

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

In the matter of the application of:

SALIB ANTHONY (PLN240111)

RESOLUTION NO. 26-017

Resolution by the County of Monterey Planning
Commission:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Administrative Permit and Design Approval to allow construction of a 3,417 square foot two-story single-family dwelling with an attached 517 square foot garage, with associated site improvements including removal of one Monterey Pine; and
 - b. Use Permit to allow development on slopes in excess of 25 percent.

[PLN240111, Anthony Salib, 25575 Chiquito Place, Carmel, Carmel Valley Master Plan (APN: 015-052-026-000)]

The SALIB ANTHONY application (PLN240111) came on for public hearing before the County of Monterey Planning Commission on June 10, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the Conditions of Approval and project, the County of Monterey 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Valley Master Plan; and
 - Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 25575 Chiquito Place, Carmel (Assessor's Parcel Number: 015-052-026-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential, with 1 acre per unit density, Design Control, Site Plan Review, and Residential Allocation Zoning overlays, which allow for the construction of a new residence and accessory structures, subject to an Administrative Permit and Design Approval. The proposed project includes 4,206 square feet of development on slopes greater than 25 percent. According to Monterey County Geographic Information System (GIS) records, majority of the parcel contains slopes exceeding 25 percent. Per Title 21 section 21.64.230.C a Use Permit is required to allow development on slopes in excess of 25 percent. Therefore, the project is an allowed land use for this site.
- c) Development Standards. Title 21 section 21.14.060 establishes the site development standard applicable to structures within the LDR zoning district. Pursuant to Title 21 section 21.14.060.C, the subject main structures shall have setbacks of at least 30 feet for the front, 10 percent of the average lot width to a maximum of twenty feet for the sides, and 20 feet for the rear, and a maximum allowable height of 30 feet. The garage is structurally attached to the proposed residence and therefore are subject to the same site development standards as the main structure. As delineated on the project plans, the residence and attached garage are sited 82 feet from the front, over 20 feet from either side, and over 108 feet from the rear. The structures have a proposed height of 27 feet 8 inches from average natural grade. The subject property has an allowable building site coverage of 25 percent, and as proposed the lot coverage will be 7.93 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.
- d) Site Plan Review. The parcel includes an "S" (Site Plan Review) zoning overlay, which requires that no structures and/or additions shall be allowed without approval of the Appropriate Authority and issuance of an Administrative Permit per Title 21 sections 21.45.040.A and C. An Administrative Permit is included with the application as the project includes new structures.
- e) Design and Visual Resources. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure protection of the public viewshed and neighborhood character. Carmel Valley Master Plan Policy CV-1.1 requires that development follow a rural architectural theme. Policy CV-1.20 of the Carmel Valley Master Plan requires that materials and colors be consistent with the rural character of the valley and be compatible and appropriate for the immediate surrounding area. As designed, the proposed residence will have exterior colors and materials that include light brown stucco, dark bronze metal framing for windows and doors, dark bronze metal

roofing, and wood plank horizontal wood siding. The garage will have colors and materials to match that of the residence. The proposed bulk, colors, and materials are consistent with the surrounding residential neighborhood. The exterior finishes and proposed rural architectural style are compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and maintain an appropriate bulk and mass. Policy LU-1.13 of the 2010 General Plan requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility of the lighting source is reduced, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive, as required in Condition No. 11. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity, as required by Title 21, Chapter 21.44.

- f) Development on Slopes. The proposed project involves consideration of a Use Permit to allow development on slopes in excess of 25 percent. As demonstrated in Finding No.6 and supporting evidence, the proposed project complies with General Plan Policy OS-3.5 and Carmel Valley Master Plan CV-3.4, which prohibits development on slopes in excess of 25 percent, unless the Appropriate Authority finds that such development is unavoidable and/or better meets the resource protection goals and policies of the 2010 General Plan and Carmel Valley Master Plan.
- g) Tree Removal. The project includes the removal of 1 Monterey Pine that is within the development footprint. According to the prepared arborist report (County of Monterey Library No. LIB260115) the tree has a diameter breast height of 25 inches, and was given a ISA Hazard rating of 10. The subject tree has a notable lean with soil instability, deeming the tree a hazardous tree. Consistent with Title 16 section 16.60.040 the removal of 3 or less protected trees in a one-year period is allowed subject to a hazardous tree removal permit processed ministerially through the Permit Center.
- h) Cultural Resources. According to the Monterey County Geographic Informational System (GIS), the subject property has a moderate archaeological sensitivity. Based on the Phase One Archaeological Survey (County of Monterey Library No. LIB170354) results and information available in the record, there are no indicators of archaeological artifacts or historical significance on site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Lot Legality. The subject property is shown in its current configuration (1.01 acres) on Record of Survey as Lot 4, in Volume 4 of Surveys at Page 31, filed on May 16, 1946 (Document No. 2017011490). Therefore, the County recognizes the subject property as a legal lot of record.

- j) The project planner conducted a site inspection on May 15, 2026 to verify that the project on the subject parcel conforms to the plans listed above.
- k) Land Use Advisory Committee. The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review, on May 18, 2026. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The LUAC voted 5-0 to support the project as proposed, with no changes suggested.
- l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240111.

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: HCD-Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Forest Resources, Archaeological Resources, Soil/Slope Stability. The following reports have been prepared:
 - “Preliminary Cultural Resources Reconnaissance” (County of Monterey Library No. LIB170354) prepared by Susan Morley, Marina, CA, April 1, 2017.
 - “Geotechnical Investigative Report” (County of Monterey Library Nos. LIB170355) prepared by Earth Systems, Salinas, CA, August 23, 2017.
 - “Update and Transfer of Responsibility of Prior Geotechnical Investigative Report” (County of Monterey Library No. LIB240263) prepared by Soil Surveys Group Inc., Salinas, CA, September 11, 2024.
 - “Percolation Investigation” (County of Monterey Library No. LIB240334) prepared by Soil Surveys Group Inc., Salinas, CA, July 31, 2018.
 - “Tree Assessment” (County of Monterey Library No. LIB260115) prepared by Amanda Gates, Carmel, CA, March 15, 2026.

The above-mentioned technical reports by outside 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 concurs with their conclusions.
 - c) Staff conducted a site inspection on May 15, 2026 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 County of Monterey HCD-Planning for the proposed development found in Project File PLN240111.

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 was reviewed by HCD-Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and 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 facilities are provided to the project site, with potable water through Cal-Am, and the sewer services is provided through an Onsite Wastewater Treatment System (OWTS).
 - c) Staff conducted a site inspection on May 15, 2026 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 County of Monterey HCD-Planning for the proposed development found in Project File PLN240111.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 15, 2026 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240111.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures, including one single-family residence in a residential zone.
 - b) The proposed project includes construction of a 3,417 square foot two-story single-family dwelling with an attached 517 square foot three-car garage, and associated site improvements including development on

slopes in excess of 25 percent and removal of one Monterey Pine. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 15, 2026.
- d) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known historical resources are found in the geotechnical report, which may cause a substantial adverse change in the significance of a historical resource.
- e) Staff conducted a site inspection on May 15, 2026, to verify that the site and proposed project meet the criteria for an exemption.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240111.

6. **FINDING:** **DEVELOPMENT SLOPES IN EXCESS OF 25 PERCENT** – There is no feasible alternative which would allow the development to occur on slopes of less than 25 percent and the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and the Carmel Valley Master Plan.

- EVIDENCE:**
- a) Monterey County General Plan Policy OS-3.5: *Development on slopes in excess of 25% shall be prohibited unless a Use Permit is obtained and the appropriate authority makes one or both of the following findings based upon substantial evidence:*
 - 1. *There is no feasible alternative that would allow development to occur on slopes of less than 25%;*
 - 2. *The proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.*
 - b) The project includes a Use Permit to allow approximately 4,206 square feet of development on slopes in excess of 25 percent. The majority of the subject property contains slopes in excess of 25 percent, as shown on Monterey County GIS records and the attached project plans. There are limited areas within the subject property that do not contain slopes in excess of 25 percent. The project as designed ensures that portions of the parcel that are less sloped are utilized to site the driveway, garage, and single family dwelling to the maximum extent feasible. Further, the two-story single family dwelling is designed to ensure that the building site on slopes in excess of 25 percent is minimized to the extent feasible, especially when compared to a single level single family dwelling. Accordingly, there are no feasible alternatives that would allow development to occur on slopes of less than 25% due to the highly sloped nature of the lot.

- c) Carmel Valley Master Plan Policy 3.4 states: *“Alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements and maximum feasible restoration including botanically appropriate landscaping. Where cut and fill is unavoidable on steep slopes, disturbed areas shall be revegetated.”* As proposed, the residence and attached garage are sited towards the front-half of the property near Chiquito Place. The location of the proposed structures will reduce impacts to hillside alterations by constructing a two story house in close proximity to the front of the property and building on the portions of the site that do not have slopes in excess of 25 percent. The proposed structures are also sited to comply with the applicable site development standards, such as required setbacks. The proposed residence and attached garage are situated in an area of the parcel that minimizes alterations to the existing hillside and natural landforms to the extent feasible. Further, reconfiguring the footprint of the residence could impact nearby trees or require further development on slopes to take place, which could cause additional impacts to water quality through increased erosion and additional impacts to biological resources through the removal of mature landmark Oaks. Finally, the proposed project includes landscaping that will restore the hillside after construction through botanically appropriate landscaping. Therefore, the proposed development on slopes better meets the objectives and policies of the General Plan and the Carmel Valley Master Plan by avoiding the removal of mature landmark Oaks, ensuring impacts to water quality are minimized by minimizing development on slopes in excess of 25%, ensuring that the hillside is restored through botanically appropriate landscaping, and ensuring that all proposed development conforms to the required setbacks.
- d) The proposed project would also be required to comply with Title 16, Chapter 16.12, Erosion Control, which sets forth provisions for project planning, preparation of erosion control plans, runoff control, land clearing, and winter operations; and establishes procedures for administering those provisions. As proposed, the project complies with Title 16 Chapter 16.12 by ensuring that erosion from stormwater runoff before and after the project is minimized and properly managed as shown in the project plans.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240111.

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

EVIDENCE: a) Pursuant to Title 21, section 21.80.040.D, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by the decision of the Planning Commission.

DECISION

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

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Administrative Permit and Design Approval to allow construction of a 3,417 square foot two-story single-family dwelling with an attached 517 square foot garage, with associated site improvements including removal of one Monterey Pine; and
 - b. Use Permit to allow development on slopes in excess of 25 percent.

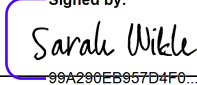
PASSED AND ADOPTED this 10th day of June 2026, upon motion of Commissioner Diehl, seconded by Commissioner Mendoza, by the following vote:

AYES: Getzelman, Mendoza, Gonzalez, Work, Diehl, Roberts, Monsalve, Gomez, Shaw

NOES: None

ABSENT: Hartzell

ABSTAIN: None

Signed by:


 Sarah Wikle
 Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON **JUNE 11, 2026**.

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 **JUNE 22, 2026**.

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.

NOTE

- 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 notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

County of Monterey HCD Planning

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

PLN240111

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240111) allows for construction of a 3,417 square foot two-story single-family dwelling with an attached 517 square foot three-car garage, and associated site improvements including development on slopes in excess of 25% and removal of one Monterey Pine. The property is located at 25575 Chiquito Place, Carmel (Assessor's Parcel Number 015-052-026-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A [Combined Development Permit (Resolution Number 26-017) was approved by the Planning Commission for Assessor's Parcel Number 015-052-026-000 on June 10, 2026. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection to Chiquito Place. The design and construction is subject to the approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

5. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

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

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

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project. CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for 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. (Public Works)

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 HCD-Planning and HCD- Engineering Services 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.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

9. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

10. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: 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 HCD - 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 HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

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

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 the Monterey County HCD - 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.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The 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 HCD - Planning, prior to the issuance of building permits.
(HCD - 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 HCD - 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.

12. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

SALIB RESIDENCE

NEW SINGLE FAMILY RESIDENCE

25575 CHIQUITO PLACE CARMEL, CA 93923

PLUMBING AND ELECTRICAL NOTES

FOR ALL NEW PLUMBING AND ELECTRICAL ITEMS:

- ALL SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 1.8 G.P.M. @ 80 psi.
- ALL LAVATORY FAUCETS SHALL HAVE A MAX FLOW RATE OF 1.2 G.P.M. @ 60 psi, AND MIN. 0.8 G.P.M. @ 20 psi.
- KITCHEN SINKS SHALL HAVE A MAX FLOW RATE OF 1.8 G.P.M. @ 60 psi.
- ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.28 GAL.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION IN ACCORDANCE WITH CEC ART. 210.12(A).
- HOMERUN ALL NEW CIRCUITS TO ELECTRICAL PANEL.
- ALL KITCHEN AND BATHROOM ELECTRICAL OUTLETS SHALL HAVE GFCI PROTECTION.
- ALL ELECTRICAL ITEMS SHOWN ARE NEW UNLESS OTHERWISE NOTED.
- PROVIDE SMOKE DETECTORS WITH BATTERY BACKUP IN EACH BEDROOM, HALLWAY & WHERE INDICATED.
- BACKING MATERIAL BEHIND NEW TILE, SHOWER AND SINKS TO COMPLY WITH CRCR702.4.2
- LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL COMPLY WITH CEC 150(K)(1)(C).
- CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT PER CRC R315.2.6.
- CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT PER CRC R315.1.3, R315.2.5.

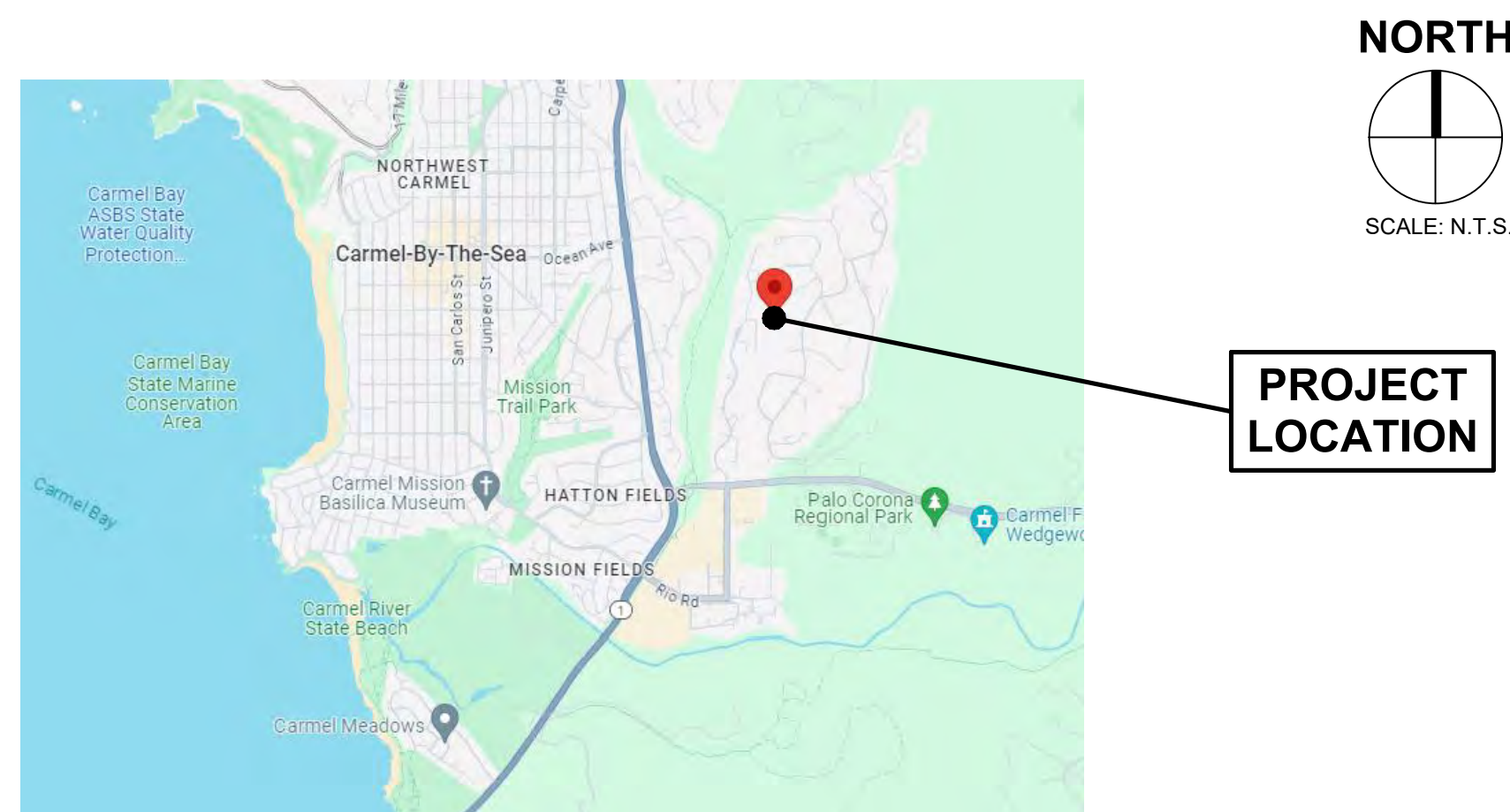
FIRE SAFETY REQUIREMENTS

- FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - THE BUILDING AND ATTACHED GARAGE SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD.**
- DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR THE PROPERTY LINE), LIMB TREES 6 FEET UP FROM GROUND, REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS.
- SMOKE ALARMS - (SINGLE FAMILY DWELLING) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE CBC - THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
- ROOF CONSTRUCTION - ICBO CLASS A ROOF CONSTRUCTION.

PROJECT NOTES

- BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA RESIDENTIAL BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, ENERGY AND GREEN BUILDING STANDARDS CODES AND ANY AMENDMENTS OF THE PRESIDING CITY OR COUNTY.
- PROTECT ALL TREES DURING CONSTRUCTION.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.
- ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A-615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. DEFORMATIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. A-305. WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A-185.
- LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 19%, ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES AND REGULATIONS OF THE W.W.P., R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO THE U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.
- WALL CONSTRUCTION SHALL COMPLY WITH CRC SECTION 602 (FOR CONVENTIONAL CONSTRUCTION).
- NAILING TO BE IN COMPLIANCE WITH CRC TABLE R602.3(1).
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CGBS 4.504.2.1
- ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
- CONTRACTOR SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. THE ACTIVE TICKET SHALL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST OF THE INSPECTOR.
- A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF INSPECTION.
- THE BUILDER/CONTRACTOR TO PROVIDE OWNER AND ENFORCING AGENCY WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
- AT THE TIME OF A FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGBS 4.410.

VICINITY MAP



PROJECT DATA

APN:	015-052-026
ZONING:	LDR/1-D-S-RAZ
TREE INFORMATION:	1 TREE TO BE REMOVED - 18" PINE (SEE A1.1)
RESIDENCE OCCUPANCY:	LDR
OCCUPANCY GROUP: CONSTRUCTION TYPE:	R-3/U V-B
SPRINKLED:	YES - PROPOSED
SITE AREA:	43,749.04 SQ. FT. (1.004 ACRES)
ALLOWABLE BUILDING COVERAGE:	25% = 10,937.26 SQ. FT. COVERAGE (43,749.04 x .25) 10,937.26 SQ. FT. ALLOWED BUILDING COVERAGE
BUILDING SETBACK:	FRONT YARD - 50'-0" SIDE YARD - 10% AVG. WIDTH TO 20'-0" MAX. = 16.22' (49.99' * 274.48' = 324.47') (324.47' / 2 = 162.24') (162.24' * .10 = 16.22') REAR YARD - 20'-0" HEIGHT - 30'-0"
PROPOSED FLOOR AREA:	
LOWER FLOOR:	1,299.57
MAIN FLOOR:	2,117.41
GARAGE (ATTACHED):	517.00
TOTAL:	3,933.98
F.A.R.: (3,933.98 / 43,749.04): (TOTAL FLOOR AREA)	8.99%
PROPOSED COVERAGE:	
MAIN HOUSE (w/ GARAGE):	2,735.43
DECK:	734.10
TOTAL:	3,369.53
COVERAGE: (3,369.53 / 43,749.04): (TOTAL COVERAGE)	7.93%

OWNER: RENEE & ANTHONY SALIB 571 W. SUNSHINE PLACE CHANDLER, AZ 85248	GEOTECHNICAL ENGINEER: SOIL SURVEYS GROUP, INC. 103 CHURCH ST. SALINAS, CA 93923 P. 831.757.2172
SITE ADDRESS: 25575 CHIQUITO PLACE CARMEL, CA 93923	CIVIL ENGINEER: LANDSET ENGINEERS, INC. 520-B CRANZ HORSE CANYON RD. SALINAS, CA 93907 P. 831.443.6970
DESIGNER/BUILDER: CARMEL BUILDING & DESIGN P.O. BOX 2201 CARMEL, CA 93921 P. 831.626.8606	LANDSCAPE DESIGNER: CARMEL POINT LANDSCAPES P.O. BOX 4195 CARMEL, CA 93921 P. 831.574.9837
STRUCTURAL: T.B.D.	

PROJECT DESCRIPTION

- CONSTRUCTION OF A NEW 2-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE. FINISHES TO INCLUDE:
- STANDING SEAM METAL ROOF
 - GALVANIZED ALUMINUM GUTTERS AND DOWNSPOUTS
 - PAINTED WOOD TRIM
 - STAINED WOOD EAVES
 - PAINTED CEMENT STUCCO SIDING
 - STAINED HORIZONTAL WOOD SIDING
 - METAL WINDOWS AND DOORS
 - CUSTOM STAINED WOOD ENTRY AND GARAGE DOORS
 - WOOD AND GLASS RAILING SYSTEM
 - 24"X24" DECK TILE
 - CEMENT STUCCO PRIVACY AND GARDEN WALLS
 - 1 - 18" PINE TREE AND 1 - 24" STUMP PROPOSED TO BE REMOVED PER EXISTING SITE PLAN ON A1.1.

GENERAL NOTES

- CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT, FURNISHED UNDER THIS CONTRACT, WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL/NOTICE/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS (2007 C.B.C.)
- RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, STATE, LOCAL & O.S.H.A. SAFETY REGULATIONS.
- INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER THE WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRE CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS/DAMAGES/LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
- SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES, WINDOWS & DOORS, FINISH CARPENTRY, SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER AND/OR DESIGNER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
- CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
- CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
- DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
- TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

DEFERRED SUBMITTALS

- GAS LINE DIAGRAM

SHEET INDEX

DESIGN

- A0.1 COVER SHEET, PROJECT DATA
- A1.1 EXISTING SITE PLAN
- A1.2 PROPOSED SITE PLAN
- A2.1 PROPOSED LOWER FLOOR PLAN
- A2.2 PROPOSED MAIN FLOOR PLAN
- A3.1 PROPOSED ELEVATIONS
- A3.2 PROPOSED ELEVATIONS
- A4.1 PROPOSED SECTIONS
- A4.2 PROPOSED SECTIONS
- A4.3 PROPOSED SECTIONS
- A5.1 DOOR AND WINDOW SCHEDULE
- L-1 LOWER FLOOR EXTERIOR LIGHTING PLAN
- L-2 MAIN FLOOR EXTERIOR LIGHTING PLAN
- SW.1 SEPTIC PLAN

CIVIL

- C1 COVER SHEET
- C2 TOPO MAPEXISTING CONDITIONS
- C3 GRADING, DRAINAGE & UTILITY PLAN
- C4 GRADING SECTIONS
- C5 STANDARD PLANS & CONSTRUCTION DETAILS
- C6 EROSION & SEDIMENT CONTROL PLAN
- C7 CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE

- LA-1.01 PLANTING PLAN
- LA-1.02 PLANTING NOTES & LEGEND
- LA-1.03 PRELIMINARY IRRIGATION PLAN

OWNER NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY CARMEL BUILDING AND DESIGN. HEREINAFTER REFERRED TO AS "DESIGNERS", WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
- THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
- THE DESIGNERS DISCLAIM ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
- IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS, THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS, FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

SPECIAL CONDITIONS

NONE NOTED

SUBJECT PROPERTY



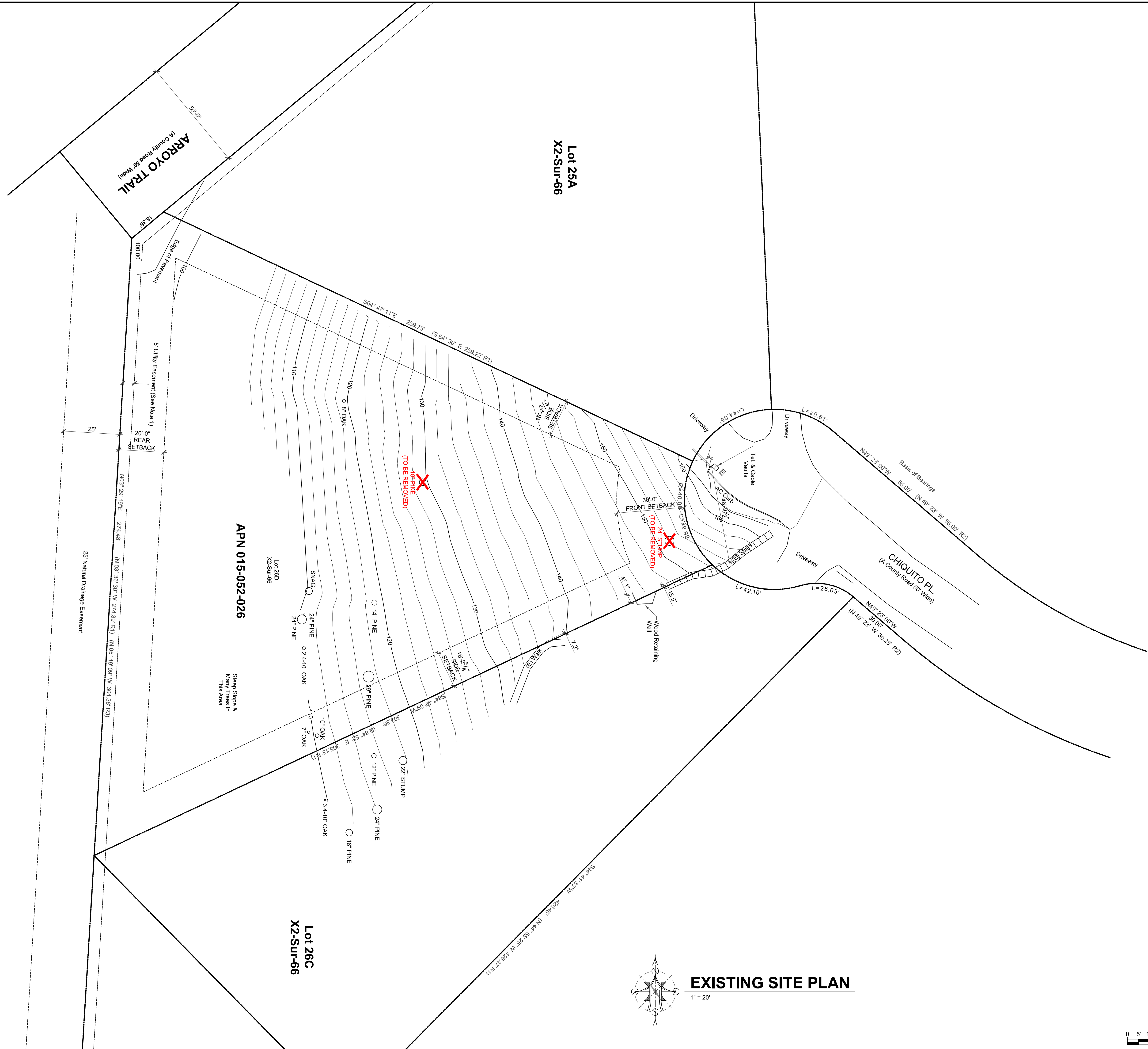
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DATE:	12-17-24
SCALE:	NONE
DRAWN BY:	STAFF
REVISION:	08-24-24

