

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

In the matter of the application of:

**SILVERIE PROPERTIES LLC (PLN220199)**

**RESOLUTION NO. 24-011**

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
- 2) Approving an Administrative Permit and Design Approval to allow construction of a 3,862 square foot single family dwelling, an attached 875 square foot garage with a second story 875 square foot accessory dwelling unit, and associated site improvements and removal of 1 Coast live oak tree.

[PLN220199 SILVERIE PROPERTIES LLC, 7599 PASEO VISTA, MONTEREY, GREATER MONTEREY PENINSULA AREA PLAN (APN: 259-171-008-000)]

**The SILVERIE PROPERTIES LLC application (PLN220199) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 21, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**
  - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - the 2010 Monterey County General Plan;
    - Greater Monterey Peninsula Area Plan; and
    - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
  - b) Uses Allowed. The property is located at 7599 Paseo Vista, Monterey (Assessor's Parcel Number 259-171-008-000), Greater Monterey Peninsula Area Plan, within the Monterra Ranch Phase 4 Subdivision. The parcel has a split zoning which includes Rural Density Residential with a Building Site 6, Urban Reserve, Design Control and Site Plan Review zoning district overlays or "RDR/B-6-UR-D-S" and Rural Density Residential 10 acres per unit with Urban Reserve and Visual

Sensitivity zoning district overlays or “RDR/10-UR-VS”. The proposed development will occur entirely on the portion zoned RDR/10-UR-VS. The construction of a single-family dwelling and accessory structures are principally allowed uses within the RDR zoning district pursuant to Monterey County Zoning Ordinance (Title 21) Chapter 21.16 (Rural Density Residential). However, Title 21 Chapter 21.46 requires approval of a Use Permit or Administrative Permit for development in the Visual Sensitivity district. The proposed project involves the construction of a 3,862 square foot single family dwelling, an attached 875 square foot garage with a second story 875 square foot accessory dwelling unit (ADU), and associated site improvements including the removal of 1 Coast live oak trees. Therefore, the project is an allowed land use for this site, subject to the granting of a discretionary permit and Design Approval.

- c) The Urban Reserve or “UR” zoning district overlay requires discretionary permits be referred to the appropriate city for review and recommendation prior to action by an Appropriate Authority. The City of Monterey Planning Department was contacted on January 27, 2024, for comments and no comments on the project were received.
- d) Lot Legality. The subject property (2.416 acres) with a building envelope of 0.539 acres, APN 259-171-008-000, is identified as Lot 75 of Tract No. 1401, Monterra Ranch Phase 4, recorded September 23, 2003, on the final map filed in Volume 22 of Cities and Towns, Page 38. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Design/Neighborhood and Community Character. VS overlay also requires a design review of structures to ensure that they are designed and constructed so that they will not create a substantially adverse visual impact when viewed from a common public viewing area. The proposed project would have a comparatively similar bulk, mass and layout to other residences in the surrounding neighborhood. The proposed exterior colors and materials are consistent with the area’s setting and surrounding residences. The development is designed to reflect a contemporary modern style of architecture that blends with the surrounding neighborhood. Proposed colors of the structure include grey stucco walls with cedar siding and the use of natural colors and materials allows the design to blend with the natural landscaping of the property, minimizing any impact it may have on the public viewshed, and maintaining the natural and aesthetic values of the neighborhood.
- f) Development Standards. Pursuant to Title 21 section 21.16.060, development standards for the RDR zoning district, the proposed structures are located within the designated building envelope, as shown on the final map and illustrated in the attached site plan, with heights that do not exceed the limit of 30 feet. As proposed, the height of the main structure and ADU is approximately 26 feet from average natural grade. Title 21 section 21.64.030 establishes a 16 foot height limit for ADUs. In this case, the ADU is situated above the garage and is structurally attached to the main structure. Therefore, pursuant to Title 21 sections 21.62.030.D and 21.64.030.E.5, the height regulation of the main structure (30 feet) applies to the ADU and garage. The total

building site coverage for the proposed project is 4.5%, which is below the limit of 25%. The project size, height, and setbacks are all within the allowed limits of the development standards of RDR zoning district. Therefore, as proposed, the project meets all required development standards of Title 21 sections 21.16.060 and 21.64.030.

- g) Visual Resources. Pursuant to Title 21 Chapter 21.46, Visual Sensitivity or “VS” zoning district overlay requires a Use Permit or Administrative Permit for all development in the “VS” District. A Use Permit shall be required for any development in a "VS" District if any portion of that development, after flagging, staking and an on-site inspection is determined to have the potential to create a substantial adverse visual impact when viewed from a common public viewing area. An Administrative Permit shall be required for all other development. In this case, a site visit was conducted on December 6, 2023, to view the staking and flagging from Highway 68. As proposed, the development is over half a mile from Highway 68 and is buffered by heavily forested land that runs along Highway 68. Therefore, the proposed development will not have a significant impact on the public viewshed and will require an Administrative Permit. Further, as demonstrated in Evidence “e” above, the structures have been sited and designed to be consistent with the existing character of the surrounding area.
- h) Tree Removal. The proposed project includes the removal of 1 Coast live oak. Pursuant to Title 21 Section 21.64.260.D.2, this Administrative Permit entitlement serves as a Tree Removal Permit and as demonstrated in Finding No. 5 and supporting evidence, the necessary findings for removal have been made.
- i) Development on Slopes. The proposed project is sited in such a way that it utilizes the flattest portion of the property and avoids development on slopes exceeding 25% to the greatest extent feasible. The majority of the subject property and limited areas of the building envelope contain steep slopes. A small portion of the proposed front terrace is located in an area in excess of 25% slopes. Pursuant to Title 21 section 21.64.230, a Use Permit is required for development on slopes in excess of 25%. However, per General Plan Policy OS-3.5.1.c, an exception to a Use Permit requirement for development on slopes in excess of 25% can be made where the area of slopes impacted is less than 500 square feet, or 10% of the development footprint, whichever is less. In this case, the proposed development area on slopes exceeding 25% is 74 square feet. Additionally, the proposed driveway improvement is sited along an existing driveway and the proposed septic design is placed outside of sloped areas. Therefore, the project meets this exception as the total impact on sloped areas is less than 500 square feet.
- j) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors adopted LUAC Guidelines, this project did not warrant referral to the Greater Monterey Peninsula LUAC, as it does not fit within the criteria for projects required for LUAC review.
- k) The project planner conducted a site inspection on December 6, 2023, to verify that the project on the subject parcel conforms to the plans listed above.

- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220199.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to soils/slope stability, biological resources, and native trees. The following reports have been prepared:
    - Geotechnical Investigation (LIB230303) prepared by Greg Bloom, Freedom, CA, July 9, 2021.
    - Biological Assessment (LIB240002) prepared by Rob Thompson, Monterey, CA, December 26, 2023.
    - “Tree Impact Assessment” (LIB230304) prepared by Rob Thompson, Monterey, CA, August 27, 2022.

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

- c) Staff conducted a site inspection on December 6, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220199.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary utilities will be provided. Water service will be provided by Canada Woods Water Company. As proposed, the project will be served by an onsite septic system. The Environmental Health Bureau reviewed the application and found it acceptable with no conditions.

- c) Staff conducted a site inspection on December 6, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220199.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on December 6, 2023, and researched County records to assess if any violation exists on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220199.

**5. FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

- EVIDENCE:**
- a) Greater Monterey Peninsula Area Plan Policy GMP-3.5 indicates removal of healthy, native oak, Monterey pine, and redwood trees in the planning area shall be discouraged. Title 21 section 21.64.260 – Preservation of Oak and Other Protected Trees provides implementing regulations for this policy.
  - b) The applicant submitted an Arborist Report (see Finding 2, Evidence “b”) which provided tree assessments detailing the overall general health, vigor, and condition of subject trees and habitat in relation to the proposed project and the associated site improvements. A tree health and hazard assessment was conducted for 1 Coast live oak tree on the property. Per the tree assessment, it has been determined that the subject oak tree should be removed due to structural deficiencies and impacts associated with the proposed development.
  - c) The project includes removal of 1 protected tree, a 21-inch diameter at breast height (DBH) Coast live oak. Per Title 21 Section 21.64.260.D.2, removal of less than 3 protected trees in a 1-year period may be approved administratively by the Chief of Planning. To approve the removal, the Chief of Planning must find that the removal is the minimum required under the circumstances, and that the removal will not involve risk of adverse environmental impact.
  - d) The proposed tree removal is the minimum required under the circumstances. The proposed siting of the residence and accessory structures take advantage of the flattest portion of the property, avoids slopes in excess of 25% to the greatest extent feasible, and protects the areas of the property which are densely forested. Therefore, the proposed removal better achieves the policies, goals, and text of the 2010 General Plan and will not involve a risk of adverse environmental impacts.

- e) Existing trees not being removed shall be protected for the duration of all construction activities. The County’s tree protection condition has been applied to the project as Condition No. 4, requiring the applicant to retain and protect trees not proposed for removal during construction. The condition shall also require that the applicant follow the best management practice recommendations of the arborist from the Tree Resources Assessment prepared for the project. Additionally, the County’s tree replacement condition has been applied to the project as Condition No. 6, indicating a replacement ratio of 1 to 1.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220199.

**6. FINDING: ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 21, Section 21.64.030.

- EVIDENCE:**
- a) Title 21 section 21.64.030 establishes regulations and standards for which an accessory dwelling unit (ADU), accessory to the main residence on a lot, may be permitted. Title 21 section 21.64.030.E provides size, height, and setback limitations for ADUs. Section 21.64.030.E.9 restricts ADUs to no more than 1,200 square feet of floor area. An ADU attached from the principal dwelling shall be subject to the height regulations of the zoning district for the principal residence (30 feet), see Finding 1, Evidence “f”. The Project includes the construction of an attached second story 875 square foot ADU with independent living facilities as shown in the attached plans. In addition, the proposed ADU has a height of approximately 25 feet 11.375 inches and is set within the established building envelope of the site. Therefore, the project meets development standards of Title 21 sections 21.16.060 and 21.64.030.
  - b) The application was reviewed by the Environmental Health Bureau to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. The Environmental Health Bureau made the determination that the property has adequate public facilities, and no further comments or conditions were provided (see Finding No. 3 above).
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220199.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction of one single family residence, second dwelling unit, and accessory structures within residential zoned areas.
  - b) The proposed project involves the construction of a single family residence, attached accessory dwelling unit and attached garage within a residential zoned area.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on December 6, 2023.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220199.

- 8. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Pursuant to Title 21 section 21.80.040.A, the decision of this project may be appealed to the Planning Commission.

## DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303; and
2. Approve an Administrative Permit and Design Approval to allow construction of a 3,862 square foot single family dwelling, an attached 875 square foot garage with a second story 875 square foot accessory dwelling unit, and associated site improvements including the removal of 1 Coast live oak tree.

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

**PASSED AND ADOPTED** this 21<sup>st</sup> day of February, 2024.

DocuSigned by:  
  
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Craig Spencer  
Acting, HCD Director

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEBRUARY 22, 2024**.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MARCH 4, 2024**.

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

### NOTES

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

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

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



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

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN220199

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Administrative Permit and Design Approval (PLN220199) allows construction of a 3,862 square foot single family dwelling, an attached 875 square foot garage with a second story 875 square foot accessory dwelling unit, and associated site improvements and removal of 1 Coast live oak trees. The property is located at 7599 Paseo Vista, Monterey (Assessor's Parcel Number 259-171-008-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "An Administrative Permit and Design Approval (Resolution Number 24-011) was approved by HCD Director or Designee for Assessor's Parcel Number 259-171-008-000 on February 21, 2024. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

**Responsible Department:** Planning

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

**Compliance or** The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

#### 4. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

#### 5. PD011(A) - TREE REMOVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

## 6. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1
- Replacement ratio recommended by arborist: 1:1
- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

## 7. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** Planning

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

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

## 8. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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

## 9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

# SILVERIE PROPERTIES

## 7599 PASEO VISTA, LOT #75 - MONTEREY

### MONTEREY, CA 93940

### APN: 259-171-008-000

MASTER TEMPLATE (DWG) FOR ARCHICAD 19 BY BROWN CONSULTING GROUP | ALL RIGHTS RESERVED | WWW.BROWNGROUP.COM | WWW.ASITemplate.com

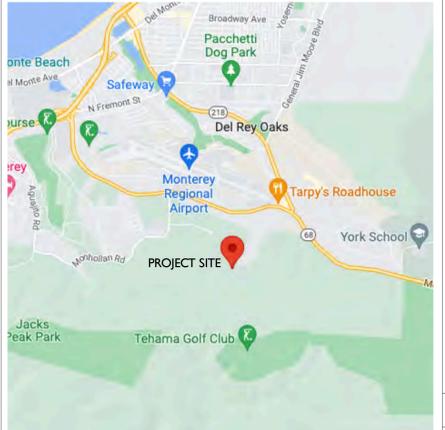
#### GENERAL NOTES

- GENERAL NOTES:
- CONTRACTOR LICENSE:** THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
  - SCOPE:** THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
  - QUALITY CONTROL:** IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
  - WARRANTY:** THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
  - PERMITS:** UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
  - LEGAL/NOTICES/CODE COMPLIANCE:** THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2022 C.B.C.)
  - CONSTRUCTION RESPONSIBILITY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF CONTRACT.
  - JOB SITE SAFETY:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
  - INSURANCE:** LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILLED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
  - INDEMNIFICATION:** THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM AND AGAINST ALL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
  - CLEANING UP:** THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
  - EXISTING CONDITIONS:** CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, CONDITION AND EXISTING, AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE DESIGN.
  - CONSTRUCTION NOTES:** ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION, UNLESS OTHERWISE NOTED.
  - CODE COMPLIANCE:** BUILDING SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, ENERGY, RESIDENTIAL AND GREEN BUILDING CODES.
- OWNERSHIP NOTES:
- OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:
- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY DESIGNER, CHAD BROWN HEREINAFTER REFERRED TO AS "THE DESIGNER" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.
  - THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND THE DESIGNER HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
  - THE DESIGNER DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER MODIFIED BY OTHERS FOR ANOTHER SITE.
  - IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER, CHAD BROWN, HIS STAFF/EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

#### LOCATION MAP



#### VICINITY MAP



#### PROJECT DATA

A.P.N.:	259-171-008-000	
ZONING:	RDR/B-6-UR-D-S	
BLDG USE:	RESIDENTIAL	
OCC. GROUP:	R-3, U	
CONST. TYPE:	VB	
CLIMATE ZONE:	4	
BLDG. CODE:	CBC2022	
FIRE SPRINKLERS:	YES	
LOT SIZE:	2.416 ACRES	105,241 SQ FT
BUILDING ENVELOPE:	.539 ACRES	2,348 SQ FT
BUILDING SITE COVERAGE, MAX. MAXIMUM AREA ALLOWED:		25% 26,310 SQ. FT.
SETBACKS	REQUIRED	PROPOSED
FRONT (NORTH)	30.0'	47.0'
SIDE (WEST)	20.0'	120.0'
SIDE (EAST)	20.0'	70.0'
REAR (SOUTH)	20.0'	77.0'
BUILDING HEIGHT	30 FT., MAX.	24.25'
PROPOSED FLOOR AREA:		
1ST FLOOR:	3,862 S.F.	
GARAGE:	875 S.F.	
TOTAL:	4,737 S.F.	5.33%
PROPOSED ADU (ADU):	875 S.F.	
PROPOSED BUILDING SITE COVERAGE:		
MAIN RESIDENCE:	3,862 S.F.	
GARAGE:	875 S.F.	
BUILDING SITE COVERAGE:	4,737 S.F.	
TOTAL PROPOSED BUILDING SITE COVERAGE:		4.5%
PROPOSED SITE COVERAGE:		
BUILDING COVERAGE:	4,737 S.F.	
PATIO/SITE WALLS:	1,600 S.F.	
DRIVEWAYS:	3,612 S.F.	
TOTAL PROPOSED SITE COVERAGE	9,949 S.F.	9.45%

#### CONDITIONED AREA

TOTAL CONDITIONED FLOOR AREA = 4,737 SQ. FT.

