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**Before the Monterey County Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

PIETRO FAMILY INVESTMENTS, LP. (PLN170611)

RESOLUTION NO. 18-047

Resolution by the Monterey County Planning
Commission:

- 1) Adopting a Mitigated Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval for the construction of a 5,200-square foot, split-level single family dwelling inclusive of a 437-square foot attached garage and a 1,366-square foot basement; and
 - b. Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and
- 3) Adopting a Mitigation Monitoring and Reporting Program.

[PLN170611, Pietro Family Investments, LP.,
26307 Isabella Avenue, Carmel, Carmel Area Land
Use Plan, Coastal Zone (APN: 009-463-012-000)]

The Pietro application (PLN170611) came on for public hearing before the Monterey County Planning Commission on October 31, 2018 and was continued to December 5, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 General Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);
 - Carmel Area Land Use Plan

A Mitigated Negative Declaration was prepared to mitigate for impacts to Archaeological and Tribal Cultural Resources. The subject property is located within the Coastal Zone.

- b) The property is located at 26307 Isabella Avenue in Carmel, on the west side of Highway 1 (APN: 009-463-012-000), Carmel Area Land Use Plan. The .19-acre property is zoned Medium Density Residential, maximum of two units per acre, a Design Control overlay, and subject to an 18-foot height restriction in the Coastal Zone [MDR/2-D(18) (CZ)].
- c) The .19-acre lot (8,438-square feet) was created with map entitled “Map of Addition No. 7, Carmel-by-the-sea, Monterey County, California,” filed for record on May 4, 1910 in the office of the County Recorder of the County of Monterey in Volume 2 of Maps, “Cities and Towns,” on page 24. Therefore, it is a legal lot of record.
- d) Coverage. Allowable site coverage in the Medium Density Residential zoning designation is 35% or 2,954-square feet for the subject parcel; project plans show the proposed split-level structure to be 2,954-square feet, or 35%. The proposed FAR is shown to be 39% which meets the allowable 45% FAR in MDR/2. Therefore, the proposed project meets coverage and FAR allowances for its zoning designation. The basement is completely below grade and does not count against the FAR.
- e) Design. The proposed project site and surrounding area are designated “D,” or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The applicant is proposing a 5,200-square foot residence with an attached garage and basement. The plans reflect U-shaped massing with the main structure offset at the rear. The proposed residence has a split-level design with three separate levels that are staggered and separated from each other by a partial flight of stairs. This type of elevation has resulted in a “raised California Ranch house” style. The applicant proposes to maximize the coverage (35%) of the lot and outfit the remaining areas with a low-planting landscape scheme. The plans indicate no tree removal with the street-facing driveway being sited in an opening in the tree-lined street. Colors and materials proposed for the residence include: stucco and stone walls, metal windows, metal standing seam roof; colors to be used include natural stucco and stone and a dark metal roof. In the Carmel LUP, structures shall be subordinate to and blended into the environment, using appropriate materials to that effect. During staff’s site visit, staff did not find other examples of metal roofs in the immediate area, however, staff was alerted to similar roof styles by the applicant’s agent. The metal finishes in particular were not supported by the LUAC, but there is no uniform architecture present and generally, the colors proposed would not significantly disrupt the neighborhood character. Because the applicant is proposing to build up to the height allowed (18 feet), staff added a height verification condition.
- f) Parking. Pursuant to Chapter 20.58 (Regulations for Parking) under Monterey County Zoning Ordinance Title 20, all residential developments shall have at least 1 covered parking space; covered parking shall count toward the two (2) required parking spaces. The project proposes to add a two-car garage. Therefore, this project meets

the parking requirements listed under Residential Use.

- g) Hazards. The subject property is located within 660 feet, or 1/8 mile, of a potentially active fault known as the Cypress Point Fault (CPF). Pursuant to Section 15.1.2 of the 1982 General Plan, faults classified as “potentially active” shall be treated the same as “active faults” until geotechnical information demonstrating that a fault is not “active” is accepted by the County. The CPF is described as a northwest striking slip fault extending from the City of Carmel-by-the-Sea to the Palo Corona Ranch on the south side of Carmel Valley. Due to the location of the site, a Geotechnical Report and Geologic Evaluation were required. The scope of the Geotechnical Report explored the surface and subsurface soil conditions and included geotechnical recommendations; the Geologic Evaluation defined the geologic conditions and identified potential geologic hazards associated with the project site. In geology, an “active” fault classification is given to faults causing surface displacement in the last 11,000 years. Based on the geologist’s evaluation, the CPF would not be considered an active fault. The geologist determined that the Cypress Point Fault is located about 35 feet southwest from the subject parcel. Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the CIP, all structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault unless, a geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury and the project is certified by a registered geologist/soils engineer [Section 20.146.080(f)]. According to the engineering geologist, given the very low level of hazard posed by the Cypress Point Fault, a reduced setback could be supported. It is the engineering geologist’s professional opinion that no geologic conditions or geologic hazards would preclude construction of the proposed residence as it is currently proposed and given its current adherence to the fault setback. Regarding the basement proposal specifically, the fault surface rupture: “Fault surface rupture poses an equal level of hazard for the ground or main floor of the proposed residence as it does for the proposed basement (low).” Haro, Kasunich and Associates, Inc. have developed geotechnical recommendations for foundations, retaining walls, slabs-on-grade, subgrade preparation beneath flatwork, and site drainage. RMA-Environmental Services has reviewed the Geologic and Geotechnical Reports and has recommended the following condition to ensure compliance: Geotechnical Certification. Additionally, the Carmel Area Land Use Plan does make a provision to deed restrict development proposed in locations determined to have significant hazards (Section 2.7.3).

In accordance with this policy, two conditions were applied, including a non-standard condition:

- PDSP005-NON-STANDARD CONDITION: DEED RESTRICTION (GEOLOGIC HAZARD)
- PD016-NOTICE OF REPORT

- h) Visual Resources. Policy 2.2 in the Carmel Area LUP, requires that existing visual access from scenic viewing corridors and from major

public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1, be permanently protected as an important component of shoreline access and public recreational use. A site visit was conducted on August 20, 2018 and it was determined that the construction of a single-family dwelling will not cause a significant impact to the visual resources of the Carmel area. Although the project proposes to add a residence reaching the allowed height, the development is being proposed in a built-up neighborhood where the first single-family dwelling is a principal use allowed. The subject property, located on the eastern side of Isabella Avenue, is not visible from Scenic Road; the subject parcel is over 300 feet north of Scenic Road. Furthermore, no trees are proposed for removal and existing vegetation on the parcel's west (front) side will also remain.

- i) Archaeological & Tribal Cultural Resources. The project is located in a recorded archaeological site known as CA-MNT-17. Significant archaeological resources have been found, including human remains at multiple sites in the neighborhood. The subject project is within 750-feet of a known archaeological resource and has a high archaeological sensitivity. According to the Carmel Coastal Implementation Plan (Part 4), a "high sensitivity zone" is defined as an area where archaeological sites are already identified with a strong possibility of prehistoric/historic Native American occupation. Carmel's key policy on Archaeological Resources is such that when development is proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites (Chapter 2.8, Section 2.8.2). CEQA puts the onus on the lead agency to determine whether a project may have a significant effect on archaeological resources (CEQA, Section 21083.2 Archaeological Resources: Determination of the effect of a project; EIR or Negative Declaration; Mitigation Measures). Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. The applicant submitted an Extended Phase 1 report prepared by Albion Environmental, Inc. dated March 2016 on July 18, 2017. At the time the report was prepared, the maximum depth of excavation was unknown. The field methods included an intensive pedestrian survey and excavation using shovel probes (SPs). The report concluded that the Project Area, which included the subject parcel, was a partially disturbed area with limited cultural material where no anthropogenic soils were observed and no intact archaeological deposits were found; however, because of positive surface-level identification of cultural materials, significant archaeological/cultural materials may be located within the Project Area. A suite of protection measures were included in the report with the impression that subsurface investigation confirmed the presence of artifacts associated with CA-MNT-17. A supplemental archaeological report was required to address the current project proposal. In addition to background research, this supplemental archaeological assessment consisted of the project archaeologist hand excavating a single 4" auger bore close to the center of the parcel; a depth of 136 centimeters (approx. 53 inches) was

reached and the boring produced clean light brown sand. The archaeologist in this instance noted some land disturbance in the form of what appeared to be recent demolition and the presence of two large piles of imported soil which contained cultural material (e.g. shell and fire-affected rocks). This archaeologist concluded that the proposed project should not be delayed for archaeological reasons; however, recommendations to manage cultural resources was included, noting the possibility of finding deeply buried cultural resources.

A third archaeological report was made available by the applicant on November 20, 2018. The retained archaeologist, Susan Morley (M.A.), provided a brief review of the record and conducted auger testing. On the subject parcel, two shovel test pits were excavated and analyzed to depths between 103 cm (3 feet) and 182 cm (6 feet). According to the report, the auger was abandoned at both points because a rock halted its progress. During the second auger test hole (#3), one fragment of a Franciscan chert biface was recovered, however, according to Morley, it is considered an "isolate," and does not provide context or have enough integrity. Morley concludes by stating: "As a result of these findings it is recommended that there is no reason to delay the project due to concerns about cultural resources." The report then lists recommendations and mitigation measures.

Architectural plans dated April 6, 2017 (Exhibit D.2) show the proposed basement sited closer to the center of the parcel; the basement would require up to 14-feet of excavation and grading would involve 640 cubic yards. In the near vicinity of the subject parcel, a significant number of artifacts were found at a considerable depth during basement and cistern excavations (9 feet). According to Morley (2015), archaeological sites are most often discrete entities. In other words, close proximity to known sites does not mean that cultural resources will be encountered on the project; however, this cannot be ruled out either. With respect to CA-MNT-17, some archaeologists have found that previous studies indicate that portions of the site may remain intact and thus retain integrity especially where midden in the interstitial areas between residential structures has not been disturbed (Albion, 2016). The subject vacant lot is situated between two developed lots and shares a common corner (southeast) with another vacant lot.

Since the implementation of the California Environmental Quality Act (CEQA) along with the passage of Assembly Bill 52 (AB 52) which amended Section 5097.94 of the Public Resources Code, onsite monitors have been used in Monterey County to mitigate impacts to cultural and tribal cultural resources to a less than significant level. The earlier law proved to be ineffective because it purported to protect Native American cultural resources but did not explicitly require the involvement of tribes in the consultation process regarding projects affecting their cultural resources and sacred sites. Whereas, the previous law covered archaeological resources which have more scientific value, the new added layers now include more intangible values such as historic, cultural and spiritual value. Due to the findings of the Extended Phase I and Supplemental Archaeological Reports, the scope of the project (e.g. depth of basement), high archaeological sensitivity of the area, and compelling

evidence found near the subject site, staff determined that a categorical exemption was not appropriate for the proposed project. Staff recommended an Initial Study be prepared for the project. Pursuant to CEQA Section 21082.3, staff consulted the appropriate California Native American tribe (OCEN). OCEN's priority is that their ancestors' remains be protected, undisturbed and the site be preserved. OCEN was not in support of the proposed basement and requested an onsite monitor appointed by their tribe be present during soil disturbance; artifacts to be returned to tribe and remains to be reburied onsite with the proper burial ceremonies.

Because the subject project is associated with similar development (same owner, same developer) on the Point, it becomes necessary to consider the context. The Carmel LUP's Key Policy 2.8.2 states that Carmel's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources. To be clear, basements specifically have not been prohibited; however, they would not be considered to be part of a design where potential impacts to cultural resources are minimized.

In light of additional testing which bolsters the findings in the second archaeological report (i.e. negative report), staff is recommending approval of the project as proposed.

Mitigation measures have been enhanced to provide equal or greater mitigation for the impacts of development. If adopted as recommended, the mitigation measures proposed will serve to: 1) mitigate impact(s) to archaeological and tribal cultural resources to a less than significant level; 2) properly identify and manage recovered human remains and artifacts; and 3) establish process by which a conservation easement may protect resource(s) in perpetuity, if necessary.

In sum, Cultural Resources and Tribal Cultural Resources are analyzed separately in an environmental document. For the subject project, impacts to cultural resources (archaeology) are mitigated to a less-than-significant level with the incorporation of two (2) mitigation measures, which includes an onsite archaeological monitor:

- PDSP001- MITIGATION MEASURE #1: CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)
- PDSP002- MITIGATION MEASURE #2: CULTURAL RESOURCES

Impacts to tribal cultural resources are mitigated to a less-than-significant level with the incorporation of one (1) mitigation measure; a separate mitigation measure (#4) would cover both categories:

- PDSP004- MITIGATION MEASURE #3: PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES (OCEN MONITOR)
- PDSP003-NON-STANDARD CONDITION: MM#4 CONSERVATION EASEMENT

- j) LUAC. The proposed design was reviewed by the Carmel Area Land Use Advisory Committee on January 16, 2018 and was not given a recommendation of approval based on a number of factors, including the proposed aesthetic. A motion to not support the project was made with members voting: 3 ayes, 1 no, and 1 absent. The following reasons were cited in the minutes for not supporting the project as proposed:
- Removal of large quantities of soil for construction of a large 1,366-square foot basement could disturb possible archaeological resources in an archaeologically sensitive area.
 - The structure in design and materials should better reflect the more rural character of the surrounding neighborhood.
 - The development’s landscaping plan should be a rural design and not an urban design. It should more naturally relate to its surroundings using indigenous plants and upper canopy trees.
 - Exterior lighting should be designed to stay onsite per County regulations.
- k) Staking and flagging was installed in time for staff’s site visit on August 20, 2018.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170611.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Cypress FPD, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and RMA-Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
- b) Staff identified three primary issues with the subject project: Cultural, Tribal Cultural Resources, and Seismic Hazards. The following reports have been prepared:
- “Preliminary Archaeological Assessment,” (LIB 170269) prepared by Albion Environmental, Inc., March 2016.
 - “Supplemental Archaeological Assessment,” (LIB170435) prepared by Gary S. Breschini, Ph.D, December 6, 2017.
 - “Cultural Resources Auger Testing,” prepared by Susan Morley, M.A., November 2018.
 - “Geologic Evaluation,” (LIB180354), prepared by Craig S. Harwood, November 22, 2017.

- “Geotechnical Investigation,” (LIB180355) prepared by Haro, Kasunich and Associates, Inc., December 18, 2017.

The above-mentioned technical reports by third-party consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and used them as supporting evidence for the Initial Study. The mitigation measures incorporated for this project are modeled after recommendations made in some of these reports regarding archaeological resources.

- c) Staff conducted a site inspection on August 20, 2018 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 the Monterey County RMA - Planning for the proposed development can be found in Project File PLN170611.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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 has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Cypress FPD, RMA-Public Works, RMA-Environmental Services, RMA-Water Resources Agency, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public and private facilities are available: Public water supply is from CAL-AM (additional water credits were obtained from the Malpas Water Company) and wastewater collection/treatment is serviced by the Carmel Area Wastewater District.
 - c) Staff conducted a site inspection on August 20, 2018, 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 the Monterey County RMA - Planning for the proposed development found in Project File PLN170611.

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 RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 20, 2018 and researched County records to assess if any violation exists on the subject property.

Staff observed that the site was being used as a construction/staging area.

- c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170611.

5. **FINDING:**

CEQA (Mitigated Negative Declaration)- On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgement and analysis of the County.

EVIDENCE:

- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
- b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN170611).
- c) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation.
- d) The Draft Mitigated Negative Declaration (“MND”) for PLN170611 was prepared in accordance with CEQA and circulated for public review from September 6, 2018 through October 8, 2018. The Lead Agency made corrections to the Mitigated Negative Declaration to amplify and clarify certain sections on the basis of new information. Pursuant to Section 15074.1 of the CEQA Guidelines, the lead agency may conclude that certain mitigation measures identified in the mitigated negative declaration are infeasible or otherwise undesirable and may delete those mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective; no recirculation of the proposed mitigated negative declaration is required where the new mitigation measures are made conditions of, or are otherwise incorporated into, project approval.
- e) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

- f) Monterey County RMA-Planning, located at 1441 Schilling Place, S. 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.
6. **FINDING:** **PUBLIC ACCESS** - The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:** a) Figure 3 – Carmel Area Local Coastal Program, Carmel Area Land Use Plan does not portray the subject parcel as a property designated for trails or where lateral access is required.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030. of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal by an applicant or an aggrieved person who has exhausted all County appeals, or by any two (2) members of the California Coastal Commission because this project is between the sea and the first through public road paralleling the sea.

DECISION

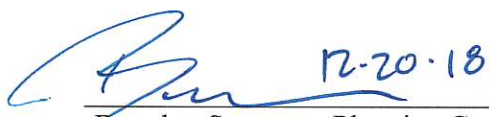
NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- 1) Adopt a Mitigated Negative Declaration; and
- 2) Approve a Combined Development Permit consisting of:
 - c. Coastal Administrative Permit and Design Approval for the construction of a 5,200-square foot, split-level single family dwelling inclusive of a 437-square foot attached garage and a 1,366-square foot basement; and
 - d. Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and
- 3) Adopt a Mitigation Monitoring and Reporting Program.

In general conformance with the attached plans and subject to twenty-seven (27) conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 5th day of December, 2018 upon motion of Commission Duflock, seconded by Commissioner Coffelt, by the following vote:

AYES: Coffelt, Duflock, Getzelman, Gonzales, Roberts, Wizard
NOES: Diehl, Vandever
ABSENT: Ambriz, Mendoza
ABSTAIN: None



Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON JAN 02 2019.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

JAN 14 2019

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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 RMA-Planning and RMA-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. 5-14-2014

Monterey County RMA Planning

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

PLN170611

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170611) allows the construction of a split level, 3,397-square foot single family dwelling, a 1,366-square foot basement and a 437-square foot attached garage. The property is located at 26307 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-012-000), Carmel Area Land Use 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 Chief of RMA - 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. (RMA - 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 18-047) was approved by the Planning Commission for Assessor's Parcel Number 009-463-012-000 on December 5, 2018. The permit was granted subject to 27 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-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 RMA - 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. (RMA - 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 RMA - 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 RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-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. (RMA - 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 RMA-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.

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

7. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

8. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

9. PDSP001-NON-STANDARD CONDITION: MM#1 CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present during soil disturbing activities. These activities include, but are not limited to: grading AND foundation excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the OCEN Monitor or other appropriately recognized representative at the discretion of the Native American Heritage Commission and principal Archaeologist. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated with the concurrence of the lead agency, and implemented. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 1a: Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 1. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include: specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

10. PDSP002-NON-STANDARD CONDITION: MM#2 CULTURAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the project site's location in CA-MNT-17, a recorded prehistoric site and because the project includes excavation for a foundation and basement, there is a potential for human remains or cultural artifacts to be accidentally discovered. If human remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find on the parcel until it can be evaluated by a qualified professional Archaeologist and the most likely descendant as identified by The Native American Heritage Commission and the procedure set forth in CEQA Guidelines Section 15064.5(e) shall be followed in addition to the language contained in this condition. In the event that non-human remain archaeological materials are uncovered, all excavation shall be halted within 50 meters (164 feet) of the find on the parcel and shall be immediately evaluated by a qualified archaeologist and a tribal cultural monitor. If the find is determined by a qualified archaeologist and a tribal cultural monitor to be historically (as determined by a qualified archaeologist) or culturally (as determined by a Tribal Cultural monitor) significant, appropriate mitigation measures shall be implemented in accordance with the Compliance or Monitoring Actions to be Performed, contained in this Condition of Approval. All mechanical excavation undertaken with a backhoe will be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site.

**Compliance or
Monitoring
Action to be Performed:**

Mitigation Measure Monitoring Action No. 2a.: Notes on Plans

Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 2, including the actions to be performed. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

Mitigation Measure Monitoring Action No. 2b.: Discovery of Human Remains

If human remains are discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request that they determine that no investigation of the cause of death is required;
- The Owner/Applicant/Contractor shall contact the Monterey County Resource Management Agency Planning Department within 24 hours of the find to alert them to the discovery;
- If the coroner determines the remains to be Native American:
 - o The coroner shall contact the Native American Heritage Commission and the RMA Planning Department within 24 hours of the determination.
 - o The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, it believes to be the most likely descendant.
 - o The most likely descendant may make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98-5097.994.

- If the remains are determined to be Native American, and the most likely descendant, in concurrence with a qualified archaeologist, determines that:
 - a. The remains are evidence of a larger burial of human remains, which would qualify as a “unique archaeological resource”, as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or
 - b. There is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation

The Owner/Applicant/Contractor will work with RMA Planning to move/shrink/modify/redesign the basement portions of the project which will have further impact on those areas of the site containing remains. Modified plans shall be submitted to RMA-Planning. The redesign should be done in a way that allows for maximum use of the property while still preventing additional disturbance to areas likely to contain remains. No work will re-commence on site within 50 meters of the find until the RMA Chief of Planning has approved the revisions to the approved plans.

CONTINUED IN CONDITION NO. 11

11. (CONT) Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: (CONTINUED FROM CONDITION NO. 10)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts

If significant Tribal Cultural artifacts (determined to be significant by the onsite Tribal Cultural Monitor in consultation with the qualified archaeologist – not including human remains which are handled in Action No. 2b.) are discovered during construction activities, there shall be no further mechanical excavation (e.g.: backhoe, trencher, etc.) or ground disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The artifact, and any subsequent artifacts determined to be significant tribal cultural artifacts shall be removed by a qualified archaeologist, and stored safely through the duration of excavation;
- Excavation will continue by hand (shovels) within a perimeter of two (2) meters surrounding the artifact for the subsequent one (1) meter of depth;
- If another significant tribal cultural artifact is found within the perimeter, the perimeter requirement for hand digging will be extended around the newly discovered artifact as well.
- If no additional significant tribal cultural artifacts are found in the original perimeter, or any of the subsequent perimeters, mechanical excavation may resume to completion unless another significant artifact is discovered in the process. If significant artifacts are discovered again after restarting mechanical excavation, hand digging will be required again as dictated by this condition.
- If human remains are found at any time during either hand digging or mechanical excavation, Contractor/Owner/Applicant/Agent will refer to Mitigation Measure Monitoring Action No. 2b. for direction.

After completion of excavation activities, all recovered artifacts will be cataloged by both the Tribal Cultural Monitor and the Qualified Archaeologist. Once cataloged, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission. A Final Technical Report shall be submitted to by the qualified archaeologist to RMA-Planning within one year of the discovery.

12. PDSP003-NON-STANDARD CONDITION: MM#4 CONSERVATION EASEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If Native American remains are discovered during construction, and will remain on site, a conservation and scenic easement shall be conveyed to the County over those portions of the property where those remains exist. The easement shall be developed in consultation with the Most Likely Descendant recognized by the Native American Heritage Commission and a qualified archaeologist. An easement deed shall be submitted to, reviewed and approved by, the Chief of RMA - Planning and accepted by the Board of Supervisors prior to final building permits.

(RMA PLANNING)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action 3a:
Prior to issuance of final building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Mitigation Measure Action 3b:

Prior to the issuance of final building permits, the Owner/Applicant shall record the conservation and scenic easement deed and corresponding map and submit a copy of the recorded deed and map to RMA-Planning.

13. PDSP004-NON-STANDARD CONDITION: MM#3 PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor or other appropriately NAHC-recognized representative shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. The tribal monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the property owner shall refer to Mitigation Measure #2. This mitigation is not intended to alleviate the property owner or applicant from contacting the coroner and complying with State law if human remains are discovered.

Compliance or Monitoring Action to be Performed: Mitigation Measure Action 4a:
Prior to issuance of a construction permit for grading and/building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that an OCEN-approved onsite Cultural Resources Monitor or other appropriately NAHC-recognized representative has been retained to monitor the appropriate construction activities. This Monitor shall be retained for the duration of any project-related grading and excavation.

Mitigation Measure Action 4b:
Any artifacts found that are not associated with a skeletal finding shall be cataloged by both the Tribal Cultural Monitor and the Qualified Archaeologist. Once cataloged, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission. A Final Technical Report shall be submitted to by the qualified archaeologist to RMA-Planning within one year of the discovery. Artifacts associated with a skeletal finding shall be reburied in accordance with Mitigation Measure 2b, and Public Resources Code Section 5097.98, and a conservation easement shall be required to be recorded over the affected portion of the parcel.

Mitigation Measure Action 4c:
Prior to final, the OCEN Monitor or other appropriately NAHC-recognized representative shall submit a letter confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

14. PDSP005 - NON-STANDARD CONDITION: DEED RESTRICTION (GEOLOGIC HAZARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit, the applicant shall record a deed restriction which states: "The parcel is located within 660 feet or 1/8 mile of an active and/or potentially active fault(s) and development may be subject to certain restrictions as per section 20.146.080 of the Coastal Implementation Plan and per the standards for development of residential property, including recommendations made in the Geotechnical Report prepared by Haro, Kasunich and Associates on December 18, 2017."

(RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of RMA-Planning.

15. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A Geotechnical Report (Library Number 18180355), was prepared by Haro, Kasunich and Associates, Inc. on December 18, 2017 and is on file with Monterey County RMA-Planning; and

" Geologic Evaluation (Library Number 18180354), was prepared by Craig S. Harwood on November 22, 2017 and is on file with Monterey County RMA-Planning.

All development shall be in accordance with these reports and/or the reports that succeed them."

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the reports to the RMA - Planning.

16. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

17. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

18. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

19. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

20. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation prepared by Haro, Kasunich, and Associates, Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

21. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

22. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

23. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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 regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

24. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The Stormwater Control Plan shall incorporate the measures identified on the completed the Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Stormwater Control Plan to RMA-Environmental Services for review and approval.

25. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management

Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic

impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will

be generated, truck routes, number of construction workers, parking areas for both equipment and

workers, and locations of truck staging areas. Approved measures included in the CMP shall be

implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

26. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-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 Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-Development.

27. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

ENERGY

- ALL EXTERIOR WALL ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-19.
- ALL ROOF AND FLOOR ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-30 (ROOF) AND R-19 (FLOOR).
- ALL WALL ASSEMBLIES OF BATHROOM / BEDROOM/ EQUIPMENT ROOMS/ ETC. MAY BE INSULATED WITH SOUND ATTENUATION BLANKET INSULATION.
- IN ADDITION TO BLANKET INSULATION STANDARDS ABOVE, IN NO CASE SHALL ANY INSULATION CONTAIN ANY ASBESTOS OR ASBESTOS RELATED PARTICULATES.
- ALL INSULATING MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- THE CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSULATION INSTALLER AND THE CONTRACTOR STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24.
- THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
- A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.
- MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN TABLE 2-53V OF THE ENERGY REGULATIONS.
- THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, SEALED, OR WEATHERSTRIPPED:
 - EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS, AND BETWEEN EXTERIOR WALL PANELS.
 - OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN EXTERIOR AND INTERIOR WALLS CEILINGS AND FLOORS.
 - OPENINGS IN THE ATTIC FLOOR.
- ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.
- GENERAL LIGHTING FOR KITCHEN AND BATHROOMS MUST BE 25 LUMENS/ WATT OR GREATER. WHEN A BATHROOM HAS MORE THAN ONE LIGHTING FIXTURE, THE MAIN FIXTURE SHALL BE FLUORESCENT. GENERAL LIGHTING IN KITCHEN MUST ALSO BE FLUORESCENT.
- FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT DAMPERS. THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH CAN BE PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST 2 PERIODS WITHIN 24 HOURS.
- STORAGE TYPE WATER HEATERS AND STORAGE BACK-UP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR GREATER.
- PIPING IN UNCONFINED SPACE LEADING TO AND FROM WATER HEATERS SHALL BE WRAPPED WITH INSULATION HAVING A THERMAL RESISTANCE OF R-3 OR GREATER.
- RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES SHALL BE INSULATED WITH R-3.
- GAS FIRED HOUSEHOLD COOKING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH CALIFORNIA STANDARDS.
- WATER CLOSETS SHALL BE LOW FLUSH TYPE AS REQUIRED BY LOCAL ORDINANCES (1.6 GAL FLUSH).
- GAS FIRED APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICES, NOT CONTINUOUSLY BURNING PILOT LIGHTS; E.G., FURNACES UNDER 175,000 BTU, ALL FAN TYPE FURNACES, CLOTHES DRYERS, STOVES, ETC.
- HVAC EQUIPMENT, WATER HEATERS AND PLUMBING FIXTURES (SHOWER HEADS AND FAUCETS) MUST BE CERTIFIED BY CEC.
- HEATING EQUIPMENT SHALL COMPLY WITH EFFICIENCY STANDARDS AND BE NO LARGER THAN SPECIFIED ON APPROVED PLANS.
- DUCTS MUST BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE CALIFORNIA STATE MECHANICAL CODE.
- A SUBMITTAL IS REQUIRED FOR RADIANT HEATING SYSTEMS, INCLUDING PLANS, TUBING, LOCATION, AND SPACING.

GLAZING NOTES

- GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 5 FT. OF THE TOP OR BOTTOM OF STAIRS OR LANDINGS SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS > 9 SQ FT] WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.
- GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.
- EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44" .

GENERAL NOTES

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- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR.
- ALL CONSTRUCTION MEANS, METHODS, MATERIALS AND TECHNIQUES SHALL COMPLY WITH THE BUILDING CODES, ORDINANCES, REGULATIONS AND STANDARDS LISTED.
- THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
- DO NOT SCALE DRAWINGS. APPLICABLE TRADES SHALL USE A COMMON DATUM TO BE DESIGNATED BY THE CONTRACTOR FOR ALL CRITICAL MEASUREMENTS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
- DIMENSIONS ARE TO FACE OR CENTERLINE OF STUD, UNLESS NOTED OTHERWISE. AT FLOORS AND CEILINGS WITH PLYWOOD SHEATHING DIMENSIONS ARE TO EXTERIOR SIDE OF PLYWOOD.
- REFER TO ADDITIONAL NOTES SHOWN ON THE STRUCTURAL AND/OR CIVIL ENGINEERING SHEETS CONTAINED IN THESE DRAWINGS.
- DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED.
- WHEREVER EXISTING WORK IS DAMAGED BY ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIAL TO MATCH EXISTING AS APPROVED BY THE DESIGNER.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH RESULTING FROM THE WORK SPECIFIED HEREIN.
- ALL EXPOSED BOLTS, WASHERS, NAILS, OR METAL CONNECTORS SHALL BE DOUBLE HOT DIP GALVANIZED (UN O).
- SHOP DRAWINGS, PROJECT DATA AND OTHER SAMPLES SHALL BE SUBMITTED TO THE DESIGNER AND OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK SHALL BE COMMENCED UNTIL SUBMITTAL HAS BEEN APPROVED BY THE DESIGNER/OWNER.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL MOUNTED ITEMS.
- FIRE STOPS SHALL BE LOCATED AT THE FOLLOWING LOCATIONS (PER UBC REQUIREMENTS):
 - IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES - AT FLOOR AND CEILING LEVELS AND AT 10 FLOOR INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR A FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE AT EXTERIOR WALL OPENINGS: FLASHING, COUNTER FLASHING AND EXPANSION JOINT MATERIAL SHALL BE CONSTRUCTED IN THE MANNER AS TO BE COMPLETELY WATERPROOFED AND WEATHERPROOFED.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL UTILITY CONNECTORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE AND CABLE TELEVISION MUST BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE.

HIGH FIRE NOTES

THIS PARCEL MAY BE LOCATED WITHIN A DESIGNATED HIGH FIRE HAZARD AREA. CONTRACTOR TO VERIFY. ALL ELEMENTS OF NEW CONSTRUCTION MUST COMPLY WITH REQUIREMENTS SET FORTH IN SECTION R327 OF THE 2013 CRC AND S.B. ORDINANCE NO. 5639.

SEE FIRE RATED CONSTRUCTION REQUIREMENTS ON A0.3 FOR SPECIFIC INFORMATION.

SHEET

ARCHITECTURAL	
NO.	DESCRIPTION
A0	TITLE SHEET
A1.0	SURVEY
A1.1	SITE PLAN
A2.1	MAIN FLOOR PLAN
A2.2	LOWER FLOOR PLAN
A3.1	ROOF PLAN
A4.1	REFLECTED CEILING PLAN
A4.2	LOWER LEVEL REFLECTED CEILING PLANS
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS
A6.1	EXTERIOR ELEVATIONS
A6.2	EXTERIOR ELEVATIONS
A8.1	WINDOW DOOR SCHEDULES, FINISH NOTES
A8.2	FINISHES SCHEDULE
A9.1	ARCHITECTURAL DETAILS
A9.2	ARCHITECTURAL DETAILS
A9.3	DOOR AND WINDOW DETAILS
LANDSCAPE	
NO.	DESCRIPTION
L1.0	LANDSCAPE IRRIGATION PLAN
L3.0	LANDSCAPE LIGHTING PLAN
L-2.0	LANDSCAPE PLANTING PLAN
CIVIL	
NO.	DESCRIPTION
C1	COVER AND GENERAL NOTES
C2	GRADING AND DRAINAGE PLAN
C3	SECTIONS

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AGENCIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

CALIFORNIA ADMINISTRATIVE CODE
 CALIFORNIA BUILDING CODE, 2013
 CALIFORNIA PLUMBING CODE, 2013
 CALIFORNIA MECHANICAL CODE, 2013
 CALIFORNIA ELECTRICAL CODE, 2013
 CALIFORNIA ENERGY CODE, 2013
 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS)
 CITY OF CARMEL-BY-THE-SEA AND ADOPTING ORDINANCES

NOTE: THIS PROJECT TO BE REGISTERED WITH CALCERTS

GREEN BUILDING NOTES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AGENCIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

HERS INSPECTIONS

PROJECT REQUIRES THIRD PARTY HERS TESTING AND/OR DUCT LEAKAGE TEST. SEE CF-1R PAGES FOR ADDITIONAL HERS INSPECTIONS IF ANY.

SUBCONTRACTORS TO PROVIDE SIGNED CF-2R FORMS THAT MATCH OR EXCEED COMPLIANCE CALCS.

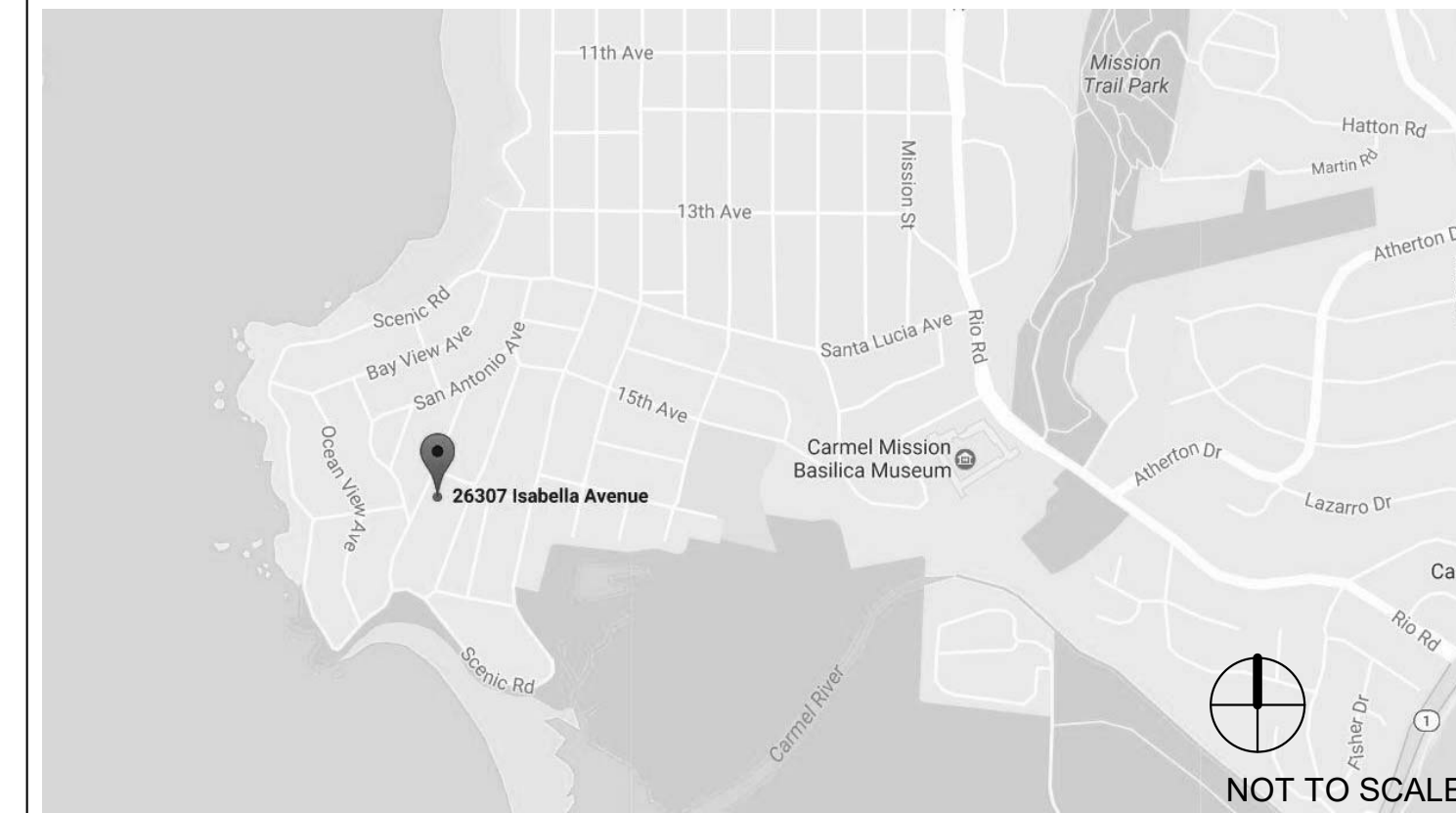
PLUMBING FIXTURES

EXISTING PLUMBING FIXTURES MAY REQUIRE RETROFITTING TO CURRENT CPC REQUIREMENTS AND NEW PLUMBING FIXTURES WILL MEET THE FOLLOWING MIN. REQUIREMENTS: WATER CLOSETS 1.28 GALLONS MAX./FLUSH; URINALS 0.5 GALLONS MAX./FLUSH.

CONSTRUCTION WASTE MGMT REQ.TS

CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS OF CRC R324.1. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CGBC CHAP. 4, DIVISION 4.4 (CALGREEN CODE).

VICINITY MAP



GENERAL

PROJECT ADDRESS: 26307 ISABELLA AVENUE
 CARMEL-BY-THE-SEA, CA 93923

OWNER: CHRIS ADAMSKI
 EMERSON DEVELOPMENT GROUP, INC
 24576 PORTOLO AVENUE, CARMEL, CA 93923

APN: 009-463-012-000
 ZONING: MDR/2-D (18)/CZ

AVERAGE SLOPE: <7%
 GRADING: 620 CY

HIGH FIRE AREA: NO
 FIRE SPRINKLERS: NO
 COASTAL ZONE: NO
 FLOOD PLAN: NO
 CONSTRUCTION TYPE: VB
 PARKING PROVIDED: 2 COVERED
 LOT SIZE: 8438 S.F.

SET BACKS
 FRONT 20'
 SIDES 5'
 REAR 10'

NUMBER OF STORIES: SPLIT LEVEL
 BUILDING HEIGHT (MAX. ALLOWABLE): 18'-0" (72.5')
 AVERAGE NATURAL GRADE 54.75'

PROPOSED FLOOR AREA	
MAIN FLOOR	2247
UPPER FLOOR	575
DEN (NOT INCLUDED IN F.A.R.)	575
BASEMENT (NOT INCLUDED IN F.A.R.)	1366
ATTACHED GARAGE	437
TOTAL	5200

FLOOR AREA RATIO, PROPOSED	3259 (38.6%)
FLOOR AREA RATIO, MAX. ALLOWABLE	3797 (45%)
LOT COVERAGE MAX. ALLOWABLE	2954 (35%)
LOT COVERAGE, PROPOSED	2954 (35%)

FIRE DISTRICT
 WATER DISTRICT
 SANITARY DISTRICT
 SCHOOL DISTRICT

SCOPE OF

- CONSTRUCT SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.
 - SITE GRADING AND DRAINAGE
- NOTE: SITE DEMOLITION AND DRIVEWAY UNDER SEPARATE PERMIT

STRUCTURAL/CIVIL ENGINEER
 Jerry Taylor Structural Eng.
 PO Box 51697
 Pacific Grove, CA 93950
 (831) 372-5890

ARCHITECT
 Tom Meaney
 629 State Street, Suite 240
 Santa Barbara, CA 93101
 (805) 966-7668
 LIC. #C14606

MECHANICAL ENGINEER
 Monterey Energy Group
 26465 Carmel Rancho Blvd. #8
 Carmel, CA 93923
 (831) 372-8328

GENERAL CONTRACTOR
 Chris Adamski
 Emerson Development Group Inc
 24576 Portola Avenue
 Carmel, CA 93923
 Phone: (831) 915-3912

ELECTRICAL ENGINEER
 JMPE
 156 West Alamar Avenue, Suite B
 Santa Barbara, CA 93105
 Ph: (805) 569-9216
 LIC. #E13083

SCOPE OF

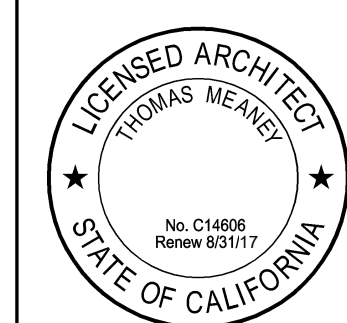
Revision Schedule

#	Date	Description
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26307 ISABELLA AVE.
 CARMEL BY THE SEA, CA

TITLE SHEET



Date: 2017-08-30
 Scale: As indicated
 Drawn: ATW
 Job #: ISAB-2016-11

Sheet
A0

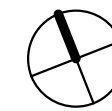


ISABELLA AVENUE
 PROJECT BENCHMARK
 MAG NAIL & DISC
 ELEV=60.00

PARCEL III
 APN 009-463-012-000
 26307 ISABELLA

SURVEY

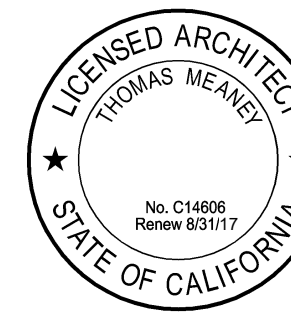
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#	Date	Description
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 CARMEL BY THE SEA, CA

SURVEY



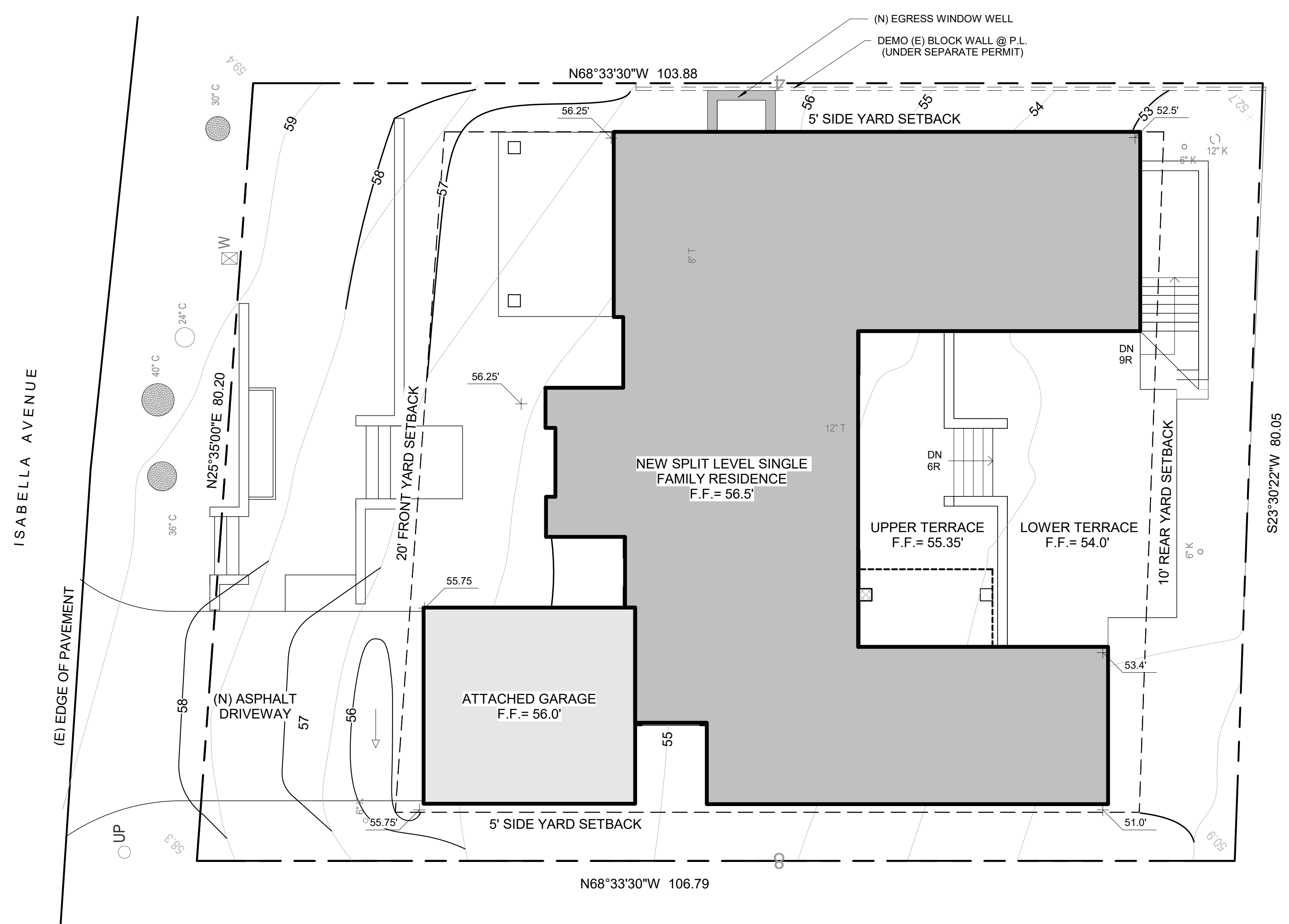
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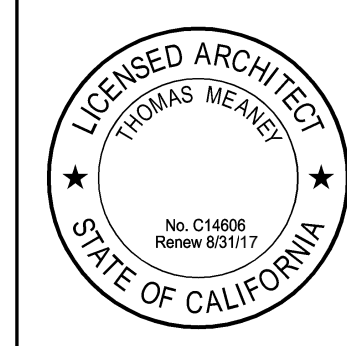
SITE PLAN

1/8" = 1'-0"

#	Date	Description

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SITE PLAN



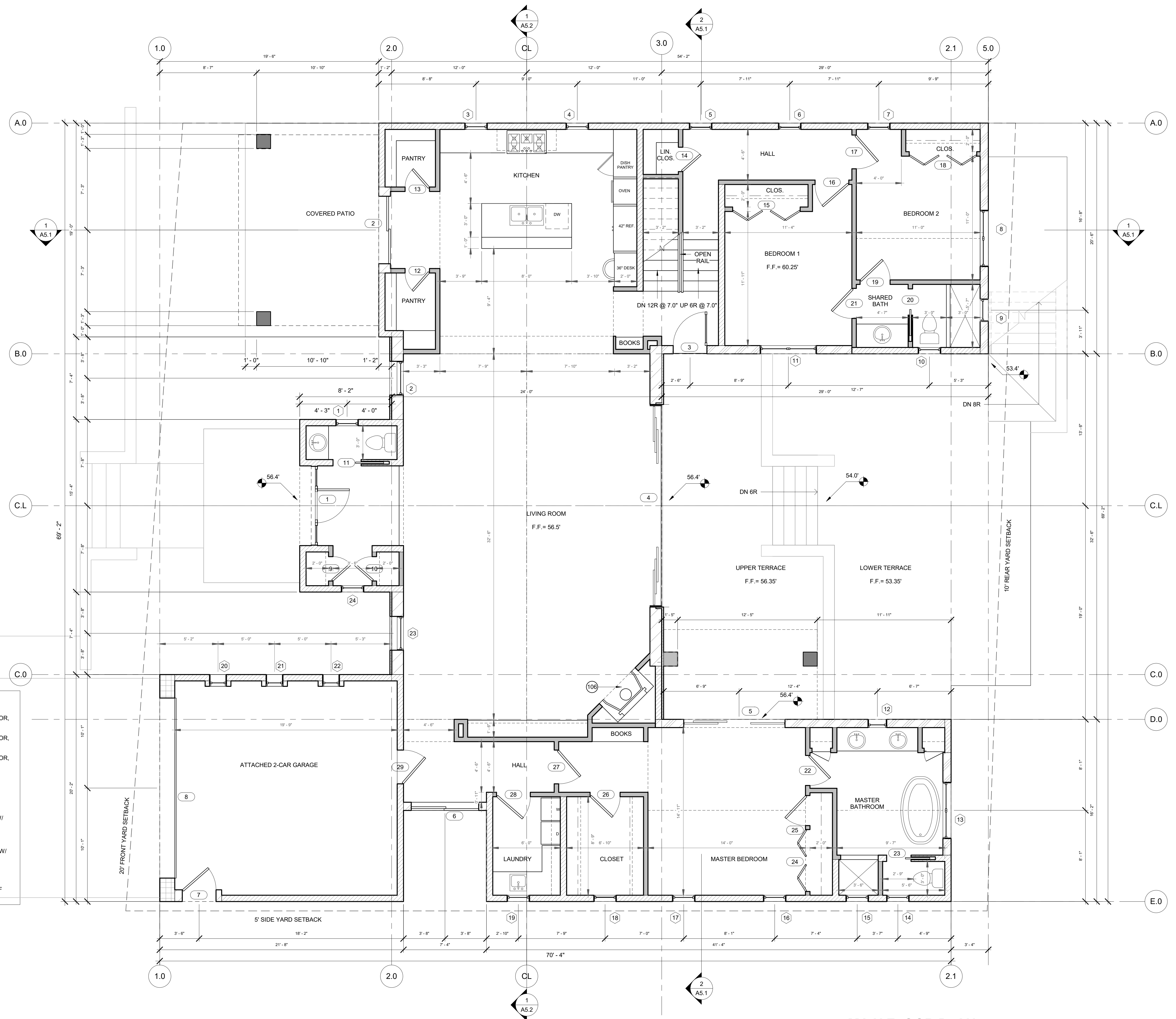
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WALL LEGEND	
	2X4 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
	2X6 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
	2X8 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
	2X12 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
	2" STONE VENEER PER DETAIL
	8" MASONRY WALL PER STRUCTURAL W/ 2X4 STUD INSULATION FURRING WALL (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL)
	12" MASONRY WALL PER STRUCTURAL W/ 2X4 STUD INSULATION FURRING WALL (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL)

ALL DIMENSIONS TO FACE OF GYBOARD INTERIORS, FACE OF SHEATHING EXTERIORS.

MAIN FLOOR PLAN

1/4" = 1'-0"

Revision Schedule		
#	Date	Description

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MAIN FLOOR PLAN



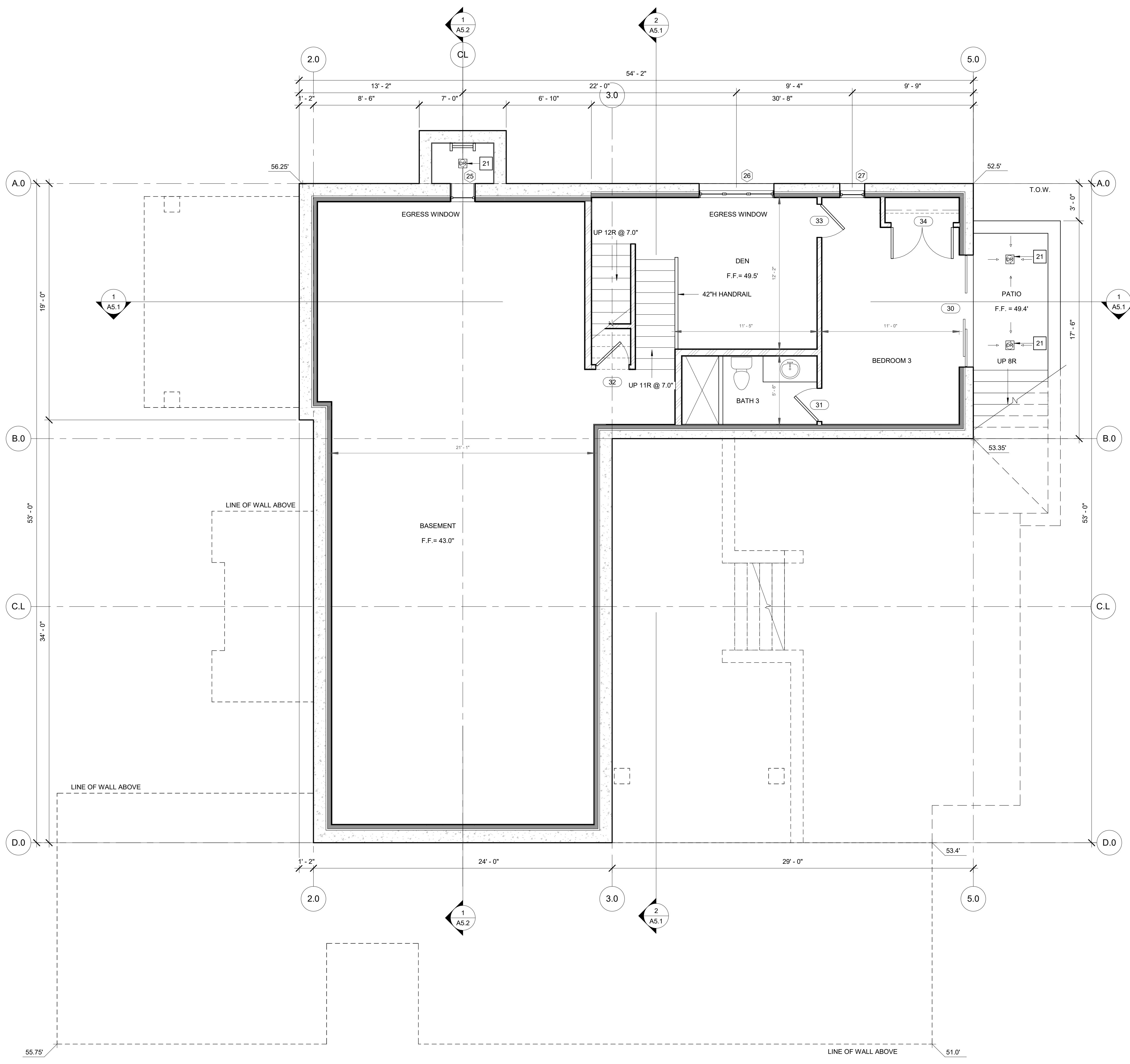
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A2.1

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ALL DIMENSIONS TO FACE OF GYBOARD INTERIORS, FACE OF SHEATHING EXTERIORS.



BASEMENT AND DEN FLOOR PLANS

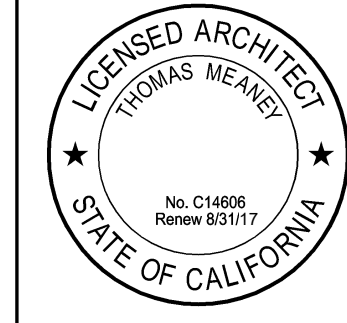
1/4" = 1'-0"

Revision Schedule		
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LOWER FLOOR PLAN

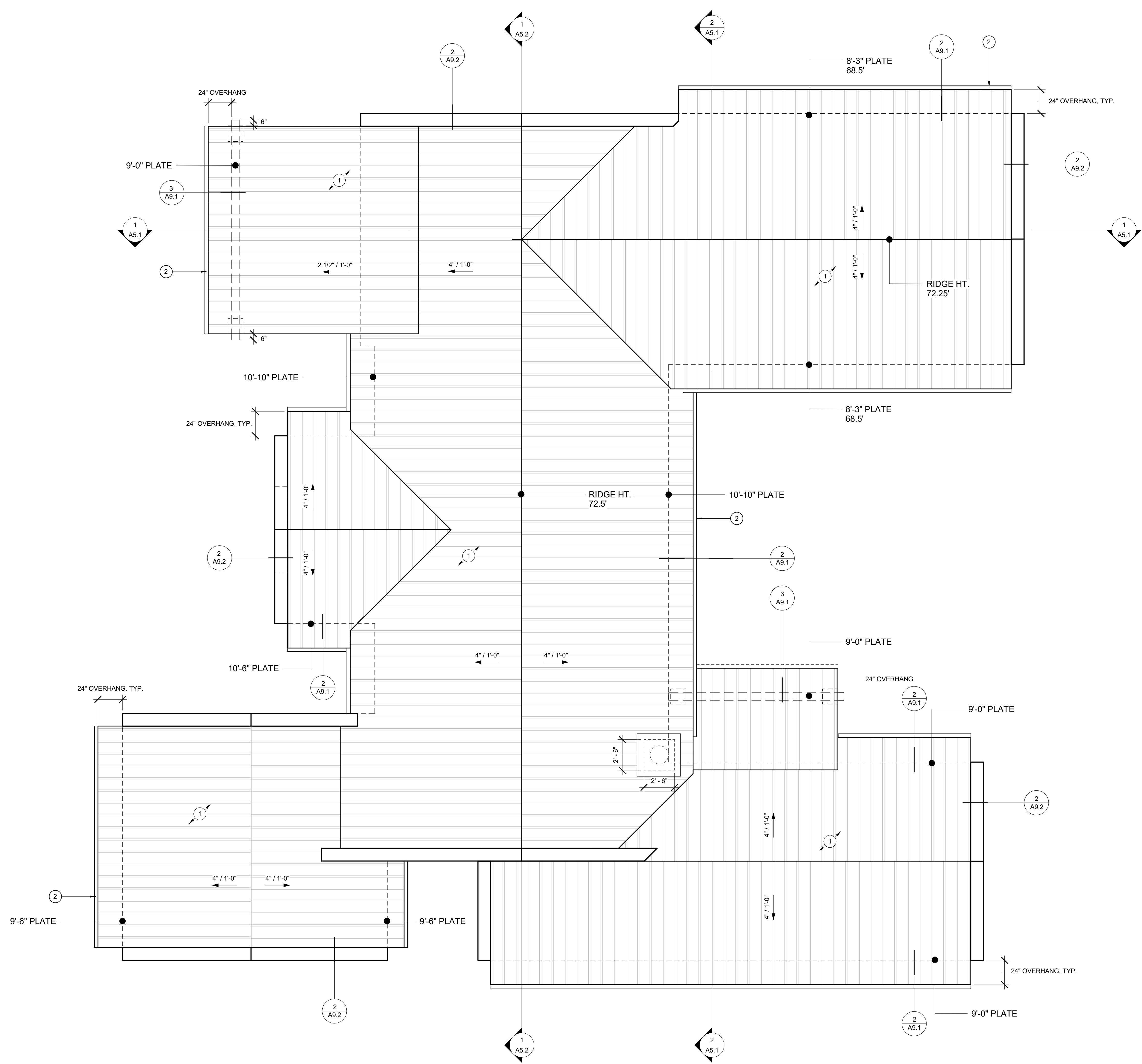


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A2.2

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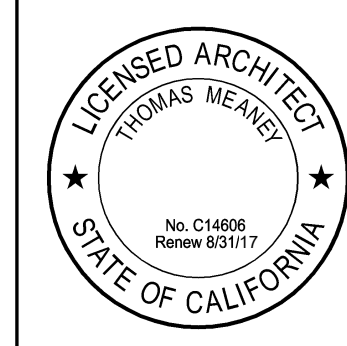
ROOF PLAN
1/4" = 1'-0"

#	Date	Description

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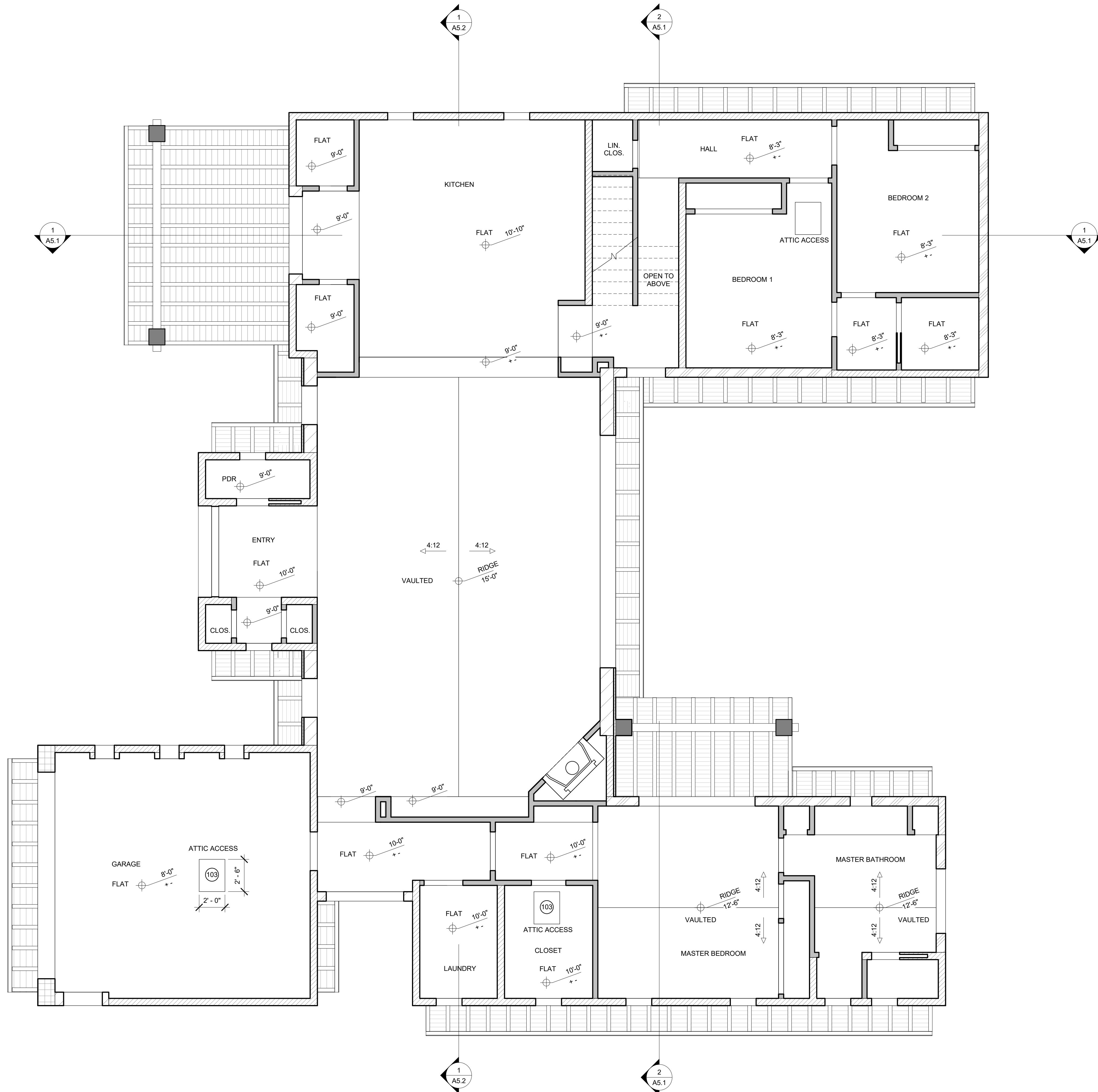
ROOF PLAN



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A3.1

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FINISH FLOOR RCP

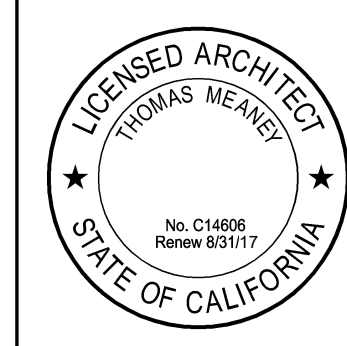
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REFLECTED
 CEILING PLAN

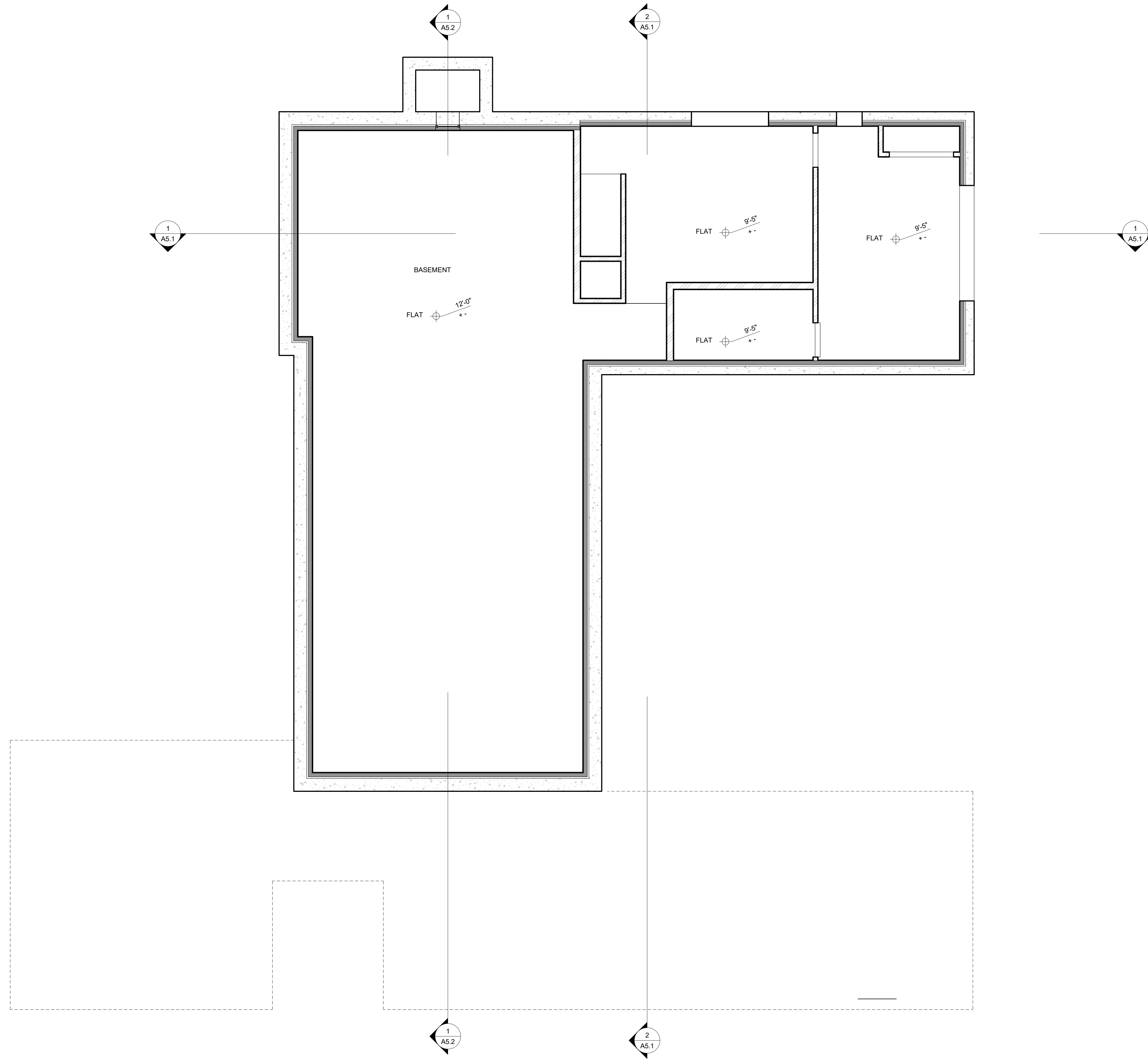


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A4.1

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BASEMENT AND DEN RCP

1/4" = 1'-0"

Revision Schedule

#	Date	Description

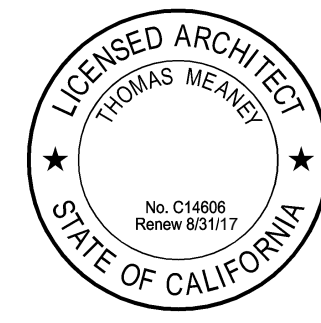
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LOWER LEVEL
REFLECTED
CEILING PLANS



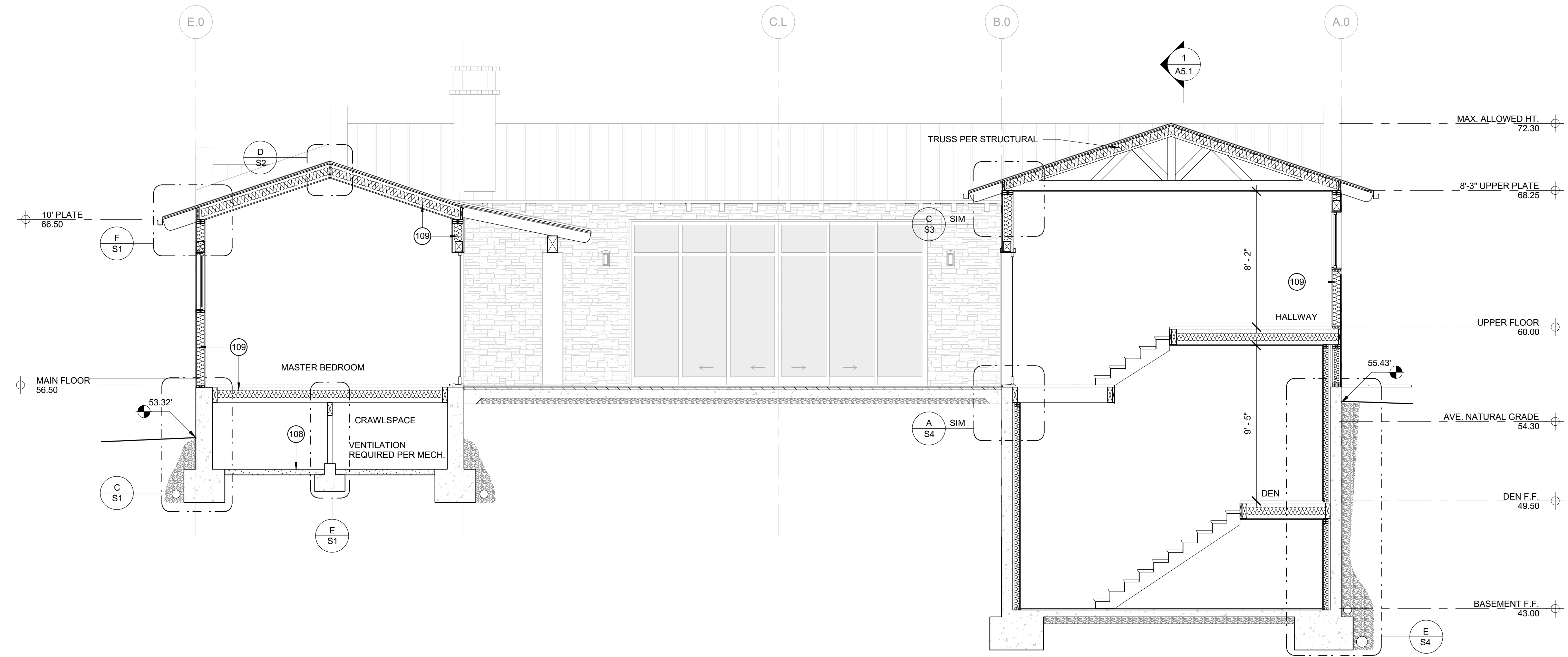
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Sheet

A4.2

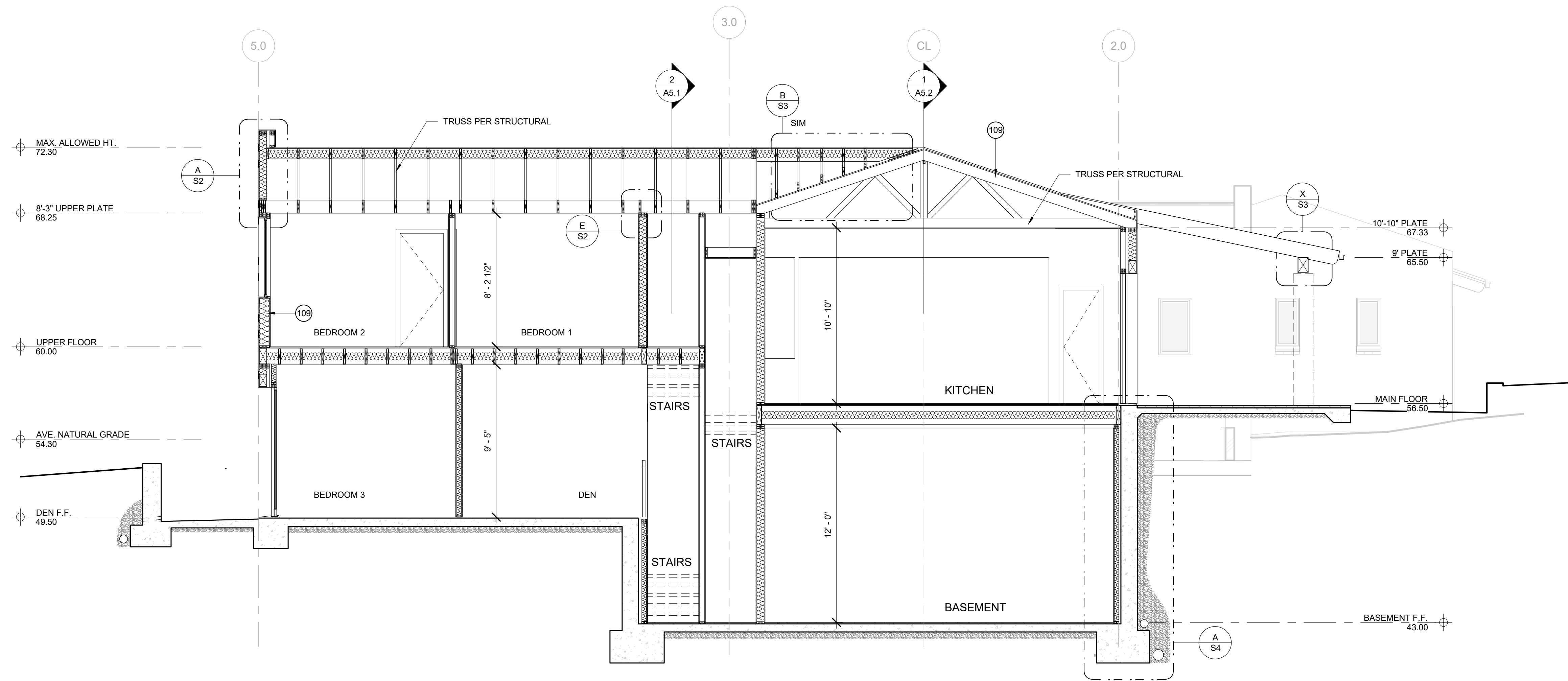
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BUILDING SECTION 2

1/4" = 1'-0"



BUILDING SECTION 1

1/4" = 1'-0"

Revision Schedule	
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BUILDING SECTIONS

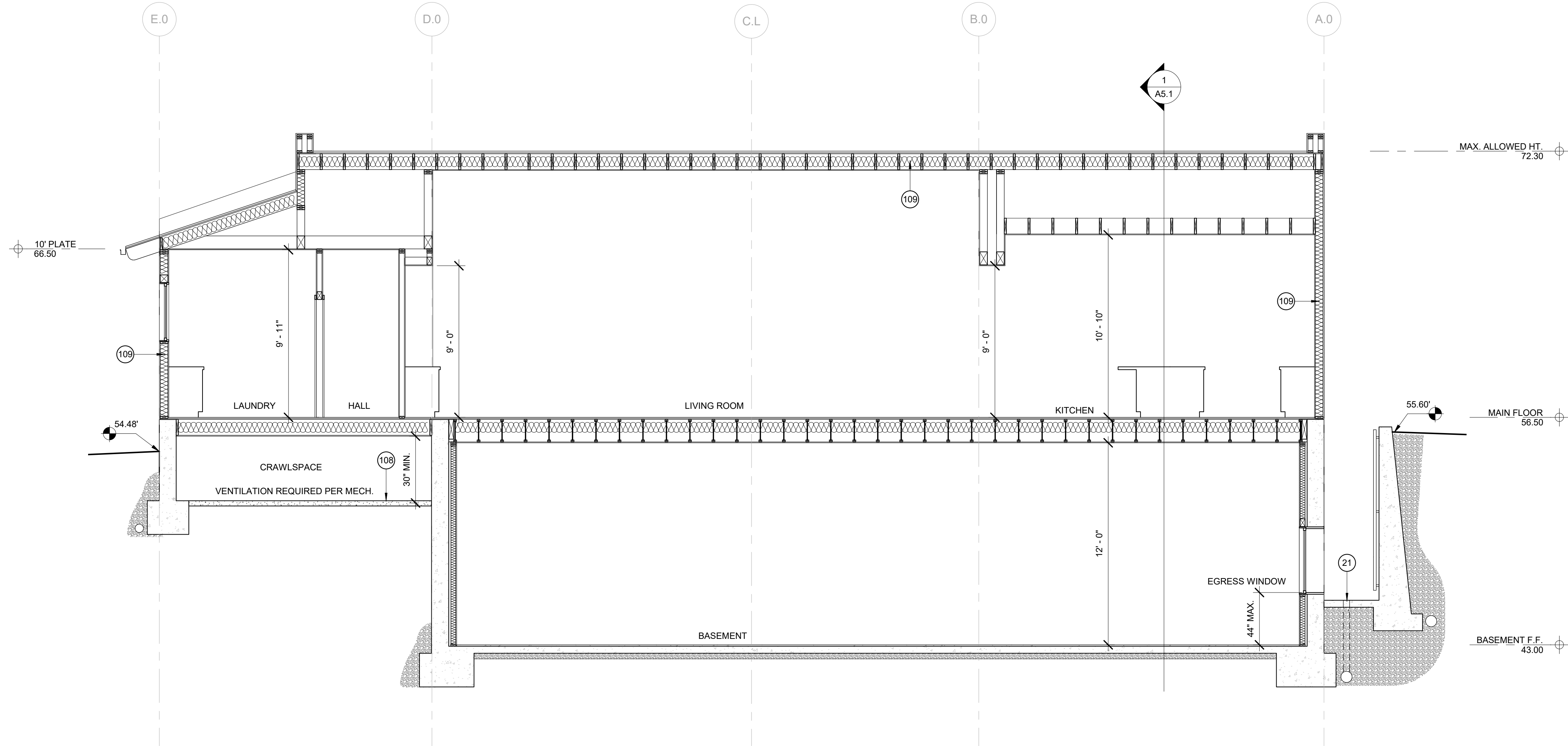


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 Scale: 1/4" = 1'-0"
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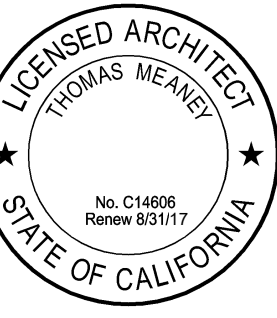


