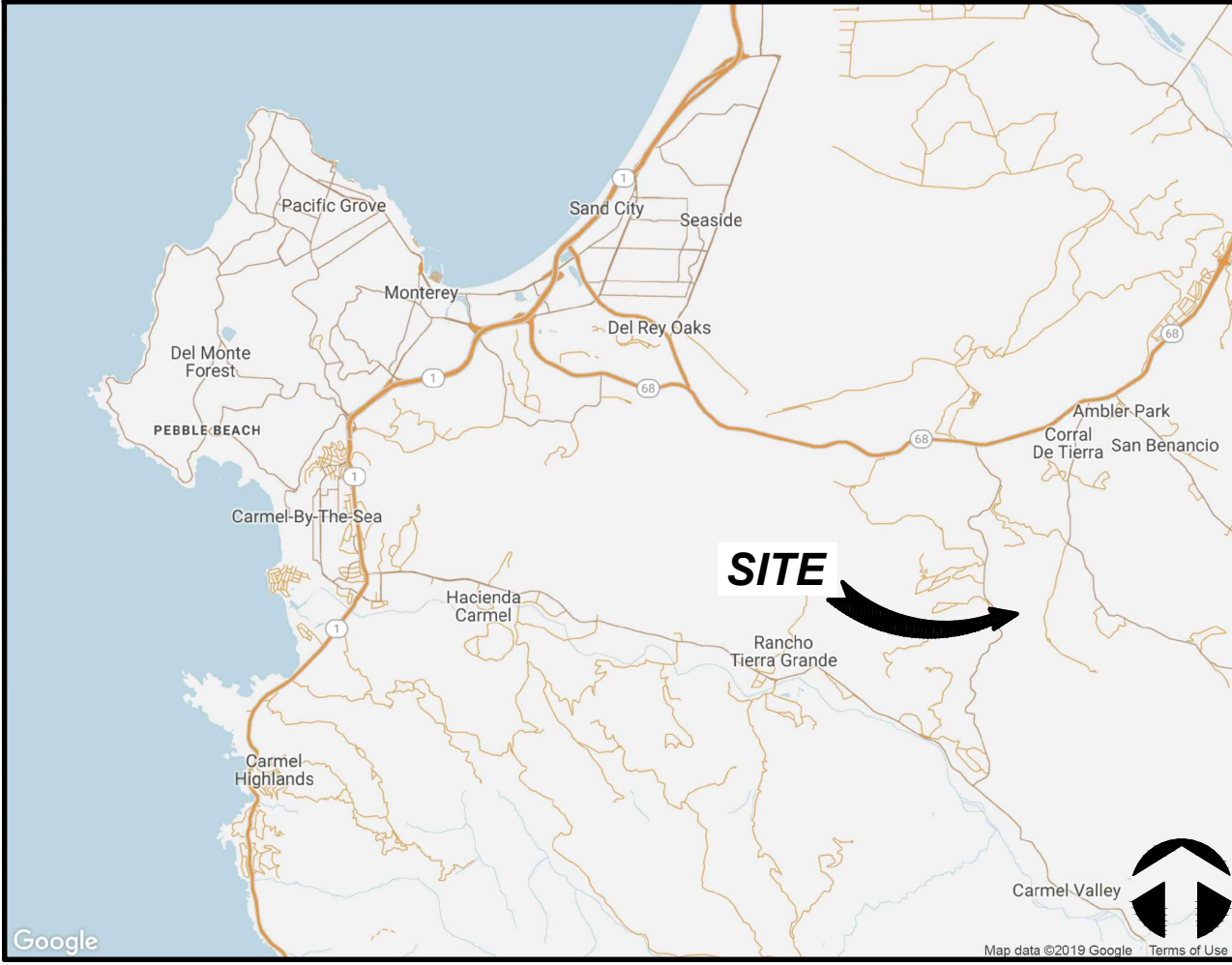
TEL: (831) 642-9732

LANDSCAPE ARCHITECT

CONTRACTOR

DANIEL HUNT
TRUE BUILD

TEL: (831) 917-9399



VICINITY MAP

SCALE: N.T.S.

CIVIL SHEET INDEX

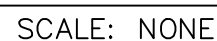
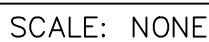
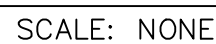
C0.1	CIVIL COVER SHEET
C0.2	DETAILS
C1.1	DRIVEWAY PLAN & PROFILE
C1.2	GRADING & DRAINAGE PLAN
C2.1	SEPTIC PLAN
C3.1	EROSION & SEDIMENT CONTROL NOTES
C3.2	EROSION AND SEDIMENT CONTROL PLAN
C4.1	CONSTRUCTION MANAGEMENT PLAN
V001	TOPOGRAPHIC SURVEY

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.				
TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	



1. DISSEPTION PIPE SHALL BE LEVEL W/ REDWOOD HEADER AROUND THE PERIMETER AND TRENCH SHALL BE PARALLEL TO COUNTERS.
2. MINIMUM 14" OR EQUAL FIBER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP AND BOTTOM OF TRENCH.
3. DISSEPTION TRENCH SHALL BE LOCATED 20" AT A MINIMUM, FROM ANY STRUCTURES.
4. DISSEPTION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
5. DISSEPTION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.
6. DO NOT ALLOW STORMWATER RUNOFF TO ENTER DISSEPTION TRENCH. IF DISSEPTION CONSTRUCTION, THE SEDIMENT IN CONSTRUCTION RUNOFF MAY CAUSE SILTATION AND PREMATURE FAILURE OF THE DISSEPTION TRENCH. PROVIDE TEMPORARY BYPASS AROUND THE DISSEPTION TRENCH, OR PLUG THE UPSTREAM ENDS OF STORM DRAIN TO PREVENT STORM WATER FROM ENTERING DISSEPTION TRENCH. DISSEPTION TRENCH SHALL BE CLEANED OUT OF DISSEPTION TRENCH ONLY AFTER CONSTRUCTION IS COMPLETE, AND PERMANENT EROSION AND SEDIMENT CONTROL BARRIERS ARE IN PLACE.

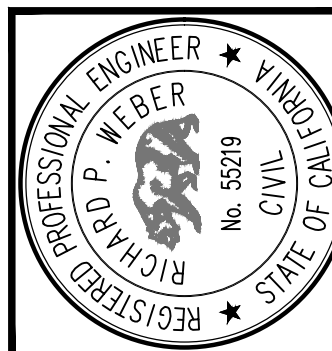


3. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH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

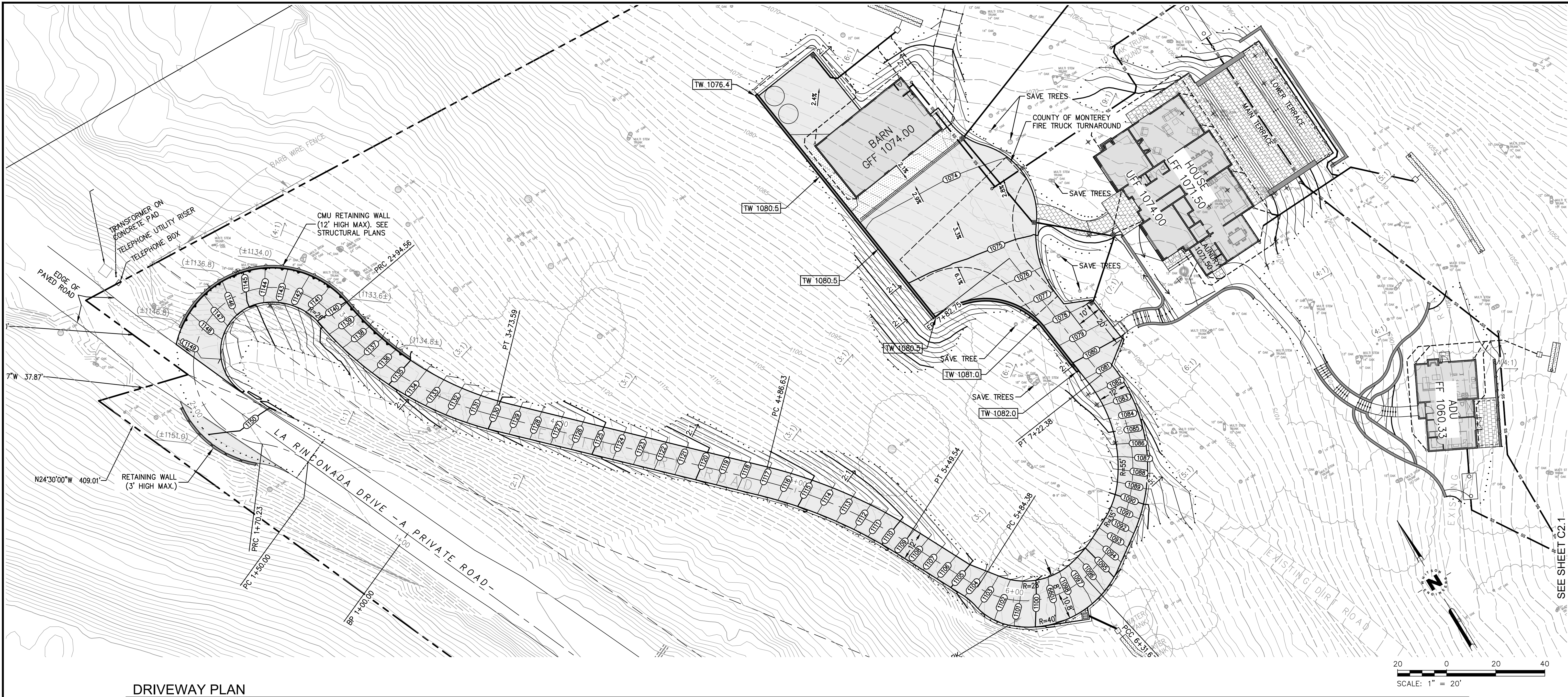
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INLET SCHEDULE

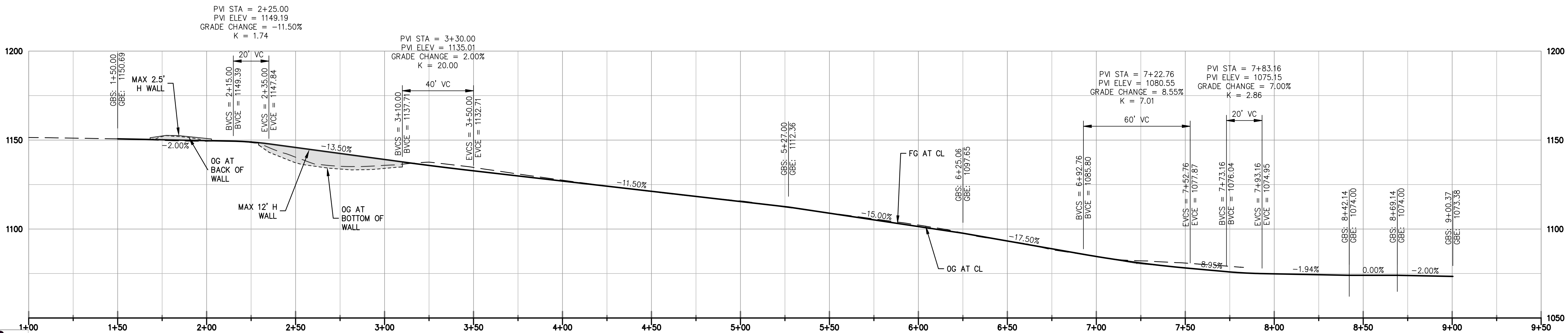
12"CB:	12" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H=20 LOAD RATED CAST IRON FLAT GRATE.
18"CB:	18" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H=20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.
6"AD:	6"-DIA ROUND OR 6"x6" SQUARE DRAIN INLET WITH BLACK HDPE 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 FOBBBOX (IN PLANTER AREAS) OR FLOBTBOX (IN CONC. PEDESTRIAN AREAS) WITH CHRISITY 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 ANNULAR SPACE BETWEEN PIPE RISER AND BOX (MIN 4" DEEP), AND SLOPE TO DRAIN INTO PIPE.
4"TD:	4"-WIDE THROAT, MIN. 8" DEEP TRENCH DRAIN WITH BUILT-IN SLOPE (MIN. 0.5%). PRODUCT: MEA-JOSAM OR EQUIVALENT. OUTLET: 4"-DIA. BOTTOM OUTLET.



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DRIVEWAY PLAN
SCALE: 1" = 20'



DRIVEWAY PROFILE
SCALE: 1" = 30'



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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEEBER
No. 53219
STATE OF CALIFORNIA

SUBMITTAL / REVISION

COUNTY PLANNING SUBMITTAL

7/29/2026

RPM

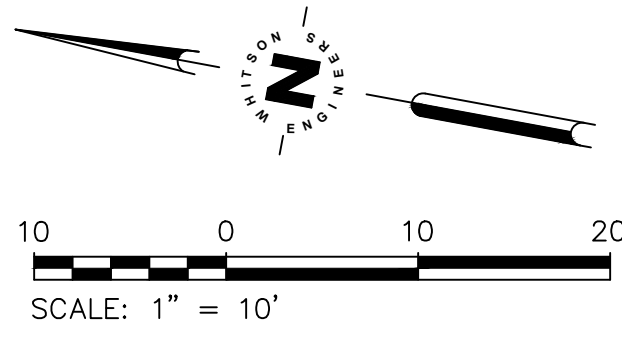
Monterey County, California

HUNT RESIDENCE
26735 LAURELES GRADE

DRIVEWAY PLAN AND PROFILE

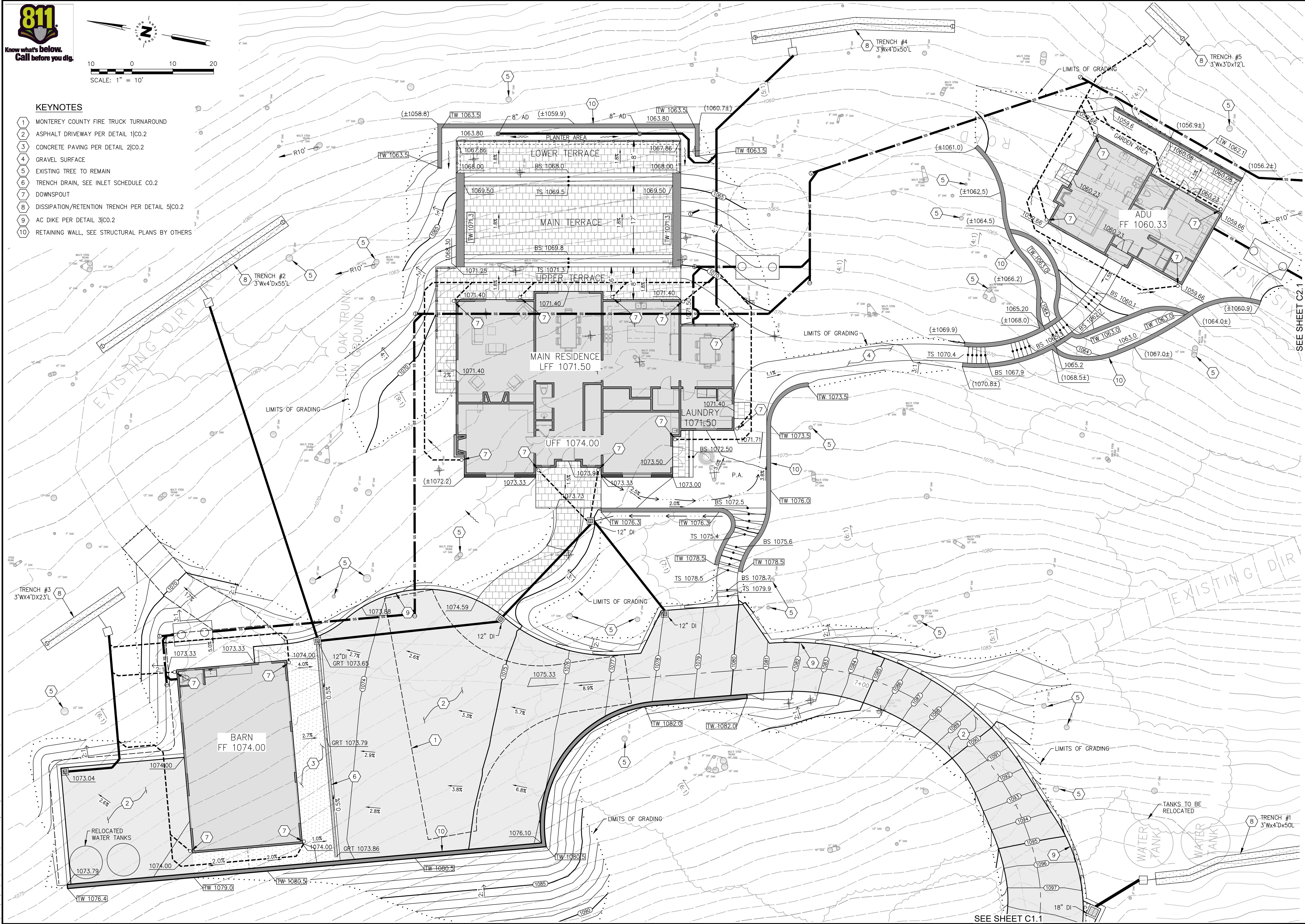
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DRAWN: EPI
JOB No.: 3032.01
SHEET
C1.0
OF #

NOT FOR CONSTRUCTION



KEYNOTES

- 1 MONTEREY COUNTY FIRE TRUCK TURNAROUND
- 2 ASPHALT DRIVEWAY PER DETAIL 1(C0.2
- 3 CONCRETE PAVING PER DETAIL 2(C0.2
- 4 GRAVEL SURFACE
- 5 EXISTING TREE TO REMAIN
- 6 TRENCH DRAIN, SEE INLET SCHEDULE C0.2
- 7 DOWNSPOUT
- 8 DISSIPATION/RETENTION TRENCH PER DETAIL 5(C0.2
- 9 AC DIKE PER DETAIL 3(C0.2
- 10 RETAINING WALL, SEE STRUCTURAL PLANS BY OTHERS



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1	7/29/2026	COUNTY PLANNING SUBMITTAL
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3		
4		
5		
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HUNT RESIDENCE
26735 LAURELES GRADE

GRADING & DRAINAGE PLAN

Monterey County, California

APN 416-361-043

SCALE: 1" = 10'

DRAWN: EPI

JOB No.: 3032.01

SHEET
C1.2
OF 9

NOT FOR CONSTRUCTION

SEPTIC SYSTEM NOTES AND SPECIFICATIONS:

1. **CODES AND STANDARDS:** ALL WORK SHALL BE IN CONFORMANCE WITH:
- 1.1. CALIFORNIA PLUMBING CODE
- 1.2. MONTEREY COUNTY LOCAL AGENCY MANAGEMENT PROGRAM FOR ONSITE WASTEWATER TREATMENT SYSTEMS.
2. **SANITARY SEWER PIPE:** 4" SOLVENT-WELD ABS, OR 4" SOLVENT-WELD OR RUBBER GASKETED PVC PIPE WITH WATERTIGHT JOINTS, CONFORMING TO ONE OF THE FOLLOWING: ASTM D-2661; ASTM D-1785, SCH 40; ASTM D-3034, SCH 35; OR ASTM D-2729. PIPE SHALL BE PLACED AT 2% OR GREATER SLOPE.
3. **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.
4. **DIVERSION VALVE:** 4"-DIA PVC VALVE WITH THREADED FEMALE SOCKETS DESIGNED FOR DIVERSION OF FLOWS TO SEPTIC FIELDS, AND OPERATED THROUGH A VERTICAL RISER USING A STANDARD WATER METER KEY. "BULL RUN VALVE" OR APPROVED EQUAL. VALVE RISER SHALL BE OF SAME MATERIAL AS SANITARY SEWER PIPE. IN PLANTER AREAS RISER SHALL TERMINATE 4" ABOVE THE SURFACE WITH WATER-TIGHT THREADED CLEANOUT PLUG. IN VEHICULAR AREAS, TERMINATE CLEANOUT PLUG IN A CHRISTY 003 TRAFFIC-RATED VALVE BOX, OR APPROVED EQUAL. INSTALL VALVE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND MONTEREY COUNTY REQUIREMENTS.
5. **DISTRIBUTION BOX:** PRECAST CONCRETE BOX WITH FLOWS EQUILIZED TO EACH OUTLET BY MEANS APPROVED BY AUTHORITY HAVING JURISDICTION. BOX SHALL BE 12"X12" OR LARGER (INSIDE DIMENSIONS), AND SHALL EXTEND TO THE SURFACE. BOX SHALL BE PLACED ON MIN. 4"-THICK CAST-IN-PLACE CONCRETE BASE, IF BASE IS NOT INTEGRAL WITH PRECAST BOX. BOX AND LID SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644.

6. **SEPTIC TANK:** PRECAST CONCRETE SEPTIC TANK SHALL CONFORM TO MONTEREY COUNTY REQUIREMENTS, SHALL BE UPC CERTIFIED, AND SHALL CONFORM TO IAPMO/ANSI Z1000-2007. TANK, RISERS, AND LIDS SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA, OR RATED FOR A MINIMUM OF 500 PSF IF LOCATED OUTSIDE VEHICULAR AREAS, AND SOIL COVER IS 3 FEET OR LESS. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644. PRECAST SECTION JOINTS SHALL BE SEALED USING JOINT SEALANT OR GASKETS SUPPLIED BY MANUFACTURER. TANK AND APPURTENANCES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. A TWO-WAY SEWER CLEANOUT, WITH RISER TO THE SURFACE, LOCATED TWO FEET FROM THE INLET END OF THE SEPTIC TANK, SHALL BE INSTALLED UNLESS MANHOLE RISERS TO THE SURFACE ARE OTHERWISE PROVIDED. INLINE EFFLUENT FILTERS SHALL BE INSTALLED. EFFLUENT FILTERS SHALL BE APPROVED BY THE MONTEREY COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
- IF THE SEPTIC TANK IS PLACED DEEPER THAN SIX INCHES BELOW FINISH GRADE, THEN EACH COMPARTMENT SHALL BE FITTED WITH WATERTIGHT RISERS THAT EXTEND TO WITHIN SIX INCHES OF FINISH GRADE
7. **SEWER RELIEF VALVE:** JONES STEPHENS CO. "SEWER POPPER", #S62-304, OR APPROVED EQUAL. PROVIDE WHERE EACH BUILDING SEWER LATERAL EXITS THE BUILDING, 2' OUTSIDE THE BUILDING FOOTPRINT. THE SEWER RELIEF VALVE OVERFLOW ELEVATION SHALL BE AT LEAST 6" BELOW THE BUILDING FINISH FLOOR ELEVATION, AND AT LEAST 4" ABOVE ADJACENT FINISH GRADE. LOCATE IN PLANTER AREA.
8. LEACH FIELDS SHALL MEET ALL MONTEREY COUNTY SETBACK REQUIREMENTS.
9. PROVIDE CLEANOUTS ON SANITARY SEWER LINES AT EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135° AND AT INTERVALS NOT EXCEEDING 100'.