#### CONSTRUCTION NOTES

- ESTIMATED CONSTRUCTION DATE: AUGUST 2023 TO AUGUST 2024
- ESTIMATED COST OF CONSTRUCTION: 1.2 MILLION
- ESTIMATED COST OF GRADING: \$27,000

#### GRADING

CUT = 270 CY
FILL = 40 CY
NET = 230 CY

#### TREE REMOVAL

- (1) 21" DIA. COAST LIVE OAK

#### RETAINING WALLS

60 LINEAR FEET

#### PROJECT INFORMATION

<b>PROJECT ADDRESS:</b>	7599 PASEO VISTA MONTEREY, CA 93940
<b>OWNER:</b>	SILVERIE PROPERTIES 3160 OCEAN TERRACE MARINA, CA 93931 PHONE: 831.272.2350 EMAIL: DAN@SILPRO.COM CONTACT: DAN SILVERIE III
<b>GENERAL CONTRACTOR:</b>	3160 OCEAN TERRACE MARINA, CA 93931 PHONE: 831.272.2350 EMAIL: DAN@SILPRO.COM CONTACT: DAN SILVERIE III
<b>RESIDENTIAL DESIGNER:</b>	MONTEREY DESIGN + BUILD 201 CANNERY ROW SUITE 1 MONTEREY, CA 93940 PHONE: 831.392.7788 EMAIL: CHAD@MONTEREYDESIGNCENTER.COM CONTACT: KENNETH CHAD BROWN
<b>SURVEYOR / CIVIL ENGINEER:</b>	L&S ENGINEERING AND SURVEYING, INC. 2460 GARDEN ROAD SUITE G MONTEREY, CA 93940 PHONE: 831.652.2723 CONTACT: CHRIS STOUT
<b>SOILS &amp; GEOTECHNICAL ENGINEER:</b>	RUTLAND GEOTECHNICAL ENGINEERING 231 GREEN VALLEY ROAD, SUITE E FREEDOM, CA 95019 PHONE: 831.724.2612 CONTACT: GREG BLOOM
<b>STRUCTURAL ENGINEER:</b>	STRUCTURES INC. DEL REY OAKS, CA 93940 PHONE: 831.899.7469 CONTACT: WILL COKER
<b>MECHANICAL ENGINEER:</b>	JOHNSON AIR 405 N. HALLERAK CLOVIS, CA 93611 PHONE: 559.650.2000 CONTACT: STEVE JOHNSON
<b>SOLAR:</b>	MONTEREY ENERGY GROUP 2645 CARREL RANCHO BLVD. STE. 8 CARREL, CA 93923 CONTACT: DAVID KNIGHT
<b>LANDSCAPE DESIGNER:</b>	TOWN & COUNTRY 2645 CARREL RANCHO BLVD. STE #2 CARREL, CA 93923 PHONE: 831.601.0858 CONTACT: MARY LUSTER
<b>ARBORIST:</b>	WILD LAND MANAGEMENT CONTACT: ROB THOMPSON

#### APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

PROJECT SHALL COMPLY WITH THE:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 ACCESS COMPLIANCE

#### UTILITIES

- PUBLIC WATER - CANADA WOODS WATER COMPANY
- PRIVATE SEPTIC WITH PUMP STATION - TEHAMA COMMUNITY SERVICE
- PACIFIC GAS & ELECTRIC

#### DEFERRED SUBMITTALS

- FIRE ALARM AND FIRE SPRINKLER PLAN SHALL BE PROVIDED TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT FOR APPROVAL PRIOR TO FIRE SPRINKLER INSTALLATION.
- SPECIAL INSPECTION FORM
- GAS PIPING PLAN
- PV SYSTEM
- TRUSS PLANS & CALCULATIONS

#### SCOPE OF WORK

NEW 2-STORY SINGLE FAMILY RESIDENCE WITH  
 3 BEDROOMS 4 - 1/2 BATHS, -  
 3 CAR GARAGE, W/ ADU ABOVE,  
 IN DOOR OUTDOOR LIVING SPACES

#### SHEET INDEX

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A.01	TITLE SHEET / GENERAL INFO
A.02	GENERAL NOTES
A.03	CAL GREEN
A.04	CAL GREEN
A.05	PROPOSED OVERALL SITE PLAN
A.06	SITE DETAILS
A.07	PROPOSED SITE LIGHTING PLAN
A.08	SITE LIGHTING SPECIFICATIONS
A.09	FIRST FLOOR PLAN
A.10	SECOND FLOOR PLAN
A.11	ROOF PLAN
A.12	FIRST FLOOR REFLECTED CEILING PLAN
A.13	SECOND FLOOR REFLECTED CEILING PLAN
A.14	FIRST FLOOR ENLARGED DIMENSION PLAN 1
A.15	FIRST FLOOR ENLARGED DIMENSION PLAN 2
A.16	FIRST FLOOR ENLARGED PLAN 3
A.17	FIRST FLOOR ENLARGED LAYOUT 4
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A.19	SECOND FLOOR ENLARGED DIMENSION PLAN 2
A.20	BUILDING ELEVATIONS
A.21	BUILDING ELEVATIONS
A.22	BUILDING SECTIONS
A.23	WINDOW AND DOOR SCHEDULE
A.24	ROOM FINISH SCHEDULE
A.25	FIREPLACE PLANS
A.26	MATERIAL SAMPLES
A.27	RENDERINGS
A.28	WALL DETAILS
A.29	ROOF DETAILS
A.30	WINDOW & DOOR DETAILS
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E2	SECOND FLOOR LIGHTING PLAN
E3	FIRST FLOOR POWER PLAN
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C3	SITE GRADING PLAN
C4	STORM DRAIN & UTILITY PLAN
C5	SITE SECTIONS & CONSTRUCTION DETAILS
C6	EROSION CONTROL PLAN
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S.6	DETAILS
S.7	SECTIONS/DETAILS
S.8	SECTIONS/DETAILS
S.9	SECTIONS/DETAILS
S.10	SECTIONS/DETAILS
S.11	DETAILS

#### COUNTY NOTES & STAMPS

**GAS PIPING BENEATH BUILDINGS:** GAS PIPING UNDERGROUND BENEATH BUILDING SHALL BE ENCASED IN AN APPROVED CONDUIT. AT THE POINT WHERE THE CONDUIT TERMINATES IN THE BUILDING THE GAS PIPING SHALL BE SEALED. THE CONDUIT SHALL EXTEND AT LEAST 4 INCHES OUTSIDE THE BUILDING AND BE VENTED. [CPC 12 11.1.6]

**GAS PIPE COVER REQUIREMENTS (SITE GAS AND GAS TO PATIO BBQ):** UNDERGROUND PIPING SYSTEMS SHALL BE INSTALLED WITH A MINIMUM OF 18 INCHES OF COVER. WHERE EXTERNAL DAMAGE TO THE PIPE IS NOT LIKELY TO RESULT THE MINIMUM COVER SHALL BE 12 INCHES. AN ELECTRONICALLY CONTINUOUS CORROSION RESISTANT TRACER WIRE (MINIMUM AWG 14) OR TAPE SHALL BE BURIED WITH PLASTIC PIPE. ONE END SHALL BE BROUGHT ABOVE GROUND AT BUILDING OR WALL. [CPC 1211.1.2, 1211.1.7 (C)]

**BATHTUBS AND WHIRLPOOL BATHTUBS:** A REMOVABLE PANEL SHALL BE PROVIDED TO ACCESS AND REMOVE THE PUMP. WHIRLPOOL PUMP ACCESS LOCATED IN THE CRAWL SPACE SHALL BE LOCATED NO MORE THAN TWENTY (20) FEET FROM AN ACCESS DOOR. THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP. [414.0 CPC]

**WATER HEATER LOCATION:** WATER HEATER INSTALLATIONS IN BEDROOMS AND BATHROOM SHALL BE INSTALLED IN A CLOSET LOCATED IN THE BEDROOM OR BATHROOM WITH A LISTED GASKETED DOOR AND LISTED SELF-CLOSING DEVICE AND THRESHOLD. THE CLOSET SHALL BE FOR THE EXCLUSIVE USE OF THE WATER HEATER. ALL COMBUSTION AIR SHALL BE OBTAINED FROM THE OUTDOORS. [505.1 CPC] PROVIDE FOR COMBUSTION AIR AND VENTING. PROVIDE SEISMIC STRAPPING. [CPC 508.2]

**WATER HEATER:** THE MINIMUM CAPACITY FOR WATER HEATER SHALL BE IN ACCORDANCE WITH THE FIRST HOUR RATING LISTED IN TABLE 5-1. SEE TITLE 24 ENERGY DOCUMENTATION FOR SIZE AND EFFICIENCY RATING. [CPC 501]

**FIXTURE SETTING:** WATER CLOSET OF BIDET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDEWALL OR OBSTRUCTION WITH MINIMUM 30" CLEAR SPACE. 407.5 CPC (CLEAR SPACE IN FRONT OF WATER CLOSET SHALL NOT BE LESS THAN 24)

**WATER CONSERVATION:** WATER CLOSETS, EITHER FLUSH TANK, OR FLUSHOMETER TANK SHALL HAVE AN AVERAGE CONSUMPTION OF NOT MORE THAN 1.28 GALLONS OF WATER PER FLUSH, SHOWERS 2.0 GPM, SINK FAUCETS 1.8 GPM, AND LAVATORY'S / VANITIES 1.2 GPM [CPC 402.2]



**SILVERIE PROPERTIES**  
 7599 PASEO VISTA  
 MONTEREY, CA 93940  
 259-171-008-000

**A.01**  
 Plotted On: 10/26/2023

**TITLE SHEET / GENERAL INFO**



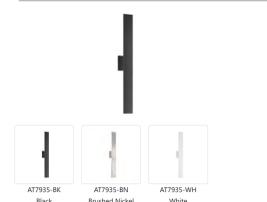






**VESTA  
AT7935  
WALL**

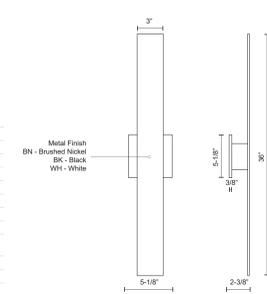
PROJECT



**SPECIFICATION DETAILS**  
\* For custom options, consult factory for details.

Fixture Dimensions	W3" x H30" x D2-3/8"
Light Source	LED
Wattage	41W
Total Lumens	3200lm
Delivered Lumens	BK-1400lm; BN-2013lm; WH-2140lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10% ELY Dimmer (Not Included)
Diffuser Details	Frosted Glass Diffuser
Location	Wet
Warranty	5 Years
ADA Compliant	Yes
Canopy Dimensions	W5-1/8" x H5-1/8" x L3/8"

**DESCRIPTION**  
Timeless simplicity with versatile purpose is offered with this wall sconce that measures 33 inches in length. Vesta mounts horizontally or vertically from a matching aluminum square affixed in the middle of the rectangular beam of formed aluminum. The concealed LEDs illuminate the mounting plane creating pool of light on the wall. Vesta is available in three different finishes: black or white powder coating and brushed nickel.



**KUZCO**  
19054 28TH AVENUE  
SURREY - BC V3Z 6M3  
CANADA  
WWW.KUZCOLIGHTING.COM

COMMENT

**3 kuzco-lighting-at7935-specification-sheet**  
SCALE: 1" = 1'-0"

**CASA  
EW71412  
WALL**

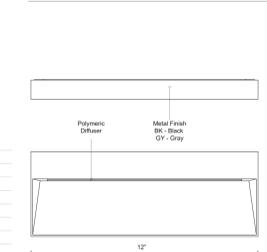
PROJECT



**SPECIFICATION DETAILS**  
\* For custom options, consult factory for details.

Fixture Dimensions	W12" x H4-1/2" x D1"
Light Source	LED
Wattage	22W
Total Lumens	1600lm
Delivered Lumens	BK-280lm; GY-369lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10% ELY Dimmer (Not Included)
Diffuser Details	Frosted Glass Diffuser
Location	Wet
Warranty	5 Years
ADA Compliant	Yes

**DESCRIPTION**  
This family of exterior wall-mounted fixtures is available in a variety of geometric forms: circle, square, and two different rectangular configurations. Light is directed downward from a recess, and the incline allows the glow to radiate gradually. Vanishingly thin and ideal for egress, courtesy, and grace lighting. Optional stone inlays offer additional opportunities for customizing to complement different wall surfaces.



**KUZCO**  
19054 28TH AVENUE  
SURREY - BC V3Z 6M3  
CANADA  
WWW.KUZCOLIGHTING.COM

COMMENT

**4 kuzco-lighting-ew71412-specification-sheet**  
SCALE: 1" = 1'-0"



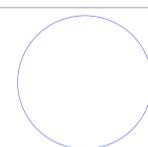
CEILING

**ELLE.**  
EC44111 / EC44113

A circular opal optic is inset from the precision cast aluminum body of the Elle that contains and diffuses the LED light array. The recess along the circumference of the illuminated protrusion creates a continuous highlight on the nearby perimeter edge. Further considered details are apparent with a subtle gap between the fixture and mounting surface producing a shadow line while obscuring the attachment hardware. Available in two sizes and multiple finishes.