BUILDING SECTION 1
1/4" = 1'-0"

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26307 ISABELLA AVE.
CARMEL BY THE SEA, CA

BUILDING SECTIONS



Date: 2017-04-06
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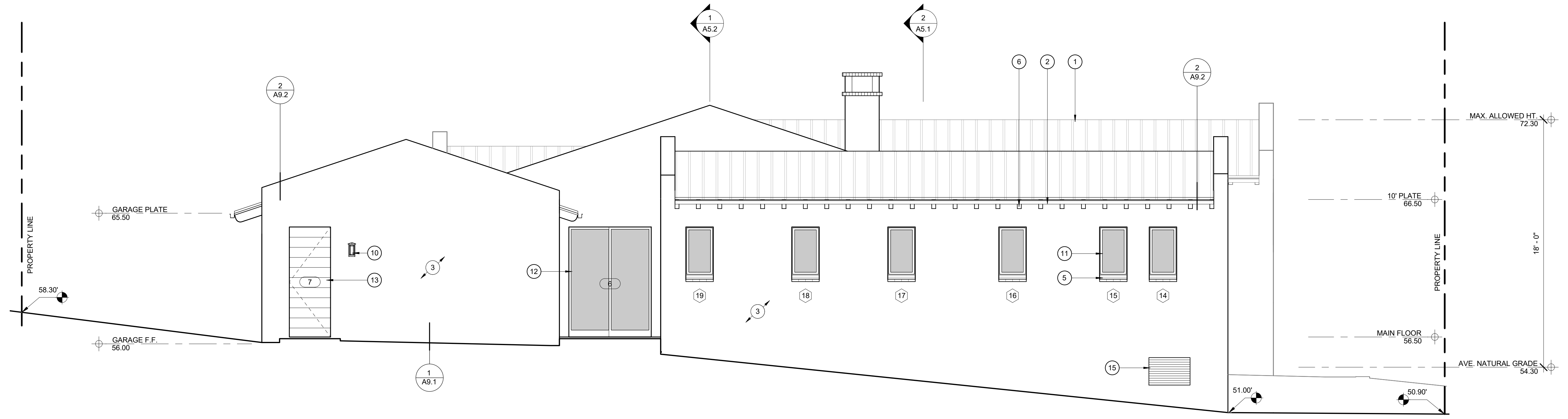
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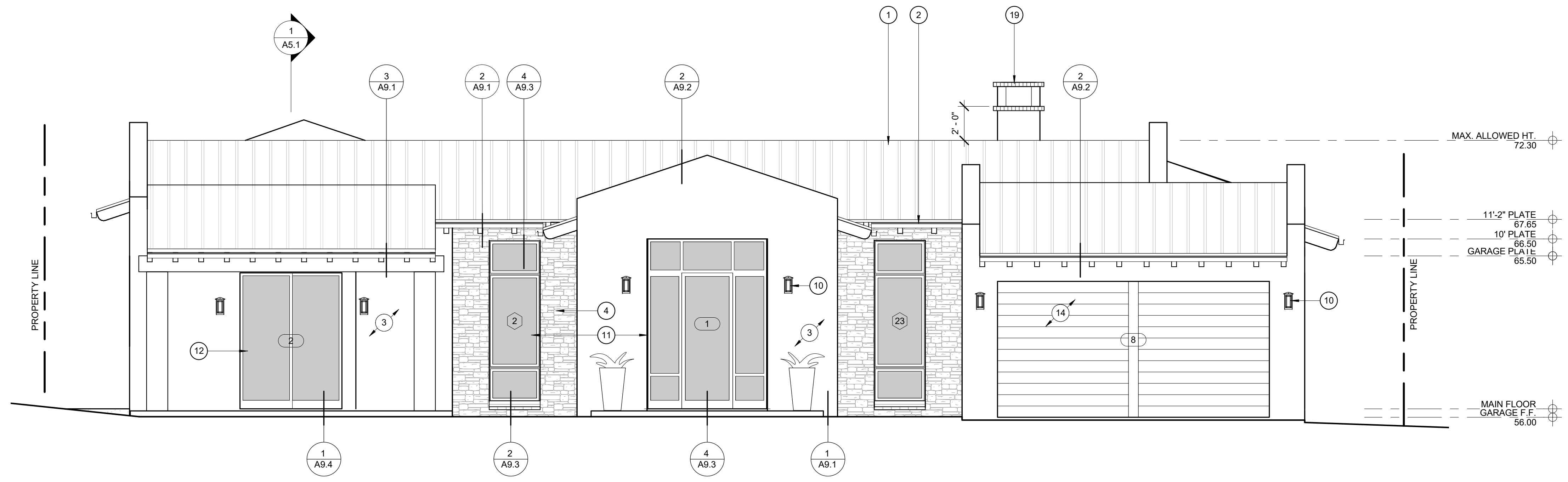
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SOUTH

1/4" = 1'-0"



WEST

1/4" = 1'-0"

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EXTERIOR ELEVATIONS

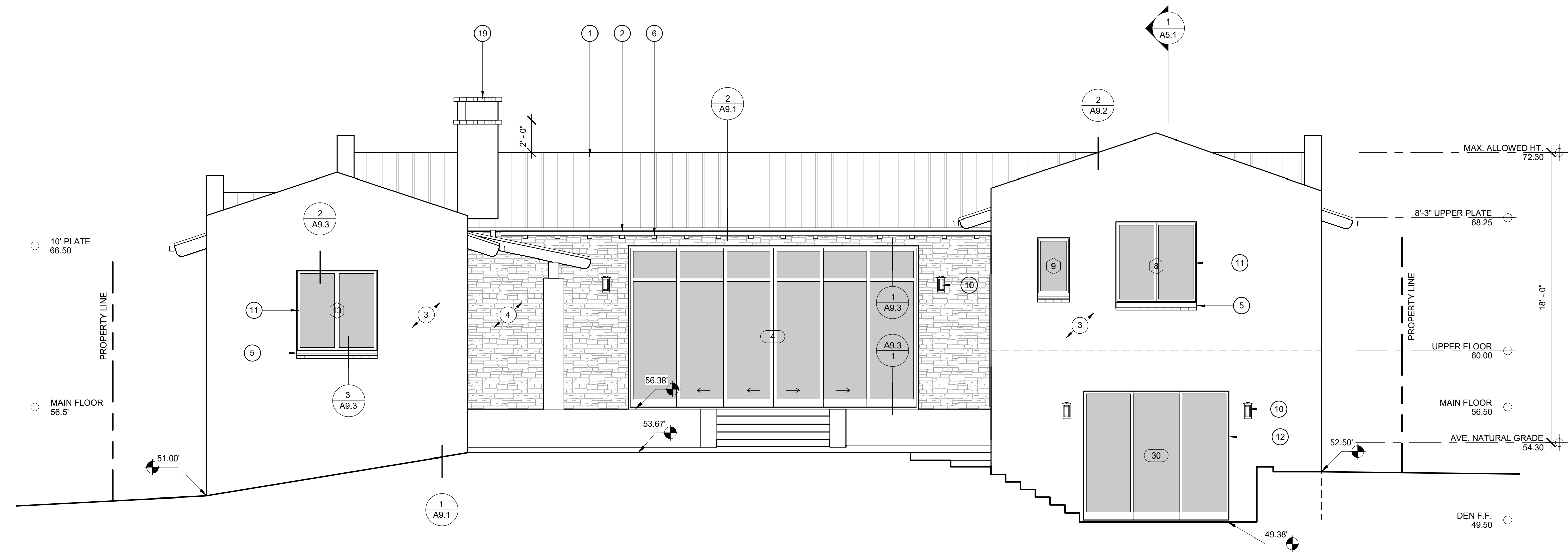


Date 2017-04-06
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 Job # ISAB-2016-11

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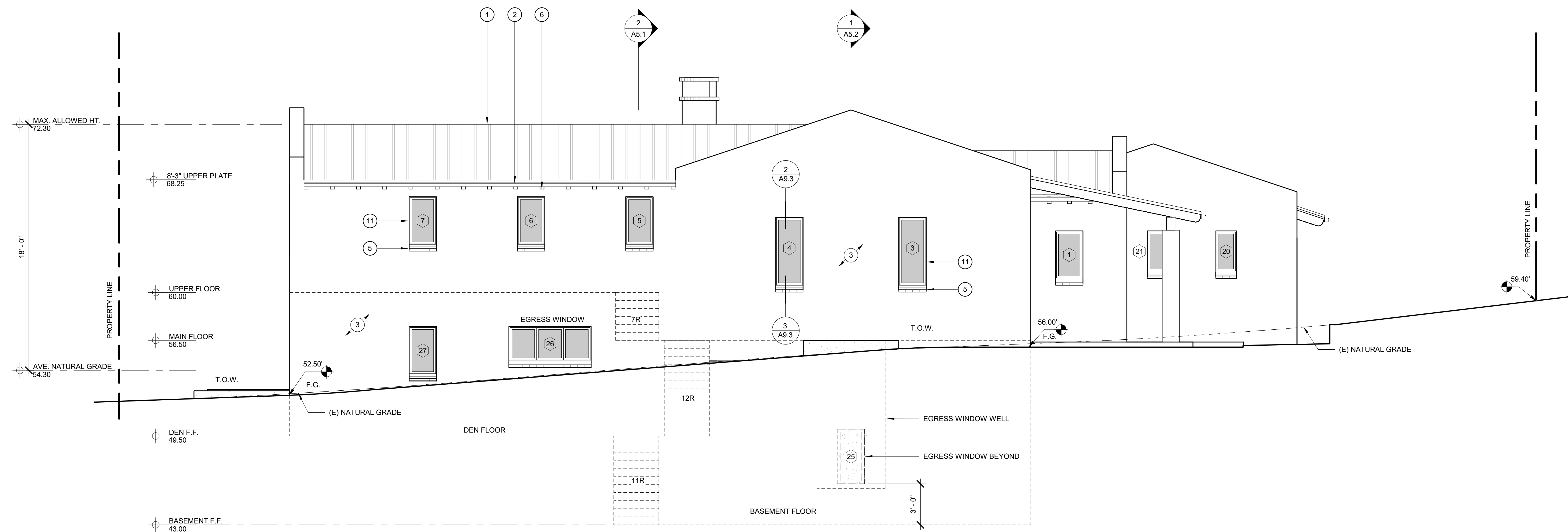
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EAST

1/4" = 1'-0"



NORTH

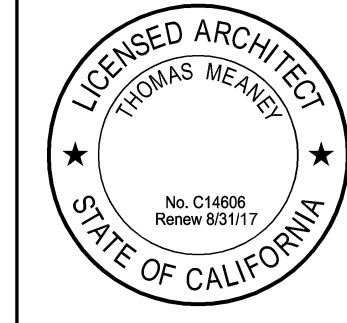
1/4" = 1'-0"

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EXTERIOR ELEVATIONS



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WINDOW

MARK	TYPE MARK	WIDTH	HEIGHT	HEAD HT.	GLAZING	REMARKS	FRAME MTL.	FRAME TYPE
1	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
2	1	3'-0"	5'-6"	5'-11"	DUAL, LOW E TEMP.	SINGLE	METAL	FIXED W/ OPERABLE HOPPER, FIXED TRANSOM
3	2	2'-0"	5'-0"	9'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
4	2	2'-0"	5'-0"	9'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
5	2	2'-0"	3'-6"	7'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
6	2	2'-0"	3'-6"	7'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
7	2	2'-0"	3'-6"	7'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
8	4	5'-0"	5'-0"	8'-0"	DUAL, LOW E	PAIR	METAL	CASEMENT
9	2	2'-0"	3'-6"	7'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
10	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
11	4	5'-0"	5'-0"	8'-0"	DUAL, LOW E	PAIR	METAL	CASEMENT
12	2	1'-8"	3'-0"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
13	4	5'-0"	5'-0"	8'-6"	DUAL, LOW E	PAIR	METAL	CASEMENT
14	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
15	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
16	4	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
17	4	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
18	3	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
19	3	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CAS
20	2	1'-6"	3'-0"	8'-0"	DUAL, LOW E	SINGLE	METAL	FIXED
21	2	1'-6"	3'-0"	8'-0"	DUAL, LOW E	SINGLE	METAL	FIXED
22	2	1'-6"	3'-0"	8'-0"	DUAL, LOW E	SINGLE	METAL	FIXED
23	1	3'-0"	5'-6"	5'-11"	DUAL, LOW E TEMP.	SINGLE	METAL	FIXED W/ OPERABLE HOPPER, FIXED TRANSOM
24	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
25		2'-0"	4'-0"	7'-0"	DUAL, LOW E	SINGLE, EGRESS	METAL	EGRESS
26	2	6'-0"	2'-6"	8'-0"	DUAL, LOW E	PAIR	METAL	CASEMENT
27	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT

WINDOW/DOOR

- GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 5 FT. OF THE TOP OR BOTTOM OF STAIRS OR LANDINGS SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS (> 9 SQ FT) WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.
- GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.
- EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44".
- GLAZING IN EXTERIOR DOORS AND WINDOWS SHALL CONFORM TO HIGH FIRE REQUIREMENTS WITH AT LEAST ONE TEMPERED PANE.
- VERIFY OPENINGS FOR REPLACEMENT WINDOWS
- ALL GLAZING TO MEET MIN. REQUIREMENTS:
WINDOWS: .17 SHGC, .32 U-FACTOR
DOORS: .07 SHGC, .37 U-FACTOR
- THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND DOORS UNTIL FINAL INSPECTION

WINDOW

1. ALL GLAZING TO BE DUAL LOW E.
 2. ALL GLAZING REQUIRED TO BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE PER WINDOW, REQUIRED TO BE 31/2" TEMPERED GLASS, DUAL OR MULTILAYERED GLAZED PANELS, 1/4" LAMINATED GLASS, GLASS BLOCK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES PER 2007 CBC CHAPTER 7A & SBCC HIGH FIRE HAZARD AREA STANDARDS.
 3. ALL OPERABLE WINDOWS TO BE SCREENED.
 4. ALL CASEMENT WINDOWS, U.A.D. PER WINDOW SCHEDULE.
 5. ALL WINDOWS TO BE INTERIOR PAINTED, U.A.D. PER PLAN.

NOTES

- SURFACES SHALL BE CLEAN AND DRY AND PRIME WITH CONTACT ADHESIVE.
- FLASHING SHALL BE A MINIMUM OF #16 GAGE. FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT OVER THE WALL 2" MIN.
- SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS, OVERLAPS TO BE 2" MIN.
- SILL PAN TO BE COPPER U.A.D. CONTRACTOR TO SUBMIT SAMPLE FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION IF OTHER THAN COPPER.

DOOR

VV	WIDTH	HEIGHT	GLAZING	DESCRIPTION	REMARKS	FRAME TYPE	DOOR TYPE
1	3'-0"	10'-0"	DUAL, LOW E TEMP.	ENTRY WITH FIXED SIDELIGHTS	FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
2	6'-0"	8'-0"	DUAL, LOW E TEMP.	SLIDER, PAIR	FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
3	3'-0"	8'-0"	DUAL, LOW E TEMP.	SWING			
4	18'-0"	8'-0"	DUAL, LOW E TEMP.	SLIDER, 6W - OXXXXO	FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
5	9'-0"	8'-0"	DUAL, LOW E TEMP.	SLIDER, 3W - OXO	FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
6	6'-0"	8'-0"	DUAL, LOW E TEMP.		FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
7	3'-0"	8'-0"					
8	16'-0"	8'-0"		ALUM. GARAGE DOOR			
9	2'-2"	7'-0"					
10	2'-2"	7'-0"					
11	2'-6"	7'-0"					
12	2'-2"	7'-0"					
13	2'-2"	7'-0"					
14	2'-2"	7'-0"					
15	6'-0"	7'-0"					
16	3'-0"	7'-0"					
17	3'-0"	7'-0"					
18	6'-0"	7'-0"					
19	2'-8"	7'-0"					
20	2'-4"	7'-0"					
21	2'-8"	7'-0"					
22	2'-8"	7'-0"					
23	2'-2"	7'-0"					
24	5'-6"	7'-0"					
25	2'-8"	7'-0"					
26	2'-8"	7'-0"					
27	3'-0"	7'-0"					
28	3'-0"	7'-0"					
29	3'-0"	7'-0"					
30	9'-0"	8'-0"	DUAL, LOW E TEMP.	SLIDER, 3W - OXO	FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
31	2'-8"	7'-0"					
32	2'-8"	7'-0"					
33	2'-8"	7'-0"					
34	5'-0"	7'-0"					

DOOR NOTES

- ALL EXTERIOR DOORS AND WINDOWS TO BE ALUMINUM, FLEETWOOD 'KONA' SERIES, DARK BRONZE, U.N.O.,
- ALL INTERIOR DOORS TO BE SOLID CORE, PAINT GRADE, PER OWNER, TYP, U.N.O.

VERIFY OPENING WIDTH, DOOR PER OWNER

DOOR TYPES

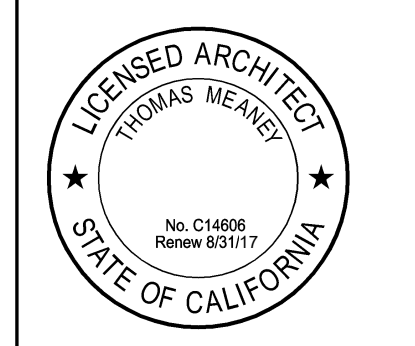
Revision Schedule

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WINDOW DOOR SCHEDULES, FINISH NOTES



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Sheet: **A8.1**

KEY NOTES - INTERIOR

- 101 5/8" TYPE X GYPBOARD SMOOTH TEXTURE
- 102 5/8" TYPE X-WR GYPBOARD SMOOTH TEXTURE
- 103 ACCESS TO ATTIC, 24"X30" MIN. OPENING, 30"X30" MIN. OPENING WHERE FAU OR WATER HEATER IS LOCATED IN ATTIC, 30" MIN. HEADROOM ABOVE OPENING
- 104 TILE FLOOR AND WALL, THINSET OVER 3/8" MIN. HARDIE BACKERBOARD VERIFY W/ ARCHITECT
- 105 TILE CEILING, OVER WR GYP. BOARD, TO MATCH FLOOR AND WALL, VERIFY W/ ARCHITECT
- 106 INTERIOR FACTORY-BUILT MASONRY FIREPLACE, MFR.: ISOKERN, MODEL: MAGNUM SERIES. VERIFY FIREBOX W/ ARCHITECT. SET FIREBOX FLUSH WITH TOP OF HEARTH AND FINISH FLOOR, HEARTH 20" MIN. GLASS DOORS TO BE INSTALLED AT FIREPLACE PER CODE.
- 107 FIREPLACE HEARTH, MIN. 20" DISTANCE FROM FIREPLACE OPENING TO COMBUSTIBLES, VERIFY W/ ARCHITECT
- 108 CONCRETE RAT SLAB W/ MECHANICAL VENTILATION IN ALL CRAWL SPACES.

ALL MATERIALS AND CONSTRUCTION TO FULLY COMPLY WITH LOCAL FIRE REQUIREMENTS.

WINDOW

KEY NOTES - EXTERIOR

- 1 STANDING SEAM METAL ROOF W/ 13" SEAM. MFR: CUSTOM-BILT METALS (WWW.CUSTOMBILTMETALS.COM), TITAN SERIES 100 OR EQUIVALENT, COLOR: ZINC GRAY, RIDGE VENT TO MATCH.
- 2 4" BOX METAL GUTTER W/ 3"x4" BOX METAL DOWNSPOUTS TO MATCH ROOF, TIE INTO STORM DRAIN SYSTEM.
- 3 7/8" SMOOTH STEEL TROWEL EXTERIOR PLASTER, 'MISSION' TEXTURE PER ARCHITECT, OVER METAL LATH AND BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), W/ PAINT. COLOR: FRAZEE CL2805A (VERIFY IN FIELD).
- 4 2" THIN STONE VENEER, STONES LAID HORIZONTAL, ATTACHMENT PER MFR. SPECIFICATIONS TO COMPLY W/ 2007 CBC SECTION 1405.9, GROUT FLUSH W/ COLOR TO MATCH STONE, PROVIDE SAMPLE IN FIELD, SUPPLIED BY: 3 NORTH STONE (WWW.3NORTHSTONE.COM), COLOR: AMALFI COAST COBBLE.
- 5 STONE SILL, STONES LAID HORIZONTAL OVER BUILDING PAPER, METAL LATH AND MORTAR, GROUT FLUSH W/ COLOR TO MATCH STONE. PROVIDE SAMPLE IN FIELD, SUPPLIED BY: 3 NORTH STONE (WWW.3NORTHSTONE.COM), COLOR: AMALFI COAST COBBLE.
- 6 4X8 WOOD RAFTER TAILS - TYPICAL, TWO COATS OF SEMI-TRANSPARENT STAIN, COLOR: FRAZEE CL2935D (VERIFY WITH ARCHITECT).
- 7 EXTERIOR WOOD BEAMS AT TERRACE - TYPICAL, TWO COATS OF SEMI-TRANSPARENT STAIN, COLOR: FRAZEE CL3935F (VERIFY WITH ARCHITECT).
- 8 BRICK CAP AT TERRACE WALL AND CHIMNEY, VERIFY W/ ARCHITECT.
- 9 TERRACE PAVERS, VERIFY W/ ARCHITECT
- 10 SURFACE WALL SCONCE, MFR: BEGA (WWW.BEGA-US.COM) PRODUCT NO. 2483
- 11 ALUMINUM WINDOW, MFR: FLEETWOOD (WWW.FLEETWOODUSA.COM), KONA SERIES, COLOR: DARK BRONZE.
- 12 ALUMINUM DOOR, MFR: FLEETWOOD (WWW.FLEETWOODUSA.COM), KONA SERIES, COLOR: DARK BRONZE.
- 13 WOOD PLANK DOOR W/ SOLID STAIN, TEAK OR EQUIVALENT. VERIFY W/ ARCHITECT.
- 14 WOOD PLANK GARAGE DOOR W/ SOLID STAIN. TEAK OR EQUIVALENT. VERIFY W/ ARCHITECT.
- 15 CRAWLSPACE ACCESS DOOR, 26"X24"
- 16 2X6 T&G
- 17 CCW MIRADRAIN SYSTEM W/ QUICK DRAIN CONNECT TO DRAINAGE SYSTEM TO DAYLIGHT.
- 18 4" FRENCH DRAIN IN FILTER FABRIC AT FOUNDATIONS LOCATED AT NORTH SIDES OF BUILDING ONLY. DRAIN TO DAYLIGHT.
- 19 CHIMNEY AND SHROUD W/ SPARK ARRESTOR, VERIFY W/ ARCHITECT, CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING/ROOF WITHIN 10' OF THE CHIMNEY OUTLET
- 20 CHIMNEY OUTLET
- 21 DRAIN BOX PER CIVIL ENGINEER, TIE INTO SUBSURFACE DRAIN SYSTEM

ALL MATERIALS AND CONSTRUCTION TO FULLY COMPLY WITH LOCAL FIRE REQUIREMENTS.

DOOR TYPES

Revision Schedule

#	Date	Description
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FINISHES
SCHEDULE



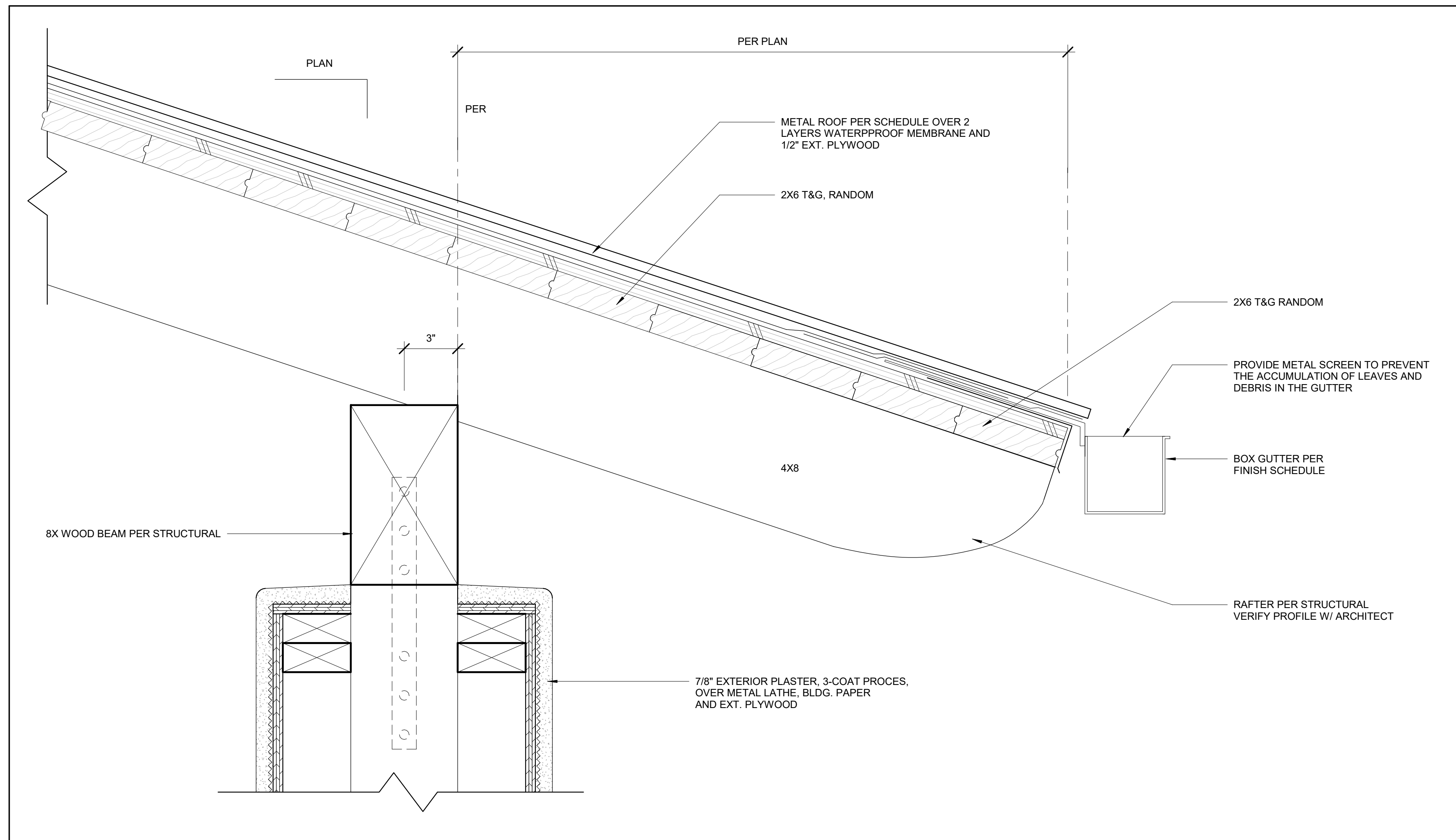
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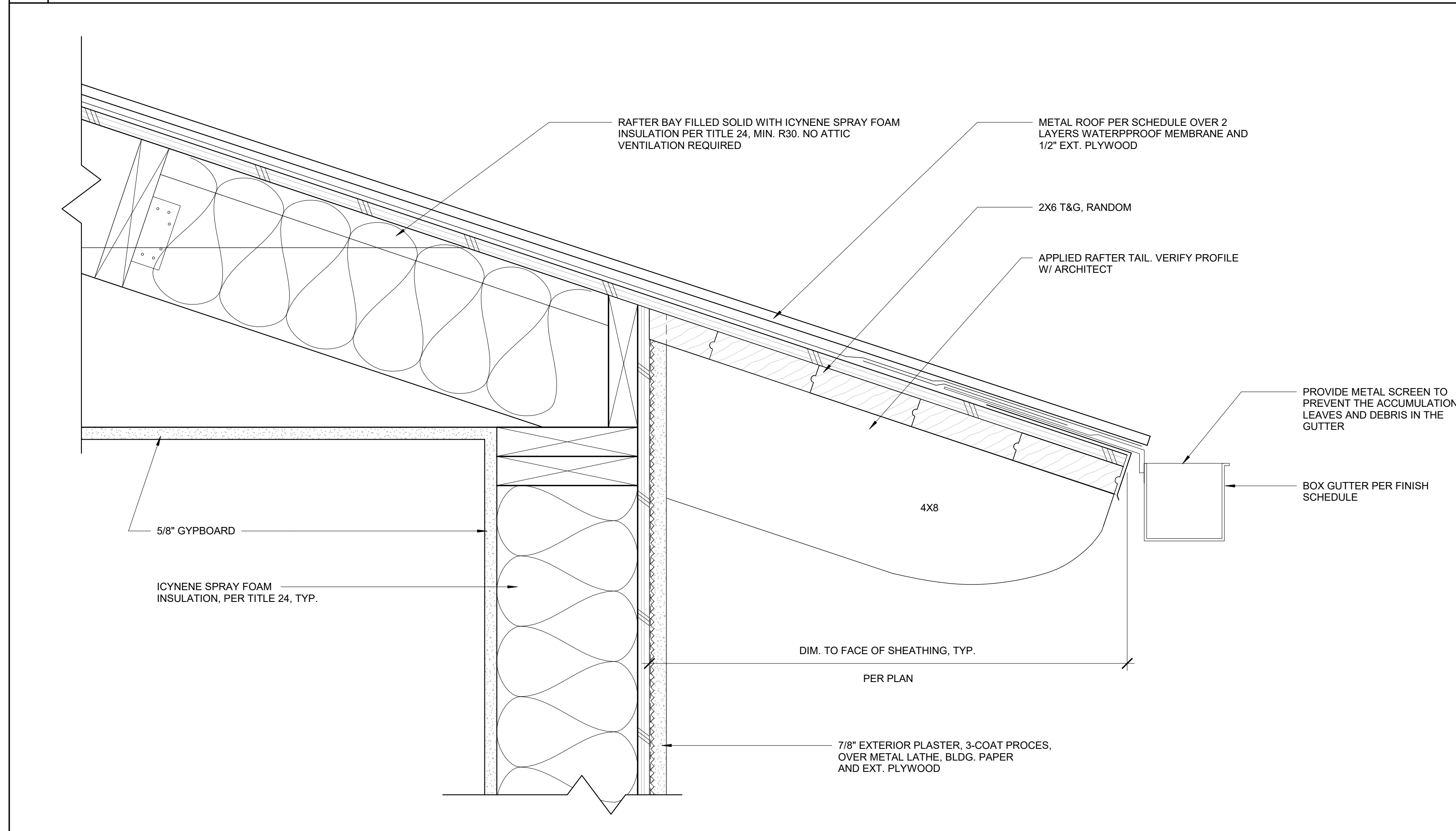
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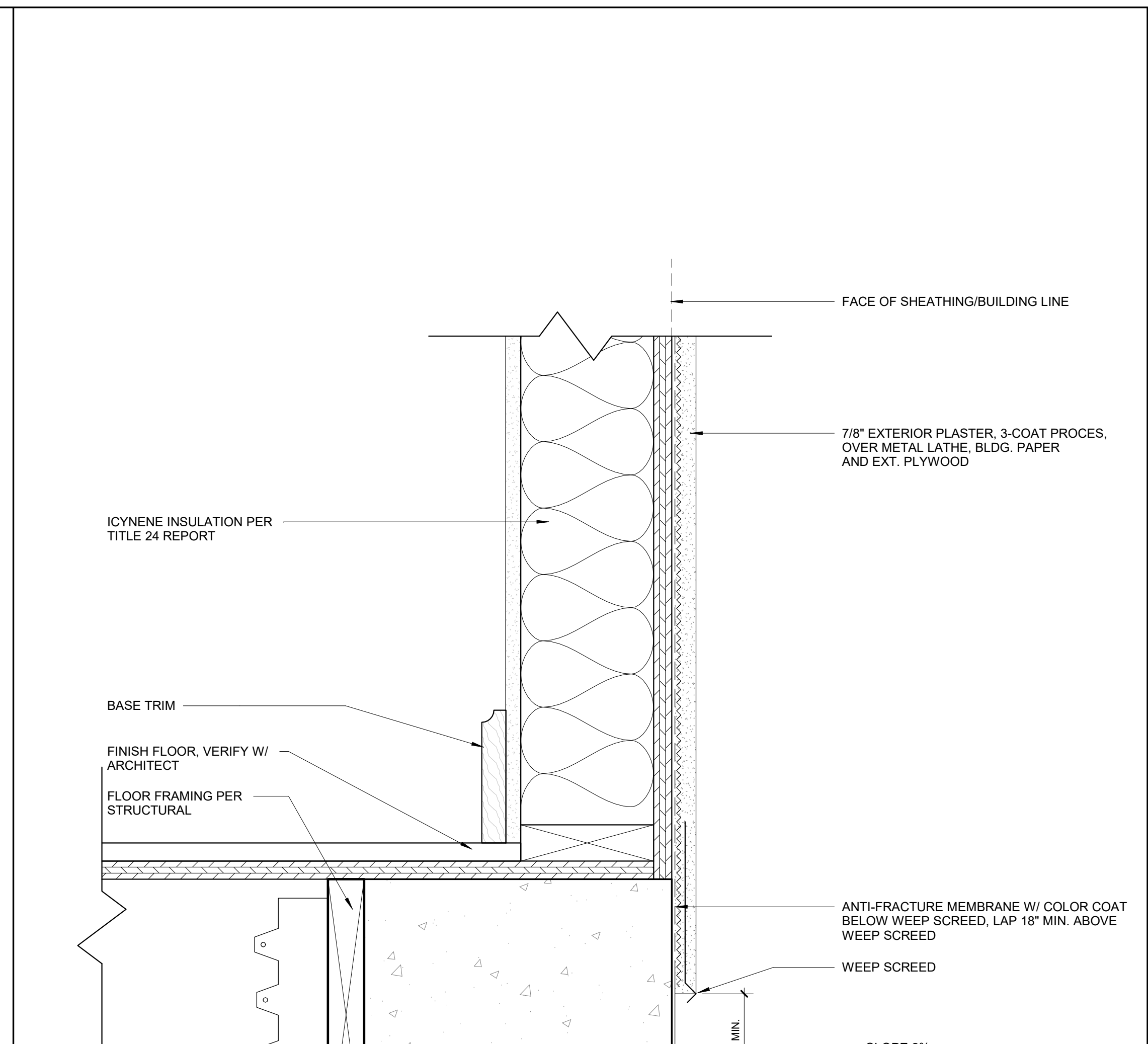
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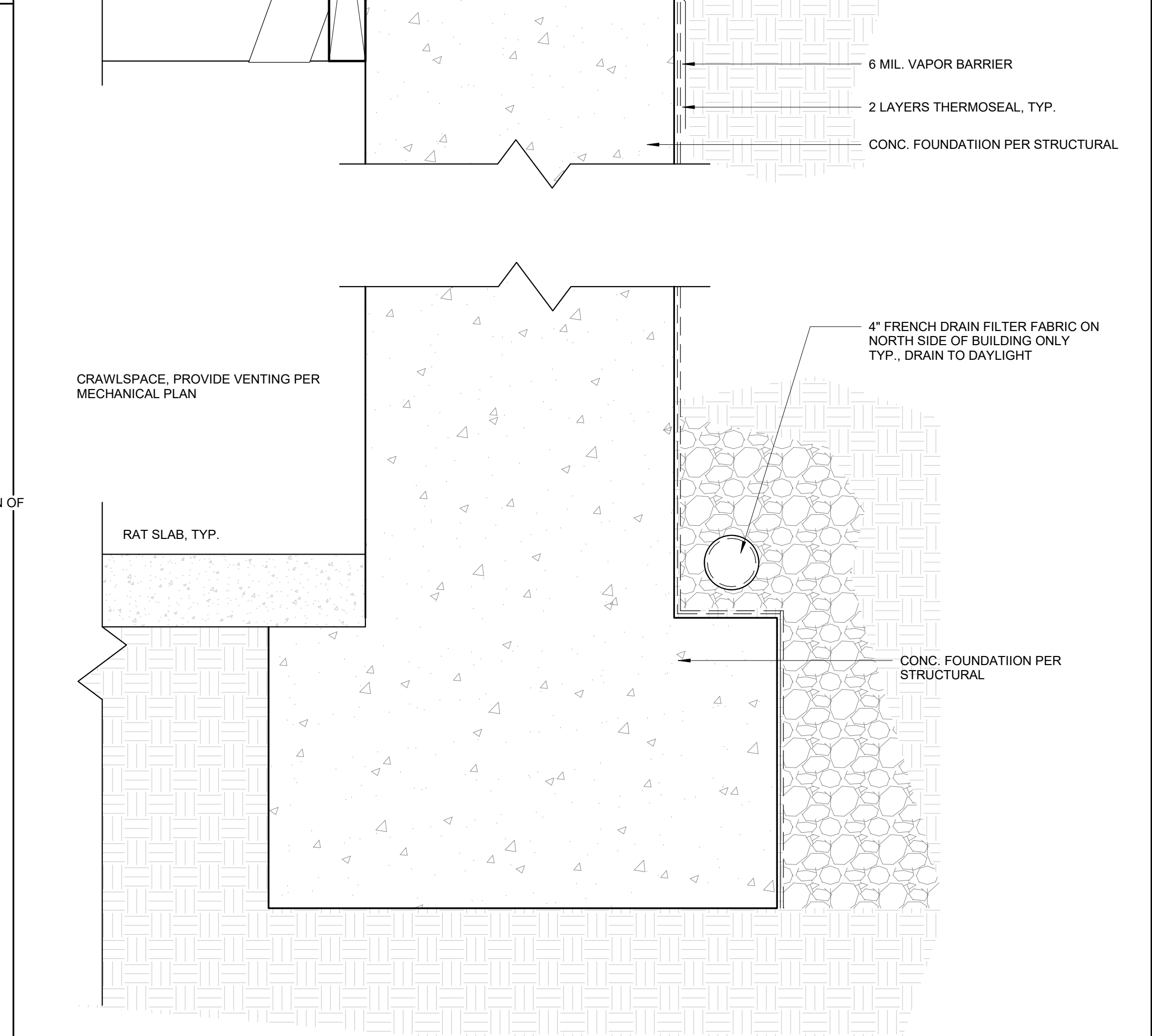
3 ROOF EAVE @ COLUMN 3" = 1'-0"



2 TYP. ROOF EAVE 3" = 1'-0"



1 WALL DETAIL W/ STUCCO 3" = 1'-0"



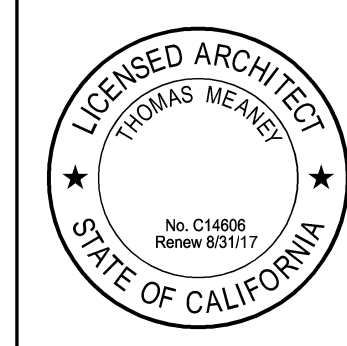
1 CRAWLSPACE DETAIL 3" = 1'-0"

Revision Schedule		
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ARCHITECTURAL DETAILS

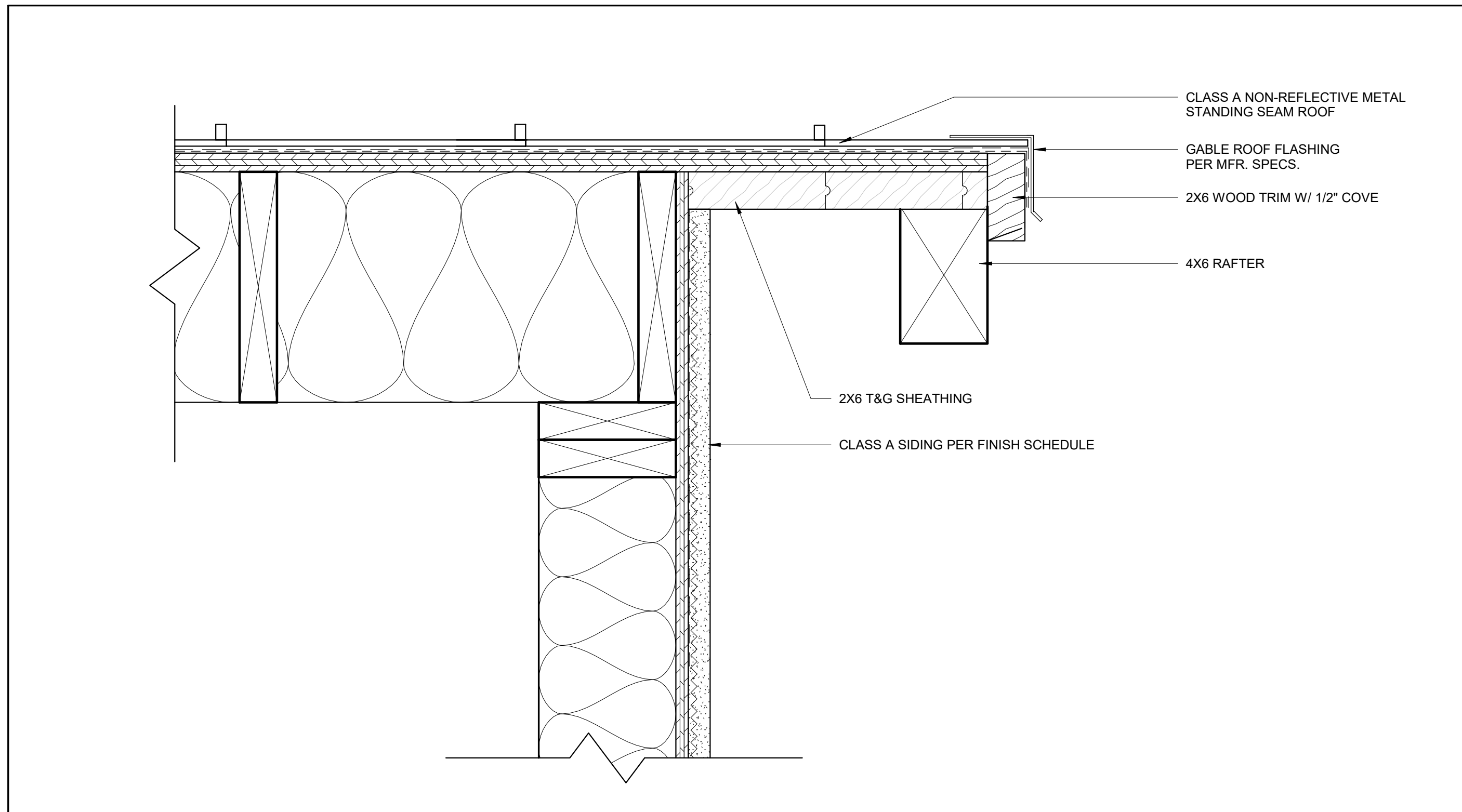


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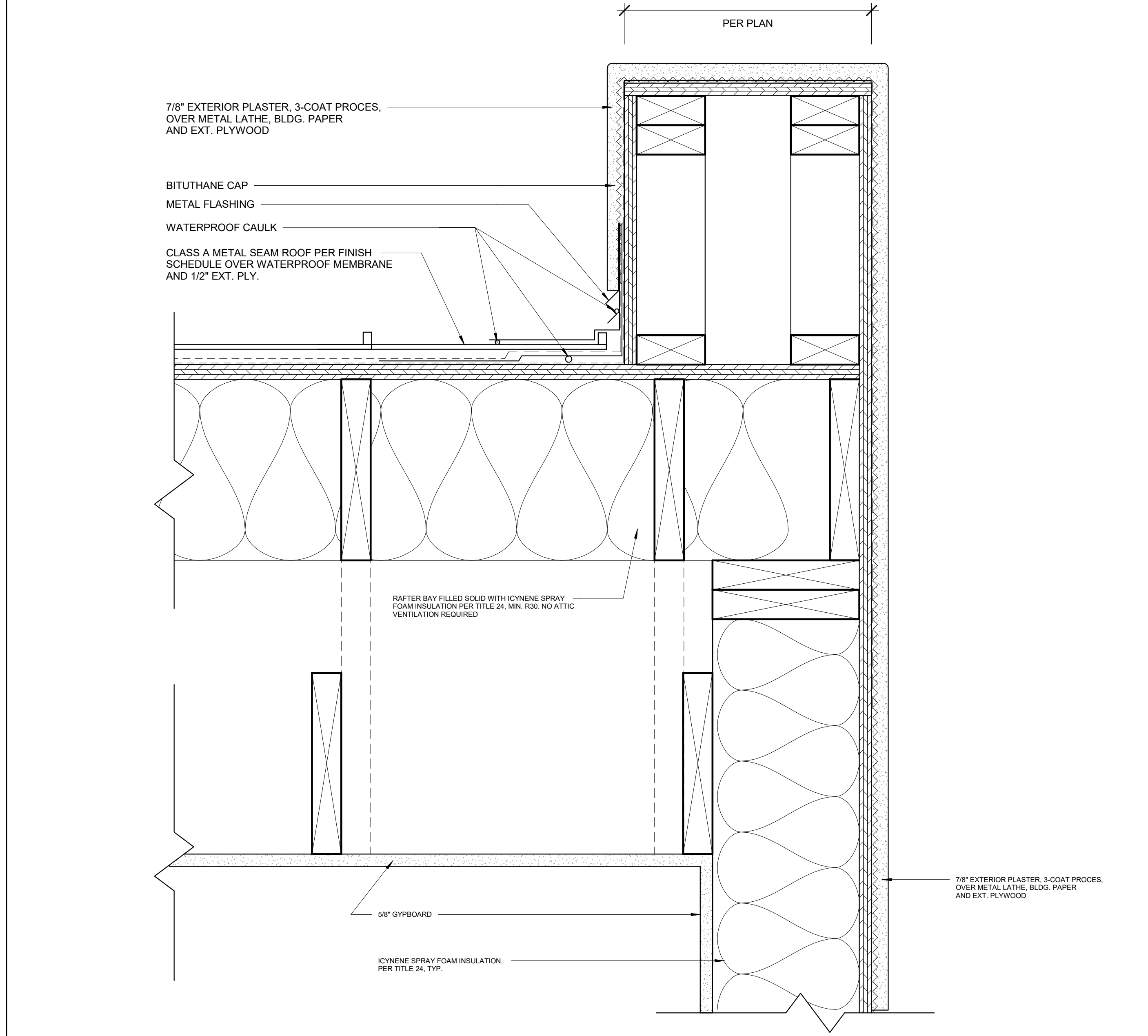
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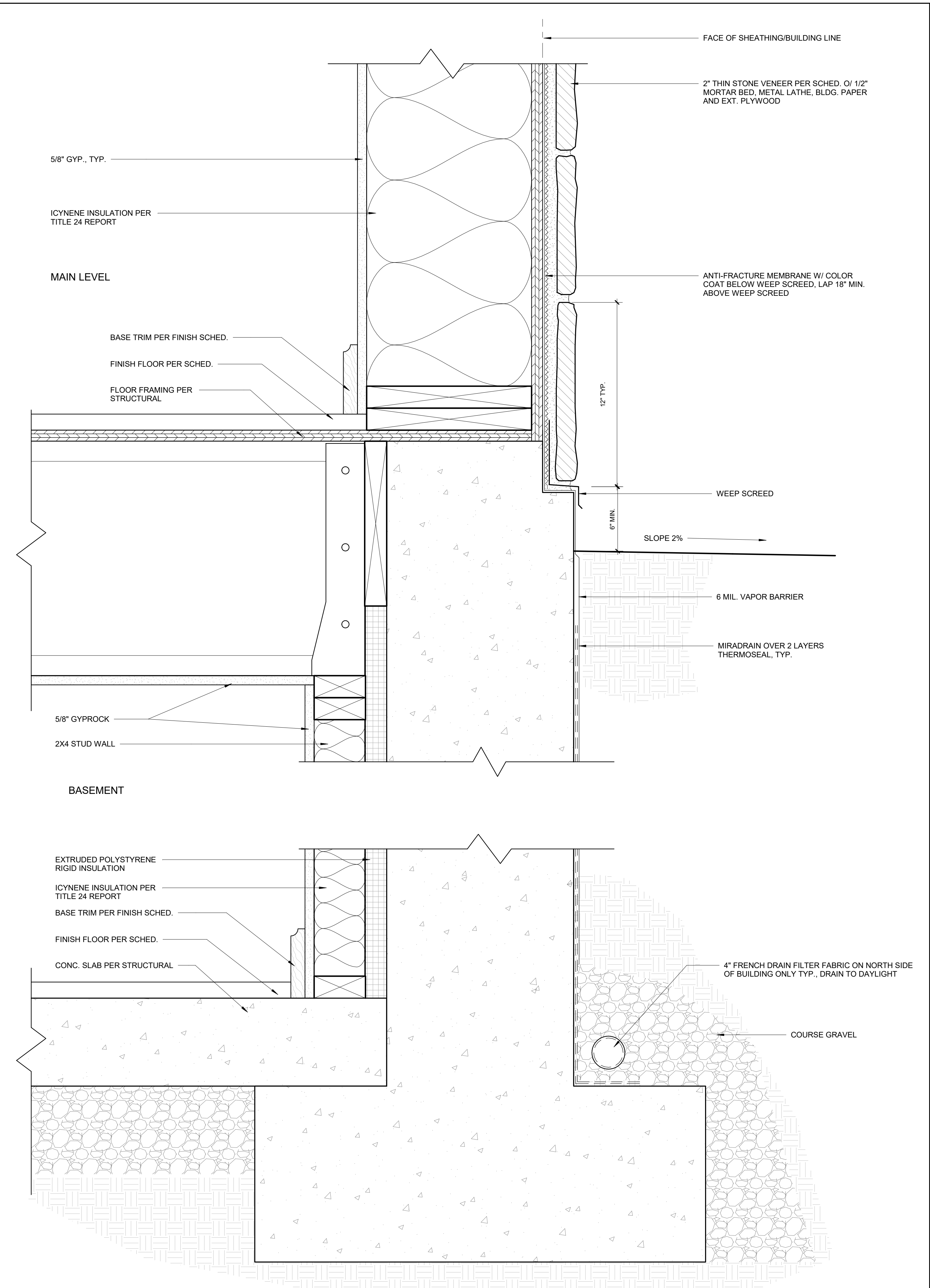
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3 ROOF EAVE, TYP. 3" = 1'-0"



2 ROOF EAVE @ GABLE PARAPET 3" = 1'-0"



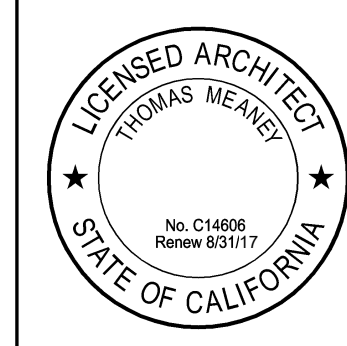
1 WALL DETAIL @ STONE VENEER 3" = 1'-0"

Revision Schedule		
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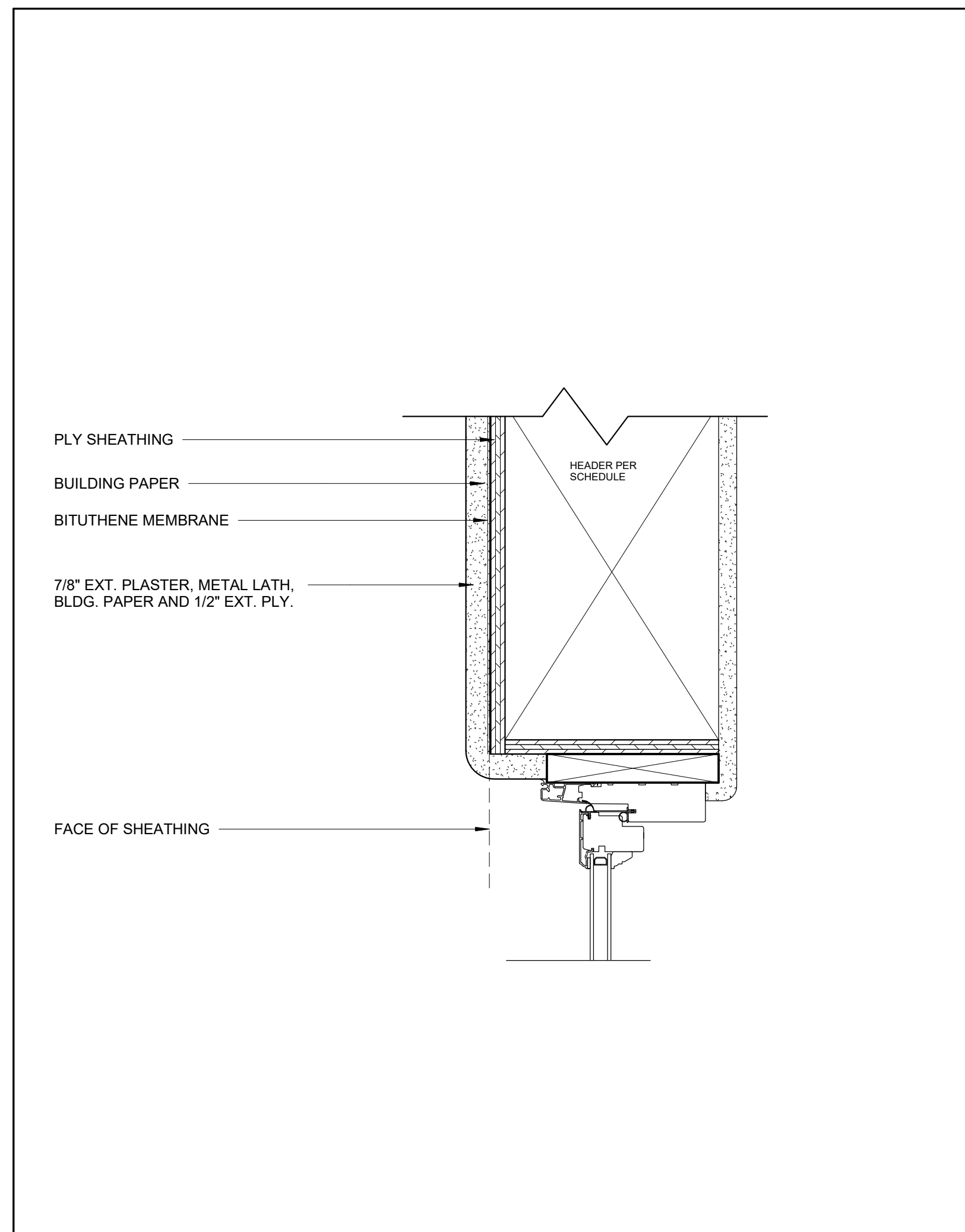


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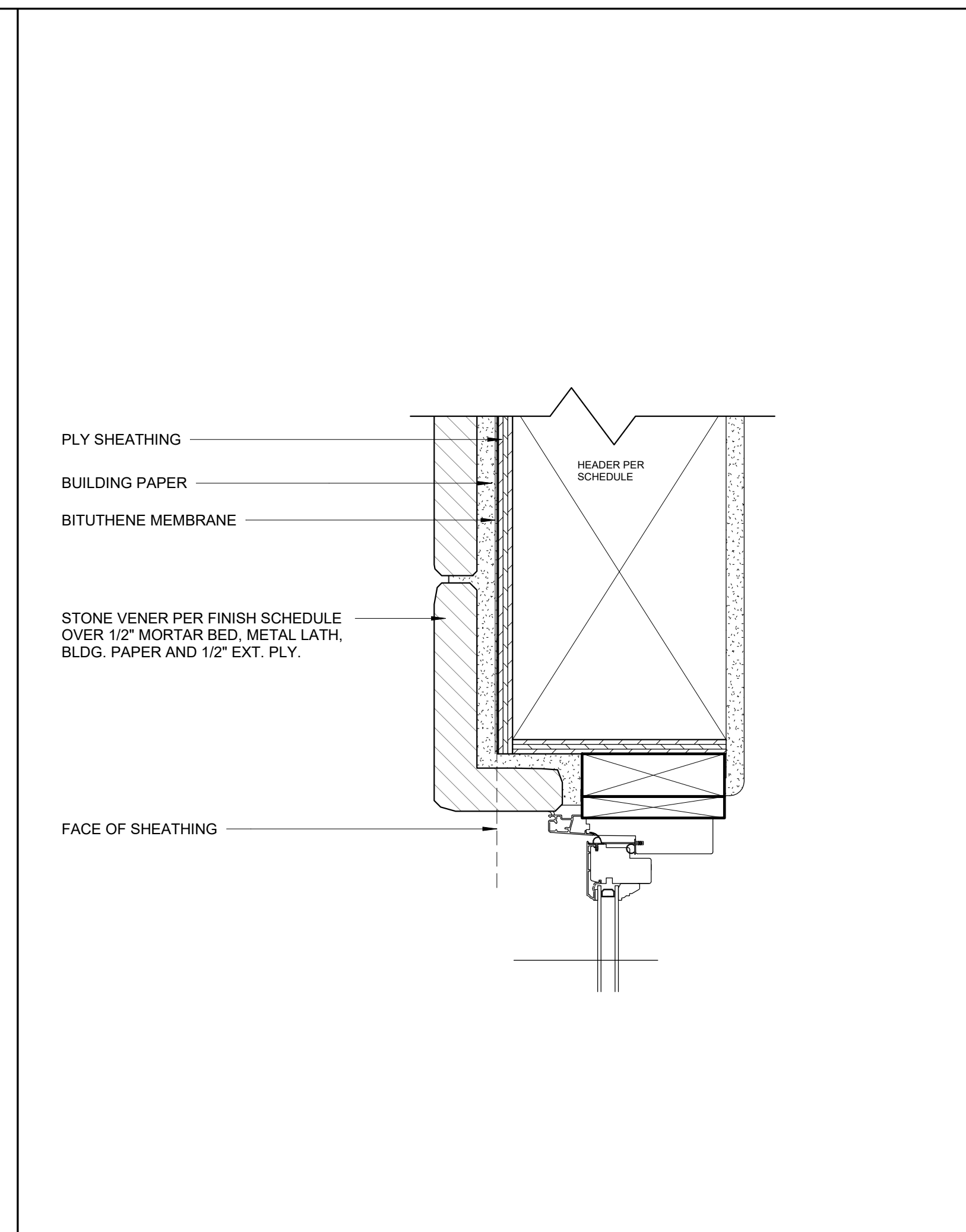
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NOT FOR CONSTRUCTION

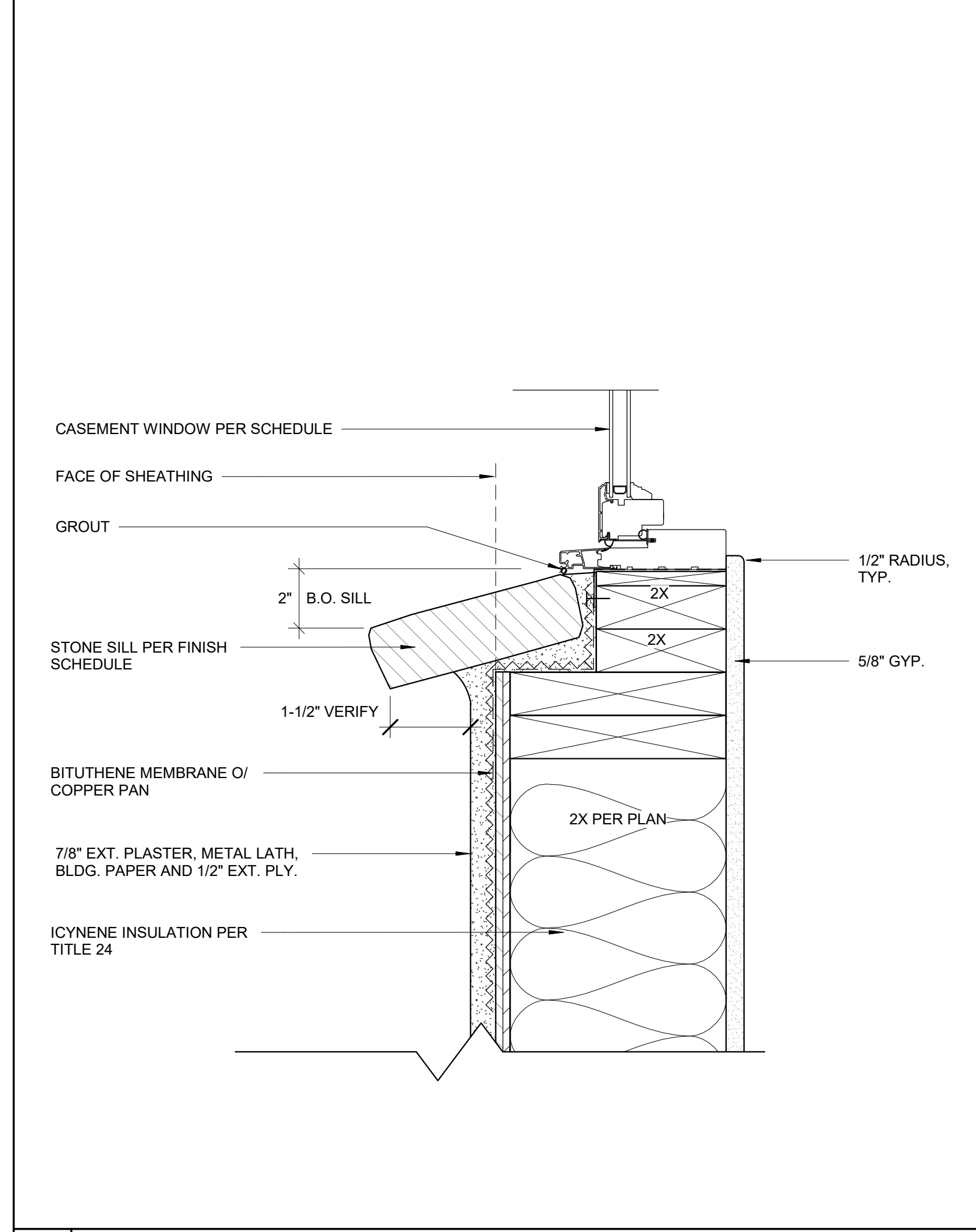
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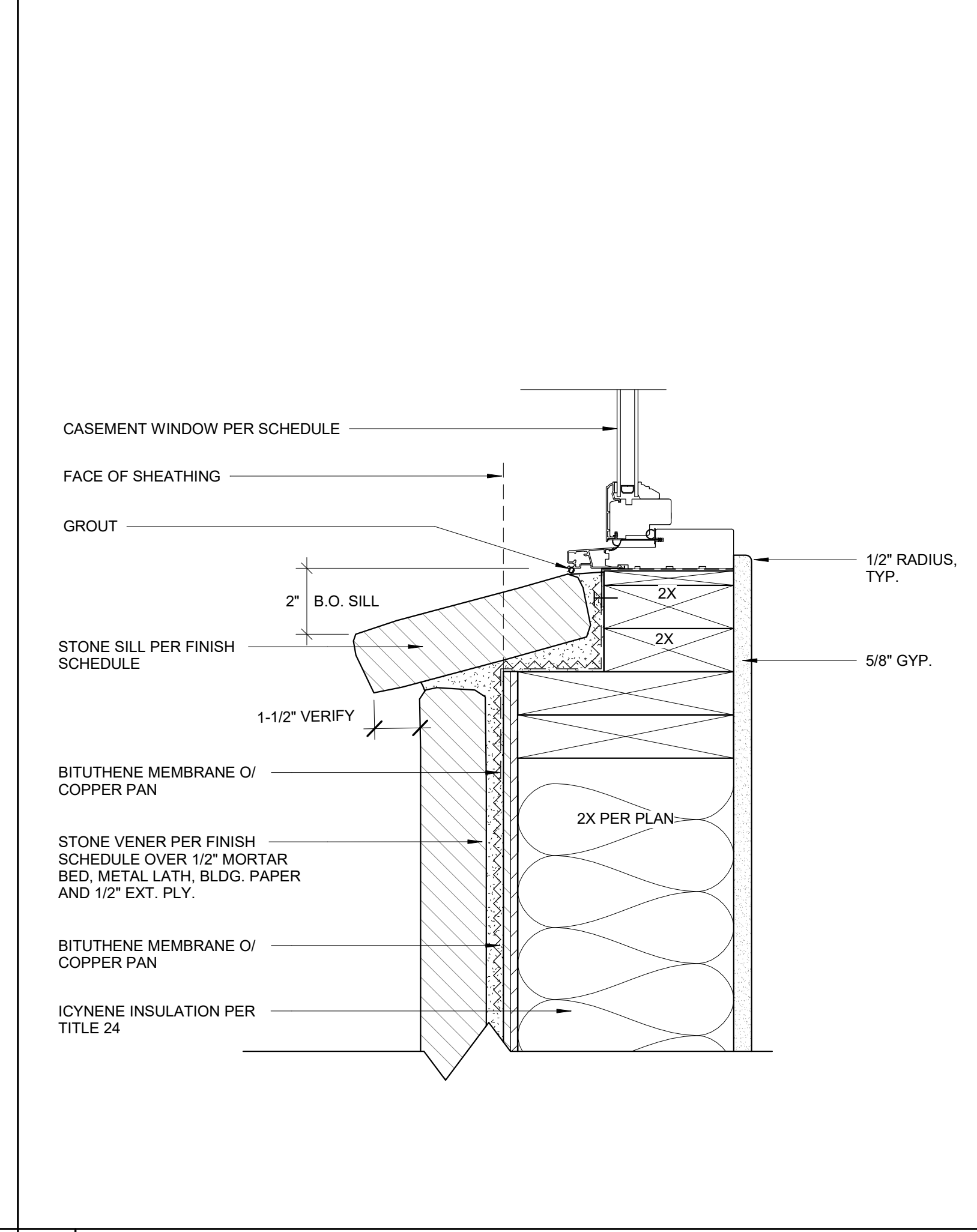
5 WINDOW HEAD @ STONE VENEER 3" = 1'-0"



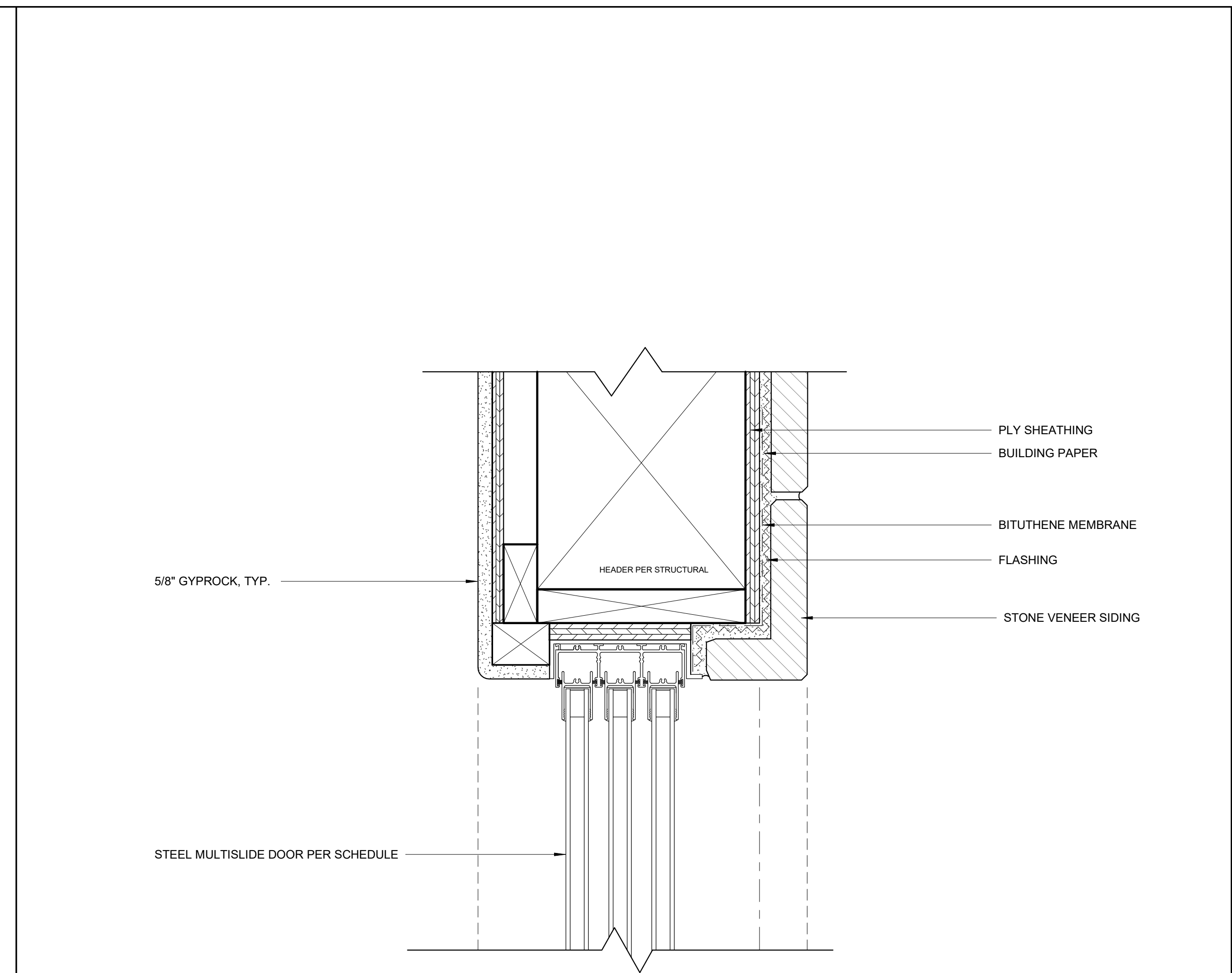
4 WINDOW HEAD @ STONE VENEER 3" = 1'-0"



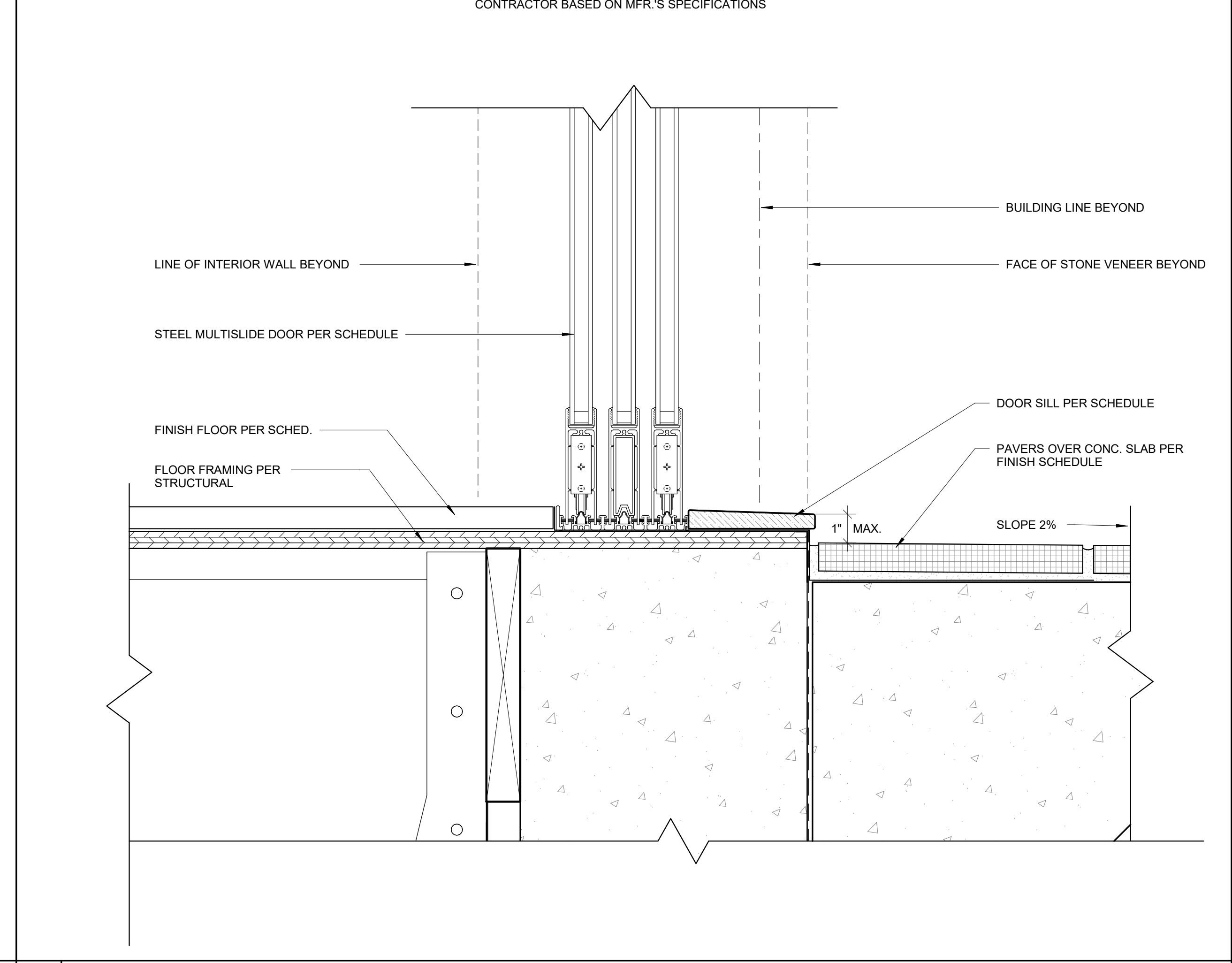
3 WINDOW SILL W/STONE SILL 3" = 1'-0"



2 WINDOW SILL @ STONE VENEER 3" = 1'-0"



1 MULTIPANEL SLIDING DOOR @ STONE VENEER 3" = 1'-0"



1 MULTIPANEL SLIDING DOOR @ STONE VENEER 3" = 1'-0"

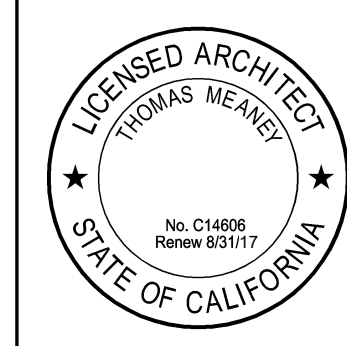
NOTE: FRAMING AT WINDOWS AND DOORS PER CONTRACTOR BASED ON MFR.'S SPECIFICATIONS

#	Date	Description

T M TOM MEANEY ARCHITECT
 629 STATE STREET • SUITE 240 • SANTA BARBARA, CA • 93101 • TEL (CARMEL) 831-624-4278
 (SANTA BARBARA) 805-966-7668 • FAX 805-966-7698 • WWW.TOMMEANEY.COM

26307 ISABELLA AVE.
 CARMEL BY THE SEA, CA

DOOR AND WINDOW DETAILS



Date: 2017-04-06
 Scale: 3" = 1'-0"
 Drawn: ATW
 Job #: ISAB-2016-11

Sheet **A9.3**

GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
 - LATEST REVISION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS
 - LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 - THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.
- THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT-BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
- IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD 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 ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS 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 TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING & DRAINAGE

- CONTRACTOR SHALL NOTIFY COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
 - ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
 - WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
 - MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.
 - ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
 - TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT-BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
 - CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
 - EARTHWORK QUANTITIES:
 - CUT = 674 CY
 - FILL = 25 CY
 - NET = 649 CY CUT
 - MAXIMUM HEIGHT OF EXCAVATION = 13.25'
 - MAXIMUM HEIGHT OF EMBANKMENT 0.75'
- EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.
- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
 - PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
 - INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.
 - BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.
 - ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
- 16. DURING WINTER OPERATIONS (BETWEEN NOVEMBER AND APRIL) THE FOLLOWING MEASURES MUST BE USED AS AN EFFECTIVE MEANS OF SOIL PROTECTION.**
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - 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 SITE.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)
- ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
 - VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL EROSIONS. (16.08.300 c.1)
 - NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (16.08.300 c.2)
 - PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.
 - PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
 - FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH. (16.08.310 E)

UNDERGROUND UTILITIES

- CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
- ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
- SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

FIRE DEPARTMENT NOTES

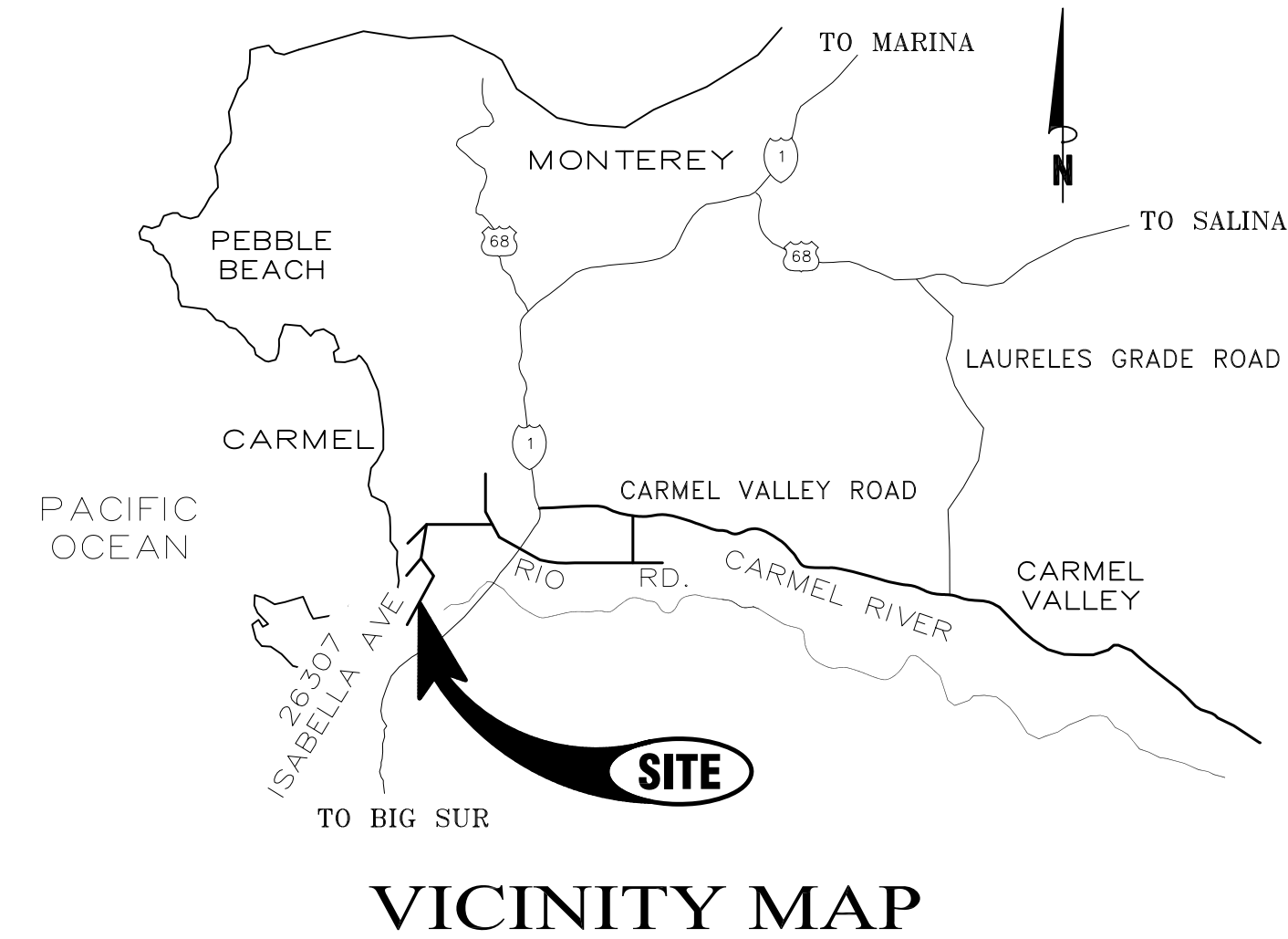
- FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE 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 1241. EXCEPT ACCESSORY BUILDINGS, ALL 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 SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 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 MULTIPLE ADDRESSES 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 COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB 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-THE BUILDING 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 A 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 COMPLETED PRIOR TO 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.
- FIRE028-ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE YEAR PERIOD, SHALL REQUIRE A MINIMUM OF IFCO CLASS A ROOF CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL FIRE PROTECTION NOTES.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
	STORM DRAIN MAIN	 35LF ~ SD S=1%
	ROOF DRAIN LATERAL	
	SANITARY SEWER MAIN	 35LF ~ SS S=1%
	WATER MAIN	
	DRAINAGE FLOW LINE	
	SAWCUT	
	GRADE BREAK	GB
	ACCESSIBLE PATH OF TRAVEL	
	MAJOR CONTOUR	-170
	MINOR CONTOUR	-167
	FENCE	
	SPOT ELEVATION	TC 99.99
	DRAINAGE FLOW	
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	
	STORM DRAIN MANHOLE (SDMH)	
	SANITARY SEWER MANHOLE (SSMH)	
	FIRE HYDRANT (FH)	
	WATER VALVE (WV)	
	CLEANOUT	

SHEET INDEX

- C1 COVER & GENERAL NOTES
- C2 GRADING & DRAINAGE PLAN
- C3 EROSION CONTROL PLAN



GEOTECHNICAL INSPECTION SCHEDULE

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

BY: _____
DATE: _____
DESCRIPTION: _____

C3 ENGINEERING INCORPORATED

Civil Engineering Land Development
Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (931) 647-1192 Fax: (931) 647-1194
mailto:CS@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
Exp. 06/30/17
CIVIL
STATE OF CALIFORNIA

COVER SHEET & GENERAL NOTES

**26307 ISABELLA AVE
NEW RESIDENCE
APN# 009-463-012-000**

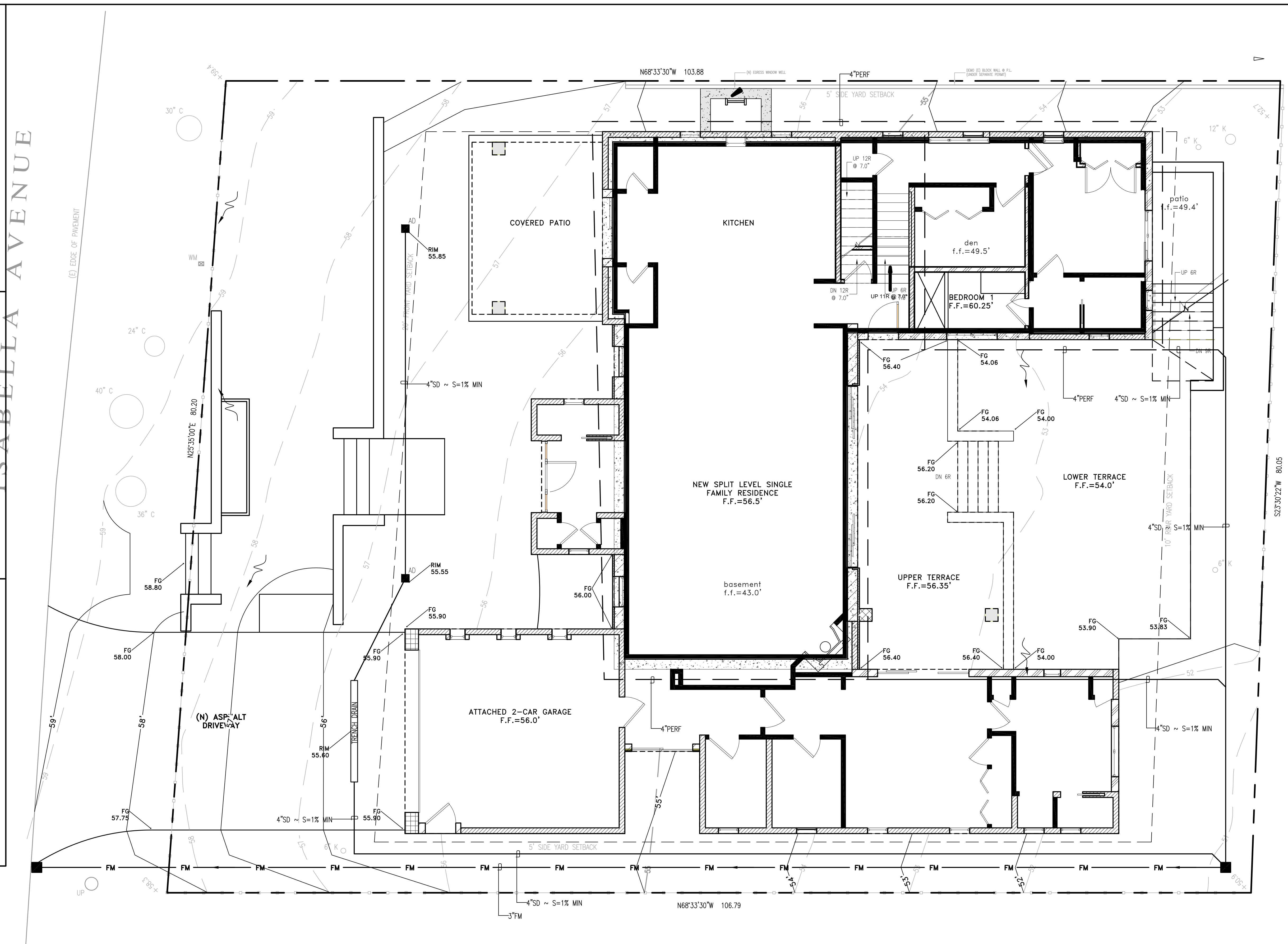
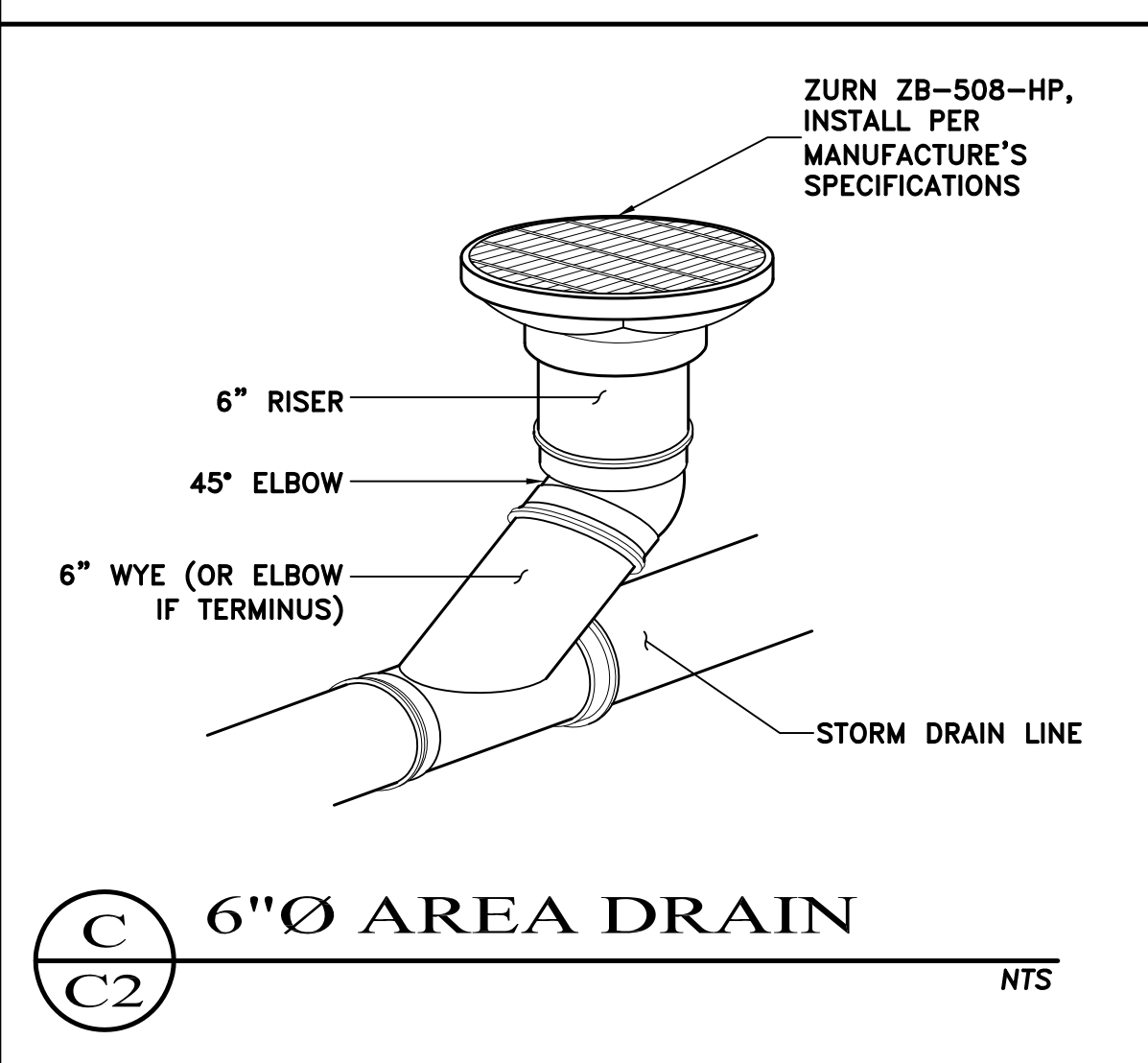
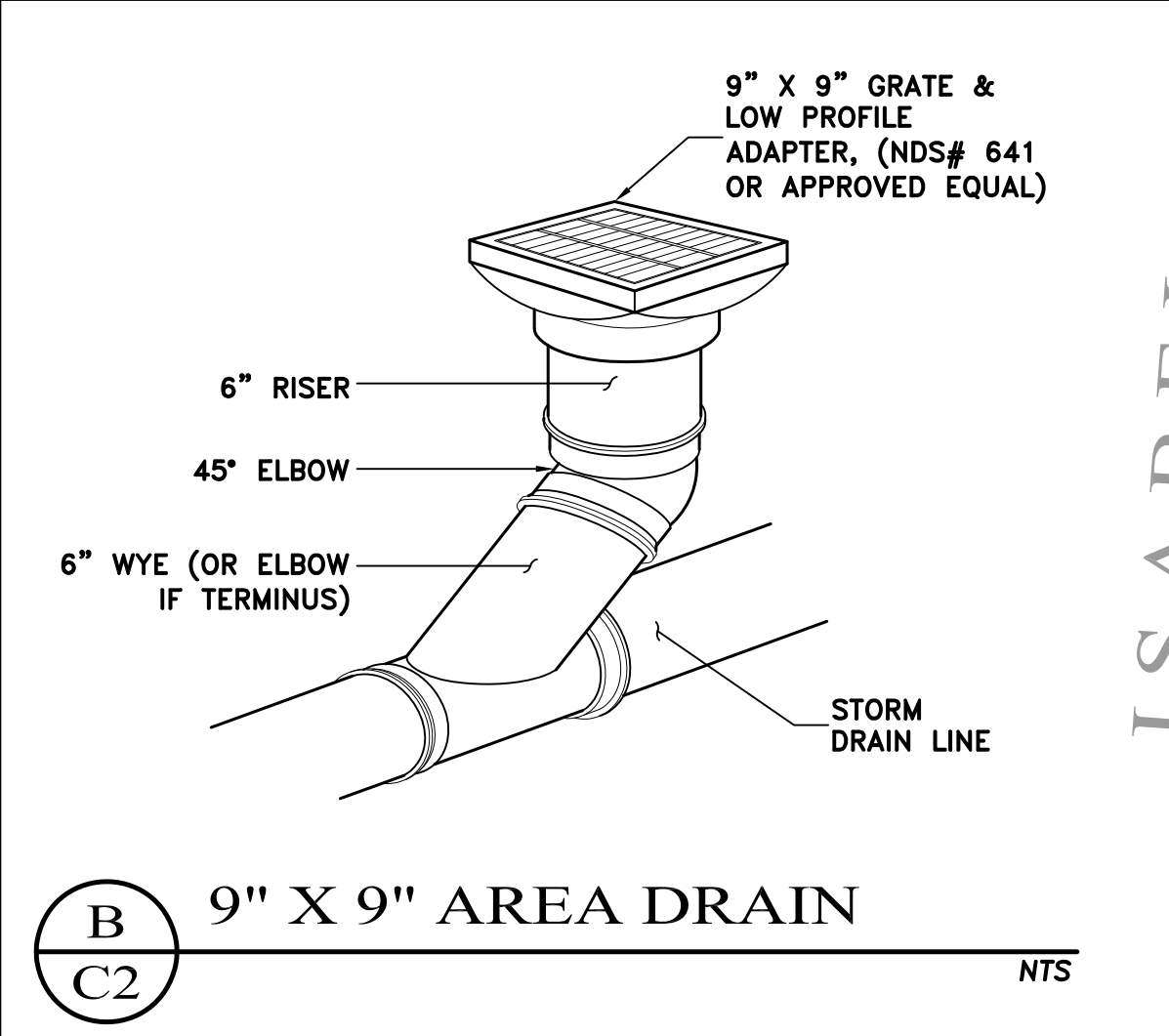
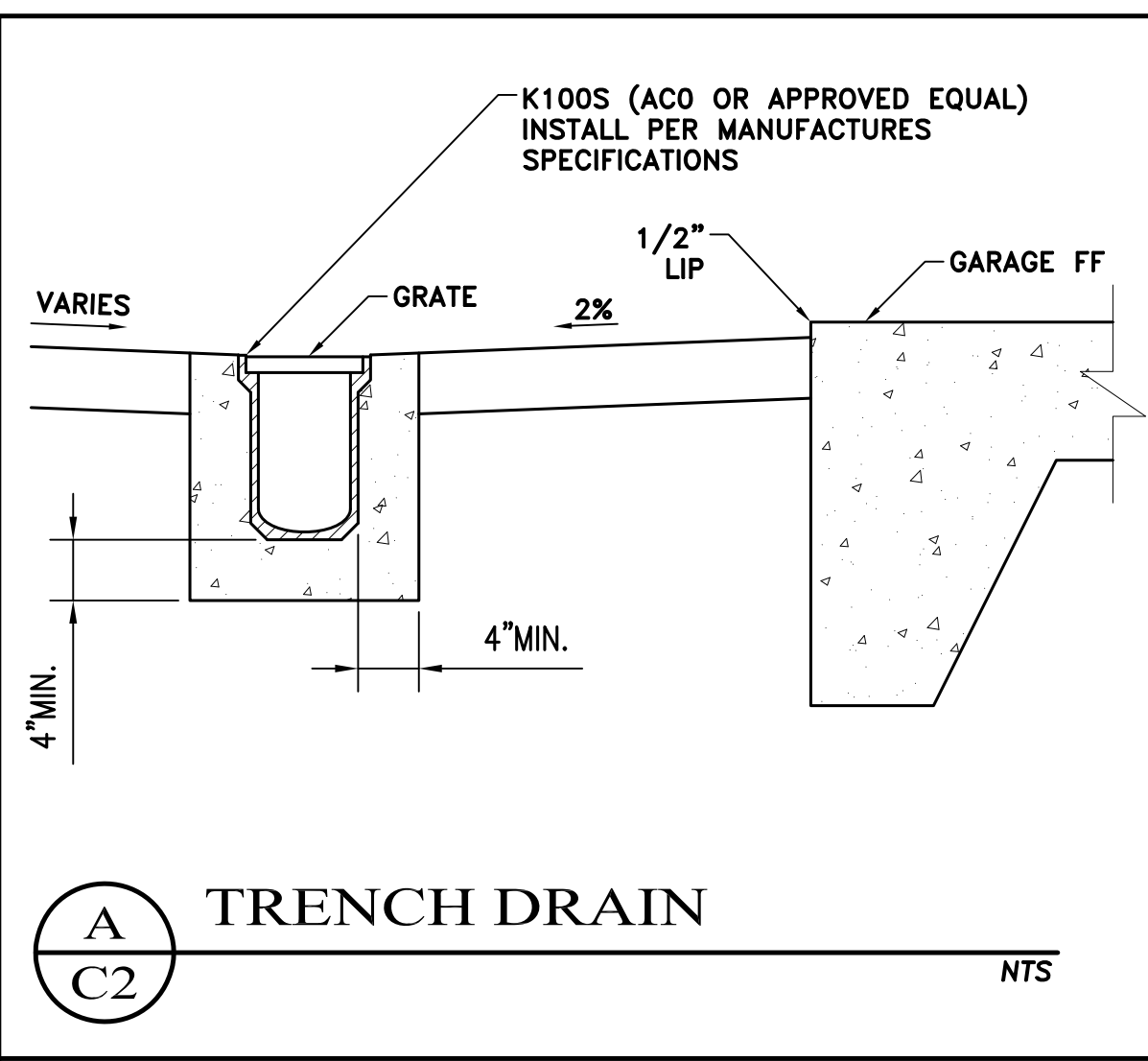
Address: CARMEL-BY-THE-SEA, CA 93923
PREPARED FOR: CHRIS ADAMSKI

SCALE: AS NOTED
DATE: 04/25/2017
DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC

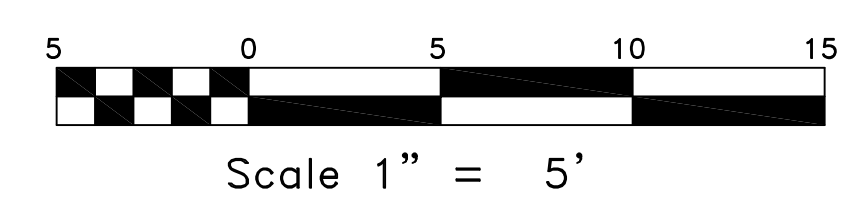
SHEET NUMBER:
C1
OF 3 SHEETS
PROJECT# 117-122

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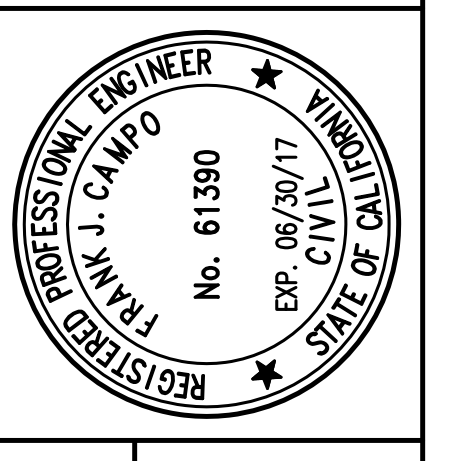


GRADING & DRAINAGE PLAN
1" = 5'



REV.	DATE	DESCRIPTION

C3 ENGINEERING INCORPORATED
 Civil Engineering Land Development
 Stormwater Control
 126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (931) 647-1192 Fax (931) 647-1194
 mail@C3Engineering.net



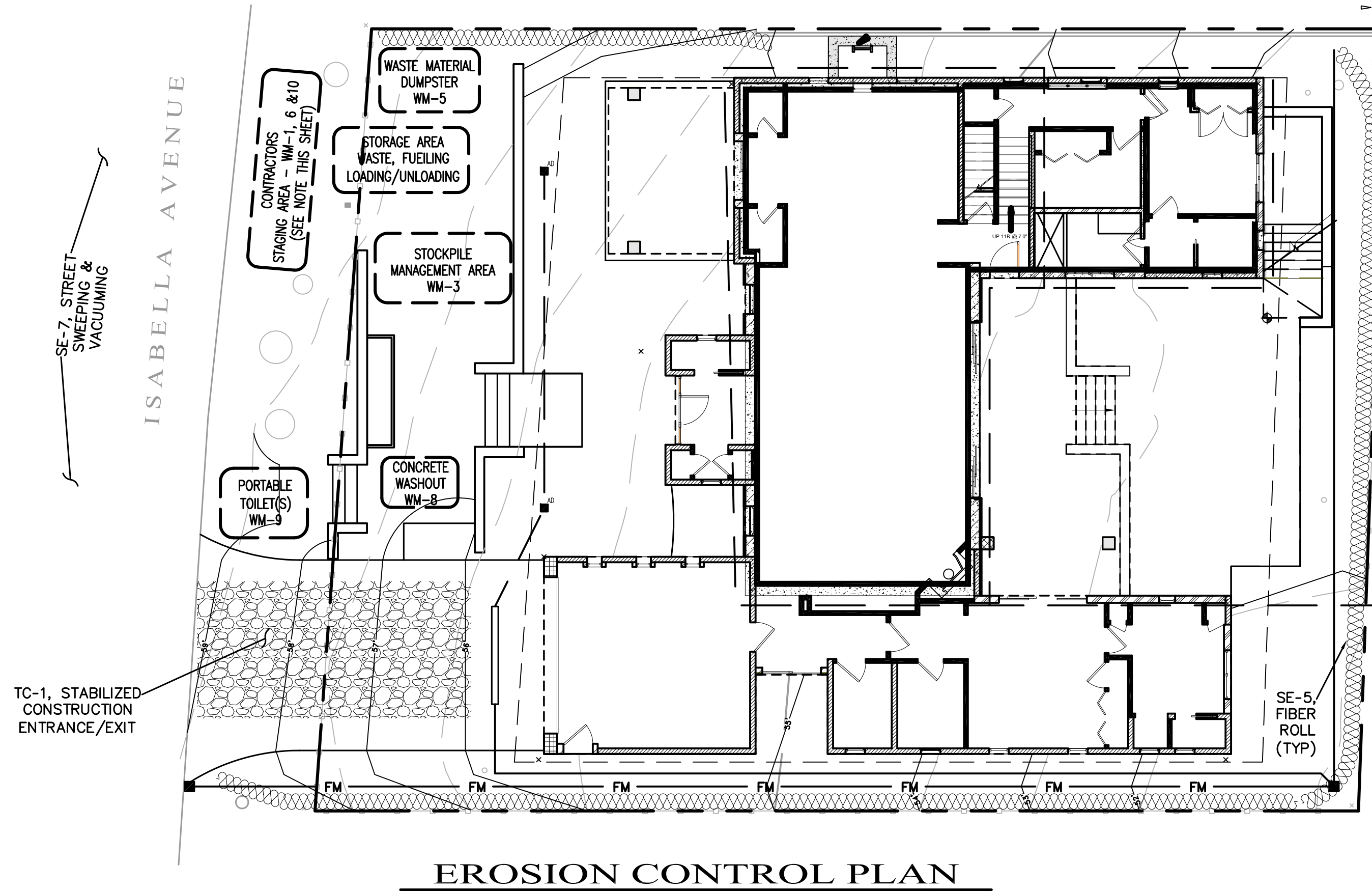
GRADING & DRAINAGE
 26307 ISABELLA AVE
 NEW RESIDENCE
 APN# 009-463-012-000
 Address: CARMEL-BY-THE-SEA, CA 93923
 PREPARED FOR: CHRIS ADAMSKI

SCALE:	AS NOTED
DATE:	04/25/2017
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C2
 OF 3 SHEETS
 PROJECT# 117-122

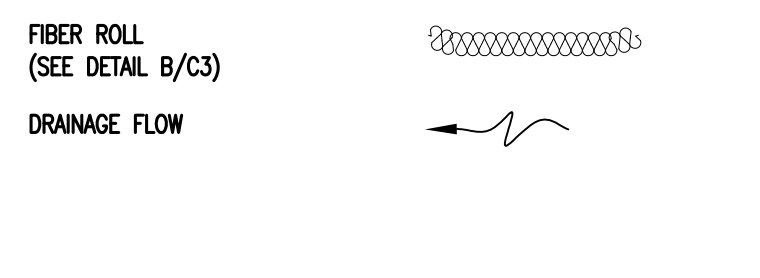
MADE IN THE USA

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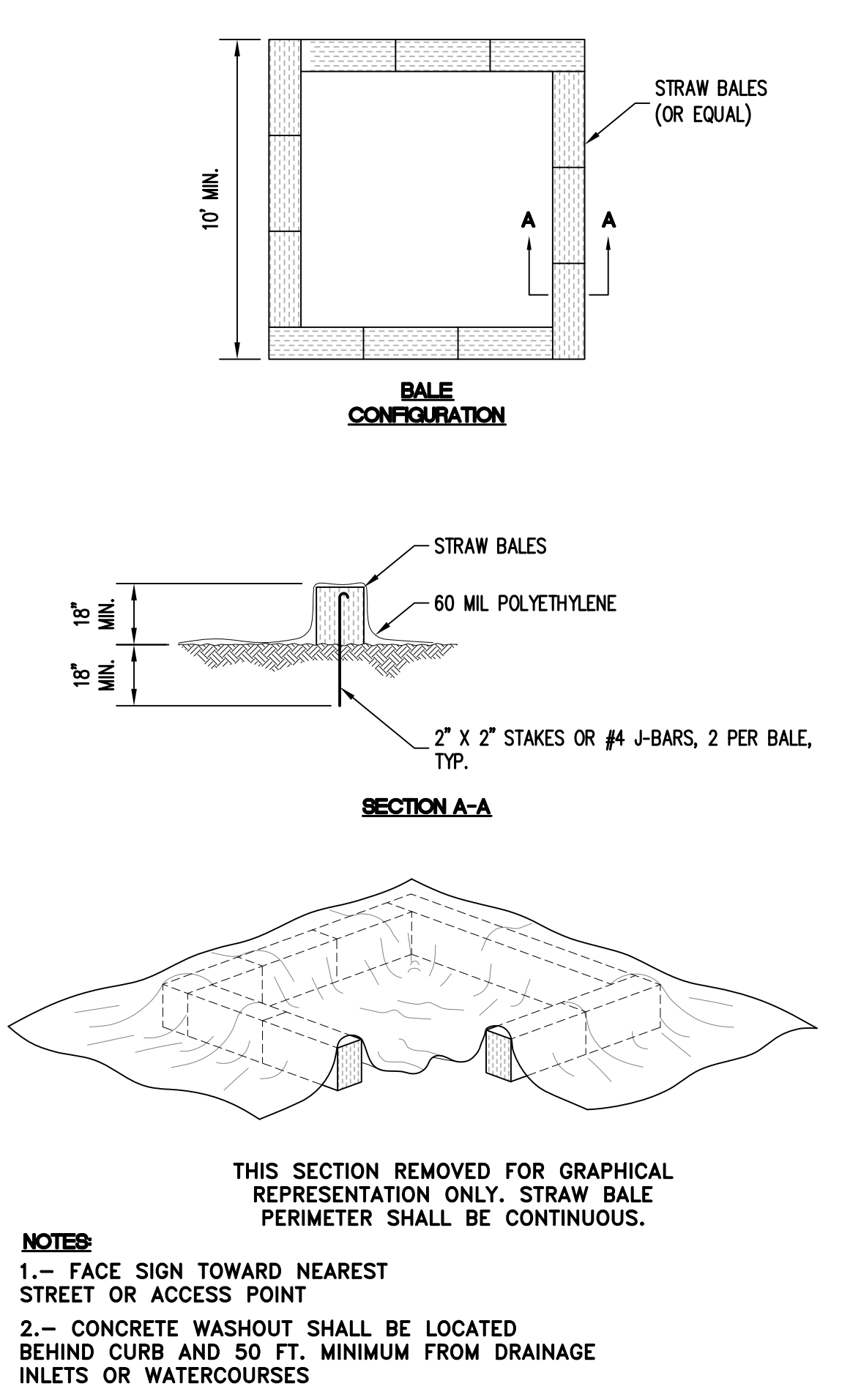
EROSION CONTROL PLAN
1" = 10'

LEGEND

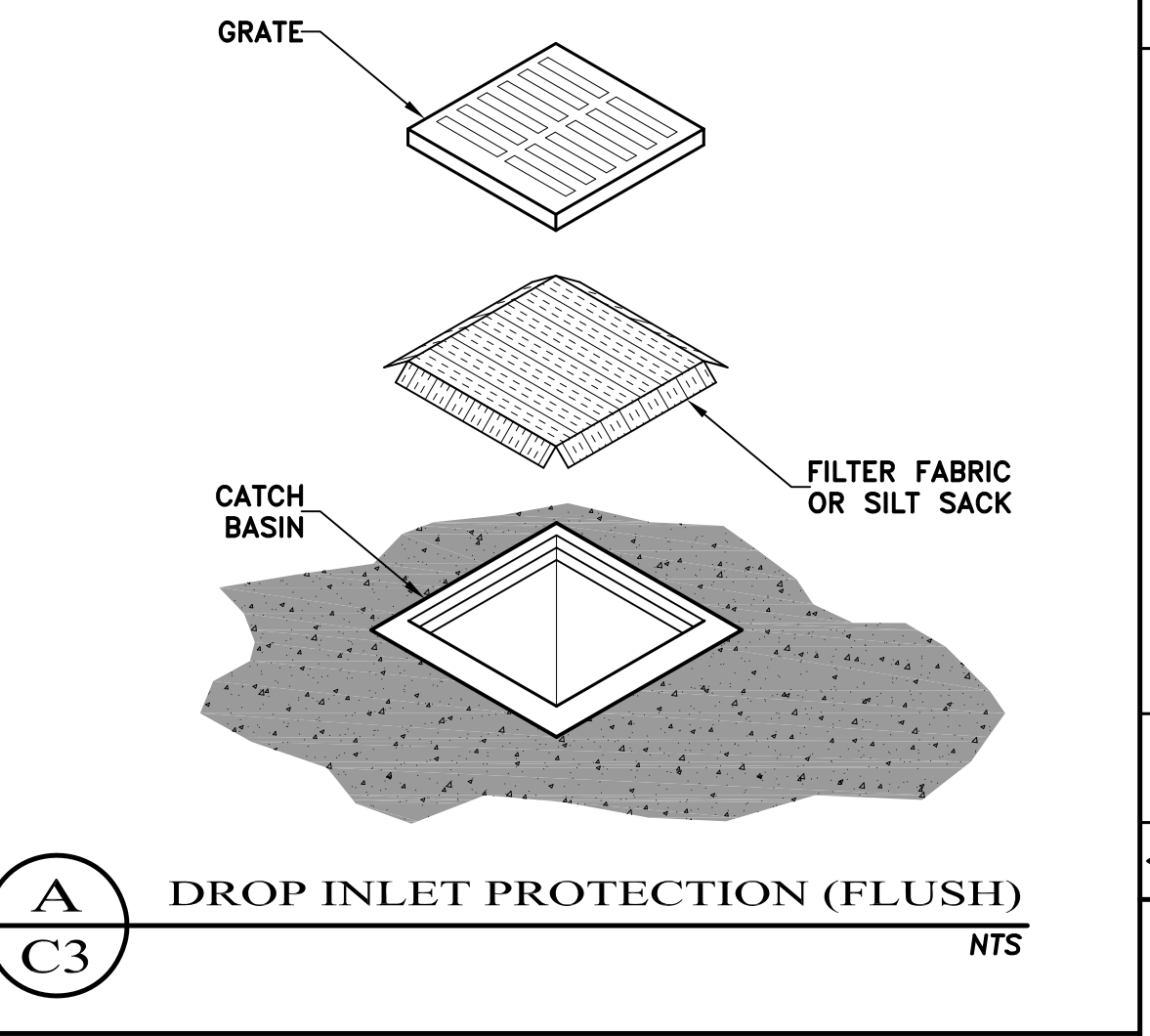


BMP'S

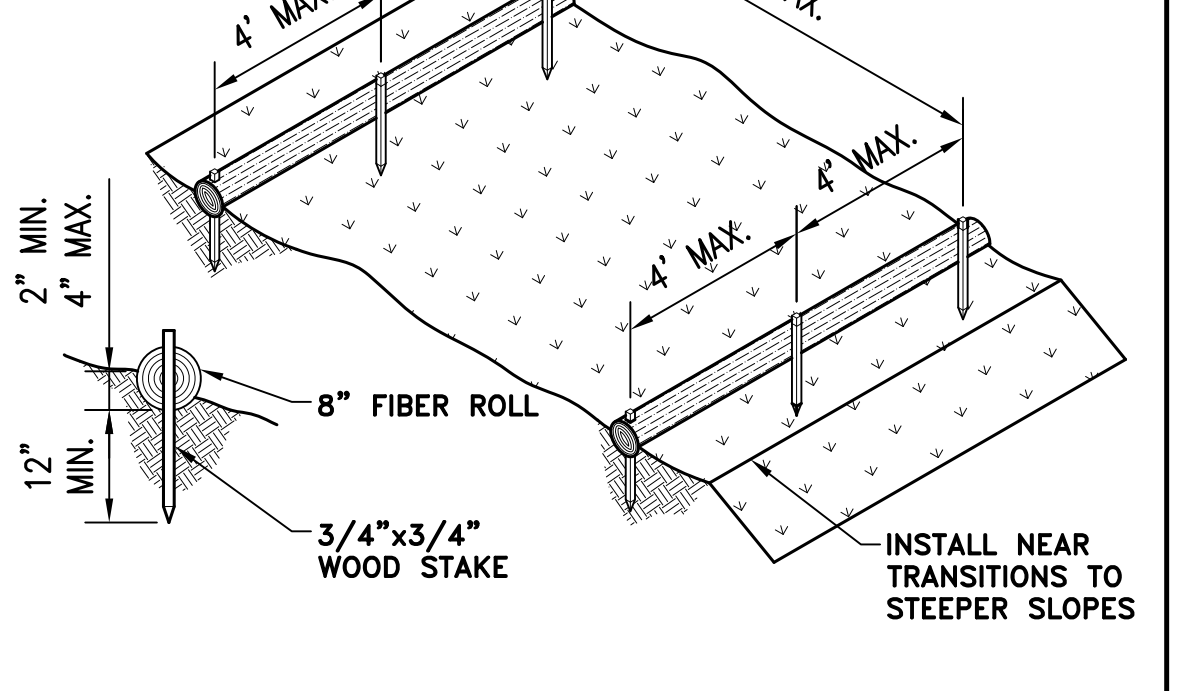
- EROSION CONTROL:**
 EC-1 SCHEDULING
 EC-2 PRESERVATION OF EXISTING VEGETATION
 EC-8 WOOD MULCHING
- SEDIMENT CONTROL:**
 SE-1 SILT FENCE
 SE-5 FIBER ROLL
 SE-6 GRAVEL BAG BERM
 SE-7 STREET SWEEPING AND VACUUMING
 SE-8 SANDBAG BARRIER
 SE-10 STORM DRAIN INLET PROTECTION
 SE-14 BIOFILTER BAGS
- TRACKING CONTROL:**
 TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
 TC-2 STABILIZED ROADWAY
 TC-3 ENTRANCE/OUTLET TIRE WASH
- WIND EROSION CONTROL:**
 WE-1 WIND EROSION CONTROL
- NON-STORM WATER MANAGEMENT:**
 NS-1 WATER CONSERVATION PRACTICES
 NS-3 PAVING AND GRINDING OPERATIONS
 NS-5 CLEAR WATER DIVERSION
 NS-6 ILLICIT CONNECTION/DISCHARGE
 NS-7 POTABLE WATER/IRRIGATION
 NS-8 VEHICLE AND EQUIPMENT CLEANING
 NS-9 VEHICLE AND EQUIPMENT FUELING
 NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
 NS-12 CONCRETE CURING
 NS-13 CONCRETE FINISHING
 NS-14 MATERIAL AND EQUIPMENT USE
- WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:**
 WM-1 MATERIAL DELIVERY AND STORAGE
 WM-2 MATERIAL USED
 WM-3 STOCKPILE MANAGEMENT
 WM-4 SPILL PREVENTION AND CONTROL
 WM-5 SOLID WASTE MANAGEMENT
 WM-6 HAZARDOUS WASTE MANAGEMENT
 WM-7 CONTAMINATED SOIL MANAGEMENT
 WM-8 CONCRETE WASTE MANAGEMENT
 WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
 WM-10 LIQUID WASTE MANAGEMENT
- REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.



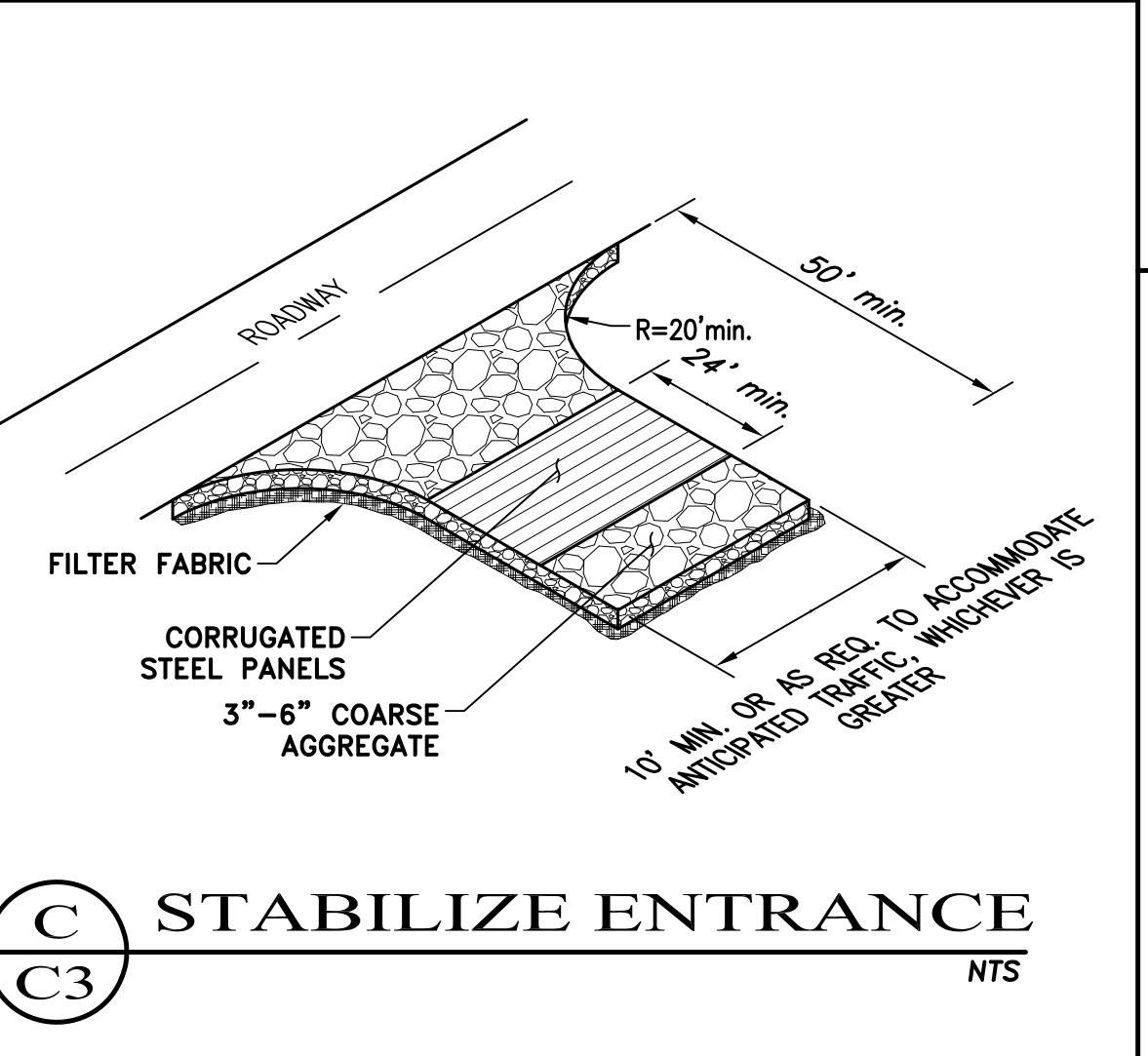
D CONCRETE WASHOUT
NTS



A DROP INLET PROTECTION (FLUSH)
NTS



B FIBER ROLL
NTS



C STABILIZE ENTRANCE
NTS

EROSION CONTROL NOTES

- AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL 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 BERMS, SWALES, SILTING BASINS, CHECK DAMS, SILT FENCES, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY FREE FROM DEBRIS AND DIRT. ALL BMP'S SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, DAILY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BMP.
- NO GRADING OPERATIONS SHALL BE CONDUCTED DURING THE RAINY SEASON (OCTOBER 15TH - APRIL 15TH) EXCEPT UPON A CLEAR DEMONSTRATION, TO THE SATISFACTION OF THE CITY ENGINEER, THAT ADEQUATE SITE EROSION CONTROL MEASURES ARE TO BE TAKEN TO MINIMIZE RISK OF INCREASED EROSION AND SEDIMENT DISCHARGE FROM THE SITE.
- SHOULD GRADING BE PERMITTED DURING THE RAINY SEASON, THE SMALLEST PRACTICABLE AREA OF ERODIBLE LAND SHALL BE EXPOSED AT ANY ONE TIME DURING GRADING OPERATIONS AND THE TIME OF EXPOSURE SHALL BE MINIMIZED.
- NATURAL FEATURES, INCLUDING VEGETATION TERRAIN, WATERCOURSES AND SIMILAR RESOURCES SHALL BE PRESERVED WHEREVER POSSIBLE.
- PERMANENT VEGETATION AND STRUCTURES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO OCTOBER 15TH.
- PERMITEE SHALL IMPLEMENT BMP'S TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS INTO PUBLIC STREETS AND SHALL IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS. SEDIMENT SHALL BE PREVENTED OR CONTROLLED FROM BEING TRACKED OFF-SITE BY VEHICLES LEAVING THE CONSTRUCTION AREA USING APPROPRIATE BEST MANAGEMENT PRACTICES SUCH AS STABILIZE CONSTRUCTION ENTRANCES/EXITS, STABILIZED CONSTRUCTION ROADWAYS, AND ENTRANCE/EXIT TIRE WASHES.
- TEMPORARY AND PERMANENT SEDIMENT AND DEBRIS CONTROL FACILITIES SHALL BE INSTALLED WHENEVER AND WHEREVER NECESSARY TO PROTECT AND DOWNSTREAM PROPERTIES FROM EROSION AND SEDIMENT/DEBRIS DISCHARGE.
- TEMPORARY VEGETATION SUFFICIENT TO STABILIZE THE SOIL AS PERMANENT VEGETATION COVER IS MATURING SHALL BE ESTABLISHED ON A DISTURBED AREAS AS NEEDED AND AS EACH STAGE OF GRADING IS COMPLETED.
- GRADING PROJECTS THAT ARE STARTED BUT NOT COMPLETED BY OCTOBER 15TH OF EACH YEAR ARE TO BE "WINTERIZED" BY INSTALLATION OF PLANNED EROSION AND SEDIMENT CONTROL MEASURES, WHICH SHALL BE MAINTAINED IN GOOD REPAIR THROUGH THE FOLLOWING APRIL 15TH, AND UNTIL THE PROJECT IS COMPLETED.
- WHEN WORK IS ALLOWED, EXISTING GROUND COVER SHALL NOT BE CLEARED, DESTROYED, OR DISTURBED MORE THAN FIFTEEN (15) DAYS PRIOR TO GRADING OR CONSTRUCTION WORK UNLESS APPROVED IN ADVANCE BY THE CITY ENGINEER.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. DUST CONTROL SHALL CONSIST OF APPLYING WATER OR OTHER DUST PALLIATIVES, OR COVERING SMALL STOCKPILES OR AREAS, AS NECESSARY TO PREVENT OR ALLEVIATE DUST NUISANCE GENERATED BY CONSTRUCTION ACTIVITIES. PERIODIC STREET SWEEPING MAY ALSO BE REQUIRED BY THE CITY ENGINEER.
- ALL ON-SITE EROSION CONTROL FACILITIES SHALL BE PROPERLY MAINTAINED BY THE OWNERS FOR THE LIFE OF THE PROJECT SO THAT THEY DO NOT BECOME NUISANCES WITH STAGNANT WATER, HEAVY ALGAE GROWTH, INSECT BREEDING, ODOORS, DISCARDED DEBRIS, AND/OR SAFETY HAZARDS. VEGETATIVE MAINTENANCE REQUIRED MAY INCLUDE MOWING, FERTILIZATION, IRRIGATION AND/OR REZING.
- BMP'S TO BE UTILIZED TO ACHIEVE THE PRECEDING MAY INCLUDE BUT ARE NOT NECESSARILY LIMITED TO:

EROSION CONTROL NOTES

- CONSTRUCTION ENTRANCE**
 1. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED AT THE ENTRANCE TO THE CONSTRUCTION SITE.
 2. RUN-OFF FROM CONSTRUCTION ENTRANCES 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 PUBLIC RIGHT-OF-WAY.
 4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE PUBLIC RIGHT AWAY FROM THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
 5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.
- FIBER ROLL**
 1. FIBER ROLL SHALL BE INSTALLED ON LEVEL CONTOURS AND SHOULD REMAIN IN PLACE THROUGH THE RAINY SEASON AND OR UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
 2. THE ENDS OF THE FIBER ROLL SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LADEN RUN-OFF FROM FLOWING AROUND THE ROLL.
 3. FIBER ROLL BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE ROLL. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE ROLL.
 4. FIBER ROLL SHALL NOT BE USED FOR CONCENTRATED FLOW.

STORMWATER MANAGEMENT

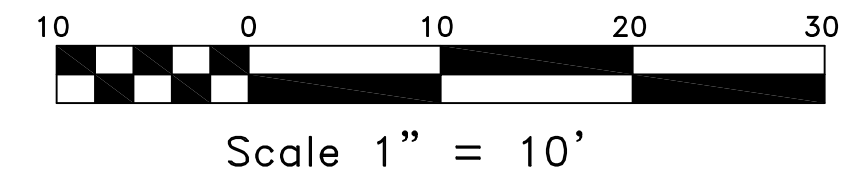
- THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:
- PAINTING:**
 1. MINIMIZE USE OF OIL-BASED PAINTS
 2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
 3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND HAZARDOUS PAINT AS A HAZARDOUS WASTE.
 4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
 1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
- READY-MIXED CONCRETE:**
 1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
 2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
 5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
- EARTH MOVING/GRADING:**
 1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
 3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
 4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
 5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
 6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
- REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.
- NOTE:**
 CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

C3 ENGINEERING INCORPORATED
 Civil Engineering Land Development
 Stormwater Control
 126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (931) 647-1192 Fax (931) 647-1194
 mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
 FRANK J. CAMPO
 No. 61390
 Exp. 06/30/17
 CIVIL
 STATE OF CALIFORNIA

EROSION CONTROL PLAN
 26307 ISABELLA AVE
 NEW RESIDENCE
 APN# 009-463-012-000
 Address: CARMEL-BY-THE-SEA, CA 93923
 PREPARED FOR: CHRIS ADAMSKI

SCALE: AS NOTED
 DATE: 04/25/2017
 DESIGN BY: FJC
 DRAWN BY: ECH
 CHECKED BY: FJC
 SHEET NUMBER:
 OF 3 SHEETS
 PROJECT# 117-122



Scale 1" = 10'

C3

MADE IN THE USA

26307 Isabella Color Chart

Roof:



Windows:



Stucco:



Stone:



**Before the Monterey County Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

PIETRO FAMILY INVESTMENTS, LP. (PLN170612)

RESOLUTION NO. 18-048

Resolution by the Monterey County Planning Commission:

- 1) Adopting a Mitigated Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval for the construction of an approximately 4,900-square foot, single family dwelling inclusive of an attached 450-square foot garage, porch and a 1,687-square foot basement with associated grading of 830 cubic yards hauled offsite;
 - b. Coastal Development Permit to allow development within 750 feet of a known archaeological resource;
- 3) Adopting a Mitigation Monitoring and Reporting Program.

[PLN170612, Pietro Family Investments, LP., 26338 Valley View Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 009-463-017-000)]

The Pietro application (PLN170612) came on for public hearing before the Monterey County Planning Commission on October 31, 2018 and was continued to December 5, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 General Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);
 - Carmel Area Land Use Plan

A Mitigated Negative Declaration was prepared to mitigate for impacts to Archaeological and Tribal Cultural Resources. The subject property is located within the Coastal Zone.

- b) The property is located at 26338 Valley View Avenue in Carmel, on the west side of Highway 1 (APN: 009-463-017-000), Carmel Area Land Use Plan. The .15-acre property is zoned Medium Density Residential, maximum of two units per acre, a Design Control overlay, and subject

to an 18-foot height restriction in the Coastal Zone [MDR/2-D(18) (CZ)].

- c) The .15-acre lot (6,533-square feet) was created with map entitled “Map of Addition No. 7, Carmel-by-the-sea, Monterey County, California,” filed for record on May 4, 1910 in the office of the County Recorder of the County of Monterey in Volume 2 of Maps, “Cities and Towns,” on page 24. Therefore, it is a legal lot of record.
- d) Coverage. Allowable site coverage in the Medium Density Residential zoning designation is 35% or 2,287-square feet for the subject parcel; project plans show the proposed split-level structure to be 2,285-square feet, or 35%. The proposed FAR is shown to be 42% which meets the allowable 45% FAR in MDR/2. Therefore, the proposed project meets coverage and FAR allowances for its zoning designation. The basement component of the project is completely below grade and does not count against FAR.
- e) Design. The proposed project site and surrounding area are designated “D,” or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The conceptual plans for PLN170612, show T-shaped massing with the bedrooms and garage sited on the northern end of the parcel and offset on the east and west by a courtyard and terrace. The proposed residence has a split-level design with lower and upper levels separated from each other by a partial flight of stairs. This type of elevation has resulted in a raised California Ranch house style. The applicant proposes to maximize the lot coverage (35%) and height allowance (18 feet). A sunken driveway on the street-facing side is shown adjacent to the proposed courtyard. The courtyard consists of four large strawberry trees and a water feature. Colors and materials proposed for the residence include: cedar shake and stone veneer; dark slate roofing. It is staff’s understanding that slate roofing tile is known for its quality and durability and is similar to others in the neighborhood and would not deviate from the aesthetic in the neighborhood.
- f) Parking. Pursuant to Chapter 20.58 (Regulations for Parking) under Monterey County Zoning Ordinance Title 20, all residential developments shall have at least 1 covered parking space; covered parking shall count toward the two (2) required parking spaces. The project proposes to add a two-car garage. Therefore, this project meets the parking requirements listed under Residential Use.
- g) Hazards. The subject property is located within 660 feet, or 1/8 mile, of an active/potentially active fault known as the Cypress Point Fault (CPF). Pursuant to Section 15.1.2 of the 1982 General Plan, faults classified as “potentially active” shall be treated the same as “active faults” until geotechnical information demonstrating that a fault is not “active” is accepted by the County. The CPF is described as a northwest striking slip fault extending from the City of Carmel-by-the-Sea to the Palo Corona Ranch on the south side of Carmel Valley. Due to the location of the project sites, Geotechnical Report and Geologic Evaluations were required. The scope of the Geotechnical Report

explored the surface and subsurface soil conditions and included geotechnical recommendations; the Geologic Evaluation defined the geologic conditions and identified potential geologic hazards associated with the project sites. In geology, an “active” fault classification is given to faults causing surface displacement in the last 11,000 years. Based on the geologist’s evaluation, the CPF would not be considered an active fault. The geologist determined that the Cypress Point Fault crosses at the southwest of the Pietro 2 lot (PLN170613) and is approximately 80 feet southwest of the proposed residence pad at Pietro 1 (PLN170612). Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the CIP, all structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault unless, a geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury and the project is certified by a registered geologist/soils engineer [Section 20.146.080(f)]. According to the engineering geologist, given the very low level of hazard posed by the Cypress Point Fault, a reduced setback could be supported. It is the engineering geologist’s professional opinion that no geologic conditions or geologic hazards would preclude construction of the proposed residence as it is currently proposed and given its current adherence to the fault setback. Regarding the basement proposals specifically, the fault surface rupture is the same: “Fault surface rupture poses an equal level of hazard for the ground or main floor of the proposed residence as it does for the proposed basement (low).” Haro, Kasunich and Associates, Inc. have developed geotechnical recommendations for foundations, retaining walls, slabs-on-grade, subgrade preparation beneath flatwork, and site drainage. RMA-Environmental Services has reviewed the Geologic and Geotechnical Reports and has recommended the following condition to ensure compliance: Geotechnical Certification. Additionally, the Carmel Area Land Use Plan does make a provision to deed restrict development proposed in locations determined to have significant hazards (Section 2.7.3). In accordance with this policy, two conditions were applied, including a non-standard condition:

- PDSP005-NON-STANDARD CONDITION: DEED RESTRICTION (GEOLOGIC HAZARD)
- PD016-NOTICE OF REPORT

h) Visual Resources. Policy 2.2 in the Carmel Area LUP, requires that existing visual access from scenic viewing corridors and from major public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1, be permanently protected as an important component of shoreline access and public recreational use. A site visit was conducted on November 21, 2017 and it was determined that the construction of a single-family dwelling will not cause a significant impact to the visual resources of the Carmel area. Although the project proposes to add a residence reaching the allowed height, the development is being proposed in a built-up neighborhood where the first single-family dwelling is a principal use allowed. The subject property, located on the western side of Valley View Avenue, is not

visible from Scenic Road; the subject parcel is over 300 feet north of Scenic Road. Furthermore, no trees are proposed for removal and the project will adhere to the setbacks.

- i) Archaeological & Tribal Cultural Resources. The project is located in a recorded archaeological site known as CA-MNT-17. CA-MNT-17, which extends well beyond the current project area, has been characterized as an expansive and moderately dense accumulation of marine shell, mammal bone, flaked and ground stone tools. Significant archaeological resources have been found, including human remains at multiple sites in this neighborhood. The subject project is within 750-feet of a known archaeological resource and has a high archaeological sensitivity. The Carmel Area Land Use Plan recognizes the intensive prehistoric use of the Carmel area. According to the Carmel Coastal Implementation Plan (Part 4), a “high sensitivity zone” is defined as an area where archaeological sites are already identified with a strong possibility of prehistoric/historic Native American occupation. Carmel’s key policy on Archaeological Resources is such that when development is proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites (Chapter 2.8, Section 2.8.2). CEQA puts the onus on the lead agency to determine whether a project may have a significant effect on archaeological resources (CEQA, Section 21083.2 Archaeological Resources: Determination of the effect of a project; EIR or Negative Declaration; Mitigation Measures). Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. The applicant submitted an Extended Phase 1 report prepared by Albion Environmental, Inc. dated March 2016 on July 18, 2017. At the time the report was prepared, the maximum depth of excavation was unknown. The field methods included an intensive pedestrian survey and excavation using shovel probes (SPs). The report concluded that the Project Area, which included the subject parcel, was a partially disturbed area with limited cultural material where no anthropogenic soils were observed and no intact archaeological deposits were found; however, because of positive surface-level identification of cultural materials, significant archaeological/cultural materials may be located within the Project Area. A suite of protection measures were included in the report with the impression that subsurface investigation confirmed the presence of artifacts associated with CA-MNT-17. Staff required a second archaeological report given the implications of the first report. On December 12, 2017, staff received a second archaeological report dated December 7, 2017, for the subject project. This time, the applicant retained a different consultant and the results for surface evidence of archaeological materials was negative. Field methods in this report included a general surface reconnaissance, no auger boring testing was conducted. This archaeologist concluded that the project should not be delayed for archaeological reasons; however, recommendations to manage cultural resources were included, noting the possibility of finding deeply buried cultural resources.

A third archaeological report was made available by the applicant on November 20, 2018. The retained archaeologist, Susan Morley (M.A.), provided a brief review of the record and conducted auger testing. On the subject parcel, a shovel test pit was excavated and analyzed to a depth of 305 cm (10 feet); no cultural or shell material was encountered. Morley concludes by stating: “As a result of these findings it is recommended that there is no reason to delay the project due to concerns about cultural resources.” The report then lists recommendations and mitigation measures.

Architectural plans dated May 19, 2017, show the proposed basement and garage following the floor plan of the main floor (T-shaped) and sited closer to the northernmost edge of the parcel with the center extending out to the point just before the side setback (5 feet); the proposed basement would require up to 15-feet of excavation and grading would involve over 800 cubic yards.

Since the implementation of the California Environmental Quality Act (CEQA) along with the passage of Assembly Bill 52 (AB 52) which amended Section 5097.94 of the Public Resources Code, onsite monitors have been used in Monterey County to mitigate impacts to cultural and tribal cultural resources to a less than significant level. The earlier law proved to be ineffective because it purported to protect Native American cultural resources but did not explicitly require the involvement of tribes in the consultation process regarding projects affecting their cultural resources and sacred sites. Whereas, the previous law covered archaeological resources which have more scientific value, the new added layers now include more intangible values such as historic, cultural and spiritual value. Due to the findings of the Extended Phase I and Supplemental Archaeological Report, the scope of the project (e.g. depth of basement), high archaeological sensitivity of the area, and compelling evidence found near the subject site, staff determined that a categorical exemption was not appropriate for the proposed project. Staff recommended an Initial Study be prepared for the project. Pursuant to CEQA Section 21082.3, staff consulted the appropriate California Native American tribe (OCEN). OCEN’s priority is that their ancestors’ remains be protected, undisturbed and the site be preserved. OCEN was not in support of the proposed basement and requested an onsite monitor appointed by their tribe be present during soil disturbance; artifacts to be returned to tribe and remains to be reburied onsite with the proper burial ceremonies.

Because the subject project is associated with similar development (same owner, same developer) on the Point, it becomes necessary to consider the context. The Carmel LUP’s Key Policy 2.8.2 states that Carmel’s archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources. To be clear, basements specifically have not

been prohibited; however, in staff's opinion, they would not be considered to be part of a design where potential impacts to cultural resources are minimized.

In light of additional testing which bolsters the findings in the second archaeological report (i.e. negative report), staff is recommending approval of the project as proposed.

Mitigation measures have been enhanced to provide equal or greater mitigation for the impacts of development. If adopted as recommended, the mitigation measures proposed will serve to: 1) mitigate impact(s) to archaeological and tribal cultural resources to a less than significant level; 2) properly identify and manage recovered human remains and artifacts; and 3) establish process by which a conservation easement may protect resource(s) in perpetuity, if necessary.

In sum, Cultural Resources and Tribal Cultural Resources are analyzed separately in an environmental document. For the subject project, impacts to cultural resources (archaeology) are mitigated to a less-than-significant level with the incorporation of two (2) mitigation measures, which includes an onsite archaeological monitor:

- PDSP001- MITIGATION MEASURE #1: CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)
- PDSP002- MITIGATION MEASURE #2: CULTURAL RESOURCES

Impacts to tribal cultural resources are mitigated to a less-than-significant level with the incorporation of one (1) mitigation measure; a separate mitigation measure (#4) would cover both categories:

- PDSP004- MITIGATION MEASURE #3: PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES (OCEN MONITOR)
- PDSP003-NON-STANDARD CONDITION: MM#4 CONSERVATION EASEMENT

- j) LUAC. The proposed design was reviewed by the Carmel Area Land Use Advisory Committee on January 16, 2018 and was not given a recommendation of approval based on a number of factors. A motion to not support the project was made with members voting: 4 ayes and 1 no. The following reasons were cited in the minutes for not supporting the project as proposed:
- Removal of large quantities of soil for construction of large basements could disturb possible archaeological resources in an archaeologically sensitive area.
 - The development's landscaping plan should be a rural design and not an urban design. It should more naturally relate to its surroundings using indigenous plants and upper canopy trees.

-Recommend the Resource Management Agency (RMA) review building techniques on sites such as this one. The contractor stated that due to unstable topsoil extending at least 6 feet below ground level, he would need to excavate all 6 feet and replace and compact it over the entire footprint of the building. This could, in effect, probably remove most archaeological artifacts if there were any. A basement would require about 10 feet of gross excavation, so the effect on an archaeologically sensitive area could be essentially the same. There are, however, alternative structural systems that are far less intrusive than the proposed excavation solution. These are (a) Caissons and grade beams requiring 12-inch diameter holes; (b) Helical screw anchors and grade beams. Anchors are screwed into the soil requiring less excavation and are less intrusive than the caisson system.

-General recommendation to the Planning Commission to discuss whether to allow or restrict basements close to known archaeological sites and other sensitive areas on Carmel Point.

- k) Staking and flagging was installed in time for staff's site visit on November 21, 2017.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170612.

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

EVIDENCE:

- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Cypress FPD, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and RMA-Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
- b) Staff identified potential impacts to Biological, Cultural, Tribal Cultural, and Geology/Soils resources. The following reports have been prepared:

- "Preliminary Archaeological Assessment," (LIB 170269) prepared by Albion Environmental, Inc., March 2016.
- "Supplemental Archaeological Assessment," (LIB170436) prepared by Gary S. Breschini, Ph.D, December 7, 2017.
- "Cultural Resources Auger Testing," prepared by Susan Morley, M.A., November 2018.
- "Geologic Evaluation," (LIB180256), prepared by Craig S. Harwood, December 18, 2017.
- "Geotechnical Investigation," (LIB180049) prepared by Haro, Kasunich and Associates, Inc., December 18, 2017.
- "Biological Assessment," (LIB180289) prepared by Thompson Wildland Management, September 23, 2017.

The above-mentioned technical reports by third-party consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County

staff has independently reviewed these reports and used them as supporting evidence for the Initial Study. The mitigation measures incorporated for this project are modeled after recommendations made in some of these reports regarding archaeological resources.

- c) Staff conducted a site inspection on November 21, 2017 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 the Monterey County RMA - Planning for the proposed development can be found in Project File PLN170612.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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 has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Cypress FPD, RMA-Public Works, RMA-Environmental Services, RMA-Water Resources Agency, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public and private facilities are available: Public water supply is from CAL-AM (additional water credits were obtained from the Malpas Water Company) and wastewater collection/treatment is serviced by the Carmel Area Wastewater District.
 - c) Staff conducted a site inspection on November 21, 2017, 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 the Monterey County RMA - Planning for the proposed development found in Project File PLN170612.

4. **FINDING:** **EXISTING VIOLATION** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. An existing code enforcement violation exists on the subject property. This violation will be rectified and cleared by the approval of this project.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware of an existing code enforcement violation, 17CE00360. The citation was issued for placement of approximately 100 cubic yards of fill without a grading permit and major removal of indigenous vegetation.
 - b) Staff conducted a site inspection on November 21, 2017 and observed that the site was being used as a construction/staging area.
 - c) The violation will be corrected concurrently with the approval of this project (after-the-fact removal of vegetation, grading without a permit).

- d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170612.
5. **FINDING:** **CEQA (Mitigated Negative Declaration)-** On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgement and analysis of the County.
- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 requires the preparation of an environmental impact report if there is substantial evidence that the project may have a significant effect on the environment. In the CEQA Guidelines, “significant effect on the environment” means a substantial, or potentially substantial, adverse change in the environment.
- b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. Due to common ownership and adjacent proximity, one environmental document was prepared to assess two projects (PLN170612 and PLN170613). The combined Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN170612).
- c) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation.
- d) The Draft Mitigated Negative Declaration (“MND”) for PLN170612 and PLN170613 was prepared in accordance with CEQA and circulated for public review from September 13, 2018 through October 15, 2018. The Lead Agency made corrections to the Mitigated Negative Declaration to amplify and clarify certain sections on the basis of new information. Pursuant to Section 15074.1 of the CEQA Guidelines, the lead agency may conclude that certain mitigation measures identified in the mitigated negative declaration are infeasible or otherwise undesirable and may delete those mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective; no recirculation of the proposed mitigated negative declaration is required where the new mitigation measures are made conditions of, or are otherwise incorporated into, project approval.
- e) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which

the wildlife depends. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

- f) Monterey County RMA-Planning, located at 1441 Schilling Place, S. 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

6. **FINDING:** **PUBLIC ACCESS** - The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) Figure 3 – Carmel Area Local Coastal Program, Carmel Area Land Use Plan does not portray the subject parcel as a property designated for trails or where lateral access is required.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Section 20.86.030. of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.

- b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal by an applicant or an aggrieved person who has exhausted all County appeals, or by any two (2) members of the California Coastal Commission because this project is between the sea and the first through public road paralleling the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- 1) Adopt a Mitigated Negative Declaration; and
- 2) Approve a Combined Development Permit consisting of:
 - c. Coastal Administrative Permit and Design Approval for the construction of an approximately 4,900-square foot, two-level single family dwelling inclusive of an attached 450-square foot garage, porch and a 1,687-square foot basement with associated grading of 830 cubic yards hauled offsite;
 - d. Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and
 - e. Adopt a Mitigation Monitoring and Reporting Program.

In general conformance with the attached plans and subject to twenty-seven (27) conditions of approval, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 5th day of December, 2018 upon motion of Commissioner Duflock, seconded by Commissioner Gonzalez, by the following vote:

AYES: Coffelt, Duflock, Getzelman, Gonzalez, Roberts
NOES: Diehl, Vandever, Wizard
ABSENT: Mendoza
ABSTAIN: Ambriz



Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON JAN 02 2019

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

JAN 14 2019

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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 RMA-Planning and RMA-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. 5-14-2014

Monterey County RMA Planning

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

PLN170612

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170612) allows the construction of a new 2,285-square foot single family dwelling, a 1,687-square foot basement, a 450-square foot attached garage, and associated grading. The property is located at 26338 Valley View Avenue (Assessor's Parcel Number 009-463-017-000), Carmel Area Land Use 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 Chief of RMA - 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. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 18-048) was approved by the Planning Commission for Assessor's Parcel Number 009-463-017-000 on December 5, 2018. The permit was granted subject to 27 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

5. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

6. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

7. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-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. (RMA - 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 RMA-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.

9. PDSP001- MITIGATION MEASURE #1: CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present during soil disturbing activities. These activities include, but are not limited to: grading and foundation excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the OCEN Monitor or other appropriately NAHC-recognized representative and principal Archaeologist. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated with the concurrence of the lead agency, and implemented. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 1a: Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 1. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

10. PDSP002- MITIGATION MEASURE #2: CULTURAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the project site's location in CA-MNT-17, a recorded prehistoric site and because the project includes excavation for a foundation and basement, there is a potential for human remains or cultural artifacts to be accidentally discovered. If human remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find on the parcel until it can be evaluated by a qualified professional Archaeologist and the most likely descendant as identified by The Native American Heritage Commission and the procedure set forth in CEQA Guidelines Section 15064.5(e) shall be followed in addition to the language contained in this condition. In the event that non-human remain archaeological materials are uncovered, all excavation shall be halted within 50 meters (164 feet) of the find on the parcel and shall be immediately evaluated by a qualified archaeologist and a tribal cultural monitor. If the find is determined by a qualified archaeologist and a tribal cultural monitor to be historically (as determined by a qualified archaeologist) or culturally (as determined by a Tribal Cultural monitor) significant, appropriate mitigation measures shall be implemented in accordance with the Compliance or Monitoring Actions to be Performed, contained in this Condition of Approval. All mechanical excavation undertaken with a backhoe will be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site.

**Compliance or
Monitoring
Action to be Performed:**

Mitigation Measure Monitoring Action No. 2a.: Notes on Plans

Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 2, including the actions to be performed. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

Mitigation Measure Monitoring Action No. 2b.: Discovery of Human Remains

If human remains are discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request that they determine that no investigation of the cause of death is required;
- The Owner/Applicant/Contractor shall contact the Monterey County Resource Management Agency Planning Department within 24 hours of the find to alert them to the discovery;
- If the coroner determines the remains to be Native American:
 - o The coroner shall contact the Native American Heritage Commission and the RMA Planning Department within 24 hours of the determination.
 - o The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, it believes to be the most likely descendant.
 - o The most likely descendant may make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.

- If the remains are determined to be Native American, and the most likely descendant, in concurrence with a qualified archaeologist, determines that:
 - a. The remains are evidence of a larger burial of human remains, which would qualify as a “unique archaeological resource”, as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or
 - b. There is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation

The Owner/Applicant/Contractor will work with RMA Planning to move/shrink/modify/redesign the basement portions of the project which will have further impact on those areas of the site containing remains. Modified plans shall be submitted to RMA-Planning. The redesign should be done in a way that allows for maximum use of the property while still preventing additional disturbance to areas likely to contain remains. No work will re-commence on site within 50 meters of the find until the RMA Chief of Planning has approved the revisions to the approved plans.

CONTINUED IN CONDITION NO. 11

11. (CONT) MM#2

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: (CONTINUED FROM CONDITION NO. 10)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts

If significant Tribal Cultural artifacts (determined to be significant by the onsite Tribal Cultural Monitor in consultation with the qualified archaeologist – not including human remains which are handled in Action No. 2b.) are discovered during construction activities, there shall be no further mechanical excavation (e.g.: backhoe, trencher, etc.) or ground disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The artifact, and any subsequent artifacts determined to be significant tribal cultural artifacts shall be removed by a qualified archaeologist, and stored safely through the duration of excavation;
- Excavation will continue by hand (shovels) within a perimeter of two (2) meters surrounding the artifact for the subsequent one (1) meter of depth;
- If another significant tribal cultural artifact is found within the perimeter, the perimeter requirement for hand digging will be extended around the newly discovered artifact as well.
- If no additional significant tribal cultural artifacts are found in the original perimeter, or any of the subsequent perimeters, mechanical excavation may resume to completion unless another significant artifact is discovered in the process. If significant artifacts are discovered again after restarting mechanical excavation, hand digging will be required again as dictated by this condition.
- If human remains are found at any time during either hand digging or mechanical excavation, Contractor/Owner/Applicant/Agent will refer to Mitigation Measure Monitoring Action No. 2b. for direction.

After completion of excavation activities, all recovered artifacts will be cataloged by both the Tribal Cultural Monitor and the Qualified Archaeologist. Once cataloged, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission. A Final Technical Report shall be submitted to by the qualified archaeologist to RMA-Planning within one year of the discovery.

12. PDSP003-NON-STANDARD CONDITION: MM#4 CONSERVATION EASEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If Native American remains are discovered during construction, and will remain on site, a conservation and scenic easement shall be conveyed to the County over those portions of the property where those remains exist. The easement shall be developed in consultation with the Most Likely Descendant recognized by the Native American Heritage Commission and a qualified archaeologist. An easement deed shall be submitted to, reviewed and approved by, the Chief of RMA - Planning and accepted by the Board of Supervisors prior to final building permits.

(RMA PLANNING)

Compliance or Monitoring Action to be Performed: Prior to issuance of final building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Prior to the issuance of final building permits, the Owner/Applicant shall record the conservation and scenic easement deed and corresponding map and submit a copy of the recorded deed and map to RMA-Planning.

13. PDSP004-MITIGATION MEASURE #3: PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES (OCEN)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor or other appropriately NAHC-recognized representative shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. The tribal monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the property owner shall refer to Mitigation Measure #2. This mitigation is not intended to alleviate the property owner or applicant from contacting the coroner and complying with State law if human remains are discovered.

Compliance or Monitoring Action to be Performed: Mitigation Measure Action 4a:
Prior to issuance of a construction permit for grading and/building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that an OCEN-approved onsite Cultural Resources Monitor or other appropriately NAHC-recognized representative has been retained to monitor the appropriate construction activities. This Monitor shall be retained for the duration of any project-related grading and excavation.

Mitigation Measure Action 4b:
Any artifacts found that are not associated with a skeletal finding shall be cataloged by both the Tribal Cultural Monitor and the Qualified Archaeologist. Once cataloged, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission. A Final Technical Report shall be submitted to by the qualified archaeologist to RMA-Planning within one year of the discovery. Artifacts associated with a skeletal finding shall be reburied in accordance with Mitigation Measure 2b, and Public Resources Code Section 5097.98, and a conservation easement shall be required to be recorded over the affected portion of the parcel.

Mitigation Measure Action 4c:
Prior to final, the OCEN Monitor or other appropriately NAHC-recognized representative shall submit a letter confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

14. PDSP005 - NON-STANDARD CONDITION: DEED RESTRICTION (GEOLOGIC HAZARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit, the applicant shall record a deed restriction which states: "The parcel is located within 660 feet or 1/8 mile of an active and/or potentially active fault(s) and development may be subject to certain restrictions as per section 20.146.080 of the Coastal Implementation Plan and per the standards for development of residential property, including recommendations made in the Geotechnical Report prepared by Haro, Kasunich and Associates on December 18, 2017."

(RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of RMA-Planning.

15. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A Geotechnical Report (Library No. LIB180049), was prepared by Haro, Kasunich and Associates, Inc. on December 18, 2017 and is on file in Monterey County RMA - Planning.

"A Geologic Evaluation (Library No. LIB180256), was prepared by Craig S. Harwood on November 22, 2017 and is on file in Monterey County RMA - Planning.

All development shall be in accordance with these reports and/or the reports that succeed them."

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the reports to the RMA - Planning.

16. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

17. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

18. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

19. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

20. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation prepared by Haro, Kasunich, and Associates, Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

21. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

22. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

23. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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 regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

24. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The Stormwater Control Plan shall incorporate the measures identified on the completed the Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Stormwater Control Plan to RMA-Environmental Services for review and approval.

25. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management

Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic

impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will

be generated, truck routes, number of construction workers, parking areas for both equipment and

workers, and locations of truck staging areas. Approved measures included in the CMP shall be

implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

26. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-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 Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-Development.

27. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

NOTES

GENERAL

- Project shall comply with the 2013 U.B.C and 2013 California Residential & Title 24, Plumbing, Mechanical, Electrical, Fire and Energy Codes. 2013 California Green Building Standards.
- All electrical, CTV, and phone lines shall be placed underground.
- Fire sprinklers under separate permit.
- Alarm under separate permit.
- Grading under separate permit.
- Truss plans and calculations under deferred submittal, Trusses shall not be installed until an approved job copy of the truss submittal is issued by the Monterey County Building Department.
- New buildings, building materials, systems, assemblies and methods of construction located within any Fire Hazard Severity Zone or Wildland-Urban Interface Fire Area shall be in accordance per (CRC R327) for exterior wildfire exposure requirements.
- Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906.
- Provide a copy of operation and maintenance manual to building occupant or owner per (CBGC 4.410).
- Refer to structural plans for site retaining walls and light well retaining walls.