SEPTIC SYSTEM DESIGN CRITERIA:

MAIN HOUSE
NUMBER OF BEDROOMS = 3 + GARBAGE DISPOSAL
REQUIRED SEPTIC TANK SIZE = 1,500 GAL

BARN
NUMBER OF BEDROOMS = 1
REQUIRED SEPTIC TANK SIZE = 1,000 GAL

ADU HOUSE
NUMBER OF BEDROOMS = 1 + GARBAGE DISPOSAL
REQUIRED SEPTIC TANK SIZE = 1,500 GAL

PERCOLATION RATE PER GEOTECHNICAL REPORT: 4 MIN/IN
DESIGN INFILTRATION RATE (PER MONTEREY COUNTY L.A.M.P. TABLE 5-4 AND MCC CHAPTER 15.20 SECTION 15.20.060 TABLE 4) = 1.2 GAL/DAY/SF

REQUIRED SEEPAGE AREA:
MAIN HOUSE: 375 GAL/DAY / 1.2 GAL/DAY/SF = 313 SF
ADU HOUSE: 150 GAL/DAY / 1.2 GAL/DAY/SF = 125 SF
BARN HOUSE: 150 GAL/DAY / 1.2 GAL/DAY/SF = 125 SF
TOTAL = 563 SF

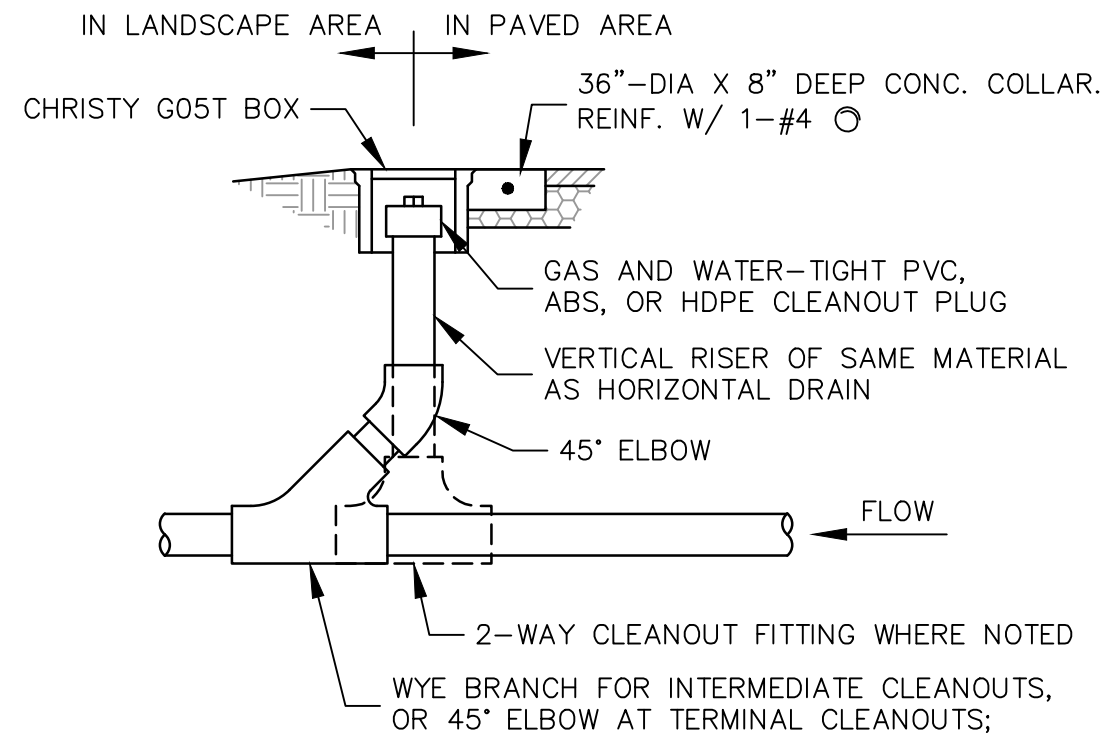
PROVIDED PRIMARY SEEPAGE AREA:
2 TRENCHES x 4 SF/LF x 60 LF = 480 SF
1 TRENCHES x 4 SF/LF x 40 LF = 160 SF
TOTAL=600

PROVIDED SECONDARY SEEPAGE AREA = SAME AS PRIMARY

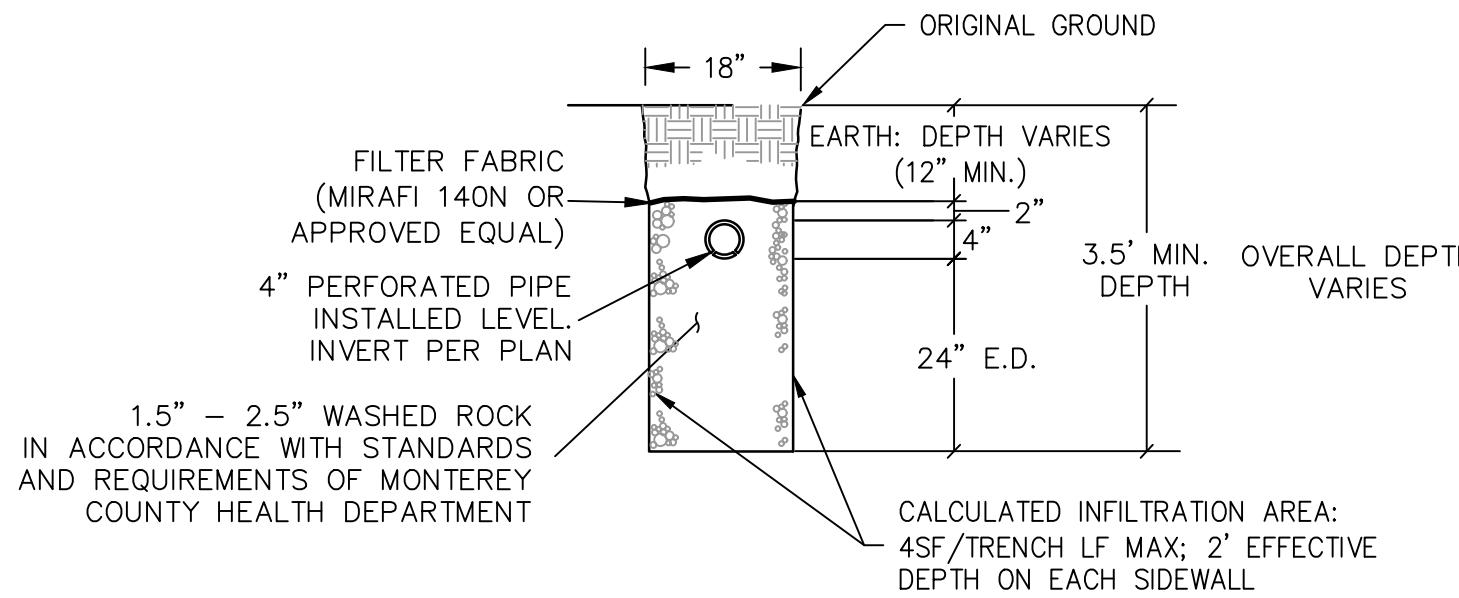
FUTURE SEEPAGE AREA = SAME AS PRIMARY

SEPTIC PLAN LEGEND:

- ○ SEPTIC TANK
- DIVERSION VALVE
- DISTRIBUTION BOX
- ⊕ SEWER CLEANOUT
- ⊕ SRV
- SS — SANITARY SEWER (GRAVITY)
- — — SHALLOW LEACH FIELD
- - - - - FUTURE SHALLOW LEACH FIELD
- ⊕ P1 PERCOLATION TEST LOCATION PER GEOTECHNICAL REPORT

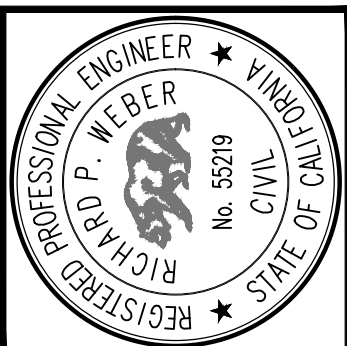


1 CLEAN OUT
C2.1 SCALE: NONE



NOTE: TRENCHES SHALL BE SEPARATED BY 4' MIN

2 SHALLOW TRENCH
C2.1 SCALE: NONE



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	1/29/2026	RPW		

Monterey County, California

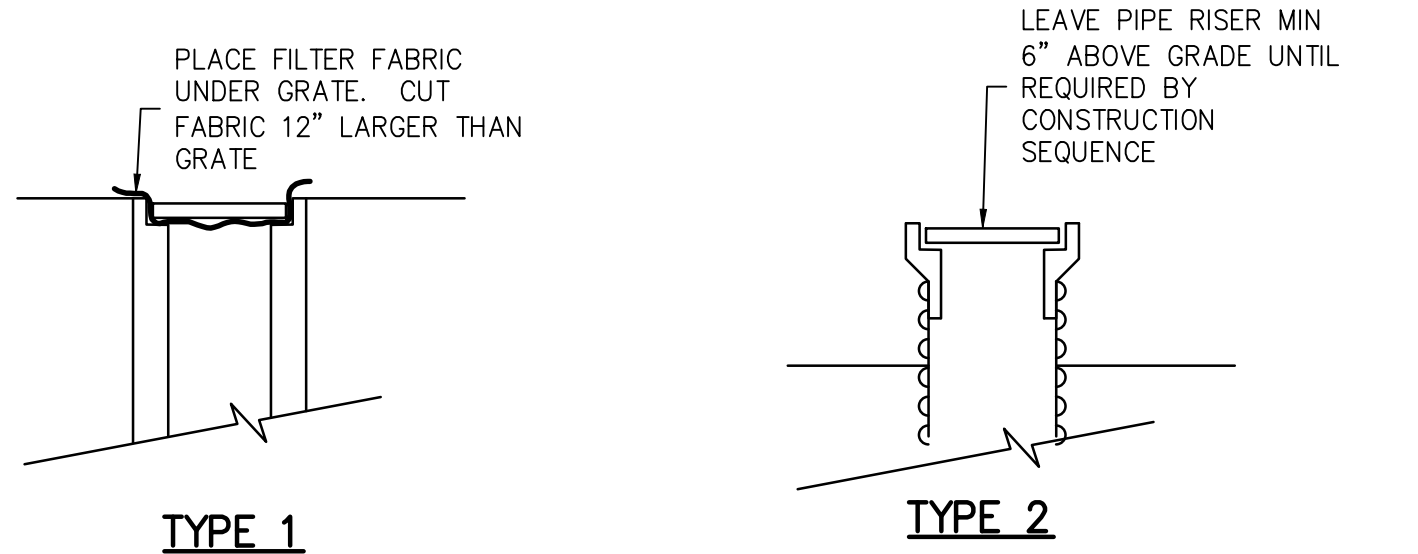
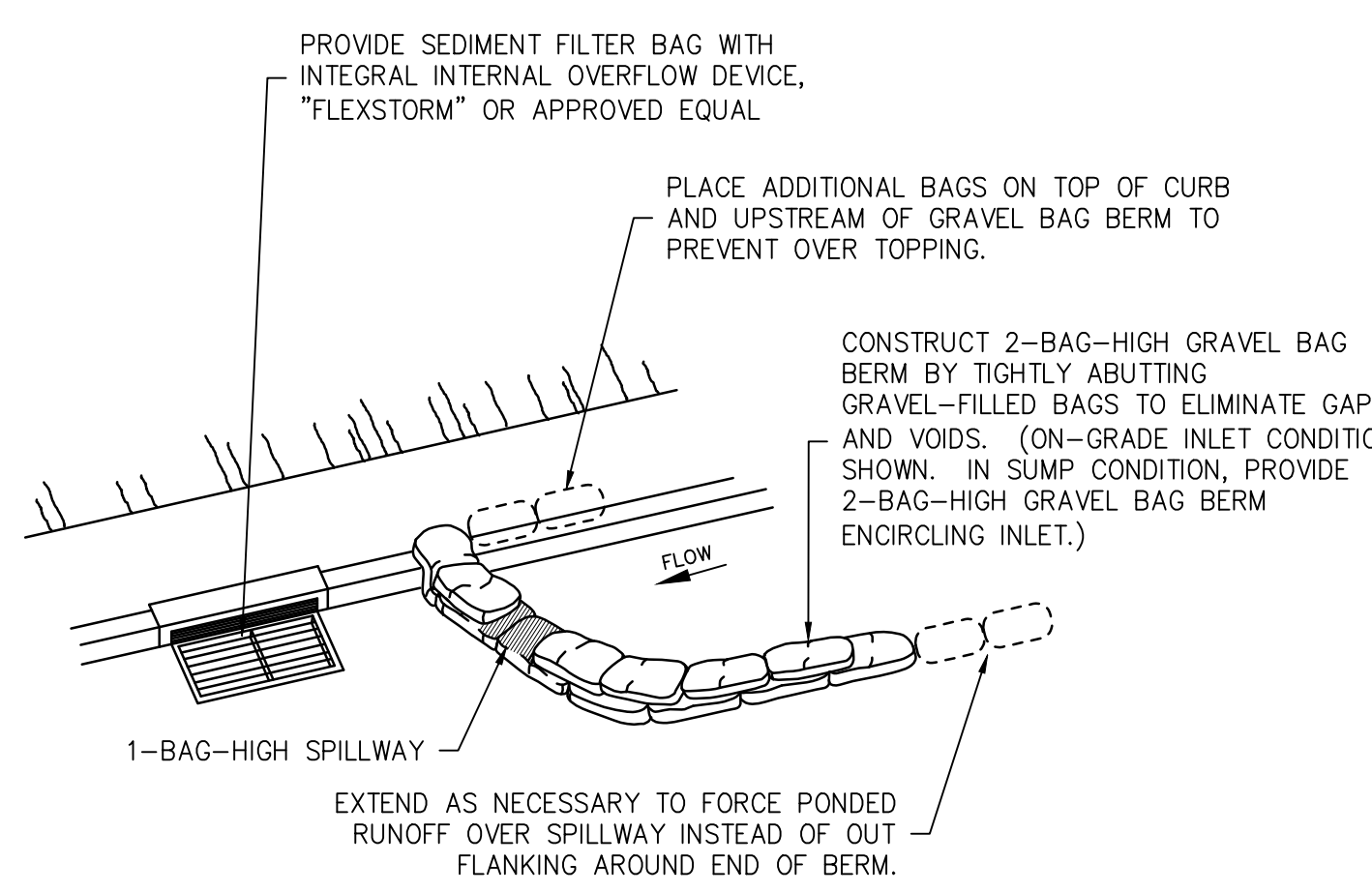
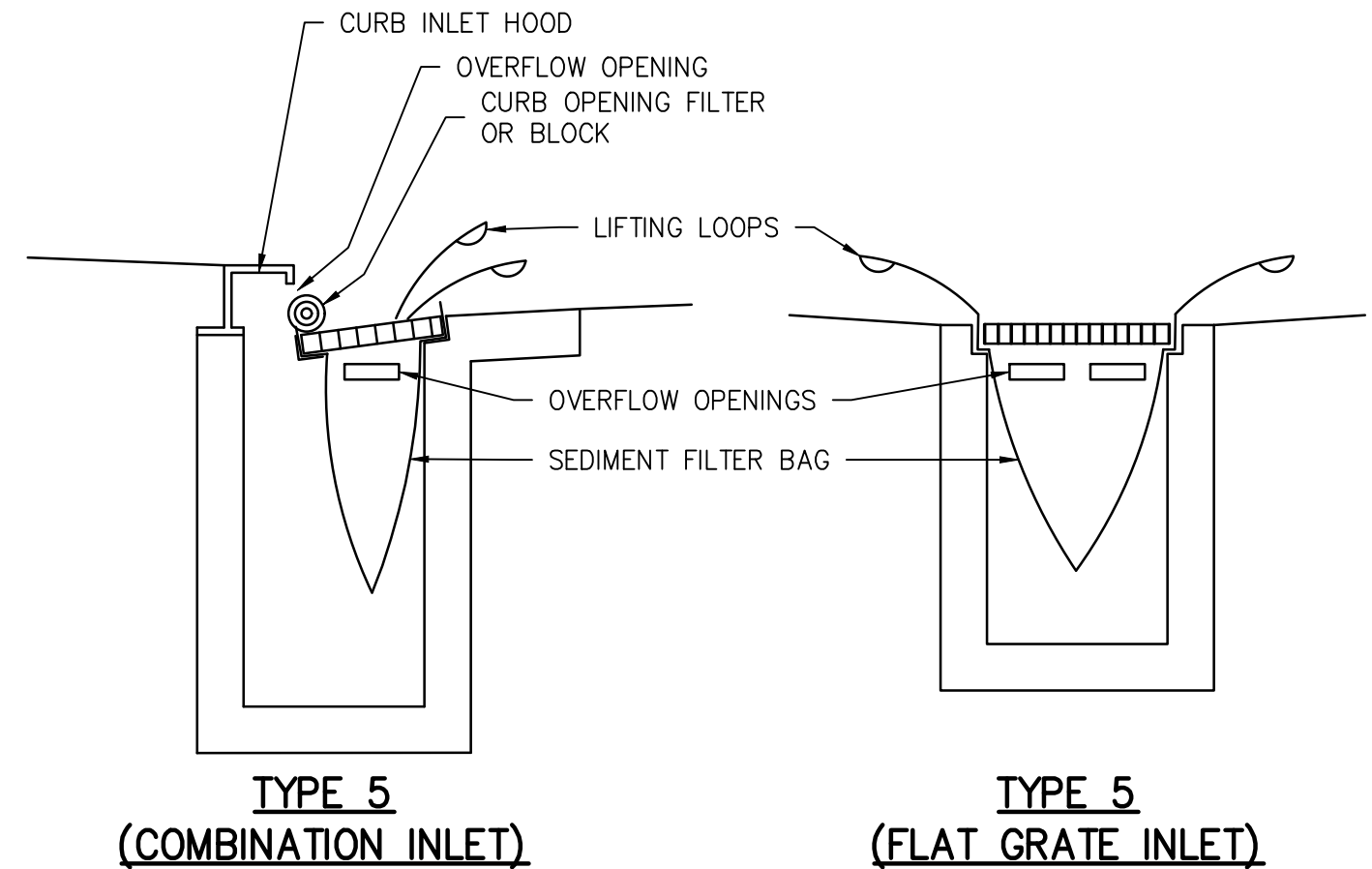
HUNT RESIDENCE
26735 LAURELES GRADE

SEPTIC PLAN

SCALE: 1" = 20'
DRAWN: EPI
JOB No.: 3032.01

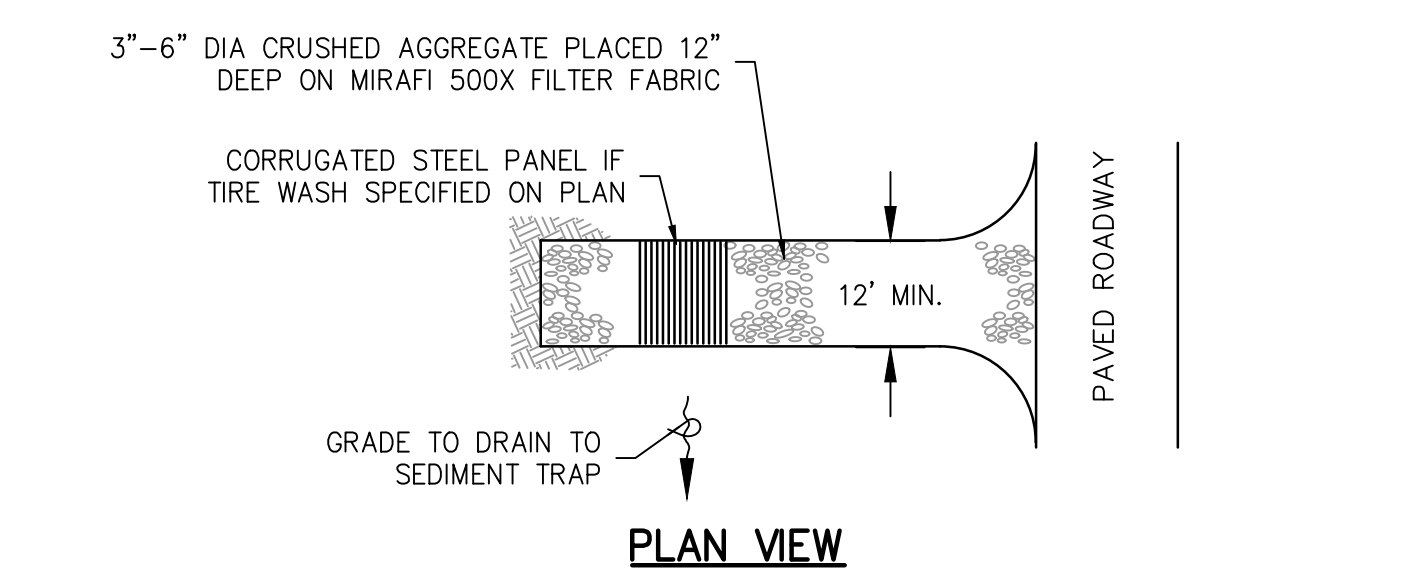
SHEET
C2.1
OF 9

NOT FOR CONSTRUCTION

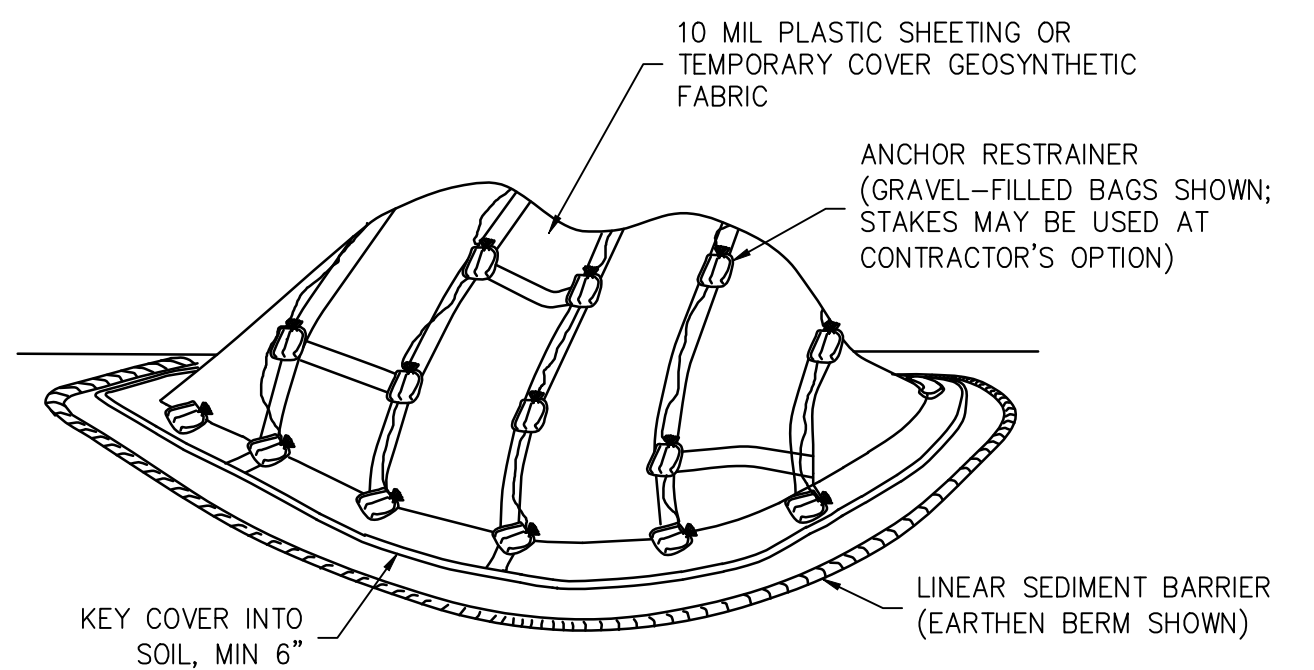


NOTES:
1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE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

