Exhibit B

This page intentionally left blank.

EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:
WAYLAND (PLN170092)

RESOLUTION NO.
Resolution by the Monterey County Zoning Administrator:

1) Finding the project is a single-family dwelling and qualifies for an exemption under Section 15303 of the CEQA Guidelines; and
2) Administrative Permit and Design Approval to allow construction of a 4,647 square foot single family residence with attached 774 square foot garage, a 496 square foot guest house with attached 662 square foot garage, and a 92 square foot pool house.

[PLN170092 Wayland, 25015 Boots Rd, Monterey, Greater Monterey Peninsula Area Plan (APN: 173-062-011-000)]

The Wayland application (PLN170092) came on for public hearing before the Monterey County Zoning Administrator on May 31, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **PROJECT DESCRIPTION –** The proposed project is an Administrative Permit and Design Approval to allow construction of a 4,647 square foot single family residence with attached 774 square foot garage, a 496 square foot guest house with attached 622 square foot garage, and a 92 square foot pool house

   EVIDENCE: 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 PLN170092.

2. **FINDING:** **CONSISTENCY / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the 2010 Monterey County General Plan, the Greater Monterey Peninsula Area Plan, and the requirements of the Title 21 Zoning Ordinance to include Chapter 21.70 (Administrative Permits) and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the use proposed.

   EVIDENCE: a) 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 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.

c) The property is located 25015 Boots Rd, Monterey (Assessor's Parcel Number 173-062-011-000), Greater Monterey Peninsula Area Plan. The parcel is designated Rural Density Residential/ 5.1 acres per unit, with a Visual Sensitive Zoning Overlay and a 20-foot maximum height limit. (RDR/5.1-VS(20'))
The Construction of a single-family dwelling and accessory structures including guesthouses is an allowed use in the RDR land use designation. A permit is required for development in a VS district. In this case an administrative permit is required for the development because the project does not have the potential to create a substantial adverse visual impact when viewed from a common public viewing area (See evidences d and e below). If approved, the project would be consistent with this requirement.

d) The parcel includes a "VS" overlay, which provides review of development in areas in which such development could potentially create adverse visual impacts when viewed from a common public viewing area and requires that structures be located and sited to minimize tree removal, grading, and visibility. The project was staked and flagged. The planner conducted a site visit to determine if the project is visible from public viewing areas including from Highway 68. The proposed structures will not be visible from Highway 68 due to distance and existing vegetation. The proposed structures will be located over 700 feet from Highway 68. The adjacent parcels to the north, between the highway and the subject property, are already developed with single-family residences that would block the view of the proposed structures. In addition, these parcels contain many existing oak trees that provide thick natural screening between the homes and Highway 68 and will also screen the proposed structures. The project site is also bordered on the South, East, and West by existing trees. No tree removal is proposed.

e) The parcel includes a VS(20') overlay, which limits the height of structures to 20 feet. The main house will be 19 feet 11 inches at its highest point. A standard condition requiring height verification (Condition 6) has been added.

f) The project is consistent with Greater Monterey Peninsula Area Plan Policy GMP-3.3 for areas with high visual sensitivity. The proposed structures have been sited within an existing clearing and will be boarded on three sides by existing trees. The north side will be screened from Highway 68 by existing development and dense vegetation that already screens the existing homes. The proposed structures are located over 700 feet from Highway 68 and will not be visible through the existing homes and trees. The proposed structures

maintain a low profile with a maximum height just under 20 feet and the proposed colors and materials including brown, grey, beige, and stone have been selected to minimize visual disturbance while blending with other homes in the area.

g) The project is consistent with Greater Monterey Peninsula Area Plan Policy GMP-2.4 which prohibits new direct access points from single-family residences onto Highway 68 unless there is no other feasible access. The project avoids creating a new access point from Highway 68 by accessing off Boots Rd.

h) The project planner conducted a site inspection on March 15, 2017 to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for this use.

i) The project was not Originally referred to the Greater Monterey Peninsula Advisory Committee (LUAC) for review because it does not involve a Design Approval subject to review by the Zoning Administrator or Planning Commission. However, after the project was elevated to public hearing, it was scheduled with the LUAC for review. The Greater Monterey Peninsula LUAC was scheduled to review this project on May 16th. On May 14th, staff was informed that all but two LUAC members would not be able to attend. Although staff attempted to coordinate, a quorum was not reached and the May 16th meeting was cancelled.

j) 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 PLN170092.

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, RMA-Public Works, RMA-Environmental Services, 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) The following reports were prepared:

- "Percolation and Groundwater Study for Parcels 1&2 with septic recommendations for all parcels of the proposed Merrill Subdivision Highway 68, Boots and Bit Roads Monterey, California A.P.N. 173-062-008" (LIB110032) prepared by Grice Engineering, 561A Brunken Ave, Salinas, CA, April 2009.
- "Second Evaluation Septic Report of Parcel 1 and Improved Preliminary Septic Plans of the proposed Merrill Subdivision Highway 68 Boots and Bit Roads, Monterey, CA A.P.N. 173-

062-008-000"(LIB110033) prepared by Grice Engineering, Salinas, CA, August 2009.

- "Soil Engineering Investigation for the Wayland Residence (APN 173-062-008) 24915 Boots Rd, Monterey, California, Project 1686-01" (LIB170318) prepared by Landset Engineers, Inc., Salinas, CA, August 2017.
- "Preliminary Geologic Investigation Merrill Property 24915 Boots Rd Monterey County, California, Monterey County APN173-062-008" (LIB170319) Prepared by Rogers E. Johnson & Associates, Watsonville, CA, November 6, 2017.

c) The project includes construction of a single-family residence and accessory structures to the residential use within a residential zone. An existing onsite well will serve the proposed residence. The well is a single connection and thus is not regulated as a water system by the Environmental Health Bureau (EHB). EHB reviewed the water quality analysis and source capacity testing and recommended periodic testing for arsenic since levels were approaching the threshold, however, since arsenic levels are below the acceptable threshold no further testing is required. Sewage will be disposed of through and on-site septic system under permit by the Environmental Health Bureau.

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

EVIDENCE:

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

b) Code Enforcement Case 16CE00463 was previously active for this property; however, grading permit 17CP00954 was issued on November 14, 2017, and final inspection was completed by RMA-Environmental Services for Phase 1 of the grading permit permit, the phase affecting this parcel, on April 6, 2018.

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

EVIDENCE:

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

b) The proposed project involves the construction of a single-family residence and accessory structures including an attached garage and a guesthouse, all located within a residential zone.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 15, 2017

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, unusual circumstances that would result in a significant effect on the environment, or development that would result in a cumulative significant impact. The

project will also not result in damage to scenic resources because, as designed, the project will not be visible from Highway 68.

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

EVIDENCE: Section 21.80.040.A of the Monterey County Zoning Ordinance (Designation of Appeal Authority).

DECISION

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

A. Find the project exempt from CEQA per Section 15303 of the CEQA Guidelines; and
B. Approve an Administrative Permit and Design Approval to allow construction of a 4,647 square foot single family residence with attached 774 square foot garage, a 496 square foot guest house with attached 662 square foot garage, and a 92 square foot pool house, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 31 day of May, 2018.

_____
Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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.

Monterey County RMA Planning

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

PLN170092

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN170092) allows a 4,737 square foot single family residence with attached 774 square foot garage, a 496 square foot guest house with attached 622 square foot garage, a 498 square foot pool house. The property is located at 25015 Boots Rd, Monterey (Assessor's Parcel Number 173-062-011-000), greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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:
"An Administrative Permit and Design Approval (Resolution Number ***) was approved by the Planning Director for Assessor's Parcel Number 173-062-011-000 on April 18, 2018. The permit was granted subject to 16 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. PD019(A) - DEED RESTRICTION-GUESTHOUSE (INLAND)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a GUESTHOUSE (Inland) as follows:
- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
- Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
- The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
- The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
- The guesthouse shall not exceed 600 square feet of livable floor area.
- The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
- Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
- The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
- The guesthouse height shall not exceed 15 feet nor be more than one story.

(RMA - Planning)

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

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

5. 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.

6. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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

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

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

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

7. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

8. WR002 - STORMWATER CONTROL

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. 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.

9. 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.

10. 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.

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 Soil Engineering Investigation. (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 Soil Engineering Investigation prepared by Landset 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. 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.

14. 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.

15. 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.

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

Responsible Department: RMA-Planning

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

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

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

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

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

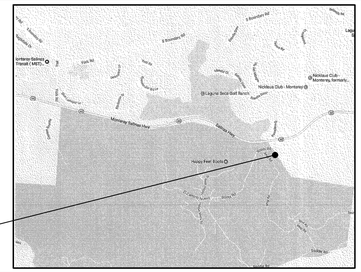
On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

WAYLAND RESIDENCE

VICINITY MAP

NORTH

SCALE: N.T.S.



VERY HIGH FIRE HAZARD SEVERITY ZONE REQUIREMENTS

A. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

B. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH.

C. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVE AND CORNICES, UNLESS THE VENTS ARE APPROVED TO RESIST THE INTRUSION OF FLAME AND EMBERS, THE ATTIC SPACES SPRINKLERED IN ACCORDANCE WITH CBC SEC. 903.3.1.1 OR IF THE EXTERIOR WALL AND UNDERSIDE OF THE EAVE ARE OF IGNITION RESISTANT MATERIALS AND THE VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE.

D. EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL B APPROVE NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SFM 12-7A-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.

E. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AND EAVES AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

F. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF ⅝" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF APPROVED ONE HOUR WALL ASSEMBLY. SEE EXCEPTIONS TO THESE SECTIONS FOR OTHER ALTERNATIVES.

G. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2.

H. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE DESIGNERS DISCLAIM ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS, THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

FIRE DEPARTMENT SAFETY REQUIREMENTS

1. DRIVEWAYS - SHALL NOT BE LESS THAN 12' WIDE UNOBSTRUCTED, W/AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15'. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15%. WHERE GRADE EXCEEDS 8% A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34' OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS) & BE ACCESSIBLE BY CONVENTIONAL- DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS W/TURNS 90 DEGREES & LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25'. FOR DRIVEWAYS W/TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4' SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150' IN LENGTH, BUT LESS THAN 800' 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' INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12' WIDE AND 30' LONG WITH A MINIMUM OF 25' TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150' OF SURFACE LENGTH & SHALL BE LOCATED WITHIN 50' OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40' FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE MINIMUM OF 60' IN LENGTH.

2. GATES - ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30' FROM THE ROADWAY & 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' WIDE. WHERE A ONE-WAY ROAD W/A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE A 40' TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OF OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

3. ADDRESSES FOR BUILDINGS - ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE W/ 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 & SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4" HEIGHT, ½" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN SHALL BE ARABIC. THE SIGN & NUMBERS SHALL BE REFLECTIVE & MADE OF A NON-COMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE & 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 & 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 PLACES AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

4. DEFENSIBLE SPACE REQUIREMENT - MANAGE COMBUSTIBLE VEGETATION WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVER, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE. LIMB TREES 6' UP FROM GROUND, REMOVE LIMBS WITHIN 10' OF CHIMNEYS. ADDITIONALAND/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 THE REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING & BUILDING INSPECTION.

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

6. ROOF CONSTRUCTION (VERY HIGH HAZARD SEVERITY ZONE) - ALL NEW STRUCTURES, & ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50% OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS "A" ROOF CONSTRUCTION.

7. FIRE030 – MANUAL DRY STANDPIPE SYSTEM, CLASS I - A FIRE DEPARTMENT CONNECTION (FDC) & DRY STANDPIPES W/FIRE VALVES ARE REQUIRED. THE LOCATIONS ARE TO BE DETERMINED BY THE FIRE DISTRICT. PRIOR TO INSTALLATION, A MINIMUM OF FOUR SETS OF PLANS SHALL BE PREPARED & SUBMITTED BY THE INSTALLING CONTRACTOR OR BY A REGISTERED ENGINEER. THE PLANS SHALL BE SUBMITTED IN A TIMELY MANNER SO THEY CAN BE APPROVED BY THE FIRE DISTRICT PRIOR TO INSTALLATION. INSPECTIONS, HYDROSTATIC PRESSURE TESTING, ACCEPTANCE TESTING & MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH NFPA STANDARDS 15, 24, & OTHER APPLICABLE STANDARDS.

8. FIRE024 – FIRE ALARM SYSTEM - THE RESIDENCE SHALL BE FULLY PROTECTED W/AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS & SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR & 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.

SPECIAL INSPECTIONS

SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT

CONTRACTOR SHALL COORDINATE FORMS & PROCEDURES WITH THE BUILDING DEPARTMENT

ITEMS REQUIRING SEPARATE PERMIT SUBMITTAL

TO THE MONTEREY COUNTY BUILDING DEPARTMENT PRIOR TO INSTALLATION:

1. PRESSURIZED SEPTIC SYSTEM
2. 4 SETS OF FIRE SPRINKLER PLANS, DETAILS & CALCULATIONS PREPARED BY A LICENSED C-16 CONTRACTOR SHALL BE SUBMITTED TO THE MONTEREY COUNTY BUILDING DIVISION & PRESIDING FIRE AUTHORITY PRIOR TO INSTALLATION.
3. CONSTRUCTION WASTE MANAGEMENT PLAN
4. PROPANE PIPING LOCATION AND SIZING PLAN
5. HOT TUB / SPA
6. POOL & POOL EQUIPMENT
7. SOLAR PANELS & INSTALLATION

DEFERRED APPROVAL ARCHITECT:

HOLDREN LIETZKE ARCHITECTURE
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
PH: 831-649-6001

ARCHITECT SHALL COORDINATE PERMITS FOR DEFERRED APPROVAL ITEMS LISTED ABOVE.

DEFERRED ITEM

1. THE PRESSURIZED SEPTIC SYSTEM DESIGN SHALL BE PROVIDED TO THE MONTEREY COUNTY RESOURCE MANAGEMENT PLANNING AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

2. ROUGH-IN INSPECTIONS MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

3. AT THE TIME OF FINAL INSPECTION AN 'OPERATION AND MAINTENANCE MANUAL' SHALL BE PLACED IN THE BUILDING, AND SHALL CONTAIN THE INFORMATION SPECIFIED IN CGBSC SECTION 4.410.1.

4. PRIOR TO COMMENCEMENT OF WORK THE LICENSED GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION AND WASTE MANAGEMENT PLAN, COMPLYING WITH CGBSC SECTION 4.408.2 FOR APPROVAL.

5. SIZING CALCULATIONS FOR GAS PIPING TO (N) APPLIANCES SHALL BE PROVIDED AT TIME OF INSPECTION.

PROJECT INFORMATION SUMMARY

PROJECT DESCRIPTION:
(N) SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND DETACHED GUEST HOUSE WITH ATTACHED TWO-CAR GARAGE.

BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE & ENERGY CODES & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.

NO TREES PROPOSED TO BE REMOVED AS A PART OF THIS PROJECT

ZONING: RDR/5.1-VS(20')
DENSITY: 5.1A/U
AREA PLAN: GREATER MONTEREY PENINSULA
LOT: A
SUBDIVISION: MERRILL SUBDIVISION
LOT SIZE: 618,016 S.F. (14.19 AC.) + 202,232 S.F. (4.64 AC.)

A.P.N.	S.F.	ACRES
173-062-007	202,232	4.64
173-062-011	618,016	14.19

OCCUPANCY GROUP: RESIDENCE & GUEST HOUSE: R-3
GARAGES: U
TYPE OF CONSTRUCTION: V-B
WATER COMPANY: PRIVATE WELL
SEWER: (N) SEPTIC
SOLAR: (N) JOINT SOLAR ARRAY
COVERED PARKING: REQUIRED: RESIDENCE: 2 SPACES
GUEST HOUSE: 1 SPACE
PROPOSED: RESIDENCE: 2 SPACES
GUEST HOUSE: 2 SPACES
MAIN HOUSE AVERAGE NATURAL GRADE: 355.5'
MAIN HOUSE RIDGE HEIGHT ABOVE AVG. NAT. GRADE:
REQUIRED: 20'-0" MAX.
PROPOSED: 19'-11"

GUEST HOUSE / GARAGE A.N.G.: 356.66'
GUEST HOUSE RIDGE HEIGHT ABOVE AVG. NAT. GRADE:
REQUIRED: 15'-0" MAX.
PROPOSED: 15'-0"
MAX. ALLOWED BUILDING SITE COVERAGE: 25%
PROPOSED BUILDING SITE COVERAGE: 0.04%

MAX. ALLOWED F.A.R.:
PROPOSED F.A.R.: 0.04%

PROJECT DATA

MAIN HOUSE: 4,647 S.F.
MAIN HOUSE ATTACHED GARAGE: 774 S.F.
ATTACHED POOL HOUSE: 92 S.F.