COVER SHEET
SALIB RESIDENCE
25575 CHIQUITO PLACE
CARMEL, CA 93923
APN: 015-052-026

PAGE:
A0.1
Matt Hanner



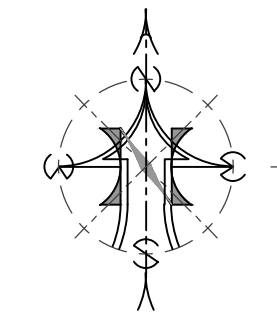
Lot 25A
X2-Sur-66

Lot 26C
X2-Sur-66

APN 015-052-026

EXISTING SITE PLAN

1" = 20'



EXISTING SITE PLAN

SALIB RESIDENCE
25575 CHIQUITO PLACE
CARMEL, CA 93923
APN: 015-052-026

DATE:	09-24-24
SCALE:	NOTED
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PAGE:

A1.1

Matt Hamner

KEY NOTES: [X]

1. SLOPE DOWN AT 4":12" PITCH.
2. SLOPE UP AT 1 1/2":12" PITCH.

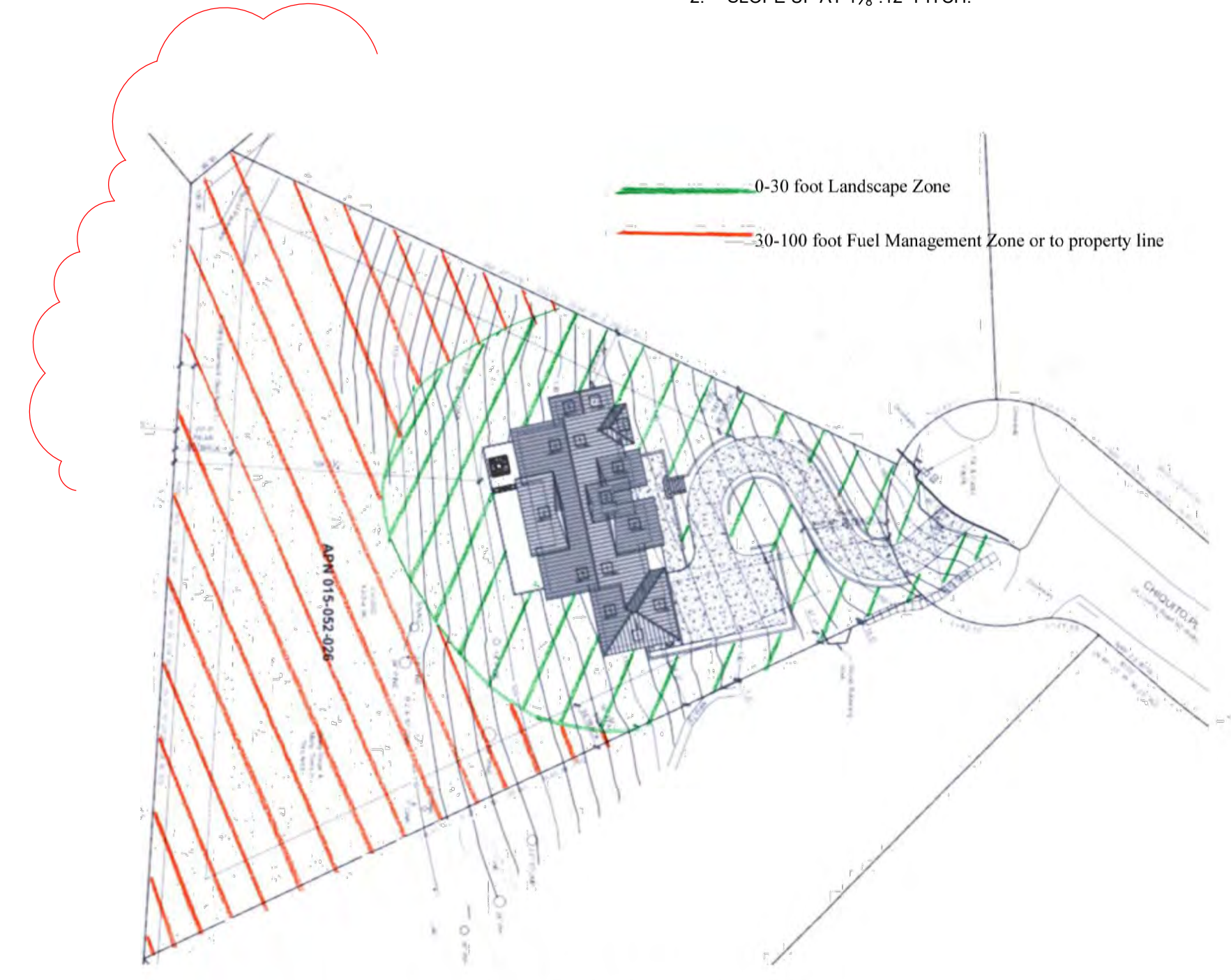
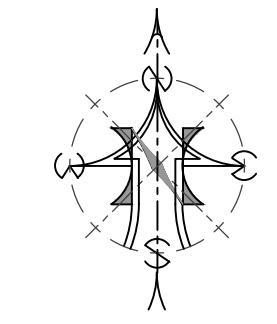


Exhibit A: Fuel Management Zone map.
The 0-30 foot Landscape Zone around the proposed home is approximate and is identified in green, and the approximate 30-100+ ft area identified in red is the Fuel Management Zone, or also commonly referred to as the Reduced Fuel Zone and Defensible Space Zone.

FUEL MANAGEMENT PLAN
Scale: NTS



PROPOSED SITE PLAN
1" = 20'

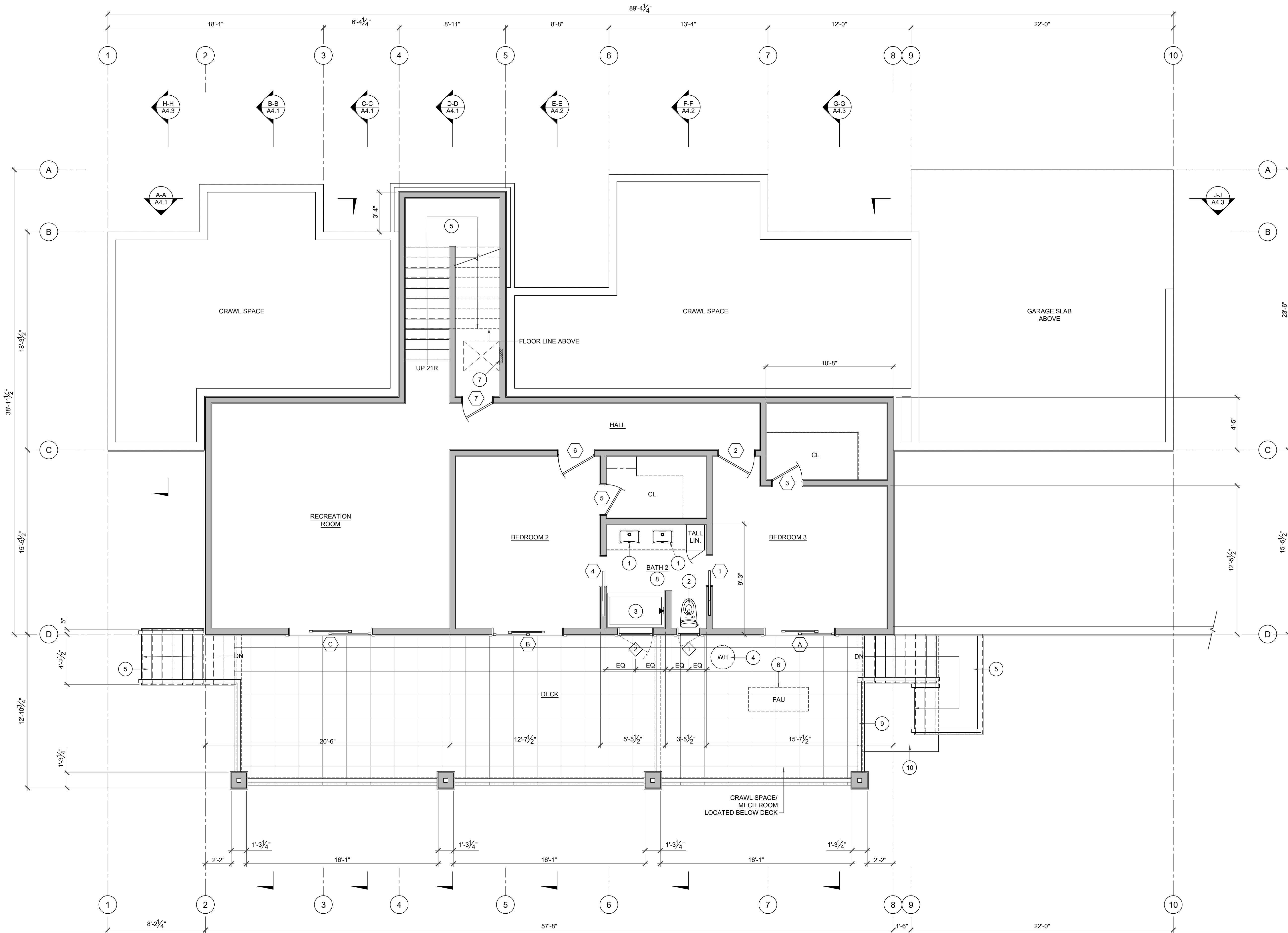


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DRAWN BY:	STAFF
REVISION:	09-24-24

PROPOSED SITE PLAN
SALIB RESIDENCE
25575 CHIQUITO PLACE
CARMEL, CA 93923
APN: 015-052-026



LEGEND:

(N) 2x4 FRAMING

NOTE:

- GRID LINES ARE TO FACE OF FRAMING, U.O.N.
- DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- FIELD VERIFY ALL FRAMING DIMENSIONS PRIOR TO CONSTRUCTION.

KEY NOTES: (XX)

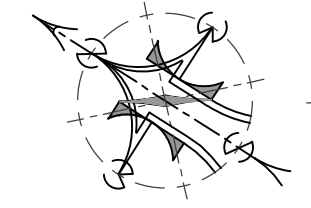
1. LAVATORY; SEE SECTION 1.4 IN "CODE COMPLIANCE" ON A2.0 FOR FLOW RESTRICTIONS.
2. TOILET; SEE SECTION 1.1 & SECTION 4 IN "CODE COMPLIANCE" ON A2.0 FOR FLOW RESTRICTIONS & REQUIREMENTS.
3. TUB/SHOWER w/ TILE SURROUND. SEE SECTIONS 1.2, 1.3 & SECTION 3 IN "CODE COMPLIANCE" ON A2.0 FOR FLOW RESTRICTIONS AND REQUIREMENTS.
4. WATER HEATER. LOCATE IN CRAWL SPACE/MECH ROOM; COORDINATE LOCATION WITH MECHANICAL AND TRADES. SEE SECTION 6 IN "CODE COMPLIANCE" ON A2.0 FOR REQUIREMENTS.
5. STAIRS; SEE SECTION 7 IN "CODE COMPLIANCE" ON A2.0 FOR REQUIREMENTS.
6. UNDER FLOOR FURNACE; SEE SECTION 9 IN "CODE COMPLIANCE" ON A2.0 FOR REQUIREMENTS.
7. ELECTRICAL SUB-PANEL; SEE ELECTRICAL PLANS.
8. BATHROOM; SEE SECTION 10 IN "CODE COMPLIANCE" ON A2.0 FOR REQUIREMENTS.
9. 30"x24" MIN. CRAWL SPACE ACCESS. ACCESS PANEL SHALL BE SOLID WOOD DOOR OR SOLID HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR 20 MIN. FIRE RATED PER CRC R302.5.1.
10. CONCRETE SLAB ON GRADE.

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REVISION:	09-24-24

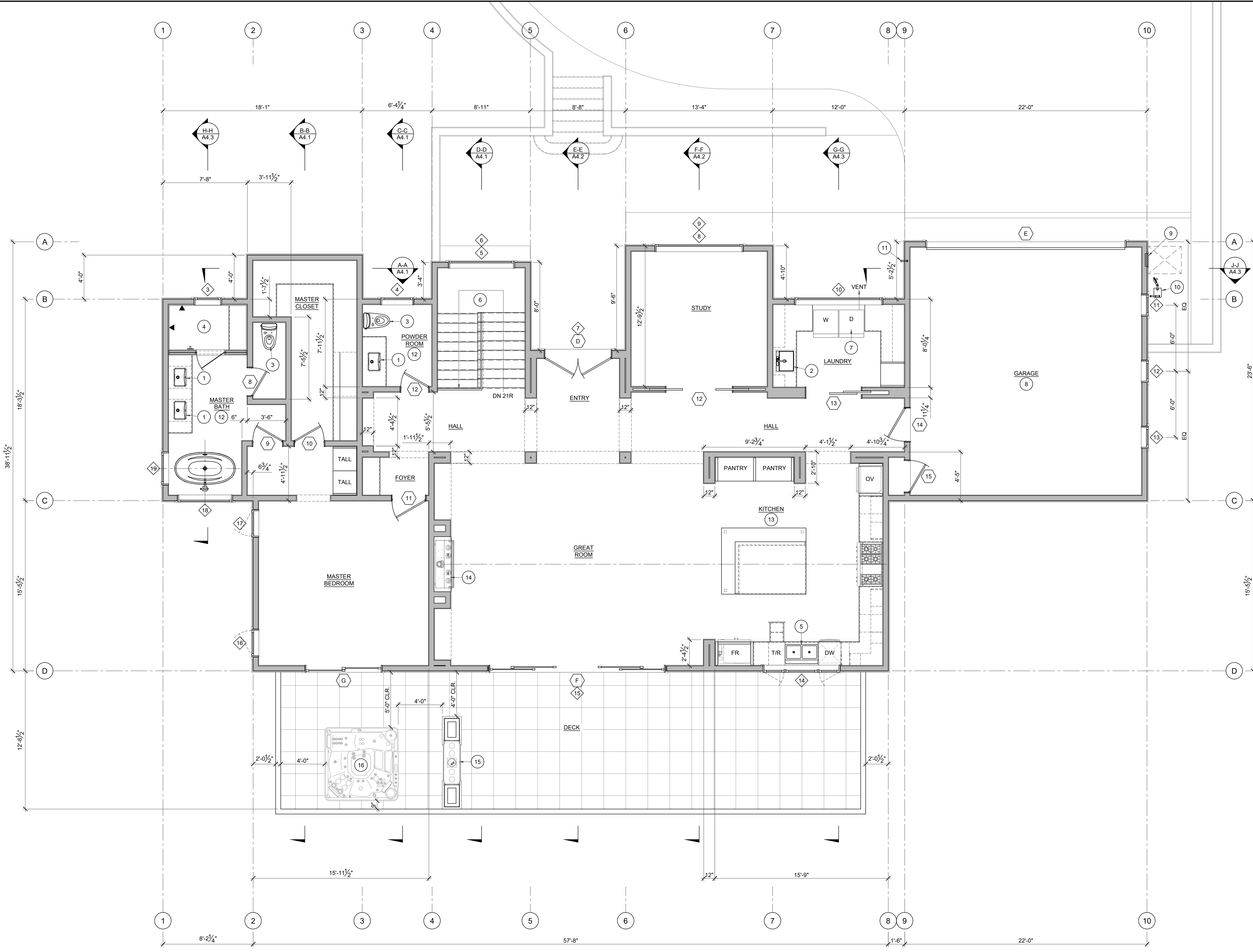
PROPOSED LOWER FLOOR PLAN
 SALIB RESIDENCE
 25575 CHIQUITO PLACE
 CARMEL, CA 93923
 APN: 015-052-026



PROPOSED LOWER FLOOR PLAN

1/4" = 1'-0"





LEGEND:

(N) 2x4 FRAMING

NOTE:

- GRID LINES ARE TO FACE OF FRAMING, U.O.N.
- DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- FIELD VERIFY ALL FRAMING DIMENSIONS PRIOR TO CONSTRUCTION.

KEY NOTES: (xx)

1. LAVATORY; SEE SECTION 1.4 IN "CODE COMPLIANCE" ON A2.0 FOR FLOW RESTRICTIONS.
2. LAUNDRY SINK; SEE SECTION 1.5 IN "CODE COMPLIANCE" ON A2.0 FOR FLOW RESTRICTIONS.
3. TOILET; SEE SECTION 1.1 & SECTION 4 IN "CODE COMPLIANCE" ON A2.0 FOR FLOW RESTRICTIONS & REQUIREMENTS.
4. SHOWER w/ TILE SURROUND; SEE SECTIONS 1.2, 1.3 & SECTION 3 IN "CODE COMPLIANCE" ON A2.0 FOR FLOW RESTRICTIONS AND REQUIREMENTS.
5. KITCHEN SINK; SEE SECTION 1.6 IN "CODE COMPLIANCE" ON A2.0 FOR FLOW RESTRICTIONS.
6. STAIRS; SEE SECTION 7 IN "CODE COMPLIANCE" ON A2.0 FOR REQUIREMENTS.
7. CLOTHES DRYER; SEE SECTION 2 IN "CODE COMPLIANCE" ON A2.0 FOR REQUIREMENTS.
8. GARAGE; SEE SECTION 5 IN "CODE COMPLIANCE" ON A2.0 FOR REQUIREMENTS.
9. LOCATION OF PG&E ELECTRICAL MAIN AND PANEL; SEE ELECTRICAL PLANS.
10. LOCATION OF PG&E GAS METER.
11. WATER SHUT-OFF VALVE LOCATION.
12. BATHROOM; SEE SECTION 10 IN "CODE COMPLIANCE" ON A2.0 FOR REQUIREMENTS.
13. KITCHEN; SEE SECTIONS 11 IN "CODE COMPLIANCE" ON A2.0 FOR REQUIREMENTS.
14. DIRECT VENT GAS FIREPLACE; VENT THROUGH ROOF.
15. DIRECT VENT EXTERIOR GAS SEE-THROUGH FIREPLACE.
16. HOT TUB; PROVIDE 220 AMP CIRCUIT; SEE ELECTRICAL PLANS.

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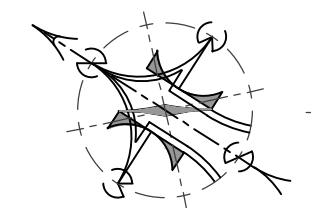
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NEW MAIN FLOOR PLAN
 SALIB RESIDENCE
 25575 CHIQUITO PLACE
 CARMEL, CA 93923
 APN: 015-052-026

PAGE:

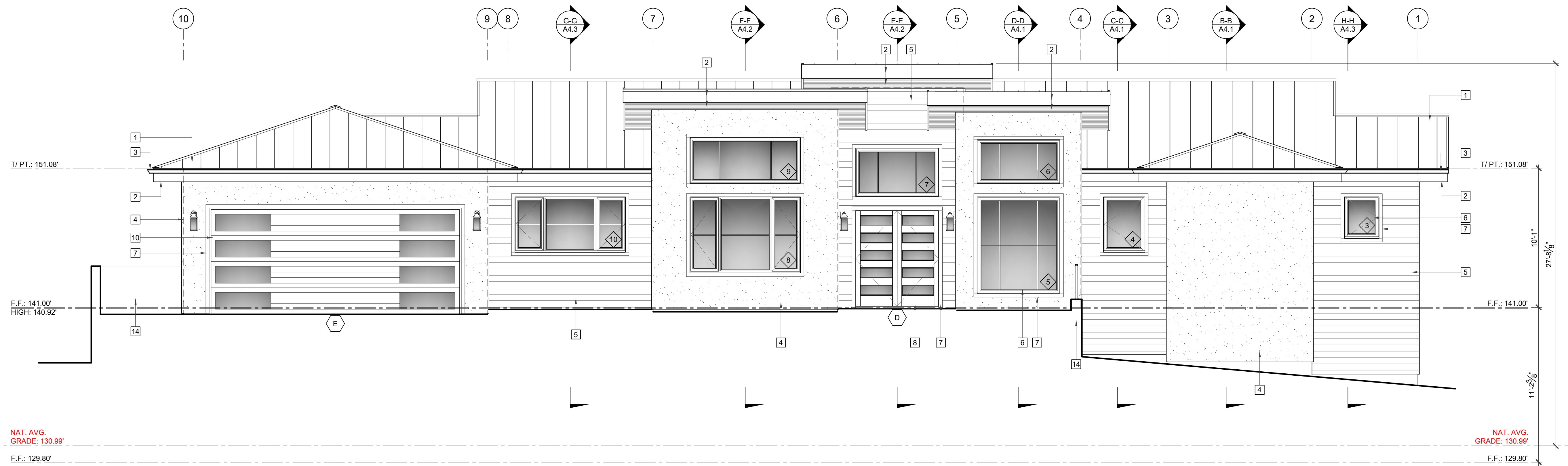
A2.2
 Matt Hamner



PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"

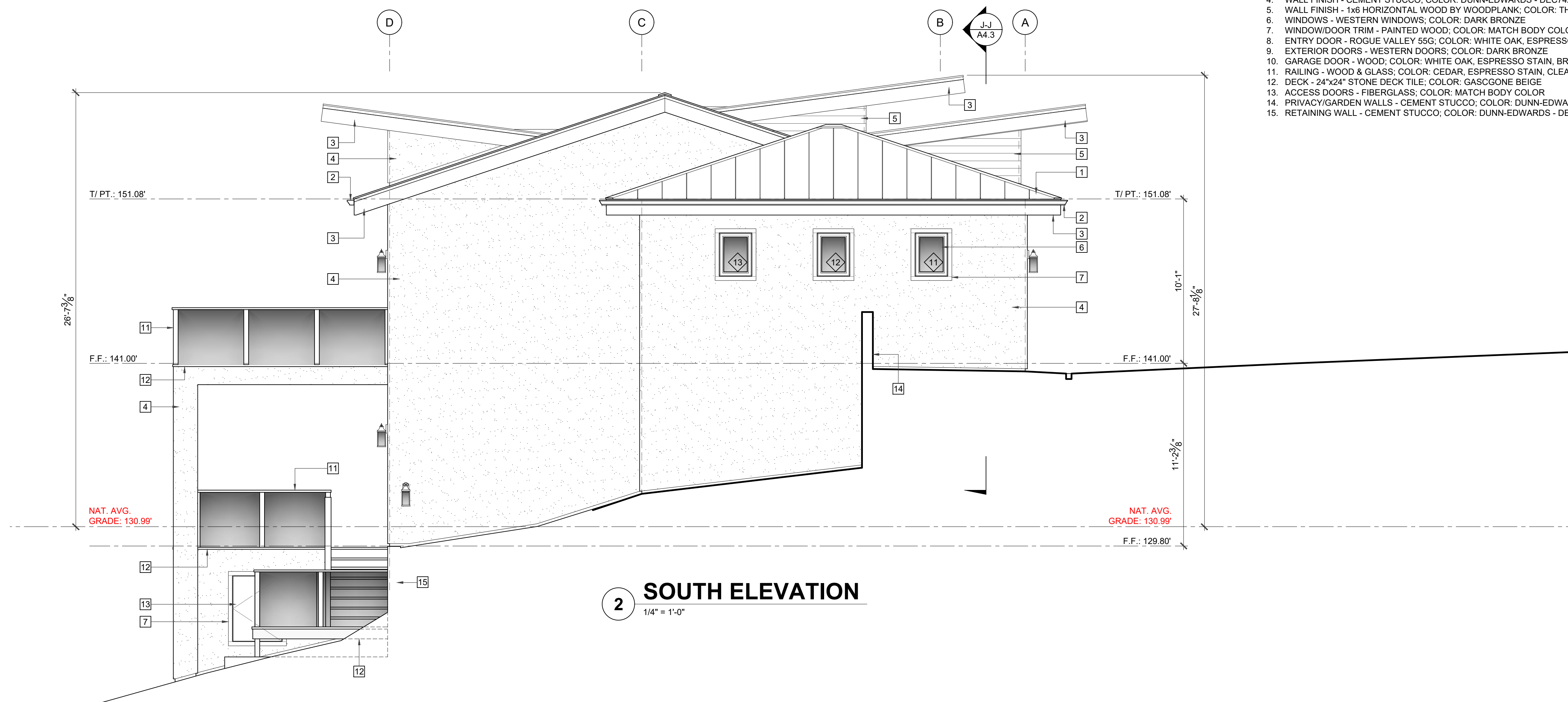




1 EAST ELEVATION
1/4" = 1'-0"

MAJOR MATERIALS

1. ROOF - STANDING SEAM METAL; COLOR: SHEFFIELD METALS - DARK BRONZE
2. EAVE & EAVE ITEMS - 1x6 HORIZONTAL WOOD BY WOODPLANK; COLOR: THERMO-POPLAR
3. GUTTERS & DOWNSPOUTS - GALVANIZED ALUMINUM; COLOR: MATCH BODY COLOR
4. WALL FINISH - CEMENT STUCCO; COLOR: DUNN-EDWARDS - DEC742 "CAMEO"
5. WALL FINISH - 1x6 HORIZONTAL WOOD BY WOODPLANK; COLOR: THERMO-POPLAR
6. WINDOWS - WESTERN WINDOWS; COLOR: DARK BRONZE
7. WINDOW/DOOR TRIM - PAINTED WOOD; COLOR: MATCH BODY COLOR
8. ENTRY DOOR - ROGUE VALLEY 55G; COLOR: WHITE OAK, ESPRESSO STAIN AND BRONZE GLASS
9. EXTERIOR DOORS - WESTERN DOORS; COLOR: DARK BRONZE
10. GARAGE DOOR - WOOD; COLOR: WHITE OAK, ESPRESSO STAIN, BRONZE GLASS
11. RAILING - WOOD & GLASS; COLOR: CEDAR, ESPRESSO STAIN, CLEAR GLASS
12. DECK - 24"x24" STONE DECK TILE; COLOR: GASGONE BEIGE
13. ACCESS DOORS - FIBERGLASS; COLOR: MATCH BODY COLOR
14. PRIVACY/GARDEN WALLS - CEMENT STUCCO; COLOR: DUNN-EDWARDS - DEC742 "CAMEO"
15. RETAINING WALL - CEMENT STUCCO; COLOR: DUNN-EDWARDS - DEC742 "CAMEO"



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

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EXTERIOR ELEVATIONS
SALIB RESIDENCE
25575 CHIQUITO PLACE
CARMEL, CA 93923
APN: 015-052-026

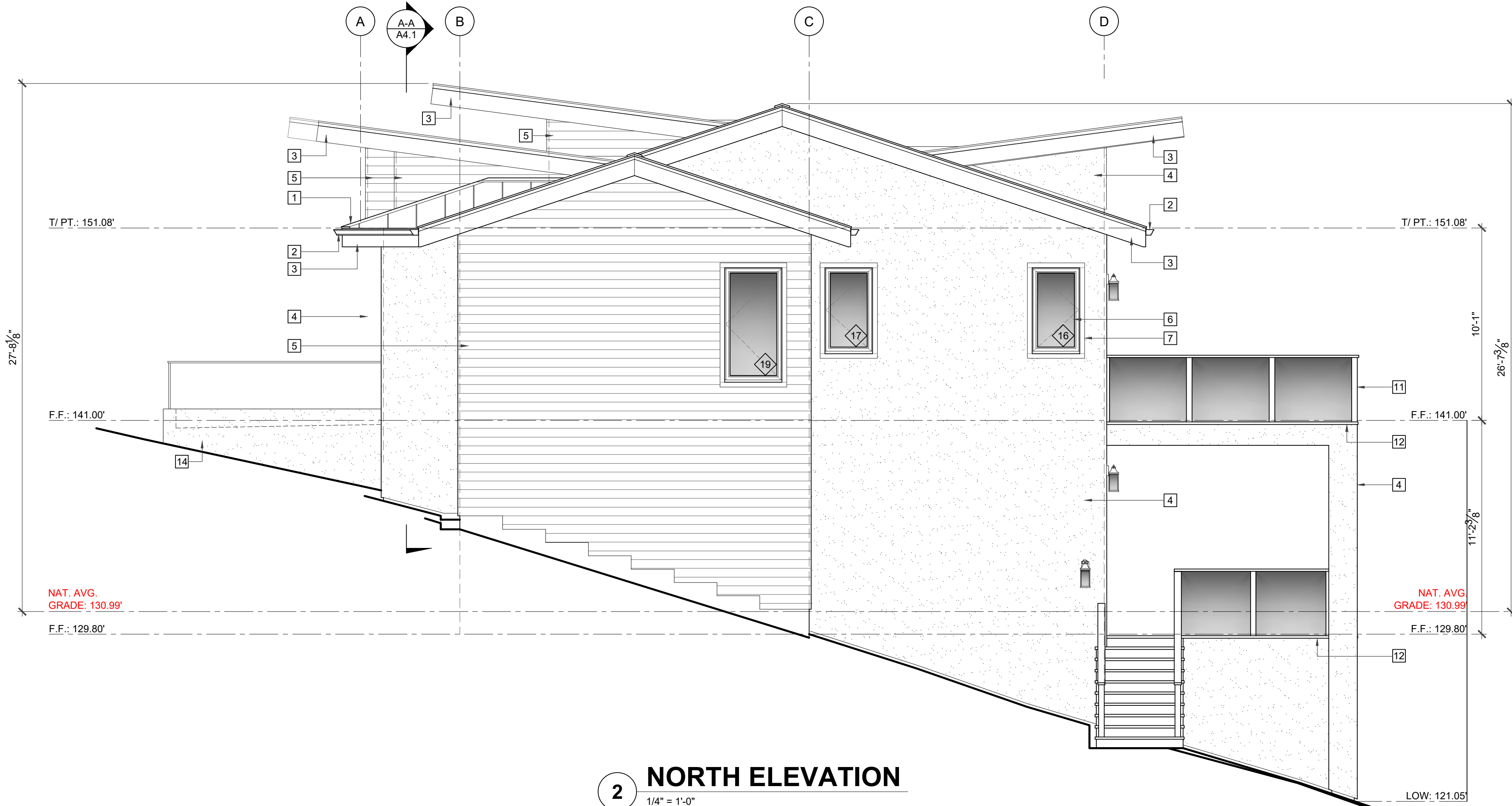




1 WEST ELEVATION
1/4" = 1'-0"

MAJOR MATERIALS

1. ROOF - STANDING SEAM METAL; COLOR: SHEFFIELD METALS - DARK BRONZE
2. EAVE & EAVE ITEMS - 1x6 HORIZONTAL WOOD BY WOODPLANK; COLOR: THERMO-POPLAR
3. GUTTERS & DOWNSPOUTS- GALVANIZED ALUMINUM; COLOR: MATCH BODY COLOR
4. WALL FINISH - CEMENT STUCCO; COLOR: DUNN-EDWARDS - DEC742 "CAMEO"
5. WALL FINISH - 1x6 HORIZONTAL WOOD BY WOODPLANK; COLOR: THERMO-POPLAR
6. WINDOWS - WESTERN WINDOWS; COLOR: DARK BRONZE
7. WINDOW/DOOR TRIM - PAINTED WOOD; COLOR: MATCH BODY COLOR
8. ENTRY DOOR - ROGUE VALLEY 55G; COLOR: WHITE OAK, ESPRESSO STAIN AND BRONZE GLASS
9. EXTERIOR DOORS - WESTERN DOORS; COLOR: DARK BRONZE
10. GARAGE DOOR - WOOD; COLOR: WHITE OAK, ESPRESSO STAIN, BRONZE GLASS
11. RAILING - WOOD & GLASS; COLOR: CEDAR, ESPRESSO STAIN, CLEAR GLASS
12. DECK - 24"x24" STONE DECK TILE; COLOR: GASCOINE BEIGE
13. ACCESS DOORS - FIBERGLASS; COLOR: MATCH BODY COLOR
14. PRIVACY/GARDEN WALLS - CEMENT STUCCO; COLOR: DUNN-EDWARDS - DEC742 "CAMEO"
15. RETAINING WALL - CEMENT STUCCO; COLOR: DUNN-EDWARDS - DEC742 "CAMEO"



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

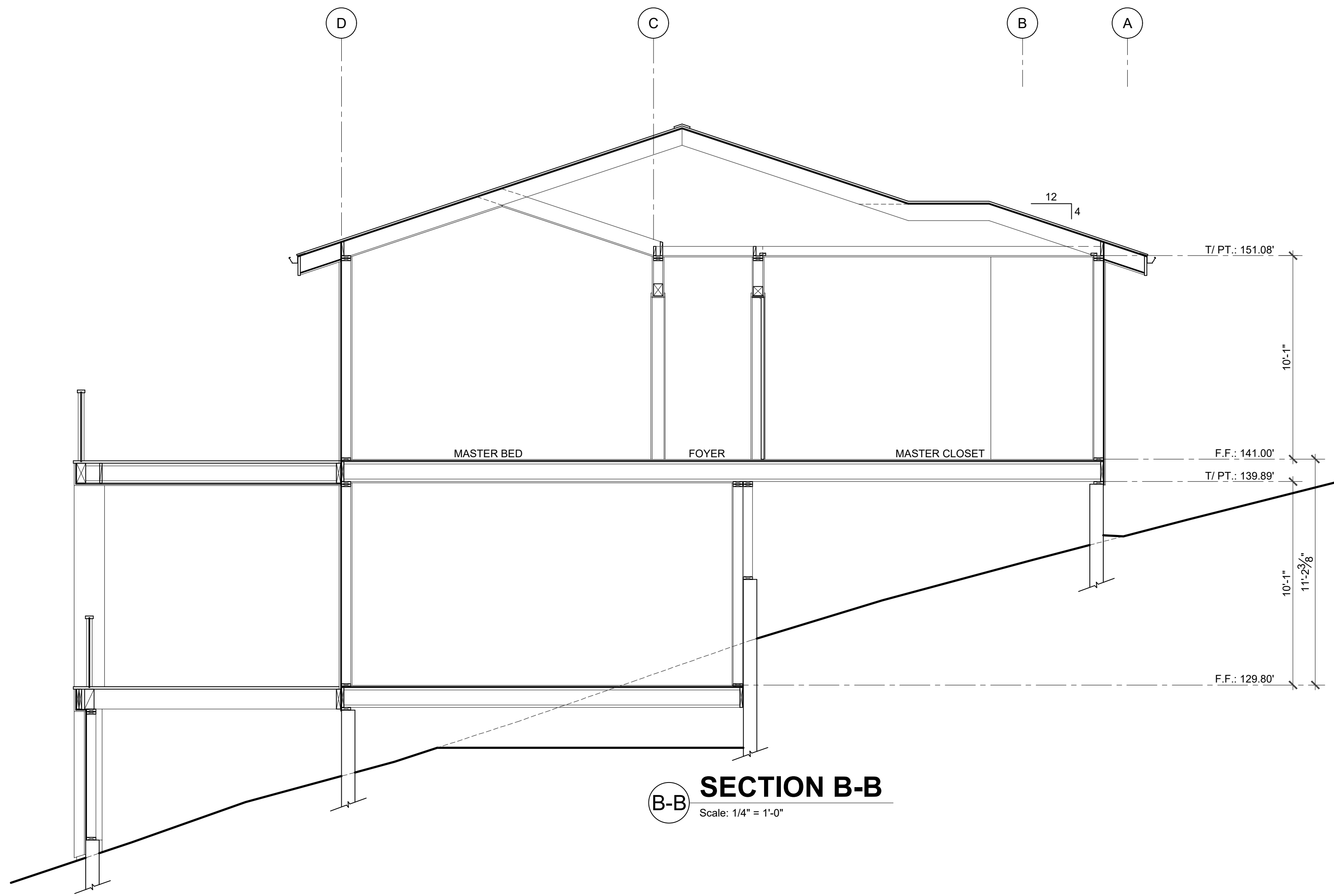


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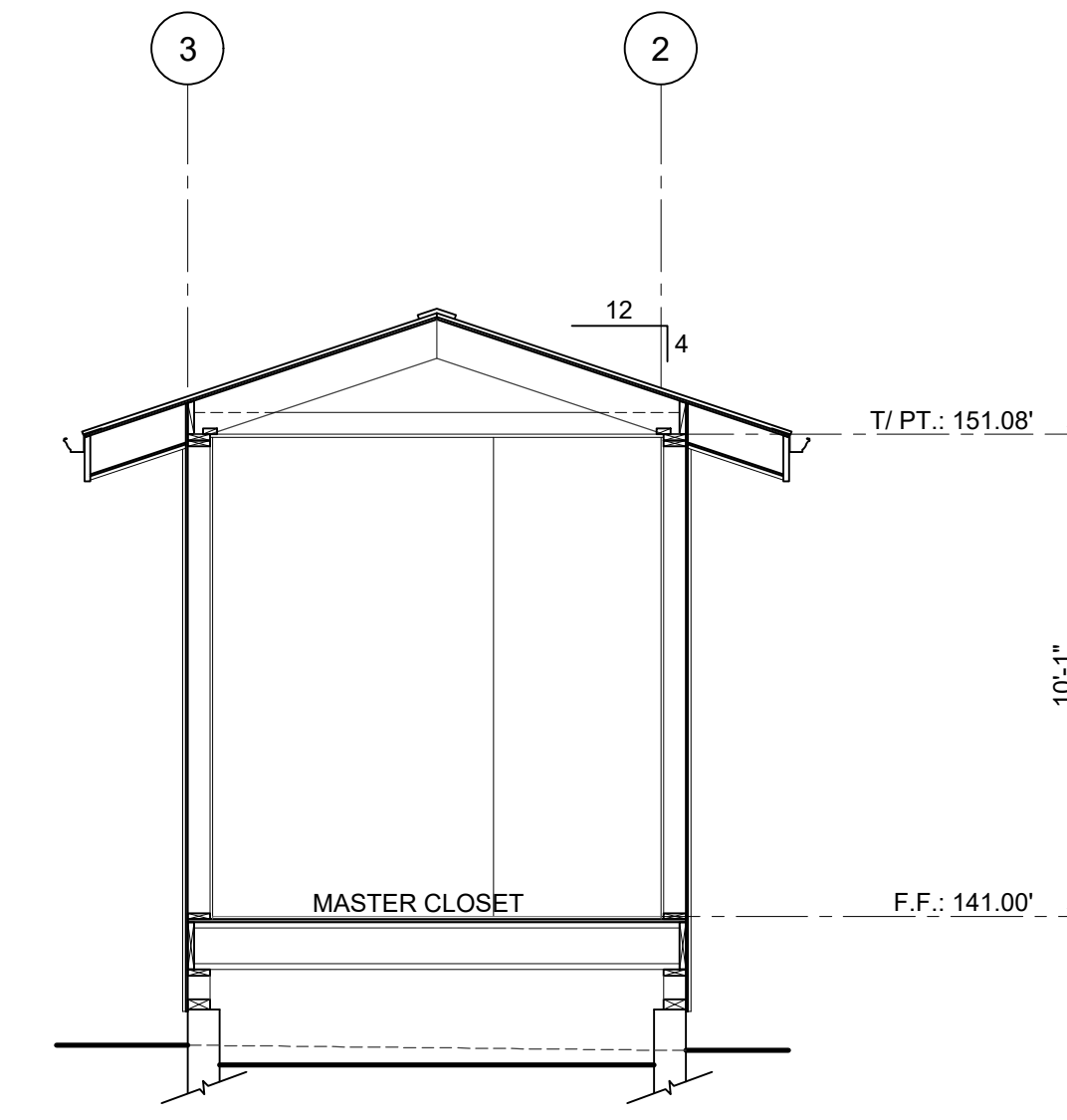
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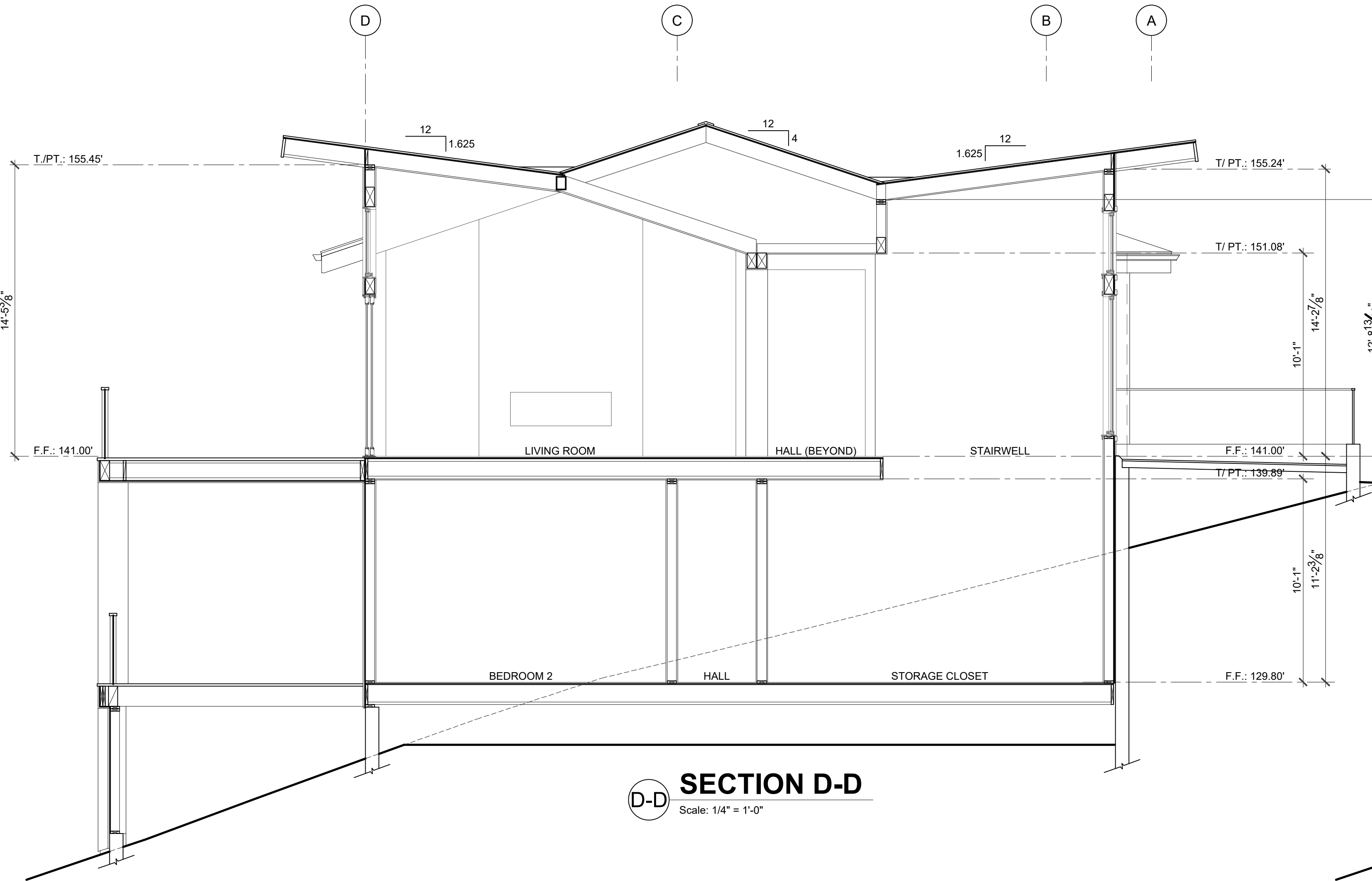
EXTERIOR ELEVATIONS
SALIB RESIDENCE
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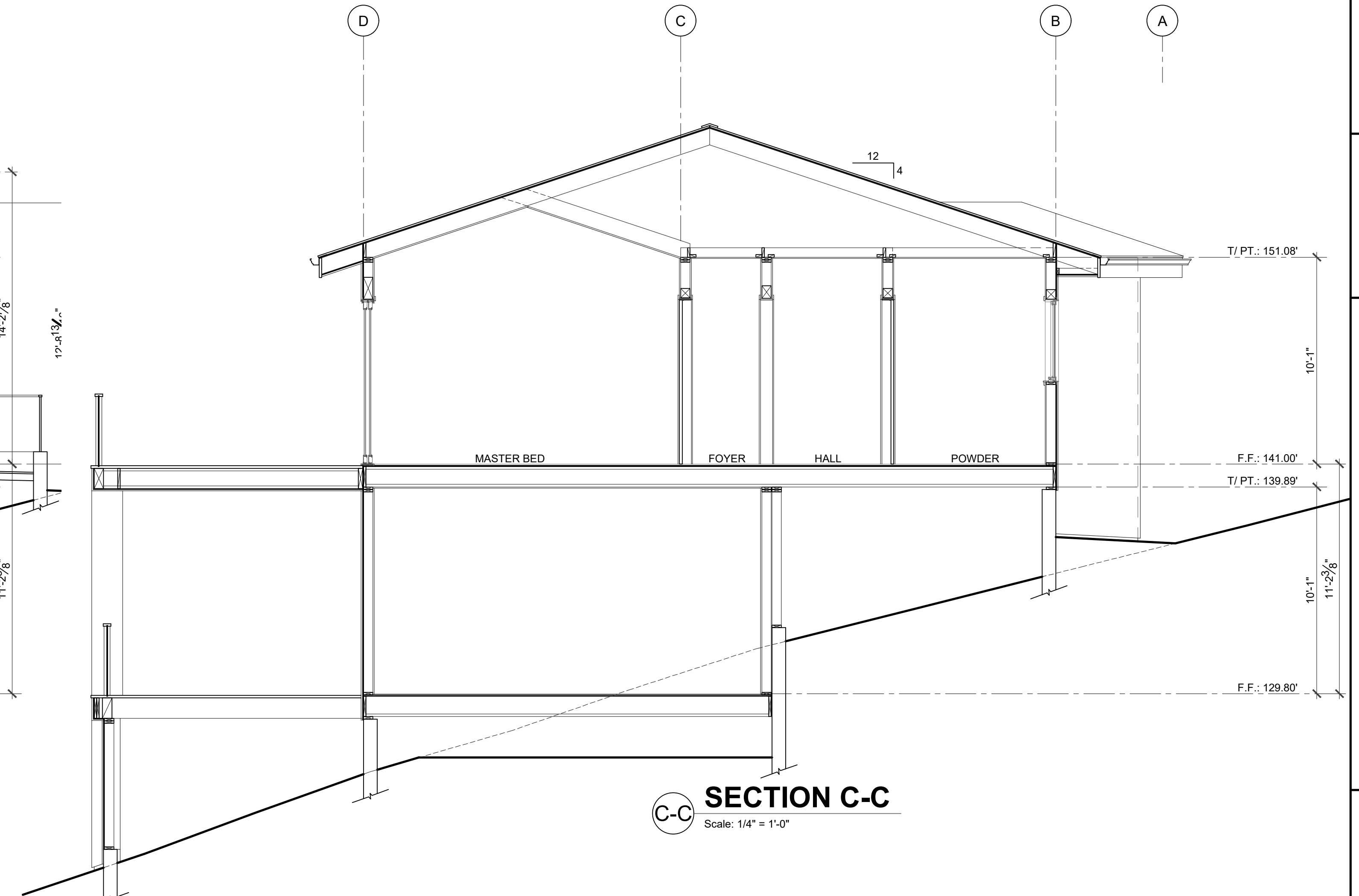
B-B
SECTION B-B
Scale: 1/4" = 1'-0"



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



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



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

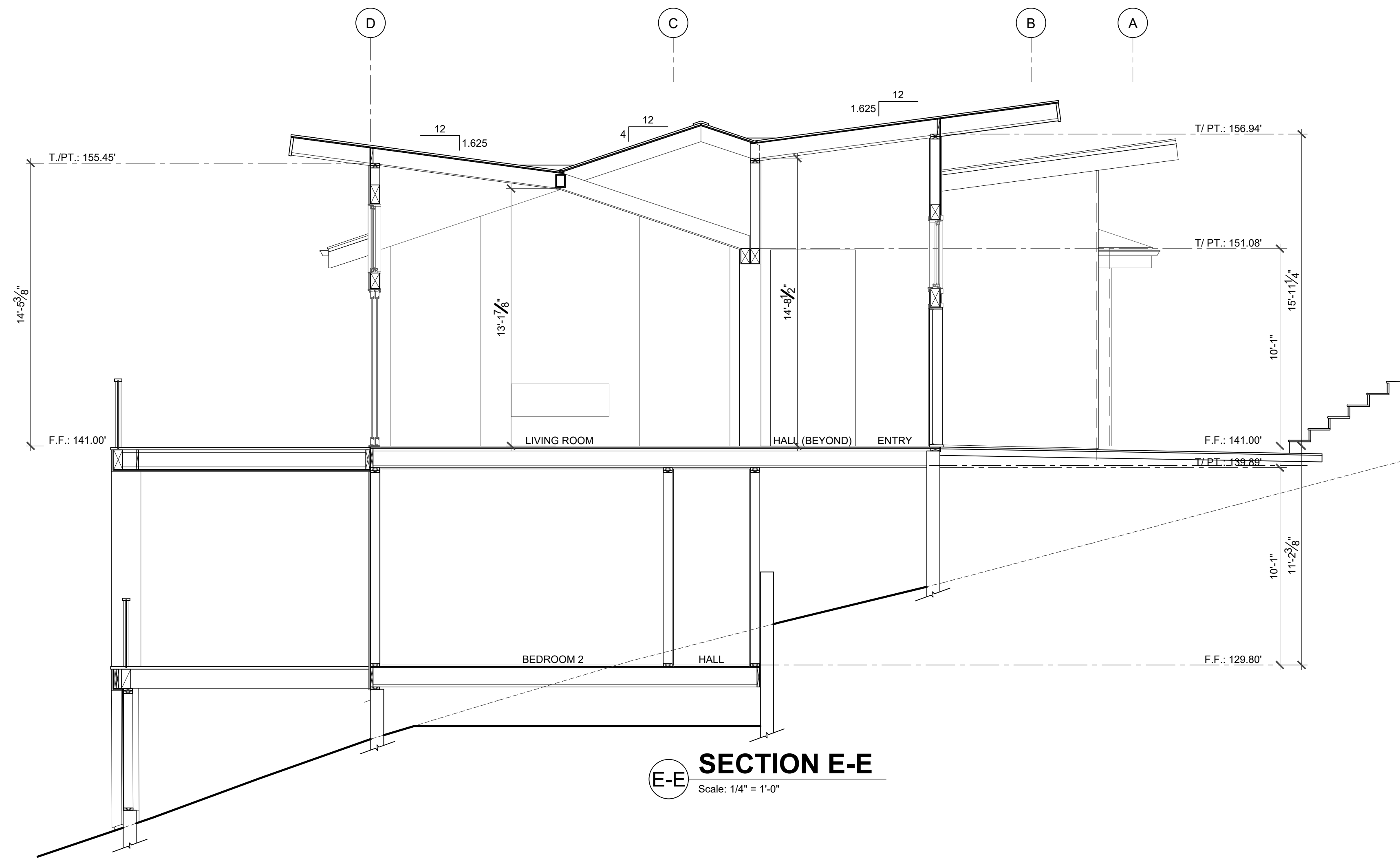


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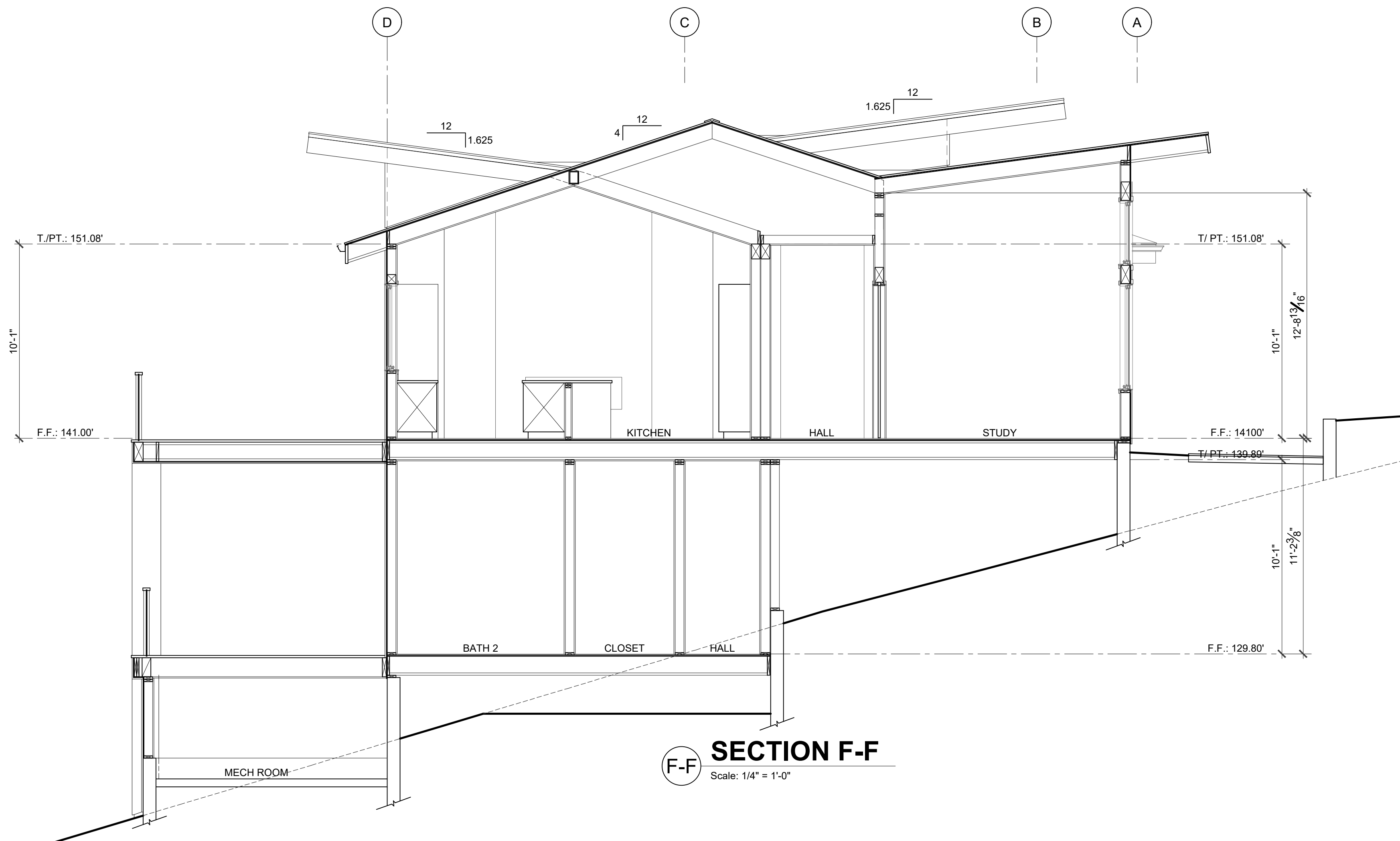
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BUILDING SECTIONS
SALIB RESIDENCE
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E-E SECTION E-E
Scale: 1/4" = 1'-0"