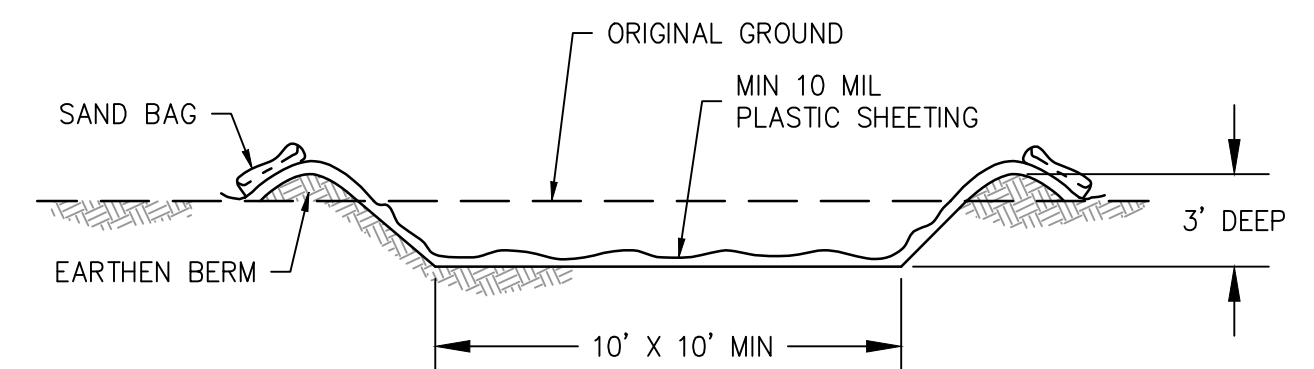
SE-10 STORM DRAIN INLET PROTECTION
SCALE: NONE



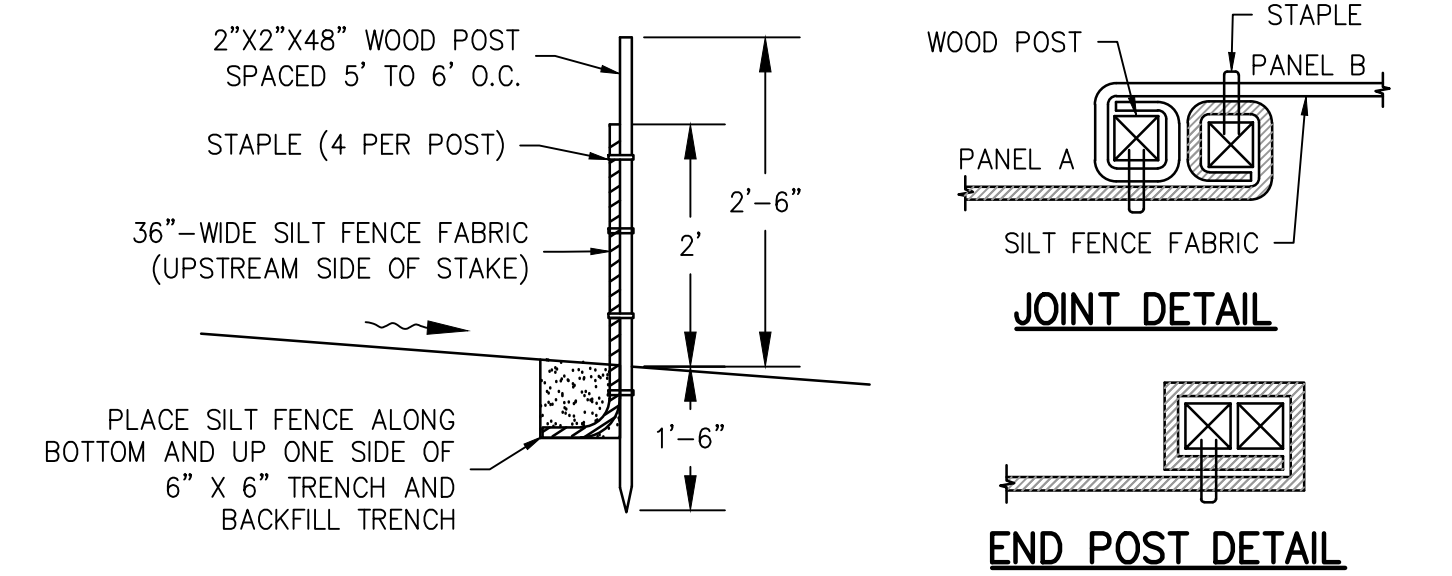
TC-1 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NONE



WM-3 TEMPORARY COVER ON STOCKPILE
SCALE: NONE

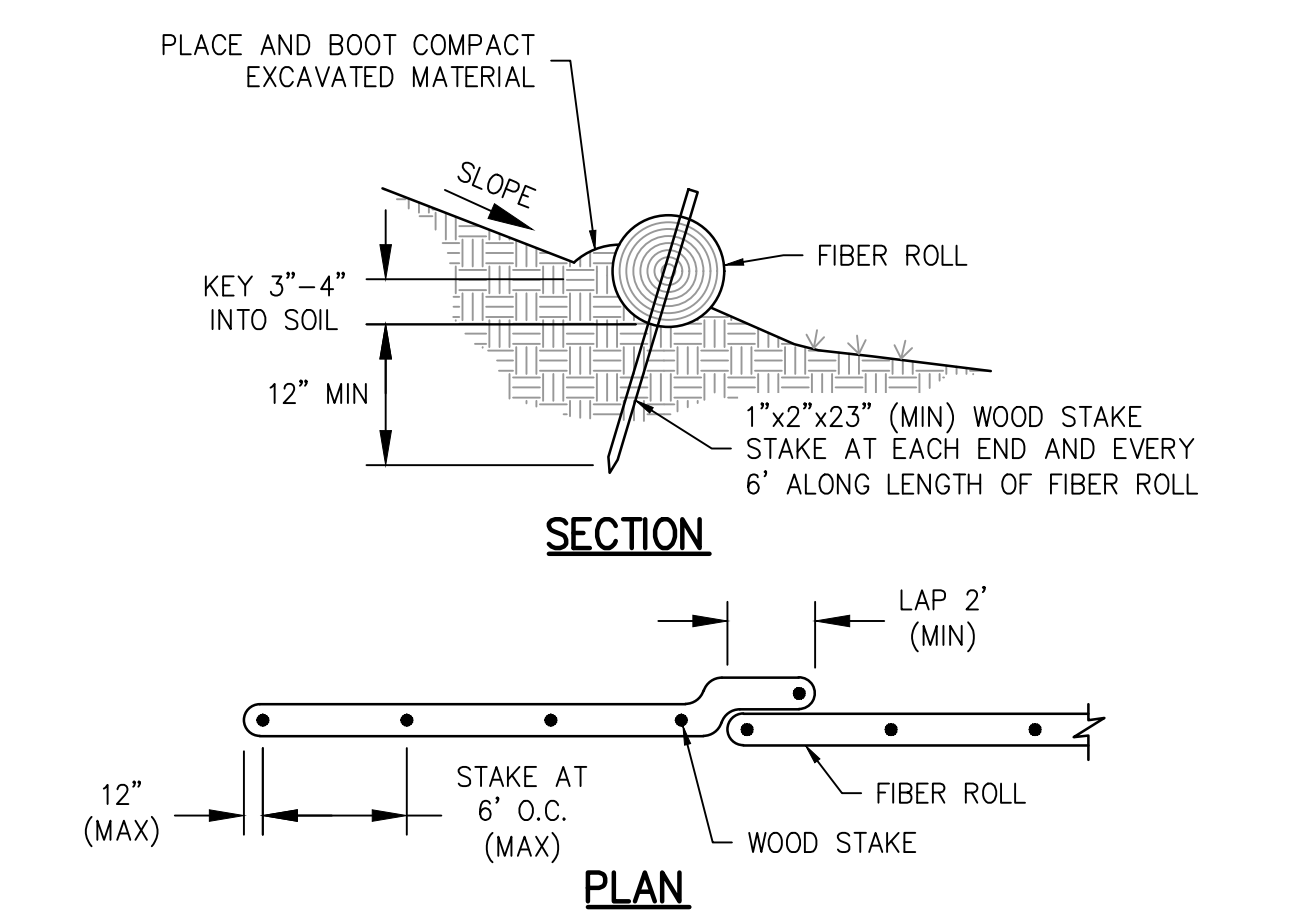


WM-8 TEMPORARY CONCRETE WASHOUT FACILITY
SCALE: NONE



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

SE-1 TEMPORARY SILT FENCE
SCALE: NONE



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

SE-5 FIBER ROLL
SCALE: NONE

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

- ESTIMATED TOTAL DISTURBED SOIL AREA: ±0.9 ACRES. THIS PROJECT WILL DISTURB LESS THAN 1 ACRE OF SOIL AND THEREFORE IS NOT SUBJECT TO THE CONSTRUCTION GENERAL PERMIT.
- THIS PLAN DOES NOT NECESSARILY REFLECT THE BMP DEPLOYMENT REQUIRED DURING ALL CONSTRUCTION STAGES OR FOR ALL CONSTRUCTION SITE CONDITIONS. THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER (WPCM) IS RESPONSIBLE FOR REGULARLY EVALUATING SITE CONDITIONS AND IMPLEMENTING BMP'S NECESSARY TO PROTECT WATER QUALITY AND TO COMPLY WITH ALL RULES, REGULATIONS AND PERMITS.
- BEST MANAGEMENT PRACTICES (BMP'S) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2024 EDITION OF THE CALTRANS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL
 - THE 2024 EDITION OF THE CONSTRUCTION BMP HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
- BMP DESIGNATIONS REFER TO THE DESIGNATIONS GIVEN IN THE CASQA BMP MANUAL.
- 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.
- 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 MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL PERSONS WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER IF THE PROJECT DOES NOT HAVE A SWPPP, OR BY THE CONTRACTOR-PROVIDED QSP IF THE PROJECT DOES HAVE A SWPPP. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO: GOOD HOUSEKEEPING, MATERIAL MANAGEMENT PRACTICES, SPILL PREVENTION AND RESPONSE, LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, AND FINES AND PENALTIES

BEST MANAGEMENT PRACTICES

- SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
- PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND STABILIZED CONSTRUCTION ENTRANCE AND EXIT (BMP TC-1) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER BMP (E.G., LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE ENGINEER. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
- PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED ONTO THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
- LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING:
 - FIBER ROLL
 - MANUFACTURED LINEAR SEDIMENT BARRIER
 - COMPOST SOCK OR COMPOST BERM
- FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "INACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW. FOR FINISH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:
 - TEMPORARY HYDRAULIC MULCH
 - TEMPORARY HYDROSEED
 - TEMPORARY STRAW MULCH
- SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.
- FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKED STRAW AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIFIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.
- PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE VELOCITY DISSIPATION DEVICE (BMP EC-10) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.
- PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) WHERE NEEDED TO PREVENT STORMWATER RUN-ON FROM OFFSITE AREAS FROM ENTERING THE WORK AREA AND CAUSING EROSION. THE WPCM SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
- PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO COLLECT AND CONVEY CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE WPCM SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
- IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S) AND MATERIAL MANAGEMENT BMP'S (WM- SERIES BMP'S).
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.

MONTEREY COUNTY REQUIREMENTS

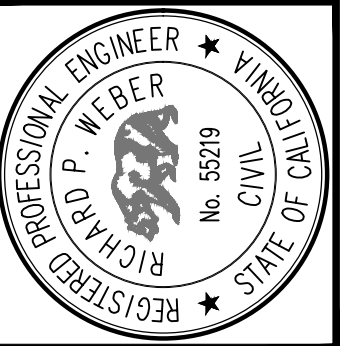
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- 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)
- 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.

BMP OBSERVATION AND MAINTENANCE

- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMP'S) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 72 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 96 HOURS AFTER EACH STORM EVENT.
 - DAILY DURING STORM EVENTS
- REPAIR DAMAGED BMP'S WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMP'S BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMP'S 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-GRADEING AND THEN TRACK-WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

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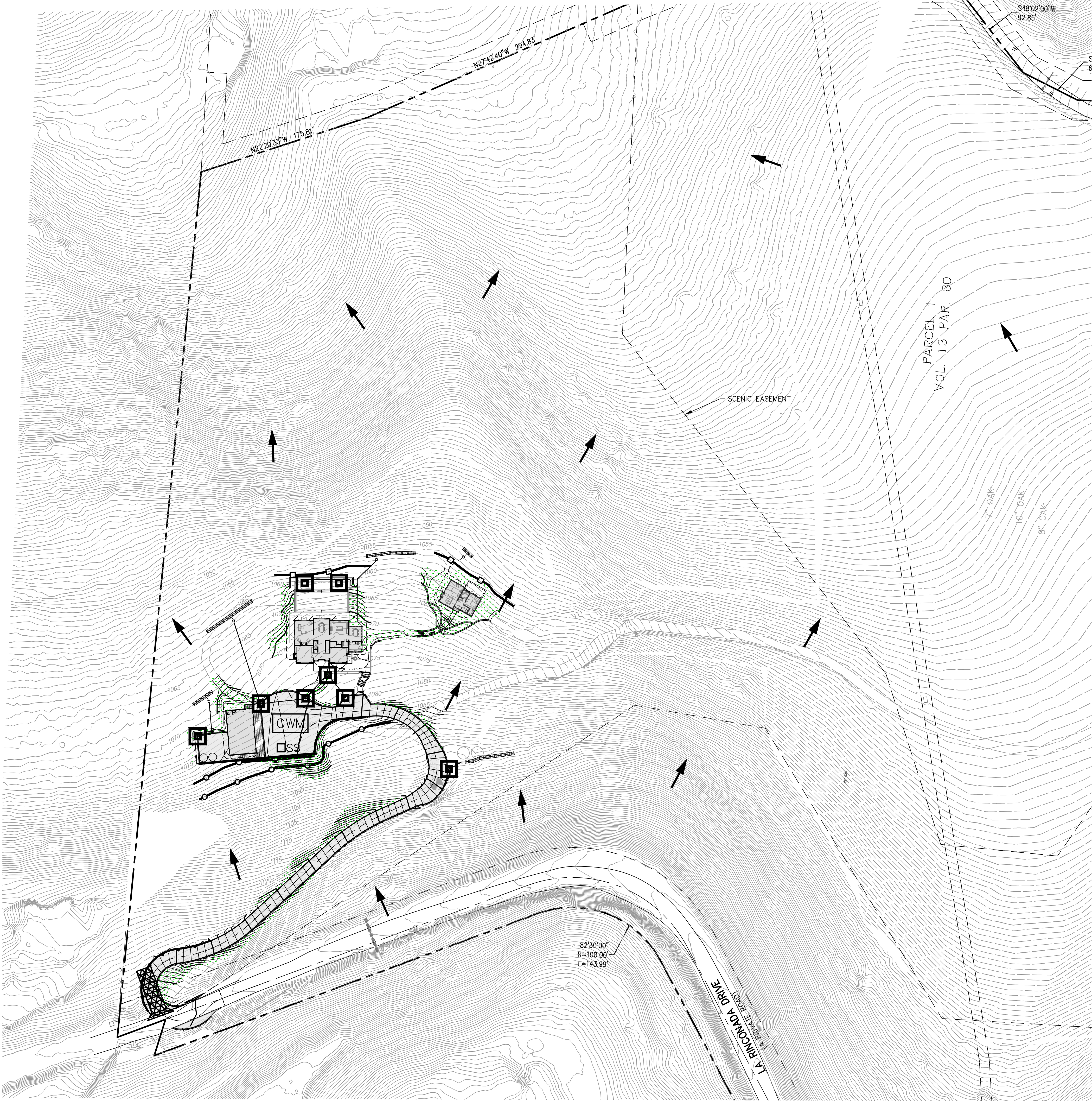
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Monterey County, California

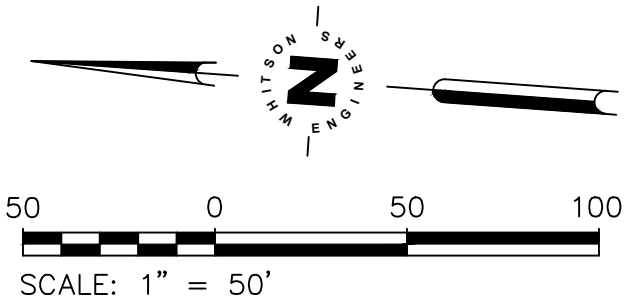
HUNT RESIDENCE
26735 LAURELES GRADE
EROSION & SEDIMENT CONTROL NOTES
NOT FOR CONSTRUCTION

SCALE: 1" = 50'
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OF 9

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SYMBOL	BMP #	DESCRIPTION
	EC-9	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	LINEAR PERIMETER SEDIMENT CONTROL: SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
	SE-7	STREET SWEEPING
	SE-10	INLET PROTECTION
	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
	WM-1	CONSTRUCTION STAGING AREA: MATERIAL STORAGE, VEHICLE AND EQUIPMENT STAGING, MAINTENANCE AND FUELING, LOADING/UNLOADING, AND WASTE MANAGEMENT
	WM-3	TEMPORARY STOCKPILES
	WM-9	SANITARY FACILITIES
	-	DIRECTION OF DRAINAGE
	-	DISCHARGE MONITORING AND SAMPLING LOCATION
	-	TEMPORARY CONSTRUCTION SITE FENCING (CONCEPTUAL LOCATION; MAY BE REVISED IN THE FIELD)
	-	TEMPORARY TREE PROTECTION FENCING OR ENVIRONMENTALLY SENSITIVE AREA (E.S.A.) FENCING (42'-TALL SNOW FENCE)
	-	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS)
	-	TEMPORARY STABILIZATION PER CIVIL PLANS, PERMANENT STABILIZATION PER LANDSCAPE DWGS
	-	PERMANENT STORMWATER CONTROL MEASURE (SCM): SEE PROTECTION NOTES HEREON



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HUNT RESIDENCE
26735 LAURELES GRADE

Monterey County, California

EROSION AND SEDIMENT CONTROL PLAN

APN 416-361-043

SCALE: 1" = 50'

