Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:
Bradley and Mustsuyo Cox (PLN160341)
RESOLUTION NO. ----
Resolution by the Monterey County Planning Commission:

1) Finding that the project is a single-family residence which qualifies for a categorical exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines and that none of the exceptions under section 15300.2 apply; and,
2) Approving a Combined Development Permit consisting of
    a. Administrative Permit and Design Approval to allow the construction of a 5,870 square foot single family dwelling, 1,011 square foot attached garage, 2,546 square foot attached covered porches, and a 1,500 square foot detached barn; and
    b. Use Permit to allow the removal twenty-one (21) protected Oak trees

[PLN160341, Bradley and Mustsuyo Cox, 29003 Robinson Canyon Road, (APN: 416-021-043-000)]

The Bradley and Mustsuyo Cox application (PLN160341) came on for public hearing before the Monterey County Planning Commission on May 9, 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- 2010 Monterey County General Plan;
- Carmel Valley Master Plan;

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

b) The property is located at 29003 Robinson Canyon Road (Assessor's Parcel Number 416-021-043-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review and Residential Allocation Zoning District overlays (LDR/2.5-D-S-RAZ) which allows the first single family dwelling per lot with a Site Plan and Design Approval. Therefore, the project is an allowed land use for this site.

c) The property and surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors to assure the protection of the public viewshed and neighborhood character. The primary building materials proposed on the exterior include board/batten vertical siding and limestone veneer accents as the primary exterior. The overall color scheme consists of a palette of Shake Gray and Malibu Beige, Weathered Oak, and hits of Rusty Gold. The proposed design is consistent with Carmel Valley Master Plan Policy CV-1.20 for Design and Site Plan overlay districts, which states that materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the building's natural and man-made surroundings.

d) The project is consistent with Carmel Valley Master Plan Policy CV1.1 with states that development shall follow a rural architectural theme with Design Review. The single-family residential unit and detached accessory barn prioritizes the existing wooded site and the colors have been selected to blend with the existing environment.

e) The project is consistent with Carmel Valley Master Plan Policy CV-1.20(c), for Design and Site Plan overlay districts, which states that materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the building's natural and man-made surroundings. The proposed colors and materials are visually compatible with the character of the surrounding property areas.

f) The property and surrounding areas are designated as a Site Plan Zoning District ("S" zoning overlay) for review of development in areas where development has the potential to adversely affect or be adversely affected by natural resources or site constraints. The parcel is significantly constrained due to the shape of the lot, slopes over 25%, and the presence of oak trees. Structures have been carefully sited within the required setbacks to minimize oak tree removal and avoid development on slopes over 25%.

g) The project planner conducted a site inspection on April 25, 2018 to verify that the project on the subject parcel conforms to the plans listed above.

h) The project meets setback requirements for LDR lots.
    - Front Setback 30 ft./180 ft. proposed
    - Side Yard Setback 10% of the average lot width, to a maximum required of 20 feet/426 ft. on west/1,728ft. on east.

- Rear Yard 20 ft/ 160 ft. proposed

i) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project includes a Design Approval and is subject to review by the Planning Commission. The LUAC voted 6-0 to support the project.

j) 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 PLN16-0341.

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, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The following reports have been prepared:
- Geologic Report (LIB160235) prepared by Lawrence Grice, Certified Engineer, Grice Engineering Inc, Salinas, Ca, May 25, 2016.
- Tree Resource Assessment (LIB160234) prepared by Frank Ono, Certified Arborist #536, Society of American Foresters, Pacific Grove, Ca, May 9, 2016.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on April 25, 2018 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN16-0341.

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

EVIDENCE:

a) The project was reviewed by the RMA - Planning, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project

will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The house will be served by an existing onsite well and a new septic system plans have been approved; however, new septic design will be required if building permits are obtained after an expected change in regulations in May 2018.

c) Preceding findings and supporting evidence for PLN160341.

4. **FINDING:** **TREE REMOVAL -** Tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.

a) The project includes the removal of twenty-one (21) protected oak trees. In accordance with the applicable policies of the Carmel Valley master plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the authority to grant said permit has been met.

b) Monterey County Zoning Ordinance Section 21.64.260(D)(3) requires a the submittal of a Forest Management Plan (FMP) and approval of a Use Permit for tree removal of more than 3 protected trees. The applicant has applied for and complied with these requirements.

c) A Tree Resource Assessment was prepared by Frank Ono, a Certified Arborist, on May 9, 2016 (LIB160234). The proposed project is planned to maintain the existing oak woodland environment.

d) Measures for tree protection during construction have been incorporated as a Condition of Approval (Condition 4), and include fencing and barricades.

e) The tree removal will not involve risk of adverse environmental impacts. Trees close to construction activities are expected to survive with the recommended protection measures, and the majority of the trees on site will not be impacted by construction activities. No long term significant effects to the forest ecosystem were identified in the Tree Resource Assessment.

f) Removed trees are not required to be replaced in accordance with 21.64.260 of the Monterey County Zoning Ordinance Title, Title 21, because replacement will cause special hardship to the site and would be detrimental to the long-term health and maintenance of the remaining habitat. The arborist report found that the site is overstocked and overcrowded with trees and that an overabundance of shade would not allow new trees to be sustained in a healthy condition. Monterey County Regional Fire Protection District stated that they agree with the project arborist that replacing the removed trees would contribute to an over-abundance of ladder fuels and would constitute a fire hazard.

g) The proposed tree removal meets the findings, pursuant to Section 21.64.260.D.5 of the Monterey County Zoning Ordinance, Title 21:

    a) The tree removal is the minimum required under the circumstances of the case; and

    b) The removal of trees will not involve a risk of adverse environmental impacts such as: Soil Erosion, Water Quality, Ecological Impacts, Noise Pollution, Air Movement, or Wildlife Habitat.

h) 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 PLN160341.

i) The provisions of Monterey County General Plan and Code Ordinance designates the appropriate locations of development within hillside areas. The existing site topographic conditions such as (trees, extensive slopes, public viewsheds, and easements) prevents alternative areas for project development. the proposed project site is the most suitable location for development to avoid significant impacts to the existing site.

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

EVIDENCE:

a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on April 25, 2018 and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160341.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts a single-family residence and accessory structures including garages within residentially zoned areas.

b) The proposed project involves the construction of a single-family residence, attached garage, and detached non-habitable structure both located within a residential zone.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 25, 2018.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect on the environment, or development that would result in a cumulative significant impact.

e) The proposed project development is not subject to CEQA Public Resources Code Section 21083.4. The proposed project would eliminate twenty-one (21) out of seven hundred-twenty (720) protected Oak Woodland Trees on the existing site (less than 3%). This impact is not significant at a project level nor contribute to a significant County-wide cumulative impact in accordance to CEQA guidelines. Therefore, as conditioned to require replanting, and given the nature of the surrounding area which has been developed with residential uses, removal of trees on

the site will not significantly impact forest resources or forest habitat in the area.

f) 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 PLN16034.

7. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and not to the California Coastal Commission.

EVIDENCE:

a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

b) The project is not located in the Coastal Zone.

DECISION

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

1. Find the project is a single-family residence, which qualifies for a categorical exemption pursuant to section 15303 of the California Environmental Quality Act Guidelines and that none of the exceptions under section 15300.2 apply; and,
2. Approve a Combined Development Permit consisting of:
    a. An Administrative Permit and Design Approval to allow the construction of a 5,870 square foot single family dwelling, 1,011 square foot attached garage, 2,546 square foot attached covered porches, and a 1,500 square foot detached barn; and
    b. A Use Permit to allow the removal twenty-one (21) protected Oak trees

In general conformance with the attached plans and subject to conditions of approval, all being attached hereto and incorporated herein by reference

PASSED AND ADOPTED this 9th day of May, 2018 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jacqueline R. Onciano, Secretary to the Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

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

PLN160341

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN160341) allow the construction of a 5,870 square foot single family dwelling, 1,011 square foot attached garage, 2,546 square foot attached covered porches, and a 1,500 square foot detached barn, and the removal 19 protected oak trees. The property is located at (Assessor's Parcel Number 416-021-043-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 [Type of Permit] (Resolution Number ***) was approved by [Name of Hearing Body] for Assessor's Parcel Number *** on [Date the permit was approved]. The permit was granted subject to *** 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

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

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

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

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

4. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to RMA-Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

5. PDSP001-CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Planning

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 and noise 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. Specifically, the plan should limit construction noise from Monday through Friday 8am to 5pm and Saturday from 10am to 5pm and shall be designed to avoid blocking access and line of sight from neighboring driveways. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. Prior to issuance of construction permits, the applicant shall submit a Construction Management Plan to RMA for review and approval.

Compliance or Monitoring Action to be Performed: The Construction Management Plan shall be adhered to throughout the duration of grading and construction for the project.

6. SLOPE SETBACK PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit plans, with supporting calculations and cross-sections, showing the proposed building setback from the descending slopes in accordance with the building code. The cross-sections shall identify all applicable information including the existing slope, proposed slope, extent of slope, height of slope, toe of slope, face of structure(s), face of footing(s), required setback distance, and the proposed setback distance. The location and extent of the cross-sections shall be shown on the plans.

If an alternate setback is requested, an updated geotechnical report shall be submitted to support the request. The report shall consider the material, height of slope, slope gradient, load intensity, and erosion characteristics of slope material to demonstrate the intent of the setback requirement has been satisfied. (RMA-Environmental Services)

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

7. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

8. PW0006 - CARMEL VALLEY

Responsible Department: RMA-Public Works

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

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

9. 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.

10. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

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

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

11. 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.

12. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Report prepared by Grice Engineering, 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.

13. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to
mitigate on-site and off-site impacts. The plan shall include stormwater dispersion facilities. Drainage
improvements shall be constructed in accordance with plans approved by the Water Resources Agency.
(Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

14. 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.

15. 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.

16. 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.

17. PD022(A) - EASEMENT-CONSERVATION & SCENIC

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where (Oak Woodlands) exist(s). The easement shall be developed in consultation with certified professionals. An easement deed shall be submitted to, reviewed and approved by, the Director of RMA - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (RMA - Planning)

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

Prior to or concurrent with recording the parcel/final map, prior to the issuance of grading and building permits, or prior to the commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.

18. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

Replacement ratio recommended by staff 1:1 Ratio

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

19. WR002 - STORMWATER CONTROL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner /applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

20. 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.

21. 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 prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

22. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

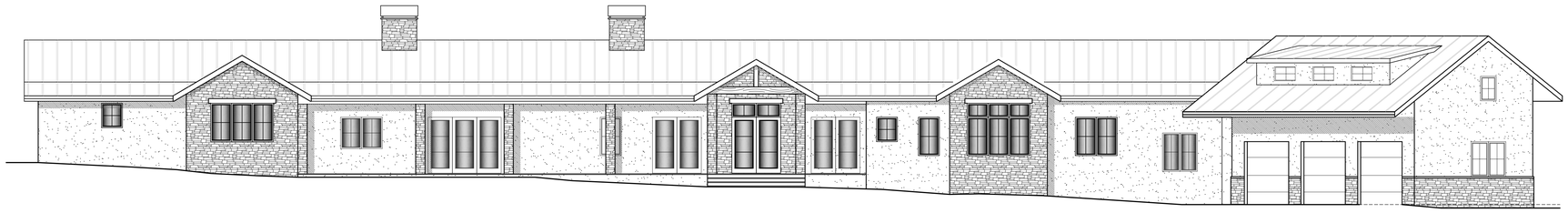
Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and /or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, 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.

N E W R E S I D E N C E F O R M R. & M R S. C O X

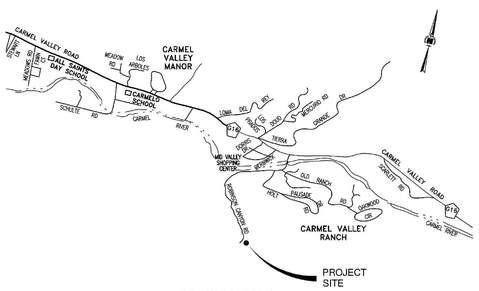
29003 ROBINSON CANYON ROAD CARMEL VALLEY, CA



GENERAL NOTES & CONDITIONS

1. Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
2. Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
3. Contractor shall be responsible to obtain and pay for all necessary permits inspections, certificates, and fees. (this section subject to owner's review and approval.)
4. Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
5. Materials that are specified by their brand names establish standards of quality and performance. any request for substitution shall be submitted to moore design llc and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. all non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufacturers being used for review by the designer prior to purchase or installation.
6. All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code and the latest edition of all governing codes and regulations as adopted by the Monterey County. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
7. All dimensions on constructions drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
8. All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.
9. All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
10. All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
11. The use of the word "provide" in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
12. The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
13. The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
14. The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside the job site.
15. The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
16. All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshall, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
17. Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
18. All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
19. Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
20. Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

VICNITY MAP



VICINITY MAP
NOT TO SCALE

SYMBOLS & ABBREVIATIONS

EXIST'G OR (E)	EXISTING	N.I.C.	NOT IN CONTRACT
A.B.	ANCHOR BOLT	N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATE	O.C.	ON CENTER
BLK.	BLOCK	O.D.	OUTSIDE DIAMETER
CAB.	CABINET	PLYWD.	PLYWOOD
CLG.	CEILING	R.O.	ROUGH OPENING
CLR.	CLEAR	SIM.	SIMILAR
CONC.	CONCRETE	T&G	TONGUE AND GROOVE
CONT.	CONTINUOUS	T.O.P.	TOP OF PLATE
D.S.	DOWNSPOUT	TYP.	TYPICAL
F.O.C.	FACE OF CONCRETE	U.O.N.	UNLESS OTHERWISE NOTED
F.O.S.	FACE OF STUDS	W/O	WITHOUT
GALV.	GALVANIZED	WP	WATERPROOF
G.I.	GALVANIZED IRON		
GYP.	GYPSUM		
G.W.B.	GYPSUM WALLBOARD		

1 / A — WALL LINE
NUMBERS VERTICAL
LETTERS HORIZONTAL

1 — DOORS SYMBOL NUMBERS

1 — WINDOW TYPE-NUMBERS

DETAIL
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS DRAWN

SECTION
SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN

ELEVATION
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN

REVISIONS-NUMBERS
CLOUD AROUND REVISION OPTIONAL

SHEET DIRECTORY

	SHEET NUMBER	SHEET DESCRIPTION
ARCHITECTURAL	A0.1	COVER SHEET
ARCHITECTURAL	A0.2	PARCEL PLAN & FIRE NOTES
ARCHITECTURAL	A1.1	ENLARGED SITE PLAN
CIVIL	C1	COVER SHEET
CIVIL	C2	GRADING & DRAINAGE PLAN
CIVIL	C3	DRIVEWAY PROFILES, GRADING SECTIONS
CIVIL	C4	EROSION CONTROL PLAN
ARCHITECTURAL	A2.1	1/8" FLOOR PLAN & ROOF PLAN
ARCHITECTURAL	A4.1	1/8" EXTERIOR ELEVATIONS

PROJECT DIRECTORY

PROPERTY OWNER	**BRAD & MUTSUYO COX** 12 DOCKSIDE CIRCLE REDWOOD CITY,CA 94065 ---- EMAIL: brad@sfspas.com
BUILDING DESIGNER:	**MOORE DESIGN, LLC** CONTACT: JOHN MOORE 225 CANNERY ROW, SUITE I MONTEREY, CA. 93940 TEL (831) 642-9732 FAX (831) 401-3292 EMAIL: john@mooredesign.org
SURVEYOR:	**BESTOR ENGINEERS, INC.** CONTACT: Pat Ward 9701 Blue Larkspur Lane, Suite B Monterey, CA. 93940 TEL (831) 373-2941 EMAIL: ward@bestor.com
GEOTECHNICAL ENGINEER:	**GRICE ENGINEERING, INC.** CONTACT: SAM GRICE 561-A BRUNKEN AVE. SALINAS, CA 93901 TEL (831) 422-9619 FAX (831) 422-1896 EMAIL: sarnge@sbcglobal.net
CIVIL ENGINEER:	**H.D. Peters Co., Inc.** CONTACT: Allen Searson 119 Central Ave. Salinas, CA. 93901 TEL (831) 424-3961 EMAIL: al@hdpeters.com
STRUCTURAL ENGINEER:	**T.B.D.**
MECHANICAL ENGINEER:	**MONTEREY ENERGY GROUP** CONTACT: DAVID KNIGHT 26465 CARMEL RANCHO BLVD., #8 CARMEL, CA 93923 TEL (831) 372-8328 FAX (831) 372-4613 EMAIL: dave@meg4.com
TRUSS DESIGNER / MANUFACTURER:	**T.B.D.**
GENERAL CONTRACTOR:	**T.B.D.**

PROJECT INFORMATION

■	PROJECT ADDRESS:	29003 ROBINSON CANYON ROAD CARMEL VALLEY, CA 93923
■	A.P.N.	416-021-043-000
■	PROJECT SCOPE:	NEW SINGLE STORY SINGLE FAMILY DWELLING (5,870 SF) WITH ATTACHED 3-CAR GARAGE (1,011 SF) AND COVERED PORCHES (2,546 SF) ON AN UNDEVELOPED LOT. WATER WELL IS EXISTING, NEW SEPTIC SYSTEM TO BE INSTALLED.
■	PROJECT VALUATION:	TBD
■	RELATED PERMIT	PLN160341 (PLANNER DAVID MACK)
■	LEGAL DESCRIPTION:	LOT 3 AS DESC IN VOL 22 PARCEL MAPS PG 60
■	PROJECT CODE COMPLIANCE:	**2013** - Title 24, California Residential Code **(CRC)**, California Building Code **(CBC)**, California Mechanical Code **(CMC)**, California Plumbing Code **(CPC)**, California Electrical Code **(CEC)**, California Energy Code **(CEnC)**, California Green Building Standards Code **(CALGREEN)**, California Fire Code **(CFC)**, Monterey Co. Code Local Amendments
■	ZONE:	LDR/2.5-D-S-RAZ
■	MAX BLDG. HT:	21'-6" (30'-0" ALLOWED)
■	CONSTR. TYPE:	TYPE V-B
■	OCCUPANCY:	R-3 (RESIDENTIAL), U
■	FIRE SPRINKLERS	REQUIRED NFPA-13D
■	WATER SYSTEM:	(E) WELL & (E) 4- 4,999 GAL TANKS
■	SEWER SYSTEM:	NEW SEPTIC SYSTEM
■	TREE REMOVAL:	19 OAKS - SEE ARBORIST REPORT
■	TOPOGRAPHY:	SLOPING LESS THAN 25%
■	GRADING:	2,994 CY CUT, 250 CY FILL
■	LOT SIZE:	30.80 ACRES (1,341,648 SF)
■	LOT COVERAGE CALCS:	
	PROPOSED	.7%
	HABITABLE SPACE	5,870 SF
	GARAGE / STORAGE	1,011 SF
	COVERED PORCHES / TERRACES	2,546 sf
	TOTAL	9,427 sf

CAL GREEN NOTES

1. Construction waste management. recycle and/or salvage for reuse a minimum of 50% of the nonhazardous construction and demolition waste in accordance with the California Green Building Code, chapter 4, division 4.4.
2. In accordance with the California Green Building Standards, Section 4.504.2, the following pollutant control measures shall be implemented.
   - 2.a. Paint, stains and other coatings shall be compliant with VOC limits.
   - 2.b. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used.
   - 2.c. Carpet and carpet systems shall be compliant with VOC limits.
   - 2.d. 50% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
   - 2.e. Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

SPECIAL INSPECTIONS

1. T.B.D.

CONTRACTOR NOTES

1. Glu-lam certificates shall be copied to the building department.
2. At time of final inspection provide installation, operation and maintenance guides/manuals for all equipment and appliances including masonry veneer anchors, fireplace insert, and chimney flue acceptable to the enforcing agency shall be provided to the owner.
3. All construction shall be in accordance with soils investigations by Grice Engineering., project # 6635-16.05, dated May 25, 2016.
4. Contractor to provide two copies completed & signed of the CF2R-LTG-01-E form to the owner & field inspector prior to receiving the final. (CEC Chapter 1, Section 1.4.6 & .7)
2. Contractor shall schedule the geotechnical engineer to inspect and approve foundation excavations prior to requesting a building foundation inspection.

