

Exhibit D

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

In the matter of the application of:

PIETRO FAMILY INVESTMENTS, LP. (PLN170613)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Adopting a Mitigated Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval for the construction of a 3,468-square foot, two-level single family dwelling with attached garage; and
 - b. Coastal Development Permit to allow development within 750 feet of a known archaeological resource;
- 3) Denying the 2,413-square foot basement component of the project;
- 4) Adopting a Mitigation Monitoring and Reporting Program.

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

The Pietro application (PLN170613) came on for public hearing before the Monterey County Planning Commission on October 31, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 General Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);
 - Carmel Area Land Use Plan

A Mitigated Negative Declaration was prepared to mitigate for impacts to Archaeological and Tribal Cultural Resources. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) The property is located at 26346 Valley View Avenue in Carmel, on the west side of Highway 1 (APN: 009-463-003-000), Carmel Area Land Use Plan. The .20-acre property is zoned Medium Density Residential, maximum of two units per acre, a Design Control overlay, and subject to an 18-foot height restriction in the Coastal Zone [MDR/2-D (18) (CZ)].
- c) The .20-acre lot (8,839-square feet) was created with map entitled “Map of Addition No. 7, Carmel-by-the-sea, Monterey County, California,” filed for record on May 4, 1910 in the office of the County Recorder of the County of Monterey in Volume 2 of Maps, “Cities and Towns,” on page 24. Therefore, it is a legal lot of record.
- d) Coverage. Allowable site coverage in the Medium Density Residential zoning designation is 35% or 3,094-square feet for the subject parcel; project plans show the proposed split-level structure to be 3,094-square feet, or 35%. The proposed FAR is shown to be 39% which meets the allowable 45% FAR in MDR/2. Therefore, the proposed project meets coverage and FAR allowances for its zoning designation. While the subterranean basement (2,413-square feet) meets the coverage limitations, it is not being recommended for approval.
- e) Design. The proposed project site and surrounding area are designated “D,” or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Architectural plans reflect massing with an H-shape, where the massing on the north and south end are offset in the midsections by a courtyard and terrace. This proposed residence also has a split-level design with separate levels that are staggered and separated from each other by a partial flight of stairs. The applicant proposes to maximize the coverage (35%) of the lot and outfit the remaining areas with a low-planting landscape scheme. The project application indicates no tree removal will be necessary to achieve the proposed design. Colors and materials proposed for the residence include: natural cedar siding and windows; dark metal roofing. In the Carmel LUP, structures shall be subordinate to and blended into the environment, using appropriate materials to that effect. During staff’s site visit, staff did not find other examples of metal roofs in the immediate area. Staff was alerted to a similar style roof on the corner of Valley View Avenue and 16th Avenue; however, this project did not go through a design review. The applicant is open to changing the metal finishes. Therefore, RMA-Planning’s recommendation will be to have the applicant submit revisions to some of the materials proposed. Because the applicant is proposing to build up to the height allowed, staff also added a height verification condition for each project.
- f) Parking. Pursuant to Chapter 20.58 (Regulations for Parking) under Monterey County Zoning Ordinance Title 20, all residential

developments shall have at least 1 covered parking space; covered parking shall count toward the two (2) required parking spaces. The project proposes to add a two-car garage. Therefore, this project meets the parking requirements listed under Residential Use.

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

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

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

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

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

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

Because the subject project is associated with similar development (same owner, same developer) on the Point, it becomes necessary to consider the context. The Carmel LUP's Key Policy 2.8.2 states that

Carmel's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources. To be clear, basements specifically have not been prohibited; however, in staff's opinion, they would not be considered to be part of a design where potential impacts to cultural resources are minimized. Staff considered both parcel-specific archaeological reports and the greater context of CA-MNT-17 and determined that in light of the whole evidence, a basement proposal cannot be mitigated to a less-than-significant level and therefore, staff is recommending denial of this portion of the project. The applicant is proposing to maximize the coverage (35%) and most of the floor area allowance (39%) for the subject lots and therefore, in staff's opinion, is not being unreasonably restricted from developing the lot or being deprived of the enjoyment of his property.

Staff finds that the proposed project could have a potentially significant effect on the environment when the context in which it is being proposed is considered and that a "no basement" alternative is feasible in this particular circumstance. Therefore, the project could be supported and impacts found to be less-than-significant with the exclusion of the basement and the incorporation of the recommended mitigation measures. Staff applied four mitigation measures addressing archaeological and tribal cultural resources to mitigate impacts of development to a less-than-significant level. All four mitigation measures are appropriate for the development being proposed and suitable given the area's sensitivity to archaeological resources. In addition to being within a recorded archaeological site (CA-MNT-17), the project is also in close proximity to a parcel where archaeological findings were made and where cultural artifacts were recovered at a considerable depth. The results of the archaeological reports were indeterminate. Based on the known sensitivity of this area and the potential impact of a basement, staff is recommending denial of the 2,413-square foot basement as well as recommending two on-site monitors during the excavation phase for the proposed 3,468-square foot residence and garage.

The following mitigation measures were incorporated to mitigate the impacts of the project to a less than significant level:

- PDSP001-NON-STANDARD CONDITION: MM#1 CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)
- PDSP002-NON-STANDARD CONDITION: MM#2 CULTURAL RESOURCES
- PDSP004-NON-STANDARD CONDITION: MM#3 PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES (OCEN MONITOR)
- PDS003-NON-STANDARD CONDITION: MM#4 HISTORICAL RESOURCES (HR) OVERLAY

These mitigation measures/non-standard conditions, have been applied with the following intentions: 1) mitigate impact(s) to archaeological and tribal cultural resources to a less than significant level; 2) properly identify and manage recovered human remains and artifacts, if any; 3) establish process by which a conservation easement may protect resource in perpetuity, if necessary; and 4) implement the policies of the Local Coastal Program. Through Condition Number 8 (Condition of Approval/Mitigation Monitoring and/or Reporting Plan), staff will require a project-specific Archaeological Monitoring Plan. Specifically, the plan should address: 1. Description of cultural resources present; 2) monitoring procedures; 3) the evaluation process; 4) Native American participation; and 5) treatment of human remains. Additionally, it should include a training component whereby the project archaeologist conducts a cultural resource awareness and response training for construction personnel prior to the commencement of any construction activity.

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

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

Impacts to tribal cultural resources are mitigated to a less-than-significant level with the incorporation of one (1) mitigation measure; a separate mitigation measure (PDSP003) would cover both categories:

- PDSP004- MITIGATION MEASURE #3: PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES (OCEN MONITOR)
- PDSP003- MITIGATION MEASURE #4: HISTORICAL RESOURCES (HR) OVERLAY

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

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

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

- k) Staking and flagging was installed in time for staff's site visit on November 21, 2017.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170613.

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

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

- "Preliminary Archaeological Assessment," (LIB 170269) prepared by Albion Environmental, Inc., March 2016.
- "Supplemental Archaeological Assessment," (LIB170448) prepared by Gary S. Breschini, Ph.D, December 7, 2017.
- "Geologic Evaluation," (LIB180257), prepared by Craig S. Harwood, November 22, 2017.
- "Geotechnical Investigation," (LIB180048) prepared by Haro, Kasunich and Associates, Inc., December 18, 2017.
- "Biological Assessment," (LIB180288) prepared by Thompson Wildland Management, September 24, 2017.

The above-mentioned technical reports by third-party consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and used them as supporting evidence for the Initial Study. The mitigation measures

incorporated for this project are modeled after recommendations made in some of these reports regarding archaeological resources.

- c) Staff conducted a site inspection on November 21, 2017 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development can be found in Project File PLN170612.

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

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

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware of an existing code enforcement violation, 17CE00140. The citation was issued for placement of approximately 100 cubic yards of fill without a grading permit and major removal of indigenous vegetation.
 - b) Staff conducted a site inspection on November 21, 2017 and observed that the site was being used as a construction/staging area.
 - c) The violation will be corrected concurrently with the approval of this project (after-the-fact removal of vegetation, grading without a permit).
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170613.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)**- On the basis of the whole record before the Monterey County Planning Commission, there is no

substantial evidence that the proposed project as designed, conditioned and mitigated will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgement and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 requires the preparation of an environmental impact report if there is substantial evidence that the project may have a significant effect on the environment. In the CEQA Guidelines, “significant effect on the environment” means a substantial, or potentially substantial, adverse change in the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN170613).
 - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Program” (Condition No. 8).
 - e) The Draft Mitigated Negative Declaration (“MND”) for PLN170612 and PLN170613 was prepared in accordance with CEQA and circulated for public review from September 13, 2018 through October 15, 2018.
 - f) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
 - g) Monterey County RMA-Planning, located at 1441 Schilling Place, S. 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

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

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

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030. of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal by an applicant or an aggrieved person who has exhausted all County appeals, or by any two (2) members of the California Coastal Commission because this project is between the sea and the first through public road paralleling the sea.

DECISION

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

- 1. Adopt a Mitigated Negative Declaration; and
- 2. Approve a Combined Development Permit consisting of:
 - a. A Coastal Administrative Permit and Design Approval for the construction of a 3,468-square foot, split-level single family dwelling inclusive of an attached garage; and denial of a 2,413-square foot basement.
 - b. A Coastal Development Permit to allow development within 750 feet of a known archaeological resource.
- 3. Adopt a Mitigation Monitoring and Reporting Program.