NOTIFICATIONS

Notify the Soils Engineer 48 hours before the following times:

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

Notify the Structural Engineer 48 hours before the following times:

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

TREE PROTECTION AND PLACEMENT

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

SPECIAL INSPECTIONS

- All special inspections shall conform to section 1701 of the Uniform Building Code.
- Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
- Required for all installation of epoxied anchors.

STRUCTURAL

In accordance with the California building code (CBC) section 1701, the owner shall employ one or more special inspectors who shall provide inspections during construction on the types of work listed below. The special inspector shall be a qualified person who shall demonstrate competence to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring special inspection.

- Special grading, excavation and filling: during earthwork excavations, grading and filling operations inspection shall be provided by the project geotechnical engineer.
- Concrete: during the taking of test specimens and placing of reinforced concrete. exceptions:
 - Concrete for building foundations has been designed based on fc=2500 psi and is exempt from inspection during placing.
 - Non-structural slabs on grade
 - Site work concrete fully supported on earth and concrete
- bolts installed in concrete: prior to and during the placement of concrete around bolts.
- reinforcing steel: during placing of reinforcing steel for all concrete required to have special inspection by item 1. exceptions:
 - the special inspector need not be present continuously during placing of reinforcing steel, provided the special inspector has inspected for conformance to the approved plans prior to the closing of forms or the delivery of concrete to the jobsite.
 - installation of dowels, threaded rods, and anchors in epoxy.

SOILS

- during excavation process, a thorough search shall be made under the direction of soils engineer, to locate and remove any man-made buried structures and utilities
- inspection of the finished building pad shall be conducted by the soils engineer.
- soils engineer to review foundation and grading plans prior to submittal for building permit.
- a representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.

WASTE MANAGEMENT

- This project is new construction and there will be no demolition prior to the start of work.
- Contractor will divert from disposal & recycling any reusable or salvageable materials. All materials on site are to be sorted & source separated into any quality materials for reuse. Waste Management will remove the balance of construction waste in the form of bulk single stream disposal.

All sub-contractors are held to the same standard and procedure. All toxic materials are recycled per local ordinance.

- Waste Management hauls to one of the local County Regional Waste Management district locations where it is further sorted, separated for recycling and some landfill disposal, in compliance with county guidelines.
- Site construction materials are categorically separated out as a method for efficiency in both material use and to limit waste. Contractor will use storage area on site to store materials for reusable waste and surplus from other work already completed.
- Contractor takes every measure to ensure that materials are being used as efficiently as possible and that there is the minimum amount of waste generated during the construction of the project.

SHEET INDEX

ARCHITECTURAL

NO.	DESCRIPTION
A0	TITLE SHEET, VICINITY MAP, PROJECT DATA
A1.1	SITE TOPO SURVEY
A1.2	SITE PLAN
A2.1	FLOOR PLANS 1/8"
A2.2	FLOOR PLANS 1/4"
A3.1	ROOF PLAN
A4.1	REFLECTED CEILING BASEMENT
A4.2	REFLECTED CEILING PLAN FIRST FLOOR
A5.1	BUILDING SECTIONS
A6.1	EXTERIOR ELEVATIONS
A6.2	EXTERIOR ELEVATIONS
A8.1	DOOR SCHEDULE
A8.2	WINDOW SCHEDULE
A8.3	FINISH SCHEDULE

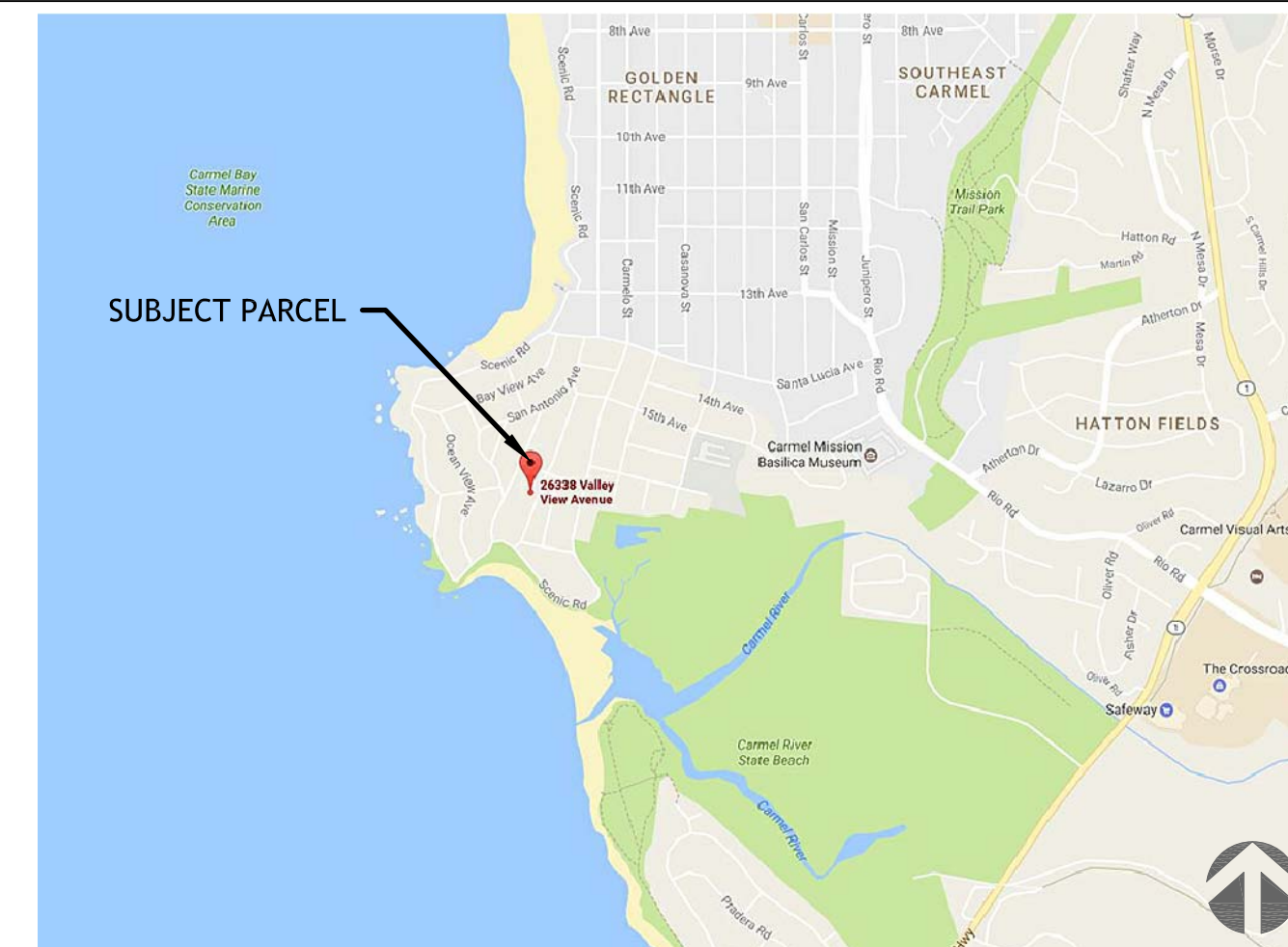
LANDSCAPE

NO.	DESCRIPTION
L-1.0	LANDSCAPE IRRIGATION PLAN
L-2.0	LANDSCAPE PLANTING PLAN
L-3.0	LANDSCAPE LIGHTING PLAN

CIVIL

NO.	DESCRIPTION
C 1	COVER SHEET & GENERAL NOTES
C 2	GRADING & DRAINAGE
C 3	SECTIONS & DETAILS
C 4	EROSION CONTROL PLAN

VICINITY MAP



NOT TO SCALE

PROJECT DATA

PROJECT ADDRESS	26338 VALLY VIEW AVE. CARMEL, CA 93923
OWNER	EMERSON DEVELOPMENT GROUP, INC.
APN	009-463-017-000
ZONE	MDR/2-D(18)(CZ)
COASTAL ZONE	YES
HIGH FIRE HAZARD SEVERITY ZONE	NO
ALLOWABLE HEIGHT	18'
FIRE SPRINKLERS	YES, UNDER SEPARATE PERMIT
SEWER SERVICE	CARMEL AREA WASTEWATER DISTRICT
WATER SERVICE	CAL-AM
SETBACKS	
FRONT	20'
SIDES	5'
REAR	10'
LOT SIZE	6,420 SF

SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE

BUILDING DATA

OCCUPANCY GROUP	R-3
TYPE OF CONSTRUCTION	VB

FLOOR AREAS

PROPOSED FLOOR AREAS	GROSS / NET
RESIDENCE - MAIN *INCLUDING STAIR	2285 SF / 2161 SF
RESIDENCE - BASEMENT *NOT INCLUDING STAIR	1687 SF / 1532 SF
GARAGE	450 SF / 365 SF
RESIDENCE - STAIR	107 SF
COVERED PORCH	377 SF

SITE DATA

LOT SIZE	6,533 SF
ALLOWABLE FAR 45%	2,940 SF
PROPOSED FAR 42%	2,735 SF
ALLOWABLE LOT COVERAGE 35%	2,287 SF
PROPOSED LOT COVERAGE 35%	2,285 SF
AVERAGE GRADE	47.5'

PROJECT DIRECTORY

ARCHITECT

Tom Meaney Architect
629 State Street, Suite 240
Santa Barbara, CA 93101
(805) 966-7668

SURVEYOR

Lucido Surveyors
2 Saucito Ave.
Del Rey Oaks, California 93940
831.620.5032

ELECTRICAL

JMPE Electrical Engineering
156 W. Alamar Ave.
Santa Barbara, CA 93105
(805) 569-9216

MECHANICAL

Monterey Energy Group
26465 Carmel Rancho Blvd., #8
Carmel, CA 93923
(831) 372-8328

GENERAL CONTRACTOR

Emerson Development
P.O. Box 5837
Carmel, Ca. 93921
931.915.3912

LANDSCAPE

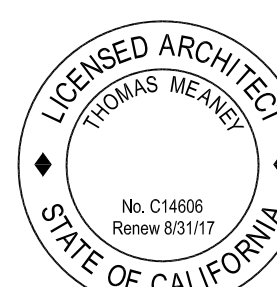
BFS Landscape Architects
425 Pacific St. Ste.201
Monterey Ca. 93940
831.646.1383

STRUCTURAL

Taylor & Syfan
684 Clarion Court
San Luis Obispo, Ca. 93401
805.547.2000

CIVIL

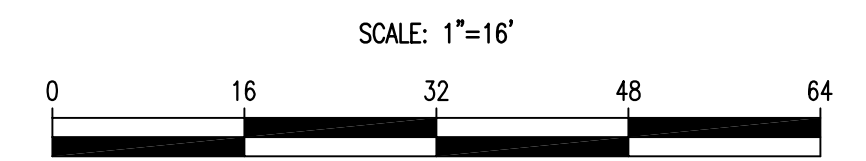
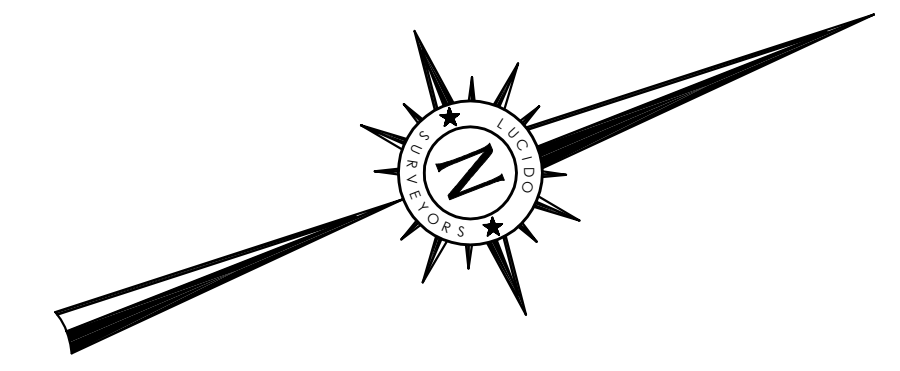
L&S Engineering
2460 Garden Road Suite G
Monterey, CA. 93940
831-655-2723



LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- OLD RECORD LINE
- ◆ PROJECT BENCHMARK
- 50--- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER
- SIDEWALK
- DRIVEWAY
- FLOWLINE
- BUILDING
- BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION
- DECK
- CONC PAD
- STEP
- PLANTER
- W --- WATER LINE
- WW WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- CV IRRIGATION CONTROL VALVE
- SS --- SANITARY SEWER LINE
- MH --- SANITARY SEWER MANHOLE
- CO --- SANITARY SEWER CLEAN-OUT
- SD --- STORM DRAIN
- MH --- STORM DRAIN MANHOLE
- AD --- AREA DRAIN
- CB --- STORM DRAIN CATCH BASIN
- E --- ELECTRIC LINE
- UP UTILITY POLE
- GW --- GUY WIRE
- EV --- ELECTRIC VAULT
- UV --- UTILITY VAULT
- SL --- STREET LIGHT
- LP --- STREET LIGHT
- G --- GAS LINE
- GM GAS METER
- T --- TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV --- CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX
- W --- WOOD FENCE
- CL --- CHAIN LINK FENCE
- STS --- STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL
- ROCK WALL
- STACKED BLOCK WALL
- CARMEL STONE

- BP BRICK PLANTER
- BS BRICK STEP
- BSW BRICK SIDEWALK
- BW BRICK WALL
- CS CONCRETE STEP
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HOPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- PS PLANTER SECTION
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- SPOT ELEVATION



IN PROGRESS DRAWING
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBJECT TO REVISION

BENCHMARK:
 ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 60.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET NEAR THE NORTHERLY CORNER OF OF THE SUBJECT PROPERTY AS SHOWN HEREON.

- NOTES:**
1. BOUNDARY LOCATIONS (IF ANY) SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
 2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
 3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 4. CONTOUR INTERVAL = ONE FOOT.
 5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
 7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JUNE OF 2015.

TOPOGRAPHIC SURVEY

OF
Valley View Property

per
REEL 1898, PAGE 912
 Records of Monterey County
 PREPARED FOR
Chris Adamski

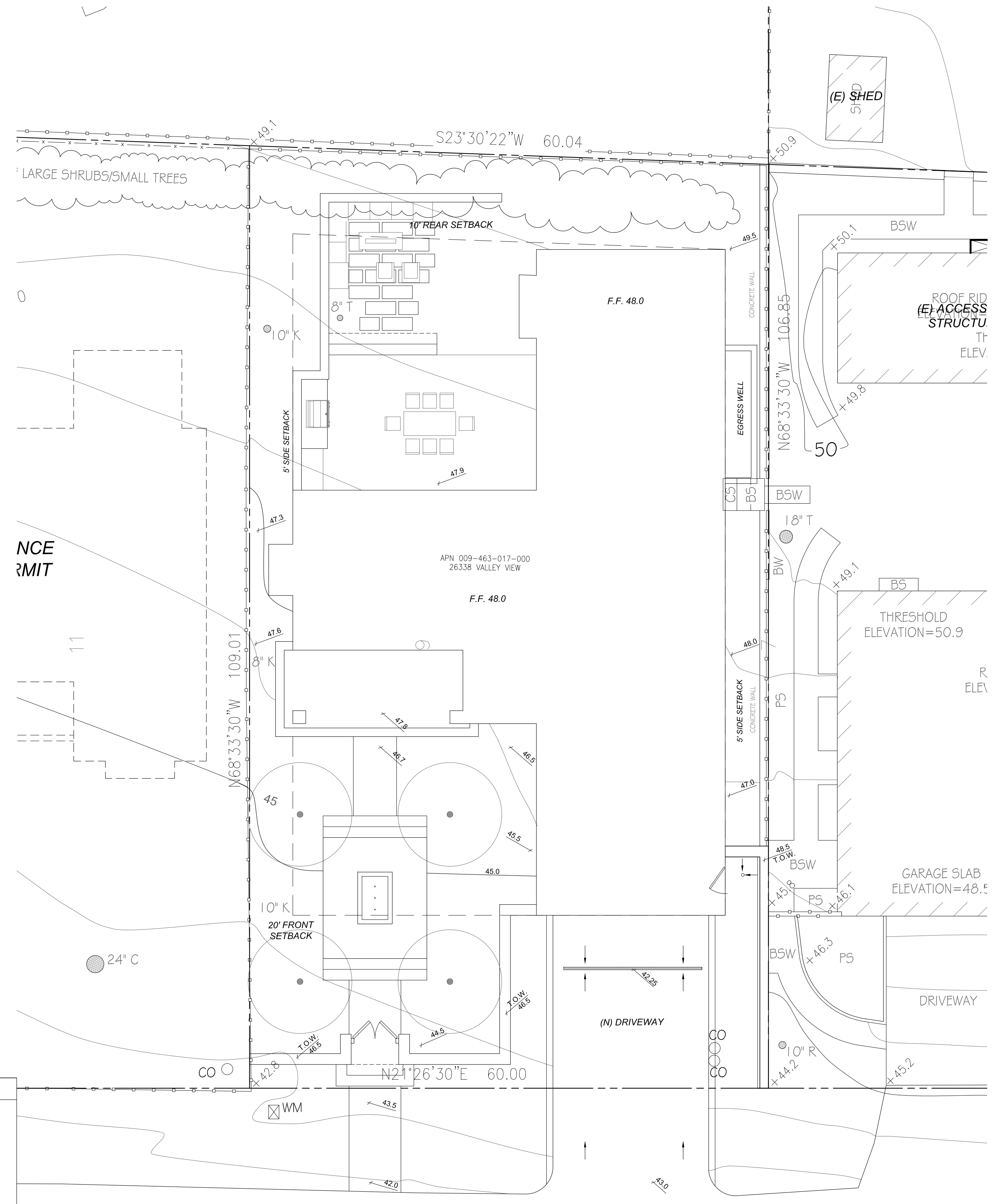


BY
LUCIDO SURVEYORS
 Boundary and Construction Surveys · Topographic and Planimetric Mapping
 ALTA Surveys and GIS Database Management · Land Planning and Consulting
 HOME OFFICE: 2 SAUCITO AVENUE, DEL REY OAKS, CALIFORNIA 93940, email: info@lucidosurveyors.com
 FIELD OFFICE: 245 FOAM STREET, SUITE 200, MONTEREY, CALIFORNIA 93940, telephone: 831-420-5032

SCALE: 1"=16' PROJECT No. 1436 JUNE 2015
 CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

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SITE PLAN LEGEND	
NEW SITE PAVING	—————
SITE DEMO	- - - - -
EXISTING CONTOUR	—————
DEMO CONTOUR	- - - - -
NEW CONTOUR	—————



VALLEY VIEW AVENUE

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



26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

SITE PLAN



Date: 2017-05-19
Scale:
Drawn:
Job Number:
Sheet:

A1.2

REVISIONS

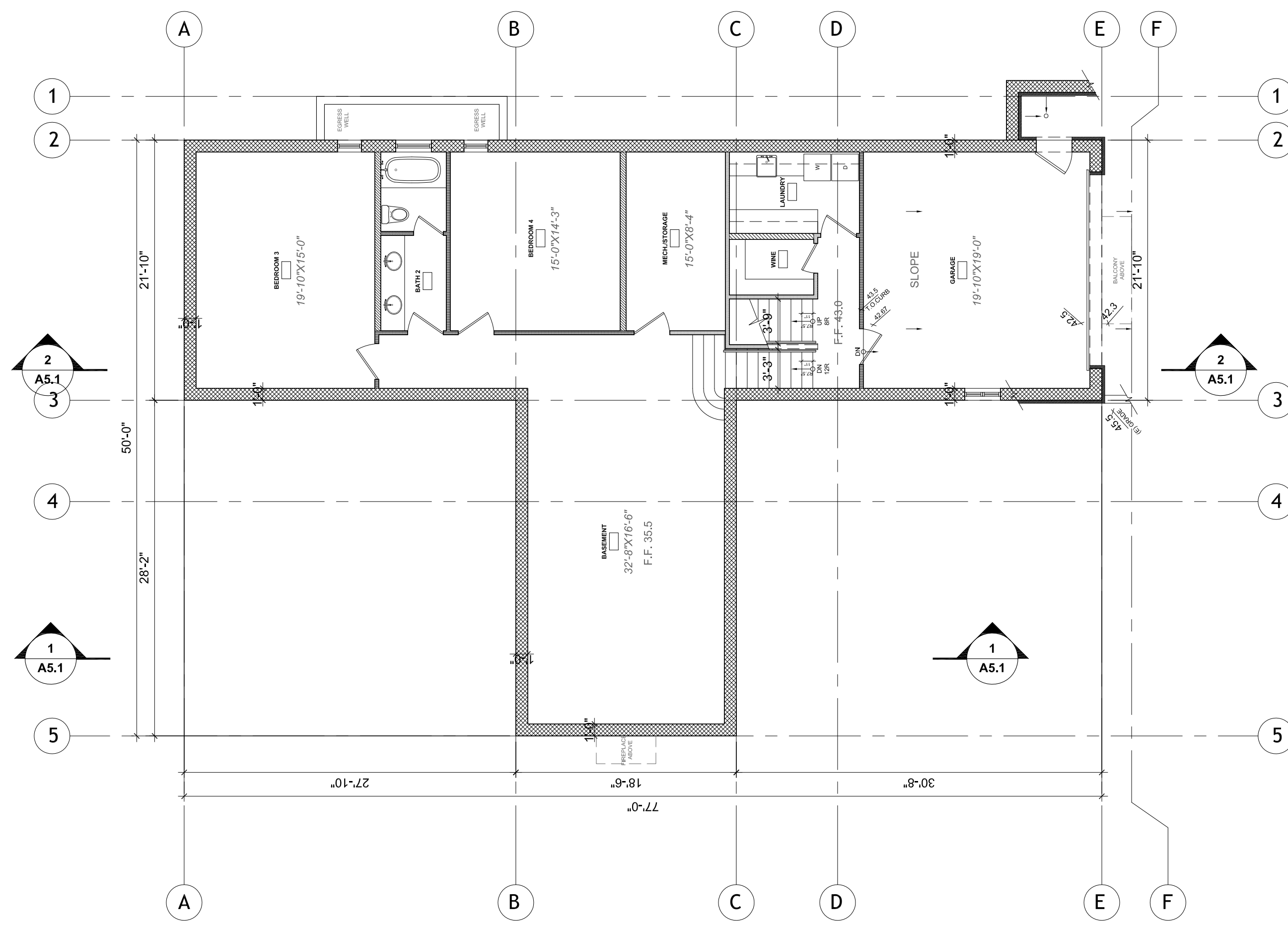
TOM MEANEY ARCHITECT

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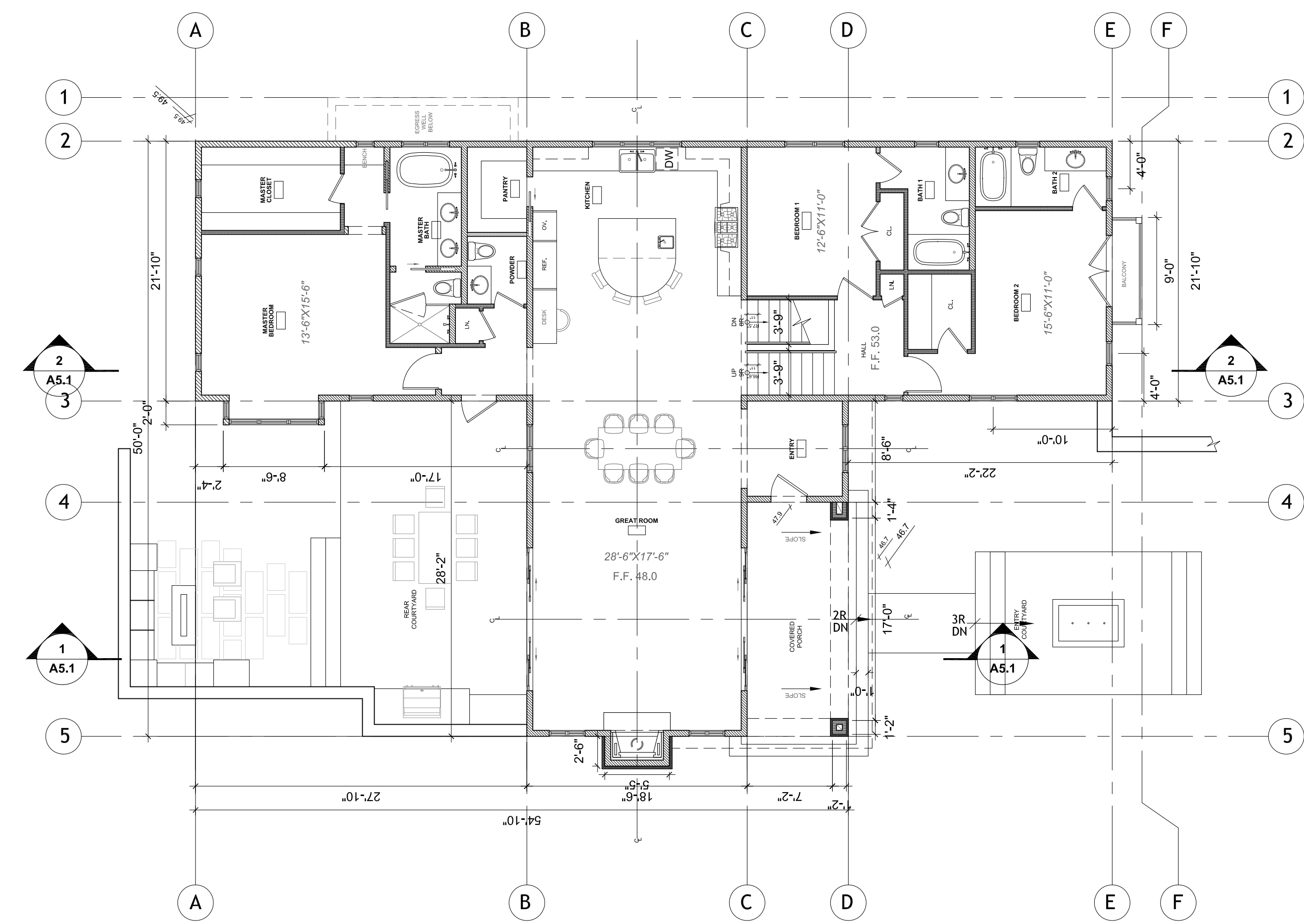
WALL LEGEND: 1/8" SCALE	
	(E) BUILT OBJECT TO BE REMOVED
	(E) WALL TO REMAIN (P-1 ROSE, COLOR 13)
	FURR (E) WALL TO MATCH (N) WALL THICKNESS
	(N) 2X8 STUD WALL U.N.O.
	(N) 2X6 STUD WALL U.N.O.
	(N) 2X4 STUD WALL
	(N) MASONRY WALL
	(N) STEEL STUD WALL

1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.



GARAGE & BASEMENT FLOOR PLAN

SCALE 1/8"=1'-0"



RESIDENCE MAIN FLOOR PLAN

SCALE 1/8"=1'-0"



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**26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923**

FLOOR PLANS



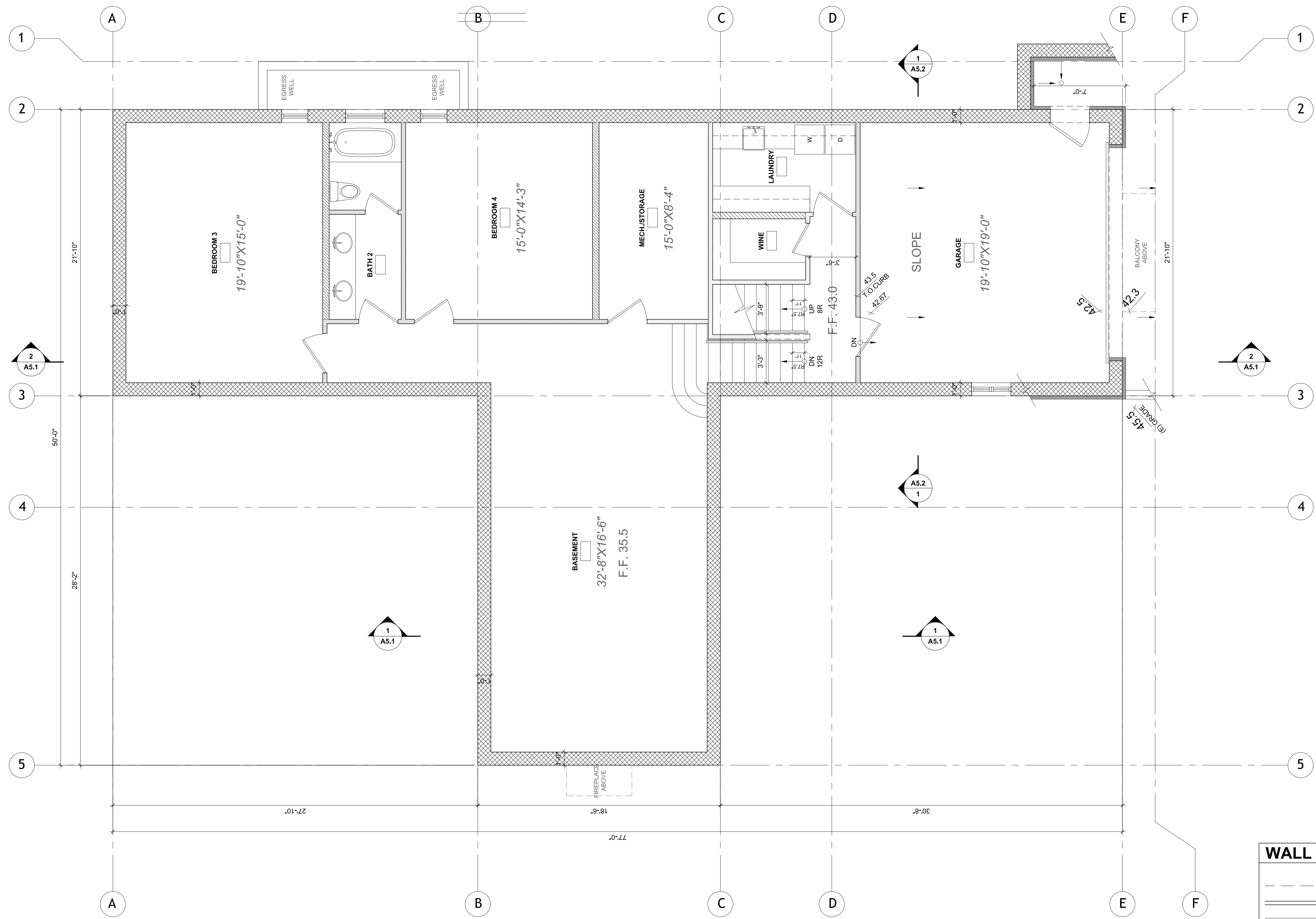
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Scale: 1/8"=10"
Drawn:
Job Number:
Sheet:

A2.1

T M
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GARAGE & BASEMENT FLOOR PLAN

SCALE 1/4"=1'-0"



WALL LEGEND:

- (E) BUILT OBJECT TO BE REMOVED
- ==== (E) WALL TO REMAIN
- ===== FURR (E) WALL TO MATCH (N) WALL THICKNESS
- ==== (N) 2X8 STUD WALL U.N.O.
- ==== (N) 2X6 STUD WALL U.N.O.
- ==== (N) 2X4 STUD WALL
- ==== (N) CMU WALL
- ==== (N) STEEL STUD WALL

NOT FOR CONSTRUCTION

26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

BASEMENT & GARAGE
FLOOR PLAN



Date: 2017-04-27
Scale: 1/4"=10"
Drawn:
Job Number:
Sheet:

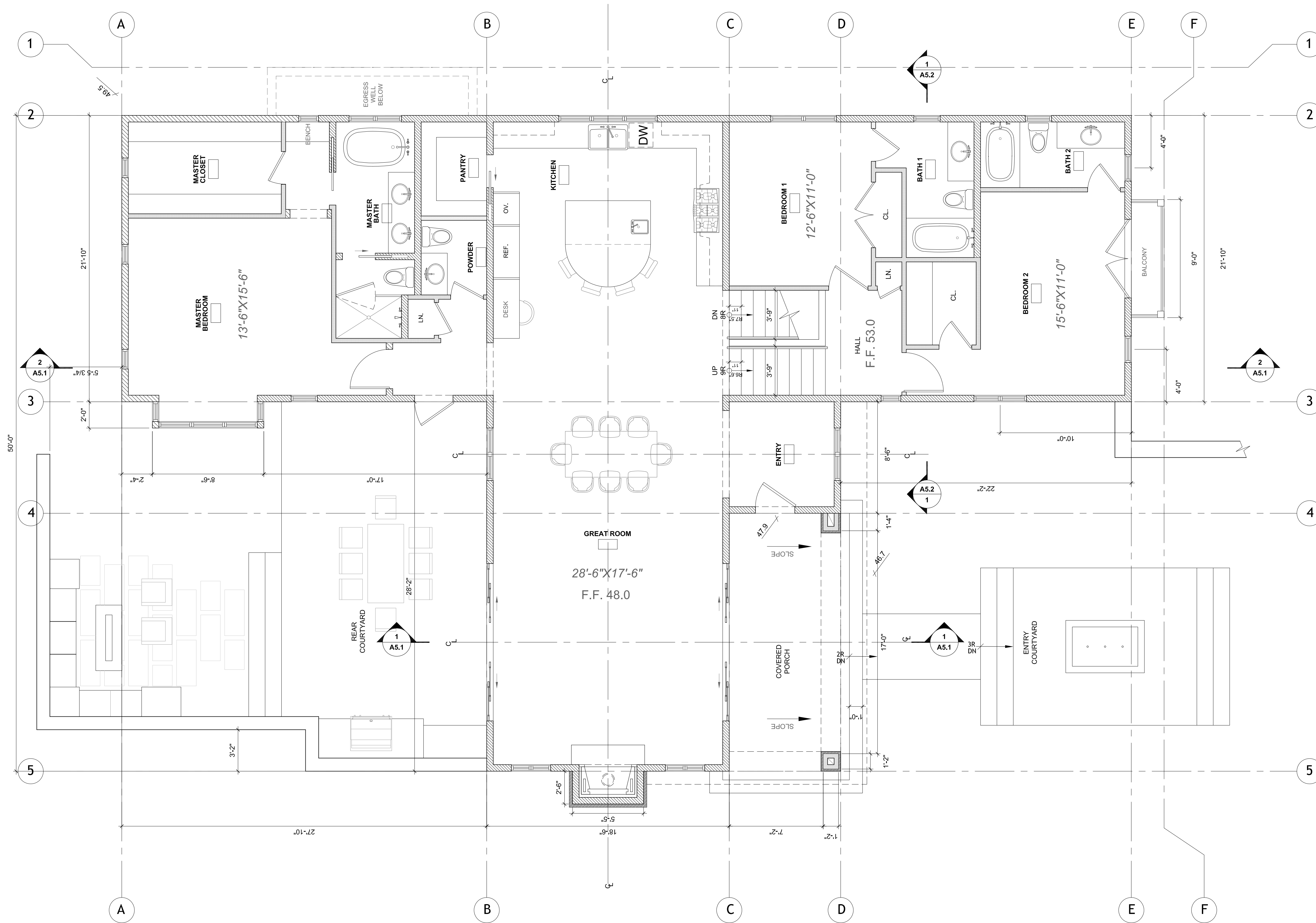
A2.2

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RESIDENCE MAIN FLOOR PLAN

SCALE 1/4"=1'-0"



WALL LEGEND:

- (E) BUILT OBJECT TO BE REMOVED
- (E) WALL TO REMAIN
- FURR (E) WALL TO MATCH (N) WALL THICKNESS
- (N) 2X8 STUD WALL U.N.O.
- (N) 2X6 STUD WALL U.N.O.
- (N) 2X4 STUD WALL
- (N) CMU WALL
- (N) STEEL STUD WALL

* ALL DIMENSIONS TO FACE OF FRAMING OR PLYWOOD PER PLAN, NOTIFY ARCHITECT OF ANY PLAN DISCREPANCIES.

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26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

FIRST FLOOR
AND SECOND
FLOOR PLAN



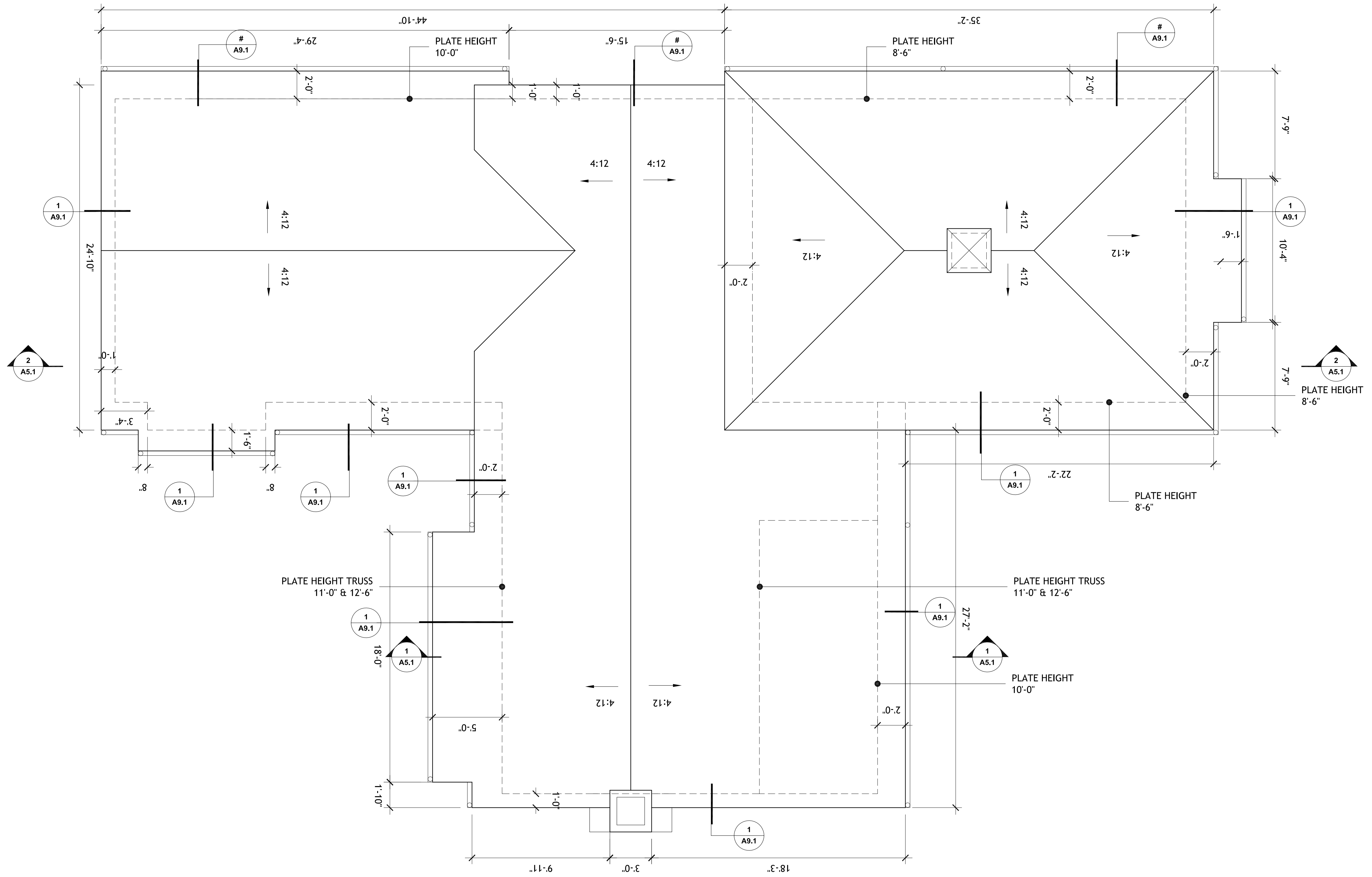
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Job Number:
Sheet:

A2.3

T M
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ROOF PLAN
1/4" = 1'-0"

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T M
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CARMEL, CALIFORNIA, 93923

ROOF PLAN



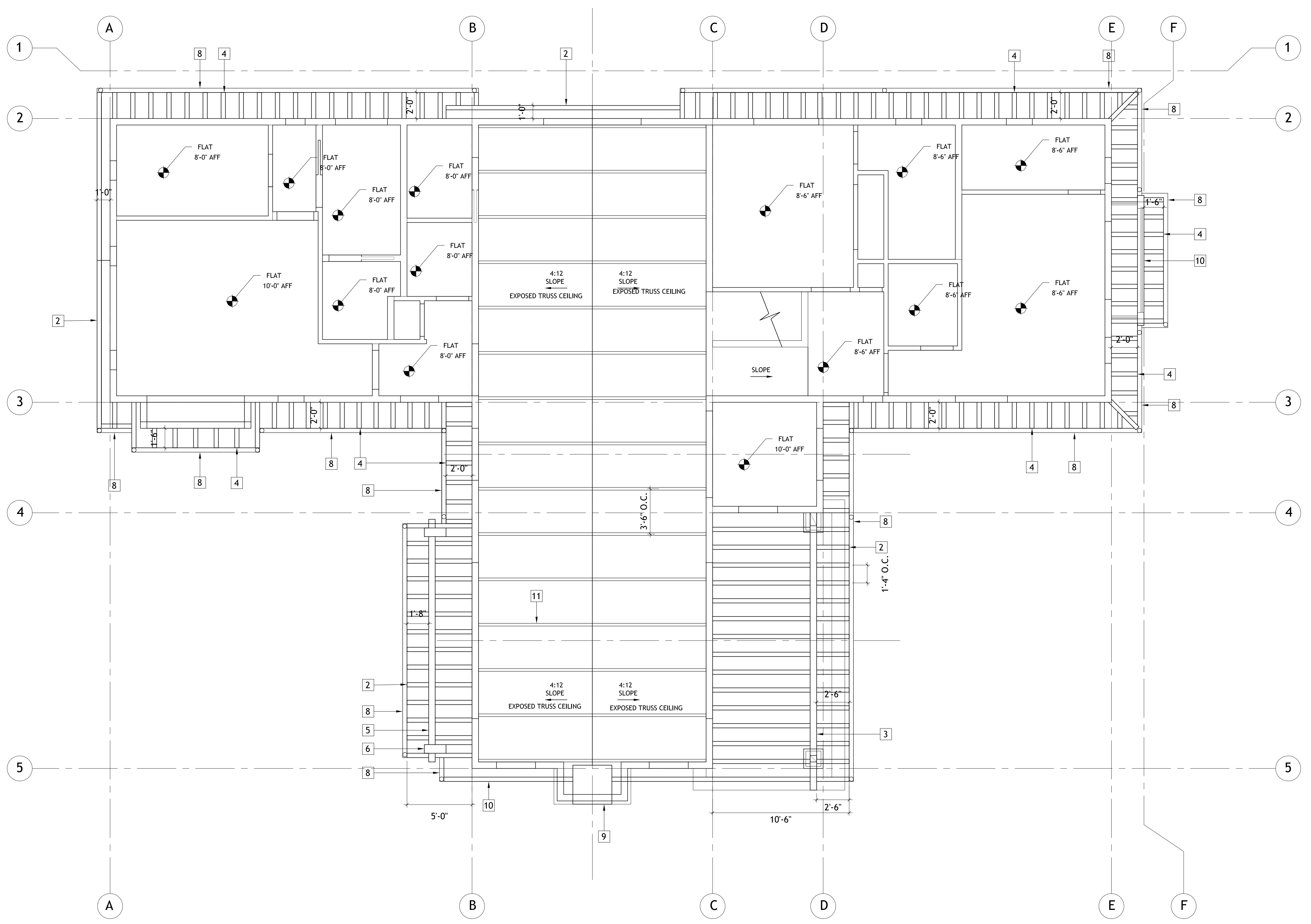
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Drawn:
Job Number:
Sheet:

A3.1

REVISIONS

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LIGHTING LEGEND

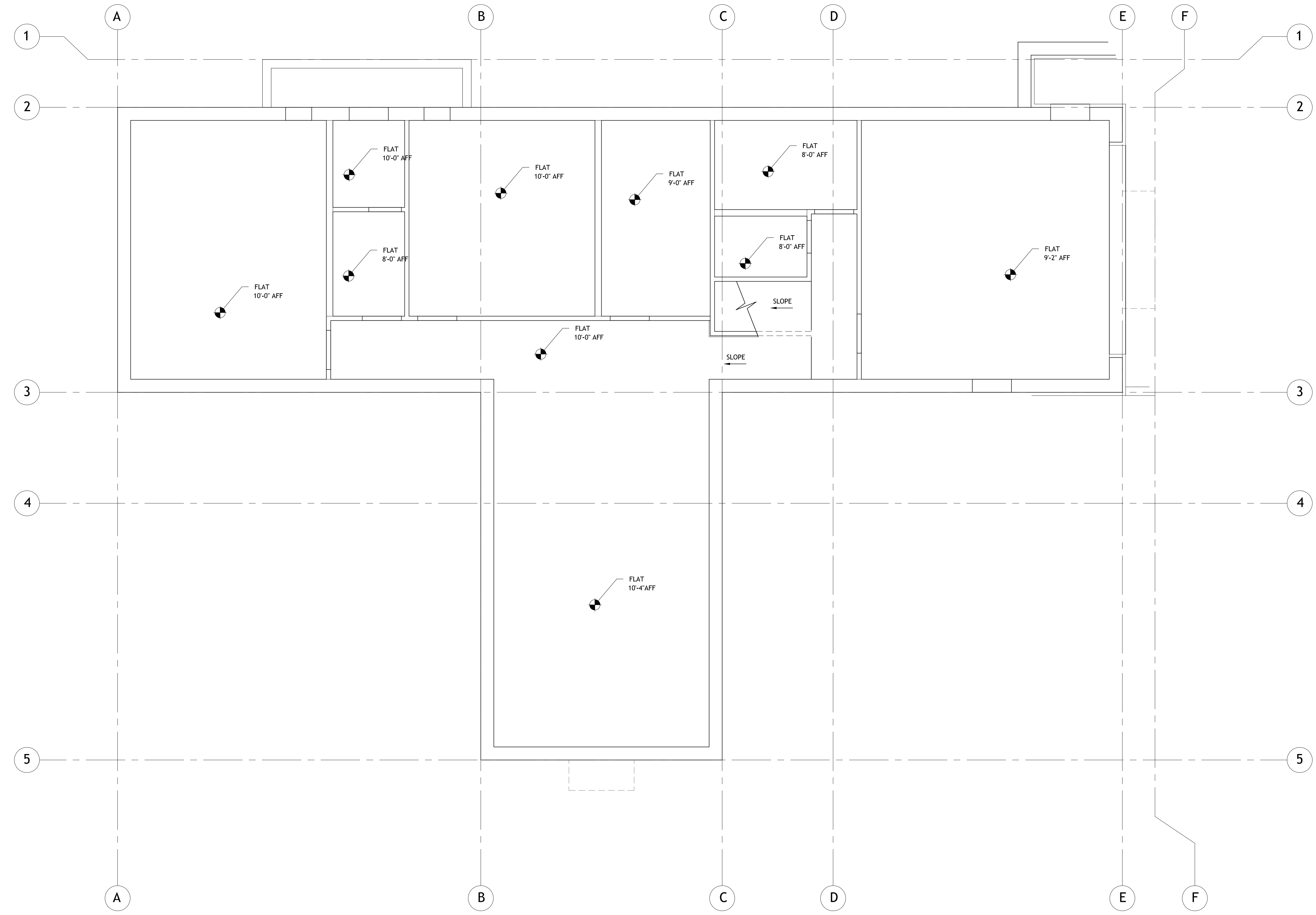
	RECESSED CAN LIGHT
	RECESSED CAN LIGHT -WATER PROOF
	RECESSED CAN LIGHT -DIRECTIONAL
	CEILING MOUNTED LIGHT
	WALL MOUNTED LIGHT
	SWITCH
	SWITCH-MOTION
	FLUORESCENT LIGHT

FIRST FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



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LIGHTING LEGEND	
	RECESSED CAN LIGHT
	RECESSED CAN LIGHT -WATER PROOF
	RECESSED CAN LIGHT -DIRECTIONAL
	CEILING MOUNTED LIGHT
	WALL MOUNTED LIGHT
	SWITCH
	SWITCH-MOTION
	FLUORESCENT LIGHT

REVISIONS

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CARMEL, CALIFORNIA, 93923

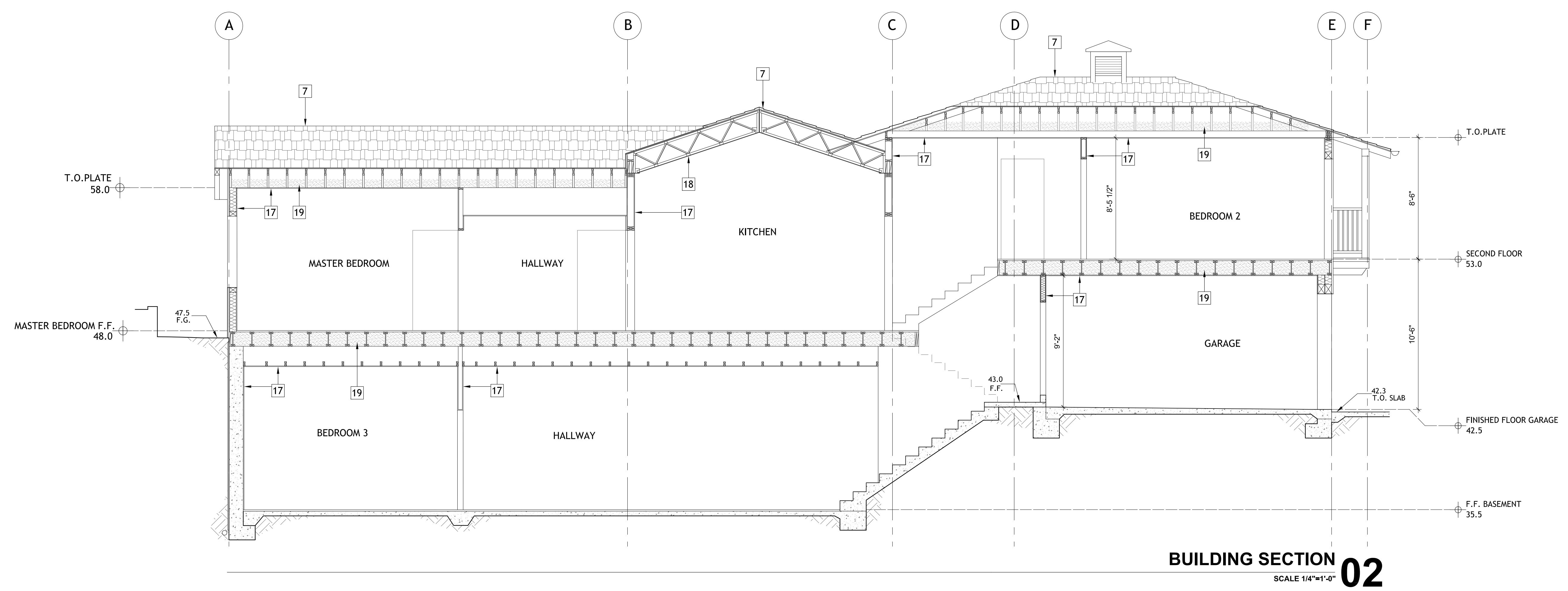
REFLECTED
CEILING PLAN
BASEMENT

Date 2017-05-19
Scale 1/4" = 1'-0"
Drawn
Job Number

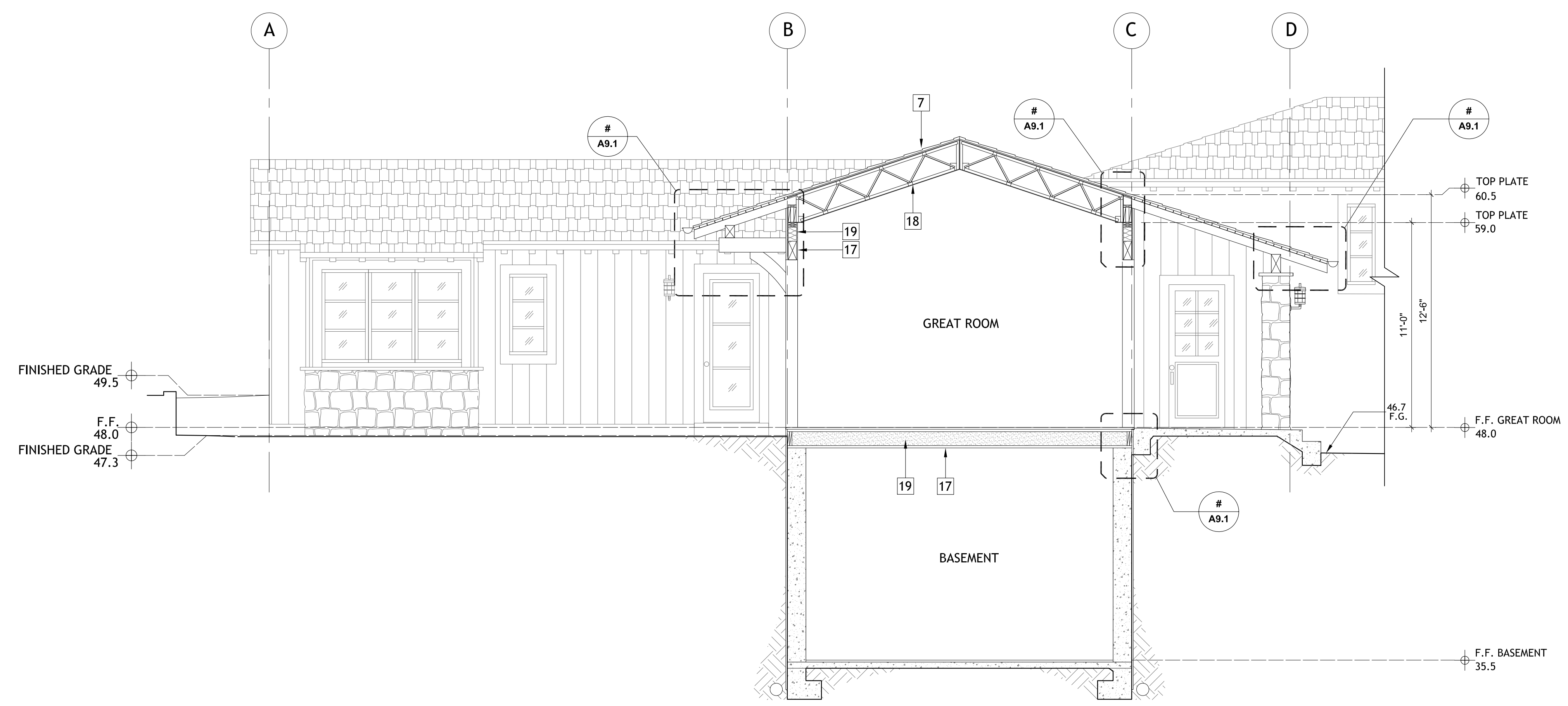
Sheet

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

A4.2

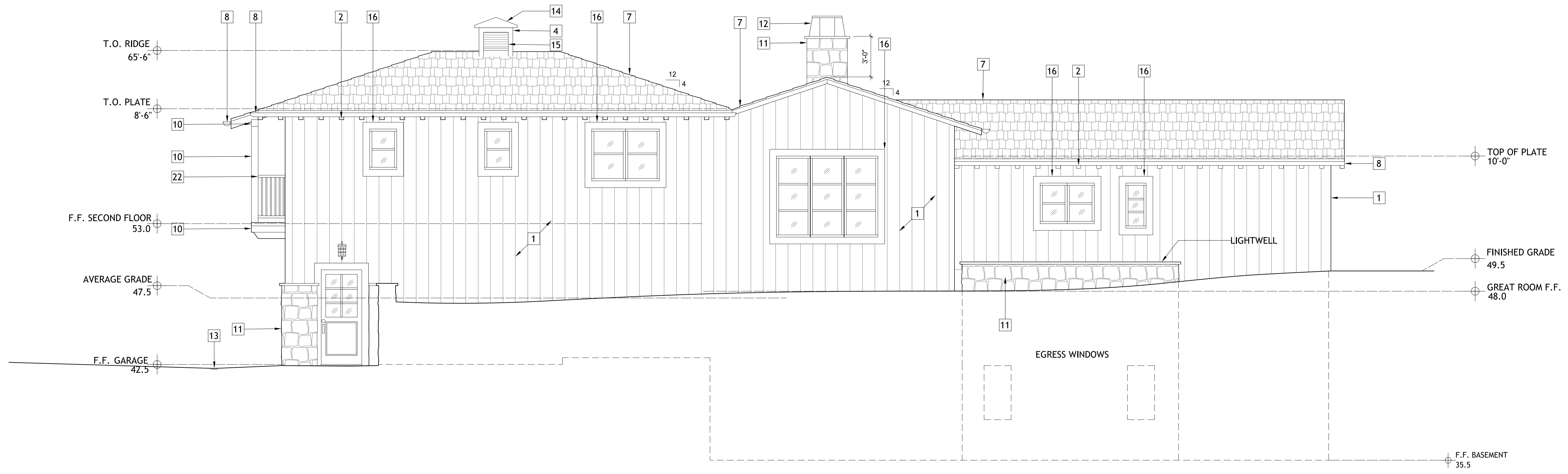


BUILDING SECTION 02
SCALE 1/4"=1'-0"



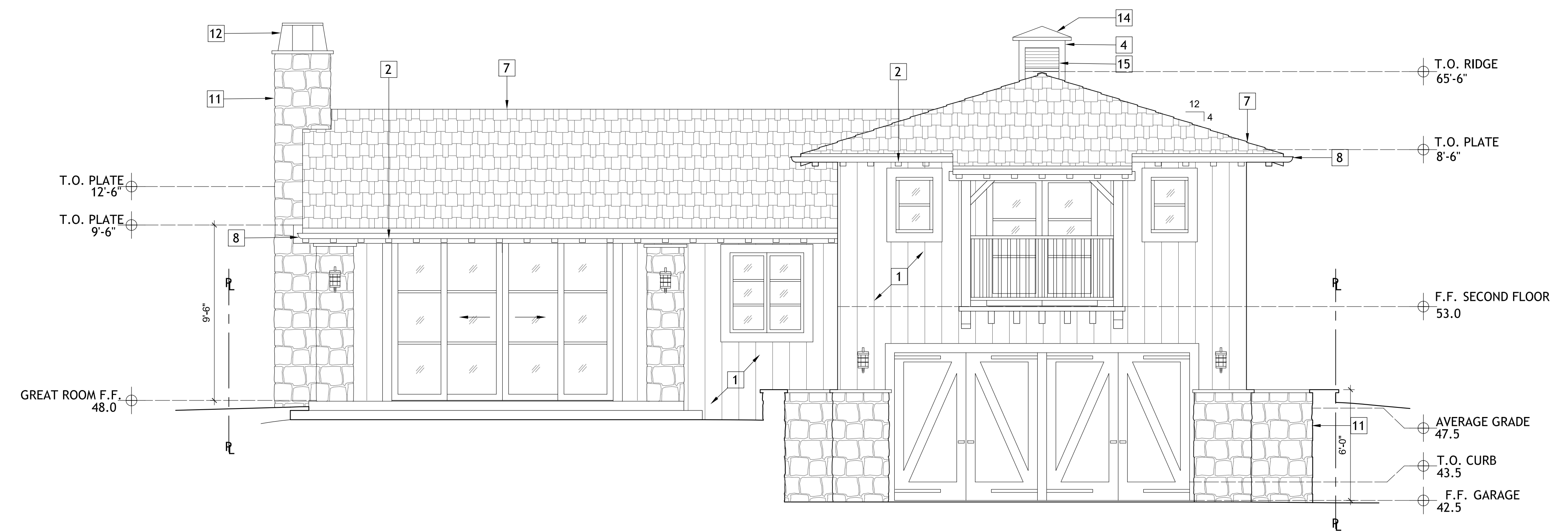
BUILDING SECTION 01
SCALE 1/4"=1'-0"

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NORTH EXTERIOR ELEVATION

1/4" = 1'-0"



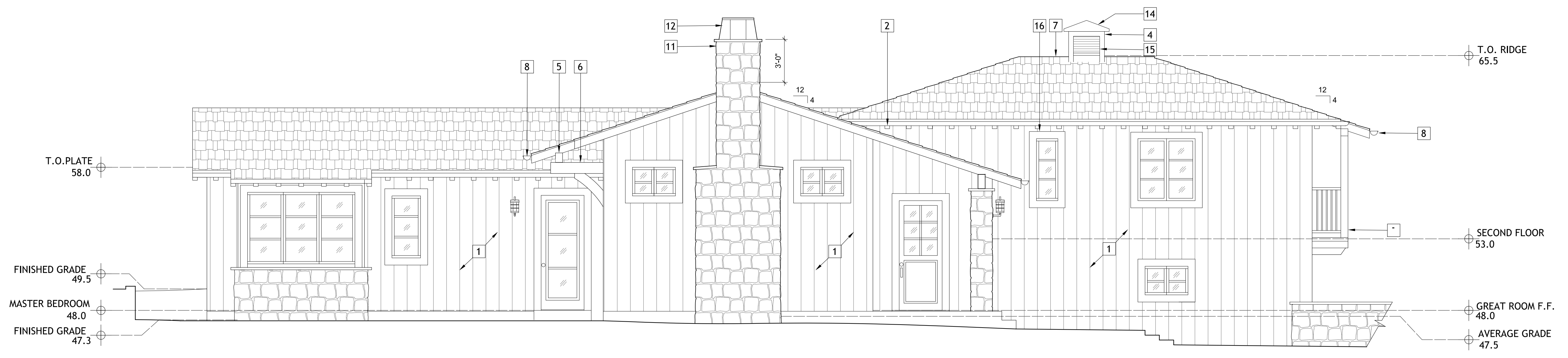
EAST EXTERIOR ELEVATION

1/4" = 1'-0"

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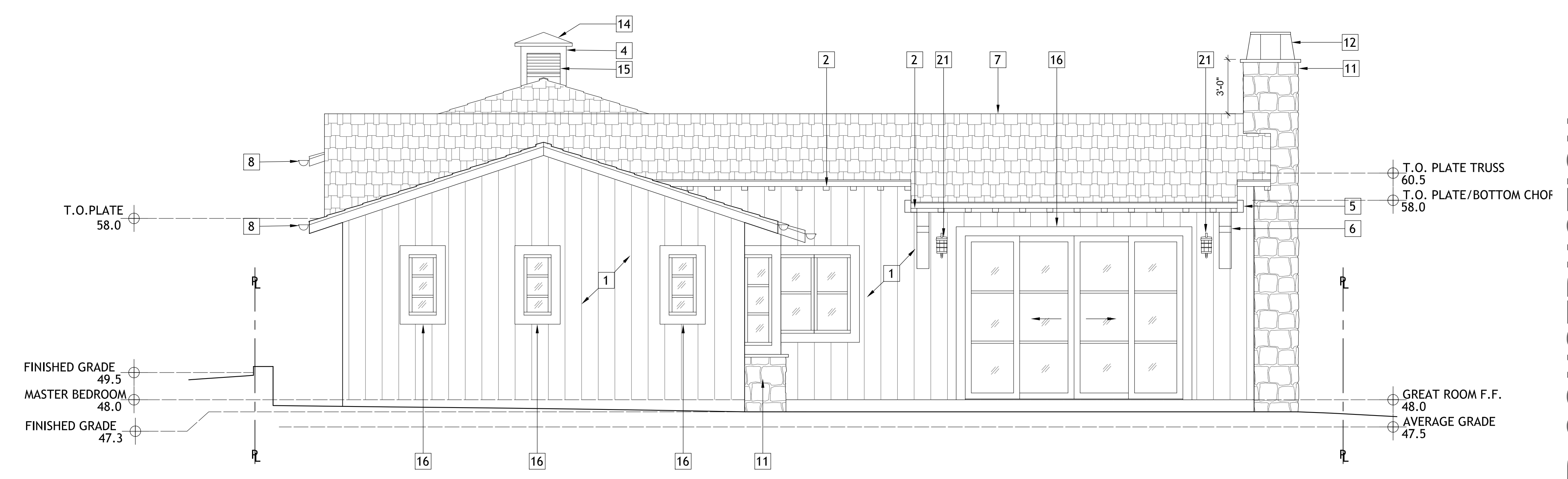
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SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"



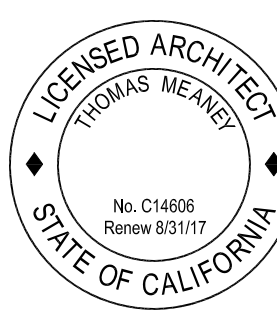
WEST EXTERIOR ELEVATION

1/4" = 1'-0"

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2638 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

EXTERIOR ELEVATIONS



Date: 2017-03-30
 Scale: 1/4" = 1'-0"
 Drawn:
 Job Number:
 Sheet:

T M
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A6.2

MATERIAL INDEX

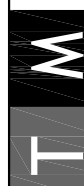
NOTE: SUBSTITUTIONS PERMITTED IF EQUAL AND APPROVED BY ARCHITECT ONLY. CONTRACTOR TO SUBMIT ALL SUBSTITUTIONS TO THE ARCHITECT IN A TIMELY MANNER THAT DOES NOT IMPEDE THE PROGRESS OF THE CONSTRUCTION PROCESS.

NO.	DESCRIPTION	MANUFACTURER	MANUFACTURER NO.	COLOR / FINISH	REMARKS
1	1"X12" VERTICAL WOOD BOARDS.	TBS	N/A	TBS.	
2	4X6 DOUGLAS FIR RAFTER TAILS - 16" O.C. PER DETAIL,	N/A	N/A	TBS	SEE DETAIL 1/A9.1 AND STRUCTURAL FOR DETAILS
3	6X12 WOOD BEAM	TBS	TBS	TBS	
4	1X WOOD TRIM			SEMI-TRANSPARENT STAIN - PROVIDE SAMPLE TO ARCHITECT- TYPICAL	
5	6x8 WOOD BEAM	TBS	TBS	TBS	
6	WOOD CORBEL			TBS	SEE DETAIL SHEET A9.1
7	CEDAR SHAKE ROOF. CLASS A	TBS	TBS	TBS	
8	COPPER GUTTER				ROOF GUTTERS TO INCLUDE LEAF GUARD FOR PREVENTION OF LEAVES AND DEBRIS IN GUTTER.
9	ISOKERN FIREPLACE	ISOKERN	MAGNUM		MASONRY FIREPLACE PER PLAN, REFER TO DETAILS, MFR: ISOKERN (WWW.ISOKERN.NET), FIREPLACE INSTALLATION PER MFR SPECS, REPORTS & LISTINGS (ICC ESR 2316 / UL127 / ULC610 / UL103HT / ANSI Z223.1 / ANSI Z21.50), FIREBOX SET FLUSH W/ TOP OF HEARTH ON NON-COMBUSTIBLE METAL FRAMING PER MFR. SPEC., HEARTH HEIGHT PER PLAN & 20" MIN. CLEARANCE FROM FIREPLACE OPENING TO COMBUSTIBLE FLOORING, PROVIDE COMBUSTION AIR INTAKE FROM OUTSIDE AIR DIRECTLY INTO FIREBOX MIN. 6 SQUARE INCHES AND EQUIPPED WITH A READILY ACCESSIBLE/OPERABLE/TIGHT- FITTING DAMPER, EXTERIOR AIR INTAKE BELOW FIREBOX AND SCREENED W/ 1/4" CORROSION RESISTANT WIRE MESH, PROVIDE GAS SUPPLY & KEY IN ACCORDANCE TO MFR SPECS. AND WITHIN 6" MAX. FROM THE GAS OUTLET, PROVIDE GLASS DOORS COVERING THE ENTIRE OPENING OF FIREBOX, PROVIDE APPROVED INSTALLATION INSTRUCTIONS AT JOB SITE AT TIME OF INSPECTION. PROVIDE APPROVED SPARK ARRESTER FOR FIREPLACES THAT BURN SOLID FUEL.
10	6X6 WOOD POST/BEAM	N/A	N/A		
11	STONE	N/A	N/A		
12	COPPER CHIMNEY CAP				
13	TRENCH DRAIN				
14	COPPER CUPOLA CAP				
15	LOUVERED VENT				
16	1x WOOD WINDOW TRIM				

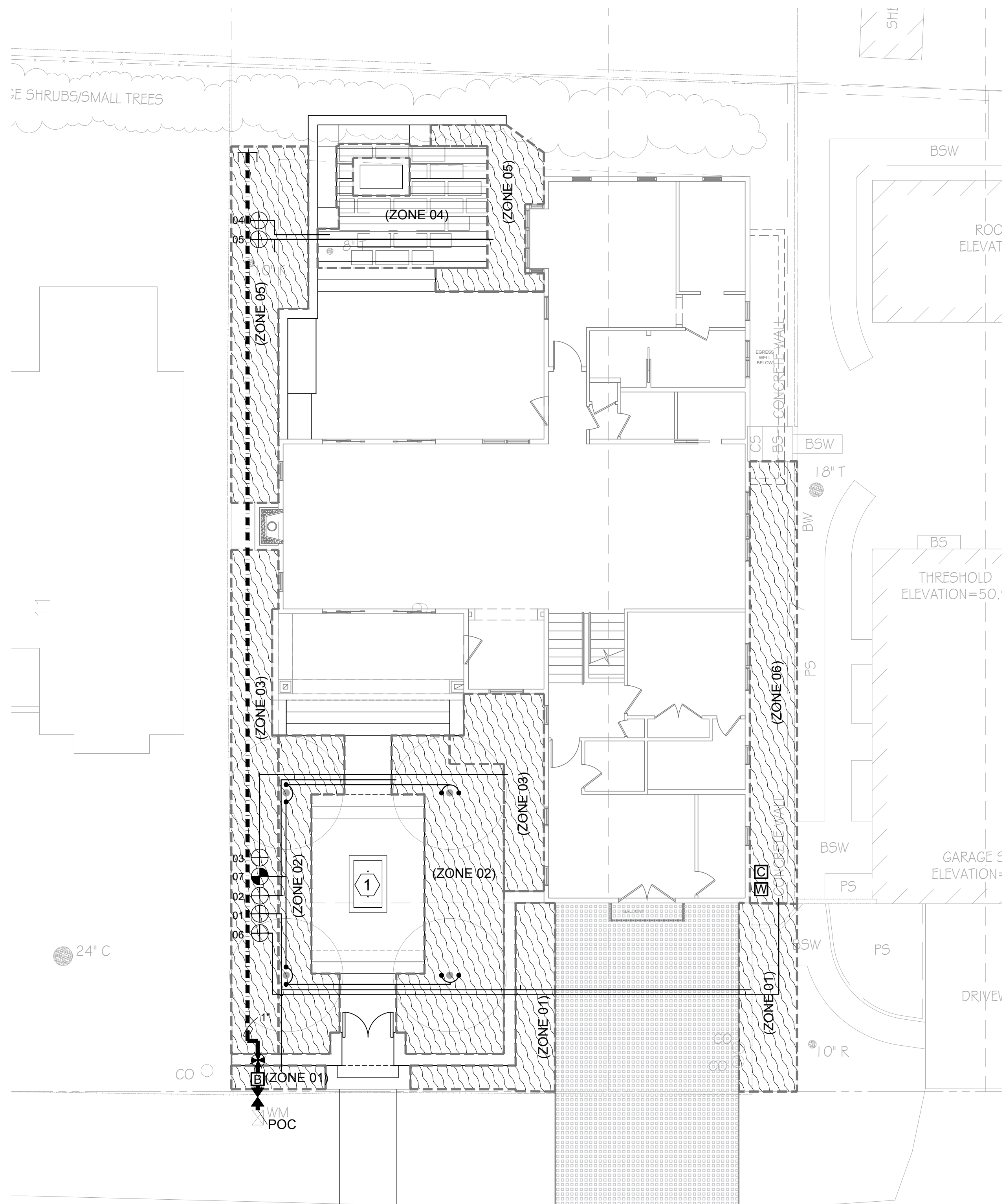
GENERAL MATERIAL NOTES

<p>NOTE: PROVIDE SAMPLE SUBMITTALS OF EACH MATERIAL TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING</p> <p>1) WALLS</p> <p>A) GYP. BD. WALLS</p> <p>1. All gypsum board installed on vertical surfaces shall have vertical joints only. No horizontal joints shall be installed below 9'-0" AFF.</p> <p>2. Joints between sheets of gypsum board shall occur only at studs.</p> <p>3. Joints at slab to slab gypsum board shall be fire taped above ceilings (at unexposed locations) and finish taped (ready for paint) at locations where no ceilings occur.</p> <p>4. At locations of multiple layers of gypsum board: all joints shall be tight, with no gaps; stagger all joints; do not glue layers of gypsum board together; all gypsum board screws shall penetrate studs.</p> <p>5. All penetrations of slab to slab gypsum board above finish ceiling (i.e. ductwork, conduit, structural steel, fluted openings in metal decking at underside of concrete slab) shall be sealed air tight. Drywall compound and drywall tape are not acceptable sealants. Use non-shrink, non-hardening materials only, w/ neat and clean application.</p> <p>6. Install continuous acoustical sealant between gypsum board and concrete floor slab at all slab to slab acoustical partitions.</p> <p>7. Apply base material per finish schedule & interior elevations.</p> <p>B) PLASTER, INTERIOR</p> <p>1. Interior cement plaster over lath over stud framing or plywood with 3 coat process: Scratch Coat, Brown Coat and Finish Coat. Allow for proper curing intervals between each coat. Paint and plaster finish per schedule. Contractor to submit samples for approval & provide 4' x 4' test area for review prior to performing work.</p> <p>C) TILE (SEE ALSO 7.A)</p> <p>1. Tile over well braced wood studs or furring only. Apply metal lath and scratch coat followed by a mortar bed and bond coat.</p> <p>2. Wet Areas (Tubs/Showers). In wet areas, protect wood studs and furring from moisture with an approved membrane.</p> <p>3. Exterior Applications, applications may require solid backing certified by mfr. for intended use between studs and membranes.</p> <p>2) CEILINGS</p> <p>A) NEW GYPSUM BOARD CEILING: USG 5/8" gypsum board over stud framing.</p> <p>1. Same as items 2.4,5,6 & 7 of Gyp. Board Walls</p> <p>B) PLASTER, INTERIOR</p> <p>1. Same as items 2.4,5,6 & 7 of Plaster, Interior</p> <p>C) ACOUSTIC paneled CEILING</p> <p>1. See finish schedules for specifications. See architectural details for edge conditions and relationships to other materials.</p> <p>3) DOORS/ HARDWARE</p> <p>A) WDS/C (PER SCHEDULE)</p> <p>B) WOOD FRENCH DOORS (PER SCHEDULE)</p> <p>C) GLASS DOORS (PER SCHEDULE)</p> <p>D) HARDWARE NOTES: See Schedules. Contractor to verify all door and window conditions, handedness etc., prior to ordering hardware. Contractor to coordinate "keying" requirements for owner. Contractor to submit hardware schedule with detailed specifications for architect's approval prior to installation.</p> <p>4) CARPET</p> <p>Direct glue installation, prep and smooth as required. Use adhesives per manufacturer's recommendation. Seam seal all carpet edges completely. Submit control joint diagram to architect for approval prior to installation. Submit production sample to arch. for approval before shipment. Immediately after installation, cover with plastic, taped at edges for protection from on-going construction.</p> <p>5) NEW EXPOSED CONCRETE FLOOR, COLUMN, WALL, CEILING FINISHES</p> <p>A) PREPARATION: Concrete floor to be removed of adhesives, mechanical fasteners and stains per architect's approval. Patch all major surface divots and cracks. All surfaces must be thoroughly cleaned & free from dust, grease, oil, efflorescence, release agents, frost, loose paint or any surface contaminants. Caulking and other sealants should be in place, whenever possible, before any color treatments or final finish sealants are applied. Check with the mfr. specs. for optimal temperature & moisture conditions prior to installation of color treatments or final finish sealants. Prepare surfaces per mfr. specs. Avoid using curing compounds, fiberglass mesh and limit use of fly ash if possible when preparing a floor to be color treated or sealed. Consult mfr. specs. to determine proper mix when preparing a floor to be color treated or sealed. Any or all structural concrete mixture/installation specifications are strictly per the structural engineers specifications only. No exceptions should be made that compromise the structural engineers directives, calculations and specifications for concrete.</p> <p>NOTE:</p> <p>-Interior Applications. To achieve a polished marble like, hard slick finish, the concrete finishers must power trowel (burnished slab).</p> <p>-Exterior Applications. To achieve a slip resistant, limestone like finish, the concrete finishers must apply a heavy rock salt finish or a light broom finish.</p> <p>B) CONCRETE COLOR TREATMENT: Apply all color treatments and stains per mfr. specs. only. Contractor to provide sample area for architect's approval prior to installation.</p> <p>C) CONCRETE STAINING AND FINISHING: Apply sealer following any coloring or staining process. An acrylic sealer can be applied to create a high luster gloss with a durable finish. A water based sealer can be applied followed by a wax finish for a matte finish.</p> <p>D) PROTECTION: Contractor to protect all concrete surfaces and/ or slabs during construction process with adequate measures to prevent marring, scratching, staining, cracking or chipping by other contractors engaged in construction activity.</p> <p>6) PAINTING</p> <p>A) PAINT ALL NEW WALLS and FURRING AT COLUMNS & EXISTING WALLS; Contractor to submit samples for approval and provide 4' x 4' test area for review prior to performing work; All paint materials as manufactured by ICI Paint Corp. or equal; All drywall surfaces to receive 1 coat of opaque primer, 2 coats finish. Use Eggshell Finish UNO. Color to be determined on site. All steel to receive 1 coat opaque primer, 2 coats gloss UNO.</p> <p>1. Prepare & Paint/ Color Coat all exterior and interior walls per schedule.</p> <p>2. Prepare & Paint/ Color Coat/ Stain all exterior and interior wood trim, wood doors, cabinetry, shelving, exposed wood beams, rafters, t&g overhangs, columns, trellis, etc. per schedule.</p> <p>3. Prepare & Paint/ Color Coat all exterior roof top accessories, attic vents, exposed sheet metal, etc. to match adjacent surfaces UNO per schedule. Do not paint copper, bonderized metal, stainless steel, bronze materials UNO.</p> <p>4. Prepare & Paint/ Color Coat all metal & wood door/window frames per schedule.</p> <p>7) FLOORING</p> <p>A) Stone / Marble: Use 3/8" thick stone UNO. Install over thinset mortar bed over slip sheet UNO. Use Compa-seal gold slip sheet or equal. Glue directly to slab, butt joint slip sheet, no overlapping, using a 1/8" diamond notch trowel & straight acrylic gray thinset. Use 60-80 lb. roller & allow to dry for 24 hours. Use "Custom Flex" thinset.</p> <p>A) TILE: Install tile using the methods and materials set forth in the Tile Council of America (TCA) 2003 Handbook for Ceramic Tile Installation, 41st Edition.</p> <p>1) Tile over concrete sub floors, slab to be well cured, dimensionally stable and free of cracks, waxy or oily films and curing compounds.</p> <p>2) Tile over wood sub floors, floor areas over which tile is to be applied to have a deflection not greater than 1/360 of the span. Make allowances for live and dead loads.</p> <p>8) MILLWORK</p> <p>A) All cabinets shall be of flush full overlay construction.</p> <p>B) All interior surfaces of cabinets shall be finished match exterior at opening UNO.</p> <p>C) All worktops shall have 1/4" radius on work edges UNO.</p> <p>D) All exposed edges of cabinets shall be maple veneer or clear sealed MDF UNO.</p> <p>E) All cabinet doors and drawers shall be maple veneer or clear sealed MDF UNO.</p> <p>F) All counter tops shall have square edges, and shall be clear sealed MDF or 18 GA. G.L. sheet metal finish UNO.</p> <p>G) All drawer boxes shall be made 1/2" sides, 1/2" backs, and 1/4" bottom UNO.</p> <p>H) All cabinet shelves shall be 3/4" thick adjustable, with pegs and hole supports.</p> <p>I) All cabinet pulls to be per schedules.</p> <p>J) All cabinet pegs shall be Blum PS306-14 Spoon shaped, bright nickel.</p> <p>K) All cabinet door hinges shall be fully concealed clip on hinges, 170 deg. self closing.</p> <p>L) All cabinet drawer slides shall be side mount, self closing.</p> <p>M) Contractor to furnish shop drawings for architects approval prior to installation UNO.</p> <p>9) ELECTRICAL RECEPTACLES</p> <p>A) All switches and outlets to be PASS AND SEYMOUR (or equal) decor style, color-white with stainless steel plates. provide stainless steel gang plates at all locations where two or more switches occur. provide samples of plates, switches and outlets to architect for approval.</p>
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NOTE: SUBSTITUTIONS PERMITTED IF EQUAL & APPROVED BY ARCHITECT ONLY



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VALLEY VIEW AVENUE

GENERAL NOTES

- 1. GUARANTEE:**
Guarantee the irrigation system for one year from date of acceptance.
- 2. VERIFICATION:**
For new systems, design is based on 50 P.S.I. and 15 G.P.M. required at discharge outlet of point of connection. Verify same and notify Owner's Representative if such data adversely affects the operation of the system. Such notice shall be made in writing and prior to commencing any irrigation work.
- 3. UTILITIES:**
Verify location of all on-site utilities. Restoration of damaged utilities shall be made to the satisfaction of the Owner's Representative, and at no additional cost to the Owner.
- 4. SCHEMATIC:**
System features are shown schematically for graphic clarity. Install all piping and valves in common trenches where feasible and inside planting areas adjacent to walkways and inside medians whenever possible.
- 5. CODES:**
Irrigation system shall be installed in accordance with all local codes and manufacturer's specifications. Notify Owner's Representative by telephone and in writing of any conflicts prior to installation.
- 6. CHECK VALVES:**
Install in-head check valves for sprinklers, and in-line check valves in drip irrigation supply lines, as required to minimize line drainage. Allow in bid price an amount sufficient to provide and install additional check valves to accommodate any necessary field changes.
- 7. SLEEVING:**
Adequately size Sch. 40 PVC pipe for all wiring and irrigation lines installed under paving areas and that pass through drainage trenches with drain rock. Install (with ends clearly marked above grade) at the necessary depth prior to the construction of paving areas or field bases. Sleeving to extend 12" from edge of paving or drainage trench into adjacent subgrade. No unsleeved piping, angle-bends, 90-degree bends, or joints shall be allowed under paving.
- 8. DRIP VALVES:**
Group drip valve run times together to ensure a minimum flow of X GPM as required by the flow sensor.
- 9. SUB-SURFACE DRIP IRRIGATION:**
Sub-surface dripper line rows are shown for illustration only. Average no. of rows indicated. On slopes, increase row spacing by 25% for lowest 1/3 of zone.
- 10. CONTROLLER:**
Install controller as shown on the Drawings. All above-grade conduit shall be rigid steel securely fastened to structure and to controller.
- 11. PROGRAMMING / SCHEDULING:**
Prior to the end of the maintenance period, program the controller per manufacturer's directions.
- 12. MASTER VALVE / FLOW SENSOR:**
Connect master valve and flow sensor to controller with communication cable. See Irrigation Details. Install in dedicated 1" diameter PVC conduit.