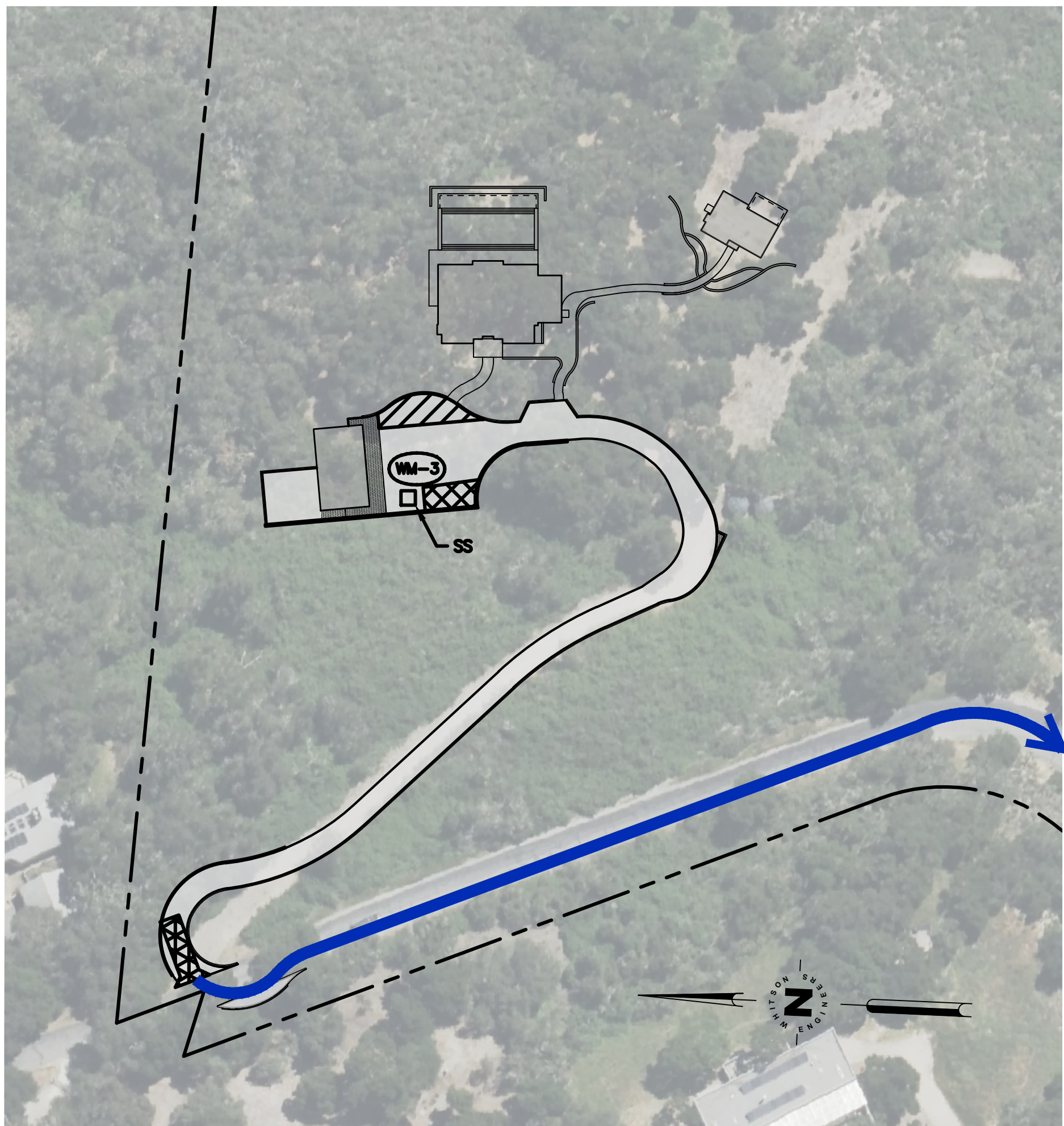
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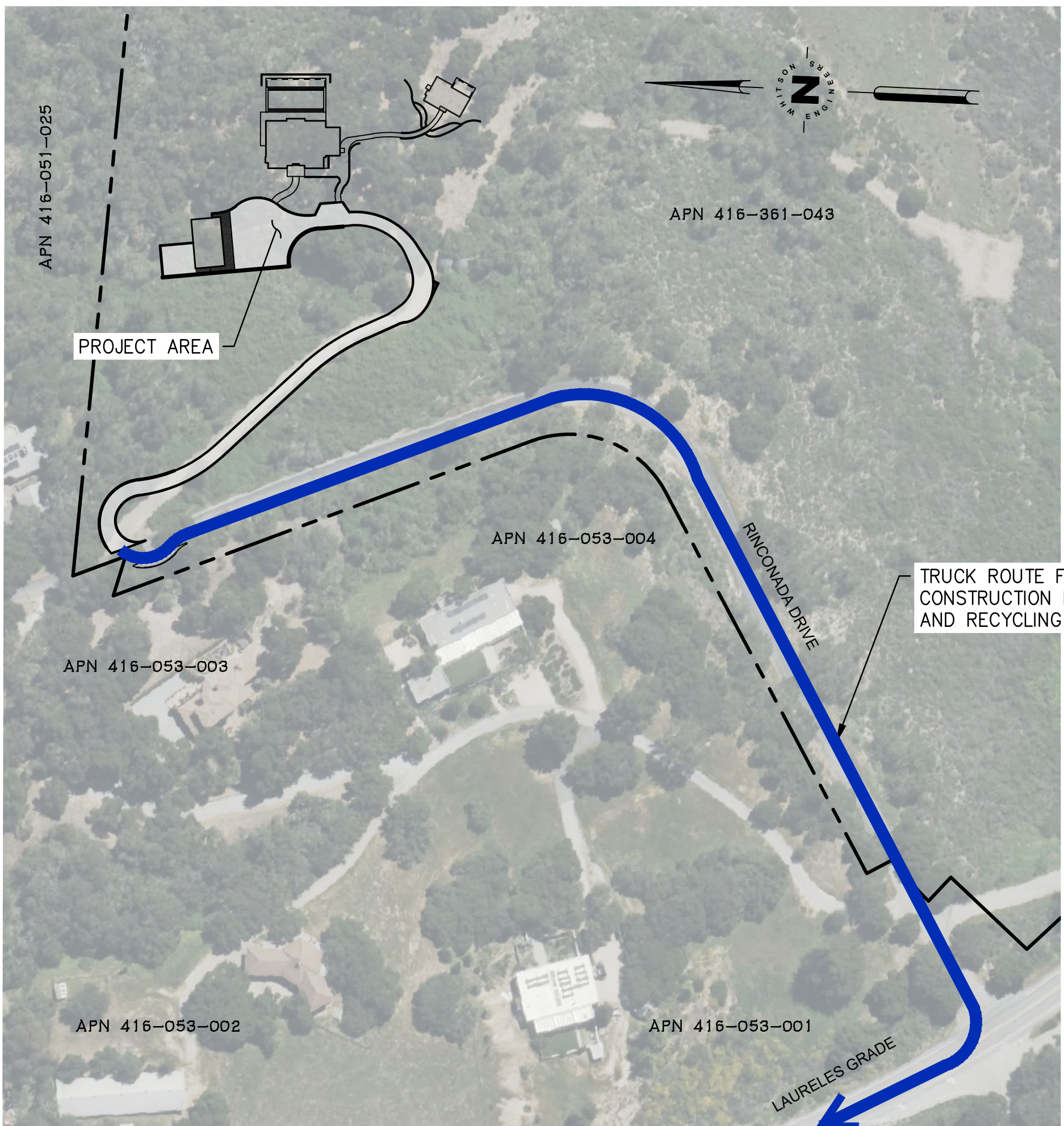
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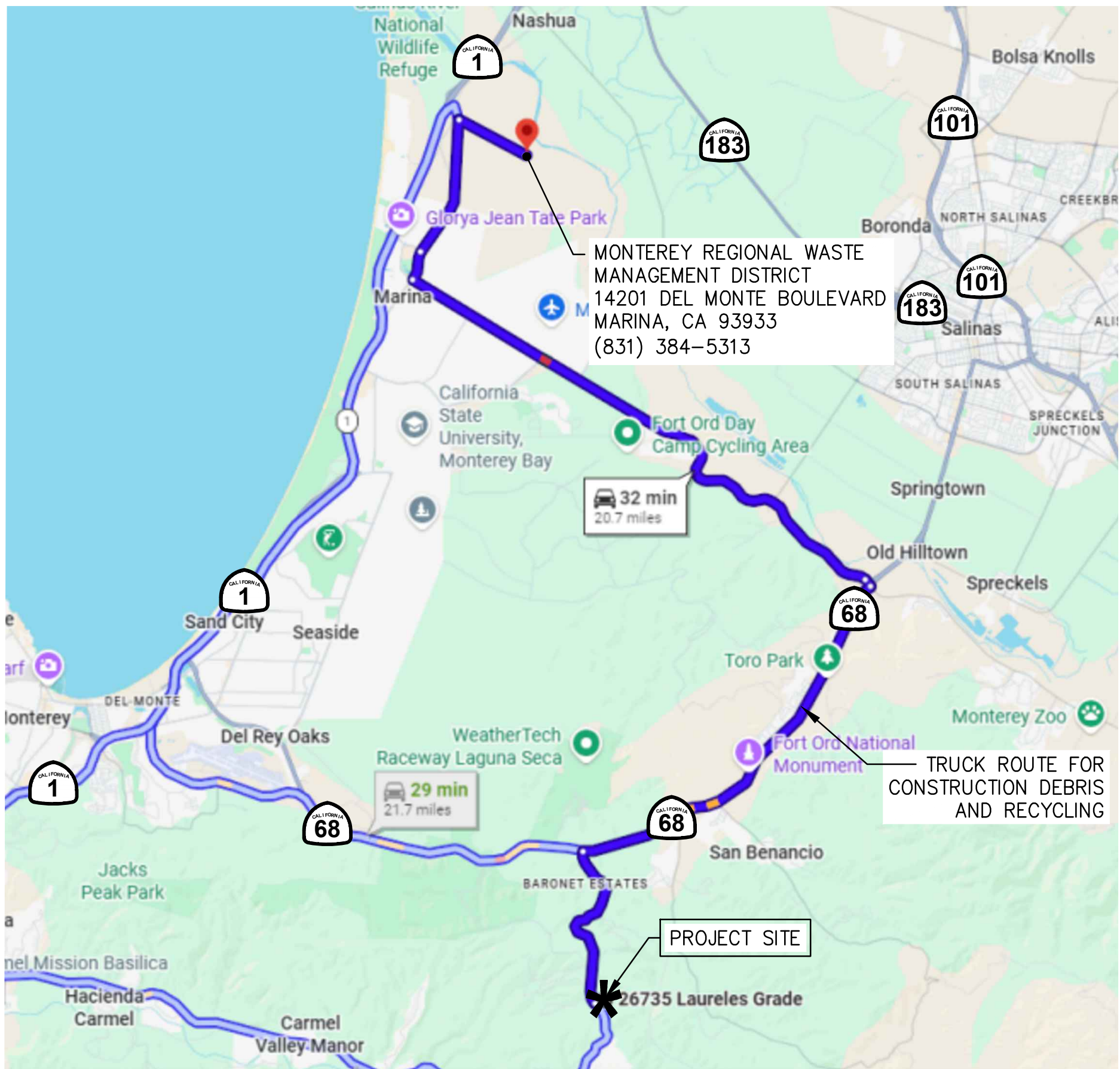
NOT FOR CONSTRUCTION



A CONSTRUCTION SITE PLAN
CM1 SCALE: 1"=60'



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



C TRUCK ROUTING PLAN
C3.1 NOT TO SCALE

EARTHWORK QUANTITIES
2,300 CY CUT
1,000 CY FILL
150 CY SHRINKAGE (ESTIMATED AT 15%)
1,150CY EXPORT

CONTACT INFO

ARCHITECT
MOORE DESIGN INC.
550 FIGUEROA STREET
MONTEREY, CA 93940

TEL: (831) 642-9732

CONTRACTOR
DANIEL HUNT
TRUE BUILD

TEL: (831) 917-9399

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IN READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

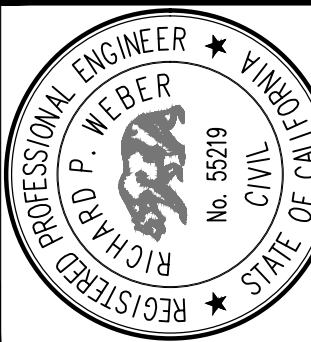
CONSTRUCTION MANAGEMENT NOTES

- DURATION OF CONSTRUCTION IS TO BE DETERMINED. EXACT DURATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT ISSUANCE.
- NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
- TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET (C3.1) UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT AND/OR RECYCLING.
- THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 10 TO 100.
- EROSION CONTROL PROTECTION TO BE INSTALLED PER THE EROSION CONTROL PLAN PREPARED WITH THE BUILDING PERMIT PLAN SET.
- STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS AS POSSIBLE.
- CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT
- SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.

LEGEND

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

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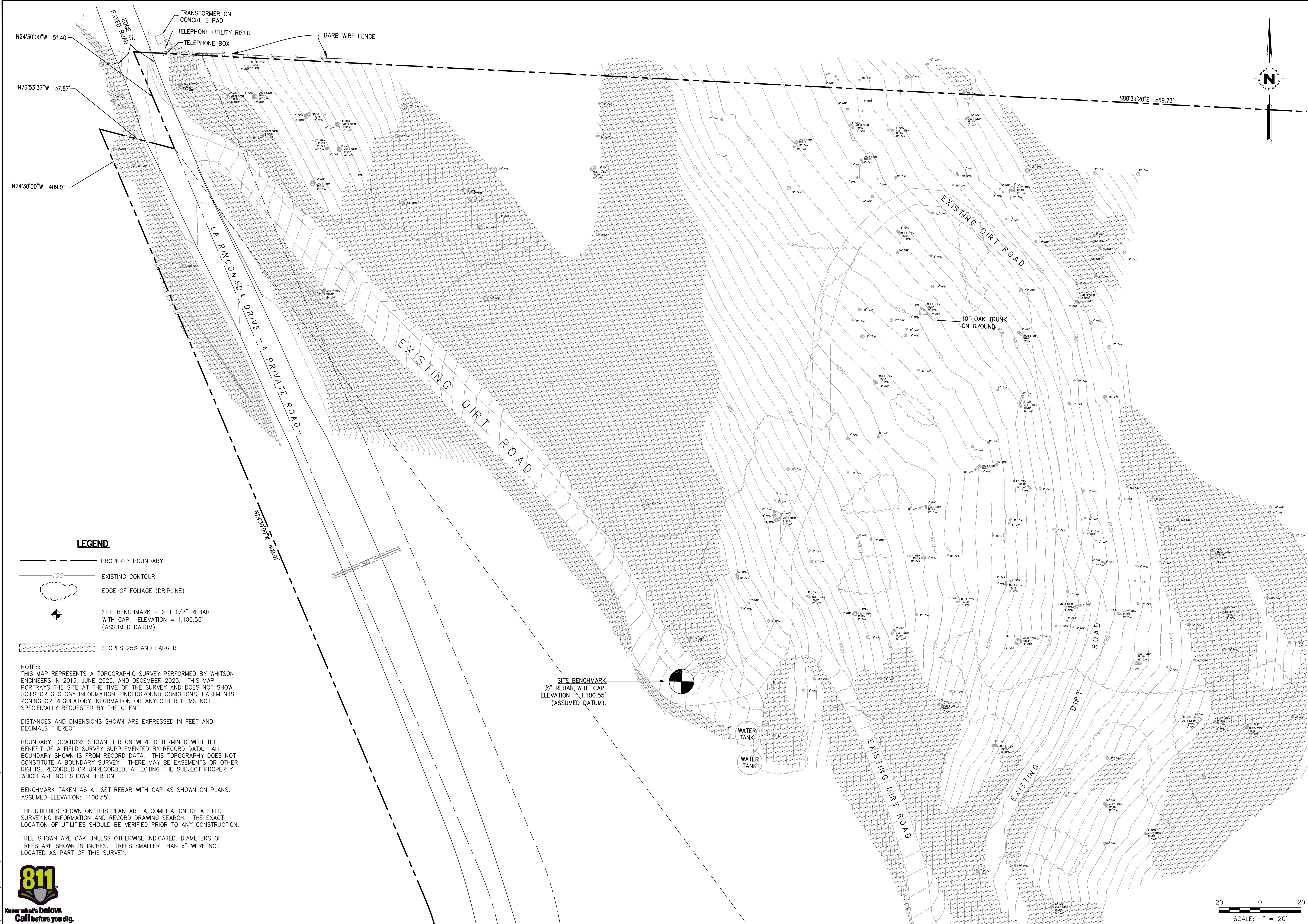
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7/29/2026	RPW

Monterey County, California
APN 416-361-043

HUNT RESIDENCE
26735 LAURELES GRADE
CONSTRUCTION MANAGEMENT PLAN

SCALE: AS SHOWN
DRAWN: EPI
JOB No.: 3032.01
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REGISTERED PROFESSIONAL LAND SURVEYOR
RICHARD P. WHELER
No. 8002
STATE OF CALIFORNIA

SUBMITTAL / REVISION

7/29/2026	RPW	COUNTY PLANNING SUBMITTAL

HUNT PROPERTY

TOPOGRAPHIC SURVEY

26735 Laureles Grade
Monterey, California

APN 416-361-043

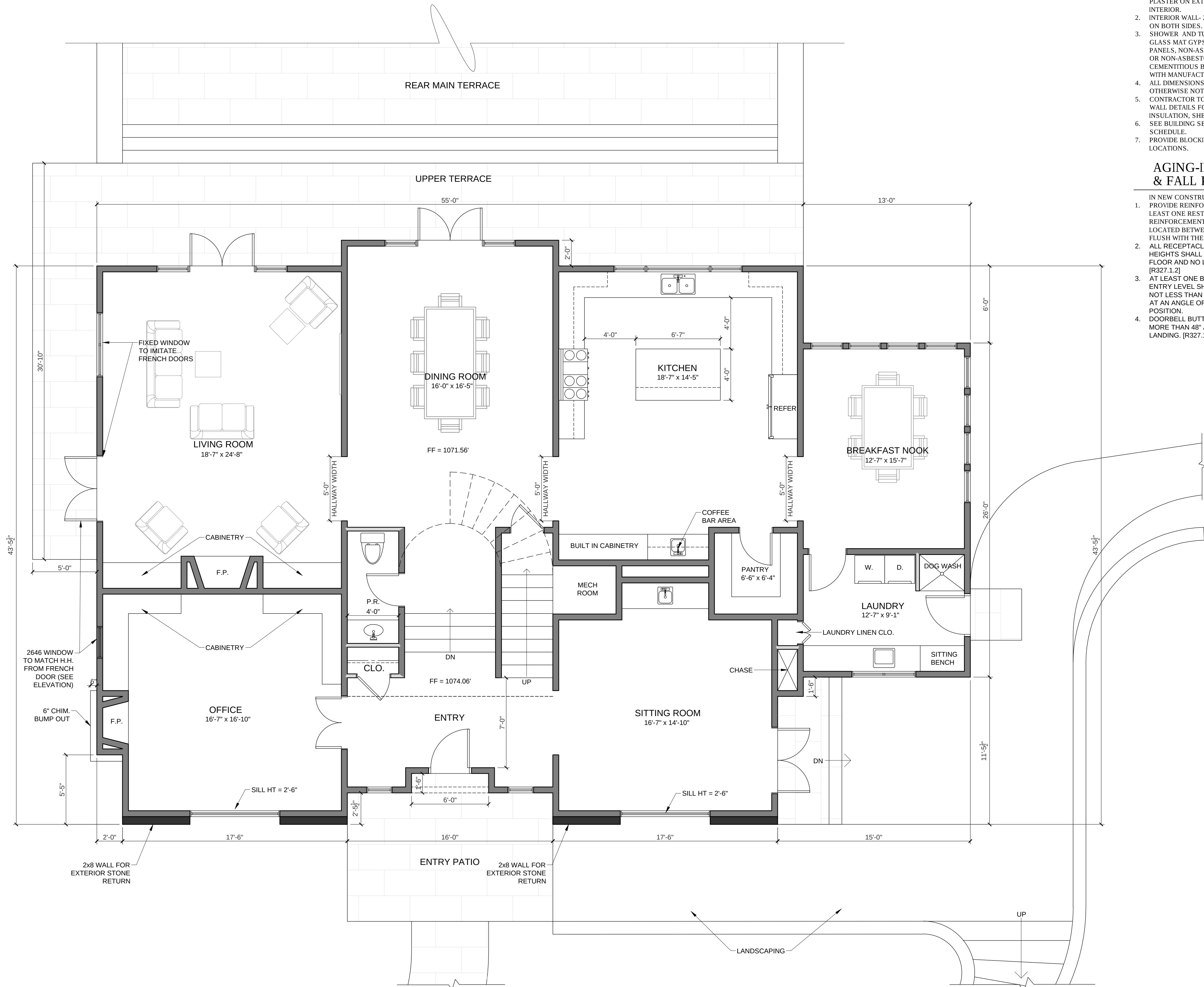
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WALL LEGEND

- NEW 2x4 WALLS
- NEW 2x6 WALLS
- NEW 2x8 WALLS

- EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
- INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
- SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING GLASS MAT GYPSUM PANELS, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS[R702.4.2]
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
- SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

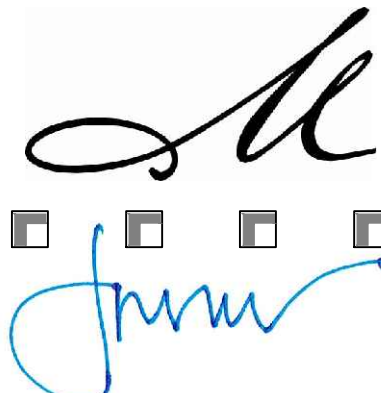
AGING-IN-PLACE DESIGN & FALL PREVENTION

- IN NEW CONSTRUCTION
- PROVIDE REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL. [R327.1.1] REINFORCEMENT SHALL BE NOT LESS THAN 2X8 BLOCKING LOCATED BETWEEN 32" AND 39-1/4" ABOVE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING. [R327.1.1 #2]
 - ALL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS SHALL BE NO MORE THAN 48" ABOVE FINISHED FLOOR AND NO LESS THAN 15" ABOVE FINISHED FLOOR. [R327.1.2]
 - AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A NET CLEAR OPENING OF NOT LESS THAN 32" MEASURED WITH THE DOOR POSITION AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
 - DOORBELL BUTTONS, WHEN INSTALLED, SHALL EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. [R327.1.4]

PROJECT NAME:

HUNT RESIDENCE

26735 LAURELES
GRADE
CARMEL VALLEY, CA
93924
APN: 416-361-043-000



MOORE DESIGN Inc.