GUEST HOUSE: 496 S.F.
GUEST HOUSE ATTACHED GARAGE: 662 S.F.

TOTAL BUILDING SQUARE FOOTAGE:
MAIN & GUEST HOUSE: 5,235 S.F.
GARAGES: 1,436 S.F.

TOTAL BUILDINGS: 6,671 S.F.

MAIN HOUSE COVERED PORCHES: 1,463 S.F.
GUEST HOUSE COVERED PORCH: 188 S.F.

TOTAL COVERED PORCHES: 1,747 S.F.

ADDITIONAL LOT COVERAGE:
POOL: 750 S.F.
UNCOVERED PATIOS & WALKS: 3,150 S.F.
MECHANICAL EQUIPMENT CONC. PAD: 498 S.F.

TOTAL PROPOSED LOT COVERAGE: 12,720 S.F. (0.07%)
TOTAL REQUIRED LOT COVERAGE:

TOTAL IMPERVIOUS COVERAGE: 34,021 S.F. (2%)
TOTAL STRUCTURAL COVERAGE: 8,214 S.F.
TOTAL IMPERVIOUS SURFACES (NON-STRUCTURAL): 3,298 S.F.
TOTAL DRIVEWAY COVERAGE: 22,588 S.F.

SEE CIVIL PLANS FOR GRADING INFORMATION

SETBACKS:	REQUIRED	PROPOSED
MAIN HOUSE / GARAGE		
FRONT	30'-0"	336'-2"
SIDE	20'-0"	290'-0" / 221'-3"
REAR	20'-0"	385'-2"
DETACHED GUEST HOUSE / GARAGE		
FRONT	50'-0"	246'-8"
SIDE	6'-0"	268'-1" / 368'-2"
REAR	6'-0"	558'-7"
MIN. DISTANCE BETWEEN STRUCTURES	ACCESSORY / MAIN 10'-0"	ACCESSORY / MAIN 38'-2" MIN.
BUILDING HEIGHTS:	**ALLOWED**	**PROPOSED**
MAX. BUILDING HEIGHT:		
MAIN HOUSE	20'-0"	20'-0"
DETACHED GUEST HOUSE / GARAGE	15'-0"	15'-0"

PROJECT TEAM

OWNER:
WARREN AND MARGIE WAYLAND
25308 CAMINO de CHAMISAL
SALINAS, CA 93908
PH: 831-484-9853

SITE ADDRESS:
25015 BOOTS ROAD
MONTEREY, CA 93940

ARCHITECT:
HOLDREN LIETZKE ARCHITECTURE
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
PH: 831-649-6001

SURVEYOR/CIVIL ENGINEER:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
PH: 831-649-5225
CONTACT: RICHARD WEBER

CONSULTING ENGINEERING GEOLOGISTS:
ROGERS E. JOHNSON & ASSOCIATES
41 HANGAR WAY, SUITE B
WATSONVILLE, CA 95076
PH: 831-728-1200
PRELIMINARY GEOLOGIC INVESTIGATION
#GOT022-1139M - DATED 6 NOVEMBER 2007

GEOTECHNICAL ENGINEER:
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-3801
CONTACT: BRIAN PAPURELLO
GEOTECHNICAL INVESTIGATION
DATED AUGUST 2017

STRUCTURAL ENGINEER:
UYEDA AND ASSOCIATES
2600 GARDEN ROAD, SUITE 305
MONTEREY, CA 93940
PH: 831-373-3131
CONTACT: YUTAKA UYEDA

MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD., SUITE B
CARMEL, CA 93924
PH: 831-372-8328

SHEET INDEX

ARCHITECTURAL / CIVIL

A0.1	COVER SHEET, PROJECT INFORMATION SUMMARY
A0.2	GENERAL NOTES
A0.3	GREEN BUILDING CHECKLIST
1 of 1	TOPOGRAPHIC MAP
C0.1	CIVIL COVER SHEET
C0.2	CIVIL DETAILS
C1.1	GRADING AND DRAINAGE PLAN
C1.2	DRIVEWAY PLAN AND PROFILE
C1.3	CIVIL GRADING SECTIONS
C2.1	SEPTIC PLAN
C3.1	TEMPORARY EROSION CONTROL PLAN
A1.1	SITE PLAN
A1.2	FUEL MANAGEMENT PLAN
A2.0	1/8" SCALE FLOOR PLAN
A2.1	MAIN HOUSE FLOOR PLAN
A2.2	GUEST HOUSE & MAIN HOUSE GARAGE FLOOR PLANS
A2.3	MAIN HOUSE REFLECTED CEILING PLAN
A2.4	GUEST & MAIN HOUSE GARAGE REF. CEILING PLANS
A2.5	ROOF PLANS
A3.1	MAIN HOUSE EXTERIOR ELEVATIONS
A3.2	MAIN HOUSE EXTERIOR ELEVATIONS / SECTIONS
A3.3	DRESSING ROOM & GUEST HOUSE EXT. ELEVATIONS
A3.4	MAIN HOUSE BUILDING SECTIONS
A3.5	WALL SECTIONS
A3.6	WALL SECTIONS
A4.1	WINDOW SCHEDULE, TYPES & NOTES
A4.2	DOOR SCHEDULE, TYPES & NOTES
A4.3	WINDOW & DOOR DETAILS
A5.0	FINISH SCHEDULE
A5.1	INTERIOR ELEVATIONS
A5.2	INTERIOR ELEVATIONS
A5.3	INTERIOR ELEVATIONS
A5.4	INTERIOR ELEVATIONS
A5.5	INTERIOR ELEVATIONS
A6.1	FIREPLACE DETAILS
A8.0	TYP. WATERPROOFING DETAILS
A8.1	DETAILS
A8.2	DETAILS

STRUCTURAL

S1.0	GENERAL NOTES
S1.1	GENERAL DETAILS
S1.2	GENERAL DETAILS
S2.1	MAIN HOUSE FOUNDATION/FRAMING PLAN
S2.2	GARAGE AND GUEST HOUSE FOUNDATION/FRAMING PLAN
S2.3	MAIN HOUSE CEILING JOIST FRAMING
S2.4	GARAGE AND GUEST HOUSE CEILING JOIST FRAMING
S2.5	MAIN HOUSE ROOF FRAMING / RIDGE BEAMS
S2.6	GARAGE AND GUEST HOUSE ROOF FRAMING / RIDGE BEAMS
S8.1	FOUNDATION DETAILS
S8.2	ROOF FRAMING / RIDGE BEAM DETAILS
WSW1	STRONGWALL WSW ANCHORAGE DETAILS
WSW2	STRONGWALL WSW FRAMING DETAILS

MECHANICAL / SOLAR / PLUMBING / ELECTRICAL

M0.1	NOTES
M0.2	ENERGY COMPLIANCE
M0.3	ENERGY COMPLIANCE
M0.4	ENERGY COMPLIANCE
M0.5	ENERGY COMPLIANCE
M0.6	2016 LOW-RISE RES. MANDATORY MEASURE SUMMARY
M2.1	MAIN HOUSE HVAC PLAN
M2.2	GUEST HOUSE HVAC PLAN
PV2.1	SOLAR PHOTOVOLTAIC GROUND MOUNT LAYOUT & NOTES
E2.1	MAIN & POOL HOUSE POWER & LIGHTING PLANS
E2.2	GUEST & MAIN HOUSE GARAGE POWER & LTG. PLANS

LANDSCAPE

L-1	CONCEPT LANDSCAPE PLAN

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	11/10/17
SCALE:	
DRAWN:	LL
JOB NUMBER:	16.14
REVISION	

COVER SHEET, PROJECT INFORMATION SUMMARY

WAYLAND RESIDENCE
BOOTS ROAD
MONTEREY, CA 93940
A.P.N. 173-062-007 & 173-062-011

A0.1

ABBREVIATIONS

A.B.	ANCHOR BOLT
ALT.	ALTERNATE
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BM.	BEAM
BOTT.	BOTTOM
BTWN.	BETWEEN
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONC. BLK.	CONCRETE BLOCK
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CTR.	CENTER
CTSK.	COUNTERSINK
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DN.	DOWN
DWG	DRAWING
E.N.	EDGE NAILING
EA.	EACH
EQ.	EQUAL
(E)	EXISTING
EXP	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.N.	FIELD NAILING
FND.	FOUNDATION
FLR.	FLOOR
F. O. C.	FACE OF CONCRETE
F. O. M.	FACE OF MASONRY
F. O. S.	FACE OF STUD
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G. I.	GALVANIZED IRON
GLU-LAM.	GLUE LAMINATED
GRD.	GRADE
GYP. BD.	GYPSUM BOARD
HDR.	HEADER
HORIZ.	HORIZONTAL
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
M. B.	MACHINE BOLT
M. F. R.	MANUFACTURER
M. I. W.	MALLEABLE IRON WASHER
MIN.	MINIMUM
N. I. C.	NOT IN CONTRACT
N. T. S.	NOT TO SCALE
O/	OVER
O. C.	ON CENTER
O. H.	OVER HANG/ OVER HEAD
PL.	PLATE
P. T. D. F.	PRESSURE TREATED DOUGLAS FIR
PLYWD.	PLYWOOD
R.A.M.	RUBBERIZED ADHERED MEMBRANE
REINF.	REINFORCING
REQ'D.	REQUIRED
RDWD.	REDWOOD
S. B.	SOLID BLOCKING
SCHED.	SCHEDULE
SHT.	SHEET
SHT'G.	SHEATHING
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SQ.	SQUARE
STD.	STANDARD
SWG.	SWING
SYM.	SYMMETRICAL
T. & G.	TONGUE & GROOVE
T. N.	TOE NAIL
T. O. C.	TOP OF CONCRETE
T. O. W.	TOP OF WALL
T. S.	TUBE STEEL
TYP.	TYPICAL
U. O. N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
W. W. M.	WELDED WIRE MESH

EROSION CONTROL NOTES

1. EROSION CONTROL STANDARDS

A. GENERAL

MINIMIZE SOIL EXPOSURE DURING THE RAINY SEASON BY PROPER TIMING OF GRADING AND CONSTRUCTION.

RETAIN TREES AND NATURAL VEGETATION TO STABILIZE HILLSIDES, RETAIN MOISTURE AND REDUCE EROSION.

DIVERT RUNOFF AWAY FROM STEEP, DENUDED SLOPES OR OTHER CRITICAL AREAS W/ BARRIERS, BERMS, DITCHES, OR OTHER FACILITIES.

DESIGN GRADING TO BE COMPATIBLE WITH ADJACENT AREAS AND RESULT IN MINIMAL DISTURBANCE OF THE TERRAIN AND NATURAL LAND FEATURES.

LIMIT CONSTRUCTION, CLEARING OF VEGETATION AND DISTURBANCE OF THE SOIL TO AREAS OF PROVEN STABILITY.

CONDUCT FREQUENT SITE INSPECTIONS (BEFORE AND AFTER SIGNIFICANT STORM EVENTS) TO ENSURE THAT CONTROL MEASURES ARE WORKING PROPERLY AND TO CORRECT PROBLEMS, AS NEEDED.

B. SEDIMENT CONTROL

ELIMINATE SEDIMENT TRANSPORT OFF THE SITE TO THE MAXIMUM EXTENT PRACTICABLE THROUGH THE USE OF PUBLISHED BEST MANAGEMENT PRACTICES (BMPS).

USE SEDIMENT PONDS, SILT TRAPS, WATTLES, STRAW BALE BARRIERS OR SIMILAR MEASURES TO RETAIN SEDIMENT TRANSPORTED BY RUNOFF WATER ONSITE.

COLLECT AND DIRECT SURFACE RUNOFF AT NONEROSIVE VELOCITIES TO THE COMMON DRAINAGE COURSES.

AVOID CONCENTRATING SURFACE WATER ANYWHERE EXCEPT DRAINAGE COURSES.

PREVENT MUD FROM BEING TRACKED ONTO THE PUBLIC ROADWAY WITH GRAVEL DRIVEWAYS, ENTRANCES, OR TRUCK TIRE WASHING.

DEPOSIT OR STORE EXCAVATED MATERIALS AWAY FROM DRAINAGE COURSES.

STOCKPILE TOPSOIL ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

PLACE STOCKPILED SOIL IN LOCATIONS, SO THAT IF EROSION OCCURS, IT WILL NOT CONTRIBUTE TO OFFSITE SEDIMENT DISCHARGE.

DISPOSE OF EXCAVATED MATERIALS AT A COUNTY APPROVED DUMP FACILITY.

C. DUST CONTROL

ALL CONSTRUCTION AREAS AND ACCESS ROADS SHALL BE TREATED AND MAINTAINED AS NECESSARY TO MINIMIZE THE EMISSION OF DUST AND NUISANCE TO OFFSITE PROPERTIES.

D. REVEGETATION

APPLY TEMPORARY SEEDING OR MULCHING TO DENUDED AREAS FOR STORM PROTECTION.

ESTABLISH A PERMANENT VEGETATIVE COVER ON DENUDED AREAS AS SOON AS POSSIBLE. PERMANENT VEGETATION GROUND COVER MUST CONTROL EROSION AND SURVIVE SEVERE WEATHER CONDITIONS.

RETAIN A VEGETATIVE BARRIER, WHENEVER POSSIBLE, AROUND PROPERTY BOUNDARIES.

USE SELF-SUSTAINING, NON-INVASIVE PLANTS THAT REQUIRE LITTLE OR NO MAINTENANCE AND DO NOT CREATE AN EXTREME FIRE HAZARD.

USE NATIVE PLANT SPECIES, WHEN FEASIBLE.

2. EROSION AND SEDIMENT CONTROL MEASURES

TRAP SEDIMENT-LADEN RUNOFF WATER IN BASINS OR SILT TRAPS TO ALLOW SOIL PARTICLES TO SETTLE OUT BEFORE FLOWS ARE RELEASED TO STORM DRAINS, STREETS, OR ADJACENT PROPERTY.

SILT FENCING OR WATTLES WILL BE INSTALLED AT DOWNHILL LOCATIONS, FIVE FEET FROM THE TOE OF STOCKPILES, AND AS NECESSARY TO RETAIN ALL SEDIMENT ON SITE.

ALL TEMPORARY STOCKPILES WILL BE COVERED WITH 6 MIL PLASTIC SHEETING (E.G. VISQUEEN) WHICH IS SUITABLY ANCHORED TO PREVENT DISRUPTION DURING HIGH WIND EVENTS.

DRAINAGE COURSES WILL BE INSTALLED TO CONTROL SURFACE WATER OVER CUT AND FILL SLOPES AND DIRECT SURFACE WATER AWAY FROM STOCKPILES.

DRAINAGE COURSES SHALL CONTAIN CHECK DAMS TO REDUCE DRAINAGE VELOCITIES. STRAW BALE BARRIERS OR GRAVEL DAMS CAN BE USED AS CHECK DAMS, AS APPROPRIATE.

ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DRAINAGE OUTLETS.

ALL DRIVEWAYS AND CONSTRUCTION ACCESS ROADS SHALL HAVE A GRAVEL SURFACE AND SHALL BE WELL MAINTAINED AT ALL TIMES.

ALL OTHER EXPOSED BARE GROUND SHALL BE COVERED WITH MULCHING MAT, OR OTHER EROSION CONTROL BLANKETS.

SITE MONITORING SHALL BE CONDUCTED BY THE CONTRACTOR/OWNER BEFORE AND AFTER SIGNIFICANT RAINFALL EVENTS TO VERIFY THAT THE EROSION CONTROL MEASURES ARE SATISFACTORY.

DISTURBED VEGETATED AREAS WILL BE REVEGETATED.

ALL EROSION CONTROL MATERIALS SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION FOR INSTALLATION DUE TO UNTIMELY WET WEATHER.

OTHER MEASURES AS NECESSARY.