In general conformance with the attached plans and subject to twenty-six (26) conditions of approval, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 31st day of October, 2018 upon motion of _____, seconded by _____, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

(Coastal Projects)

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170613

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170613) allows the construction of a 3,028-square foot single family dwelling and a 440-square foot attached garage and associated grading. The property is located at 26346 Valley View Avenue (Assessor's Parcel Number 009-463-003-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 009-463-003-000 on October 31, 2018. The permit was granted subject to 26 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

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

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

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

Responsible Department: RMA-Planning

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

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

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

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

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

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

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

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

Responsible Department: RMA-Planning

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

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

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

10. PDSP002- MITIGATION MEASURE #2: CULTURAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the project site's proximity to a recorded prehistoric site, there is a potential for human remains to be accidentally discovered. If remains are uncovered, all work shall be halted within 50 meters (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.

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

Mitigation Measure Monitoring Action No. 2b. If human remains are accidentally discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (150 feet) of the find and the following shall occur:

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner to determine that no investigation of the cause of death is required;
- If the coroner determines the remains to be Native American:
 - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours.
 - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
 - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. The tribal monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the property owner shall provide an area for reburial of resources onsite or provide an adequate off-site location for reburial. The tribal monitor shall be given the authority to determine the ultimate disposition of any artifacts or remains onsite. This mitigation is not intended to alleviate the property owner or applicant from contacting the coroner and complying with State law if human remains are discovered.

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

Mitigation Measure Action 4b:
Prior to issuance of construction permit for grading and/or building, include a note on all grading, demolition and construction plans. The note shall state: "Stop work within 50 meters (165 feet) of uncovered resource(s) and immediately contact Monterey County RMA-Planning." Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner and the OCEN Monitor to determine a strategy for either return to the OCEN tribe or reburial. Any artifacts found that are not associated with a skeletal finding shall be returned to the aboriginal tribe or reburied according to OCEN's request. Uncovered artifacts associated with a skeletal finding shall be reburied in consultation with the OCEN tribe along with the remains with which it was found and a conservation easement shall be required to be recorded over the affected portion of the parcel.

12. PDSP003- MITIGATION MEASURE #4: HISTORICAL RESOURCES (HR) OVERLAY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant/owner shall request a rezoning of the parcel to add an "HR" (Historical or Archaeological Resources) zoning district to the existing zoning of the parcel. The rezoning shall not necessitate an amendment to the Land Use Plan.

Compliance or Monitoring Action to be Performed: Mitigation Measure Action 3a:
Prior to building permit, the applicant/owner shall request a rezoning of the parcel to add an "HR" (Historical or Archaeological Resources) zoning district to the existing zoning of the parcel.

13. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

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

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

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

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

(RMA - Planning)

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

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

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

Responsible Department: RMA-Planning

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

(RMA-Planning)

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

15. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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

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

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

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

16. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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

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

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

17. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

18. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

19. GRADING PLAN

Responsible Department: Environmental Services

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

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

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

20. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

21. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

22. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

23. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

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

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

24. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

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

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

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

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

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

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

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

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

25. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

26. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

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

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

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

ENERGY

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

GLAZING NOTES

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

GENERAL NOTES

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

HIGH FIRE NOTES

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

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

STRUCTURAL

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

MECHANICAL

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

SOLAR PHOTOVOLTAIC

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

SHEET

ARCHITECTURAL

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

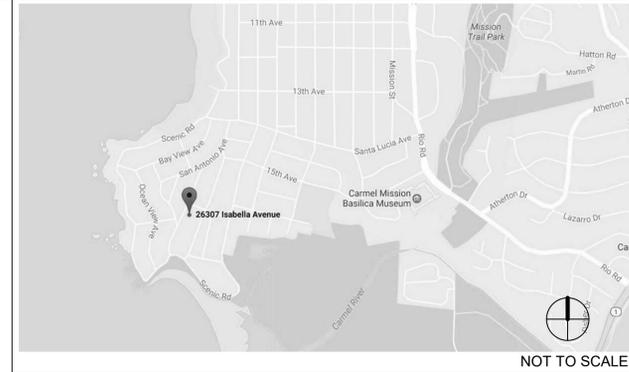
LANDSCAPE

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

CIVIL

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

VICINITY MAP



GENERAL

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

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

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

SET BACKS
FRONT 20'
SIDES 5'
REAR 10'

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

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

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

FIRE DISTRICT
WATER DISTRICT
SANITARY DISTRICT
SCHOOL DISTRICT

SCOPE OF

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

PROJECT REVISION

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

Revision Schedule

#	Date	Description
2	2017-12-01	DESIGN REV.

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26346 VALLEY VIEW AVE.
CARMEL BY THE SEA, CA

TITLE SHEET



Date: 2017-12-01
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A0

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FIRE REQUIREMENTS

ROAD ACCESS

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

ROADWAY ENGINEERING

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

DRIVEWAYS

DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE 'T' SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

GATES

ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

ADDRESSES FOR BUILDINGS

ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE. FIRE019 -

DEFENSIBLE SPACE REQUIREMENTS -(STANDARD)

MANAGE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM HEIGHT OF 6 FEET FROM THE GROUND. REMOVE TREE LIMBS FROM WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE PROTECTION EQUIPMENT & SYSTEMS -FIRE SPRINKLER SYSTEM

THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

FIRE ALARM SYSTEM -(SINGLE FAMILY DWELLING)

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

ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)

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

Revision Schedule

#	Date	Description
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FIRE NOTES



Date 2017-12-01
Scale 3/8" = 1'-0"
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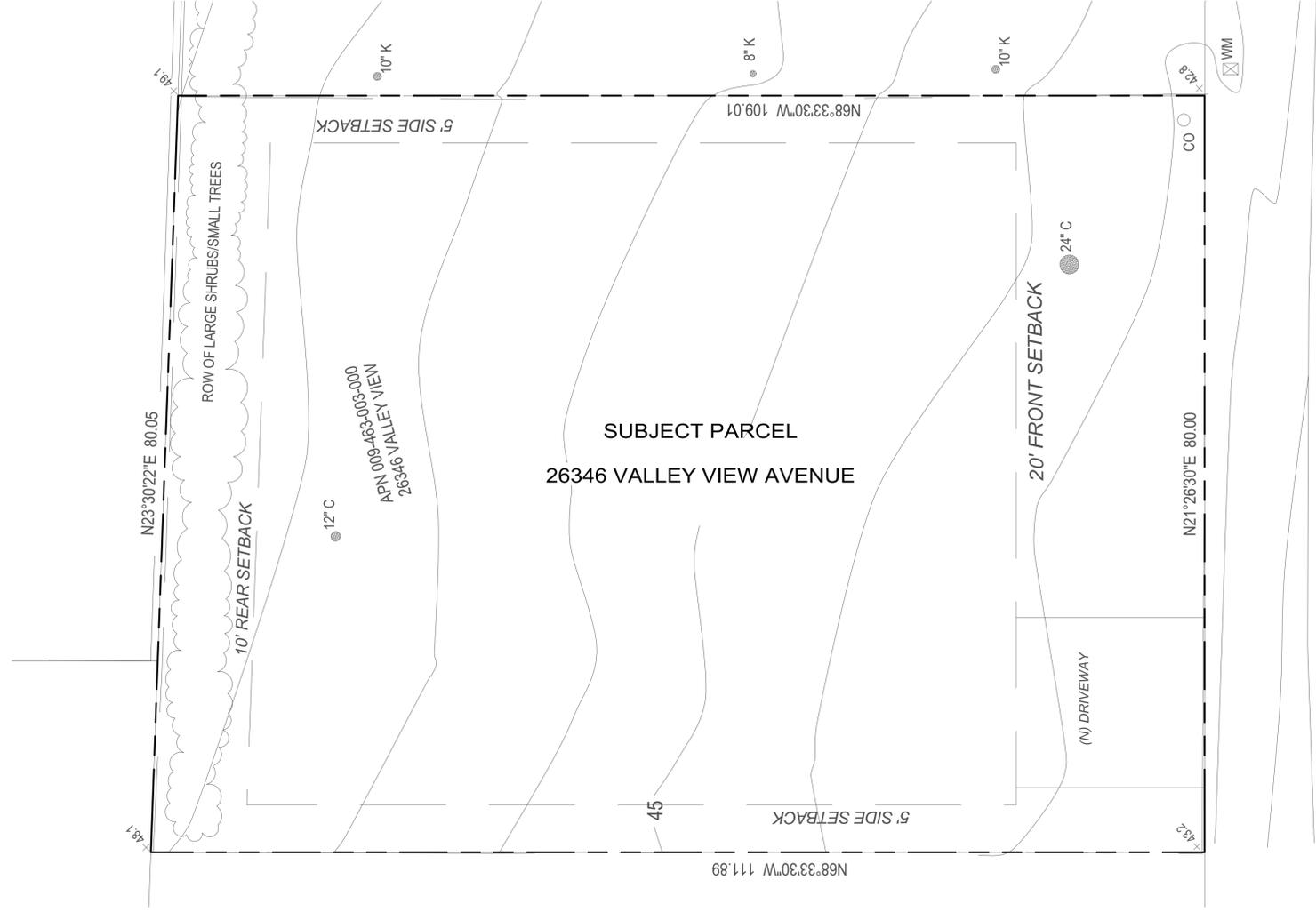
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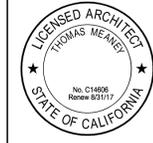