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CONSTRUCTION ADMINISTRATION

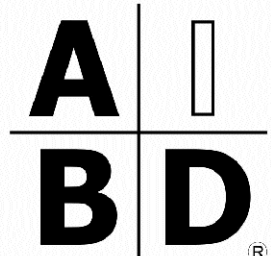
550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN APPLICATION REQUEST	12/5/2025
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PRINT DATE: 7/30/2026

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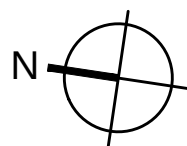
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SHEET TITLE:

MAIN FLOOR
PLAN

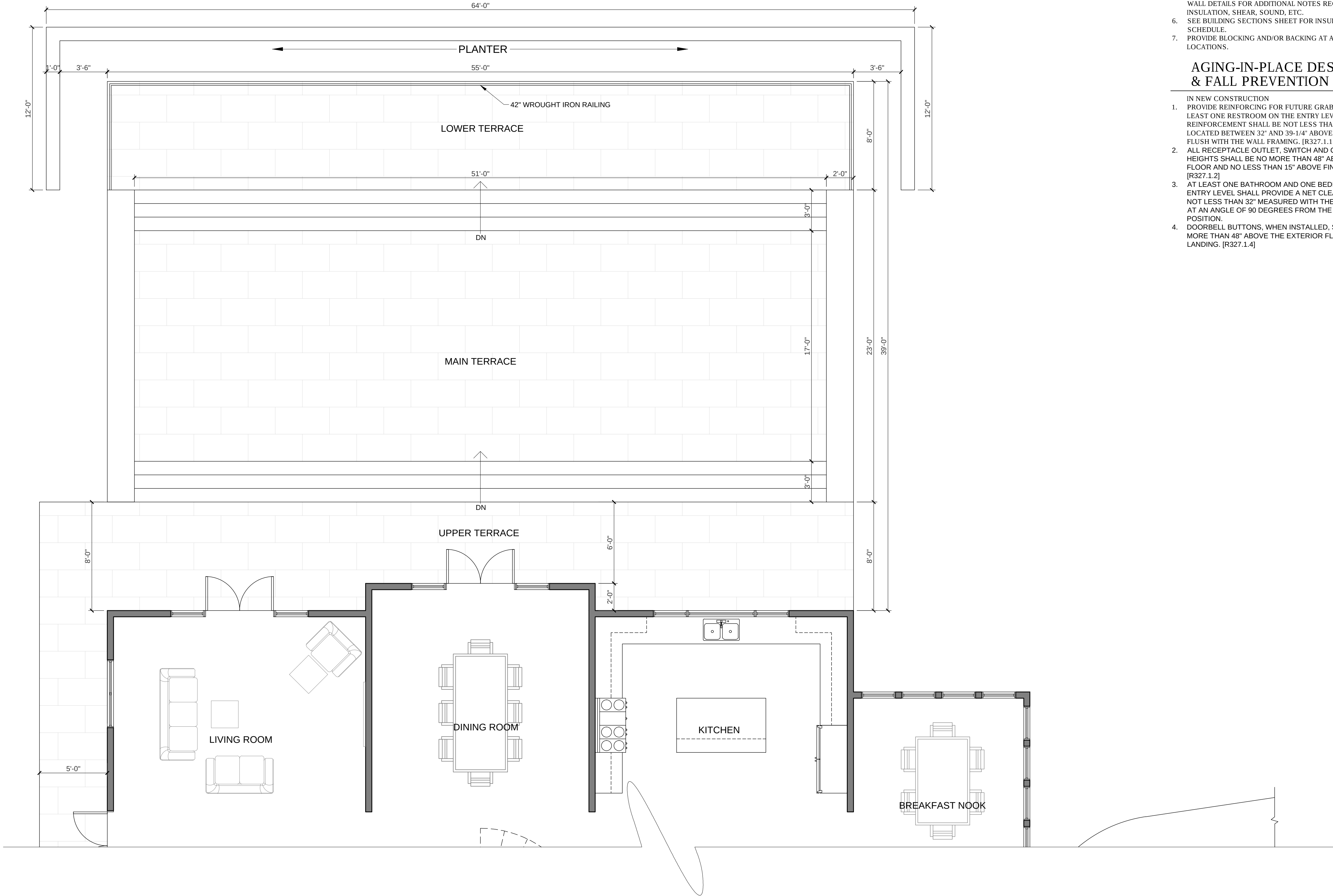
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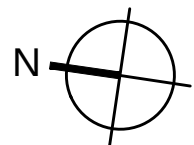
A2.0



MAIN FLOOR PLAN

1/4" = 1'-0"



 **MAIN FLOOR TERRACE PLAN**
1/4" = 1'-0"

☐ **WALL LEGEND**

- NEW 2x4 WALLS
- NEW 2x6 WALLS
- NEW 2x8 WALLS

1. EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
2. INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
3. SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING GLASS MAT GYPSUM PANELS, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS[R702.4.2]
4. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
6. SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
7. PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

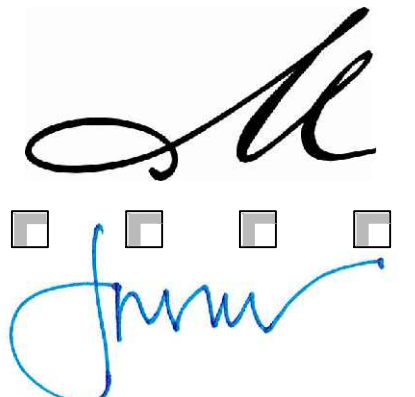
**AGING-IN-PLACE DESIGN
& FALL PREVENTION**

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 4. DOORBELL BUTTONS, WHEN INSTALLED, SHALL EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. [R327.1.4]

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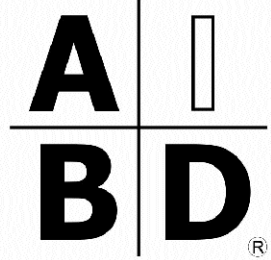
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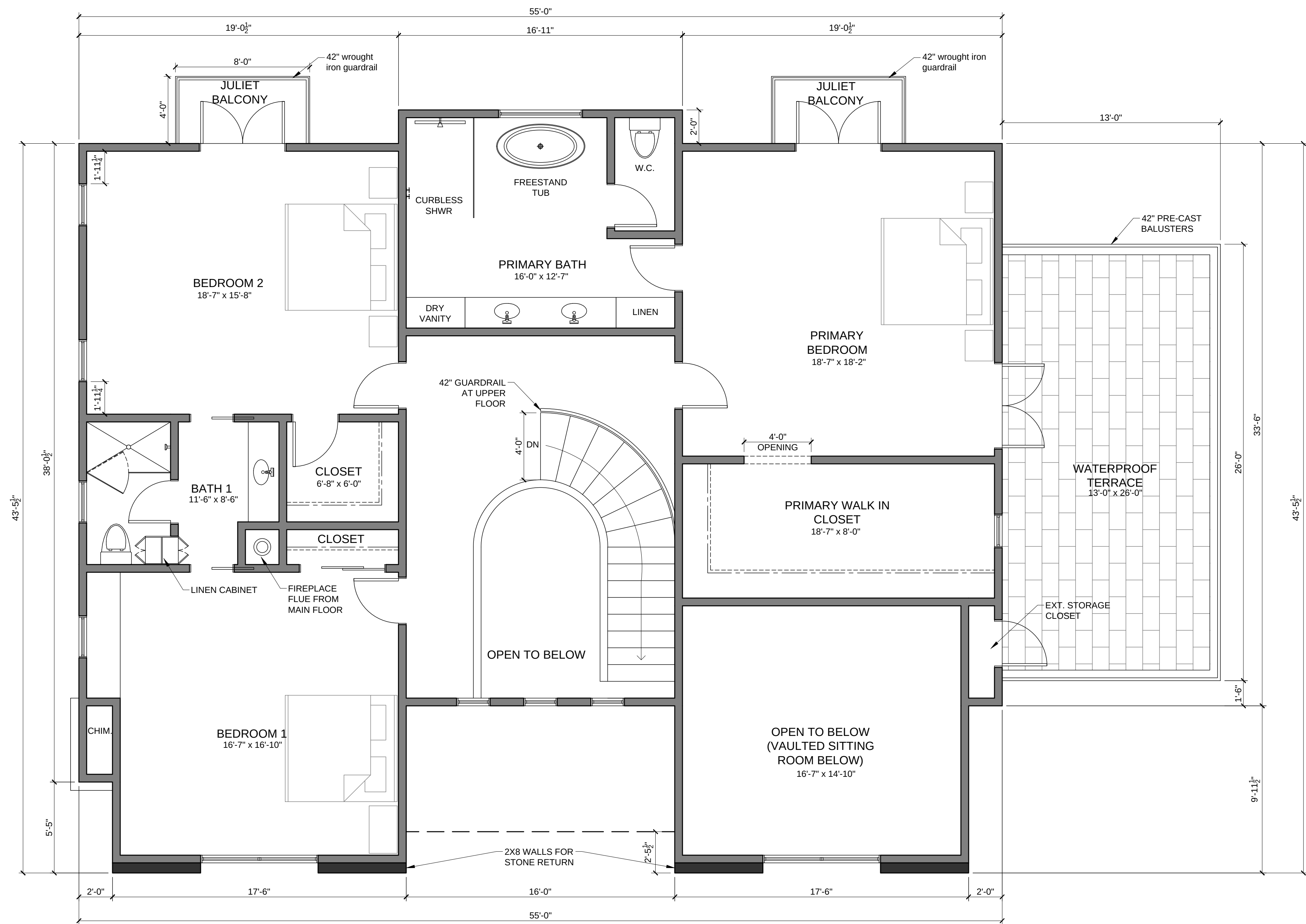
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SHEET TITLE:

**MAIN FLOOR
TERRACE PLAN**

SHEET NUMBER:

A2.1



UPPER FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND

- NEW 2x4 WALLS
- NEW 2x6 WALLS
- NEW 2x8 WALLS

- EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
- INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
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AGING-IN-PLACE DESIGN
& FALL PREVENTION

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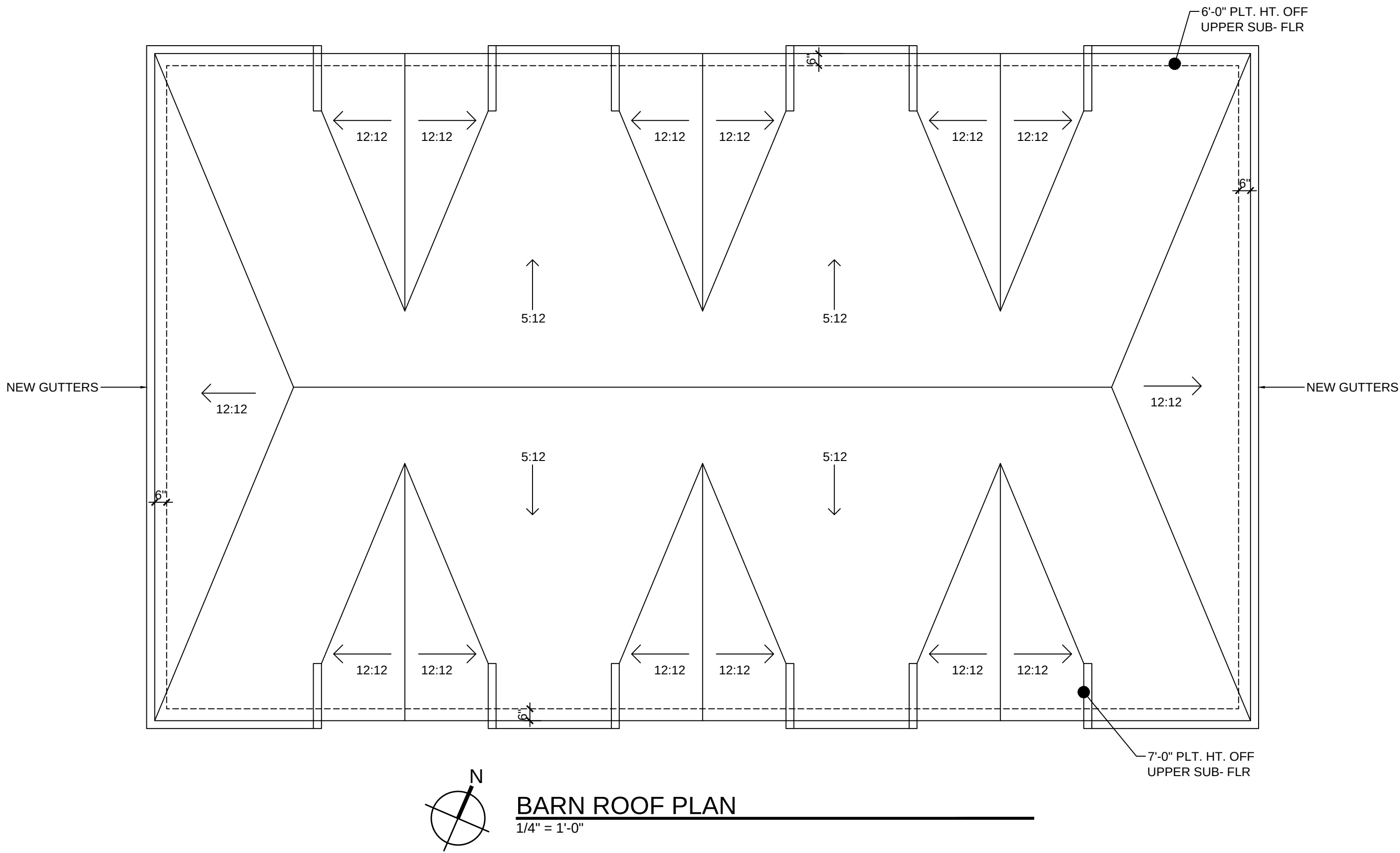
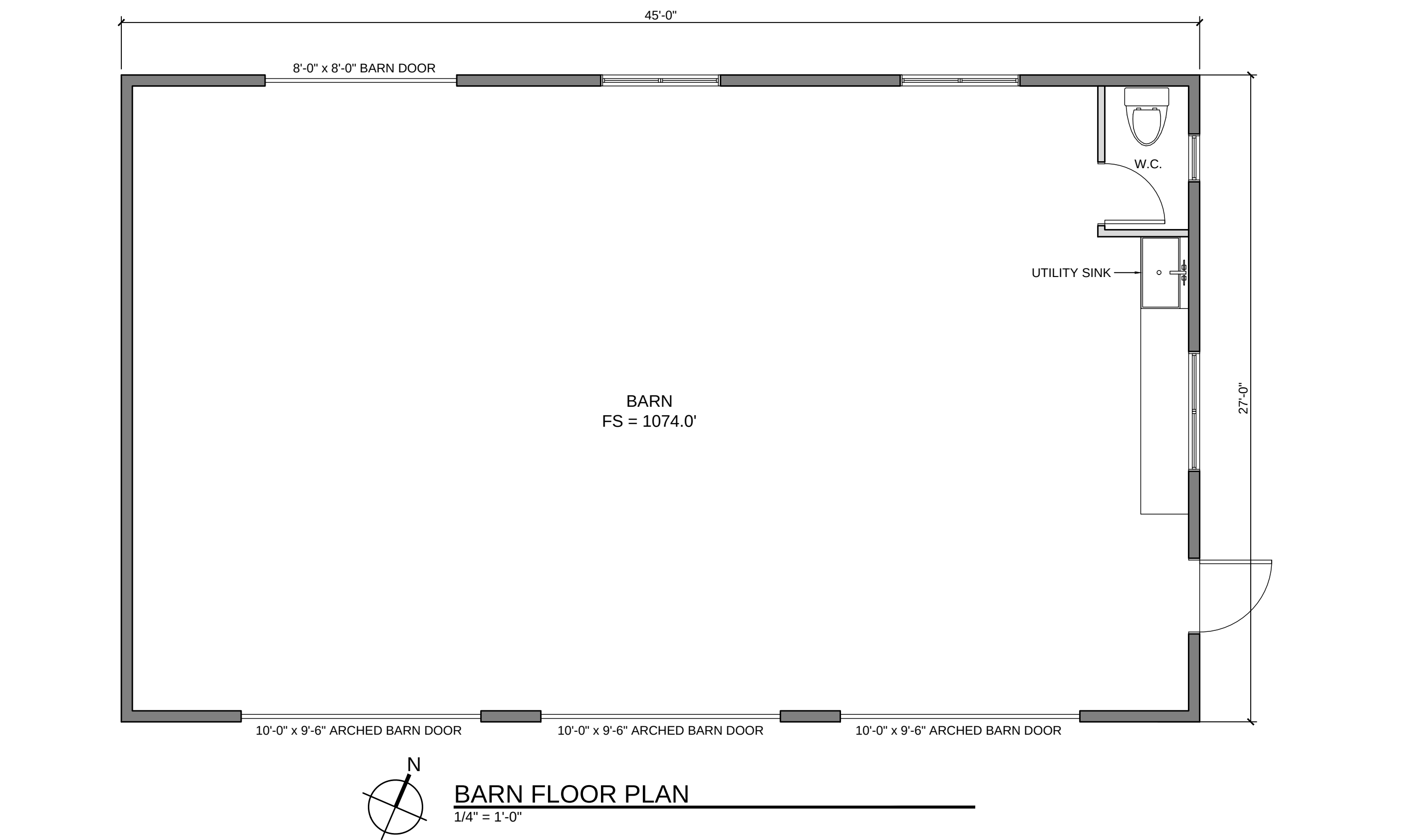
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SHEET TITLE:

UPPER FLOOR
PLAN

SHEET NUMBER:

A2.2



WALL LEGEND

- NEW 2x4 WALLS
- NEW 2x6 WALLS
- NEW 2x8 WALLS

- EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
- INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
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AGING-IN-PLACE DESIGN & FALL PREVENTION

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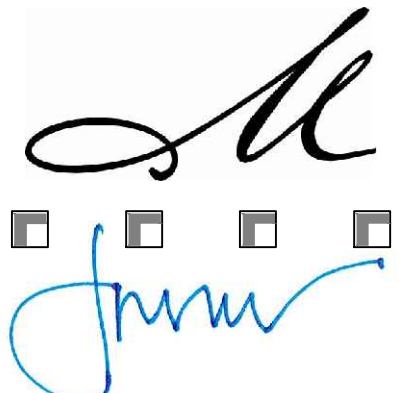
GENERAL ROOF & CHIMNEY NOTES

- Roof Material = Residence - Certainteed Grand Manor (Black Pearl)
Barn - Certainteed Grand Manor (Black Pearl)
ADU - Reclaimed French Terra Cotta Tiles
- Copper Shed Roof
- Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
- Roof Slope = Res. & Barn - Varies 5:12 & 12:12 (see roof plan)
ADU - 9:12 (Varies see roof plan)
- Overhang = Res. & Barn - 6' unless otherwise noted
ADU - 2' unless otherwise noted
- Painted gutters with round downspouts
- Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
- SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves. arrester screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
- CHIMNEY TERMINATION: Chimeys shall extend a least 2' higher than any portion of a building within 10' horizontally, but shall not be less than 3' above the highest point where the chimney passes through the roof (CRC R1003.9).
- Masonry or concrete chimneys shall be anchored at each floor, ceiling or roof line more than 6' above grade with (2) 3/16" x 1" metal straps hooked around the outer bars and extend 6" beyond the bend. Each strap shall be fastened to not less than four floor ceiling or floor joists or rafters with two 1/2-inch bolts per CRC R1001.4.1

PROJECT NAME:

HUNT RESIDENCE

26735 LAURELES
GRADE
CARMEL VALLEY, CA
93924
APN: 416-361-043-000



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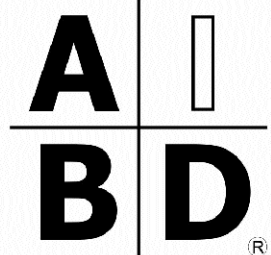
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SHEET TITLE:

BARN PLAN

SHEET NUMBER:

A2.3

GENERAL ROOF & CHIMNEY NOTES

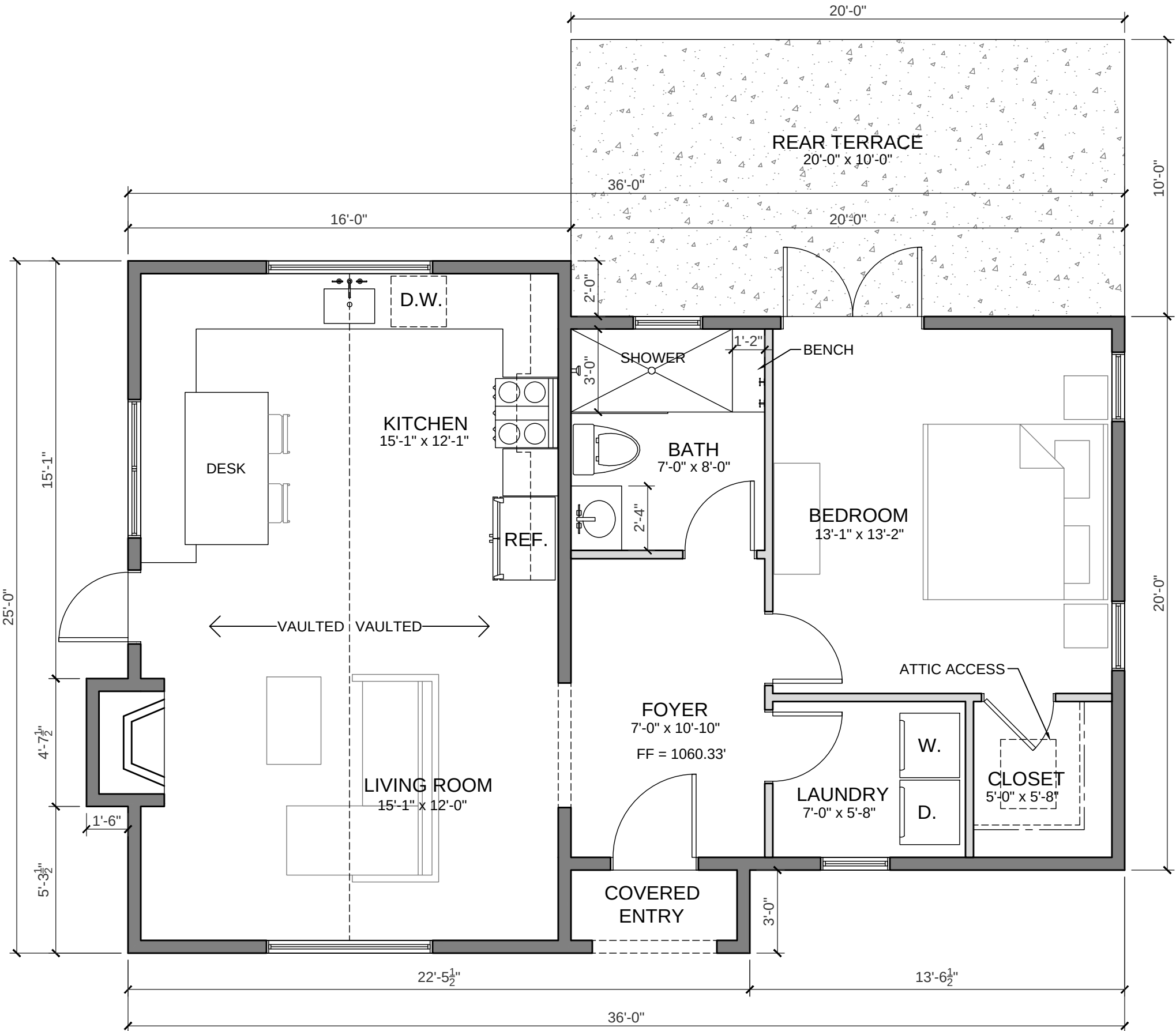
- Roof Material = Residence - Certainteed Grand Manor (Black Pearl)
Barn - Certainteed Grand Manor (Black Pearl)
ADU - Reclaimed French Terra Cotta Tiles
- Copper Shed Roof
- Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
- Roof Slope = Res. & Barn - Varies 5:12 & 12:12 (see roof plan)
ADU - 9:12 (Varies see roof plan)
- Overhang = Res. & Barn - 6' unless otherwise noted
ADU - 2' unless otherwise noted
- Painted gutters with round downspouts
- Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
- SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves. arrester screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
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- Masonry or concrete chimneys shall be anchored at each floor, ceiling or roof line more than 6' above grade with (2) 3/16" x 1" metal straps hooked around the outer bars and extend 6' beyond the bend. Each strap shall be fastened to not less than four floor ceiling or floor joists or rafters with two 1/2-inch bolts per CRC R1001.4.1