3. WINTER OPERATIONS

A. NO LAND CLEARING OPERATIONS GREATER THAN ONE ACRE PER YEAR PER SITE OR GRADING OPERATIONS GREATER THAN ONE HUNDRED (100) CUBIC YARDS MAY TAKE PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH, IN WATER SUPPLY WATERSHEDS, AND HIGH EROSION HAZARD AREAS, UNLESS AUTHORIZED BY THE DIRECTOR OF BUILDING INSPECTION AND FOUND TO BE CONSISTENT WITH THE PURPOSES OF THIS CHAPTER. WINTER OPERATIONS FOR OTHER PROJECTS MAY BE DISALLOWED IF A HIGH POTENTIAL FOR EROSION EXISTS DUE TO SLOPE, ROCK OR SOIL TYPE, PROXIMITY TO A STREAM OR DRAINAGE COURSE, MAGNITUDE OR DURATION OF DISTURBANCE, OR OTHER CHARACTERISTICS OF THE PROJECT AND THE SITE. WHEN CONSTRUCTION WILL BE DELAYED DUE TO THE LIMITATION ON WINTER OPERATIONS, THE DATE FOR EXPIRATION OF THE PERMIT SHALL BE EXTENDED BY THAT AMOUNT OF TIME THAT WORK IS DELAYED BY THIS CHAPTER.

B. WHEN WINTER OPERATIONS DO TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT ACCELERATED EROSION. ADDITIONAL MEASURES MAY BE REQUIRED.

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

2. ALL ROADS & DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES. EROSION-PROOF SURFACING MAY BE REQUIRED IN AREAS OF HIGH EROSION HAZARD.

3. RUNOFF FROM A SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE PERMITTEE AND/OR PROPERTY OWNER AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

4. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAYS WORK.

5. THE DIRECTOR OF BUILDING INSPECTION SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

4. PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT:

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

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

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

5. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE:

THE APPLICANT SHALL SCHEDULE AN INSPECTION (300-ENVIRONMENTAL SERVICES INITIAL INSPECTION) WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

6. DURING CONSTRUCTION:

THE APPLICANT SHALL SCHEDULE AN INSPECTION (305-ENVIRONMENTAL SERVICES ACTIVE CONSTRUCTION) WITH RMA-ENVIRONMENTAL 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 INSPECTIONS RECOMMENDED BY THE GEOTECHNICAL ENGINEER HAVE BEEN COMPLETED TO THAT POINT.

7. PRIOR TO FINAL BUILDING INSPECTION:

THE APPLICANT SHALL SCHEDULE AN INSPECTION (310-ENVIRONMENTAL SERVICES HOLD FINAL INSPECTION) WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, THAT ARE NO LONGER NEEDED, HAVE BEEN REMOVED.

CALGREEN NOTES

FINISH MATERIAL POLLUTANT CONTROL:
1. FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.4

INDOOR WATER USE:
2. REDUCE WASTEWATER BY INSTALLATION OF WATER-CONSERVING FIXTURES OR UTILIZING NONPOTABLE WATER SYSTEMS (5.303.4).

2A. EACH PLUMBING FIXTURE & FITTING SHALL MEET THE 20% REDUCED FLOW RATE SPECIFIED IN TABLE 5.303.2.3.

3. MEET GPM REQUIREMENTS FOR PLUMBING FIXTURES & FITTINGS (TABLE 5.303.6).

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY:
4. CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN (5.408.1)

5. SUBMIT CONSTRUCTION WASTE MANAGEMENT PLANS & DOCUMENTATION PER 5.408.2.

6. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF CONSTRUCTION & DEMOLITION DEBRIS (5.408.3).

7. RECYCLE OR RE-USE 100% OF TREES, STUMPS, ROCKS, VEGETATION & SOILS FROM LAND CLEARING (5.408.4).

ENVIRONMENTAL QUALITY:
8. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, CAULKS & AEROSOL ADHESIVES & SMALLER UNIT SIZES OF ADHESIVES & SEALANT OR CAULKING COMPOUNDS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE STANDARDS LISTED IN CGS 5.504.4.1

9. ARCHITECTURAL PAINTS & COATINGS SHALL COMPLY WITH TABLE 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY.

10. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING & PRODUCT REQUIREMENTS OF ONE OF THE STANDARDS LISTED IN SECTION 5.504.4.4. CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CARPET & RUG INSTITUTE GREEN LABEL PROGRAM (5.504.4.4.1). ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.

11. HARDWOOD PLYWOOD, PARTICLE BOARD, & MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING, SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

12. COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE 2009 CHPS CRITERIA & LISTED ON ITS LOW-EMITTING MATERIALS LIST FOR PRODUCT REGISTRY, OR CERTIFIED UNDER THE FLOOR SCORE PROGRAM OF THE RESILIENT FLOOR COVERING INSTITUTE.

13. DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMIT.

14. COVER DUCT OPENINGS & PROTECT MECHANICAL EQUIPMENT DURING CONSTRUCTION.

15. AEROSOL PAINTS & COATINGS SHALL MEET SECTION 5.504.4.3.1. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

16. IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA (MERV 8 MINIMUM) FOR OUTSIDE & RETURN AIR PRIOR TO OCCUPANCY.

17. FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 121 OF THE CALIFORNIA ENERGY CODE & CHAPTER 4 OF CGR, TITLE 8 OR THE APPLICABLE LOCAL CODE.

OUTDOOR AIR QUALITY:
18. INSTALL HVAC & REFRIGERATION EQUIPMENT THAT DOES NOT CONTAIN CFCS.

NEW CONSTRUCTION NOTES

1. BUILDING CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, & CONDITIONS PRIOR TO STARTING CONSTRUCTION, FABRICATION, OR ORDERING OF MATERIALS. BUILDING CONTRACTOR SHALL VERIFY PROPOSED PLAN DETAILS WITH FIELD CONDITIONS PRIOR TO COMMENCING WORK. BUILDING CONTRACTOR SHALL REPORT ANY DISCREPANCY BETWEEN UNCOVERED FIELD CONDITIONS & PLANS TO THE ARCHITECT UPON DISCOVERY, & SHALL CEASE WORK UNTIL CONDITIONS ARE RECTIFIED. BUILDING CONTRACTOR SHALL USE ALL NECESSARY METHODS & MEANS TO STABILIZE THE EXISTING STRUCTURE UNTIL NEW STRUCTURAL COMPONENTS ARE IN PLACE.

2. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3,000 PSI.

3. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A-615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. DEFORMATIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. A-305. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A-185.

4. LUMBER SPECIES & GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 19%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES & REGULATIONS OF THE W.W.P., R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.

5. WALL CONSTRUCTION SHALL COMPLY WITH CBC TABLE 23-IV-B.

6. NAILING TO BE IN COMPLIANCE WITH CBC TABLE 23-II-B-1.

7. PROVIDE FIRE BLK'G PER 2010 CBC SECTION 717 CONCEALED SPACES.

8. ALL MANUFACTURER'S INSTALLATION GUIDES & SPECIFICATIONS SHALL BE PROVIDED TO COUNTY INSPECTOR AT THE TIME OF FIELD INSPECTION.

9. THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER & THE MONTEREY COUNTY PLANNING & BUILDING DEPARTMENT WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

10. MINIMUM 50% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE IS MORE STRINGENT.

11. ANY DEVIATION IN PLANS SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE ARCHITECT.

12. CONTRACTOR TO SIGN OFF ON ANY ASSOCIATION REGULATIONS.

13. IF REQUIRED, RESTORE EXPOSED FINISHES OF PATCHED AREAS & EXTEND FINISH RESTORATION INTO EXISTING ADJOINING CONSTRUCTION IN A MANNER THAT WILL ELIMINATE VISUAL EVIDENCE OF PATCHING & REFINISHING. REMOVE & REPLACE ANY & ALL CONSTRUCTION PATCHED IN A VISUALLY UNSATISFACTORY MANNER.

14. USE 5/8" TYPE "X" GYP. BD. @ ALL WALLS, CLG. & ALL EXPOSED STRUCT. MEMBERS.

15. SEE PLUMBING, POWER & LIGHTING NOTES ON ELECTRICAL SHEETS FOR REQUIRED FLOW RATES OF ALL SHOWER HEADS & SINK FAUCETS.

16. SEE PLUMBING, POWER & LIGHTING NOTES ON ELECTRICAL SHEETS FOR WATER CLOSET FLUSH REQUIREMENTS.

STAIR NOTES

1. THE TRIANGULAR OPENINGS FORMED BY RISER,TREAD, & BOTTOM ELEMENT OF GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 6" IN DIA. CANNOT PASS THROUGH - TYP.

2. THE TOP OF GURADRAIL/HANDRAIL SHALL NOT BE LESS THAN 36 INCHES AT OPEN SIDES OF STAIRWAYS MORE THAN 30 INCHES ABOVE THE FLOOR BELOW.

3. STAIRS SHALL HAVE MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSINGS.

4. ALL STAIRWAYS SHALL HAVE A MINIMUM 36" CLEAR WIDTH.

5. THE REQUIRED WIDTH OF THE TREAD (9 INCHES MINIMUM) SHALL BE PROVIDED AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE OF THE STAIRWAY WHERE THE TREADS ARE NARROWER.

6. THE WIDTH OF THE TREAD SHALL NOT BE LESS THAN 6 INCHES AT ANY POINT.

7. ALL USEABLE SPACE UNDER INTERIOR STAIRS TO HAVE 5/8" TYPE 'X' GYP. BD. INSTALLED OVER FRAMING ON ALL SURFACES.

8. MAXIMUM HEIGHT DIFFERENCE BETWEEN RISERS SHALL NOT EXCEED 3/8".

9. SEE DETAILS FOR ADDITIONAL INFORMATION.

INSULATION NOTES

1. SEE MECHANICAL PLANS FOR INSULATION REQUIREMENTS.

2. ATTIC INSULATION WILL BE SPRAY-IN FOAM, MINIMUM R-6 PER INCH. NO ATTIC VENTILATION IS REQUIRED.

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.

2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.

3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.

4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.

5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.

6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2013 C.B.C.)

7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.

8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.

9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMANS COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.

12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.

13. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE & ENERGY CODES & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.

14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING & BUILDING INSPECTION.

15. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.

16. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL & BINDING.

17. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

18. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.

19. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.

20. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

21. SUBSEQUENT CHANGES: ADDITIONAL CONSTRUCTION, LANDSCAPE IMPROVEMENTS, OR OTHER CHANGES IN THE IMPROVEMENTS THAT DIFFER FROM THE APPROVED FINAL DESIGN REVIEW DOCUMENTS, MUST BE SUBMITTED IN WRITING TO THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL, PRIOR TO MAKING CHANGES. ANY CHANGES MADE WITHOUT SPECIFIC APPROVAL ARE CONSIDERED NOT APPROVED, AND SUBJECTED TO REMOVAL OR ALTERATION AS REQUIRED.

22. CONTRACTOR SHALL PROVIDE EMERGENCY ACCESS DURING THE CONSTRUCTION.

23. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL FIRE ASSEMBLIES AND RELATED PRODUCTS (DOORS, WINDOWS, DAMPERS) SHALL BE KEPT ON SITE FOR REVIEW BY THE INSPECTOR.

DEMOLITION NOTES

1. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL RELEVANT DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD IN WRITTEN FORM PRIOR TO THE COMMENCEMENT OF ANY RELATED WORK.

2. LOCATE ALL (E) SITE UTILITIES, INCLUDING ELECTRIC, GAS, SANITARY SEWER, WATER, CATV, STORM DRAIN, IRRIGATION LINES AND OTHER UTILITIES. DISCONNECT UTILITIES FROM SERVICE. REMOVE ALL (E) UTILITY LINES WITHIN LIMIT OF NEW CONSTRUCTION, OR CAP BOTH ENDS AND ABANDON WHERE OUTSIDE LIMIT OF NEW CONSTRUCTION, AS APPROPRIATE.

3. ALL (E) TREES, PLANTS AND OTHER EXISTING LANDSCAPE FEATURES ARE (E) TO REMAIN, UNLESS OTHERWISE NOTED.

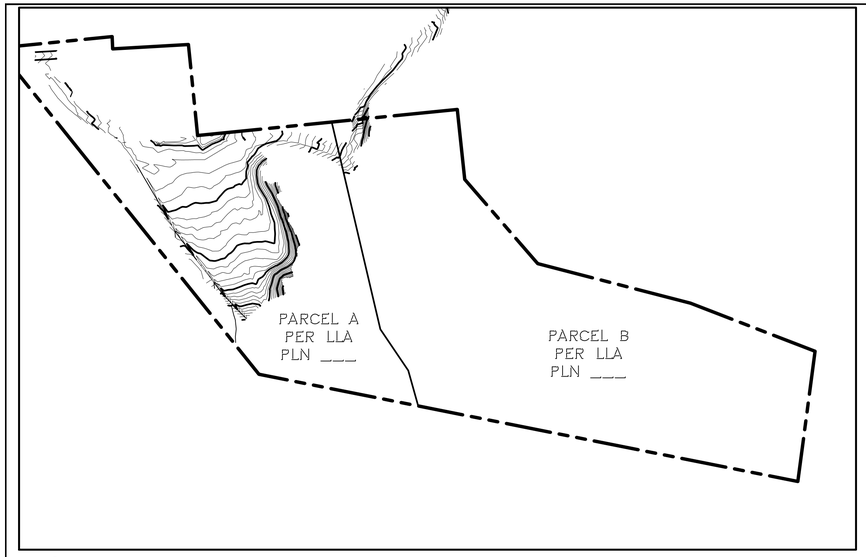
4. PROTECT ALL TREES DURING CONSTRUCTION PER PRESIDING AGENCY REQUIREMENTS.

5. ALL FIXTURES ARE (N) U.O.N. ALL WINDOWS AND DOORS ARE (N) U.O.N.

6. DISPOSE OF ALL DEMOLISHED MATERIALS OFF-SITE IN A LEGAL MANNER.

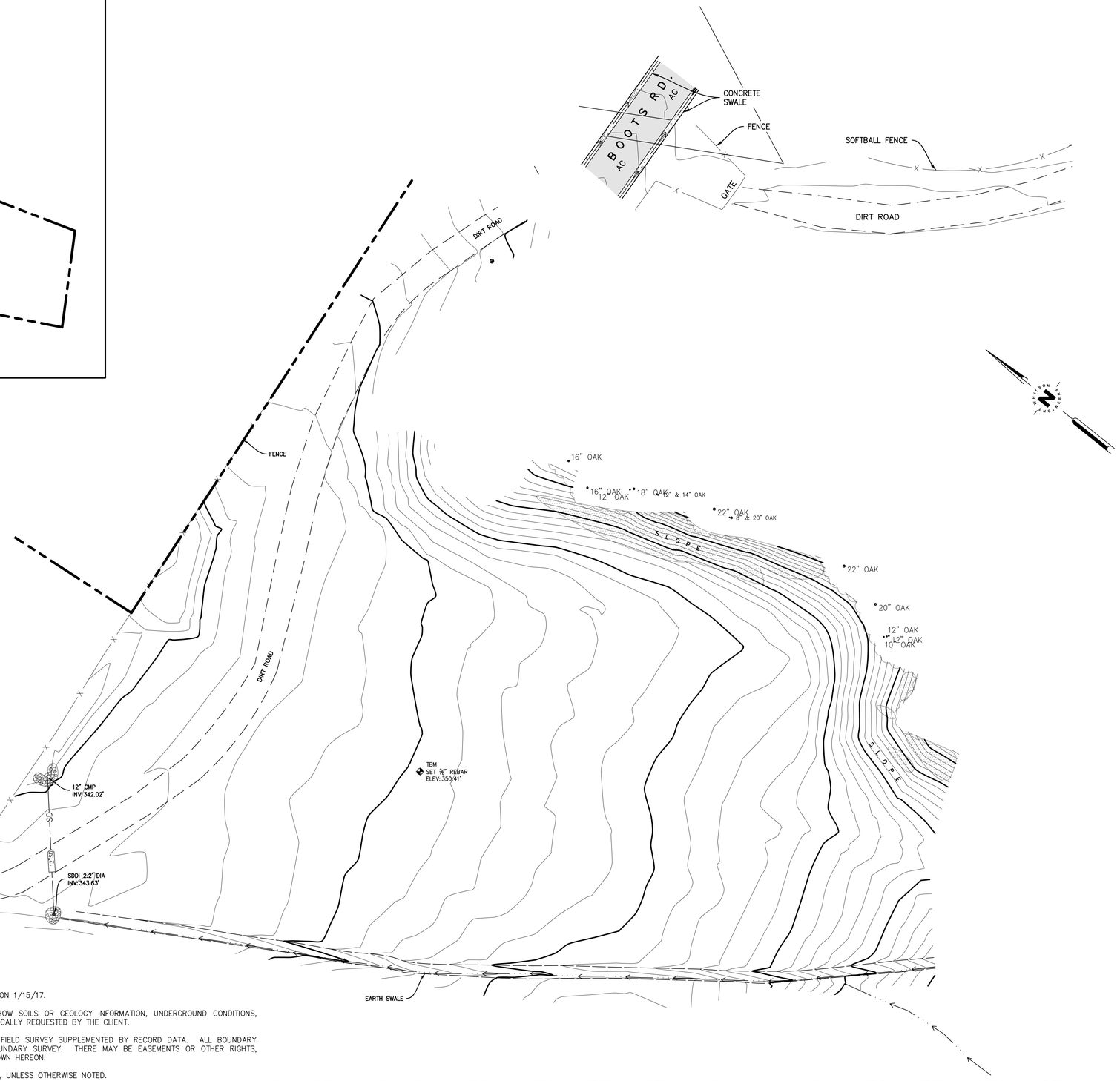
HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	11/10/17
SCALE:	NONE
DRAWN:	LL
J