SURVEY
1/8" = 1'-0"

VALLEY VIEW AVENUE

A1.0

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



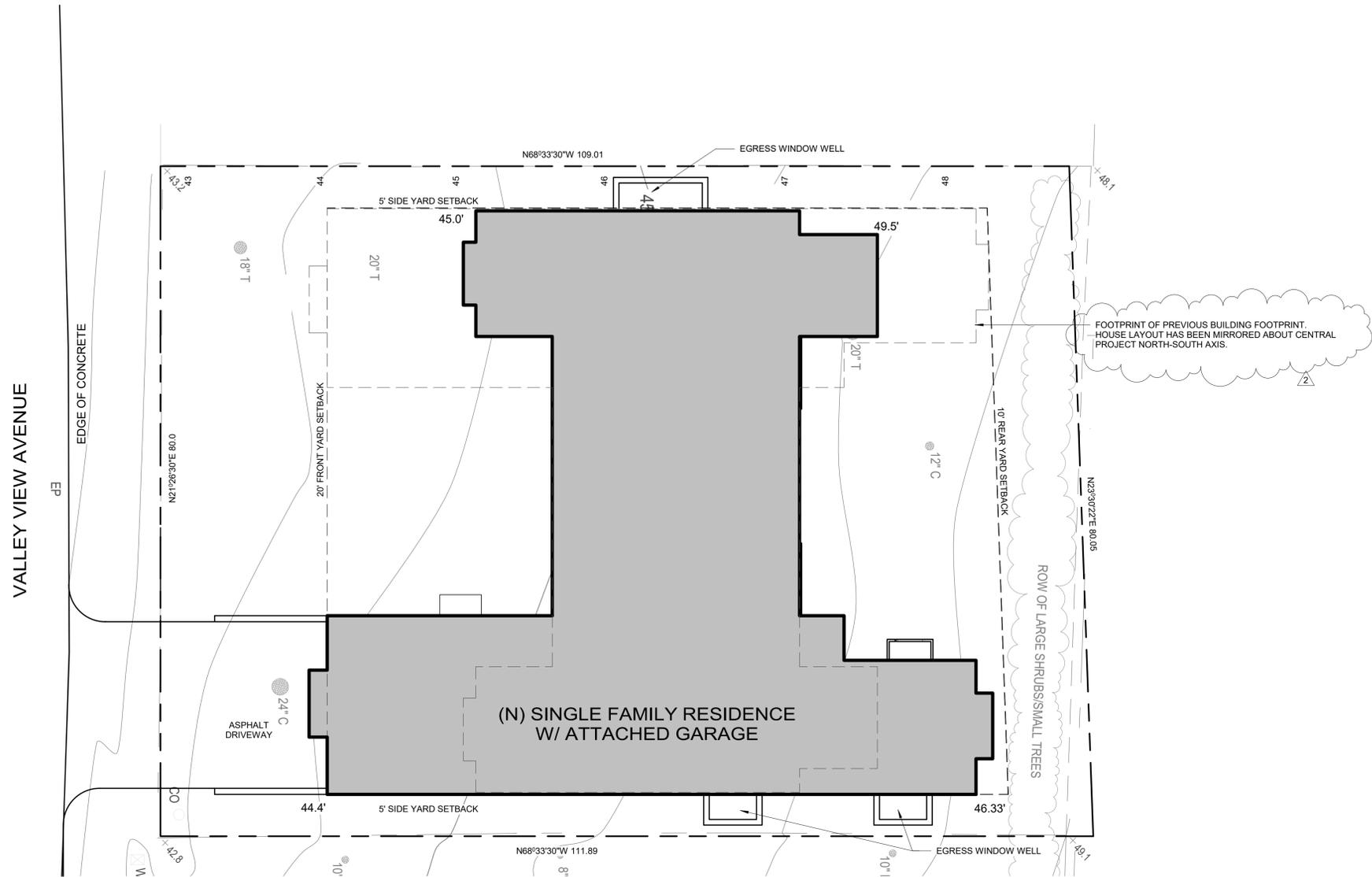
SURVEY

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#	Date	Description



SITE PLAN

1/8" = 1'-0"



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

26346 VALLEY VIEW AVE.
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SITE PLAN



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Drawn: ATW
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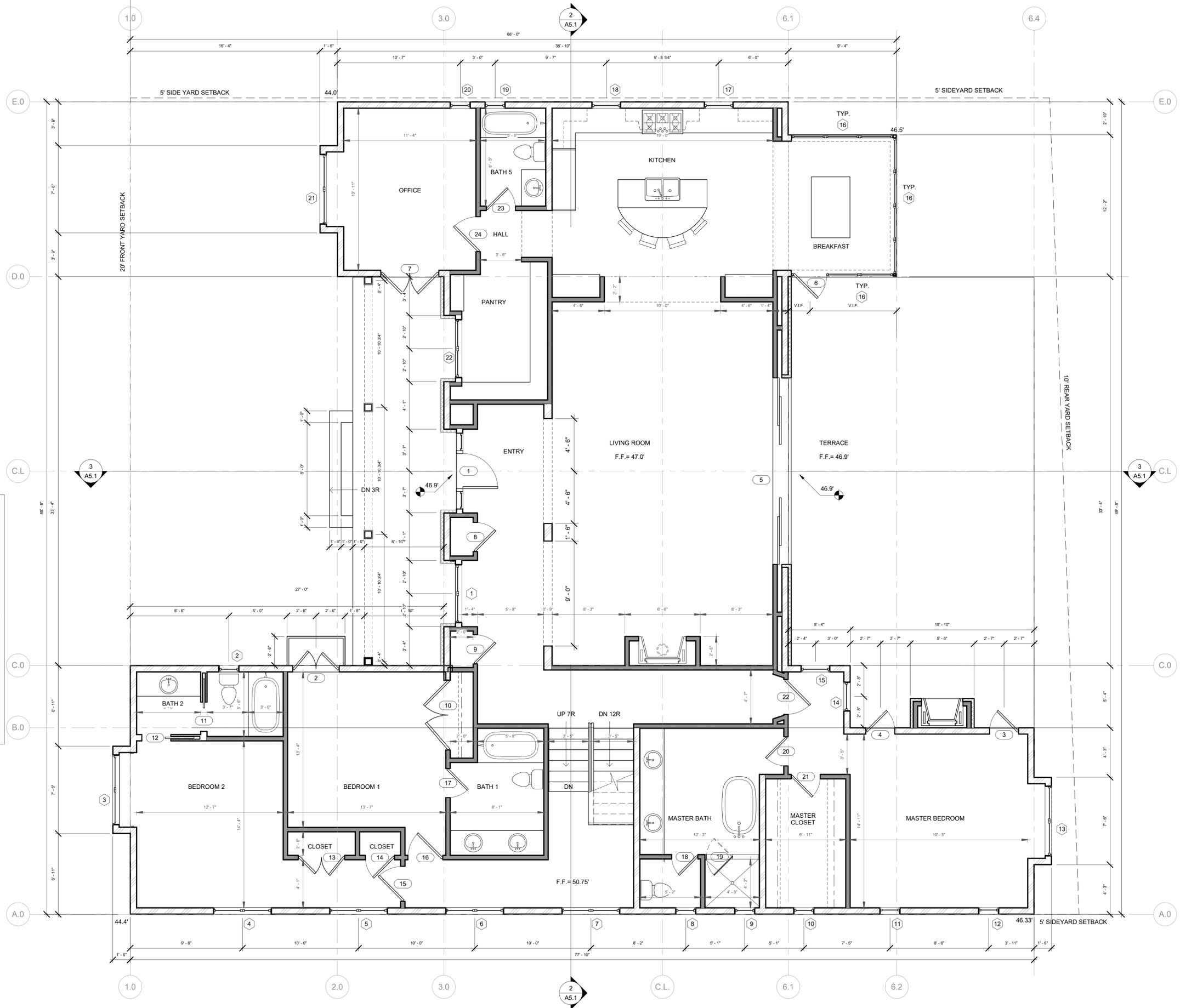
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WALL LEGEND