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



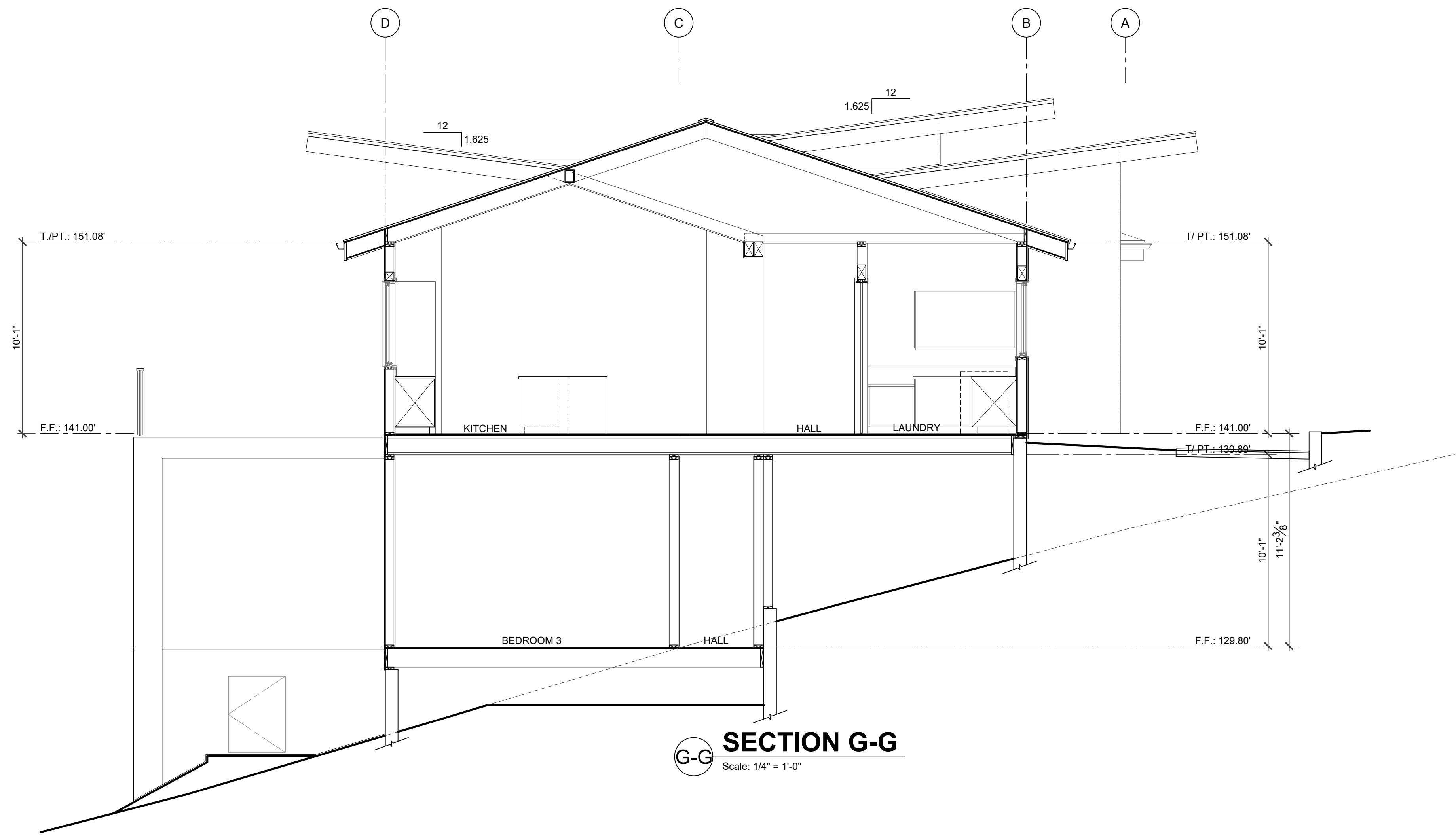
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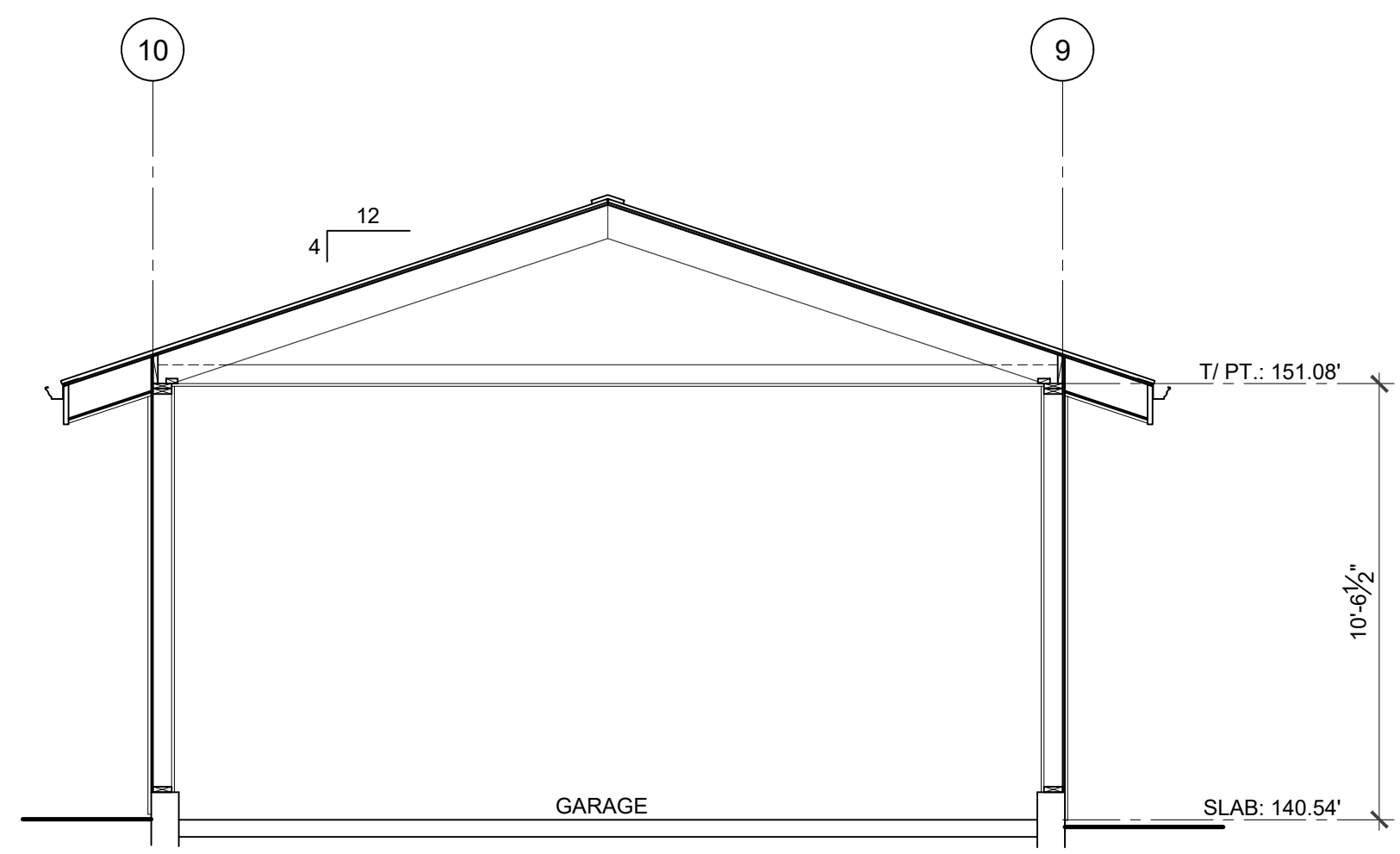
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BUILDING SECTIONS
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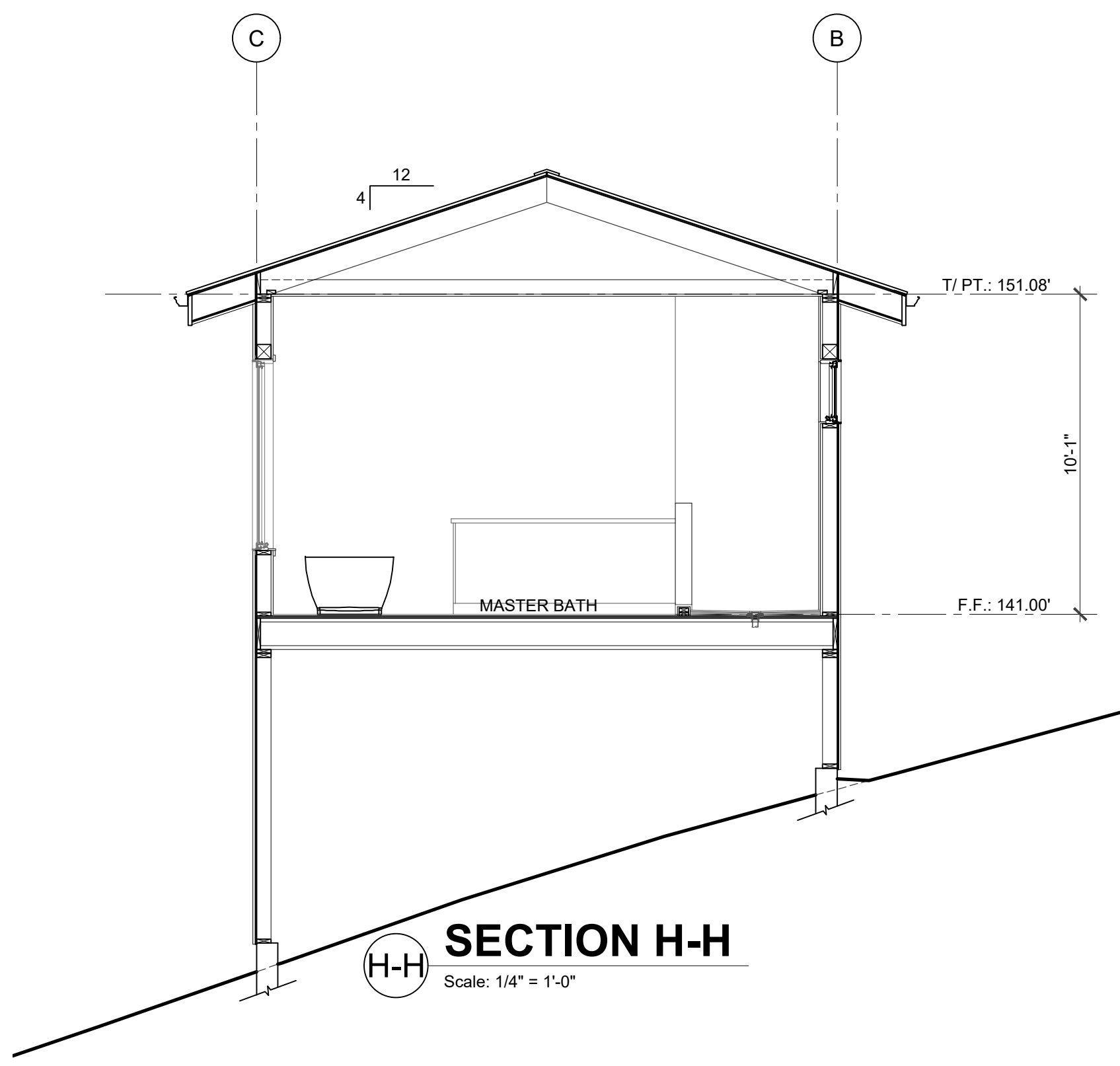
PAGE:
A4.2
Matt Hanner



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



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



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



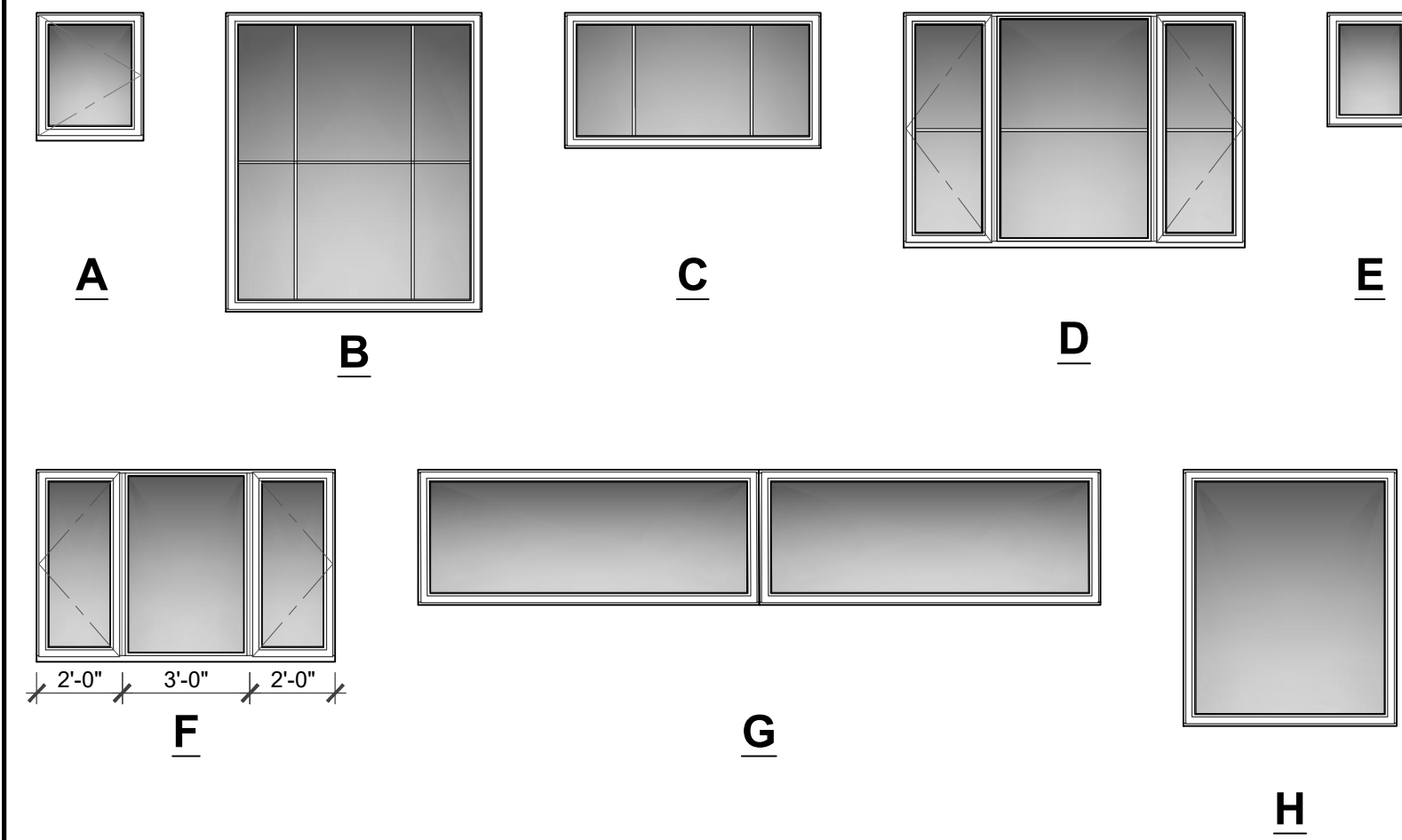
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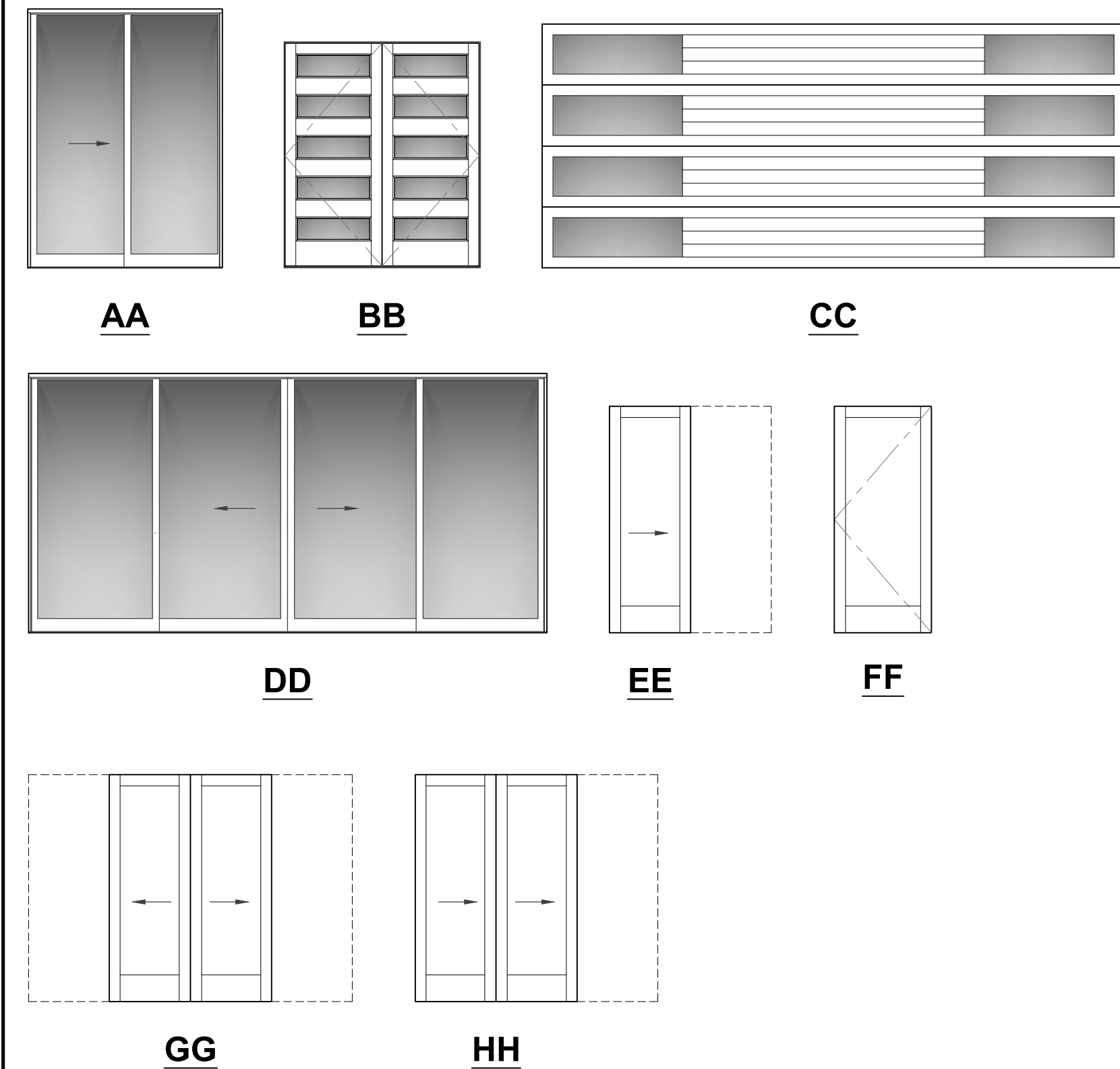
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BUILDING SECTIONS
SALIB RESIDENCE
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APN: 015-052-026

WINDOW TYPES



DOOR TYPES



WINDOW SCHEDULE

MARK	TYPE	SIZE		LOCATION	HEAD HEIGHT	ROUGH OPENING (W X H)	FRAME	INT FINISH	GLASS TYPE	GRILLES	MFR. / MODEL #	REMARKS
		WIDTH	HEIGHT									
LOWER FLOOR												
1	A	2'-0"	3'-0"	BATH 2	8'-0"	2'-0 1/2" x 3'-0 1/2"	METAL	DARK BRONZE			WESTERN	
2	A	3'-0"	3'-6"	BATH 2	8'-0"	3'-0 1/2" x 3'-6 1/2"	METAL	DARK BRONZE	TEMP		WESTERN	
MAIN FLOOR												
3	A	2'-6"	3'-0"	MASTER BATH	8'-0"	2'-6 1/2" x 2'-0 1/2"	METAL	DARK BRONZE	TEMP		WESTERN	
4	A	3'-0"	4'-0"	POWDER	8'-0"	3'-0 1/2" x 2'-8 1/2"	METAL	DARK BRONZE			WESTERN	
5	B	6'-0"	7'-0"	STAIRWELL	8'-0"	6'-0 1/2" x 5'-0 1/2"	METAL	DARK BRONZE		6 LITES TOTAL	WESTERN	
6	C	6'-0"	3'-2"	STAIRWELL	12'-2 1/4" V.I.F.	6'-0 1/2" x 3'-2 1/2"	METAL	DARK BRONZE		3 LITES TOTAL	WESTERN	
7	B	6'-0"	3'-6"	ENTRY	11'-7" V.I.F.	6'-0 1/2" x 3'-6 1/2"	METAL	DARK BRONZE		3 LITES TOTAL	WESTERN	
8	B	8'-0"	5'-6"	STUDY	8'-0"	8'-0 1/2" x 5'-6 1/2"	METAL	DARK BRONZE		6 LITES TOTAL	WESTERN	
9	C	8'-0"	3'-4"	STUDY	12'-4 1/4"	8'-0 1/2" x 3'-4 1/2"	METAL	DARK BRONZE		3 LITES TOTAL	WESTERN	
10	D	8'-0"	4'-0"	LAUNDRY	8'-0"	8'-0 1/2" x 4'-0 1/2"	METAL	DARK BRONZE			WESTERN	
11	E	2'-0"	2'-8"	GARAGE	8'-0"	2'-0 1/2" x 2'-8 1/2"	METAL	DARK BRONZE			WESTERN	
12	E	2'-0"	2'-8"	GARAGE	8'-0"	2'-0 1/2" x 2'-8 1/2"	METAL	DARK BRONZE			WESTERN	
13	E	2'-0"	2'-8"	GARAGE	8'-0"	2'-0 1/2" x 2'-8 1/2"	METAL	DARK BRONZE			WESTERN	
14	F	7'-0"	4'-6"	KITCHEN	8'-0"	7'-0 1/2" x 4'-6 1/2"	METAL	DARK BRONZE	TEMP		WESTERN	
15	G	16'-0"	3'-2"	GREAT ROOM	12'-4 5/8" V.I.F.	16'-0 1/2" x 3'-2 1/2"	METAL	DARK BRONZE			WESTERN	
16	A	2'-6"	4'-6"	MASTER BEDROOM	8'-0"	2'-6 1/2" x 4'-6 1/2"	METAL	DARK BRONZE			WESTERN	
17	A	2'-6"	4'-6"	MASTER BEDROOM	8'-0"	2'-6 1/2" x 4'-6 1/2"	METAL	DARK BRONZE			WESTERN	
18	H	5'-0"	6'-0"	MASTER BATH	8'-0"	5'-0 1/2" x 6'-0 1/2"	METAL	DARK BRONZE	TEMP		WESTERN	
19	A	3'-0"	6'-0"	MASTER BATH	8'-0"	3'-0 1/2" x 6'-0 1/2"	METAL	DARK BRONZE	TEMP		WESTERN	

WINDOW NOTES

- ALL CASEMENT WINDOWS SHALL PIVOT TO FACILITATE CLEANING THE EXTERIOR FROM THE INTERIOR.
- AT DOUBLE PANE WINDOWS WITH OBSCURE GLASS INTERIOR GLAZING CAN BE CLEAR TEMPERED WITH THE EXTERIOR BEING UN-TEMPERED OBSCURE.
- SEE FLOOR PLANS FOR WINDOW LOCATIONS.
- SEE EXTERIOR ELEVATIONS FOR WINDOW MUNTINS, MULLIONS, OPERATION, ETC.
- ALL DIVIDERS TO BE TRU DIVIDERS.
- WINDOW SIZES INDICATED ARE APPROXIMATE AND MAY BE ALTERED SLIGHTLY TO MEET MANUFACTURED STANDARD DIMENSIONS.
- ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS EMERGENCY EGRESS REQUIREMENTS, I.E.: A MINIMUM CLEAR OPENING OF 5.7 S.F., A NEW OPENING WIDTH OF 1'-8", A HEIGHT OF 2'-0" AND A MAXIMUM SILL HEIGHT OF 3'-8" ABOVE FINISH FLOOR.
- SEE SPECIFICATIONS FOR TECHNICAL DATA, FINISHES, HARDWARE, WEATHERSTRIPPING, ETC.
- WALL WIDTHS MAY VARY - VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.

GLAZING NOTES

- VERIFY ROUGH OPENINGS WITH WINDOW MFR. PRIOR TO FRAMING WINDOW OPENINGS.
- EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
- ALL WINDOWS DOUBLE INSULATED CLEAR "LOW-E II", ARGON FILLED.
- INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CFR OR BY COMPARATIVE AND SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS:
 - GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - GLAZING IN ALL UNFRAMED SWINGING DOORS.
 - GLAZING IN DOORS AND TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE DRAIN OUTLET.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 sq. ft., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING
- VERIFY SWING HAND OF OPERABLE WINDOWS, SEE BUILDING ELEVATIONS.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESS AS SHOWN.

EXTERIOR DOOR SCHEDULE

MARK	TYPE	PANEL SIZE		THICKNESS	LOCATION	HEAD HEIGHT	ROUGH OPENING (W X H)	FRAME	INT FINISH	GLASS TYPE	MFR. / MODEL #	REMARKS
		WIDTH	HEIGHT									
LOWER FLOOR												
A	AA	6'-0"	8'-0"	PER MFR	BEDROOM 3	8'-0"	6'-0 1/2" x 8'-0 1/4"	METAL	DARK BRONZE	TEMP	WESTERN	EGRESS
B	AA	6'-0"	8'-0"	PER MFR	BEDROOM 2	8'-0"	6'-0 1/2" x 8'-0 1/4"	METAL	DARK BRONZE	TEMP	WESTERN	EGRESS
C	AA	7'-0"	8'-0"	PER MFR	RECREATION RM	8'-0"	7'-0 1/2" x 8'-0 1/4"	METAL	DARK BRONZE	TEMP	WESTERN	
MAIN FLOOR												
D	BB	6'-0"	7'-0"	1 3/4"	ENTRY	7'-0"	PER MANUFACTURER	WHITE OAK	STAIN "ESPRESSO"	TEMP	ROGUE VALLEY	BRONZE GLASS
E	CC	18'-0"	7'-6"	PER MFR	GARAGE	7'-6"	PER MANUFACTURER	WHITE OAK	STAIN "ESPRESSO"	TEMP	TBD	BRONZE GLASS
F	DD	16'-0"	8'-0"	PER MFR	GREAT ROOM	8'-0"	16'-0 1/2" x 8'-0 1/4"	METAL	DARK BRONZE	TEMP	WESTERN	
G	AA	7'-0"	8'-0"	PER MFR	MASTER BEDROOM	8'-0"	7'-0 1/2" x 8'-0 1/4"	METAL	DARK BRONZE	TEMP	WESTERN	EGRESS

INTERIOR DOOR SCHEDULE

MARK	TYPE	PANEL SIZE		THICKNESS	LOCATION	HEAD HEIGHT	ROUGH OPENING (W X H)	FRAME	INT FINISH	GLASS TYPE	MFR. / MODEL #	REMARKS
		WIDTH	HEIGHT									
LOWER FLOOR												
1	EE	2'-6"	7'-0"	1 3/4"	BATH 2	7'-0"	5'-1" x 7'-2 1/2" +/-	WOOD				
2	FF	3'-0"	7'-0"	1 3/8"	BEDROOM 3	7'-1 1/4"	7'-3 1/2" x 7'-1 1/2"	WOOD				
3	FF	2'-6"	7'-0"	1 3/8"	BEDROOM 3	7'-1 1/4"	2'-9 1/2" x 7'-1 1/2"	WOOD				
4	EE	2'-6"	7'-0"	1 3/4"	BATH 2	7'-0"	5'-1" x 7'-2 1/2" +/-	WOOD				
5	FF	2'-6"	7'-0"	1 3/8"	BATH 2	7'-1 1/4"	2'-9 1/2" x 7'-1 1/2"	WOOD				
6	FF	3'-0"	7'-0"	1 3/8"	BEDROOM 2	7'-1 1/4"	3'-3 1/2" x 7'-1 1/2"	WOOD				
7	FF	2'-6"	7'-0"	1 3/8"	HALL	7'-1 1/4"	2'-9 1/2" x 7'-1 1/2"	WOOD				
MAIN FLOOR												
8	FF	2'-6"	8'-0"	1 3/8"	MASTER BATH	8'-1 1/4"	2'-9 1/2" x 8'-1 1/2"	WOOD				
9	FF	2'-8"	8'-0"	1 3/8"	MASTER BATH	8'-1 1/4"	2'-11 1/2" x 8'-1 1/2"	WOOD				
10	FF	2'-8"	8'-0"	1 3/8"	MASTER CLOSET	8'-1 1/4"	2'-11 1/2" x 8'-1 1/2"	WOOD				
11	FF	3'-0"	8'-0"	1 3/8"	MASTER BEDROOM	8'-1 1/4"	3'-3 1/2" x 8'-1 1/2"	WOOD				
12	FF	2'-6"	8'-0"	1 3/8"	POWDER ROOM	8'-1 1/4"	2'-9 1/2" x 8'-1 1/2"	WOOD				
13	GG	6'-0"	8'-0"	1 3/4"	STUDY	8'-0"	12'-2" x 8'-2 1/2" +/-	WOOD				
14	HH	5'-0"	8'-0"	1 3/4"	LAUNDRY	8'-0"	7'-7" x 8'-2 1/2" +/-	WOOD				
15	FF	3'-0"	8'-0"	1 3/4"	GARAGE	8'-0"	3'-3 1/2" x 8'-1 1/2"	WOOD				FIRE RATED w/ SELF CLOSING MECHANISM
16	FF	2'-10"	8'-0"	1 3/4"	GARAGE	8'-0"	2'-11 1/2" x 8'-1 1/2"	WOOD				

DOOR NOTES

HARDWARE NOTES:

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, U.O.N.:

- ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
- SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
- THRESHOLD SHALL HAVE A MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
- PROVIDE 4" X 4" BUTTS ON ALL DOORS.
- ALL HARDWARE TO HAVE FINISH PER OWNER.

DOOR NOTES:

- SEE EXTERIOR ELEVATIONS FOR DOOR OPERATION.
- ALL DOOR GLAZING TO BE TEMPERED:
S.G. = STAIN GRADE
P.G. = PAINT GRADE
MFR. = MANUFACTURER
- TEMPERED GL - A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING.
- VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.
- PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESSES AS SHOWN.

EGRESS NOTES (CRC SEC. R311.2):

- AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT.
- EGRESS DOORS SHALL BE SIDE-HINGED AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD).
- THE MINIMUM CLEAR HEIGHT OF THE EGRESS DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- EXTERIOR LANDINGS SHALL BE A MAXIMUM 7-3/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. IF THE DOOR SWINGS OUTWARD (OVER THE LANDING), THE CHANGE IN ELEVATION IS LIMITED TO 1-1/2" MAXIMUM. CRC R311.3.1 OR CBC 1010.1.5, EXCEPTION 3

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DATE: 09-24-24
SCALE: NOTED
DRAWN BY: STAFF
REVISION: 09-24-24

DOOR & WINDOW SCHEDULE

SALIB RESIDENCE
25575 CHIQUITO PLACE
CARMEL, CA 93923
APN: 015-052-026

PAGE:

A5.1

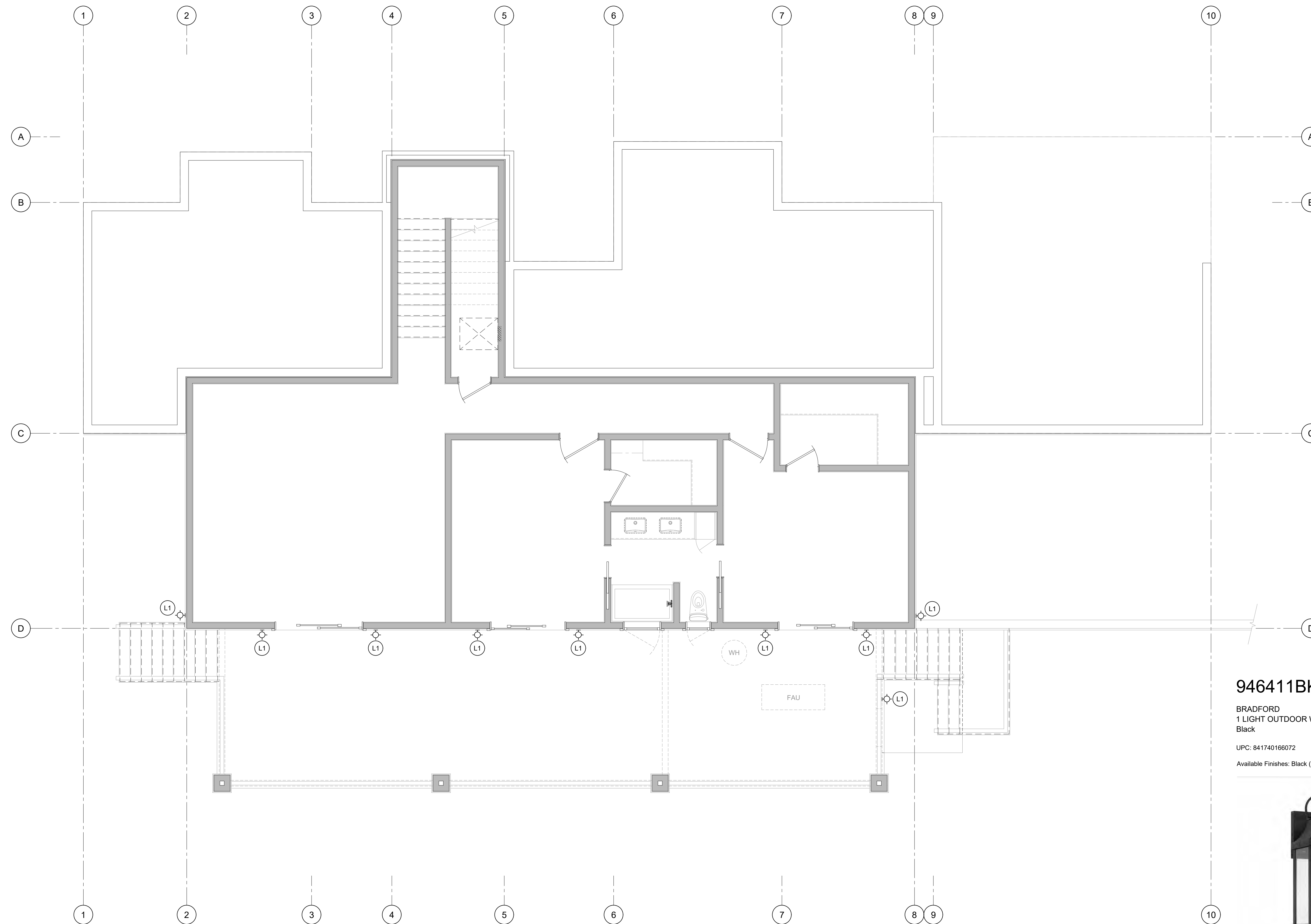
Matt Hanner

EXTERIOR LIGHTING NOTES:

- EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED SO AS NOT TO EXCEED A 25W MAX. BULB WATTAGE.

LIGHTING LEGEND

⊙ L1 WALL MOUNTED LIGHT FIXTURE



946411BK-GL

BRADFORD
1 LIGHT OUTDOOR WALL LANTERN
Black

UPC: 841740166072

Available Finishes: Black (BK), Oiled Bronze (OZ)



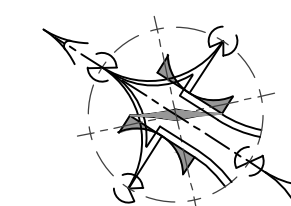
DIMENSIONS
Dimensions: 6"W x 17.25"H x 7.50"E
Product Weight: 4.5 lbs.
Max. Hanging Height: 17.25"
Min. Hanging Height: 17.25"
Backplate: 4.75"W x 6.25"H x 0.75"E
Junction: Ctr/Top: 4.75"; Ctr/Btm: 12.50"

LAMPING INFORMATION
Lamping: 1 - 7 Watt GU10 Twist Lock
No. of Sockets: 1
Max. Wattage Per Bulb: 7
Dimmable: Yes
Bulb(s) Included: No
Recommended Bulb(s): GU10
UL Rating: UL listed. Rated for Wet locations.

SHIPPING INFORMATION
Carton Dimensions: 8.75"W x 20.75"H x 10.25"L
Carton Weight: 6 lbs.
Shipping Method: Standard Ground

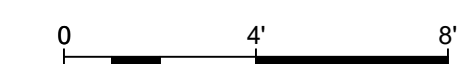
GLASS DESCRIPTION
Clear Glass
Glass Dimensions: 4.75"W X 10.25"H

L1 EXTERIOR LIGHTING SPEC

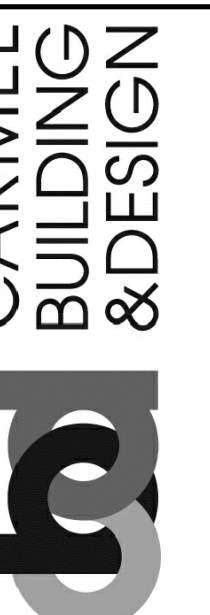


LOWER FLOOR EXTERIOR LIGHTING PLAN

1/4" = 1'-0"



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DATE:	09-24-24
SCALE:	1/4" = 1'-0"
DRAWN BY:	STAFF
REVISION:	09-24-24

EXTERIOR LIGHTING PLAN - LOWER

SALIB RESIDENCE
25575 CHIQUITO PLACE
CARMEL, CA 93923
APN: 015-052-026

PAGE:

L-1

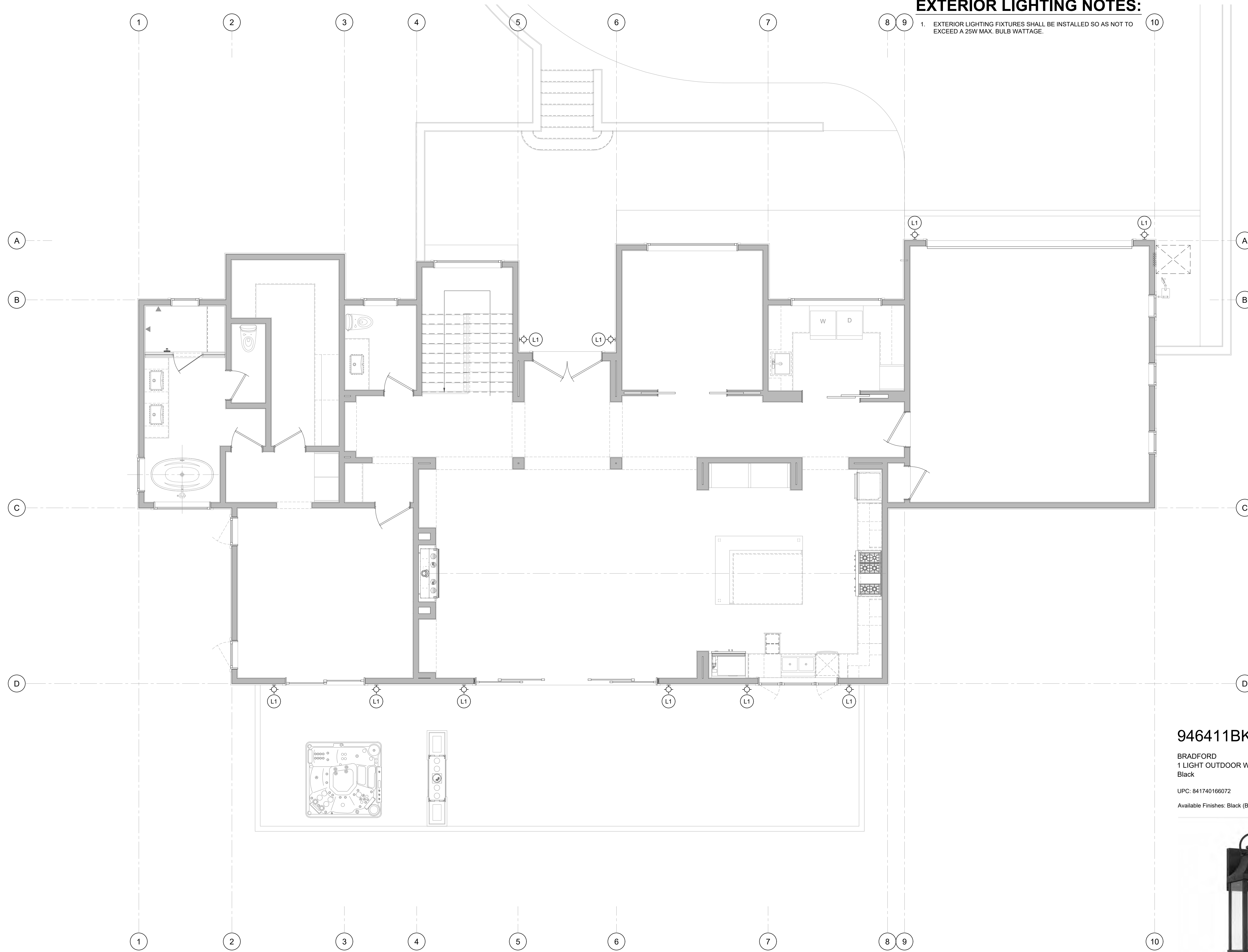
Matt Hanner

EXTERIOR LIGHTING NOTES:

1. EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED SO AS NOT TO EXCEED A 25W MAX. BULB WATTAGE.

LIGHTING LEGEND

⊕ WALL MOUNTED LIGHT FIXTURE



946411BK-GL

BRADFORD
1 LIGHT OUTDOOR WALL LANTERN
Black

UPC: 841740166072

Available Finishes: Black (BK), Oiled Bronze (OZ)



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Min. Hanging Height: 17.25"
Backplate: 4.75"W x 6.25"H x 0.75"E
Junction: Ctr/Top: 4.75"; Ctr/Btm: 12.50"

LAMPING INFORMATION

Lamping: 1 - 7 Watt GU10 Twist Lock
No. of Sockets: 1
Max. Wattage Per Bulb: 7
Dimmable: Yes
Bulb(s) Included: No
Recommended Bulb(s): GU10
UL Rating: UL listed. Rated for Wet locations.

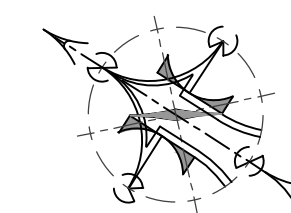
SHIPPING INFORMATION

Carton Dimensions: 8.75"W x 20.75"H x 10.25"L
Carton Weight: 6 lbs.
Shipping Method: Standard Ground

GLASS DESCRIPTION

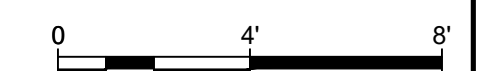
Clear Glass
Glass Dimensions: 4.75"W x 10.25"H

L1 EXTERIOR LIGHTING SPEC



MAIN FLOOR EXTERIOR LIGHTING PLAN

1/4" = 1'-0"



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DATE:	09-24-24
SCALE:	1/4" = 1'-0"
DRAWN BY:	STAFF
REVISION:	09-24-24

EXTERIOR LIGHTING PLAN - MAIN
SALIB RESIDENCE
25575 CHIQUITO PLACE
CARMEL, CA 93923
APN: 015-052-026

PAGE:

L-2

Matt Hanner

A
66

PROJECT INFORMATION

PROPERTY OWNER: RENEE AND ANTHONY SALIB
571 WEST SUNSHINE PLACE
CHANDLER, ARIZONA 85248

JURISDICTION: COUNTY OF MONTEREY
ASSESSORS PARCEL NO: 015-052-026-000
DESCRIPTION: 28875 CHIQUITO PLACE, CARMEL, CALIFORNIA 93923

REVISIONS
01.26.26 BT

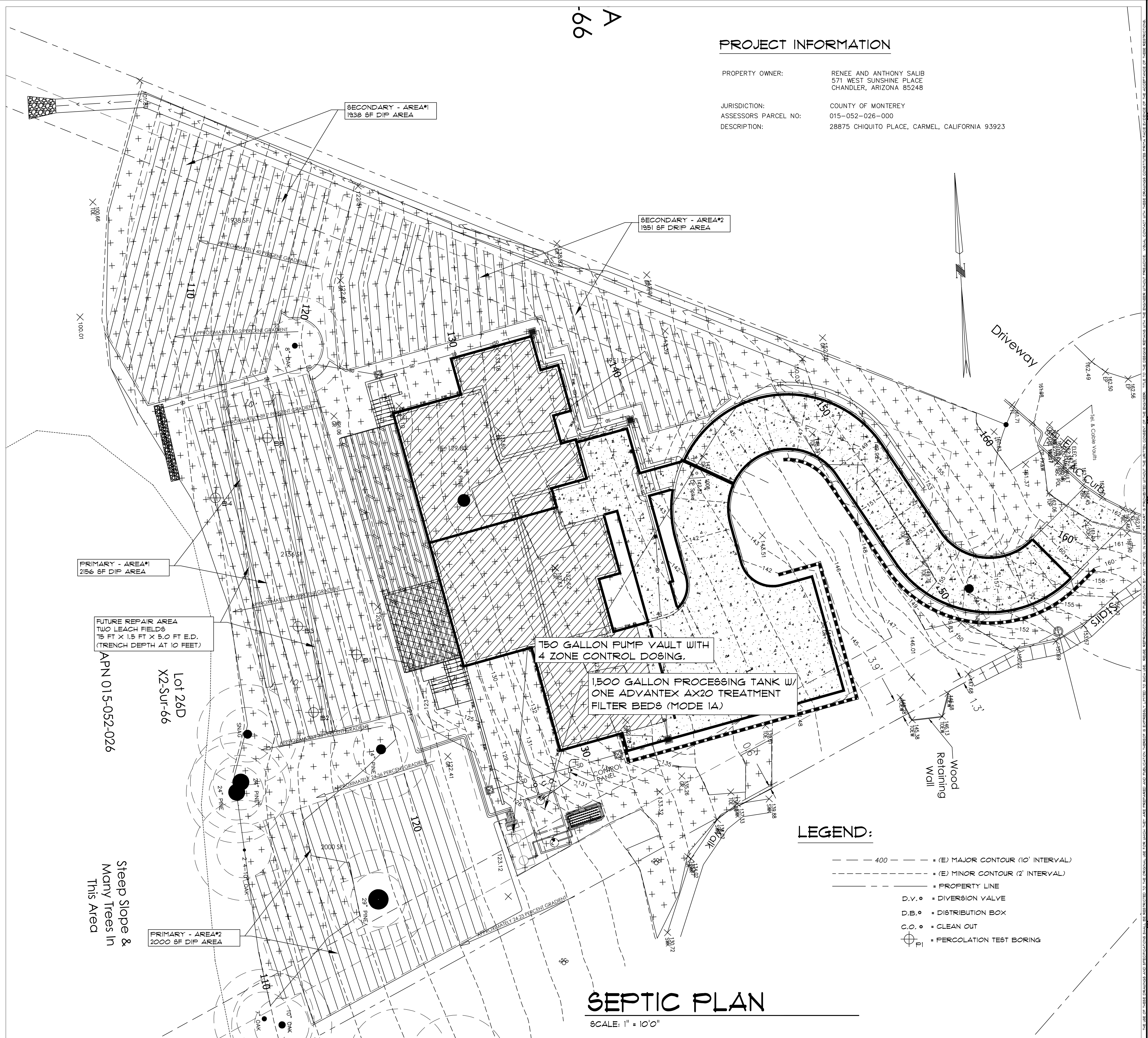
BASIS OF SEPTIC DESIGN:

1. THE SEPTIC SYSTEM IS DESIGNED TO COMPLY WITH THE MONTEREY COUNTY SEPTIC ORDINANCE. THE PARCEL IS NOT LOCATED IN A GROUNDWATER RECHARGE AREA. THE LOT AREA IS 1.0164 ACRES THAT ALLOWS A MAXIMUM OF 40,656 TOTAL GRAM OF NITROGEN DAILY. THE PROPOSED DEVELOPMENT IS 50 GRAMS OF NITROGEN. A REDUCTION OF 18.68 PERCENT IS REQUIRED TO MEET THE NITROGEN LOADING REQUIREMENTS.
2. THE ADVANCED OWTs SYSTEM IS SIZED FOR A 4 BEDROOM RESIDENCE. THE ESTIMATED DAILY WASTEWATER GENERATION IS 450 GALLONS PER DAY FOR THE PROPOSED RESIDENCE.
3. PER THE SITE PERCOLATION INVESTIGATION REPORT BY SOIL SURVEYS GROUP, INC., DATED JULY 31, 2018, JOB #7180, THE PERCOLATION RATES ARE AS FOLLOWS:

BORING	DEPTH(FT)	PERC RATE(MPI)
B-2	9.0	50.00
B-3	5.0	125.0
B-4	5.0	35.71
B-5	3.0	83.33
- PER TABLE 5-4, SOIL APPLICATION RATES AS DETERMINED FROM STABILIZED PERCOLATION RATES. THE MAXIMUM SOIL APPLICATION RATES FOR TWO DIFFERENT TYPES OF DISPERSAL AREAS ARE DESCRIBED BELOW:

TYPE OF DISPERSAL AREA	SOIL APPLICATION RATE (GALLONS PER DAY PER SQUARE FOOT)
DRIP SYSTEM	0.12
CONVENTIONAL TRENCH	0.30
- FOR THE DESIGN OF A DRIP SYSTEM, THE PERCOLATION RATE AT 3 FEET WOULD BE USED AS THE BASIS OF THE DESIGN. THE APPLICATION RATE FOR A DRIP SYSTEM IS 0.12 GALLONS PER DAY PER SQUARE FOOT.
- FOR THE DESIGN OF CONVENTIONAL LEACH FIELDS WITH A TRENCH DEPTH OF 10, THE REPRESENTATIVE PERCOLATION RATE WOULD BE 50.0 MPI. THE APPLICATION RATE FOR THIS DEPTH TRENCH LEACH FIELD IS 0.30 GALLONS PER DAY PER SQUARE FOOT.
- GROUND WATER WAS ENCOUNTERED DURING THE PERCOLATION TESTING. THE GROUND WATER MONITOR BORING ENCOUNTERED WATER AT A DEPTH OF 18.6 FEET ON THE DATE OF DRILLING.
- THE ESTIMATED DAILY WASTEWATER GENERATION IS 450 GALLONS.