VICINITY MAP

SCALE: 1" = 250'



LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	LOT LINE
	ADJACENT PROPERTY LINE
△200	CONTROL POINT
BM	BENCHMARK
+ 928.30	SPOT GRADE
12" OAK	TREE
	TREE DRIP LINE
	RIP RAP
X	FENCE
	FLOW LINE
	AREA OF 25% OR GREATER SLOPE
	STORM DRAIN INLET
W	WELL

ABBREVIATIONS

AC	ASPHALT CONCRETE
CMP	CORRUGATED METAL PIPE
DIA	DIAMETER
ELEV	ELEVATION
INV	INVERT
SDDI	STORM DRAIN DROP INLET
TBM	TEMPORARY BENCH MARK

NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON 1/15/17.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. TEMPORARY BENCHMARK TAKEN AS SET ⅜" REBAR AT THE LOCATION SHOWN ON THIS PLAN. ELEVATION: 350.41' (ASSUMED DATUM)
6. UNDERGROUND UTILITIES WERE NOT WITHIN THE SCOPE THIS SURVEY. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
7. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

30 0 30 60 90 Feet

SCALE: 1" = 30'

NO.	BY:	DATE:	DESCRIPTION:

REVISIONS:

DATE: 3/16/17
SCALE: 1"=30'
ENGR. CTP
JOB NO. 1719.01

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

WHITSON ENGINEERS
9699 Blue Larkspur Lane ▪ Suite 105 ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

WAYLAND RANCH

MONTEREY COUNTY CALIFORNIA

TOPOGRAPHIC MAP

APN 173-062-008

SHEET 1 OF 1

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
   B. THE 2016 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2015 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM
      http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
   F. THE 2015 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM
      http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443–3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: CONSTRUCTION OF A SINGLE FAMILY RESIDENCE, DRIVEWAY AND ASSOCIATED SITEWORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
7. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
8. 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 ARCHEOLOGIST 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.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

CUT: 200± CY
FILL: 950± CY
IMPORT: 750± CY

AREA OF DISTURBANCE: 0.98± AC

1. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
2. OVER–EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
3. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
4. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY WAS PREPARED BY WHITSON ENGINEERS ON 12 OCTOBER 2016 AND COMBINED WITH AVAILABLE AERIAL DATA.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OF REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT..
3. TEMPORARY BENCHMARK TAKEN AS SET REBAR AT THE LOCATION SHOWN ON THIS PLAN. LOCAL ELEVATION = 350.41' (ASSUMED DATUM)
4. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
5. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. (MONTEREY COUNTY)
6. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
7. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
8. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITILED:
   SOIL ENGINEERING INVESTIGATION FOR THE WAYLAND RESIDENCE (APN 173–062–008) 24915 BOOTS ROAD MONTEREY COUNTY, CALIFORNIA.
   PREPARED BY: LANDSET ENGINEERS INC., DATED AUGUST 2017, PROJECT NO. 1686–01
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW–STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2013 CBC 1804.1–1804.2)
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2013 CBC 1804.3)
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D–1557. IN–PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D–1556 AND D–6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC–LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. FOLLOWING SITE PREPARATION IN THE AREAS TO RECEIVE FILL, THE UPPER 12 TO 18 INCHES OF TOPSOIL SHOULD BE REMOVED (OVEREXCAVATED). THE SOILS EXPOSED BY OVEREXCAVATION SHOULD BE SCARIFIED APPROXIMATELY 12 INCHES; MOISTURE CONDITIONED TO OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO A MINIMUM 90 PERCENT OF MAXIMUM DRY DENSITY.
12. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
13. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 5 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
14. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 1:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY.
17. WHERE CUTS IN THE BUILDING AREAS EXCEED DEPTHS OF 15–FEET, OVEREXCAVATION OF ADDITIONAL SOIL WILL NOT BE NECESSARY. HOWEVER, THE CUTS SHOULD BE OBSERVED BY A REPRESENTATIVE OF THIS FIRM TO VERIFY THAT NO DELETERIOUS MATERIALS ARE PRESENT AND THAT THE EXPOSED SOIL IS SUFFICIENTLY UNIFORM TO SUPPORT SLABS AND FOUNDATIONS. THE CUT SURFACES SHOULD THEN BE SCARIFIED APPROXIMATELY 12 INCHES; MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM 90 PERCENT OF MAXIMUM DRY DENSITY.
18. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
19. WHERE EXISTING GRADE IS AT A SLOPE OF 10H:1V (10%) OR STEEPER, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH DETERMINED BY THE GEOTECHNICAL ENGINEER, INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 12 FEET WIDE AND SLOPE AT NO LESS THAN 2% INTO THE SLOPE. AS THE FILL ADVANCES UP–SLOPE, BENCHES AT LEAST 3 FEET WIDE SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
20. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 12" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
21. ALL RE–COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22. ON–SITE NON–ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
    - ROCK OVER 3 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
23. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
    - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 3 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2.5 INCHES
    - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 12.
    - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW FOOTING AND UNSHORED EXCAVATIONS WITHOUT CAVING
24. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
25. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	HOMELAND BOUNDARY
	EASEMENT LINE
	CENTER LINE
100	CONTROL POINT
BM	BENCHMARK
+ 928.30	SPOT GRADE
12" OAK	TREE WITH CRITICAL ROOT ZONE
	STUMP OR SNAG (DEAD)
	TREE DRIP LINE
	DRAINAGE PATH
	CREEK/RIVER FLOW
100.00	WATER SURFACE ELEVATION
	FLOW LINE
	AREA OF 30% OR GREATER SLOPE
	SIGN
OH	OVERHEAD UTILITY LINE(S)
E	UNDERGROUND ELECTRIC LINE
G	GAS LINE
GV ICV	GAS VALVE, IRRIGATION CONTROL VALVE
12" SD	STORM DRAIN LINE
SDMH RIM: 00.00 INV: 00.00	STORM DRAIN MANHOLE
	STORM DRAIN INLET
DS	DOWNSPOUT
SS	SANITARY SEWER LINE (GRAVITY)
SSFM	SANITARY SEWER FORCE MAIN
SSMH RIM: 00.00 INV: 00.00	SANITARY SEWER MANHOLE
SSCO	CLEANOUT
T	UNDERGROUND TELEPHONE LINE
W	WATER LINE
W	WELL
WV	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH FH	FIRE HYDRANT
	UTILITY VAULT
1541.00 TOW	TOP OF WALL ELEVATION

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
BC	BEGIN CURVE
BP	BEGINNING POINT
BS	BOTTOM OF STAIR
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BW	BACK OF WALK
C&G	CURB AND GUTTER
CGSW	CURB, GUTTER AND SIDEWALK
℄	CENTERLINE
CL	CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
CY	CUBIC YARD
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
EX	EXISTING
EC	END CURVE
EG	EXISTING GRADE
ELEC	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
K	ALGEBRAIC DIFFERENCE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
O.W.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVATURE
PT	POINT TANGENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR / TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UFF	UPPER FINISH FLOOR
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UNKN	UNKNOWN
VAR	VARIES
VC	VERTICAL CURVE
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

SITE ADDRESS & APN

24915 BOOTS ROAD
MONTEREY COUNTY, CA
APN: 173–062–008

CIVIL ENGINEER

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

TEL. (831) 649–5225

CONTRACTOR

T.B.D.

ARCHITECT

HOLDREN AND LIETZKE ARCHITECTURE
225 CANNERY ROW SUITE A
MONTEREY, CA 93940

TEL. (831) 649–6001

GEOTECHNICAL ENGINEER

LANDSET ENGINEERS, INC.
520–B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907

TEL. (831) 443–6970

VICINITY MAP

CIVIL SHEET INDEX

C0.1	CIVIL COVER SHEET
C0.2	CIVIL DETAILS
C1.1	GRADING AND DRAINAGE PLAN
C1.2	DRIVEWAY PLAN AND PROFILE
C1.3	CIVIL GRADING SECTIONS
C2.1	SEPTIC PLAN*
C3.1	TEMPORARY EROSION CONTROL PLAN

*PRESSURIZED SEPTIC SYSTEM SHALL BE A DEFERRED SUBMITTAL

SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2016 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS	INSPECTOR NAME	START DATE	END DATE
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC			
SUBGRADE /FINISH GRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC			
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC			
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS			
FOUNDATION	YES	BY SOIL ENGINEER / PERIODIC VERIFICATION - MATERIALS BELOW FOOTING/ACHEIVE BEARING CAPACITY			
MASONRY & CONCRETE CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC			
REINFORCING STEEL CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC			
SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.					

BUILDING SUBMITTAL ONLY
NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 11/9/17
SCALE: N.T.S.
ENGR. SJ
JOB NO: 1719.01

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

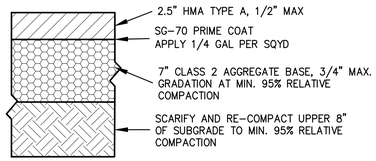
WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

WAYLAND RESIDENCE
MONTEREY COUNTY CALIFORNIA
SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
COVER SHEET
APN 173-062-008

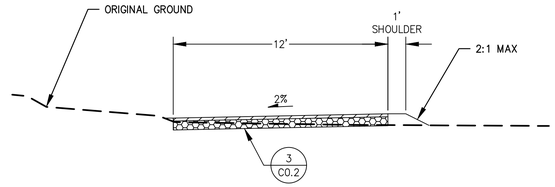
SHEET C0.1 OF 7

0 1 2 INCHES 3

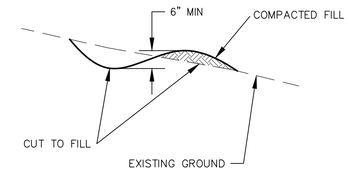
T:\Monterey Projects\1719.01\CIVIL\DESIGN\1719.01 – CIVIL–WAYLAND–02.dwg Nov 09, 2017 – 9:59am



3 AC PAVEMENT
SCALE: NONE

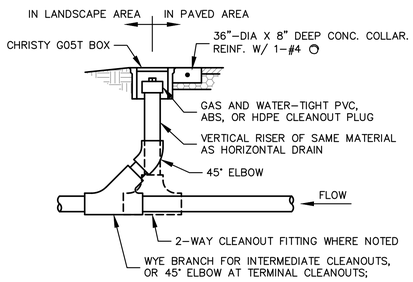


6 TYPICAL DRIVEWAY SECTION
SCALE: NONE

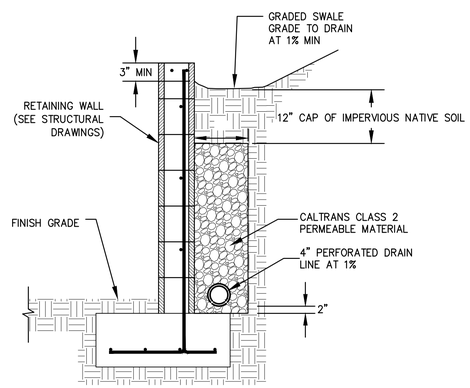


NOTE: SEED OR PLANT DISTURBED AREAS

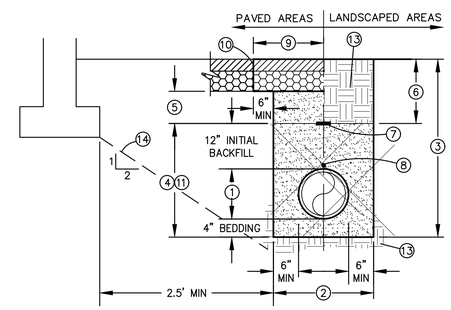
8 BROW DITCH
SCALE: NONE



2 CLEAN OUT
SCALE: NONE



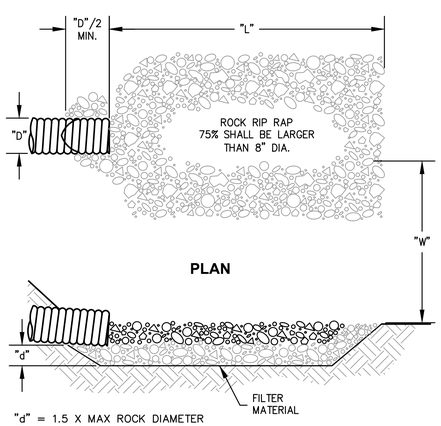
5 WALL DRAIN DETAIL
SCALE: NONE



KEYNOTES

1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 85% R.C.
7. PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
8. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
9. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
10. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
11. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
12. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
13. UTILITY TRENCHES THAT ARE PARALLEL TO THE SIDES OF BUILDINGS OR WALL FOOTINGS SHALL BE LOCATED SO THAT THE TRENCHES DO NOT EXTEND BELOW AN IMAGINARY LINE SLOPING DOWN AT A 1:1 (H:V) SLOPE FROM THE BOTTOM OUTSIDE EDGE OF THE FOOTINGS.
14. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

7 PRIVATE UTILITY TRENCHING
SCALE: NONE



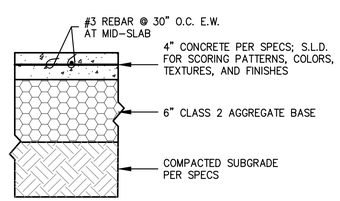
SECTION

TYPE SHOWN ON PLANS

TYPE	L (FT)	W (FT)	D (IN)
A	8	5	12
B	5	3	8
C	3	2	8

NOTES:
1. "L", "W", AND "D" AS SHOWN ON PLANS
2. APRON SHALL BE SET AT ZERO GRADE AND ALIGNED STRAIGHT
3. FILTER MATERIAL SHALL BE FILTER FABRIC OR 6" THICK MINIMUM GRADED GRAVEL LAYER
4. ROCK SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND ENGINEER

1 ROCK SLOPE PROTECTION
SCALE: NONE



4 CONCRETE PEDESTRIAN PAVEMENT
SCALE: NONE

STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26. ALTERNATE: RUBBER GASKETED PVC WATER PIPE CONFORMING TO AWWA C900, SDR 25. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D-2661, SCH 40.

8" AND LARGER PIPE: HDPE TYPE "S" (SMOOTH INTERIOR, CORRUGATED EXTERIOR) PIPE WITH WATERTIGHT JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26. ALTERNATE: RUBBER GASKETED PVC WATER PIPE CONFORMING TO AWWA C900, SDR 25

NOTE:

ALL RAINWATER LEADERS SHALL BE 4" UNLESS OTHERWISE NOTED ON PLANS.

PERFORATED PIPE

SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D-1785, SCH 40; ASTM D-3034, SDR 35 OR SDR 25; OR ASTM D-2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40.

PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729.

DRAINAGE INLETS

CAST IN PLACE CONCRETE AND PRECAST CONCRETE DRAIN INLETS SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" AND THESE SPECIAL PROVISIONS.

PRECAST MEMBERS SHALL CONFORM TO SECTION 70-1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.

PRECAST UNIT JOINTS SHALL BE SEALED WITH PREFORMED BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C-990.

PIPE CONNECTIONS TO CONCRETE STRUCTURES SHALL BE FITTED WITH AN ELASTOMERIC GASKET OR WATERSTOP CONFORMING TO ASTM C-923 OR ASTM C-1478 (FOR PVC PIPE), OR ASTM F-2510 (FOR HDPE TYPE 'S' PIPE).

THE BASE OF CONCRETE INLETS, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE TO AT LEAST THE PIPE SPRING LINE. THE INVERT PAVING THICKNESS SHALL BE AT LEAST 4" BELOW THE BOTTOM OF PIPE.

ALL INLETS SHALL BE H-20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE.

ADA-COMPLIANT GRATES SHALL HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PATH OF TRAVEL. ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA-COMPLIANT, UON.

INLET SCHEDULE

12"DI/JB: 12" SQUARE PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED GALVANIZED STEEL FRAME AND GRATE. JB CAN HAVE SOLID LIDS. CENTRAL PRECAST MODEL CP1212 OR EQUIVALENT.