DEFFERRED APPROVALS

1. **FIRE SPRINKLERS REQUIRED** - A minimum of four (4) sets of plans for the fire sprinkler system (NFP13-D system) must be submitted by a California licensed C-16 contractor and approved by the governing Fire Department prior to installation. A rough sprinkler inspection must be scheduled and completed prior to requesting a framing inspection.

PROJECT NAME:

NEW RESIDENCE FOR MR. & MRS COX

29003 ROBINSON CANYON ROAD
CARMEL VALLEY, CA. 93923
APN: 416-021-043-000
JOB NUMBER: 1521

MOORE DESIGN
RESIDENTIAL PLANNING & CONSTRUCTION MANAGEMENT

225 CANNERY ROW, SUITE i
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	6/30/2016

PRINT DATE: 6/30/2016

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and the property of Moore Design, LLC. The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with Moore Design, LLC., and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

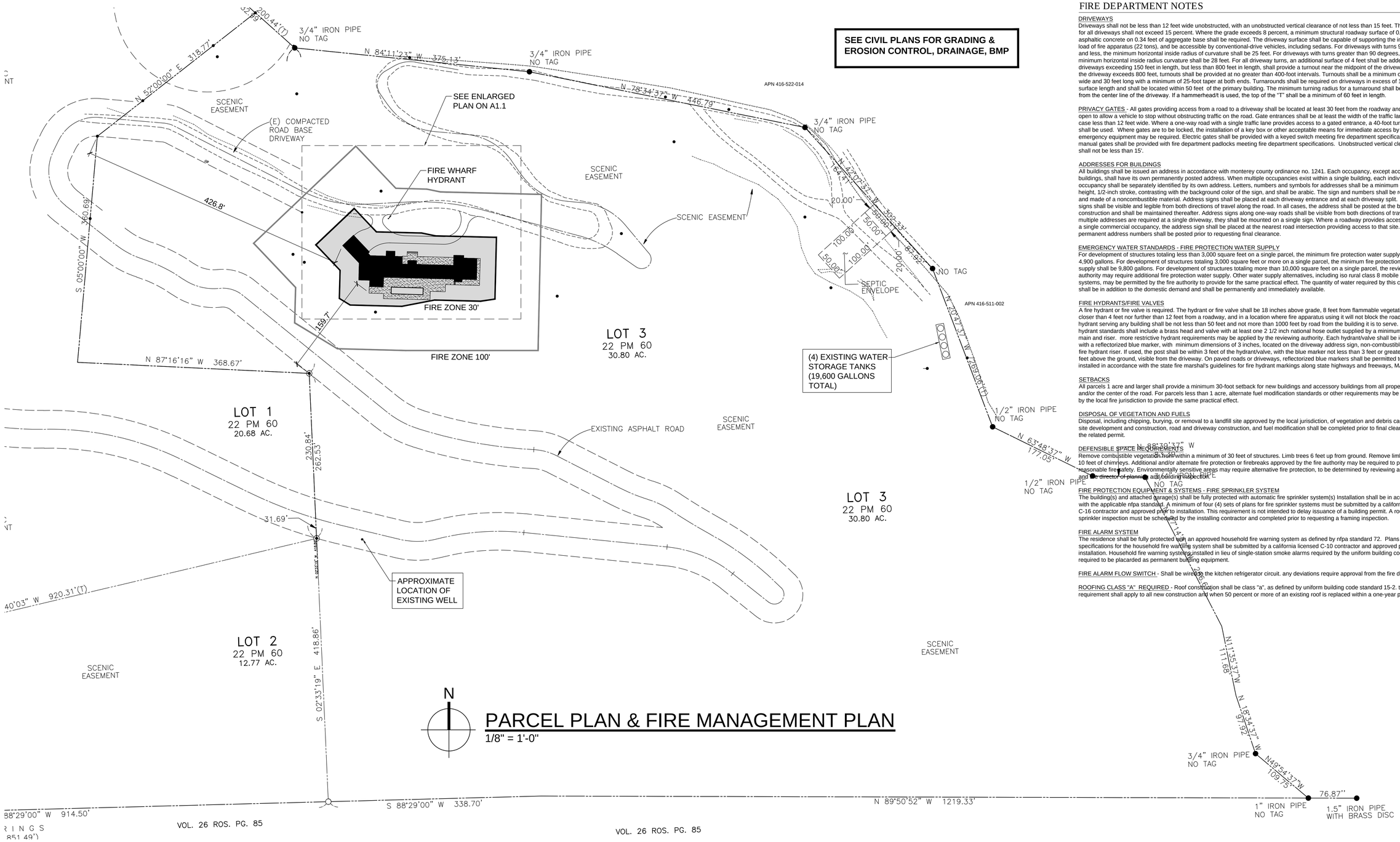
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

COVER SHEET / PROJECT INFO

SHEET NUMBER:

A0.1



PARCEL PLAN & FIRE MANAGEMENT PLAN

1/8" = 1'-0"

FIRE DEPARTMENT NOTES

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.

PRIVACY 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. Electric gates shall be provided with a keyed switch meeting fire department specifications. manual gates shall be provided with fire department padlocks meeting fire department specifications. Unobstructed vertical clearance shall not be less than 15'.

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.

EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY
For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including iso rural class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available.

FIRE HYDRANTS/FIRE VALVES
A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch national hose outlet supplied by a minimum 4 inch main and riser. more restrictive hydrant requirements may be applied by the reviewing authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the state fire marshal's guidelines for fire hydrant markings along state highways and freeways, MAY 1988.

SETBACKS
All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect.

DISPOSAL OF VEGETATION AND FUELS
Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit.

DEFENSIBLE SPACE REQUIREMENTS
Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs 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
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.

FIRE ALARM FLOW SWITCH - Shall be wired to the kitchen refrigerator circuit. any deviations require approval from the fire department.

ROOFING CLASS "A" REQUIRED - Roof construction shall be class "a", as defined by uniform building code standard 15-2. this requirement shall apply to all new construction and when 50 percent or more of an existing roof is replaced within a one-year period.

WILDLAND-URBAN INTERFACE REQUIREMENTS

1. If there is space between the roof covering and roof decking, spaces shall be fire stopped with approved, material or have a layer of no. 72 ASTM cap sheet installed over the combustible decking. (SEC 704A.1.2)
2. Valley flashing shall not less than .0119" (#26 galvanized sheet gage) corrosion-resistant metal installed over a 36 inch wide underlayment consisting of one layer of no. 72 astm cap sheet running the full length of the valley. (SEC 704A.1.3)
3. Gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. (SEC 704A.1.5)
4. Eaves & soffits shall meet the requirements of SFM 12-7a-3 or shall be protected by ignition resistant materials of noncombustible construction on the exposed underside. (SEC 704A.2.3)
5. Exterior wall covering shall extend from the top of the foundation to the roof, and terminate at 2" nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure. The wall shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1. (SEC 704A.3.1.1)
6. Vent openings shall resist the intrusion of flame and embers into the structure or vents shall be screened with a corrosion-resistant, noncombustible wire mesh with 1/4" openings. (SEC 704A.3.2.1)
7. Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes.
8. Exterior door assemblies shall be of approved noncombustible construction , or solid core wood having stiles and rails not less than 1-3/8" thick with interior field panel thickness no less than 1-1/4" thick, or shall have a fire-resistance rating of not less than 20 minutes. (SEC 704A.3.2.3)

FUEL MANAGEMENT

This Fire / Fuel Management Plan shows the defensible space has been thought out against the spread of fire from the dwelling. Existing landscaping and the proposed landscape planting points up how vegetation around proposed structures and roadways will be maintained to reduce fire fuel loads.

1. Roofing material is the single most important item in fire safety. Landscaping is second. Any plant and any Building can burn given the conditions. However a properly designed and maintained landscape will reduce the hazard of fire. Landscape items which are reviewed here and exemplified in the planting plan are:
   - 1.1. Minimize or eliminate highly flammable plants
   - 1.2. Reduce chances for a "Fire Ladder"
   - 1.3. Create a fuel break around the home
   - 1.4. Space new trees and prune and thin old wood on existing trees
   - 1.5. Consider slope, aspect and typical wind direction
2. Existing Natural vegetation shows the methodology for retaining and reducing fuel loads for existing tall grass areas to be converted to low stature Meadow grasses and herbaceous plants & maintaining at 18" tall and less than 12".

3. 30' Zone Around The House
- 3.1. This landscape zone includes foundation plantings and contains trees, shrubs and groundcovers. Plants shall be the slowest to ignite and should produce the least amount of heat if burned. This Zone shall not include any plants high in oils and resins such as Pines. Thick leathery and succulent leaves are best to consider because of difficultly to burn. Maintainable in thinning and dead wooding debris is always an important key to the process.
- 3.2. Greater Hydro-Zone or Water use around the building is encouraged. Moisture content in the plant makes it harder to burn.
- 3.3. Walkways using crushed rock and stepping stones are also encouraged because they are used as a fire break.

4. Middle House Zones 30' - 70' from the House
- 4.1. This landscape middle zone transitions between the planted garden and the Open Space of the landscape on the property. Plants in the middle zone will be trimmed and thinned to create well spaced groups within and adjacent to the planted garden to help prevent fire in the outer area or more wild area. Thinning in this area further reduces any fire approaching a crown type fire.

5. Outer Zone 70' - 100' from the House
This zone is defined as the edge of the wild lands or open space. The fringes of this zone need to be trimmed and thinned to create fuel mosaic made up of well spaced plant groupings. Reduction of the existing perimeter vegetation along the top of the west slope will add to the safety of the structures.