DISPERSAL AREA TYPE	AREA (SF)
DRIP SYSTEM DISPERSAL AREA	450 / 0.12 = 3750 SF
PRIMARY DISPERSAL - TWO - 2000 SQUARE FOOT DRIP AREAS	4000 SF
SECONDARY DISPERSAL - TWO - 2000 SQUARE FOOT DRIP AREAS	4000 SF
CONVENTIONAL TRENCH DISPERSAL AREA	450 / 0.3 = 1500 SF
PRIMARY DISPERSAL - TWO 75' X 18" X 2' E.D. WITH TRENCH DEPTH AT 10 FEET	5400 SF
- THE CONVENTIONAL TRENCH DISPERSAL IS PROPOSED AS THE TERTIARY BACKUP SYSTEM. THE INSTALLATION WOULD BE UNDER A PORTION OF THE PRIMARY DRIP SYSTEM AREA. THE DRIP SYSTEM INSTALLED AT 12 TO 18 INCHES BELOW THE GROUND SURFACE. IF A PORTION OF THE DRIP SYSTEM FAILS, THE TRENCHES WOULD BE INSTALLED AT 10 FEET BELOW GROUND SURFACE AND WOULD FUNCTION AT A DEPTH THAT WOULD NOT BE INFLUENCED BY THE DRIP SYSTEM AT GRADE.
- THE VERTICAL CLEARANCE TO GROUND WATER IS ESTIMATED TO BE 8.6 FEET (18.6 FT - 10 DISPERSAL DEPTH) WHICH IS GREATER THAN THE MINIMUM VERTICAL SEPARATION OF 3 FEET PER TABLE 12 OF THE LAMP.
- TO FACILITATE FUTURE INSPECTION OF THE LEACH FIELDS, TRACER WIRE SHALL BE LAID ALONG THE LENGTH OF THE DISTRIBUTION PIPE AND INSPECTION PORTS SHALL BE INSTALLED AT THE END OF EACH TRENCH.
- THE SEPTIC TANK SHALL BE WATER TIGHT AND CONSTRUCTED OF DURABLE, CORROSION RESISTANT MATERIALS AND MUST CONFORM TO IAPMO, NSF OR ASTM STANDARDS. THE TANK SHALL BE INSTALLED NO DEEPER THAN SIX INCHES BELOW FINISH GRADE UNLESS FITTED WITH WATERTIGHT RISERS. THE OWNERS SHALL MAINTAIN ACCESS OPENINGS SO THAT THE TANK IS READILY ACCESSIBLE FOR OBSERVATIONS, MAINTENANCE AND PUMPING.



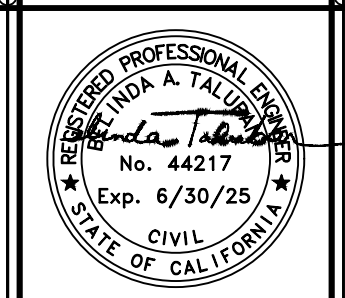
LEGEND:

- 400 --- (E) MAJOR CONTOUR (10' INTERVAL)
- 100 --- (E) MINOR CONTOUR (2' INTERVAL)
- --- PROPERTY LINE
- D.V. • DIVERSION VALVE
- D.B. • DISTRIBUTION BOX
- C.O. • CLEAN OUT
- ⊕ P.I. • PERCOLATION TEST BORING

SEPTIC PLAN

SCALE: 1" = 10'0"

TALUBAN ENGINEERING, INC.
103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 292, SALINAS, CALIFORNIA, 93902
taluban@bcgjobal.net



CONCEPTUAL SEPTIC SYSTEM
PROPOSED RESIDENCE
28875 CHIQUITO PLACE
CARMEL, CALIFORNIA 93923

DATE: 11/19/24
SCALE: AS SHOWN
DRAWN: BT
JOB: 24-066
APN: 015-052-026-000
SHEET: SW.1
OF SHEETS: 6

Steep Slope & Many Trees in This Area

APN 015-052-026
X2-Sur-66
Lot 26D

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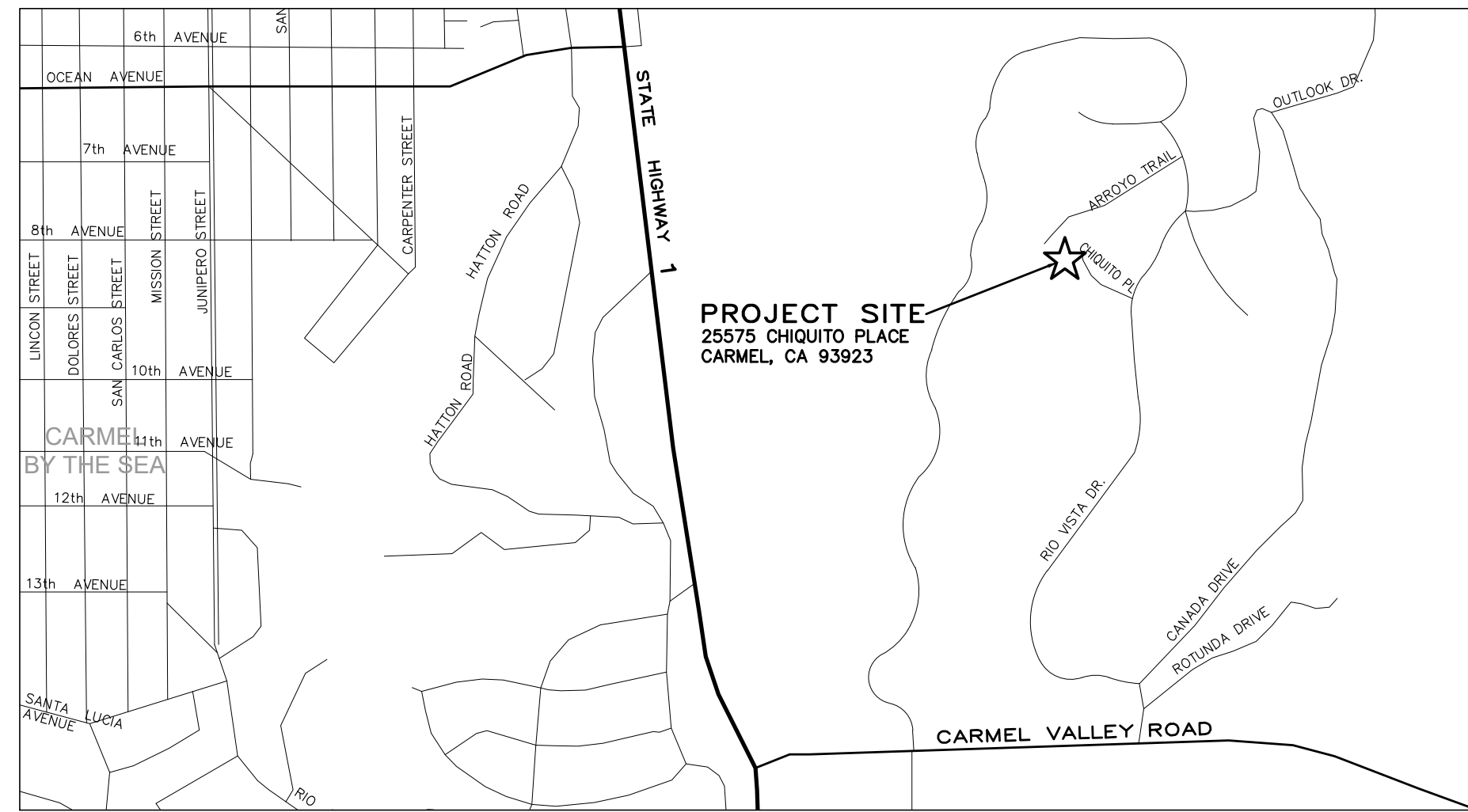
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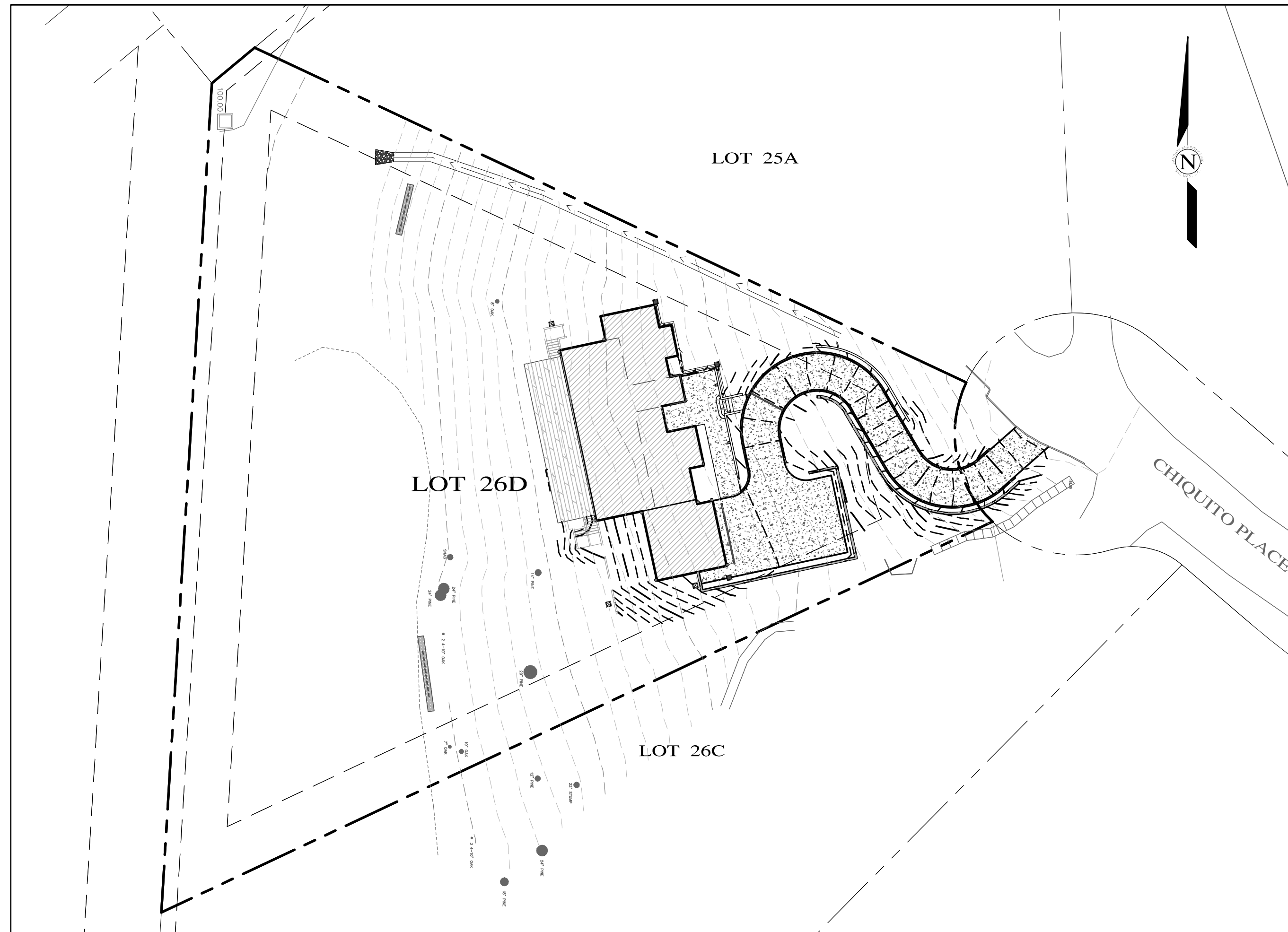
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GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
SALIB RESIDENCE
APN: 015-052-026
CARMEL, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=30'

LEGEND:

	NEW: MAJOR CONTOUR LINE (5' INTERVAL)
	MINOR CONTOUR LINE (1' INTERVAL)
	DRAINAGE SWALE FLOW LINE
	STORM DRAIN LINE
	RAIN-WATER LEADER
	SUBDRAIN PIPE
	DISPERSION TRENCH PIPE
	RETAINING WALL
	SPOT ELEVATION
	ROOF DOWNSPOUT
	MAIN FLOOR HOUSE FOOTPRINT
	PORTLAND CEMENT CONCRETE SURFACE
	WOOD DECK
	MECHANICAL ROOM
	ROCK RIP-RAP

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	Soil's Engineer	Beginning of Project		
Subexcavation, fill placement, and compaction	Soil's Engineer	Throughout grading operations		
Foundation Excavations	Soil's Engineer	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	Soil's Engineer	Prior to trench backfill		
Utility trench compaction	Soil's Engineer	During backfill operations		
Retaining wall backfill compaction	Soil's Engineer	During backfill operations		
Baseroack subgrade compaction	Soil's Engineer	Prior to pavement installation		

GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE SALIB RESIDENCE A1.2 PREPARED BY CARMEL BUILDING & DESIGN, DATED 04/15/24, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY OTHERS.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- THERE ARE APPROXIMATELY 225 C.Y. OF CUT AND 510 C.Y. OF FILL WITH AN IMPORT OF 285 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT 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 AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO CATCH BASINS AND DISCHARGED TO AN ENERGY DISSIPATOR/DISPERSION TRENCH. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF AREA DRAINS, TRENCH DRAINS AND DRAINAGE SWALES OUTLETTING ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN.
- SUBSURFACE DRAINAGE FOR RETAINING WALLS WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.

- THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. CATCH BASINS AND JUNCTION BOXES SHALL BE "CHRISTY" PRODUCTS V12 WITH CAST IRON GRATE OR SOLID LID OR APPROVED EQUAL. TRENCH DRAINS AND AREA DRAINS SHALL BE "NDS" PRODUCTS DURA-SLOPE AND ROUND SPEE-D OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.
- ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA - BUILDING SERVICES.
- SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

STORM WATER CONTROL NOTES:

- ALL WORK SHALL BE IN COMPLIANCE WITH THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, RESOLUTION No. R3-2013-0032, ATTACHMENT 1.
- THIS PROJECT WILL CREATE AND/OR REPLACE 6,240 SQ.FT. OF IMPERVIOUS SURFACES COLLECTIVELY OVER THE ENTIRE PROJECT).
- PER POST-CONSTRUCTION REQUIREMENTS RESOLUTION R3-2013-0032, CHAPTER B, THIS PROJECT IS A REGULATED PROJECT PERFORMANCE REQUIREMENT No. 1 - SITE DESIGN AND RUNOFF REDUCTION.
- SEE SHEET C5 FOR MO.CO. H.C.D. SITE DESIGN & RUNOFF REDUCTION CHECK LIST.

TOTAL LOT AREA = 43,749 SQ.FT.
TOTAL IMPERVIOUS AREA = 6,240 SQ.FT.
TOTAL AREA OF DISTURBANCE = 8,805 SQ.FT.

GRADING QUANTITIES:
CUT = 225 C.Y.
FILL = 510 C.Y.
NET = 285 C.Y. IMPORT

DEVELOPMENT AREAS WITH SLOPE EQUAL TO OR GREATER THAN 25% = 4,206 S.F.

ABBREVIATIONS:

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	(N)	NEW
BULD	BUILDING	NO.	NUMBER
BRDY	BOUNDARY	NTS	NOT TO SCALE
BOT	BOTTOM	D.C.	ON CENTER
CB	CATCH BASIN	P/L	PROPERTY LINE
CL C/L	CENTERLINE	PUE	PUBLIC UTILITIES EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
DI	DRAIN INLET	R RAD	RADIUS
DW	DRIVEWAY	R/W	RIGHT OF WAY
ELEV	ELEVATION	R.C.	RELATIVE COMPACTION
EX (E)	EDGE OF PAVEMENT	RCF	REINFORCED CONCRETE PIPE
EP	EXISTING	REL	RELATIVE
FD	FACE OF CURB	RET WALL	RETAINING WALL
FF	FACE OF DIKE	SLOPE	SLOPE
FG	FINISHED FLOOR	SD	STORM DRAIN
FGR	FINISHED GRADE	SHO	SHOULDER
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FR	FIRE HYDRANT	SS LAT	SANITARY SEWER LATERAL
FL F/C	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FL F/L	FLOW LINE	STA	STATION
FP	FINISHED PAD	S/W	SIDEWALK
FW	FACE OF WALL	TC 1/C	TOP OF CURB
GB	GRADE BREAK	TD	TOP OF DIKE
GR	GRATE	TW	TOP OF WALL
HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
HP	HIGH POINT	UP	UTILITY POLE
LF	LINEAR FEET	W	WATER
LP	LOW POINT	WS	WATER SERVICE
MAX	MAXIMUM		

INDEX TO SHEETS

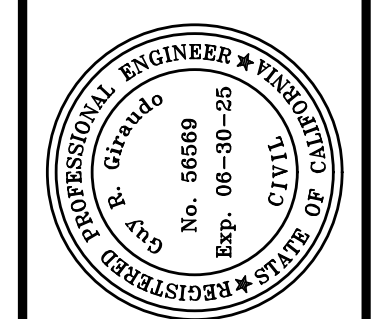
SHEET C1	COVER SHEET
SHEET C2	TOPOGRAPHIC MAP/EXISTING CONDITIONS
SHEET C3	GRADING, DRAINAGE & UTILITY PLAN
SHEET C4	GRADING SECTIONS
SHEET C5	STANDARD PLANS & CONSTRUCTION DETAILS
SHEET C6	EROSION & SEDIMENT CONTROL PLAN
SHEET C7	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
RENEE & ANTHONY SALIB
571 W. SUNSHINE PLACE
CHANDLER, AZ 85248

SECONDARY: DESIGNER
CARMEL BUILDING & DESIGN
ATTN: MR. MATT HANNER
PO BOX 2201
CARMEL, CA 93921
PH (831)626-8606

SITE LOCATION:
25575 CHIQUITO PLACE
CARMEL, CA 93923



APPROVED BY:

GUY R. GIRARDI



GRADING, DRAINAGE & EROSION CONTROL PLAN

COVER SHEET "1"
SALIB RESIDENCE
A.P.N.: 015-052-026
FOR
CARMEL, MONTEREY COUNTY, CALIFORNIA
RENEE & ANTHONY SALIB

SCALE: AS SHOWN
DATE: MAY 2024
JOB NO. 2787-01

No.	DATE	BY	REVISION
12/20/24	AMS		DISPERSION TRENCHES RELOCATION
09/23/24	AMS		AREAS WITH 25% SLOPE OR GREATER
05/22/24	AMS		RELEASED TO CLIENT

SHEET **C1**
OF 7 SHEETS

4-PM-80

25' Natural Drainage Easement

X1-Sur-124

ARROYO TRAIL
(A County Road 50' Wide)

APN 015-052-026

Lot 26D
X2-Sur-66

Steep Slope
& Many
Trees in This
Area

Lot 26C
X2-Sur-66

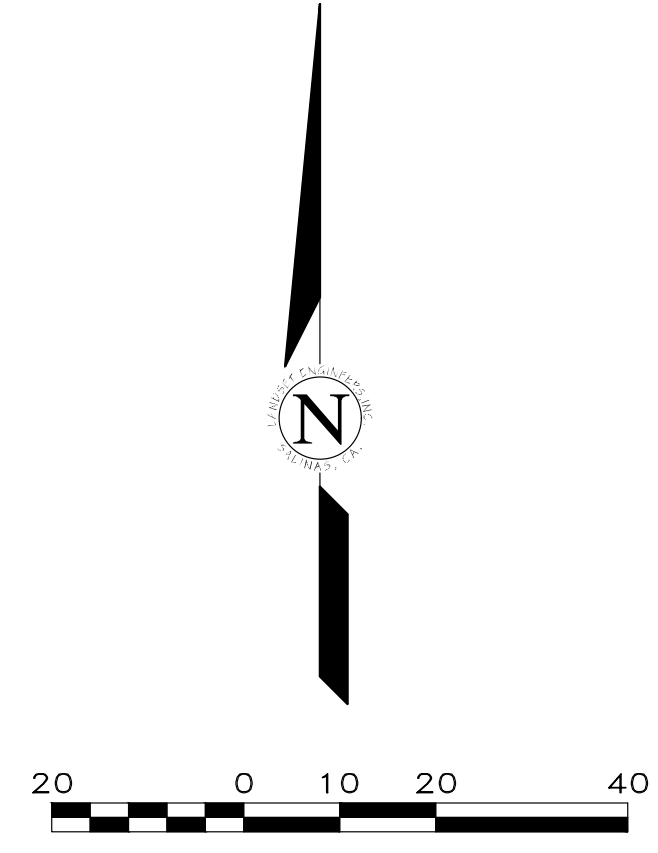
Lot 25A
X2-Sur-66

AREA WITH SLOPE EQUAL TO
OR GREATER THAN 25%

CHIQUITO PL.
(A County Road 50' Wide)

Basis of Bearings

NOTE: SEE TOPOGRAPHIC MAP PREPARED BY OTHERS
FOR MORE EXISTING CONDITIONS



" TOPOGRAPHIC MAP/EXISTING CONDITIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

SALIB RESIDENCE
A.P.N.: 015-052-026
FOR
CARMEL, MONTEREY COUNTY, CALIFORNIA
RENEE & ANTHONY SALIBX

SCALE: 1"=20'
DATE: MAY 2024
JOB NO. 2787-01

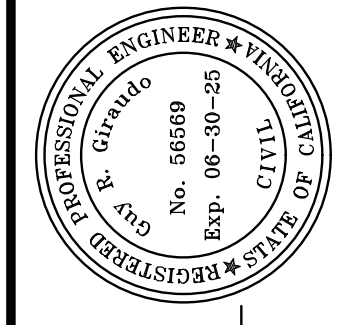
No.	DATE	BY	REVISION
12/20/24	AMS		DISPERSION TRENCHES RELOCATION
09/23/24	AMS		AREAS WITH 25% SLOPE OR GREATER
05/22/24	AMS		RELEASED TO CLIENT

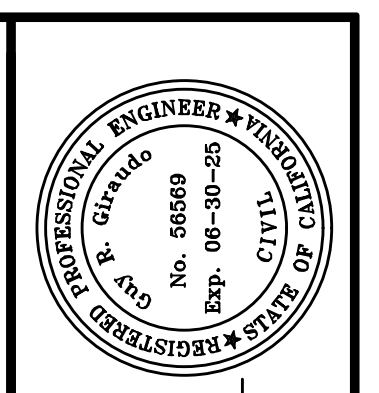
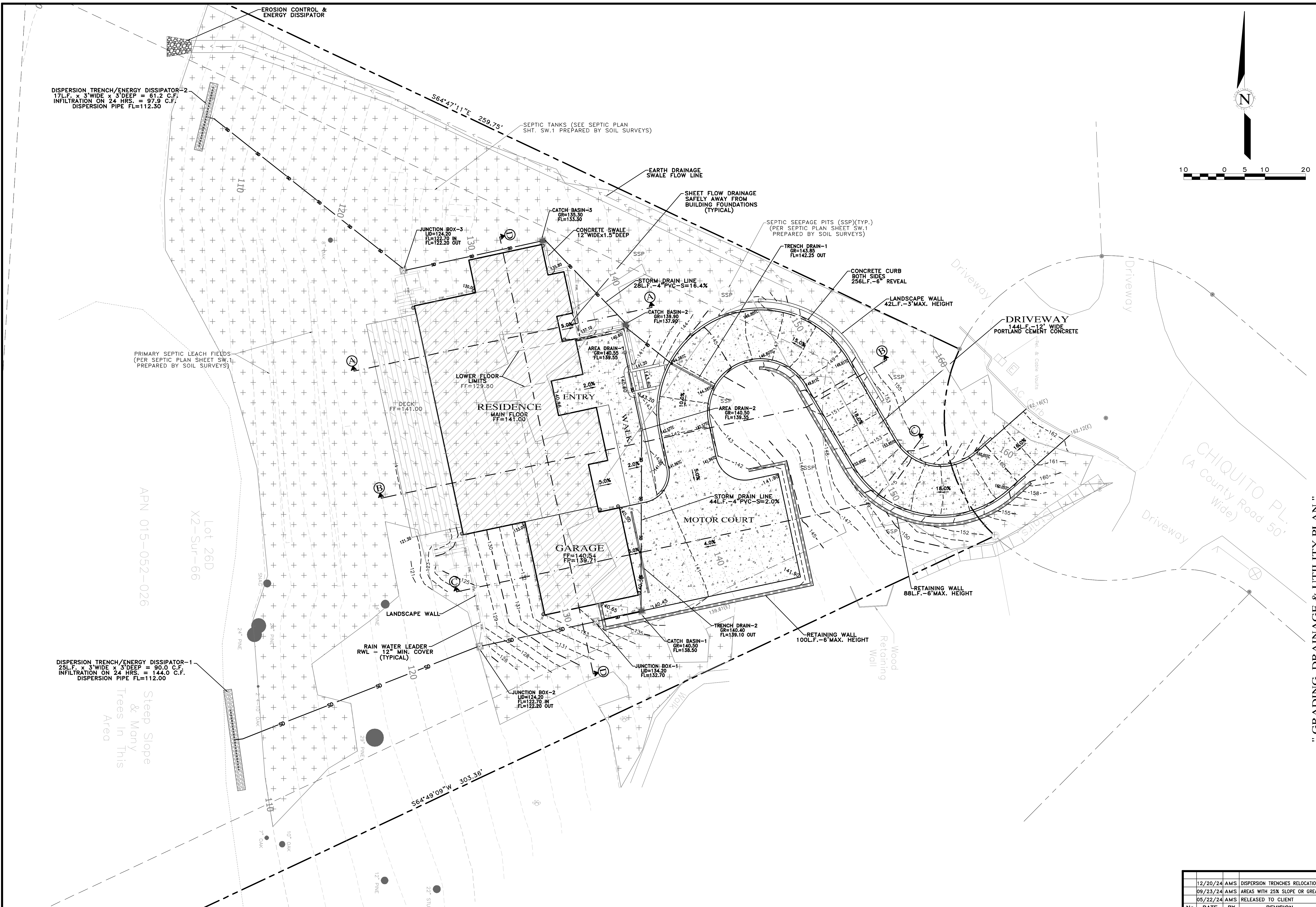
SHEET **C2**
OF 7 SHEETS



APPROVED BY:

GUY R. GIRAUDO





APPROVED BY:

 GUY R. GIRARDO



" GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

SALIB RESIDENCE

A.P.N.: 015-052-026

FOR

CARMEL, MONTEREY COUNTY, CALIFORNIA

RENEE & ANTHONY SALIBX

SCALE: 1"=10'

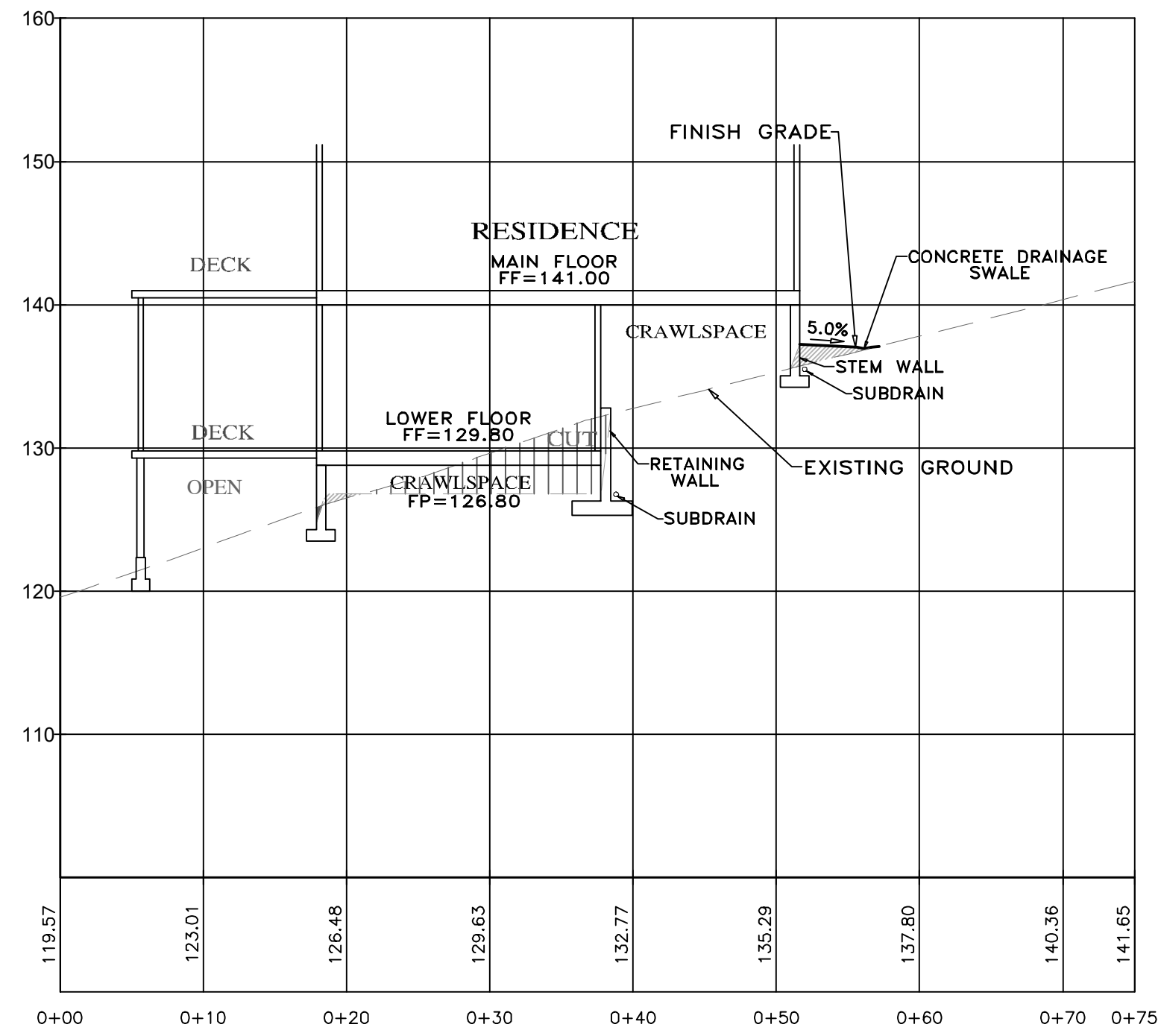
DATE: MAY 2024

JOB NO. 2787-01

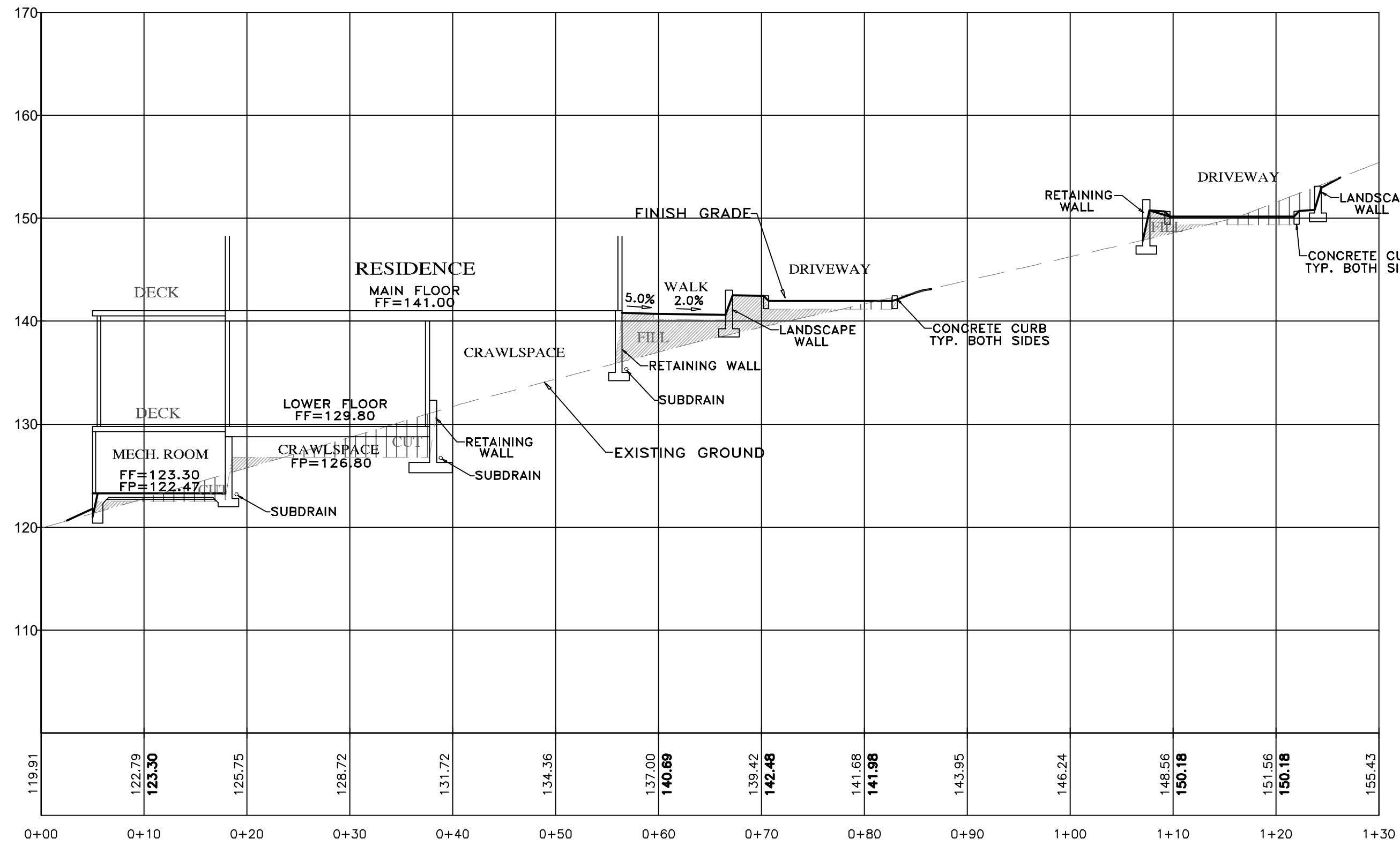
No.	DATE	BY	REVISION
12/20/24	AMS		DISPERSION TRENCHES RELOCATION
09/23/24	AMS		AREAS WITH 25% SLOPE OR GREATER
05/22/24	AMS		RELEASED TO CLIENT

SHEET **C3**

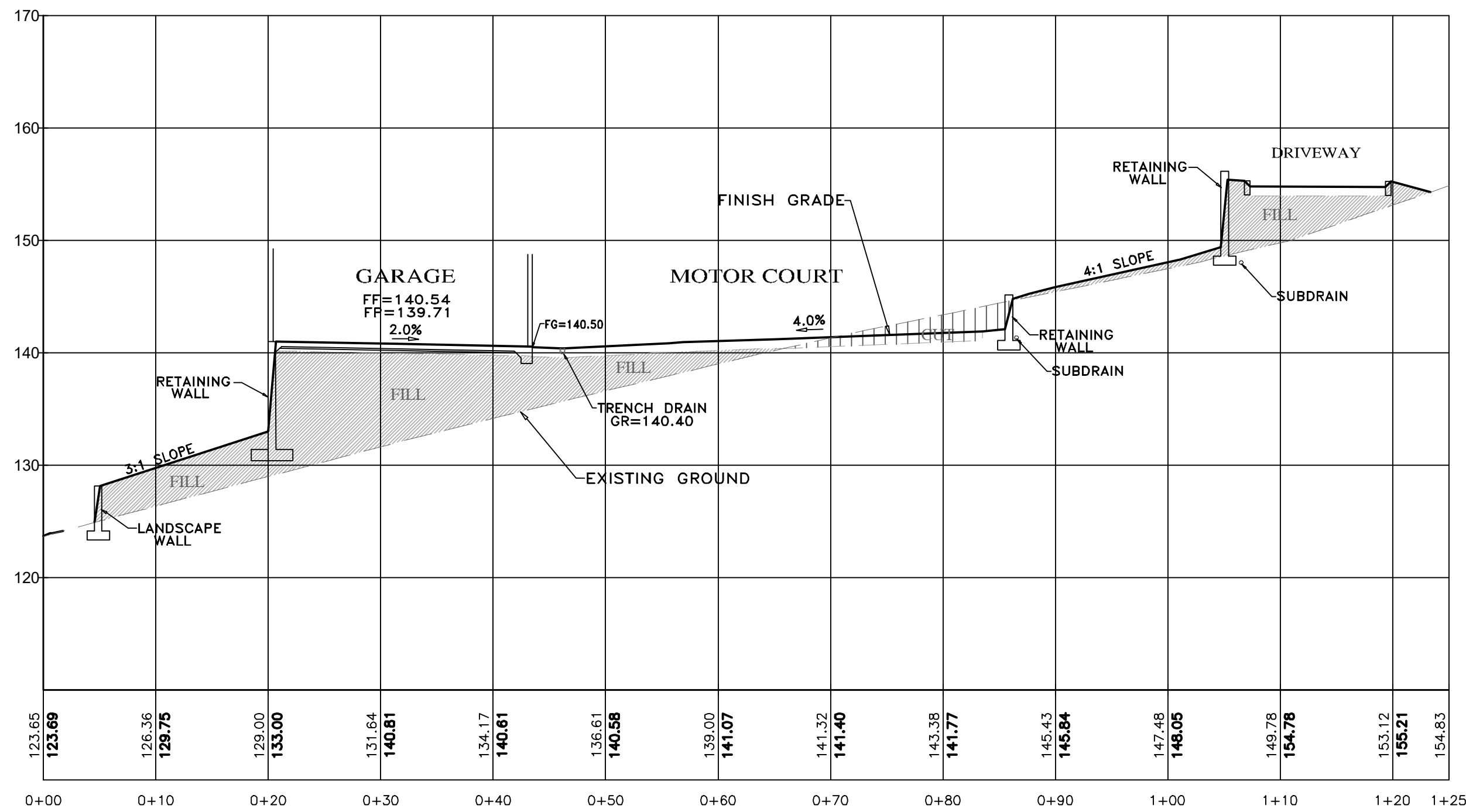
OF 7 SHEETS



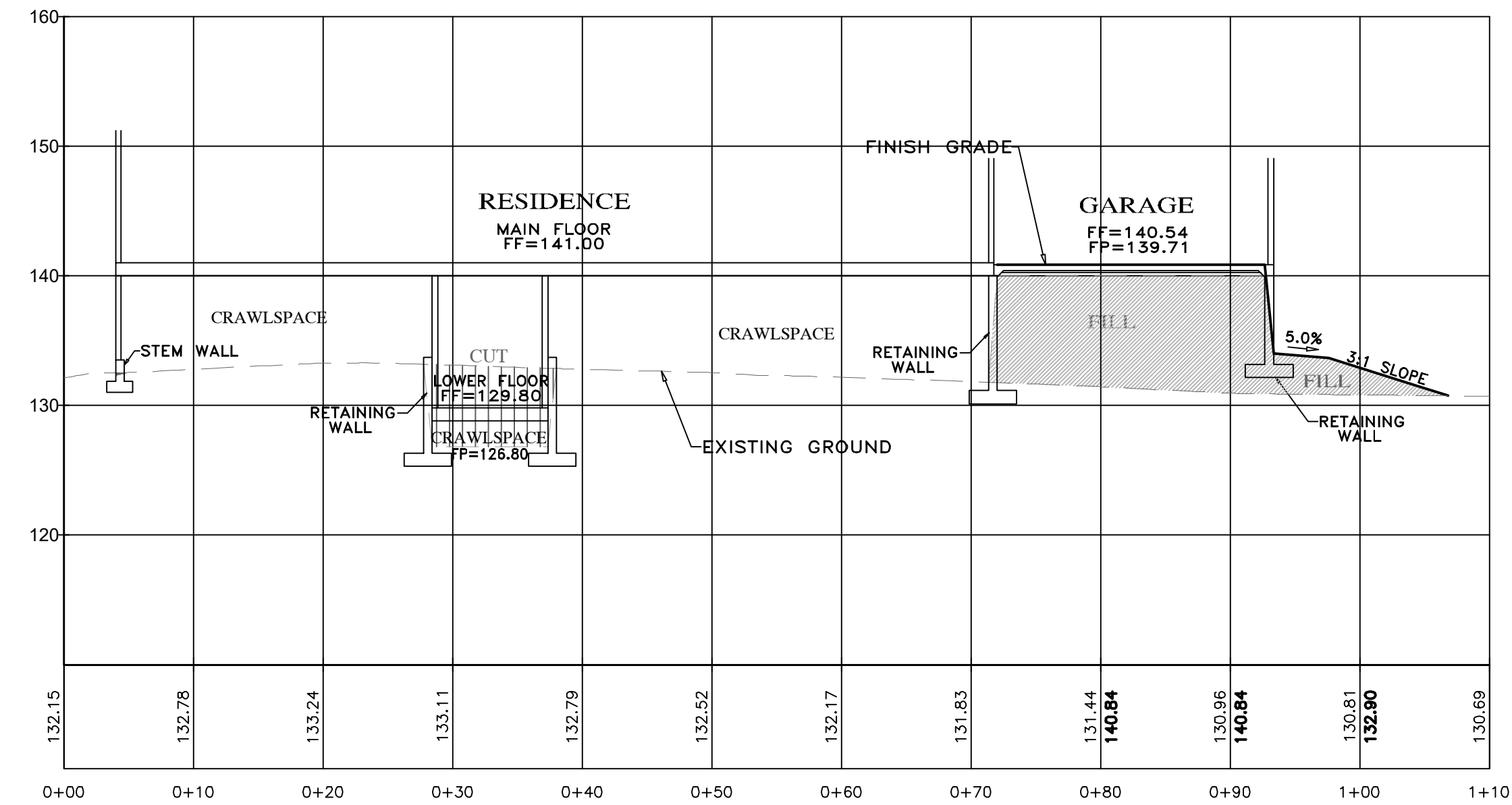
SECTION A-A
SCALE: 1"=10' H&V



SECTION B-B
SCALE: 1"=10' H&V

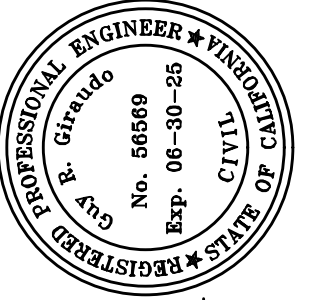


SECTION C-C
SCALE: 1"=10' H&V



SECTION D-D
SCALE: 1"=10' H&V

- NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
 - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
 - OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
 - REMOVE UNDOCUMENTED FILL AREAS PER SOILS ENGINEERING INVESTIGATION REPORT.
 - FOR SECTION LOCATIONS, SEE SHEET CS "GRADING, DRAINAGE & UTILITY PLAN".



APPROVED BY:
Guy R. Girardo
GUY R. GIRARDO



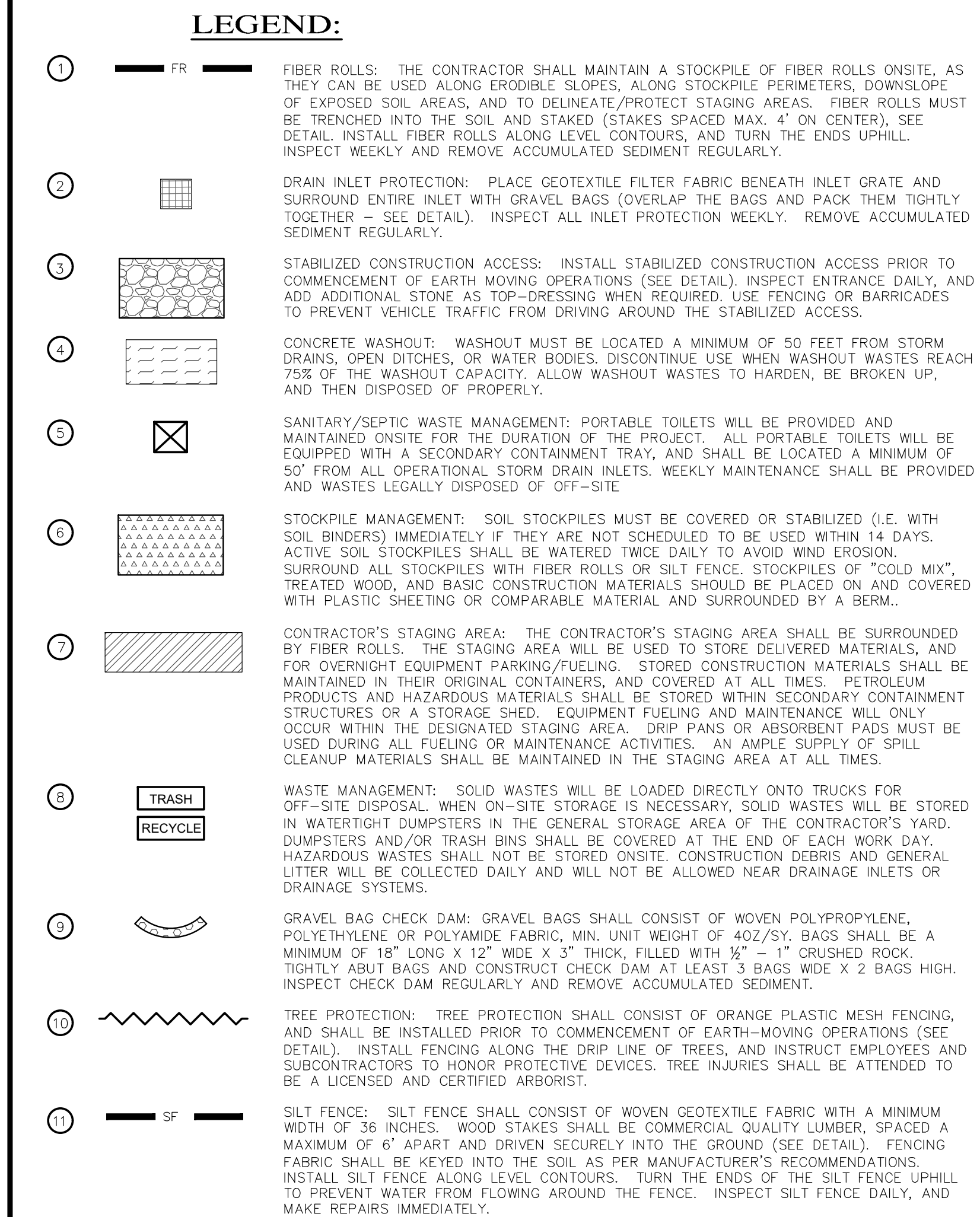
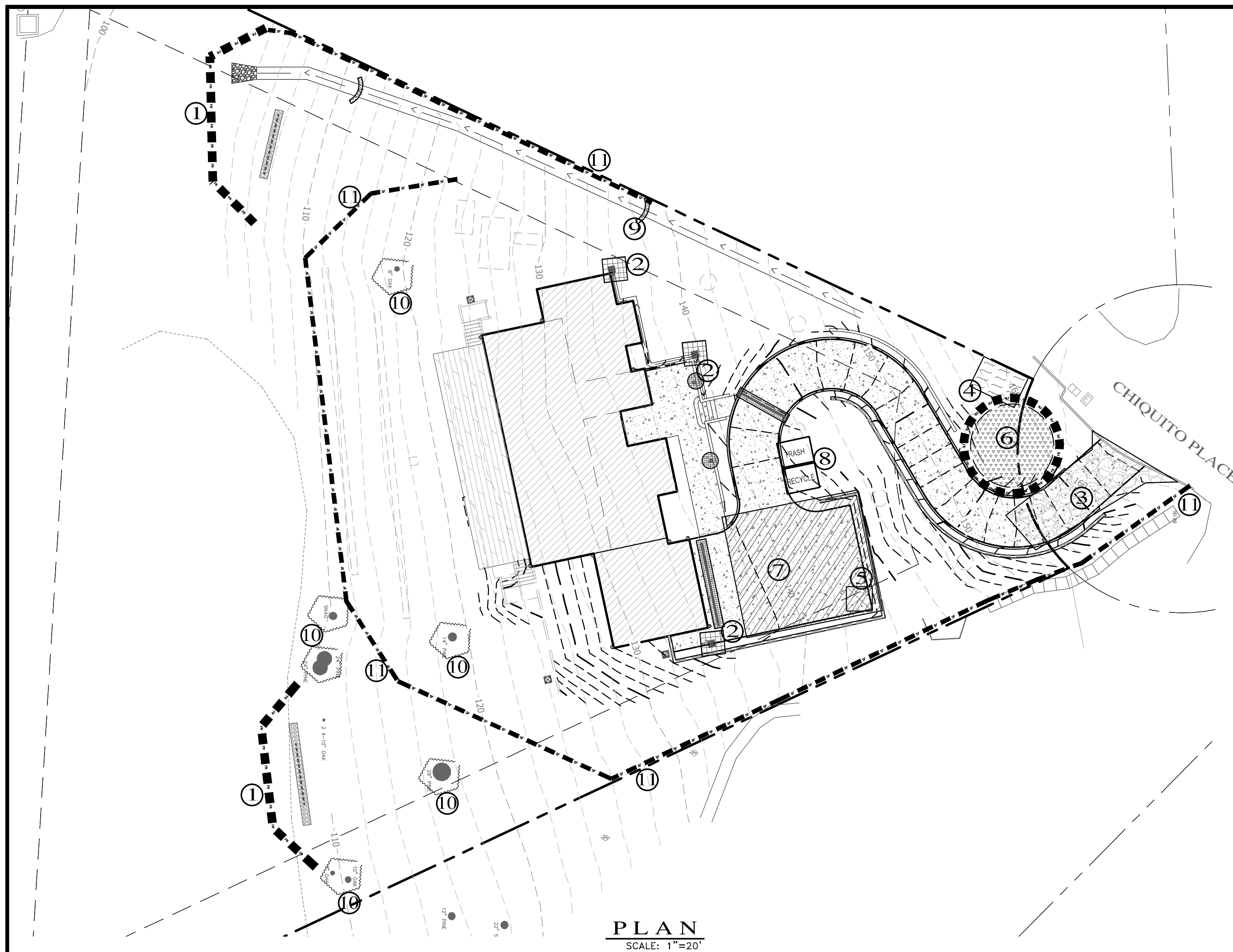
" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SALIB RESIDENCE
A.P.N.: 015-052-026
FOR
CARMEL, MONTEREY COUNTY, CALIFORNIA
RENEE & ANTHONY SALIBX

SCALE: 1"=10' H&V
DATE: MAY 2024
JOB NO. 2787-01

No.	DATE	BY	REVISION
12/20/24	AMS		DISPERSION TRENCHES RELOCATION
09/23/24	AMS		AREAS WITH 25% SLOPE OR GREATER
05/22/24	AMS		RELEASED TO CLIENT

SHEET **C4**
OF 7 SHEETS



EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYUS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRMOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

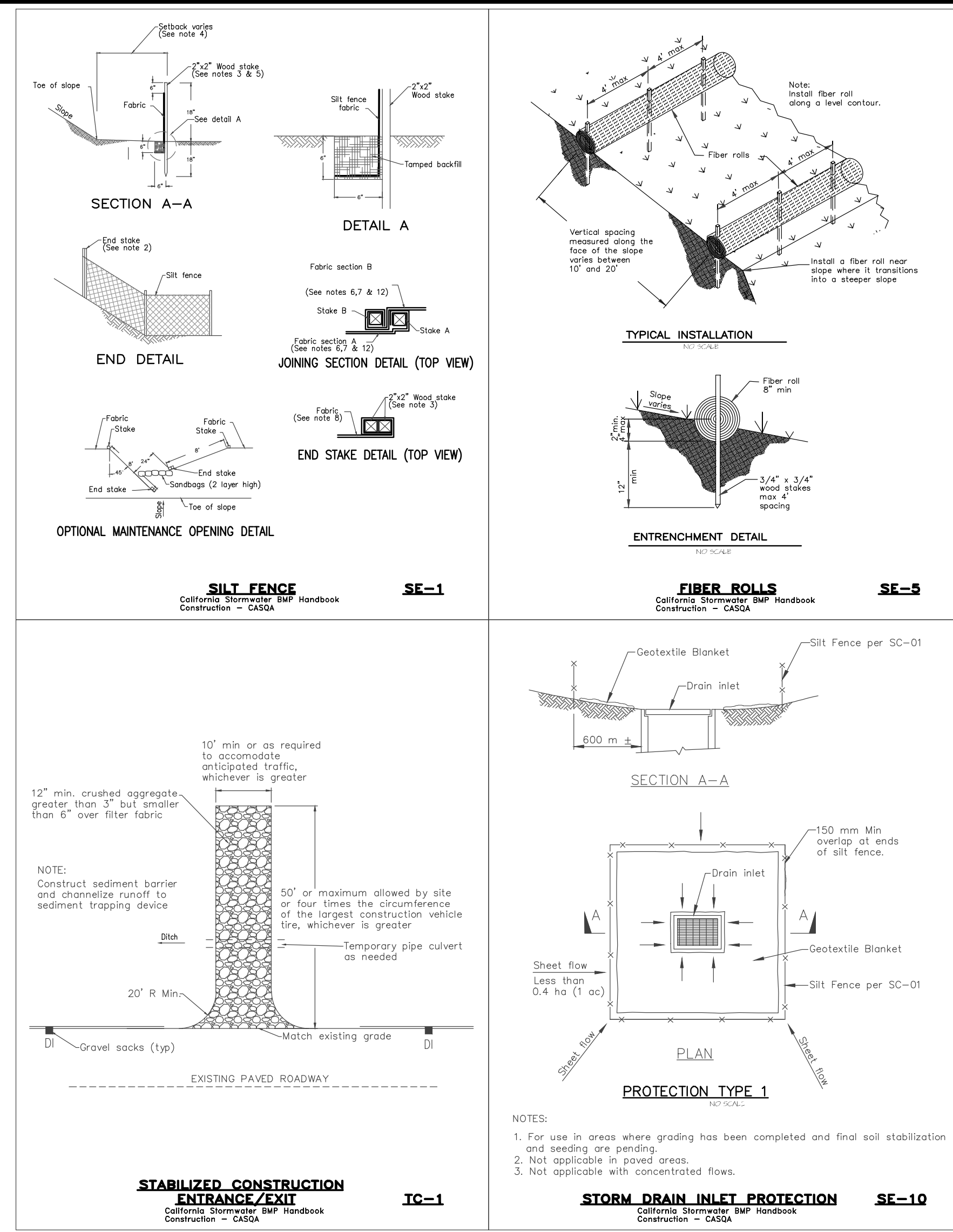


TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

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

Material Delivery and Storage WM-1

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Category
Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Hydrocarbons
Oil and Grease
Organics

Potential Alternatives
None

Stockpile Management WM-3

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub-base or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt), and pressure treated wood.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Category
Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Hydrocarbons
Oil and Grease
Organics

Potential Alternatives
None

Hazardous Waste Management WM-6

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Objective
Secondary Objective

Targeted Constituents
Nutrients
Trash
Metals
Hydrocarbons
Oil and Grease
Organics

Potential Alternatives
None

Sanitary/Septic Waste Management WM-9

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Category
Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Hydrocarbons
Oil and Grease
Organics

Potential Alternatives
None

Solid Waste Management WM-5

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Objective
Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Hydrocarbons
Oil and Grease
Organics

Potential Alternatives
None

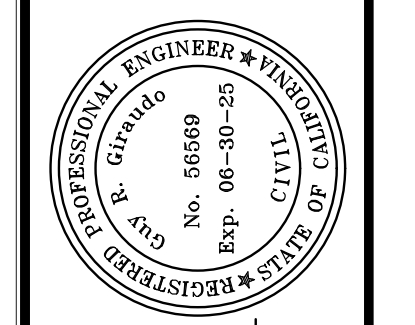
Preservation Of Existing Vegetation EC-2

Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Objective
Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Hydrocarbons
Oil and Grease
Organics

Potential Alternatives
None



APPROVED BY:
GUY R. GIRARDI

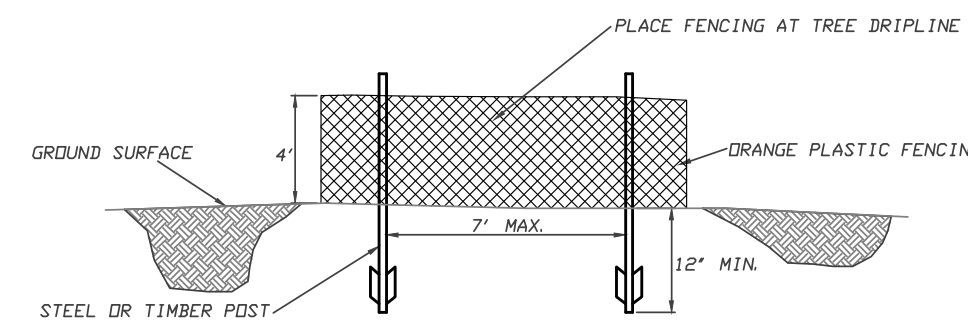
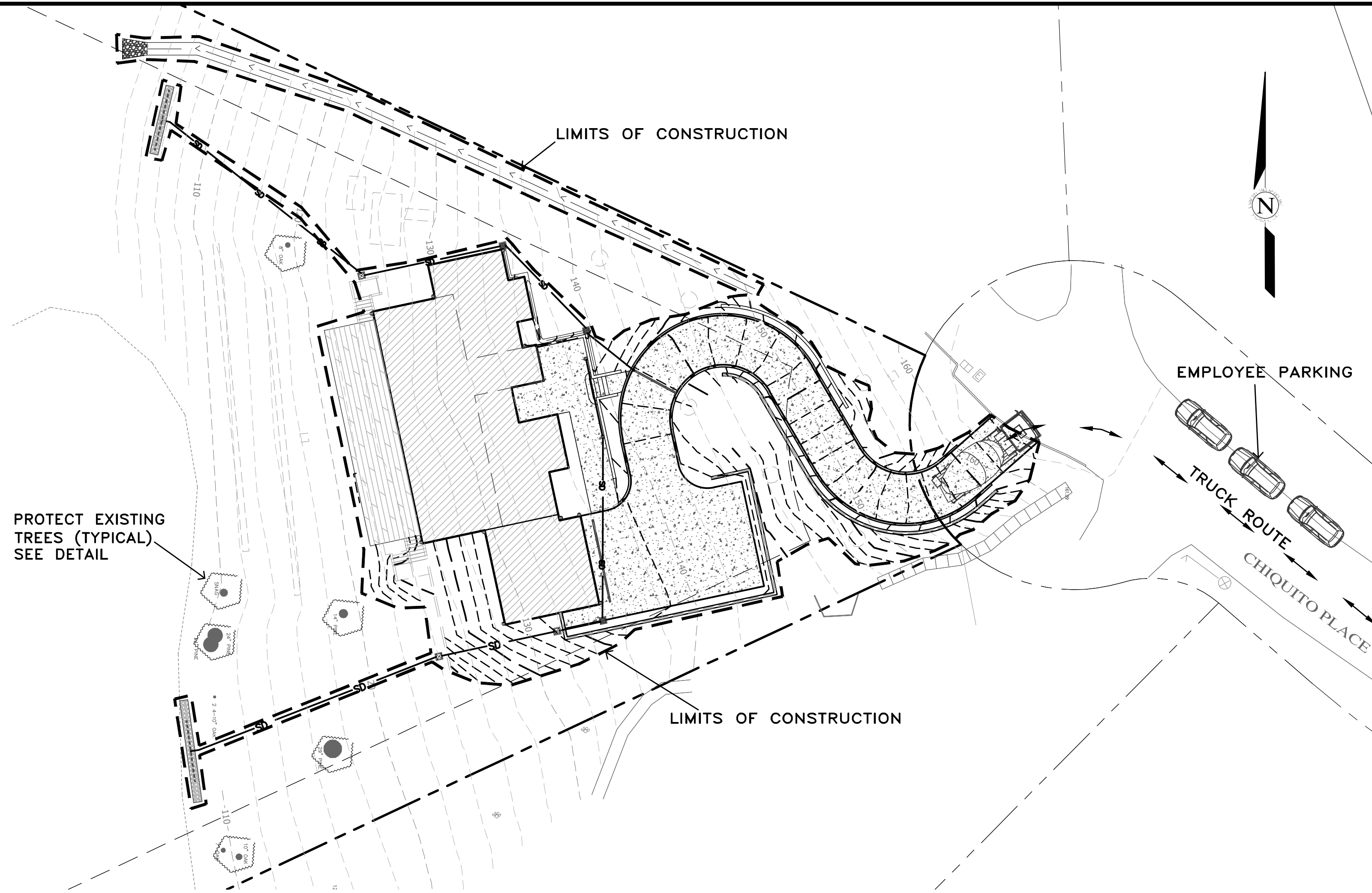


"EROSION & SEDIMENT CONTROL PLAN"
 OF
 SALIB RESIDENCE & EROSION CONTROL PLAN
 A.P.N.: 015-052-026
 CARMEL, MONTEREY COUNTY, CALIFORNIA
 FOR
 RENEE & ANTHONY SALIB

SCALE: AS SHOWN
DATE: MAY 2024
JOB NO. 2787-01

No.	DATE	BY	REVISION
	12/20/24	AMS	DISPERSION TRENCHES RELOCATION
	09/23/24	AMS	AREAS WITH 25% SLOPE OR GREATER
	05/22/24	AMS	RELEASED TO CLIENT

SHEET **C6** OF 7 SHEETS



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
225 CY CUT
510 CY FILL

CONSTRUCTION STAGING:

- A. MOBILIZE, CLEAR & GRAB.
 - B. SITE GRADING.
 - C. UTILITY INSTALLATION.
 - D. CONSTRUCT STRUCTURE.
 - E. INSTALL LANDSCAPING.
 - F. SITE CLEANING, PUNCH LIST.
- SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON THE CHIQUITO PLACE AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
HAUL TRUCKS ENTER THE SITE FROM HIGHWAY 1 TO CARMEL VALLEY ROAD TO RIO VISTA DRIVE TO CHIQUITO PLACE. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON THE CHIQUITO PLACE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B, C AND D, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREET ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG THE CHIQUITO PLACE, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS AND PINE TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

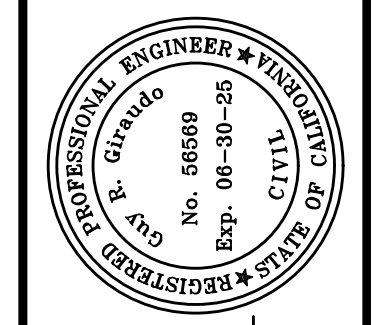
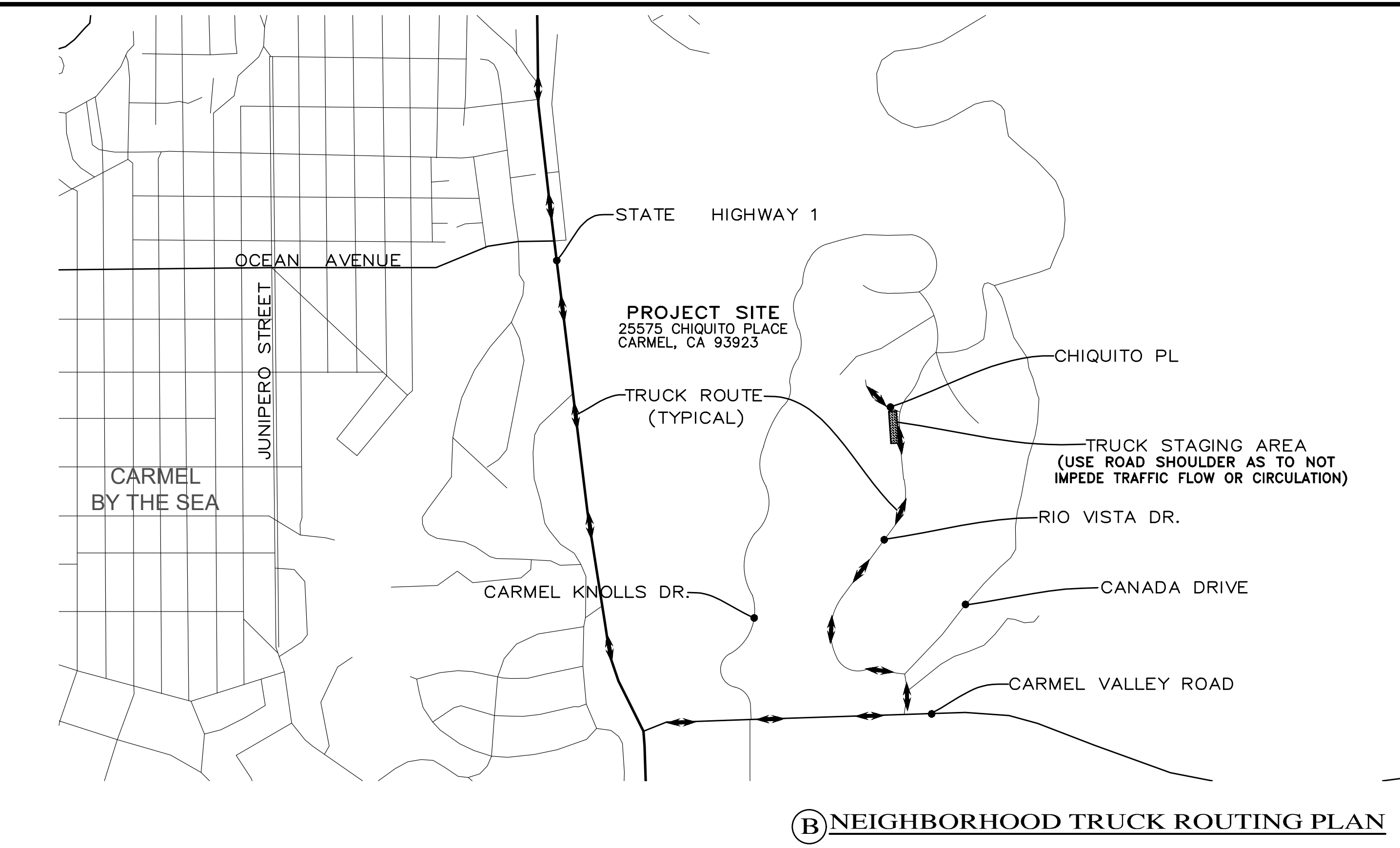
TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEARING	2	1
GRADING & SOIL REMOVAL (EXPORT)	1	1
ENGINEERING MATERIALS (IMPORT)	14	3
TOTALS	17	5

- TRUCK TRIP GENERATION NOTES:**
- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
 - THERE ARE 285 C.Y. OF SOIL MATERIAL THAT WILL BE IMPORTED IN THE SITE.
 - GRADING OPERATIONS SHALL TAKE APPROXIMATELY 5 WORKING DAYS TO COMPLETE.
 - THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10
HOURS OF OPERATION/DAY: 8
PROJECT SCHEDULING: PROJECTED START DATE 24 JUNE 2024, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M.
TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

(A) CONSTRUCTION STAGING PLAN



APPROVED BY:
GUY R. GIRARDO
Professional Engineer
No. 46696
Exp. 06-30-26



CONSTRUCTION MANAGEMENT PLAN

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
SALIB RESIDENCE
A.P.N.: 015-052-026
CARMEL, MONTEREY COUNTY, CALIFORNIA
RENEE & ANTHONY SALIB

SCALE: AS SHOWN
DATE: MAY 2024
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No.	DATE	BY	REVISION
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05/22/24	AMS		RELEASED TO CLIENT

SHEET **C7**
OF 7 SHEETS



**CARMEI POINT
LANDSCAPES**

LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea,
CA. 93921
(831)574-9837
carmelpointlandscapes.com

PROJECT:
**PLANTING +
IRRIGATION PLANS**

OWNER/ CLIENT:
**SALIB RESIDENCE
CARMEI BUILDING**

SCOPE:

PROGRESS ISSUE:

NAME: _____

PROGRESS SUBMIT: _____

DATE: _____

NOTES FOR CONSTRUCTION:

DISCLAIMER:
All plans created by Carmel Point Landscapes are made exclusively for landscape purposes and do not constitute civil engineering or architecture plans. Carmel Point Landscapes shall not be held liable for any damages or claims arising from the use of these plans by other contractors or installers. Field verify all measurements before commencing construction.

SHEET TITLE:

PLANTING

JULY 16 2024

SHEET NUMBER:

LA - 1.01



(E) Trees, to remain. Typ.

0'-30" Landscape Zone, see Fuel Management Plan

Native Seed Mix (3,516 SF)

APN 015-052-026

Steep Slope & Many Trees in This Area

Lot 26D
X2-Sur-66

SMAG

24" PINE

24" PINE

2-4-10" OAK

7" OAK

14" PINE

29" PINE

10" OAK

12

S64° 49' 09" W

N64° 52' E 305.13' R1

303.36'

S64° 47' 11" E

259.75'

(S 64° 30' E 259.22' R1)

38'

30'-0"

13'

13'

(E) Walk

Wood Retaining Wall

Driveway

'50.44=L

Driveway

L=29.61'

Tel. & Cable Vaults

CC

Stairs

L=42.10'

L=25.05'

- Arctostaphylos 'Pacific Mist'
- Pittosporum crassifolium
- Arctostaphylos 'Wayside'
- Calamagrostis 'Karl Foerster'

- Cercis occidentalis
- Salvia 'Poza Blue'
- Olea 'Swan Hill', multi trunk
- Arctostaphylos 'Wayside'

- Euphorbia characias
- Calamagrostis 'Karl Foerster'
- Arctostaphylos 'Wayside'

- Cistus purpurea
- Cercis occidentalis

Lavendula angustifolia 'Hidcote' (216 SF)

- Cercis occidentalis
- Cistus purpurea
- Salvia 'Poza Blue'

- Arctostaphylos 'Wayside'
- Olea europea 'Montra'
- Olea 'Swan Hill', multi trunk

- Arctostaphylos 'Wayside'
- Pittosporum crassifolium
- Arctostaphylos 'Pacific Mist'
- Calamagrostis 'Karl Foerster'
- Quercus agrifolia

- Geranium 'Rozanne' (280 SF)
- Euphorbia characias
- Ficus carica

GENERAL PLANTING NOTES

1. PLANTING SHALL CONFORM TO THE STANDARDS SET IN THE COUNTY OF MONTEREY PLANNING DIVISION STANDARDS + REQUIREMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST IN PLANTING AREAS.. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
5. CONTRACTOR SHALL SUBMIT A RANDOM SOIL SAMPLES FROM THE SITE TO A QUALIFIED SOIL TESTING LAB FOR A HORTICULTURAL SUITABILITY TEST AND AMENDMENT RECOMMENDATIONS. AFTER AMENDING TOPSOIL TO A DEPTH OF 6" (AND IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS), GRADE ALL AREAS SMOOTH WITH NO LOCALIZED DEPRESSIONS OR HUMPS EXCEEDING 1". INSUFFICIENT OR UNSUITABLE EXISTING SOIL SHALL BE AUGMENTED OR REPLACED WITH TOPSOIL AS APPROVED BY THE LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO COMPLETE ALL SOIL AMENDING, FINISH GRADING AND REMOVAL OF ANY AND ALL CONSTRUCTION DEBRIS FROM THE PLANTING AREAS BEFORE THE LAYING OUT OF APPROVED PLANT MATERIAL.
8. CONTRACTOR SHALL LAYOUT ALL PLANTS IN THEIR CONTAINERS AS PER THIS PLAN AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER + LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
10. ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. ALL PLANTS SHALL BE HEALTHY, PEST AND DISEASE FREE, FREE OF GIRDLING ROOTS AND WELL ESTABLISHED IN THE CONTAINER.
12. MYCORRHIZAL INOCULATE ORGANIC FERTILIZER SHALL BE APPLIED DURING PLANTING AS PER MANUFACTURERS RECOMMENDATIONS. USE "GREEN DIAMOND MYKOS START PRO" (4-2-2 ORGANIC FERTILIZER) OR APPROVED EQUAL.
13. TREES SHALL BE LOCATED A MINIMUM OF 4 FT. FROM WALLS, OVERHEADS, WALKS, HEADERS AND OTHER TREES WITHIN THE PROJECT, UNLESS SHOWN OTHERWISE.
14. NO PLANT SHALL BE PLANTED WITH ROOTBALLS OR PLANTING PITS IN A DRY CONDITION. ALL PLANTS TO BE HAND WATERED IN IMMEDIATELY AFTER PLANTING, NO WATER JETTING OF ROOT-BALLS
15. CONTRACTOR IS RESPONSIBLE TO APPLY SUFFICIENT BUT NOT EXCESS IRRIGATION TO ALL NEW PLANTINGS TO ENSURE HEALTHY PLANT ESTABLISHMENT.
16. BACKFILL MIX SHALL CONSIST OF 1/3 IMPORTED ORGANIC COMPOST AND 2/3 AMENDED SITE SOIL. AMENDED SOIL TO INCORPORATE COMPOST AT A MINIMUM OF FOUR (4) CUBIC YARDS PER 1,000 SF.
17. IMMEDIATELY AFTER EXCAVATION OF PLANT PITS, TEST DRAINAGE OF PITS BY FILLING WITH WATER. GIVE WRITTEN NOTIFICATION OF CONDITIONS PERMITTING THE RETENTION OF WATER IN PITS FOR MORE THAT (3) HOURS. CONTRACTOR SHALL SUBMIT TO OWNER AND LANDSCAPE ARCHITECT FOR ACCEPTANCE A WRITTEN PROPOSAL AND COST ESTIMATE FOR THE CORRECTION OF POOR DRAINAGE CONDITIONS BEFORE PROCEEDING WITH PLANTING.
18. ALL NEWLY PLANTED CONTAINER PLANTS AND TREES SHALL RECEIVE WATERING BASINS 3 TIMES THE SIZE OF THE ROOT BALL UPON PLANTING, UNLESS OTHERWISE SHOWN ON DRAWINGS.
19. PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH, UNLESS NOTED OTHERWISE. VERIFY SPECIFICATION WITH LANDSCAPE ARCHITECT.
20. MULCH SHALL BE KEPT AT A MAXIMUM DEPTH OF 2" DEEP NEAR THE PLANT CROWNS AND TRUNKS, AND NOT EXTEND HIGHER THAN 1/8" ONTO THE CROWN OR TRUNK OF ANY NEWLY PLANTED PLANT OR TREE.
21. ALL PLANT MATERIAL SHOWN ON THE PLANTING PLAN IS SUBJECT TO THE ADVERSE EFFECTS OF NATURE INCLUDING, BUT NOT LIMITED TO, FIRE, EARTHQUAKE, FLOODING, FREEZE, DROUGHT, EROSION AND FORAGING PREDATORS. THE LANDSCAPE ARCHITECT CANNOT, AND DOES NOT, GUARANTEE OR IMPLY WARRANTY THAT SPECIFIED PLANTS WILL SURVIVE THESE ACTS OF NATURE. ALL PLANTS SPECIFIED SATISFY THE GENERAL CLIMATIC CONDITIONS SET FORTH BY THE U.S. DEPARTMENT OF AGRICULTURE AND THE SUNSET WESTERN GARDEN BOOK.

PLANTING FLAVOR IMAGES



* PLANTING IMAGES ARE INTENDED TO SHOW THE GENERAL FEEL OF THE PROPOSED GARDEN SPACES. WHILE SOME OF THE PLANTS SHOWN ARE ON THE PROPOSED PLANTING LEGEND, NOT ALL IMAGES ARE EXACT REPRESENTATIONS OF THE PROPOSED PLANTINGS.

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Spacing
TREES					
	16	Cercis occidentalis	Western Redbud	15 gal	
	1	Ficus carica	Black Mission Fig	15 gal	
	10	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	24" box	as shown
	1	Quercus agrifolia	Coast Live Oak	24" box	as shown
SHRUBS					
	21	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	5 gal	as shown
	20	Arctostaphylos hookeri 'Wayside'	Wayside Manzanita	5 gal	as shown
	26	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	as shown
	7	Cistus x purpureus	Purple Rock Rose	5 gal	as shown
	17	Euphorbia characias	Mediterranean Spurge	5 gal	as shown
	161	Geranium 'Rozanne'	Hardy Cranesbill	1 gal	15" o.c.
	216	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	5 gal	18" o.c.
	18	Olea europea 'Montra'	Little Ollie Dwarf Olive	5 gal	as shown
	16	Pittosporum crassifolium	New Zealand Karo	5 gal	as shown
	12	Salvia clevelandii 'Pozo Blue'	Pozo Blue Sage	5 gal	as shown
NATIVE SEED MIX - 3,516 SF					
	25%	Bromus carinatus	California Brome	seed	
	216	Elymus glaucus	Blue Wild Rye	seed	
	25%	Stipa pulchra	Purple Needle Grass	seed	
	25%	Wild Flower Blend	Wild Flower Blend	seed	



CARMEL POINT LANDSCAPES

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PROJECT:
PLANTING + IRRIGATION PLANS

OWNER/ CLIENT:
SALIB RESIDENCE CARMEL BUILDING

SCOPE:

PROGRESS ISSUE:

NAME: _____ PROGRESS SUBMIT: _____ DATE: _____

NOTES FOR CONSTRUCTION:

DISCLAIMER:
All plans created by Carmel Point Landscapes are made exclusively for landscape purposes and do not constitute civil engineering or architecture plans. Carmel Point Landscapes shall not be held liable for any damages or claims arising from the use of these plans by other contractors or installers. Field verify all measurements before commencing construction.

SHEET TITLE:
PLANTING CONTEXT

JULY 16 2024
SHEET NUMBER:

LA - 1.02

COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: Metal roofing, metal windows. Colors: Dark Bronze
Description: Sheffield standing seam roof, Western Window metal exterior doors and windows.

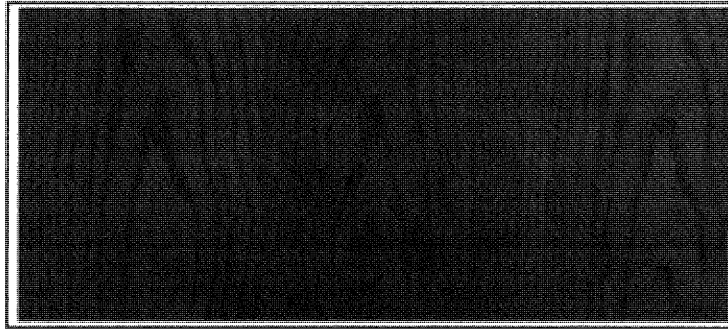


Materials: Stucco, wood trim, aluminum gutters. Colors: Dunn-Edwards DEC742 "Cameo"
Description: Stucco walls and retaining walls, window/door trim, gutters & downspouts.

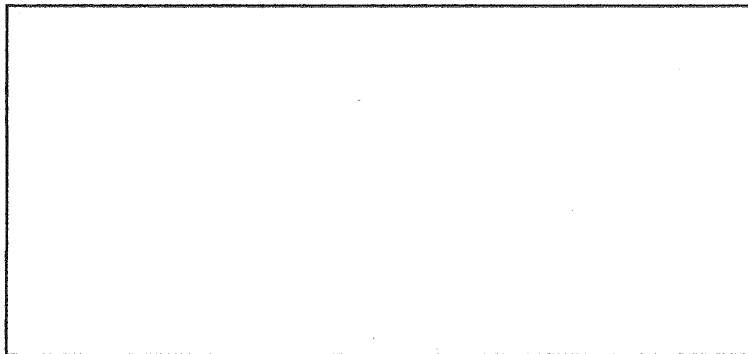


Materials: Thermally treated wood Colors: Thermo-Poplar
Description: 1x6 horizontal siding thermo-treated wood by WoodPlank

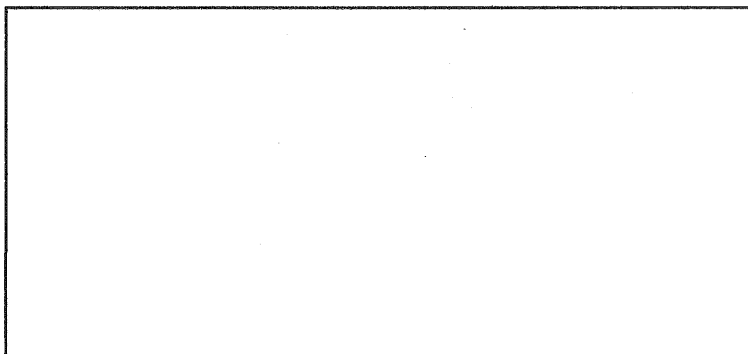
COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: Metal roofing, metal windows. Colors: Dark Bronze
Description: Sheffield standing seam roof, Western Window metal exterior doors and windows.



Materials: Stucco, wood trim, aluminum gutters. Colors: Dunn-Edwards DEC742 "Cameo"
Description: Stucco walls and retaining walls, window/door trim, gutters & downspouts.



Materials: Thermally treated wood Colors: Thermo-Poplar
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