18"DI/JB: 18" SQUARE PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED GALVANIZED STEEL FRAME AND GRATE. JB CAN HAVE SOLID LIDS. CENTRAL PRECAST MODEL CP1212 OR EQUIVALENT.

6"AD: 6"-DIA ROUND DRAIN INLET WITH HDPE GRATE. ADS OR NDS 6" DROP-IN GRATE, OR APPROVED EQUAL. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER.

NOTES:
1. ALL GRATES SHALL BE BOLT- OR LOCK-DOWN.
2. ALL INLETS SHALL BE H-20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, OR PEDESTRIAN LOAD RATED OTHERWISE.
3. ALL RAINWATER LEADERS SHALL BE 4" UNLESS OTHERWISE NOTED ON PLANS.

BUILDING SUBMITTAL ONLY
NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 11/9/17
SCALE: N.T.S.
ENGR. SJ
JOB NO.: 1719.01

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

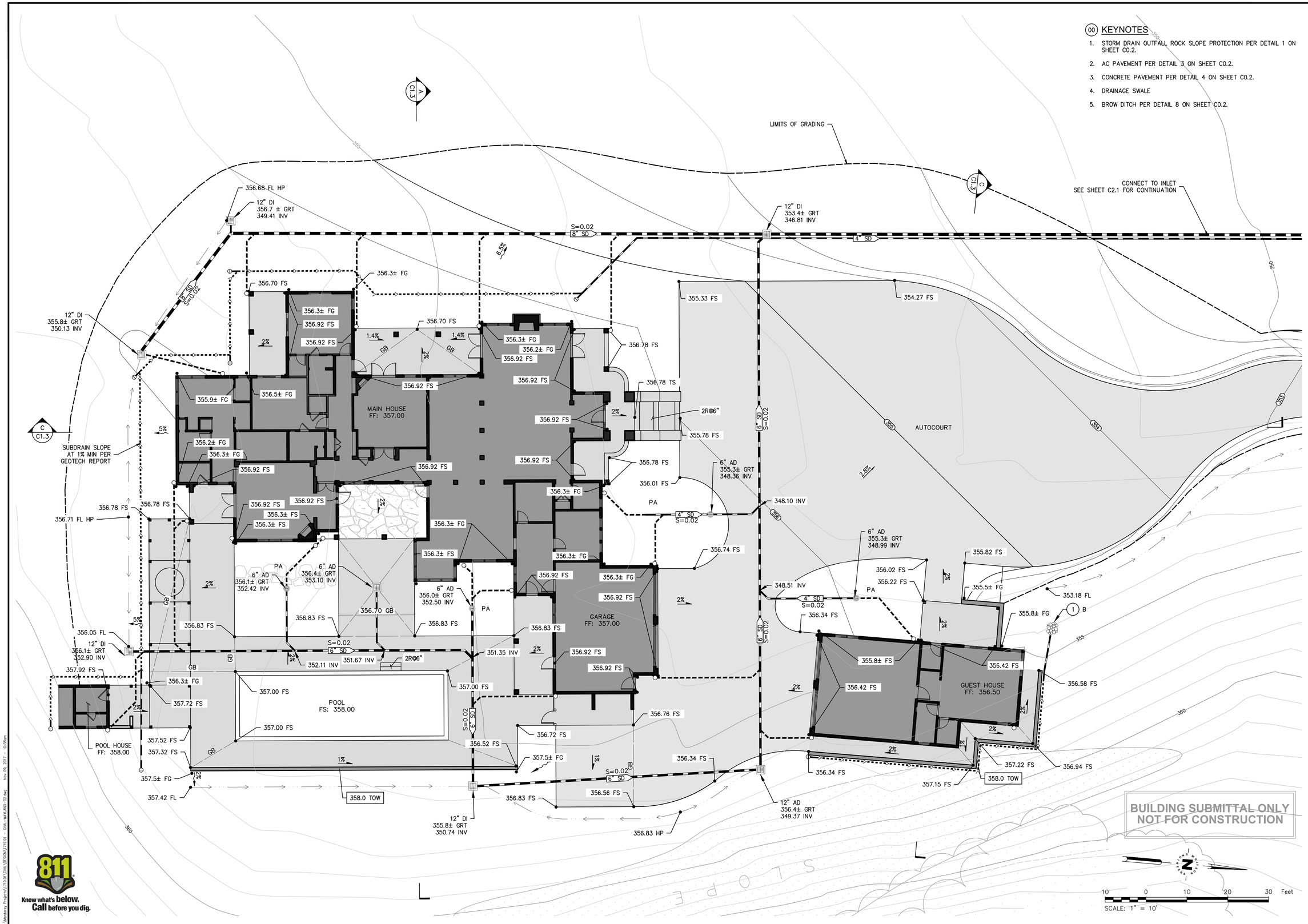
WAYLAND RESIDENCE
MONTEREY COUNTY CALIFORNIA
SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
CIVIL DETAILS
APN 173-062-008

SHEET C0.2 OF 7

T:\Monterey Projects\1719.01\CIVIL\DESIGN\1719.01 - CIVIL-WAYLAND-02.dwg Nov 09, 2017 - 10:16am

(00) KEYNOTES

1. STORM DRAIN OUTFALL ROCK SLOPE PROTECTION PER DETAIL 1 ON SHEET C0.2.
2. AC PAVEMENT PER DETAIL 3 ON SHEET C0.2.
3. CONCRETE PAVEMENT PER DETAIL 4 ON SHEET C0.2.
4. DRAINAGE SWALE
5. BROW DITCH PER DETAIL 8 ON SHEET C0.2.



Know what's below. Call before you dig.

REVISIONS:			
NO.	BY:	DATE:	DESCRIPTION:

DATE: 11/9/17
SCALE: 1"=10'
ENGR: SJ
JOB NO.: 1719.01

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court - Monterey, CA 93940
831 649-5225 - Fax 831 373-5065
CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT

WAYLAND RESIDENCE

MONTEREY COUNTY CALIFORNIA

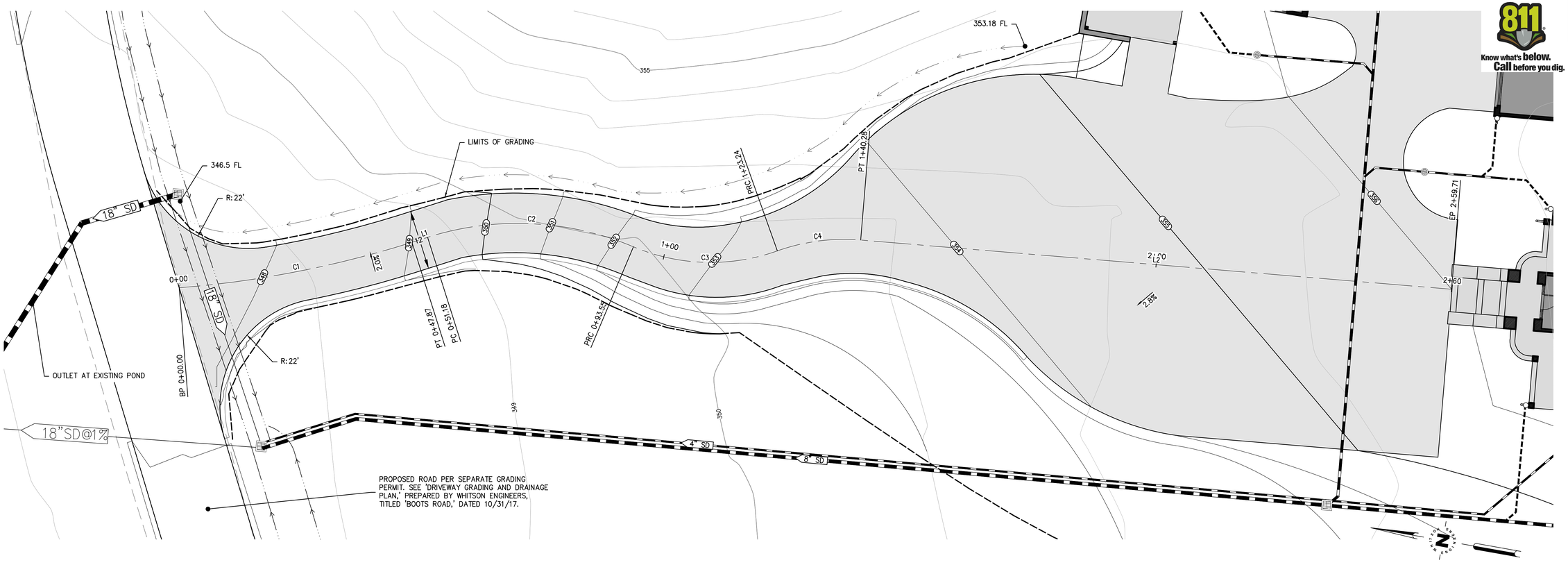
SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN

GRADING AND DRAINAGE PLAN

APN 173-062-008

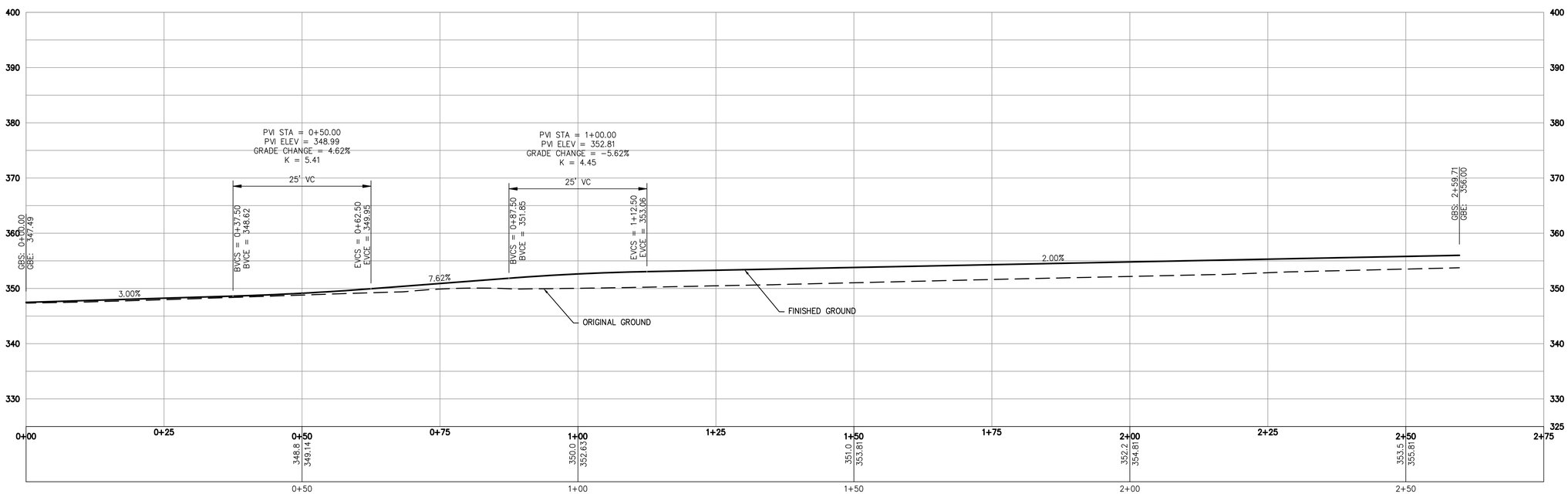
SHEET C1.1 OF 7

T:\Monterey Projects\1719.01\CIVIL\DESIGN\1719.01 - CIVIL-WAYLAND-02.dwg Nov 09, 2017 - 10:08am



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	210.00	13°03'41"	47.87
C2	60.00	40°27'36"	42.37
C3	40.00	42°31'25"	29.69
C4	40.00	24°24'25"	17.04

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S27°34'54"E	3.31
L2	S5°14'17"E	119.42



BUILDING SUBMITTAL ONLY
NOT FOR CONSTRUCTION

30 0 30 60 90 Feet
SCALE: 1" = 30'

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 11/9/17
SCALE: 1"=10'
ENGR: SJ
JOB NO.: 1719.01

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55219
CIVIL
STATE OF CALIFORNIA

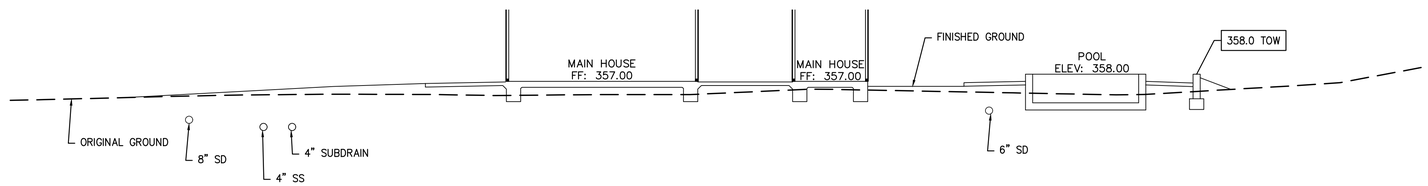
WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

WAYLAND RESIDENCE
MONTEREY COUNTY CALIFORNIA
SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
DRIVEWAY PLAN AND PROFILE
APN 173-062-008

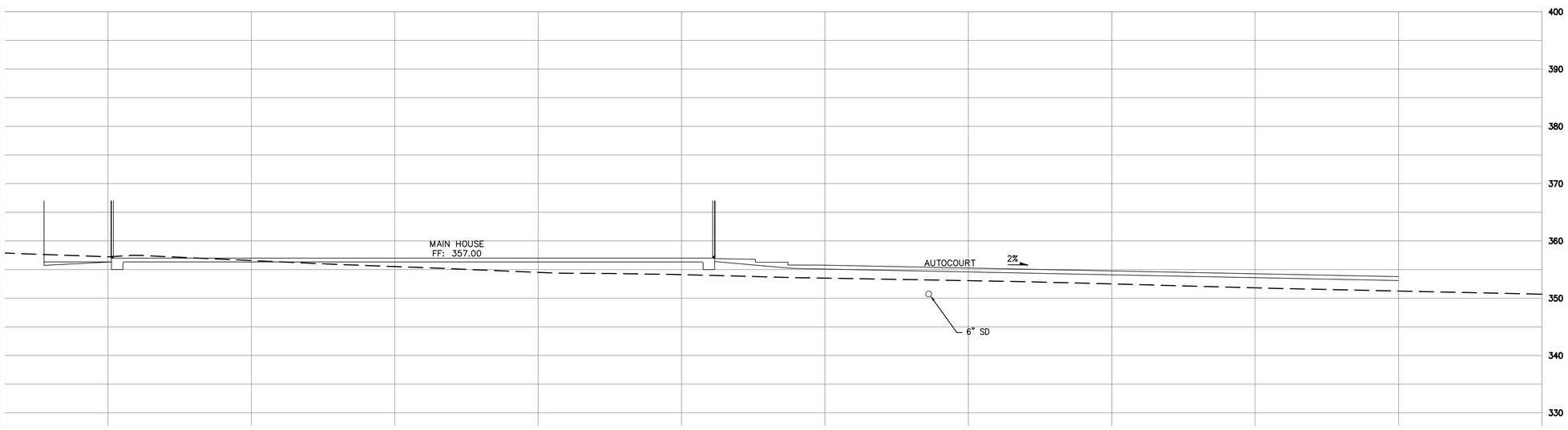
SHEET C1.2 OF 7

0 1 2 INCHES 3

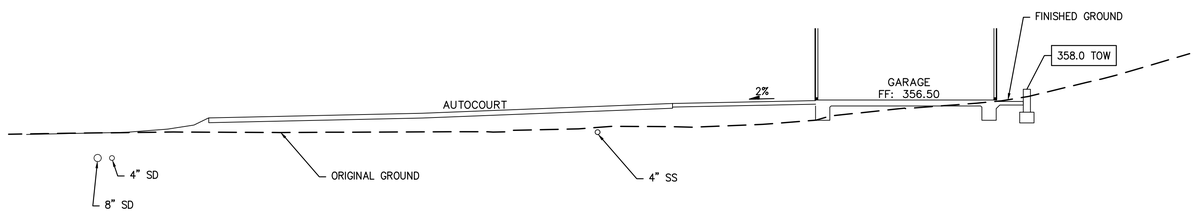
T:\Monterey Projects\1719.01\CIVIL\DESIGN\1719.01 - CIVIL-WAYLAND-02.dwg Nov 09, 2017 - 10:08am



A MAIN HOUSE SECTION
SCALE: 1" = 10'



C MAIN HOUSE SECTION
SCALE: 1" = 10'



B GARAGE SECTION
SCALE: 1" = 10'

BUILDING SUBMITTAL ONLY
NOT FOR CONSTRUCTION

30 0 30 60 90 Feet
SCALE: 1" = 30'

Know what's below. Call before you dig.

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 11/9/17
SCALE: 1"=10'
ENGR. SJ
JOB NO.: 1719.01

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55219
CIVIL
STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

WAYLAND RESIDENCE
MONTEREY COUNTY CALIFORNIA
SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
CIVIL GRADING SECTIONS
APN 173-062-008

SHEET C1.2 OF 7

0 1 2 INCHES 3

T:\Monterey Projects\1719.01\CIVIL\DESIGN\1719.01 - CIVIL-WAYLAND-02.dwg Nov 09, 2017 - 10:10am

SEPTIC SYSTEM NOTES AND SPECIFICATIONS:

1. **CODES AND STANDARDS:** ALL WORK SHALL BE IN CONFORMANCE WITH:
   1.1. 2013 CALIFORNIA PLUMBING CODE
   1.2. MONTEREY COUNTY SEWAGE DISPOSAL ORDINANCE #04055
2. **SANITARY SEWER PIPE:** 4" SOLVENT–WELD ABS, OR 4" SOLVENT–WELD OR RUBBER GASKETED PVC PIPE WITH WATERTIGHT JOINTS, CONFORMING TO ONE OF THE FOLLOWING: ASTM D–2661; ASTM D–1785, SCH 40; ASTM D–3034, SCH 35; OR ASTM D–2729. PIPE SHALL BE PLACED AT 2% OR GREATER SLOPE.
3. **PERFORATED PIPE:** SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D–1785, SCH 40; ASTM D–3034, SDR 35 OR SDR 25; OR ASTM D–2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D–2661, SCH 40. PERFORATION PATTERN SHALL CONFORM TO AASHTO M–27 OR ASTM D–2729.
4. **DIVERSION VALVE:** 4"–DIA PVC VALVE WITH THREADED FEMALE SOCKETS DESIGNED FOR DIVERSION OF FLOWS TO SEPTIC FIELDS, AND OPERATED THROUGH A VERTICAL RISER USING A STANDARD WATER METER KEY. "BULL RUN VALVE" OR APPROVED EQUAL. VALVE RISER SHALL BE OF SAME MATERIAL AS SANITARY SEWER PIPE. IN PLANTER AREAS RISER SHALL TERMINATE 4" ABOVE THE SURFACE WITH WATER–TIGHT THREADED CLEANOUT PLUG. IN VEHICULAR AREAS, TERMINATE CLEANOUT PLUG IN A CHRISTY G03 TRAFFIC–RATED VALVE BOX, OR APPROVED EQUAL. INSTALL VALVE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND MONTEREY COUNTY SEWAGE DISPOSAL ORDINANCE #04055.
5. **SEPTIC TANK:** PRECAST CONCRETE SEPTIC TANK SHALL CONFORM TO MONTEREY COUNTY REQUIREMENTS, SHALL BE UPC CERTIFIED, AND SHALL CONFORM TO IAPMO/ANSI Z1000–2007. TANK, RISERS, AND LIDS SHALL BE HS–20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA, OR RATED FOR A MINIMUM OF 500 PSF IF LOCATED OUTSIDE VEHICULAR AREAS, AND SOIL COVER IS 3 FEET OR LESS. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C–1644. PRECAST SECTION JOINTS SHALL BE SEALED USING JOINT SEALANT OR GASKETS SUPPLIED BY MANUFACTURER. TANK AND APPURTENANCES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. A TWO–WAY SEWER LINE CLEANOUT, WITH RISER TO THE SURFACE, LOCATED TWO FEET FROM THE INLET END OF THE SEPTIC TANK SHALL BE INSTALLED UNLESS MANHOLE RISERS TO THE SURFACE ARE OTHERWISE PROVIDED. INLINE EFFLUENT FILTERS SHALL BE INSTALLED. EFFLUENT FILTERS SHALL BE APPROVED BY THE MONTEREY COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
6. LEACH FIELDS SHALL MEET ALL MONTEREY COUNTY SETBACK REQUIREMENTS.
7. PROVIDE CLEANOUTS ON SANITARY SEWER LINES AT EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135° AND AT INTERVALS NOT EXCEEDING 100'.

SEPTIC SYSTEM LEGEND:

	SEPTIC TANK
	DIVERSION VALVE
	DISTRIBUTION BOX
	CLEANOUT
— SS —	SANITARY SEWER
	DEEP TRENCH. SEE DETAIL 1/C2.1
	FUTURE TRENCH
— — — —	SETBACK

SEPTIC SYSTEM DESIGN CRITERIA:

NUMBER OF BEDROOMS = GUEST HOUSE(1) + MAIN HOUSE(3)

NUMBER OF PERSONS = 5

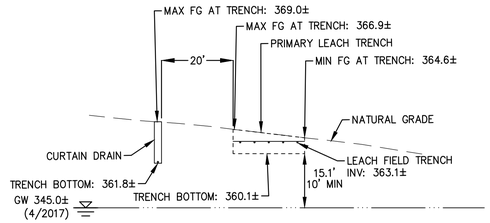
REQUIRED SEPTIC TANK SIZE = 2,000 GAL (4 BEDROOMS + DISPOSAL)

REQUIRED SEEPAGE AREA = 5 PERSONS X 75 GPD/PERSON / (3/10 GPD/SF) = 1250 SF

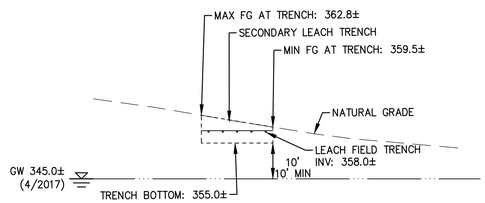
PROVIDED PRIMARY SEEPAGE AREA = BASE AREA + (DEPTH X TRENCH PERIMETER) (43.5' X 20')+ 3'(43.5'+20'+43.5'+20') = 1251 SF

PROVIDED SECONDARY SEEPAGE AREA = SAME AS PRIMARY

FUTURE SEEPAGE AREA = SAME AS PRIMARY

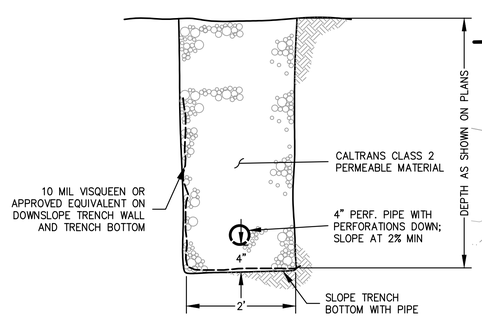


A / C2.1 SEPTIC LEACH FIELD SECTION (DEFERRED SUBMITTAL)
SCALE: 1"=20'



B / C2.1 SEPTIC LEACH FIELD SECTION (DEFERRED SUBMITTAL)
SCALE: 1"=20'

BUILDING SUBMITTAL ONLY NOT FOR CONSTRUCTION



2 / C2.1 CURTAIN DRAIN DETAIL
SCALE: NONE

REVISIONS:			
NO.	BY:	DATE:	DESCRIPTION:

DATE: 11/9/17 | SCALE: 1"=30' | ENGR. SJ | JOB NO.: 1719.01

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

MONTEREY COUNTY

WAYLAND RESIDENCE

CALIFORNIA

SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN

SEPTIC PLAN

APN 173-062-008

SHEET C2.1 OF 7

T:\Monterey Projects\1719.01\CIVIL\DESIGN\1719.01 - CIVIL-WAYLAND-02.dwg Nov 09, 2017 - 10:30am

WATER POLLUTION CONTROL PLAN

1. ESTIMATED TOTAL DISTURBED AREA: 0.98± AC. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE PROJECT SWPPP.
2. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   - 2.1. THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/construc/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf
   - 2.2. THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT http://www.cabmphandbooks.com/
3. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
11. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
12. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
14. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
    - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
    - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
15. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
16. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
17. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
18. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
19. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
20. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)

GENERAL REQUIREMENTS

ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.

21. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
    - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
    - B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
    - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
    - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
    - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
3. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
4. 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. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

OBSERVATION AND MAINTENANCE

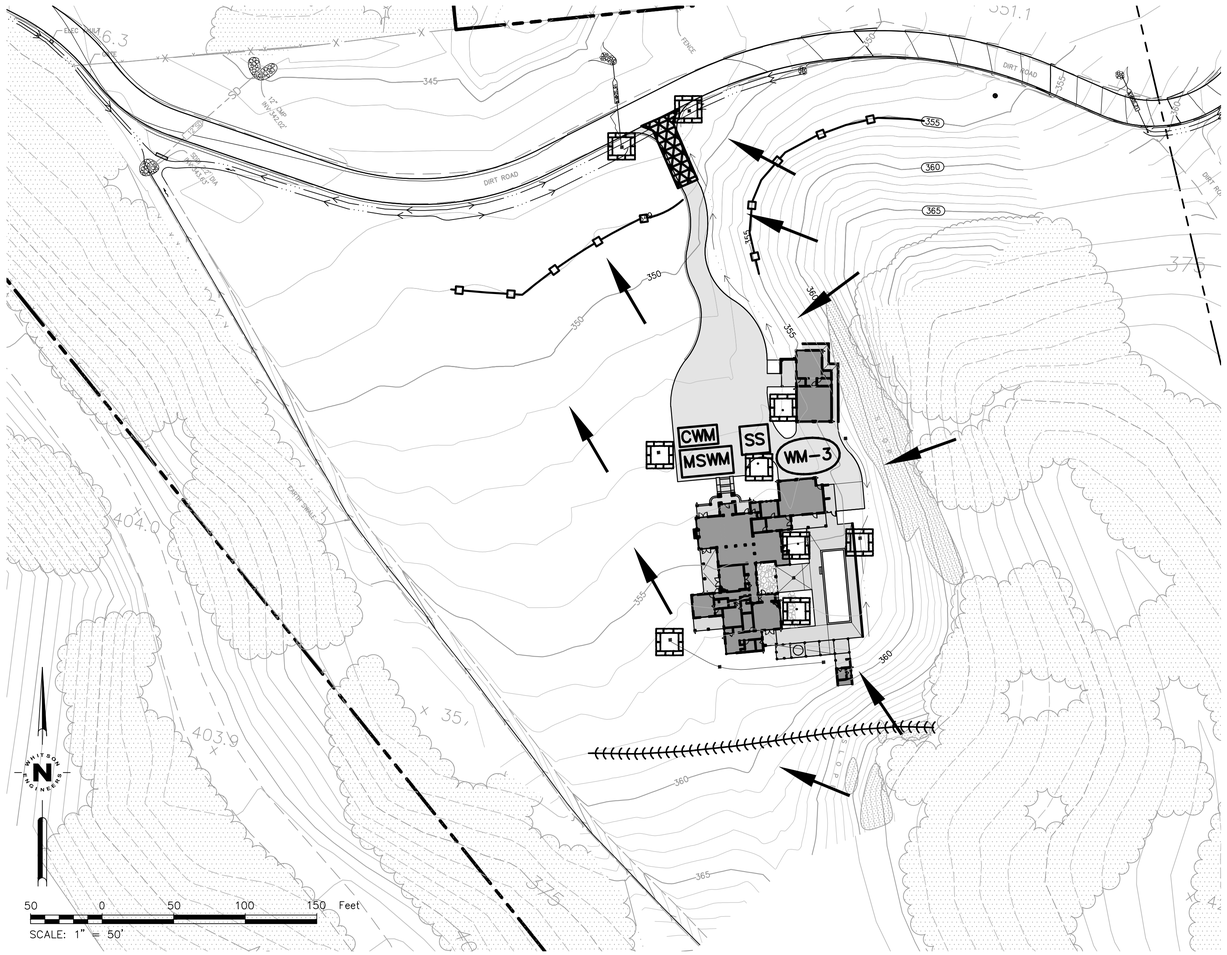
1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
   - A. WEEKLY, AND
   - B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
   - C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
   - D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPINDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
   - FIRE HYDRANT FLUSHING,
   - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
   - PIPE FLUSHING AND TESTING,
   - WATER TO CONTROL DUST,
   - UNCONTAMINATED GROUND WATER FROM DEWATERING,
   - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
   - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
   - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
   - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
   - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPS REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
   - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
   - THE DISCHARGE IS MONITORED
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
   - SPILL PREVENTION AND RESPONSE;
   - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
   - GOOD HOUSEKEEPING;
   - FINES AND PENALTIES;
   - MATERIAL MANAGEMENT PRACTICES.



LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	–	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
ESA	–	–	TREE PROTECTION FENCING (ORANGE SNOW FENCING)
~~SC-7~~	SC-7	–	STREET SWEEPING
	SC-10	–	INLET PROTECTION
CWM	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
			SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) SEED MIX PER LANDSCAPE DWGS / SPECS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWM	WM-1	–	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	WM-3	T53	TEMPORARY STOCKPILES
SS	WM-9	–	SANITARY FACILITIES
	–	–	DIRECTION OF DRAINAGE

BUILDING SUBMITTAL ONLY
NOT FOR CONSTRUCTION

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 11/9/17
SCALE: 1"=50'
ENGR. SJ
JOB NO: 1719.01

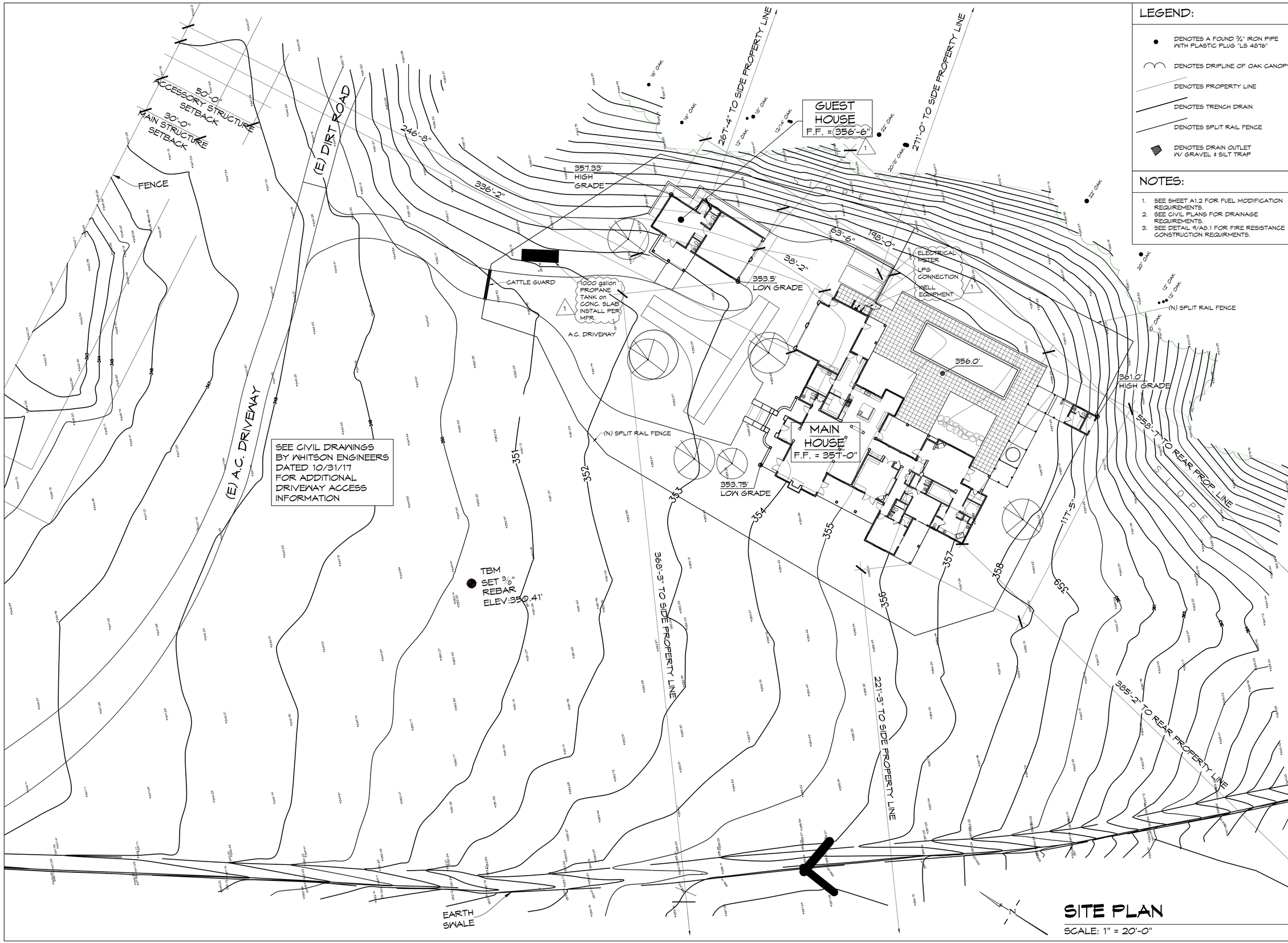
REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55019 CIVIL STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court - Monterey, CA 93940
831 649-5225 - Fax 831 373-5065
CIVIL ENGINEERING ■ LAND SURVEYING ■ PROJECT MANAGEMENT

WAYLAND RESIDENCE
MONTEREY COUNTY CALIFORNIA
SINGLE FAMILY RESIDENCE GRADING AND DRAINAGE PLAN
TEMPORARY EROSION CONTROL PLAN
APN 173-062-008

SHEET C3.1 OF 7

I:\Monterey Projects\1719.01\CIVIL\DESIGN\1719.01 - CIVIL-WAYLAND-02.dwg Nov 09, 2017 - 10:12am



LEGEND:

- DENOTES A FOUND ¾" IRON PIPE WITH PLASTIC PLUG "LS 4876"
- DENOTES DRIPLINE OF OAK CANOPY
- DENOTES PROPERTY LINE
- DENOTES TRENCH DRAIN
- DENOTES SPLIT RAIL FENCE
- DENOTES DRAIN OUTLET W/ GRAVEL & SILT TRAP

NOTES:

1. SEE SHEET A1.2 FOR FUEL MODIFICATION REQUIREMENTS.
2. SEE CIVIL PLANS FOR DRAINAGE REQUIREMENTS.
3. SEE DETAIL 9/A8.1 FOR FIRE RESISTANCE CONSTRUCTION REQUIRMENTS.

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	11/10/17
SCALE:	1" = 20'-0"
DRAWN:	LL
JOB NUMBER:	16.14
REVISION	
1	PLAN CK. REVS. 1-29-18

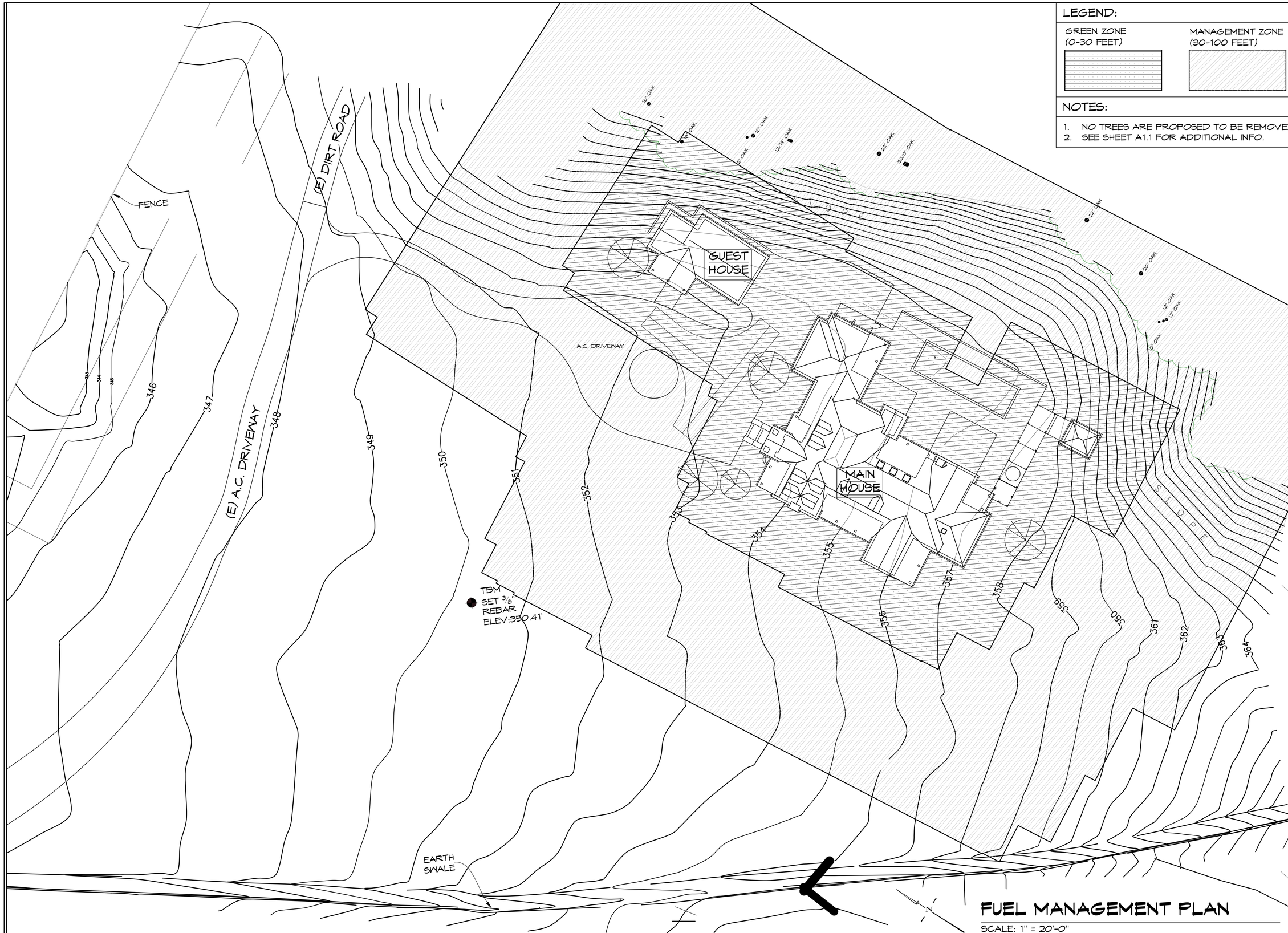
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2019
Renewal Date
STATE OF CALIFORNIA

SITE PLAN

WAYLAND RESIDENCE

BOOTS ROAD
MONTEREY, CA 93940
A.P.N. 173-062-007 & 173-062-011

A1.1



FUEL MANAGEMENT PLAN

SCALE: 1" = 20'-0"

LEGEND:

GREEN ZONE (0-30 FEET)

MANAGEMENT ZONE (30-100 FEET)

NOTES:

1. NO TREES ARE PROPOSED TO BE REMOVED
2. SEE SHEET A1.1 FOR ADDITIONAL INFO.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	11/10/17
SCALE:	1" = 20'-0"
DRAWN:	LL
JOB NUMBER:	16.14
REVISION	
1	PLAN CK. REVS. 1-29-18

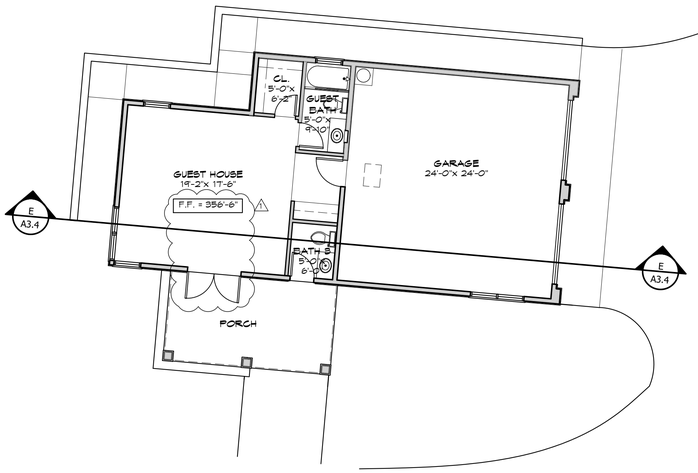
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2019
Renewal Date
STATE OF CALIFORNIA

FUEL MANAGEMENT PLAN

WAYLAND RESIDENCE

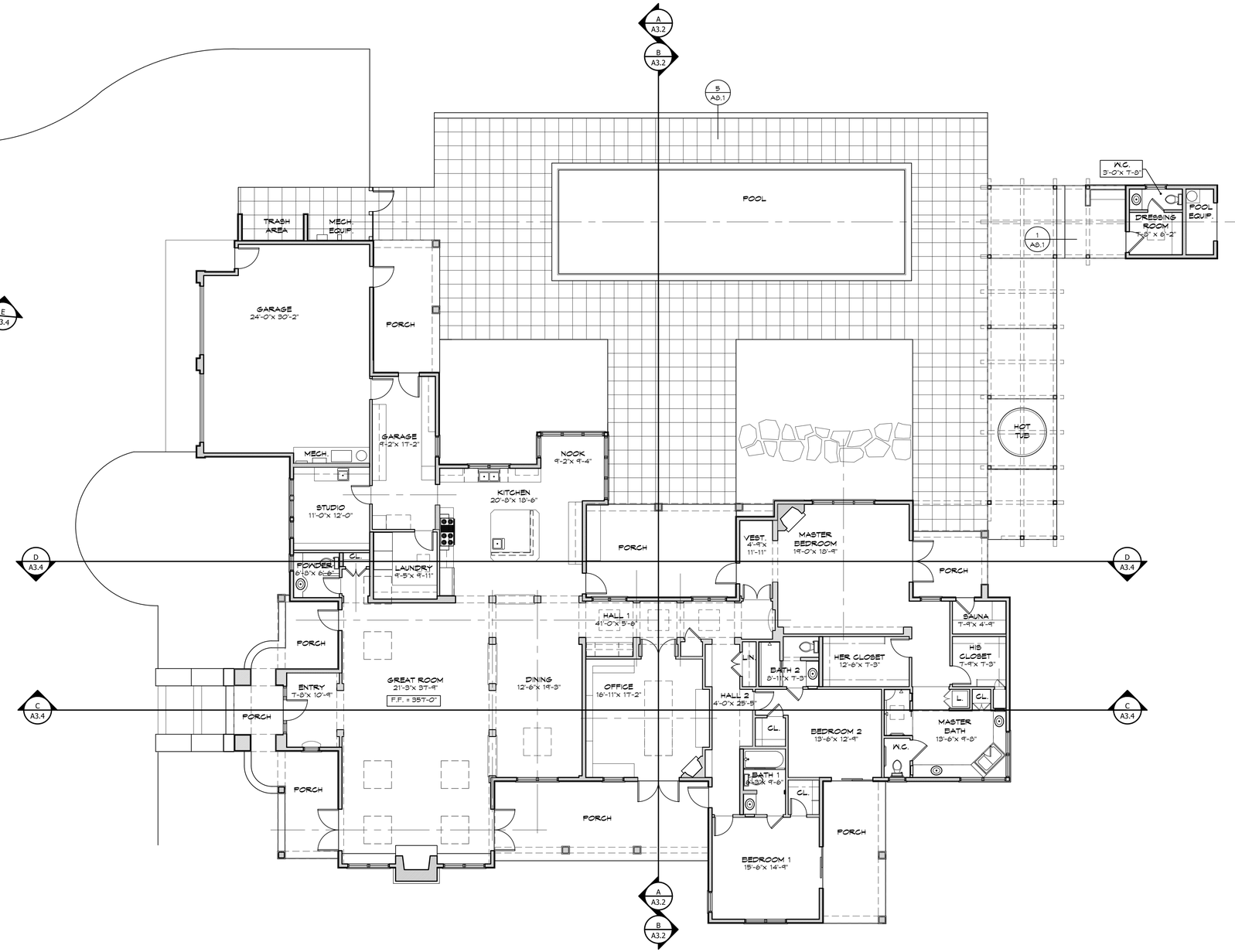
BOOTS ROAD
MONTEREY, CA 93940
A.P.N. 173-062-007 & 173-062-011

A1.2



GUEST HOUSE FLOOR PLAN

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



MAIN HOUSE FLOOR PLAN

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

NOTE: SEE SHEETS A2.1 - A2.3 FOR ADDITIONAL INFORMATION

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	11/10/17
SCALE:	1/8" = 1'-0"
DRAWN:	LL
JOB NUMBER:	16.14
REVISION	
1	PLAN CK. REVS. 1-29-18

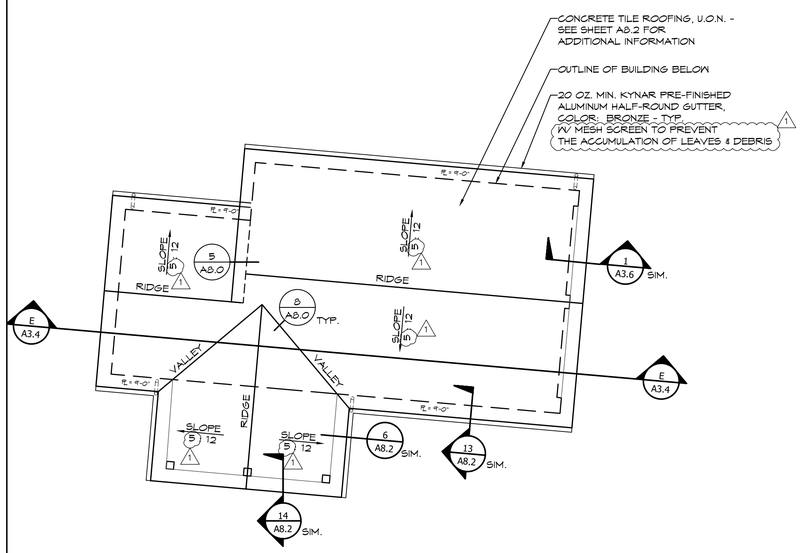
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2019
Renewal Date
STATE OF CALIFORNIA

1/8" SCALE FLOOR PLAN

WAYLAND RESIDENCE

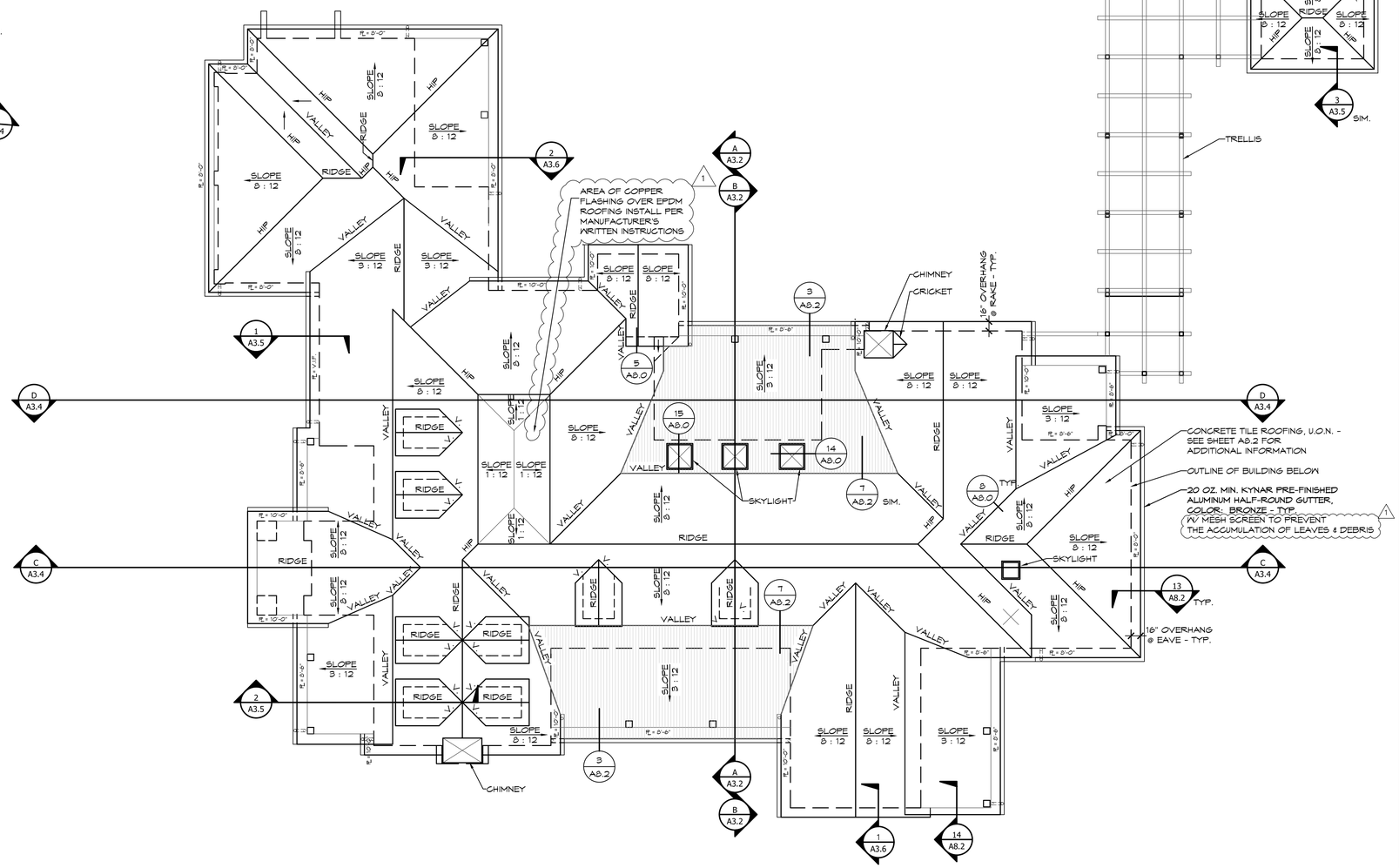
BOOTS ROAD
MONTEREY, CA 93940
A.P.N. 173-062-007 & 173-062-011

A2.0



GUEST HOUSE ROOF PLAN

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



MAIN HOUSE ROOF PLAN

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

STUCCO NOTES:

EXTERIOR WALL COVERING SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AND EAVES AT ALL ROOF OVERHANGS, OR AT ENCLOSED EAVES TERMINATE AT THE ENCLOSURE

PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH.

THE FIRST COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO FILL SOLIDLY ALL OPENINGS IN THE LATH.

THE SURFACE SHALL BE SCORED HORIZONTALLY SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND TO RECEIVE THE SECOND COAT.

THE MINIMUM CURE TIME PRIOR TO PLACEMENT OF THE SECOND APPLICATION SHALL BE 48 HOURS.

THE SECOND COAT SHALL BE BROUGHT OUT TO PROPER THICKNESS, RODDED, AND FLOATED SUFFICIENTLY ROUGH TO PROVIDE ADEQUATE BOND FOR THE FINISH COAT.

THE SECOND COAT SHALL HAVE NO VARIATION GREATER THAN 1/4" IN ANY DIRECTION UNDER A 5-FOOT STRAIGHT EDGE.

THE MINIMUM CURE TIME PRIOR TO PLACEMENT OF THE CEMENT PLASTER FINISH COAT SHALL BE 7 DAYS.

CEMENT PLASTER FINISH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL THICKNESS AND PRESSURE TO BOND TO AND TO COVER/CONCEAL THE "BROWN COAT"

NOTES

1. ROOF & ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME & EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION RESISTANT NONCOMBUSTIBLE WIRE MESH W/OPENINGS A MIN. OF $\frac{1}{16}$" & SHALL NOT EXCEED $\frac{1}{8}$"

2. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES OR CORNICES.

LEGEND

V. VALLEY

AREA OF CORRUGATED METAL ROOFING

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	11/10/17
SCALE:	1/8" = 1'-0"
DRAWN:	LL
JOB NUMBER:	16.14
REVISION	
1	PLANNING CHECK REVISION 1/22/2018

LICENSED ARCHITECT JJ GRANGE HOLDREN C-32768 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

ROOF PLANS

WAYLAND RESIDENCE

BOOTS ROAD
MONTEREY, CA 93940
A.P.N. 173-062-007 & 173-062-011

A2.5

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	11/10/17
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	16.14
REVISION	
1	PLAN CK. REVS. 1-29-18

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2019
Renewal Date
STATE OF CALIFORNIA

MAIN HOUSE EXTERIOR ELEVATIONS

WAYLAND RESIDENCE

BOOTS ROAD
MONTEREY, CA 93940
A.P.N. 173-062-007 & 173-062-011

A3.1

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

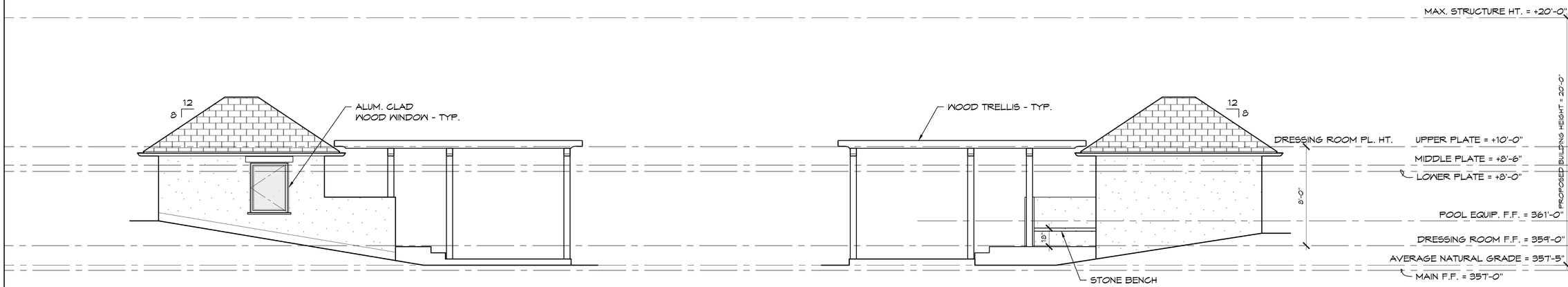
DATE:	11/10/17
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	16.14
REVISION	
1	PLAN CK. REVS. 1-29-18

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2019
Renewal Date
STATE OF CALIFORNIA

MAIN HOUSE EXTERIOR ELEVATIONS / SECTIONS

WAYLAND RESIDENCE
BOOTS ROAD
MONTEREY, CA 93940
A.P.N. 173-062-007 & 173-062-011

A3.2



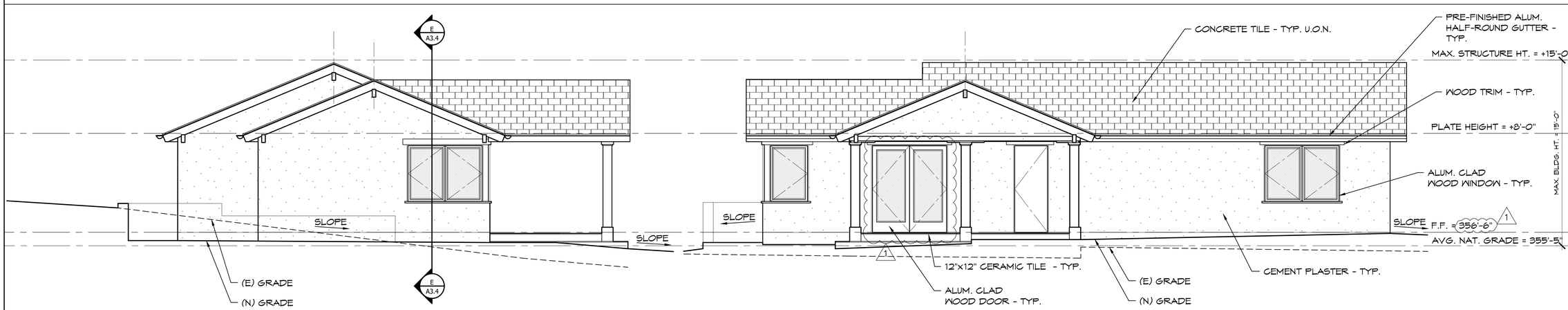
MAIN HOUSE PARTIAL EAST ELEVATION

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

MAIN HOUSE PARTIAL WEST ELEVATION

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

MAIN HOUSE

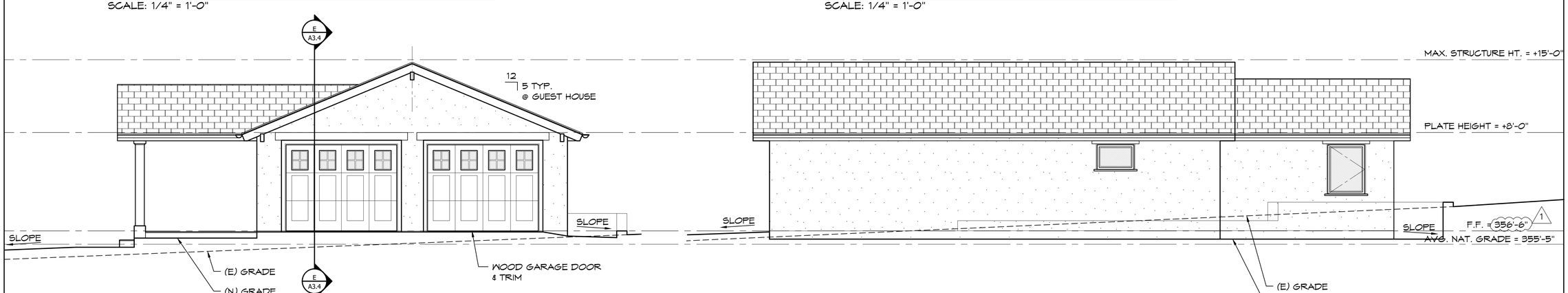


GUEST HOUSE NORTH ELEVATION

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

GUEST HOUSE WEST ELEVATION

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



GUEST HOUSE SOUTH ELEVATION

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

GUEST HOUSE EAST ELEVATION

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

8 0 4 8 16

GUEST HOUSE

HOLDREN+LIETZKE
ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

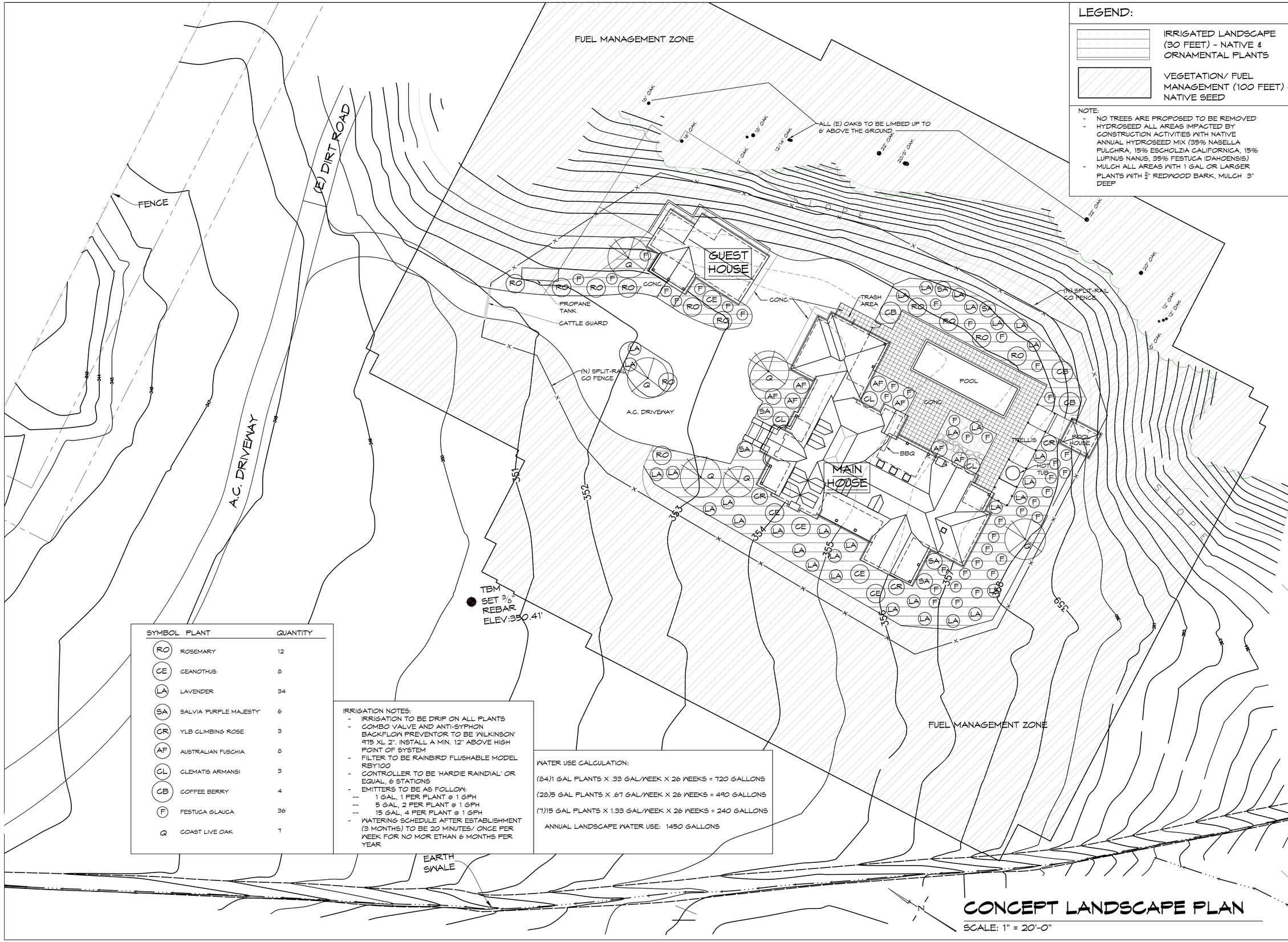
DATE:	11/10/17
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	16.14
REVISION	
1	PLAN CK. REVS. 1-29-18

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2019
Renewal Date
STATE OF CALIFORNIA

DRESSING ROOM & GUEST HOUSE EXT. ELEVATIONS

WAYLAND RESIDENCE
BOOTS ROAD
MONTEREY, CA 93940
A.P.N. 173-062-007 & 173-062-011

A3.3



LEGEND:

IRRIGATED LANDSCAPE (30 FEET) - NATIVE & ORNAMENTAL PLANTS

VEGETATION/ FUEL MANAGEMENT (100 FEET) - NATIVE SEED

NOTE:
- NO TREES ARE PROPOSED TO BE REMOVED
- HYDROSEED ALL AREAS IMPACTED BY CONSTRUCTION ACTIVITIES WITH NATIVE ANNUAL HYDROSEED MIX (35% NASELLA PULCHRA, 15% ESCHOLZIA CALIFORNIGA, 15% LUPINUS NANUS, 35% FESTUCA IDAHOENSIS)
- MULCH ALL AREAS WITH 1 GAL OR LARGER PLANTS WITH 2" REDWOOD BARK, MULCH 3" DEEP

SYMBOL	PLANT	QUANTITY
RO	ROSEMARY	12
CE	CEANOTHUS	8
LA	LAVENDER	34
SA	SALVIA 'PURPLE MAJESTY'	6
CR	YLB CLIMBING ROSE	3
AF	AUSTRALIAN FUSCHIA	8
CL	CLEMATIS ARMANSI	3
CB	COFFEE BERRY	4
F	FESTUCA GLAUCA	36
Q	COAST LIVE OAK	7

IRRIGATION NOTES:
- IRRIGATION TO BE DRIP ON ALL PLANTS
- COMBO VALVE AND ANTI-SYPHON BACKFLOW PREVENTOR TO BE 'WILKINSON' 975 XL 2". INSTALL A MIN. 12" ABOVE HIGH POINT OF SYSTEM
- FILTER TO BE RAINBIRD FLUSHABLE MODEL RBY100
- CONTROLLER TO BE 'HARDIE RAINDIAL' OR EQUAL, 6 STATIONS
- EMITTERS TO BE AS FOLLOW:
  - -- 1 GAL, 1 PER PLANT @ 1 GPH
  - -- 5 GAL, 2 PER PLANT @ 1 GPH
  - -- 15 GAL, 4 PER PLANT @ 1 GPH
- WATERING SCHEDULE AFTER ESTABLISHMENT (3 MONTHS) TO BE 20 MINUTES/ ONCE PER WEEK FOR NO MOR ETHAN 6 MONTHS PER YEAR

WATER USE CALCULATION:

(84)1 GAL PLANTS X .33 GAL/WEEK X 26 WEEKS = 720 GALLONS

(28)5 GAL PLANTS X .67 GAL/WEEK X 26 WEEKS = 490 GALLONS

(7)15 GAL PLANTS X 1.33 GAL/WEEK X 26 WEEKS = 240 GALLONS

ANNUAL LANDSCAPE WATER USE: 1450 GALLONS

CONCEPT LANDSCAPE PLAN

SCALE: 1" = 20'-0"

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	11/10/17
SCALE:	1" = 20'-0"
DRAWN:	LL
JOB NUMBER:	16.14
REVISION	
1	PLAN CK. REVS. 1-29-18

LICENSED ARCHITECT J. CRAIG HOLDREN C-32768 SEP 30 2019 Renewal Date STATE OF CALIFORNIA

CONCEPT LANDSCAPE PLAN

WAYLAND RESIDENCE
BOOTS ROAD
MONTEREY, CA 93940
A.P.N. 173-062-007 & 173-062-011

L-1

This page intentionally left blank