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

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



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

Revision Schedule	
#	Description
1	
2	
3	

T M

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FLOOR PLAN

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

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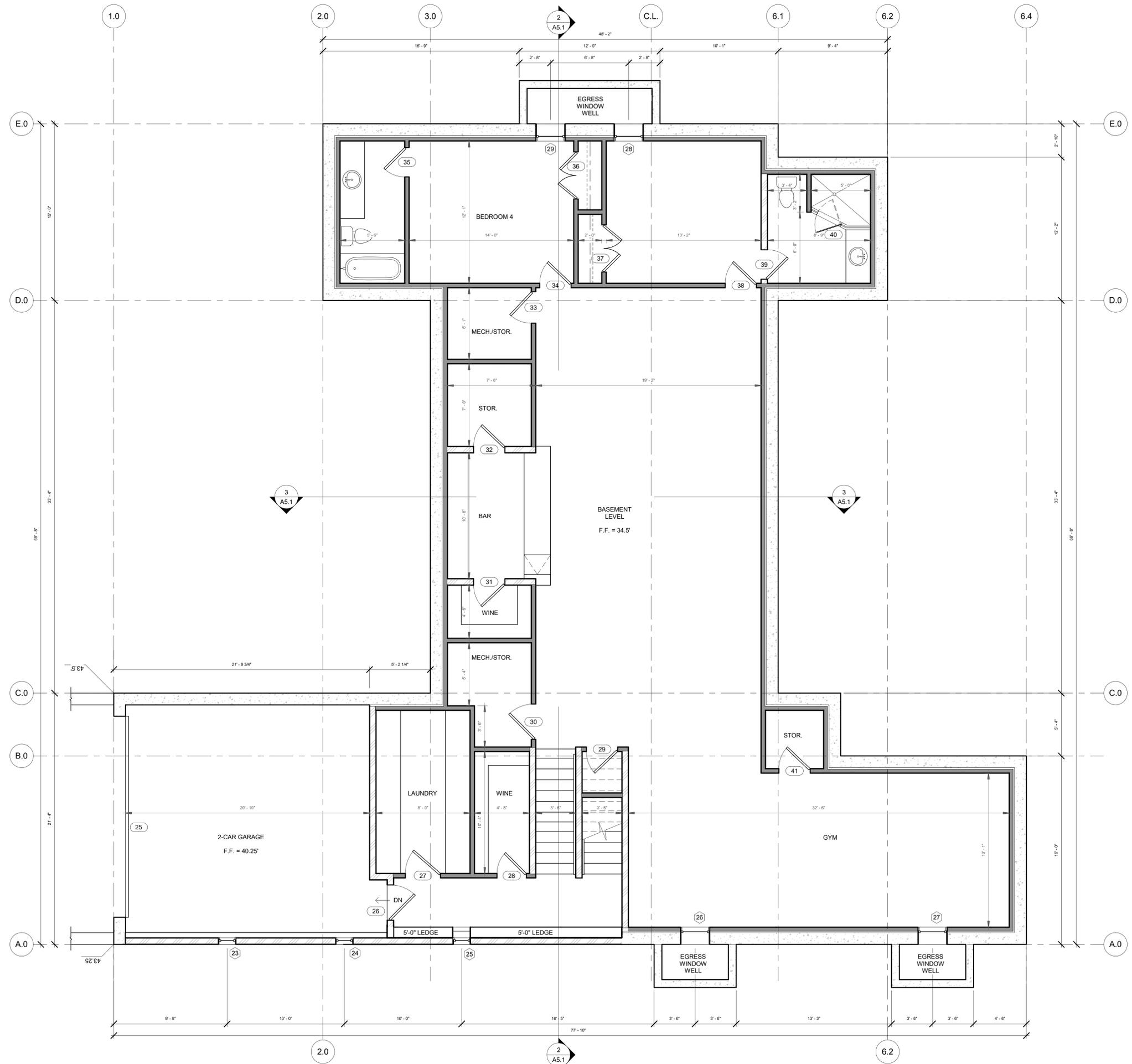
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WALL LEGEND

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

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



BASEMENT AND GARAGE PLAN

1/4" = 1'-0"

NOT FOR CONSTRUCTION

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LOWER FLOOR PLAN



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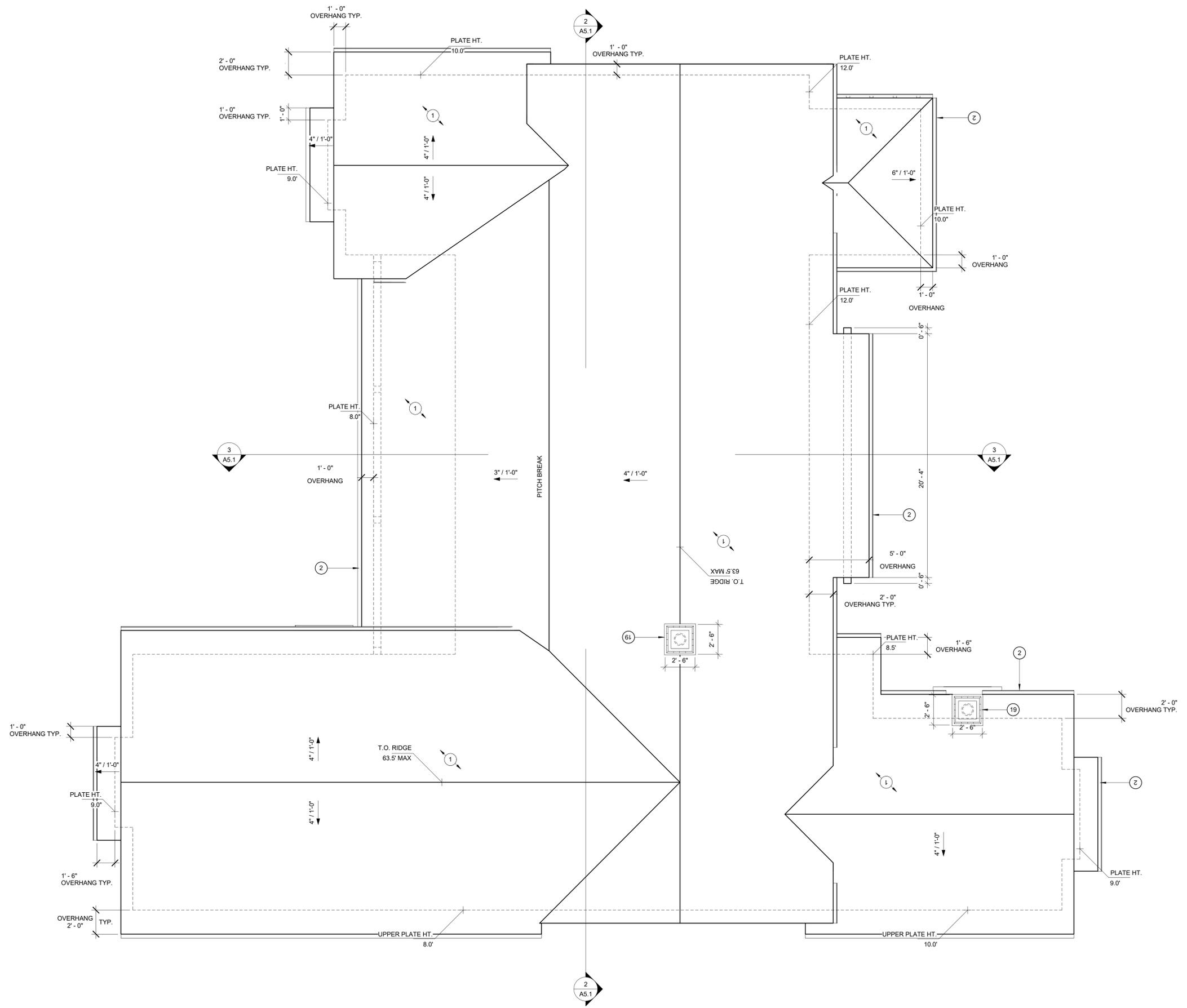
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Revision Schedule

#	Date	Description

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

#	Date	Description
2		

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ROOF PLAN

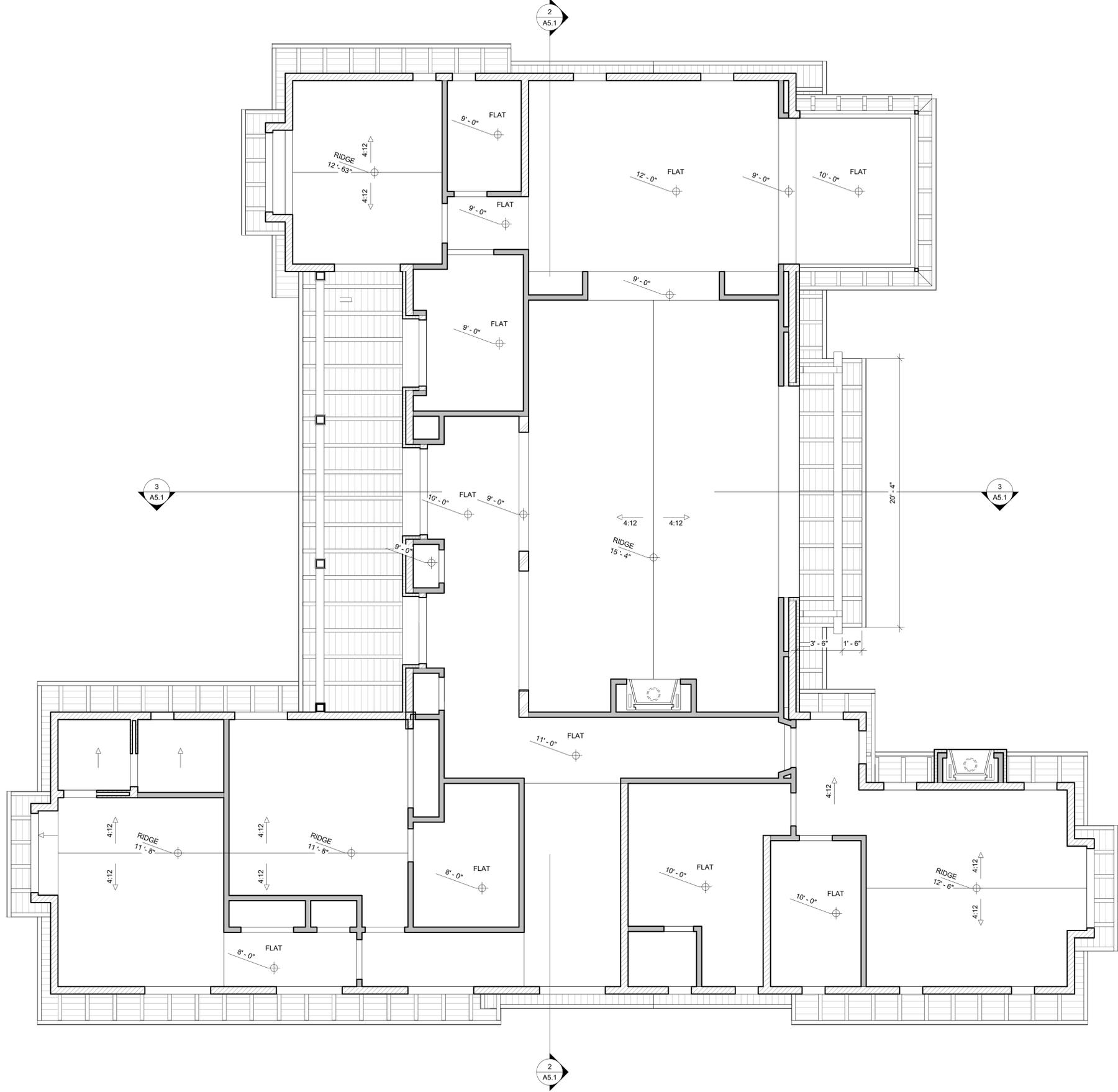


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Sheet **A3.1**

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FINISH FLOOR RCP

1/4" = 1'-0"

