Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

BREIDENBACH (PLN230141) RESOLUTION NO. 24-013

Resolution by the Monterey County Zoning Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines and that none of the exceptions from section 15300.2 apply; and
- 2) Approving a Design Approval to allow the construction of a detached two-story structure with a 754 square foot lower-level garage and Use Permit to allow a 786 square foot accessory dwelling unit on the upper level which exceed the 16 feet in height requirements.

[PLN230141, BREIDENBACH, 7650 Mills Road, Monterey, Greater Monterey Peninsula Area Plan (APN: 259-111-028-000)]

Corrected on April 24, 2024. (This resolution corrects the previous resolution mailed out April 3, 2024)

The BREIDENBACH application (PLN230141) came on for hearing before the Monterey County Zoning Administrator on March 28, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** CONSISTENCY – The Project, as conditioned, is consistent with the

applicable plans and policies which designate this area as appropriate

for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- The 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

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

b) Allowed Use. The 2.43 acre parcel is located at 7650 Mills Road, Monterey, (Assessor's Parcel Number 259-111-028-000), within the Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential with a Building Site 6, Urban Reserve, Design Control and Site Plan Review zoning district overlays or "RDR/B-6-UR-D-S". The construction of a single-family dwelling and accessory

- structures are principally allowed uses within the RDR zoning district pursuant to Monterey County Zoning Ordinance (Title 21) Chapter 21.16 (Rural Density Residential). The proposed project includes construction of a 1,547 square foot detached two-story structure that exceeds 16 feet in height, inclusive of a 793 square foot accessory dwelling unit on upper the level and a 754 square foot garage on the lower level. Therefore, the project is an allowed land use for this site, subject to the granting of a Use Permit and Design Approval.
- c) The Urban Reserve or "UR" zoning district overlay requires discretionary permits be referred to the appropriate city for review and recommendation prior to action by an Appropriate Authority. The City of Monterey Planning Department was contacted on March 11, 2024, for comments and no comments on the project were received.
- d) <u>Lot Legality.</u> The subject property (2.43 acres), APN 259-111-028-000, is identified on the Record of Survey filed in Volume 26, page 11 of Monterra Ranch, recorded September 25, 2003, on the Survey Maps, Page 111. Therefore, the County recognizes the subject property as a legal lot of record.
- Design/Neighborhood and Community Character. The property is subject to the Design Control "D" zoning overlay district, which requires review of proposed development to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on a private property, see Title 21 Chapter 21.44. The project includes a Design Approval and the requirements to grant the Design Approval are met in this case. HCD staff has reviewed the proposal and determined that the development has been appropriately sited and designed consistent with viewshed policy and the neighborhood character. The architecture design is consistent with the existing single family dwelling, and the proposed structure is not visible from any public viewing area. Enhancing the architecture style, the structure incorporates earth tone colors and materials that consist of aged white plaster siding at exterior walls, window frame and color to match existing main structure and slate roof. All structures incorporate natural looking materials that blend well with the surrounding environment. As shown on the exterior main house lighting plan, all proposed site lighting is downlit, shielded, and unobtrusive.
- f) Development Standards. The project is consistent with the development standards of RDR/B-6-UR-D-S. Pursuant to Title 21 section 21.16.060, development standards for the RDR zoning district, in a subdivision where a lot or lots have a designated building envelope, the two-story structure inclusive of a garage at lower level and an accessory dwelling unit at lower level as proposed shall be located wholly within the building envelope unless otherwise approved in the subdivision process. The proposed two-story structure is located within the designated building envelope with the overall height of 29 feet 8 inches. A height verification condition (Condition No. 4) has been applied. Per Title 21 section 21.64.030.E.5, a 16 height limit for Accessory Dwelling Units is established. A Use Permit is applied to this project as the detached garage which the ADU is situated above does not comply with height

regulations for the zoning district in which it is proposed and exceeds 16 feet in height. As proposed, the project deviates from the height requirements; however it better achieves the policies of the General Plan and regulations of this Title. The total building site coverage for the proposed project is 5.46%, which is below the limit of 25%. The project size, height, and setbacks are all within the allowed limits of the development standards of RDR zoning district. Therefore, as proposed, the project meets all required development standards of Title 21 sections 21.16.060 and 21.64.030.

- g) The application was reviewed by the Environmental Health Bureau to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. The Environmental Health Bureau made the determination that the property has adequate public facilities, and no further comments or conditions were provided (see Finding No. 3 and supporting evidence below).
- h) <u>Land Use Advisory Committee (LUAC) Review.</u> Based on the Board of Supervisors adopted LUAC Guidelines, this project warrants referral to the Greater Monterey Peninsula LUAC. However, the project was not referred as the LUAC does not currently meet due to a lack of quorum.
- i) The Project Planner conducted a site inspection on January 19, 2024 to verify that the project on the subject parcel conforms to the plans and regulations listed above.
- j) The application, project plans, staking & flagging photos, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230141.
- **2. FINDING: SITE SUITABILITY** The site is physically suitable for the proposed development and/or use.

EVIDENCE:

- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to soils/slope stability. The following report was prepared to address these issues:
 - "Geotechnical Investigation Design Phase report for Assessor's Parcel Number 259-111-028-000" (LIB230310) prepared by Greg Bloom, Monterey CA, August 9, 2023.

The report 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) The Project Planner conducted a site inspection on January 19, 2024 to verify the site is suitable for the proposed use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230141.

3. FINDING:

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

EVIDENCE:

- The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and the Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary utilities will be provided. Water service will be provided by Canada Woods Water Company. As proposed, the project will be served by an onsite septic system. The Environmental Health Bureau reviewed the application and found it acceptable with no conditions.
- c) The Project Planner conducted a site inspection on January 19, 2024 to verify that the project on the subject parcel is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230141.

4. FINDING:

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

EVIDENCE:

- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) The Project Planner conducted a site inspection on January 19, 2024 and researched County records and did not identify any violations on the property.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230141.

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 new construction of one single family residence, second dwelling unit, and accessory structures within residential zoned areas.

- b) The proposed project involves an attached accessory dwelling unit and attached garage within a residential zoned area.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on January 19, 2024.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230141.
- **6. FINDING: APPEALABILITY** The decision on this project may be appealed to the

Planning Commission.

EVIDENCE: Pursuant to Title 21 section 21.80.040.B, the Planning Commission is

the appropriate appeal authority to consider discretionary decisions of the Zoning Administrator.

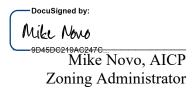
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303; and
- 2) Approve a Design Approval to allow the construction of a detached 754 square foot lower-level garage and Use Permit to allow a 786 square foot accessory dwelling unit on the upper level, which exceeds the 16 feet in height requirements.

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

PASSED AND ADOPTED this 28th day of March, 2024.



COPY OF THIS DECISION MAILED TO APPLICANT ON APRIL 3, 2024.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230141

1. PD001 - SPECIFIC USES ONLY

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure: This Use permit and Design Approval (PLN230141) allows the construction of a 754 square foot lower-level garage and a 793 square foot accessory dwelling unit on the upper-level which exceed 16 feet in height. The property is located at 7650 Mills Road, Monterey (Assessor's Parcel Number 259-111-028-000), Greater Monterey Peninsul Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed:

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department:

Planning

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

"A Use Permit and Design Approval (Resolution Number 24-013) was approved by Zoning Administrator for Assessor's Parcel Number 259-111-028-000 on March 28, 2024. The permit was granted subject to 7 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.

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

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

during course of construction, cultural, archaeological, 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 archaeologist (i.e., archaeologist registered the Register qualified an with immediately Professional Archaeologists) shall be 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. PD041 - HEIGHT VERIFICATION

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

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

Compliance or Monitoring Action to be Performed:

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

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

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

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5. EHSP01 - Onsite Wastewater Treatment System Permit (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation The Environmental Health Bureau has determined that the existing septic tank on the Monitoring Measure:

subject property does not meet the minimum standards specified by Table 6 of Monterey County Code 15.20, specifically, Per Table 6 of Monterey County Code 15.20, the 4 bedroom dwelling + 1 bedroom ADU would result in 600 gallons of wastewater

generation per day - requiring a minimum of 2,000 gallons of septic tank capacity.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit(s), the applicant shall submit to the Environmental Health Bureau for review and approval an Onsite Wastewater Treatment System (OWTS) permit application, supporting documentation and all applicable fees.

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation 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. PW0045 - COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Monitoring Measure:

Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount

shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed:

Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit

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proof of payment to HCD-Engineering Services.

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Breidenbach Residence



PROJECT DATA

	es) 118,483.0 S.F			
ZONING RDR-B6-L				
A.P.N. 259-111-0 LEGAL DESCRIPTION BLOCK 10	128-000 14 - LOT 10			
HEIGHT (MAX. ALLOWED) 25FT	4 - LOT 10			
SETBACKS (MIN. ALLOWED) FRONT: 50	OFT SIDE 6 OFT F	REART 6	SOFT	
STORIES: 2	.01 1, 0102 0.01 1, 1	(2/11/1	7.01	
FLOOR AREA				
BUILDING SITE COVERAGE ALLOWED	29,620.0 SQ.FT. TOTAL ALLOWED			25%
	EXISTING		PROPOSED	
MAIN DWELLING	4,955.0 SQ.FT.		4,955.0 SQ.FT.	
LOWER LEVEL (INCLUDED GARAGE)			754.0 SQ.FT.	
UPPER LEVEL ADU			768.0 SQ.FT.	
TOTAL GROSS FLOOR AREA:	4,955.0 SQ.FT.	8.7%	6,477.0 SQ.FT.	6.7%
SITE COVERAGE BUILDING FOOTPRINT	29,620.0 SQ.FT.	TOTAL	ALLOWED	25%
MAIN DWELLING	8,312.0 SQ.FT.		9 710 0 CO FT	
ADU/GARAGE			8,312.0 SQ.FT. 954.0 SQ.FT.	
TOTAL	8,312.0 SQ.FT.			
TOTAL	8,312.0 SQ.FT.		954.0 SQ.FT.	
TOTAL	EXISTING		954.0 SQ.FT. 9,266.0 SQ.FT. PROPOSED	
TOTAL PERVIOUS COVERAGE	·		954.0 SQ.FT. 9,266.0 SQ.FT.	
TOTAL PERVIOUS COVERAGE WEST DRIVEWAY	EXISTING		954.0 SQ.FT. 9,266.0 SQ.FT. PROPOSED 1,952.2 SQ.FT	1.9%
TOTAL PERVIOUS COVERAGE WEST DRIVEWAY ADU DRIVEWAY TOTAL PERVIOUS COVERAGE	EXISTING 1,952.2 SQ.FT		954.0 SQ.FT. 9,266.0 SQ.FT. PROPOSED 1,952.2 SQ.FT 409.0 SQ.FT	1.9%
TOTAL PERVIOUS COVERAGE WEST DRIVEWAY ADU DRIVEWAY TOTAL PERVIOUS COVERAGE IMPERVIOUS COVERAGE WALKWAY	EXISTING 1,952.2 SQ.FT		954.0 SQ.FT. 9,266.0 SQ.FT. PROPOSED 1,952.2 SQ.FT 409.0 SQ.FT	1.9%
TOTAL PERVIOUS COVERAGE WEST DRIVEWAY ADU DRIVEWAY TOTAL PERVIOUS COVERAGE IMPERVIOUS COVERAGE WALKWAY ENTRY STAIRS	EXISTING 1,952.2 SQ.FT		954.0 SQ.FT. 9,266.0 SQ.FT. PROPOSED 1,952.2 SQ.FT 409.0 SQ.FT 2,361.2 SQ.FT. 66.0 SQ.FT. 64.0 SQ.FT.	1.9%
TOTAL PERVIOUS COVERAGE WEST DRIVEWAY ADU DRIVEWAY TOTAL PERVIOUS COVERAGE IMPERVIOUS COVERAGE WALKWAY ENTRY STAIRS DECK	EXISTING 1,952.2 SQ.FT		954.0 SQ.FT. 9,266.0 SQ.FT. PROPOSED 1,952.2 SQ.FT 409.0 SQ.FT. 2,361.2 SQ.FT. 66.0 SQ.FT. 64.0 SQ.FT. 99.0 SQ.FT.	
TOTAL PERVIOUS COVERAGE WEST DRIVEWAY ADU DRIVEWAY TOTAL PERVIOUS COVERAGE IMPERVIOUS COVERAGE WALKWAY ENTRY STAIRS	EXISTING 1,952.2 SQ.FT		954.0 SQ.FT. 9,266.0 SQ.FT. PROPOSED 1,952.2 SQ.FT 409.0 SQ.FT 2,361.2 SQ.FT. 66.0 SQ.FT. 64.0 SQ.FT.	1.9%
TOTAL PERVIOUS COVERAGE WEST DRIVEWAY ADU DRIVEWAY TOTAL PERVIOUS COVERAGE IMPERVIOUS COVERAGE WALKWAY ENTRY STAIRS DECK	EXISTING 1,952.2 SQ.FT	8.0%	954.0 SQ.FT. 9,266.0 SQ.FT. PROPOSED 1,952.2 SQ.FT 409.0 SQ.FT. 2,361.2 SQ.FT. 66.0 SQ.FT. 64.0 SQ.FT. 99.0 SQ.FT.	

SHEET INDEX

<u>ARCHITECTURAL</u>

A1.0 COVER SHEET & GENERAL NOTES

A1.1 TOPOGRAPHIC SURVEY

A1.2 EXISTING SITE PLAN A1.3 PARTIAL SITE PLAN (PROPOSED)

A1.4 SITE SECTIONS

A1.4 SITE SECTIONS
A1.5 AERIAL VIEW DIAGRAM
A1.6 TRAFFIC CONTROL PLAN & TRUCK ROUTE
A2.0 LOWER & UPPER LEVEL FLOOR PLANS (PROPOSED)
A3.0 ELEVATION (PROPOSED)
A4.0 ROOF PLANS (PROPOSED)
A4.1 REFLECTED CEILING PLAN (PROPOSED)
A5.0 WINDOW & DOOR SCHEDULE
A6.0 MATERIALS

LANDSCAPE

L1 LANDSCAPE (PROPOSED)

<u>CIVIL</u>

C1 COVER SHEET & GENERAL NOTES

C2 EXISTING SITE PLAN

C3 GRADING & DRAINING C4 UTILITY PLAN

C5 SECTIONS & DETAILS
C6 EROSION AND SEDIMENT CONTROL PLAN
C7 EROSION AND SEDIMENT CONTROL

PLAN DETAILS

SCOPE OF WORK

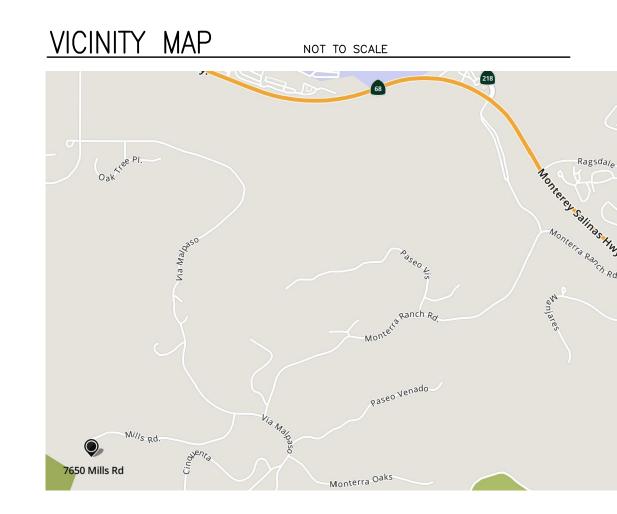
CONSTRUCTION OF A NEW DETACHED TWO-STORY STRUCTURE WITH A TWO-CAR GARAGE IN THE LOWER LEVEL AND AN ADU ON THE UPPER LEVEL.

2. NEW STRUCTURE TO MATCH MATERIALS TO THE EXISTING SFD.

3. EXTEND THE EXISTING DRIVEWAY TO CONNECT TO THE NEW DETACHED STRUCTURE.

4. NO TREE REMOVAL OR GRADING.

5. NO MODIFICATION TO THE EXISTING SINGLE-FAMILY DWELLING.

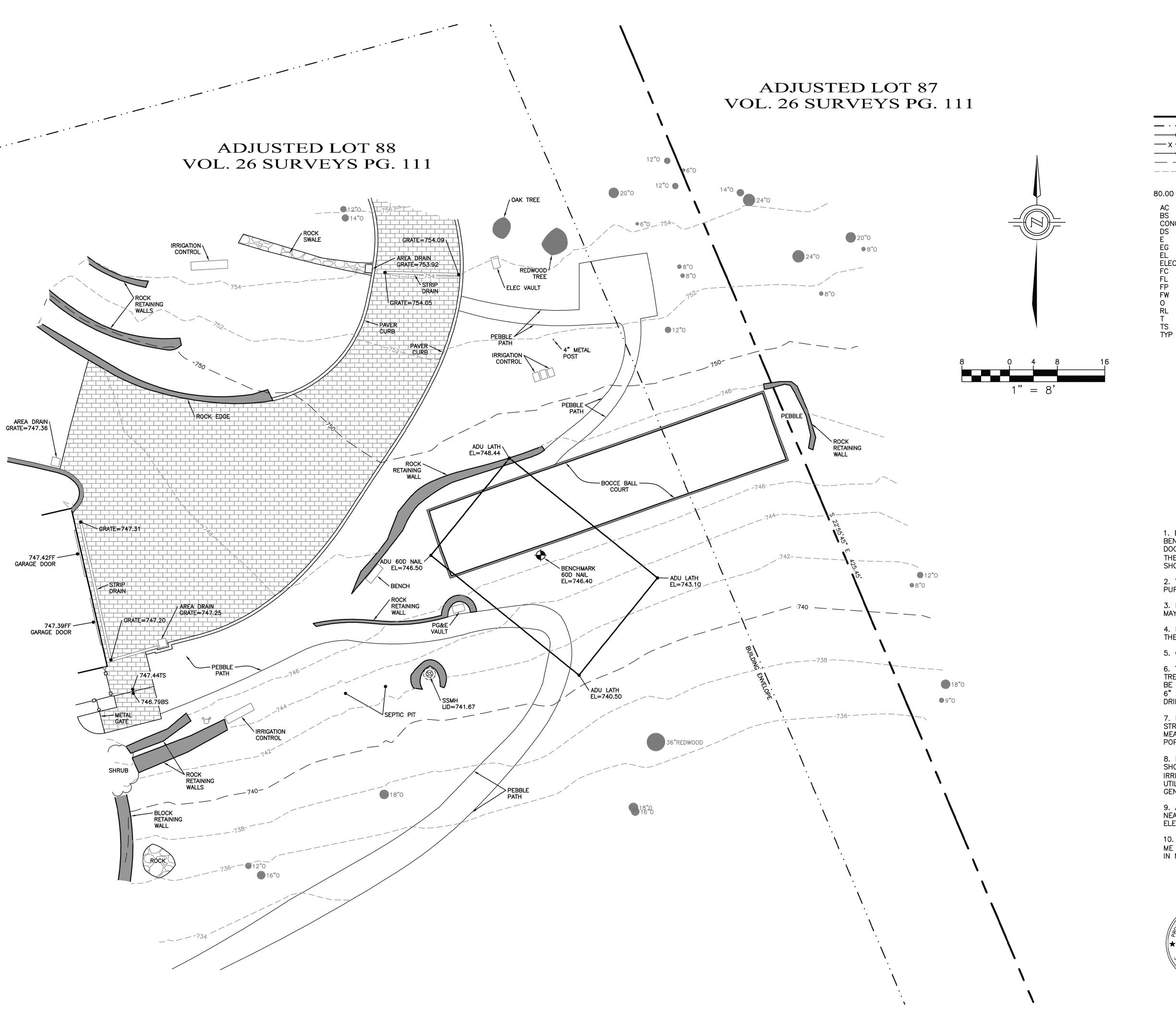




PROJECT:
BREIDENBACH RESIDENCE
7650 MILLS RD
MONTEREY, CA. 93940
BLOCK: N/A LOT: 88
APN: 259-111-028-000
PROJECT NO.
22-02

SHEE OVER

SCALE: 1/4" = 1'



LEGEND

80.00 → SPOT ELEVATION

AC	ASPHALT	WM	WATER METE
BS CONC	BOTTOM STAIRS CONCRETE	₩V 	WATER VALV
DS E	DOWNSPOUT EXISTING	\$C	FIRE HYDRA
EG EL	EXISTING GRADE ELEVATION	404	HOSE BIB
ELEC FC	ELECTRICAL FACE OF CURB	•	BACKFLOW F
FL FP	FLOW LINE FINISH PAVEMENT	EL	ELECTRICAL
FW O	FACE OF WALL OAK TREE	G∨	GAS VALVE
RL T	RIDGE LINE TREE	GM	GAS METER
TS TYP	TOP OF STAIRS TYPICAL	(<u>(S)</u>)	SEWER MAN

WM WATER METER ₩V WATER VALVE

FIRE HYDRANT *O" HOSE BIB

→ BACKFLOW PREVENTOR EL ELECTRICAL METER

GM GAS METER (S) SEWER MANHOLE

∜ SEWER CLEANOUT

DOWNSPOUT

AC PAVEMENT

CONCRETE

STONE PAVERS

NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER GRANT DEED DOCUMENT #2013076328, AND SHOWN APPROXIMATE ONLY. THIS IS NOT A BOUNDARY SURVEY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS

5. CONTOUR INTERVAL = ONE FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

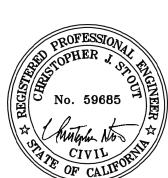
7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A 60D NAIL SET NEAR BOCCE BALL COURT AS SHWON HEREON, HAVING AN ELEVATION OF 746.40 BASED UPON AN ASSUMED DATUM.

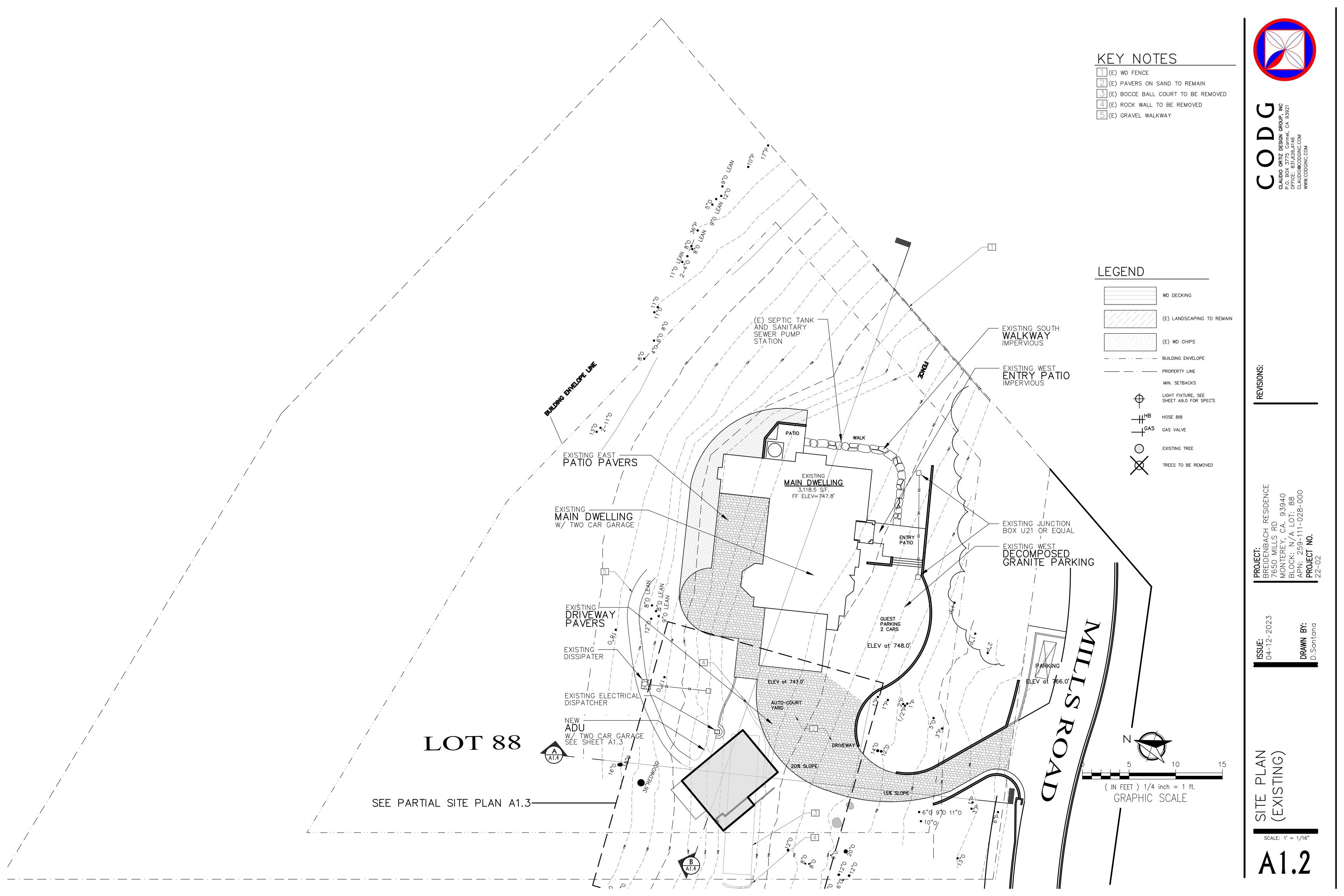
10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN NOVÉMBER 2022.

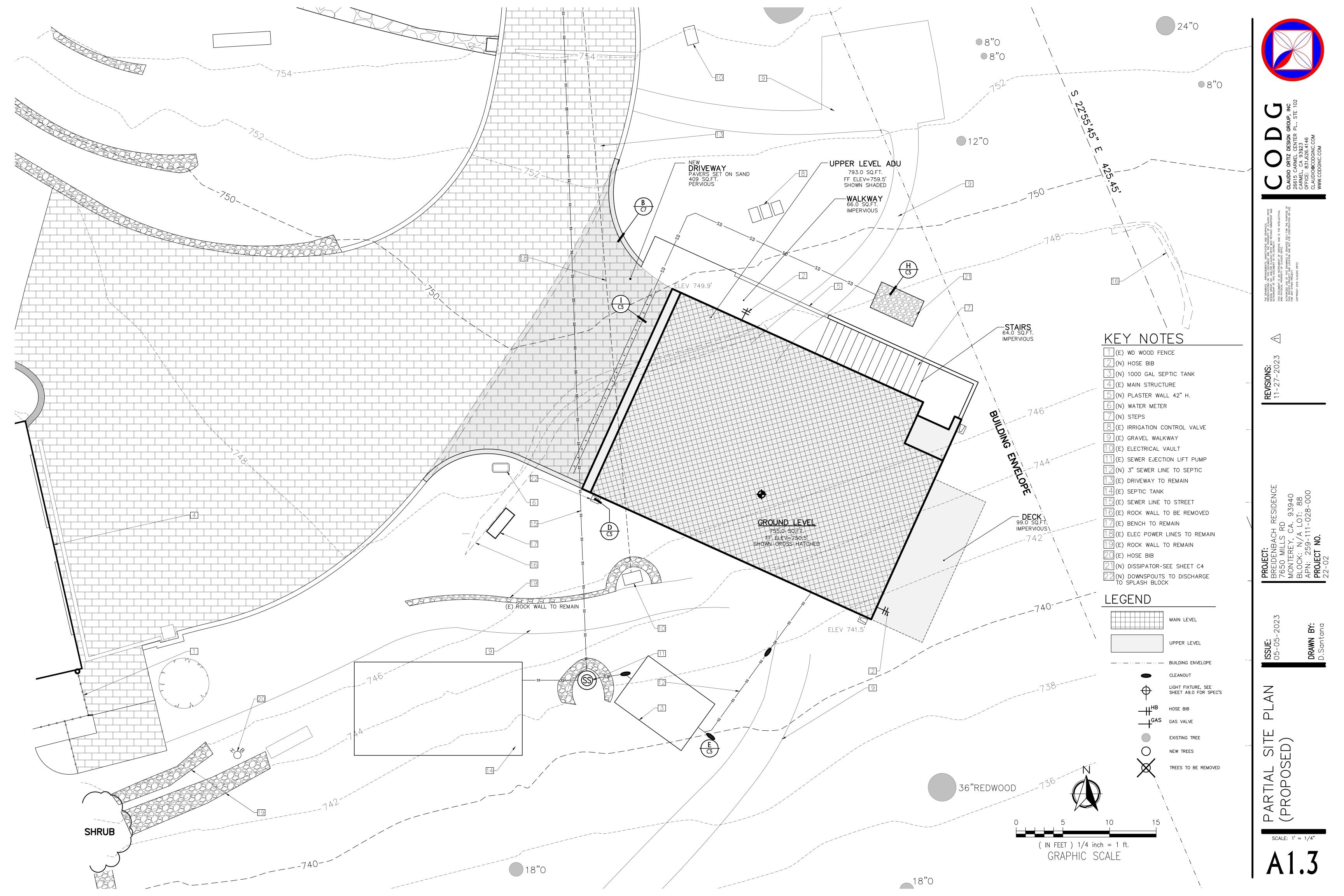


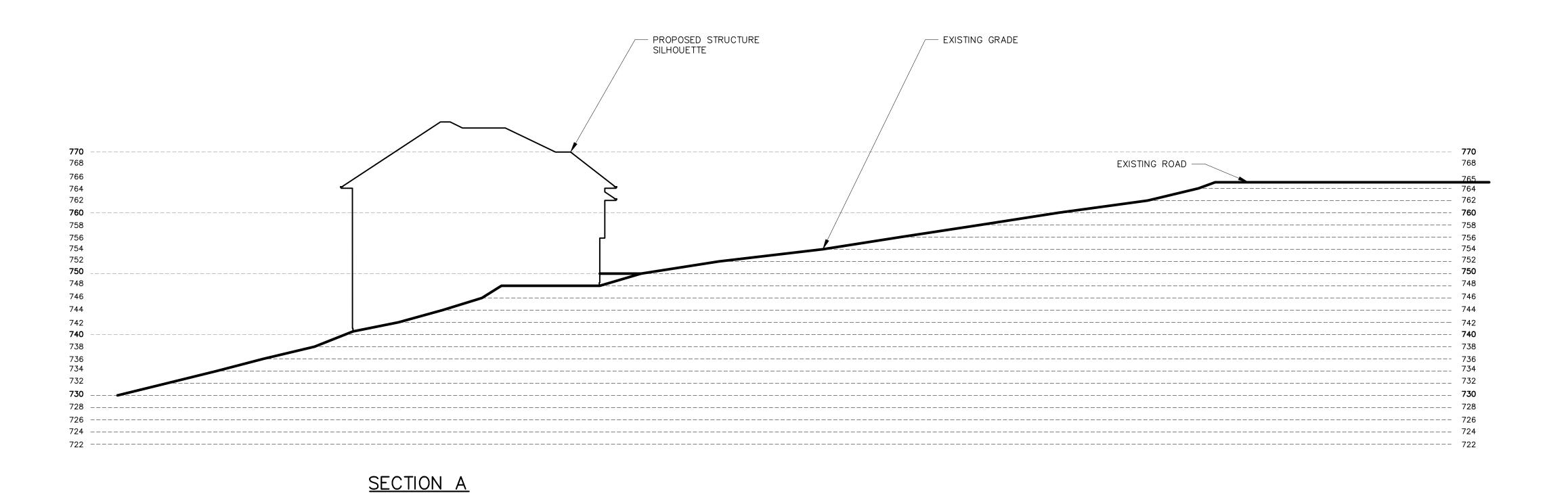


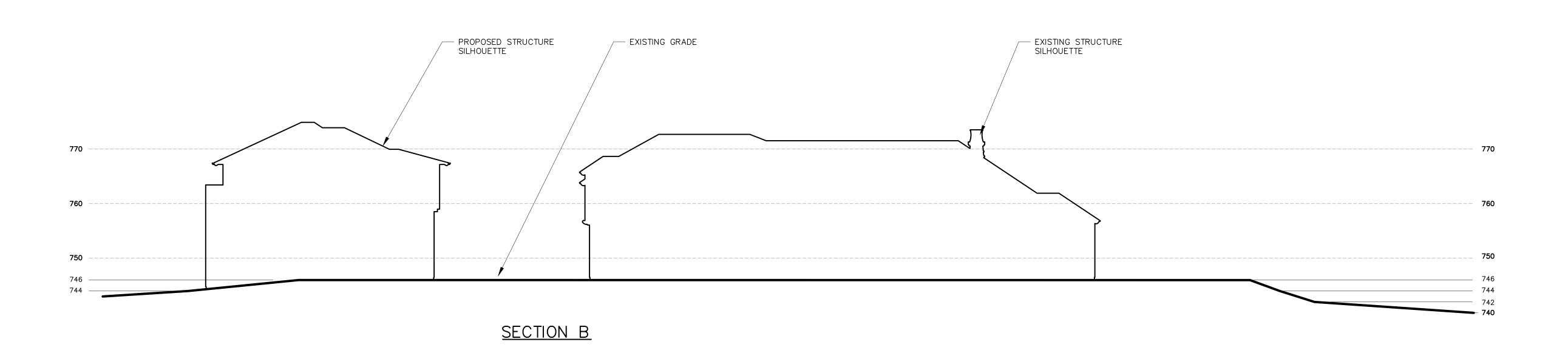
SHEET

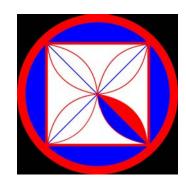
1 SHEET











CAUDIO ORTIZ DESIGN GROUP, INC 26615 CARMEL CENTER PLACE, STE 1 Carmel, CA 93923

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REVIONS:

BREIDENBACH RESIDENCE 7650 MILLS RD MONTEREY, CA. 93940 BLOCK: N/A LOT: 88 APN: 259-111-028-000

DRAWN BY:

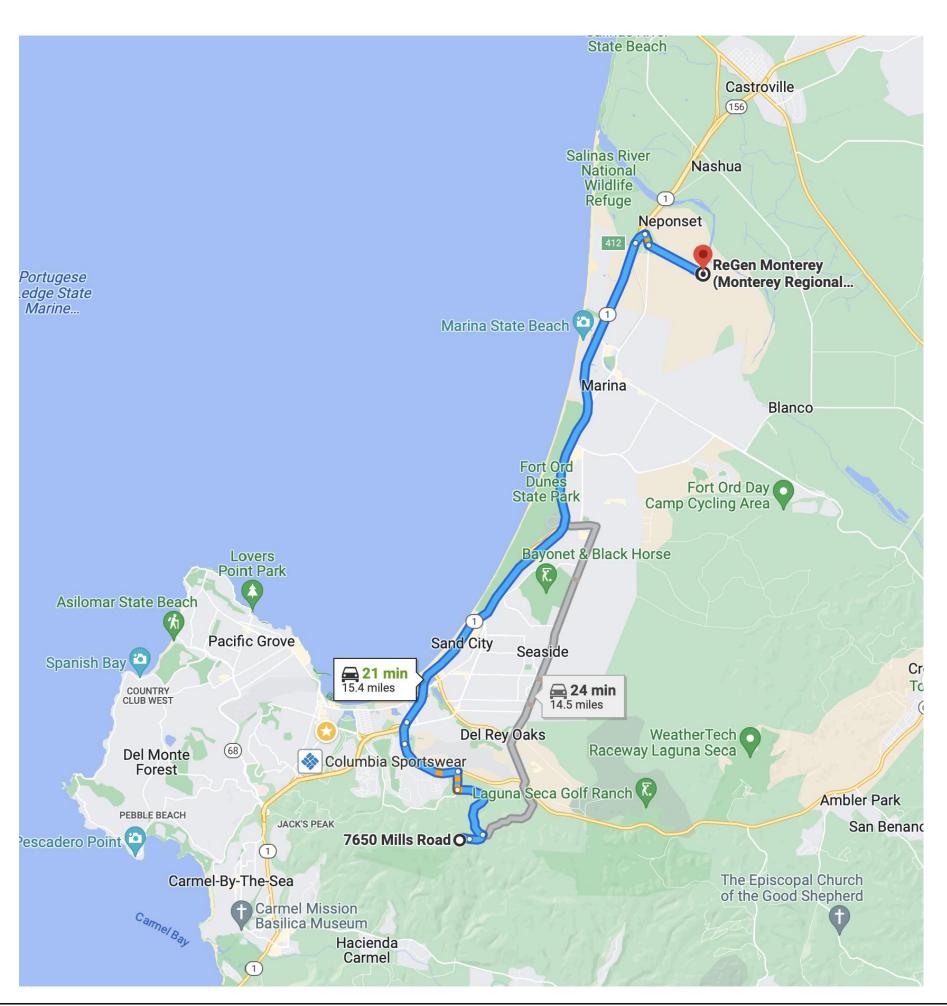
EW DIAGRAM 04-

AERIAL VIEW DIA

GRAPHIC SCALE

SCALE: 1' = 3/32"

A 1.5



TRAFFIC CONTROL PLAN NOTES

CONSTRUCTION MATERIALS EXPORT ROUTE OF TRAVEL

7650 MILLS RD MONTEREY, CA. 93940

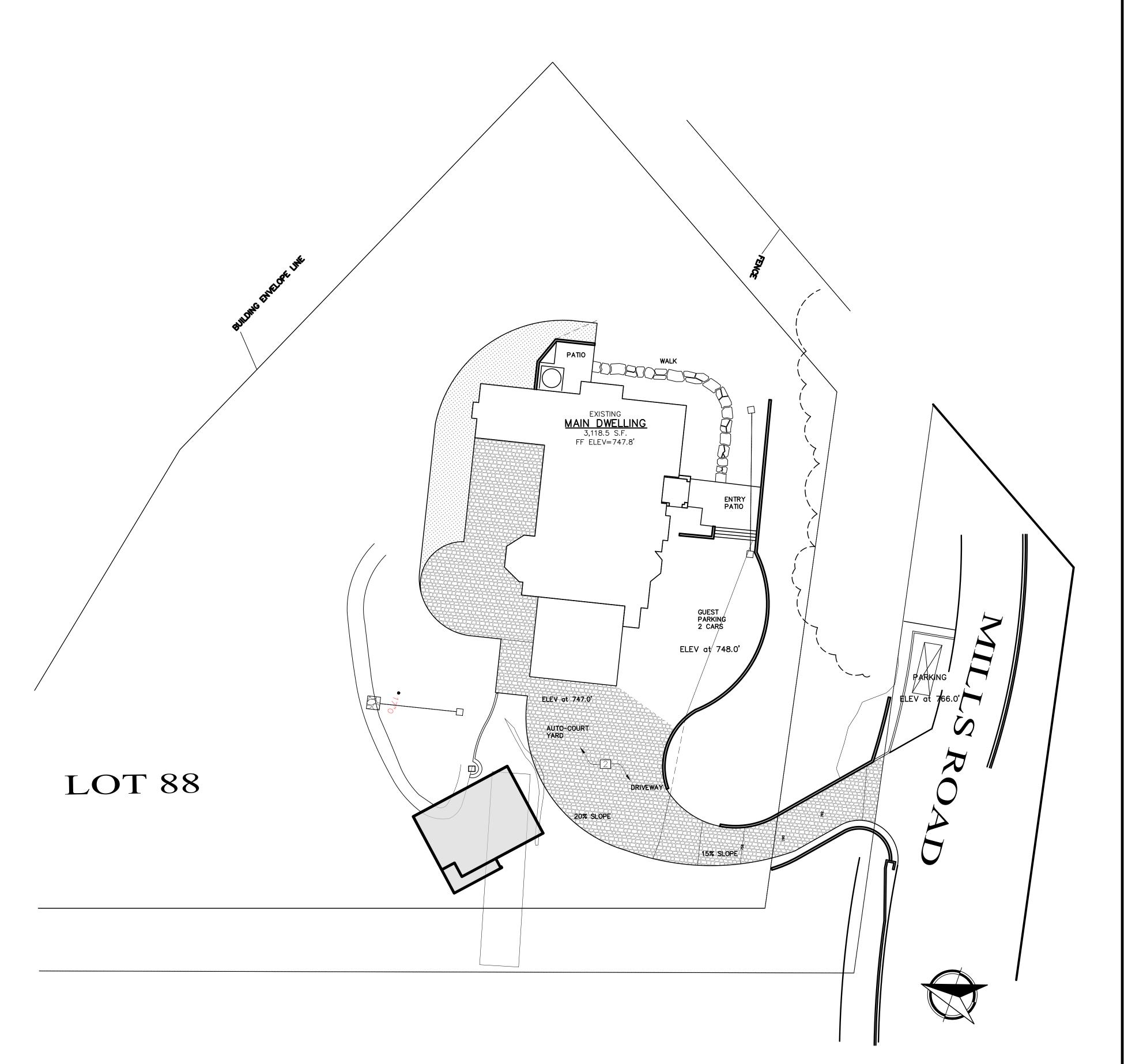
259-111-028-000

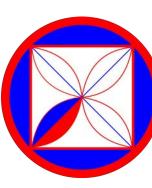
PROJECT ROUTE FOR HAULING AWAY DEBRIS OR CONSTRUCTION MATERIALS.

- 1. TRUCKS WILL BE COMING IN FROM MILLS RAOD & VIA MALPASO TO HIGHWAY 68
- 2. THEN TO HIGHWAY 1 TO GO TO MARINA LAND FILL.
- 3. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 8 A.M. AND 5 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION NOISE IS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.

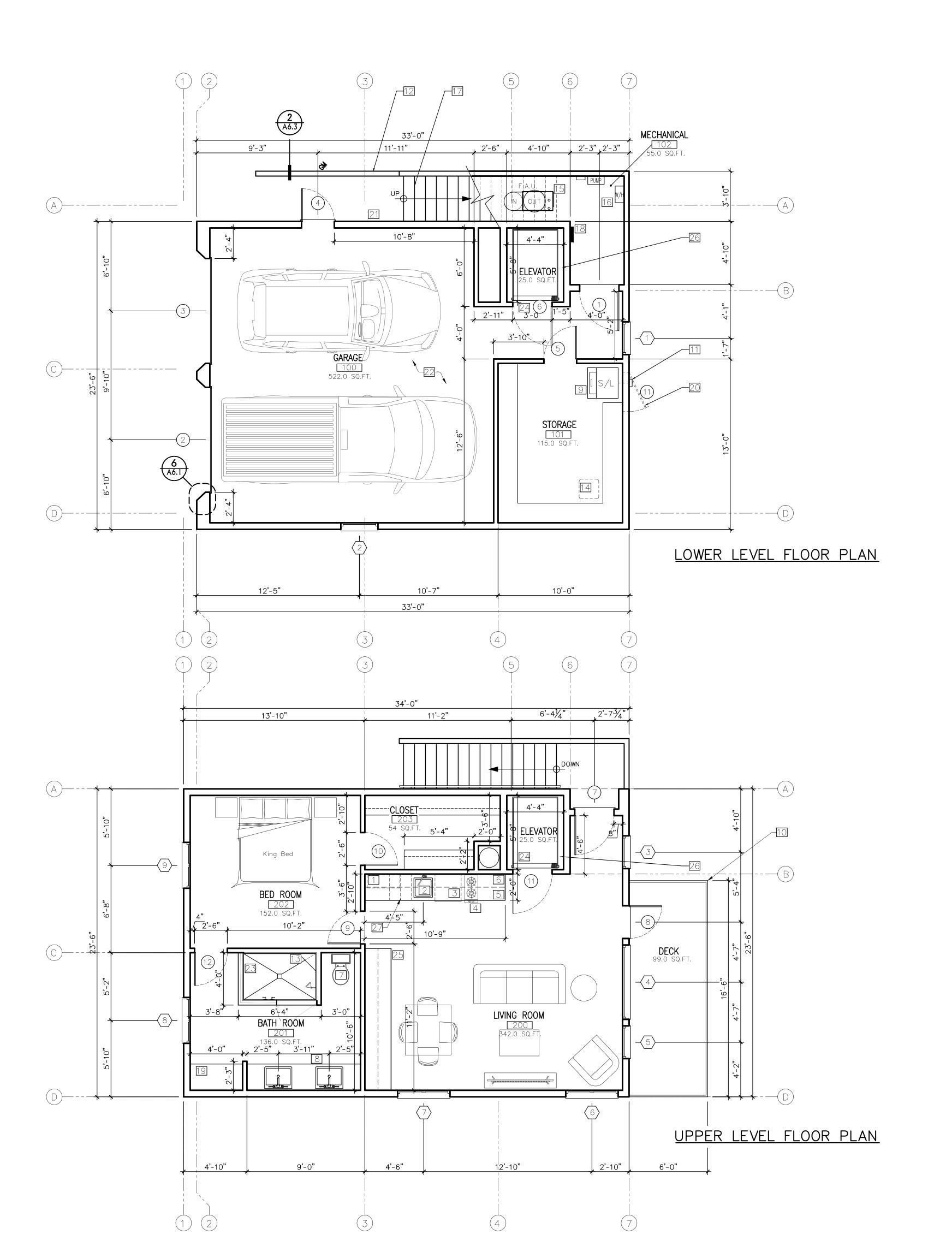
ROAD SIGNAGE NOTES

- 1. CONSTRUCTION AHEAD SIGNS TO BE TO BE SET TO INFORM NEIGHBORHOOD TRAFFIC. DETOUR SIGNS WILL BE SET TO NOTIFY RESIDENCES OF CONSTRUCTION ZONE AHEAD
- 2. TEMPORARY STREET PARKING SIGNS SET UP IN THE PUBLIC STREET PARKING ON THE ADJACENT PROPERTIES TO PROVIDE EASY ACCESS FOR TRUCKS TO PARK IN FROM THE PROJECT PROPERTY WITH OUT CAUSE DAMAGE TO NEARBY VEHICLES OR PROPERTY
- 3. DESIGNATED TRUCK PARKING FOR TRUCKS TO BE ON THE STREET PARKING IN FRONT OF THE PROJECT ADDRESS.





SCALE: 1' = 1/4"



KEY NOTES

- 1 NEW MICROWAVE (PLACED IN UPPER CABINETS)
- 2 NEW KITCHEN SINK
- 3 NEW UNDER COUNTER REFRIGERATOR
- 4 NEW INDUCTION COOKTOP
- 5 NEW 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
- 6 NEW UPPER CABINETS
- NEW WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER CPC. 411.2.4
- 8 NEW BATHROOM SINK 36-INCH HIGH W/ OR W/O VANITY WITH STONE TOP AND BACKSPLASH. 9 STACKED ELECTRIC WASHER/ DRYER SPACE

- NEW GUARDRAILS: METAL HANDRAIL 42" HIGH OVER METAL BALUSTERS @ 4-INCHES ON CENTER MAX.

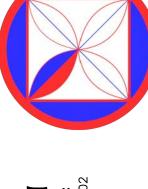
 11 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACKDRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14-FEET WITH TWO ELBOWS. THIS SHALL BE REDUCED 2-FEET FOR EVERY ELBOW IN EXCESS OF TWO. SHOW MINIMUM 4-INCHES DIAMETER, SMOOTH METAL DUCT, AND SHOW DUCT POLITE ON PLAN (CMC 504 4.2) AND SHOW DUCT ROUTE ON PLAN. (CMC 504.4.2)
- 12 NEW 42" HIGH WALKWAY WALL
- 13 NEW SHOWER BENCH NEW HEAT PUMP BELOW IN CRAWL SPACE
- NEW F.A.U. UNDER STAIRS
- NEW GAS TANKLESS WATER HEATER LOCATION
- NEW EXTERIOR STAIRS
- 18 NEW ELEC. SUB PANEL 200 AMPS
- NEW LINEN CABINET FULL HEIGHT
- NEW 36X60 CRAWLSPACE ACCESS DOOR BELOW
- NEW CONC. WALKWAY
- 22 NEW GARAGE
- 23 SHOWER PER PLAN
- ◆ SHOWER HEAD TO BE 7'-0" FROM FISHED FLOOR ◆ ANTI-SCALDING VALVE AT SHOWER
- ◆ CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOSE NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE
- BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9). SHOWER-CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTIC MIXING VALVE TYPE. PER CPC 408.3. DO NOT USE MORE THAN 2.0 GALLONS PER MINUTE PER CPC 408.2 24 NEW ELEVATOR
- 25 NEW BUILT IN CABINET
- 26 NEW ELEVATOR SHAFT
- 27 NEW PULLOUT GARBAGE & RECYCLE BINS

LEGEND

(N) WALL

EXISTING WALLS TO REMAIN

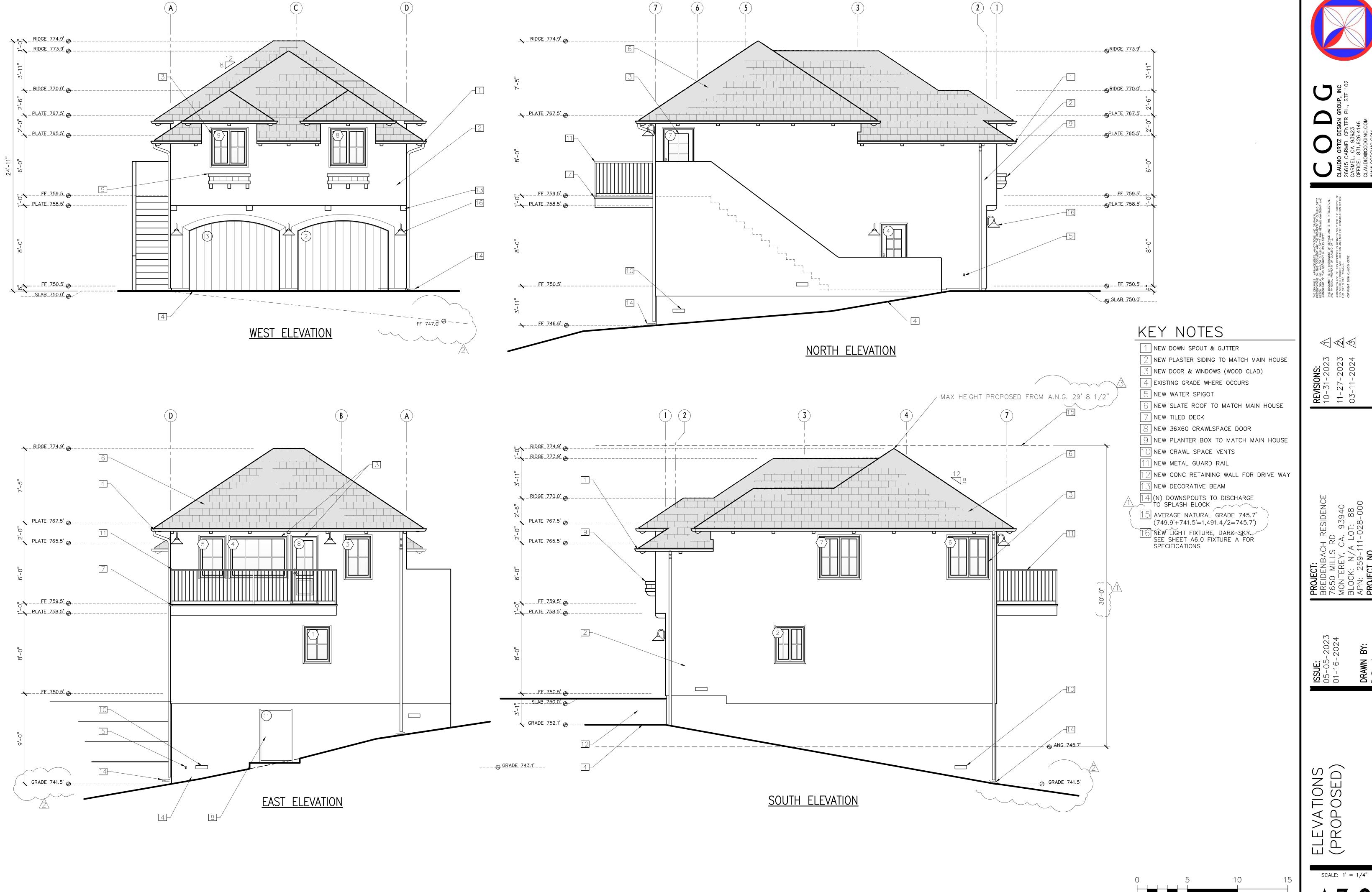
(N) DECKING



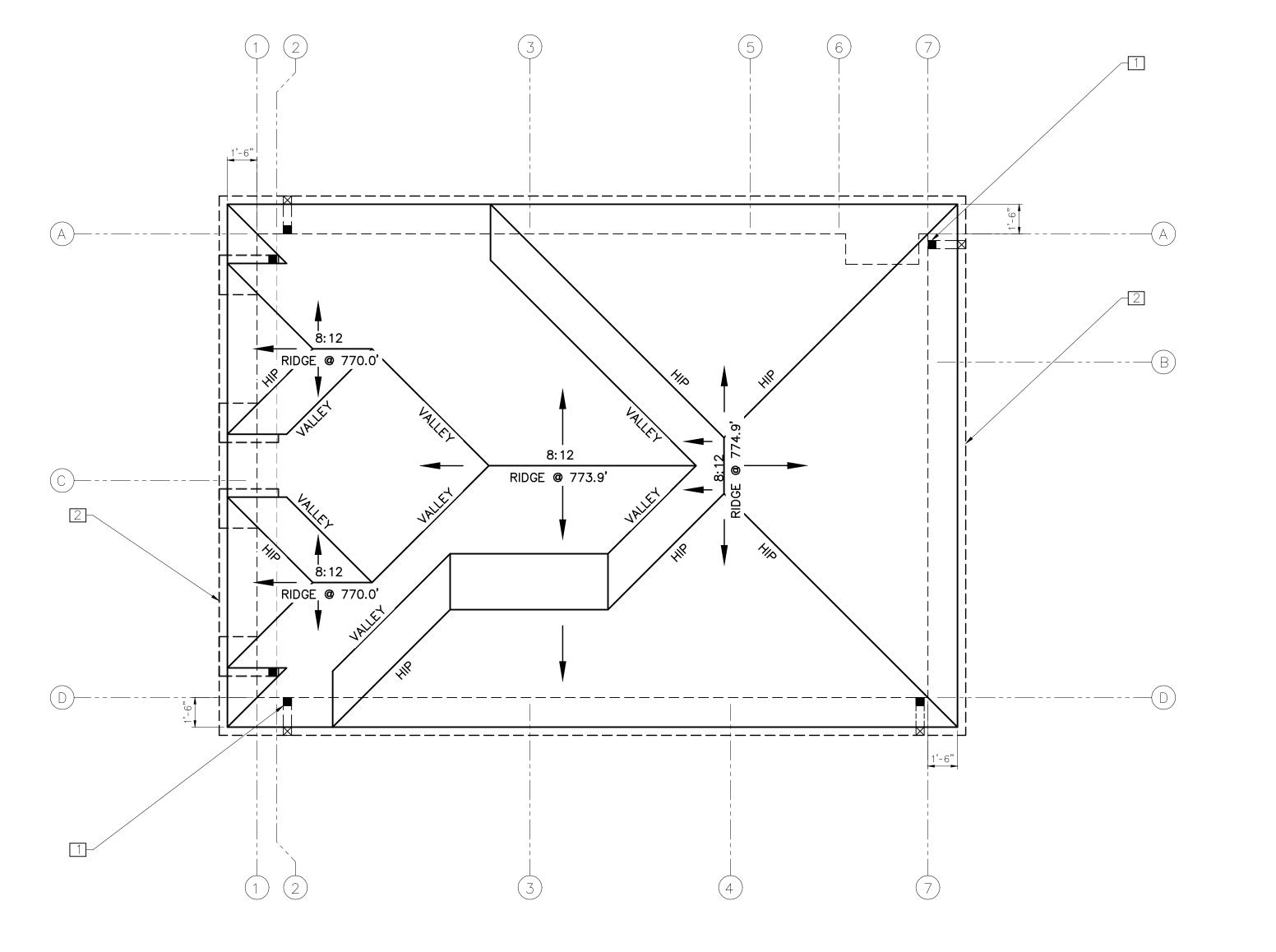
R & UPPER FLOOR PL/ OSED)

SCALE: 1' = 1/4"

(IN FEET) 1/4 inch = 1 ft. GRAPHIC SCALE



(IN FEET) 1/4 inch = 1 ft. GRAPHIC SCALE



GENERAL NOTES

- SEE PLAN FOR ROOF SLOPE.
 INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
- 3. CLASS "A" MINIMUM RATING FOR ROOF ASSEMBLY PER C.B.C 4. IN "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. PER C.B.C., IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN 30-INCHES HEADROOM PROVIDE A 22"X30" ACCESS THOUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHAETHING WITH STRUCTURAL ENGINEER.
- 5. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PALET LINE TO ALLOW FOR VENTILATION. PROVIDE TWO (2) LAYERS GRADE "D" MINIMUM PAPER UNDER STUCO WHERE WOOD SHEATHÌNG ACCURS.
- 6. PROVIDE DRAFT STOPS PER C.B.C 7. ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD OF 110 M.P.H. INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION.. (As shown
- in Figured R301.2(4)A.)

 8. BUILT UP ROOFING TO HAVE MINERAL SURFACE CAP SHEET WITH FIBERGLASS BASE SHEET SPOT MOPPED TO DECK. PROVIDE 2 FIBERGLASS PLYSHEETS WITH TYPE III ASPHALT @ 25-30. CONSULT MANF. FOR SPECIFIC INSTALLATION REQUIREMENTS.
- 9. WHERE CEILING ARE APPLIDE TO UNDER-SIDE OF ROOF RAFTERS, EACH SEPARATE SPACE SHALL HAVE CROSS VENTILLATION OPENING & MINIMUM 1-INCH AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.
- 10. FLAT ROOFS MUST SLOPE A MINIMUM OF 1/4-INCH PER FOOT FOR DRAINAGE OR SUBMIT DESING TO SUPPORT ACCUMULATED WATER. (Sec. 1611.2)
- 11. 50% OF THE REQUIRED VENTILATION AREA SHALL BE PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3-FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE.

KEY NOTES

1 DOWNSPOUTS

2 GUTTERS W/ 2% SLOPE

LEGEND

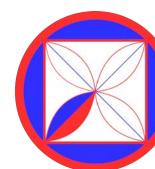
SLOPE DIRECTION ARROW

ROOF LINE: NEW THICK SOLID LINE

_ _ _ _ _ _ BUILDING FOOTPRINT THIN DASHED LINE

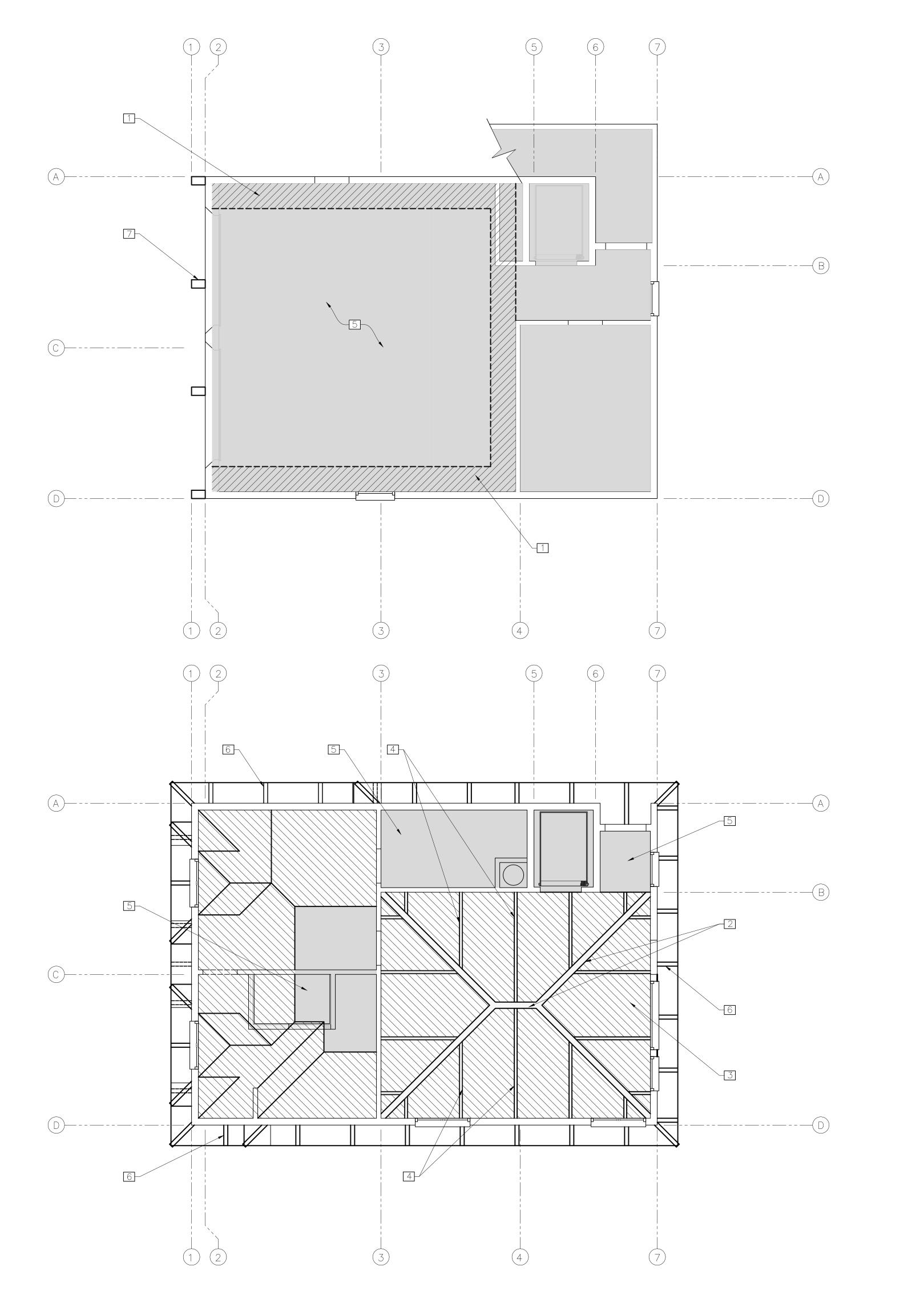
— — — — GUTTERS

DOWNSPOUTS W/2% SLOPE



ROOF PLANS (PROPOSED)

(IN FEET) 1/4 inch = 1 ft. GRAPHIC SCALE





7 SOFFIT SHOWN CROSS HATCHED

2 6X6 RD. WD. RAFTER STAINED

3 SLOPED OPEN BM. CEILING

4 3X4 RD. WD. BM.

5 FLAT CEILING 5/8-INCH TYPE "X" 6 4X8 RAFTER TAILS @ 48" O.C

7 DECORATIVE BM

LEGEND

SLOPED CEILING DIRECTION

WOOD BEAMS

SLOPED OPEN CEILING



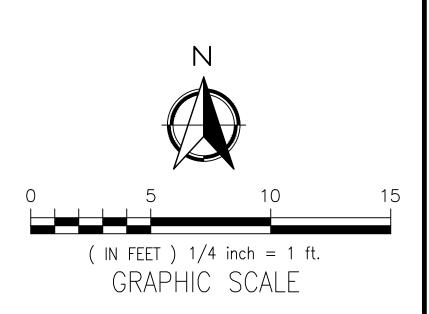
FLAT CEILING

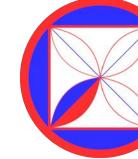
NOTES:

All beams and decking to be kiln-dry lumber.
 Drywall 5/8" thick gypsum board typical.
 GARAGE TO DWELLING SEPARATION: The private garage shall be separated from the dwelling unit and its attic area by means of gypsum board, not less than 1/2 inch (12.7 mm) in thickness, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch (15.9 mm) Type X gypsum board or equivalent and 1/2-inch (12.7 mm) gypsum board applied to structures supporting the separation from habitable rooms above the garage. (CRC R302.6)

structures supporting the separation from habitable rooms above the garage. (CRC R302.6)

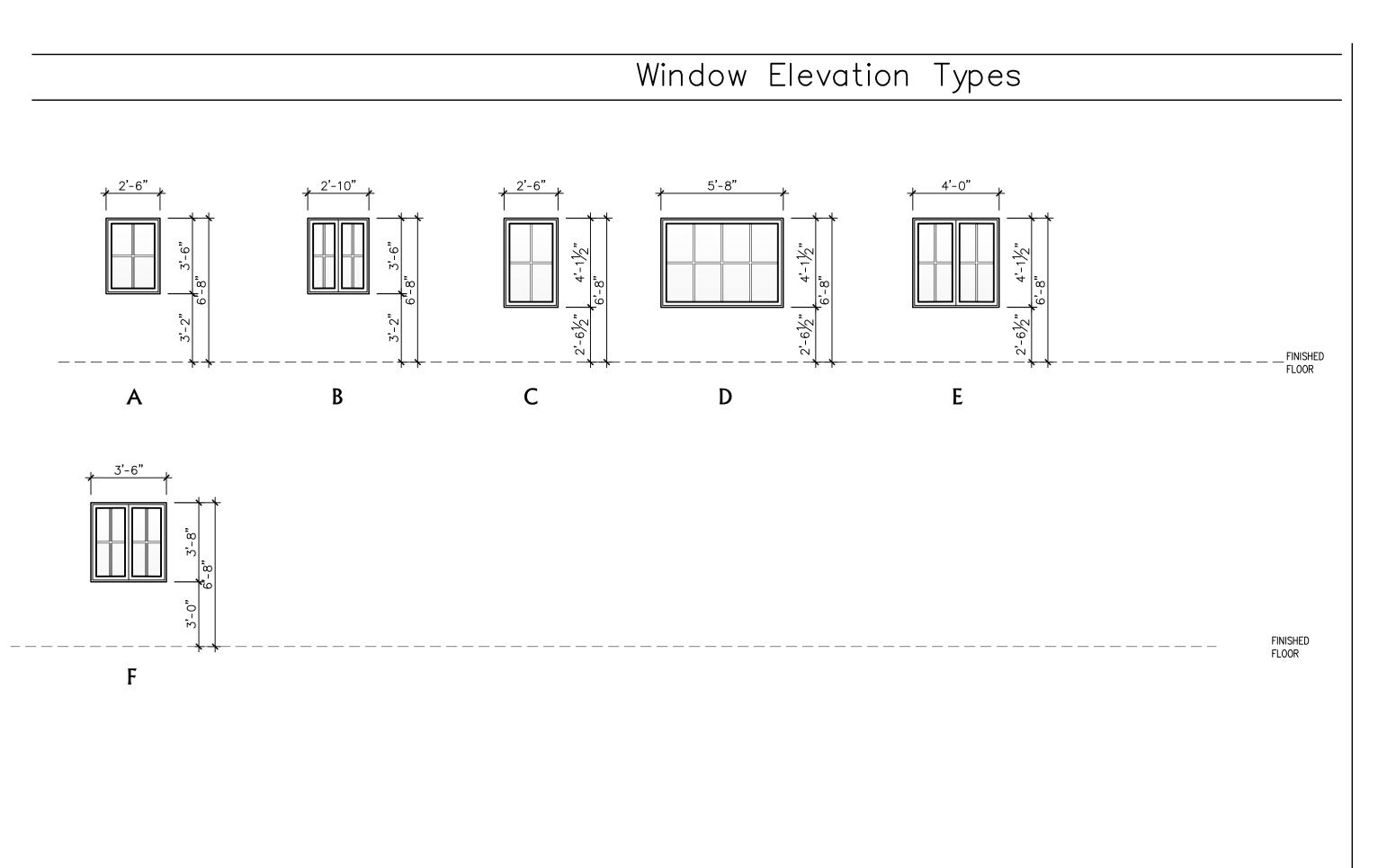
4. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) in thickness, or doors in compliance (CRC R302.5.1) with a fire protection rating of not less than 20 minutes. Doors shall be self-closing and self-latching.





REFLECTED PLANS (PROPOSED)

SCALE: 1' = 1/4"



긡										
IN LEVEL	. LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
WAIN 1	GARAGE	Α	2'-6" X 3'-6"	Р	CASEMENT	WOOD-UNCLAD	YES	YES	NO	NO
2	GARAGE	В	2'-10" X 3'-6"	Р	CASEMENT	WOOD-UNCLAD	YES	YES	NO	NO
3	LIVING ROOM	С	2'-6" X 4'-1 1/2"	Р	CASEMENT	WOOD-UNCLAD	YES	YES	NO	NO
4 بـ 4	LIVING ROOM	D	5'-8" X 4'-1 1/2"	Р	FIXED	WOOD-UNCLAD	YES	YES	YES	NO
F	LIVING ROOM	С	2'-6" X 4'-1 1/2"	Р	CASEMENT	WOOD-UNCLAD	YES	YES	NO	NO
出	LIVING ROOM	E	4'-0" X 4'-1 1/2"	Р	CASEMENT	WOOD-UNCLAD	YES	YES	YES	NO
-	LIVING ROOM	E	5'-0" X 4'-1 1/2"	Р	CASRMENT	WOOD-UNCLAD	YES	YES	NO	NO
8 9 10	BATH ROOM	F	3'-6" X 3'-8"	Р	CASEMENT	WOOD-UNCLAD	YES	YES	NO	NO
9	BED ROOM	F	3'-6" X 3'-8"	Р	CASEMENT	WOOD-UNCLAD	YES	YES	YES	NO
→ 10										

Door Elevation Types

				Door Sched	lub	е				
LEVEL	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
	1	MECHANICAL	Α	3'-0" X 6-8"	Р	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
MAIN	2	GARAGE	В	8'-0" X 7'-0"	Р	ROLL-UP WD ARCHED GARAGE DOOR	OUTSIDE	WOOD	NO	NO
ΔM	3	GARAGE	В	8'-0" X 7'-0"	Р	ROLL-UP WD ARCHED GARAGE DOOR	OUTSIDE	WOOD	NO	NO
	4	GARAGE	С	2'-6" X 6'-8"	Р	GLASS / PANELED DOOR	OUTSIDE	WOOD	NO	NO
	5	GARAGE/STORAGE	D	2'-6" X 6'-8"	Р	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	6	GARAGE/ELEVATOR	Α	3'-0" X 6'-8"	Р	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
~	7	LIVING ROOM	Е	3'-0" X 6-8"	Р	GLASS / PANELED DOOR	OUTSIDE	WOOD	NO	NO
造교	8	LIVING ROOM	С	2'-6" X 6'-8"	Р	GLASS / PANELED DOOR	OUTSIDE	WOOD	NO	NO
UPPER LEVEL	9	BED ROOM	D	2'-6" X 6'-8"	Р	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
53	10	CLOSET	D	2'-6" X 6'-8"	Р	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	11	CRAWLSPACE	F	3'-0" X 5'-0"	Р	FLUSHED	OUTSIDE	WOOD	NO	NO

Door Notes:

- 1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- 2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND
- BATHROOM LOCATIONS. 3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR
- ADDITIONAL DOOR HARDWARE REQUIREMENTS. 4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
- 5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
- 6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
- 7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
- 8. DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0" 9. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED. AND SEALED.
- 10. GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR
- ADDITIONAL INFORMATION.
- 11. THE DOOR FINISH PER CLIENT OR CODG, INC. 12. THE DOOR STILES TO BE PER PLAN
- 13. CHECK FLOOR PLAN FOR HINGES LOCATION 14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.

Window Notes:

- 1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED)
- AS REQUIRED PER C.B.C. 2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
- 3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
- 4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE, ETC.) FRO REVIEW BY CODG, Inc.
- 5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR
- 6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
- 7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
- 8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O. 9. ALL OPERABLE WINDOWS TO HAVE SCREENS.
- AS SPECIFY BY CLIENT. 10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD
- 11. DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE. 24 GLASS & GLAZING
- SEC. 2401 & TABLE 2403.2.1 12. PER THE ENERGY CODE ALL WINDOWS ARE
- TO BE GLAZING AS DUAL PANE. 13. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

Note:

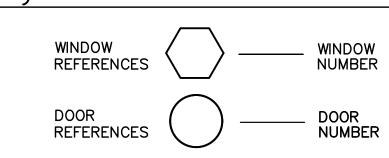
- 1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
- 2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
- 3. ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

Tempered Glass Note:

- EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING: A) GLAZING IN DOORS.
- B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
- C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING
- CONDITIONS:

 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET. 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES
- ABOVE THE FLOOR.
- 3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
- 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY. D) GLAZING IN GUARDS AND RAILINGS.
- E) GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS. F) GLAZING ADJACENT TO STAIRS AND RAMPS.

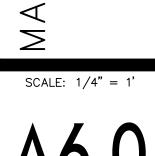
Symbols



Abbreviations

N/A	 NOT APPLICABLE
G.C.	 GENERAL CONTRACTOR
Р	 PAINT
ST	 STAIN
FF	 FACTORY FINISH
I.D.	 INTERIOR DESIGN
S	 SEALED
MFR.	 MANUFACTURER
FIN.	 FINISH
NAT.	 NATURAL

SCALE: 1/4" = 1'





FIXTURE A

MANUFACTURE: DESIGNERS FOUNTAINS

T24 COMPLIANT: YES COLOR: WATTS: LUMENS: BULB TYPE: DIMENSIONS:

DARK SKY:

BRONZE SEE LIGHT BULB SEE LIGHT BULB STANDARD 110.25"H X 11"W X 13.5"

YES

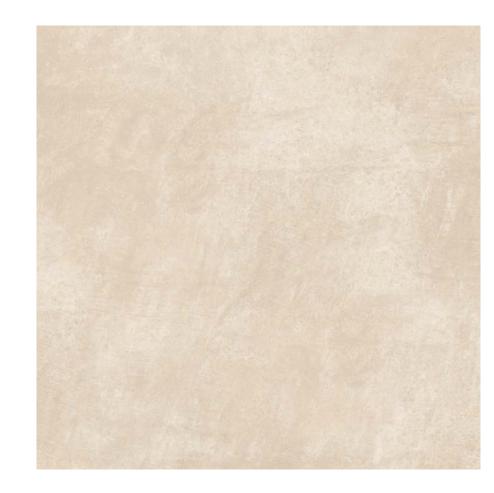


BULB

MANUFACTURE: FEIT ELECTRIC 40 WATTS EQUIVALENT TO 60

WATTS: LUMENS: 150 BULB TYPE:

B11 LED SOCKET

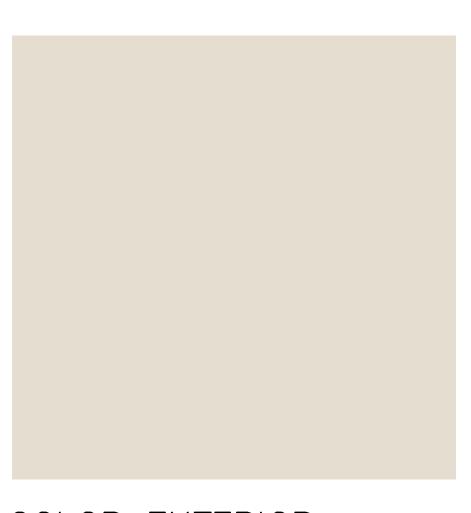


PLASTER SIDING COLOR: BAGE (AGED WHITE)



SLATE ROOF MANUFACTURE: SHELTON ROOFING CO. COLOR: TBD

MODEL:



COLOR EXTERIOR MANUFACTURE: SHERWIN-WILLIAMS AGED WHITE / SW 7575 COLOR:

LOCATION: **EXTERIOR** LOCATOR NUMBER: 261-C4



WINDOW FRAME COLOR EXTERIOR PER WINDOW MANUFACTURE (TO MATCH MAIN STRUCTURE) COLOR:



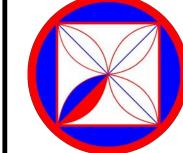
DRIVEWAY & WALKWAYS MANUFACTURE: FLAGSTONE PAVERS.COM MATERIAL: NATURAL STONE COLOR: NATURAL



TBD

WINDOW MANUFACTURE:





CLAUDIO ORTIZ DESIGN GROUP, INV.
26615 CARMEL CENTER PL., STE 1
CARMEL, CA 93923
OFFICE: 831,626,4146

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REVISIONS:

7650 MILLS RD MONTEREY, CA. 93940 BLOCK: N/A LOT: 88 APN: 259-111-028-000

12-19-2023

LANDSCAPE PLAI (PROPOSED)

SCALE: 1' = 1/4'

- LATEST REVISION OF THE COUNTY OF MONTEREY COUNTY OF DESIGN STANDARDS AND SPECIFICATIONS - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)

- THE PROJECT GEOTECHNICAL INVESTIGATION (DATED JANUARY 27, 2006, BY SOIL SURVEY INC.) - THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

4. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES. SURFACE IMPROVEMENTS. AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION. THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS. INDEMNIFY AND DEFEND THE OWNER. THE ENGINEER. AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE. EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION. TREES AND ROOT-BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST, IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST. C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.

D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY

17. CONTRACTOR SHALL POTHOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

SANITARY SEWER

1. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

2. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM 03033 AND ASTM 03034, SDR 35 MINIMUM.

3. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI-RIGID PVC SEWER PIPE AND AS DIRECTED BY THE COUNTY.

4. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

5. ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.

6. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

GRADING & DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE AND THE PROJECT SOILS REPORT.

3. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST THREE (3) DAYS IN ADVANCE OF COMMENCING WORK,

INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE. AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO

5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL INVESTIGATION. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.

6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL AS DIRECTED IN THE FIELD BY THE

7. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED IN WRITING BY THE SOILS ENGINEER.

8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

9. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROO-TBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

11. EARTHWORK QUANTITIES: CUT = 0 CY

> FILL = 67 CYNET = 67 CY FILL

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

12. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

13. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

14. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

15. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

16. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

17. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH) THE FOLLOWING MEASURES MUST BE

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES

20. PREPARATION OF THE GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION. NON-COMPLYING FILL. TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AS DETERMINED BY THE SOIL ENGINEER.

21. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

22. THE ULTIMATE PURPOSE OF GRADING IS FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

BENCHMARK

A LOCAL BENCHMARK FOR THIS PROJECT IS A 60D NAIL SET NEAR BOCCE BALL COURT AS SHOWN HEREON, HAVING AN ELEVATION OF 746.40 BASED UPON AN ASSUMED DATUM. (SEE SHEET C3)

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C6.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE COUNTY FORESTER.

6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

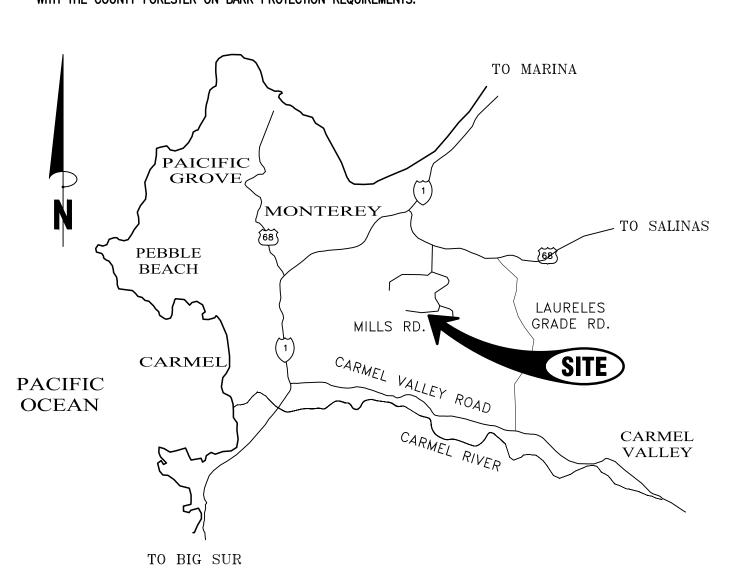
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL. COMMERCIAL. AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE COUNTY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE COUNTY FORESTER ON BARK PROTECTION REQUIREMENTS.



VICINITY MAP

OVERALL SITE PLAN GRADING & DRAINAGE PLAN

UTILITY PLAN SECTIONS & DETAILS

EROSION CONTROL PLAN EROSION CONTROL DETAILS



GEOTECHNICAL INSPECTION SCHEDULE

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

TABLE PROVIDED FOR REFERENCE ONLY. C3 ENGINEERING, INC. IS NOT RESPONSIBLE FOR INSPECTIONS, THE SCHEDULING OF INSPECTIONS OR VERIFYING INPECTIONS HAVE BEEN COMPLETED.

LEGEND

PROPOSED **EXISTING** BOUNDARY LINE EASEMENT (ESMT) CENTERLINE (CL STORM DRAIN MAIN ROOF DRAIN LATERAL SANITARY SEWER MAIN WATER MAIN DRAINAGE FLOW LINE $\longrightarrow \longrightarrow \longrightarrow \longrightarrow \longrightarrow \longrightarrow$ SAWCUT GRADE BREAK ---- GB--- GB--- GB--- GB--- GB---ACCESSIBLE PATH OF TRAVEL — — — 170 — — — MAJOR CONTOUR MINOR CONTOUR — — · 169 · — — — FENCE ____ X ____ X ____ X ____ ____ x ____ x ___ x ___ SPOT ELEVATION \times 405.46 171.13 DROP INLET (DI) CURB INLET (CI) AREA DRAIN (AD) STORM DRAIN MANHOLE (SDMH) SDMH

SHEET INDEX

SANITARY SEWER MANHOLE (SSMH) SSMH

Ƴ FDC

FH

WM

FIRE DEPARTMENT

CONNECTION (FDC)

FIRE HYDRANT (FH)

POST INDICATOR

VALVE (PIV)

WATER METER (WM)

WATER VALVE (WV)

CHECK VALVE

DOUBLE CHECK VALVE

CLEANOUT (CO)

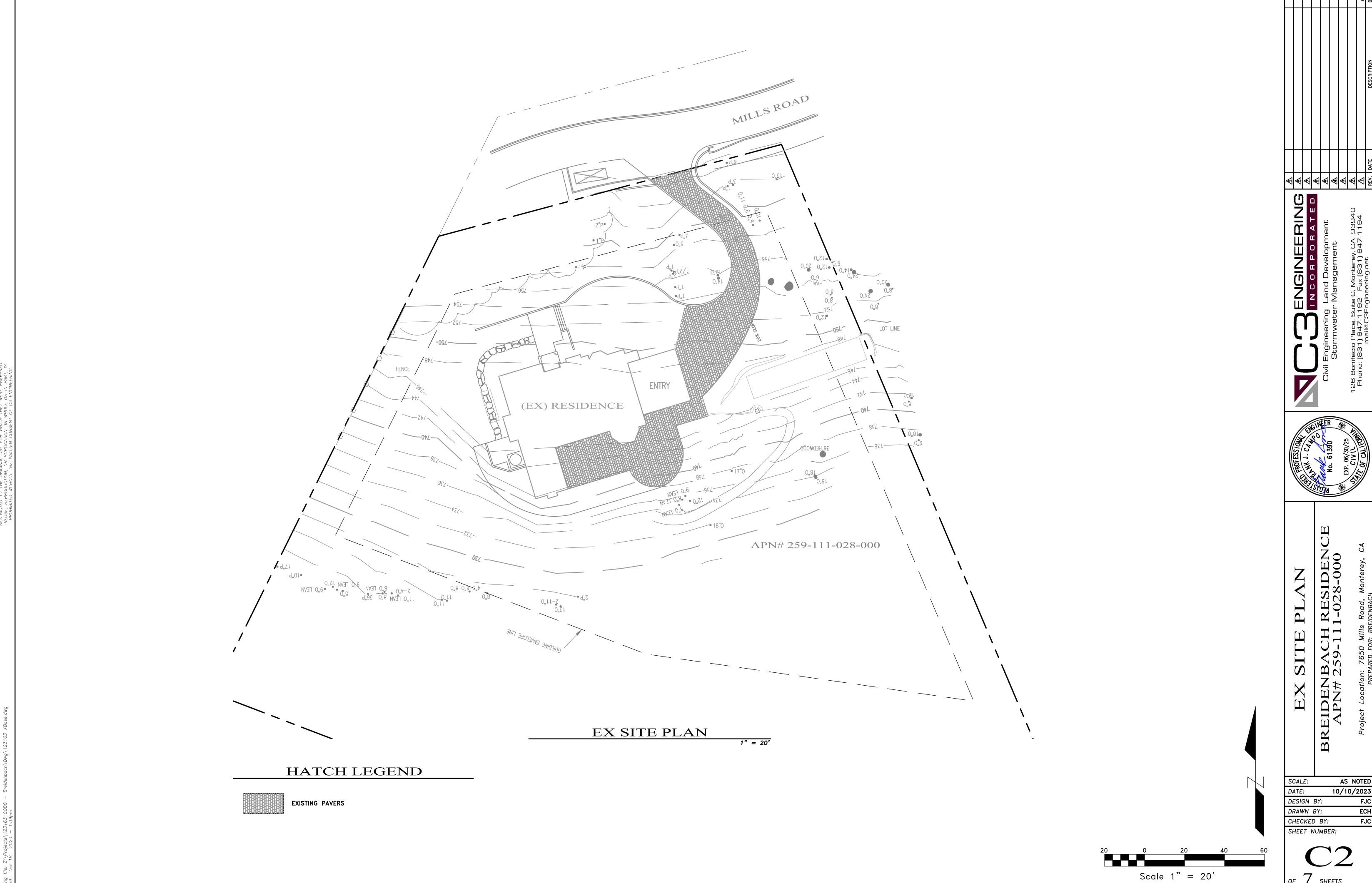
COVER & GENERAL NOTES

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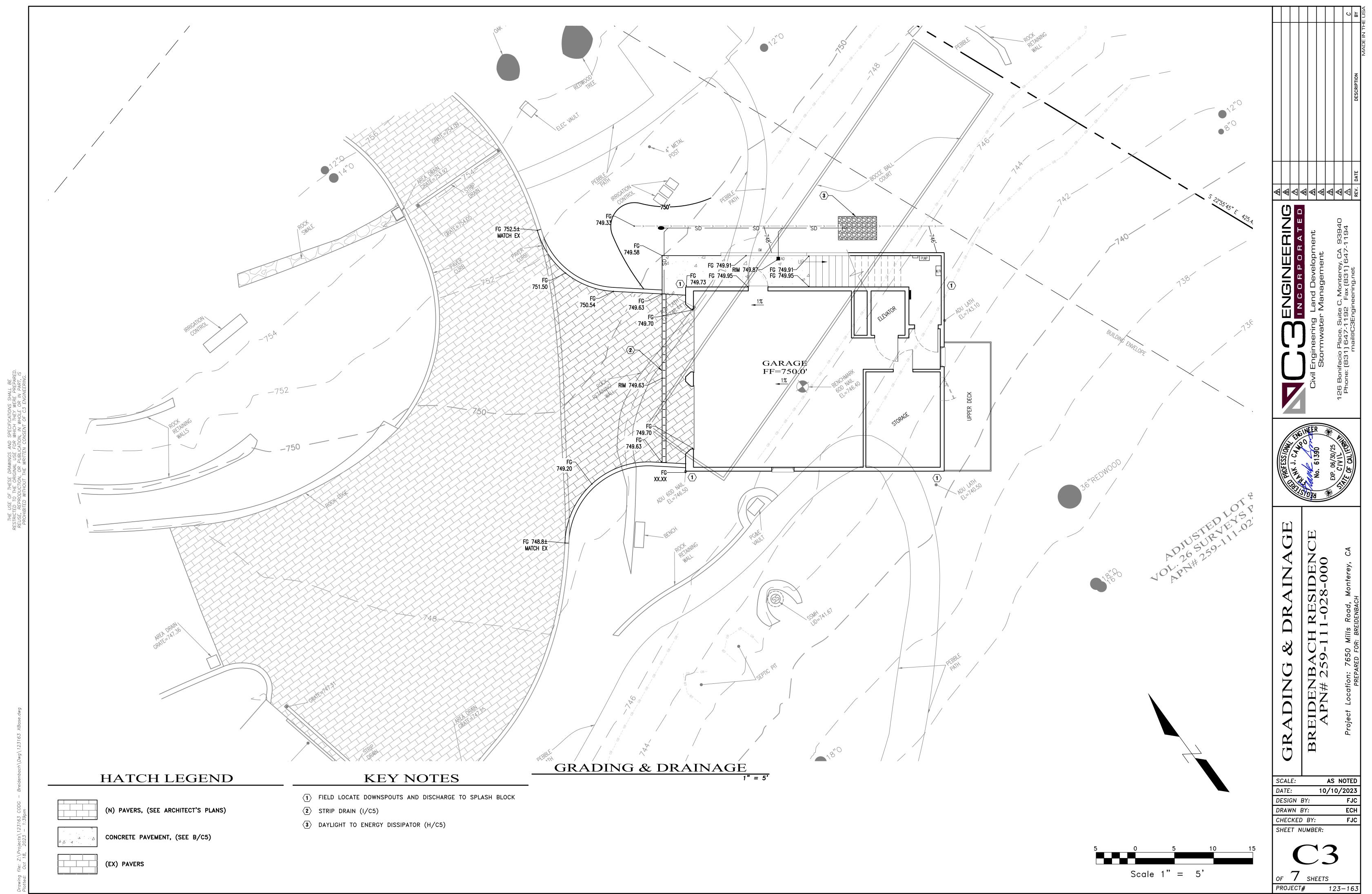
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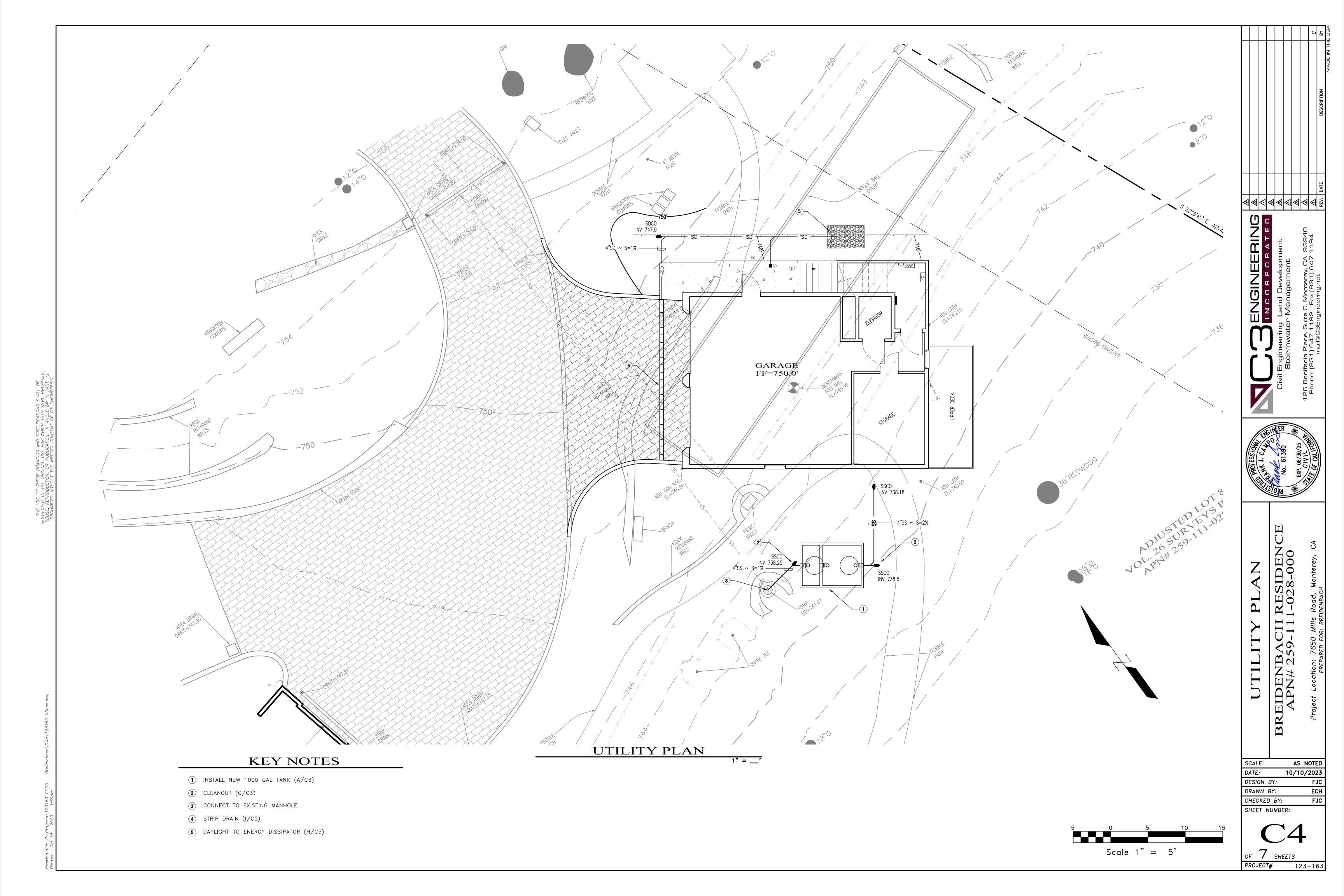
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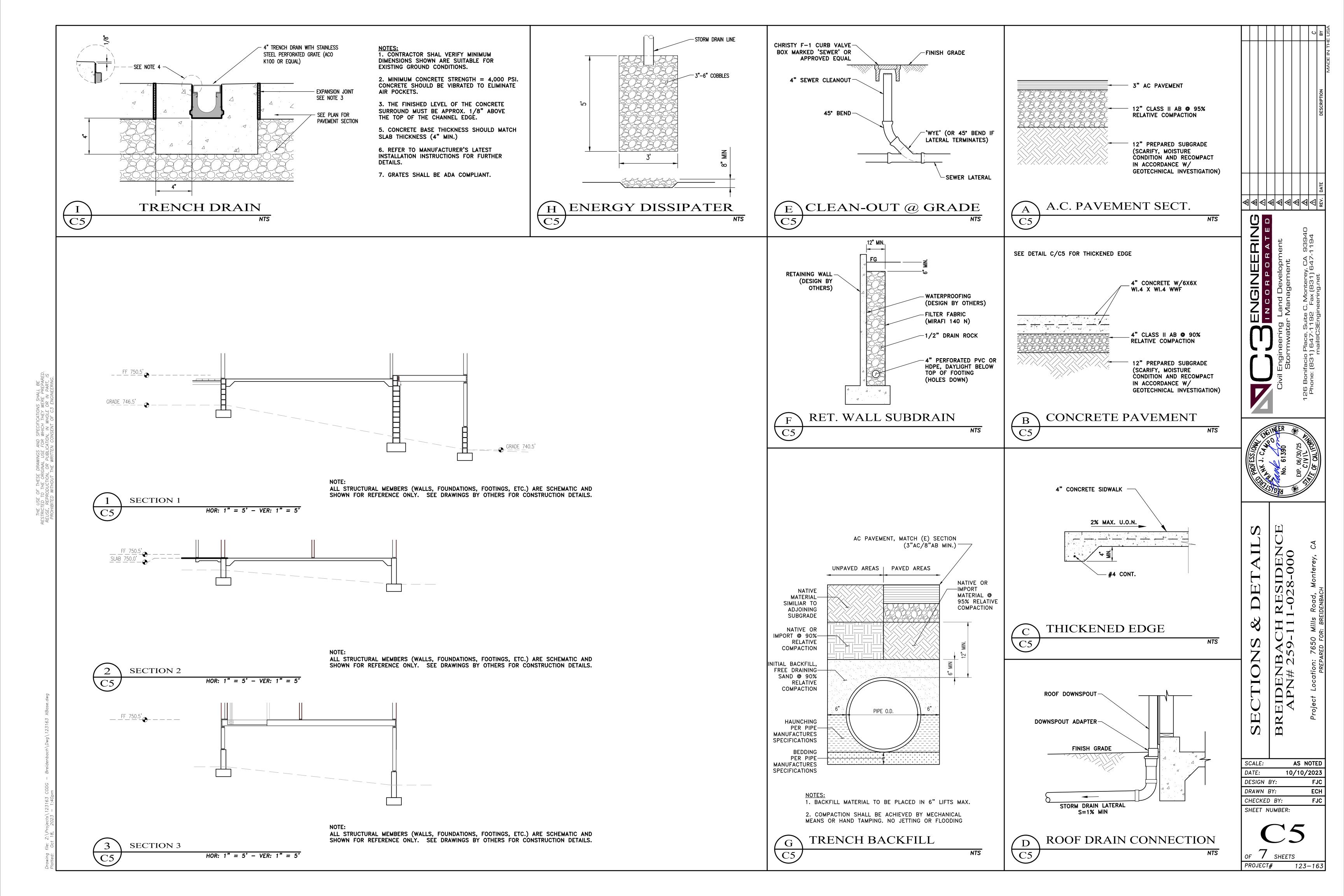


AS NOTED 10/10/2023

of 7 SHEETS
PROJECT# 123-163







BMP'S

EROSION CONTROL: EC-1 SCHEDULING EC-2 PRESERVATION OF EXISTING VEGETATION EC-3 HYDRAULIC MULCH EC-4 HYDROSEEDING FC-8 WOOD MULCHING EC-16 NON-VEGETATIVE STABILIZATION

SEDIMENT CONTROL: SE-1 SILT FENCE SE-2 SEDIMENT BASINS SE-3 SEDIMENT TRAP SE-5 FIBER ROLL

SE-14 BIOFILTER BAGS

SE-6 GRAVEL BAG BERM SE-7 STREET SWEEPING AND VACUUMING SE-8 GRAVEL BAG BARRIER SE-9 STRAW BALE BARRIER SE-10 STORM DRAIN INLET PROTECTION SE-13 COMPOST SOCKS AND BERMS

TRACKING CONTROL: TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL: WE-1 WIND EROSION CONTROL

NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES NS-2 DEWATERING OPERATIONS NS-3 PAVING AND GRINDING OPERATIONS NS-6 ILLICIT CONNECTION/DISCHARGE NS-7 POTABLE WATER/IRRIGATION

NS-8 VEHICLE AND EQUIPMENT CLEANING NS-9 VEHICLE AND EQUIPMENT FUELING NS-10 VEHICLE AND EQUIPMENT MAINTENANCE NS-12 CONCRETE CURING NS-13 CONCRETE FINISHING

NS-14 MATERIAL AND EQUIPMENT USE VASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE

WM-2 MATERIAL USED

WM-3 STOCKPILE MANAGEMENT WM-4 SPILL PREVENTION AND CONTROL VM-5 SOLID WASTE MANAGEMENT WM-6 HAZARDOUS WASTE MANAGEMENT WM-7 CONTAMINATED SOIL MANAGEMENT WM-8 CONCRETE WASTE MANAGEMENT WM-9 SANITARY/SEPTIC WASTE MANAGEMENT WM-10 LIQUID WASTE MANAGEMENT

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS. SWPPP WDID#XXXXXXXXXX

NOTE: CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

LEGEND

INLET PROTECTION, (SEE D/C7) PROPOSED DRAINAGE FLOW

FIBER ROLL (SEE A/C7)

INSPECTIONS

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH (RMA-ENVIRONMENTAL SERVICES) TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH (RMA-ENVIRONMENTAL SERVICES) TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH (RMA-ENVIRONMENTAL SERVICES) TO 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.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE (RMA-ENVIRONMENTAL SERVICES) A LETTER FROM A LICENSED PRACTITIONER.

EROSION CONTROL NOTES

- 1. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY SHALL BE CONTROLLED.
- 2. ALL NON-STORM WATER DISCHARGES SHALL BE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR
- 3. SITE BMPS SHALL BE IMPLEMENTED TO REDUCE OR ELIMINATE POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
- 4. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.
- 5. DETAILED, SITE-SPECIFIC LISTING OF POTENTIAL SOURCES OF STORMWATER POLLUTION IS PROVIDED IN THE STORMWATER CONTROL PLAN AND OR THE SWPPP.
- 6. ACCESS ROADS SHALL BE CLEANED (SWEPT) DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
- 7. DUMPSTERS SHALL BE COVERED NIGHTLY AND PROTECTED FROM RAIN AND SHALL HAVE SECONDARY

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

1. MINIMIZE USE OF OIL-BASED PAINTS

2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED

3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE. 4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:

1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND. 2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS. 3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE. 4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:

1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK. 2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE 3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.

4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY—MIX BATCH PLANT FOR 5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.

2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN 3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA

4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS. 5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.

6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

EROSION CONTROL NOTES

- 1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
- A. PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
- SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. B. COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE
- C. KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST. D. LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH), THE FOLLOWING MEASURES

- A. VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES. C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS
- AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
- D. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER
- E. THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE
- 6. SOIL COMPACTION FOR AREAS THAT WILL REMAIN PERVIOUS OR ARE TO BE USED FOR STORMWATER CONTROL MEASURES (SCM) SHALL BE MINIMIZED.
- 7. ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND OR COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS SHALL BE PROTECTED WITH EFFECTIVE SOIL
- 8. SOIL STOCKPILES AREAS SHALL BE PROTECTED AGAINST EROSION.

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SCALE: AS NOTED 10/10/2023 DATE: **DESIGN BY:** ECH DRAWN BY: CHECKED BY:

SHEET NUMBER:

SHEETS PROJECT#

123-163

Scale 1" = 5'