● BK-Black | Custom Options Available

**2 EXTERIOR CEILING LIGHTS**  
SCALE: 1" = 1'-0"

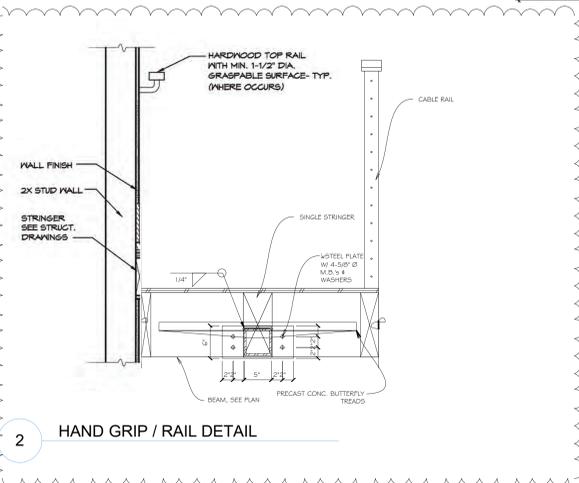
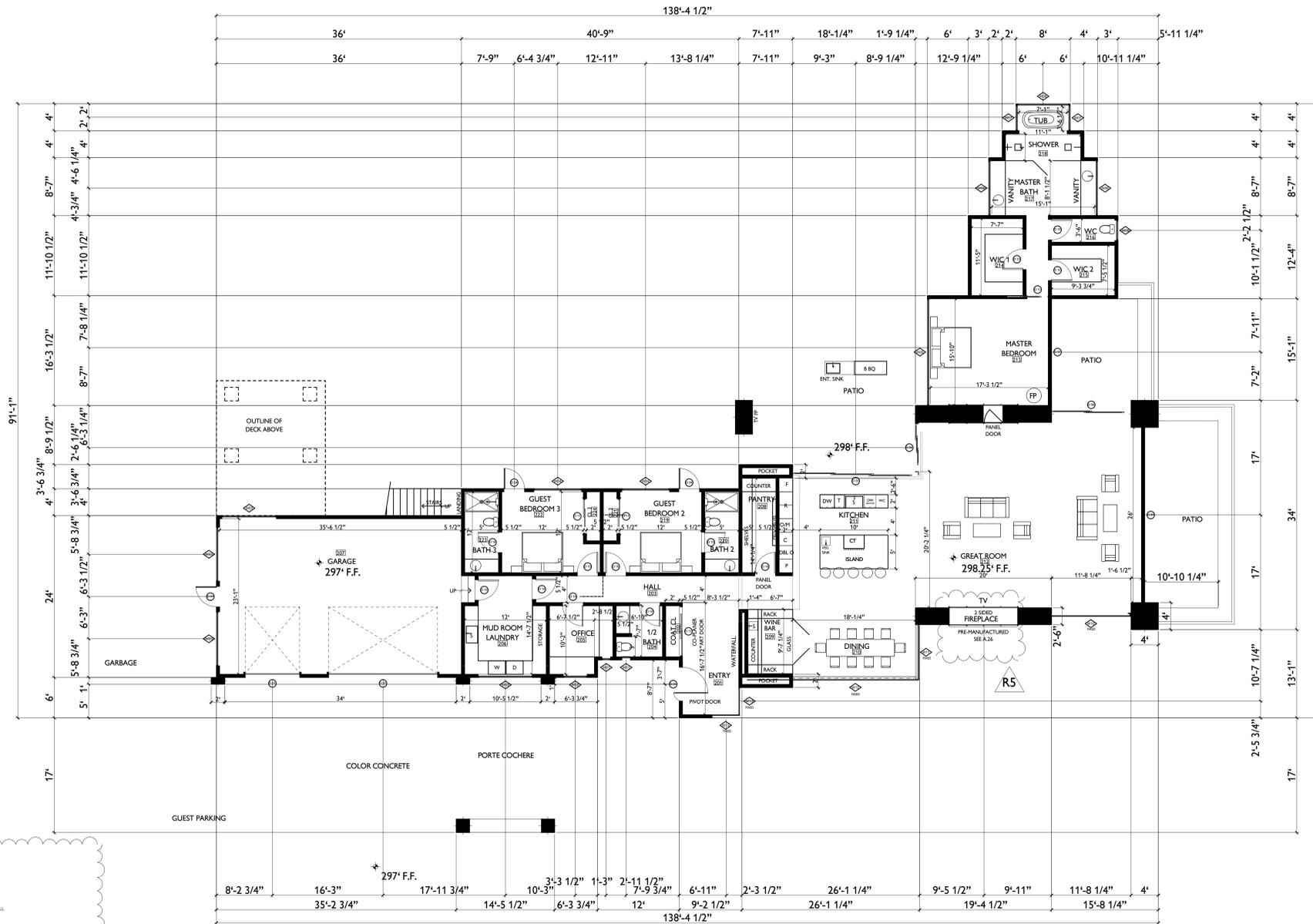


BY ACTION

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date: 10/26/2023  
Scale: AS NOTED  
Drawn:  
Job:  
Sheet



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

**NOTES:**

**SHOWER NOTES:**

SHOWER SHALL BE PROVIDED WITH DAMS/ THRESHOLDS AT LEAST 2" AND NOT MORE THAN 9" ABOVE THE TOP OF THE DRAIN. DAMS/THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22" INCH DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MINIMUM 22" UNOBSTRUCTED OPENING FOR EGRESS. [411.6 CPC]

GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE TEMPERED. SHOWER CONTROL VALVES: SHOWERS AND TUB-SHOWERS COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [418.0 CPC]

CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 411.10]

**NOTE:**

A) GUARDS OF MINIMUM 42 INCHES HIGH ARE REQUIRED AT OPEN-SIDED WALKING SURFACES THAT ARE MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. [CRC R312.2]

B) THE HEIGHT OF GUARDS IS MEASURED VERTICALLY FROM ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF STAIRWAY TREADS. [CRC R312.2]

C) REQUIRED GUARDS ON THE OPEN SIDE OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS [CRC R312.2].

D) INTERMEDIATE RAILINGS SHALL BE SPACED SO THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH [CRC R312.3].

**GARAGE NOTES:**

THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MINIMUM 5/8 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. [CRC TABLE R302.6]

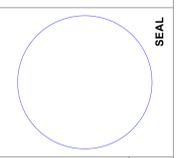
GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. [CRC TABLE R302.6]

FLOOR SURFACES OF GARAGES AND CARPORTS SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. INDICATE ON PLAN THAT THE FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. [CRC R309.1]

INDICATE ON PLAN THAT DOORS OPENING BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. [CRC R302.5.1]

**FIREPLACE NOTES:**

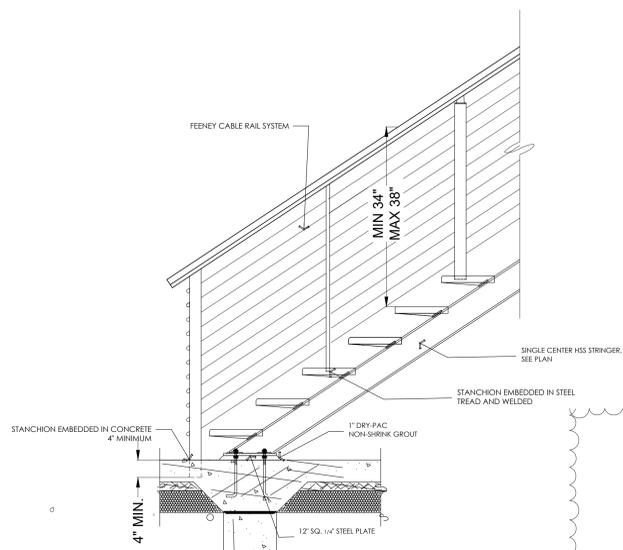
FACTORY BUILT HEARTH EXTENSIONS SHALL BE READILY DISTINGUISHABLE FROM SURROUNDING FLOOR. [CRC R1004.2]



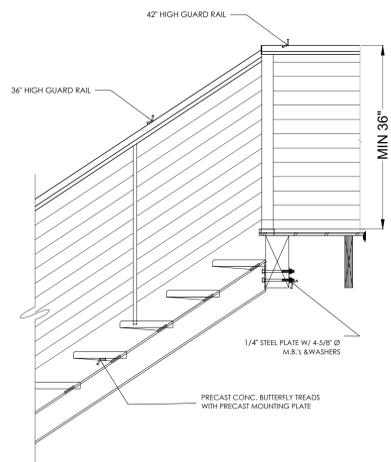
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	01 - WSP	Work in Progress

Date: 10/26/2023  
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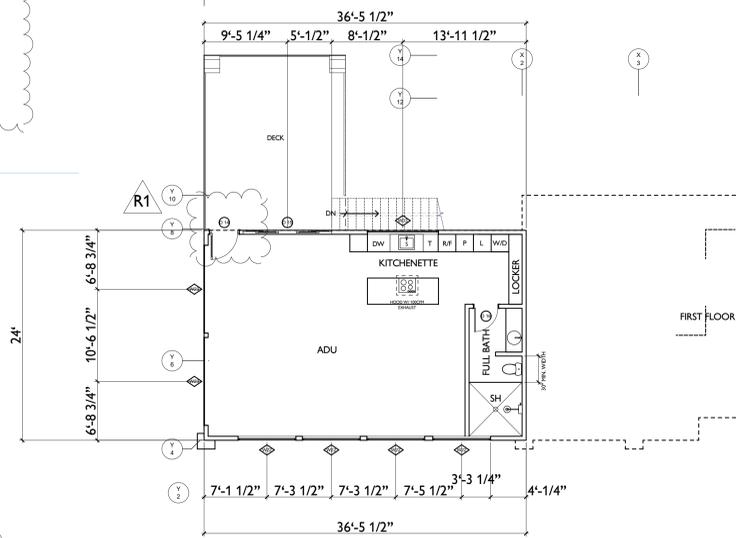
R4



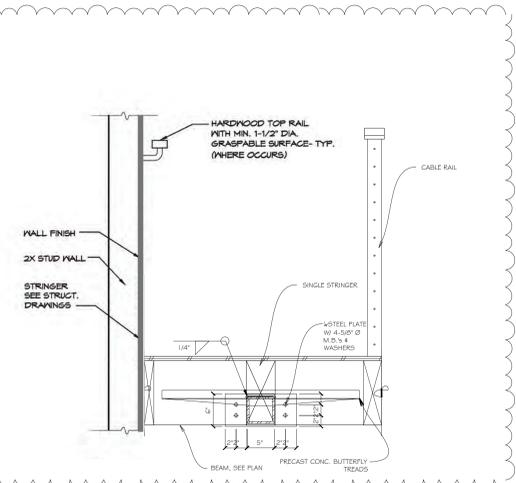
2 SECTION SCALE: 1' = 1'-0"



2 SECTION SCALE: 1' = 1'-0"

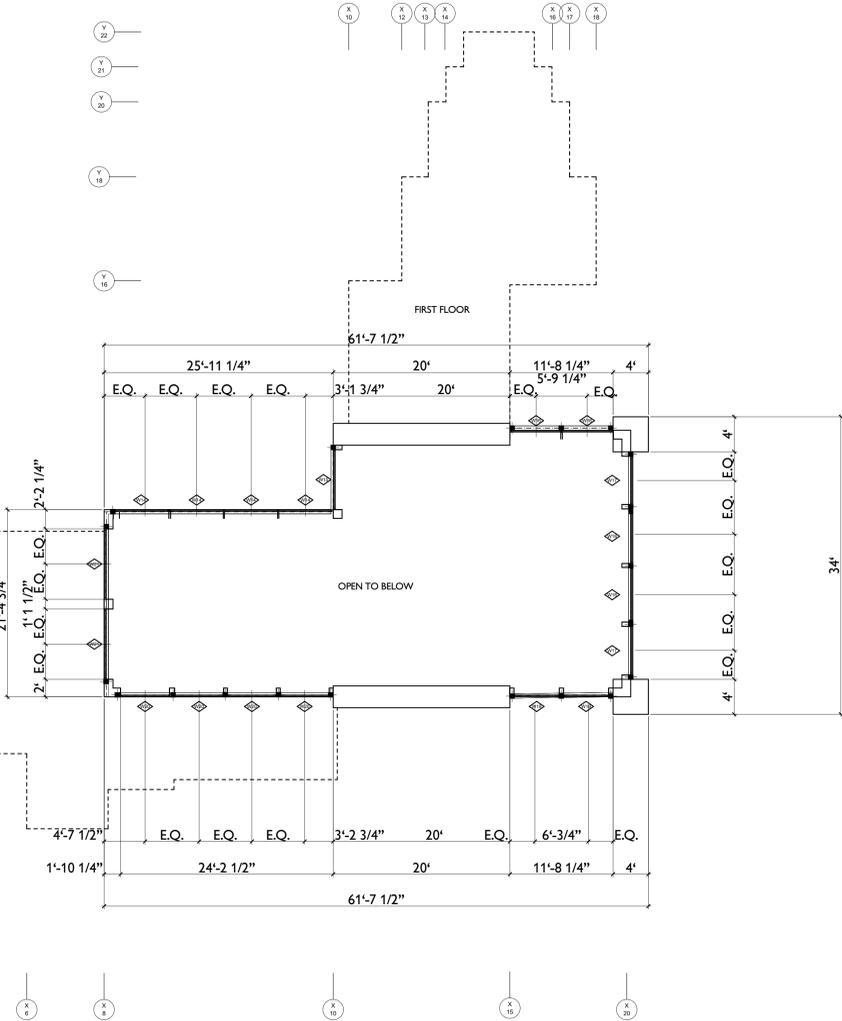


R4



2 HAND GRIP / RAIL DETAIL

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



R25

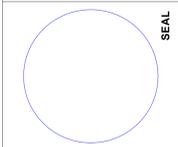
R4

R2

**SHOWER NOTES:**  
 SHOWER SHALL BE PROVIDED WITH DAMS/ THRESHOLDS AT LEAST 2" AND NOT MORE THAN 9" ABOVE THE TOP OF THE DRAIN. DAMS/THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22" INCH DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MINIMUM 22" UNOBSTRUCTED OPENING FOR EGRESS. [411.6 CPC]  
 GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE TEMPERED. SHOWER CONTROL VALVES: SHOWERS AND TUB-SHOWERS COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [418.0 CPC]  
 CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 411.10]

**NOTES:**  
**NOTE:**  
 A) GUARDS OF MINIMUM 42 INCHES HIGH ARE REQUIRED AT OPEN-SIDED WALKING SURFACES THAT ARE MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. [CRC R312.2]  
 B) THE HEIGHT OF GUARDS IS MEASURED VERTICALLY FROM ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF STAIRWAY TREADS. [CRC R312.2]  
 C) REQUIRED GUARDS ON THE OPEN SIDE OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS [CRC R312.2].  
 D) INTERMEDIATE RAILINGS SHALL BE SPACED SO THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH [CRC R312.3].

**TEMPERED GLASS REQUIREMENTS:**  
 SAFETY GLAZING (TEMPERED) CONFORMING TO THE HUMAN IMPACT LOADS OF PER CRC SECTIONS R308.3 & R308.4 AND LISTED BELOW:  
 A.) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.  
 B.) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.  
 C.) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:  
 1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.  
 2. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.  
 3. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.  
 4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.  
 5. GLAZING IN RAILINGS.  
 6. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.  
 7. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.  
 8. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.