Revision Schedule

#	Date	Description
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26346 VALLEY VIEW AVE.
CARMEL BY THE SEA, CA

REFLECTED
 CEILING PLAN



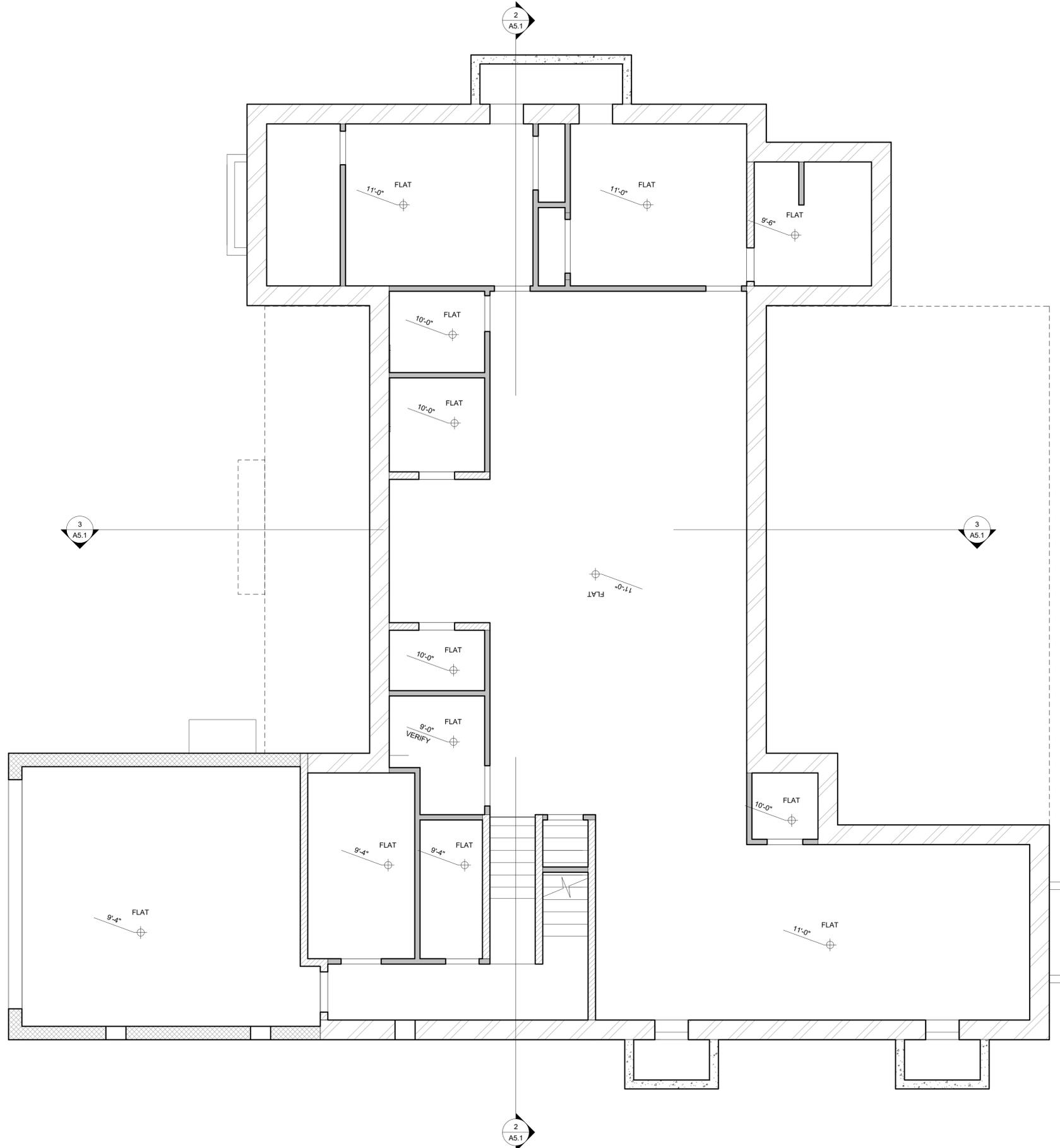
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 Drawn: ATW
 Job #: VV-2017-3

Sheet

A4.1

T M
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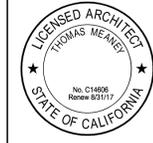
GARAGE AND BASEMENT REF. CEILING PLAN

1/4" = 1'-0"

NOT FOR CONSTRUCTION

**26346 VALLEY VIEW AVE.
CARMEL BY THE SEA, CA**

LOWER LEVEL
REFLECTED
CEILING PLANS



Date: 2017-12-01
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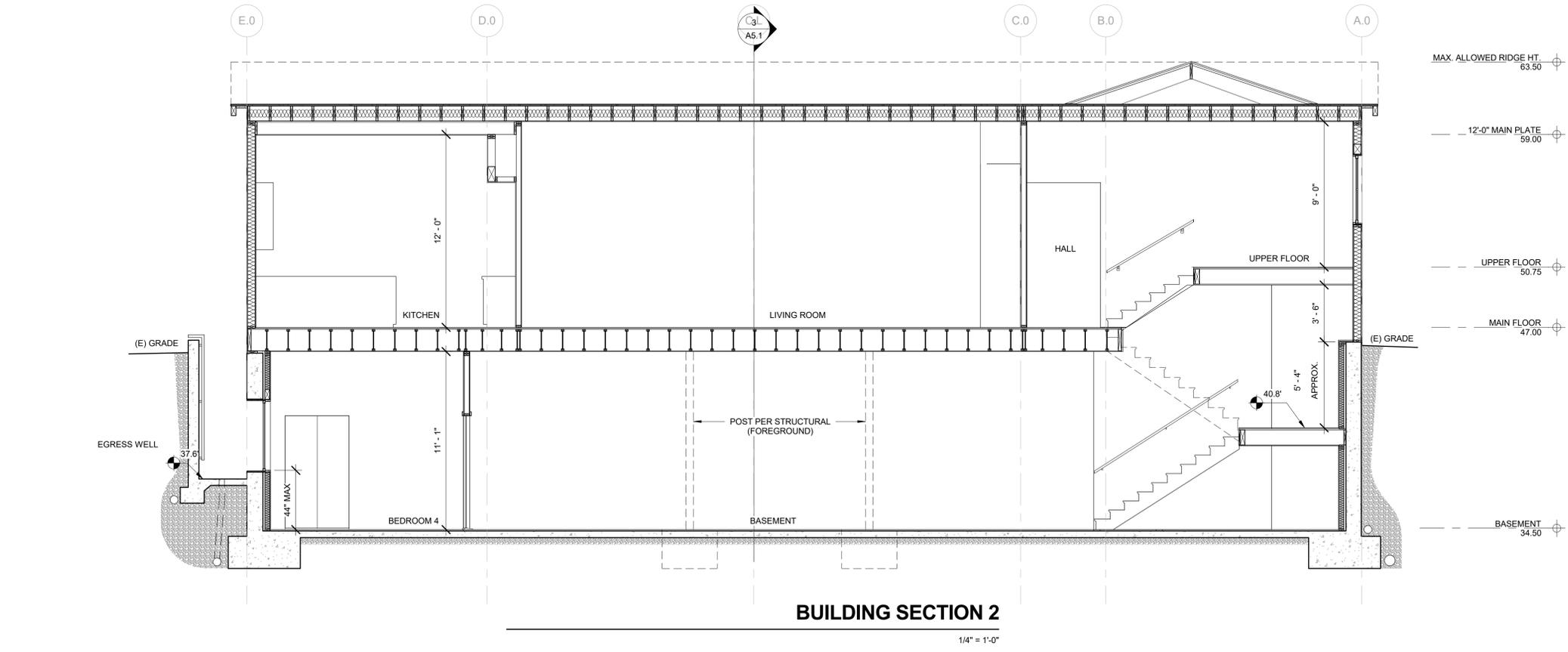
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T M
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A R C H I T E C T