WALL LEGEND

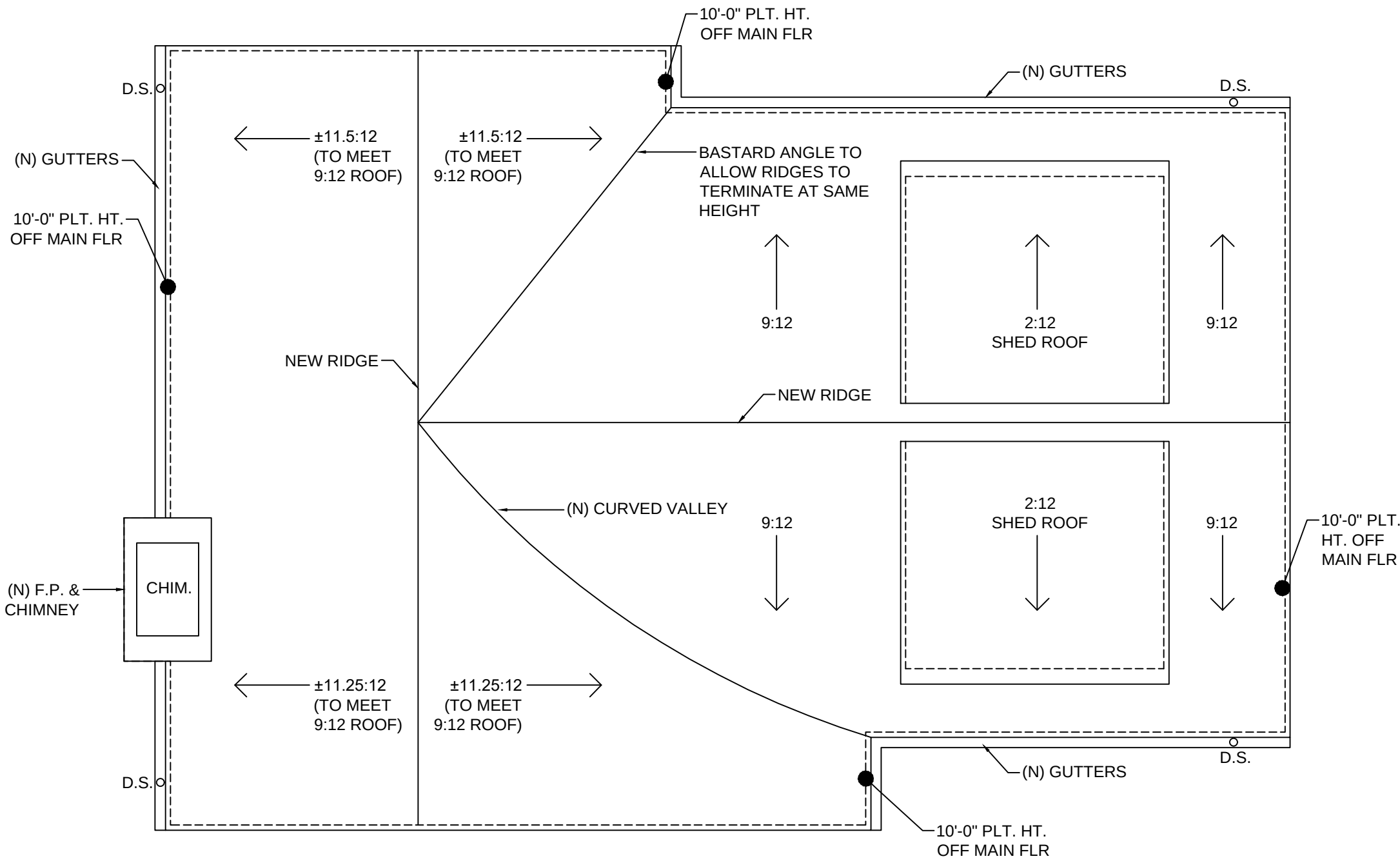
- NEW 2x4 WALLS
 - NEW 2x6 WALLS
 - NEW 2x8 WALLS
- EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
 - INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
 - SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING GLASS MAT GYPSUM PANELS, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS[R702.4.2]
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 - SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
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AGING-IN-PLACE DESIGN & FALL PREVENTION

- IN NEW CONSTRUCTION
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 - DOORBELL BUTTONS, WHEN INSTALLED, SHALL EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. [R327.1.4]



ADU FLOOR PLAN
1/4" = 1'-0"

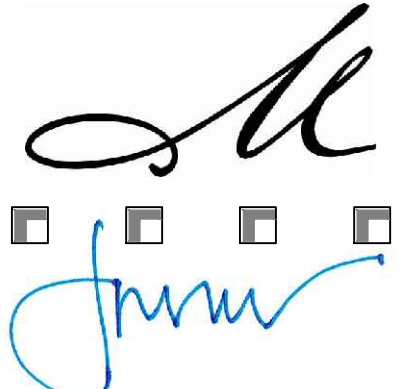


ADU ROOF PLAN
1/4" = 1'-0"

PROJECT NAME:

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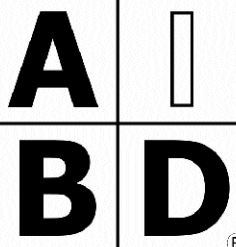
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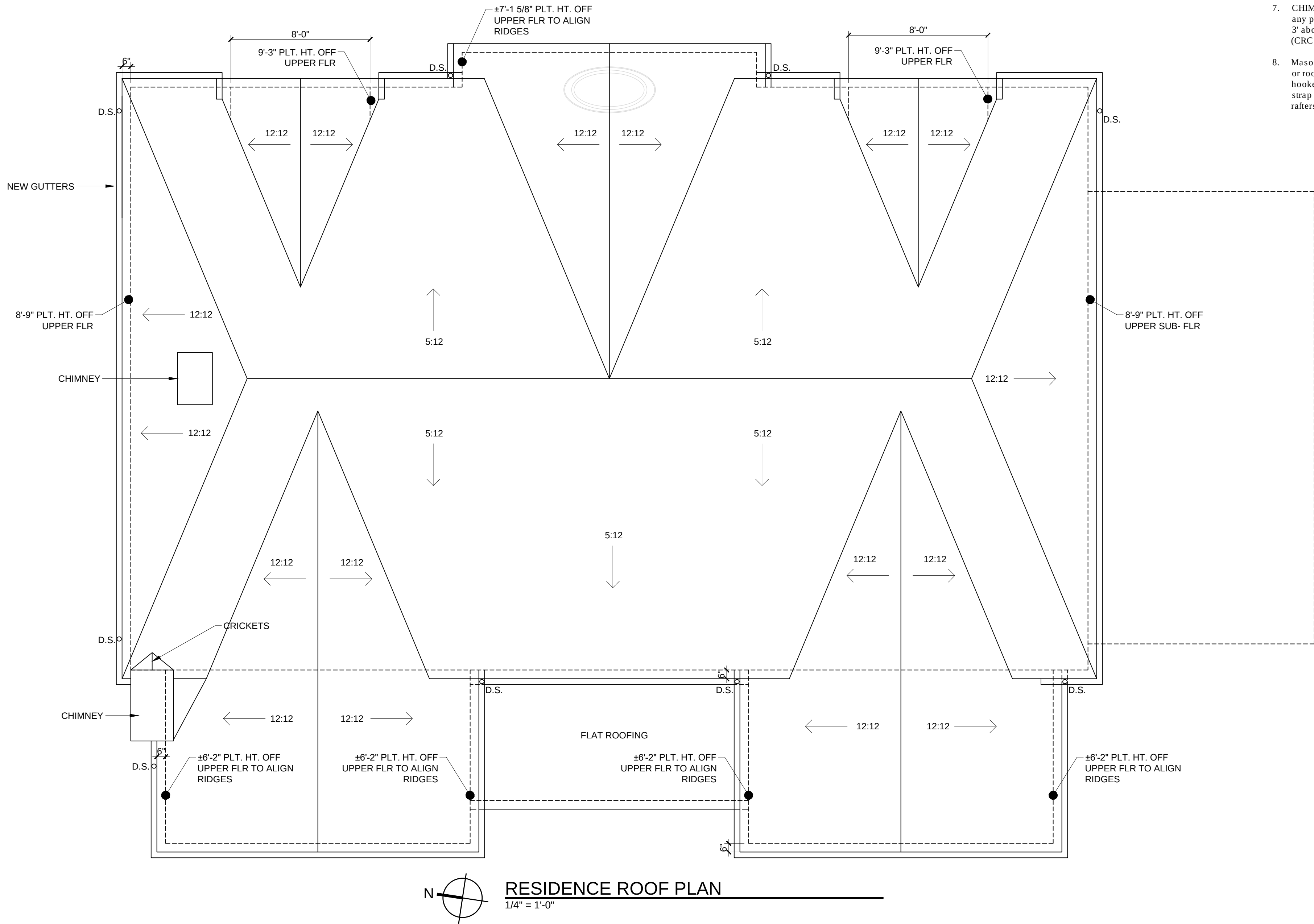
ADU FLOOR
PLAN

SHEET NUMBER:

A2.4

GENERAL ROOF & CHIMNEY NOTES

1. Roof Material = Residence - Certainteed Grand Manor (Black Pearl)
Barn - Certainteed Grand Manor (Black Pearl)
ADU - Reclaimed French Terra Cotta Tiles
- Copper Shed Roof
2. Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
3. Roof Slope = Res. & Barn - Varies 5:12 & 12:12 (see roof plan)
ADU - 9:12 (Varies see roof plan)
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5. Painted gutters with round downspouts
6. Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
7. SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves, arrester screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
8. CHIMNEY TERMINATION: Chimneys shall extend a least 2' higher than any portion of a building within 10' horizontally, but shall not be less than 3' above the highest point where the chimney passes through the roof (CRC R1003.9).
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SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

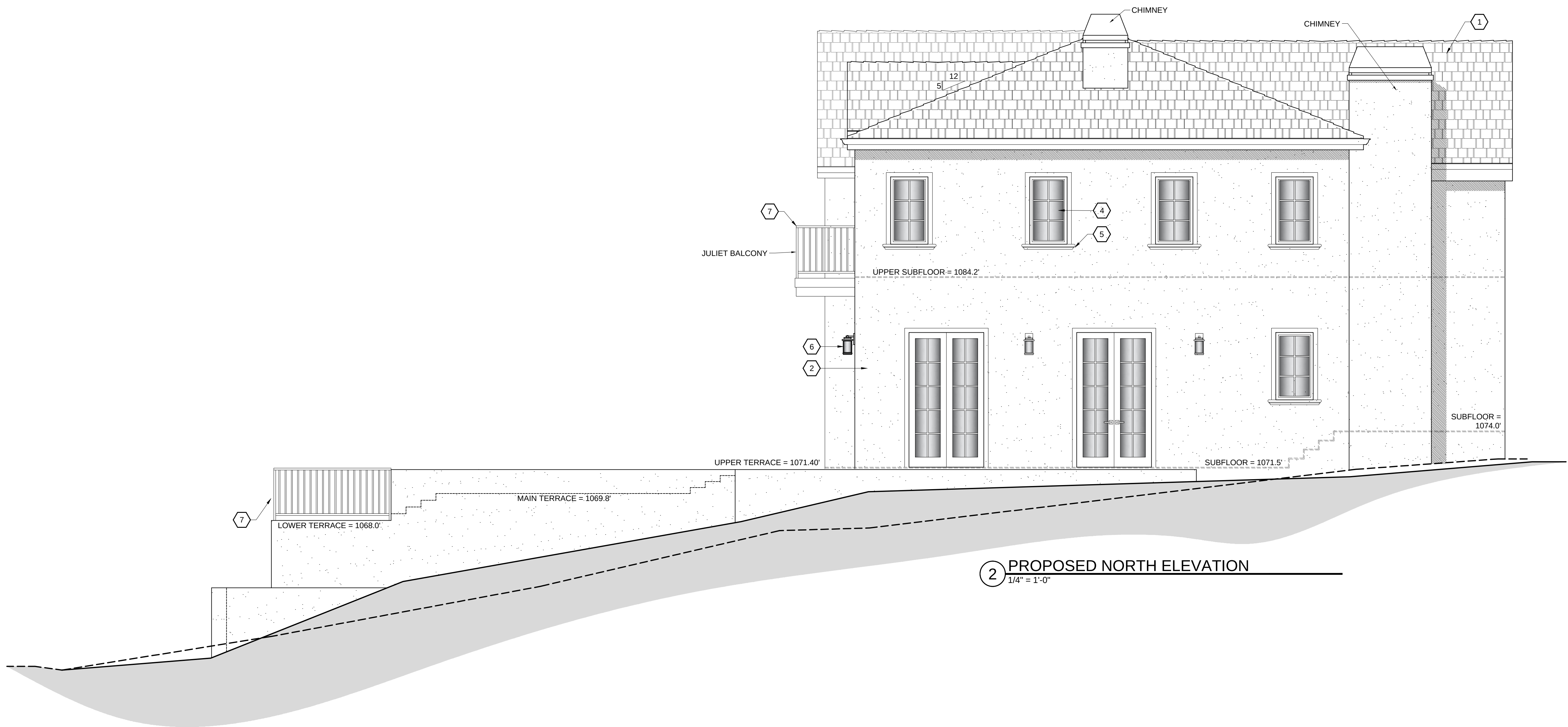
A2.5

SHEET NOTES

1. ROOF - MAIN HOUSE & BARN ROOF = CERTAINTED GRAND MANOR - BLACK PEARL.
ADU = RECLAIMED FRENCH TERRA COTTA - PROVENCE TILES FROM COORITALIA.
ADU SHED ROOF = COPPER ROOFING
2. WALLS - MAIN HOUSE & BARN = TWO COATS EXTERIOR PAINT (SW 6392) OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
ADU = OSAGE STONE VENEER
3. NOT USED
4. WINDOWS - GORDON WINDOWS AND DOORS - STEEL (BLACK).
5. WINDOW DETAIL - STUCCO TRIM AND SILL .
6. EXTERIOR LIGHTS - KICHLER 10908 OUTDOOR SCONCE (2700K).
7. GUARDRAILS - PRECAST BALUSTERS & WROUGHT IRON RAILING.



1 PROPOSED WEST ELEVATION
1/4" = 1'-0"

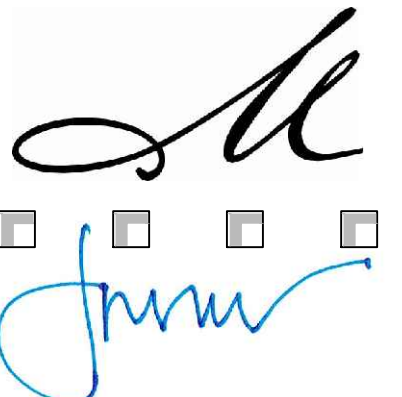


2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

PROJECT NAME:

HUNT RESIDENCE

26735 LAURELES
GRADE
CARMEL VALLEY, CA
93924
APN: 416-361-043-000



MOORE DESIGN Inc.
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

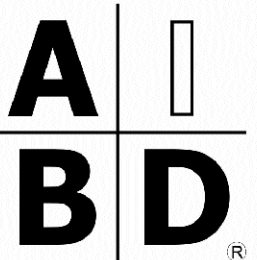
550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN APPLICATION REQUEST	12/5/2025
PLN SUBMIT	6/16/2026
PLN RESUBMITTAL	7/30/2026

PRINT DATE: 7/30/2026

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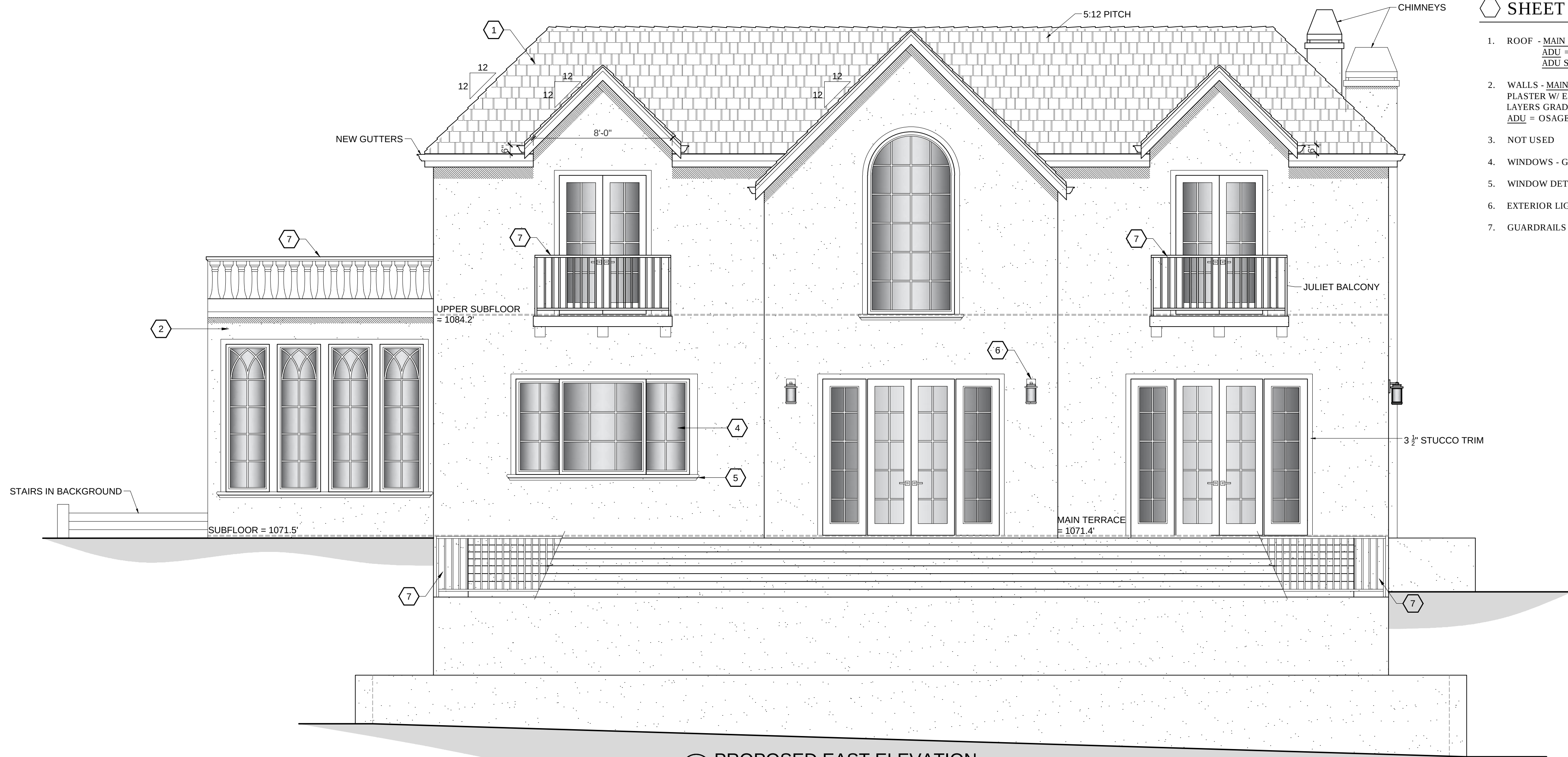
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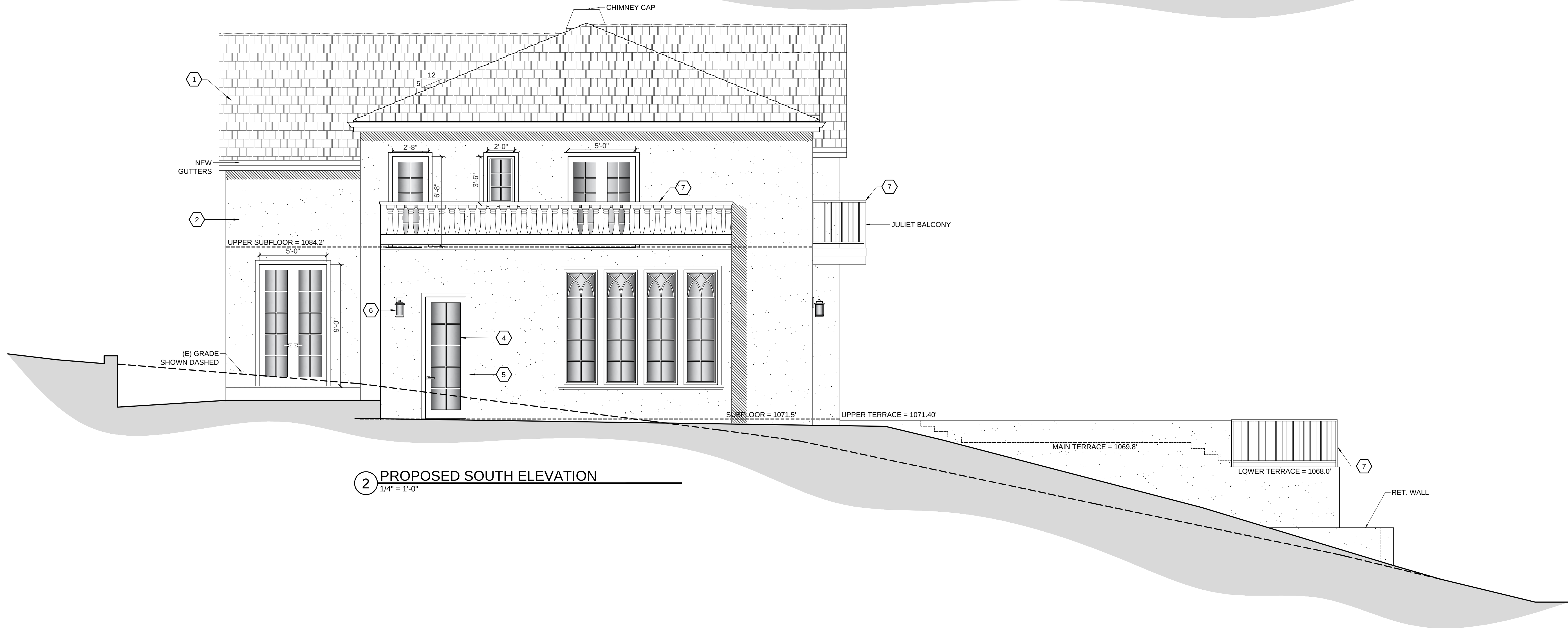
ELEVATIONS

SHEET NUMBER:

A4.1



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

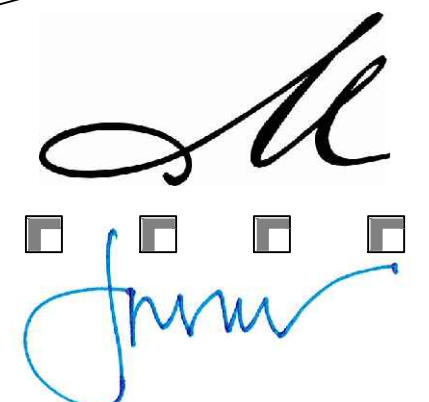
SHEET NOTES

1. ROOF - MAIN HOUSE & BARN ROOF = CERTAINTED GRAND MANOR - BLACK PEARL.
ADU = RECLAIMED FRENCH TERRA COTTA - PROVENCE TILES FROM COORITALIA.
ADU SHED ROOF = COPPER ROOFING
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PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2
LAYERS GRADE 'D' BLDG. PAPER.
ADU = OSAGE STONE VENEER
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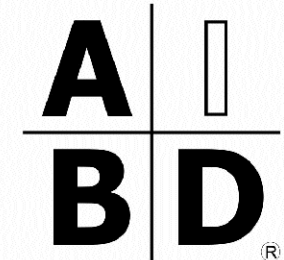
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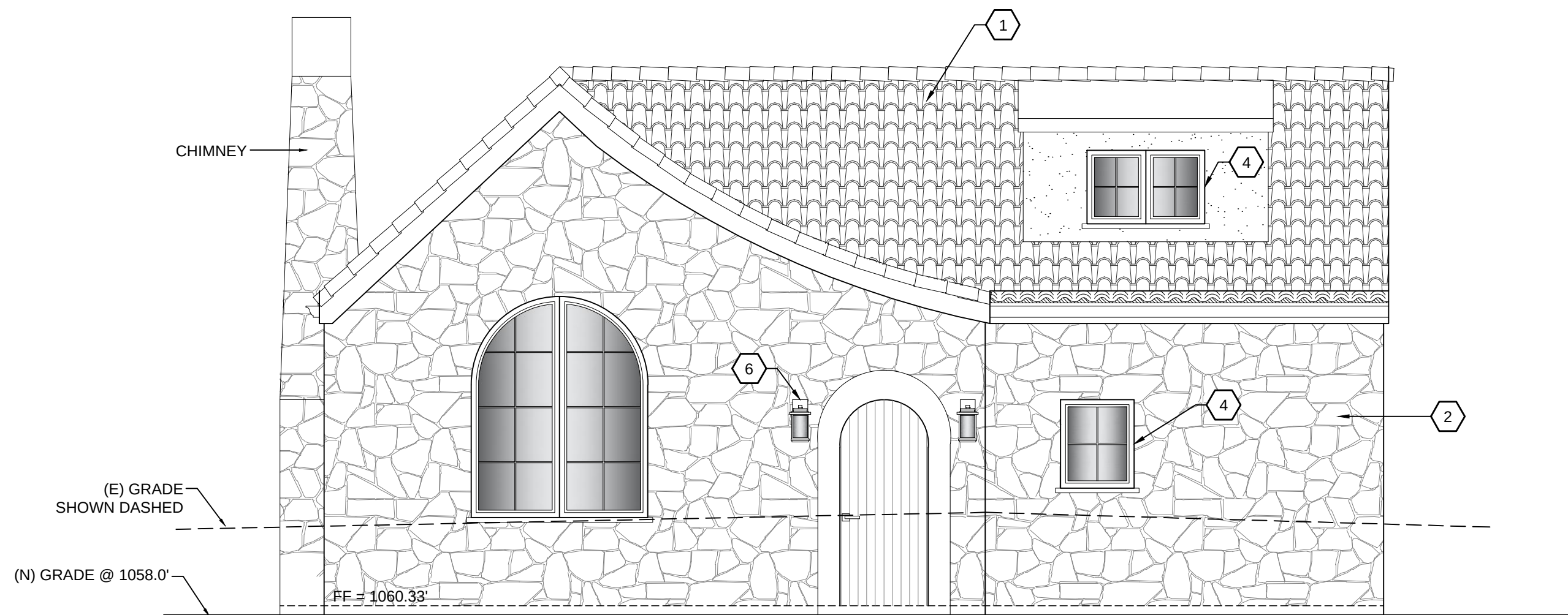
ELEVATIONS

SHEET NUMBER:

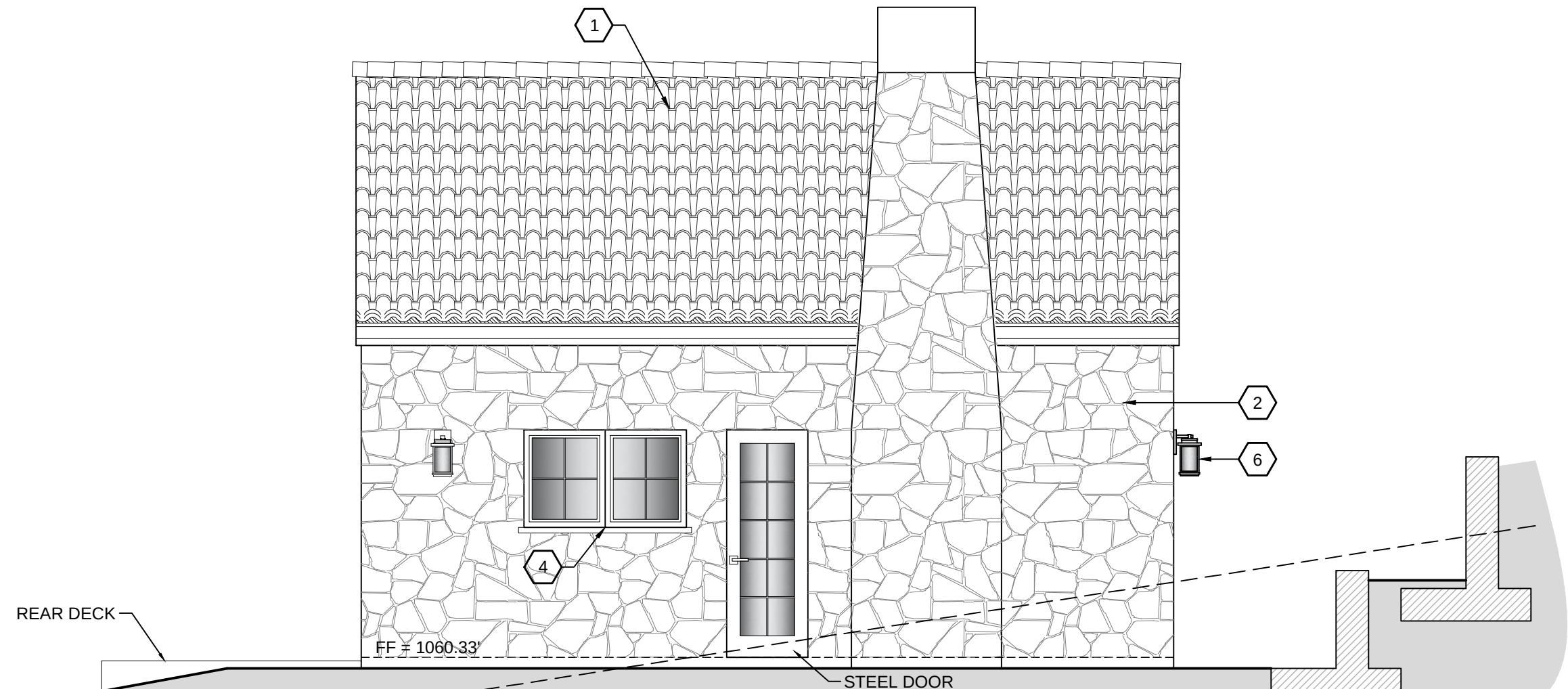
A4.2

SHEET NOTES

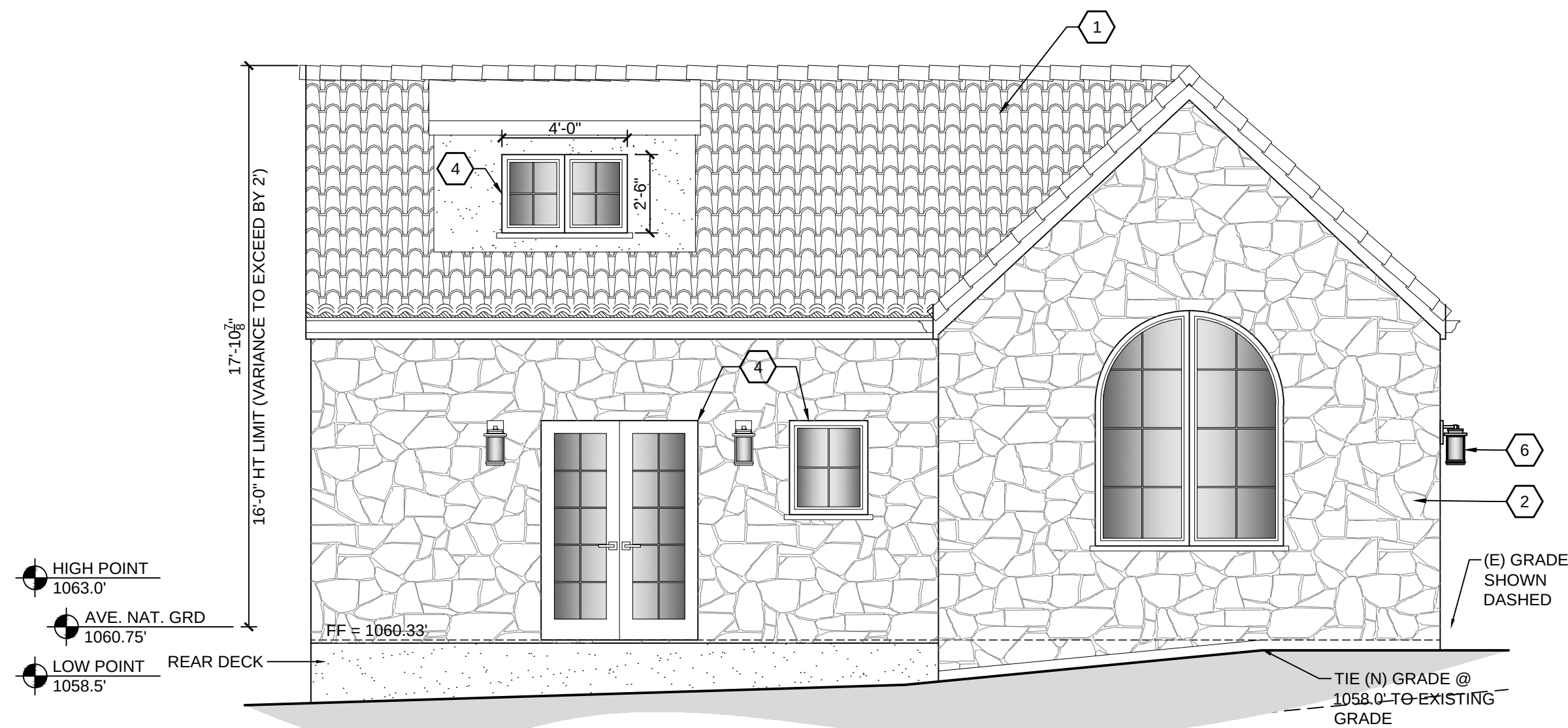
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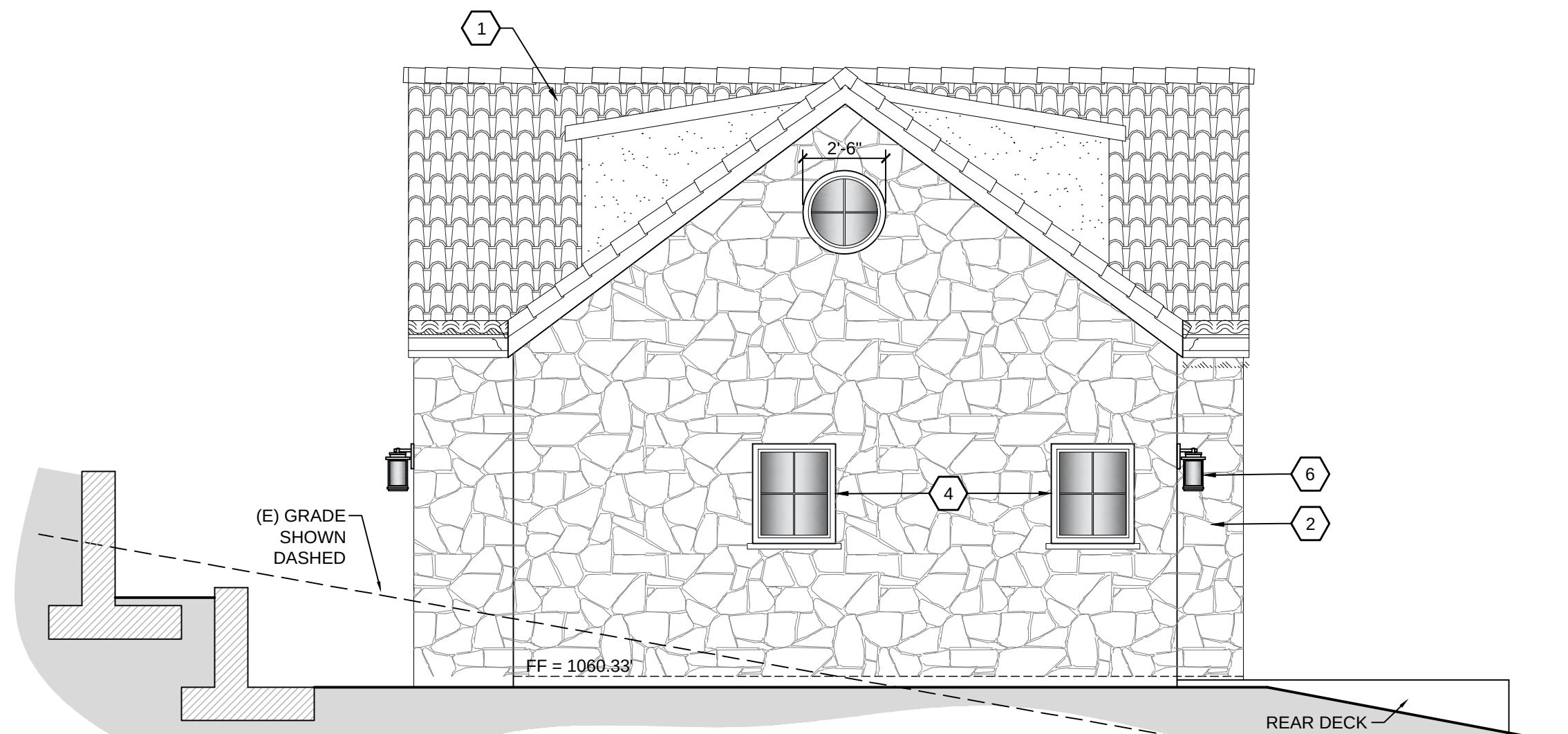
1 ADU WEST ELEVATION
1/4" = 1'-0"



2 ADU NORTH ELEVATION
1/4" = 1'-0"



3 ADU EAST ELEVATION
1/4" = 1'-0"

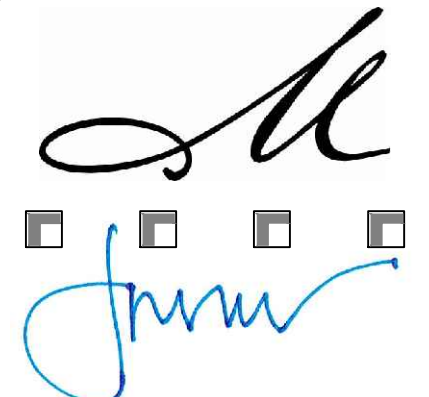


4 ADU SOUTH ELEVATION
1/4" = 1'-0"

PROJECT NAME:

HUNT RESIDENCE

26735 LAURELES
GRADE
CARMEL VALLEY, CA
93924
APN: 416-361-043-000



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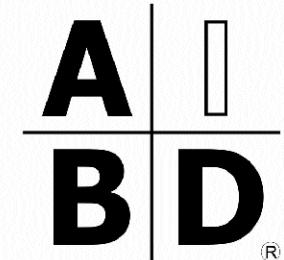
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SHEET TITLE:

ADU
ELEVATIONS

SHEET NUMBER:

A4.3

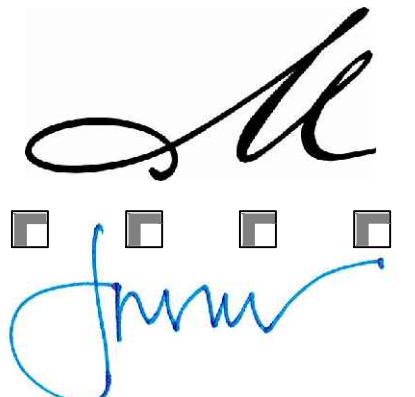
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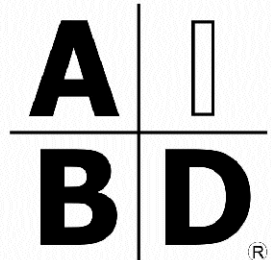
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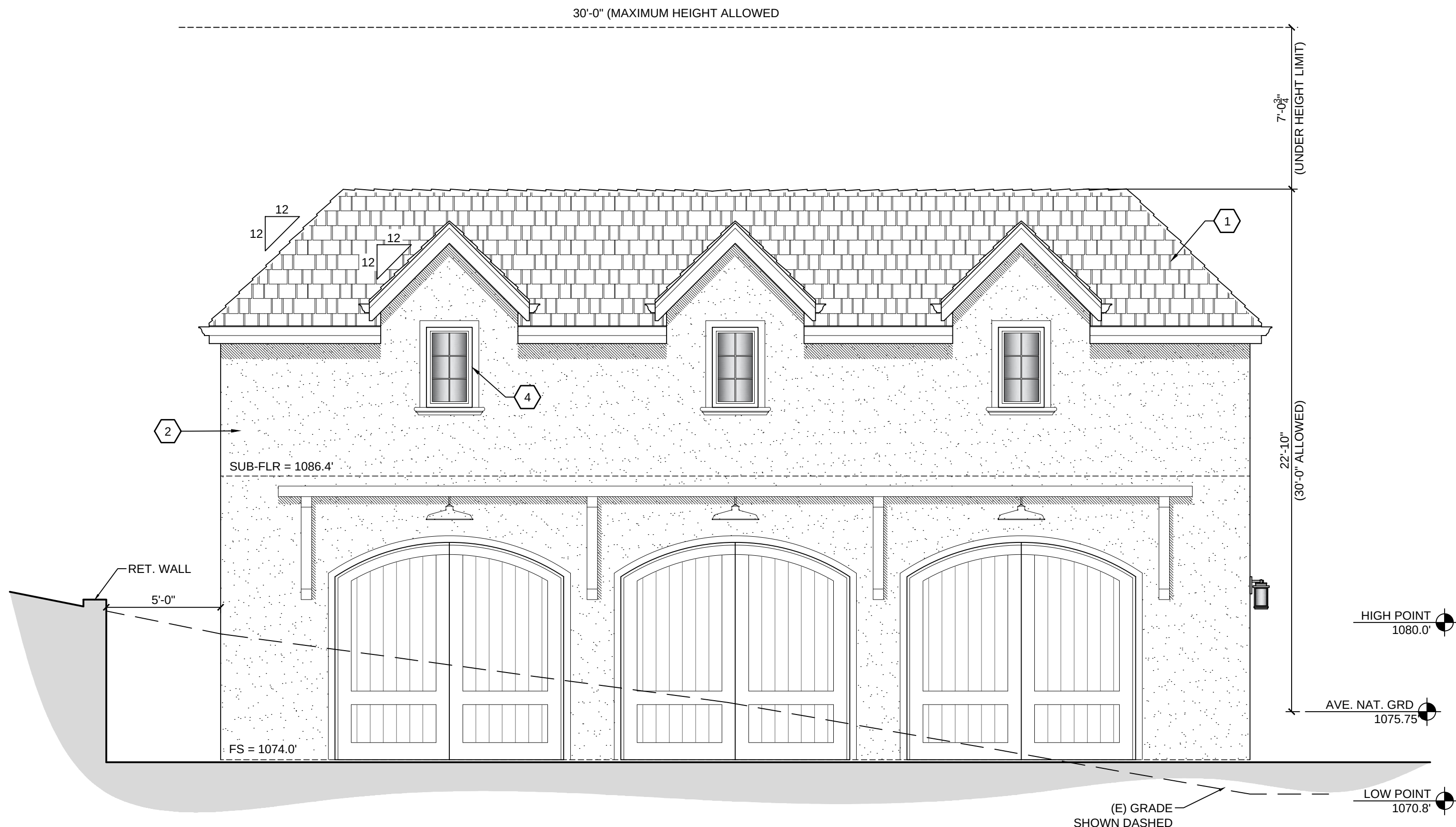
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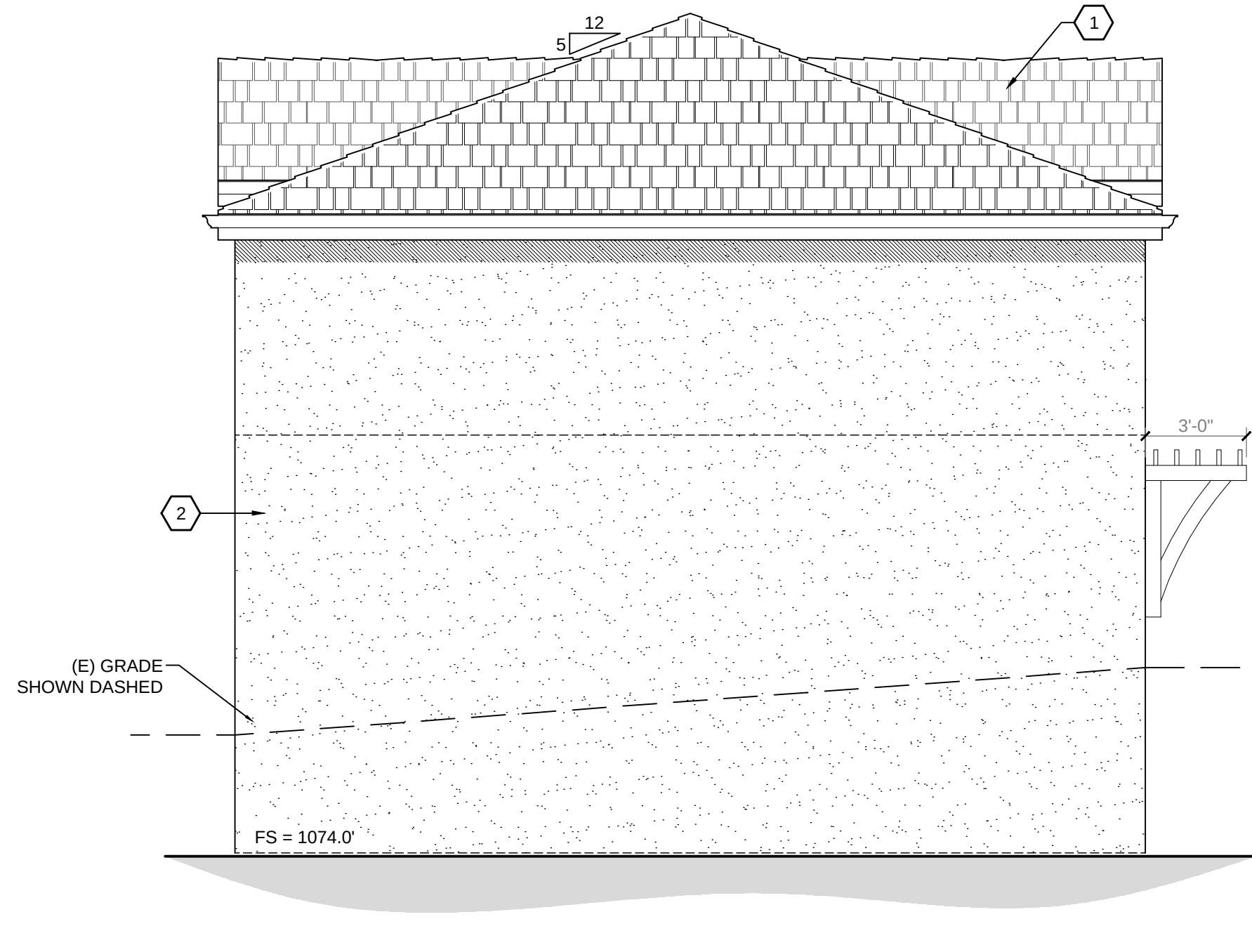
BARN
ELEVATIONS

SHEET NUMBER:

A4.4



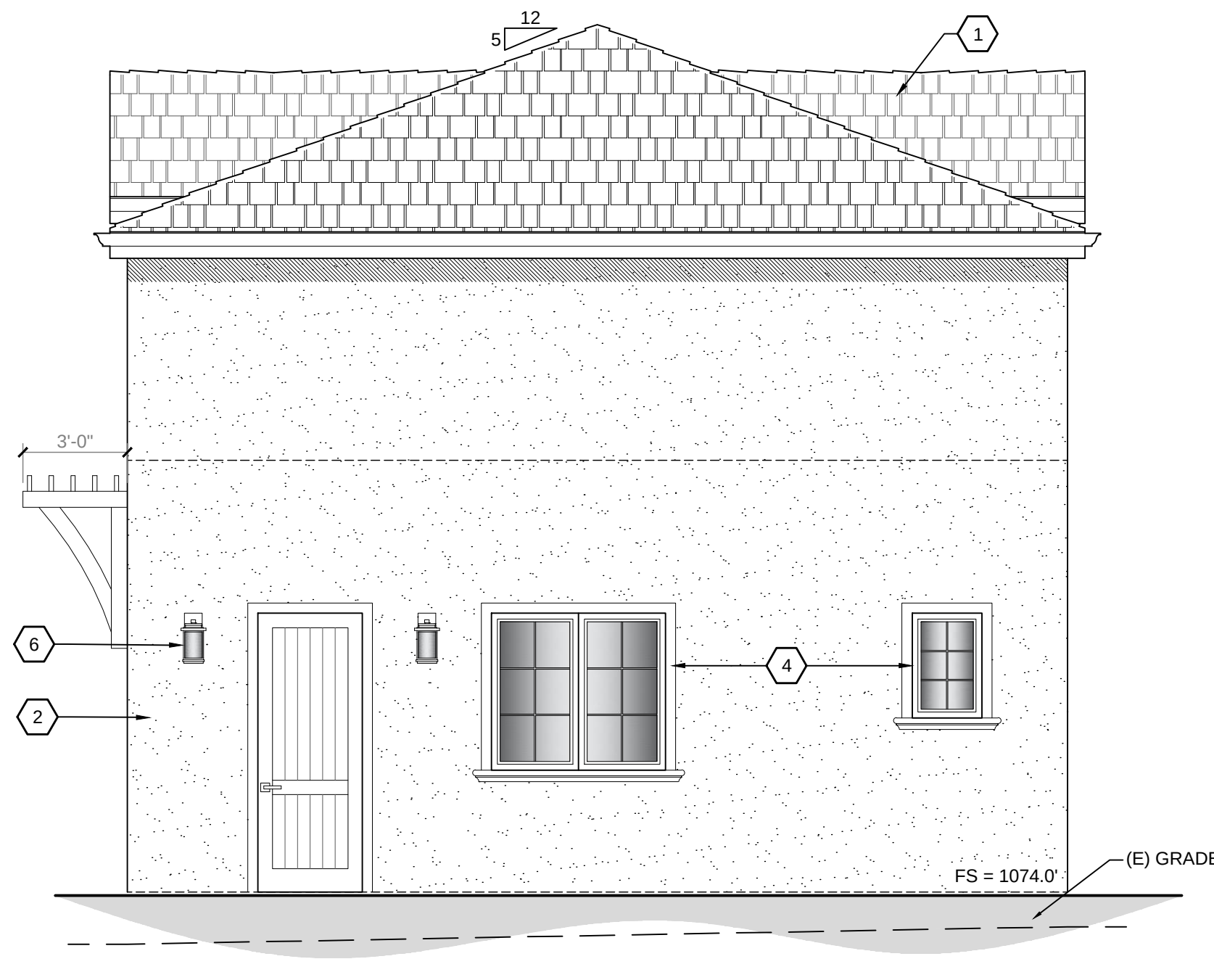
1 BARN NORTH ELEVATION
1/4" = 1'-0"



2 BARN EAST ELEVATION
1/4" = 1'-0"



3 BARN SOUTH ELEVATION
1/4" = 1'-0"



4 BARN WEST ELEVATION
1/4" = 1'-0"

PROJECT NAME:

HUNT RESIDENCE LANDSCAPING

PROJECT ADDRESS:

26735 LAURELES
GRADE

CARMEL VALLEY, CA
93924

APN: 416-361-043-000

SHEET TITLE:

FUEL MANAGEMENT

DATE: 05/21/2026

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

DRAWN BY: NC, DM

SHEET NUMBER:

L-1.0

REPLACEMENT
TREES



PLANT LEGEND			
QTY	BOTANICAL NAME	COMMON NAME	SIZE
6	ARCTOSTAPHYLOS PACIFIC MIST	PACIFIC MIST MANZANITA	5 GAL
3	CARPENTERIA CALIFORNICA	CALIFORNIA ANEMONE BUSH	5 GAL
4	CEANOTHUS JULIA PHELPS	CALIFORNIA LILAC	5 GAL
10	EPILOBIUM C. EVERETT'S CHOICE	CALIFORNIA FUCHSIA	1 GAL
4	FREMONTEDENDRON KENTALOR	FLANNEL BUSH	5 GAL
10	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVANDER	5 GAL
11	TEUCHRUM CHAMAEDRYS	DWARF GERMANDER	1 GAL

- CALIFORNIA NATIVE PLANT
- FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
- M: MODERATE WATER NEEDS
- L: LOW WATER NEEDS
- VL: LOW WATER NEEDS

REPLACEMENT TREES (23)

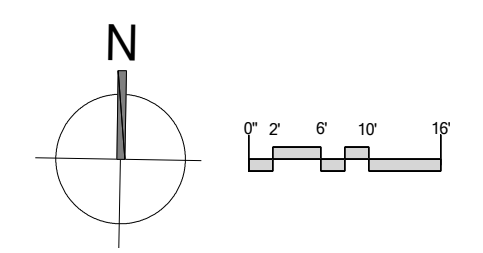
- PLANT 5 GALLON SIZE AT MINIMUM
- ⊕ OAK TREE, NUMBERED 1-23

- ### GENERAL NOTES
- Landscape designer to approve plant material and layout BEFORE planting commences
 - Mulch: Install a minimum of 3" mulch of recycled wood fines or similar in planted areas except within 5 feet of buildings.
 - Compost: Compost min. of 4 cubic yards per 1,000 sq. ft. of permeable area to a depth of 6".
 - Transform compacted soils to friable condition before planting.
 - Prepare planting hole double the size of the root ball and amend with organic compost at a ratio of 30% compost & 70% native soil. Do not amend for native plants.
 - Trees shall be staked with 2-3 tree stakes and rubber ties.

I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate non-invasive species, and limited turf.

Nina Capriola 5/21/2026
Nina Capriola Date

DM 05/21/2026
Doris Mitchell Date



PROJECT NAME:

HUNT
RESIDENCE
LANDSCAPING

PROJECT ADDRESS:

26735 LAURELES
GRADE

CARMEL VALLEY, CA
93924

APN 416-361-043-000

SHEET TITLE:

Landscape
Lighting

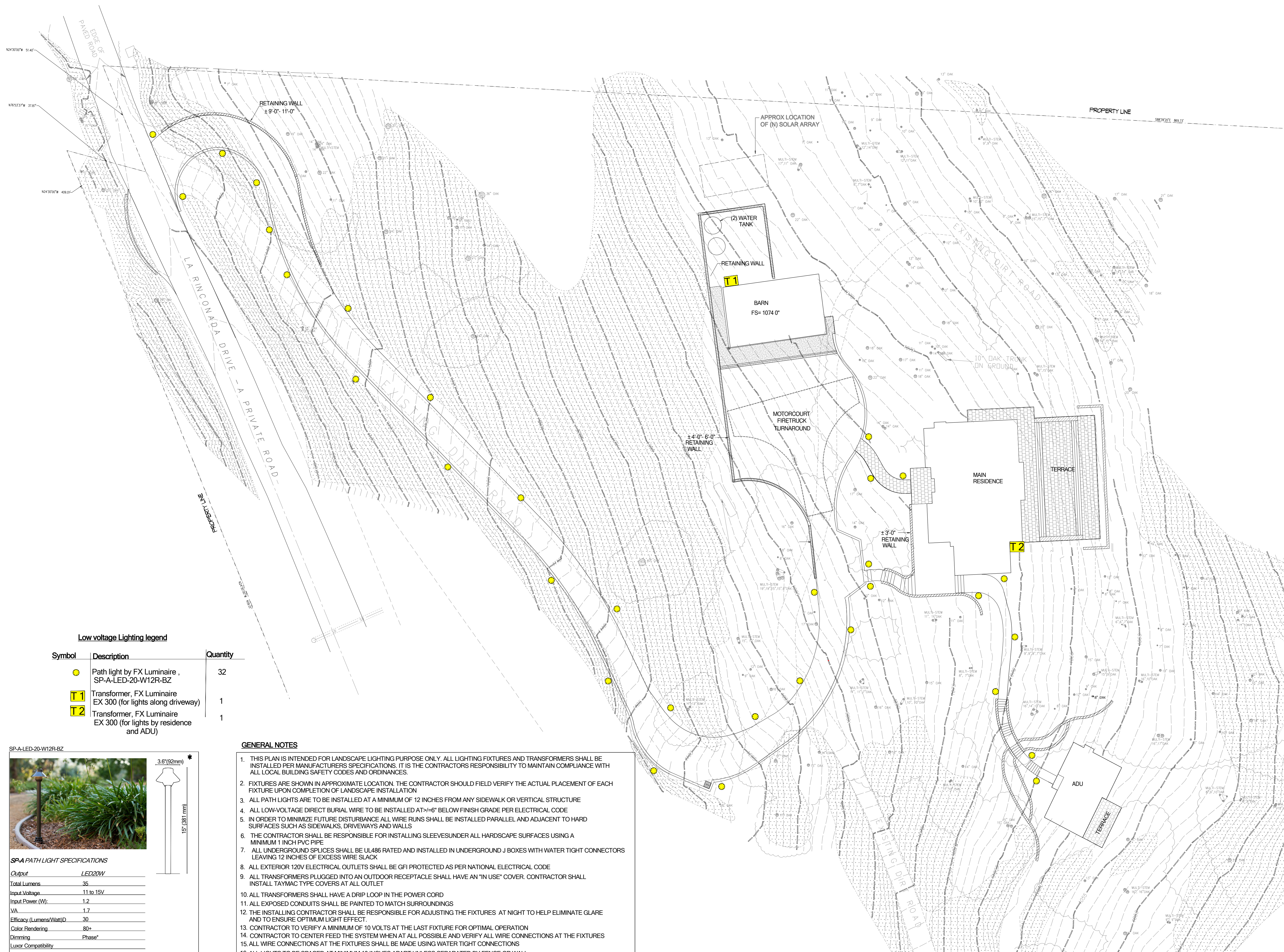
DATE: 05/21/2026

SCALE: 1/20" = 1'-0"

DRAWN BY: NC, DM

SHEET NUMBER:

L-1.2



Low voltage Lighting legend

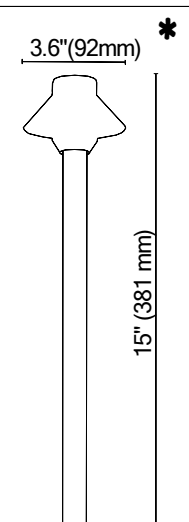
Symbol	Description	Quantity
	Path light by FX Luminaire , SP-A-LED-20-W12R-BZ	32
	Transformer, FX Luminaire EX 300 (for lights along driveway)	1
	Transformer, FX Luminaire EX 300 (for lights by residence and Adu)	1

SP-A-LED-20-W12R-BZ



SP-A PATH LIGHT SPECIFICATIONS

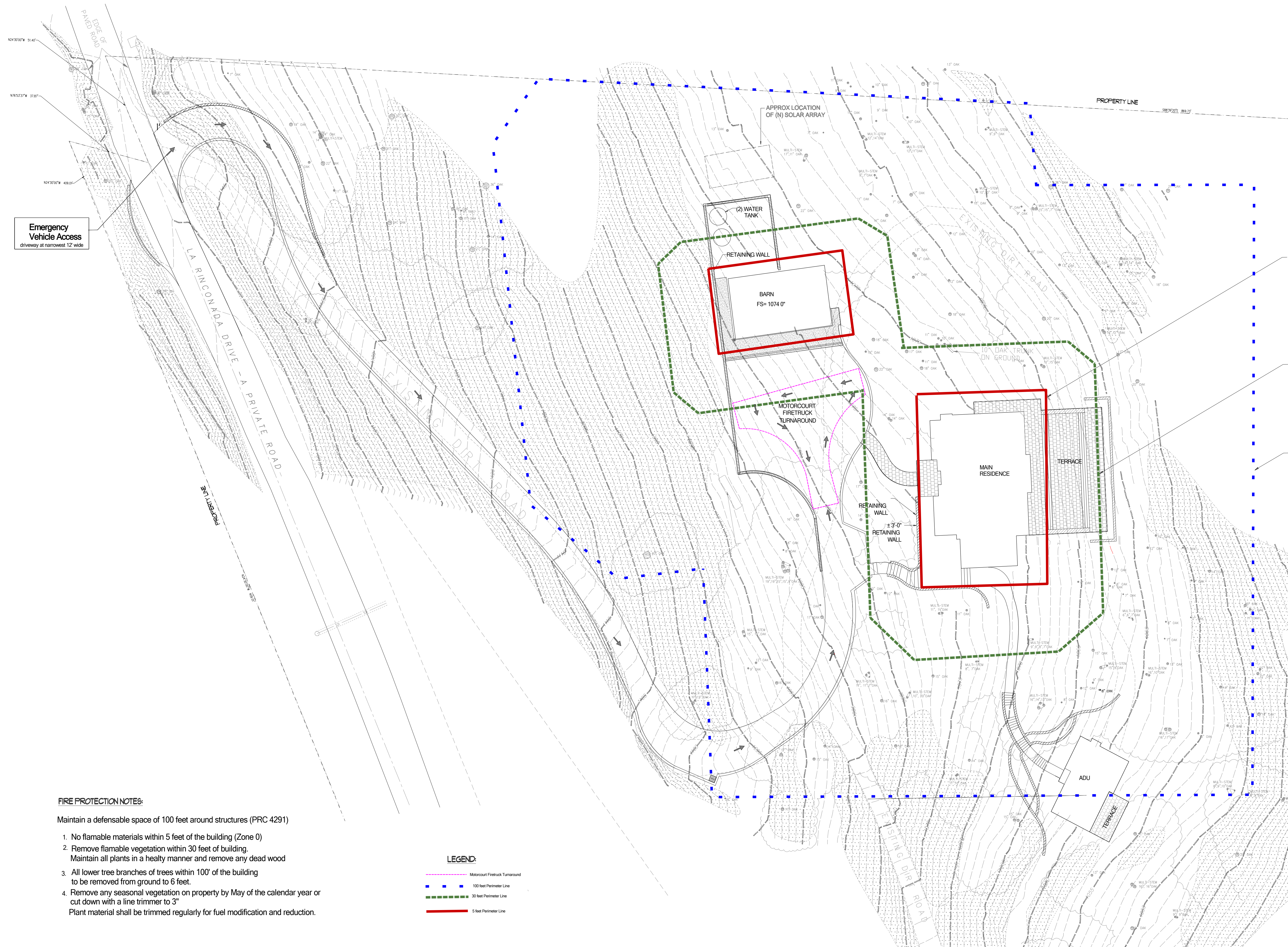
Output	LED20W
Total Lumens	35
Input Voltage	11 to 15V
Input Power (W)	1.2
VA	1.7
Efficacy (Lumens/Watt)	30
Color Rendering	80+
Dimming	Phase*
Luxor Compatibility	
ZD Option	Use Luxor Cube (LCM-LV)
Minimum Rated Life (L70)	33,000 Hrs



* If fixture is placed behind 1" retaining wall, use 18" riser

GENERAL NOTES

- THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSE ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
- FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHOULD FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION
- ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE
- ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT $\geq 6"$ BELOW FINISH GRADE PER ELECTRICAL CODE
- IN ORDER TO MINIMIZE FUTURE DISTURBANCE ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE
- ALL UNDERGROUND SPLICES SHALL BE UL486 RATED AND INSTALLED IN UNDERGROUND J BOXES WITH WATER TIGHT CONNECTORS LEAVING 12 INCHES OF EXCESS WIRE SLACK
- ALL EXTERIOR 120V ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE
- ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLET
- ALL TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD
- ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS
- THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHT EFFECT.
- CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST FIXTURE FOR OPTIMAL OPERATION
- CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE AND VERIFY ALL WIRE CONNECTIONS AT THE FIXTURES
- ALL WIRE CONNECTIONS AT THE FIXTURES SHALL BE MADE USING WATER TIGHT CONNECTIONS
- ALL LIGHTS TO BE SPACED AT MINIMUM 10 INCHES APART UNLESS SEPARATED BY FENCE OR WALL
- ALL PATH/AREA LIGHTS TO BE MOUNTED NO HIGHER THAN 18 INCHES ABOVE GROUND
- SITE LIGHTS SHALL BE LESS THAN 15 WATT PER FIXTURE, APPROXIMATELY 225 LUMENS



FIRE PROTECTION NOTES:

Maintain a defensible space of 100 feet around structures (PRC 4291)

1. No flammable materials within 5 feet of the building (Zone 0)
2. Remove flammable vegetation within 30 feet of building.
Maintain all plants in a healthy manner and remove any dead wood
3. All lower tree branches of trees within 100' of the building to be removed from ground to 6 feet.
4. Remove any seasonal vegetation on property by May of the calendar year or cut down with a line trimmer to 3"
Plant material shall be trimmed regularly for fuel modification and reduction.

LEGEND:

- Motorcourt Firetruck Turnaround
- 100 feet Perimeter Line
- 30 feet Perimeter Line
- 5 feet Perimeter Line