BY	REVISIONS	DATE
	01 - WSP	Work in Progress

Date: 10/26/2023  
 Scale: AS NOTED  
 Drawn:  
 Job:  
 Sheet



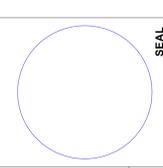
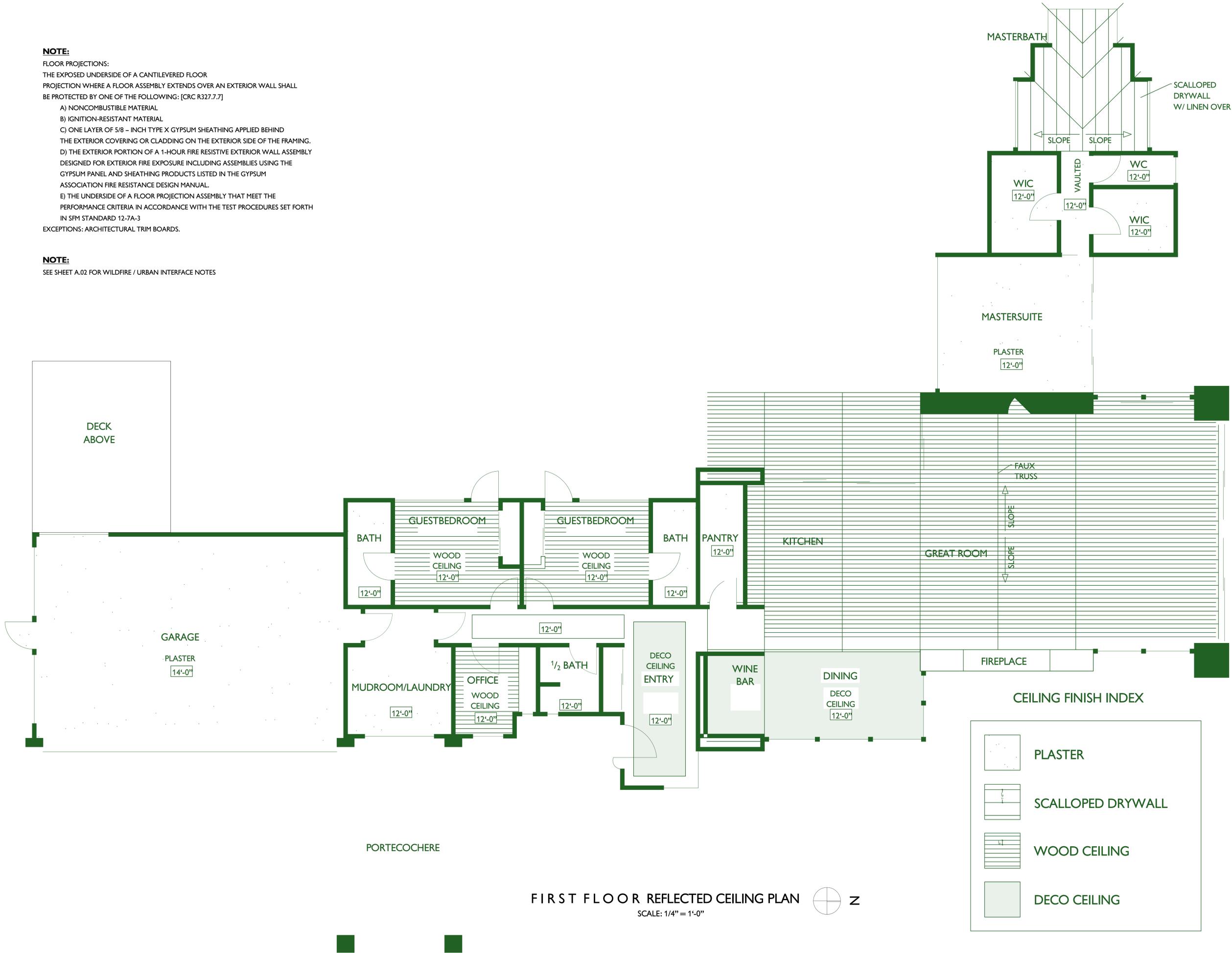
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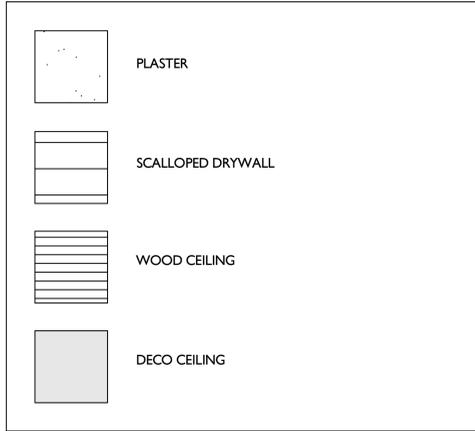
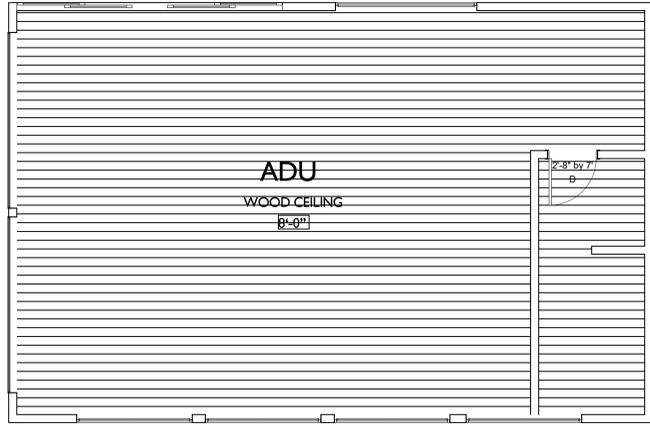
FLOOR PROJECTIONS:  
 THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR  
 PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL  
 BE PROTECTED BY ONE OF THE FOLLOWING: [CRC R327.7.7]

- A) NONCOMBUSTIBLE MATERIAL
  - B) IGNITION-RESISTANT MATERIAL
  - C) ONE LAYER OF 5/8 - INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
  - D) THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
  - E) THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
- EXCEPTIONS: ARCHITECTURAL TRIM BOARDS.

**NOTE:**

SEE SHEET A.02 FOR WILDFIRE / URBAN INTERFACE NOTES





SECOND FLOOR REFLECTED CEILING PLAN  Z  
SCALE: 1/4" = 1'-0"

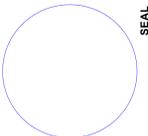
SILVERIE PROPERTIES  
7599 PASEO VISTA  
MONTEREY, CA 93940  
259-171-008-000

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date: 10/26/2023  
Scale: AS NOTED  
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Job:  
Sheet

**A.13**  
Plotted On: 10/26/2023



SEAL







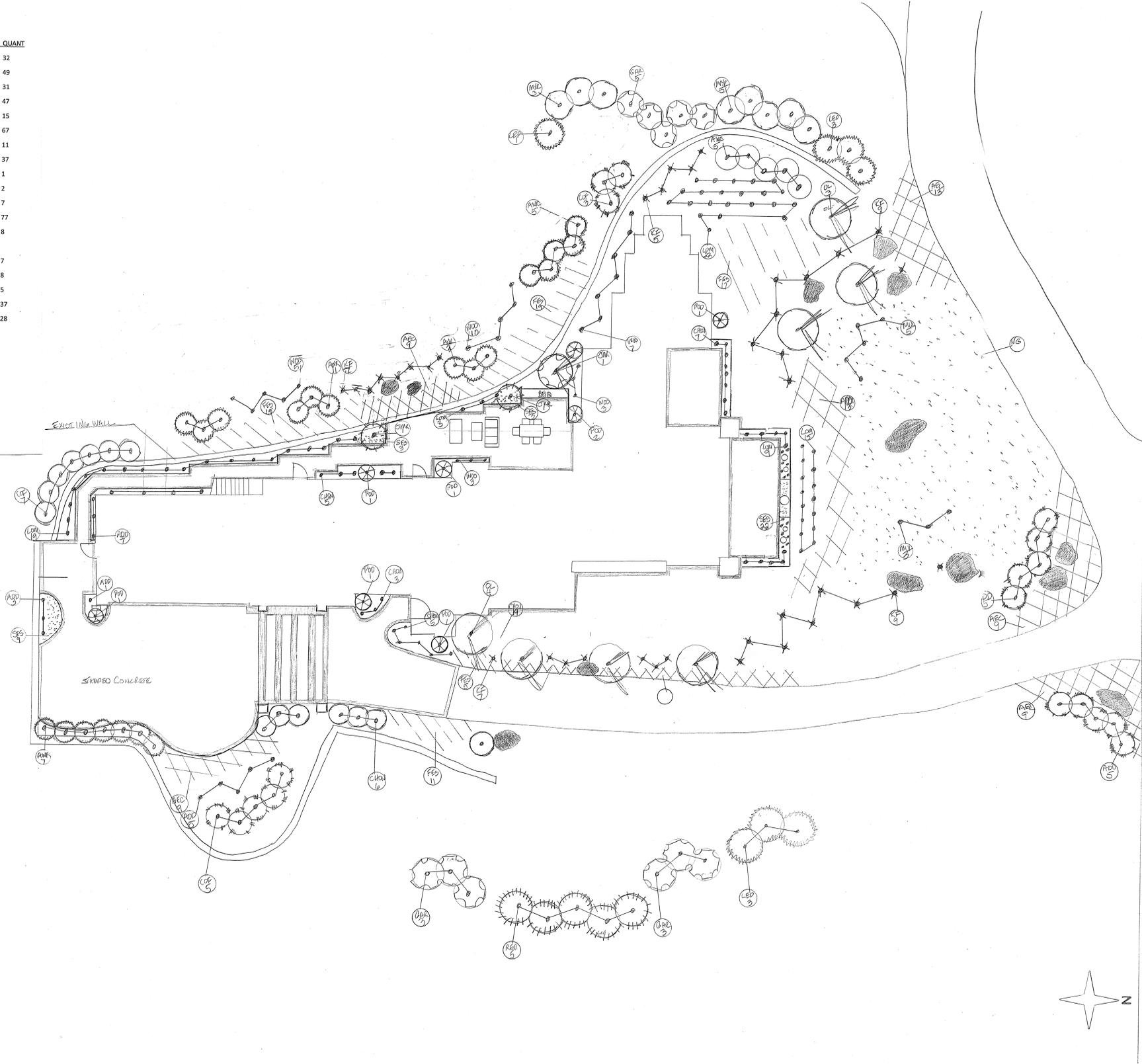






PLANT LIST			
ABBR	PLANT NAME	SIZE	QUANT
ADD	ARCTOSTAPHYLOS DON DOURLEY	5G	32
AEC	ARCTOSTAPHYLOS EMERALD CARPET	5G	49
AWR	ARCTOSTAPHYLOS WARREN ROBERTS	5G	31
CHON	CHONDRAPETALUM TECTORUM EL CAMPO	5G	47
COF	RHAMNUS CALIFORNICA EVE CASE COFFEEBERRY	5G	15
FES	FESTUCA MAERI	5G	67
GAR	GARRY ELIPTICA SILK TASSEL	15G	11
KF	KARL FOERSTER CALAMGROSIS	5G	37
JM	ACER PALMATUM JAPANESE MAPLE	24"	1
JMR	ACER PALMATUM DISSECTUM RED DRAGON	15G	2
LEP	LEPTOSPERMUM LAEVEGATUM	5G	7
LOM	LOMANDRA BREEZE	5G	77
MUL	MUHLENBERGIA DUBIA	5G	8
NG	NATIVE GRASSES TRD		
OL	OLEA EUROPEA OLIVE TREE	24"	7
POD	PODACARPUS ELONGATUS MONMA BLUE ICE	15G	8
RED	SEQUOIA SEMPERVIVENS REDWOOD	15G	5
SES	SESLARIA GREENLEE	1G	37
WOO	WOODWARDIA FERN	5G	28

NATIVE GRASS MIX	
AGROSTIS PALLENS	.75 LBS
MELICA IMPERFECTA	.25 LBS
FESTUCA MICROSTACHYS	.25 LBS
FESTUCA RUBRA	2.5 LBS
ESCHSCHOLZIE CALIFORNICA	.25 LBS
SYSTRINCHIUM BELLUM	2 OZ



**TOWN AND COUNTRY GARDENING  
& LANDSCAPING**

LUSTER P.O. BOX 223798 CARMEL, CA 93923  
11/1/2021

**SILVERIE RESIDENCE**  
7599 PASEO VISTA RD APN #259-171-008-000  
MONTEREY, CA SCALE 1"=10'

**SILVERIE PROPERTIES**

7599 PASEO VISTA  
MONTEREY, CA 93940  
259-171-008-000

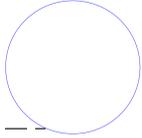
BY REVISIONS DATE

Date: 10/26/2023  
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Sheet

**L1**

Plotted On: 10/26/2023

**LANDSCAPE PLAN**



SEAL

201 CANNERY ROW, SUITE 1  
MONTEREY, CA 93940  
T: 831.392.7888  
INFO@MONTEREYDESIGNCENTER.COM  
MONTEREYDESIGNCENTER.COM  
DESIGNER & BUILDER  
LIC. # 1076891  
KENNETH CHAD BROWN





# GRADING, DRAINAGE, & EROSION CONTROL PLANS



M/S DESIGNED BY: M/S DATE: M/S SCALE: M/S JOB NUMBER: M/S LAST REVISED: M/S REVISIONS:

TITLE SHEET

SILVERIE PROPERTIES  
MONTErrA RANCH LOT 75  
7599 PASEO VISTA  
MONTErrY, CALIFORNIA 93940  
APN 259-171-008

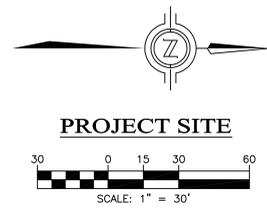
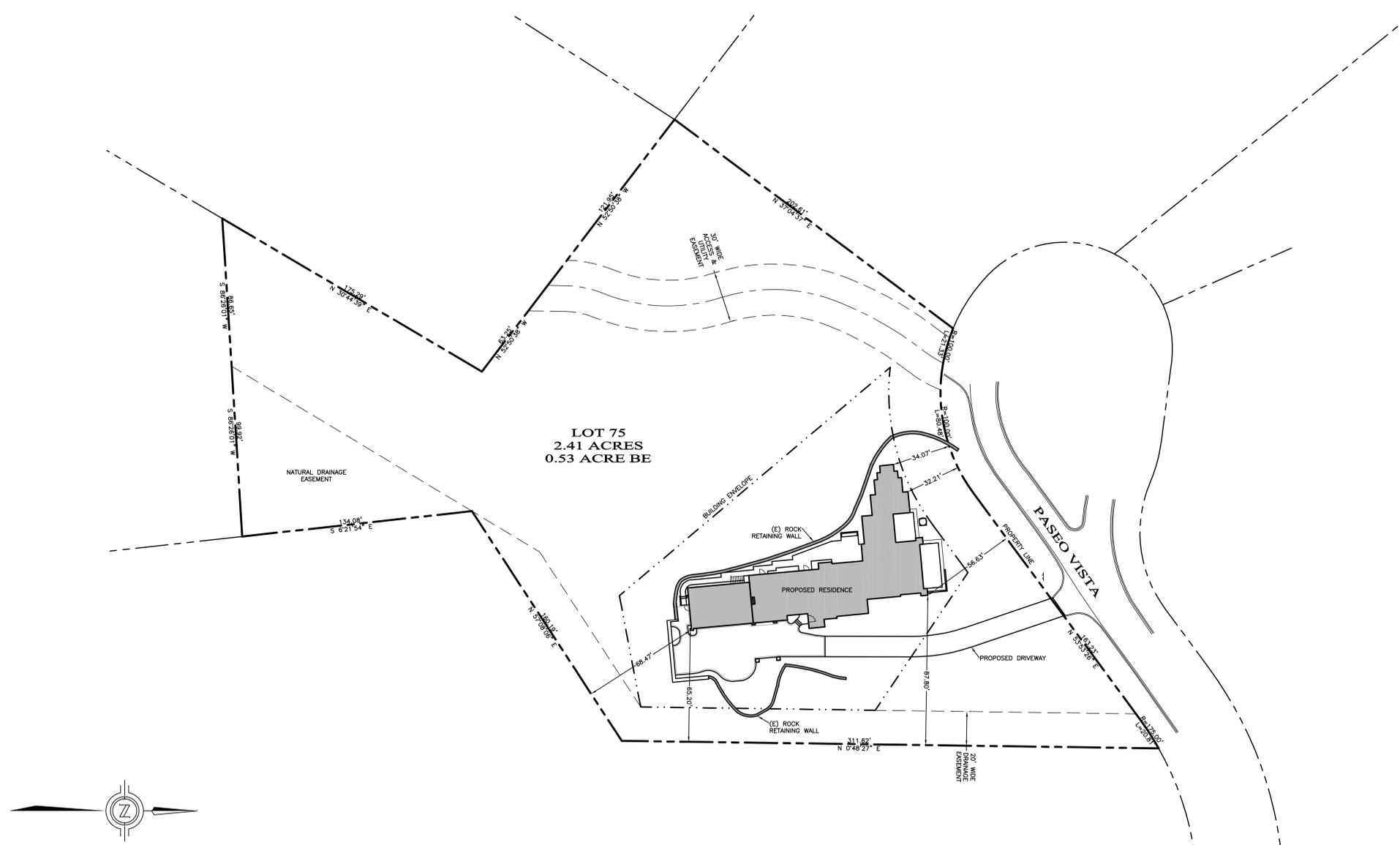
SHEET C1  
OF  
7 SHEETS

## GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2019 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA ENERGY CODE AS THEY MAY APPLY.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
- IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSIGNED TO THE ENGINEER.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY.
- EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
- THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:  
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.  
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.  
C) COVER CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.  
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-SITE, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING.
- ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS OR SOME OTHER FAST GERMINATING SEED.
- CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 5:00 PM.
- CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
- CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CA. PHONE (831) 443-3000.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
- FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 21 WEST LAUREL DRIVE, SUITE 45, SALINAS CALIFORNIA 93906, PHONE (831) 443-3000, PRIOR TO ANY EXCAVATION WORK. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
- PAVEMENT SECTION TO BE DETERMINED AS SHOWN ON THESE PLANS.
- A SEPARATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS.
- TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.