REFERENCE NOTES

- 1 Fountain: Install recirculating water system.

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name 26338 Valley View Status Calc By JL
Project Number 17.018 Date 3/27/2017

Hydrozone #/Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b s or d	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
Z01	0.3	d	0.81	0.37	259	95.93	2141.07	
Z02 (meadow)	0.5	d	0.81	0.62	475	293.21	6544.44	
Z03	0.3	d	0.81	0.37	383	141.85	3166.13	
Z04	0.3	d	0.81	0.37	192	71.11	1587.20	
Z05	0.3	d	0.81	0.37	356	131.85	2942.93	
Z06	0.3	d	0.81	0.37	234	86.67	1934.40	
Z07	0.3	d	0.81	0.37	100	37.04	826.67	
Fountain	1		0.75	1.33	15	20.00	446.40	
					Totals (A)	2014 (B)	877.65	19589.24
Special Landscape Areas								
					Totals (C)	0 (D)	0.00	0.00
						ETWU Total	19589.24	
						Maximum Allowed Water Allowance (MAWA)^e	24723.86	

^aHydrozone #/Planting Description
E.g. 1) front lawn
2) low water use plantings
3) medium water use planting

^bIrrigation Method
overhead spray or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required)
= Eto x 0.62 x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (Eto) / (0.62) / (ETAF x LA) + ((1-ETAF) x SLA)
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas			
Total ETAF x Area	(B)	877.65	
Total Area	(A)	2014.00	
Average ETAF	B ÷ A	0.44	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas			
Total ETAF x Area	(B+D)	877.65	
Total Area	(A+C)	2014.00	
Sitewide ETAF	(B+D) ÷ (A+C)	0.44	

LEGEND

- | SYMBOL | MANUFACTURER | DESCRIPTION |
|--------------------------|--------------|---|
| -----X" | | Main Line: 24" minimum cover. Sch/Class per Specs. See Plan for sizes. |
| ----- | | Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size. |
| ----- | | Stub Out: See Irrigation Details |
| King Brothers (kbi) | | Full Port, True Union, PVC Ball Valve: Line Size |
| Febco | | 1-1/2" Backflow Preventer 825YA w/ Bronze Wye Strainer |
| Irritrol | | Controller (TC-9 EX-R), Wall Mount |
| Hunter / Irritrol | | Wired Rain Sensor. RC / RS500 |
| Rainbird / Hunter / Toro | | PEB / ICV / P-220 Remote Control Valve: Size as shown on plan. For tree bubbler zones, include the MFR's adjustable pressure regulating dial. |

POC Point of Connection VIF Verify in Field UON Unless Otherwise Noted
Total irrigated landscape area=0.05 acres. Annual water requirement=0.06 acre-feet

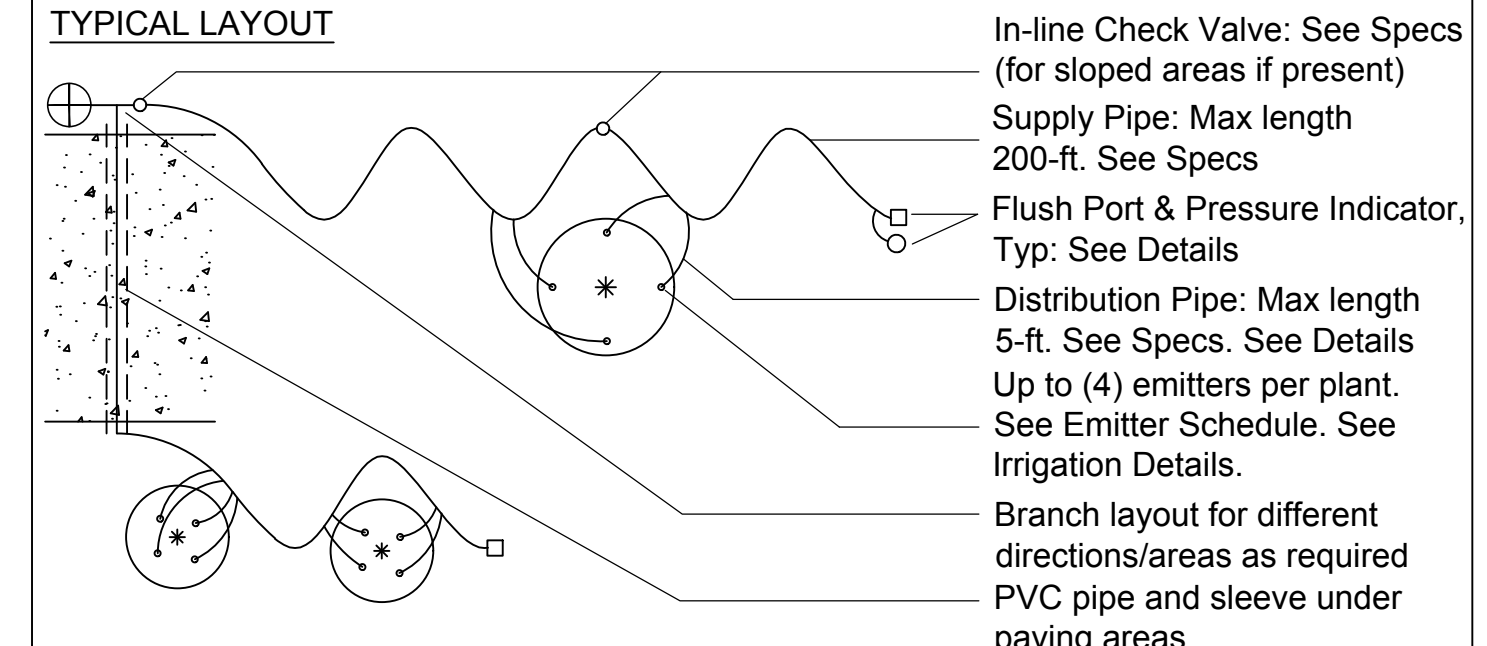
LEGEND - BUBBLERS

SYMBOL	MANUFACTURER / DESCRIPTION	MODEL/DESCRIPTION	PSI	GPM	RAD	PRECIP In/hr
•	Rainbird / Hunter	RWS-M-B-C-1402	30	.5		
•	Root Watering Sys	RZWS-18"-50-CV				

LEGEND - DRIP IRRIGATION

- | SYMBOL | MANUFACTURER | DESCRIPTION |
|-----------|---------------------------|---|
| (ZONE 00) | | POINT-SOURCE: 3/4" (0.820") I.D. PE supply pipe w/ flush ports & 1/4" I.D. PE distribution tubes. See drip irrigation typical layout below.
Emitters: 1.0 GPH pressure compensating. Rainbird Xeri-Bug / Toro N.G.E. / Netafim WPC (w/ bug cap). Toro T-DL-MP9 Indicator w/ flush valve at end of each zone. |
| (ZONE 00) | | SUB-SURFACE: Netafim Techline CV / Rainbird XFCV. Dripper interval 12" O.C. Row spacing 12" O.C. UON. Dripper flow 0.4-0.6 GPH. Install manual flushing valves & pressure gauges as shown.
Netafim LVCZS8010075-HF / LF Control Zone Kit. HF > 4.5 GPM LF < 4.5 GPM as required per zone |
| ⊕ XX | Netafim / Rainbird / Toro | Rainbird XCZLF-100- / XCZ-075 Control Zone Kit. PRBR filter. -100 > 5.0 GPM, -075 < 5.0 gpm as required per zone
Toro DZK-TPV-1-LF / MF Drip Zone Valve Kit. MF > 4.5 GPM LF < 4.5 GPM as required per zone |

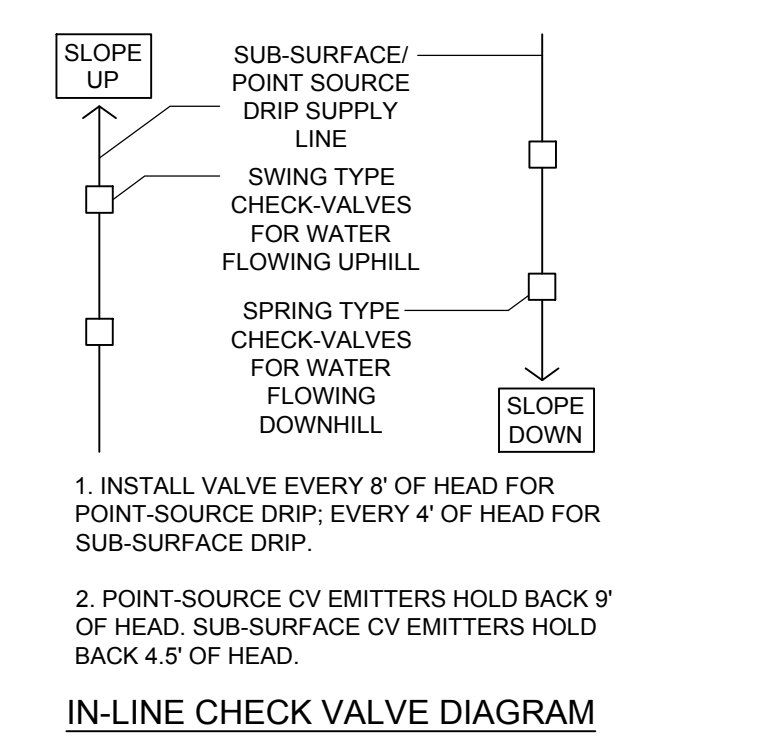
DRIP IRRIGATION POINT SOURCE TYP. SCHEMATIC DIAGRAM	EMITTER SCHEDULE
See planting plan for plant sizes and locations. PE supply pipe and PE distribution tube alignments per requirements of planting. Install emitters per Emitter Schedule, and allow for additional ports to each plant for future needs. Locate emitters towards the uphill side of plants on slopes. See irrigation details.	1 gal. 1 5 gal. 2 15 gal. 3 24" box 4



PIPE SIZING CHART - SCHEDULE 40

Zone / Partial Zone Flow	Pipe Size
0-8 GPM	PVC 3/4"
8.1-13 GPM	PVC 1"
13.1-22 GPM	PVC 1-1/4"
22.1-30 GPM	PVC 1-1/2"

3/4" is minimum pipe size. For rotor pipe sizing, see Plans - do not use this chart.



MWELO COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

Simon Phillips 4532 03-27-2017

MONTEREY COUNTY DESIGN STATEMENT

I, Simon Phillips, certify that this landscaping plan complies with all Monterey County landscaping requirements including use of native drought tolerant, non-invasive species, limited turf and low flow, water conserving irrigation fixtures.

Simon Phillips 4532 03-27-2017

PROJECT: 26338 VALLEY VIEW
CARMEL, CA

ISSUANCE:

REVISION:

PROJECT NO: 17.018
DATE: 03/27/2016
SCALE: 1" = 8'-0"
DRAWN | CHECKED: KB/SP
SHEET:

LANDSCAPE IRRIGATION PLAN

SHEET NO:

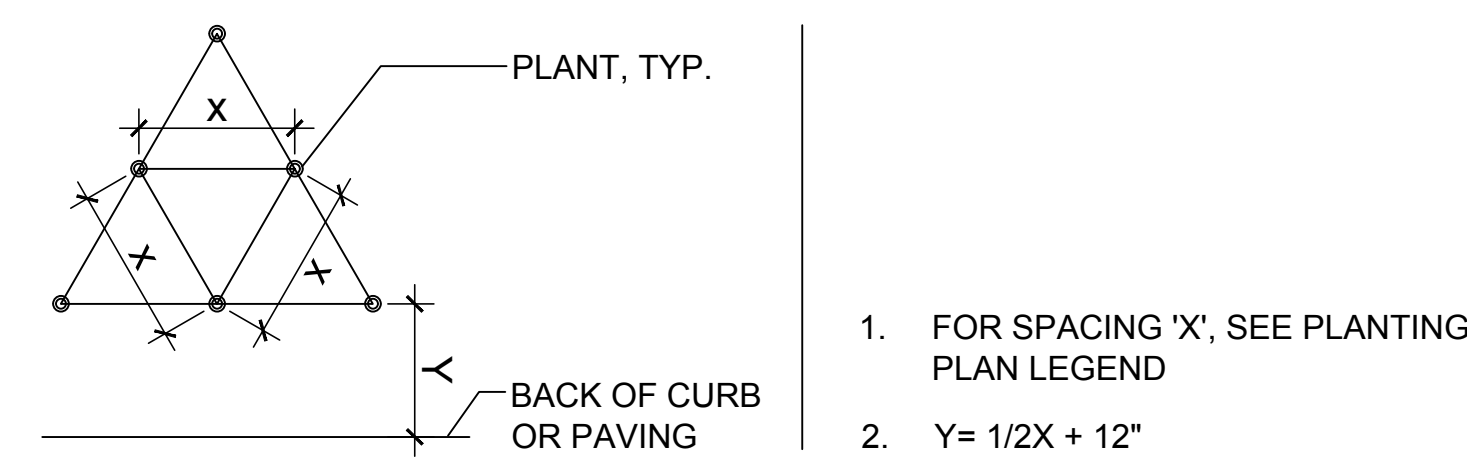




PLANT LEGEND

*WUC CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
L Am	Arbutus 'Marina'	Marina Strawberry Tree	24" Box	Multi-trunk. 3 canes min.
Shrubs / Perennials				
L Aa	Agave attenuata 'Nova'	Foxtail Agave	5 Gal.	
L Ay	Anigozanthos 'Big Red'	Big Red Kangaroo Paw	5 Gal.	
L As	Arctostaphylos 'Sunset'	Sunset Manzanita	15 Gal.	
L Ec	Echium candicans	Pride of Madeira	15 Gal.	
L La	Lavandula angustifolia	English Lavender	5 Gal.	
L Nf	Nepeta x faassenii	Catmint	5 Gal.	
L Ch	Chondropetalum tectorum	Cape Rush	5 Gal.	
Groundcovers				
L	Thymus praecox	Mother-of-Thyme	Flat	
Grasses				
M	Carex pansa	Sand Dune Sedge	1 Gal. @ 24" O.C.	
	Mulch: See General notes		421 SF	

GROUNDCOVER SPACING AND PLANTING SETBACK DIAGRAM



*** WATER USE CATEGORY (WUC) KEY**

WUCOLS Region Applicable to this Project: **REGION 1**
 H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
 * from: Water Use Classification of Landscape Species,
 A Guide to the Water Needs of Landscape Plants (WUCOLS)
 Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

GENERAL NOTES

- Landscape Architect to approve plant material and layout BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas, excluding naturalized hydroseed areas.
- Apply post-emergent herbicide to all naturalized hydroseed areas.
- Prepare, amend, and fertilize existing soil. Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. Contractor is responsible for preparing the soil analysis and that the recommendations of the report are followed during soil preparation and planting. Soil Amendments:
 - Nitrogen Stabilized Organic Amendment: shall be mineralized and nitrogen stabilized bark or sawdust humus, with wetting agent and properly pulverized and shall have a minimum of 270 lbs. per cubic yard of amendment. Submit sample analysis for approval.
 - Gypsum: Agricultural Grade, Cal-Sul Pelletized Gypsum by North Pacific, Portland OR, or approved
 - Sulfur: granular degradable sulfur product, Tiger Organic 0-0-0-90 Sulfur by TigerSul.com, or approved equal.
- Plant shrubs per spacing detail.
- Mulch: Install a minimum of 3" of mulch at all planting areas. Mulch shall be recycled wood decorative mulch with biodegradable coloring. Pre-approved suppliers- Recology, Stockton CA; Republic Services, Milpitas CA (formerly BFI); CCL Organics, Benicia, CA; Z-Best Products, Gilroy CA. Mulch color shall be dark brown. Stabilized mulch and jute netting to be used on slopes 3:1 and greater.
- Compost: Compost minimum of 4 cubic yards per 1,000 sq. ft. of permeable area to a depth of 6".

MWELI COMPLIANCE STATEMENT

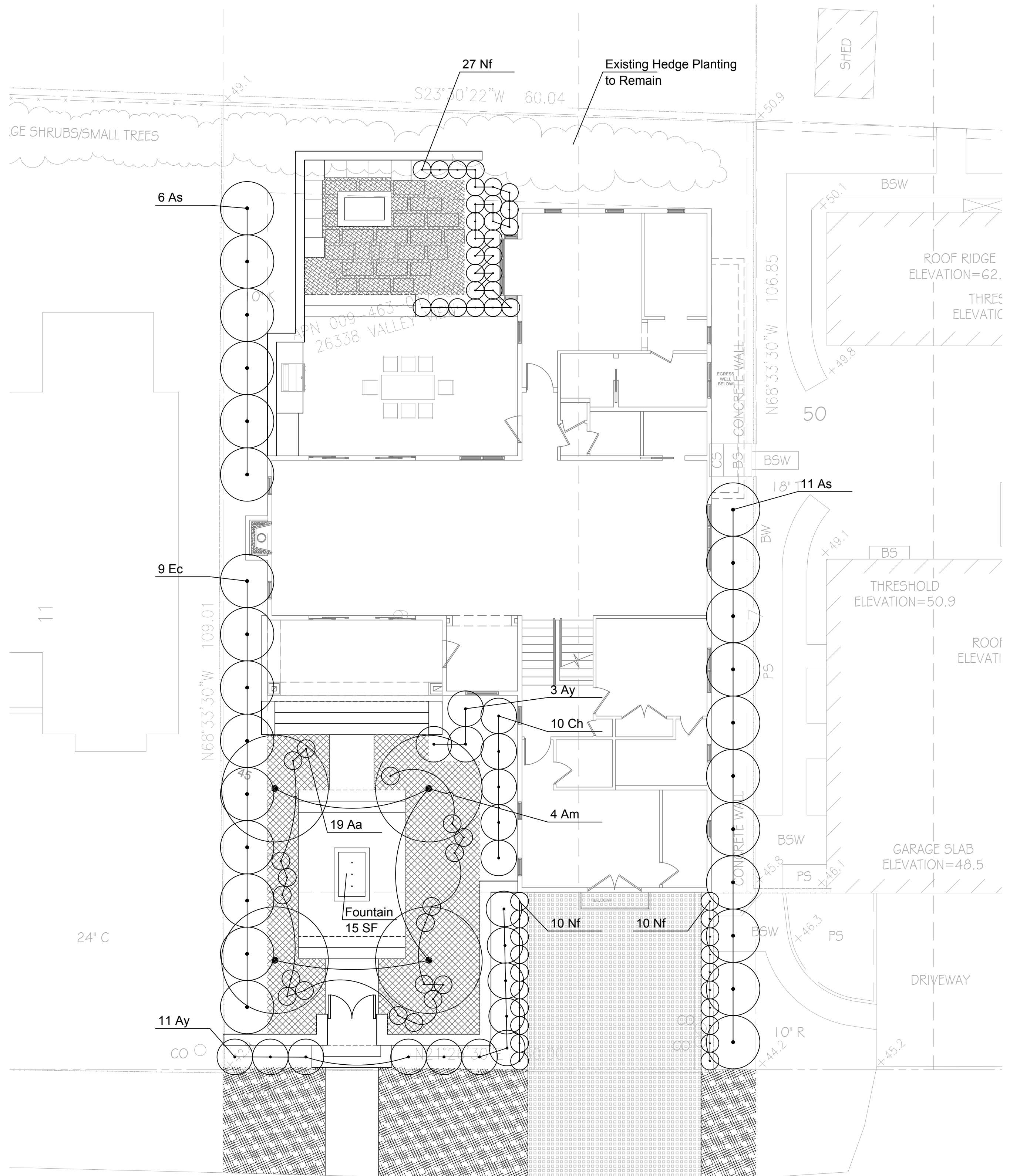
I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Simon Phillips Simon Phillips 4532 03-27-2017
 Signed Name CLA# Date

MONTEREY COUNTY DESIGN STATEMENT

I, Simon Phillips, certify that this landscaping plan complies with all Monterey County landscaping requirements including use of native drought tolerant, non-invasive species, limited turf and low flow, water conserving irrigation fixtures.

Simon Phillips Simon Phillips 4532 03-27-2017
 Signed Name CLA# Date



VALLEY VIEW AVENUE

PROJECT:
26338 VALLEY VIEW
 CARMEL, CA

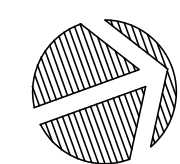
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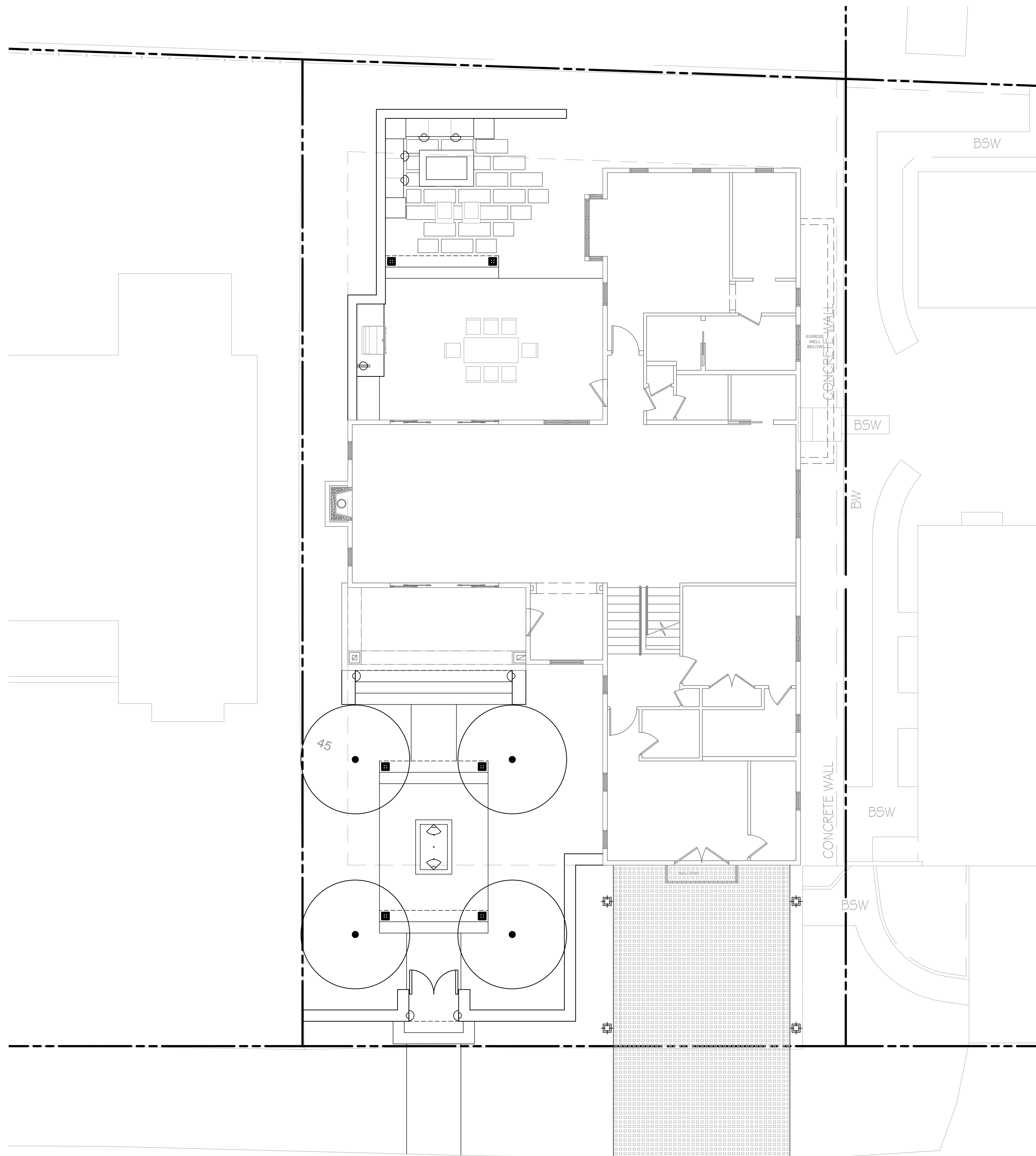
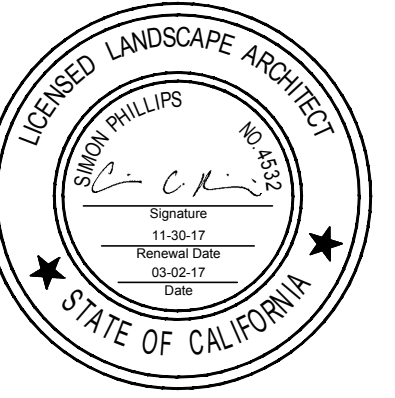
REVISION:

PROJECT NO: 17.018
 DATE: 03/27/2016
 SCALE: 1" = 8'-0"
 DRAWN | CHECKED: KB/SP
 SHEET:

LANDSCAPE PLANTING PLAN

SHEET NO:





V A L L E Y V I E W A V E N U E

FIXTURE LEGEND

SYM Item No	TYPE	NUMBER	LAMP
■	Custom Lantern	Ground Lantern	8W LED
⊕	LED In-grade Fixture	BK Lighting DR2-LED e/Integral Driver-TR-e58 (6WLED/3K) BZP-4-MT 12VOLT	6W LED/3K
◇	Fountain Light	Focus Industries, SL-33 ABAC-ULT-LED	2W LED
○	Wall Light	FX-PO	2.7K LED
⊖	GFCI Electrical Outlet: Locate in weatherproof enclosure.		

GENERAL NOTES

- System shown schematically for graphic clarity. Verify all light locations and cable runs in field with Landscape Architect. Cabling to be sized to provide a minimum 10.5 volts and a maximum of 11.5 volts to all fixtures. Minimum cable size is 12 guage multi strand direct burial cable.
- Allow 30% of transformer capacity for future additional site lighting.
- Coordinate switching zones for site lighting with Owner.
- Provide GFCI electrical outlets for all appliances in outdoor kitchen.
- Run maximum of 10 lights in daisy chain.
- Run additional 2" sleeves under all paving areas for possible future site lighting-Review locations in field with Landscape Architect
- 8" depth minimum cable burial.
- All wire connections shall be water-proofed using fully encapsulated, direct burial waterproof connectors.
- Space lights evenly.
- Site lighting to be controlled via Lutron Homeworks system with minimum 3 master switch locations. Switching locations to be at front door, at family door off kitchen, and at garage.
- Transformer locations to be determined.
- Create a single switch run for instances of multiple callouts of the same number.

PROJECT:
26338 VALLEY VIEW
 CARMEL, CA

ISSUANCE:

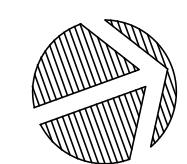
REVISION:

PROJECT NO: 17.018
 DATE: 03/27/2016
 SCALE: 1" = 8'-0"
 DRAWN | CHECKED: KB/SP
 SHEET:

LANDSCAPE LIGHTING PLAN

SHEET NO:

L-3.0



Drawing file: Z:\Projects\117123_EDG-26338_Valley View\DWG\117123_xBsnw.dwg
Printed: May 02, 2017 - 2:25pm
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE DESCRIBED. NO REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PERMITTED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

GENERAL NOTES

- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS...
- 2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION...
- 3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION...
- 4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION...
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- 6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY...
- 8. EXISTING CURB, CUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
- 9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION...
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS...
- 11. STOP WORK WITHIN 165 FEET OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.
- 12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE.
- 13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS.
- 14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE.
- 15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY AT SCHEDULED INSPECTIONS.
- 16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- 17. ALL NEW UTILITIES AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
- 18. THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES DURING ACTIVE CONSTRUCTION...
- 19. THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- 20. THE 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 REGULATIONS.

GRADING & DRAINAGE

- 1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- 2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE AND THE EROSION CONTROL ORDINANCE.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING.
- 4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL.
- 5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- 6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
- 7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

GRADING & DRAINAGE

- 8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT-BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE...
- 10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- 11. EARTHWORK QUANTITIES:
CUT = 857 CY
FILL = 27 CY
NET = 830 CY CUT
MAXIMUM HEIGHT OF EXCAVATION 14.0'±
MAXIMUM HEIGHT OF EMBANKMENT 2.5'±
- 12. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
- 13. PEROUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL...
- 14. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.
- 15. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN CUT AREA AS WELL AS THE FILL AREA.
- 16. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
- 17. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
C. 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 SITE.
D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT...
- 18. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
- 19. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL EROSIONS.
- 20. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- 21. PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.
- 22. PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
- 23. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

TREE PROTECTION NOTES

- THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.
5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL OF THE ADMINISTRATIVE OFFICIAL.
6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

- THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).
1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.
2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE.

UNDERGROUND UTILITIES

- 1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
- 2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
- 3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES.
- 4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
- 5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

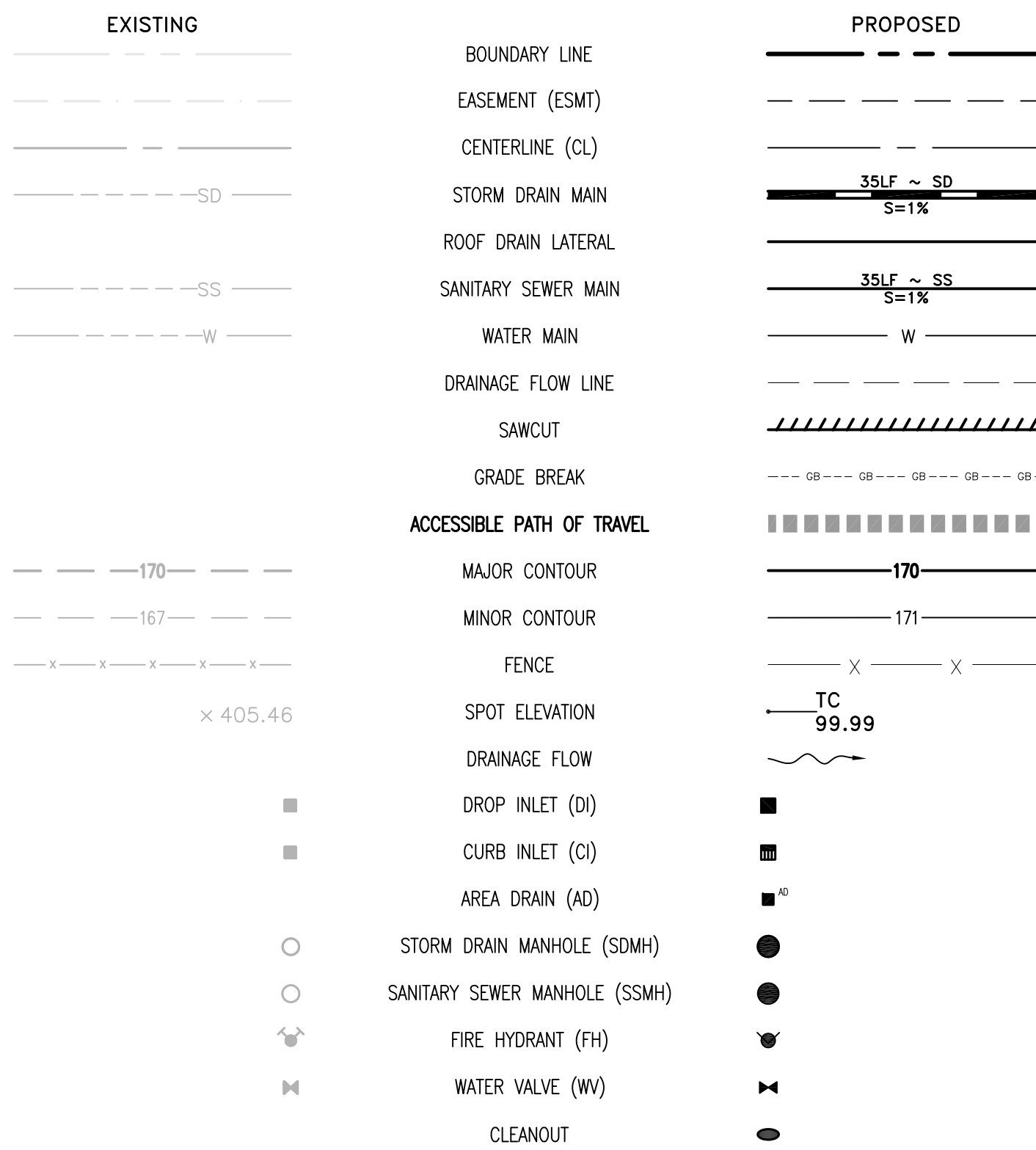
STORM DRAIN

- 1. ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.
- 2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- 3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

SANITARY SEWER

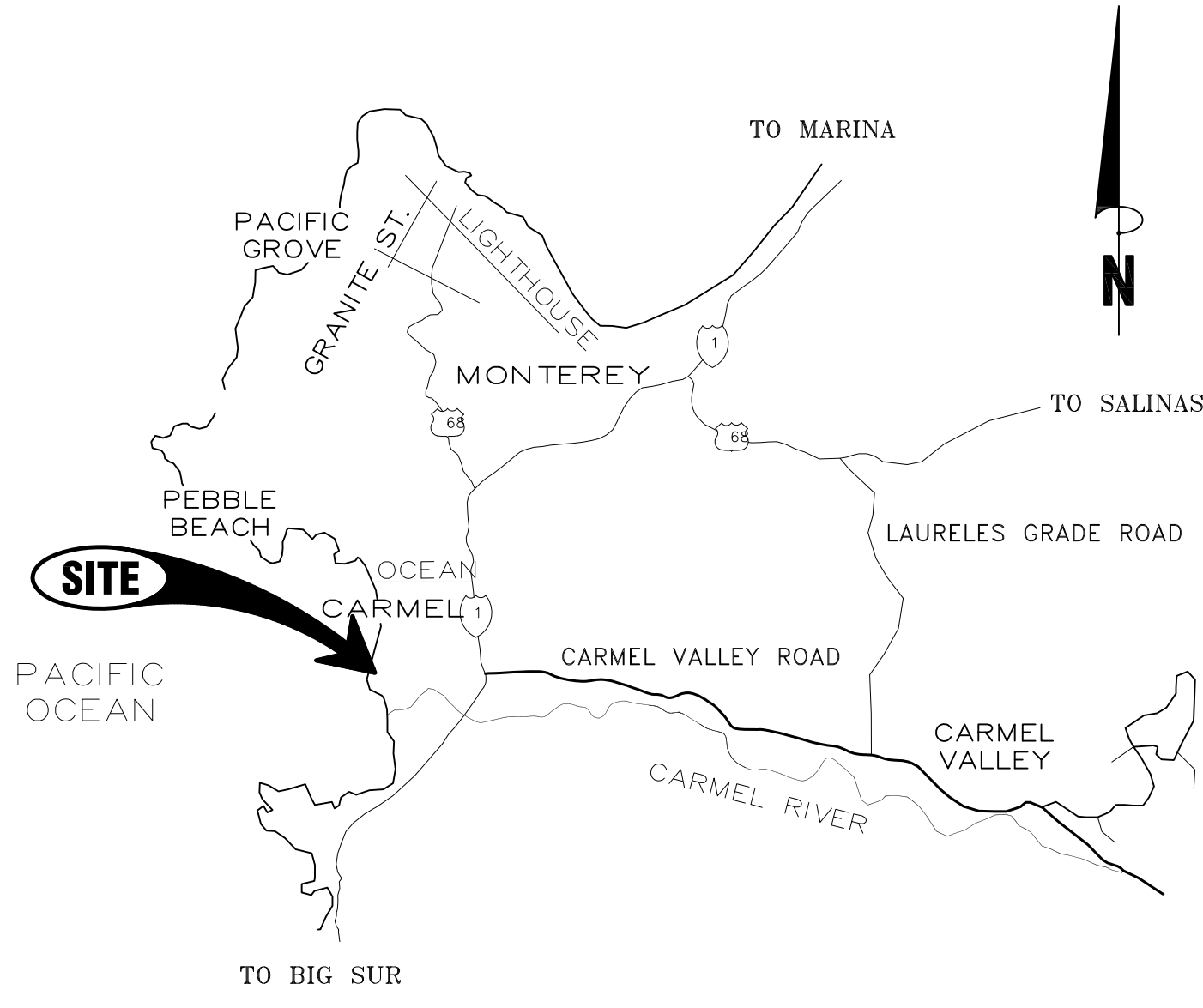
- 1. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM 03033 AND ASTM 03034, SDR 35 MINIMUM.
- 2. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI-RIGID PVC SEWER PIPE AND AS DIRECTED BY THE CITY.
- 3. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- 4. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

LEGEND



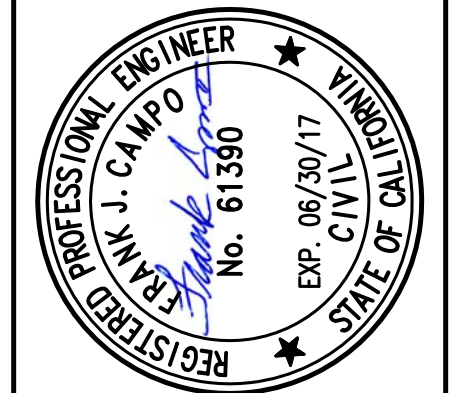
SHEET INDEX

- C1 COVER & GENERAL NOTES
- C2 GRADING & DRAINAGE PLAN
- C3 SECTIONS
- C4 EROSION CONTROL PLAN



VICINITY MAP

C3 ENGINEERING
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (931) 647-1192 Fax: (931) 647-1194
mail@C3Engineering.net
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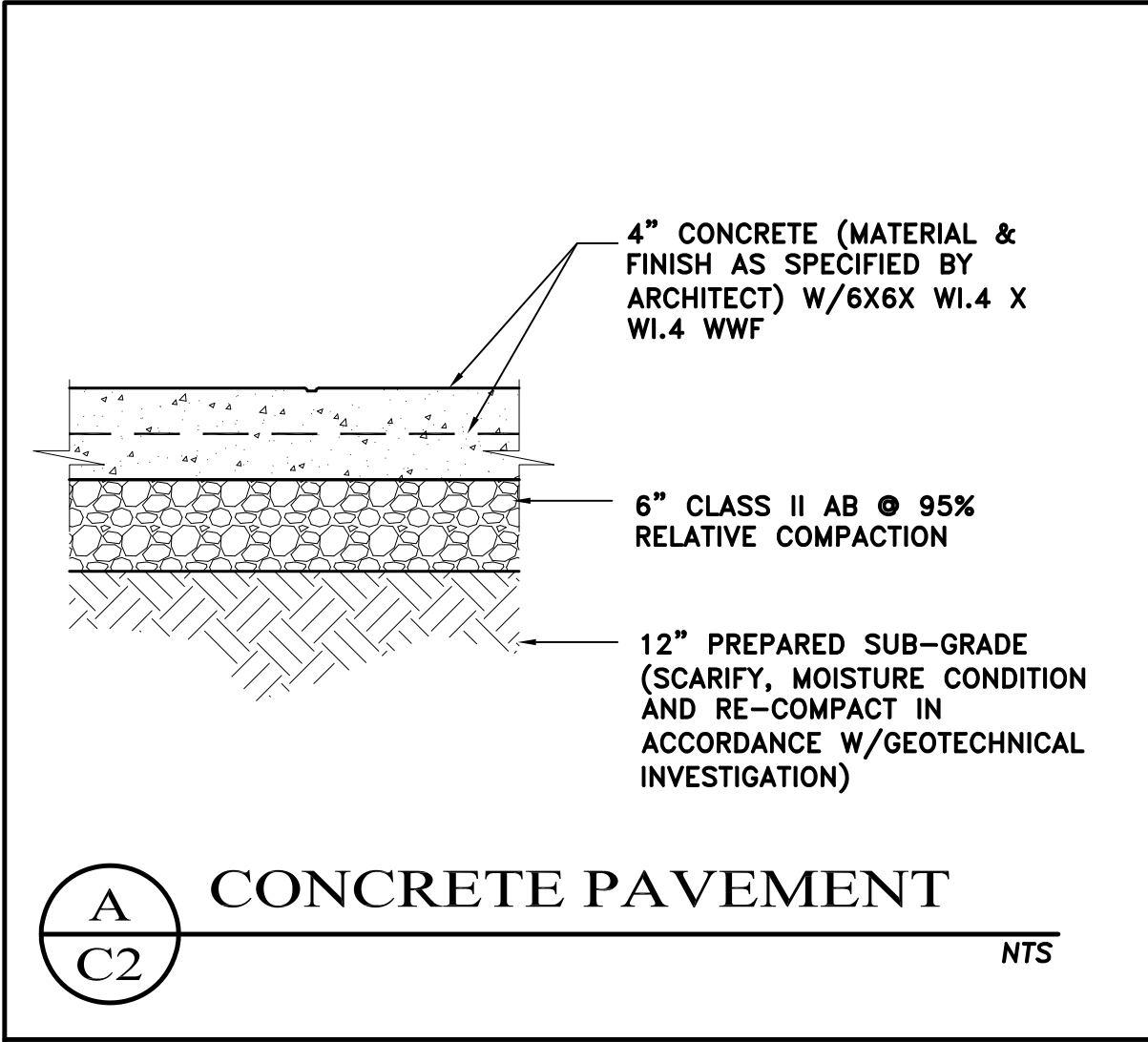


COVER SHEET & GENERAL NOTES
26338 VALLEY VIEW RESIDENCE
26338 Valley View, Carmel, CA 93923
PREPARED FOR: Chris Adamski

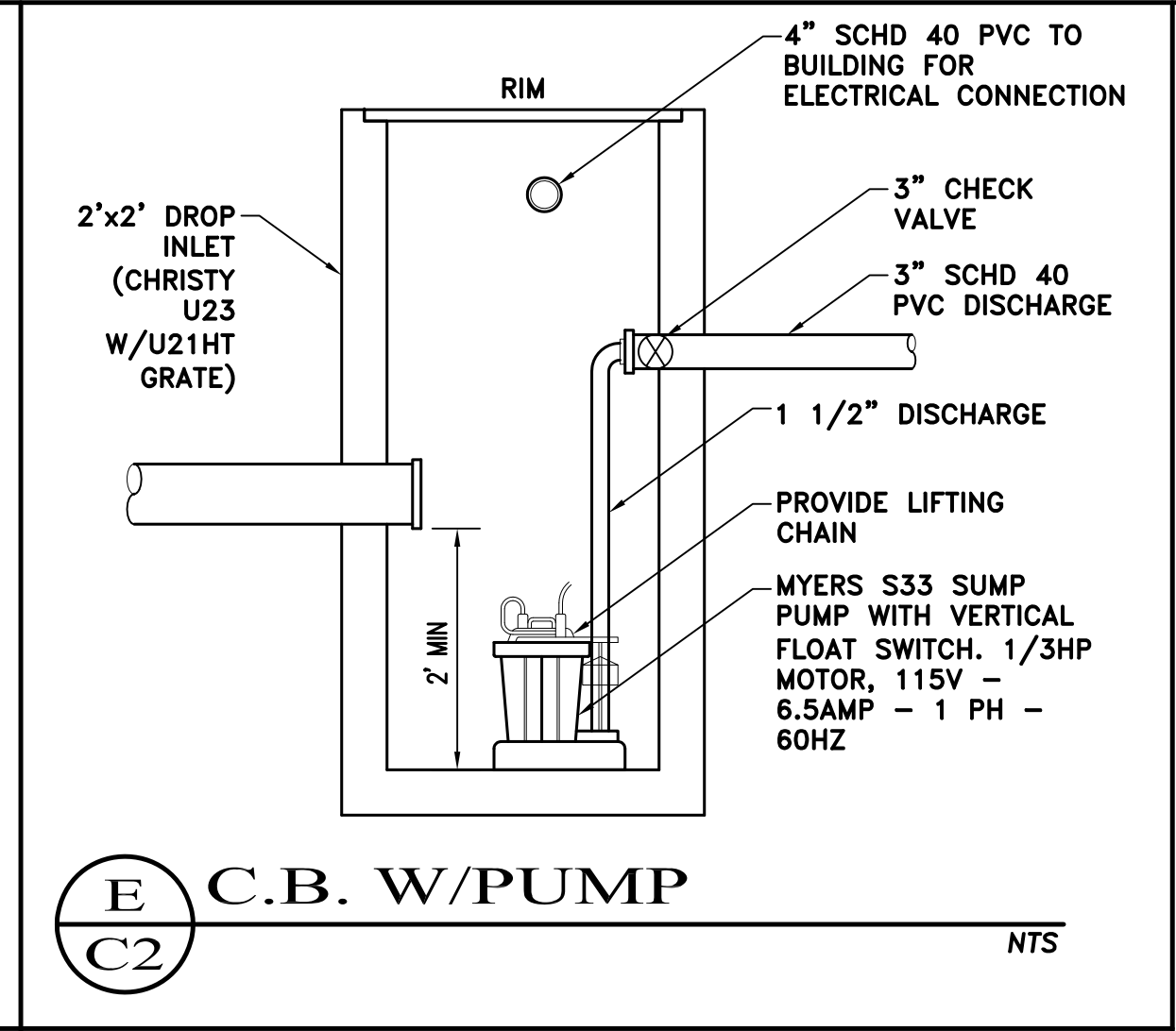
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DATE: 04/12/2017
DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC
SHEET NUMBER:

C1
OF 4 SHEETS
PROJECT# 117-123

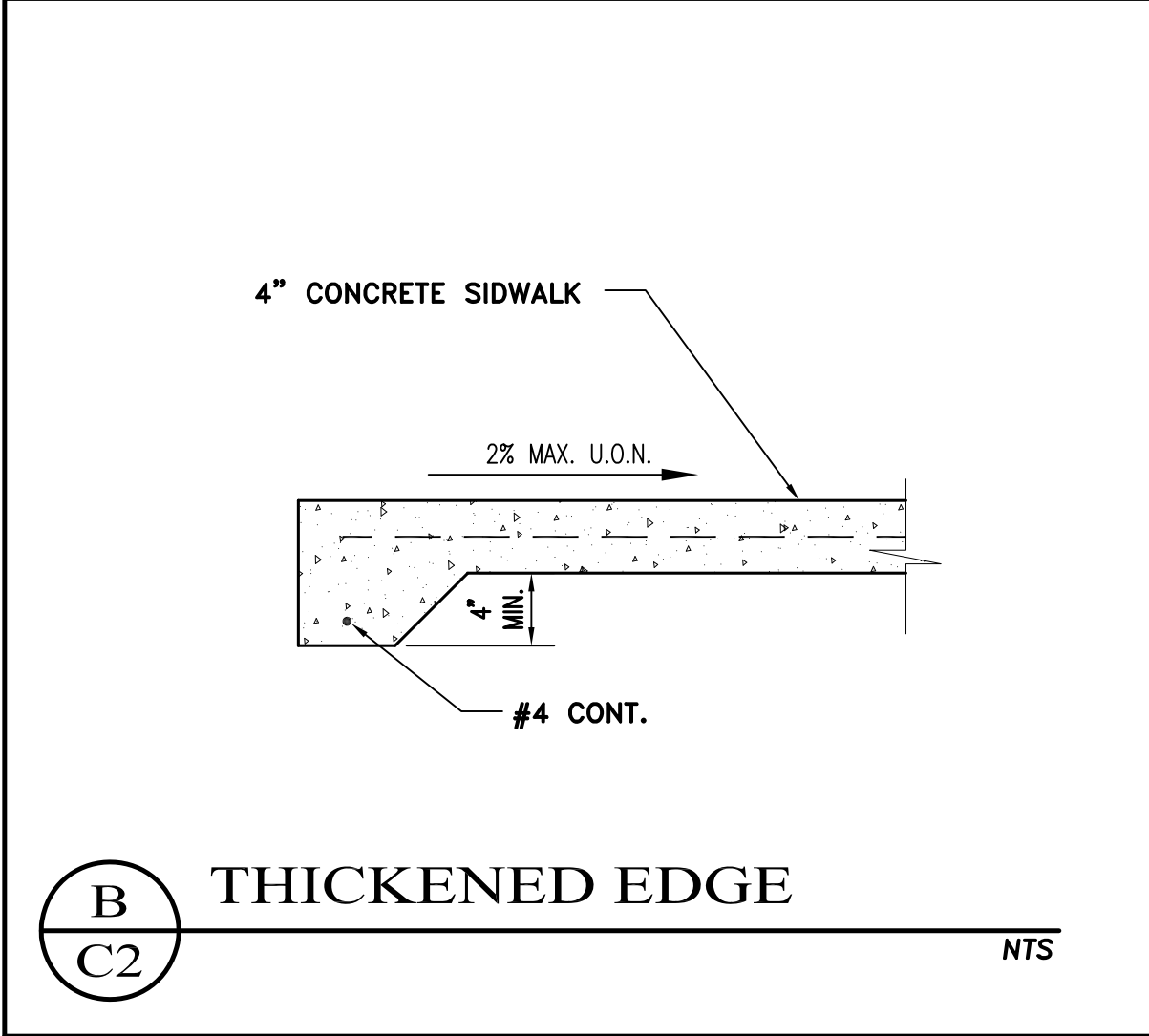
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 Plotfile: May 02, 2017 - 2:26pm



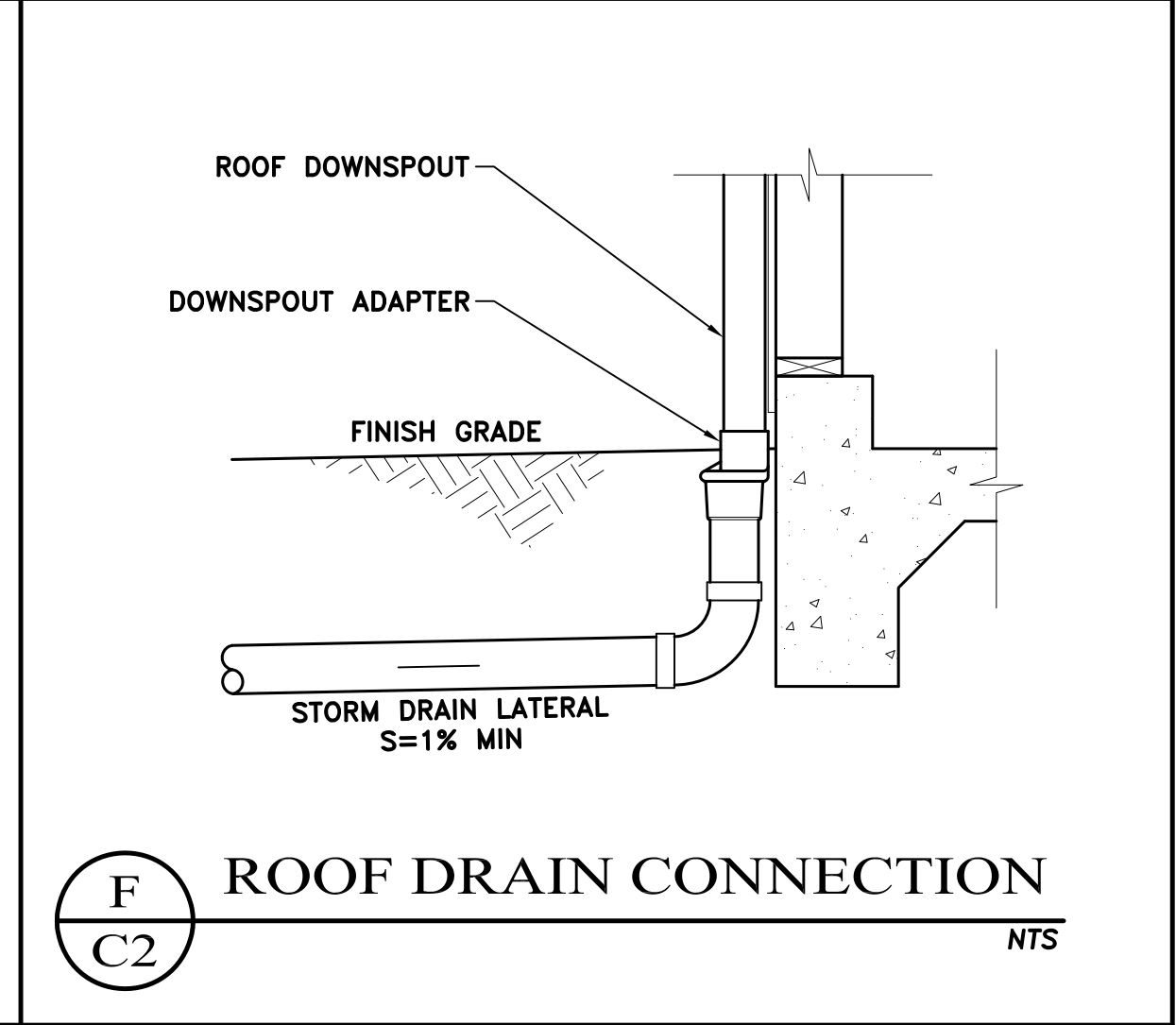
(A) CONCRETE PAVEMENT
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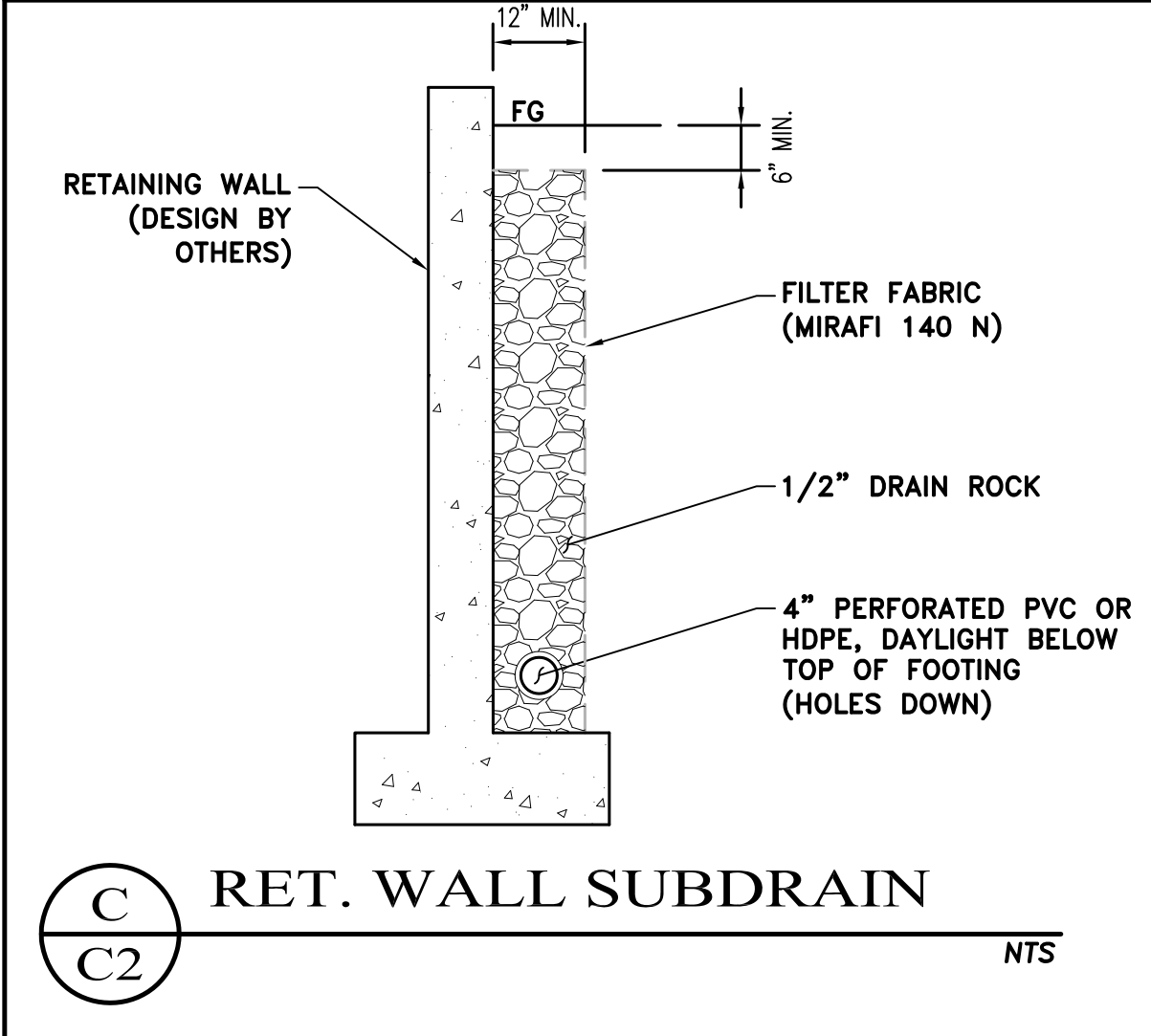
(E) C.B. W/PUMP
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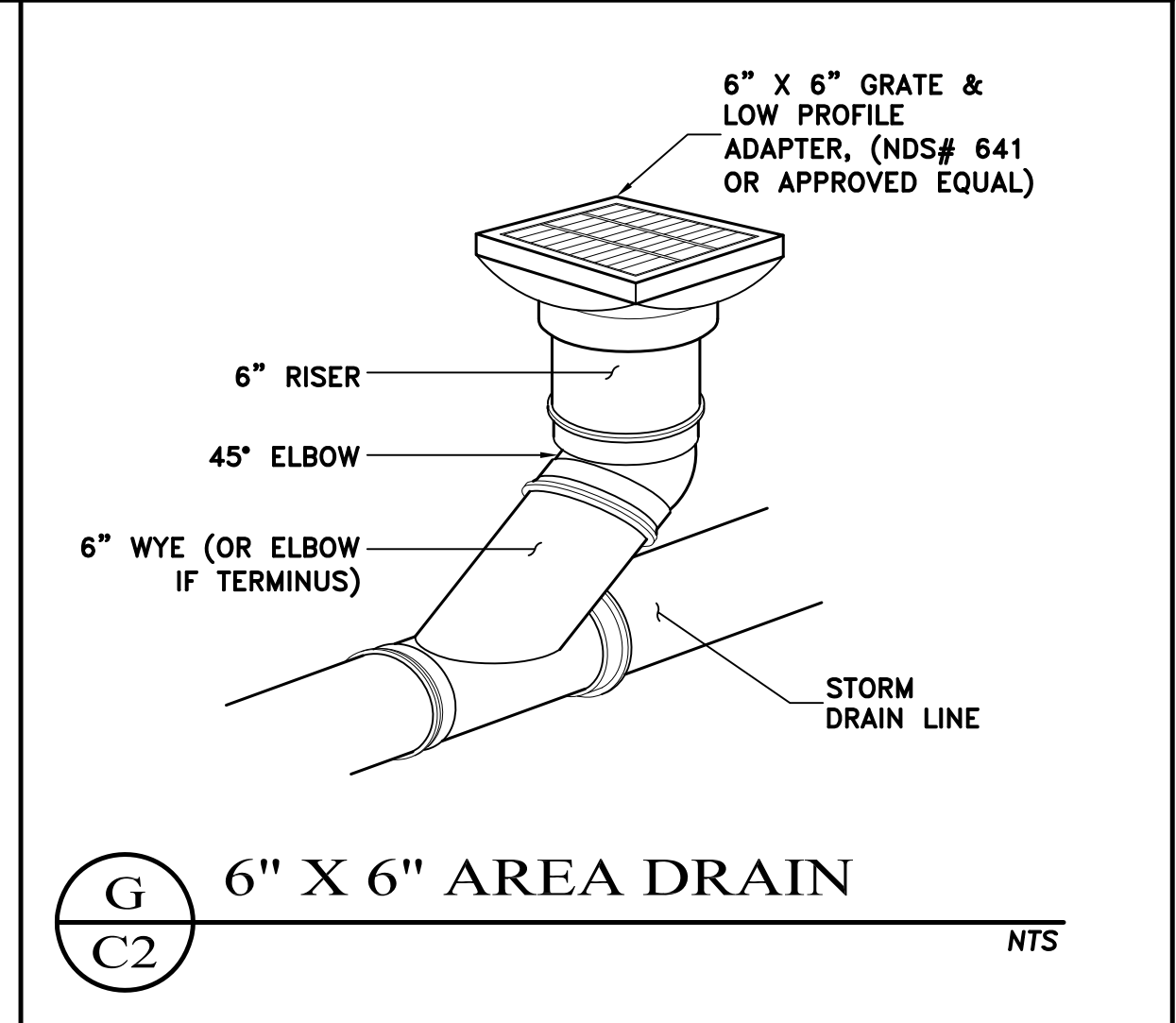
(B) THICKENED EDGE
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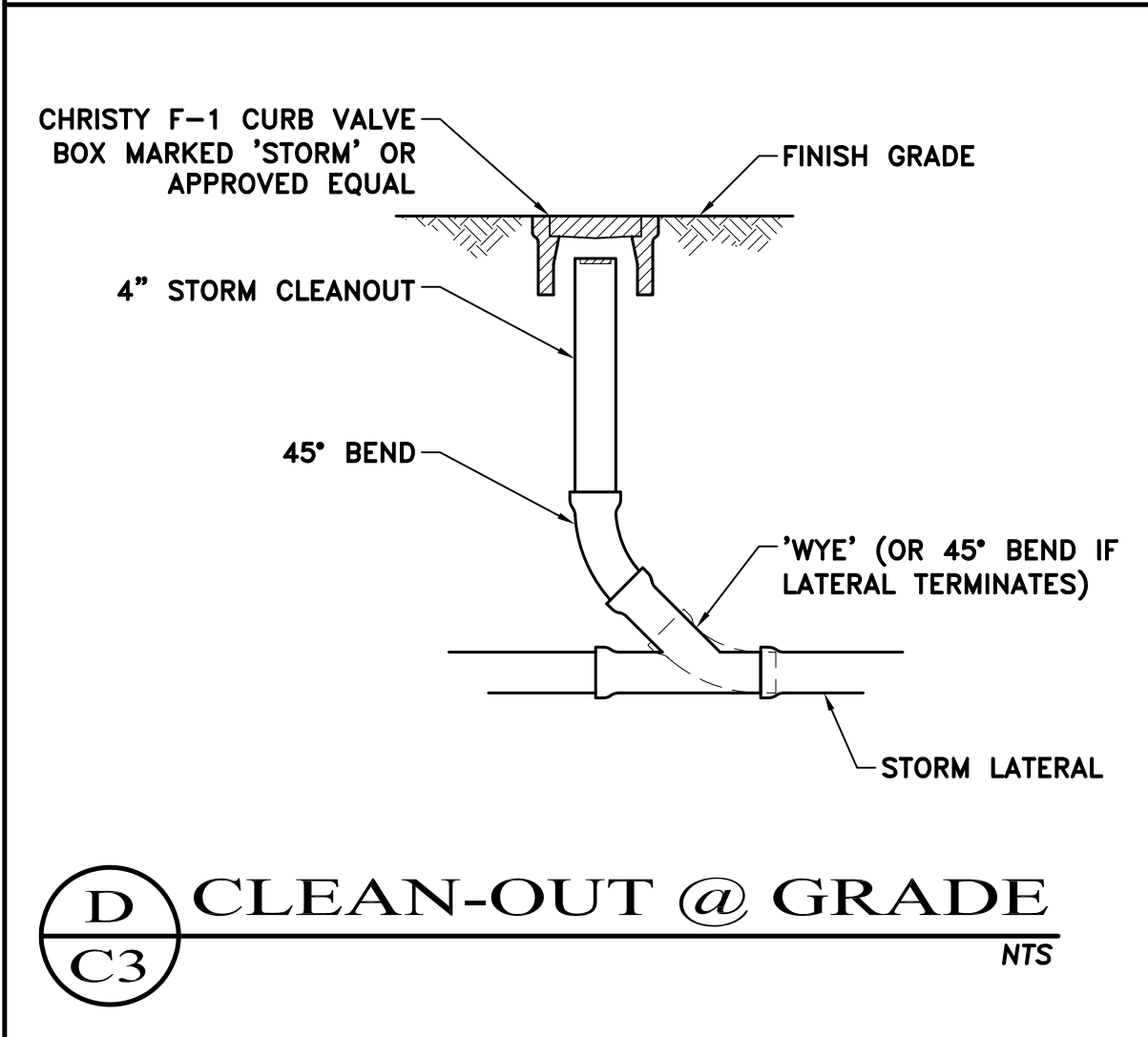
(F) ROOF DRAIN CONNECTION
NTS



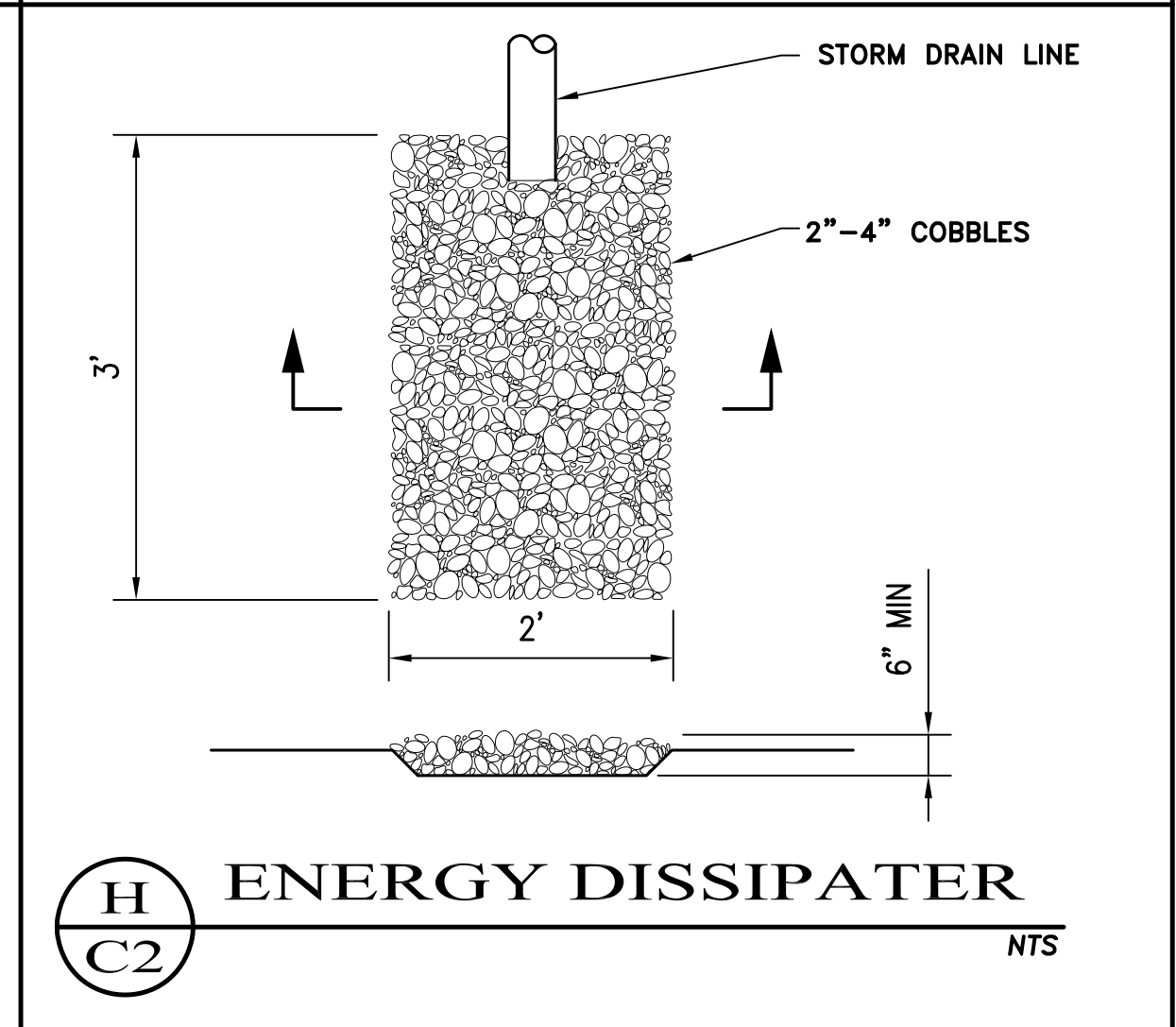
(C) RET. WALL SUBDRAIN
NTS



(G) 6" X 6" AREA DRAIN
NTS



(D) CLEAN-OUT @ GRADE
NTS

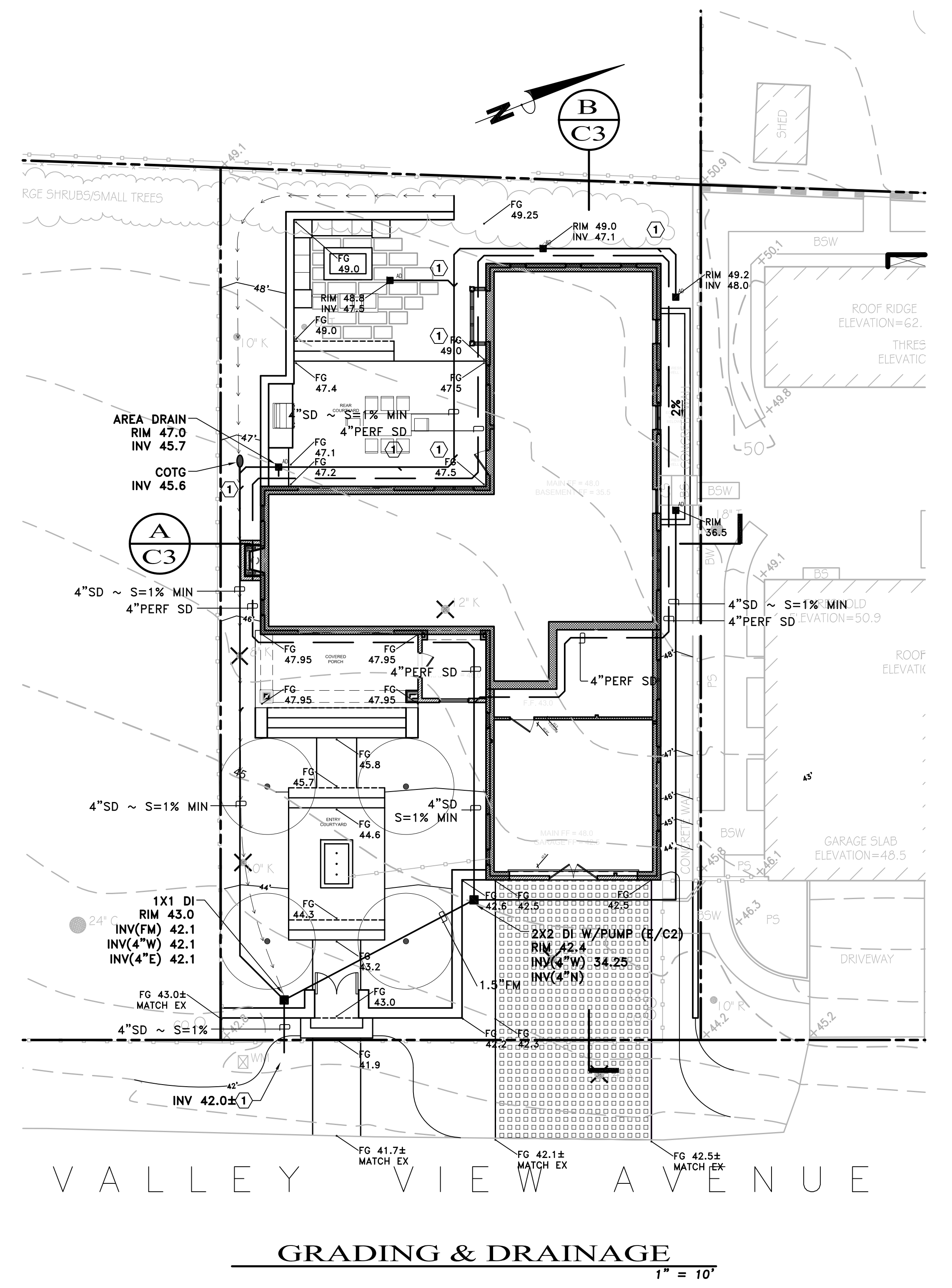


(H) ENERGY DISSIPATER
NTS

KEY NOTES

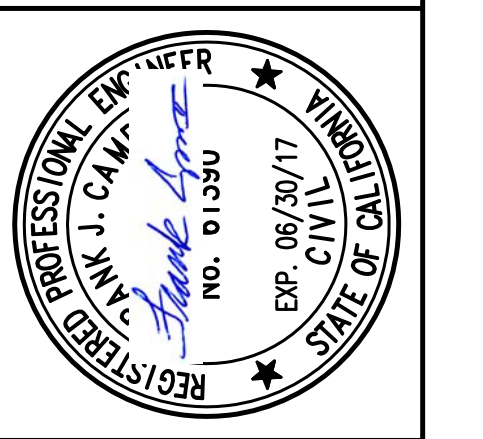
- ① FIELD LOCATE DOWNSPOUT & CONNECT TO STORMDRAIN, SEE (F/C2)
- ② DISCHARGE THRU WALL ONTO ENERGY DISSIPATOR AT GRADE, SEE H/C2

--- FLOW LINE



REV.	DATE	DESCRIPTION

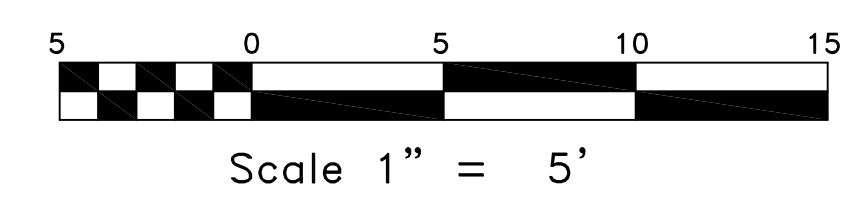
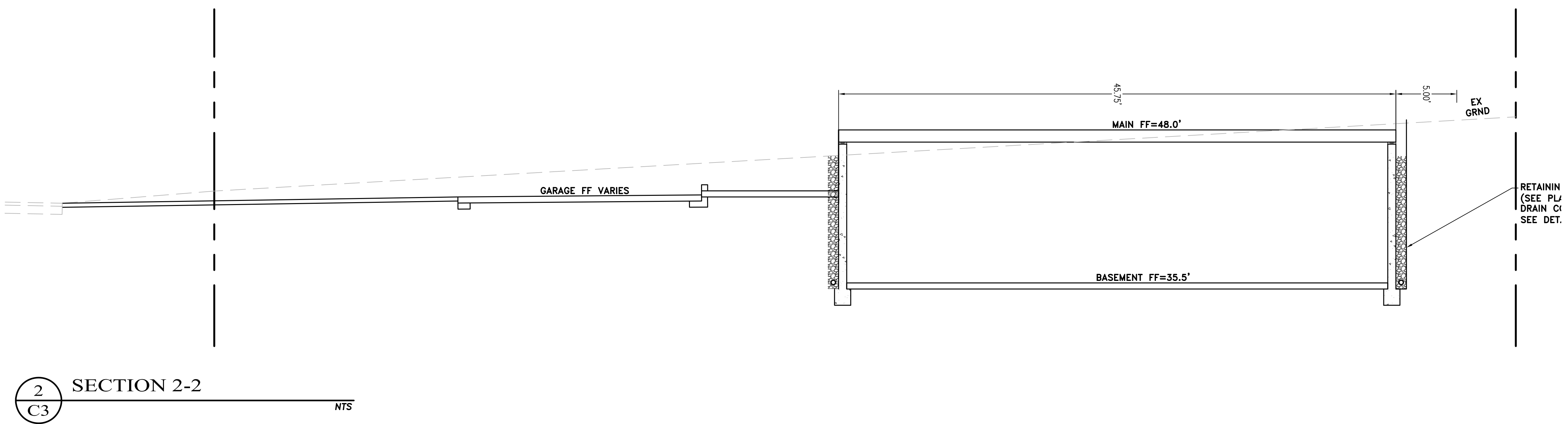
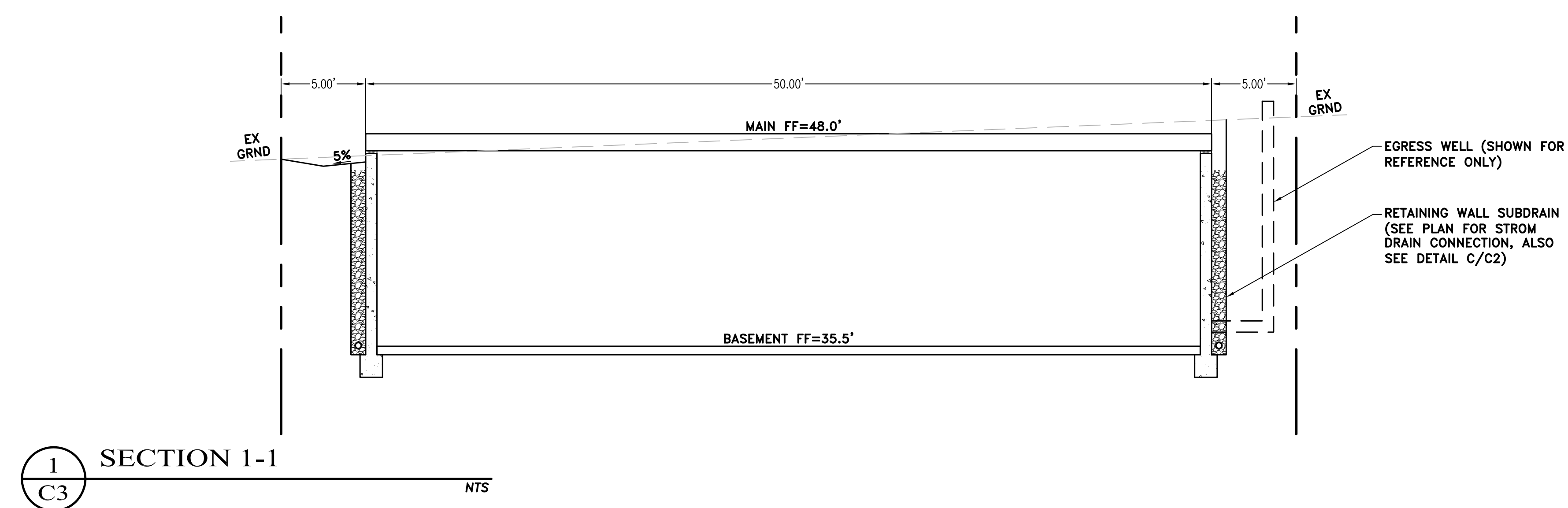
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Civil Engineering Land Development Stormwater Control
1226 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
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GRADING & DRAINAGE
26338 VALLEY VIEW RESIDENCE
Valley View, Carmel, CA 93923
PREPARED FOR: Chris Adamski

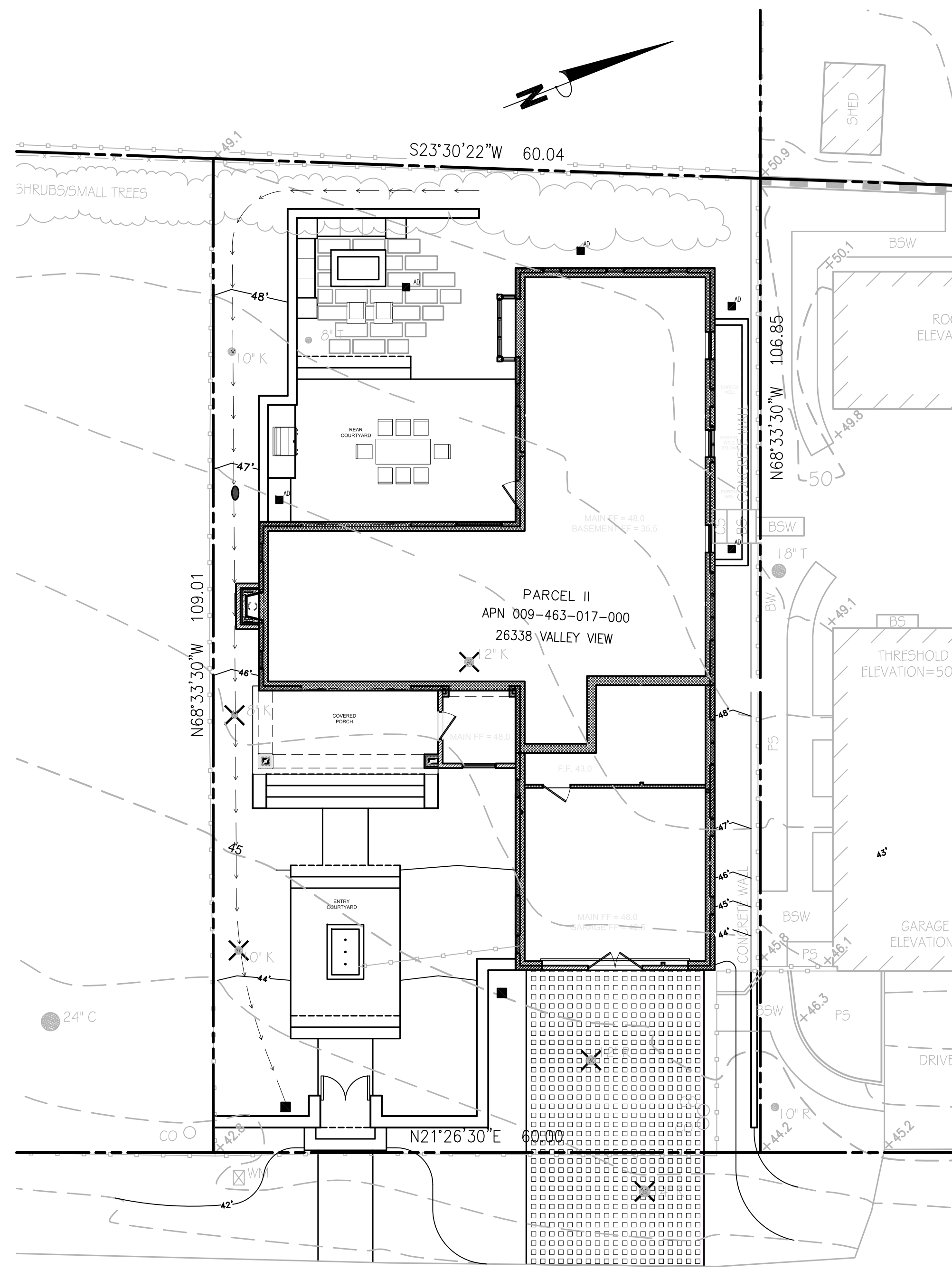
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DATE: 04/12/2017
DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC
SHEET NUMBER:
C2
OF 4 SHEETS
PROJECT# 117-123

Drawing file: Z:\Projects\117123_EDC-26338_Valley View\DWG\117123_xBase.dwg
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 C3 ENGINEERING <small>Civil Engineering Land Development Stormwater Control 126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (931) 647-1192 Fax (931) 647-1194 mail@C3Engineering.net</small>	 REGISTERED PROFESSIONAL ENGINEER <small>FRANK J. LOPEZ No. 01350 Exp. 06/30/17 CIVIL ENGINEER STATE OF CA</small>	SECTIONS AND DETAILS 26338 VALLEY VIEW RESIDENCE 26338 Valley View, Carmel, CA 93923 PREPARED FOR: Chris Adamski			
SCALE: AS NOTED DATE: 04/12/2017 DESIGN BY: FJC DRAWN BY: ECH CHECKED BY: FJC SHEET NUMBER:		C3 OF 4 SHEETS PROJECT# 117-123			

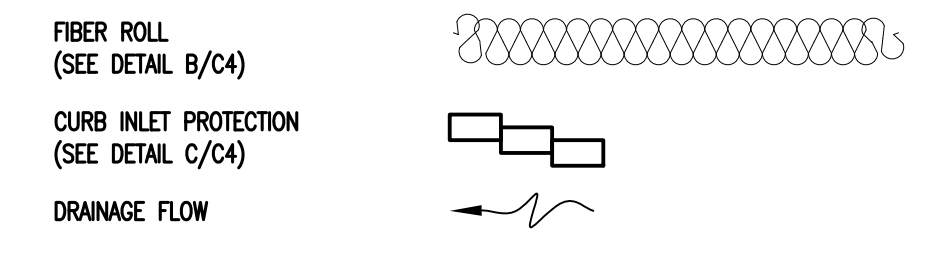
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VALLEY VIEW AVENUE

EROSION CONTROL PLAN
1" = 10'

LEGEND

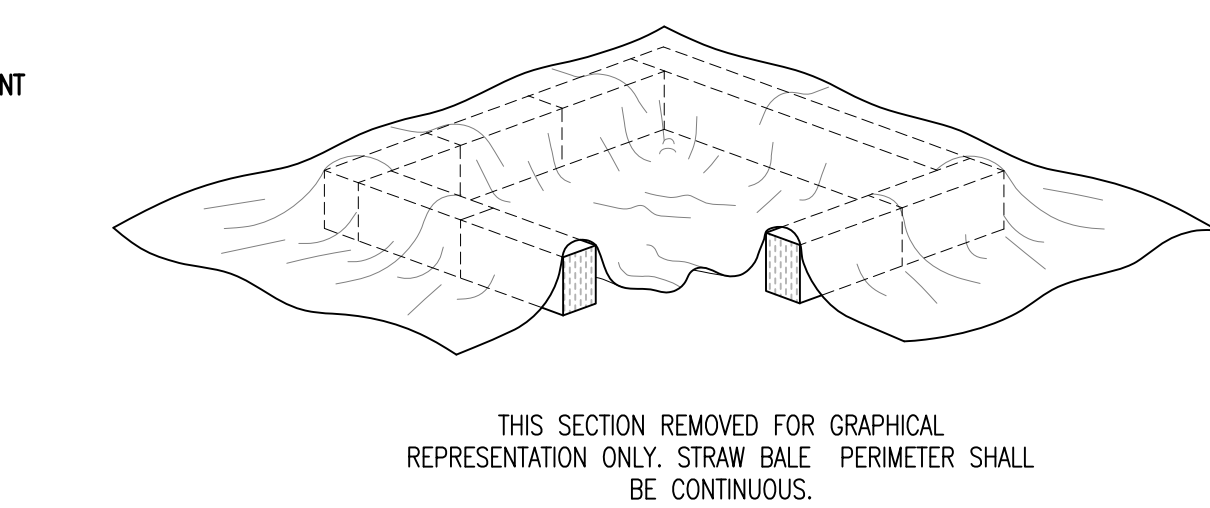
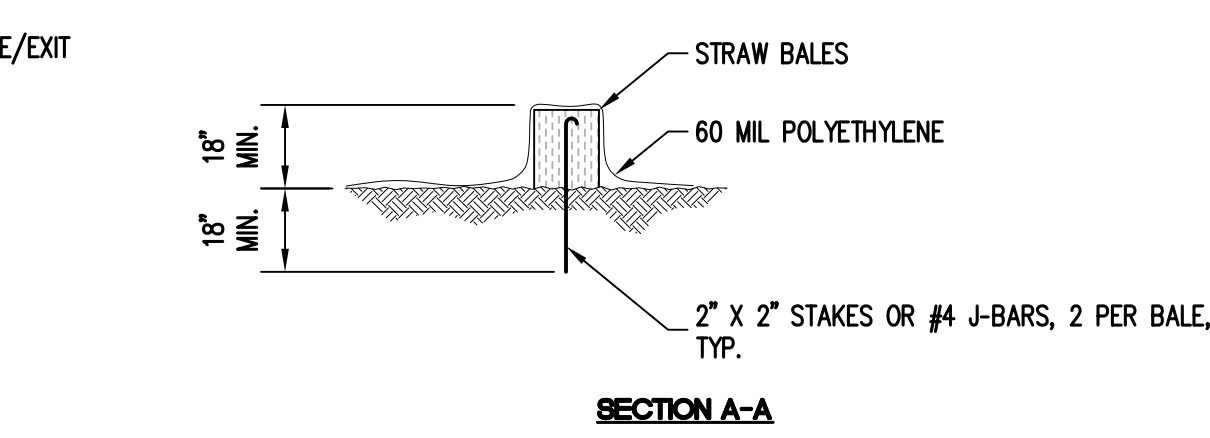
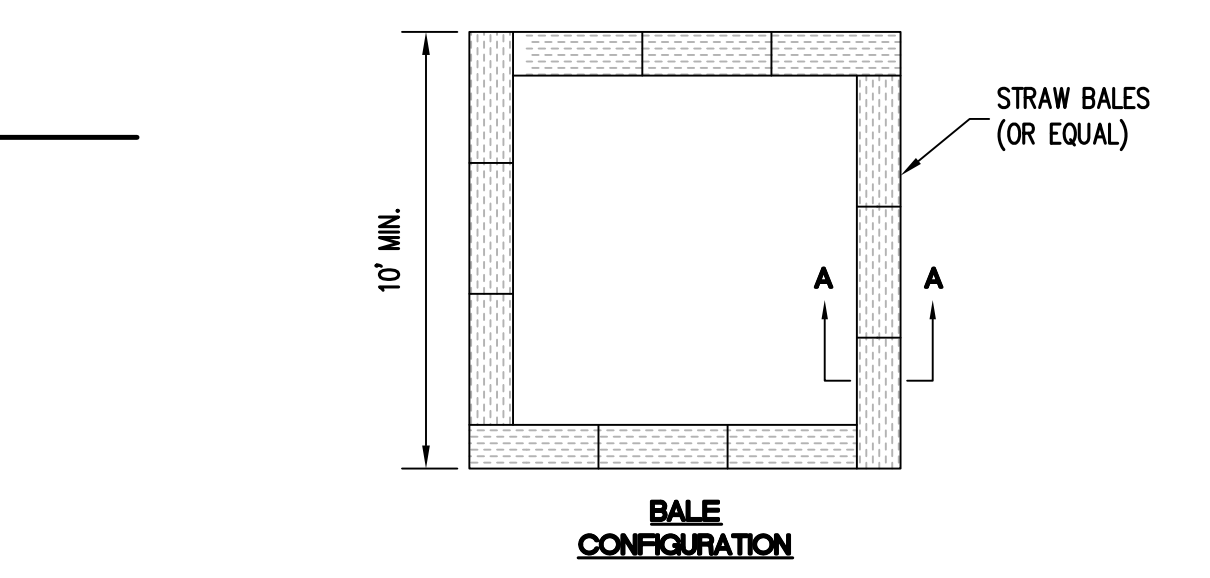


BMP'S

- EROSION CONTROL:**
 EC-1 SCHEDULING
 EC-2 PRESERVATION OF EXISTING VEGETATION
 EC-4 HYDROSEEDING
 EC-8 WOOD MULCHING
- SEDIMENT CONTROL:**
 SE-1 SILT FENCE
 SE-2 SEDIMENT BASINS
 SE-3 SEDIMENT TRAP
 SE-5 FIBER ROLL
 SE-6 GRAVEL BAG BERM
 SE-7 STREET SWEEPING AND VACUUMING
 SE-8 SANDBAG BARRIER
 SE-10 STORM DRAIN INLET PROTECTION
 SE-13 COMPOST SOCKS AND BERMS
 SE-14 BIOFILTER BAGS
- NON-STORM WATER MANAGEMENT:**
 NS-1 WATER CONSERVATION PRACTICES
 NS-2 DEWATERING OPERATIONS
 NS-3 PAVING AND GRINDING OPERATIONS
 NS-6 ILLICIT CONNECTION/DISCHARGE
 NS-7 POTABLE WATER/IRRIGATION
 NS-8 VEHICLE AND EQUIPMENT CLEANING
 NS-9 VEHICLE AND EQUIPMENT FUELING
 NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
 NS-12 CONCRETE CURING
 NS-13 CONCRETE FINISHING
 NS-14 MATERIAL AND EQUIPMENT USE
- TRACKING CONTROL:**
 TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
 TC-3 ENTRANCE/OUTLET TIRE WASH
- WIND EROSION CONTROL:**
 WE-1 WIND EROSION CONTROL
- WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:**
 WM-1 MATERIAL DELIVERY AND STORAGE
 WM-2 MATERIAL USED
 WM-3 STOCKPILE MANAGEMENT
 WM-4 SPILL PREVENTION AND CONTROL
 WM-5 SOLID WASTE MANAGEMENT
 WM-6 HAZARDOUS WASTE MANAGEMENT
 WM-7 CONTAMINATED SOIL MANAGEMENT
 WM-8 CONCRETE WASTE MANAGEMENT
 WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
 WM-10 LIQUID WASTE MANAGEMENT
- REFER TO THE CASQA BMP ANDBOOK FOR BMP FACT SHEETS.

EROSION CONTROL NOTES

- 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. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
 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.
 THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- 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.
- 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 RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. 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) 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.
 D) EROSION AND SEDIMENT 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.
 (GRADING/EROSION ORD. 2806-16.12.090)
 E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;

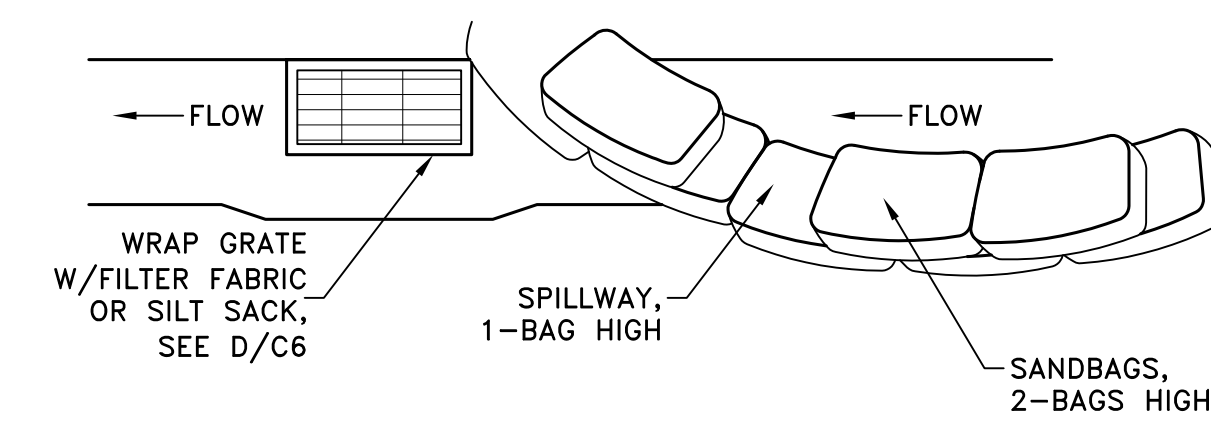
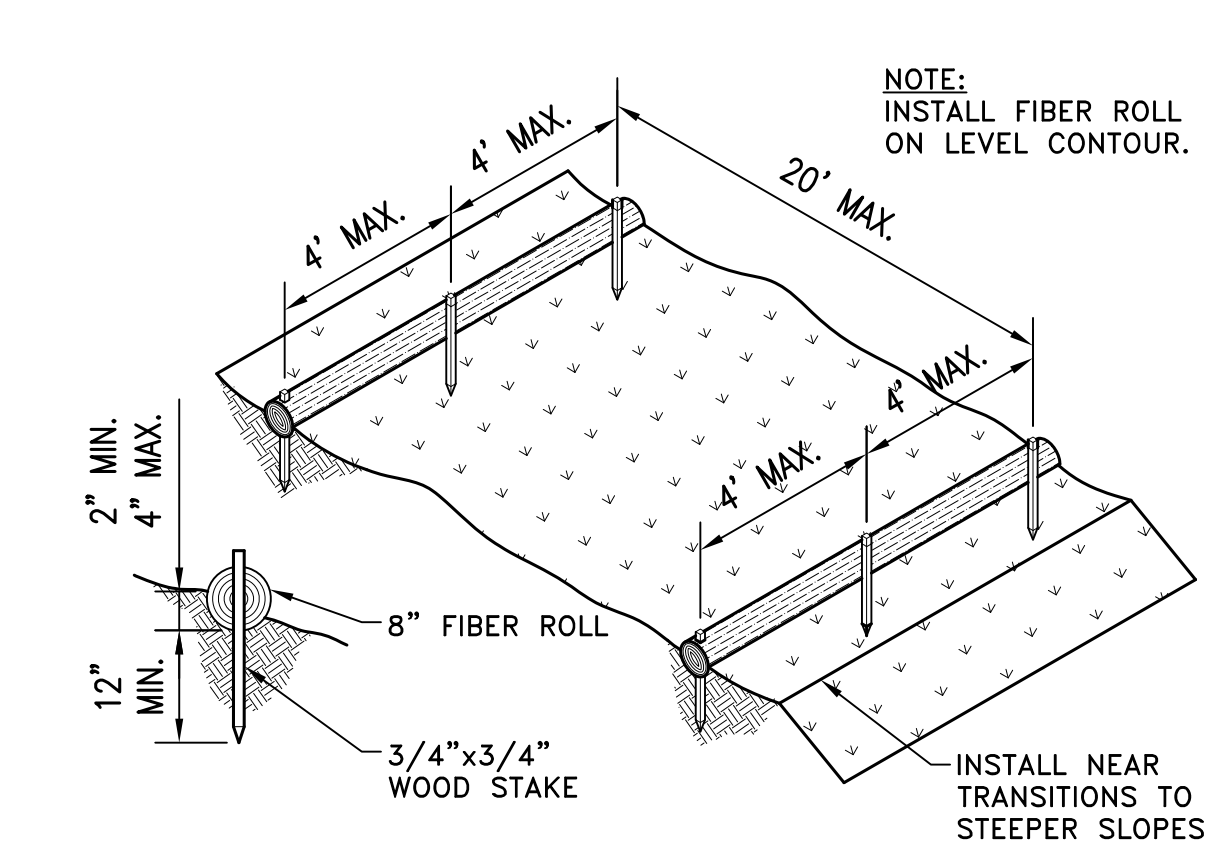
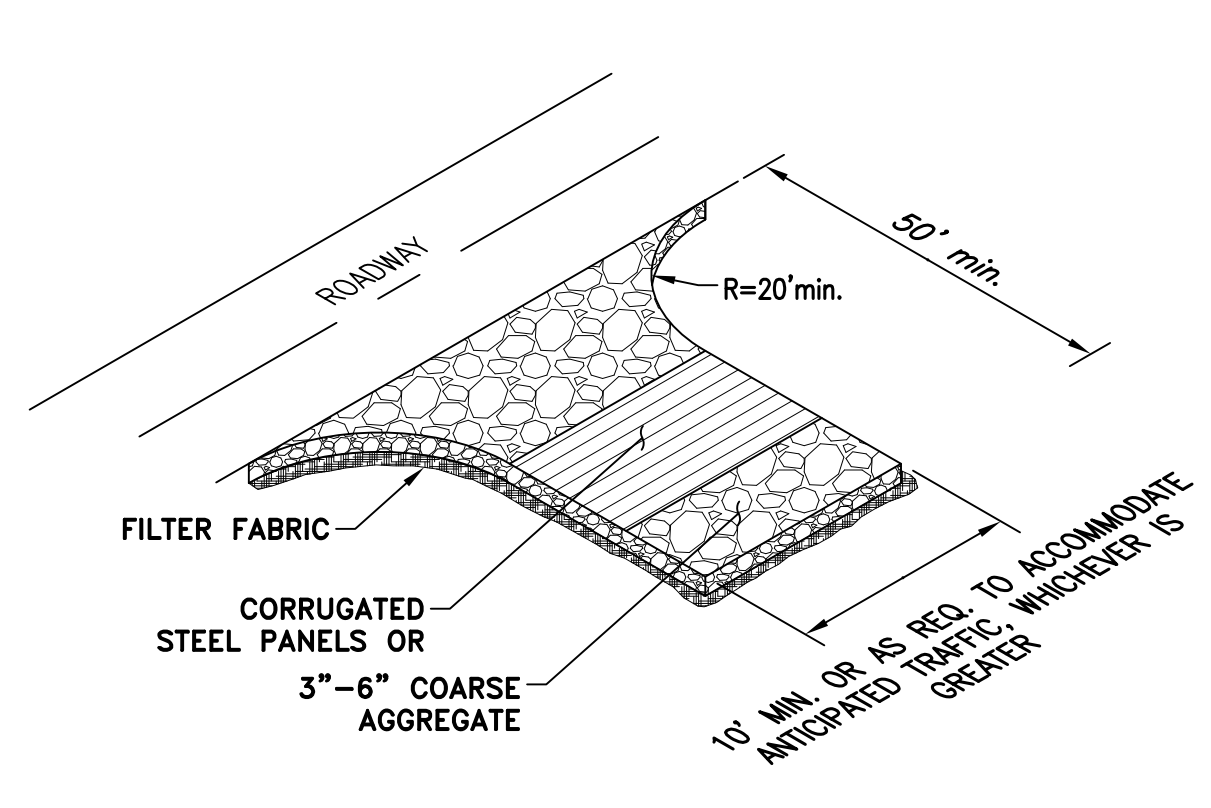


EROSION CONTROL NOTES

- ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
- SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
- STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
- BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

STORMWATER MANAGEMENT

- THE FOLLOWING STANDARD BMPs SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:
- PAINTING:**
 1. MINIMIZE USE OF OIL-BASED PAINTS
 2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
 3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
 4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
 1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
- READY-MIXED CONCRETE:**
 1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
 2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
 5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
- EARTH MOVING/GRADING:**
 1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
 3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
 4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
 5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARP.
 6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.



C4
NTS

Scale 1" = 10'

10 0 10 20 30

NO. 1	DATE	DESCRIPTION
NO. 2	DATE	DESCRIPTION
NO. 3	DATE	DESCRIPTION
NO. 4	DATE	DESCRIPTION
NO. 5	DATE	DESCRIPTION
NO. 6	DATE	DESCRIPTION
NO. 7	DATE	DESCRIPTION
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NO. 16	DATE	DESCRIPTION
NO. 17	DATE	DESCRIPTION
NO. 18	DATE	DESCRIPTION
NO. 19	DATE	DESCRIPTION
NO. 20	DATE	DESCRIPTION

C3 ENGINEERING
 Civil Engineering Land Development Stormwater Control
 126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (831) 647-1192 Fax: (831) 647-1194
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REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 No. 01350
 Exp. 06/30/17
 Chris Adamski

EROSION CONTROL PLAN
 26338 VALLEY VIEW RESIDENCE
 26338 Valley View, Carmel, CA 93923
 PREPARED FOR: Chris Adamski

SCALE: AS NOTED
 DATE: 04/12/2017
 DESIGN BY: FJC
 DRAWN BY: ECH
 CHECKED BY: FJC
 SHEET NUMBER:
C4
 OF 4 SHEETS
 PROJECT# 117-123

26338 Valley View Color Chart

Windows/Doors



Roofing:



Siding:



**Before the Monterey County Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

PIETRO FAMILY INVESTMENTS, LP. (PLN170613)

RESOLUTION NO. 18-049

Resolution by the Monterey County Planning
Commission:

- 1) Adopting a Mitigated Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval for the construction of an approximately 5,880-square foot, single family dwelling inclusive of an attached 390-square foot garage, and a 2,413-square foot basement with associated grading of 1,250 cubic yards to be hauled offsite;
 - b. Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and
- 3) Adopting a Mitigation Monitoring and Reporting Program.

[PLN170613, Pietro Family Investments, LP.,
26346 Valley View Avenue, Carmel, Carmel Area
Land Use Plan, Coastal Zone (APN: 009-463-003-
000)]

The Pietro application (PLN170613) came on for public hearing before the Monterey County Planning Commission on October 31, 2018 and was continued to December 5, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 General Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);
 - Carmel Area Land Use Plan

A Mitigated Negative Declaration was prepared to mitigate for impacts to Archaeological and Tribal Cultural Resources. The subject property is located within the Coastal Zone.

- b) The property is located at 26346 Valley View Avenue in Carmel, on the west side of Highway 1 (APN: 009-463-003-000), Carmel Area Land Use Plan. The .20-acre property is zoned Medium Density Residential, maximum of two units per acre, a Design Control overlay, and subject to an 18-foot height restriction in the Coastal Zone [MDR/2-D (18) (CZ)].
- c) The .20-acre lot (8,839-square feet) was created with map entitled “Map of Addition No. 7, Carmel-by-the-sea, Monterey County, California,” filed for record on May 4, 1910 in the office of the County Recorder of the County of Monterey in Volume 2 of Maps, “Cities and Towns,” on page 24. Therefore, it is a legal lot of record.
- d) Coverage. Allowable site coverage in the Medium Density Residential zoning designation is 35% or 3,094-square feet for the subject parcel; project plans show the proposed split-level structure to be 3,094-square feet, or 35%. The proposed FAR is shown to be 39% which meets the allowable 45% FAR in MDR/2. Therefore, the proposed project meets coverage and FAR allowances for its zoning designation. The basement component of the project is completely below grade and does not count against FAR.
- e) Design. The proposed project site and surrounding area are designated “D,” or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Architectural plans reflect massing with an H-shape, where the massing on the north and south end are offset in the midsections by a courtyard and terrace. This proposed residence also has a split-level design with separate levels that are staggered and separated from each other by a partial flight of stairs. The applicant proposes to maximize the coverage (35%) of the lot and outfit the remaining areas with a low-planting landscape scheme. The project application indicates no tree removal will be necessary to achieve the proposed design. Colors and materials proposed for the residence include: natural cedar siding and windows; dark metal roofing. In the Carmel LUP, structures shall be subordinate to and blended into the environment, using appropriate materials to that effect. During staff’s site visit, staff did not find other examples of metal roofs in the immediate area, however, staff was alerted to similar roof styles by the applicant’s agent. The metal finishes in particular were not supported by the LUAC, but there is no uniform architecture present and generally, the colors proposed would not significantly disrupt the neighborhood character. Because the applicant is proposing to build up to the height allowed (18 feet), staff added a height verification condition.
- f) Parking. Pursuant to Chapter 20.58 (Regulations for Parking) under Monterey County Zoning Ordinance Title 20, all residential developments shall have at least 1 covered parking space; covered

parking shall count toward the two (2) required parking spaces. The project proposes to add a two-car garage. Therefore, this project meets the parking requirements listed under Residential Use.

- g) Hazards. The subject property is located within 660 feet, or 1/8 mile, of an active/potentially active fault known as the Cypress Point Fault (CPF). Pursuant to Section 15.1.2 of the 1982 General Plan, faults classified as “potentially active” shall be treated the same as “active faults” until geotechnical information demonstrating that a fault is not “active” is accepted by the County. The CPF is described as a northwest striking slip fault extending from the City of Carmel-by-the-Sea to the Palo Corona Ranch on the south side of Carmel Valley. Due to the location of the project sites, Geotechnical Report and Geologic Evaluations were required. The scope of the Geotechnical Report explored the surface and subsurface soil conditions and included geotechnical recommendations; the Geologic Evaluation defined the geologic conditions and identified potential geologic hazards associated with the project sites. In geology, an “active” fault classification is given to faults causing surface displacement in the last 11,000 years. Based on the geologist’s evaluation, the CPF would not be considered an active fault. The geologist determined that the Cypress Point Fault crosses the subject lot on the southwest portion. Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the CIP, all structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault unless, a geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury and the project is certified by a registered geologist/soils engineer [Section 20.146.080(f)]. According to the engineering geologist, given the very low level of hazard posed by the Cypress Point Fault, a reduced setback could be supported. It is the engineering geologist’s professional opinion that no geologic conditions or geologic hazards would preclude construction of the proposed residence as it is currently proposed and given its current adherence to the fault setback. Regarding the basement proposals specifically, the fault surface rupture is the same: “Fault surface rupture poses an equal level of hazard for the ground or main floor of the proposed residence as it does for the proposed basement (low).” Haro, Kasunich and Associates, Inc. have developed geotechnical recommendations for foundations, retaining walls, slabs-on-grade, subgrade preparation beneath flatwork, and site drainage. RMA-Environmental Services has reviewed the Geologic and Geotechnical Reports and has recommended the following condition to ensure compliance: Geotechnical Certification. Additionally, the Carmel Area Land Use Plan does make a provision to deed restrict development proposed in locations determined to have significant hazards (Section 2.7.3). In accordance with this policy, two conditions were applied, including a non-standard condition:

- PDSP005-NON-STANDARD CONDITION: DEED RESTRICTION (GEOLOGIC HAZARD)
- PD016-NOTICE OF REPORT

- h) Visual Resources. Policy 2.2 in the Carmel Area LUP, requires that existing visual access from scenic viewing corridors and from major public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1, be permanently protected as an important component of shoreline access and public recreational use. A site visit was conducted on November 21, 2017 and it was determined that the construction of a single-family dwelling will not cause a significant impact to the visual resources of the Carmel area. Although the project proposes to add a residence reaching the allowed height, the development is being proposed in a built-up neighborhood where the first single-family dwelling is a principal use allowed. The subject property, located on the western side of Valley View Avenue, is not visible from Scenic Road; the subject parcel is over 300 feet north of Scenic Road. Furthermore, no trees are proposed for removal and the project will adhere to the setbacks.
- i) Archaeological & Tribal Cultural Resources. The project is located in a recorded archaeological site known as CA-MNT-17. CA-MNT-17, which extends well beyond the current project area, has been characterized as an expansive and moderately dense accumulation of marine shell, mammal bone, flaked and ground stone tools. Significant archaeological resources have been found, including human remains at multiple sites in this neighborhood. The subject project is within 750-feet of a known archaeological resource and has a high archaeological sensitivity. According to the Carmel Coastal Implementation Plan (Part 4), a “high sensitivity zone” is defined as an area where archaeological sites are already identified with a strong possibility of prehistoric/historic Native American occupation. The Carmel Area Land Use Plan recognizes the intensive prehistoric use of the Carmel area. Carmel’s key policy on Archaeological Resources is such that when development is proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites (Chapter 2.8, Section 2.8.2). CEQA puts the onus on the lead agency to determine whether a project may have a significant effect on archaeological resources (CEQA, Section 21083.2 Archaeological Resources: Determination of the effect of a project; EIR or Negative Declaration; Mitigation Measures). Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.
- The applicant submitted an Extended Phase 1 report prepared by Albion Environmental, Inc. dated March 2016 on July 18, 2017. At the time the report was prepared, the maximum depth of excavation was unknown. The field methods included an intensive pedestrian survey and excavation using shovel probes (SPs). The report concluded that the Project Area, which included the subject parcel, was a partially disturbed area with limited cultural material where no anthropogenic soils were observed and no intact archaeological deposits were found; however, because of positive surface-level identification of cultural materials, significant archaeological/cultural materials may be located within the Project Area. A suite of protection measures were included in

the report with the impression that subsurface investigation confirmed the presence of artifacts associated with CA-MNT-17. Staff required a second archaeological report given the implications of the first report. On December 18, 2017, staff received a second archaeological report dated December 7, 2017, for the subject project. This time, the applicant retained a different consultant and the results for surface evidence of archaeological materials was negative. Field methods in this report included a general surface reconnaissance, no auger boring testing was conducted. During the field survey, the archaeologist noted some soil disturbance in the form of what appeared to be recent demolition and the presence of a large mound of imported soil and gravel. This archaeologist concluded that the project should not be delayed for archaeological reasons; however, recommendations to manage cultural resources were included, noting the possibility of finding deeply buried cultural resources.

A third archaeological report was made available by the applicant on November 20, 2018. The retained archaeologist, Susan Morley (M.A.), provided a brief review of the record and conducted auger testing. On the subject parcel, a shovel test pit was excavated and analyzed to a depth of 305 cm (10 feet); no cultural or shell material was encountered. Morley concludes by stating: "As a result of these findings it is recommended that there is no reason to delay the project due to concerns about cultural resources." The report then lists recommendations and mitigation measures.

Architectural plans dated December 1, 2017, show the proposed basement and garage in an H-shaped layout with arms extending on the south and north ends of the lot; the proposed basement would require up to 13-feet of excavation and grading would involve over 1,250 cubic yards. These plans reflect revised floor plans where the massing would have originally been more concentrated on the southern end of the parcel. Presumably, the revisions were made because this lot was determined to be closest to the Cypress Point Fault.

Since the implementation of the California Environmental Quality Act (CEQA) along with the passage of Assembly Bill 52 (AB 52) which amended Section 5097.94 of the Public Resources Code, onsite monitors have been used in Monterey County to mitigate impacts to cultural and tribal cultural resources to a less than significant level. The earlier law proved to be ineffective because it purported to protect Native American cultural resources but did not explicitly require the involvement of tribes in the consultation process regarding projects affecting their cultural resources and sacred sites. Whereas, the previous law covered archaeological resources which have more scientific value, the new added layers now include more intangible values such as historic, cultural and spiritual value. Due to the findings of the Extended Phase I and Supplemental Archaeological Report, the scope of the project (e.g. depth of basement), high archaeological sensitivity of the area, and compelling evidence found near the subject site, staff determined that a categorical exemption was not appropriate for the proposed project. Staff

recommended an Initial Study be prepared for the project. Pursuant to CEQA Section 21082.3, staff consulted the appropriate California Native American tribe (OCEN). OCEN's priority is that their ancestors' remains be protected, undisturbed and the site be preserved. OCEN was not in support of the proposed basement and requested an onsite monitor appointed by their tribe be present during soil disturbance; artifacts to be returned to tribe and remains to be reburied onsite with the proper burial ceremonies.

Because the subject project is associated with similar development (same owner, same developer) on the Point, it becomes necessary to consider the context. The Carmel LUP's Key Policy 2.8.2 states that Carmel's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources. To be clear, basements specifically have not been prohibited; however, in staff's opinion, they would not be considered to be part of a design where potential impacts to cultural resources are minimized.

In light of additional testing which bolsters the findings in the second archaeological report (i.e. negative report), staff is recommending approval of the project as proposed.

Mitigation measures have been enhanced to provide equal or greater mitigation for the impacts of development. If adopted as recommended, the mitigation measures proposed will serve to: 1) mitigate impact(s) to archaeological and tribal cultural resources to a less than significant level; 2) properly identify and manage recovered human remains and artifacts; and 3) establish process by which a conservation easement may protect resource(s) in perpetuity, if necessary.

In sum, Cultural Resources and Tribal Cultural Resources are analyzed separately in an environmental document. For the subject project, impacts to cultural resources (archaeology) are mitigated to a less-than-significant level with the incorporation of two (2) mitigation measures, which includes an onsite archaeological monitor:

- PDSP001- MITIGATION MEASURE #1: CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)
- PDSP002- MITIGATION MEASURE #2: CULTURAL RESOURCES

Impacts to tribal cultural resources are mitigated to a less-than-significant level with the incorporation of one (1) mitigation measure; a separate mitigation measure (#4) would cover both categories:

- PDSP004- MITIGATION MEASURE #3: PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES (OCEN MONITOR)
- PDSP003-NON-STANDARD CONDITION: MM#4 CONSERVATION EASEMENT

- j) LUAC. The proposed design was reviewed by the Carmel Area Land Use Advisory Committee on January 16, 2018 and was not given a recommendation of approval based on a number of factors. A motion to not support the project was made with members voting: 4 ayes and 1 no. The following reasons were cited in the minutes for not supporting the project as proposed:
- Removal of large quantities of soil for construction of large basements could disturb possible archaeological resources in an archaeologically sensitive area.
 - The development’s landscaping plan should be a rural design and not an urban design. It should more naturally relate to its surroundings using indigenous plants and upper canopy trees.
 - Recommend the Resource Management Agency (RMA) review building techniques on sites such as this one. The contractor stated that due to unstable topsoil extending at least 6 feet below ground level, he would need to excavate all 6 feet and replace and compact it over the entire footprint of the building. This could, in effect, probably remove most archaeological artifacts if there were any. A basement would require about 10 feet of gross excavation, so the effect on an archaeologically sensitive area could be essentially the same. There are, however, alternative structural systems that are far less intrusive than the proposed excavation solution. These are (a) Caissons and grade beams requiring 12-inch diameter holes; (b) Helical screw anchors and grade beams. Anchors are screwed into the soil requiring less excavation and are less intrusive than the caisson system.
 - General recommendation to the Planning Commission to discuss whether to allow or restrict basements close to known archaeological sites and other sensitive areas on Carmel Point.
- k) Staking and flagging was installed in time for staff’s site visit on November 21, 2017.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170613.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Cypress FPD, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and RMA-Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

- b) Staff identified potential impacts to Biological, Cultural, Tribal Cultural, and Geology/Soils resources. The following reports have been prepared:
 - “Preliminary Archaeological Assessment,” (LIB 170269) prepared by Albion Environmental, Inc., March 2016.
 - “Supplemental Archaeological Assessment,” (LIB170448) prepared by Gary S. Breschini, Ph.D, December 7, 2017.
 - “Cultural Resources Auger Testing,” prepared by Susan Morley, M.A., November 2018.
 - “Geologic Evaluation,” (LIB180257), prepared by Craig S. Harwood, November 22, 2017.
 - “Geotechnical Investigation,” (LIB180048) prepared by Haro, Kasunich and Associates, Inc., December 18, 2017.
 - “Biological Assessment,” (LIB180288) prepared by Thompson Wildland Management, September 24, 2017.

The above-mentioned technical reports by third-party consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and used them as supporting evidence for the Initial Study. The mitigation measures incorporated for this project are modeled after recommendations made in some of these reports regarding archaeological resources.

- c) Staff conducted a site inspection on November 21, 2017 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 the Monterey County RMA - Planning for the proposed development can be found in Project File PLN170613.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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 has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Cypress FPD, RMA-Public Works, RMA-Environmental Services, RMA-Water Resources Agency, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public and private facilities are available: Public water supply is from CAL-AM (additional water credits were obtained from the Malpaso Water Company) and wastewater collection/treatment is serviced by the Carmel Area Wastewater District.
 - c) Staff conducted a site inspection on November 21, 2017, 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 the Monterey County RMA - Planning for the proposed development found in Project File PLN170613.

4. **FINDING:** **EXISTING VIOLATION** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County’s zoning ordinance. An existing code enforcement violation exists on the subject property. This violation will be rectified and cleared by the approval of this project.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware of an existing code enforcement violation, 17CE00140. The citation was issued for placement of approximately 100 cubic yards of fill without a grading permit and major removal of indigenous vegetation.
 - b) Staff conducted a site inspection on November 21, 2017 and observed that the site was being used as a construction/staging area.
 - c) The violation will be corrected concurrently with the approval of this project (after-the-fact removal of vegetation, grading without a permit).
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170613.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)**- On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgement and analysis of the County.
- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 requires the preparation of an environmental impact report if there is substantial evidence that the project may have a significant effect on the environment. In the CEQA Guidelines, “significant effect on the environment” means a substantial, or potentially substantial, adverse change in the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. Due to common ownership and adjacent proximity, one environmental document was prepared to assess two projects (PLN170612 and PLN170613). The combined Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN170613).
 - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Program” (Condition No. 8).
 - e) The Draft Mitigated Negative Declaration (“MND”) for PLN170612 and PLN170613 was prepared in accordance with CEQA and circulated

for public review from September 13, 2018 through October 15, 2018. The Lead Agency made corrections to the Mitigated Negative Declaration to amplify and clarify certain sections on the basis of new information. Pursuant to Section 15074.1 of the CEQA Guidelines, the lead agency may conclude that certain mitigation measures identified in the mitigated negative declaration are infeasible or otherwise undesirable and may delete those mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective; no recirculation of the proposed mitigated negative declaration is required where the new mitigation measures are made conditions of, or are otherwise incorporated into, project approval.

f) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

g) Monterey County RMA-Planning, located at 1441 Schilling Place, S. 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

6. **FINDING:** **PUBLIC ACCESS** - The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) Figure 3 – Carmel Area Local Coastal Program, Carmel Area Land Use Plan does not portray the subject parcel as a property designated for trails or where lateral access is required.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Section 20.86.030. of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.

b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal by an applicant or an aggrieved person who has exhausted all County appeals, or by any two (2) members of the California Coastal Commission because this project is between the sea and the first through public road paralleling the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Adopt a Mitigated Negative Declaration; and
2. Approve a Combined Development Permit consisting of:
 - a. A Coastal Administrative Permit and Design Approval for the construction of an approximately 5,880-square foot, single family dwelling inclusive of an attached 390-square foot garage, and a 2,413-square foot basement with associated grading of 1,250 cubic yards to be hauled offsite;
 - b. A Coastal Development Permit to allow development within 750 feet of a known archaeological resource.
3. Adopt a Mitigation Monitoring and Reporting Program.

In general conformance with the attached plans and subject to twenty-seven (27) conditions of approval, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 5th day of December, 2018 upon motion of Commissioner Duflock, seconded by Commissioner Gonzalez, by the following vote:

AYES: Coffelt, Duflock, Getzelman, Gonzalez, Roberts
NOES: Diehl, Vandevere, Wizard
ABSENT: Mendoza
ABSTAIN: Ambriz

 12.20.18

Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON JAN 02 2019

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JAN 14 2019

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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 RMA-Planning and RMA-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. 5-14-2014

Monterey County RMA Planning

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

PLN170613

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170613) allows the construction of a 3,028-square foot single family dwelling, a 440-square foot attached garage, a 2,413-square foot basement, and associated grading. The property is located at 26346 Valley View Avenue (Assessor's Parcel Number 009-463-003-000), Carmel Area Land Use 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 RMA - 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. (RMA - 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 18-049) was approved by the Planning Commission for Assessor's Parcel Number 009-463-003-000 on December 5, 2018. The permit was granted subject to 27 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

4. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-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 RMA - 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. (RMA - 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 RMA - 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 RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-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. (RMA - 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 RMA-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.

9. PDSP001- MITIGATION MEASURE #1: CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present during soil disturbing activities. These activities include, but are not limited to grading and foundation excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the OCEN Monitor or other appropriately NAHC-recognized representative and principal Archaeologist. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated with the concurrence of the lead agency, and implemented. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 1a: Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 1. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include: specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

10. PDSP002- MITIGATION MEASURE #2: CULTURAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the project site's location in CA-MNT-17, a recorded prehistoric site and because the project includes excavation for a foundation and basement, there is a potential for human remains or cultural artifacts to be accidentally discovered. If human remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find on the parcel until it can be evaluated by a qualified professional Archaeologist and the most likely descendant as identified by The Native American Heritage Commission and the procedure set forth in CEQA Guidelines Section 15064.5(e) shall be followed in addition to the language contained in this condition. In the event that non-human remain archaeological materials are uncovered, all excavation shall be halted within 50 meters (164 feet) of the find on the parcel and shall be immediately evaluated by a qualified archaeologist and a tribal cultural monitor. If the find is determined by a qualified archaeologist and a tribal cultural monitor to be historically (as determined by a qualified archaeologist) or culturally (as determined by a Tribal Cultural monitor) significant, appropriate mitigation measures shall be implemented in accordance with the Compliance or Monitoring Actions to be Performed, contained in this Condition of Approval. All mechanical excavation undertaken with a backhoe will be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site.

**Compliance or
Monitoring
Action to be Performed:**

Mitigation Measure Monitoring Action No. 2a.: Notes on Plans

Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 2, including the actions to be performed. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

Mitigation Measure Monitoring Action No. 2b.: Discovery of Human Remains

If human remains are discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request that they determine that no investigation of the cause of death is required;
- The Owner/Applicant/Contractor shall contact the Monterey County Resource Management Agency Planning Department within 24 hours of the find to alert them to the discovery;
 - If the coroner determines the remains to be Native American:
 - o The coroner shall contact the Native American Heritage Commission and the RMA Planning Department within 24 hours of the determination.
 - o The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, it believes to be the most likely descendant.
 - o The most likely descendant may make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.
- If the remains are determined to be Native American, and the most likely descendant, in concurrence with a qualified archaeologist, determines that:
 - a. The remains are evidence of a larger burial of human remains, which would qualify as a “unique archaeological resource”, as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or
 - b. There is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation

The Owner/Applicant/Contractor will work with RMA Planning to move/shrink/modify/redesign the basement portions of the project which will have further impact on those areas of the site containing remains. Modified plans shall be submitted to RMA-Planning. The redesign should be done in a way that allows for maximum use of the property while still preventing additional disturbance to areas likely to contain remains. No work will re-commence on site within 50 meters of the find until the RMA Chief of Planning has approved the revisions to the approved plans.

CONTINUED IN CONDITION NO. 11

11. (CONT) MM#2

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: (CONTINUED FROM CONDITION NO. 10)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts

If significant Tribal Cultural artifacts (determined to be significant by the onsite Tribal Cultural Monitor in consultation with the qualified archaeologist – not including human remains which are handled in Action No. 2b.) are discovered during construction activities, there shall be no further mechanical excavation (e.g.: backhoe, trencher, etc.) or ground disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The artifact, and any subsequent artifacts determined to be significant tribal cultural artifacts shall be removed by a qualified archaeologist, and stored safely through the duration of excavation;
- Excavation will continue by hand (shovels) within a perimeter of two (2) meters surrounding the artifact for the subsequent one (1) meter of depth;
- If another significant tribal cultural artifact is found within the perimeter, the perimeter requirement for hand digging will be extended around the newly discovered artifact as well.
- If no additional significant tribal cultural artifacts are found in the original perimeter, or any of the subsequent perimeters, mechanical excavation may resume to completion unless another significant artifact is discovered in the process. If significant artifacts are discovered again after restarting mechanical excavation, hand digging will be required again as dictated by this condition.
- If human remains are found at any time during either hand digging or mechanical excavation, Contractor/Owner/Applicant/Agent will refer to Mitigation Measure Monitoring Action No. 2b. for direction.

After completion of excavation activities, all recovered artifacts will be cataloged by both the Tribal Cultural Monitor and the Qualified Archaeologist. Once cataloged, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission. A Final Technical Report shall be submitted to by the qualified archaeologist to RMA-Planning within one year of the discovery.

12. PDSP003-NON-STANDARD CONDITION: MM#4 CONSERVATION EASEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If Native American remains are discovered during construction, and will remain on site, a conservation and scenic easement shall be conveyed to the County over those portions of the property where those remains exist. The easement shall be developed in consultation with the Most Likely Descendant recognized by the Native American Heritage Commission and a qualified archaeologist. An easement deed shall be submitted to, reviewed and approved by, the Chief of RMA - Planning and accepted by the Board of Supervisors prior to final building permits.

(RMA PLANNING)

Compliance or Monitoring Action to be Performed: Prior to issuance of final building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Prior to the issuance of final building permits, the Owner/Applicant shall record the conservation and scenic easement deed and corresponding map and submit a copy of the recorded deed and map to RMA-Planning.

13. PDSP004- MITIGATION MEASURE #3: PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES (OCEN)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor or other appropriately NAHC-recognized representative shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. The tribal monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the property owner shall refer to Mitigation Measure #2. This mitigation is not intended to alleviate the property owner or applicant from contacting the coroner and complying with State law if human remains are discovered.

Compliance or Monitoring Action to be Performed: Mitigation Measure Action 4a:
Prior to issuance of a construction permit for grading and/building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that an OCEN-approved onsite Cultural Resources Monitor or other appropriately NAHC-recognized representative has been retained to monitor the appropriate construction activities. This Monitor shall be retained for the duration of any project-related grading and excavation.

Mitigation Measure Action 4b:
Any artifacts found that are not associated with a skeletal finding shall be cataloged by both the Tribal Cultural Monitor and the Qualified Archaeologist. Once cataloged, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission. A Final Technical Report shall be submitted to by the qualified archaeologist to RMA-Planning within one year of the discovery. Artifacts associated with a skeletal finding shall be reburied in accordance with Mitigation Measure 2b, and Public Resources Code Section 5097.98, and a conservation easement shall be required to be recorded over the affected portion of the parcel.

Mitigation Measure Action 4c:
Prior to final, the OCEN Monitor or other appropriately NAHC-recognized representative shall submit a letter confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

14. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A Geotechnical Report (Library No. LIB180048), was prepared by Haro, Kasunich and Associates, Inc. on December 18, 2017 and is on file in Monterey County RMA - Planning.

"A Geologic Evaluation (Library No. LIB180257), was prepared by Craig S. Harwood on November 22, 2017 and is on file in Monterey County RMA - Planning.

All development shall be in accordance with these reports and/or the reports that succeed them."

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the reports to the RMA - Planning.

15. PDSP005 - NON-STANDARD CONDITION: DEED RESTRICTION (GEOLOGIC HAZARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit, the applicant shall record a deed restriction which states: "The parcel is located within 660 feet or 1/8 mile of an active and/or potentially active fault(s) and development may be subject to certain restrictions as per section 20.146.080 of the Coastal Implementation Plan and per the standards for development of residential property, including recommendations made in the Geotechnical Report prepared by Haro, Kasunich and Associates on December 18, 2017."

(RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning for review and signature by the County.

16. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

17. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

18. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

19. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

20. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation prepared by Haro, Kasunich, and Associates, Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

21. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

22. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

23. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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 regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

24. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The Stormwater Control Plan shall incorporate the measures identified on the completed the Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Stormwater Control Plan to RMA-Environmental Services for review and approval.

25. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

26. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-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 Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-Development.

27. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

ENERGY

- ALL EXTERIOR WALL ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-19.
- ALL ROOF AND FLOOR ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-30 (ROOF) AND R-10 (FLOOR).
- ALL WALL ASSEMBLIES OF BATHROOM/ BEDROOM/ EQUIPMENT ROOMS/ ETC. MAY BE INSULATED WITH SOUND ATTENUATION BLANKET INSULATION.
- IN ADDITION TO BLANKET INSULATION STANDARDS ABOVE, IN NO CASE SHALL ANY INSULATION CONTAIN ANY ASBESTOS OR ASBESTOS RELATED PARTICULATES.
- ALL INSULATING MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- THE CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSULATION INSTALLER AND THE CONTRACTOR STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24.
- THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
- A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.
- MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN TABLE 2-53V OF THE ENERGY REGULATIONS.
- THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, SEALED, OR WEATHERSTRIPPED:
 - EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS, AND BETWEEN EXTERIOR WALL PANELS.
 - OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN EXTERIOR AND INTERIOR WALLS CEILINGS AND FLOORS.
 - OPENINGS IN THE ATTIC FLOOR.
- ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.
- GENERAL LIGHTING FOR KITCHEN AND BATHROOMS MUST BE 25 LUMENS/ WATT OR GREATER. WHEN A BATHROOM HAS MORE THAN ONE LIGHTING FIXTURE, THE MAIN FIXTURE SHALL BE FLUORESCENT. GENERAL LIGHTING IN KITCHEN MUST ALSO BE FLUORESCENT.
- FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACKDRIFT DAMPERS. THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH CAN BE PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST 2 PERIODS WITHIN 24 HOURS.
- STORAGE TYPE WATER HEATERS AND STORAGE BACK-UP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR GREATER.
- PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATERS SHALL BE WRAPPED WITH INSULATION HAVING A THERMAL RESISTANCE OF R-3 OR GREATER.
- RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES SHALL BE INSULATED WITH R-3.
- GAS FIRED HOUSEHOLD COOKING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH CALIFORNIA APPLIANCE EFFICIENCY STANDARDS.
- WATER CLOSETS SHALL BE LOW FLUSH TYPE AS REQUIRED BY LOCAL ORDINANCES (1.6 GAL FLUSH).
- GAS FIRED APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICES, NOT CONTINUOUSLY BURNING PILOT LIGHTS; E.G., FURNACES UNDER 175,000 BTU, ALL FAN TYPE FURNACES, CLOTHES DRYERS, STOVES, ETC.
- HVAC EQUIPMENT, WATER HEATERS AND PLUMBING FIXTURES (SHOWER HEADS AND FAUCETS) MUST BE CERTIFIED BY GEC.
- HEATING EQUIPMENT SHALL COMPLY WITH EFFICIENCY STANDARDS AND BE NO LARGER THAN SPECIFIED ON APPROVED PLANS.
- DUCTS MUST BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE CALIFORNIA STATE MECHANICAL CODE.
- A SUBMITTAL IS REQUIRED FOR RADIANT HEATING SYSTEMS, INCLUDING PLANS, TUBING, LOCATION, AND SPACING.

GLAZING NOTES

- GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 5 FT. OF THE TOP OR BOTTOM OF STAIRS OR LANDINGS SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS > 9 SQ FT] WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.
- GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.
- EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44" .

GENERAL NOTES

- THESE PLANS ARE THE PROPERTY OF TOM MEANEY ARCHITECT. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY REVISIONS TO THESE PLANS, REGARDLESS OF SCOPE WITHOUT WRITTEN PERMISSION IS PROHIBITED AND SHALL THEREBY ABSOLVE TOM MEANEY ARCHITECT FROM ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTEREST PARTIES IN THE PROJECT.
- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR.
- ALL CONSTRUCTION MEANS, METHODS, MATERIALS AND TECHNIQUES SHALL COMPLY WITH THE BUILDING CODES, ORDINANCES, REGULATIONS AND STANDARDS LISTED.
- THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
- DO NOT SCALE DRAWINGS. APPLICABLE TRADES SHALL USE A COMMON DATUM TO BE DESIGNATED BY THE CONTRACTOR FOR ALL CRITICAL MEASUREMENTS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
- DIMENSIONS ARE TO FACE OR CENTERLINE OF STUD, UNLESS NOTED OTHERWISE. AT FLOORS AND CEILINGS WITH PLYWOOD SHEATHING DIMENSIONS ARE TO EXTERIOR SIDE OF PLYWOOD.
- REFER TO ADDITIONAL NOTES SHOWN ON THE STRUCTURAL AND/OR CIVIL ENGINEERING SHEETS CONTAINED IN THESE DRAWINGS.
- DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED.
- WHEREVER EXISTING WORK IS DAMAGED BY ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIAL TO MATCH EXISTING AS APPROVED BY THE DESIGNER.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH RESULTING FROM THE WORK SPECIFIED HEREIN.
- ALL EXPOSED BOLTS, WASHERS, NAILS, OR METAL CONNECTORS SHALL BE DOUBLE HOT DIP GALVANIZED (UN O).
- SHOP DRAWINGS, OBJECT DATA AND OTHER SAMPLES SHALL BE SUBMITTED TO THE DESIGNER AND OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK SHALL BE COMMENCED UNTIL SUBMITTAL HAS BEEN APPROVED BY THE DESIGNER/OWNER.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL MOUNTED ITEMS.
- FIRE STOPS SHALL BE LOCATED AT THE FOLLOWING LOCATIONS (PER UBC REQUIREMENTS):
 - IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES - AT FLOOR AND CEILING LEVELS AND AT 10 FLOOR INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR A FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE AT EXTERIOR WALL OPENINGS. FLASHING, COUNTER FLASHING AND EXPANSION JOINT MATERIAL SHALL BE CONSTRUCTED COMPLETELY WATERPROOFED AND WEATHERPROOFED.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL UTILITY CONNECTORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE AND CABLE TELEVISION MUST BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE.

HIGH FIRE NOTES

THIS PARCEL MAY BE LOCATED WITHIN A DESIGNATED HIGH FIRE HAZARD AREA. CONTRACTOR TO VERIFY. ALL ELEMENTS OF THE NEW CONSTRUCTION MUST COMPLY WITH REQUIREMENTS SET FORTH IN SECTION R327 OF THE 2013 CRC AND S.B. ORDINANCE NO. 5639.

SEE FIRE RATED CONSTRUCTION REQUIREMENTS ON A0.3 FOR SPECIFIC INFORMATION.

STRUCTURAL

NO.	DESCRIPTION
S0.1	FOUNDATION PLAN
S0.2	MAIN LEVEL FLOOR FRAMING PLAN
S0.3	ROOF FRAMING PLAN
S1	DETAILS
S2	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS

MECHANICAL

NO.	DESCRIPTION
M0.1	NOTES
M2.1	BASEMENT RADIANT HEATING PLAN
M2.2	MAIN FLOOR RADIANT HEATING PLAN
M6.1	PIPING SCHEDULE
M6.2	CONTROLS SCHEMATIC
M.6.3	DETAILS
M.6.4	HEAT SOURCE VENTING

SOLAR PHOTOVOLTAIC

NO.	DESCRIPTION
PV2.1	SOLAR PHOTOVOLTAIC ROOF LAYOUT AND NOTES

SHEET

ARCHITECTURAL

NO.	DESCRIPTION
A0	TITLE SHEET
A0.1	FIRE NOTES
A1.0	SURVEY
A1.1	SITE PLAN
A2.1	FLOOR PLAN
A2.2	LOWER FLOOR PLAN
A3.1	ROOF PLAN
A4.1	REFLECTED CEILING PLAN
A4.2	LOWER LEVEL REFLECTED CEILING PLANS
A5.1	BUILDING SECTION
A6.1	EXTERIOR ELEVATIONS
A6.2	EXTERIOR ELEVATIONS
A8.1	WINDOW DOOR SCHEDULES, FINISH NOTES
A8.2	FINISHES SCHEDULE
A9.1	ARCHITECTURAL DETAILS

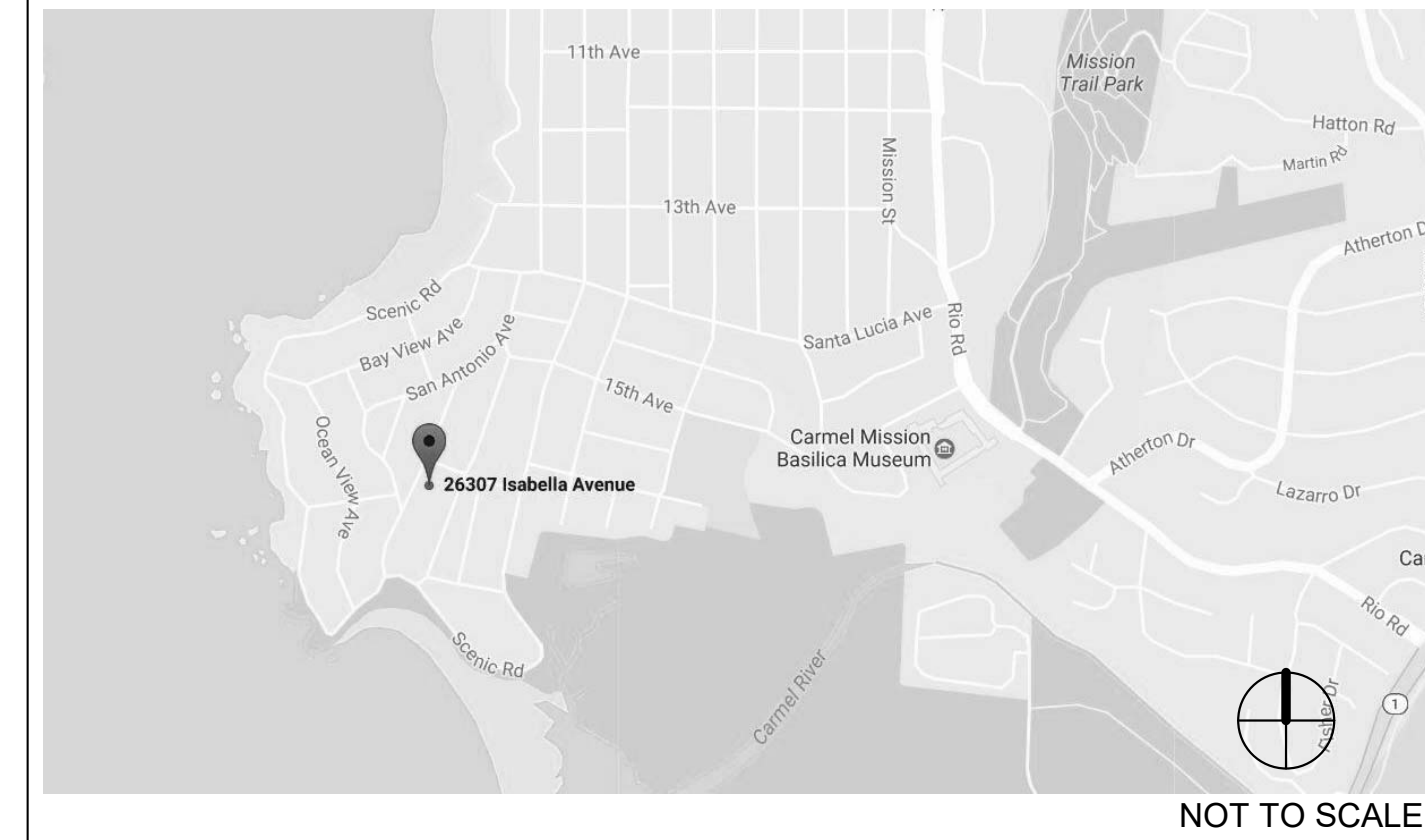
LANDSCAPE

NO.	DESCRIPTION
L1.0	LANDSCAPE IRRIGATION PLAN
L2.0	LANDSCAPE PLANTING PLAN
L3.0	LANDSCAPE LIGHTING PLAN

CIVIL

NO.	DESCRIPTION
C1	COVER AND GENERAL NOTES
C2	GRADING AND DRAINAGE PLAN
C3	SECTIONS
C4	EROSION CONTROL PLAN

VICINITY MAP



NOT TO SCALE

GENERAL

PROJECT ADDRESS: 26346 VALLEY VIEW AVENUE
CARMEL-BY-THE-SEA, CA 93923

OWNER: CHRIS ADAMSKI
EMERSON DEVELOPMENT GROUP, INC
24576 PORTOLO AVENUE, CARMEL, CA 93923

APN: 009-463-003-000
ZONING: MDR/2-D (18)CZ
AVERAGE SLOPE: <7%
GRADING: 700 CY
HIGH FIRE AREA: NO
FIRE SPRINKLERS: NO
COASTAL ZONE: NO
FLOOD PLAN: NO
CONSTRUCTION TYPE: VB
PARKING PROVIDED: 2 COVERED
LOT SIZE: 8839 S.F.

SET BACKS
FRONT 20'
SIDES 5'
REAR 10'

NUMBER OF STORIES: SPLIT LEVEL
BUILDING HEIGHT (MAX. ALLOWABLE): 18'-0" (63.5')
AVERAGE NATURAL GRADE 45.5'

PROPOSED FLOOR AREA	NET	GROSS
MAIN FLOOR	2704	3028
BASEMENT (NOT INCLUDED IN F.A.R.)	2170	2413
ATTACHED GARAGE	390	440
TOTAL	5264	5881

FLOOR AREA RATIO, PROPOSED	3468 (39.2%)
FLOOR AREA RATIO, MAX. ALLOWABLE	3978 (45%)
LOT COVERAGE MAX. ALLOWABLE	3094 (35%)
LOT COVERAGE, PROPOSED	3094 (35.0%)

FIRE DISTRICT
WATER DISTRICT
SANITARY DISTRICT
SCHOOL DISTRICT

SCOPE OF

- CONSTRUCT SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.
- SITE GRADING AND DRAINAGE

PROJECT REVISION

HOUSE LAYOUT TO BE MIRRORED IN POSITION ON LOT TO AVOID FAULT AREA. NO CHANGE TO BUILDING CONFIGURATION, HEIGHTS, MATERIALS OR ENGINEERING DESIGN.

Revision Schedule

#	Date	Description
1	2017-12-01	DESIGN REV.

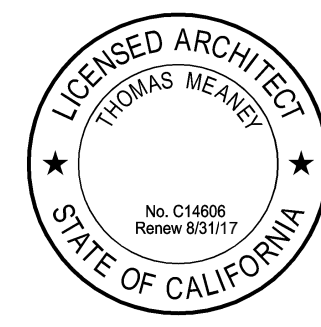
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26346 VALLEY VIEW AVE.
CARMEL BY THE SEA, CA

TITLE SHEET



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Scale: As indicated
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Sheet
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FIRE REQUIREMENTS

ROAD ACCESS

ACCESS ROADS SHALL BE REQUIRED FOR EVERY BUILDING WHEN ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM FIRE DEPARTMENT ACCESS. ALL ROADS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM OF TWO NINE-FOOT TRAFFIC LANES WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE ROADWAY SURFACE SHALL PROVIDE UNOBSTRUCTED ACCESS TO CONVENTIONAL DRIVE VEHICLES INCLUDING SEDANS AND FIRE APPARATUS AND SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS). EACH ROAD SHALL HAVE AN APPROVED NAME.

ROADWAY ENGINEERING

THE GRADE FOR ALL ROADS SHALL NOT EXCEED 15 PERCENT. WHERE ROAD GRADES EXCEED 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE LENGTH OF VERTICAL CURVES IN ROADWAYS, EXCLUSIVE OF CUTTERS, DITCHES AND DRAINAGE STRUCTURES DESIGNED TO HOLD OR DIVERT WATER, SHALL NOT BE LESS THAN 100 FEET. NO ROADWAY TURN SHALL HAVE A HORIZONTAL INSIDE RADIUS OF LESS THAN 50 FEET. A ROADWAY TURN RADIUS OF 50 TO 100 FEET IS REQUIRED TO HAVE AN ADDITIONAL 4 FEET OF ROADWAY SURFACE. A ROADWAY TURN RADIUS OF 100 TO 200 FEET IS REQUIRED TO HAVE AN ADDITIONAL 2 FEET OF ROADWAY SURFACE. ROADWAY TURNAROUNDS SHALL BE REQUIRED ON DEAD-END ROADS IN EXCESS OF 150 FEET OF SURFACE LENGTH. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE ROAD. IF A HAMMERHEAD/T IS USED, THE TOP OF THE 'T' SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

DRIVEWAYS

DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE 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 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE 'T' SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

GATES

ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET 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 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT 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.

ADDRESSES FOR BUILDINGS

ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. 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 SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH 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 MULTIPLE ADDRESSES 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. FIRE019 -

DEFENSIBLE SPACE REQUIREMENTS -(STANDARD)

MANAGE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM HEIGHT OF 6 FEET FROM THE GROUND. REMOVE TREE LIMBS FROM WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE 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.

FIRE PROTECTION EQUIPMENT & SYSTEMS -FIRE SPRINKLER SYSTEM

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 A 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 PRIOR TO REQUESTING A FRAMING INSPECTION.

FIRE ALARM SYSTEM -(SINGLE FAMILY DWELLING)

THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)

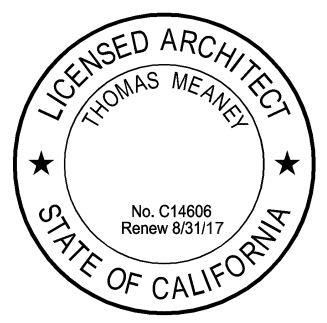
ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

Revision Schedule

#	Date	Description
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FIRE NOTES



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Scale 3/8" = 1'-0"
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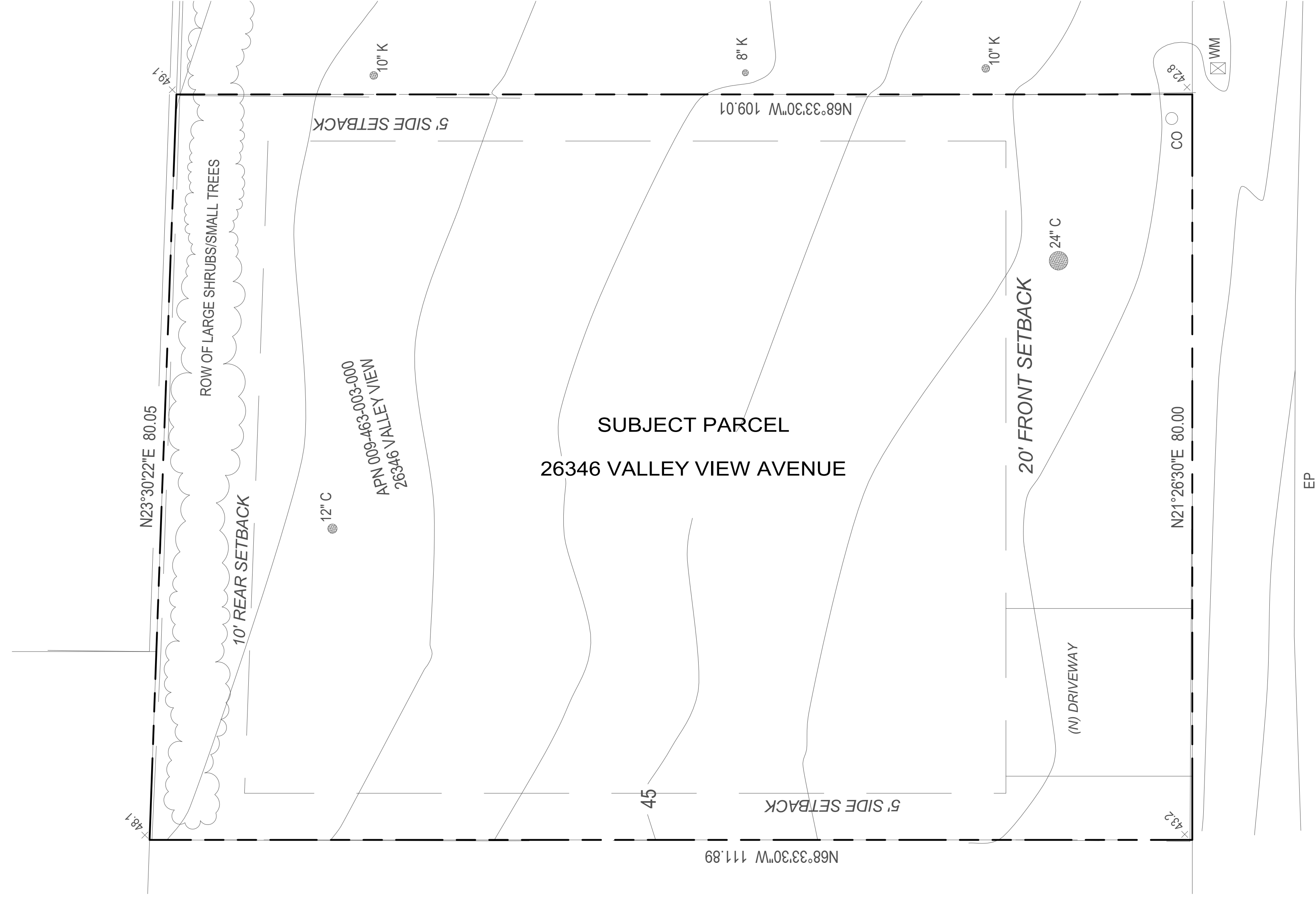
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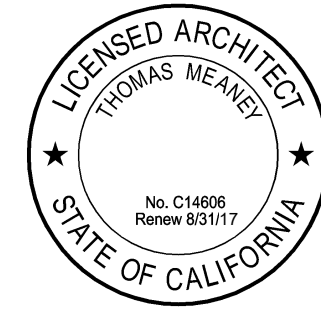


SURVEY
1/8" = 1'-0"

VALLEY VIEW AVENUE

Sheet

Date 2017-12-01
Scale 1/8" = 1'-0"
Drawn ATW
Job # VV-2017-3



SURVEY

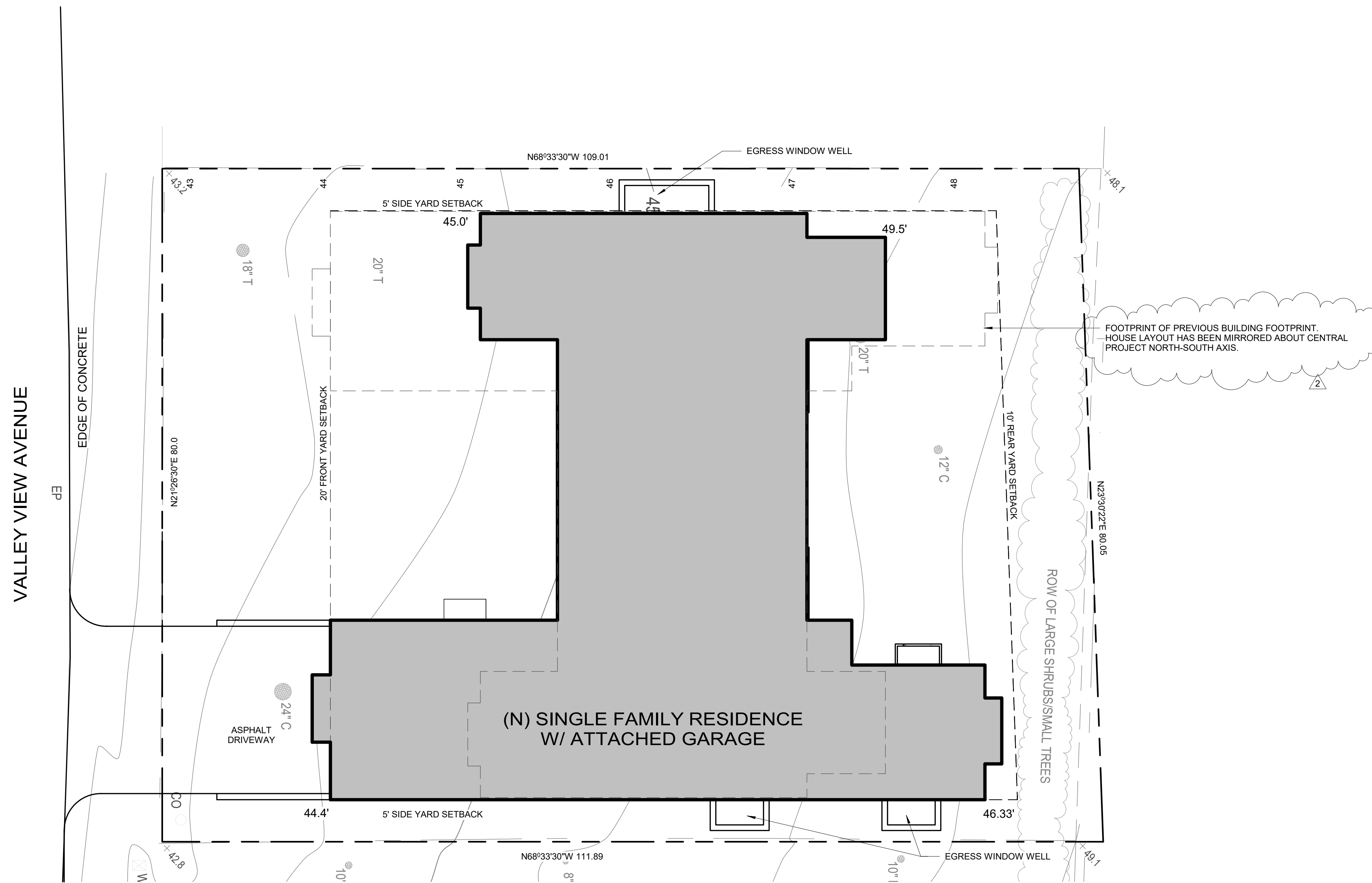
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#	Date	Description
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SITE PLAN

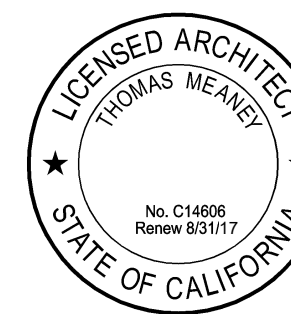
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#	Date	Description
1	2017-12-01	DESIGN REV.

26346 VALLEY VIEW AVE.
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SITE PLAN



Date: 2017-12-01
 Scale: 1/8" = 1'-0"
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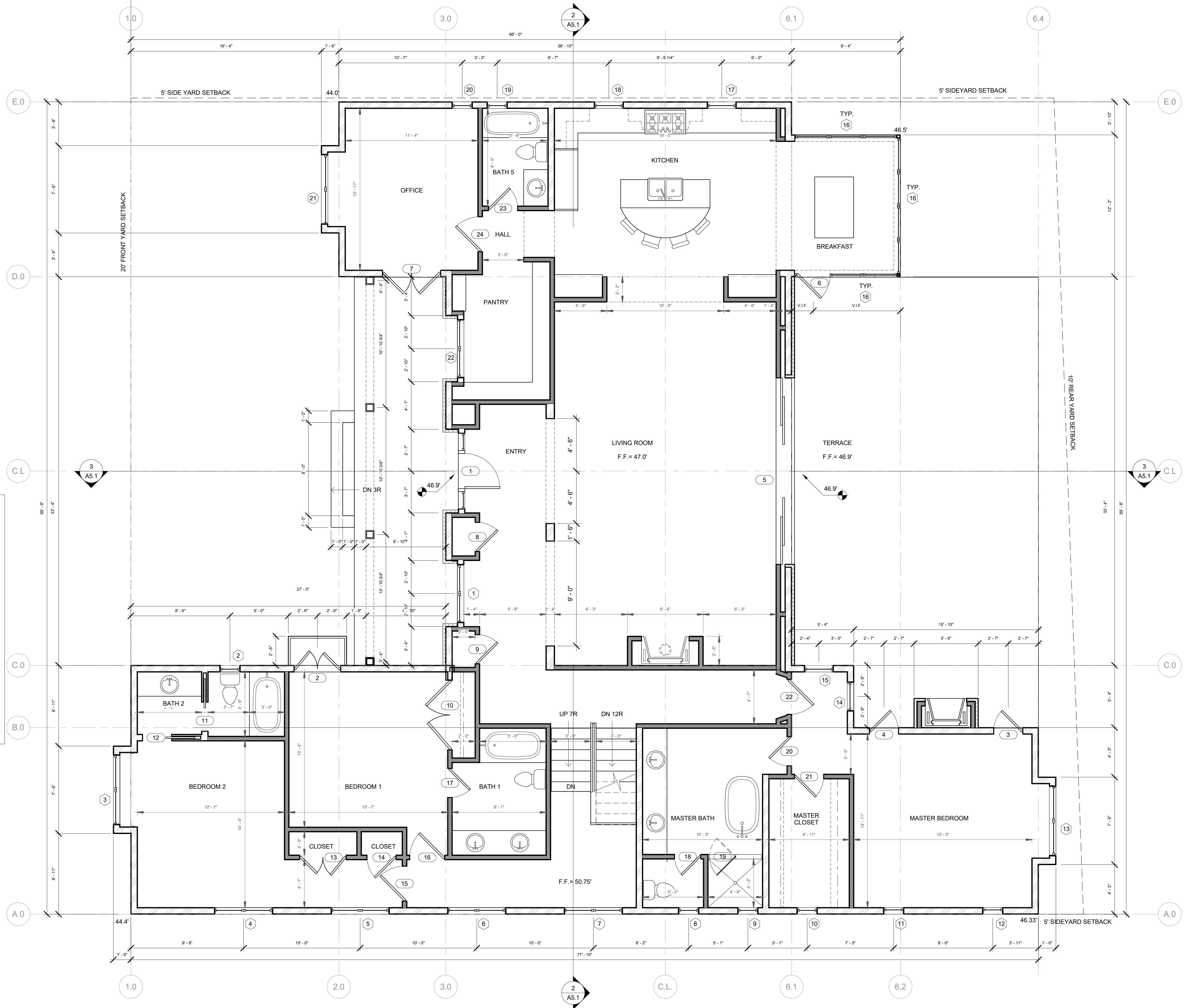
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WALL LEGEND

-  2X4 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2X6 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2X8 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2X12 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  16" WALL, DOUBLE 2X6 STUD W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2" STONE VENEER PER DETAIL
-  8" MASONRY WALL PER STRUCTURAL W/ 2X4 STUD INSULATION FURRING WALL (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL).
-  12" MASONRY WALL PER STRUCTURAL W/ 2X4 STUD INSULATION FURRING WALL (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL).

ALL DIMENSIONS TO FACE OF GYBOARD INTERIORS, FACE OF SHEATHING EXTERIORS.



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

Revision Schedule	
#	Description

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FLOOR PLAN



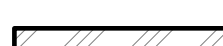
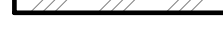

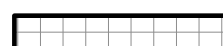
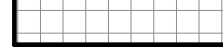

LICENSED ARCHITECT
 THOMAS MEANEY
 No. C14898
 Renew 03/17
 STATE OF CALIFORNIA

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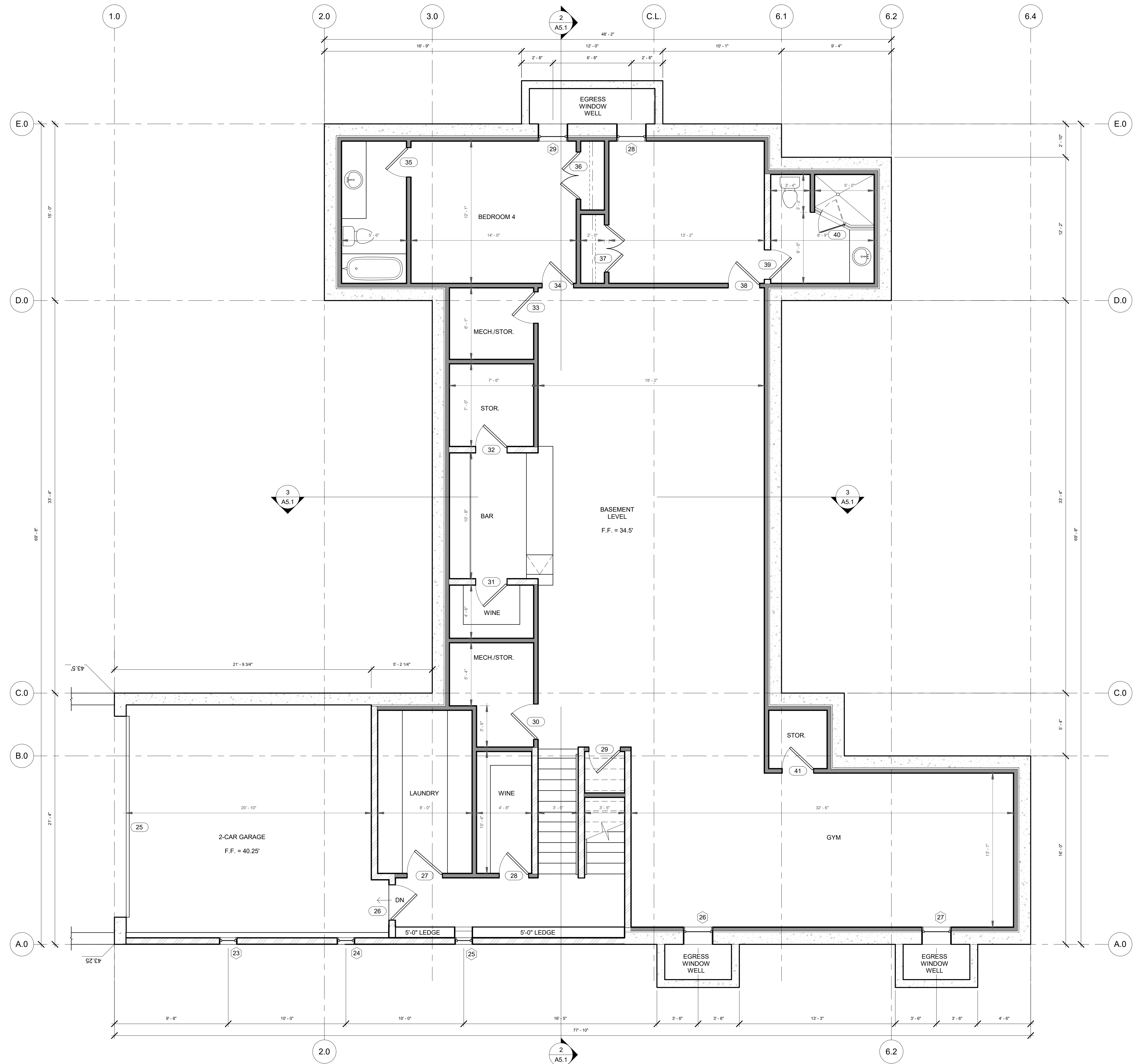
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WALL LEGEND

-  2X4 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2X6 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2X8 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2X12 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  16" WALL, DOUBLE 2X8 STUD W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2" STONE VENEER PER DETAIL
-  8" MASONRY WALL PER STRUCTURAL W/ 2X4 STUD INSULATION FURRING WALL. (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL).
-  12" MASONRY WALL PER STRUCTURAL W/ 2X4 STUD INSULATION FURRING WALL. (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL).

ALL DIMENSIONS TO FACE OF GYPBOARD INTERIORS, FACE OF SHEATHING EXTERIORS.



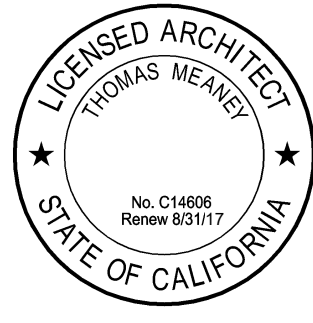
BASEMENT AND GARAGE PLAN

1/4" = 1'-0"

NOT FOR CONSTRUCTION

26346 VALLEY VIEW AVE.
 CARMEL BY THE SEA, CA

LOWER FLOOR PLAN



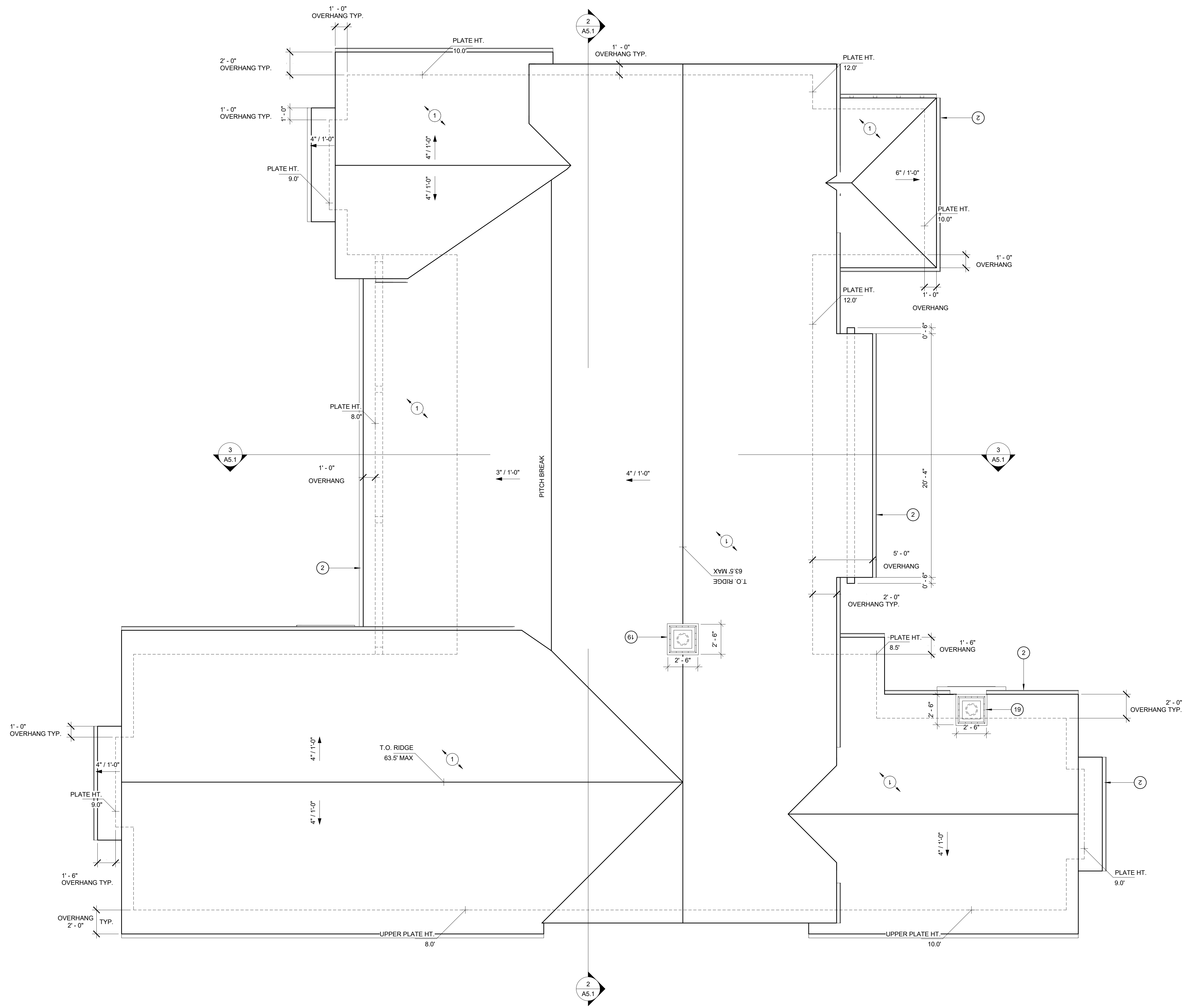
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 Job #: VV-2017-3

Sheet **A2.2**

Revision Schedule	
#	Description

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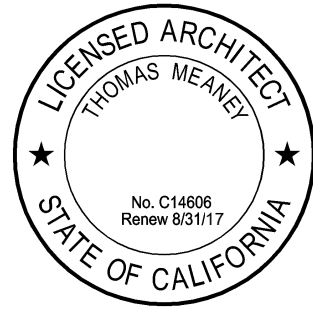
ROOF PLAN
1/4" = 1'-0"

#	Date	Description
2		

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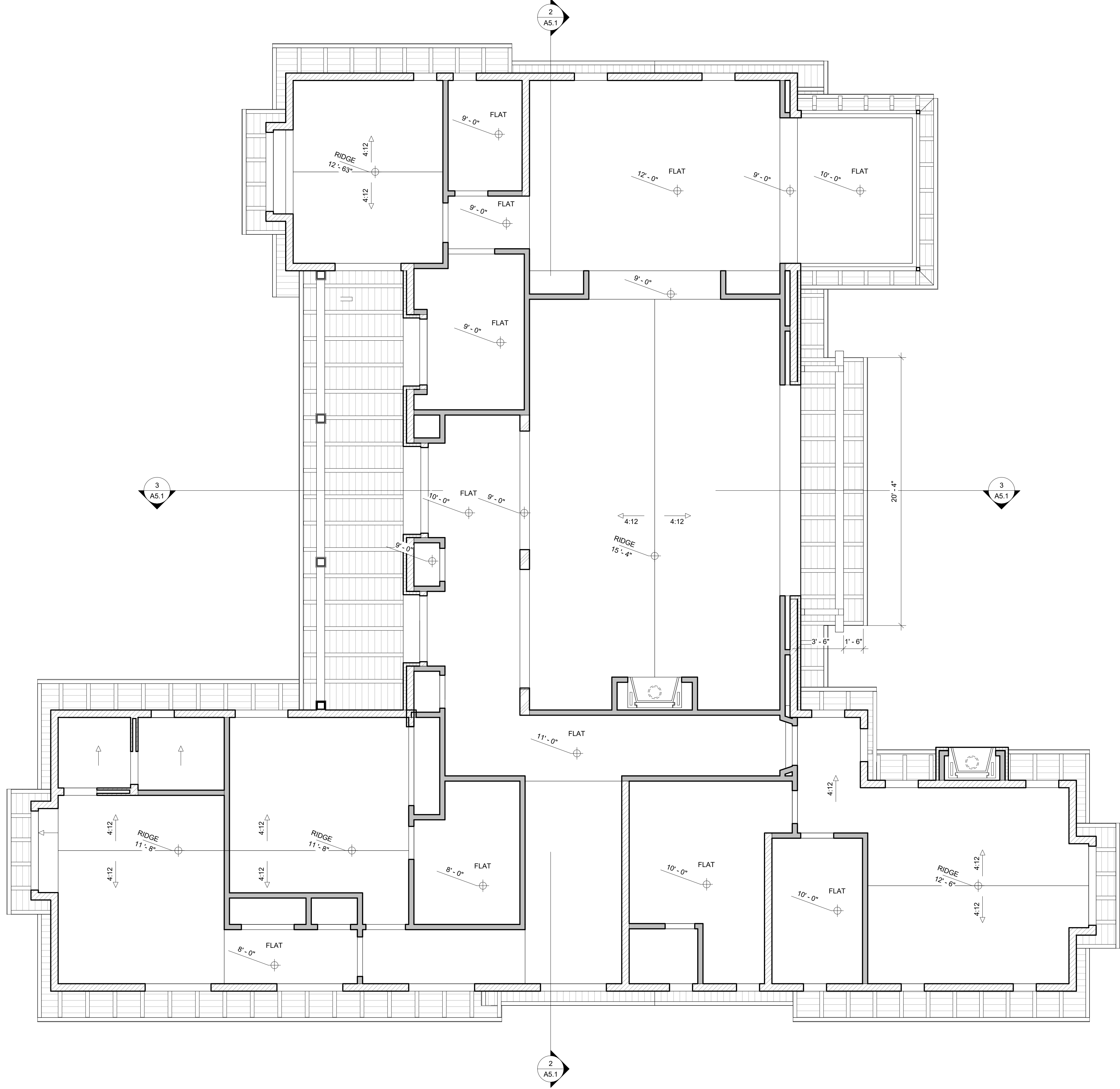
ROOF PLAN



Date: 2017-12-01
 Scale: 1/4" = 1'-0"
 Drawn: ATW
 Job #: VV-2017-3

Sheet
A3.1

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FINISH FLOOR RCP

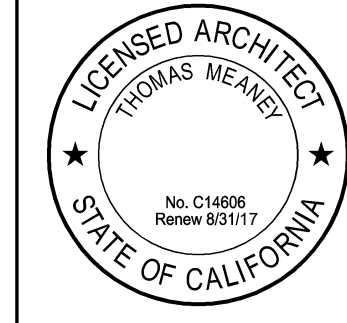
1/4" = 1'-0"

Revision Schedule

#	Date	Description
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REFLECTED
 CEILING PLAN

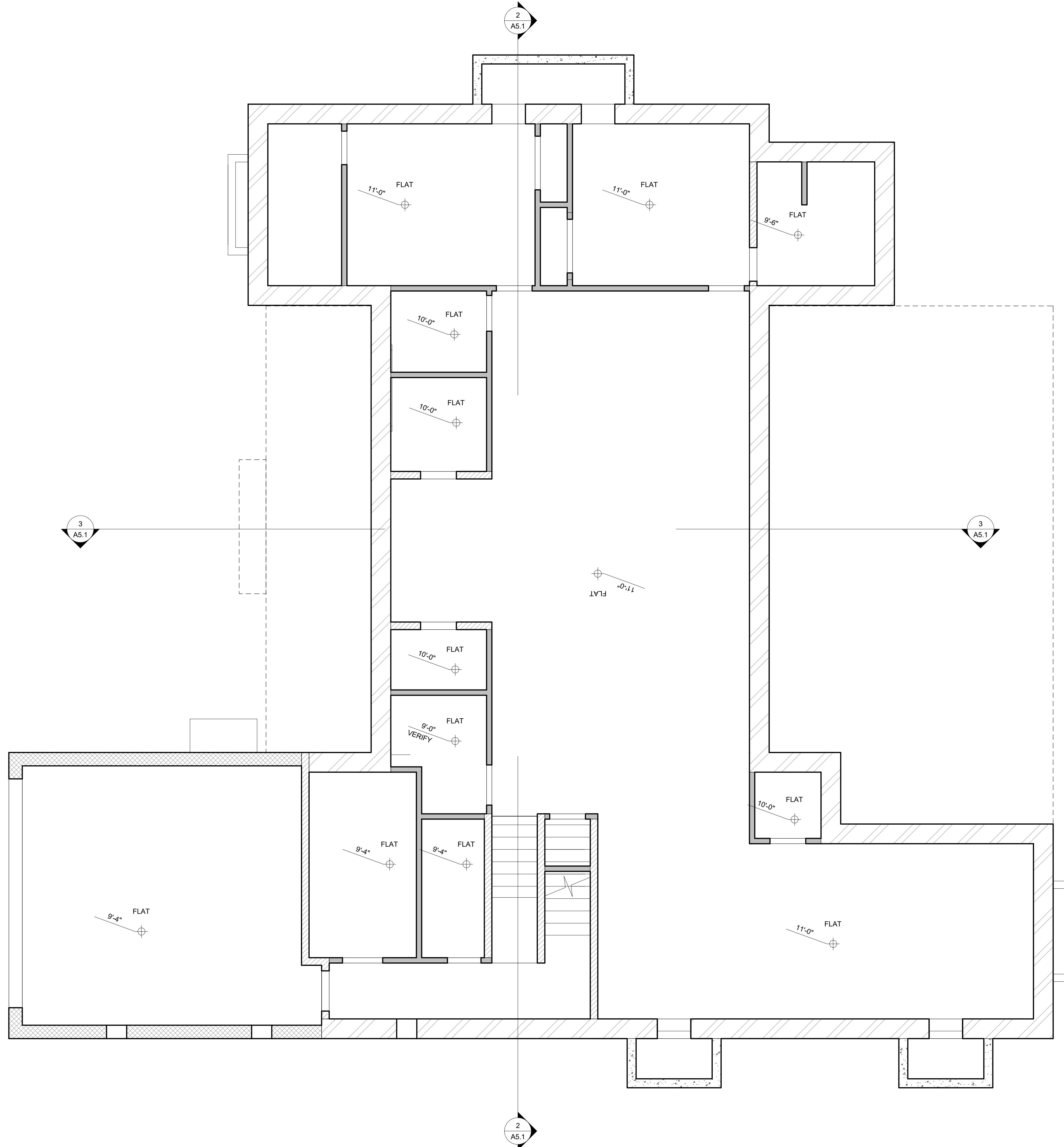


Date: 2017-12-01
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 Drawn: ATW
 Job #: VV-2017-3

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A4.1

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GARAGE AND BASEMENT REF. CEILING PLAN

1/4" = 1'-0"

NOT FOR CONSTRUCTION

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CARMEL BY THE SEA, CA**

LOWER LEVEL
REFLECTED
CEILING PLANS



Date: 2017-12-01
Scale: 1/4" = 1'-0"
Drawn: ATW
Job #: VV-2017-3

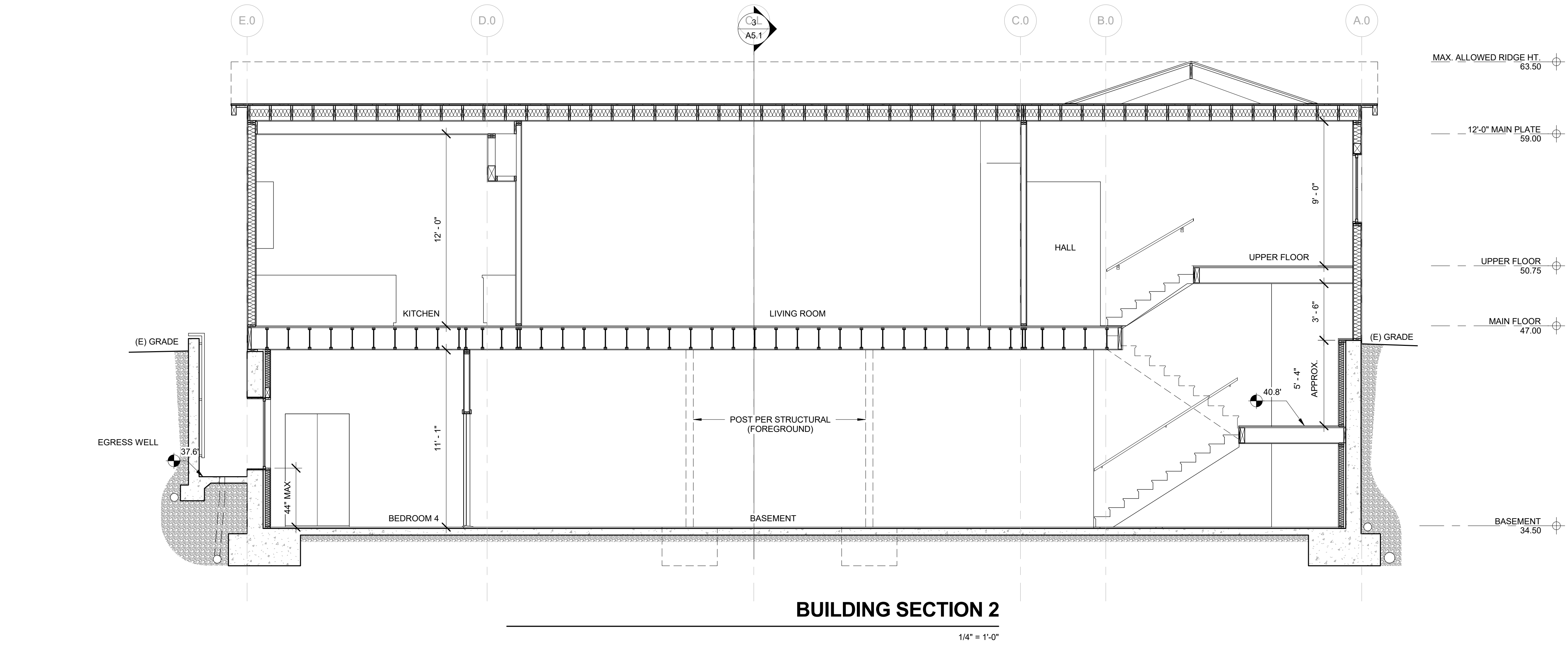
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T M
T O M M E A N E Y
A R C H I T E C T

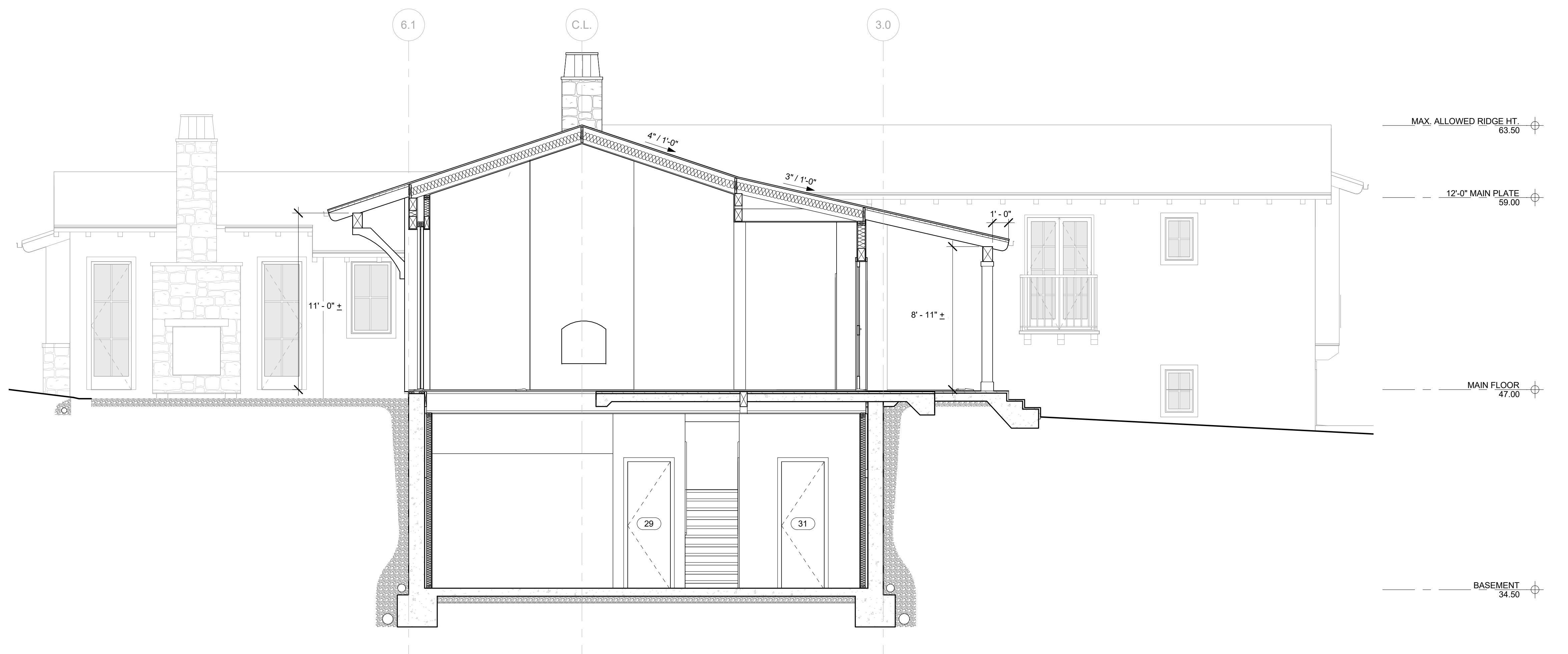
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BUILDING SECTION 2
1/4" = 1'-0"



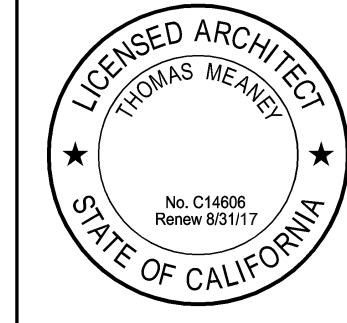
BUILDING SECTION 1
1/4" = 1'-0"

Revision Schedule	
#	Description

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BUILDING SECTION

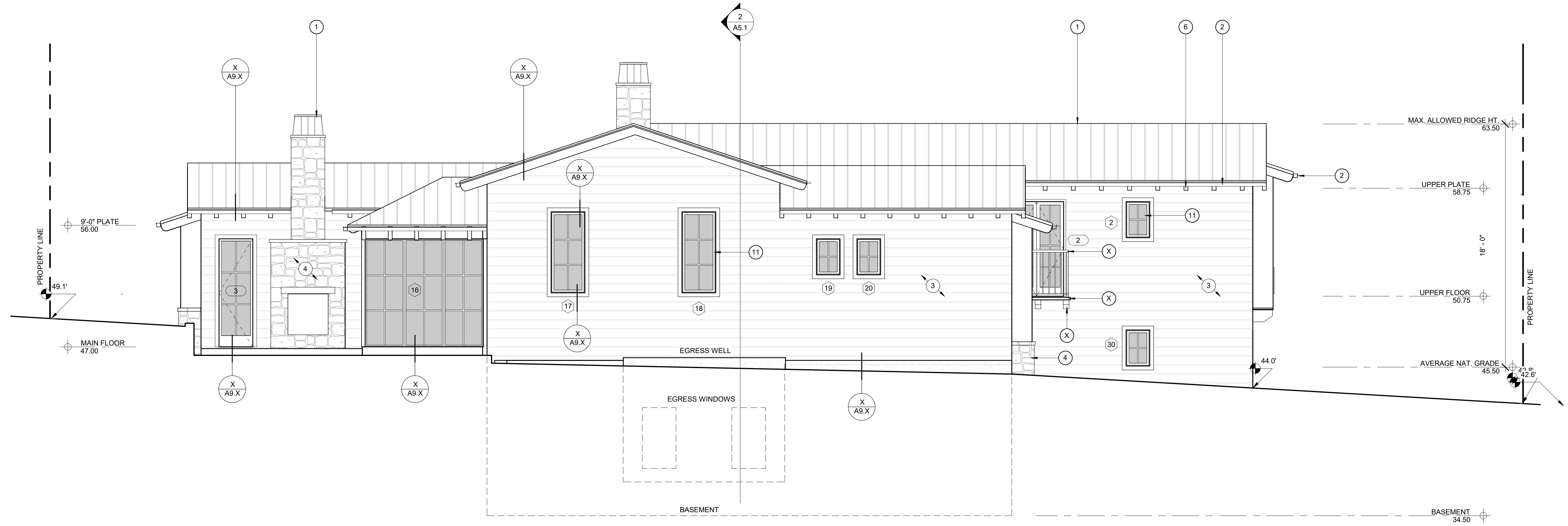


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Scale: 1/4" = 1'-0"
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Job #: VV-2017-3

Sheet
A5.1

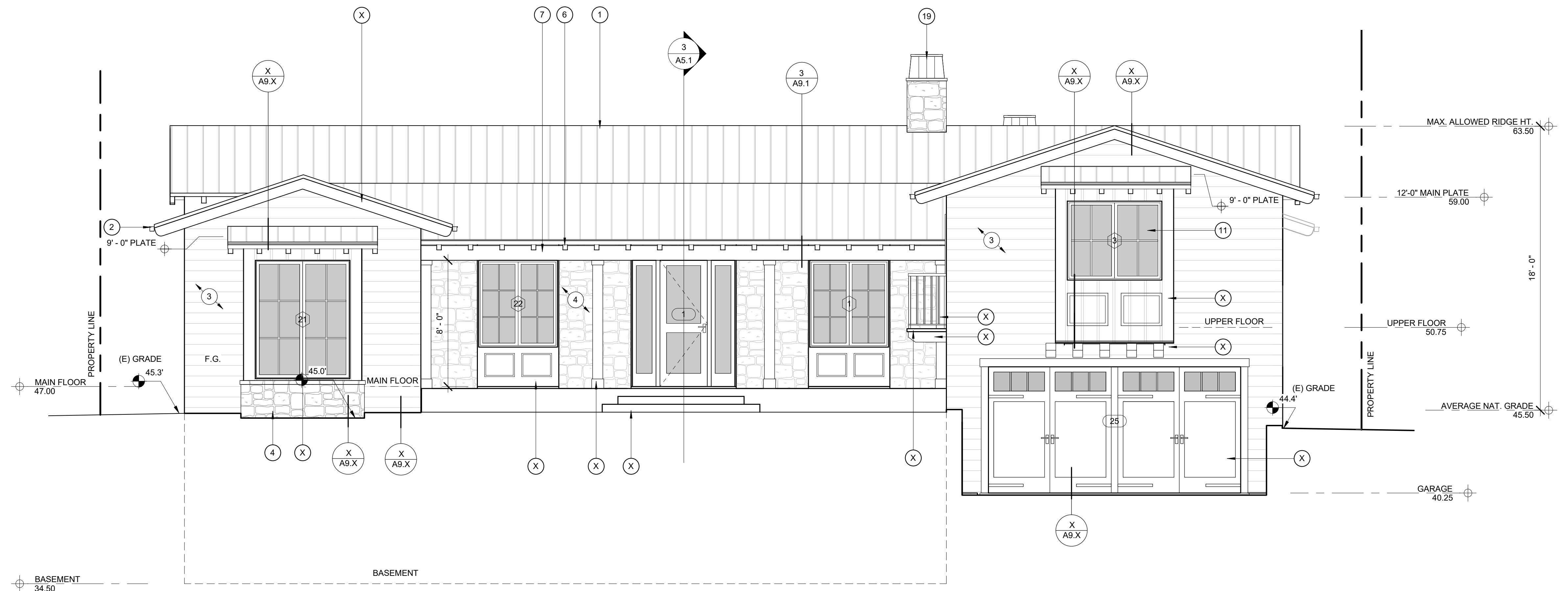
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11/30/2017 8:16:00 PM



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

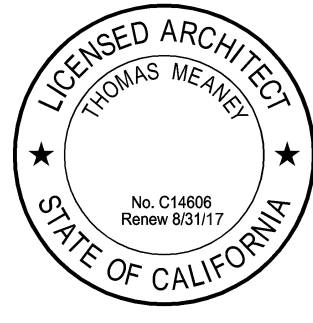
Revision Schedule

#	Date	Description

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EXTERIOR ELEVATIONS



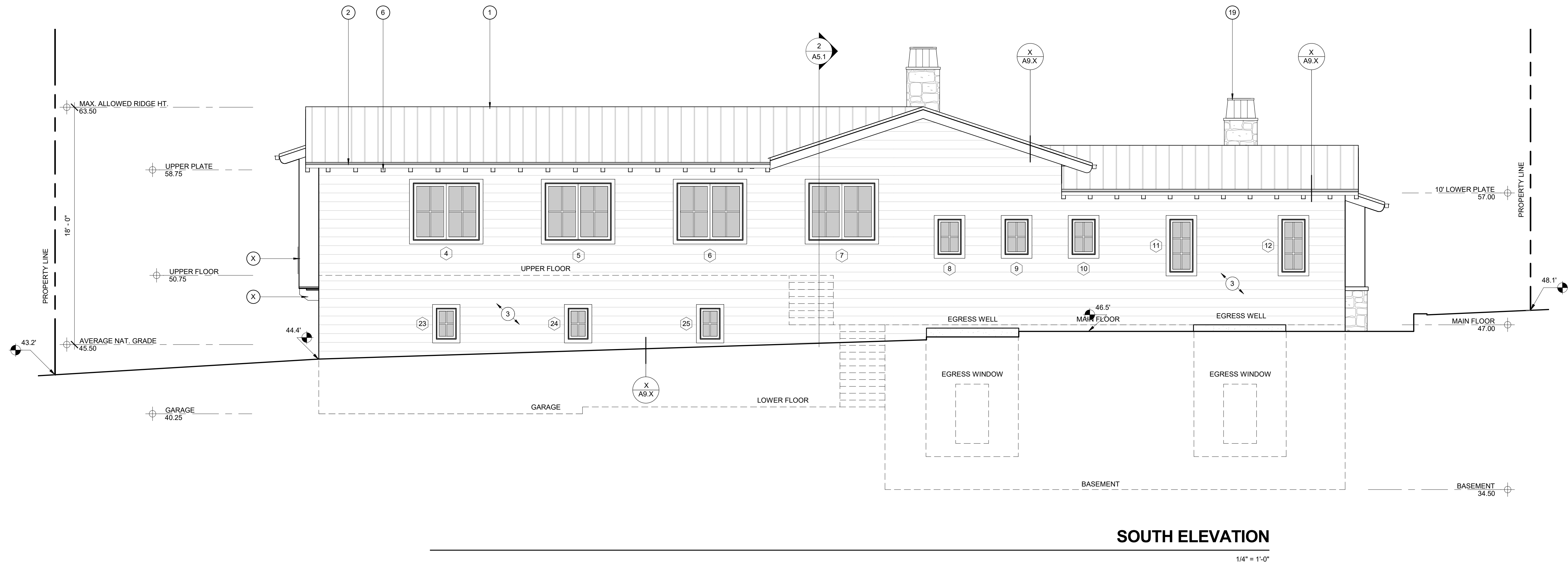
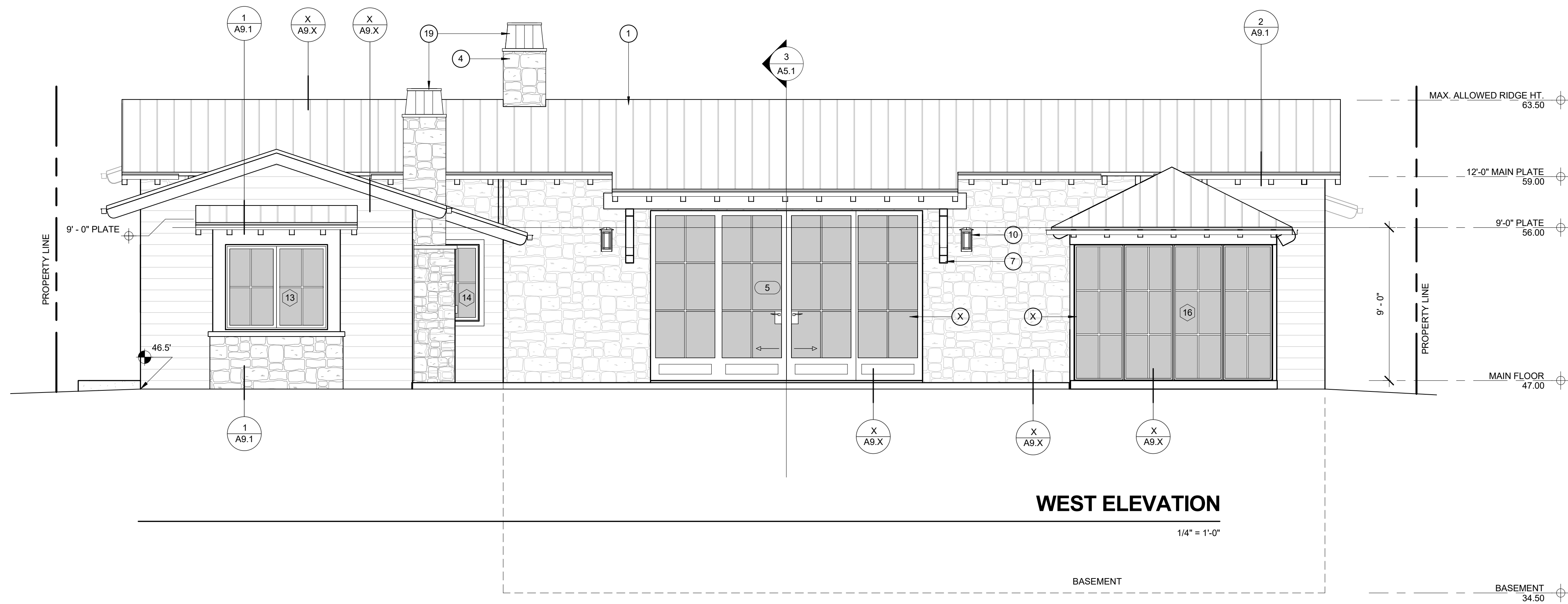
Date: 2017-12-01
 Scale: 1/4" = 1'-0"
 Drawn: ATW
 Job #: VV-2017-3

Sheet

A6.1

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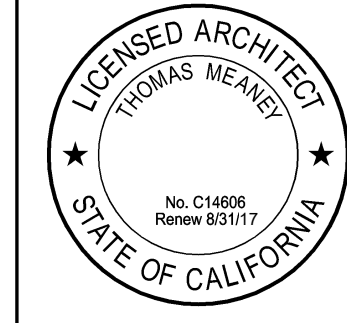


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EXTERIOR ELEVATIONS



Date: 2017-12-01
 Scale: 1/4" = 1'-0"
 Drawn: ATW
 Job #: VV-2017-3

Sheet **A6.2**

#	Date	Description
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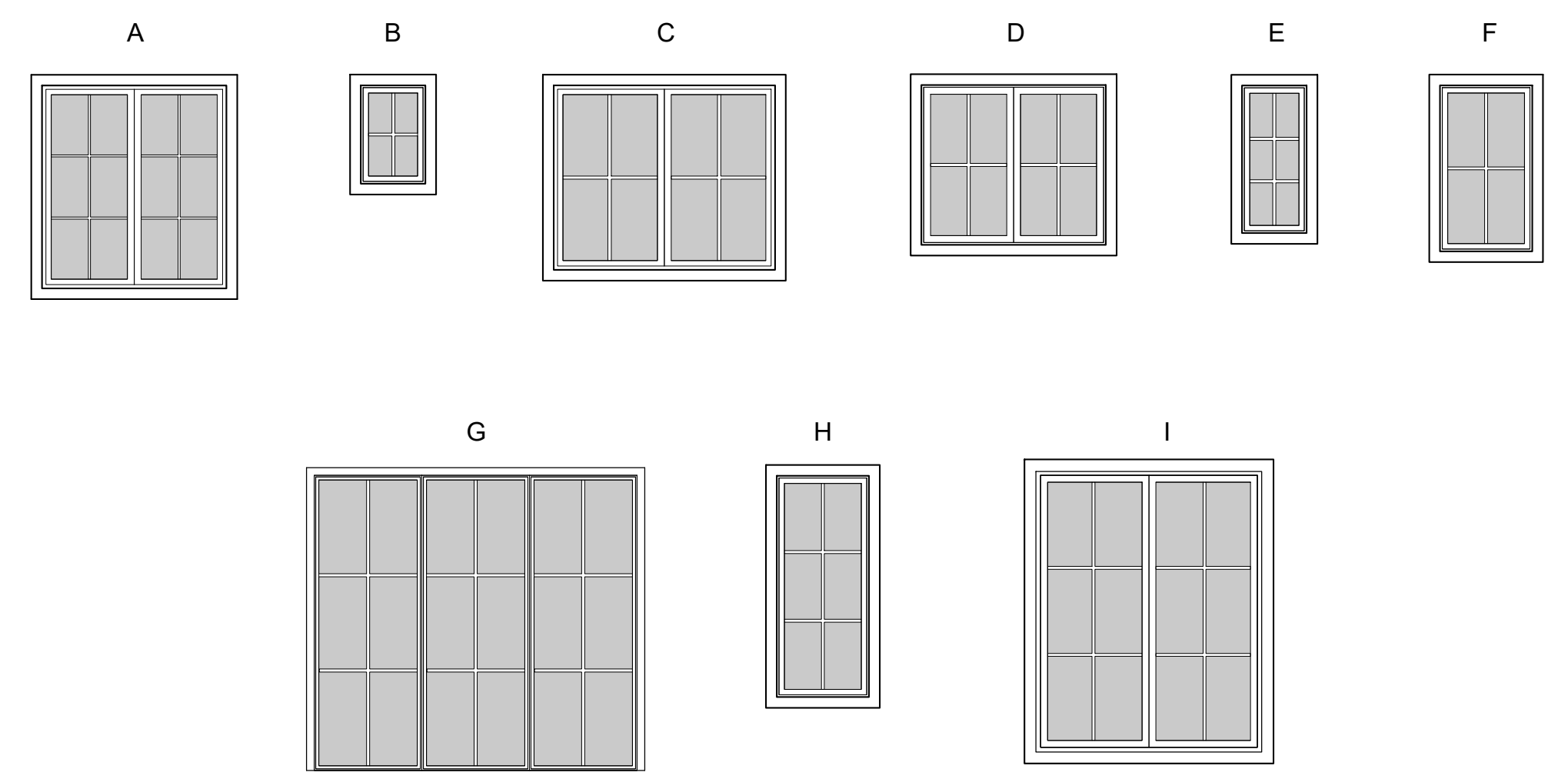
WINDOW

Type Mark	MARK	WIDTH	HEIGHT	HEAD HT.	GLAZING	REMARKS
A	1	5' - 0"	5' - 6"	8' - 0"	DUAL, LOW E TEMP.	
B	2	1' - 9"	2' - 8"	7' - 0"	DUAL, LOW E	
C	3	6' - 0"	5' - 0"	8' - 0"	DUAL, LOW E TEMP.	
D	4	5' - 0"	4' - 4"	7' - 0"	DUAL, LOW E TEMP.	
D	5	5' - 0"	4' - 4"	7' - 0"	DUAL, LOW E TEMP.	
D	6	5' - 0"	4' - 4"	7' - 0"	DUAL, LOW E TEMP.	
D	7	5' - 0"	4' - 4"	7' - 0"	DUAL, LOW E TEMP.	
B	8	1' - 9"	2' - 8"	8' - 0"	DUAL, LOW E	
B	9	1' - 9"	2' - 8"	8' - 0"	DUAL, LOW E	
B	10	1' - 9"	2' - 8"	8' - 0"	DUAL, LOW E	
E	11	1' - 9"	4' - 0"	8' - 0"		
E	12	1' - 9"	4' - 0"	8' - 0"		
C	13	6' - 0"	5' - 0"	8' - 0"	DUAL, LOW E TEMP.	
F	14	2' - 6"	4' - 6"	8' - 0"		
F	15	2' - 6"	4' - 6"	8' - 0"		
G	16	2' - 11"	8' - 0"	8' - 0"	DUAL, LOW E TEMP.	
H	17	2' - 6"	6' - 0"	10' - 0"	DUAL, LOW E TEMP.	
H	18	2' - 6"	6' - 0"	10' - 0"	DUAL, LOW E TEMP.	
B	19	1' - 9"	2' - 8"	8' - 0"	DUAL, LOW E	
B	20	1' - 9"	2' - 8"	8' - 0"	DUAL, LOW E	
I	21	6' - 0"	7' - 6"	8' - 0"	DUAL, LOW E TEMP.	
A	22	5' - 0"	5' - 6"	8' - 0"	DUAL, LOW E TEMP.	
J	23	1' - 6"	2' - 4"	8' - 0"		
J	24	1' - 6"	2' - 4"	8' - 0"		
J	25	1' - 6"	2' - 4"	8' - 0"		
K	26	2' - 6"	4' - 6"	8' - 0"		
K	27	2' - 6"	4' - 6"	8' - 0"		
K	28	2' - 6"	4' - 6"	8' - 0"		
K	29	2' - 6"	4' - 6"	8' - 0"		
B	30	1' - 9"	2' - 8"	8' - 0"	DUAL, LOW E	

WINDOW/DOOR

- GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS (> 9 SQ FT) WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.
- GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.
- EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44".
- GLAZING IN EXTERIOR DOORS AND WINDOWS SHALL CONFORM TO HIGH FIRE REQUIREMENTS WITH AT LEAST ONE TEMPERED PANE.
- VERIFY OPENINGS FOR REPLACEMENT WINDOWS
- ALL GLAZING TO MEET MIN. REQUIREMENTS:
WINDOWS: .17 SHGC, .32 U-FACTOR
DOORS: .07 SHGC, .37 U-FACTOR
- THE NFCR THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND DOORS UNTIL FINAL INSPECTION

WINDOW TYPES



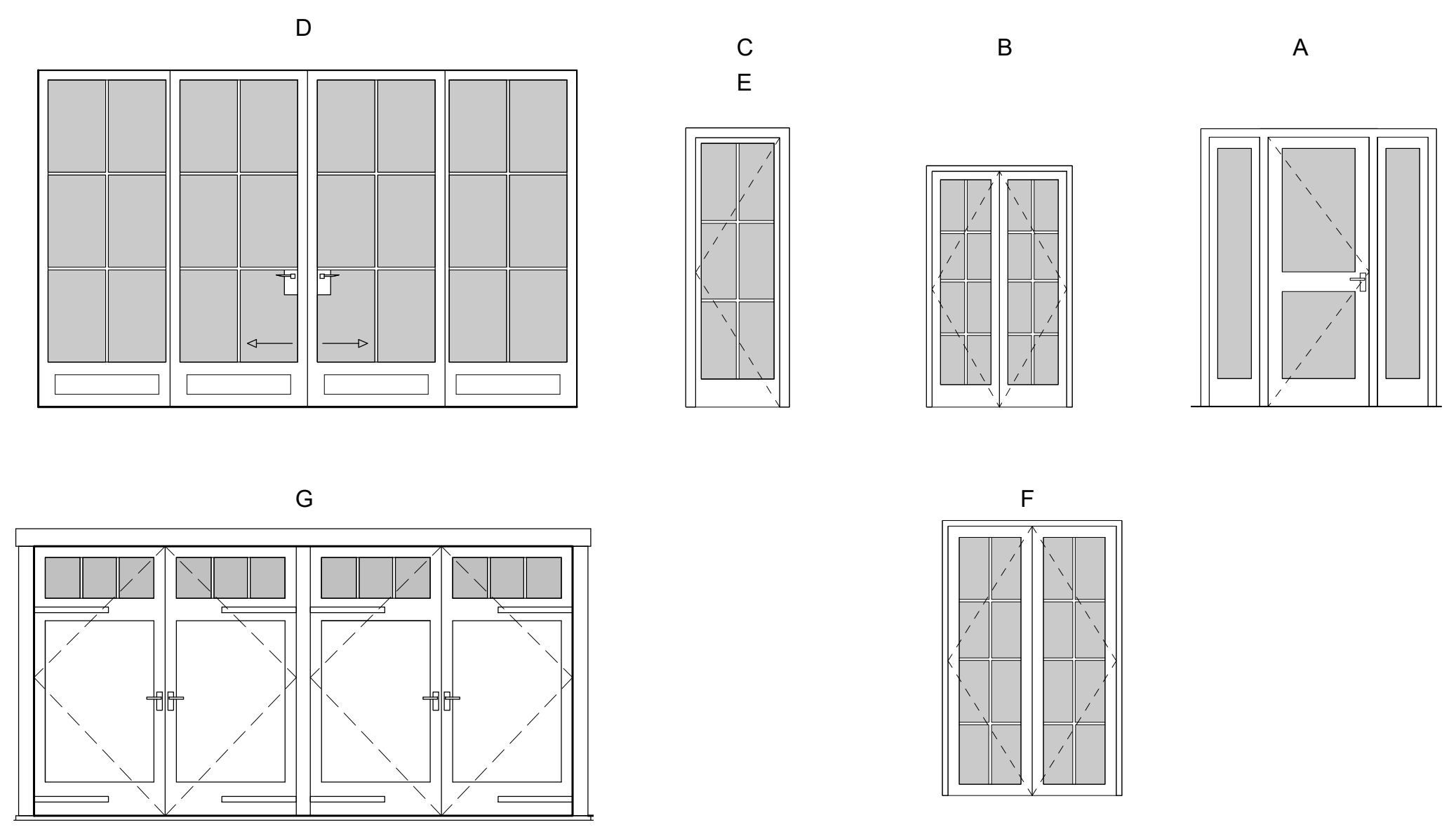
DOOR

MARK	TYPE MARK	WIDTH	HEIGHT	GLAZING	DESCRIPTION	REMARKS
1	A	3' - 0"	8' - 0"	DUAL, LOW E TEMP.		
2	B	4' - 0"	7' - 0"	DUAL, LOW E TEMP.		
3	C	2' - 6"	8' - 0"	DUAL, LOW E TEMP.		
4	C	2' - 6"	8' - 0"	DUAL, LOW E TEMP.		
5	D	16' - 0"	10' - 0"	DUAL, LOW E TEMP.		
6	E	CUSTOM	8' - 0"	DUAL, LOW E TEMP.		
7	F	5' - 0"	8' - 0"	DUAL, LOW E TEMP.		
8		2' - 6"	7' - 0"			
9		2' - 6"	7' - 0"			
10		6' - 0"	7' - 0"	DUAL, LOW E TEMP.		
11		2' - 6"	7' - 0"			
12		2' - 6"	7' - 0"			
13		4' - 0"	7' - 0"			
14		2' - 6"	7' - 0"			
15		3' - 0"	7' - 0"			
16		3' - 0"	7' - 0"			
17		2' - 6"	7' - 0"			
18		2' - 3"	7' - 0"			
19		2' - 3"	7' - 0"			
20		2' - 6"	7' - 0"			
21		2' - 6"	7' - 0"			
22		3' - 0"	7' - 0"			
23		2' - 6"	7' - 0"			
24		3' - 0"	7' - 0"			
25	G	16' - 0"	8' - 0"	DUAL, LOW E TEMP.	GARAGE DOOR, VERIFY W/ OWNER	
26		3' - 0"	7' - 0"			
27		3' - 0"	7' - 0"			
28		2' - 6"	7' - 0"			
29		2' - 8"	8' - 0"			
30		3' - 0"	8' - 0"			
31		2' - 8"	8' - 0"			
32		2' - 8"	7' - 0"			
33		2' - 8"	7' - 0"			
34		2' - 8"	7' - 0"			
35		2' - 6"	7' - 0"			
36		4' - 0"	7' - 0"			
37		4' - 0"	7' - 0"			
38		2' - 8"	7' - 0"			
39		2' - 6"	7' - 0"			
40		2' - 3"	7' - 0"			
41		2' - 8"	7' - 0"			

DOOR NOTES

- ALL EXTERIOR DOORS AND WINDOWS TO BE ALUMINUM, FLEETWOOD 'KONA' SERIES, DARK BRONZE, U.N.O.,
- ALL INTERIOR DOORS TO BE SOLID CORE, PAINT GRADE, PER OWNER, TYP, U.N.O.
- VERIFY OPENING WIDTH, DOOR PER OWNER

DOOR TYPES

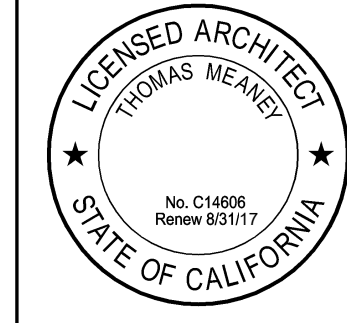


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WINDOW DOOR SCHEDULES, FINISH NOTES



Date: 2017-12-01
Scale: As indicated
Drawn: ATW
Job #: VV-2017-3

Sheet
A8.1

KEY NOTES - INTERIOR

- 101 5/8" TYPE X GYPBOARD SMOOTH TEXTURE
- 102 5/8" TYPE X-WR GYPBOARD SMOOTH TEXTURE
- 103 ACCESS TO ATTIC, 24"X30" MIN. OPENING, 30"X30" MIN. OPENING WHERE FAU OR WATER HEATER IS LOCATED IN ATTIC, 30" MIN. HEADROOM ABOVE OPENING
- 104 TILE FLOOR AND WALL, THINSET OVER 3/8" MIN. HARDIE BACKERBOARD VERIFY W/ ARCHITECT
- 105 TILE CEILING, OVER WR GYP. BOARD, TO MATCH FLOOR AND WALL, VERIFY W/ ARCHITECT
- 106 INTERIOR FACTORY-BUILT MASONRY FIREPLACE. MFR.: ISOKERN, MODEL: MAGNUM SERIES _____, VERIFY FIREBOX W/ ARCHITECT. SET FIREBOX FLUSH WITH TOP OF HEARTH AND FINISH FLOOR, HEARTH 20" MIN. GLASS DOORS TO BE INSTALLED AT FIREPLACE PER CODE.
- 107 FIREPLACE HEARTH, MIN. 20" DISTANCE FROM FIREPLACE OPENING TO COMBUSTIBLES, VERIFY W/ ARCHITECT
- 108 CONCRETE RAT SLAB W/ MECHANICAL VENTILATION IN ALL CRAWL SPACES.

WINDOW

KEY NOTES - EXTERIOR

- 1 STANDING SEAM METAL ROOF W/ 13" SEAM. MFR: CUSTOM-BILT METALS (WWW.CUSTOMBILTMETALS.COM), TITAN SERIES 100 OR EQUIVALENT, COLOR: ZINC GRAY, RIDGE VENT TO MATCH.
- 2 4" BOX METAL GUTTER W/ 3"X4" BOX METAL DOWNSPOUTS TO MATCH ROOF, TIE INTO STORM DRAIN SYSTEM.
- 3 7/8" SMOOTH STEEL TROWEL EXTERIOR PLASTER, 'MISSION' TEXTURE PER ARCHITECT, OVER METAL LATH AND BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), W/ PAINT. COLOR: FRAZEE CL2805A (VERIFY IN FIELD).
- 4 2" THIN STONE VENEER, STONES LAID HORIZONTAL, ATTACHMENT PER MFR. SPECIFICATIONS TO COMPLY W/ 2007 CBC SECTION 1405.9. GROUT FLUSH W/ COLOR TO MATCH STONE, PROVIDE SAMPLE IN FIELD, SUPPLIED BY: 3 NORTH STONE (WWW.3NORTHSTONE.COM), COLOR: AMALFI COAST COBBLE.
- 5 STONE SILL, STONES LAID HORIZONTAL OVER BUILDING PAPER, METAL LATH AND MORTAR, GROUT FLUSH W/ COLOR TO MATCH STONE. PROVIDE SAMPLE IN FIELD, SUPPLIED BY: 3 NORTH STONE (WWW.3NORTHSTONE.COM), COLOR: AMALFI COAST COBBLE.
- 6 4X8 WOOD RAFTER TAILS - TYPICAL, TWO COATS OF SEMI-TRANSPARENT STAIN, COLOR: FRAZEE CL2935D (VERIFY WITH ARCHITECT).
- 7 EXTERIOR WOOD BEAMS AT TERRACE - TYPICAL, TWO COATS OF SEMI-TRANSPARENT STAIN, COLOR: FRAZEE CL3935F (VERIFY WITH ARCHITECT).
- 8 BRICK CAP AT TERRACE WALL AND CHIMNEY, VERIFY W/ ARCHITECT.
- 9 TERRACE PAVERS. VERIFY W/ ARCHITECT
- 10 SURFACE WALL SCONCE. MFR: BEGA (WWW.BEGA-US.COM) PRODUCT NO. 2483
- 11 ALUMINUM WINDOW, MFR: FLEETWOOD (WWW.FLEETWOODUSA.COM), KONA SERIES, COLOR: DARK BRONZE.
- 12 ALUMINUM DOOR, MFR: FLEETWOOD (WWW.FLEETWOODUSA.COM), KONA SERIES, COLOR: DARK BRONZE.
- 13 WOOD PLANK DOOR W/ SOLID STAIN, TEAK OR EQUIVALENT. VERIFY W/ ARCHITECT.
- 14 WOOD PLANK GARAGE DOOR W/ SOLID STAIN. TEAK OR EQUIVALENT. VERIFY W/ ARCHITECT.
- 15 CRAWLSPACE ACCESS DOOR, 26"X24"
- 16 2X6 T&G
- 17 CCW MIRADRAIN SYSTEM W/ QUICK DRAIN CONNECT TO DRAINAGE SYSTEM TO DAYLIGHT.
- 18 4" FRENCH DRAIN IN FILTER FABRIC AT FOUNDATIONS LOCATED AT NORTH SIDES OF BUILDING ONLY. DRAIN TO DAYLIGHT.
- 19 CHIMNEY AND SHROUD W/ SPARK ARRESTOR, VERIFY W/ ARCHITECT, CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING/ROOF WITHIN 10' OF THE
- 20 CHIMNEY OUTLET
- 21 DRAIN BOX PER CIVIL ENGINEER, TIE INTO SUBSURFACE DRAIN SYSTEM

DOOR TYPES

#	Date	Description

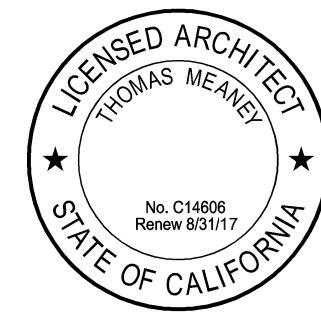
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CARMEL BY THE SEA, CA

FINISHES SCHEDULE

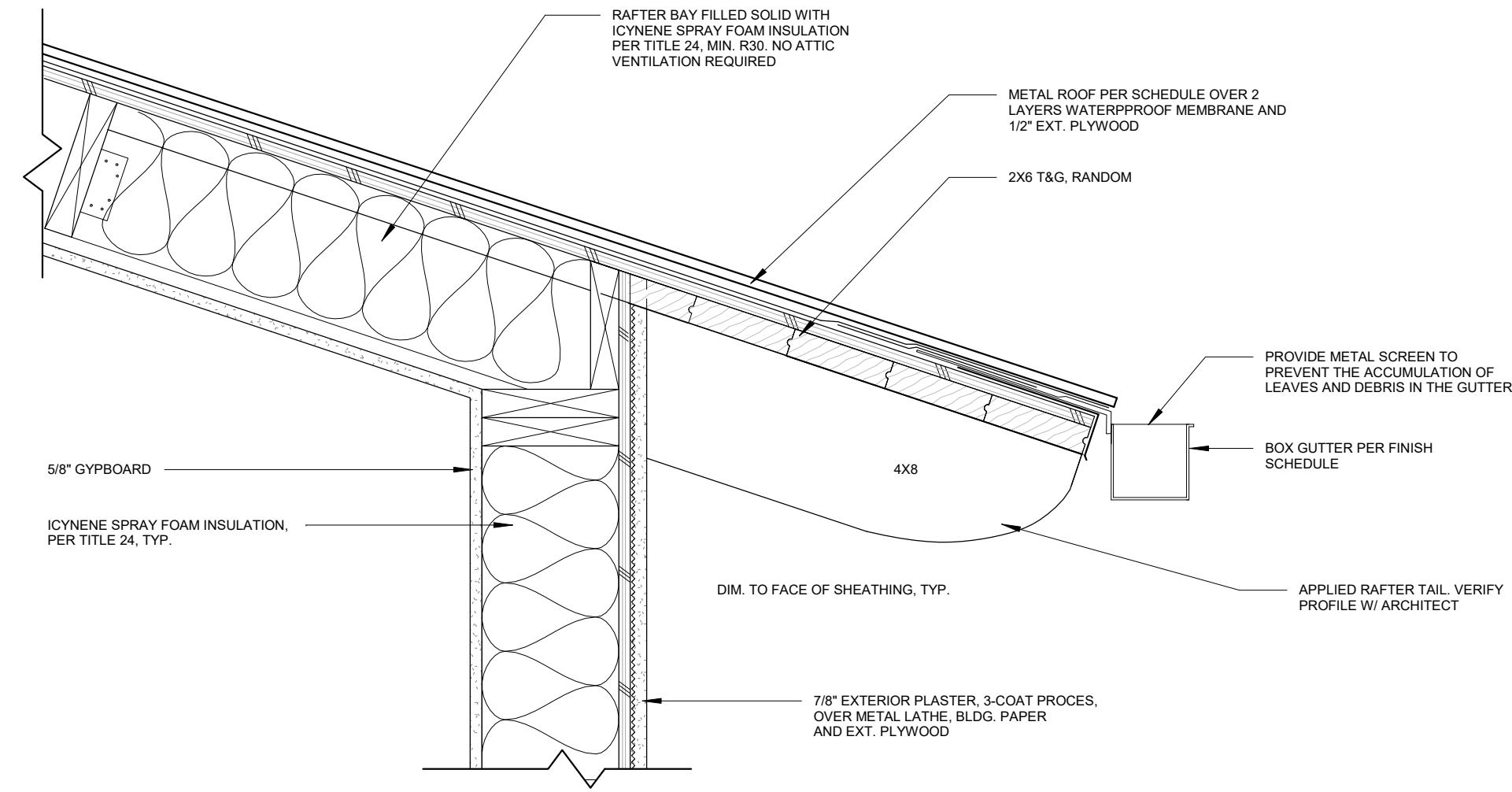


Date: 2017-12-01
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 Drawn: ATW
 Job #: VV-2017-3

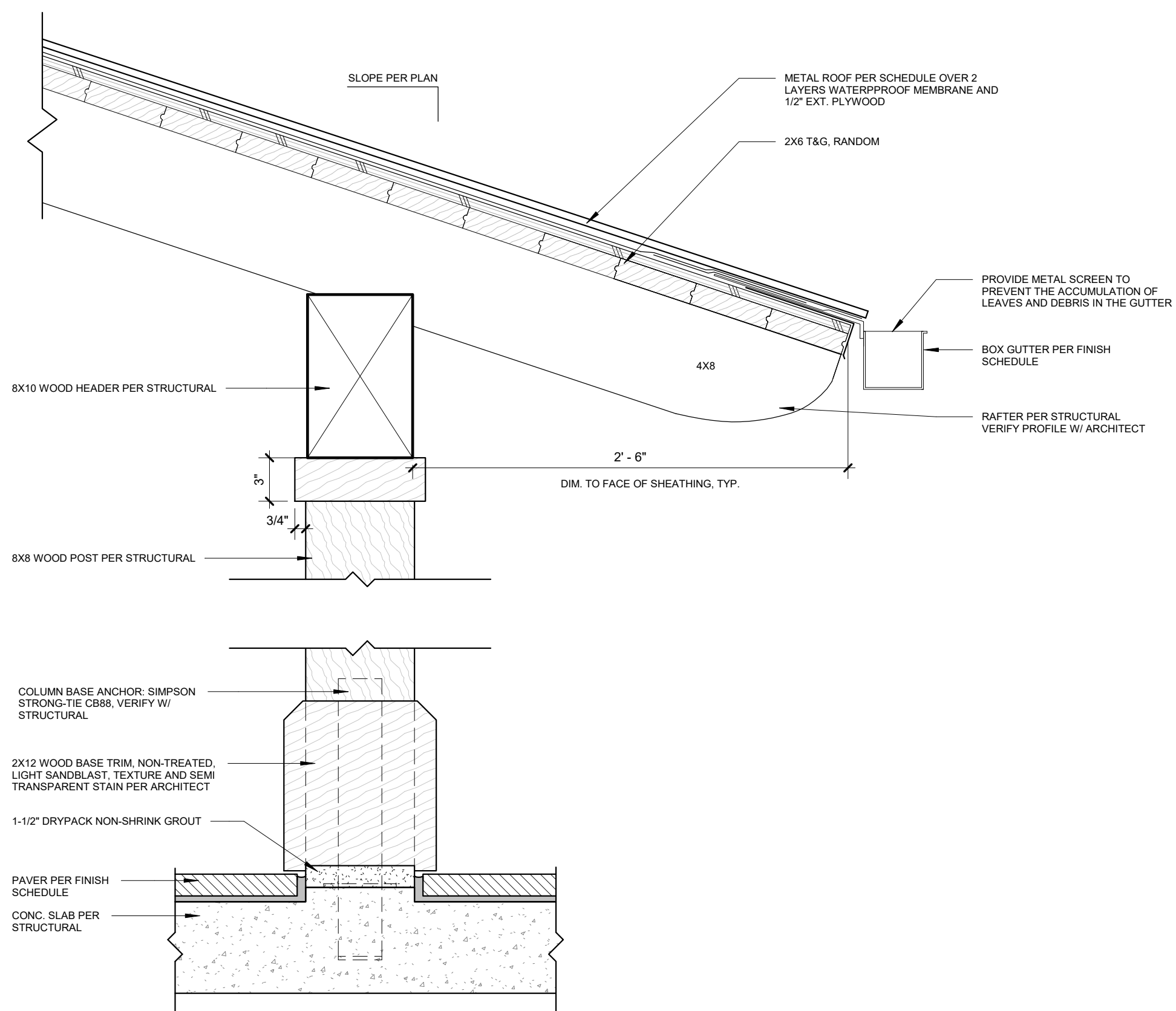
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NOT FOR CONSTRUCTION

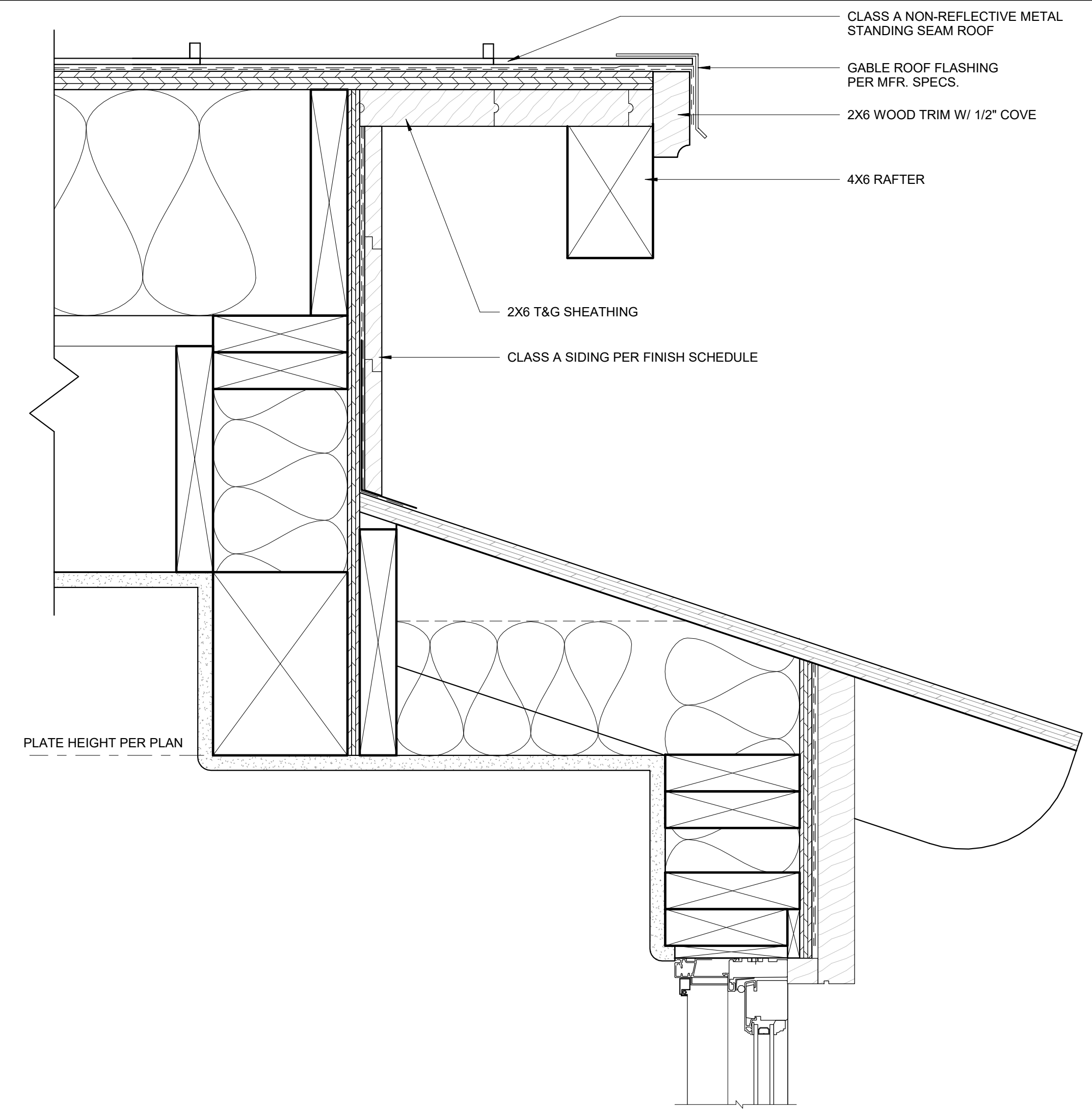
11/30/2017 8:16:06 PM All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2008. All rights reserved. Thomas Meaney Architect, Inc.



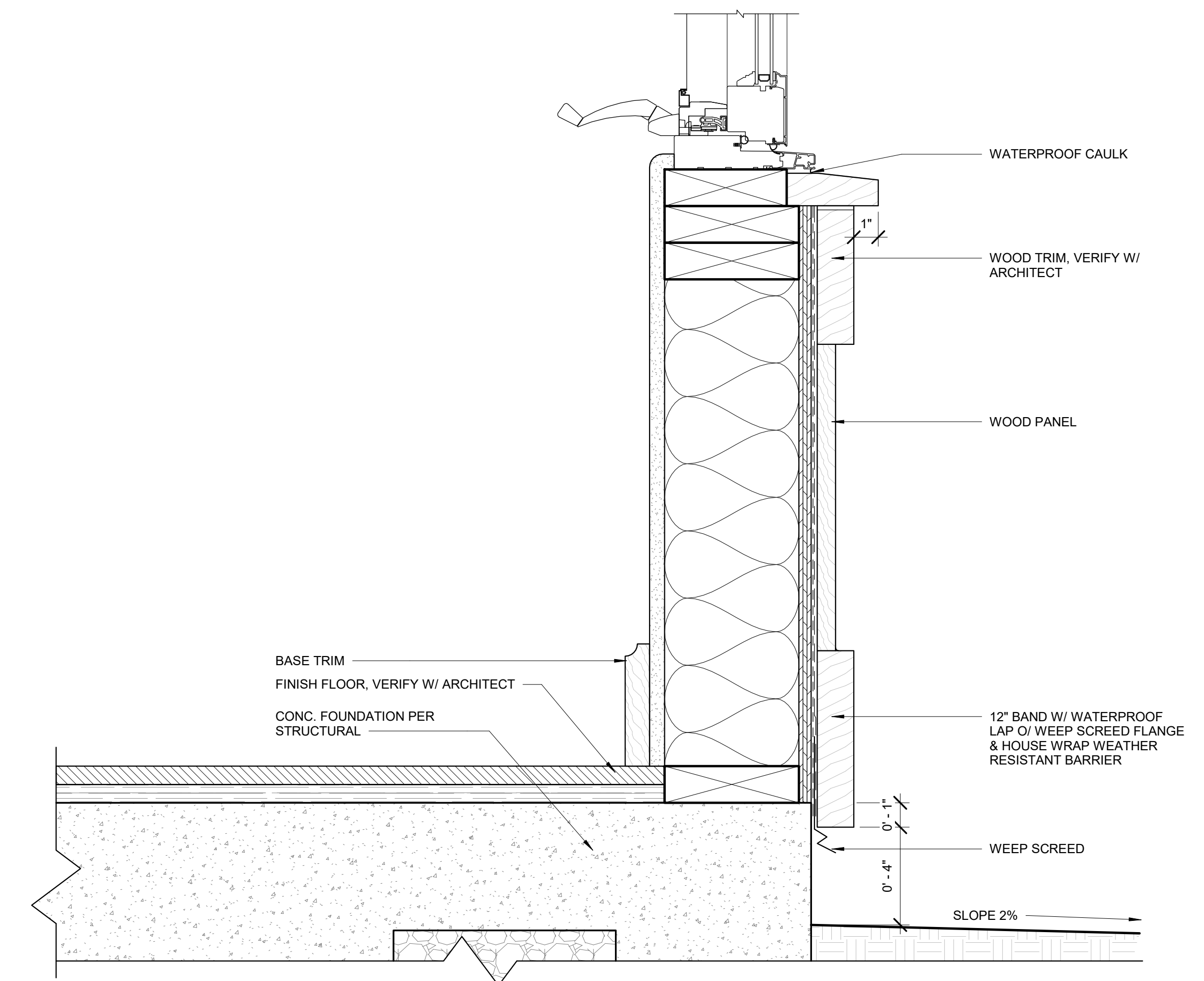
2 TYP. ROOF EAVE @ VOLUME CEILING 1 1/2" = 1'-0"



3 ROOF EAVE @ COLUMN 1 1/2" = 1'-0"



1 BAY WINDOW DETAIL 3" = 1'-0"



Revision Schedule		
#	Date	Description

T M
T O M M E A N E Y **A R C H I T E C T**
 629 STATE STREET • SUITE 240 • SANTA BARBARA, CA 93101 • TEL (CARMEL) 831-624-4278
 (SANTA BARBARA) 805-966-7668 • FAX 805-966-7698 • WWW.TOMMEANEY.COM

26346 VALLEY VIEW AVE.
CARMEL BY THE SEA, CA

ARCHITECTURAL
DETAILS



Date: 2017-12-01
 Scale: As indicated
 Drawn: ATW
 Job #: VV-2017-3

Sheet
A9.1

GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
 - LATEST REVISION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS
 - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 - THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.
- THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT-BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
- IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD 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 ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS 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 TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

UNDERGROUND UTILITIES

- CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
- ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
- SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

STORM DRAIN

- ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.
- ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

GRADING & DRAINAGE

- CONTRACTOR SHALL NOTIFY COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GRASS COVER.
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT-BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- EARTHWORK QUANTITIES:
 - CUT = 1,295 CY
 - FILL = 40 CY
 - NET = 1,255 CY CUT
 - MAXIMUM HEIGHT OF EXCAVATION -13.5'
 - MAXIMUM HEIGHT OF EMBANKMENT +1.5'

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

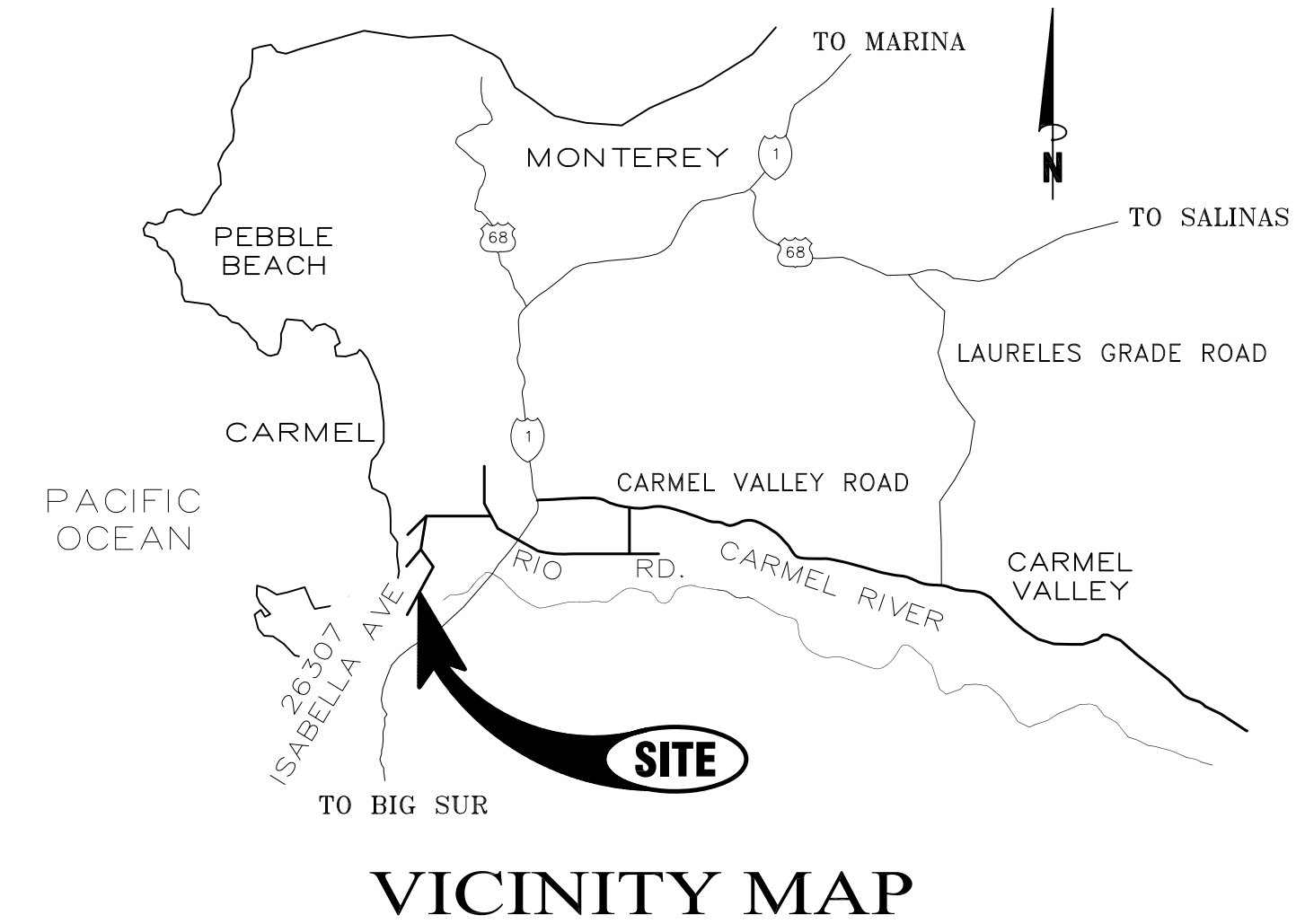
- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
- PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.
- BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.
- ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - 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 SITE.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)
- ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
- VEGETATION REMOVAL: ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL EROSIONS. (16.08.300 C.1)
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (16.08.300 C.2)
- PREPARATION OF GROUND FOR FILL: THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.
- PREPARATION OF THE GROUND: THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
- FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH. (16.08.310 E)

LEGEND

EXISTING		PROPOSED
---	BOUNDARY LINE	---
---	EASEMENT (ESMT)	---
---	CENTERLINE (CL)	---
---	STORM DRAIN MAIN	35LF ~ SD S=1%
---	ROOF DRAIN LATERAL	---
---	SANITARY SEWER MAIN	35LF ~ SS S=1%
---	WATER MAIN	W
---	DRAINAGE FLOW LINE	→
---	SAWCUT	////
---	GRADE BREAK	--- GB --- GB --- GB --- GB --- GB ---
---	ACCESSIBLE PATH OF TRAVEL	
---	MAJOR CONTOUR	170
---	MINOR CONTOUR	167
X X	FENCE	X X
TC	SPOT ELEVATION	99.99
~	DRAINAGE FLOW	~
■	DROP INLET (DI)	■
■	CURB INLET (CI)	■
■	AREA DRAIN (AD)	■ AD SEE B/C2
■	AREA DRAIN (AD)	■ AD SEE C/C2
○	STORM DRAIN MANHOLE (SDMH)	○
○	SANITARY SEWER MANHOLE (SSMH)	○
⊕	FIRE HYDRANT (FH)	⊕
⊕	WATER VALVE (WV)	⊕
○	CLEANOUT	○

SHEET INDEX

- C1 COVER & GENERAL NOTES
C2 GRADING & DRAINAGE PLAN
C3 SECTIONS
C4 EROSION CONTROL PLAN



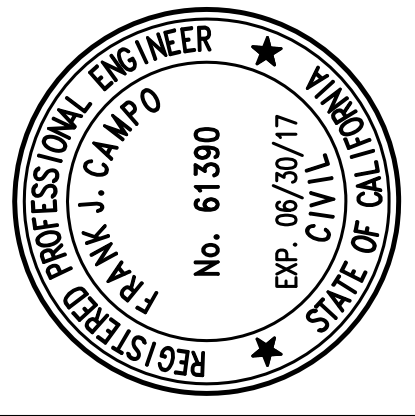
GEOTECHNICAL INSPECTION SCHEDULE

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

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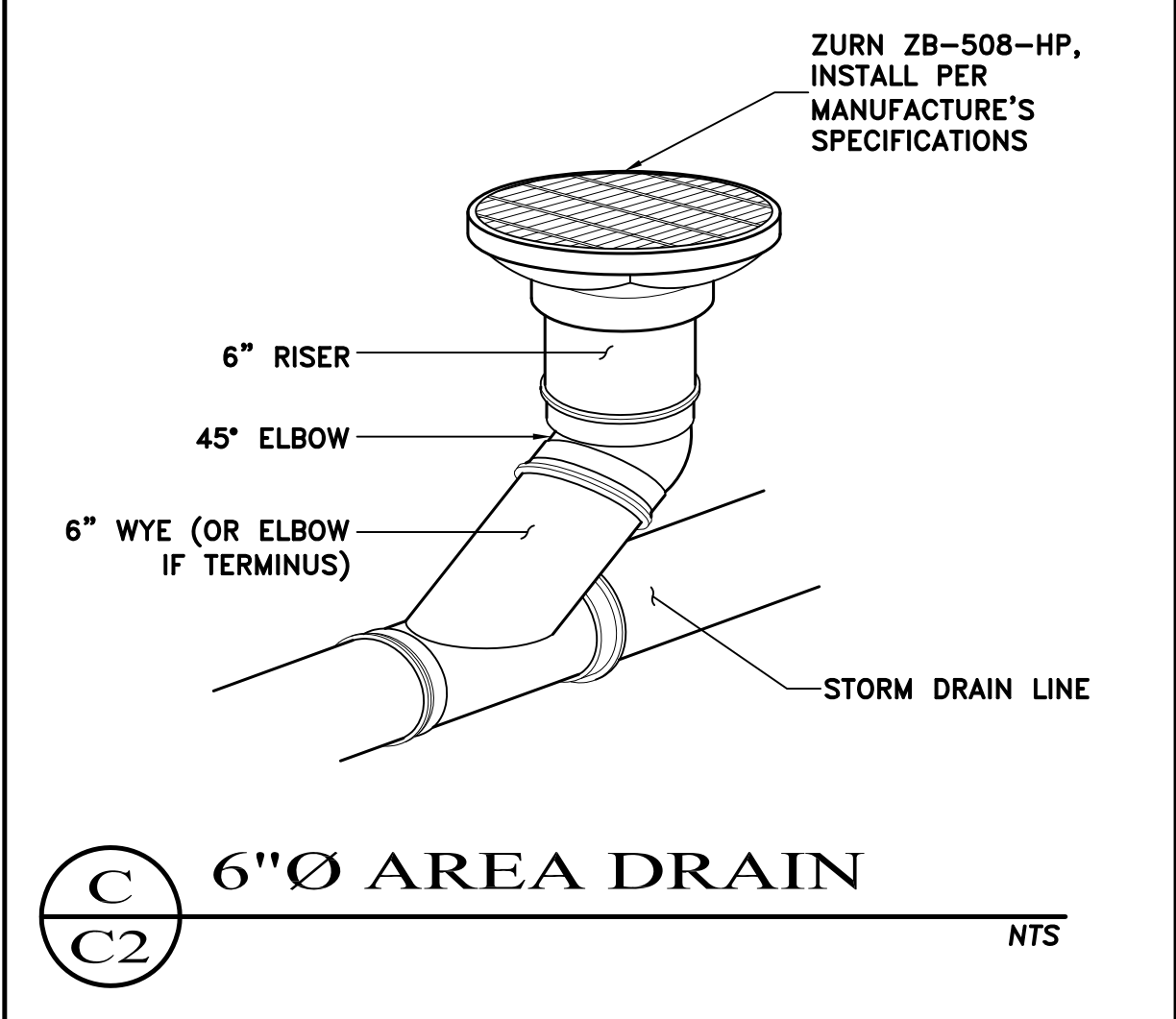
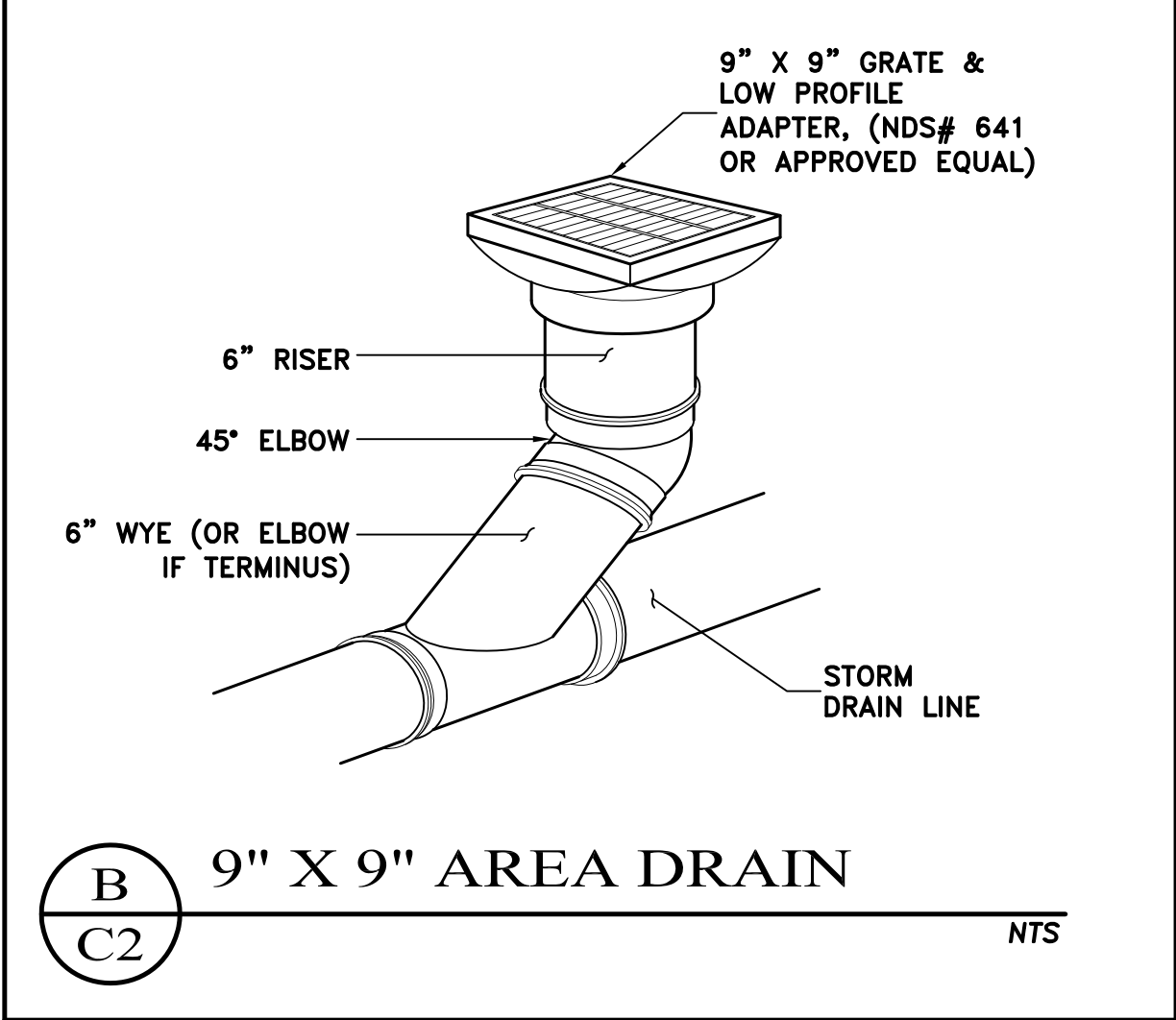
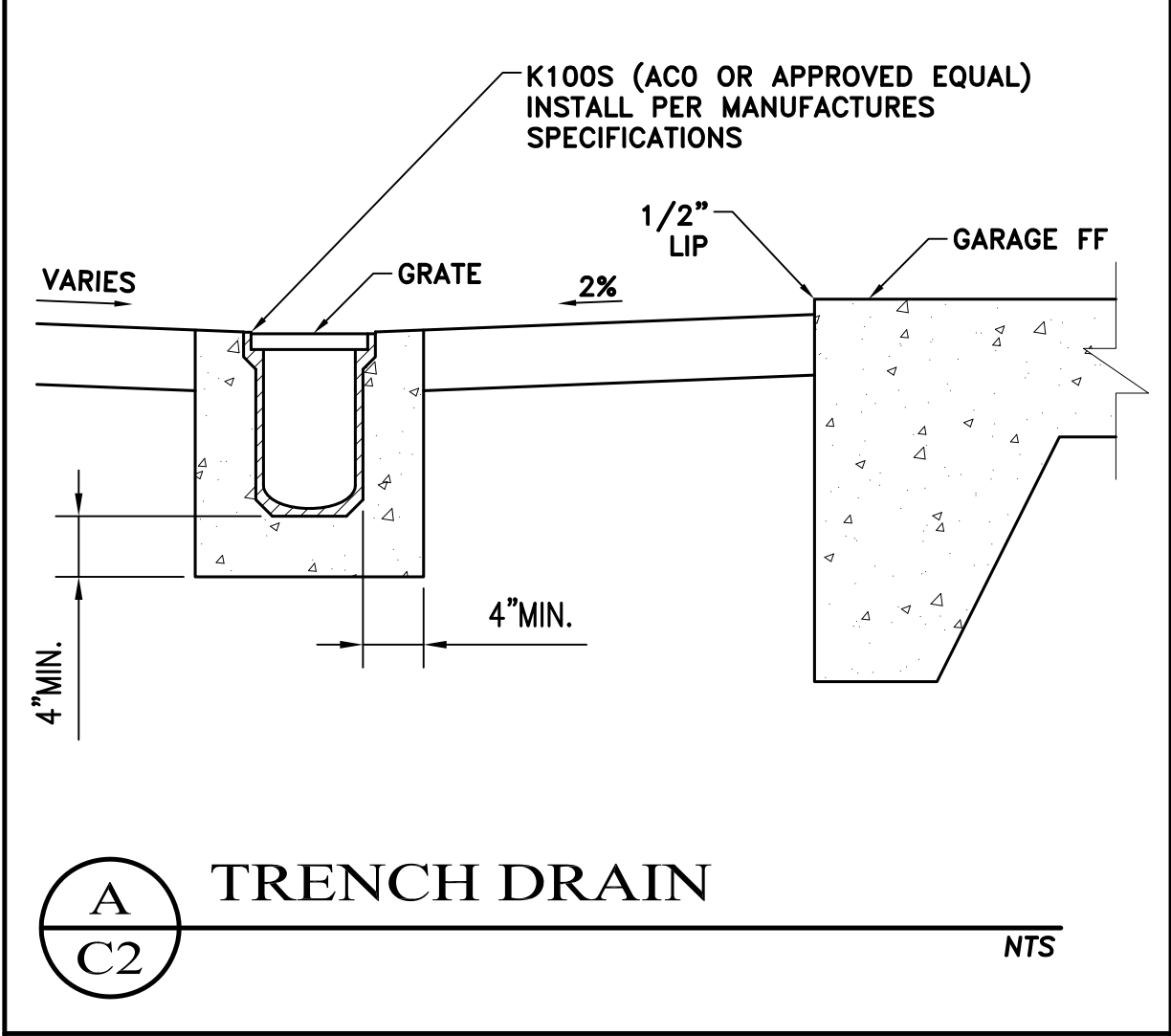
C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (931) 647-1192 Fax (931) 647-1194
mail@C3Engineering.net



COVER SHEET & GENERAL NOTES
26346 VALLEY VIEW AVE.
NEW RESIDENCE
APN# 009-463-003-000
Address: CARMEL-BY-THE-SEA, CA 93923
PREPARED FOR: CHRIS ADAMSKI

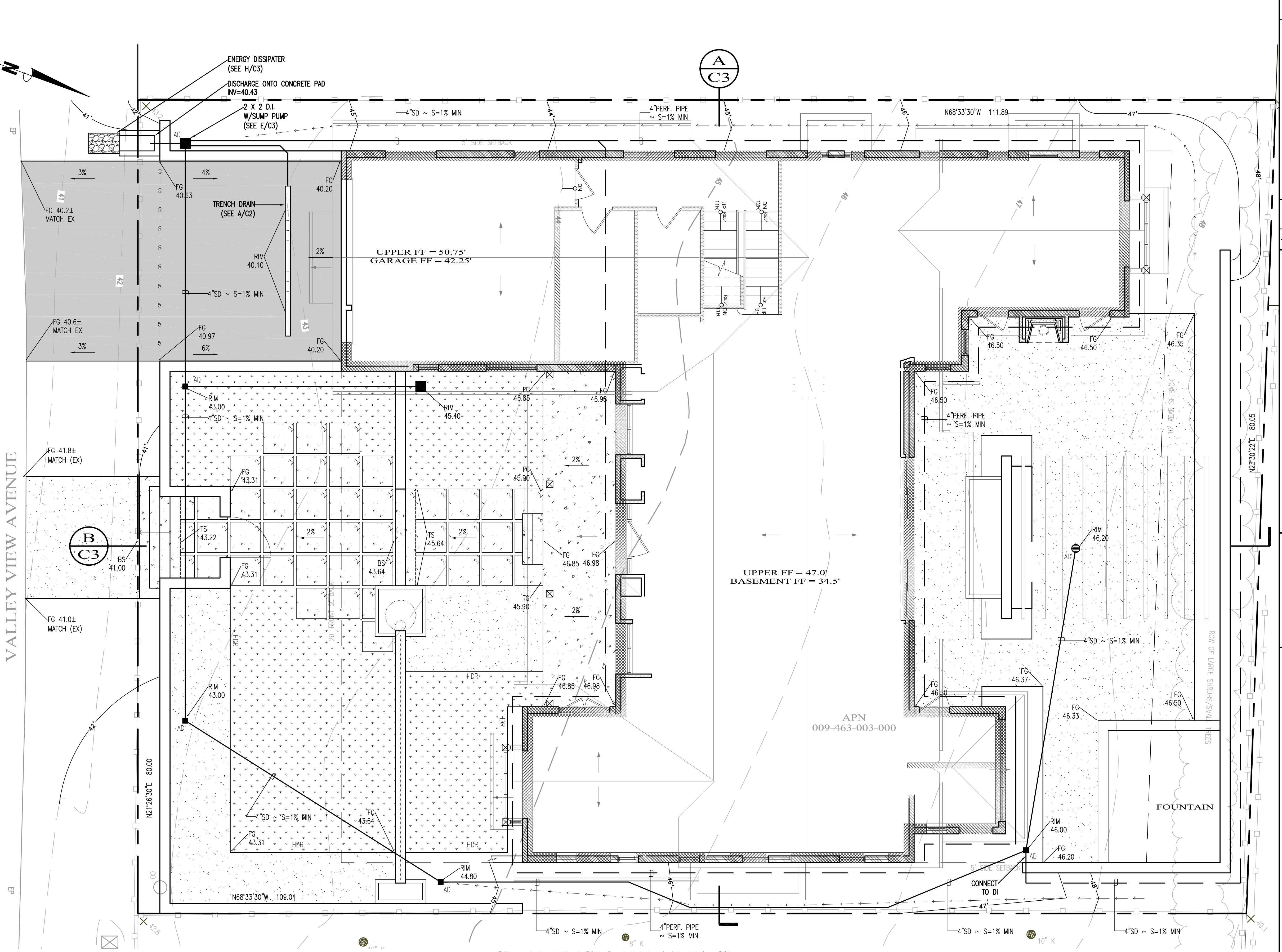
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DRAWN BY: ECH
CHECKED BY: FJC
SHEET NUMBER:
C1
OF 4 SHEETS
PROJECT# 117-124

MADE IN THE USA



HARDSCAPE LEGEND

Concrete texture	CONCRETE PAVEMENT
Gravel texture	AC PAVEMENT
Plant symbols	LANDSCAPE (BY OTHERS)
Plant symbols	LANDSCAPE (SEE LANDSCAPE PLANS)
HDR symbol	HDR HEADER BOARD (SEE LANDSCAPE PLANS)

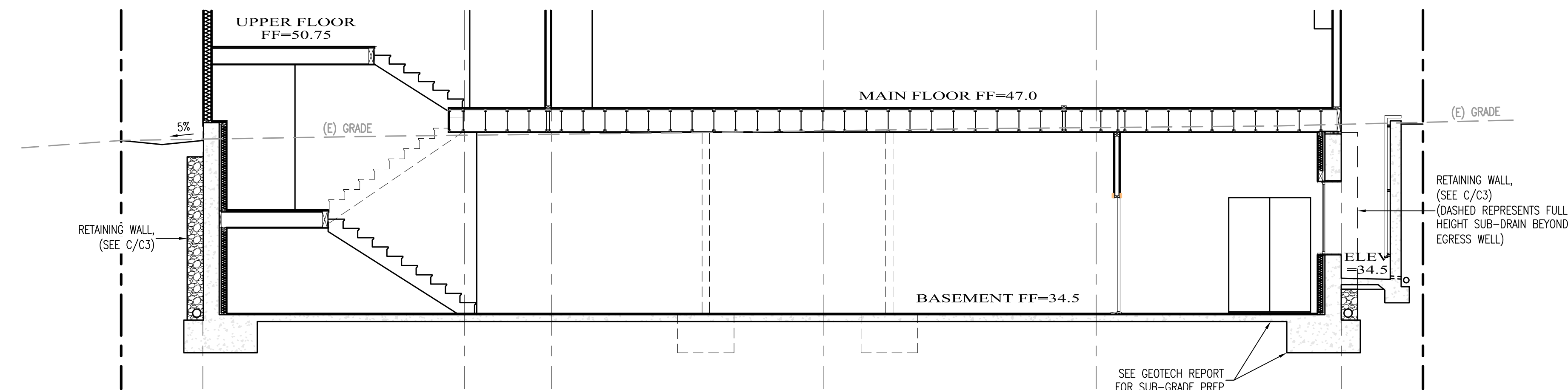


GRADING & DRAINAGE
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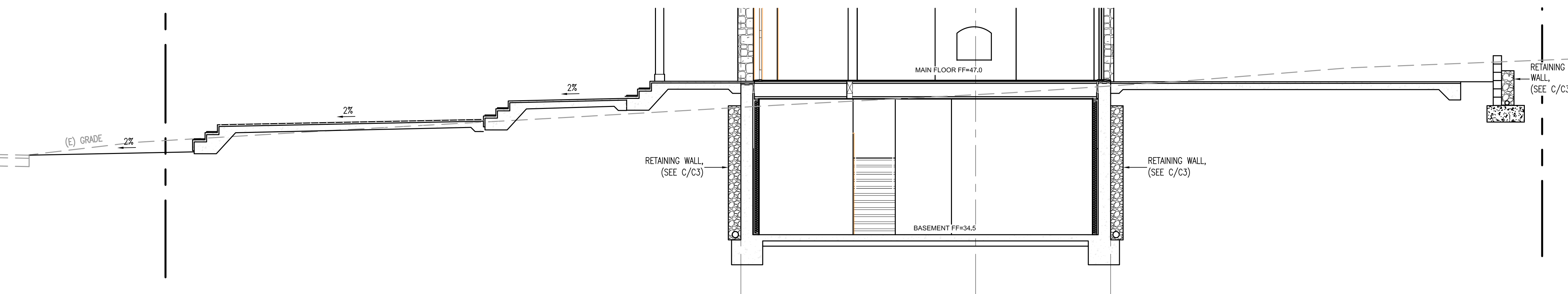
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C3 ENGINEERING INCORPORATED Civil Engineering Land Development Stormwater Control 126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (931) 647-1192 Fax (931) 647-1194 mail@C3Engineering.net	
REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 Exp. 06/30/17 CIVIL STATE OF CALIFORNIA	GRADING & DRAINAGE & DRAINAGE 26346 VALLEY VIEW AVE. NEW RESIDENCE APN# 009-463-003-000 Address: CARMEL-BY-THE-SEA, CA 93923 PREPARED FOR: CHRIS ADAMSKI
SCALE: AS NOTED DATE: 05/19/2017 DESIGN BY: FJC DRAWN BY: ECH CHECKED BY: FJC SHEET NUMBER: C2 OF 4 SHEETS PROJECT# 117-124	REV. DATE DESCRIPTION ▲▲▲▲▲▲▲▲▲▲

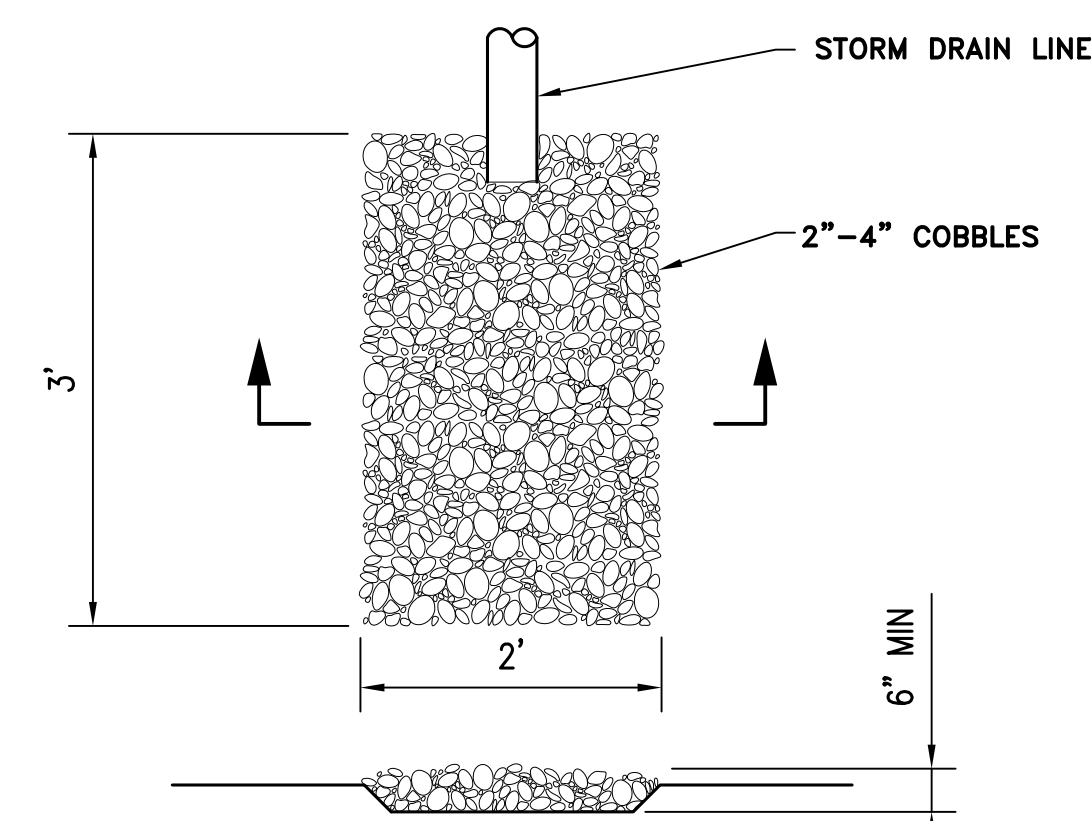
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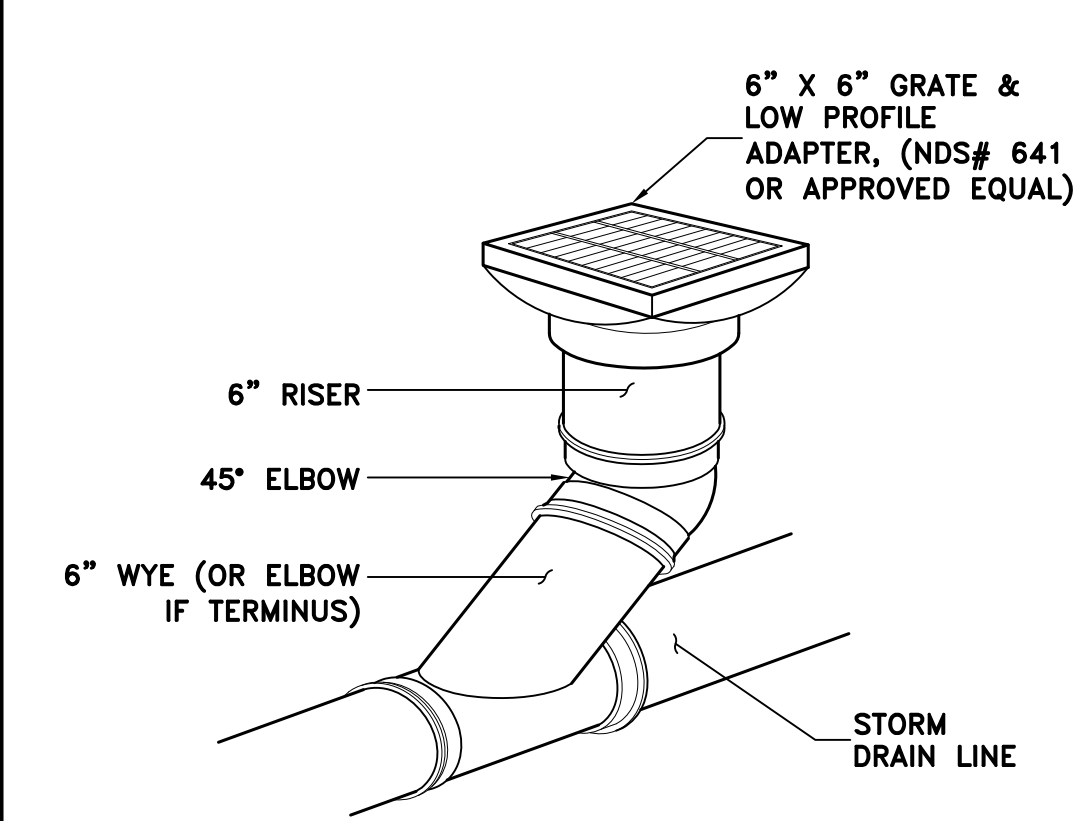
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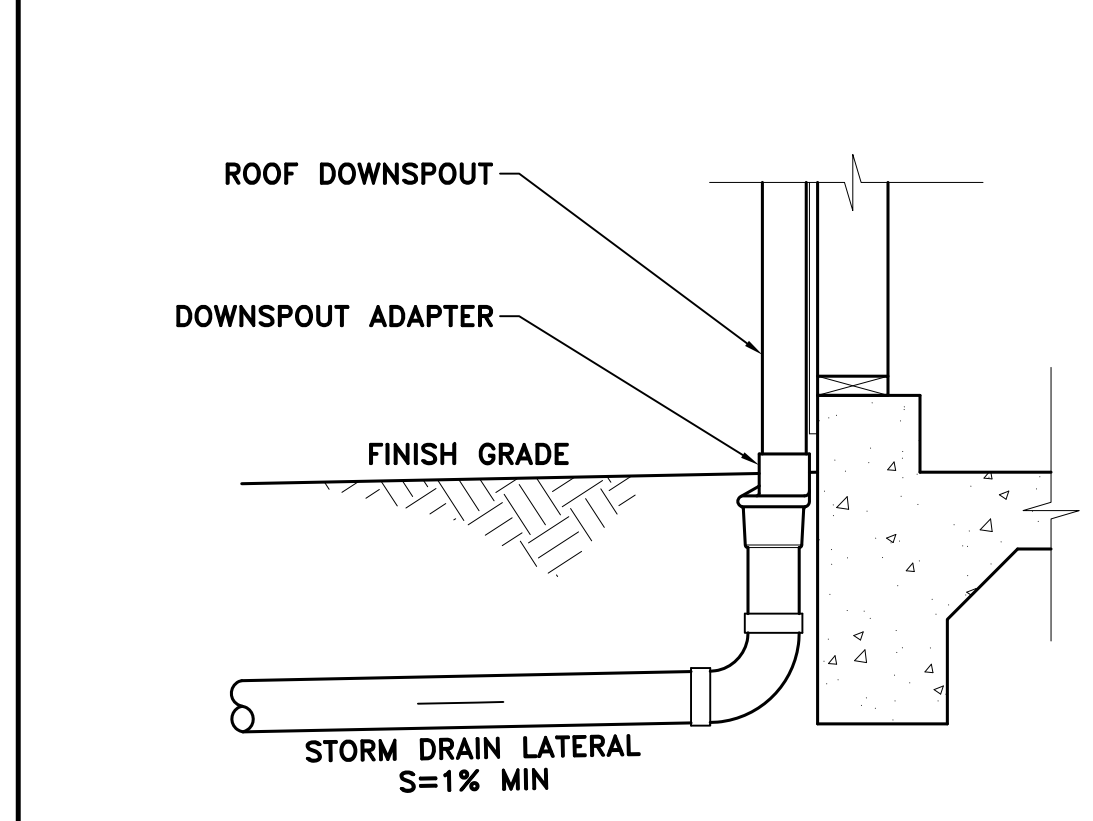
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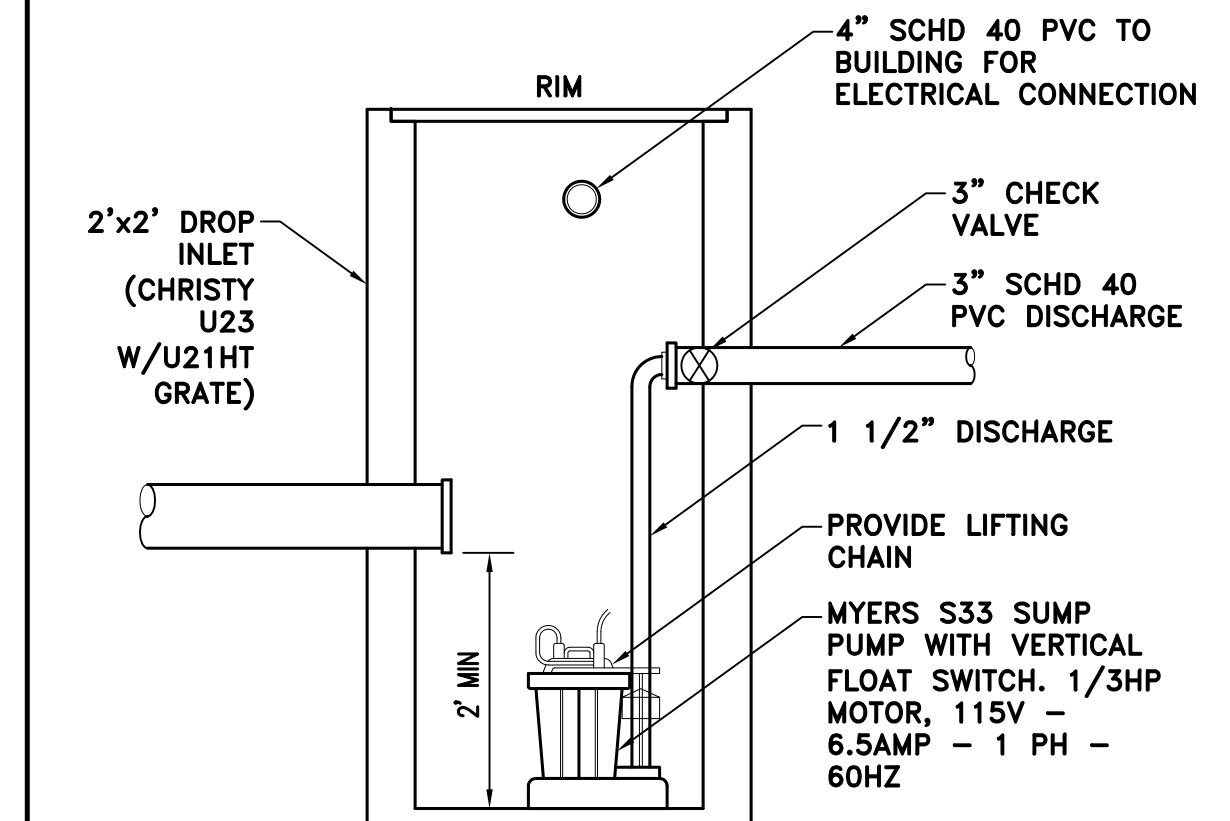
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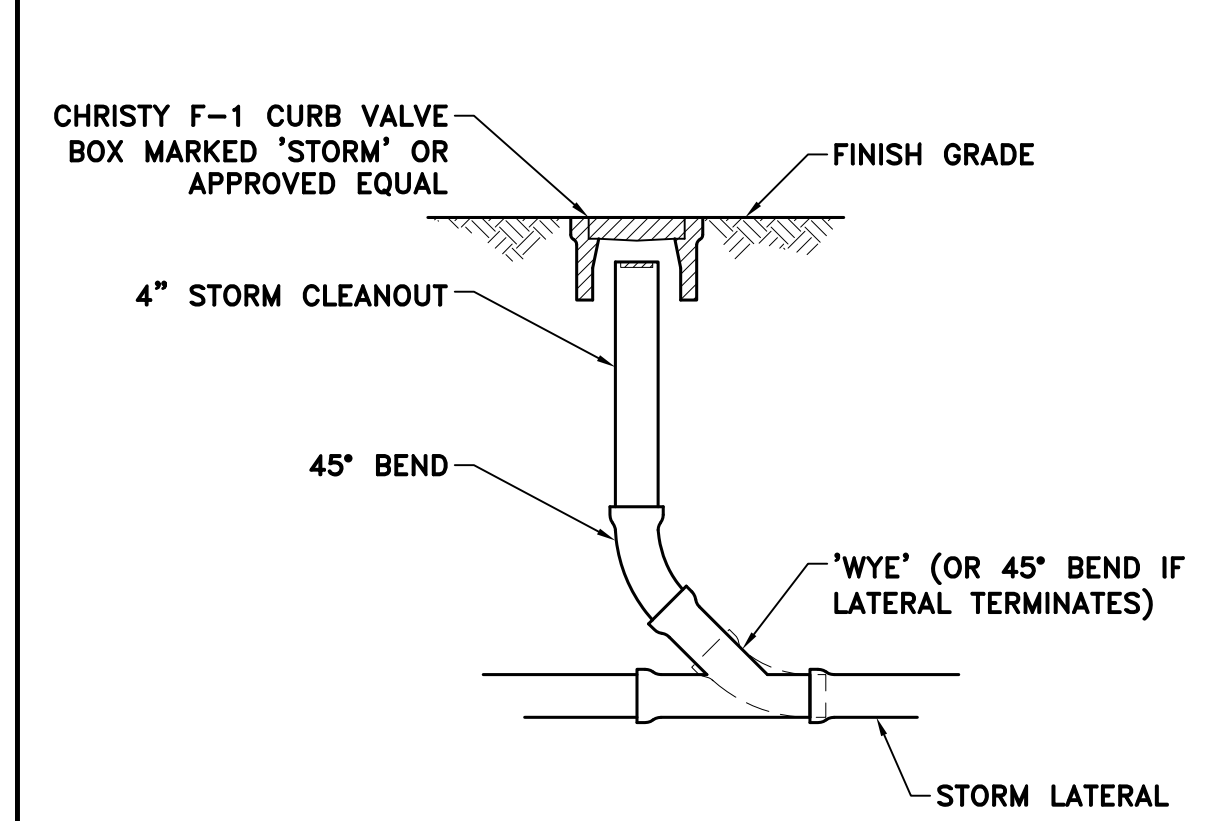
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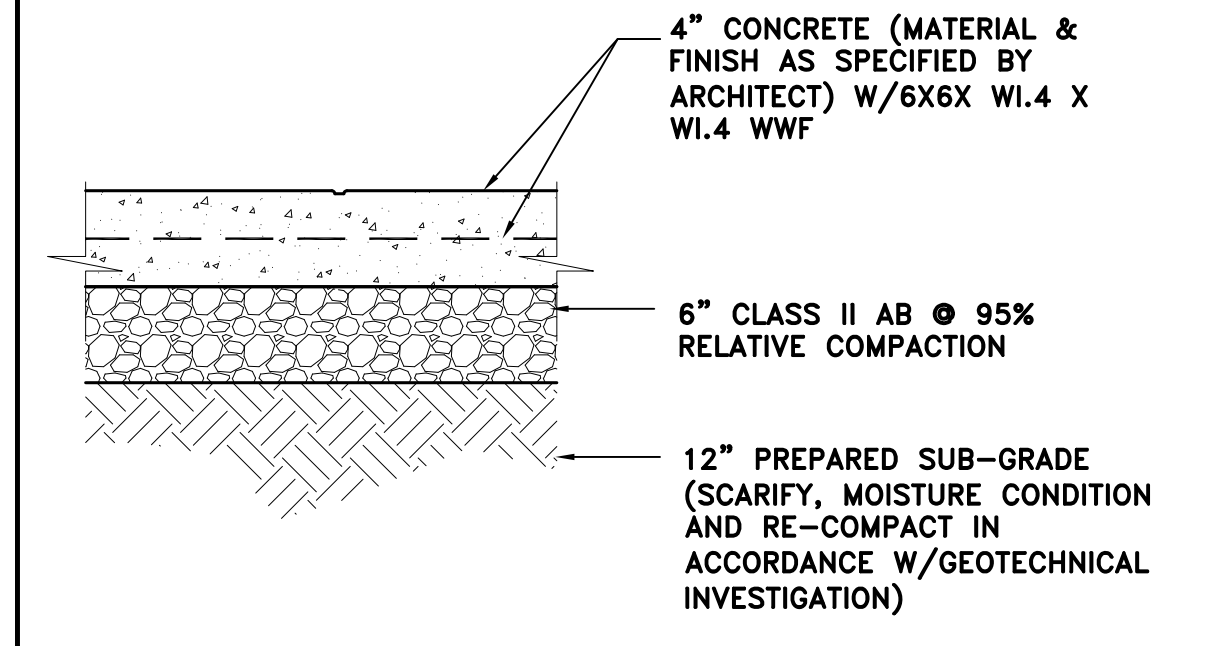
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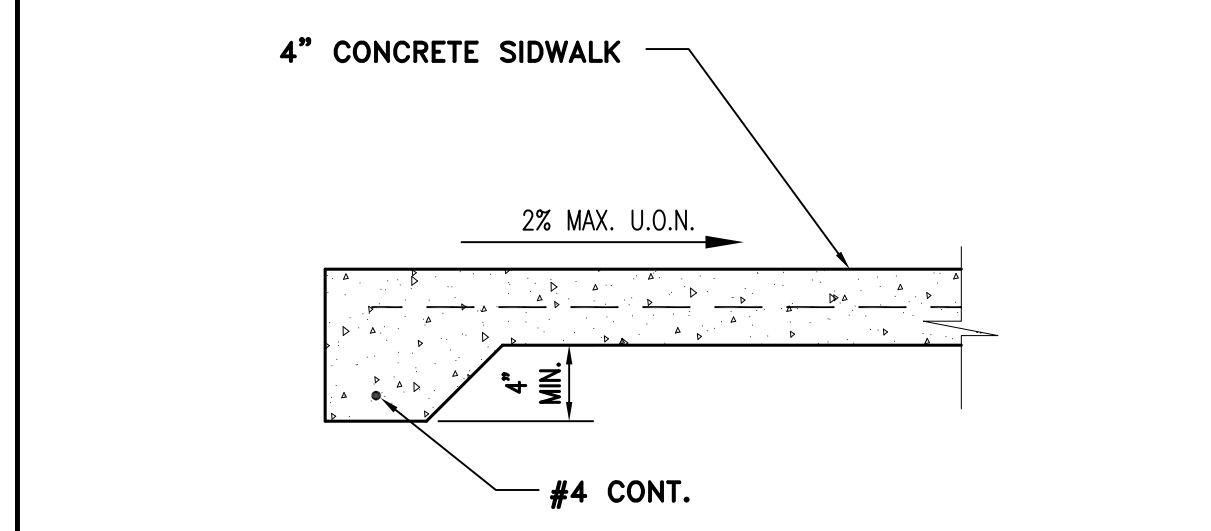
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C3 C.B. W/PUMP
NTS



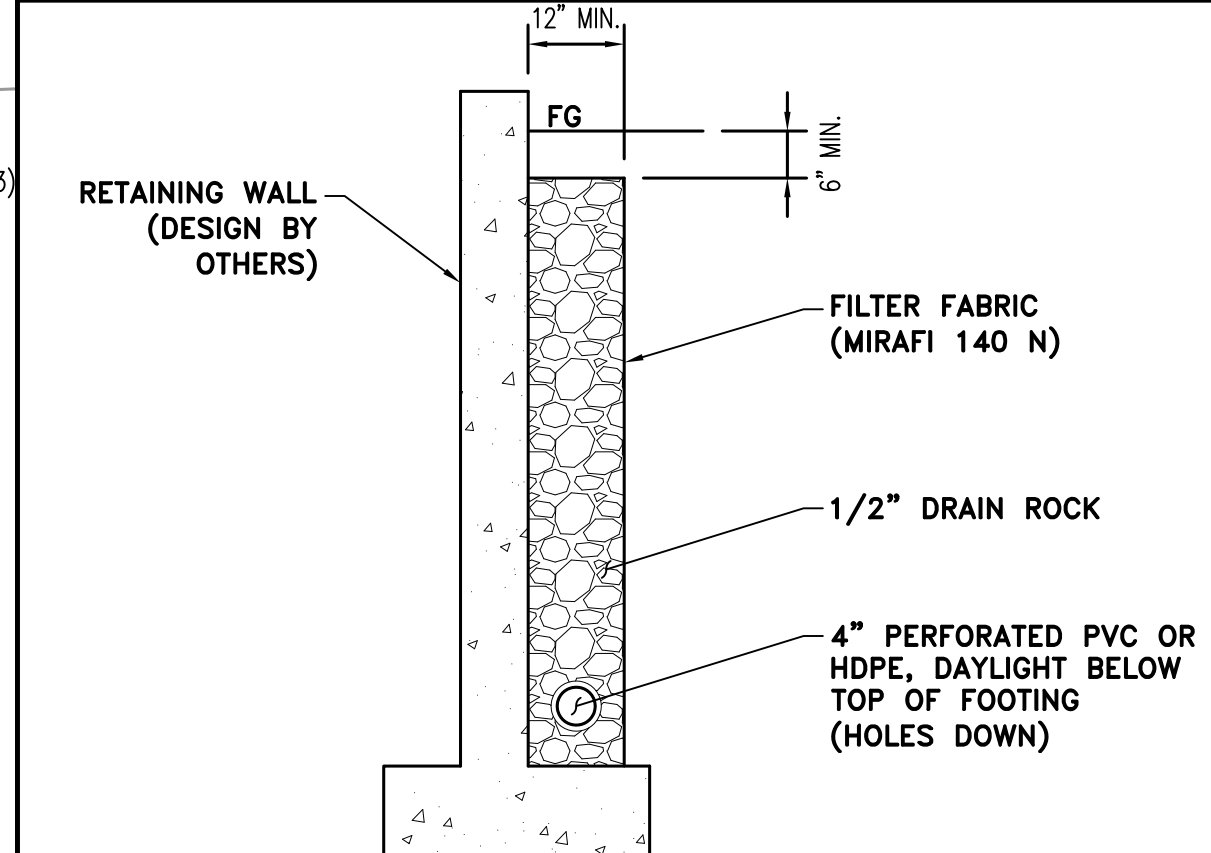
D
C3 CLEAN-OUT @ GRADE
NTS



A
C3 CONCRETE PAVEMENT
NTS



B
C3 THICKENED EDGE
NTS



C
C3 RET. WALL SUBDRAIN
NTS

REV.	DATE	DESCRIPTION

C3 ENGINEERING INCORPORATED
 Civil Engineering Land Development
 Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (931) 647-1192 Fax (931) 647-1194
 mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
 FRANK J. CAMPO
 No. 61390
 Exp. 06/30/17
 CIVIL
 STATE OF CALIFORNIA

DETAILS & SECTIONS

26346 VALLEY VIEW AVE.
NEW RESIDENCE
APN# 009-463-003-000
 Address: CARMEL-BY-THE-SEA, CA 93923
 PREPARED FOR: CHRIS ADAMSKI

SCALE:	AS NOTED
DATE:	05/19/2017
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

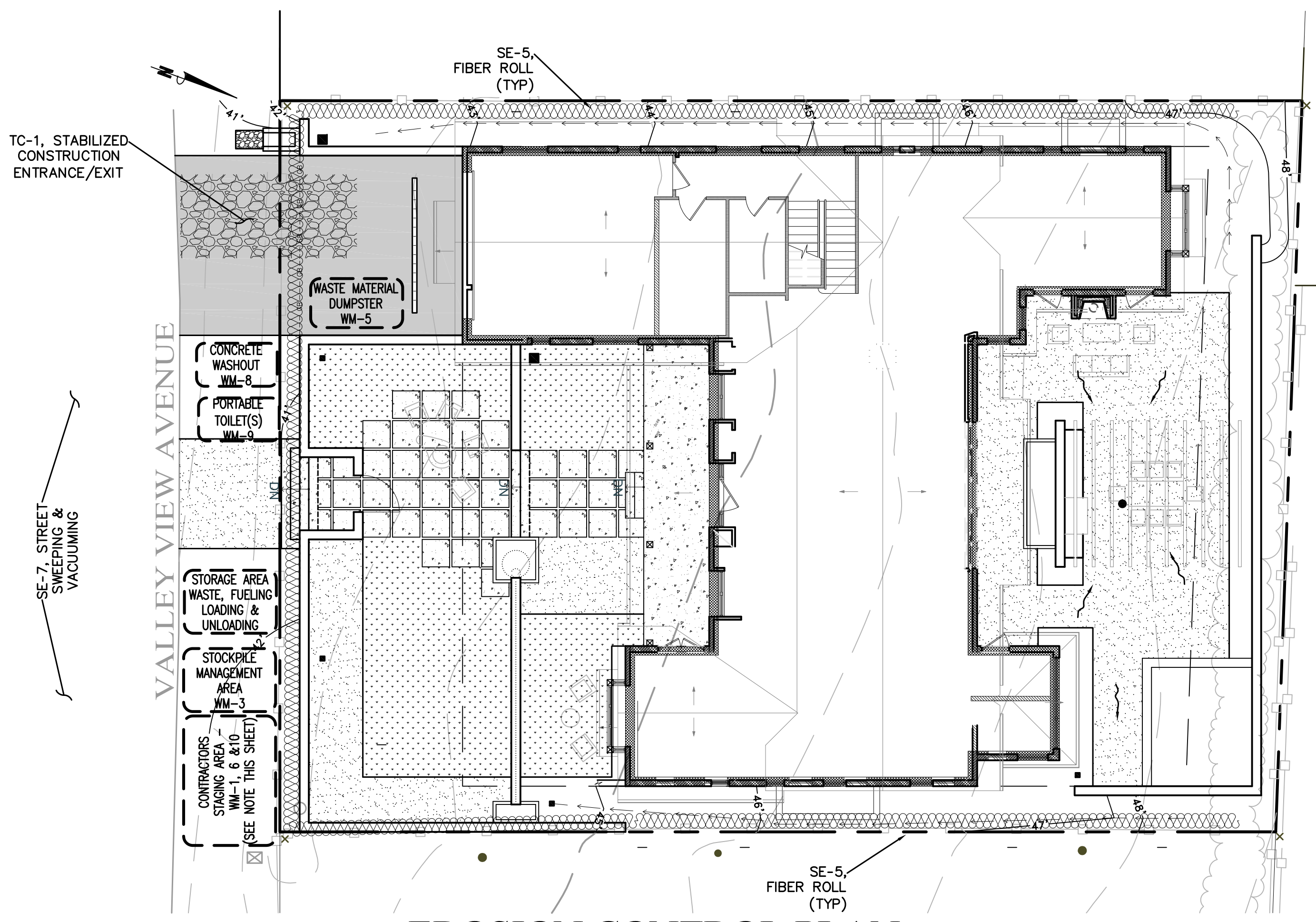
C3

OF 4 SHEETS

PROJECT# 117-124

MADE IN THE USA

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 Drawing file: Z:\Projects\117124_EDG-26346_Valley View\DWG\117124_XBam.dwg
 Plotfile: May 25, 2017 - 10:02am



EROSION CONTROL PLAN
1" = 10'

EROSION CONTROL NOTES

- 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:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
 THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- 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.
- ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDING OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
 - 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.
 - EROSION AND SEDIMENT 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. (GRADING/EROSION ORD. 2806-16.12.090)
 - THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED:
 - ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
 - SITE BMP'S ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
 - STABILIZATION BMP'S INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
 - BEST MANAGEMENT PRACTICES (BMP'S) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMP'S SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

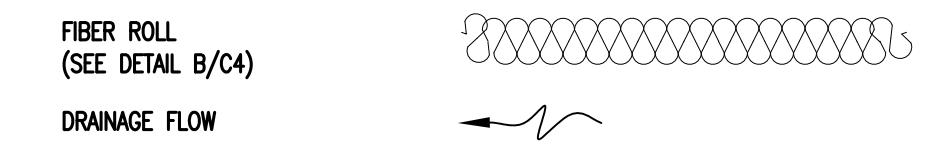
EROSION CONTROL NOTES

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STORMWATER MANAGEMENT

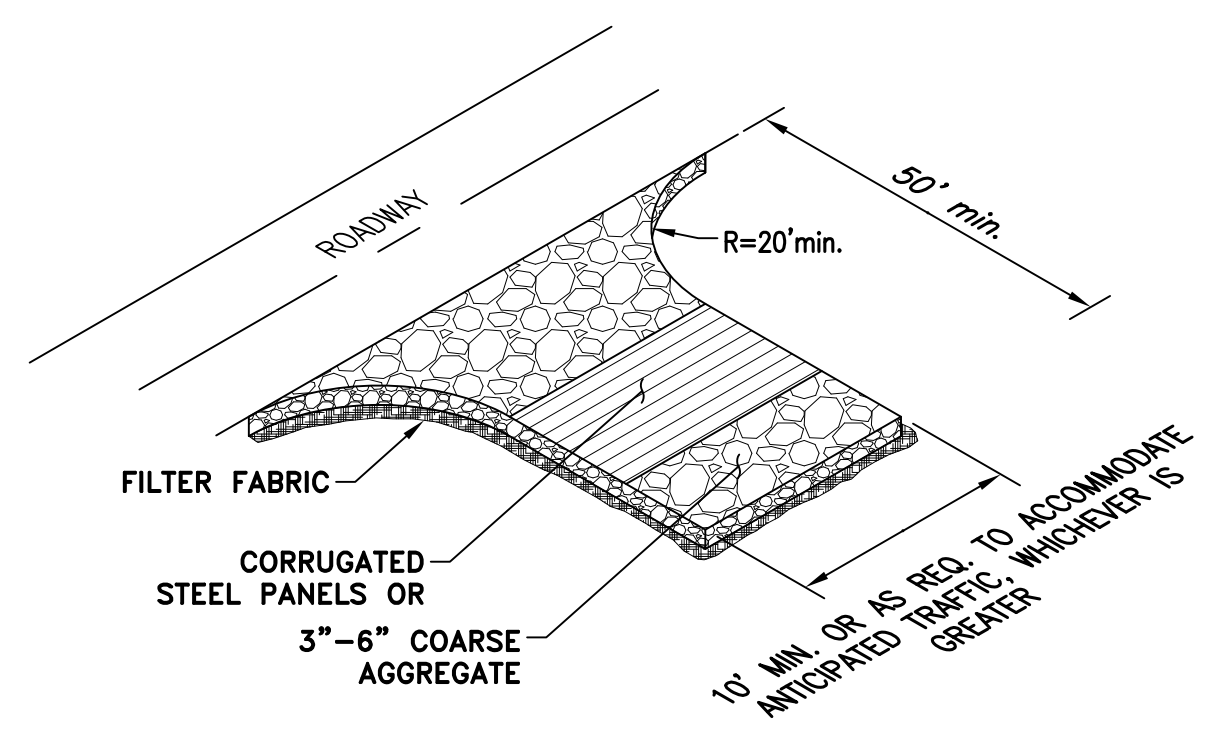
- THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:
- PAINTING:**
- MINIMIZE USE OF OIL-BASED PAINTS
 - STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER
 - SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
 - NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
- STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 - CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 - IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 - ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
- READY-MIXED CONCRETE:**
- HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
 - IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 - PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 - ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
 - BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
- EARTH MOVING/GRADING:**
- REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 - PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
 - PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
 - USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
 - COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
 - SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

LEGEND

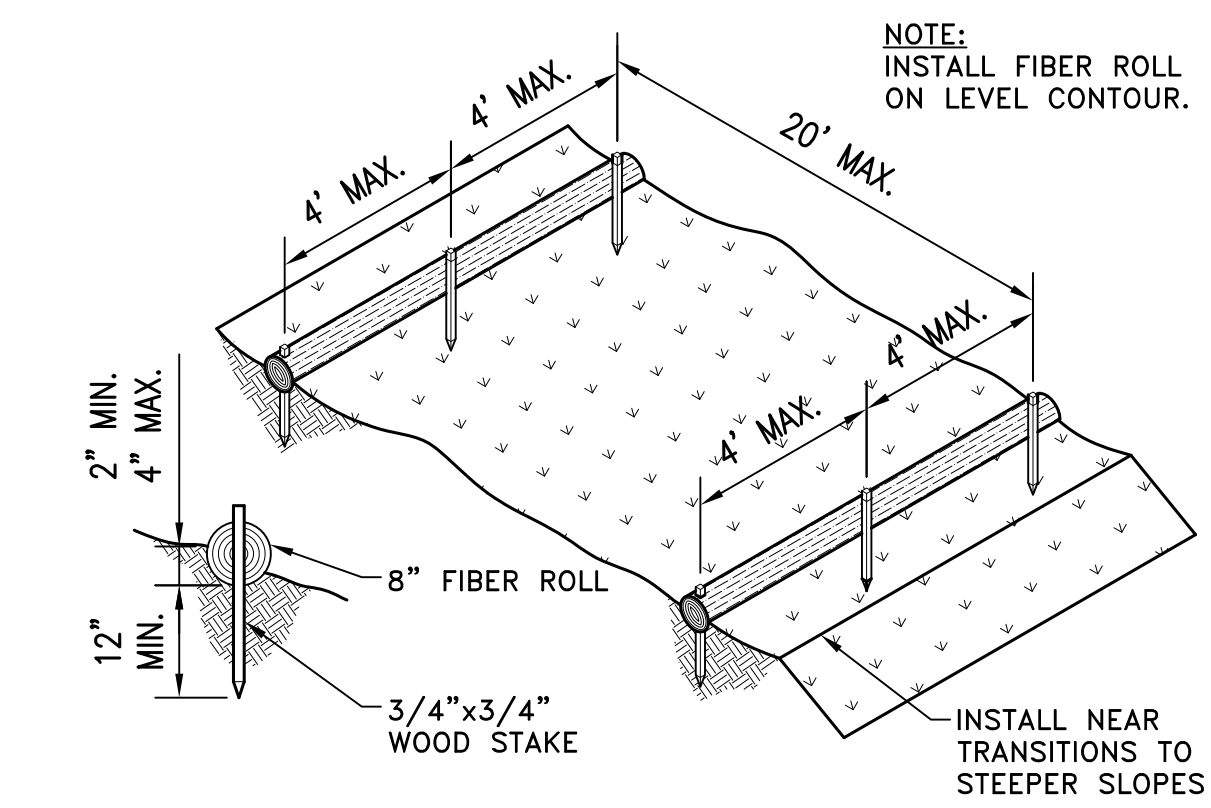


BMP'S

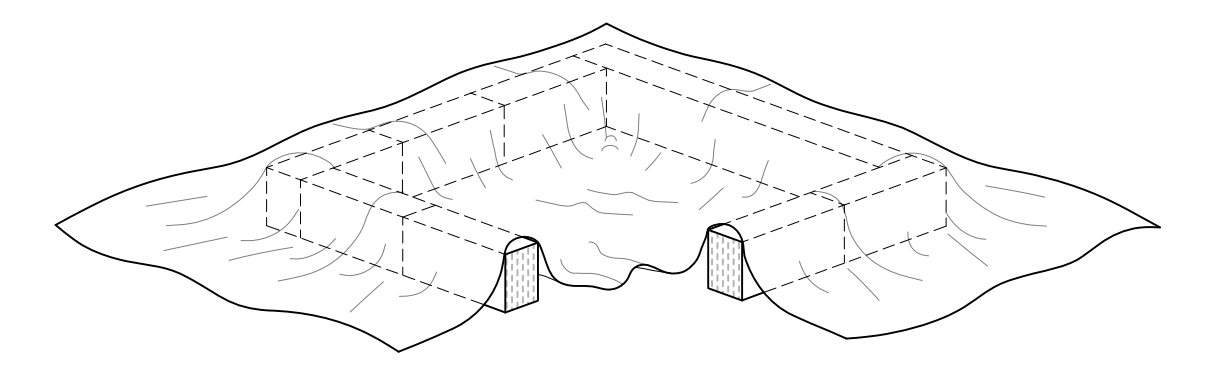
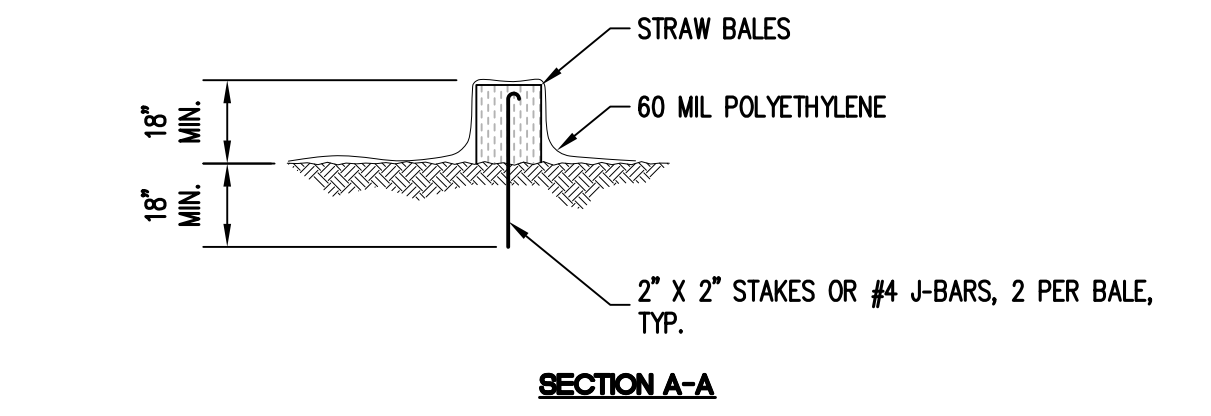
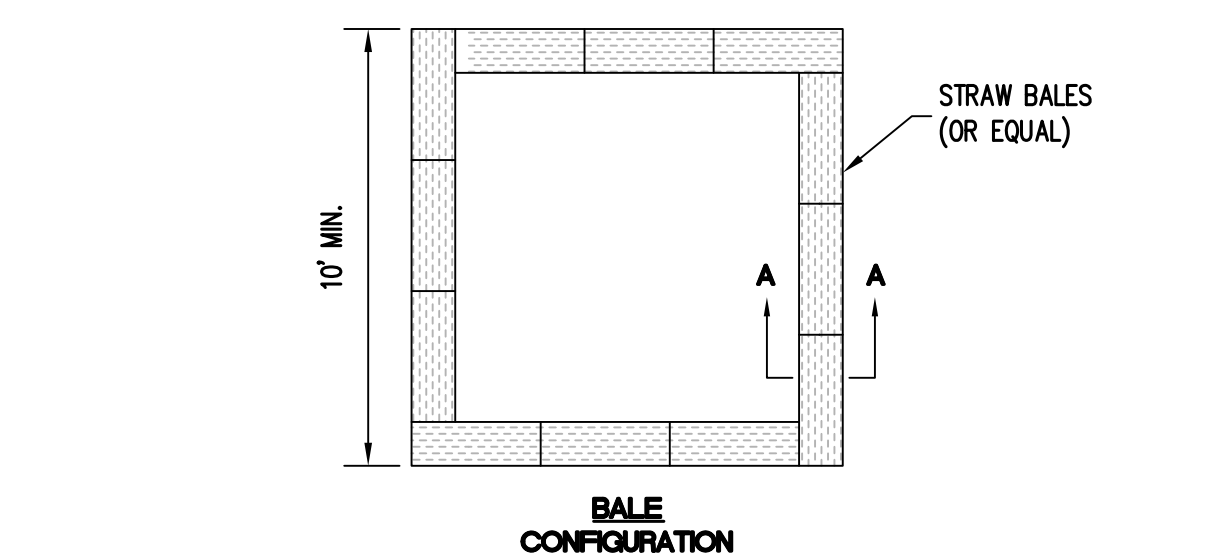
- EROSION CONTROL:**
- EC-1 SCHEDULING
 - EC-2 PRESERVATION OF EXISTING VEGETATION
 - EC-4 HYDROSEEDING
 - EC-8 WOOD MULCHING
- SEDIMENT CONTROL:**
- SE-1 SILT FENCE
 - SE-2 SEDIMENT BASINS
 - SE-3 SEDIMENT TRAP
 - SE-5 FIBER ROLL
 - SE-6 GRAVEL BAG BERM
 - SE-7 STREET SWEEPING AND VACUUMING
 - SE-8 SANDBAG BARRIER
 - SE-10 STORM DRAIN INLET PROTECTION
 - SE-13 COMPOST SOCKS AND BERMS
 - SE-14 BIOFILTER BAGS
- NON-STORM WATER MANAGEMENT:**
- NS-1 WATER CONSERVATION PRACTICES
 - NS-2 Dewatering OPERATIONS
 - NS-3 PAVING AND GRINDING OPERATIONS
 - NS-6 ILLICIT CONNECTION/DISCHARGE
 - NS-7 POTABLE WATER/IRRIGATION
 - NS-8 VEHICLE AND EQUIPMENT CLEANING
 - NS-9 VEHICLE AND EQUIPMENT FUELING
 - NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
 - NS-12 CONCRETE CURING
 - NS-13 CONCRETE FINISHING
 - NS-14 MATERIAL AND EQUIPMENT USE
- TRACKING CONTROL:**
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC-3 ENTRANCE/OUTLET TIRE WASH
- WIND EROSION CONTROL:**
- WE-1 WIND EROSION CONTROL
- WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:**
- WM-1 MATERIAL DELIVERY AND STORAGE
 - WM-2 MATERIAL USED
 - WM-3 STOCKPILE MANAGEMENT
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-6 HAZARDOUS WASTE MANAGEMENT
 - WM-7 CONTAMINATED SOIL MANAGEMENT
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
 - WM-10 LIQUID WASTE MANAGEMENT
- REFER TO THE CASQA BMP ANDBOOK FOR BMP FACT SHEETS.



A CONSTRUCTION ENTRANCE
NTS



B FIBER ROLL
NTS



- NOTES:**
- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
 - CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES
 - USE OF PRE-FABRICATED CONCRETE WASHOUT BOX MAY BE USED IN LIEU OF STRAWBALE

C CONCRETE WASHOUT
NTS

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	
										<p>C3 ENGINEERING INCORPORATED Civil Engineering Land Development Stormwater Control 126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (931) 647-1192 Fax (931) 647-1194 mail@C3Engineering.net</p>										
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										MADE IN THE USA										

26346 Valley View

Roof:



Windows:



Cedar Siding: (this is the basic palette for this Valley View home.)



Stone:

