

Exhibit B

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VICINITY MAP

NOT TO SCALE

PROJECT SITE
SEE BELOW

MASTERPLAN BUILDING AREA SUMMARY			
BUILDING TYPE & DESCRIPTION	RESIDENTIAL UNITS ADDED	UNIT AREA (GSF)	AREA OF ADDITION (GSF)
A HILLSIDE DUPLEX	9	3,430	30,870
B GUEST SUITE	8	640	5,120
C MEMORY CARE	--	--	10,110
D FITNESS CENTER	--	--	1,980
E MEETING HOUSE	--	--	1,650
F UPPER DUPLEX	10	1,930	19,300
G NOT USED - (5) LOS ARBOLES UNITS TO REMAIN AS-IS	0	--	--
H DOG RUN & RESIDENT GARDEN	--	--	5,350
TOTALS	27		74,380

APPLICABLE CODES

ALL NEW WORK SHALL BE IN CONFORMANCE WITH:

- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- CALIFORNIA ENERGY CODE 2022
- CALIFORNIA FIRE CODE 2022
- CALIFORNIA GREEN BUILDING STANDARDS 2022
- NFPA 13 STANDARD FOR SPRINKLER SYSTEMS 2022
- NFPA 101 LIFE SAFETY CODE 2024
- COUNTY OF MONTEREY MUNICIPAL CODE
- CALDAG STANDARDS FOR ACCESSIBLE DESIGN 2010
- RESIDENTIAL CARE FACILITY FOR THE ELDERLY LICENSING REGULATIONS - CALIF. DEPT. OF AGING

DEFERRED SUBMITTALS

- FIRE SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- SECURITY SYSTEM
- SIGNAGE

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PROJECT DESCRIPTION

THIS IS AN AMENDMENT TO USE PERMIT # 624 TO UPDATE THE CARMEL VALLEY MANOR CAMPUS MASTER PLAN.

PROJECT INCLUDES THE FOLLOWING:

- A. DEMOLITION OF EXISTING STRUCTURES:**
 - WOOD SHOP & MAINTENANCE SHED
 - LOWER GUEST COTTAGE
 - (1) RESIDENTIAL DUPLEX (2 UNITS)
 - UPPER GUEST COTTAGES & CARPORT PARKING STRUCTURES
 - (5) SINGLE FAMILY HOUSES (ON FIVE LOTS)
 - SEE SHEET AS-01 FOR DETAILS
- B. NEW BUILDING CONSTRUCTION TO INCLUDES:**
 - HILLSIDE RESIDENTIAL DUPLEXES (9 UNITS)
 - UPPER RESIDENTIAL DUPLEX (5 UNITS)
 - FIVE LOT DUPLEXES (10 UNITS)
 - GUEST SUITES (8 UNITS)
 - 12 BED MEMORY CARE FACILITY (1-STORY)
 - RENOVATION & 1-STORY ADDITION TO THE MEETING HOUSE
 - RENOVATION & 2-STORY ADDITION TO THE FITNESS CENTER
- C. SITE IMPROVEMENTS INCLUDE:**
 - NEW CONNECTION TO THE CARMEL AREA WASTEWATER DISTRICT SEWER LINE AND ABANDONMENT OF THE CURRENT SEPTIC SYSTEM.
 - ADDITION PARKING BUILT ON THE ABANDONED SEPTIC FIELD.
 - RELOCATED DOG RUN AND RESIDENT GARDEN.
 - IMPROVED TRASH COLLECTION AND RECYCLING FACILITIES
 - SITE GRADING: 7800 CY CUT & 7800 CY FILL
 - SITE LANDSCAPING, SITE LIGHTING, AND IMPROVED BUILDING ACCESS
 - (133) TREES REMOVED & (65) TREES ADDED FOR MITIGATION REPLACEMENT
 - FOR LOCATION AND INFORMATION OF PROPOSED RETAINING WALLS, SEE CIVIL DRAWINGS.
 - RESTRICTED ACCESS GATE WITH KNOX BOX TO BE INSTALLED ON LOS ARBOLES DRIVE AT WESTERLY PROJECT TERMINUS.

THIS PROJECT WILL BE CONSTRUCTED IN PHASES.

OCCUPANCY TYPE: R-2.1 RCFE

CONSTRUCTION TYPE: V-A

ALL NEW BUILDING COLORS & MATERIALS TO MATCH EXISTING CAMPUS ARCHITECTURE.

UNIT SUMMARY

RESIDENTIAL UNITS		EXISTING		REMOVED		ADDED		PROPOSED	
UNIT TYPES	EXIST #	REMOVE	ADD	TOTAL	EXIST #	REMOVE	ADD	TOTAL	
*DUPLEX UNITS	22	- 2	19	39					
*APARTMENTS	124	0	0	124					
GUEST UNITS	7	- 7	8	8					
TOTAL ON CAMPUS	153	- 9	27	171					
*FIVE HOME LOTS									
SINGLE FAMILY DWELLING (SFD)	5			5					
DUPLEX UNITS			0	0					
TOTAL ON 5 LOTS	5		0	5					

* NOTES INDEPENDENT UNITS: TOTALS (168) INDEPENDENT LIVING UNITS OUT OF (172) INDEPENDENT LIVING UNITS ALLOWANCE PER 1960 PERMIT #624 (7.5 UNITS/ACRE X 23 ACRES).

HEALTH CENTER BED COUNT		EXISTING		REMOVED		ADDED		PROPOSED	
UNIT TYPES	EXIST #	REMOVE	ADD	TOTAL	EXIST #	REMOVE	ADD	TOTAL	
SKILLED NURSING	36		0	36					
ASSISTED LIVING	24		0	24					
MEMORY CARE	0		12	12					
TOTAL BEDS	60		12	72					

PARKING SUMMARY

PARKING ON SITE		EXISTING		REMOVED		ADDED		PROPOSED	
SPACE TYPES	EXISTING	REMOVE	ADD	TOTAL	EXISTING	REMOVE	ADD	TOTAL	
PRIVATE SPACES	146	- 2	32	36					
COMMON STANDARD	120	- 60	86	24					
ACCESSIBLE	8	0	4	12					
TOTAL PARKING	274	- 62	122	334					

AERIAL MAP LEGEND

#	EXISTING SITE FACILITIES
1	MAIN ENTRY DRIVE
2	RESIDENT & VISITOR PARKING
3	THE PAVILION - RECEPTION, ADMIN, DINING, KITCHEN, COMMON SPACES.
4	HILLCREST: ASSISTED LIVING
5	HEALTH CENTER: SKILLED NURSING
6	CARMEL VALLEY MANOR LOOP ROAD
7	COVERED RESIDENT PARKING
8	MANOR HOUSES (5 LOTS)
9	TYPICAL RESIDENTIAL COURTYARD & CLUSTER
10	WEST PARLOR/ LAUNDRY
11	LAWN BOWLING GREEN
12	TYPICAL RESIDENTIAL DUPLEXES
13	SWIMMING POOL
14	FITNESS CENTER
15	THE MEETING HOUSE
16	ENTRY LAWN
17	CHAPEL
18	MAINTENANCE BUILDINGS
19	DOG PARK
20	RESIDENT GARDENS
21	SEPTIC SYSTEM LEACH FIELD (OLD)
22	WOOD SHOP
23	UPPER GUEST COTTAGES
24	LOWER GUEST COTTAGE

DRAWING INDEX

GENERAL & ARCHITECTURAL - PACKAGE I

G-00	COVER, PROJECT INFORMATION & SHEET INDEX
G-01	EXISTING CAMPUS PHOTOS
02 - SITE	
AS-00	EXISTING SITE PLAN
AS-01	ARCHITECTURAL DEMOLITION PLAN
AS-02	ARCHITECTURAL SITE PLAN
AS-03	LOT COVERAGE CALCULATION
AS-04	PHASING DIAGRAM

03 - AB - HILLSIDE DUPLEXES & GUEST UNITS

AS-10AB	HILLSIDE DUPLEXES, GUEST UNITS - ENLARGED SITE PLAN
A-10A	HILLSIDE DUPLEXES - PLANS & ELEVATIONS
A-10B	GUEST UNITS - PLANS & ELEVATIONS
A-20AB	HILLSIDE DUPLEXES, GUEST UNITS - PERSPECTIVES

04 - C - MEMORY CARE

A-10C	MEMORY CARE - ENLARGED FLOOR PLAN
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DRAWING INDEX (CONT.)

A-11C	MEMORY CARE - ELEVATIONS
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05 - D - FITNESS CENTER

AS-10DE	FITNESS CENTER, MEETING HOUSE - ENLARGED SITE PLAN
A-10D	FITNESS CENTER - PLANS
A-11D	FITNESS CENTER - ELEVATIONS
A-12D	FITNESS CENTER - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

06 - E - MEETING HOUSE

A-10E	MEETING HOUSE - PLANS
A-11E	MEETING HOUSE - ELEVATIONS
A-12E	MEETING HOUSE - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

07 - F - UPPER DUPLEXES

A-11F	UPPER IL UNITS - 2-STORY - ENLARGED ELEVATIONS
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08 - G - 5 LOT DUPLEXES

AS-10G	5 LOT DUPLEXES - ENLARGED SITE PLAN
A-10G	5 LOT DUPLEXES - PLANS & ELEVATIONS
A-11G	5 LOT DUPLEXES - PLANS & ELEVATIONS

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C-002	NOTES AND DETAILS
C-003	NOTES AND DETAILS
C-010AB	HILLSIDE DUPLEXES, GUEST UNITS - DEMOLITION PLAN
C-010C	MEMORY CARE - DEMOLITION PLAN
C-010DE	FITNESS CENTER & MEETING HOUSE ADDITIONS - DEMOLITION PLAN
C-010FG	LOT DUPLEXES, UPPER DUPLEXES - DEMOLITION PLAN
C-100	CIVIL OVERALL SITE PLAN
C-100AB	GRADING AND DRAINAGE PLAN - PARKING, HILLSIDE AND GUEST UNITS
C-100C	GRADING AND DRAINAGE PLAN - MEMORY CARE
C-100DE	GRADING AND DRAINAGE PLAN - FITNESS CENTER & MEETING HOUSE ADDITIONS
C-100FG	GRADING AND DRAINAGE PLAN - LOT DUPLEXES, UPPER DUPLEXES
C-101G	GRADING AND DRAINAGE PLAN LOS ARBOLES DR. FD TURNAROUND
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C-201	PRE-EARTHWORK EROSION AND SEDIMENT CONTROL PLAN
C-202	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C-300	CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE - PACKAGE III

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L-100AB	HILLSIDE DUPLEXES, GUEST UNITS - TREE DISPOSITION PLAN
L-100C	MEMORY CARE - TREE DISPOSITION PLAN
L-100DE	FITNESS CENTER, MEETING HOUSE - TREE DISPOSITION PLAN
L-100F	UPPER DUPLEXES - TREE DISPOSITION PLAN
L-100G	5 LOT DUPLEXES - TREE DISPOSITION PLAN
L-100H	DOG RUN, GARDEN - TREE DISPOSITION PLAN
L-200AB	HILLSIDE DUPLEXES, GUEST UNITS - LANDSCAPE SITE PLAN
L-200C	MEMORY CARE - LANDSCAPE SITE PLAN
L-200DE	FITNESS CENTER, MEETING HOUSE - LANDSCAPE SITE PLAN
L-200F	UPPER DUPLEXES - LANDSCAPE SITE PLAN
L-200G	5 LOT DUPLEXES - LANDSCAPE SITE PLAN
L-200H	DOG RUN, GARDEN - LANDSCAPE SITE PLAN
L-301	LANDSCAPE MATERIALS
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L-401	TREE MITIGATION PLANTING PLAN
L-402	TREE MITIGATION PLANTING PLAN
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L-500C	MEMORY CARE - PLANTING PLAN
L-500DE	FITNESS CENTER, MEETING HOUSE - PLANTING PLAN
L-500F	UPPER DUPLEXES - PLANTING PLAN
L-500G	5 LOT DUPLEXES - PLANTING PLAN
L-500H	DOG RUN, GARDEN - PLANTING PLAN
L-501	PLANTING PALETTE
L-502	PLANTING PALETTE
L-503	PLANTING PALETTE
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L-601	FUEL MANAGEMENT PLAN
L-602	FUEL MANAGEMENT PLAN

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	Date 3

PERKINS EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

EARTH SYSTEMS
1514 MORFETT STREET, SUITE A
SALINAS, CA 93906

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

MAUREN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

COVER, PROJECT INFORMATION & SHEET INDEX

G-00

MASTERPLAN SUBMITTAL

01/09/2025

AERIAL MAP - EXISTING CARMEL VALLEY MANOR

NOT TO SCALE

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	Date 3

SEAL

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Owner:
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WHITSON ENGINEERS
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**CARMEL VALLEY MANOR:
 MASTERPLAN**

8545 CARMEL VALLEY RD,
 CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
ARCHITECTURAL DEMOLITION PLAN

AS-01

MASTERPLAN SUBMITTAL

01/09/2025



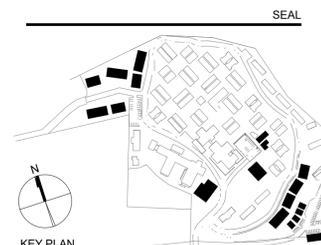
PROPOSED DEMOLITION			
#	ITEM TO BE DEMOLISHED	AREA (SF)	
DEMO ON LOTS			
1	HOUSE #1	0	-11,656 SF SUBTOTAL
2	HOUSE #2	0	
3	HOUSE #3	0	
4	HOUSE #4	0	
5	HOUSE #5	0	
6	WOOD SHOP	-1360	-11,644 SF SUBTOTAL
7	LOWER GUEST COTTAGE	-1560	
8	RESIDENTIAL DUPLEX	-3524	
9	SEPTIC LEACH FIELD REMOVAL	0	
10	UPPER GUEST COTTAGES (4 UNITS)	-2000	
11	(4) CARPORT PARKING STRUCTURES	-3200	
12	HILLSIDE EXCAVATION	---	
		-11,644 TOTAL SF	

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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
3	UPPER IL DENSIFICATION	Date 3

LEGEND

- EXISTING BUILDING TO REMAIN
- MASTERPLAN BUILDING ADDITION
- MASTERPLAN INTERIOR RENOVATION
- MASTERPLAN RELOCATION & ADDITION



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8545 CARMEL VALLEY RD,
 CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

AS-02

MASTERPLAN SUBMITTAL

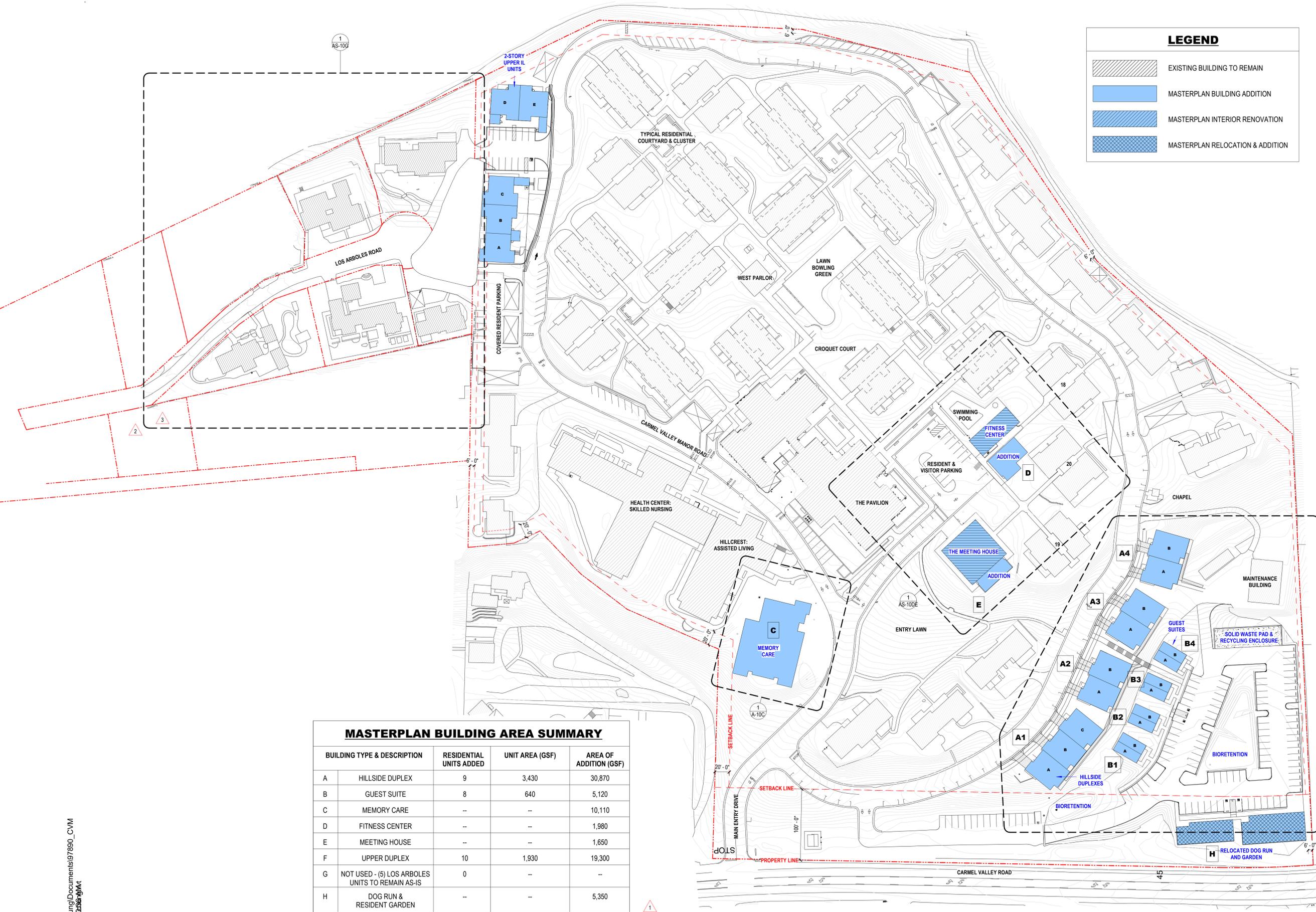
01/09/2025

MASTERPLAN BUILDING AREA SUMMARY

BUILDING TYPE & DESCRIPTION	RESIDENTIAL UNITS ADDED	UNIT AREA (GSF)	AREA OF ADDITION (GSF)
A HILLSIDE DUPLEX	9	3,430	30,870
B GUEST SUITE	8	640	5,120
C MEMORY CARE	--	--	10,110
D FITNESS CENTER	--	--	1,980
E MEETING HOUSE	--	--	1,650
F UPPER DUPLEX	10	1,930	19,300
G NOT USED - (5) LOS ARBOLES UNITS TO REMAIN AS-IS	0	--	--
H DOG RUN & RESIDENT GARDEN	--	--	5,350
TOTALS	27		74,380

1 ARCHITECTURAL SITE PLAN
 1" = 60'-0"

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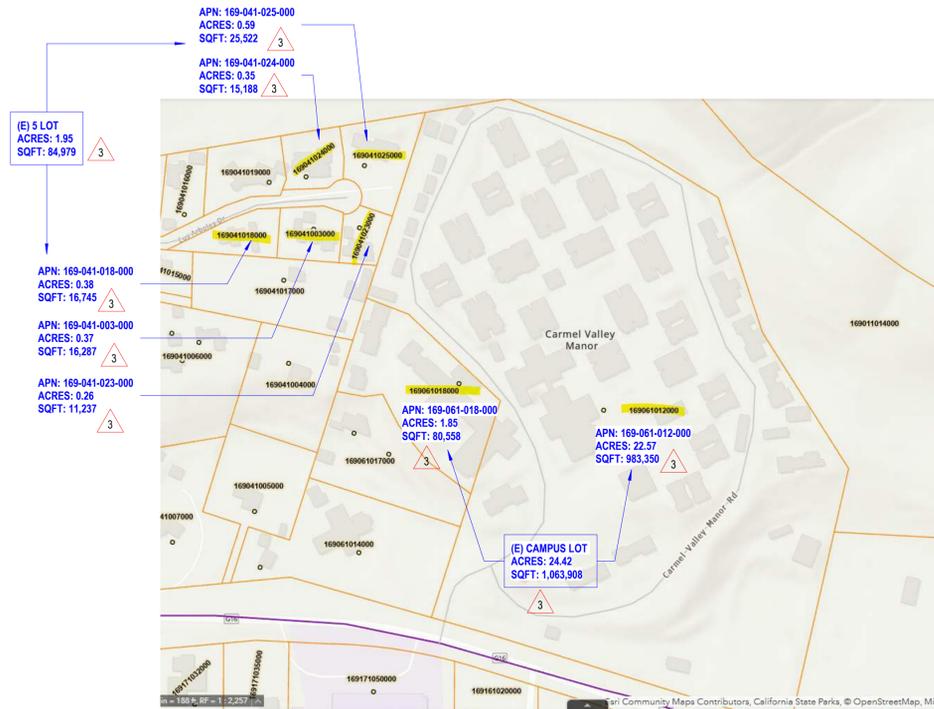
LOT COVERAGE CALCULATIONS				
	APN	EXISTING SQFT	PROPOSED SQFT	Δ %
EXISTING CAMPUS	169-061-012-000	209,955.00	244,640.00	
	169-061-018-000			
		19.73%	22.99%	3.26%
5 LOT	169-041-003-000	3,815.00	-	
				23.42%
	169-041-018-000	2,941.00	-	
				17.56%
	169-041-023-000	2,570.00	-	
				22.87%
	169-041-024-000	3,752.00	-	
				24.70%
	169-041-025-000	3,602.00	-	
				14.11%
		16,680.00	-	
		19.63%	0.00%	0.00%

TOTAL LOT AREA FROM CIVIL ACREAGE 01-07-2026			
	APN	ACRES	SQFT
EXISTING	169-061-012-000	22.57	983,350.00
CAMPUS	169-061-018-000	1.85	80,558.00
		24.42	1,063,908.00
5 LOT	169-041-003-000	0.37	16,287.00
	169-041-018-000	0.38	16,745.00
	169-041-023-000	0.26	11,237.00
	169-041-024-000	0.35	15,188.00
	169-041-025-000	0.59	25,522.00
		1.95	84,979.00

EXISTING CAMPUS + 5 LOT TOTALS	26.37	1,148,887.00
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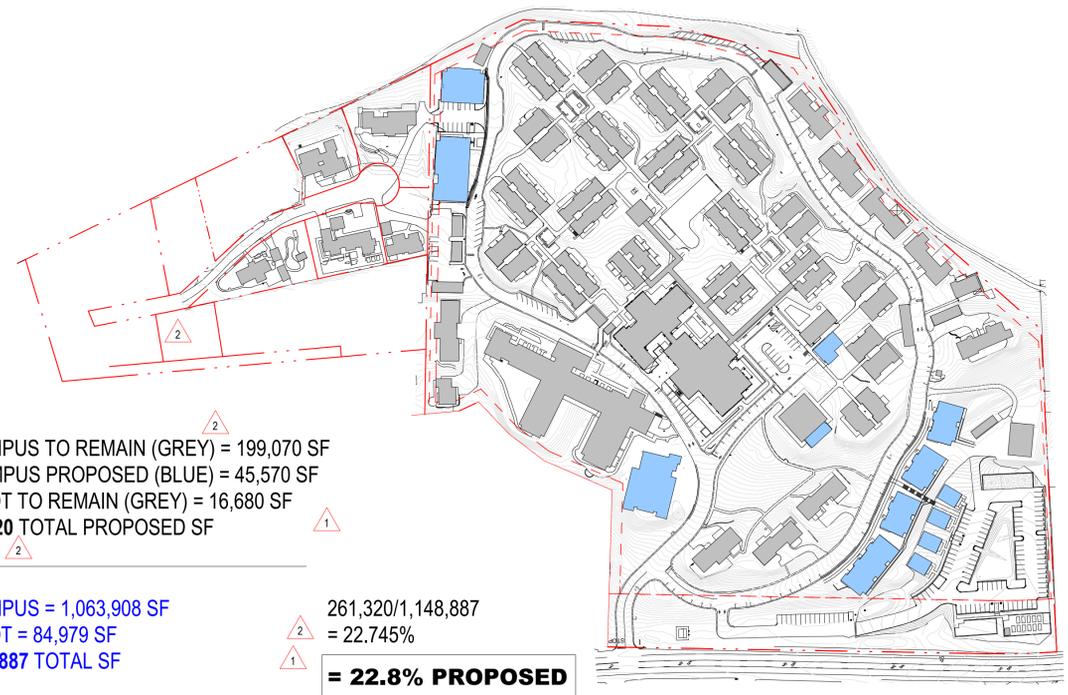
			Δ
EXISTING LOT COVERAGE INC. DEMO, CARPORTS	226,635.00	0.197265	19.70%
	CAMPUS	209,955.00	0.197343
	5 LOT	16,680.00	0.196284
PROPOSED LOT COVERAGE INC. (E) TO REMAIN, CARPORTS	261,320.00	0.227455	22.80%
	CAMPUS	244,640.00	0.229945
	5 LOT	16,680.00	0.196284

1 ACRE	43,560.00
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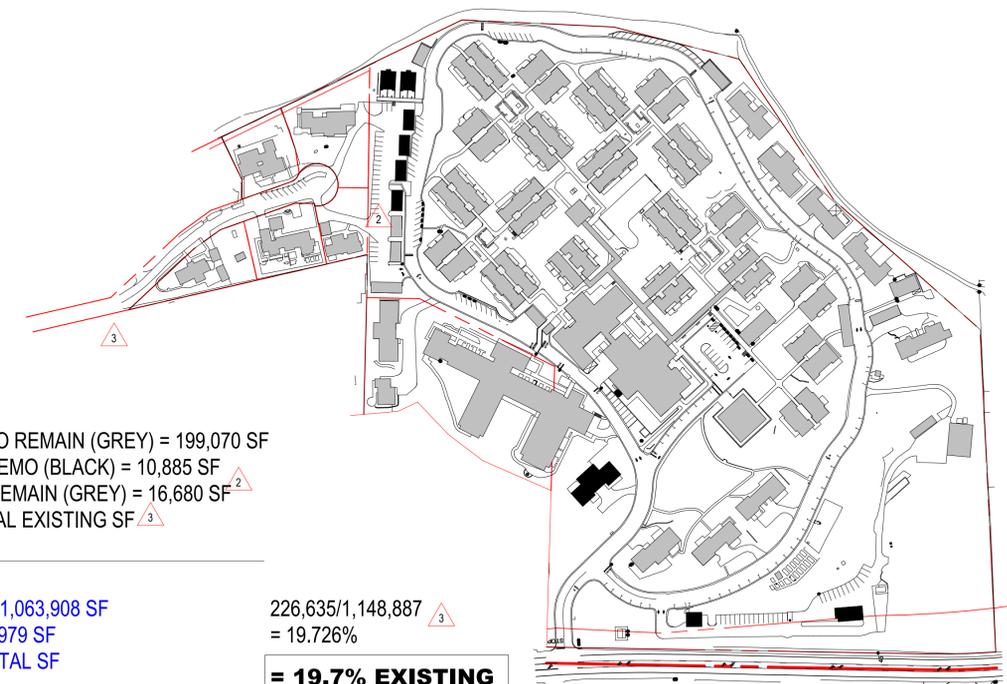


(E) CAMPUS AND 5 LOT TOTAL
ACRES: 26.37
SQFT: 1,148,887

SUPPORTING LOT COVERAGE CALCS

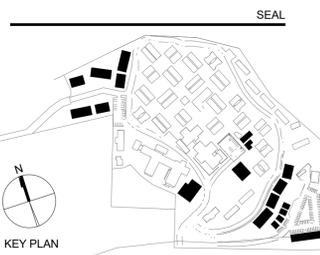


2 LOT COVERAGE CALC - PROPOSED
 1" = 160'-0"



1 LOT COVERAGE CALC - EXISTING
 1" = 160'-0"

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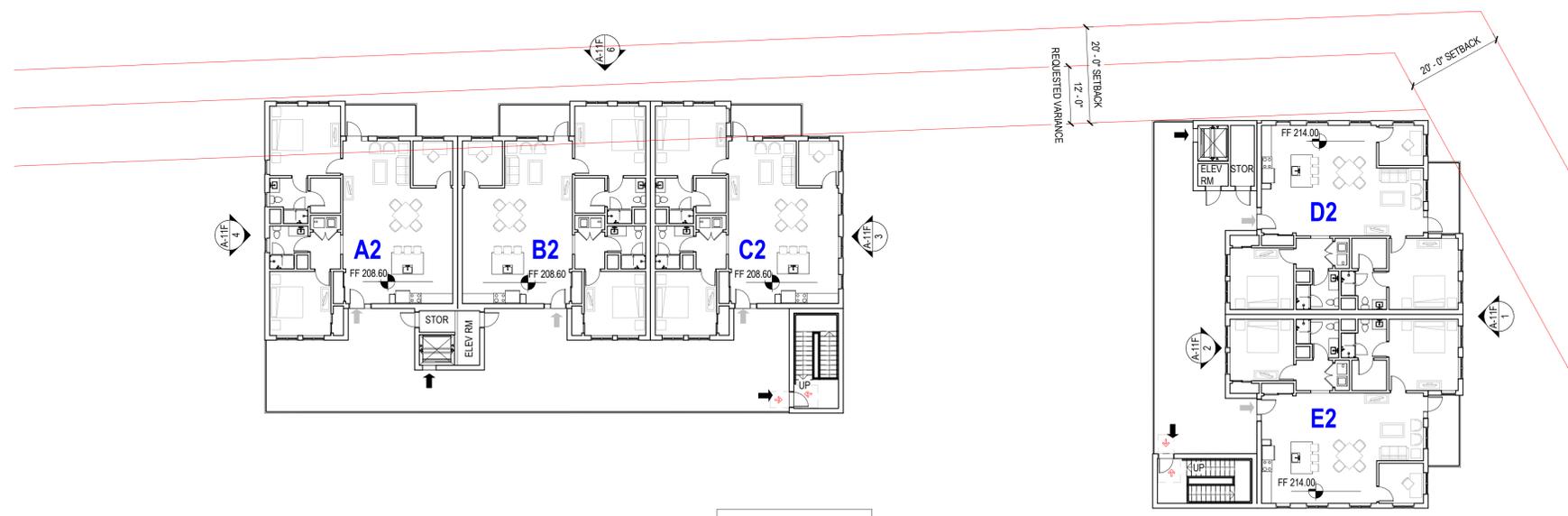
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LOT COVERAGE CALCULATION

AS-03

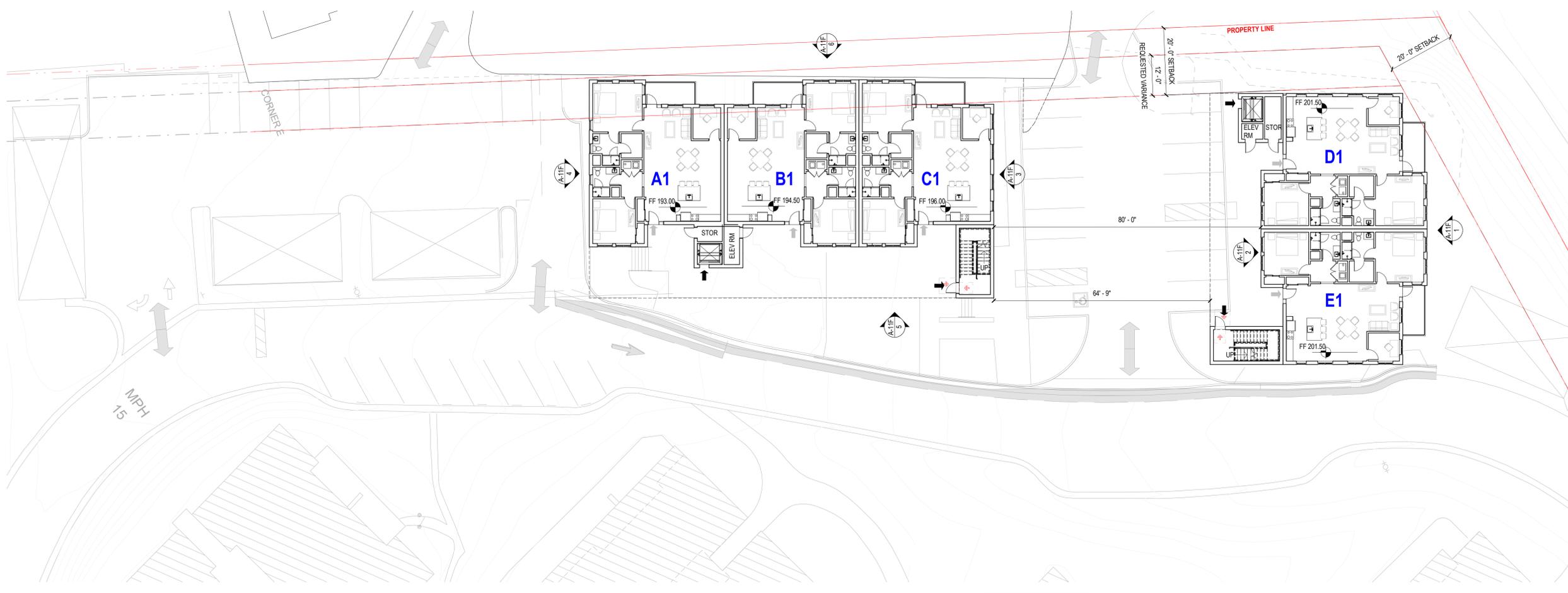
MASTERPLAN SUBMITTAL

01/09/2025

No.	Description	Date



2 UPPER DUPLEXES - ALTERNATE - SECOND FLOOR PLAN 1930 GSF PER UNIT
1/16" = 1'-0"



1 UPPER DUPLEXES - ALTERNATE - FIRST FLOOR PLAN 1930 GSF PER UNIT
1/16" = 1'-0"

SEAL

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T. +1 415 926 7900

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8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
UPPER IL UNITS - 2-STORY - ENLARGED PLANS

A-10F

MASTERPLAN SUBMITTAL

01/09/2025

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SEAL

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 T. +1 415 926 7900

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WHITSON ENGINEERS
 6 HARRIS COURT
 MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
 1514 MORFETT STREET, SUITE A
 SALINAS, CA 93906

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BFS LANDSCAPE ARCHITECTS
 425 PACIFIC STREET, SUITE 201
 MONTEREY, CA 93940

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HEXAGON TRANSPORTATION CONSULTANTS
 100 CENTURY CENTER COURT, SUITE 501
 SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
 21 W. ALISAL STREET, SUITE 111
 SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
 CARMEL, CA 93923

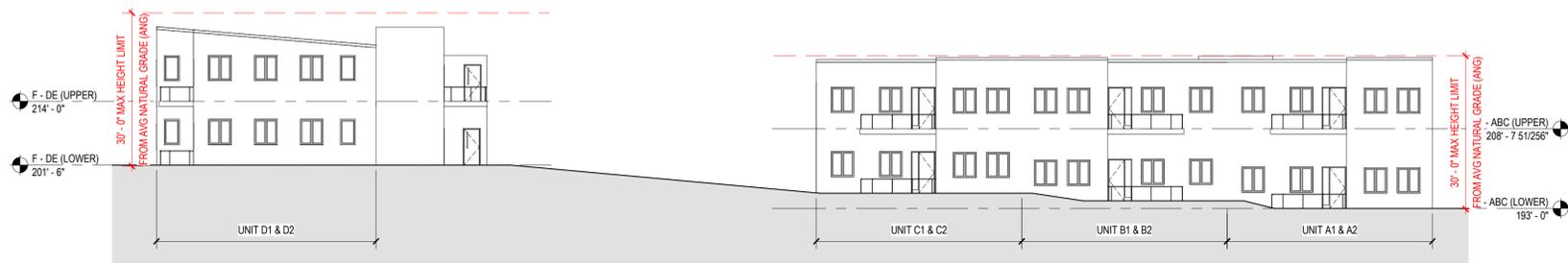
PROJECT No: 0097890.00

DRAWING TITLE:
UPPER IL UNITS - 2-STORY - ENLARGED ELEVATIONS

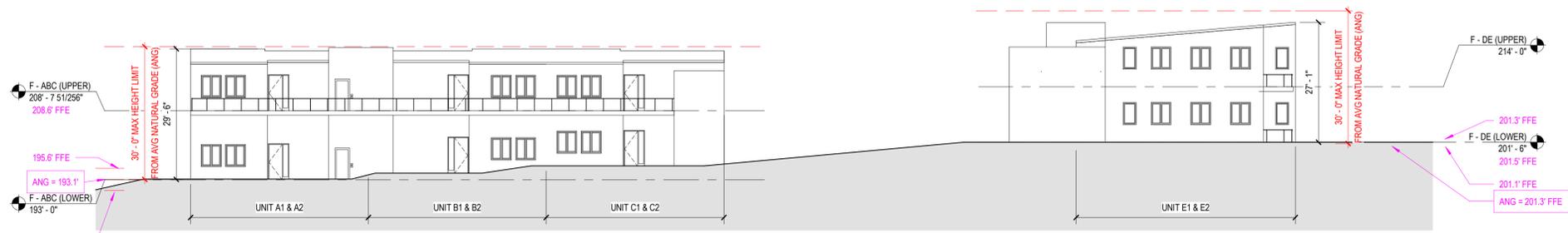
A-11F

MASTERPLAN SUBMITTAL

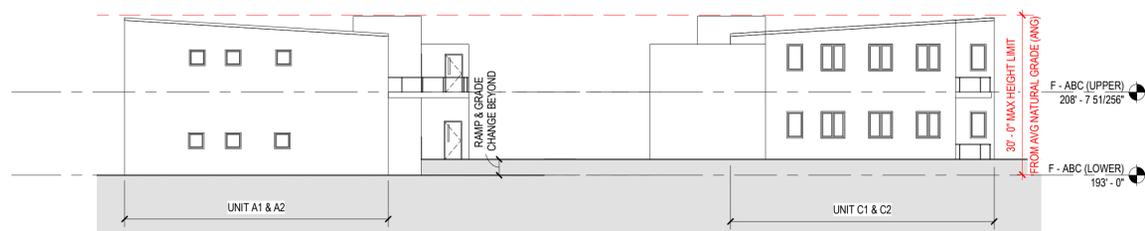
01/09/2025



6 UPPER IL - ABCDE - NORTH ELEVATION
 1/16" = 1'-0"

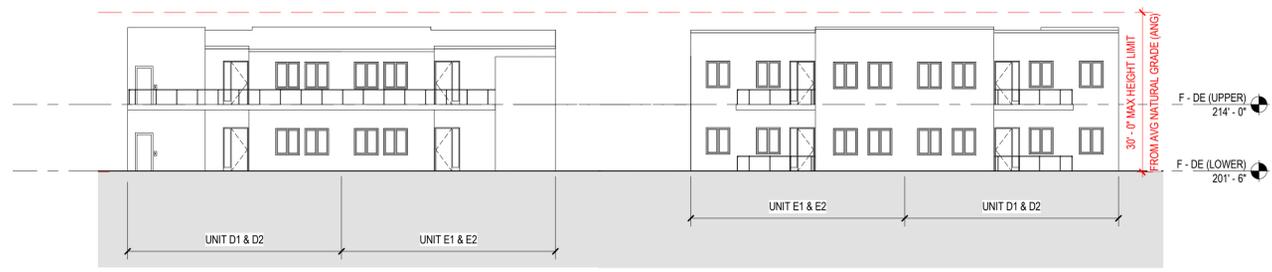


5 UPPER IL - ABCDE - SOUTH ELEVATION
 1/16" = 1'-0"



4 UPPER IL - ABC - WEST ELEVATION
 1/16" = 1'-0"

3 UPPER IL - ABC - EAST ELEVATION
 1/16" = 1'-0"

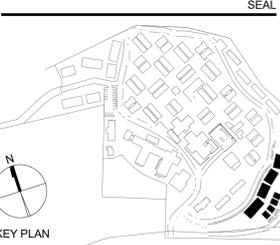


2 UPPER IL - DE - WEST ELEVATION
 1/16" = 1'-0"

1 UPPER IL - DE - EAST ELEVATION
 1/16" = 1'-0"

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 MP2_12026.dwg

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



PERKINS EASTMAN
 601 California St., Suite 1600
 San Francisco, CA 94108
 T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
 8545 CARMEL VALLEY ROAD
 CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
 6 HARRIS COURT
 MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
 1514 MORFETT STREET, SUITE A
 SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
 425 PACIFIC STREET, SUITE 201
 MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
 100 CENTURY CENTER COURT, SUITE 501
 SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
 21 W. ALISAL STREET, SUITE 111
 SALINAS, CA 93901

PROJECT TITLE:
CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
 CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
HILLSIDE DUPLEXES, GUEST UNITS - ENLARGED SITE PLAN

AS-10AB

MASTERPLAN SUBMITTAL

01/09/2025

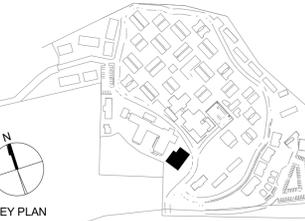
HILLSIDE DUPLEXES, GUEST UNITS, NEW PARKING - ENLARGED SITE PLAN

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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



SEAL



PERKINS EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T: +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MORFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
MEMORY CARE - ENLARGED FLOOR PLAN

A-10C

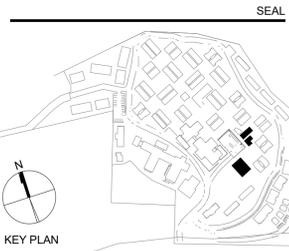
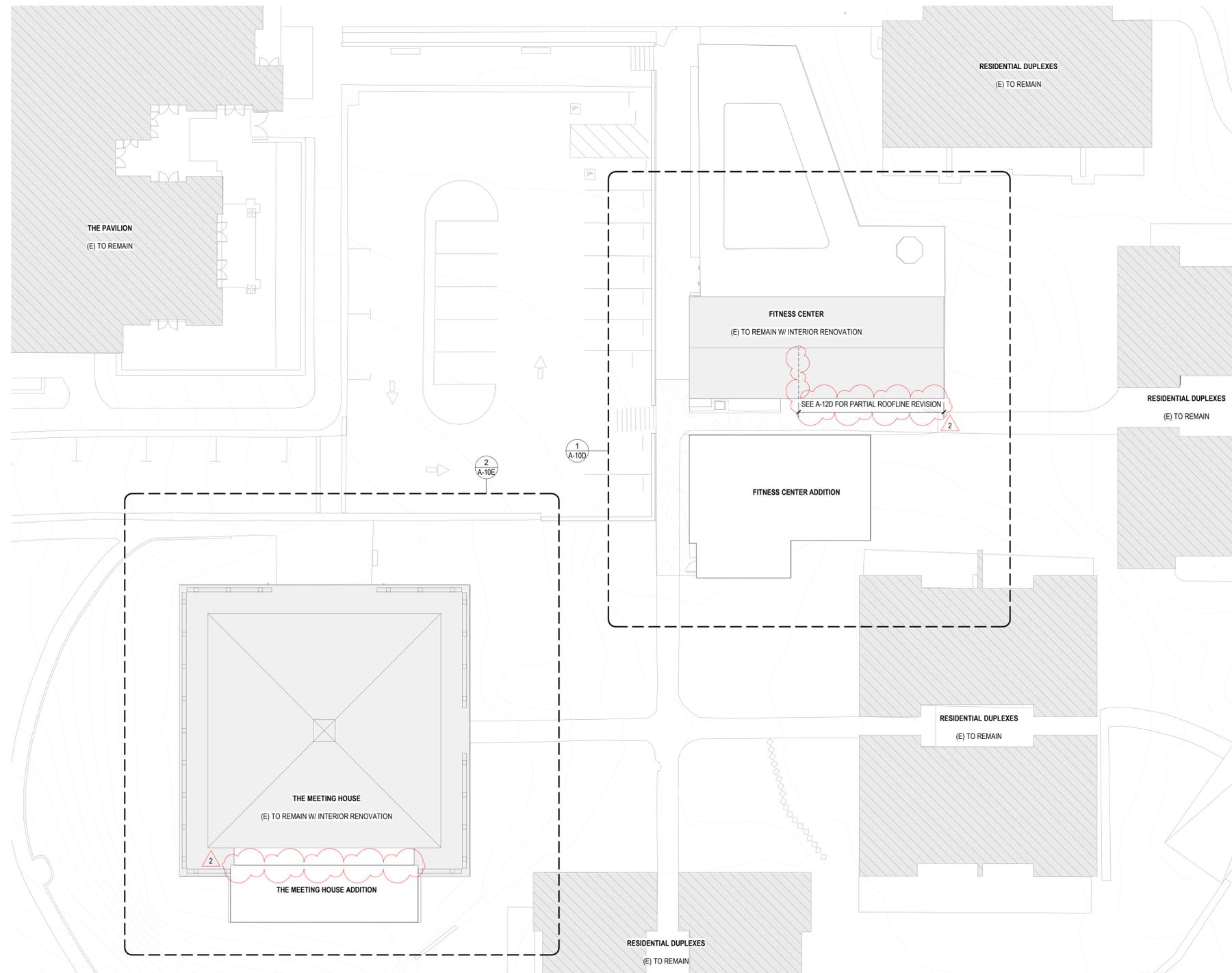
MASTERPLAN SUBMITTAL

01/09/2025

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1 MEMORY CARE - ENLARGED FLOOR PLAN 10,110 GSF
1/8" = 1'-0"

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



PERKINS — EASTMAN
601 California St., Suite 1600
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T. +1 415 926 7900

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CARMEL, CA 93923

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WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

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EARTH SYSTEMS
1514 MORFETT STREET, SUITE A
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SAN JOSE, CA 95112

Planning Consultant:
MAUREN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:
**CARMEL VALLEY
MANOR:
MASTERPLAN**

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
**FITNESS CENTER,
MEETING HOUSE -
ENLARGED SITE
PLAN**

AS-10DE

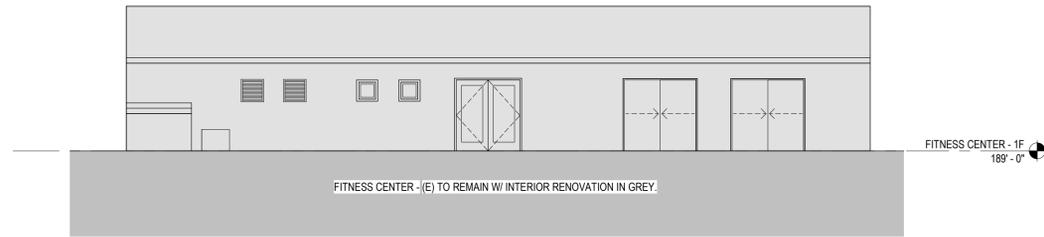
MASTERPLAN SUBMITTAL

01/09/2025

1 MEETING HOUSE, FITNESS CENTER - ENLARGED SITE PLAN
1/16" = 1'-0"

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ORIGINAL FOR REFERENCE

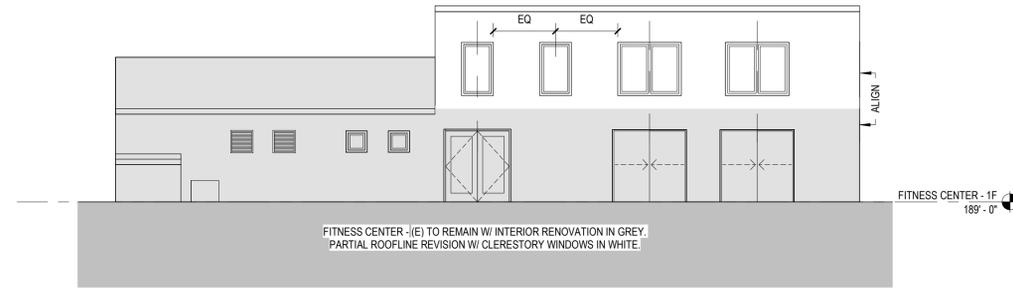


7 FITNESS CENTER - SOUTH ELEVATION (ORIGINAL FOR REFERENCE)

1/8" = 1'-0"

REVISED ELEVATIONS

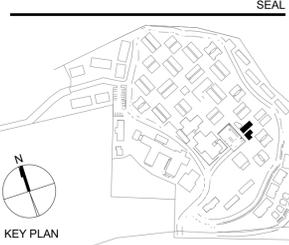
ORIGINAL ELEVATIONS FOR REFERENCE FROM 01/09/2025 SET.
PROPOSED ELEVATIONS FOR REVIEW ON A-12D ARE IN RESPONSE
TO HRRB COMMITTEE COMMENTS MADE ON 06/27/2025.



3 FITNESS CENTER - SOUTH ELEVATION (REVISED)

1/8" = 1'-0"

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



PERKINS — EASTMAN
601 California St., Suite 1600
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8545 CARMEL VALLEY ROAD
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WHITSON ENGINEERS
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MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MORFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
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Traffic Consultant:
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SAN JOSE, CA 95112

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MAUREN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:
**CARMEL VALLEY
MANOR:
MASTERPLAN**

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

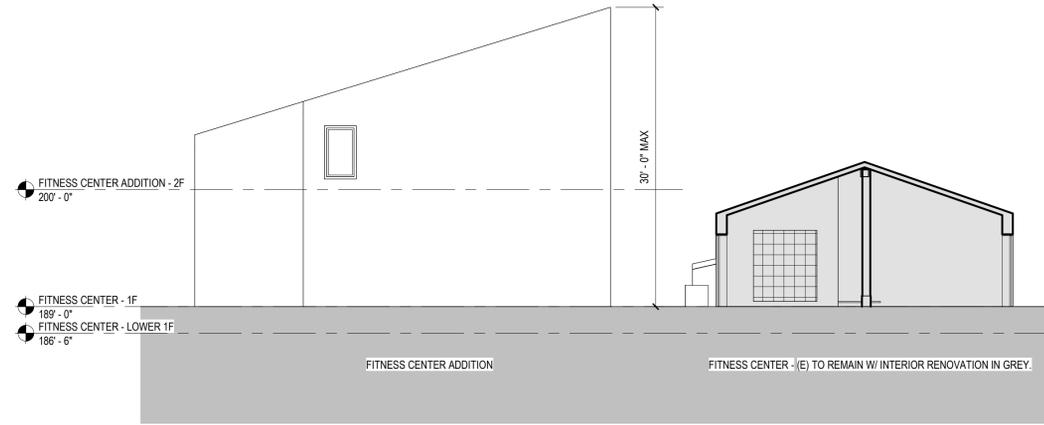
DRAWING TITLE:
**FITNESS CENTER -
ELEVATIONS REV
(HRRB COMMITTEE
COMMENTS)**

A-12D
MASTERPLAN SUBMITTAL

01/09/2025

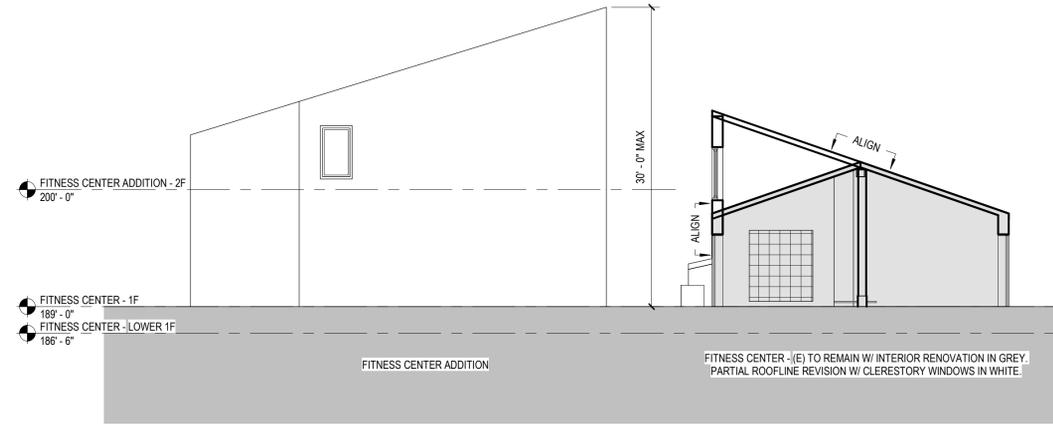
5 FITNESS CENTER & ADDITION - EAST ELEVATION (ORIGINAL FOR REFERENCE)

1/8" = 1'-0"



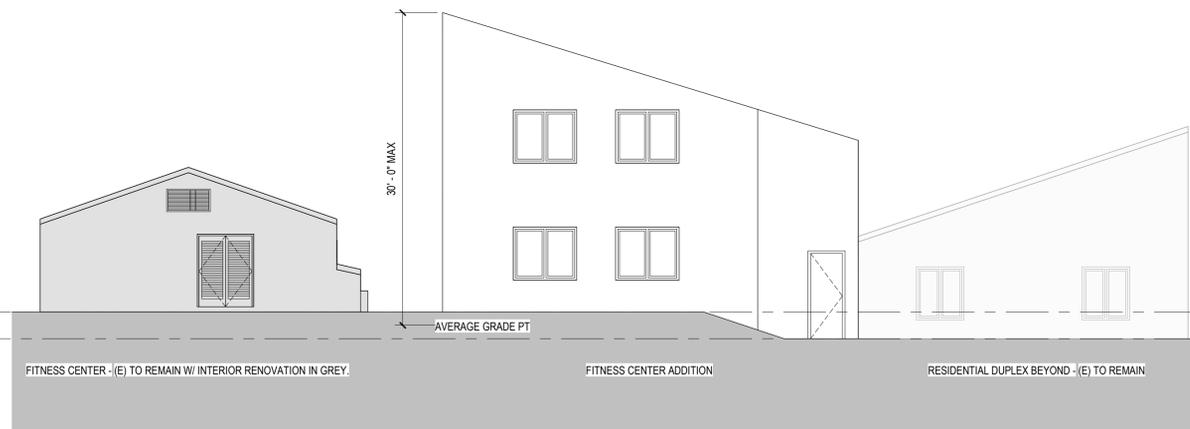
2 FITNESS CENTER & ADDITION - EAST ELEVATION (REVISED)

1/8" = 1'-0"



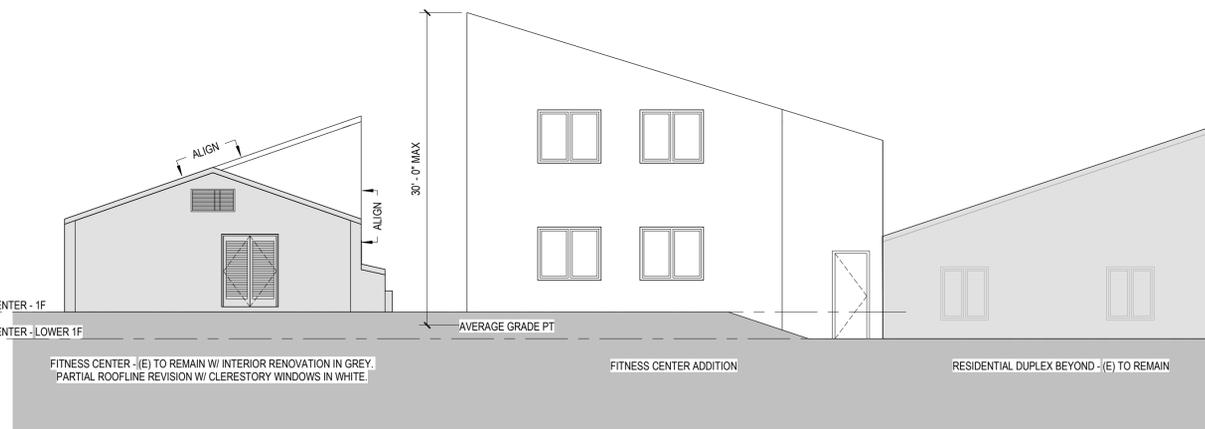
4 FITNESS CENTER & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)

1/8" = 1'-0"



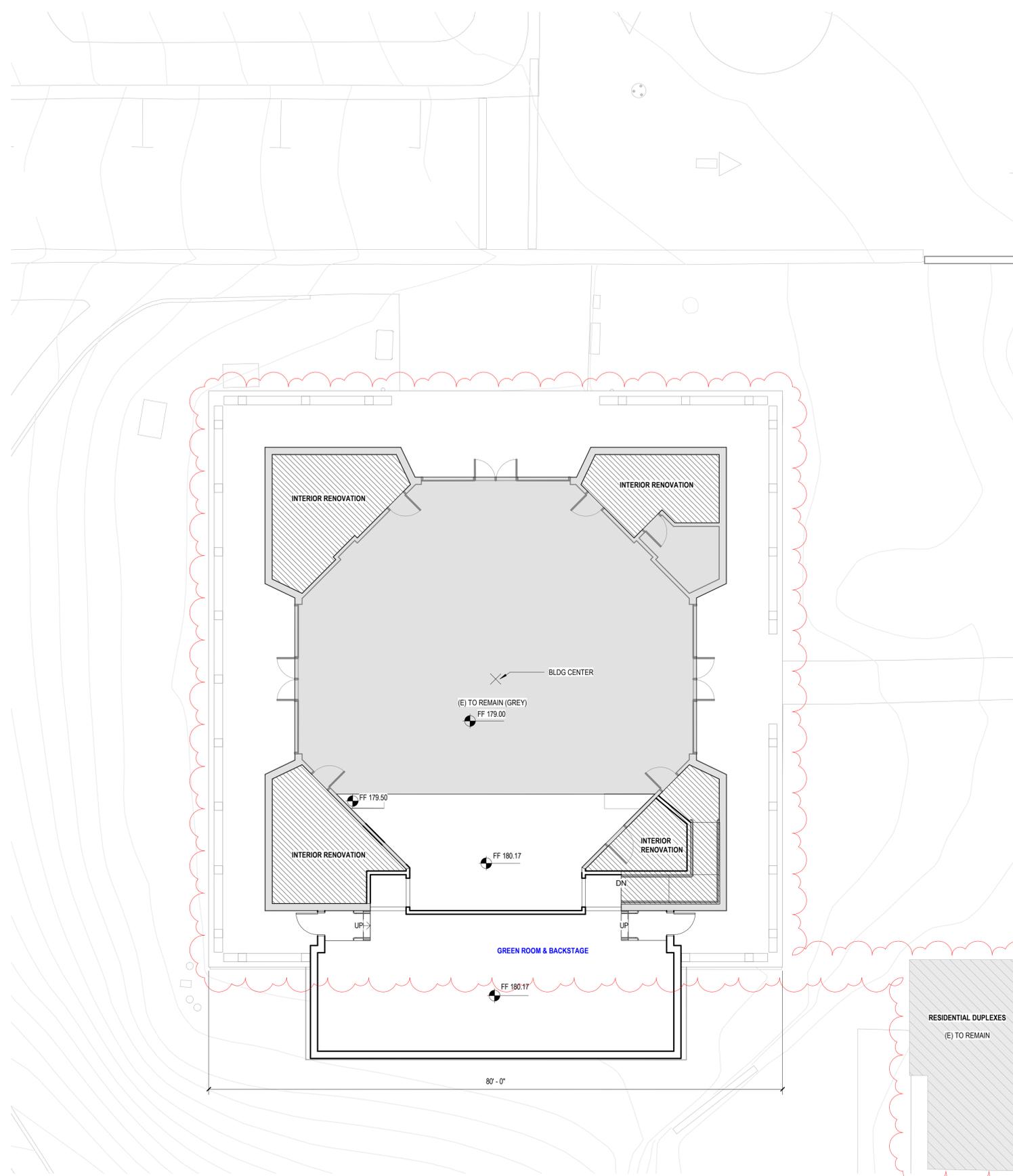
1 FITNESS CENTER & ADDITION - WEST ELEVATION (REVISED)

1/8" = 1'-0"



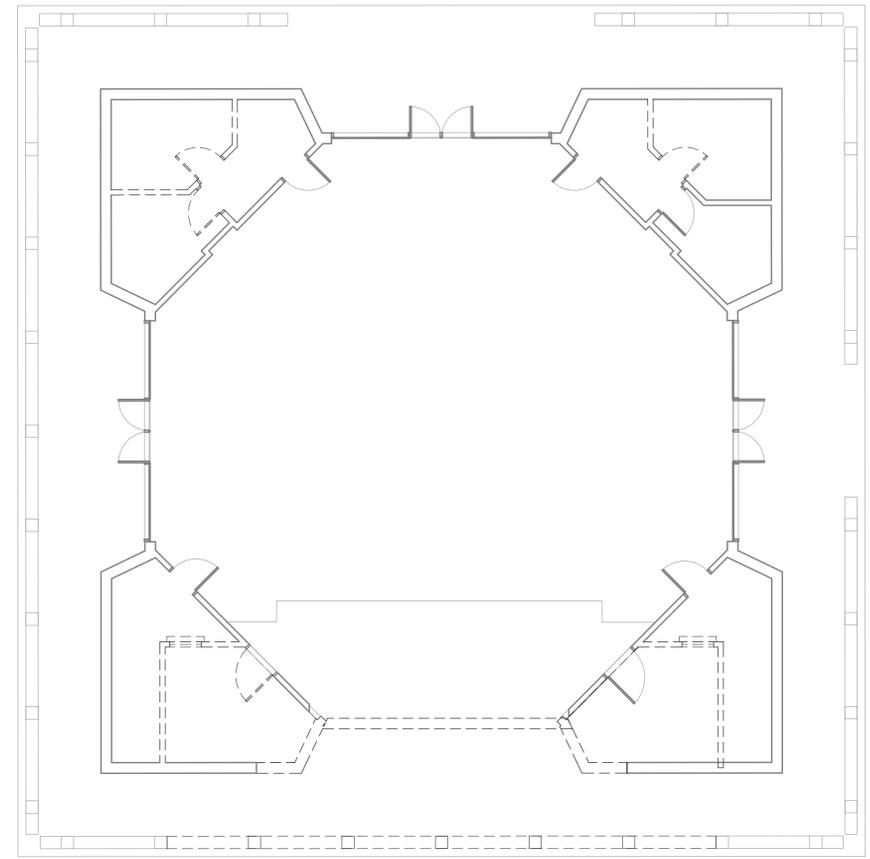
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No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025

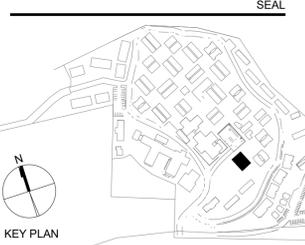


ADDITION = 1650 GSF
RENOVATION = 900 GSF

2 MEETING HOUSE - ENLARGED FLOOR PLAN - ADDITION
 1/8" = 1'-0"



1 MEETING HOUSE - ENLARGED FLOOR PLAN - EXISTING & DEMO
 1/8" = 1'-0"



PERKINS EASTMAN
 601 California St., Suite 1600
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 T. +1 415 926 7900

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PROJECT TITLE:
**CARMEL VALLEY
 MANOR:
 MASTERPLAN**

8545 CARMEL VALLEY RD,
 CARMEL, CA 93923

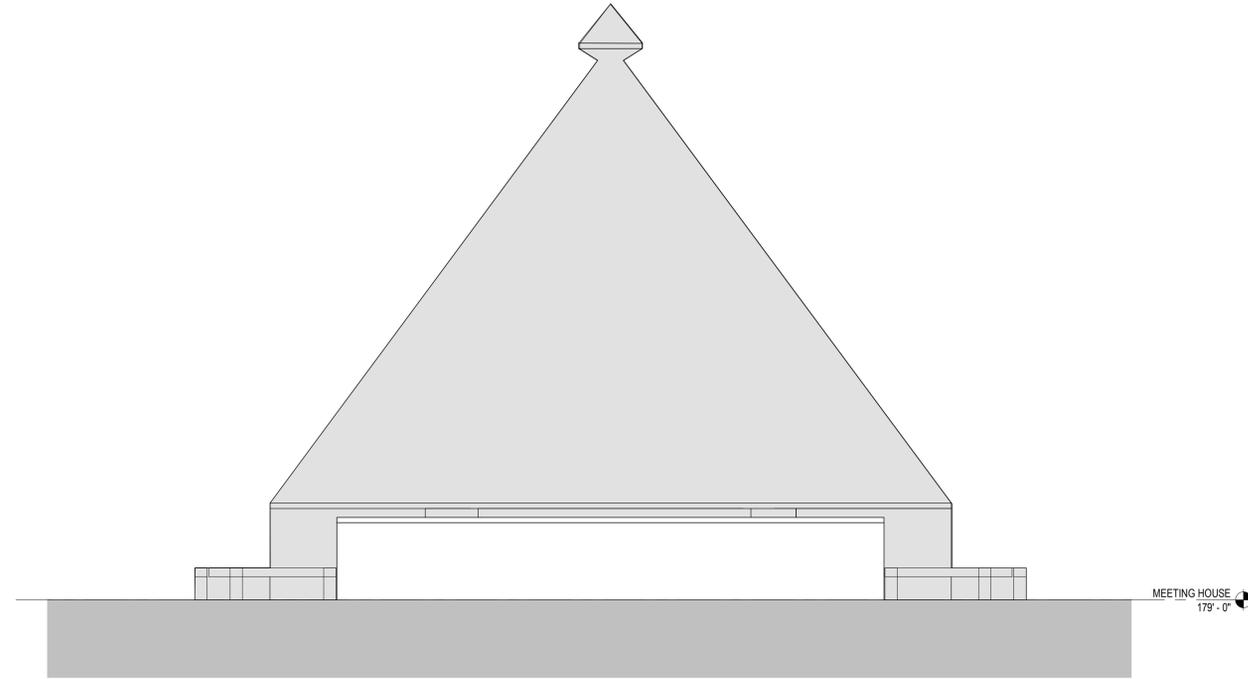
PROJECT No: 0097890.00
DRAWING TITLE:
**MEETING HOUSE -
 PLANS**

A-10E
 MASTERPLAN SUBMITTAL

01/09/2025

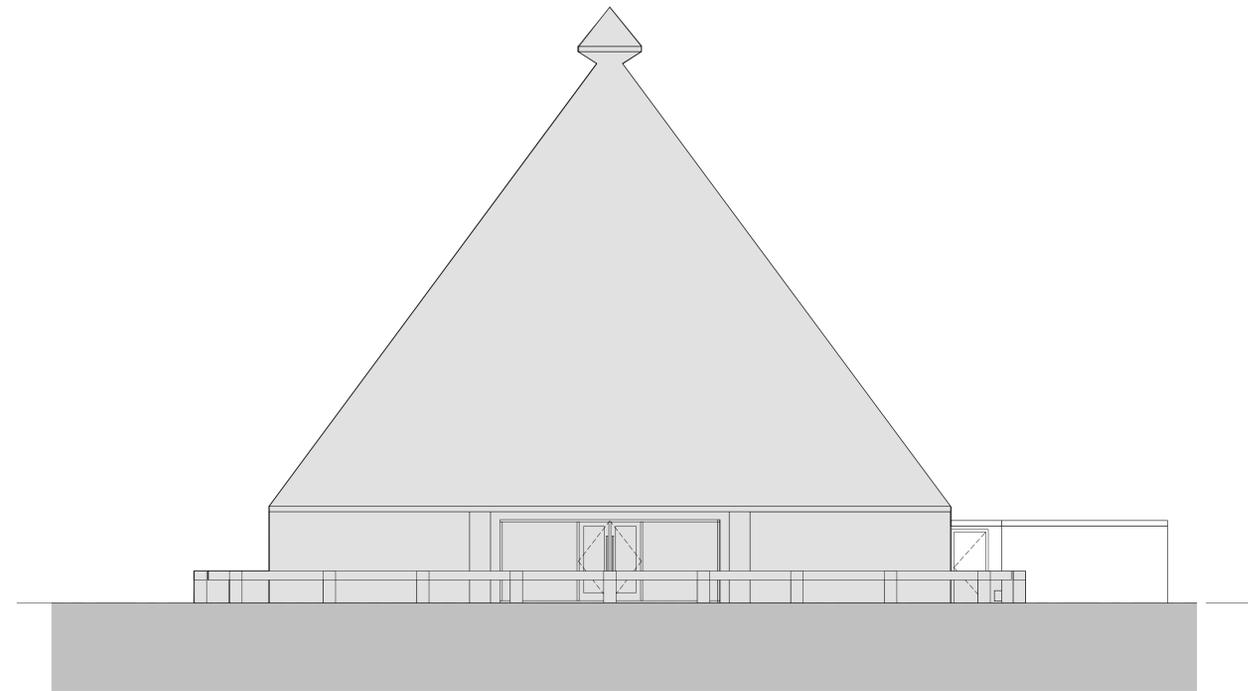
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ORIGINAL FOR REFERENCE



MEETING HOUSE & ADDITION - SOUTH ELEVATION (ORIGINAL FOR REFERENCE)

4
1/8" = 1'-0"

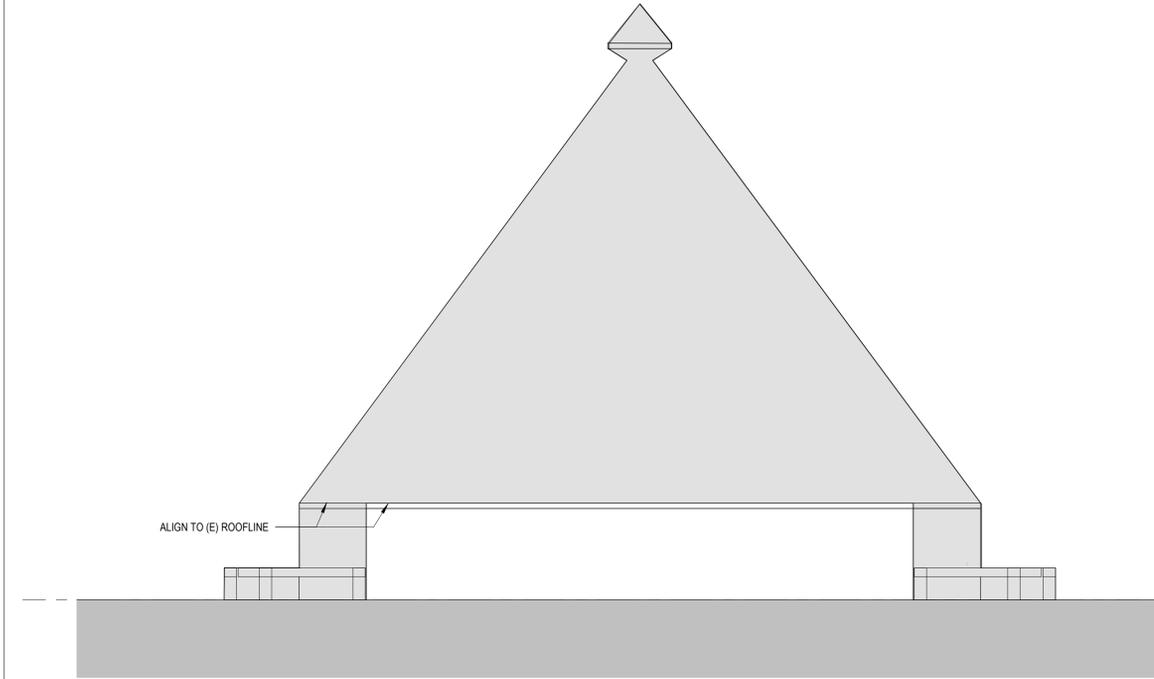


MEETING HOUSE & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)

3
1/8" = 1'-0"

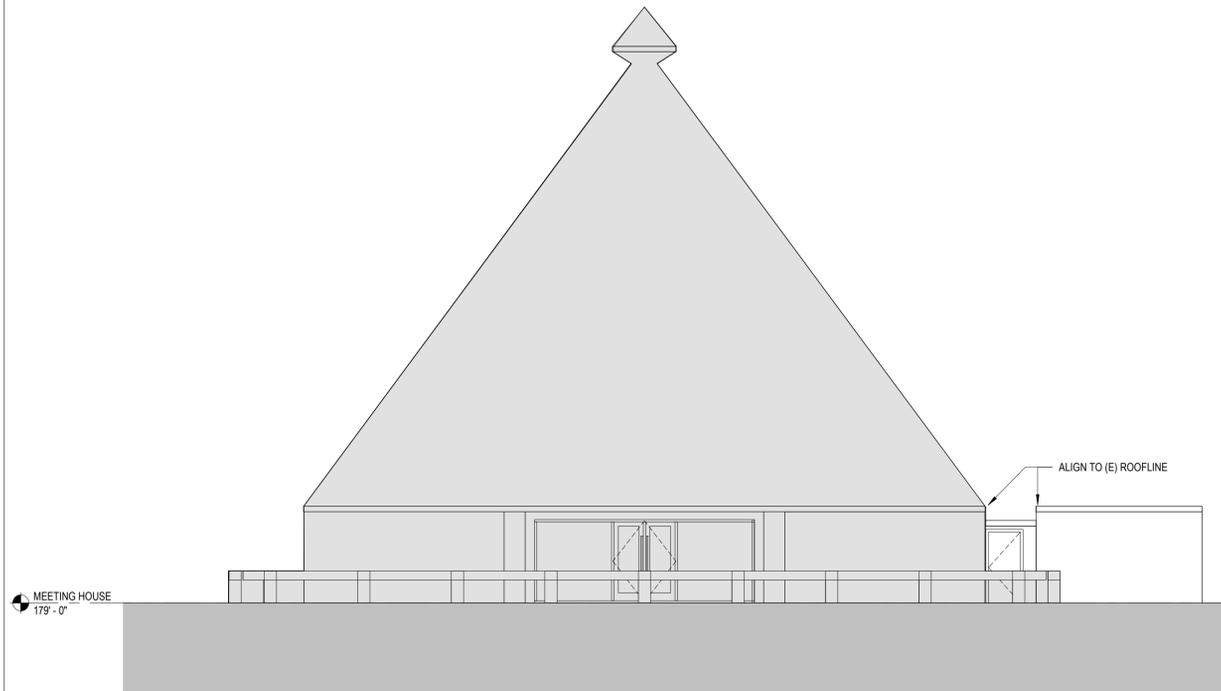
REVISED ELEVATIONS

ORIGINAL ELEVATIONS FOR REFERENCE FROM 01/09/2025 SET.
PROPOSED ELEVATIONS FOR REVIEW ON A-12E ARE IN RESPONSE
TO HRRB COMMITTEE COMMENTS MADE ON 06/27/2025.



MEETING HOUSE & ADDITION - SOUTH ELEVATION (REVISED)

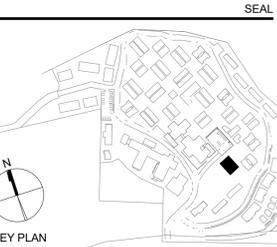
2
1/8" = 1'-0"



MEETING HOUSE & ADDITION - WEST ELEVATION (REVISED)

1
1/8" = 1'-0"

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



PERKINS — EASTMAN
601 California St., Suite 1600
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SAN JOSE, CA 95112

Planning Consultant:
MAUREN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:
**CARMEL VALLEY
MANOR:
MASTERPLAN**

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
**MEETING HOUSE -
ELEVATIONS REV
(HRRB COMMITTEE
COMMENTS)**

A-12E

MASTERPLAN SUBMITTAL

01/09/2025

GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
 - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
 - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
 - CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
 - MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL",
 - MONTEREY BAY AIR POLLUTION CONTROL DISTRICT (MBUAPCD) RULE 402 – NUISANCES
 - THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE MONTEREY COUNTY.
 - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - THE PROJECT PLANS AND SPECIFICATIONS
 - THE 2024 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS", THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
 - THE 2024 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS", THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS. FEMA FIRM PANEL: 0605300340G, DATED 04/02/09
- INTENTION OF GRADING: CARMEL VALLEY MANOR IMPROVEMENTS INCLUDING CONSTRUCTION OF A NEW 9-UNIT INDEPENDENT LIVING HOUSING COMMUNITY, 5-UNIT INDEPENDENT LIVING HOUSING, VISITORS QUARTERS, A NEW 85 CAR PARKING LOT, A NEW MEMORY CARE FACILITY, A WELLNESS CENTER ADDITION AND REMODEL, AN ADDITION TO THE MEETING HOUSE, AND DEVELOPMENT OF DUPLEXES ON THE NORTH END OF THE PROPERTY.
- ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
- SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
- IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY 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, THE ARCHAEOLOGIST, AND THE LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA ESTIMATES

C = 8,850 CY
F = 8,850 CY

BALANCED SITE

ESTIMATED AREA OF SOIL DISTURBANCE = 5.4 AC

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

SURVEY AND EXISTING CONDITIONS

- TOPOGRAPHY SHOWN WAS PREPARED BY WHITSON ENGINEERS BASED ON AN AERIAL TOPOGRAPHIC SURVEY CONDUCTED IN AUGUST-SEPTEMBER OF 2018 WITH SUPPLEMENTAL GROUND SURVEY CONDUCTED IN 2024.
- BENCHMARK: ELEVATIONS WERE DETERMINED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). A NAVD88 ELEVATION OF 168.80 WAS ESTABLISHED FOR THE LOCAL SITE BENCHMARK, DESIGNATED POINT NUMBER 200, SHOWN HEREON.
- ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILATION OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.
- BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
- THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS (THAT CONTROL SUBDIVISIONS, TRACTS, STREETS, OR HIGHWAYS, OR PROVIDE SURVEY CONTROL), WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYOR, PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PER BUSINESS AND PROFESSIONS CODE SECTION 8771.

GRADING AND DRAINAGE

- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:

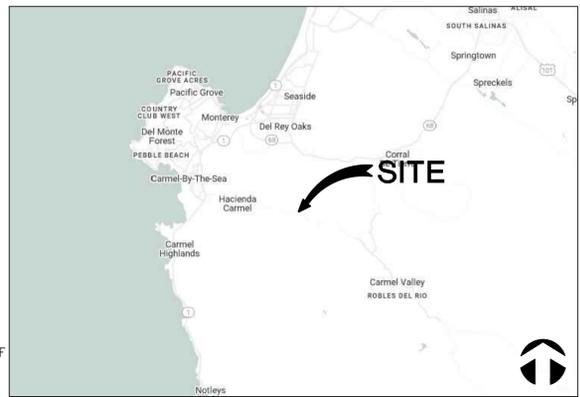
GEOTECHNICAL ENGINEERING REPORT FOR CARMEL VALLEY MANOR IMPROVEMENTS.
BY EARTH SYSTEMS, DATED DECEMBER 24, 2024, PROJECT NO. 306876-001
- ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LOADED TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- THE AGGREGATE BASE COURSES SHOULD BE COMPACTED TO A MINIMUM 95% OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT THAT IS SLIGHTLY OVER OPTIMUM.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
- WHERE EXISTING GRADE IS AT A SLOPE OF 10H:1V (10%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 8 FEET WIDE AND SLOPE AT 2% TO 3% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 8 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
- ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
 - ROCK OVER 3 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
 - IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
 - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 3 INCHES IN MAXIMUM DIMENSION.
 - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15 AND/OR AN EXPANSION INDEX LESS THAN 20.
 - SOIL SHALL HAVE SUFFICIENT CLAY BINDER TO ALLOW FOR STABLE FOUNDATION AND UTILITY TRENCH EXCAVATIONS
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

LEGEND

	100	GROUND CONTOUR
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		HOMELAND BOUNDARY
		EASEMENT LINE
		CENTER LINE
	△100	CONTROL POINT
	BM	BENCHMARK
	F3P LS0000	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
	CUM BM#301	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
	BH-1	BORE HOLE / BORING LOCATION
	+ 928.30	SPOT GRADE
	● 12" OAK	TREE
		TREE DRIP LINE
		DRAINAGE PATH
		CREEK/RIVER FLOW
		WATER SURFACE ELEVATION
		FLOW LINE
		AREA OF 25% OR GREATER SLOPE
		SIGN
	OH	OVERHEAD UTILITY LINE(S)
	E	UNDERGROUND ELECTRIC LINE
	UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
	☆ * * * * LT	LIGHT, ELECTROLIER
	□ TS	TRAFFIC SIGNAL
	G	GAS LINE
	GV	GAS VALVE, IRRIGATION CONTROL VALVE
		STORM DRAIN LINE
	SDMH RIM: 00.00 INV: 00.00	STORM DRAIN MANHOLE
	DS	DOWNSPOUT
	SS	SANITARY SEWER LINE (GRAVITY)
	SSFM	SANITARY SEWER FORCE MAIN
	SSMH RIM: 00.00 INV: 00.00	SANITARY SEWER MANHOLE
	SSCO	CLEANOUT
	T	UNDERGROUND TELEPHONE LINE
	W	WATER LINE
	W	WELL
	WV	WATER VALVE
	PIV	POST INDICATOR VALVE
	FDC	FIRE DEPARTMENT CONNECTION
	FH	FIRE HYDRANT
	HB	HOSE BIB
	BFP	BACKFLOW PREVENTION DEVICE
		UTILITY VAULT

ABBREVIATIONS

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



VICINITY MAP

CIVIL SHEET INDEX

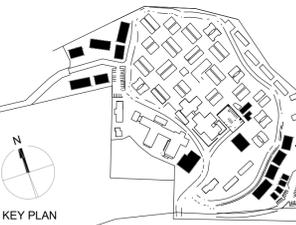
C-001	CIVIL COVER SHEET
C-002	NOTES AND DETAILS
C-003	NOTES AND DETAILS
C-010AB	HILLSIDE DUPLEXES, GUEST UNITS – DEMOLITION PLAN
C-010C	MEMORY CARE – DEMOLITION PLAN
C-010DE	FITNESS CENTER & MEETING HOUSE ADDITIONS – DEMOLITION PLAN
C-010FG	LOT DUPLEXES, UPPER DUPLEXES – DEMOLITION PLAN
C-100	CIVIL OVERALL SITE PLAN
C-100AB	GRADING AND DRAINAGE PLAN – PARKING, HILLSIDE AND GUEST UNITS
C-100C	GRADING AND DRAINAGE PLAN – MEMORY CARE
C-100DE	GRADING AND DRAINAGE PLAN – FITNESS CENTER & MEETING HOUSE ADDITIONS
C-100FG	GRADING AND DRAINAGE PLAN – LOT DUPLEXES, UPPER DUPLEXES
C-101G	GRADING AND DRAINAGE PLAN – LOS ARBOLES DR. FD TURNAROUND
C-200	EROSION AND SEDIMENT CONTROL PLAN – NOTES & DETAILS
C-201	PRE-EARTHWORK EROSION AND SEDIMENT CONTROL PLAN
C-202	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C-300	CONSTRUCTION MANAGEMENT PLAN

SLOPE DISTURBANCE

DISTURBANCE IN AREAS OF 25% OR GREATER SLOPE = 0.71 ACRES

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS				
TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	

No.	Description	Date
1	PLAN CHECK RESPONSES #1	4/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
HEXAGON TRANSPORTATION CONSULTANTS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
100 CENTURY CENTER COURT, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923
APN: 169-061-012-000

PROJECT No: 3718.04

DRAWING TITLE:

CIVIL COVER SHEET

C-001

MASTERPLAN SUBMITTAL

01/09/2025