## GRADING NOTES

- REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, THE CALIFORNIA BUILDING CODE AND GEOTECHNICAL REPORT ENITLED:  
"GEOTECHNICAL INVESTIGATION DESIGN PHASE FOR PROPOSED RESIDENTIAL CONSTRUCTION MONTErrA RANCH, LOT 75 MONTErrY, COUNTY, CALIFORNIA"  
PREPARED BY: BUTANO GEOTECHNICAL ENGINEERS, INC.  
231 GREEN VALLEY ROAD, SUITE E  
FREDOM, CA 95019  
(831) 724-2612  
DATED: JULY 2021
- ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOILS ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL, AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
- ALL CUT SLOPES SHALL BE PLANTED TO MEET EXISTING GRASSES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
- ELEVATION BENCHMARK: SEE SHEET C3.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
- STRIPINGS TO BE USED AS CONTROL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.
- IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION WORK SHALL BE STOPPED IMMEDIATELY WITHIN 165 FT. OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST 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 RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
- ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RESEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- EARTHWORk QUANTITIES ARE SHOWN ON SHEET C3.
- ALL GRADES TO BE A MINIMUM OF 5X AWAY FROM FOUNDATIONS FOR 10 FEET UNLESS SPECIFIED OTHERWISE ON PLANS.
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 4" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:  
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.  
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.  
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.  
(MONTEREY COUNTY GRADING/EROSION ORD. 2969-16-12.090)
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- GROUND SURFACE SHALL BE PREPARED AND BUILT UP BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY EXCEPT INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OVER 12" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
- ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- OVER EXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.



## FIRE DEPARTMENT NOTES

- FIRE007--DRIVEWAYS SHALL NOT BE LESS THAN 12 FT WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FT. THE GRADE FINAL DRIVEWAY SHALL NOT EXCEED 15% WHERE THE GRADE EXCEEDS 6 PERCENT. A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FT OF AC ON 0.34 FT OF AB SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90° OR LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 20 FT. FOR DRIVEWAYS WITH TURNS GREATER THAN 90°, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FT. AN ADDITIONAL SURFACE OF 4 FT SHALL BE ADDED TO THE CENTERLINE OF THE TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FT OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FT OF THE PRIMARY TURNAROUND. TURNAROUNDS FOR A TURNAROUND SHALL BE 40 FT FROM THE CENTERLINE OF THE DRIVEWAY. IF A HAMMERHEAD IS USED, THE TOP OF THE T SHALL BE A MINIMUM OF 60 FT IN LENGTH, OR AS APPROVED BY THE FIRE CHIEF.
- FIRE008--ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE, WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED, WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
- FIRE011--ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE 107241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SIGNS SHALL BE A MINIMUM OF 4 INCHES, 1/2 IN. STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL WHERE MAJOR INTERSECTIONS ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN, WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
- FIRE020--REMOVE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LAMB TREES 6 FT UP FROM GROUND, REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION. TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
- FIRE022--FIRE PROTECTION EQUIPMENT & SYSTEMS--FIRE SPRINKLER SYSTEM--(HAZARDOUS CONDITIONS), THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD, A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED BY REQUESTING A FRAMING INSPECTION DUE TO SUBSTANDARD ACCESS OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

## STATEMENT OF PURPOSE

THESE PLANS WERE PRODUCED TO PROVIDE FOR GRADING, DRAINAGE, AND EROSION CONTROL FOR AND DURING THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AT 7599 PASEO VISTA IN MONTEREY CALIFORNIA 93940

## GEOTECHNICAL INSPECTION WITH TIMING OF INSPECTION

DESCRIPTION OF THE REQUIRED INSPECTION:	WHEN INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTOR NAME:	COMPLETION DATE:
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	1) PRIOR TO BACKFILLING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST BUILDING PAD SUBGRADE:	1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS	GEOTECHNICAL ENGINEER		
INSPECT SLAB-ON-GRADE INSTALLATION:	1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:	1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST RETAINING WALL BACKFILL:	1) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	1) DURING FILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	2) SUBGRADE, PRIOR TO BASEROCK PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	3) BASEROCK PRIOR TO AC, CONCRETE, OR PAVEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	1) AFTER PIPE PLACEMENT, PRIOR TO BACKFILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		

## ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- BS BOTTOM OF STEP
- CB CATCH BASIN
- CL CENTERLINE
- CO CLEAN OUT
- DIA DIAMETER
- DWY DRIVEWAY
- E ELECTRICAL SERVICE
- (E) EXISTING
- ED EDGE OF CURVE
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- FACE OF CURB
- FF FINISHED FLOOR ELEVATION
- FL FLOW LINE
- GAS SERVICE
- HDPE HIGH DENSITY POLYETHYLENE
- INV INVERT
- JT JOINT UTILITY TRENCH
- K CURVE COEFFICIENT
- LF LINEAR FEET
- ME MATCH EXISTING
- MIN MINIMUM
- N/A NOT APPLICABLE
- (N) NEW
- NTS NOT TO SCALE
- PG&E PACIFIC GAS & ELECTRIC
- PVC POLYVINYL CHLORIDE
- PVI POINT OF VERTICAL INTERSECTION
- SD STORM DRAIN
- S SLOPE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN-OUT
- FM FORCE MAIN
- TC TOP OF CURB
- TD TRENCH DRAIN
- TS TOP OF STEP
- TW TOP OF WALL
- TYP TYPICAL
- W WATER

## LEGEND

- (E) CURB
- (E) EDGE OF PAVEMENT
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- PROPERTY LINE
- BUILDING ENVELOPE
- EASEMENT
- (E) JOINT UTILITY TRENCH
- (E) STORM DRAIN
- (E) SANITARY SEWER
- (E) WATER LINE
- (N) EDGE OF PAVEMENT
- (N) JOINT UTILITY TRENCH
- (N) STORM DRAIN
- (N) SANITARY SEWER
- (N) FORCED SEWER
- (N) WATER LINE
- (N) WALL
- (N) SAWCUT LINE
- DESIGN MAJOR CONTOUR
- DESIGN MINOR CONTOUR
- (N) BUILDING FOOTPRINT

## SHEET INDEX

- C1 TITLE SHEET
- C2 OVERALL SITE LAYOUT PLAN
- C3 SITE GRADING PLAN
- C4 STORM DRAIN & UTILITY PLAN
- C5 SITE CROSS SECTIONS & CONSTRUCTION DETAILS
- C6 EROSION CONTROL PLAN
- C7 CONSTRUCTION MANAGEMENT PLAN



**OVERALL SITE LAYOUT PLAN**

**SILVERIE PROPERTIES  
 MONTEIRA RANCH LOT 75  
 7599 PASEO VISTA  
 MONTEREY, CALIFORNIA 93940  
 APN 259-171-008**

**LEGEND**

PROPOSED BUILDING

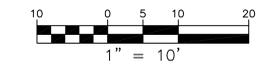
SLOPE EQUAL TO OR GREATER THAN 25%

NOTE:  
 ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE  
 TREE TO BE REMOVED



**OVERALL SITE LAYOUT PLAN**  
 SCALE: 1"=10'

LINE TABLE			CURVE TABLE			
LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	DELTA
L1	55.88'	N 18°53'50" W	C1	33.19'	100.00'	19°00'57"
L3	76.67'	N 0°07'06" E	C2	15.71'	10.00'	90°00'00"
L4	14.49'	N 5°12'00" W	C3	9.49'	10.00'	54°20'59"
L5	26.22'	N 0°07'06" E	C4	10.75'	8.75'	70°24'57"
L6	14.21'	N 5°12'00" W	C5	5.61'	20.00'	16°03'58"
L7	2.00'	N 84°48'00" E	C6	4.83'	25.00'	11°04'40"
L8	3.45'	N 5°12'00" W	C7	2.85'	2.00'	81°45'22"
L9	10.55'	N 5°12'00" W	C8	4.53'	2.00'	129°49'33"
L10	9.09'	N 11°11'46" E	C9	3.14'	2.00'	90°00'00"
L11	2.00'	S 84°48'00" W	C10	3.14'	2.00'	90°00'00"
L12	4.00'	N 84°48'00" E	C11	6.28'	4.00'	90°00'00"
L13	3.00'	N 84°48'00" E	C12	6.28'	4.00'	90°00'00"



**EARTHWORK**  
**CUT=270 CY**  
**FILL=40 CY**  
**NET=230 CY CUT**

**LEGEND**

- PROPOSED BUILDING, SEE ARCHITECTURAL PLANS
- (N) AC DRIVEWAY, SEE DETAIL D/C5
- (N) CONCRETE AUTO COURT AND SITE FLATWORK, SEE DETAILS E/C5 & F/C5
- AD AREA DRAIN
- BS BOTTOM OF STEP
- CB CATCH BASIN
- E EXISTING GRADE
- FF FINISHED FLOOR
- FL FLOW LINE
- FC FINISHED GRADE
- FP FINISHED PAVEMENT
- ME MATCH EXISTING
- N NEW
- TS TOP OF STEP
- TW TOP OF WALL

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO SUB GRADE AND ARE ESTIMATES ONLY. AN 11" SECTION WAS ASSUMED FOR THE BUILDING SLAB, AN 11" SECTION WAS ASSUMED FOR THE AUTO COURT, AN 8" SECTION WAS ASSUMED FOR THE DRIVEWAY, AND A 7" SECTION WAS ASSUMED FOR PATIO AND WALKWAY AREAS. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

NOTE:  
 ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE  
 \* TREE TO BE REMOVED

GEOTECHNICAL REPORT NOTE:  
 THE (E) FILL SLOPE ON THE EASTERN AND NORTHERN SIDES OF THE BUILDING PAD SHOULD BE OVER-EXCAVATED THROUGH ANY ARTIFICIAL FILL AND REPLACED AS AN ENGINEERED FILL WITH KEYING AND BENCHING AS SPECIFIED IN THE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER TO ADVISE ON SITE DURING SITE CLEARING AND GRADING OPERATIONS.

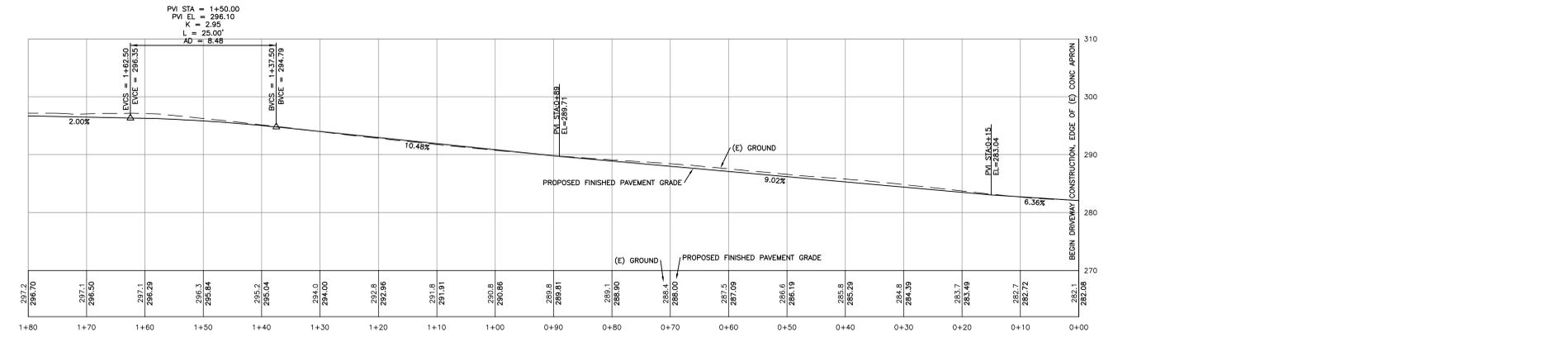


DRAWN BY:	MRS	MRS		
DESIGNED BY:	6-4-2023			
DATE:	AS SHOWN			
SCALE:				
JOB NUMBER:	21-89	N/A		
LAST REVISED:				
REVISED BY:				

**SITE GRADING PLAN**



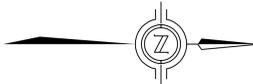
**3 CIVIL3**  
 SCALE: 1"=10'



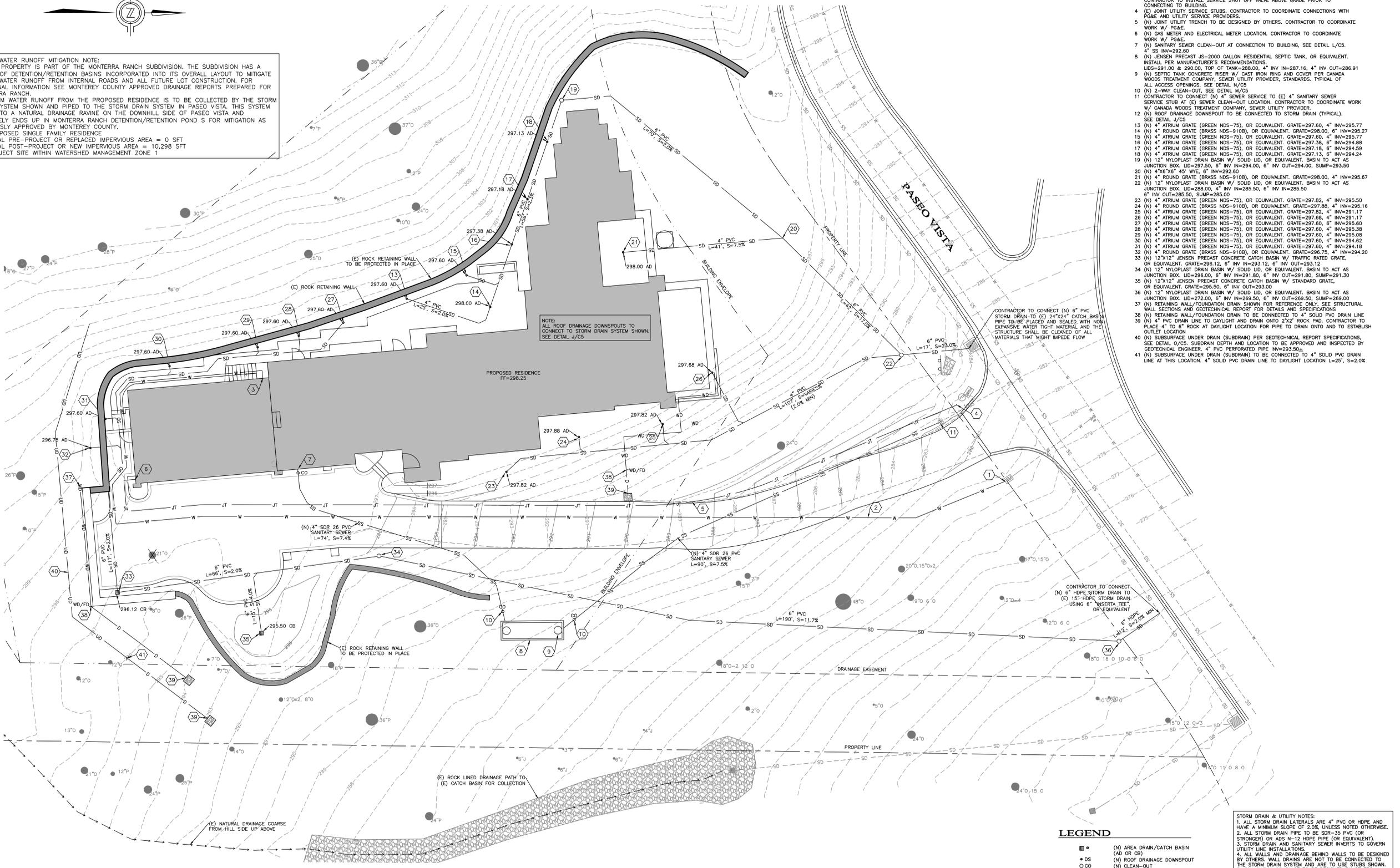
**DRIVEWAY CENTERLINE ALIGNMENT PROFILE**

SCALE: 1"=10'

**SILVERIE PROPERTIES**  
**MONTEIRA RANCH LOT 75**  
**7599 PASEO VISTA**  
**MONTEREY, CALIFORNIA 93940**  
**APN 259-171-008**



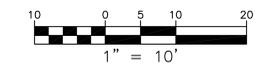
**STORM WATER RUNOFF MITIGATION NOTE:**  
 1. THIS PROPERTY IS PART OF THE MONTEREA RANCH SUBDIVISION. THE SUBDIVISION HAS A SERIES OF DETENTION/RETENTION BASINS INCORPORATED INTO ITS OVERALL LAYOUT TO MITIGATE STORM WATER RUNOFF FROM INTERNAL ROADS AND ALL FUTURE LOT CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE MONTEREA COUNTY APPROVED DRAINAGE REPORTS PREPARED FOR MONTEREA RANCH.  
 2. STORM WATER RUNOFF FROM THE PROPOSED RESIDENCE IS TO BE COLLECTED BY THE STORM DRAIN SYSTEM SHOWN AND PIPED TO THE STORM DRAIN SYSTEM IN PASEO VISTA. THIS SYSTEM DRAINS TO A NATURAL DRAINAGE RAVINE ON THE DOWNHILL SIDE OF PASEO VISTA AND ULTIMATELY ENDS UP IN MONTEREA RANCH DETENTION/RETENTION POND S FOR MITIGATION AS PREVIOUSLY APPROVED BY MONTEREA COUNTY.  
 3. PROPOSED SINGLE FAMILY RESIDENCE  
 TOTAL PRE-PROJECT OR REPLACED IMPERVIOUS AREA = 0 SFT  
 TOTAL POST-PROJECT OR NEW IMPERVIOUS AREA = 10,298 SFT  
 PROJECT SITE WITHIN WATERSHED MANAGEMENT ZONE 1



**STORM DRAIN & UTILITY PLAN**  
 SCALE: 1"=10'

**LEGEND**

- |   |  |
|---|--|
| ● | (N) AREA DRAIN/CATCH BASIN (AD OR CB)    |
| • | (N) ROOF DRAINAGE DOWNSPOUT              |
| ○ | (N) CLEAN-OUT                            |
| — | (N) WALL/FOUNDATION DRAIN CONNECTION     |
| — | (N) DRAIN PIPE FOR WALL/FOUNDATION DRAIN |
| — | (N) STORM DRAIN                          |
| — | (N) SANITARY SEWER                       |
| — | (N) WATER SERVICE                        |
| — | (N) JOINT UTILITY TRENCH                 |
| — | (N) WALL/FOUNDATION DRAIN                |
| — | (N) SUBSURFACE UNDER DRAIN               |
| — | (E) SANITARY SEWER                       |
| — | (E) STORM DRAIN                          |
| — | (E) WATER SERVICE                        |
- NOTE:**  
 ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE  
 ✕ TREE TO BE REMOVED



- KEYNOTES:**
- (E) WATER METER BOX. CONTRACTOR TO COORDINATE WATER METER INSTALLATION W/ CARMEL LAHANA WATER UTILITY PROVIDER. CONTRACTOR TO CONNECT (N) 2" PVC WATER SERVICE TO METER. METER SIZE TO BE DETERMINED BY WATER UTILITY PROVIDER. (WATER METER SIZE NOT TO BE DETERMINED FROM WATER PIPE SIZE SHOWN)
  - (N) 2" PVC SCHEDULE 80 WATER SERVICE
  - (N) WATER SERVICE BUILDING POINT OF CONNECTION. SEE PLUMBING PLANS. CONTRACTOR TO INSTALL SERVICE SHUT OFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING
  - (E) JOINT UTILITY SERVICE STUBS. CONTRACTOR TO COORDINATE CONNECTIONS WITH POAE AND UTILITY SERVICE PROVIDERS
  - (N) JOINT UTILITY TRENCH TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE WORK W/ PG&E.
  - (N) GAS METER AND ELECTRICAL METER LOCATION. CONTRACTOR TO COORDINATE WORK W/ PG&E.
  - (N) SANITARY SEWER CLEAN-OUT AT CONNECTION TO BUILDING. SEE DETAIL M/C5.
  - (N) SS INV=282.50
  - (N) JENSEN PRECAST JS-2000 GALLON RESIDENTIAL SEPTIC TANK, OR EQUIVALENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  - LIDS=291.00 & 290.00. TOP OF TANK=288.00. 4" INV=287.16. 4" INV OUT=288.91
  - (N) SEPTIC TANK CONCRETE RISER W/ CAST IRON RING AND COVER PER CANADA WOODS TREATMENT COMPANY. SEWER UTILITY PROVIDER. STANDARD. TYPICAL OF ALL ACCESS OPENINGS. SEE DETAIL M/C5
  - (N) 2-WAY CLEAN-OUT. SEE DETAIL M/C5
  - CONTRACTOR TO CONNECT (N) 4" SEWER SERVICE TO (E) 4" SANITARY SEWER SERVICE STUB AT (E) SEWER CLEAN-OUT LOCATION. CONTRACTOR TO COORDINATE WORK W/ CANADA WOODS TREATMENT COMPANY. SEWER UTILITY PROVIDER.
  - (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (TYPICAL). SEE DETAIL J/C5
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.60. 4" INV=295.77
  - (N) 4" ROUND GRATE (BRASS NDS-9108), OR EQUIVALENT. GRATE=298.00. 6" INV=295.27
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.60. 4" INV=295.77
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.38. 6" INV=294.88
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.18. 6" INV=294.59
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.13. 6" INV=294.24
  - (N) 12" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT. BASIN TO ACT AS JUNCTION BOX. LD=297.50. 6" INV IN=294.00. 6" INV OUT=294.00. SUMP=293.50
  - (N) 4" ROUND GRATE (BRASS NDS-9108), OR EQUIVALENT. GRATE=298.00. 4" INV=295.67
  - (N) 12" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT. BASIN TO ACT AS JUNCTION BOX. LD=288.00. 4" INV IN=285.50. 6" INV OUT=285.50
  - 6" INV OUT=285.50. SUMP=285.00
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.82. 4" INV=295.50
  - (N) 4" ROUND GRATE (BRASS NDS-9108), OR EQUIVALENT. GRATE=297.88. 4" INV=295.16
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.82. 4" INV=291.17
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.68. 4" INV=291.17
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.60. 6" INV=295.60
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.60. 4" INV=295.38
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.60. 4" INV=295.08
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.60. 4" INV=294.62
  - (N) 4" ATRIUM GRATE (GREEN NDS-75), OR EQUIVALENT. GRATE=297.60. 4" INV=294.18
  - (N) 4" ROUND GRATE (BRASS NDS-9108), OR EQUIVALENT. GRATE=296.75. 4" INV=294.20
  - (N) 12"x12" JENSEN PRECAST CONCRETE CATCH BASIN W/ TRAFFIC RATED GRATE, OR EQUIVALENT. GRATE=296.12. 6" INV IN=293.12. 6" INV OUT=293.12
  - (N) 12"x12" JENSEN PRECAST CONCRETE CATCH BASIN W/ SOLID LID, OR EQUIVALENT. BASIN TO ACT AS JUNCTION BOX. LD=296.00. 6" INV IN=291.80. 6" INV OUT=291.80. SUMP=291.30
  - (N) 12"x12" JENSEN PRECAST CONCRETE CATCH BASIN W/ STANDARD GRATE, OR EQUIVALENT. GRATE=295.50. 6" INV OUT=293.00
  - (N) 12" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT. BASIN TO ACT AS JUNCTION BOX. LD=272.00. 6" INV IN=269.50. 6" INV OUT=269.50. SUMP=269.00
  - (N) RETAINING WALL/FOUNDATION DRAIN TO BE CONNECTED TO 4" SOLID PVC DRAIN LINE
  - (N) RETAINING WALL/FOUNDATION DRAIN TO BE CONNECTED TO 4" SOLID PVC DRAIN LINE
  - (N) 4" PVC DRAIN LINE TO DAYLIGHT AND DRAIN ONTO 2'X2' ROCK PAD. CONTRACTOR TO PLACE 4" TO 6" ROCK AT DAYLIGHT LOCATION FOR PIPE TO DRAIN ONTO AND TO ESTABLISH OUTLET LOCATION
  - (N) SUBSURFACE UNDER DRAIN (SUBDRIN) PER GEOTECHNICAL REPORT SPECIFICATIONS. SEE DETAIL O/C5. SUBDRIN DEPTH AND LOCATION TO BE APPROVED AND INSPECTED BY GEOTECHNICAL ENGINEER. 4" PVC PERFORATED PIPE. SUMP=293.50
  - (N) SUBSURFACE UNDER DRAIN (SUBDRIN) TO BE CONNECTED TO 4" SOLID PVC DRAIN LINE AT THIS LOCATION. 4" SOLID PVC DRAIN LINE TO DAYLIGHT LOCATION L=25'. S=2.0%



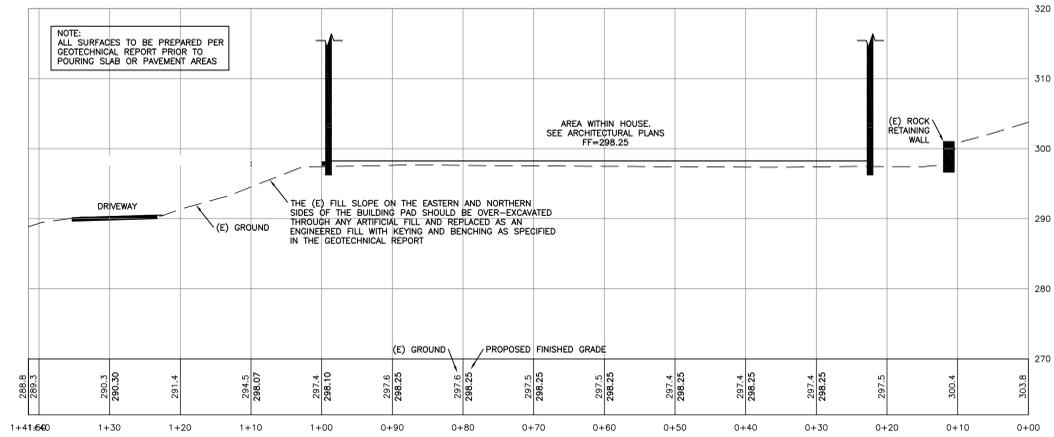
**MRS M.A.R. STERN**  
 LICENSED PROFESSIONAL ENGINEER  
 CIVIL  
 No. 69930  
 EXP. 9-30-24

**MRS M.A.R. STERN**  
 6-2-2023  
 AS SHOWN  
 21-89  
 N/A  
 N/A

**DRAWN BY:**  
**DESIGNED BY:**  
**DATE:**  
**SCALE:**  
**JOB NUMBER:**  
**LAST REVISED:**  
**REVISED BY:**

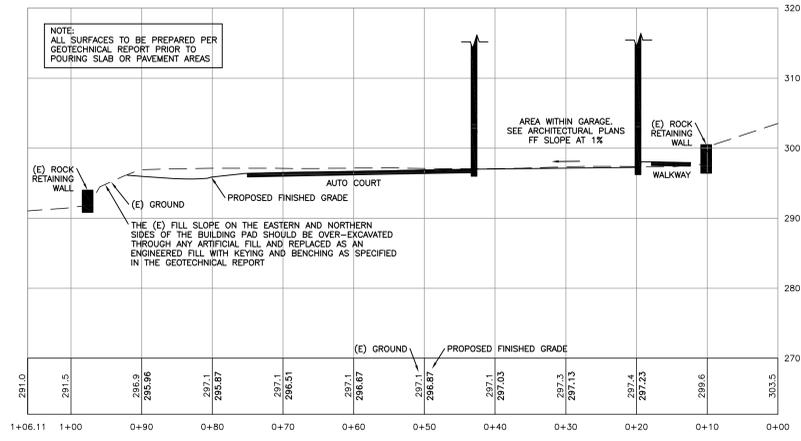
**STORM DRAIN & UTILITY PLAN**

**SILVERIE PROPERTIES**  
**MONTEREA RANCH LOT 75**  
**7599 PASEO VISTA**  
**MONTEREA, CALIFORNIA 93940**  
**APN 259-171-008**



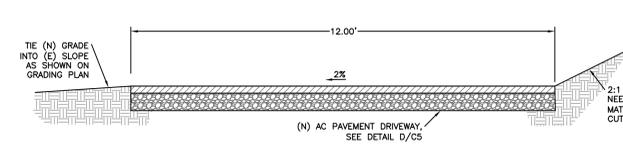
**SITE CROSS SECTION - LOOKING SOUTH**

SCALE: 1"=10'



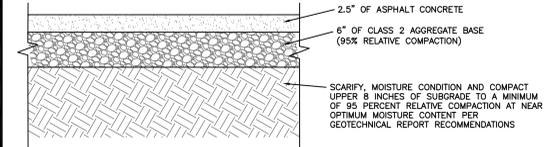
**SITE CROSS SECTION - LOOKING SOUTH**

SCALE: 1"=10'



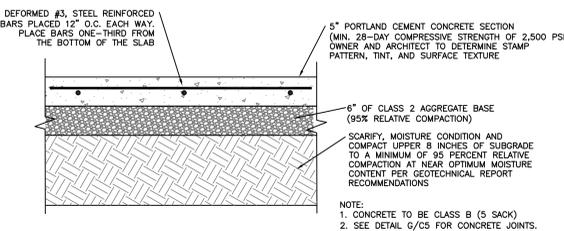
**TYPICAL DRIVEWAY SECTION**

SCALE: 1"=2'



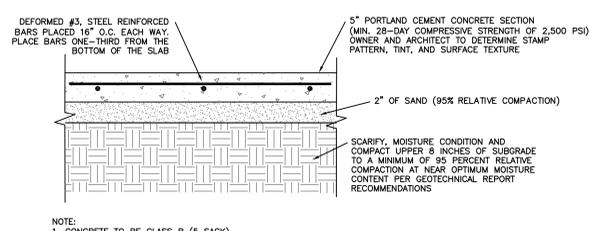
**AC DRIVEWAY SECTION**

NTS



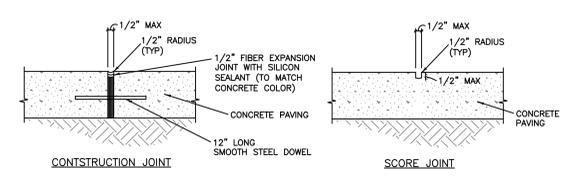
**AUTO COURT CONCRETE SECTION**

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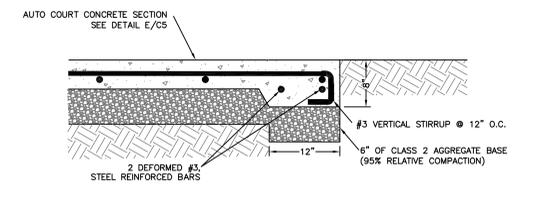
**SITE FLATWORK CONCRETE SECTION**

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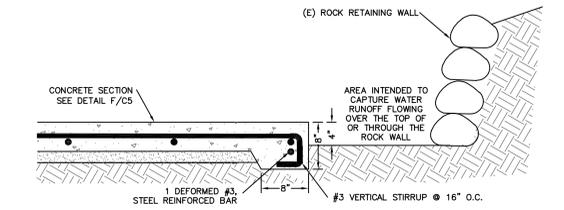
**CONCRETE JOINTS**

NTS



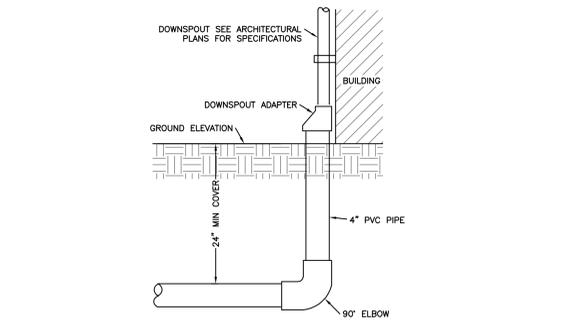
**AUTO COURT THICKENED EDGE**

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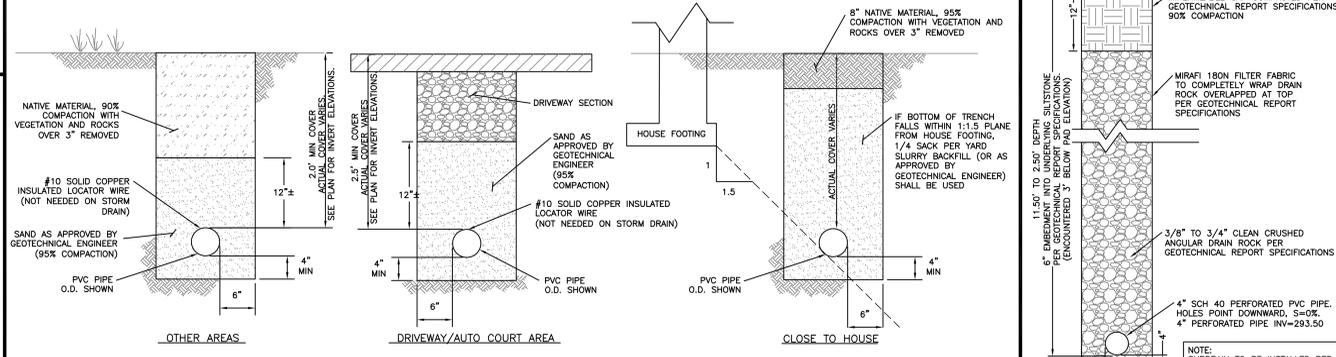
**CONCRETE THICKENED EDGE**

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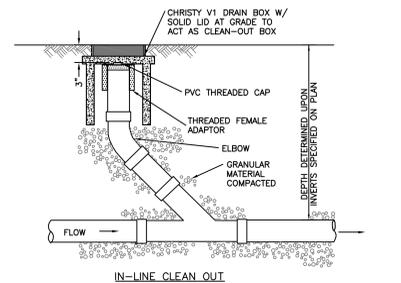
**DOWNSPOUT CONNECTION**

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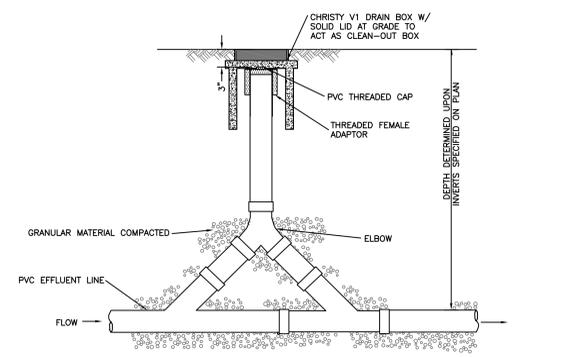
**UTILITY AND STORM DRAIN TRENCHING DETAIL**

NTS



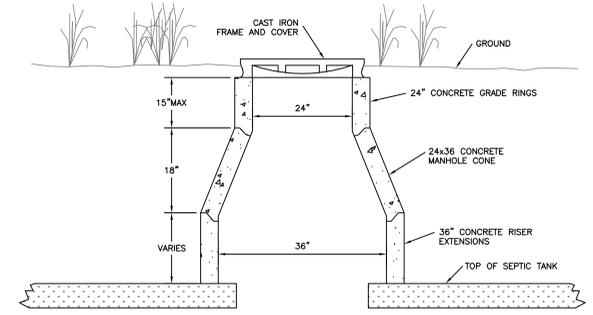
**SANITARY SEWER CLEAN-OUT**

NTS



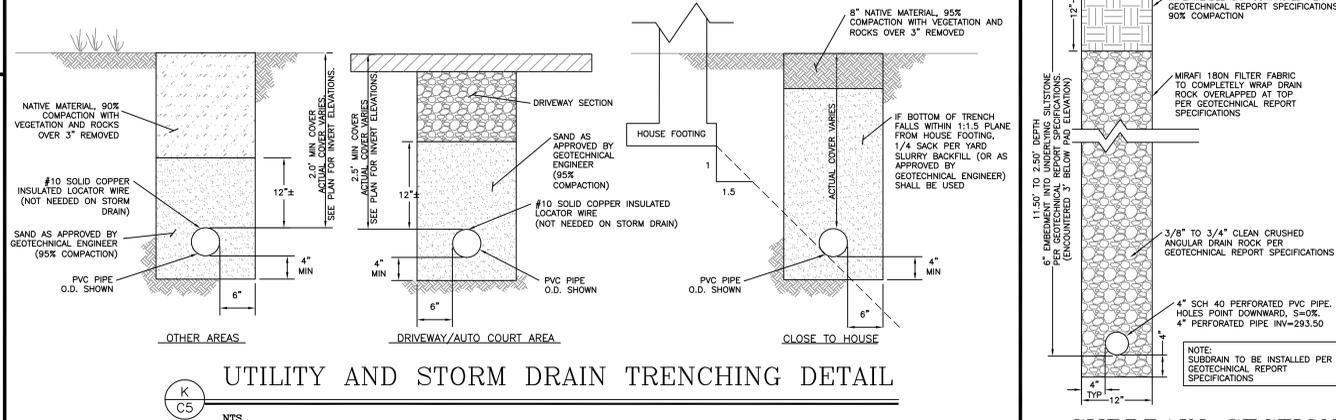
**2-WAY SEWER CLEAN-OUT**

NTS



**SEPTIC TANK CONCRETE RISER**

NTS



**SUBDRAIN SECTION**

NTS

# EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
  - a) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - b) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
  - c) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
3. RUN-OFF 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 DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA-PLANNING AND RMA-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - a) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
  - b) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
  - c) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
  - d) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
8. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS TO VERIFY THAT RESULTS OF CONCERN ARE NOT OBTAINED FROM THE SITE.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

- ### STORM DRAIN INLET PROTECTION
1. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
  2. INSTALL STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL B/C6.
  3. STORM DRAIN INLET PROTECTION SHALL BE INSPECTED MONTHLY DURING DRY PERIODS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
- ### FIBER ROLL
1. FIBER ROLLS WILL BE INSTALLED AT LOCATIONS SHOWN ON THIS PLAN AND PER DETAIL D/C6. CONTRACTOR MAY USE SILT FENCE AS AN ALTERNATE/SUPPLEMENTAL EROSION CONTROL/SEDIMENT BARRIER.
- ### TEMPORARY CONSTRUCTION ENTRANCE
1. CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER DETAIL C/C6 AT THE LOCATION SHOWN ON THE PLANS.
  2. RUN-OFF FROM CONSTRUCTION ENTRANCE SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
  3. ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE MAIN ROAD.
  4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE MAIN ROAD ADJACENT TO THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
  5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.
  6. THE CONSTRUCTION ENTRANCE MAY BE FIELD MODIFIED TO MEET SITE CONDITIONS.

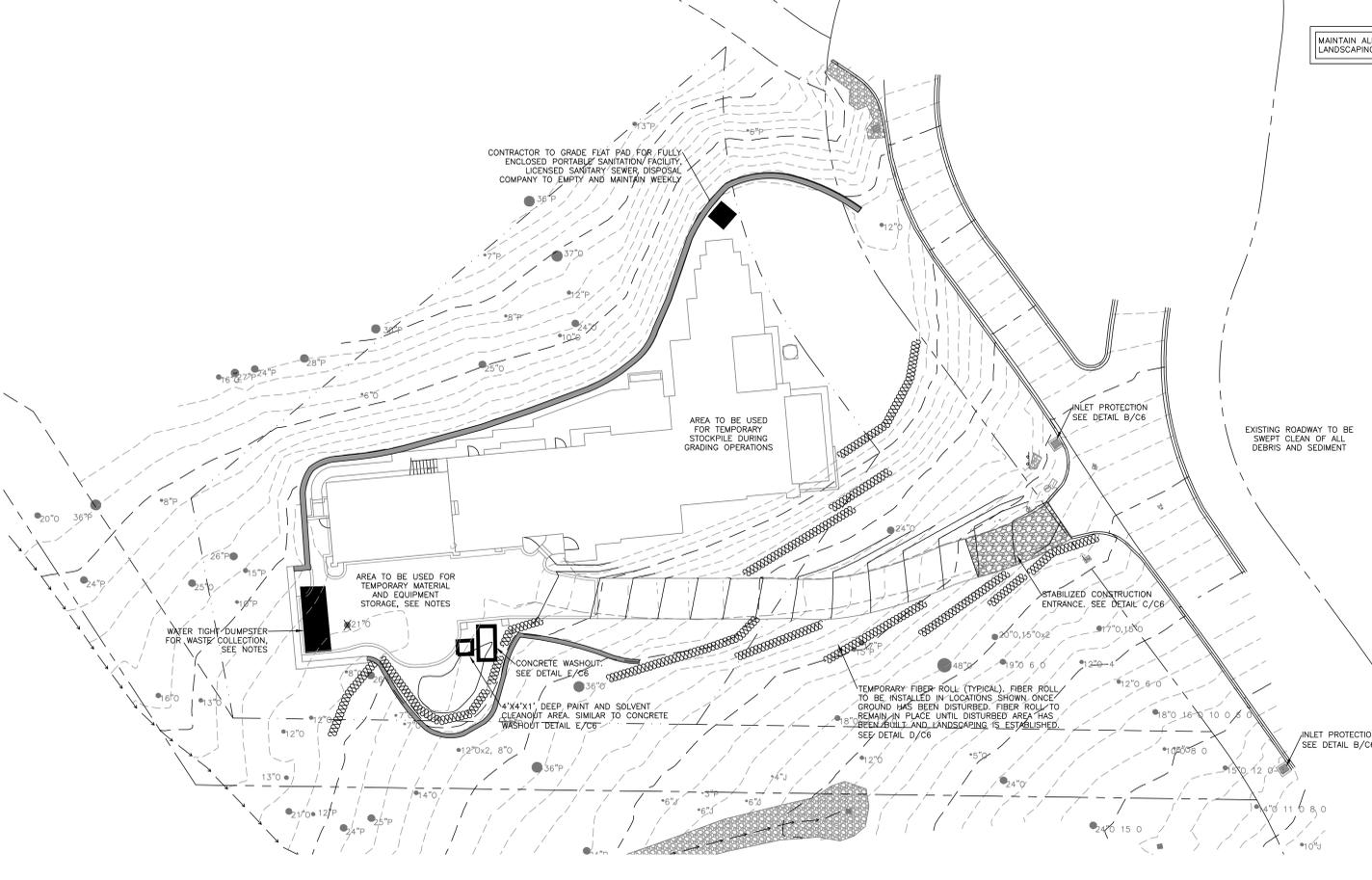
- ### CONCRETE WASHOUT
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
  2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
  3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
  4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
  5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
  6. ONLY CONCRETE FROM MIXER TRUCK CHUTES TO BE WASHED IN CONCRETE WASHOUT.
  7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OFF SITE.
  8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

- ### MATERIAL DELIVERY AND STORAGE
1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
  2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
  3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
  4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
  5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
  6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
  7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
  8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
  9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
  10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
  11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
  12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
  13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
  14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
  15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

- ### WASTE COLLECTION AREA
1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
  2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
  3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WHERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
  4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
  5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
  6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
  7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
  8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
  9. WASTE STORED IN STOCKPILES SHALL BE SECURELY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPER.
  10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
  11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

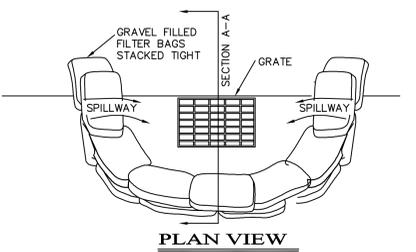
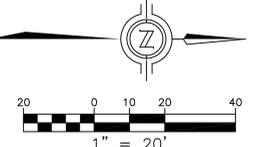
TOTAL AREA OF DISTURBANCE=0.42 AC

NOTE: ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).



## EROSION CONTROL PLAN

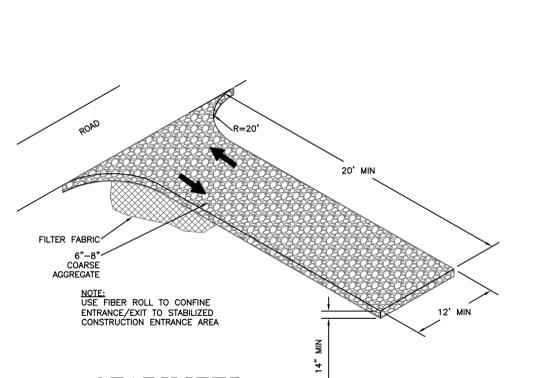
SCALE: 1"=20'



**INSTALLATION**

1. PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED. FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK. BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN.
2. CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.

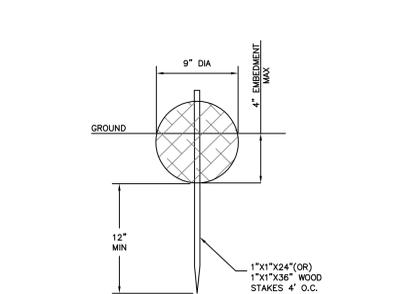
## INLET PROTECTION



**INSTALLATION**

NOTE: USE FIBER ROLL TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

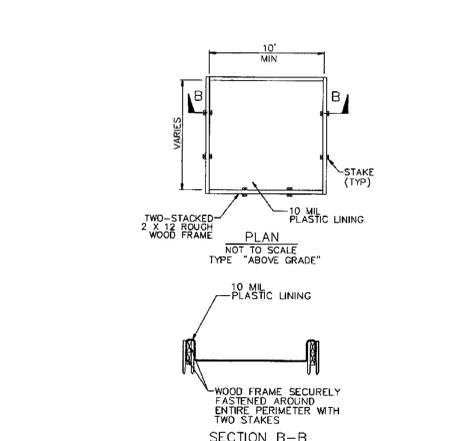
## STABILIZED CONSTRUCTION ENTRANCE



**INSTALLATION**

1. USE 1"x1"x2" OR 1"x1"x3" WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITION. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.
2. POSITION FIBER ROLLS END-TO-END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.
3. PLACE FIBER ROLLS SECURELY IN A TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

## FIBER ROLL



**INSTALLATION**

1. USE 1"x1"x2" OR 1"x1"x3" WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITION. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.
2. POSITION FIBER ROLLS END-TO-END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.
3. PLACE FIBER ROLLS SECURELY IN A TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

## CONCRETE WASHOUT



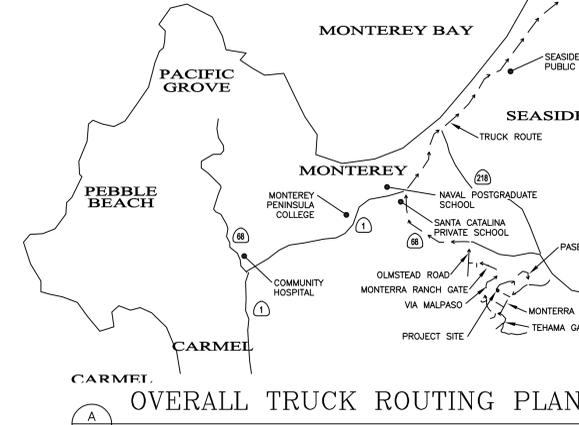
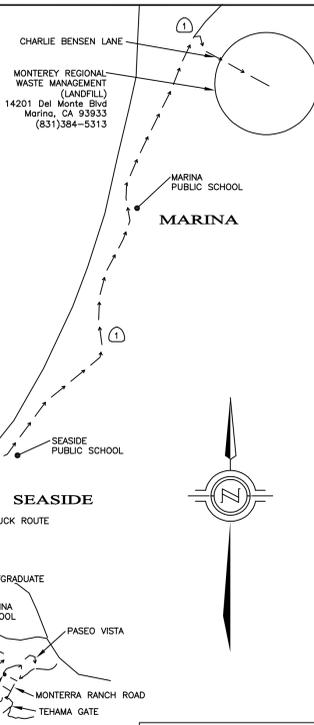
MRS	MRS	MRS	MRS
DRAWN BY:	DESIGNED BY:	DATE:	SCALE:
AS SHOWN	AS SHOWN	6-4-2023	AS SHOWN
JOB NUMBER:	LAST REVISED:	21-69	N/A
			N/A

## EROSION CONTROL PLAN

SILVERIE PROPERTIES  
MONTEREY RANCH LOT 75  
7599 PASEO VISTA  
MONTEREY, CALIFORNIA 93940  
APN 259-171-008

**CONSTRUCTION COORDINATOR**

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE PROMINENTLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. A COPY OF THAT SAME CONTACT INFORMATION SHOULD ALSO BE GIVEN TO THE MONTEREY RANCH HOMEOWNERS ASSOCIATION PROPERTY MANAGER PRIOR TO START OF CONSTRUCTION. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES 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.



NOTE:  
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES LEAVING THE PROJECT SITE. ALL VEHICLES GOING TO THE PROJECT SITE TO TAKE SAME ROUTE.



**CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)**

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

<p><b>MATERIALS &amp; WASTE MANAGEMENT</b></p> <p><b>Non-Hazardous Materials</b></p> <ul style="list-style-type: none"> <li>Burn and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.</li> <li>Use (but don't reverse) reclaimed water for dust control.</li> </ul> <p><b>Hazardous Materials</b></p> <ul style="list-style-type: none"> <li>Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.</li> <li>Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment and cover them at the end of every work day or during wet weather or when rain is forecast.</li> <li>Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.</li> <li>Arrange for appropriate disposal of all hazardous wastes.</li> </ul>	<p><b>Waste Management</b></p> <ul style="list-style-type: none"> <li>Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.</li> <li>Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.</li> <li>Clean or replace portable toilets, and inspect them frequently for leaks and spills.</li> <li>Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.).</li> <li>Dispose of liquid residues from paints, thinners, solvents, and cleaning fluids as hazardous waste.</li> </ul> <p><b>Construction Entrances and Perimeter</b></p> <ul style="list-style-type: none"> <li>Establish and maintain effective perimeter controls and substitute all entrance entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.</li> <li>Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.</li> </ul>	<p><b>Maintenance and Parking</b></p> <ul style="list-style-type: none"> <li>Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.</li> <li>Perform major maintenance, repair jobs, and vehicle and equipment washing off site. Equipment washing off site maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.</li> <li>If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.</li> <li>Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.</li> </ul>	<p><b>Spill Prevention and Control</b></p> <ul style="list-style-type: none"> <li>Avoid spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.</li> <li>Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.</li> <li>Clean up spills or leaks immediately and dispose of cleanup materials properly.</li> <li>Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, sawdust, etc.).</li> <li>Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.</li> <li>Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.</li> <li>Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number; 2) Call the Governor's Office of Emergency Services Working Center, (800) 852-7550 (24 hours).</li> </ul>	<p><b>Erosion Control</b></p> <ul style="list-style-type: none"> <li>Schedule grading and excavation work for dry weather only.</li> <li>Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.</li> <li>Seed or plant vegetation for erosion control on slopes or where excavation is not immediately planned.</li> </ul> <p><b>Sediment Control</b></p> <ul style="list-style-type: none"> <li>Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, filter rolls, berms, etc.</li> <li>Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins.</li> <li>Keep excavated soil on the site where it will not collect into the street.</li> <li>Transfer excavated materials to dump trucks on the site, not in the street.</li> </ul> <p><b>Contaminated Soils</b></p> <ul style="list-style-type: none"> <li>If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:             <ul style="list-style-type: none"> <li>Unusual soil conditions, discoloration, or odor.</li> <li>Abandoned underground tanks.</li> <li>Abandoned wells.</li> <li>Buried barrels, debris, or trash.</li> </ul> </li> </ul>	<p><b>PAVING/ASPHALT WORK</b></p> <ul style="list-style-type: none"> <li>Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.</li> <li>Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.</li> <li>Collect and recycle or appropriately dispose of excess abrasive grad or sand. Do NOT sweep or wash it into gutters.</li> <li>Do not use water to wash down fresh asphalt concrete pavement.</li> </ul> <p><b>Sawcutting &amp; Asphalt Concrete Removal</b></p> <ul style="list-style-type: none"> <li>Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.</li> <li>Saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).</li> <li>If sawcut slurry enters a catch basin, clean it up immediately.</li> </ul>	<p><b>CONCRETE, GROUT &amp; MORTAR APPLICATION</b></p> <ul style="list-style-type: none"> <li>Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.</li> <li>Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.</li> <li>Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.</li> </ul> <p><b>LANDSCAPE MATERIALS</b></p> <ul style="list-style-type: none"> <li>Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.</li> <li>Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.</li> <li>Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.</li> </ul>	<p><b>PAINTING &amp; PAINT REMOVAL</b></p> <ul style="list-style-type: none"> <li>Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.</li> <li>For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.</li> <li>For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.</li> </ul> <p><b>Paint Removal</b></p> <ul style="list-style-type: none"> <li>Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.</li> <li>Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.</li> </ul>	<p><b>DEWATERING</b></p> <ul style="list-style-type: none"> <li>Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise create compliance.</li> <li>When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.</li> <li>In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.</li> </ul>
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\*Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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

**CONSTRUCTION NOTES**

- ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - SATURDAY, 8AM TO 6PM (EXCLUDING NATIONAL HOLIDAYS).
- THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW OR REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 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 A 100 FEET BUFFER OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE COUNTY PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE WHEN CONTACTED, THE COUNTY 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.
- EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON-SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES.
- THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G., CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY; PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE; AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP COUNTY HANDOUT ON THIS SHEET.
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY.
- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 - DUST CONTROL):
  - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. - NOT APPLICABLE TO SITE.
  - PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WINDS OVER 15 MPH PER HOUR.
  - APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. - NOT APPLICABLE TO SITE.
  - APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. - NOT APPLICABLE TO SITE.
  - MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL OR FREIGHTWAY.
  - COVER ALL TRUCKS Hauling DIRT, SAND, OR LOOSE MATERIALS.
  - PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND. PRIOR TO CONSTRUCTION NOT APPLICABLE TO SITE.
  - PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
  - COVER INACTIVE STORAGE PILES.
  - INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS.
  - PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT - NOT APPLICABLE TO SITE.
  - SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
  - POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONENUMBER OF THE SIGNPOST WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
  - LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.
- THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
- THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
- THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
- THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.

GRADING STAGING:  
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.

- STEP 1: REMOVE TREES DESIGNATED FOR REMOVAL AS SHOWN IN THIS PLAN SET AND CLEAR AND GRUB SITE PER GEOTECHNICAL REPORT SPECIFICATIONS. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C7. USE AREA 1 FOR TEMPORARY STOCKPILE AREA.
- IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.
- STEP 2: REMOVE CUT MATERIAL AND USE AREAS 1 & 2 FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.
- STEP 3: PREPARE SUBGRADE AND PLACE CUT MATERIAL WITHIN AREAS TO RECEIVE FILL PER GEOTECHNICAL REPORT SPECIFICATIONS.
- STEP 4: REMOVE EXCESS CUT MATERIAL OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C7. USE AREA 1 FOR TEMPORARY STOCKPILE AREA.
- STEP 5: INSTALL ADDITIONAL BMPs AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPs UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.

EARTHWORK QUANTITIES:

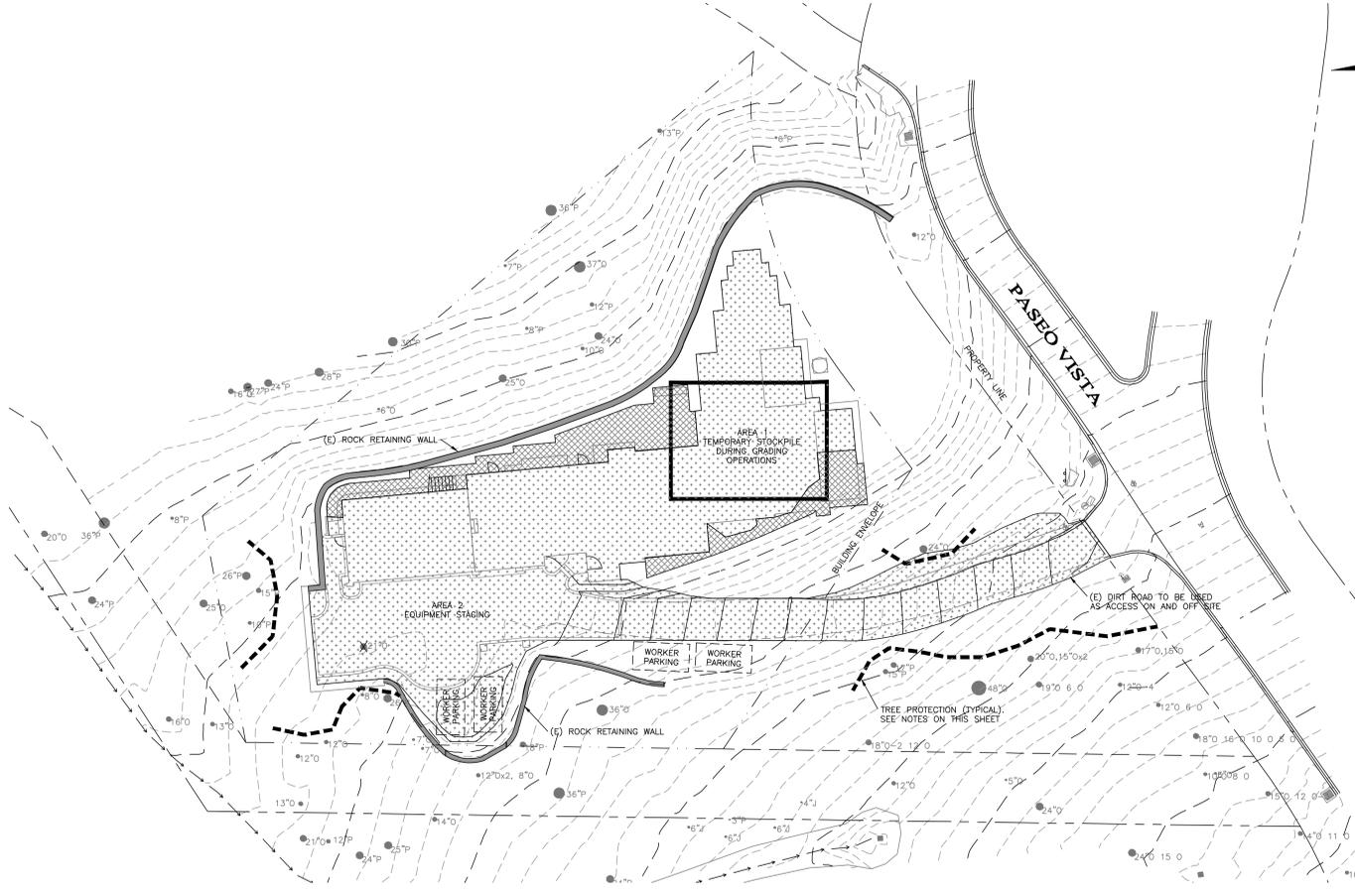
DAY*	TRUCK TRIPS PER DAY	MATERIAL CY	TOTAL EXPORT CY
1	5	50	50
2	5	50	100
3	5	50	150
4	5	50	200
5	3	30	230

\*NOT CONSECUTIVE DAYS

NOTE:  
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE  
X TREE TO BE REMOVED

- TREE PROTECTION**
- AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO CONSTRUCTION SITES, A BOUNDARY OF ORANGE FENCING SUPPORTED BY WOOD OR METAL STAKES OR FUNCTIONAL EQUIVALENT WILL BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES OR CLOSER WHERE SPECIFICALLY APPROVED BY A QUALIFIED FORESTER, ARBORIST, OR THE COUNTY OF MONTEREY. WHERE GUIDANCE OF A TREE PROFESSIONAL IS USED, ENCROACHMENT INTO THE DRIP LINE OF RETAINED TREES MAY OCCUR IN ORDER TO MINIMIZE TREE REMOVALS.
  - NO EXCAVATION, STORAGE OF EXCAVATED FILL, EQUIPMENT, OR CONSTRUCTION MATERIALS, NOR PARKING OF VEHICLES WILL BE PERMITTED WITHIN THE DRIP LINES OF THESE FENCE PROTECTED TREES.
  - NO SOIL MAY BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL WILL EXCEED TWO INCHES WITHIN THE DRIP LINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION AND IS REVIEWED BY A QUALIFIED FORESTER.
  - BARK INJURY TO ANY TREE FROM EQUIPMENT OR MATERIALS WILL BE PREVENTED BY FAITHFULLY RESPECTING THE TREE PROTECTION FENCING REQUIRED ABOVE.
  - ROOTS EXPOSED BY EXCAVATION WILL BE PRUNED TO PROMOTE CALLUSING, CLOSURE, AND REGROWTH, AND WILL BE RECOVERED AS SOON AS POSSIBLE IF TREE HEALTH IS TO BE REASONABLY MAINTAINED.

ADDITIONAL NOTES:  
1. THIS PROJECT SITE WILL EXPECT 2-10 WORKERS PER DAY.  
2. CONSTRUCTION PARKING WILL BE AT THE SITE WITHIN PROPOSED AREA.



**GRADING STAGING PLAN**

SCALE: 1"=20'

**LEGEND**

- AREA OF FILL
- AREA OF CUT

**ENGINEERING AND SURVEYING, INC.**  
2407 Garden Road, Suite G, Monterey, California 93940  
P: (831) 685-3425  
E: lumburg@engr.com

**REGISTERED PROFESSIONAL ENGINEER**  
No. 69930  
CIVIL  
STATE OF CALIFORNIA

DRAWN BY: MRS  
DESIGNED BY: MRS  
DATE: 6-2-2023  
SCALE: AS SHOWN  
JOB NUMBER: AS SHOWN  
LAST REVISED: 21-89  
REVISED BY: N/A

**To Report a Spill: Call 911 or (831) 394-6811**  
If you see a spill, contact the local jurisdiction or other local law enforcement agency for help. If you are not sure who to call, call the Regional Water Quality Control Board at (831) 394-6811.

**CONSTRUCTION MANAGEMENT PLAN**

**SILVERIE PROPERTIES**  
MONTEREY RANCH LOT 75  
7599 PASEO VISTA  
MONTEREY, CALIFORNIA 93940  
APN 259-171-008

**SHEET C7**  
OF  
7 SHEETS