PROJECT NAME:

NEW RESIDENCE FOR MR. & MRS COX

29003 ROBINSON CANYON ROAD
CARMEL VALLEY, CA. 93923

APN: 416-021-043-000

JOB NUMBER: 1521

MOORE DESIGN
RESIDENTIAL PLANNING & CONSTRUCTION MANAGEMENT

225 CANNERY ROW, SUITE i
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	6/30/2016

PRINT DATE: 6/30/2016

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and the property of Moore Design, LLC. The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with Moore Design, LLC., and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

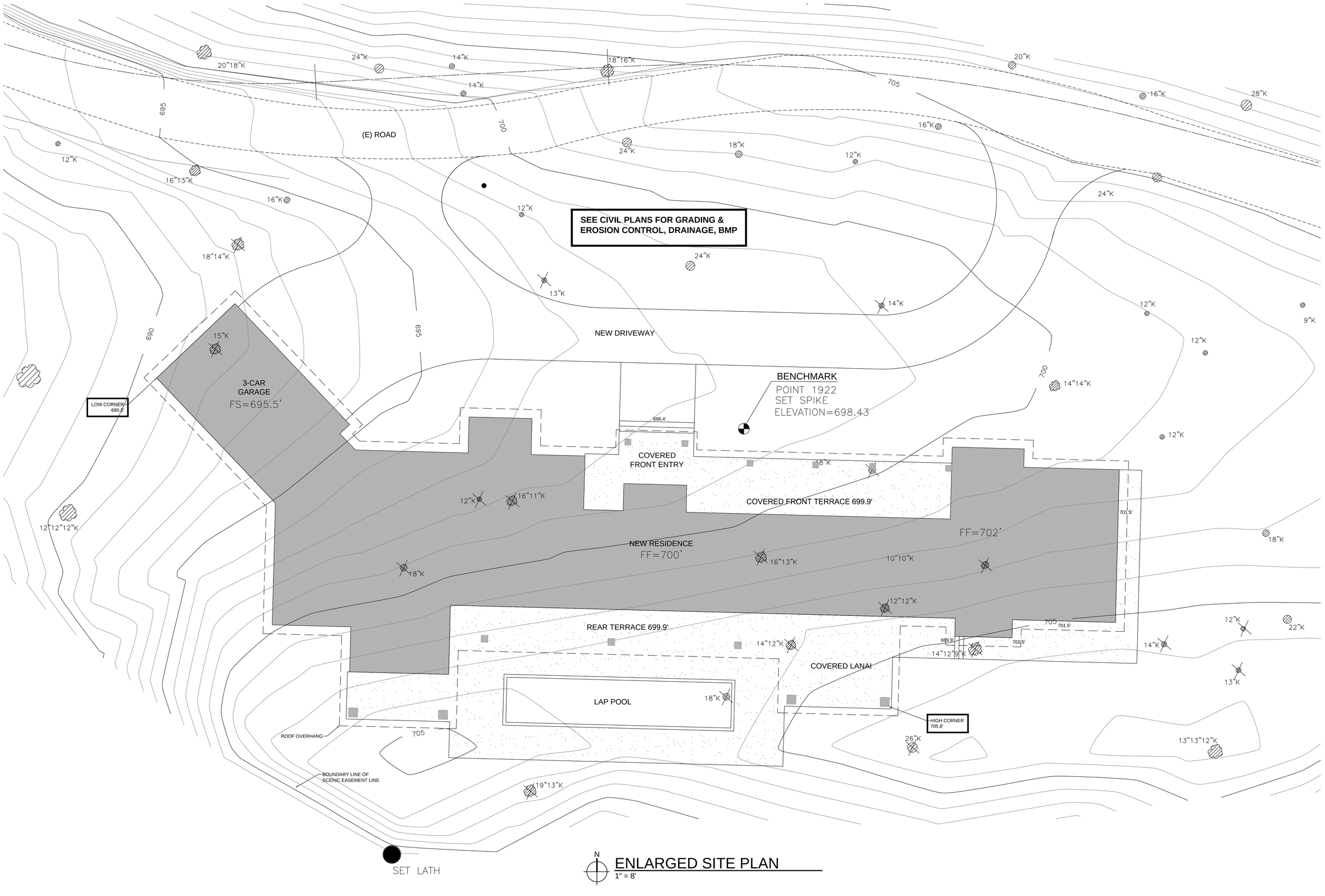
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

SITE PLAN & FIRE NOTES

SHEET NUMBER:

A0.2



ENLARGED SITE PLAN

1" = 8'

PROJECT NAME:

NEW RESIDENCE FOR MR. & MRS COX

29003 ROBINSON CANYON ROAD
CARMEL VALLEY, CA. 93923

APN: 416-021-043-000

JOB NUMBER: 1521

MOORE DESIGN
RESIDENTIAL PLANNING & CONSTRUCTION MANAGEMENT

225 CANNERY ROW, SUITE i
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	6/30/2016

PRINT DATE: 6/30/2016

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

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Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A1.1

SCOPE OF WORK:

THIS PROJECT SHALL CONSIST OF A GRADING PLAN FOR A DRIVEWAY, RESIDENCE, SEPTIC SYSTEM AND DRAINAGE FACILITIES AS SHOWN ON THESE PLANS.

EARTHWORK:

CUT=1962 CUBIC YARDS FILL=250 CUBIC YARDS	NO SHRINKAGE

1712 CUBIC YARDS NET CUT

ALL ENGINEERED FILLS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION BY A.S.T.M. D1557-09

TOPOGRAPHY:

TOPOGRAPHIC INFORMATION FOR THIS PROJECT WAS PROVIDED BY THE OWNER AND HAS NOT BEEN FIELD VERIFIED AT THIS TIME.

BENCHMARK

A SPIKE SET NEAR THE ENTRANCE OF THE PROPOSED RESIDENCE AS SHOWN HEREON ESTABLISHES THE SITE BENCHMARK AT ELEVATION 648.43

CONTRACTOR TO VERIFY BENCHMARK DATUM PRIOR TO ANY EXCAVATION.

GENERAL NOTES:

THIS GRADING PROJECT SHALL CONFORM TO THE COUNTY OF MONTEREY GRADING ORDINANCE NUMBER 2535 AND THE EROSION CONTROL ORDINANCE NUMBER 2806.

A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PRIOR TO REQUESTING A FINAL GRADING OR FOOTING INSPECTION.

ALL FILL TO BE COMPACTED TO A MIN. 90% RELATIVE COMPACTION BY A.S.T.M. D1557-09. ALL NEWLY CREATED SLOPES TO BE 2:1 MAXIMUM AND LANDSCAPED OR SEEDED WITH PLANT MATERIALS AND SOIL ADDITIVES SUFFICIENT TO PREVENT EROSION BY STORM WATERS.

VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS, DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.

BETWEEN OCTOBER 15TH AND APRIL 15TH, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOILS PROTECTION.

RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, BETWEEN OCTOBER 15 AND APRIL 15.

THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER (TYPICAL). NO GRADING TO OCCUR WITHIN 3 FEET OF ANY PROPERTY LINE.

TOE OF FILL SHALL BE KEYED IN ON CROSS SLOPES GREATER THAN 10 %

WINTER RESTRICTIONS

NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA - BUILDING SERVICES. (RMA - PLANNING AND RMA - BUILDING SERVICES).

GEOTECHNICAL CERTIFICATION

PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE ORIGINAL GEOTECHNICAL REPORT AND UPDATES.

EROSION CONTROL PLAN

THE APPROVED DEVELOPMENT SHALL INCORPORATE THE RECOMMENDATIONS OF THE EROSION CONTROL PLAN AS REVIEWED BY THE DIRECTOR OF RMA - PLANNING AND DIRECTOR OF BUILDING SERVICES. ALL CUT AND/OR FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION DURING THE COURSE OF CONSTRUCTION, SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA -PLANNING AND RMA-BUILDING SERVICES. THE IMPROVEMENT AND GRADING PLANS SHALL INCLUDE AN IMPLEMENTATION SCHEDULE OF MEASURES FOR THE PREVENTION AND CONTROL OF EROSION, SILTATION AND DUST DURING AND IMMEDIATELY FOLLOWING CONSTRUCTION AND UNTIL EROSION CONTROL PLANTING BECOMES ESTABLISHED. THIS PROGRAM SHALL BE APPROVED BY THE DIRECTOR OF RMA-PLANNING AND DIRECTOR OF RMA-BUILDING SERVICES.

EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.

HYDRANTS

THERE ARE NO EXISTING FIRE HYDRANTS ON THIS SITE

FIRE ACCESS

DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED.

WHERE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400 FOOT INTERVALS.

ALL DEAD-END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISION FOR THE TURNING OF FIRE APPARATUS.

DRIVEWAY LOCATION SHALL PROVIDE UNOBSTRUCTED ACCESS TO CONVENTIONAL DRIVE VEHICLES.

SURFACES SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 22 TONS IN ALL WEATHER CONDITIONS..

DUST CONTROL

AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. TO THE SATISFACTION OF THE PROJECT ENGINEER AND APPLICABLE AUTHORITIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY THE DUST FROM HIS OR HER SUB-CONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT.

SOILS REPORT

A GEOTECHNICAL SOILS - FOUNDATION AND A PERCOLATION STUDY FOR THE MINOR SUBDIVISION OF APN 416-021-022 WAS PREPARED BY GRICE ENGINEERING, INC. IN AUGUST 1995 AND WAS PROVIDED BY THE OWNER.

TREES

ALL TREES TO BE REMOVED ARE SHOWN THUS (X)

STATEMENT OF SPECIAL INSPECTIONS

(1) VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIRED BEARING CAPACITY. (PERIODIC INSPECTIONS)

(2) VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL. (PERIODIC INSPECTIONS)

(3) PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS. (PERIODIC INSPECTIONS)

(4) VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL. (CONTINUOUS INSPECTIONS)

(5) PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY. (PERIODIC INSPECTIONS)

ARCHAEOLOGICAL

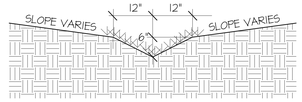
STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

UNDERGROUND UTILITIES

ALL NEW UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND. (RMA - PLANNING AND RMA - PUBLIC WORKS)

ABBREVIATION SCHEDULE

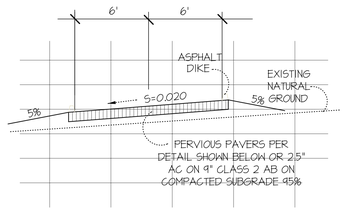
B.C.	BEGIN CURVE
B.C.R.	BEGIN CURB RETURN
BVCS	BEGIN VERTICAL CURVE
C.B.	CATCHBASIN
C.L.	CENTERLINE
(E)	EXISTING
EVCS	END VERTICAL CURVE
E.C.	END CURVE
E.P.	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
F.L.	FLOW LINE
GR.BR.	GRADE BREAK
G	GROUND
INV.	INVERT ELEVATION
M.H.	MANHOLE
N.I.C.	NOT IN CONTRACT
P.C.C.	PORTLAND CEMENT CONCRETE
P	ASPHALT PAVEMENT
P.L.	PROPERTY LINE
P.P.	POWER POLE
P.V.C.	POLYVINYLCHLORIDE
S/D	STORM DRAIN
S/S	SANITARY SEWER
S.G.	SUBGRADE
S/W	SIDEWALK
T.C.	TOP OF CURB
TBM	TEMPORARY BENCHMARK



SECTION V-V

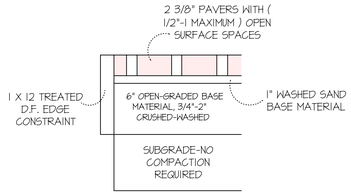
LANDSCAPED VEE DITCH

NOT TO SCALE

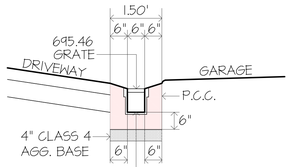


TYPICAL DRIVEWAY PROFILE

NOT TO SCALE



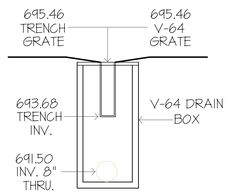
PERVIOUS PAVERS



McNICHOLS SERIES 600 POLYMER TRENCH DRAIN WITH CAST IRON GRATE (OR APPROVED EQUAL)

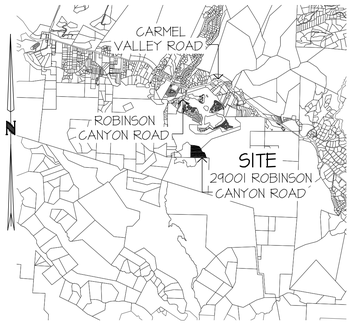
TRENCH DRAIN

NOT TO SCALE



TRENCH CONNECTION DETAIL

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

EROSION CONTROL

1. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN OPERATION THROUGHOUT CONSTRUCTION PHASE. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED, REPAIRED AND LOGGED AT THE END OF EACH WORKING DAY.
2. GRAVEL BAGS & PCC BLOCKS SHALL BE PLACED AROUND EACH CATCH BASIN UNTIL ALL TRIBUTARY UPSTREAM AND DOWNSTREAM AREAS HAVE BEEN STABILIZED AND MAY BE REMOVED ONLY WITH THE APPROVAL OF THE MONTEREY COUNTY ENGINEER.
3. CONTRACTOR SHALL CONFINE VEHICLES, ETC., TO THE AREAS UNDER CONSTRUCTION AND SHALL NOT PERMIT DAMAGE TO THE EXISTING VEGETATION OR NATURAL GROUND IN FUTURE DEVELOPMENT AREAS. ANY DAMAGE SHALL BE IMMEDIATELY REPAIRED, DAMAGED AREA TO BE ADDED TO THE SWPPP.
4. TRAPPED SEDIMENT IS TO BE REMOVED AS REQUIRED TO MAINTAIN TRAP EFFICIENCY. CONTRACTOR SHALL EXAMINE GRAVEL BAGS AND FIBER ROLLS WEEKLY AND BEFORE AND AFTER EACH RAIN. FOLLOWING ANY PERIODS OF RAIN, REMOVE ANY SILT DEPOSITS AND REPLACE ANY DAMAGED GRAVEL BAGS. TRAPPED SEDIMENT IS TO BE DISPOSED AT A SITE
5. THE CONTRACTOR SHALL CONSTRUCT, AT HIS ONLY ACCESS POINT, AN APPROVED CONSTRUCTION ENTRANCE CONSISTING OF A 15' WIDE BY 50' LONG TRANSITION (MIN) WITH A MINIMUM 6" THICK FRACTURED STONE AGGREGATE MATERIAL PLACED OVER FILTER FABRIC/MAT.
6. GRAVEL BAGS AND FIBER ROLLS MAY BE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED AND ONLY WITH APPROVAL OF THE MONTEREY COUNTY ENGINEER.
7. HYDROSEEDING. SEEDING SHALL BE PERFORMED BY A MECHANICAL HYDROSEEDER. THE HYDRO MULCH IS PREPARED BY MIXING FIBER, SOIL STABILIZER, SEED AND WATER IN PORTIONS SPECIFIED IN THE PLANS OR HEREIN. MIXING TIME SHALL NOT EXCEED 45 MINUTES FROM THE TIME THE SEED CONTACTS THE WATER UNTIL THE ENTIRE BATCH IS DISCHARGED ONTO THE PREPARED SOIL.

HYDROSEEDING SEED MIX FOR THE PARTIAL HYDROSEEDING AREA

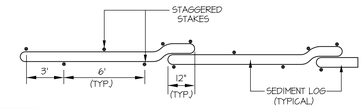
SCIENTIFIC NAME	COMMON NAME	APPLICATION RATE (lbs/acre)
ACHILLEA MILLEFOLIUM	COMMON YARROW	1
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	15
LEYMUS TRITICOIDES	CREEPING RYEGRASS	5.5
LUPINUS NANUS	SKY LUPINE	2
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	0.5
LOTUS SCOPARIOUS	DEERWEED	2
BROMUS CARINATUS	CALIFORNIA BROME	15
ELYMUS GLAUCUS	BLUE WILD-RYE	10

NON-SEED PRODUCTS	APPLICATION RATE (lbs/acre)
BONDED FIBER MATRIX MULCH	3000
ENDO MYCORRHIZAL INOCULANT (25 spores/ft^2)	10

8. MONTEREY COUNTY ENGINEER RESERVES THE RIGHT TO REQUIRE THE INSTALLATION OF STRAW MATTING IN AREAS WERE EROSION CONTROL/SEEDING HAS NOT BEEN ESTABLISHED.
9. CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT LOCATION ON SITE. THE LOCATION SHALL BE APPROVED BY THE MONTEREY COUNTY ENGINEER PRIOR TO ANY WASTE DISPOSAL

DUST CONTROL

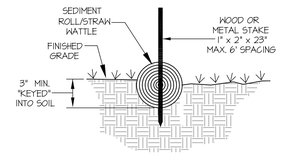
AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. TO THE SATISFACTION OF THE PROJECT ENGINEER AND APPLICABLE AUTHORITIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY THE DUST FROM HIS OR HER SUB-CONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT.



A SEDIMENT ROLL DETAIL

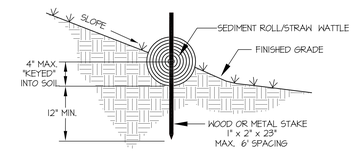
(TO BE USED ON SLOPES AND ALONG PROPERTY LINES)

NOT TO SCALE



ENTRENCHMENT DETAIL IN FLAT AREA

NOT TO SCALE



ENTRENCHMENT DETAIL IN SLOPE AREA

(FOR SHORT SLOPES OR SLOPES FLATTER THAN 3:1)

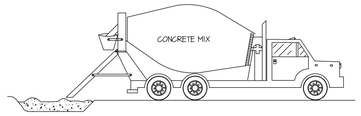
NOT TO SCALE

PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3" MIN.) TO FOUR (4") INCHES MAX. DEEP ALONG THE PROPOSED INSTALLATION ROUTE.

SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.

PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6') OF EACH END AND THEN EVERY SIX FEET (6') WITH 1" x 2" x 23" WOOD OR METAL STAKES.

STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SENDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN. TO PROVIDE A TIGHT JOIN, NOT ABUTTED TO ONE ANOTHER.



DESCRIPTION

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPROACH

THE FOLLOWING STEPS WILL HELP REDUCE STORM WATER POLLUTION FROM CONCRETE WASTES: STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE. PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS. FOR ON-SITE WASHOUT:

LOCATE WASHOUT AREA AT LEAST FIFTY FEET (50') FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.

WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO A BERMED OR LEVEL AREA.

DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCK PILE, OR DISPOSE IN THE TRASH.

C CONCRETE WASTE WASH MANAGEMENT DETAIL

NOT TO SCALE

SEPTIC

THE CONTRACTOR SHALL INSTALL ALL LEACH FIELDS, DIVERTER VALVES, ETC. AT THE INITIAL INSTALLATION OF THE SEPTIC SYSTEM.

THE INSTALLATION OF THE SEPTIC TANK AND LEACH PITS SHALL BE INSPECTED AND APPROVED BY THE HEALTH DEPARTMENT PRIOR TO COVERING OR INSTALLATION OF THE DRAIN ROCK.

A PRE-CONSTRUCTION MEETING INCLUDING H.D. PETERS CO., ENVIRONMENTAL HEALTH DEPT. AND THE CONTRACTOR SHALL BE CONDUCTED PRIOR TO ANY WORK RELATED TO THE INSTALLATION OF THE SEPTIC SYSTEM.

THE CONSTRUCTION IN AND AROUND THE SEPTIC SYSTEM SHALL BE UNDERTAKEN WITH CARE AS TO AVOID DAMAGING EXISTING STRUCTURES OR GRADES. CONSTRUCTION FENCING SHALL BE ERECTED AT A 10 FOOT RADIUS SURROUNDING ANY ADJACENT TREES TO PROTECT THE TREES FROM CONSTRUCTION RELATED DAMAGE.

SEPTIC TANKS SHALL BE EQUIPPED WITH AN EFFLUENT FILTER.

ALL CONSTRUCTION AND DESIGN SHALL COMPLY WITH MONTEREY CODE CHAPTER 15.20.

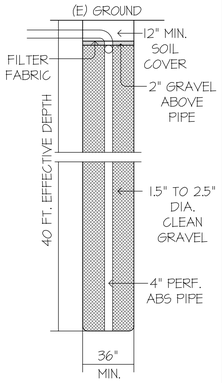
PITS 1, 3 AND 4 WILL BE CONNECTED TO DISTRIBUTION BOX NUMBER 1 AND PITS 5, 6, 7 & 8 WILL BE CONNECTED TO DISTRIBUTION BOX NUMBER 2.

DISTRIBUTION BOXES SHALL BE INSTALLED IN A MANNER TO DIVIDE THE FLOW EVENLY BETWEEN THE THREE CONNECTED PITS. THE DISTRIBUTION BOX SHALL BE PLACED ON A LEVEL 3 1/2 INCH THICK CONCRETE PAD EQUAL TO OR LARGER THAN THE DISTRIBUTION BOX.

DISTRIBUTION BOXES SHALL BE ACCESSIBLE EITHER INSTALLED AS SHALLOW DEPTHS OR INSTALLED WITH RISERS.

LEACH PIT

NOT TO SCALE



OWNERS

BRAD AND MUTSUYO COX
12 DOCKSIDE CIRCLE
REDWOOD CITY, CA 94065
PH: 650-651-7206
APN 416-021-043-000

AREA

LOT SIZE = 30.8 ACRES
PER VOLUME 22 "PARCEL MAPS" AT PAGE 60

DISTURBED AREA

APPROXIMATELY 32,583 SQUARE FEET OF DISTURBANCE ON THIS PROJECT.

DATED .....

Richard E. Dante

RICHARD E. DANTE, P.E.,
PROJECT ENGINEER-RCE 20251

LICENSE EXPIRES 4-30-2017

H. D. PETERS CO.
ENGINEERING - SURVEYING - LAND PLANNING
119 CENTRAL AVENUE - POST OFFICE BOX 512 SALINAS, CALIFORNIA 93902 PH (408) 424-3061 FAX (408) 424-2746

Grading Plan

PREPARED FOR

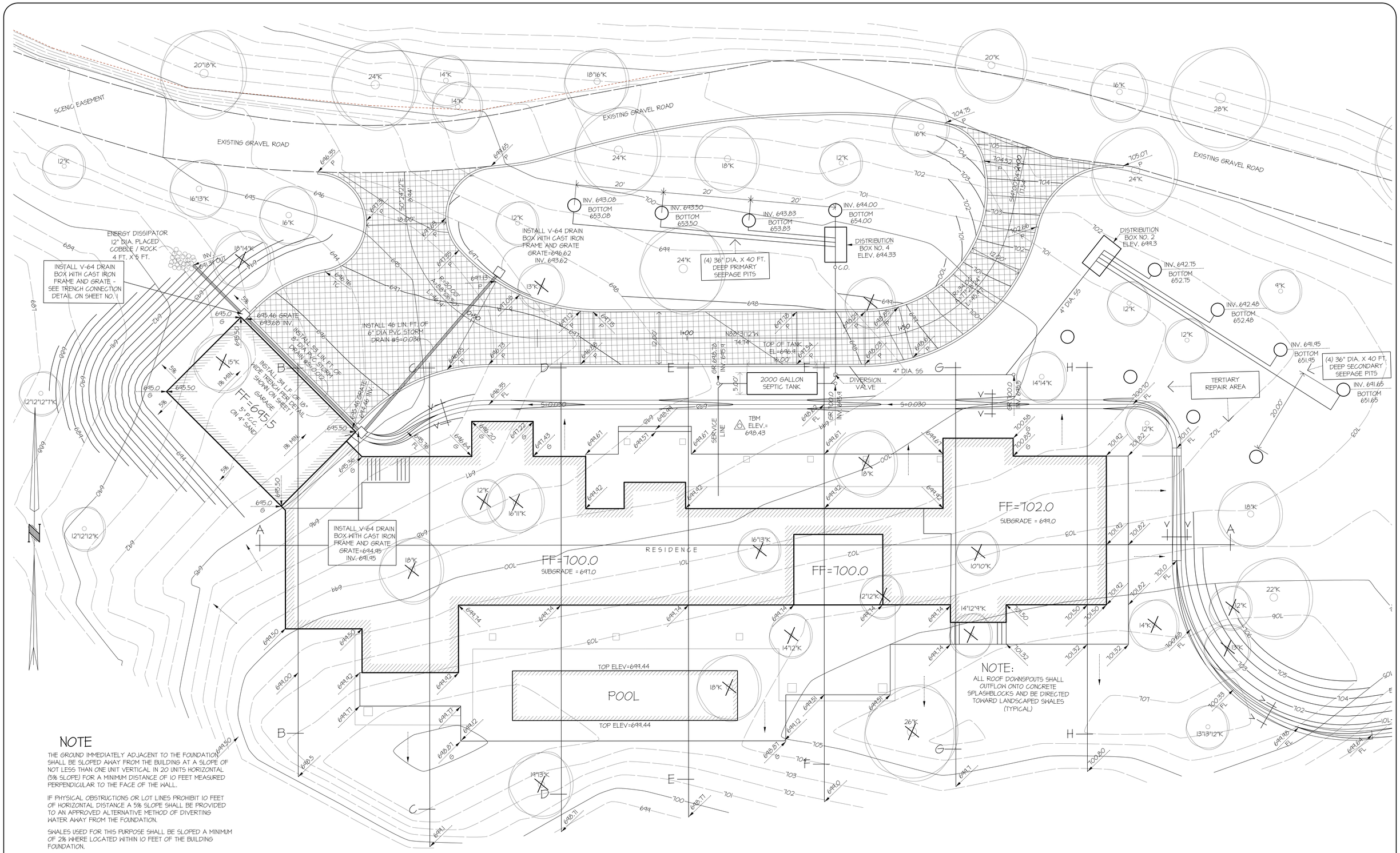
BRAD & MUTSUYO COX (OWNERS)

COX RESIDENCE

29001 ROBINSON CANYON ROAD - CARMEL VALLEY, CA

ASSESSOR'S PARCEL NUMBER 416-021-043-000

SCALE NTS	DRAWN	JOB NO. 4139	
DATE JUNE 23, 2016	DESIGNED	FILE NO. 4139.DWG	



NOTE

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) 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 SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

SEPTIC

SEE SHEET NO. 1 FOR SEPTIC SYSTEM DETAILS AND GENERAL NOTES.

H. D. PETERS CO.
ENGINEERING - SURVEYING - LAND PLANNING
119 CENTRAL AVENUE - POST OFFICE BOX 512 SALINAS, CALIFORNIA 93902 PH (408) 424-5383 FAX (408) 424-2740

Grading Plan

PREPARED FOR

BRAD & MUTSUYO COX (OWNERS)

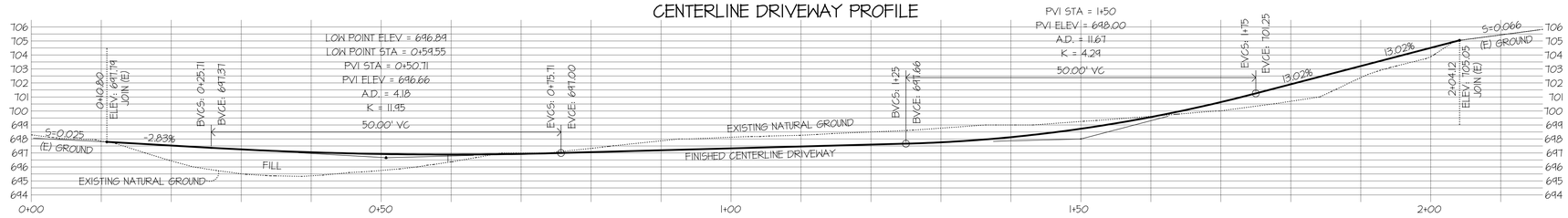
COX RESIDENCE

29001 ROBINSON CANYON ROAD - CARMEL VALLEY, CA

ASSESSOR'S PARCEL NUMBER 416-021-043-000

SCALE 1=8'	DRAWN	JOB NO. 4139	SHEET 2 OF 4
DATE JUNE 23, 2016	DESIGNED	FILE NO. 4139.DWG	

CENTERLINE DRIVEWAY PROFILE



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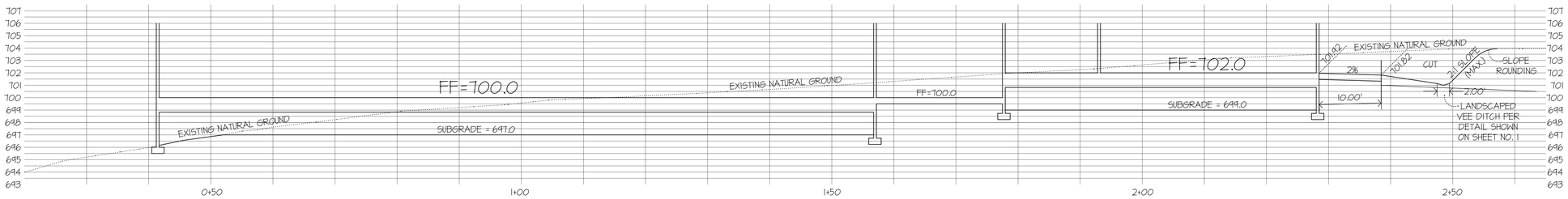

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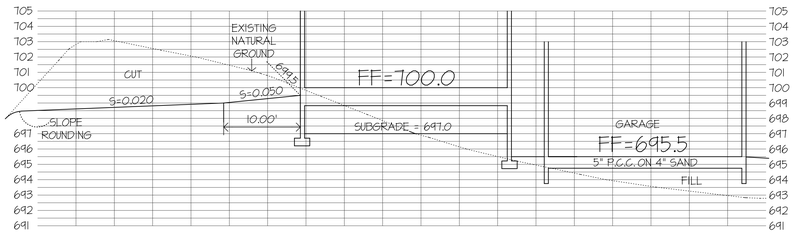

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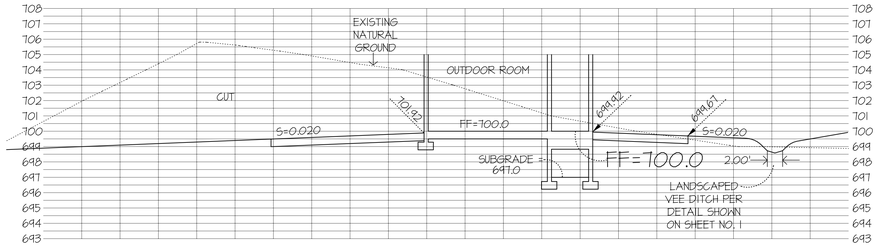

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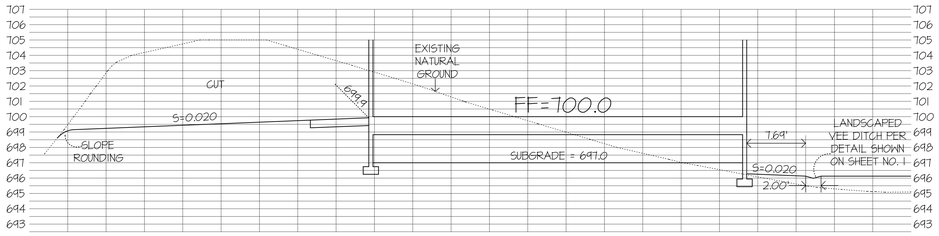

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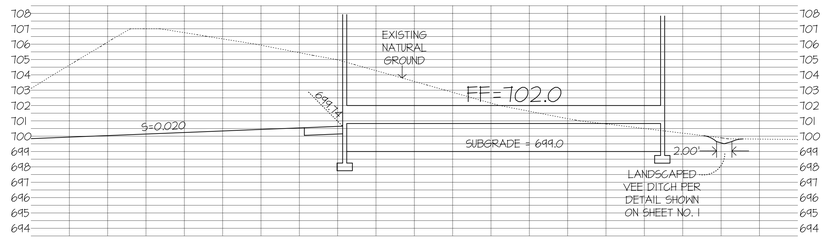

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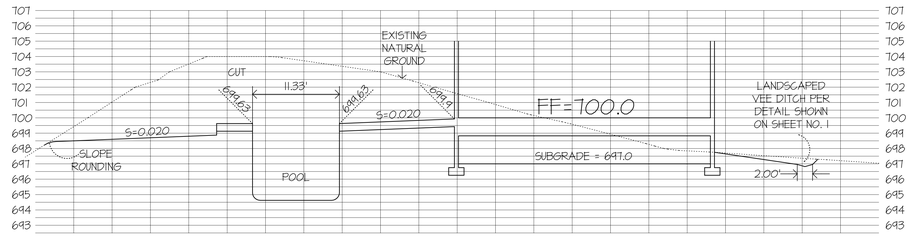

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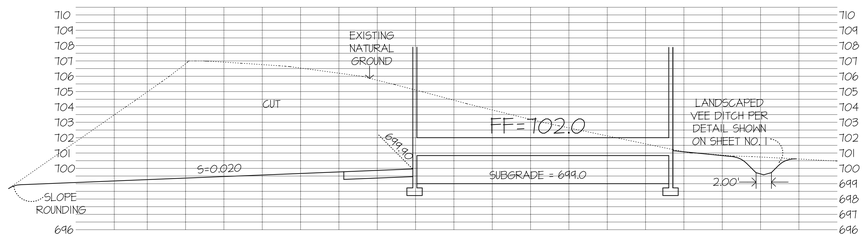

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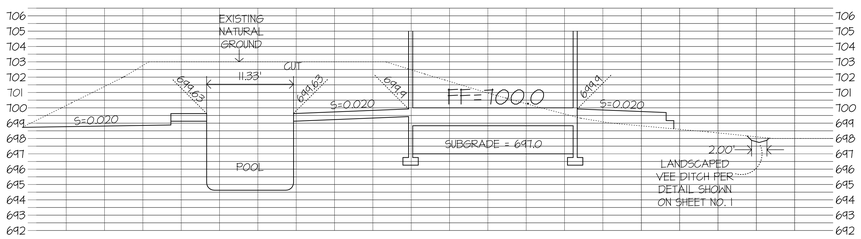


H. D. PETERS CO.

ENGINEERING - SURVEYING - LAND PLANNING

119 CENTRAL AVENUE - POST OFFICE BOX 512 SALINAS, CALIFORNIA 93902 PH (408) 424-5261 FAX (408) 424-2740

Cross Sections

PREPARED FOR

BRAD & MUTSUYO COX (OWNERS)

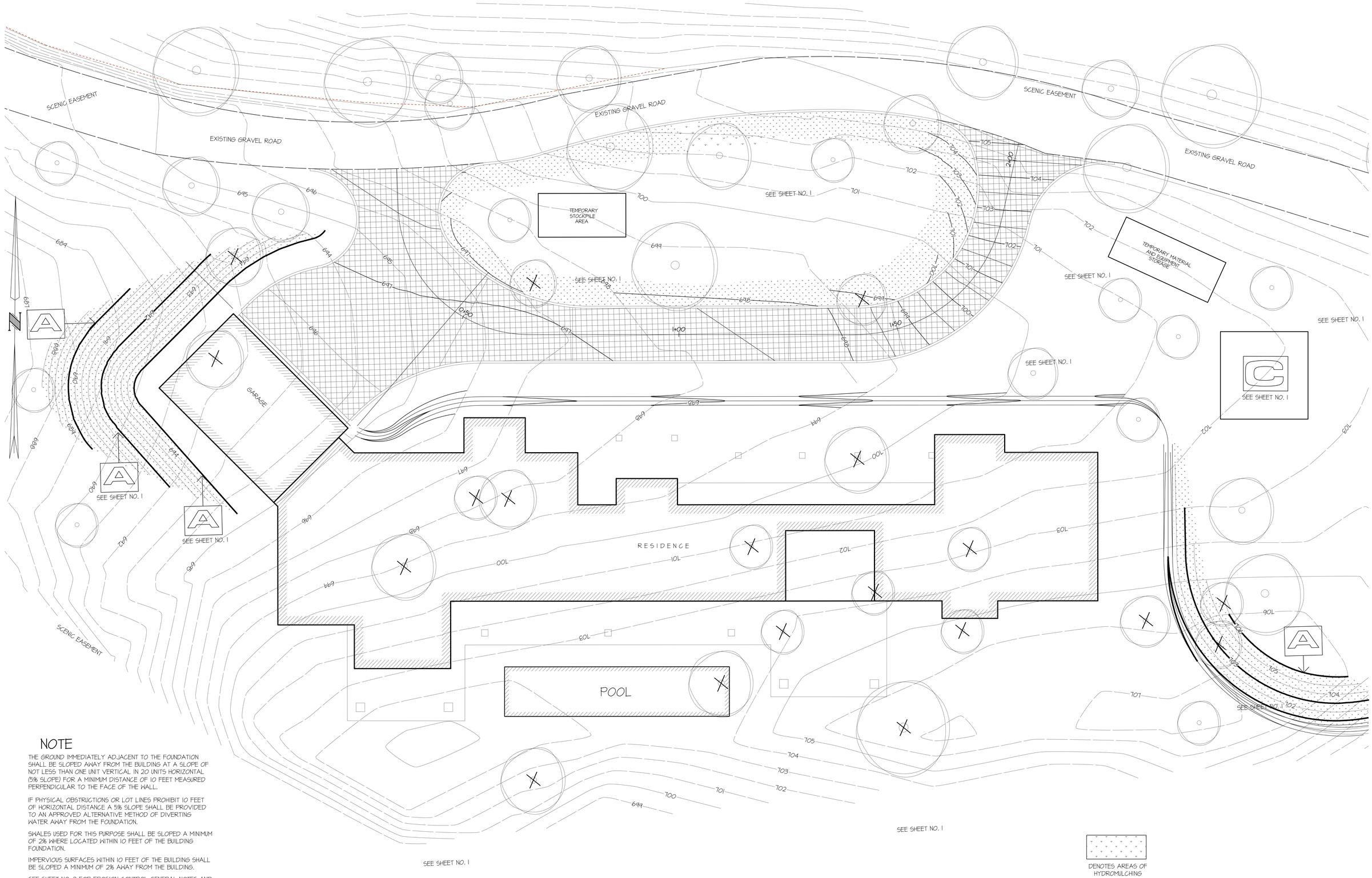
COX RESIDENCE

29001 ROBINSON CANYON ROAD - CARMEL VALLEY, CA

ASSESSOR'S PARCEL NUMBER 416-021-043-000

SCALE	SCALE: HORIZ. 1"=8' VERT. 1"=4'	JOB NO. 4139
DATE JUNE 23, 2016	DESIGNED	FILE NO. 4139.DWG

SHEET 3 OF 4



NOTE

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) 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 SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

SEE SHEET NO. 2 FOR EROSION CONTROL GENERAL NOTES AND DETAILS.

H. D. PETERS CO.
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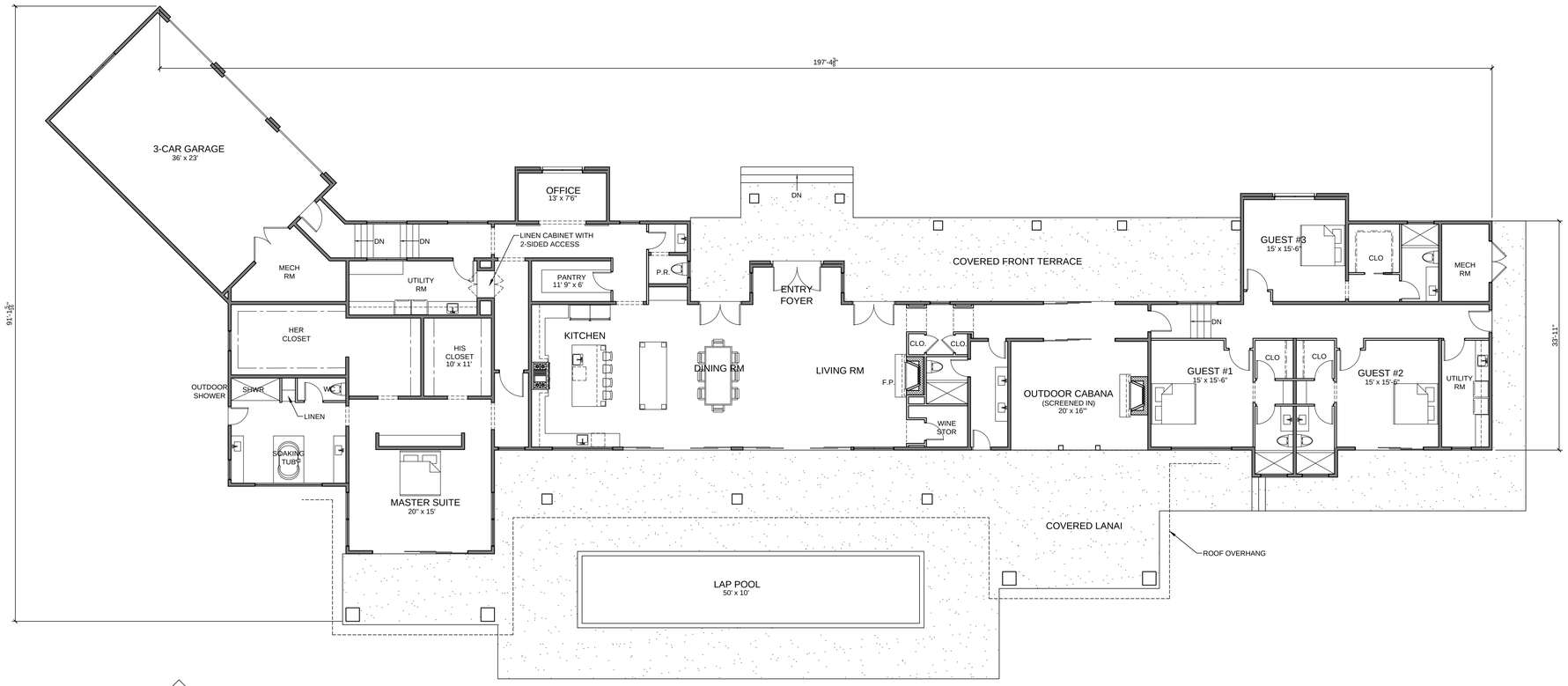
Erosion Control Plan

PREPARED FOR
BRAD & MUTSUYO COX (OWNERS)

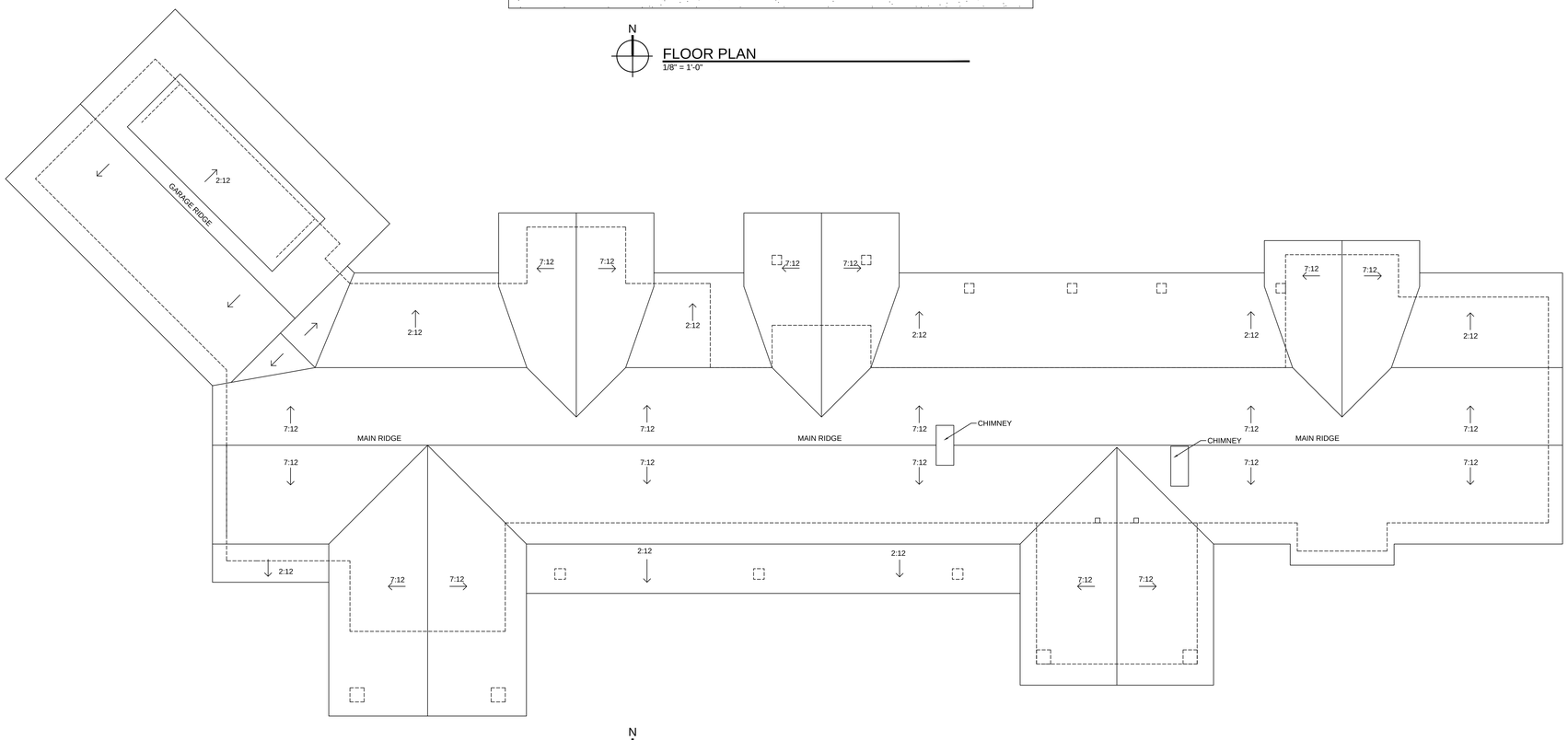
COX RESIDENCE
29001 ROBINSON CANYON ROAD - CARMEL VALLEY, CA
ASSESSOR'S PARCEL NUMBER 416-021-043-000

SCALE 1"=8'	DRAWN	JOB NO. 4134	
DATE JUNE 23, 2016	DESIGNED	FILE NO. 4134.DWG	



N

FLOOR PLAN
1/8" = 1'-0"



N

ROOF PLAN
1/8" = 1'-0"

PROJECT NAME:

NEW RESIDENCE FOR MR. & MRS COX

29003 ROBINSON CANYON ROAD
CARMEL VALLEY, CA. 93923

APN: 416-021-043-000

JOB NUMBER: 1521

MOORE DESIGN
RESIDENTIAL PLANNING & CONSTRUCTION MANAGEMENT

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DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	6/30/2016

PRINT DATE: 6/30/2016

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SHEET TITLE:

FLOOR & ROOF PLAN

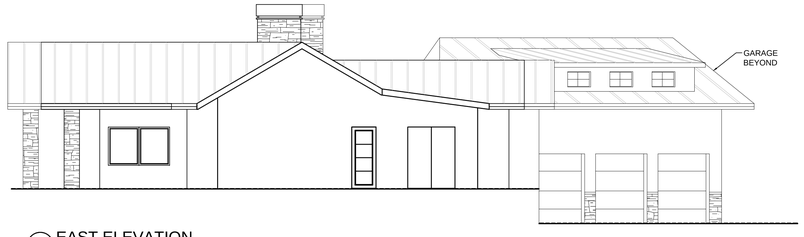
SHEET NUMBER:

A2.1

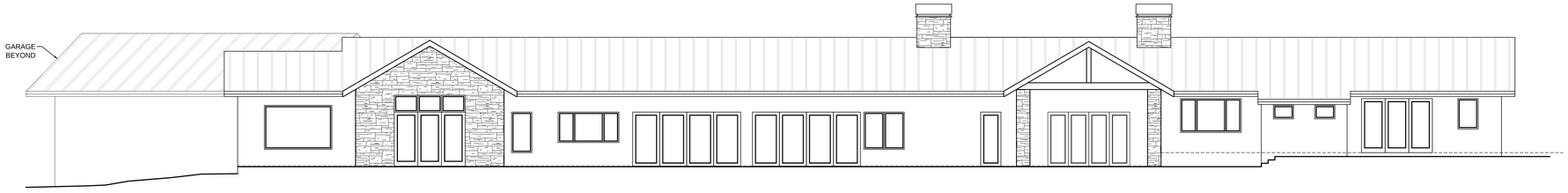
1 NORTH ELEVATION
1/8" = 1'-0"

SHEET NOTES

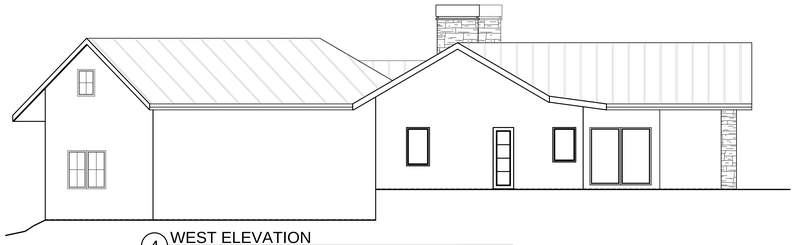
1. ROOF - METAL STANDING SEAM ROOOF
2. WALLS - ELASTOMERIC PAINT OVER 7/8' CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
3. WALL ACCENTS - ELDORADO LIMESTONE VENEER
4. WINDOWS - BLACK FRAMED METAL DOUBLE PANE WINDOWS
5. WINDOW DETAIL - RECESSED
6. GUTTERS - ALUMINUM BOX GUTTERS



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

PROJECT NAME:

NEW RESIDENCE FOR MR. & MRS COX

29003 ROBINSON CANYON ROAD
CARMEL VALLEY, CA. 93923

APN: 416-021-043-000

JOB NUMBER: 1521

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A4.1