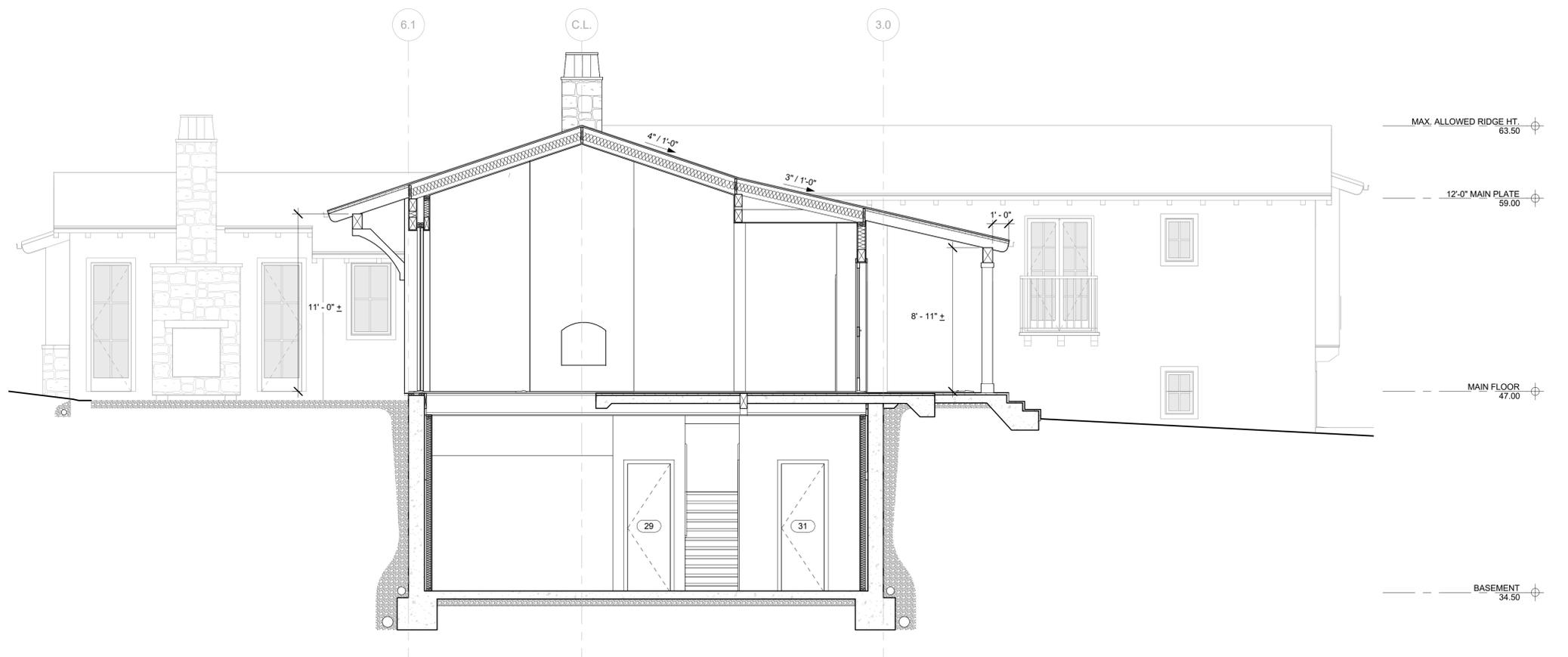
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BUILDING SECTION 2
 1/4" = 1'-0"



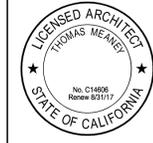
BUILDING SECTION 1
 1/4" = 1'-0"

Revision Schedule	
#	Description

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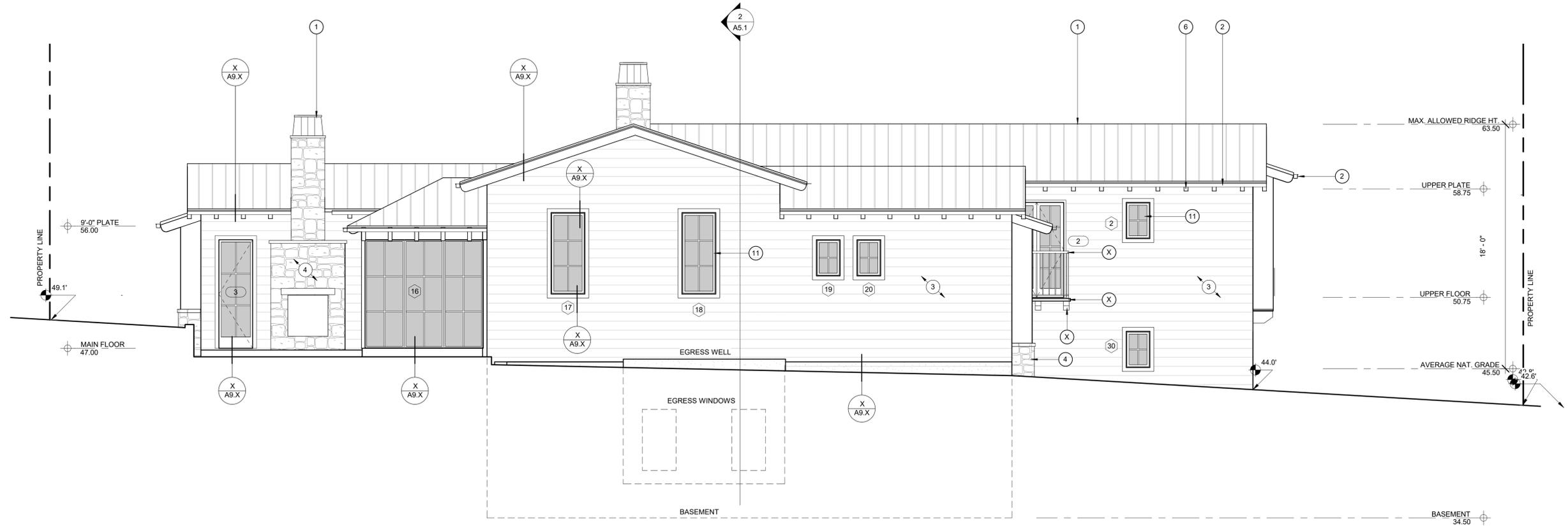
26346 VALLEY VIEW AVE.
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BUILDING SECTION



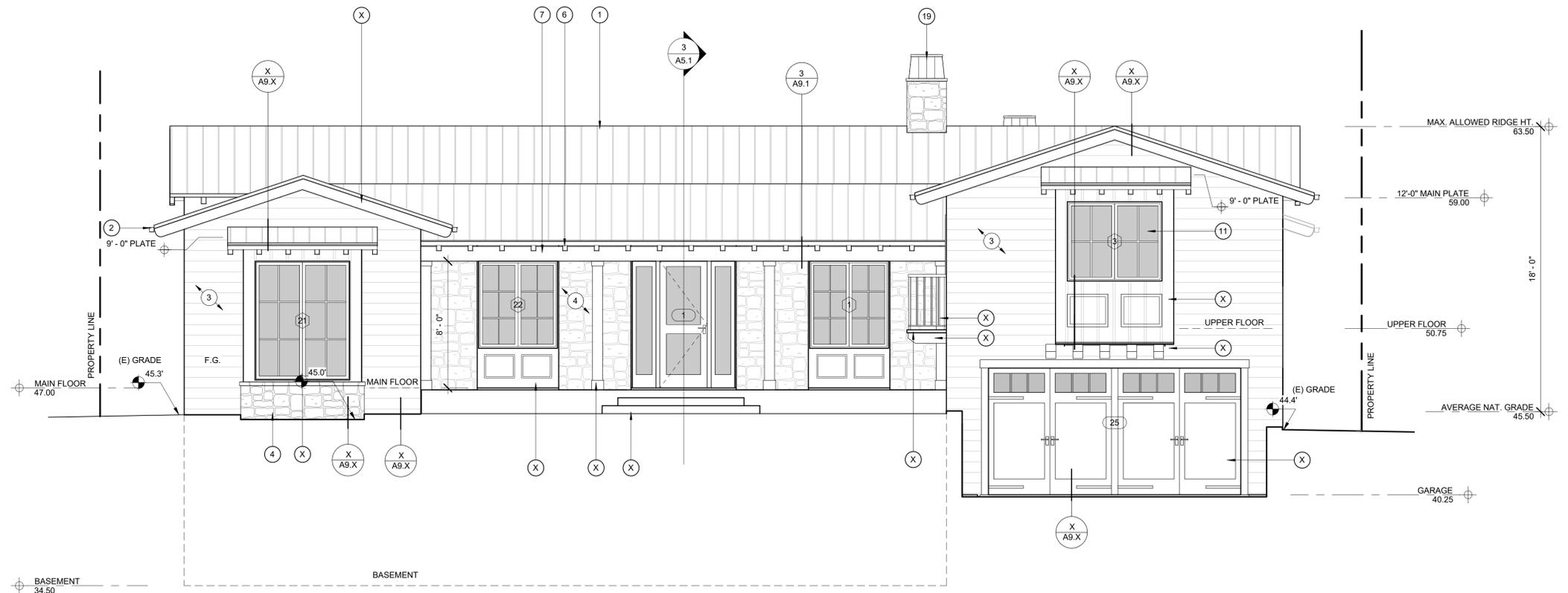
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A5.1



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

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26346 VALLEY VIEW AVE.
CARMEL BY THE SEA, CA

EXTERIOR ELEVATIONS



Date: 2017-12-01
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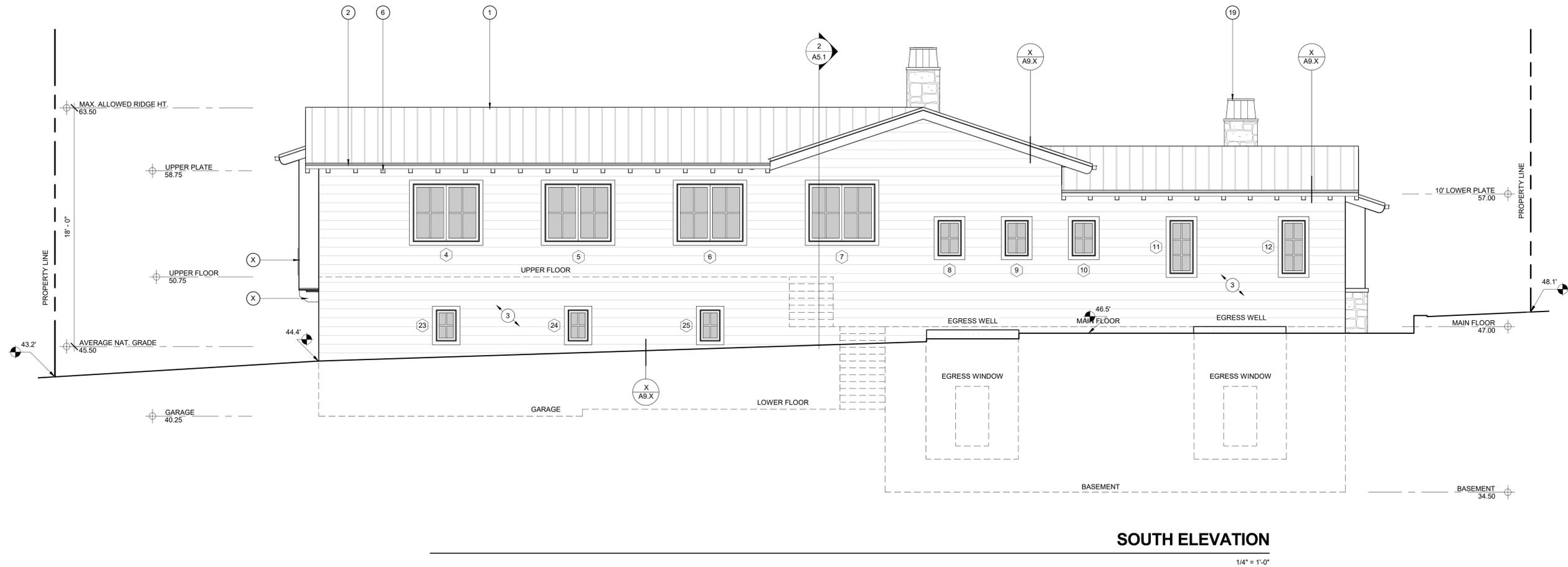
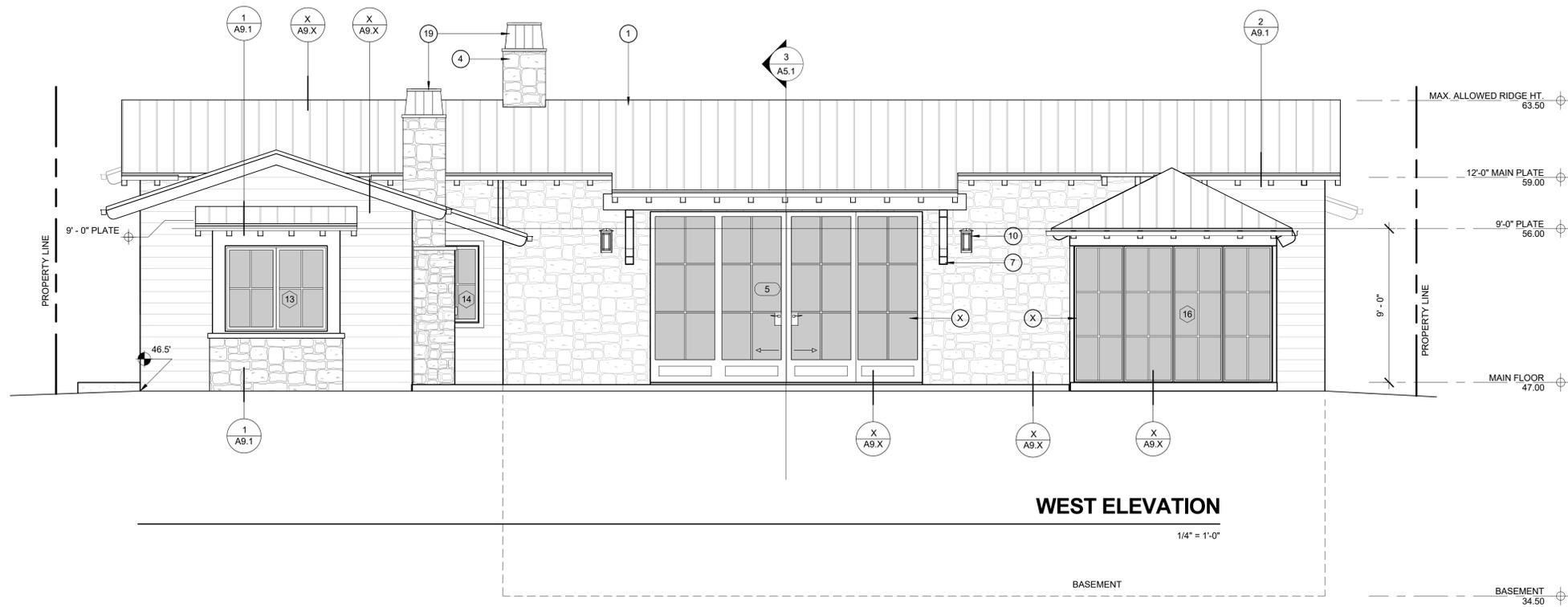
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A6.1

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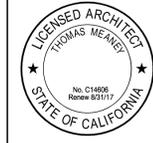


#	Date	Description

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26346 VALLEY VIEW AVE.
CARMEL BY THE SEA, CA

EXTERIOR ELEVATIONS



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

Sheet **A6.2**

WINDOW

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

WINDOW/DOOR

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

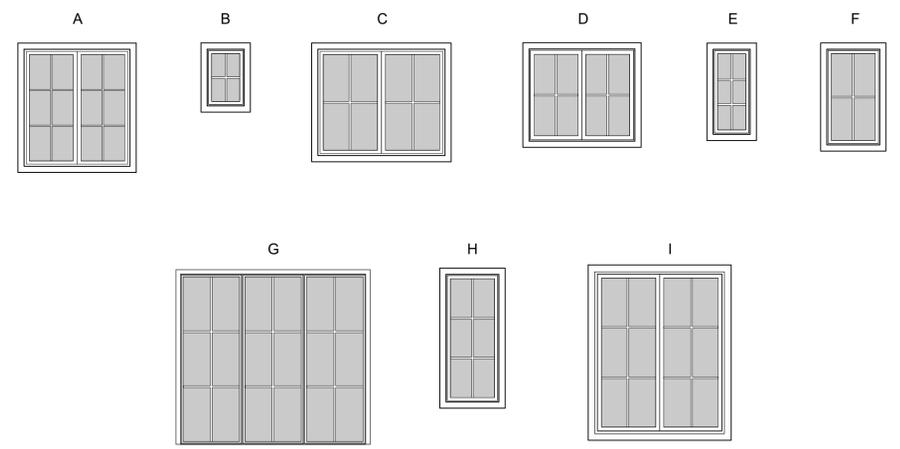
DOOR

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

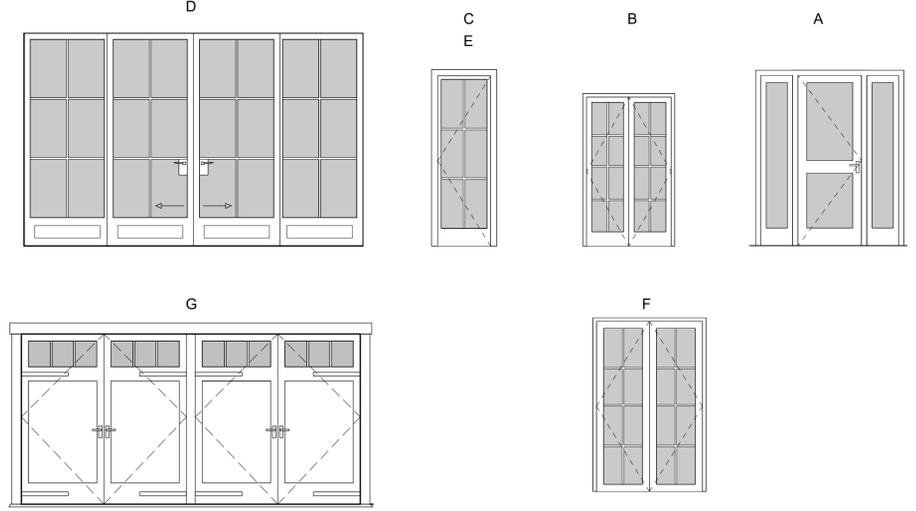
DOOR NOTES

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

WINDOW TYPES



DOOR TYPES

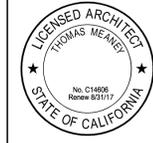


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26346 VALLEY VIEW AVE.
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WINDOW DOOR SCHEDULES, FINISH NOTES



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

Sheet
A8.1

KEY NOTES - INTERIOR

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

WINDOW

KEY NOTES - EXTERIOR

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

DOOR TYPES

#	Date	Description

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FINISHES SCHEDULE

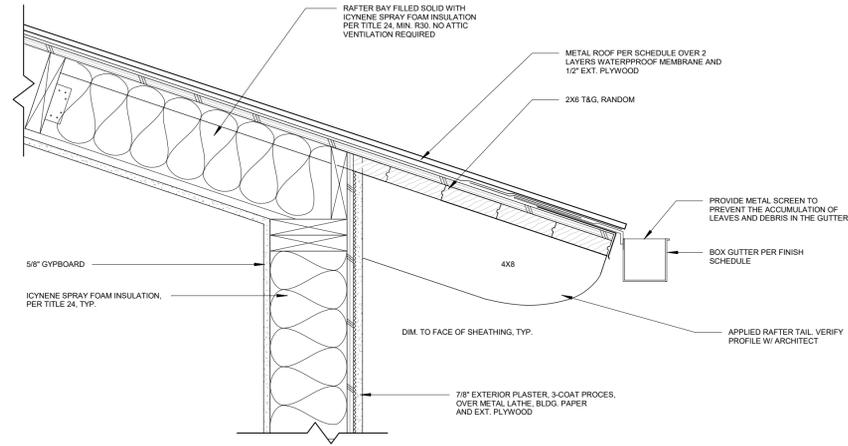


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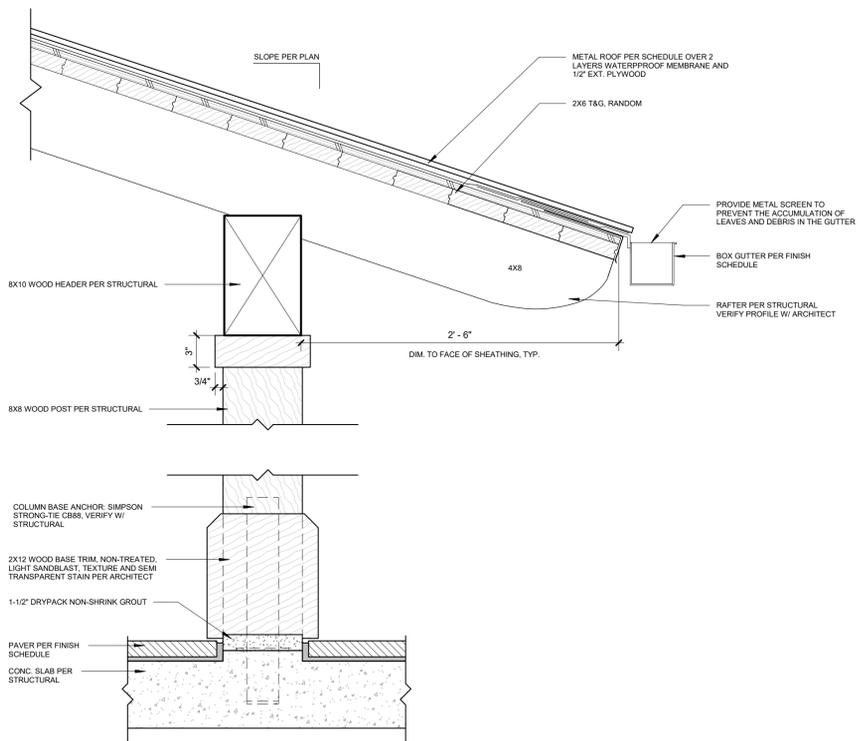
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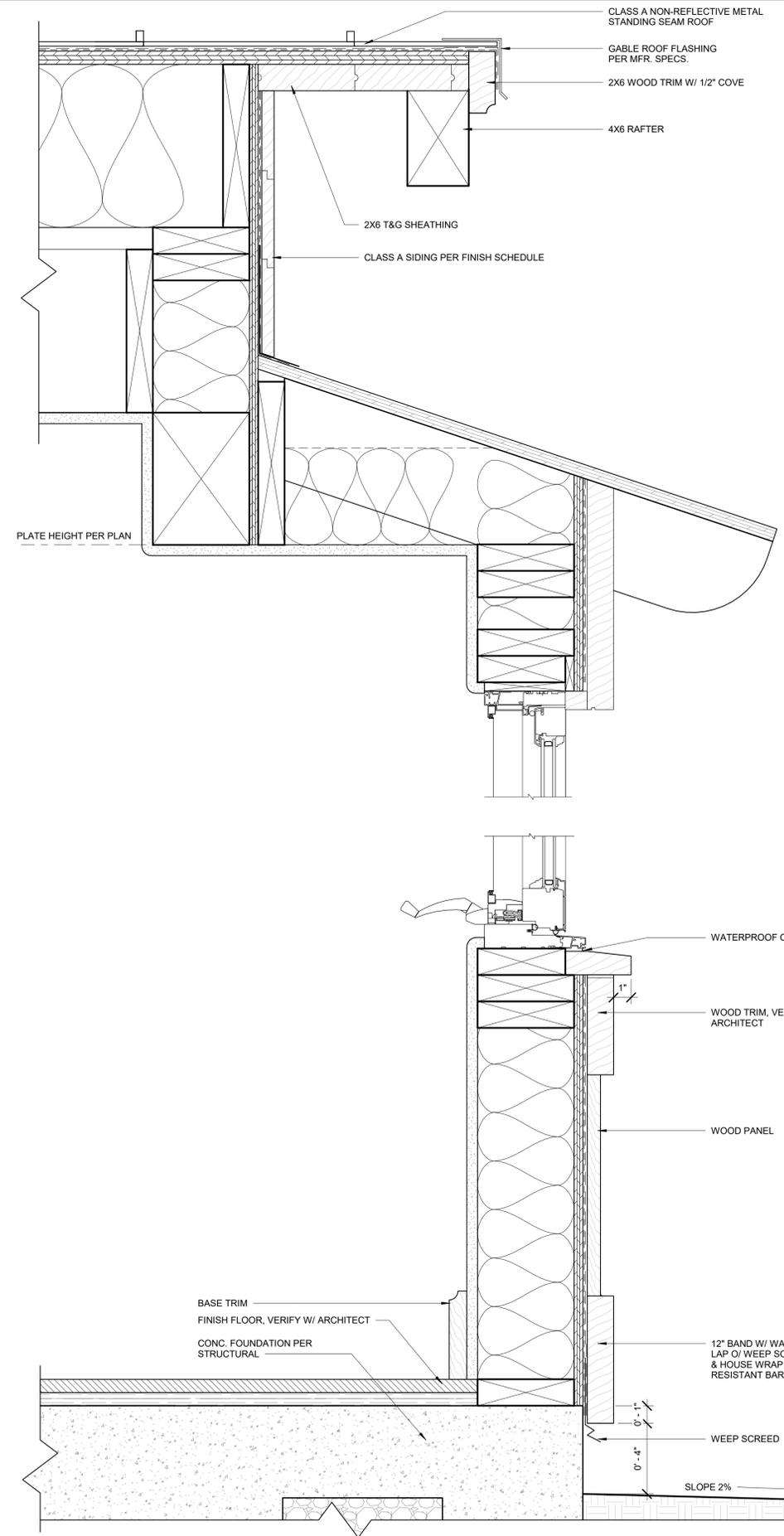
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2 TYP. ROOF EAVE @ VOLUME CEILING 1 1/2" = 1'-0"



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



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

#	Date	Description
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26346 VALLEY VIEW AVE.
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ARCHITECTURAL DETAILS



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

Sheet **A9.1**

GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
 - LATEST REVISION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS
 - LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 - 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (FC).
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.
- THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT-BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
- IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

UNDERGROUND UTILITIES

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

STORM DRAIN

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

GRADING & DRAINAGE

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

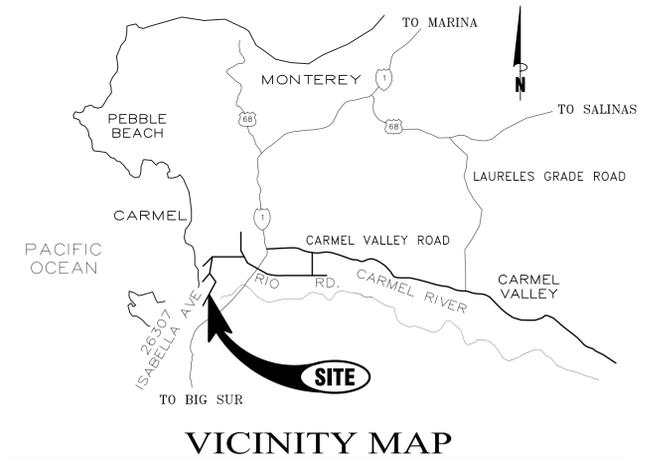
- EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.
- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE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

LEGEND

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

SHEET INDEX

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



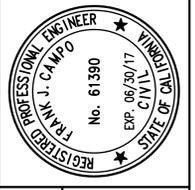
GEOTECHNICAL INSPECTION SCHEDULE

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

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

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

SCALE: AS NOTED
DATE: 05/19/2017
DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC
SHEET NUMBER:
C1
OF 4 SHEETS
PROJECT# 117-124

MADE IN THE USA

26346 Valley View

Roof:



Windows:



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



Stone:



