

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

In the matter of the application of:

WECKER (PLN170144)

RESOLUTION NO. 18 - 032

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of a Use Permit to allow development on slope exceeding 25 percent, a Use Permit to allow removal of six (6) Monterey pine and one (1) oak, and an Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit with a 528 square foot attached garage; subject to nineteen (19) conditions of approval.

600 and 610 Viejo Road, Carmel, Greater Monterey Peninsula Area Plan (APNs: 103-011-004/012-000)

The Wecker application (PLN170144) came on for a public hearing before the Monterey County Zoning Administrator on June 14, 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:** **CONSISTENCY / SITE SUITABILITY / NO VIOLATIONS -**
The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Greater Monterey Peninsula Area Plan, Monterey County Zoning Ordinance (Title 21), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.
- EVIDENCE:**
 - a) The proposed project involves the construction of a 1,200 square foot accessory dwelling unit with a 528 square foot attached garage; construction of an on-site wastewater treatment system, and associated grading and site improvements for access and utilities; development on slope exceeding 25 percent, and tree removal.
 - b) The properties are located at 600 and 610 Viejo Road, Carmel (Assessor's Parcel Numbers 103-011-004/012-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential, 5.1 acres per unit, with Urban Reserve, Design Control, and Site Plan Review Overlays (RDR/5.1-UR-D-S). Development of habitable accessory dwelling units and non-habitable accessory structures are allowed uses pursuant to MCC Sections 21.16.030.E and S. Therefore, the proposed development is an allowed use for this site. The Site Plan Review and Design Control zoning overlays

require the granting of an Administrative Permit and Design Approval for the proposed development (see Finding No. 2 below).

- c) All structural development and tree removal will occur on 600 Viejo Road (Assessor's Parcel Number 103-011-012-000). The only development to occur on 610 Viejo Road (Assessor's Parcel Number 103-011-004-000) will be the development on slope exceeding 25 percent and associated grading for the driveway and utility access to the new structures. The building site is located behind and above the existing single-family dwelling on the parcel, and access to the building site crosses this adjacent parcel, for which the owner has a recorded access easement (Document 2017000938, recorded January 6, 2017).
- d) Urban Reserve. In this case, the Urban Reserve overlay indicates the subject properties are located within the sphere of influence of the City of Monterey. Therefore, RMA-Planning referred the project to the City of Monterey Community Development Department for review. The City of Monterey Community Development Department responded via email on June 8, 2017, and informed RMA-Planning that the City has no issues with the proposed development.
- e) The 4.98-acre lot (Assessor's Parcel Number 103-011-012-000) is identified as a 5-acre lot under separate ownership on Assessor's Map Book 103, Page 1, in both 1964 (Volume 2) and 1972 (Volume 5). A 0.02-acre portion on the property was conveyed to the State of California via deed (recorded on June 2, 1965, Reel 408, Page 628, Official Records), resulting in the current 4.98-acre configuration. The existing single-family dwelling on the parcel was initially constructed in 1963. The current owner purchased the property in 1980 (Grant Deed recorded February 5, 1980, Reel 1388, Page 385). Thus, in its current configuration, the property is a legal lot of record.
- f) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan; and
 - Monterey County Zoning Ordinance (Title 21)
- g) 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/or regulations of the applicable Monterey County Code (MCC).
- h) The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Water Resources Agency, Cypress Fire Protection District, and City of Monterey Community Development Department. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended by RMA-Planning and RMA-Environmental Service have been incorporated.
- i) The following technical reports have been prepared:
 - Geotechnical Report (LIB170225) prepared by Grice Engineering, Inc., Salinas, California, November 25, 2015;

- Preliminary Cultural Resources Reconnaissance (LIB170228) prepared by Susan Morley, registered archaeologist, Marina, California, May 2017;
 - Arborist Report (LIB170229) prepared by Albert Weisfuss, Monterey, California, May 23, 2017;
 - Biological Assessment (LIB170230) prepared by Pat Regan, Consulting Biologist, Carmel Valley, California, June 2017; and
 - Landslide Hazards Analysis (LIB170330) prepared by Grice Engineering, Inc., Salinas, California, September 20, 2017.
- j) County staff independently reviewed these reports and concur with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with these reports.
- k) Cultural Resources. The project site is within an area of moderate sensitivity for prehistoric cultural resources. An archaeological survey (LIB170228) prepared for the project did not identify any potential for inadvertent impacts to prehistoric or cultural resources. Therefore, the County has applied a standard project condition (Condition No. 3), to require the contractor to stop work if previously unidentified resources are discovered during construction.
- l) Design and Site Plan Review. See Finding No. 2.
- m) Accessory Dwelling Unit. See Finding No. 5.
- n) Long-Term Sustainable Water Supply and Adequate Water Supply System. See Finding No. 6.
- o) Tree Removal. See Finding No. 7.
- p) Development on Slope Exceeding 25 Percent. See Finding No. 8.
- q) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
- r) The project planner conducted a site inspection on June 21, 2017, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and that the site is suitable for the proposed development and use.
- s) The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The LUAC, at a duly-noticed public meeting on October 18, 2017, voted 3 – 0 to support the project with a recommended change to require 1:1 tree replacement. Condition No. 18 will require the Applicant to replant removed trees at a 1:1 ratio.
- t) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170144.

2. **FINDING:** **DESIGN AND SITE PLAN REVIEW**– The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property. Additionally, the proposed development is not located in an area that has the potential

to adversely affect or be adversely affected by natural resources or site constraints.

- EVIDENCE:**
- a) On a 4.98-acre lot with an existing single-family dwelling, the Applicant proposes to construct a 1,200 square foot accessory dwelling unit with a 528 square foot attached garage. The proposed project also involves construction of an on-site wastewater treatment system; associated grading and site improvements for access and utilities; development on slope exceeding 25 percent, and tree removal.
 - b) Pursuant to Chapter 21.44, Title 21 (Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Overlay or Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
 - c) Pursuant to Chapter 21.45, Title 21 (Zoning Ordinance) of the MCC, the proposed project site and surrounding area are designated as a Site Plan Review Overlay or Combining District (S District), which regulates review of development, where by reason of its location, it has the potential to adversely affect or be adversely affected by natural resources or site constraints.
 - d) Material and Color Finishes. The Applicant proposes exterior colors and materials that are consistent with the rural residential setting. The primary colors and materials include tan vinyl roofing, light brown stucco and medium brown wood siding, and dark bronze aluminum windows and doors. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding rural residential neighborhood character, and are consistent with other dwellings in the neighborhood, including the existing single-family dwelling on the subject parcel.
 - e) Visual Resources. The project site is within an area of high visual sensitivity, as designated on Figure 14 (Greater Monterey Peninsula Scenic Highway Corridors & Visual Sensitivity Map) of the 2010 Monterey County General Plan, due to the potential for impacts to the viewshed along Highway 1. However, the property and building site are over 300 and 500 feet, respectively, from Highway 1. The property and building site are also not visible from Highway 1. Existing distance, trees and vegetation, and topography effectively screen the proposed development from the highway viewshed. As proposed, the project would not result in any visual impacts, and the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Monterey Peninsula Area Plan.
 - f) Review of Development Standards. The development standards for the RDR zoning district are identified in MCC Section 21.16.060. Required setbacks in the RDR district for habitable accessory structures are 50 feet (front), 6 feet (rear), and 6 feet (sides). The proposed attached garage would be required to meet the same structural setbacks. The corresponding maximum structure height is 15 feet. The proposed setbacks and height for the accessory dwelling

unit and attached garage are approximately 220 feet (front), 92.18 feet and 164.32 feet (sides), 400 feet (rear), and 12.25 feet (height).

The allowed site coverage maximum in the RDR zoning district is 25 percent. The property is 4.98 acres or 216,746 square feet, which would allow a site coverage maximum of approximately 54,187 square feet. The existing structural coverage (i.e., single-family dwelling with an attached garage) is 3,168 square feet or 1.5 percent. The addition of the accessory dwelling unit and garage would raise the structural coverage by 1,728 square feet, resulting in a total site coverage of 4,896 square feet or 2.26 percent. Based on the information above, as proposed, the project meets all required development standards.

- g) The project planner conducted a site inspection on June 21, 2017, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and will not adversely impact the neighborhood character or scenic/visual resources.
- h) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding rural residential neighborhood character (i.e., structural design features, colors, material finishes, and site). The proposed development is also not visible from a common public viewing area; therefore, the proposed structures would not have an impact on a public viewshed and would not create a substantially adverse visual impact when viewed from a common public viewing area. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

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 RMA-Planning, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Water Resources Agency, Cypress Fire Protection District, and the City of Monterey Community Development Department. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided by an existing water connection, and a proposed on-site wastewater treatment system for the accessory dwelling unit. The property will continue to be served by a public water system (California American Water), using water credits gained through an interior remodel of the existing single-family dwelling (not a part of this permit action). Based on projected water use data submitted by the Applicant, and reviewed by Monterey County Water Resources Agency, Environmental Health Bureau, and the Monterey Peninsula Water Management District, the

estimated water use for the property would decrease from 0.216 acre feet to 0.212 acre feet (an overall net reduction of 0.004 acre feet). The Monterey County Environmental Health Bureau and Water Resources Agency did not apply conditions of approval. See also Finding Nos. 5 (Accessory Dwelling Unit) and 6 (Long-Term Sustainable Water Supply and Adequate Water Supply System), and supporting evidence.

- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN170144.

4. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of new, small facilities or structures, including habitable and non-habitable structures accessory to a single-family dwelling or residential use.
 - b) The subject project consists of the construction of an accessory or second dwelling unit with an attached garage, an on-site wastewater treatment system, and associated grading and site improvements for access and utilities. Therefore, the proposed development is consistent with the exemption parameters of CEQA Guidelines Section 15303.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, or development located within view of a scenic highway. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact. The subject property is located approximately 300 feet from Highway 1; however, the property and project site are not visible from Highway 1 due to distance, trees and vegetation, and topography which effectively screen the proposed development from the highway viewshed.
 - d) No adverse environmental effects were identified during staff review of the development application.
5. **FINDING:** **ACCESSORY DWELLING UNIT** – The subject project meets the regulations, standards and circumstances for an accessory dwelling unit in accordance with the applicable goals, policies, and regulations of the applicable land use plan and zoning codes.
- EVIDENCE:**
- a) The establishment of the accessory dwelling unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3 and supporting evidence).

- b) The subject property upon which the accessory dwelling unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of the 2010 Monterey County General Plan, Greater Monterey Peninsula Area Plan, and zoning ordinance (Title 21). The proposed unit is in conformance with 2010 General Plan Policy LU-2.10, which allows development of accessory dwelling units provided the area does not have resource constraints. The property is not within an area of the County that limits development to the first single-family dwelling.
- c) The property is 4.98 acres, which is larger than the minimum lot size of 2 acres required pursuant to Monterey County Code (MCC) Section 21.64.030.D.2.
- d) As proposed, the Accessory Dwelling Unit would be 1,200 square feet, which is the maximum allowed pursuant to Monterey County Code (MCC) Section 21.64.030.D.4.
- e) Necessary public facilities will be provided by an existing water connection, and a proposed on-site wastewater treatment system for the accessory dwelling unit. The property will continue to be served by a public water system (California American Water), using water credits gained through an interior remodel of the existing single-family dwelling (not a part of this permit action). Based on projected water use data submitted by the Applicant, and reviewed by Monterey County Water Resources Agency, Environmental Health Bureau, and the Monterey Peninsula Water Management District, the estimated water use for the property would decrease from 0.216 acre feet to 0.212 acre feet (an overall net reduction of 0.004 acre feet). The Monterey County Environmental Health Bureau and Water Resources Agency did not apply conditions of approval. See also Finding Nos. 3 (Health and Safety) and 6 (Long-Term Sustainable Water Supply and Adequate Water Supply System), and supporting evidence.
- f) The proposed accessory dwelling unit will not adversely impact traffic conditions in the area. The project involves generation of new traffic; however, the proposed accessory dwelling unit would generate an insignificant amount of new traffic. Viejo Road and adjacent roads and streets within the City of Monterey are not at degraded levels of service, and the contribution of traffic from the accessory dwelling unit would not cause any intersection level of service to be degraded. The County reviewed the project application and did not require a traffic technical report. In addition, upon application for the construction permits, the Applicant shall be required to pay applicable traffic impacts fees, which provides funding for infrastructure projects to address cumulative traffic impacts.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170144.

6. FINDING:

LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM – The project has an

adequate water supply system to serve the development, and the project is not required to provide proof of a Long-Term Sustainable Water Supply under Monterey County 2010 General Plan Policies PS-3.1 and PS-3.2, respectively.

- EVIDENCE:**
- a) The proposed project will use or require the use of water.
 - b) Policies PS-3.1 and PS-3.2 of the 2010 Monterey County General Plan require proof of a long term sustainable water supply and an adequate water supply system for new development requiring a discretionary permit. Based on projected water use data submitted by the Applicant, and reviewed by Monterey County Water Resources Agency, Environmental Health Bureau, and the Monterey Peninsula Water Management District, the estimated water use for the property would decrease from 0.216 acre feet to 0.212 acre feet (an overall net reduction of 0.004 acre feet). The Monterey County Environmental Health Bureau and Water Resources Agency did not apply conditions of approval. See also Finding Nos. 3 (Health and Safety) and 5 (Accessory Dwelling Unit), and supporting evidence. Based on County review, as proposed, the project would not result in intensification of water use over the existing baseline residential use of the property.
 - c) The water source for the proposed development is California American Water (Cal Am), a regulated public utility that is mandated to provide water that meets public health standards and thus has adequate water quality as required by PS-3.2(a). Cal Am also has the technical, managerial, and financial capability to provide water to the subject site consistent with PS-3.2(c).
 - d) Based on Evidences b and c above, the project has a long-term, sustainable water supply, both in quality and quantity, and an adequate water supply system to serve the proposed use.
 - e) 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 PLN170144.

7. **FINDING:** **TREE REMOVAL** – The project includes the removal of seven (7) protected trees. Tree removal is in accordance with the Monterey County Zoning Ordinance (Title 21). The Required Findings in order to grant the permit for tree removal have been met.

- EVIDENCE:**
- a) Chapter 21.64.260, Title 21, of the MCC requires a Use Permit for the removal of three (3) or more protected trees within any one year period.
 - b) As proposed, the project involves the removal of six (6) Monterey pine and one (1) oak (i.e., a total of 7 trees). Based on an arborist report prepared for the project (LIB170229), the proposed tree removal is the minimum necessary to accommodate the proposed structure. As described in the report, alternative building locations would result in removal of more trees and additional impact to slope exceeding 25 percent. The report further identifies that all of the Monterey pine scheduled for removal are nearing the end of their life span, and removal would not fracture the overall canopy of the surrounding stand or forest.
 - c) The project planner conducted a site inspection on June 21, 2017, to

verify that the proposed project minimizes tree removal in conformance with applicable MCC.

- d) Based on the arborist report (LIB170229) and a biological assessment prepared for the project (LIB170230), the proposed tree removal will not involve a risk of adverse environmental impacts. Per the reports, no special status flora or fauna were found. There was also no evidence of nesting birds within the trees proposed for removal. The subject parcel is heavily forested, and the construction of the accessory dwelling unit and garage, along with the tree removal, will not create a significant long-term impact to the area's ecosystem. Furthermore, the proposed project will not significantly reduce the availability of wildlife habitat on the 4.98-acre parcel or surrounding area.
- e) Measures for tree and root protection during construction and tree replacement have been incorporated as conditions of approval (Condition No. 5 and 18). Additionally, the Applicant will be required to obtain a construction permit prior to tree removal (Condition No. 6), and to submit a nesting survey prior to tree removal (Condition. No. 11)

8. **FINDING:** **DEVELOPMENT ON SLOPE EXCEEDING 25 PERCENT –**
There is no feasible alternative which would allow development to occur on slopes of less than 25 percent.

- EVIDENCE:**
- a) Pursuant to the policies of the Monterey County 2010 General Plan and MCC, a Use Permit is required and the criteria to grant said permit have been met. No feasible alternative to access the building site exists.
 - b) The project includes application for 1,935 square feet of development on slopes exceeding 25 percent to allow construction of an access driveway to the building site. Due to the topography of the parcels, it's not possible to provide access to the building site and avoid slopes exceeding 25 percent, and there is no feasible alternative which would allow development to occur on slopes less than 25 percent.
 - c) The County reviewed the application materials, including plans, to verify the subject project minimizes development on slopes exceeding 25 percent in accordance with the applicable goals and policies of the Monterey County 2010 General Plan and applicable zoning codes. The proposed access road is the minimum necessary to accommodate access to the site by residential and emergency response vehicles. Therefore, the project is consistent with applicable policies and regulations regarding development on slopes exceeding 25 percent.
 - d) The County shall require such conditions of approval and changes in the development as it may deem necessary to assure compliance with MCC Section 21.64.230.E.2 regarding soil conditions, and to assure stability of the development and erosion control; therefore, the following conditions have been applied: Condition Nos. 12, 13, 14, 15, 16, and 17 – Erosion Control Plan, Grading Plan, Inspections, and Geotechnical Certification.
 - e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the

proposed development found in project file PLN170144.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.
- EVIDENCE:** Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

DECISION

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

- A. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- B. Approve a Combined Development Permit consisting of a Use Permit to allow development on slope exceeding 25 percent, a Use Permit to allow removal of six (6) Monterey pine and one (1) oak, and an Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit with a 528 square foot attached garage; in general conformance with the attached plans and subject to nineteen (19) conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of June, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 15 2018.

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 JUN 25 2018.

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 Planning Commission in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the offices of Monterey County RMA-Planning and RMA-Building Services 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

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

PLN170144

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (RMA-Planning File No. PLN170144) allows development on slope exceeding 25 percent, removal of six (6) Monterey pine trees, and the construction of a 1,200 square foot accessory dwelling unit with a 528 square foot attached garage. The project properties are located at 600 and 610 Viejo Road, Carmel (Assessor's Parcel Numbers 103-011-012-000 and 103-011-004-000), 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 RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA-Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 18 - 032) was approved by the Zoning Administrator for Assessor's Parcel Numbers 103-011-012-000 and 103-011-004-000 on June 14, 2018. The permit was granted subject to nineteen (19) 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 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 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

6. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to commencement of tree removal, the Owner/Applicant shall confirm with RMA-Planning that a construction permit has been issued.

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

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit an exterior lighting plan as part of the construction plan set to RMA-Planning for review and approval. Approved exterior lighting plans shall be incorporated into final building plans.

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

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

8. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on June 14, 2021, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

9. 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.

10. 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 RMA-Building Services and RMA-Planning 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 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 shall provide evidence from a licensed civil engineer or surveyor, to RMA-Building Services and RMA-Planning for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

11. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

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

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

12. 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.

13. GRADING PLAN

Responsible Department: Environmental Services

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

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

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

14. 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.

15. 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.

16. 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.

17. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

18. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to occupancy, the applicant shall replace each tree approved for removal at a 1:1 replacement ratio recommended by the arborist. The replacement trees shall be replanted within the same general vicinity as the trees removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to occupancy, the Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement trees and photos of the planted replacement trees.

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

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

19. 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 RMA Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the Development Services.

WECKER RESIDENCE

A NEW ACCESSORY DWELLING UNIT 600 VIEJO ROAD, CARMEL, CA.

PROJECT / GENERAL NOTES

GENERAL NOTES

NOT ALL NOTES MAY APPLY TO THIS PROJECT

FIELD VERIFY NEAREST UPSTREAM MANHOLE AND ELEVATION DRAINAGE PIPING SERVING FIXTURES WITH FLOOD LEVEL RIMS LESS THAN 2' ABOVE MANHOLE ELEVATION SHALL BE PROTECTED FROM SEWAGE BACKFLOW WITH AN APPROVED BACKWATER VALVE. ALL SLIDING GLASS DOORS SHALL BE TEMPERED GLASS. USE ABS PLASTIC GLUE FITTINGS AT ALL CONCEALED PLUMBING FIXTURE CONNECTIONS. ALL WATER HEATERS SHALL BE CEC CERTIFIED. MIN. WATER HEATER CAPACITY SHALL BE 67 GAL. FOR 1ST HOUR RATING. ALL HOT WATER PIPES SHALL BE INSULATED WITH APPROVED INSULATOR. SHOWER / TUB VALVES SHALL BE PRESSURE VALVE OR THERMOSTATIC MIXING TO LIMIT WATER TEMPERATURE TO MAX. 120 DEGREES F. WATER MAIN LINE FROM METER TO HOUSE SHALL BE 2" DIA. PVC SCHEDULE 40. PROVIDE NON-REMOVABLE BACK FLOW PREVENTION DEVICE ON ALL HOSE BIBS. PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR AT WATER HEATERS, CPC 608. GAS LINE SIZING DIAGRAM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO ROUGH PLUMBING INSPECTION. SEISMIC ANCHORAGE OF TANK TYPE WATER HEATERS TO INCLUDE STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION, THE LOWER STRAP LOCATED TO MAINTAIN 4" MIN. ABOVE THE CONTROLS, CPC 510.5. APPLIANCES DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY ANCHORED PER THE MANUFACTURERS INSTRUCTIONS. OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIRE STOPPED W/ NONCOMBUSTIBLE MATERIAL. MINIMUM NAILING SHALL COMPLY WITH CBC TABLE 23-11-B-1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 AND BETTER UNLESS NOTED OTHERWISE. ALL MUDSILLS SHALL BE PRESSURE TREATED DOUGLAS FIR. ALL CONCRETE SHALL BE TRANSIT MIXED AND DEVELOPE A MIN. OF 2500 PSI @ 28 DAYS. ALL NEW UTILITIES SHALL BE UNDER GROUND. CONTRACTOR TO CONSULT LOCAL UTILITY COMPANIES FOR THEIR REQUIREMENTS. ALL WORKMANSHIP, MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH ALL CURRENT CODES AND LOCAL ORDINANCES THAT APPLY TO THIS PROJECT. PROPERTY CORNERS SHALL BE SET IN PLACE BY A LICENSED SURVEYOR OR CONSTRUCTION STAKING VERIFIED BY A LICENSED SURVEYOR AND A LETTER OF SETBACK COMPLIANCE VERIFICATION PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION AND OR POURING ANY CONCRETE.

ELECTRICAL NOTES

TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN SHALL BE LIMITED TO SUPPLYING COUNTER SPACE OUTLETS ONLY (NO OTHER OUTLETS). ALL SMOKE DETECTORS SHALL OBTAIN POWER FROM BUILDING WIRING AND BE INTERCONNECTED WITH A BATTERY BACK UP. ALL CARBON MONOXIDE DETECTORS SHALL OBTAIN POWER FROM BUILDING WIRING AND BE INTERCONNECTED WITH A BATTERY BACK UP. A DEDICATED 20 AMP. CIRCUIT SHALL SERVE BATHROOM OUTLETS ONLY, NOT INCLUDING OTHER RECEPTACLES, LIGHTS, FANS, ETC. ALL OUTLETS IN BATHROOMS SHALL BE GFCI. FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENIS, BEDROOMS, RECREATION ROOMS, CLOSETS, BEDROOMS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL HAVE AFCI PROTECTED RECEPTACLES PER CPC 210.12(B). ALL OUTLETS THAT SUPPLY 125 VOLTS SINGLE PHASE 15 AND 20 AMPERE OUTLETS IN BEDROOMS SHALL BE PROTECTED BY AND ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT. (LIGHTS AND RECEPTACLES). ALL 125 VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11. BOND WATER PIPES AND ABOVE GROUND METAL GAS PIPING TO THE SERVICE GROUND PER CEC 250-104. EXTERIOR LIGHT FIXTURES SHALL BE LABELED 'SUITABLE FOR WET LOCATION'. LAUNDRY BRANCH CIRCUIT TO OTHER BRANCH CIRCUITS REQUIREMENTS. AT LEAST ONE 20 AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS REQUIRED BY SECTION 210-52(F), CEC 210-11(C)2. CLOTHES DRYERS AND ELECTRIC RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER CEC 250-140.

BATHROOM NOTES

TILE SHOWER AND TUBS WITH TILE WALLS SHALL HAVE WATER/MOLD PROOF GYP. BRD., WATERPROOF PAPER, LATH, CONCRETE FLOAT AND CERAMIC OR PORCELAIN TILE OR STONE TILE ON WALLS, FLOORS AND SEATS ETC. TO THE CEILING. SHOWER THRESHOLDS SHALL BE A MINIMUM OF 22" WIDE IN THE CLEAR. ALL SHOWER AND TUB / SHOWER ENCLOSURES SHALL BE TEMPERED GLASS.

BEDROOM EGRESS

1 WINDOW IN EACH BEDROOM SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. CLEAR OPENING HEIGHT OF 24" MIN., CLEAR OPENING WIDTH OF 20" MIN. AND A MAXIMUM SILL HEIGHT OF 44" FROM FINISHED FLOOR TO THE NET OPENING OF WINDOW.

GENERAL BUILDING NOTES

- ALL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, CA. BLDG STANDARDS CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE, 2013 CALIFORNIA ELECTRICAL CODE.
- WRITTEN OR CALCULATED DIMENSIONS SHALL GOVERN. DO NOT SCALE DRAWINGS. LARGE SCALE DRAWINGS OR DETAILS SHALL TAKE PRECEDENCE OVER SMALLER DRAWINGS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE DIMENSIONS OF THESE DRAWINGS TO THE DESIGNER OR ENGINEER UPON THEIR DISCOVERY FOR CORRECTION AND/OR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
- ANY PART OF THE WORK NOT SHOWN ON THE DRAWINGS BUT MENTIONED IN THE SPECIFICATIONS, OR ANY PART OF THE WORK NOT MENTIONED IN THE SPECIFICATIONS BUT SHOWN ON THE DRAWINGS, SHALL BE PERFORMED AS IF FULLY DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
- THESE CONSTRUCTION DRAWINGS SHOW SPECIFIC DETAILS OF CONSTRUCTION FOR ARCHITECTURAL STYLE AND STRUCTURAL INTEGRITY. WHERE SPECIFIC DETAILS ARE NOT SHOWN, CONSTRUCTION METHODS SHALL BE OF A SIMILAR NATURE OR COMMON PRACTICES.
- THE CONTRACTOR SHALL VERIFY ALL SITE GRADES BEFORE COMMENCING WORK. REPORT ANY DISCREPACIES TO THE DESIGNER OR ENGINEER UPON THEIR DISCOVERY FOR CORRECTION AND/OR CLARIFICATION.
- THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL REPORT ANY UNINTENTIONAL ERRORS OR OR OMISSIONS TO THE DESIGNER OR ENGINEER UPON THEIR DISCOVERY FOR CORRECTION AND/OR CLARIFICATION.
- THE CONTRACTOR SHALL COORDINATE WORK WITH SUB CONTRACTORS SO ALL WORK IS PERFORMED IN A TIMELY AND GOOD WORKMANSHIP MANNER.
- THE CONTRACTOR SHALL PROVIDE ALL STAGING, SCAFFOLDING, SHORING, ETC. NECESSARY TO PERFORM THE WORK DESCRIBED IN THESE DRAWINGS. SUCH STAGING, SCAFFOLDING, SHORING, ETC. SHALL BE ERCTED AND MAINTAINED IN A SAFE MANNER AND COMPLY WITH CURRENT CODES AND SAFETY REGULATIONS.

CAL GREEN MANDATORY REQUIREMENTS

SHOWER HEADS SHALL HAVE A MAX. FLOW OF 2.0 GALS. PER MIN. LAVATORY FAUCETS SHALL HAVE A MAX. FLOW OF 1.5 GALS. PER MIN. KITCHEN FAUCETS SHALL HAVE A MAX. FLOW OF 1.8 GALS. PER MIN. TOILETS SHALL BE 1.28 GALLONS PER FLUSH, MAX. RAIN SENSOR ON AUTOMATIC IRRIGATION SYSTEM CONTROLLER

PROVIDE COPIES OF THE OPERATION AND MAINTENANCE MANUALS TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.410.1 OF THE CAL. GREEN BUILDING STANDARDS CODE 2013

DUCT SYSTEMS SHALL BE SIZED, DESIGNED AND EQUIPMENT SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORING AGENCY MUST BE QUALIFIED.

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS AND OTHER PENETRATIONS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST RODENTS PER APPROVED MEANS (4.406.1).

DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVER AND PROTECTED DURING CONSTRUCTION (4.504.1).

ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUNDS DURING CONSTRUCTION (4.504.2.1).

PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).

AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS (4.504.2.3). DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANCE.

CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).

MINIMUM 90% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS PER SECTIONS 4.504.4.

PARTICAL BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).

INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).

CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3).

ALL BATHROOM EXHAUST FANS SHALL BE ENERGYSTAR COMPLIANT. MINIMUM 50 CFM FOR INTERMITTENT VENTILATION AND EQUIPPED WITH HUMIDISTAT AND HUMIDITY CONTROLL PER CALGREEN SECTION (4.506.1).

ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED TO CEC REGULATIONS.

CONSTRUCTION WASTE REQUIREMENTS

A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE HAULED TO THE SAN BENITO REGINAL WASTE MANAGEMENT DISTRICT RECYCLE FACILITY IN HOLLISTER, CA. ALL HAZARDOUS WASTE SHALL BE STORED, TRANSPORTED, AND DISPOSED AS REQUIRED IN TITLE 22 CCR, DIVISION 4.5 AND 49 CFR 261-263. STORE HAZARDOUS WASTE IN COVERED CONTAINERS UNTIL DISPOSAL. CONTRACTOR SHALL PROVIDE TO THE BUILDING DEPARTMENT ALL RECEIPTS FROM THE WASTE MANAGEMENT DISTRICT FOR ALL MATERIALS TAKEN TO THE DISTRICT FOR DOCUMENTATION OF PROPER DISPOSAL.

ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. UNTIL PROPER REMOVAL.

ALL CONSTRUCTION MATERIAL SHALL BE CONTAINED AND COVERED WHEN NOT IN USE AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.

ALL IMPERVIOUS SURFACES SHALL BE SWEEP (NOT WASHED WITH WATER) AND MAINTAINED FREE FROM DEBRIS AND ACCUMULATION OF DIRT.

SOILS REPORT FILE No. 6517-15.11 BY GRICE ENGINEERING AND GEOLOGY INC. DATED JAN. 02, 2015 IS PART OF THESE PLANS AND ALL RECOMMENDATIONS THERE IN SHALL BE COMPLIED WITH.

PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT: (1) THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT. (2) THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT. (3) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.

WILDLAND-URBAN-INTERFACE FIRE ZONE

REQUIREMENTS PER CRC SECTION R327

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

ALL EXTERIOR WINDOWS AND GLAZED DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS PER CRC SECTION R327.8.2.1.

- CONSTRUCTED OF MULTI-PANE GLAZING WITH MINIMUM OF 1 TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING.
- CONSTRUCTED OF GLASS BLOCK UNITS.
- HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
- BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

ALL EXTERIOR DOORS, INCLUDING GARAGE DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS PER CRC SECTION R327.8.3.

- THE EXTERIOR SURFACE OR CLADDING SHALL BE NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
- SHALL BE CONSTRUCTION OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8" THICK, OR RAISED PANELS SHALL NOT BE LESS THAN 1 1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
- SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
- SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.

FIRE DEPARTMENT NOTES

A) RESIDENCE AND GARAGE ARE TO BE FULLY PROTECT3D WITH AUTOMATIC FIRE SPRINKLER SYSTEM. INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13 D AND LOCAL AMENDMENTS. THE EDITION(S) OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING PLANS OF THE FIRE SPRINKLER SYSTEM(S) FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION FROM THE BUILDING INSPECTION DEPARTMENT. FIRE ALARM FLOOR SWITCH SHALL BE WIRED TO THE KITCHEN REFRIGERATOR CIRCUIT. ANY DEVIATIONS REQUIRE FIRE DEPARTMENT APPROVAL.

B) BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUEST FOR FINAL INSPECTION. ALL ADDRESS NUMBERS (PERMANENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY AS TO BE CLEARLY VISIBLE FROM THE ROAD. WHERE VISIBILITY CAN NOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS SHALL BE 'ARABIC' (1,2,3, ETC.), NOT 'ROMAN' (I, II, VI, X, ETC.) OR WRITTEN OUT IN WORDS (THIRTEEN, SEVENTY-SIX, ETC.). ADDRESS NUMBERS SHALL BE A MINIMUM NUMBER HEIGHT OF 3 INCHES, 3/4 WIDE STROKE, AND CONTRASTING WITH THE BACKGROUND COLORS OF THE SIGN. NOTE: IF NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTORS WILL NOT GRANT INSPECTION.

C) ALL FLAMMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN CLEAR DISTANCE OF NOT LESS THAN 30 FEET ON EACH SIDE FROM STRUCTURES OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO THE STRUCTURE. ADDITIONAL FIRE PROTECTION OR FIREBREAK MAY BE REQUIRED WHEN, BECAUSE OF EXTRA HAZARDOUS CONDITIONS, A FIRE BREAK OF 30 FEET IS NOT SUFFICIENT TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREA MAY REQUIRE ADDITIONAL FIRE PROTECTION TO BE DETERMINED BY THE FIRE CHIEF AND DIRECTOR OF PLANNING AND BUILDING. THIS PROJECT REQUIRES 30 FEET CLEARANCE.

D) ROOF CONSTRUCTION SHALL BE A CLASS 'A' OR CLASS 'B' ROOFING SYSTEM, AS DEFINED BY THE LATEST EDITION OF THE UNIFORM BUILDING CODE STANDARDS FOR ROOFING (SECTION 15-2).

E) DRIVEWAY SHALL BE ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS (22 TONS) NOT LESS THAN 12 FEET OF UNOBSTRUCTED WIDTH, MINIMUM OF 13'-0" OR 15'-0" VERTICAL CLEARANCE AND A MAXIMUM OF 15 PERCENT SLOPE. ON DRIVEWAYS EXCEEDING 8 PERCENT OR MORE THE FINISHED SURFACE SHALL BE AC PAVEMENT OR COE. EXCEPTION: WHEN THE BUILDINGS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, THE PROVISIONS OF THIS SECTION MAY BE MODIFIED, SUBJECT TO APPROVAL OF THE LOCAL JURISDICTION.

F) FIRE SPRINKLERS REQUIRED - THE RESIDENCE(S) SHALL BE PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). FIRE SPRINKLERS ARE REQUIRED IN ATTACHED GARAGES. INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13D AND LOCAL AMENDMENTS. THE EDITION(S) OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. PLANS FOR FIRE SPRINKLER SYSTEM(S) MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION FROM THE BUILDING INSPECTION DEPT.

SEWAGE DISPOSAL SYSTEM

1000 GALLON SEPTIC TANK REQUIRED, 2 BEDROOMS
1000 SQ FT OF LEACH FIELD REQUIRED, 2 BEDROOMS
SEPTIC SYSTEMS SHALL COMPLY WITH MONTEREY COUNTY ENVIRONMENTAL HEALTH DIVISION

TREES TO BE REMOVED

6 MONTEREY PINES, DIAMETERS IN INCHES, 20, 15, 24, 32, 16, 30
1 OAK; DIAMETER IN INCHES; 7
SEE TREE REPORT PREPARED BY ALBERT WEISSFUS
DATED MAY 23, 2017

PROJECT DATA / PERSONAL

CODES IN USE

ARCHITECTURAL / STRUCTURAL 2016 CBC
PLUMBING 2016 CPC
MECHANICAL 2016 CMC
ELECTRICAL 2016 CEC
FIRE CODE 2016 CFC
CALIFORNIA RESIDENTIAL CODE 2016 CRC
CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 ENERGY 2016 CALIF. ENERGY CODE
BEST MANAGEMENT PRACTICES
SEISMIC ZONE (4)
OCCUPANCY: R-3 RESIDENCE, U GARAGE
CONSTRUCTION TYPE: V-B, SPRINKLERED
VERY HIGH FIRE HAZARD ZONE
ZONING: RDR/5.1-UR-D-S
LAND USE: RESIDENTIAL - RURAL DENSITY 5 ACRES-/UNIT
MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
CALIFORNIA AMERICAN WATER COMPANY
FIRE DISTRICT: CYPRESS FIRE DEPARTMENT

SPECIAL INSPECTION

HERS VERIFICATION IS REQUIRED FOR TITLE-24 ENERGY REPORT.

DIFFERED SUBMITTALS

FIRE SPRINKLER PLANS AND CALOS INCLUDING REQUIRED STANDPIPES.

ABBREVIATIONS

AB	ANCHOR BOLT	HDR	HEADER
AC	ASPHALTIC CONCRETE	HK	HOOK
ADDNL	ADDITIONAL	HORIZ	HORIZONTAL
AGG	ABOVE FINISH FLOOR	HSB	HIGH STRENGTH BOLT
AFF	AGGREGATE	ID	INSIDE DIAMETER
ALT	ALTERNATE	IN (I)	INCH
ALUM	ALUMINUM	INT	INTERIOR
APPROX	APPROXIMATE	JST	JOIST
ARCH	ARCHITECTURAL	JT	JOINT
BLDG	BUILDING	JH	JOIST HANGER
BLK	BLOCK	LLH	LONG LEG HORIZONTAL
BLKG	BLOCKING	LLV	LONG LEG VERTICAL
BM	BEAM	LS	LAG SCREW
BN	BOUNDARY NAILING	LT WT	LIGHT WEIGHT
BOC	BOTTOM OF CONCRETE	LG	LONG
BOF	BOTTOM OF FOOTING	MAX	MAXIMUM
BOT	BOTTOM	MB	MACHINE BOLT
BRT	BEARING	MCJ	MASONRY CONTROL JOINT
BRG PL	BEARING PLATE	MECH	MECHANICAL
BTW	BETWEEN	MIN	MINIMUM
CCJ	CRACK CONTROL JOINT	MISC	MISCELLANEOUS
CC	CENTER TO CENTER	MMW	MALLEABLE IRON WASHER
CIP	CAST IN PLACE	MTL	METAL
CJ	CONSTRUCTION JOINT	NIC	NOT IN CONTRACT
CTR	CENTER	NOM	NOMINAL
CL	CENTER LINE	NTS	NOT TO SCALE
CLG	CEILING	(N)	NEW
CLR	CLEAR	CC	CN CENTER
CNU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
COL	COLUMN	OPG	OPENING
CONC	CONCRETE	OPH	OPPOSITE HAND
CONN	CONNECTION	PCG	PRECAST CONCRETE
CONT	CONTINUOUS	PERP	PERPENDICULAR
CTSK	COUNTER SINK	PL	PLATE
DBL	DOUBLE	PLWD	PLYWOOD
DEPR	DEPRESSED	PSF	POUNDS PER SQUARE FOOT
DF	DOUGLAS FIR	STD	STANDARD
DIA (Ø)	DIAMETER	FT	FOOT/FEET
DIAG	DIAGONAL	R	RADIUS
DIM	DIMENSION	REINF	REINFORCING
DN	DOWN	REQD	REQUIRED
DWG	DRAWING	SAD	SEE ARCHITECTURAL DRAWING
(E)	EXISTING	SIM	SIMILAR
EA	EACH	SJ	SHRINKAGE JOINT
EF	EACH FACE	SLH	SHORT LEG HORIZONTAL
EN	EDGE NAILING	SLV	SHORT LEG VERTICAL
EW	EACH WAY	SM	SHEET METAL
EJ	EXPANSION JOINT	SOG	SLAB ON GRADE
EL	ELEVATION	SO	SQUARE
EOS	EDGE OF SLAB	SS	STAINLESS STEEL
EQ	EQUAL	STD	STANDARD
EXP-B	EXPANSION BOLT	STL	STEEL
EXT	EXTERIOR	SWS	SHEAR WALL SCHEDULE
FF	FINISH FLOOR	SYM	SYMMETRICAL
FG	FINISH GRADE	TK	TYPICAL EDGE NAILING
FHWS	FLAT HEAD WOOD SCREW	THK	THICK
FN	FIELD NAILING	TOC	TOP OF CONCRETE
FND	FOUNDATION	TOF	TOP OF FOOTING
FOC	FACE OF CONCRETE	T.O.SLB	TOP OF SLAB
FOM	FACE OF MASONRY	TOS	TOP OF STEEL
FOS	FACE OF STUD	TOW	TOP OF WALL
FT (I)	FOOT/FEET	TS	TUBE STEEL
FTG	FOOTING	TYP	TYPICAL
GA	GAUGE	T&B	TOP AND BOTTOM
GALV	GALVANIZED	TOE NAIL	TOE NAIL
GL	GLUE LAMINATED LUMBER	UNG	UNDISTURBED NATURAL GRADE
GWB	GYPSUM WALL BOARD	UON	UNLESS OTHERWISE NOTED
		W	WITH

DESIGNER

STEVE MICKEL - MICKEL CONSTRUCTION
19 YERBA BUENA CT.
MONTEREY, CA. 93940

STRUCTURAL ENGINEER

ALEXANDER OTT
603 PALM AVENUE
SEASIDE, CA. 93955
TEL. 831-394-5936

CIVIL (SOIL) ENGINEER

GRICE ENGINEERING AND GEOLOGY INC.
561-A BRUNKEN AVENUE
SALINAS, CA. 93901
TEL. 831-375-1198

OWNER

TERRY & ANGELA WECKER
600 VIEJO ROAD
CARMEL, CA. 93923

PROJECT

600 VIEJO ROAD
CARMEL, CA. 93923
A.P.N. 103-011-012
AGUAJITO ROAD SUBDIVISION C OF L
MONTEREY, CALIFORNIA

SCOPE OF WORK

CONSTRUCT NEW SECONDARY DWELLING
WITH ATTACHED GARAGE, DRIVEWAY AND
SITE RETAINING WALLS

DWELLING AREAS

NEW SECOND UNIT LIVING AREA	1200 SQ. FT.
GARAGE AREA	528 SQ. FT.
TOTAL NEW BUILDING AREA	1728 SQ. FT.

EXIST. MAIN HOUSE	3074 SQ. FT.
EXIST. GARAGE @ MAIN HOUSE	857 SQ. FT.
TOTAL EXIST. BUILDING AREAS	3931 SQ. FT.

LOT COVERAGE

LOT SIZE	4.98 ACRES
LOT SIZE	216,745.86 SQ. FT.
(E) HOUSE & GARAGE FOOTPRINT	2832 SQ. FT.
(E) COVERED WALKWAY	336 SQ. FT.
EXISTING CONCRETE DRIVEWAY	3800 SQ. FT.
EXISTING PATIO	1039 SQ. FT.
TOTAL (E) LOT COVERAGE	8007 SQ. FT. (04 %)
(N) DWELLING AND GARAGE	1728 SQ. FT.
(N) CONCRETE DRIVEWAY	2596 SQ. FT.
(N) WALKS / PATIOS	820 SQ. FT.
TOTAL NEW LOT COVERAGE	5144 SQ. FT. (02 %)

SHEET INDEX

17 SHEETS TOTAL

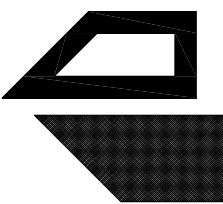
A-0	DATA / TITLE SHEET
A-1	PROJECT SITE PLAN
A-1.1	PROJECT SITE PLAN - ENLARGED
A-1.2	PROPERTY SURVEY
A-2	FLOOR PLAN / ROOF PLAN
A-3	EXTERIOR ELEVATIONS
A-4	BUILDING CROSS SECTIONS AND DETAILS
S-1	STRUCTURAL NOTES AND DETAILS
S-2	FOUNDATION PLAN & ROOF FRAMING PLAN
S-3	FOUNDATION DETAILS
S-4	ROOF FRAMING DETAILS
C-1	CIVIL GENERAL NOTES
C-2	DRIVEWAY PLAN AND PROFILE
C-3	GRADINGS AND DRAINAGE PLAN
C-4	DETAILS AND SECTIONS
C-5	EROSION CONTROL
RW1	SITE RETAINING WALL DETAILS

REVISIONS	BY

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building design + construction

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PH. 831-649-6068 CELL. 831-901-9599 LIC. N° 360916



WECKER RESIDENCE

New Residence for:

Date: 04-07-2016

Scale: 1" = 10' - 0"

Drawn: S. MICKEL

Job:

Date plotted: 02-20-2018

Sheet:

A-0
Of 17 Sheets

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. THE BENCHMARK IS A US DEPT. OF TRANSPORTATION DISC STAMPED "Q 696 RESET 1966" ALONG HIGHWAY 1. ELEVATION = 450.47'.
5. ● DENOTES A FOUND 3/4" IRON PIPE TAGGED "LS 2689".
6. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

AC	ASPHALTIC CONCRETE
CONC.	CONCRETE
DI	DROP INLET
DP	DEAD PINE
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
GM	GAS METER
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
K	OAK
MRW	MASONRY RETAINING WALL
P	PINE
S	STUMP
UV	UTILITY VAULT

WECKER
DOC#2008005301
APN:103-011-012

VOLUME 28
SURVEYS,
PAGE 182

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OF 17

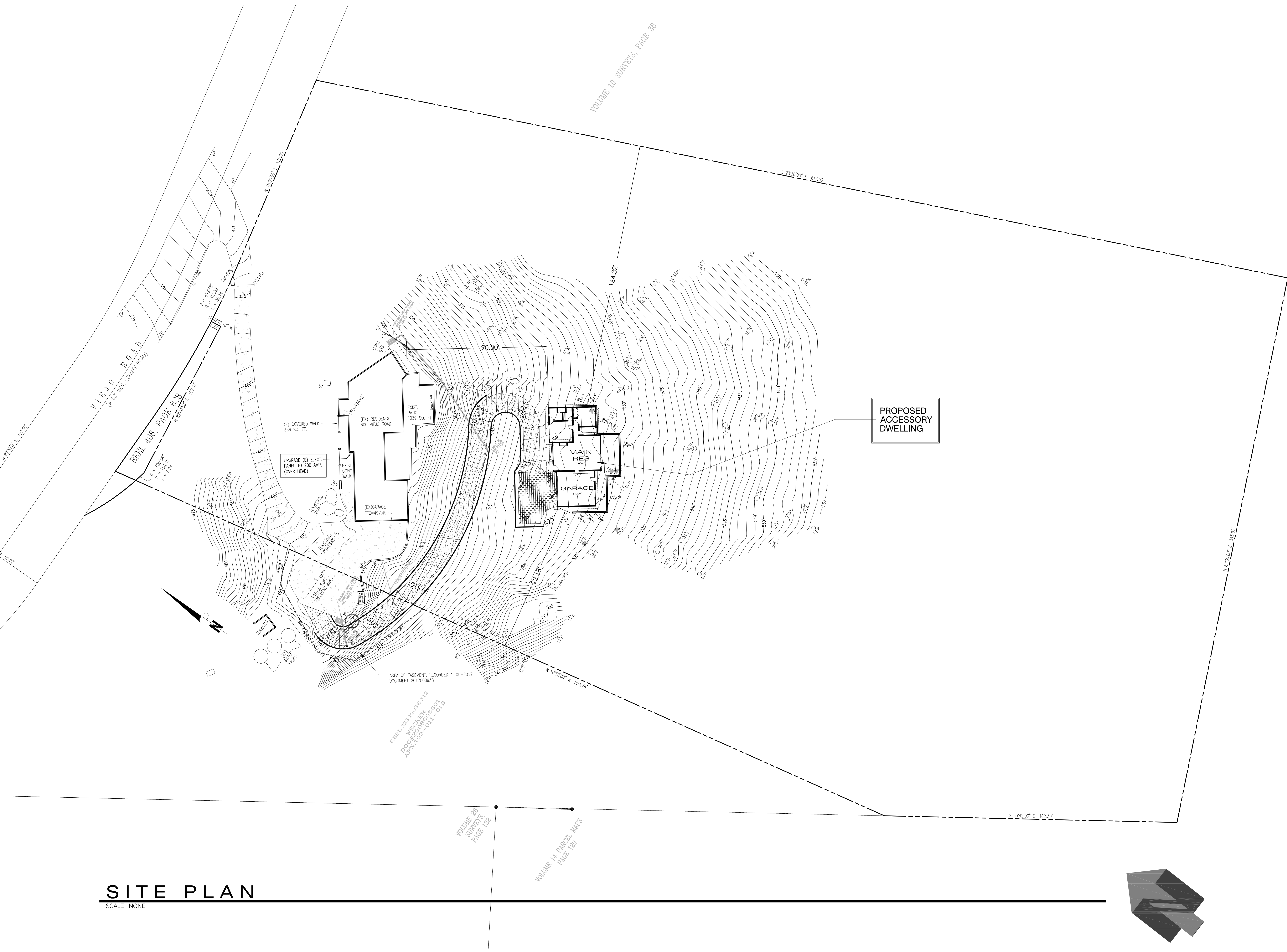
A PORTION OF
THE PARCEL DESCRIBED IN
DOCUMENT: 2008005301
OFFICIAL RECORDS OF MONTEREY COUNTY

PREPARED FOR
MIKE AMARAL

607 Charles Ave Suite B Seaside, California 93955

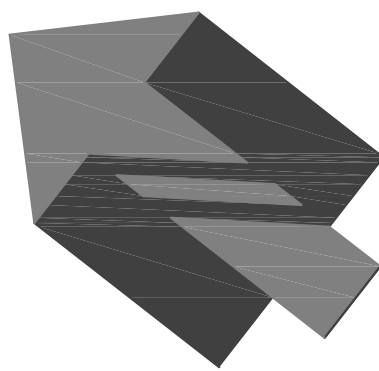
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FIELD: AL & JMS DRAWN BY: AL



SITE PLAN

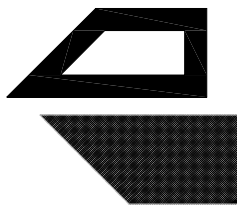
SCALE: NONE



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TERRY & ANGELA WECKER
600 VIEJO ROAD
CARMEL, CA. 93955 A.P.N. 103 - 011 - 012

New Accessory Dwelling for:

Date: 04-20-2016

Scale: NONE

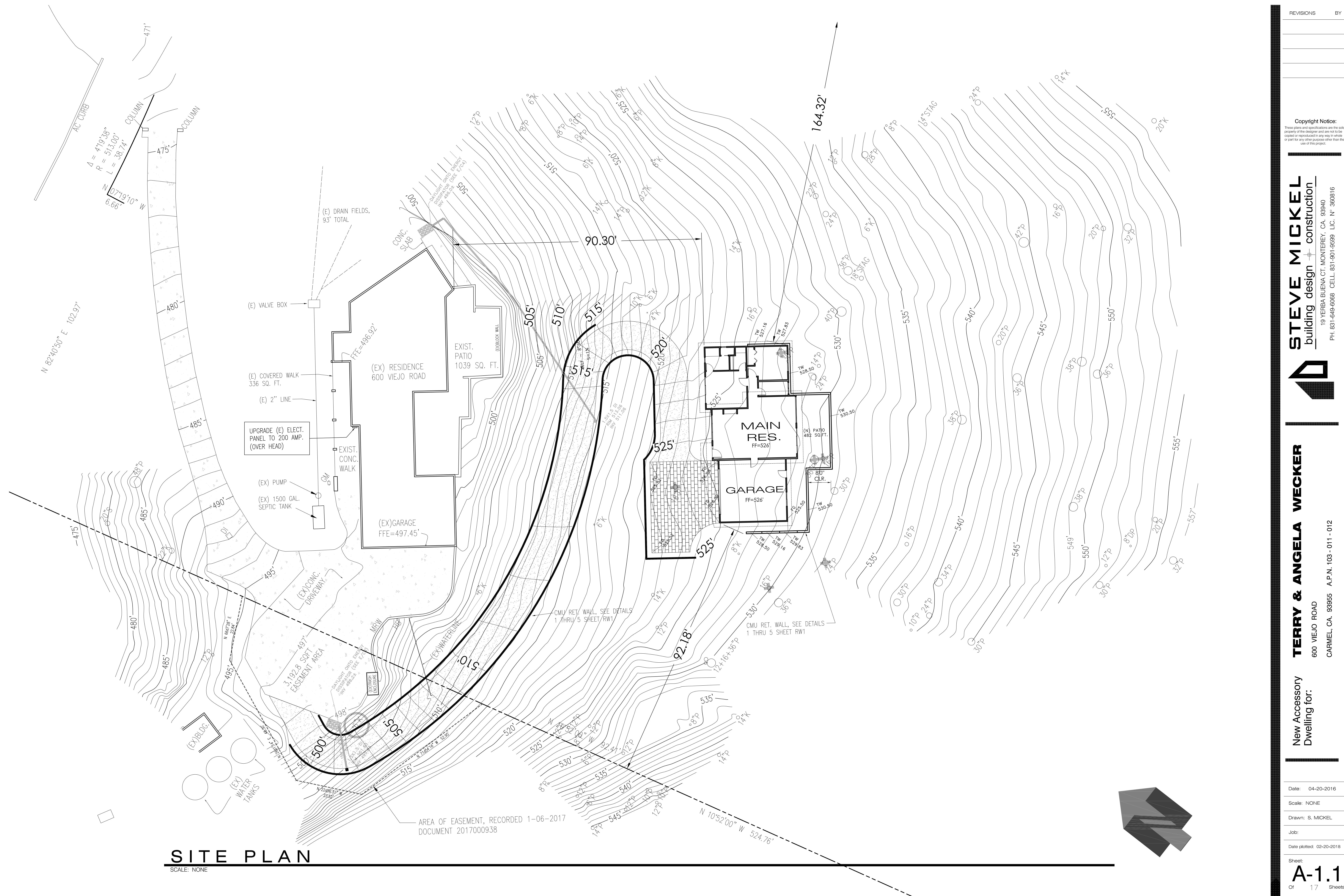
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Job:

Date plotted: 02-20-2018

Sheet:

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Of 17 Sheets



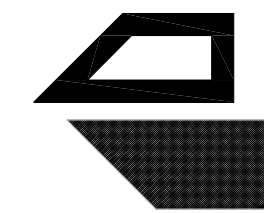
SITE PLAN

SCALE: NONE

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New Accessory Dwelling for:

Date: 04-20-2016

Scale: NONE

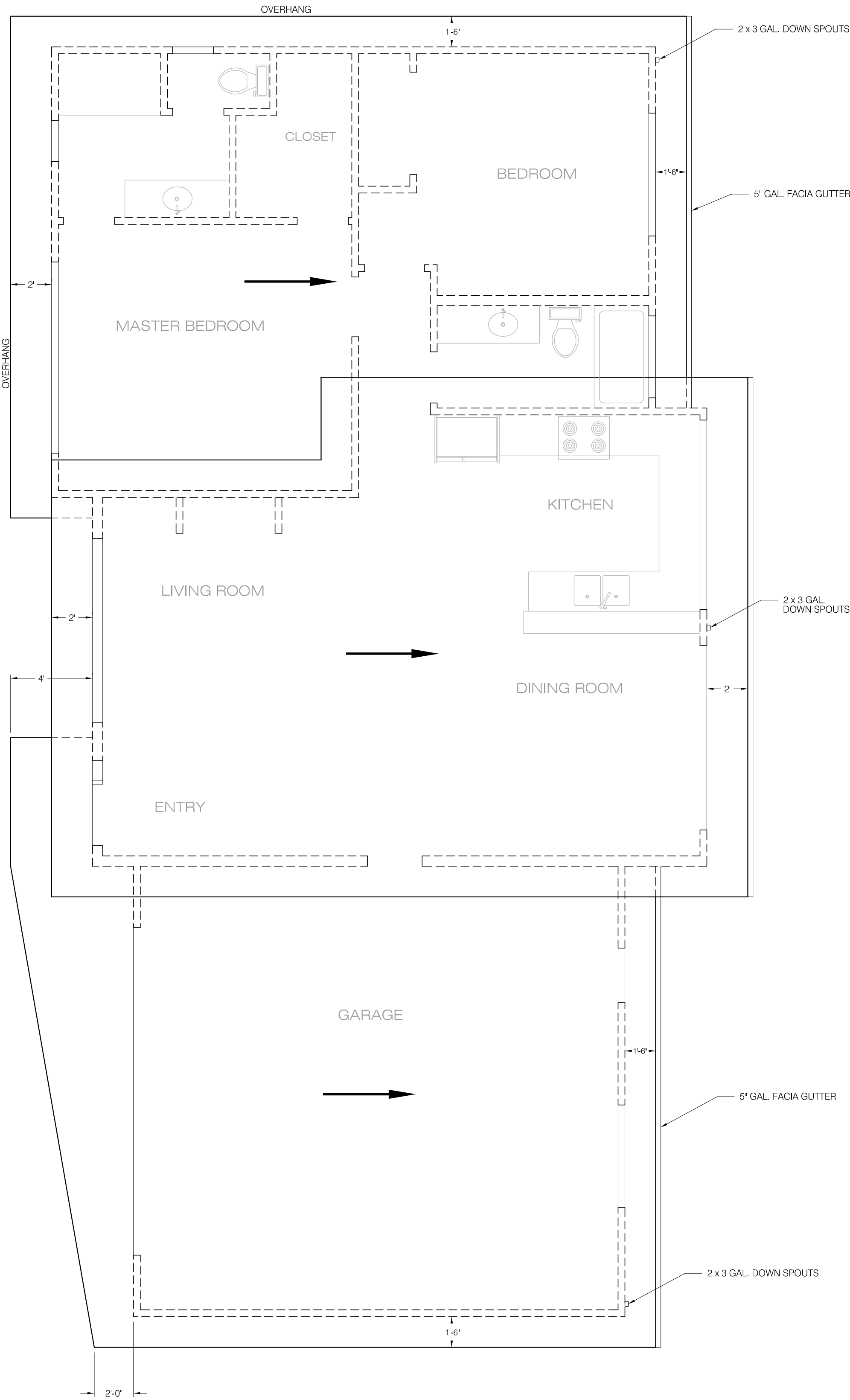
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Date plotted: 02-20-2018

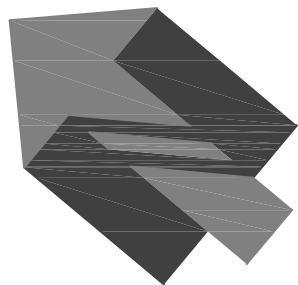
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Of 17 Sheets



ROOF PLAN

SCALE: 3/4" = 1'-0"



ELECTRICAL LEGEND

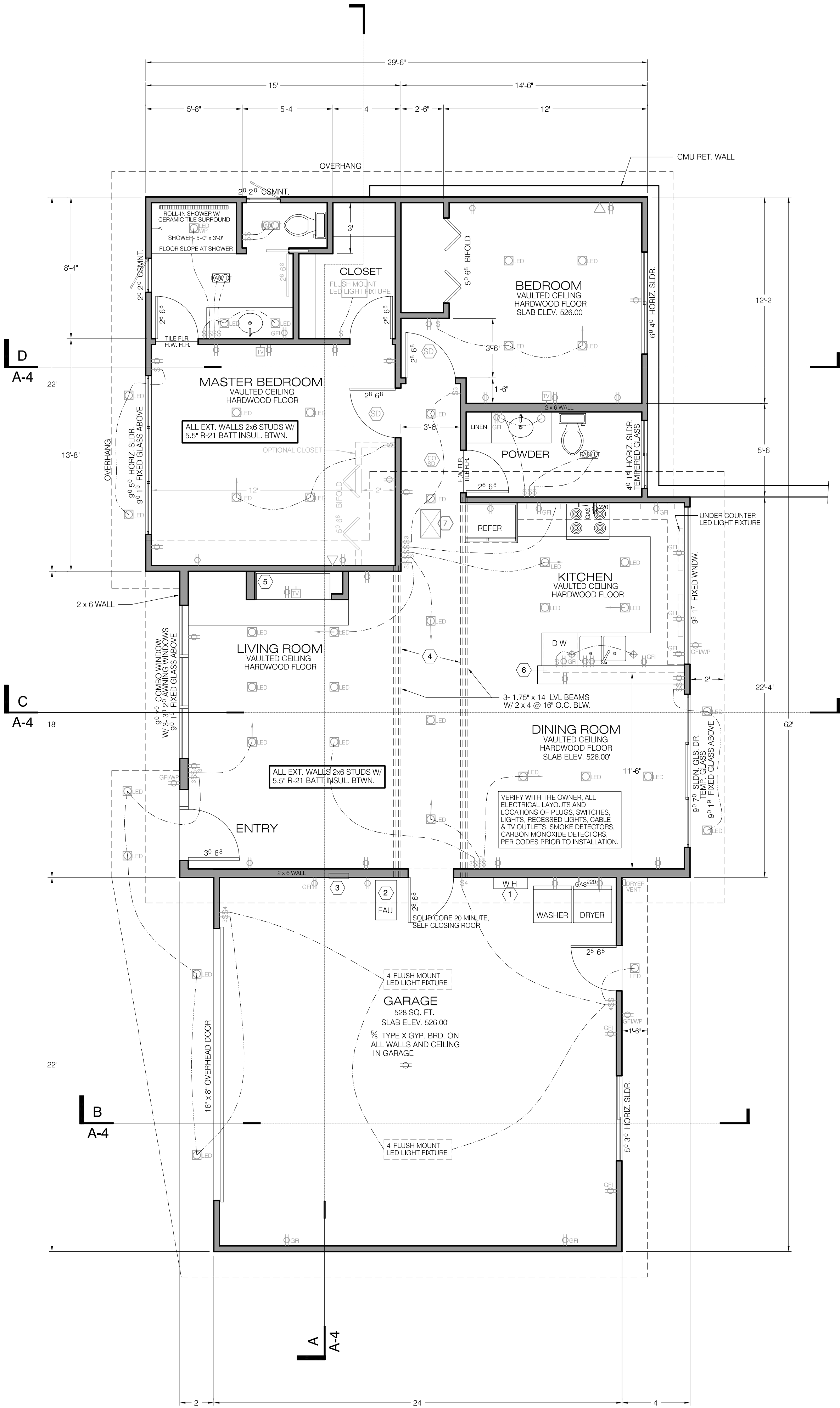
NOT ALL ELECTRICAL SYMBOLS APPLY TO THIS PROJECT

- ELECTRICAL MAIN PANEL OR SUBPANEL
- 110V DUPLEX OUTLET
- 110V DUPLEX OUTLET, GROUND FAULT INTERRUPT
- 110V DUPLEX OUTLET, GROUND FAULT INTERRUPT, EXTERIOR WATER PROOF
- 110V DUPLEX OUTLET, HALF SWITCHED
- 110 VOLT DEDICATED 20 AMP CIRCUIT
- 220 VOLT OUTLET
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED FLUORESCENT LIGHT FIXTURE (IC MODEL, INSULATION CONTACT)
- RECESSED LED LIGHT FIXTURE (IC MODEL, INSULATION CONTACT)
- RECESSED LED LIGHT FIXTURE (IC MODEL, INSULATION CONTACT)
- UNDER CABINET FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN / FLUORESCENT LIGHT COMBINATION
- TELEPHONE JACK
- TELEVISION CABLE OUTLET
- SMOKE / FIRE DETECTOR / ALARM
- CARBON MONOXIDE DETECTOR / ALARM
- CARBON MONOXIDE / SMOKE / FIRE ALARM

ALL LIGHTING ON THIS JOB SHALL BE LED (HIGH EFFICACY)

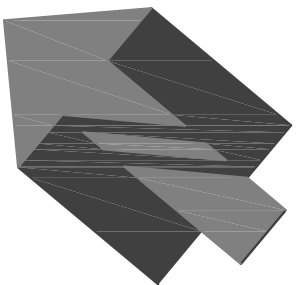
DETAILED SCOPE OF WORK

- NORITZ TANKLESS WATER HEATER, MO. #NRC711 (INDOOR), OR EQUAL
- 96% EFFICIENT FURNACE, YORK 40,000 BTU
- 100 AMP ELECTRIC SUBPANEL W/ 1 HOUR FIRE SEPARATION AT FIRE WALL
- MECHANICAL CHASE W/ 1 x 6 T&G CEDAR FINISH
- SUPERIOR DLR3054 GAS FIREPLACE, VENT UP THROUGH ROOF W/ REMOTE AND BLOWER KIT
- 42" TALL PONY WALL AT KITCHEN COUNTER, COORDINATE WITH CABINET LAYOUT
- COLD AIR RETURN



FLOOR PLAN

SCALE: 3/8" = 1'-0"



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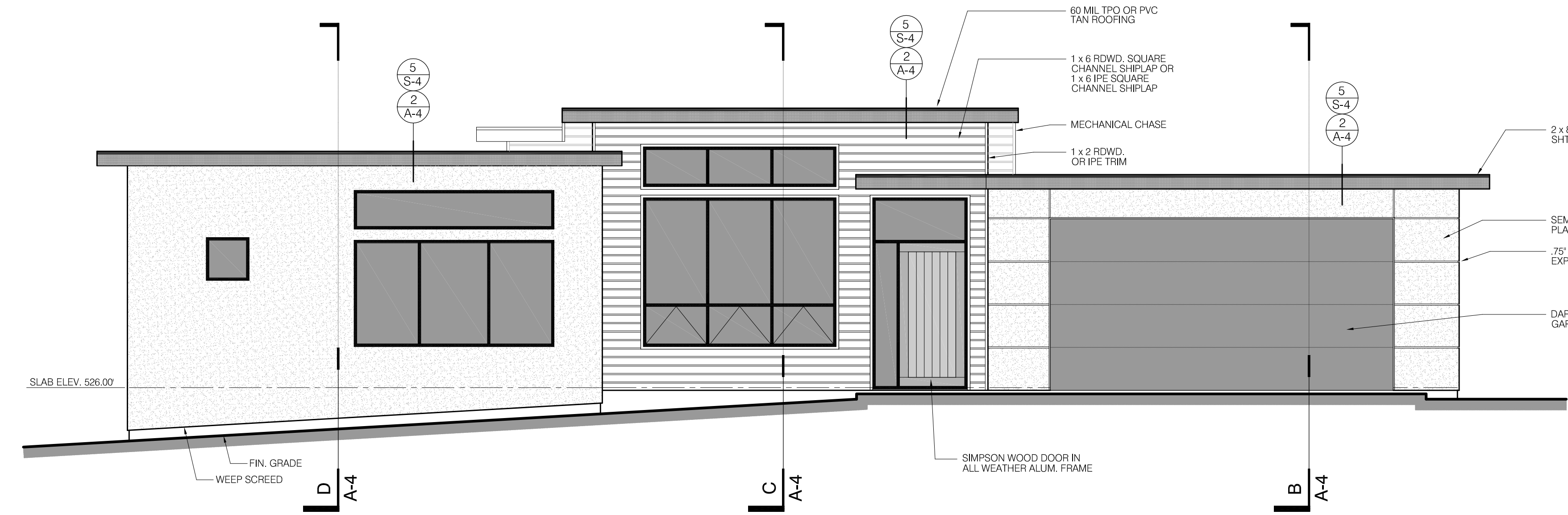
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TERRY & ANGELA WECKER
600 VIEJO ROAD
CARMEL, CA. 93955 A.P.N. 103 - 011 - 012

New Accessory Dwelling for:

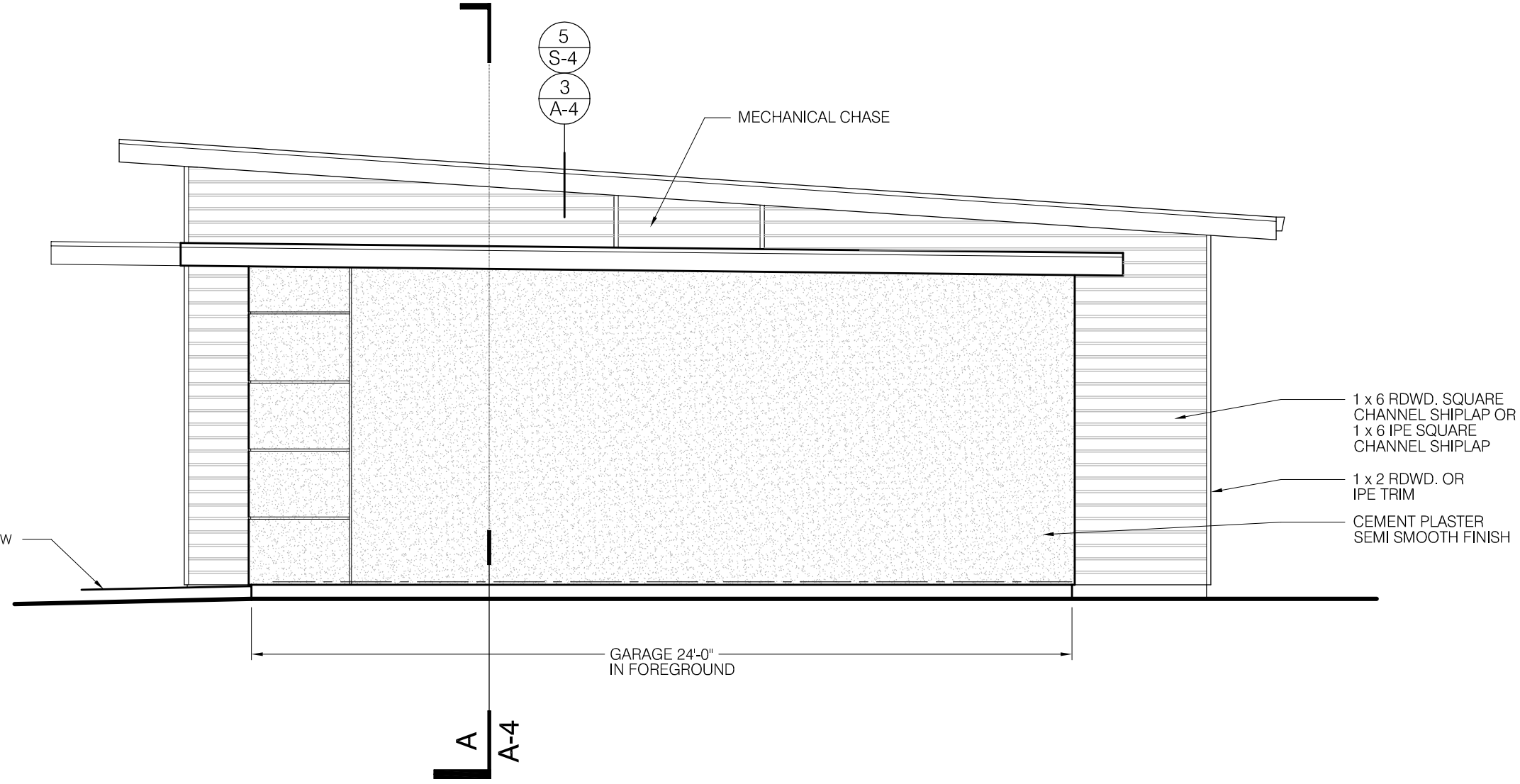
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Job:
Date plotted: 02-20-2018
Sheet:

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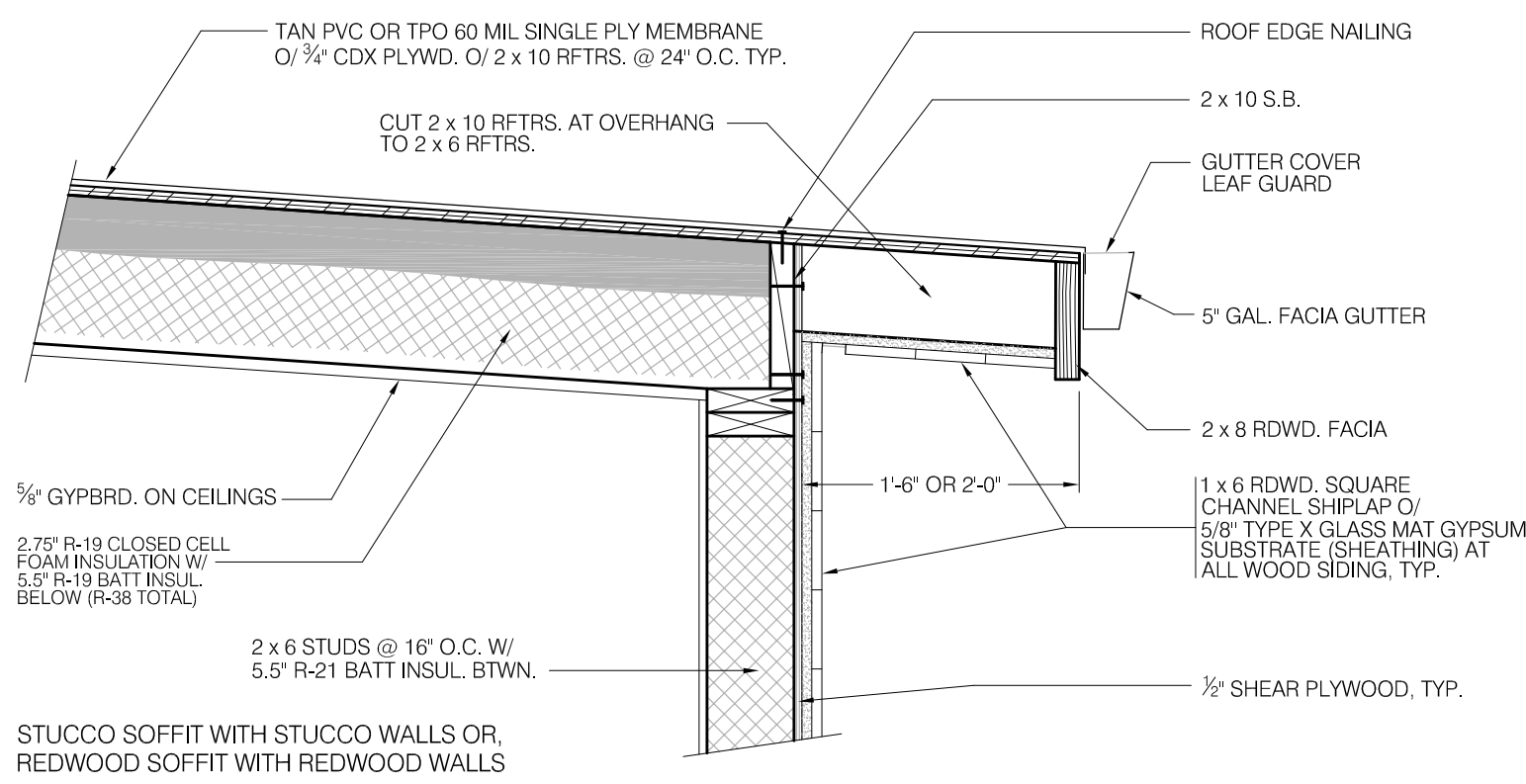
FRONT ELEVATION

SCALE: 1/2" = 1'-0"



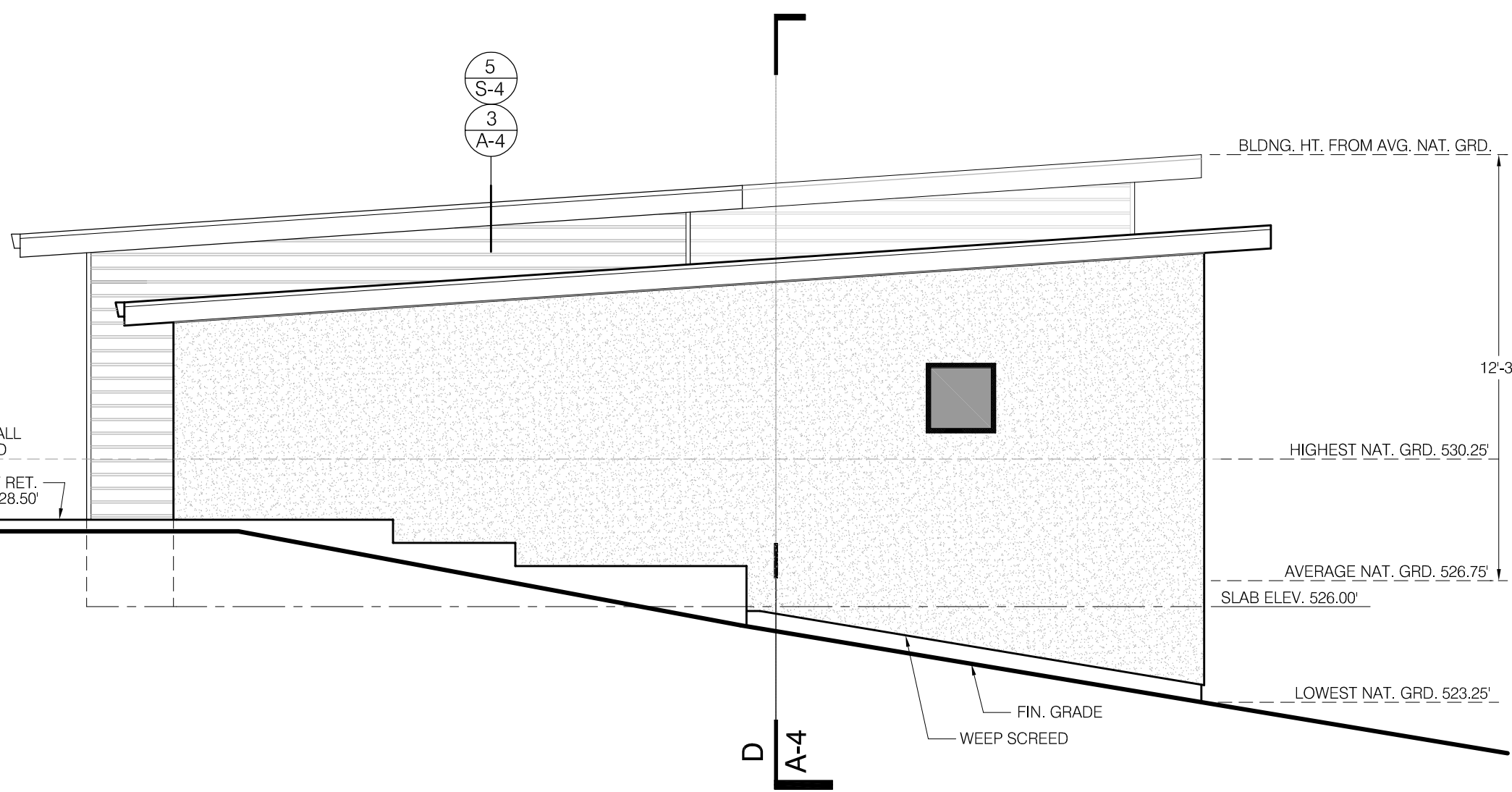
RIGHT SIDE ELEVATION

SCALE: 1/2" = 1'-0"



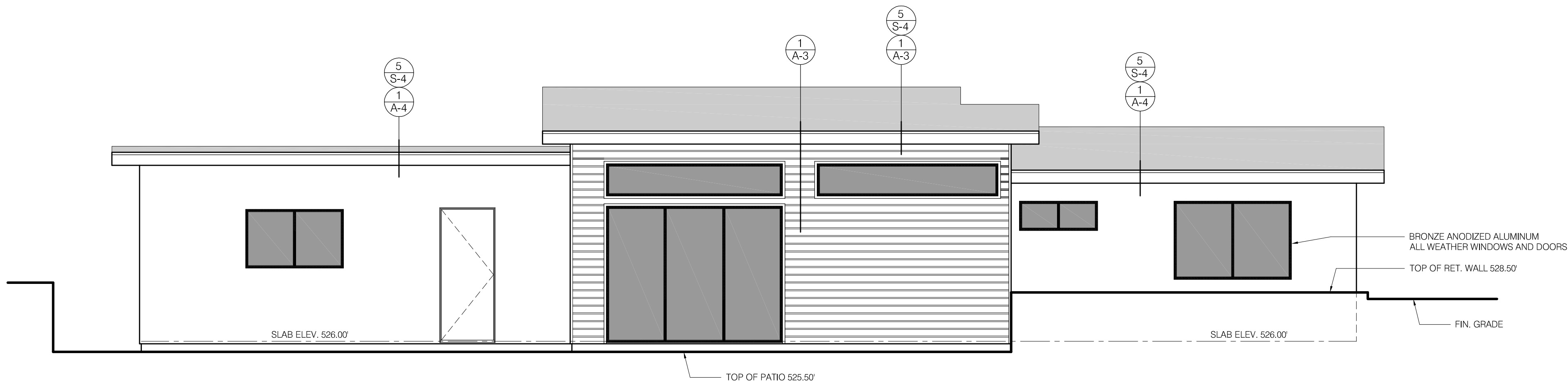
1 OVERHANG DETAIL

SCALE: 1" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/2" = 1'-0"



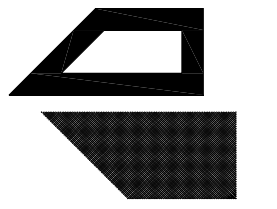
REAR ELEVATION

SCALE: 1/2" = 1'-0"

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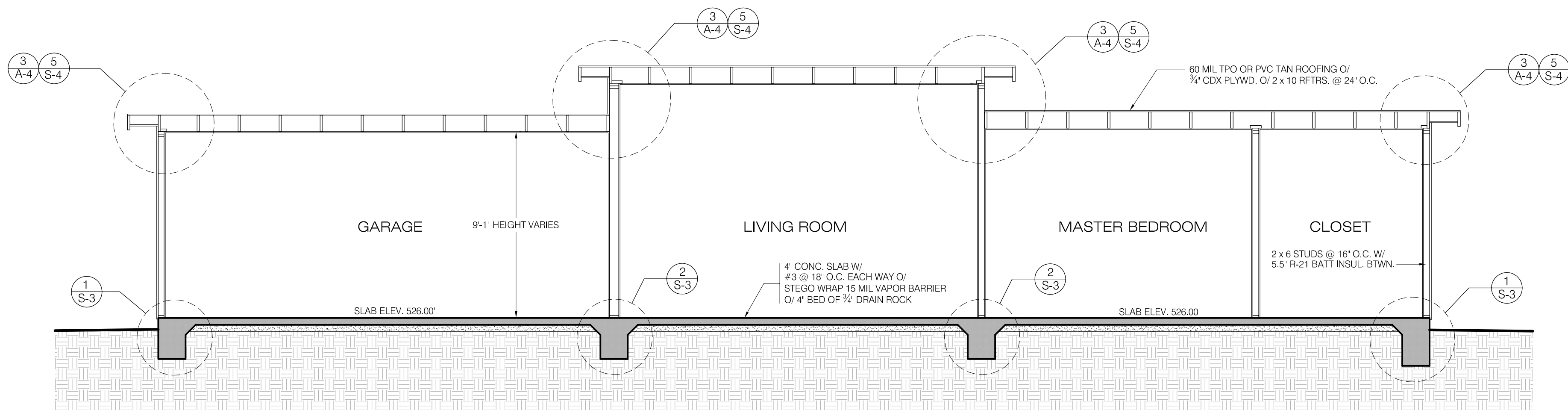


TERRY & ANGELA WECKER
600 VIEJO ROAD
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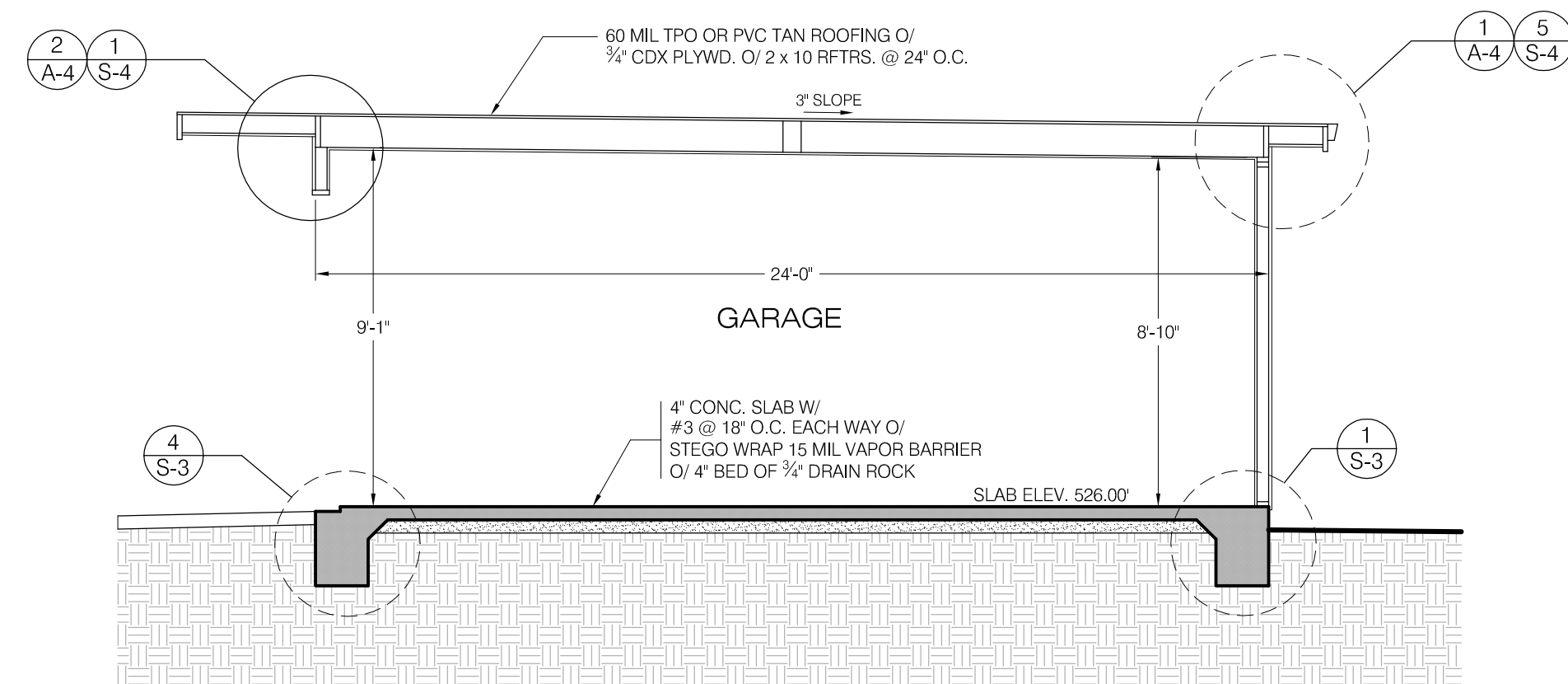
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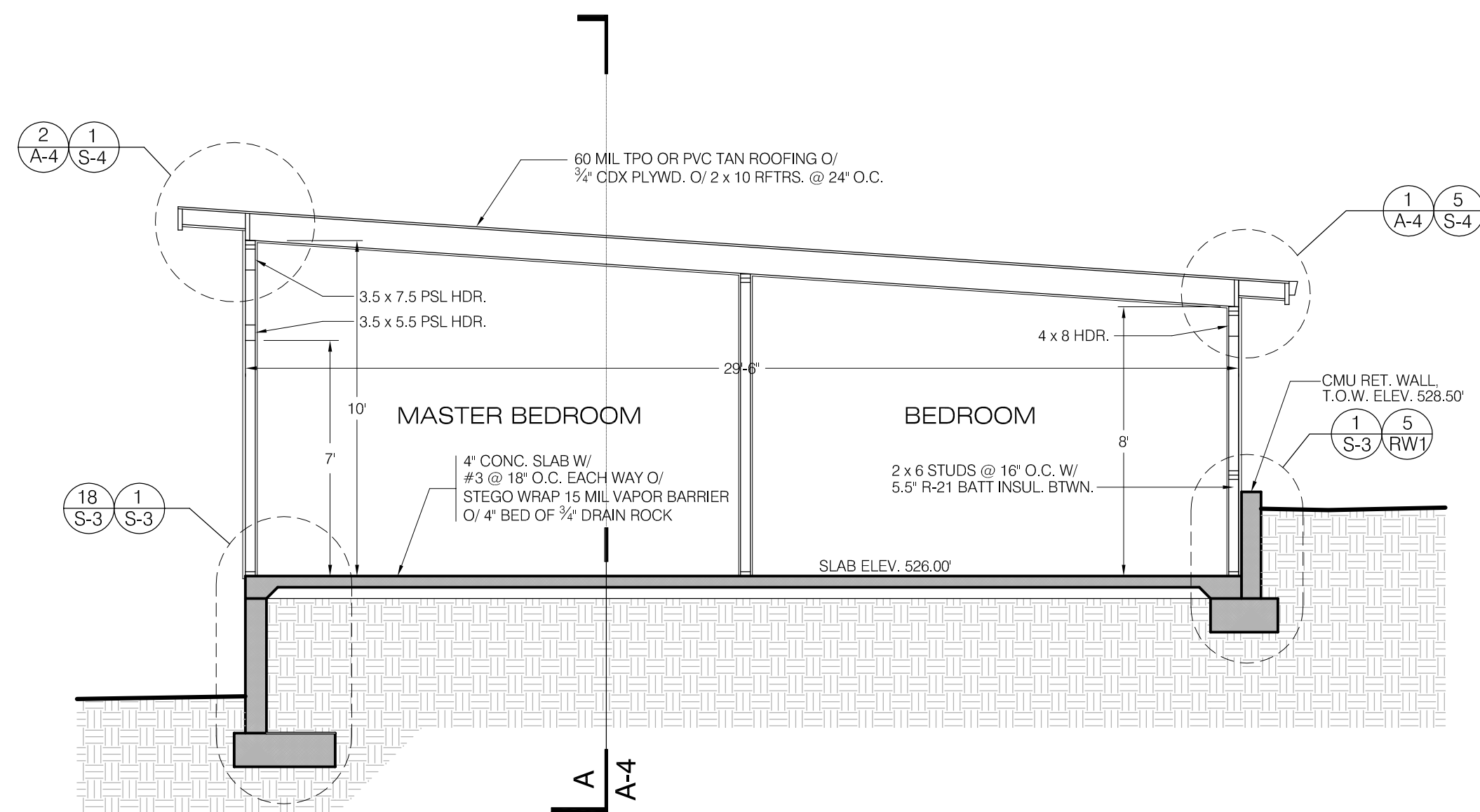
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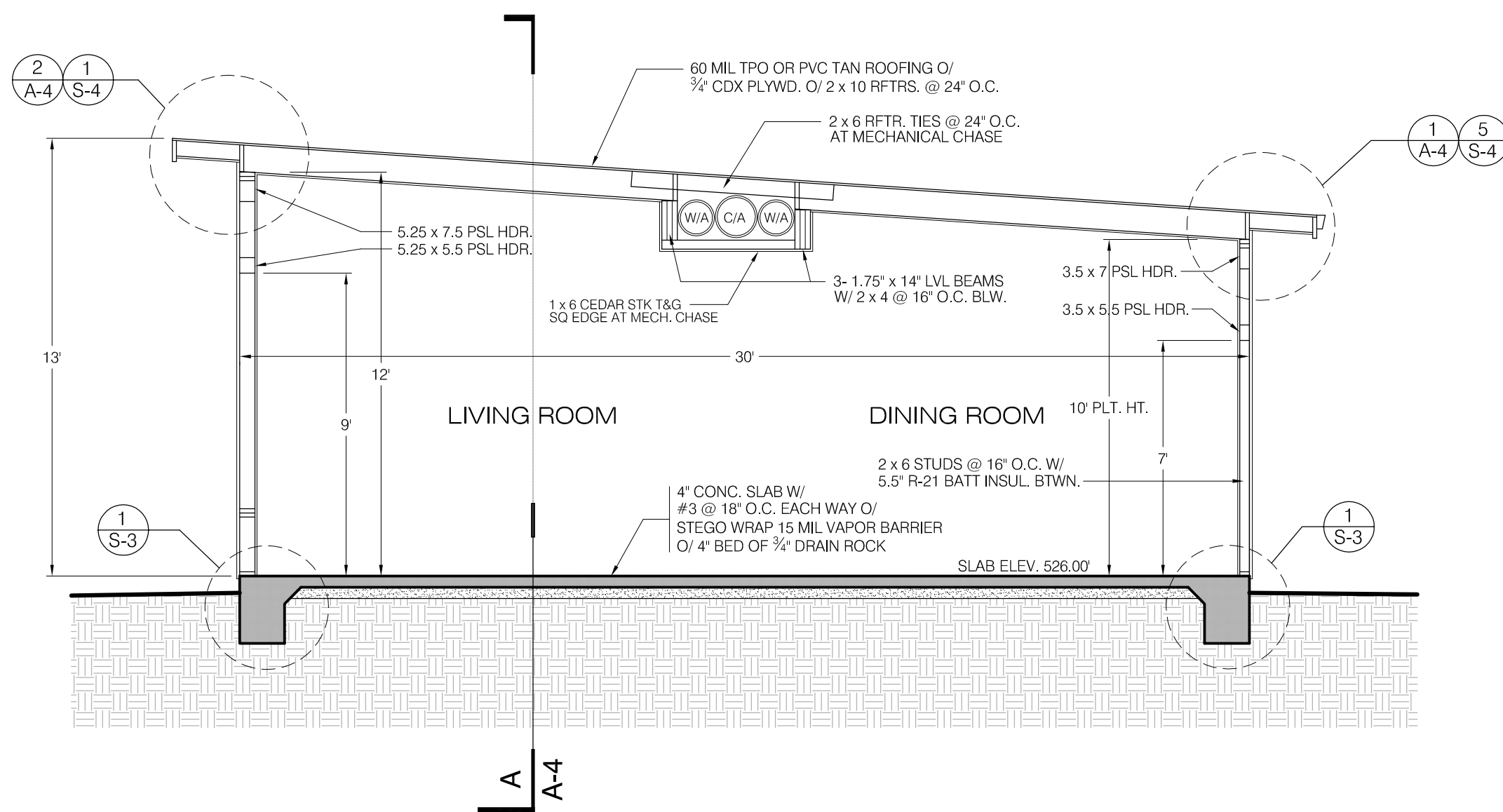
A BUILDING SECTION
SCALE: 1/4" = 1'-0"



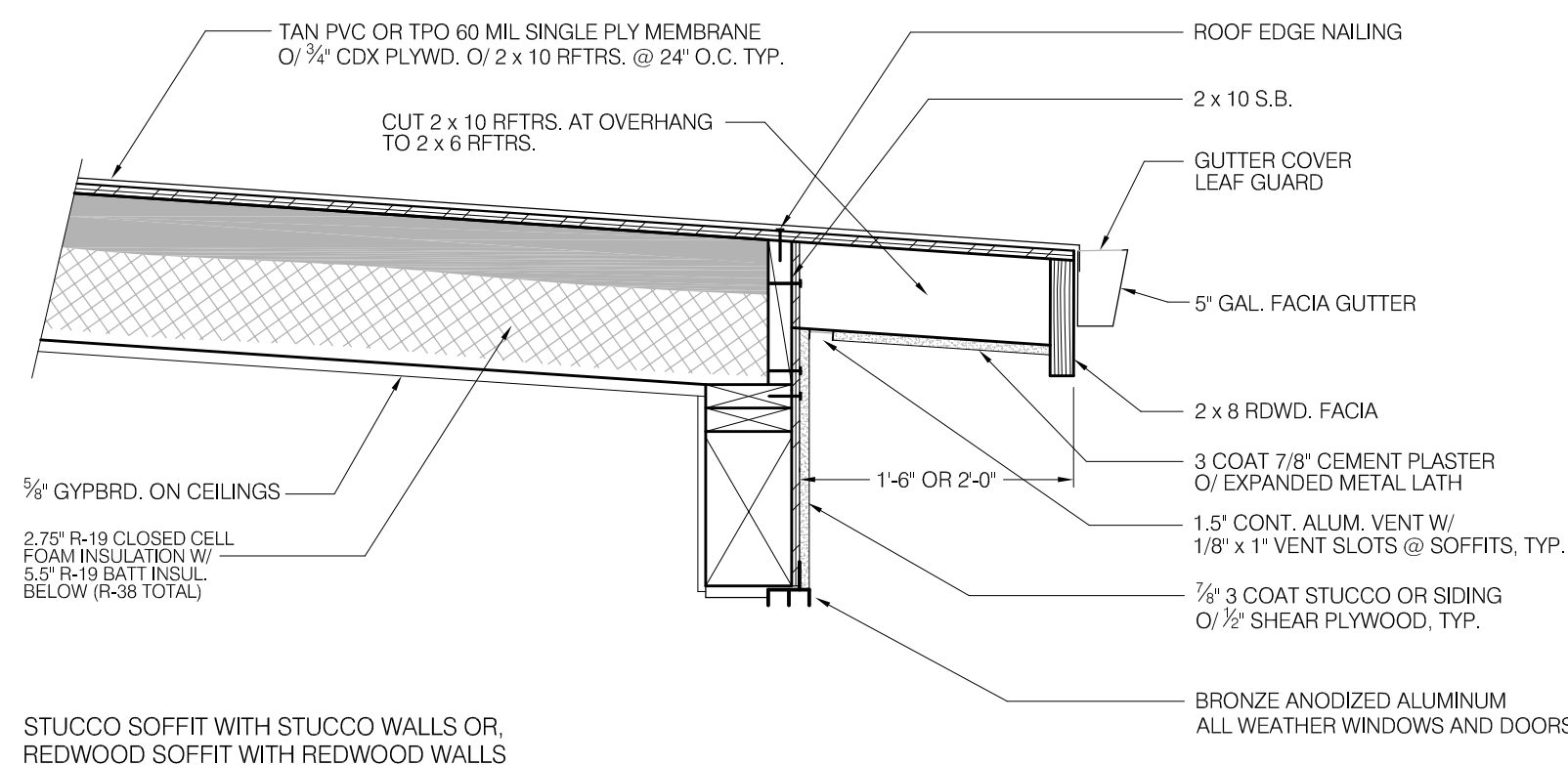
B BUILDING SECTION
SCALE: 1/4" = 1'-0"



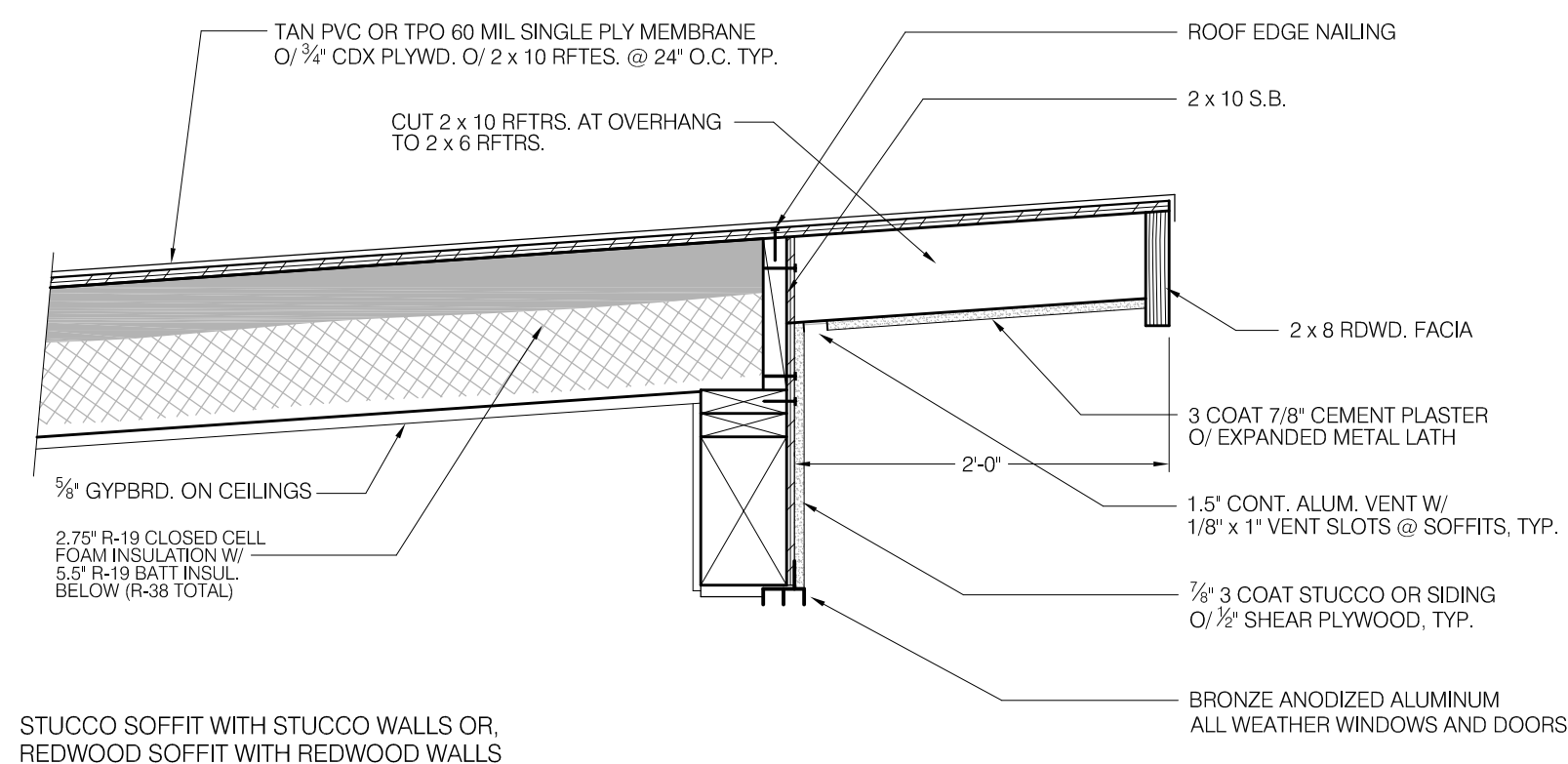
D BUILDING SECTION
SCALE: 1/4" = 1'-0"



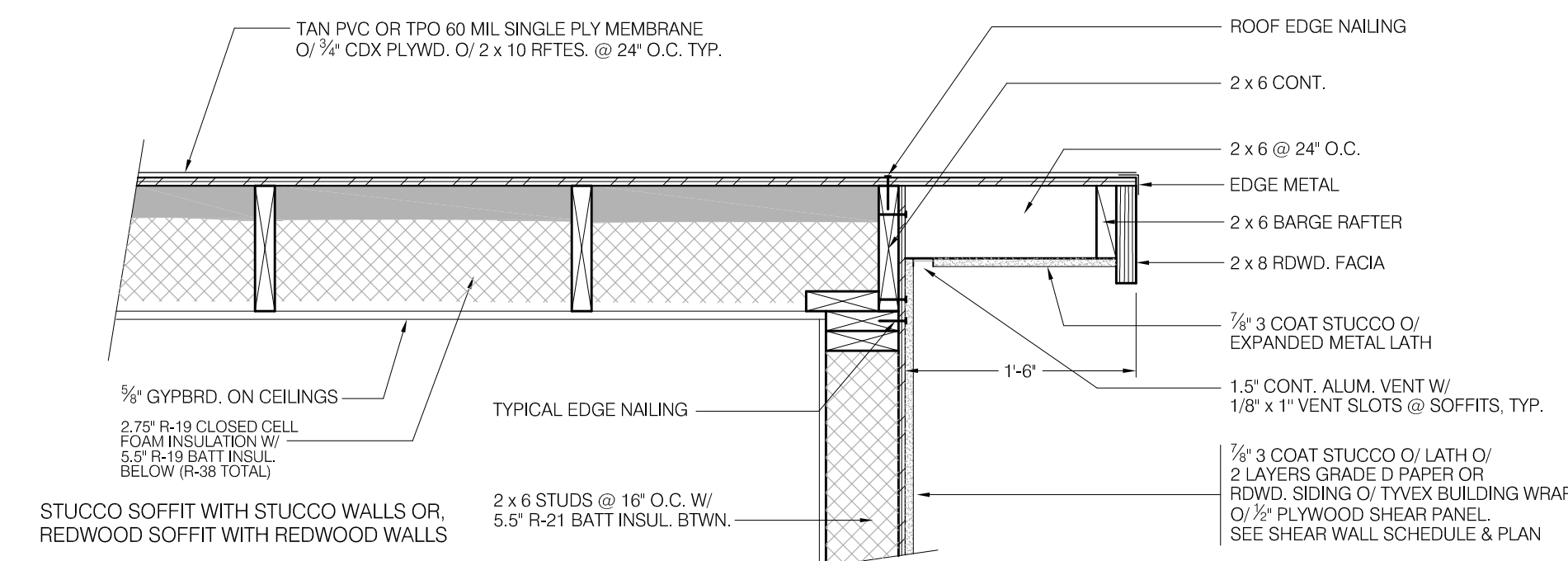
C BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 OVERHANG DETAIL
SCALE: 1" = 1'-0"



2 OVERHANG DETAIL
SCALE: 1" = 1'-0"



3 OVERHANG DETAIL
SCALE: 1" = 1'-0"

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TERRY & ANGELA WECKER
600 VIEJO ROAD
CARMEL, CA. 93955 A.P.N. 103 - 011 - 012

New Accessory
Dwelling for:

Date: 04-20-2015
Scale: 1/4" = 1' - 0"
Drawn: S. MICKEL
Job:
Date plotted: 02-20-2018
Sheet:

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Of 17 Sheets

GRADING & DRAINAGE

LEGEND

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

24. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH. (16.08.310 E)

9. REVIEW OF THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE, IS REQUIRED AT EACH STAGE OF WORK PRIOR TO: (A) PLACING OF ANY CONCRETE, (B) PLACING OF AGGREGATE BASE, (C) PLACING OF ASPHALT CONCRETE, (D) BACKFILLING TRENCHES FOR PIPE. WORK DONE WITHOUT SUCH APPROVAL SHALL BE AT CONTRACTOR'S RISK. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.

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

SHEET INDEX

TO MARINA

MONTEREY

PEBBLE BEACH

CARMEL

PACIFIC OCEAN

TO SALINAS

LAURELES GRADE ROAD

CARMEL VALLEY ROAD

CARMEL RIVER

CARMEL VALLEY

VALLE VISTA

SITE

TO BIG SUR

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

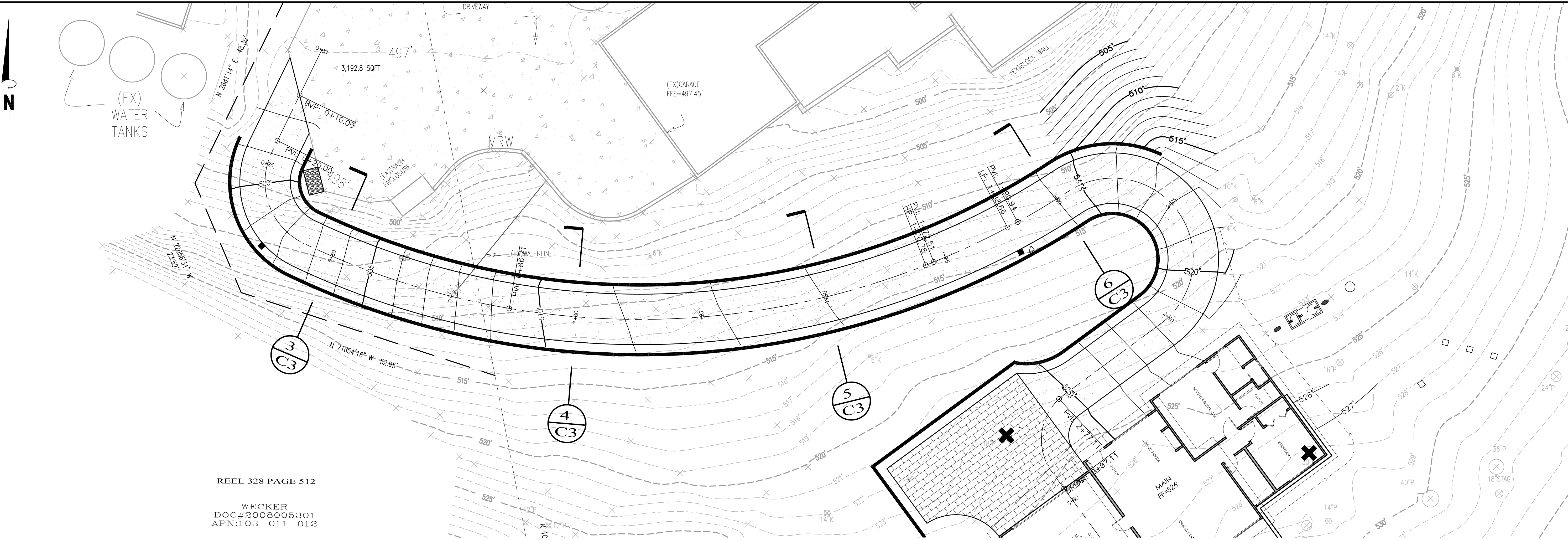
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6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED IN WRITING BY THE SOILS ENGINEER.

Drawing file: Z:\Projects\116123 Wecker Res\DWG\116123_08base.dwg
 Plotted: Oct 20, 2017 - 10:12am

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Plotted: Oct 20, 2017 - 10:14am



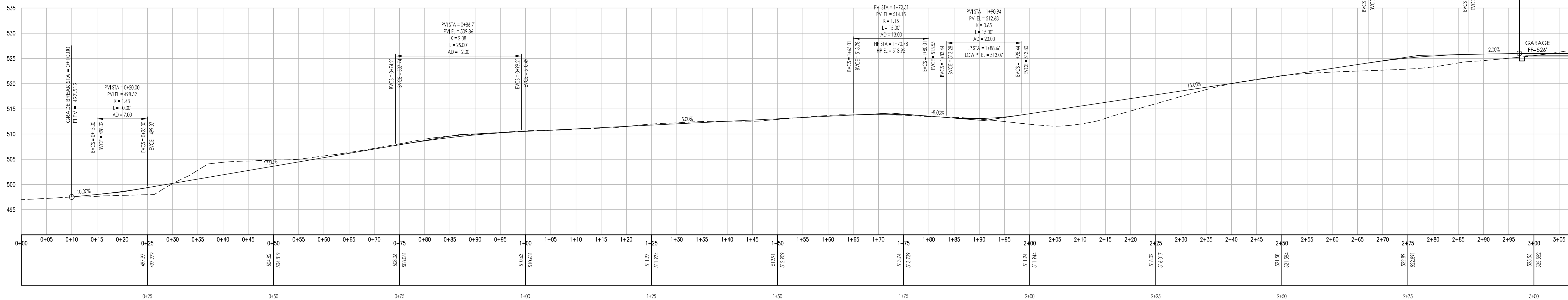
REEL 328 PAGE 512
WECKER
DOC#2008005301
APN:103-011-012

HARD-SCAPE LEGEND

- AC PAVEMENT (2.5"AC/6"AB, SEE DETAIL A/C4)
- TREES TO BE REMOVED

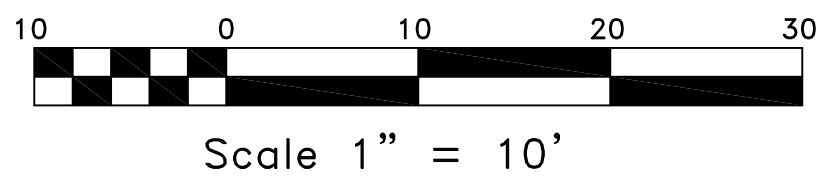
DRIVEWAY PLAN

1"=10'



DRIVEWAY PROFILE

1"=10'



REV.	DATE	DESCRIPTION	BY
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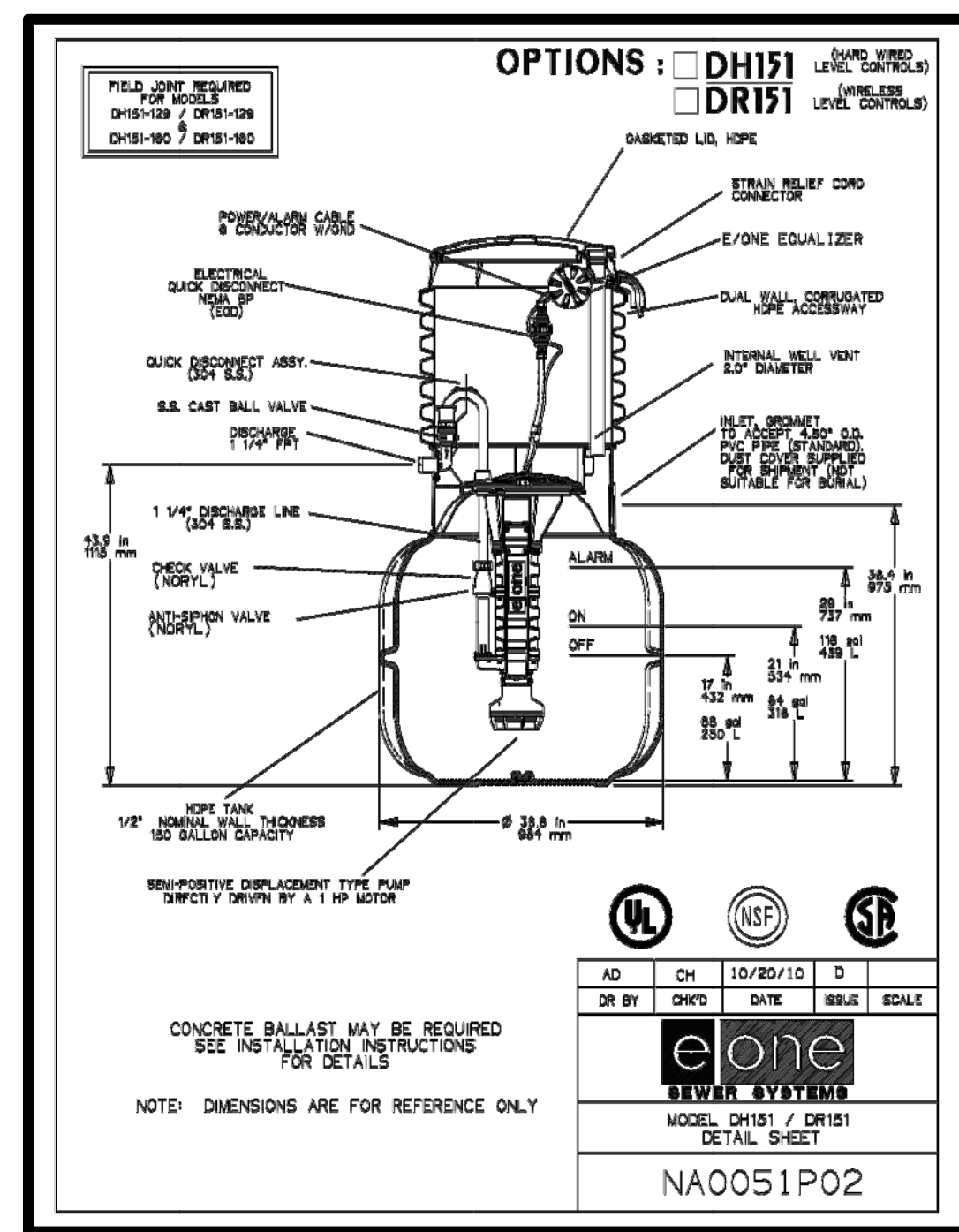
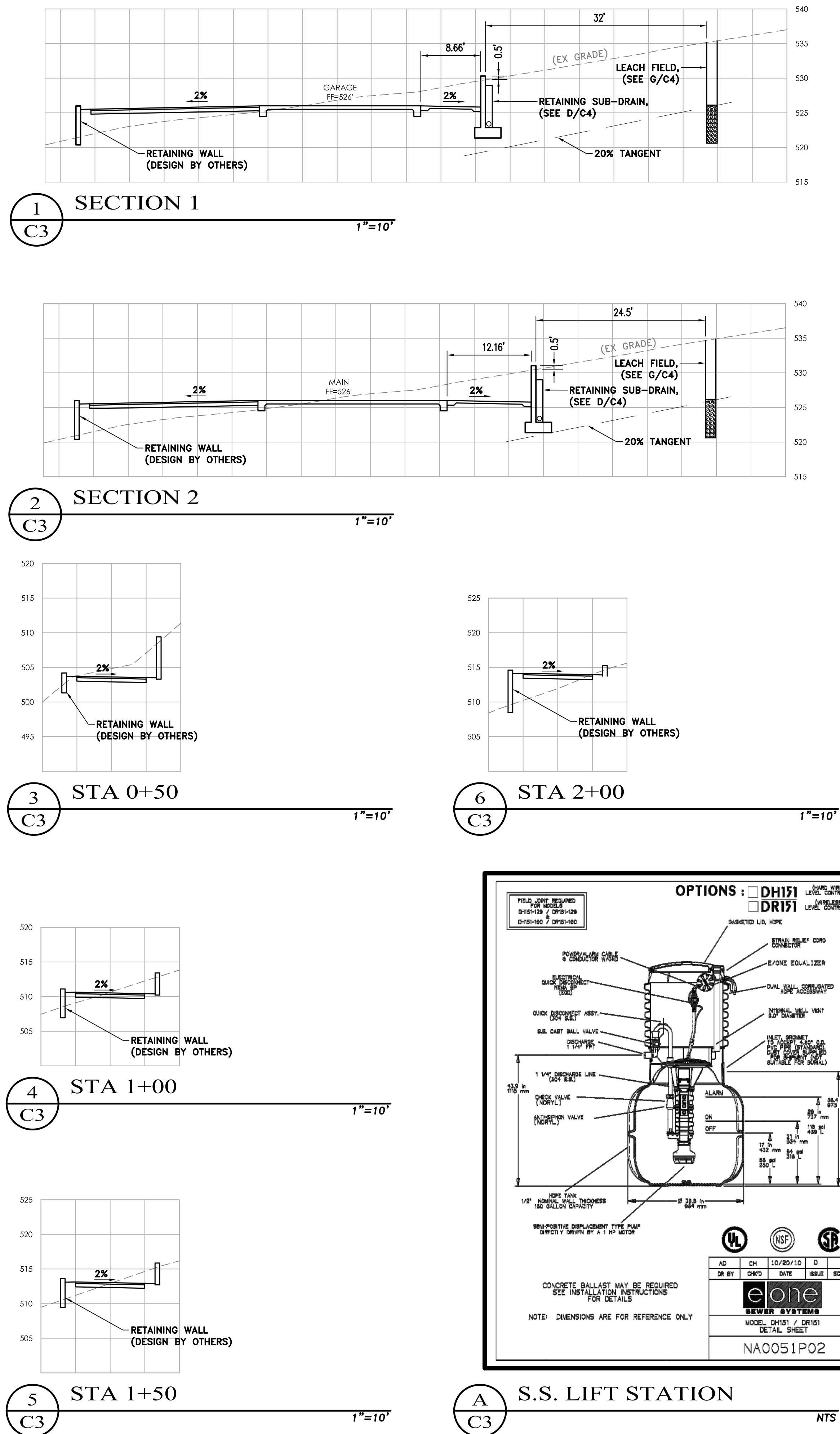
C3 ENGINEERING
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
Exp. 06/30/17
STATE OF CALIF.
CIVIL

DRIVEWAY PLAN & PROFILE
WECKER RESIDENCE
APN: 103-011-012-000
600 VIEJO ROAD, PEBBLE BEACH, CA
PREPARED FOR: STEVE MICKEL

SCALE: **AS NOTED**
DATE: **05-05-2017**
DESIGN BY: **FJC**
DRAWN BY: **ECH**
CHECKED BY: **FJC**
SHEET NUMBER:
C2
OF 5 SHEETS
PROJECT# 116123

Drawing file: Z:\Projects\116123 Wecker Res\DWG\116123 XBase.dwg
Plotted: Nov 09, 2017 - 12:39pm



GRADING & DRAINAGE

WECKER RESIDENCE
APN:# 103-011-012-000

600 VIEJO ROAD, PEBBLE BEACH, CA
PREPARED FOR: STEVE MICKEL

SCALE:	AS NOTED
DATE:	05-05-2017
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C3
OF 5 SHEETS
PROJECT# 116123

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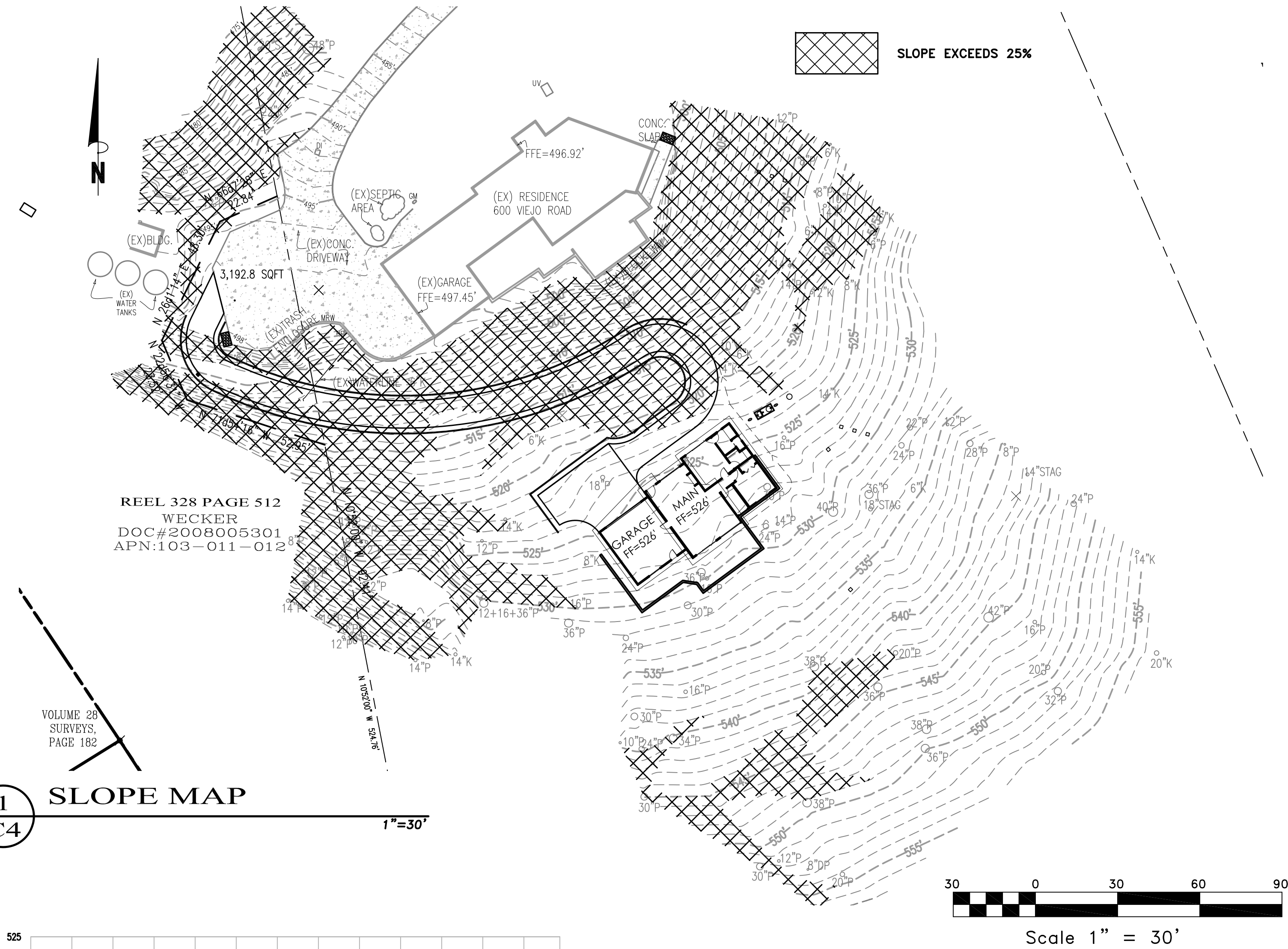
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Plotted: Nov 09, 2017 - 2:32pm

VOLUME 28
SURVEYS:
PAGE 182

REEL 328 PAGE 512
WECKER
DOC #2008005301
APN:103-011-012

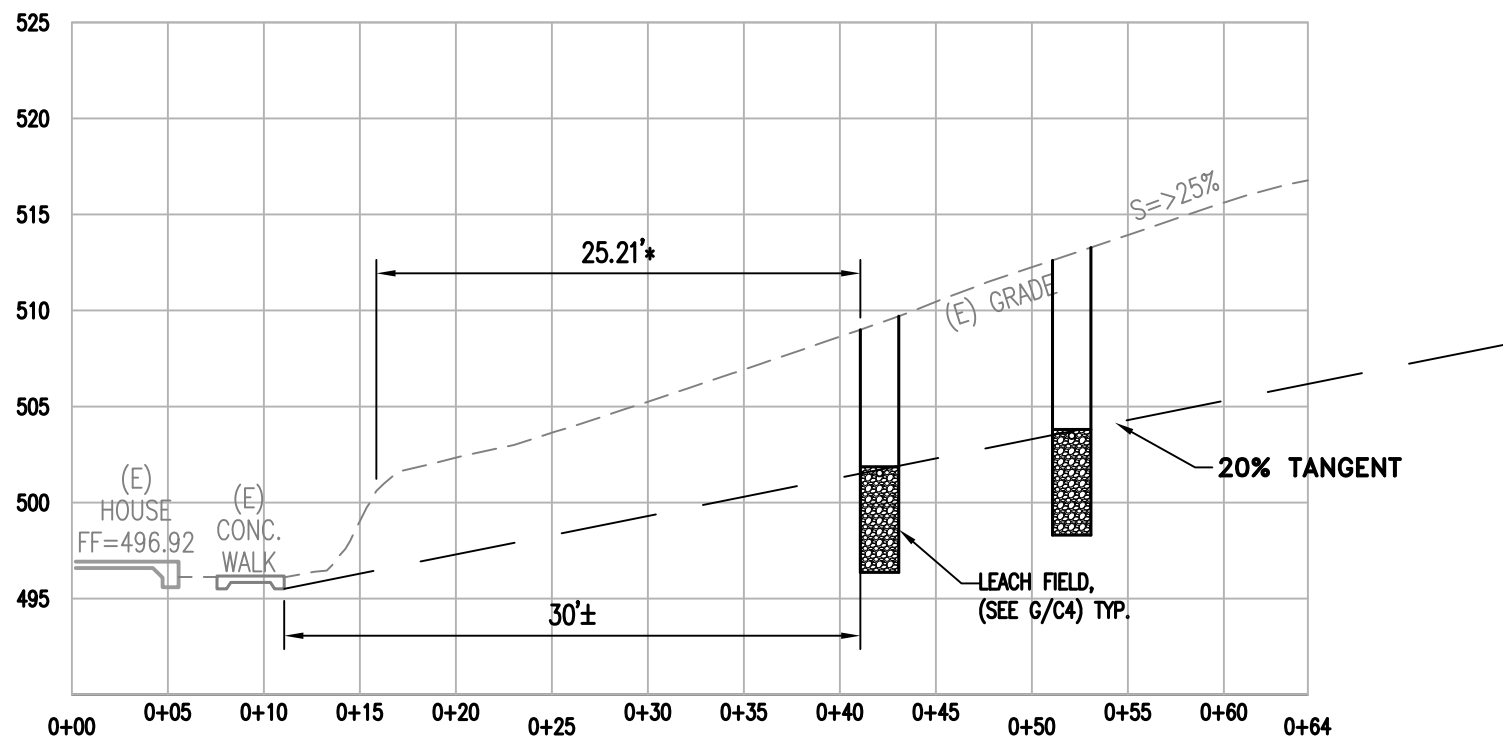
1 SLOPE MAP

1"=30'



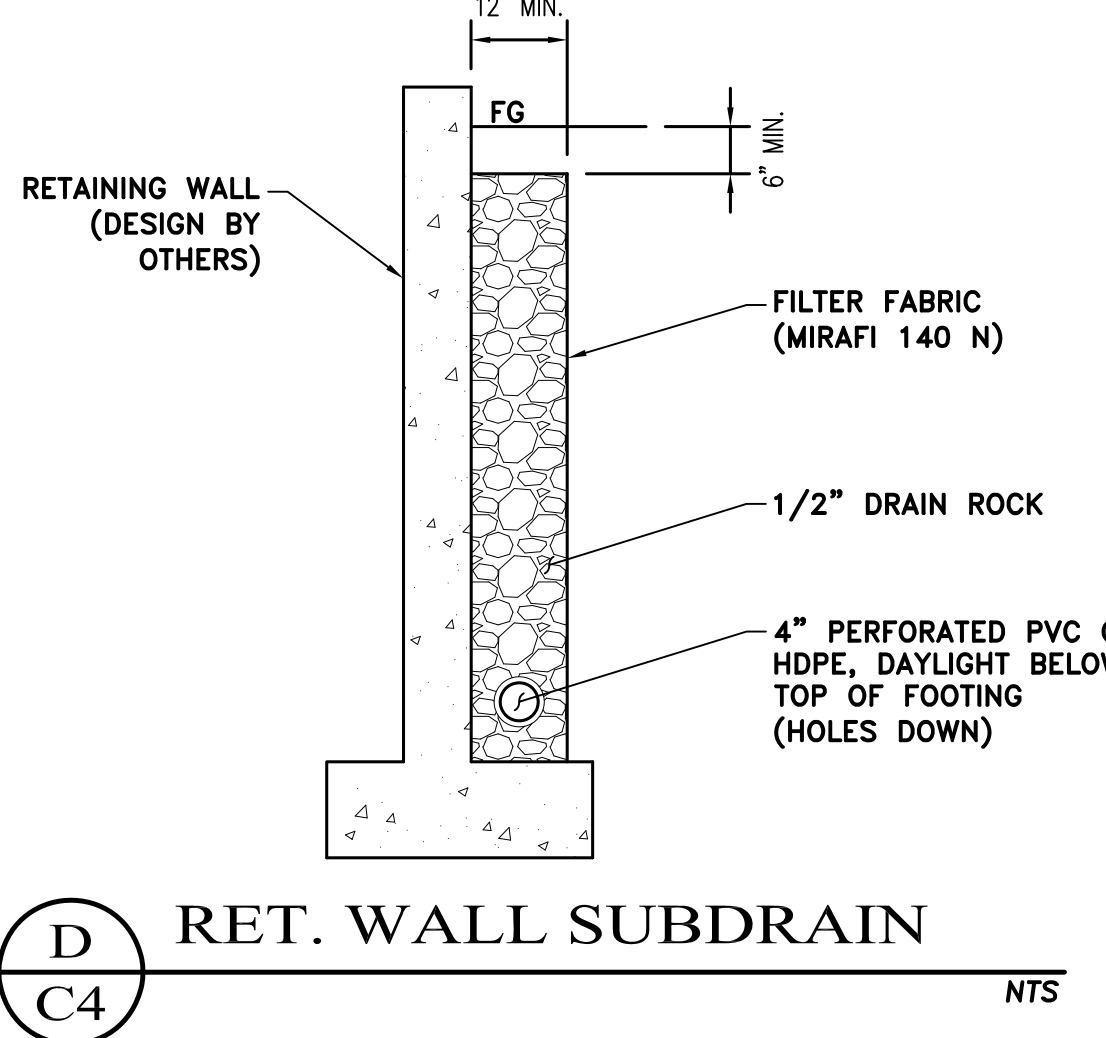
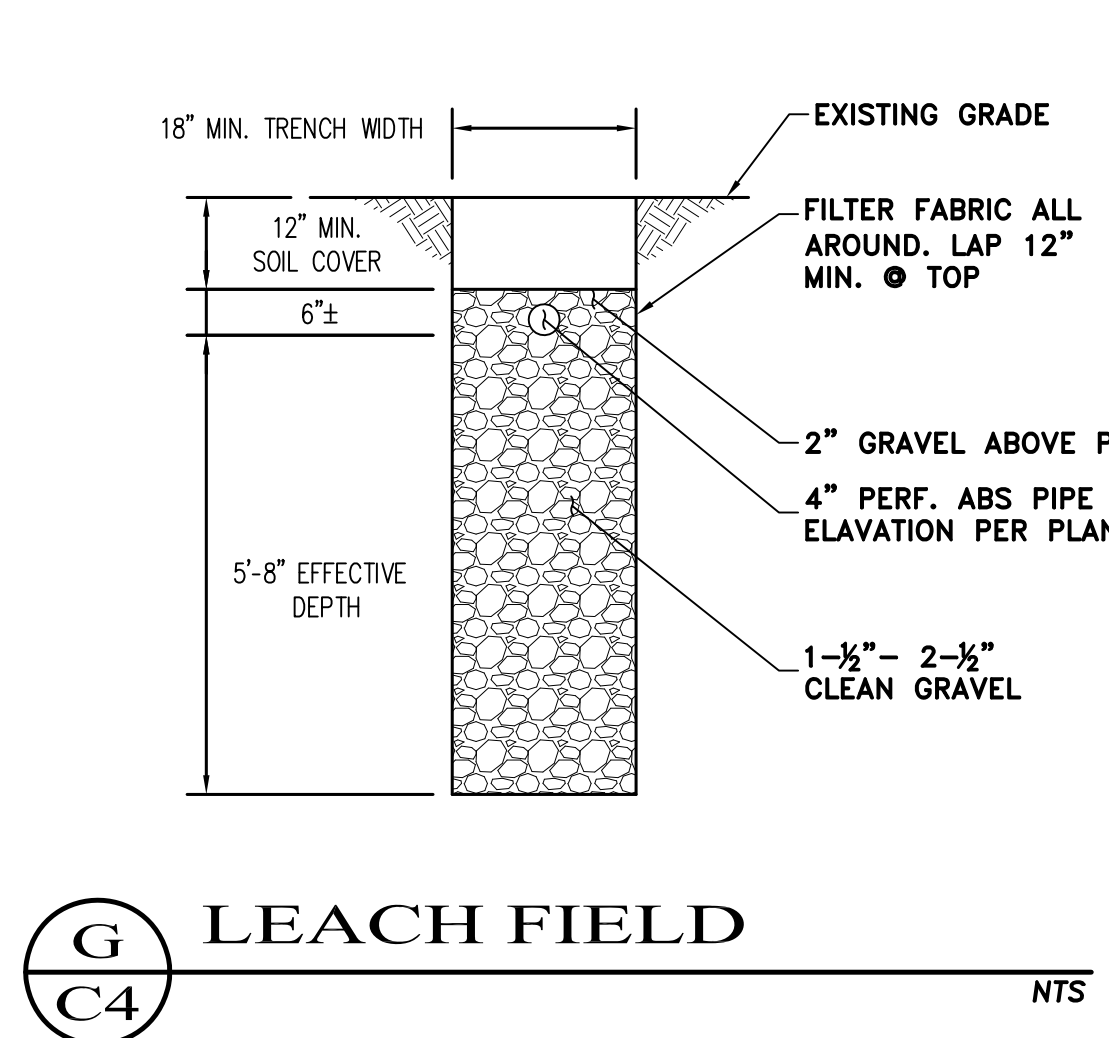
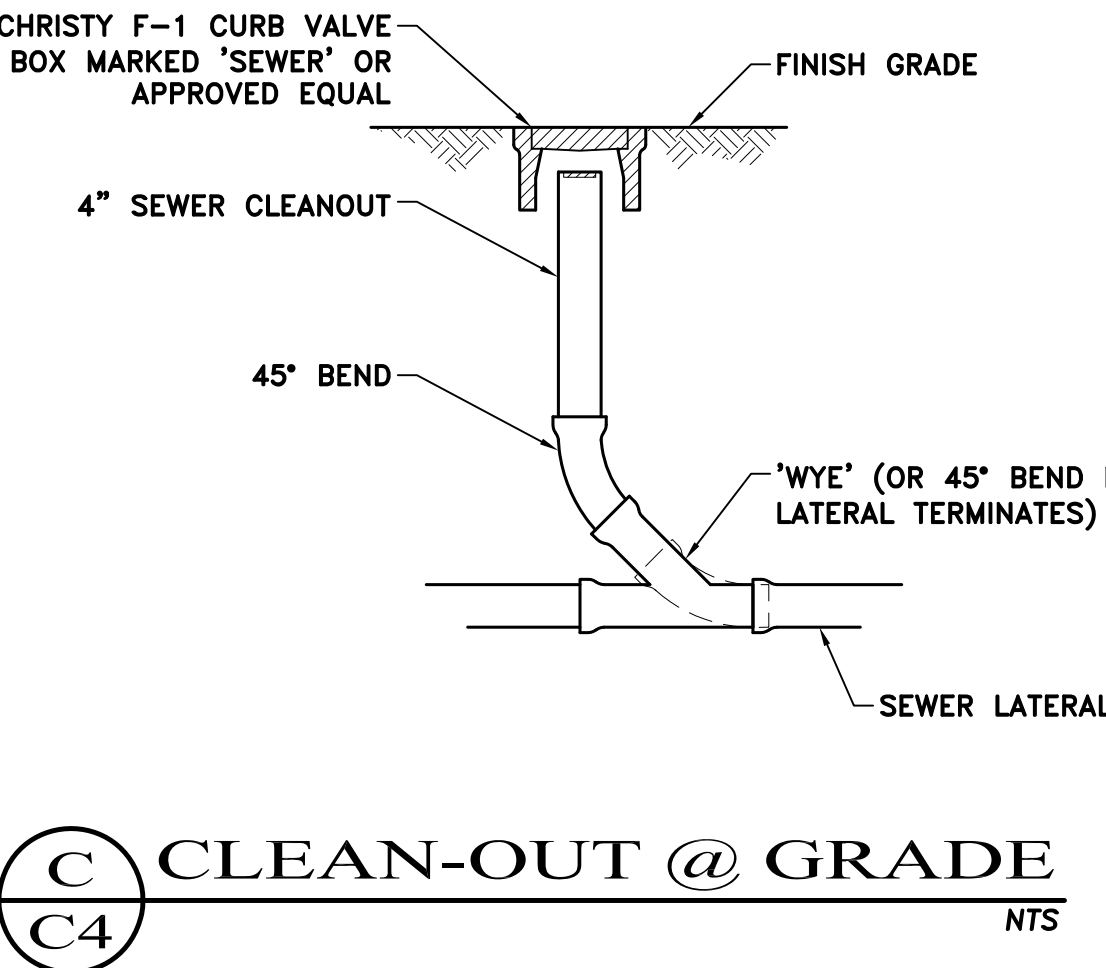
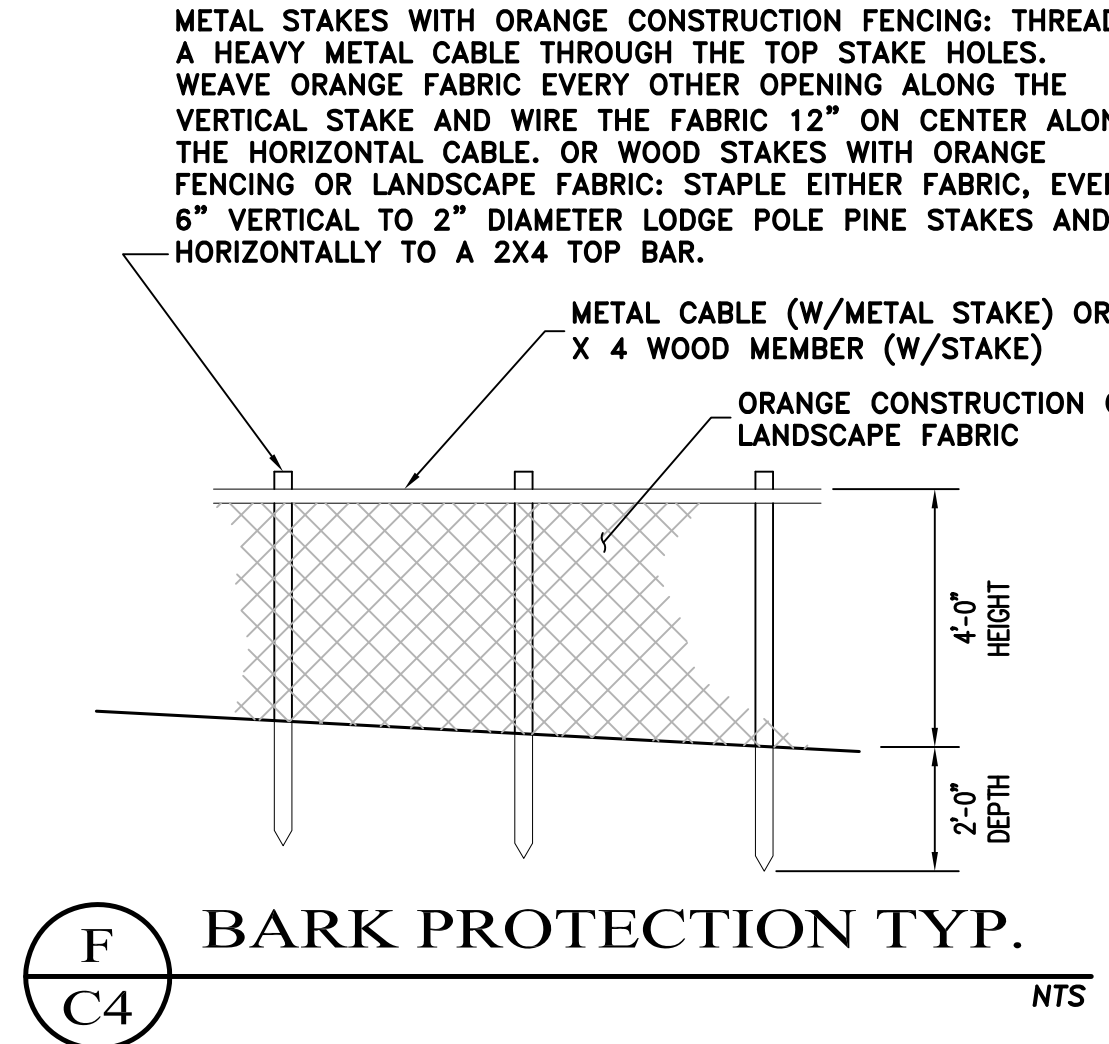
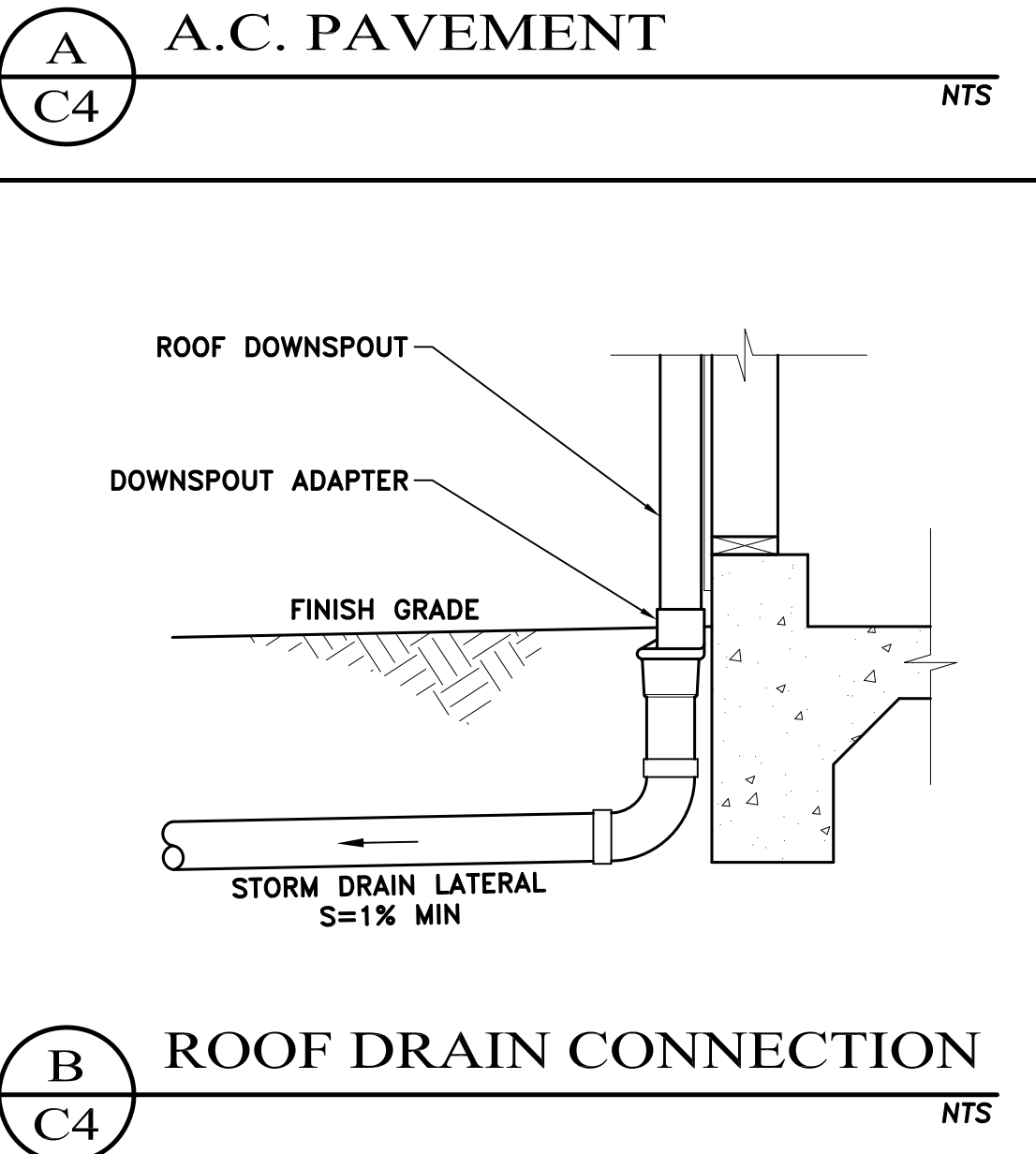
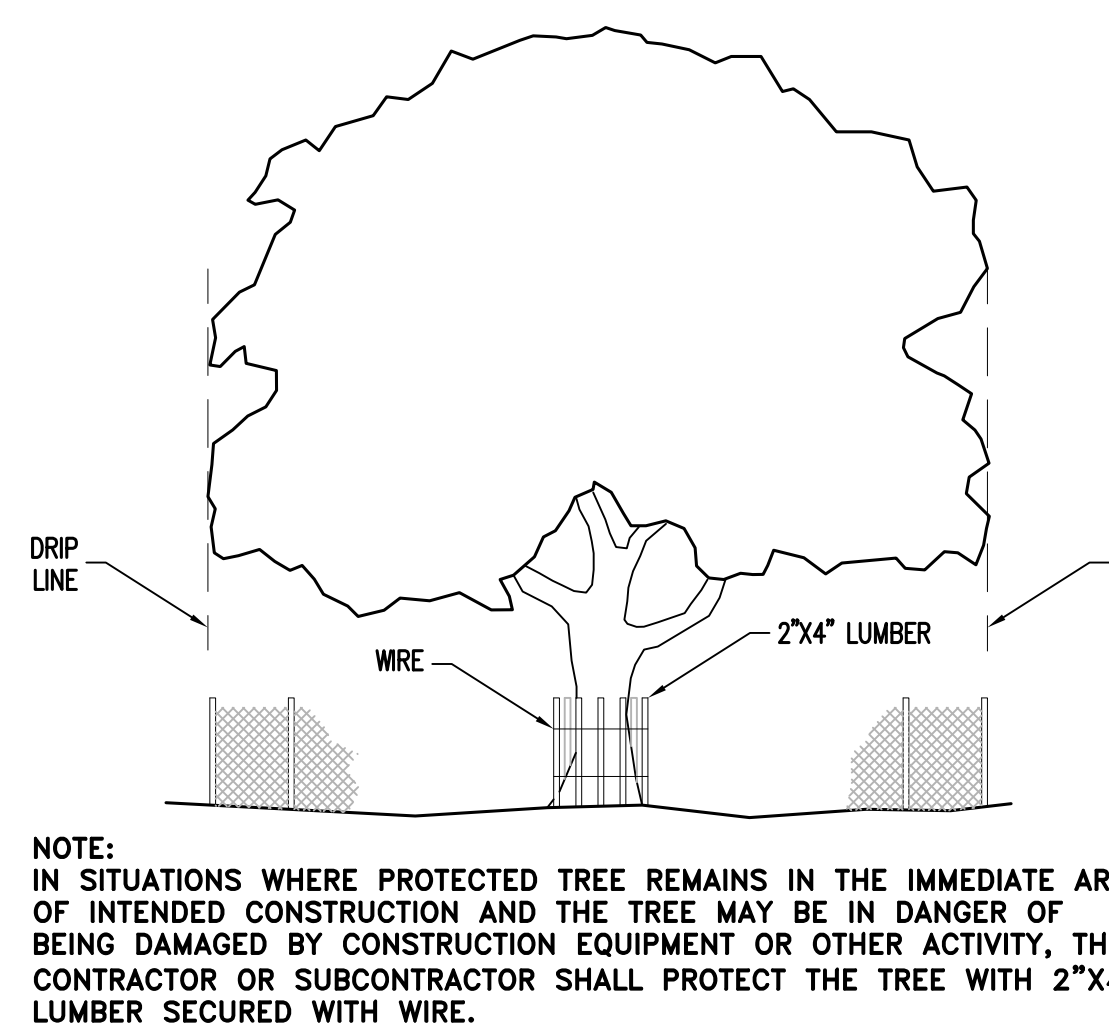
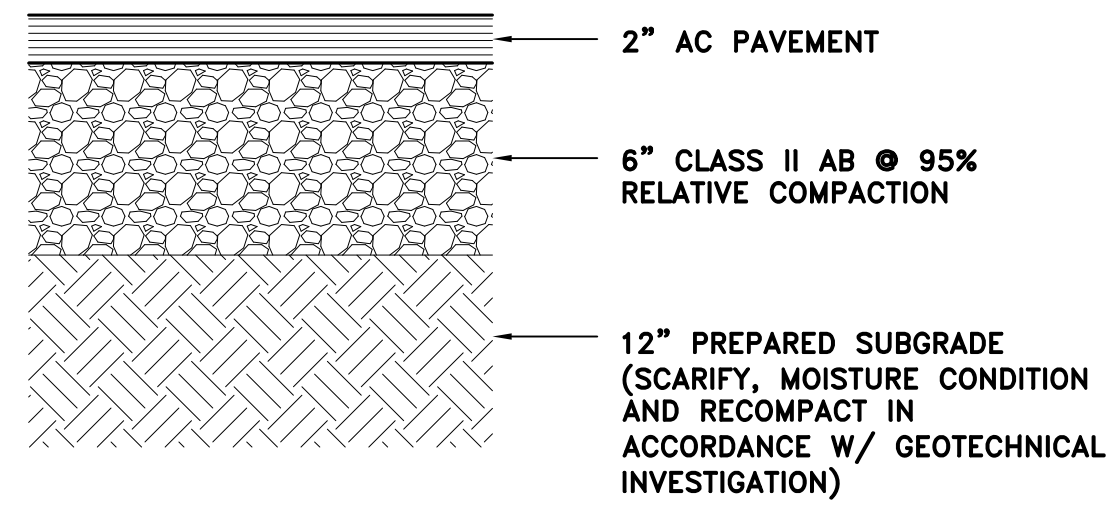
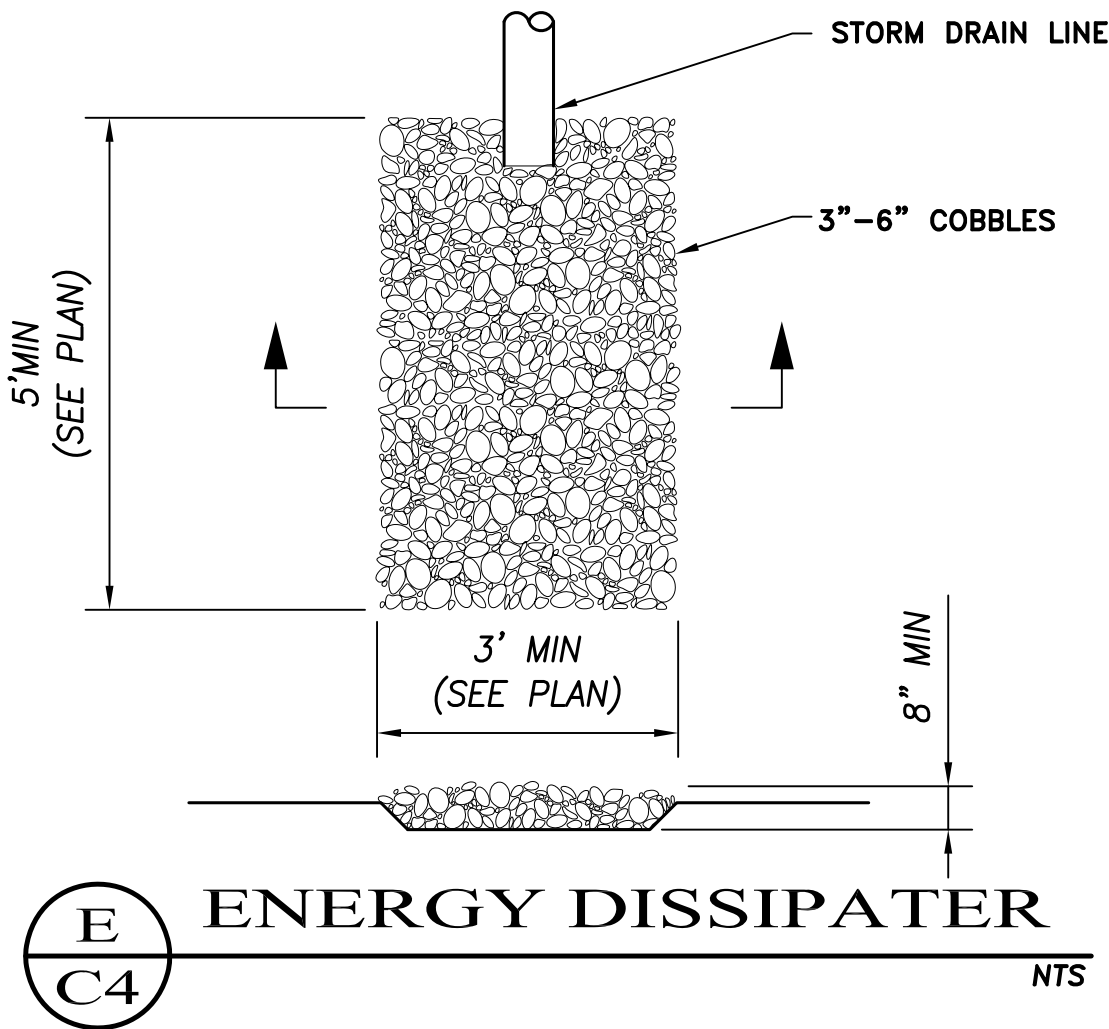
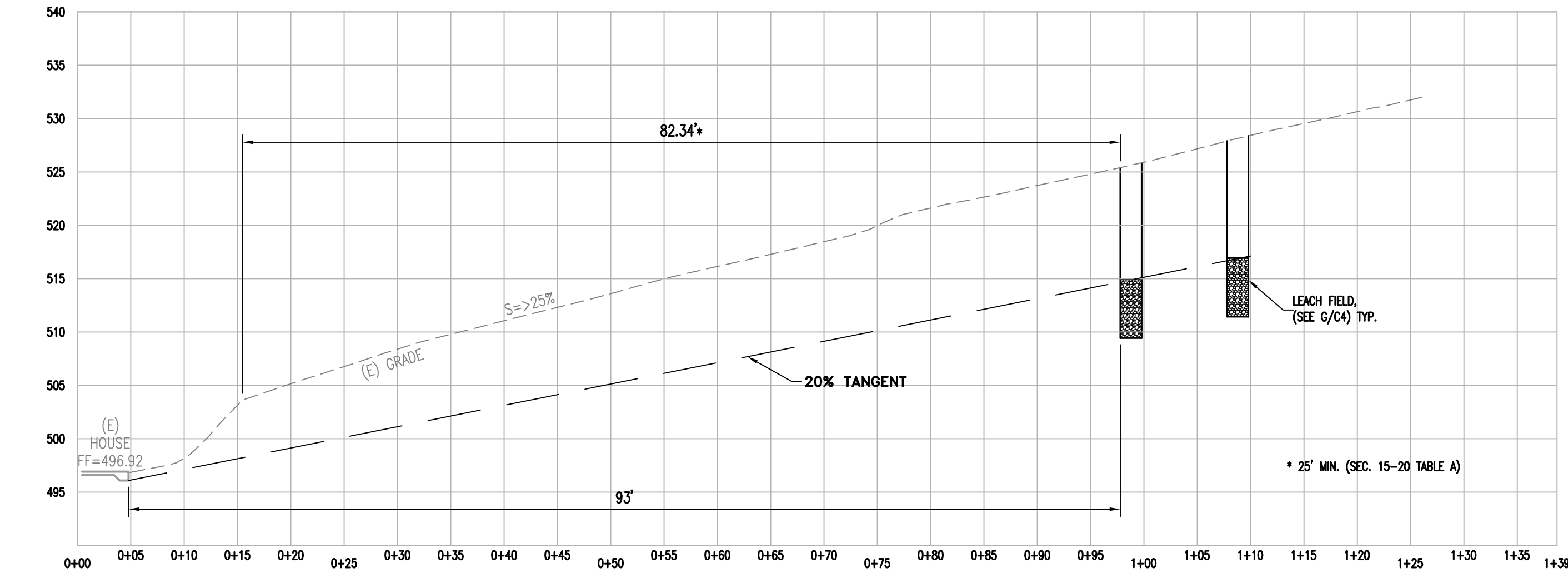
2 SECTION A-A

VER: 1"=10' - HOR: 1"=10'

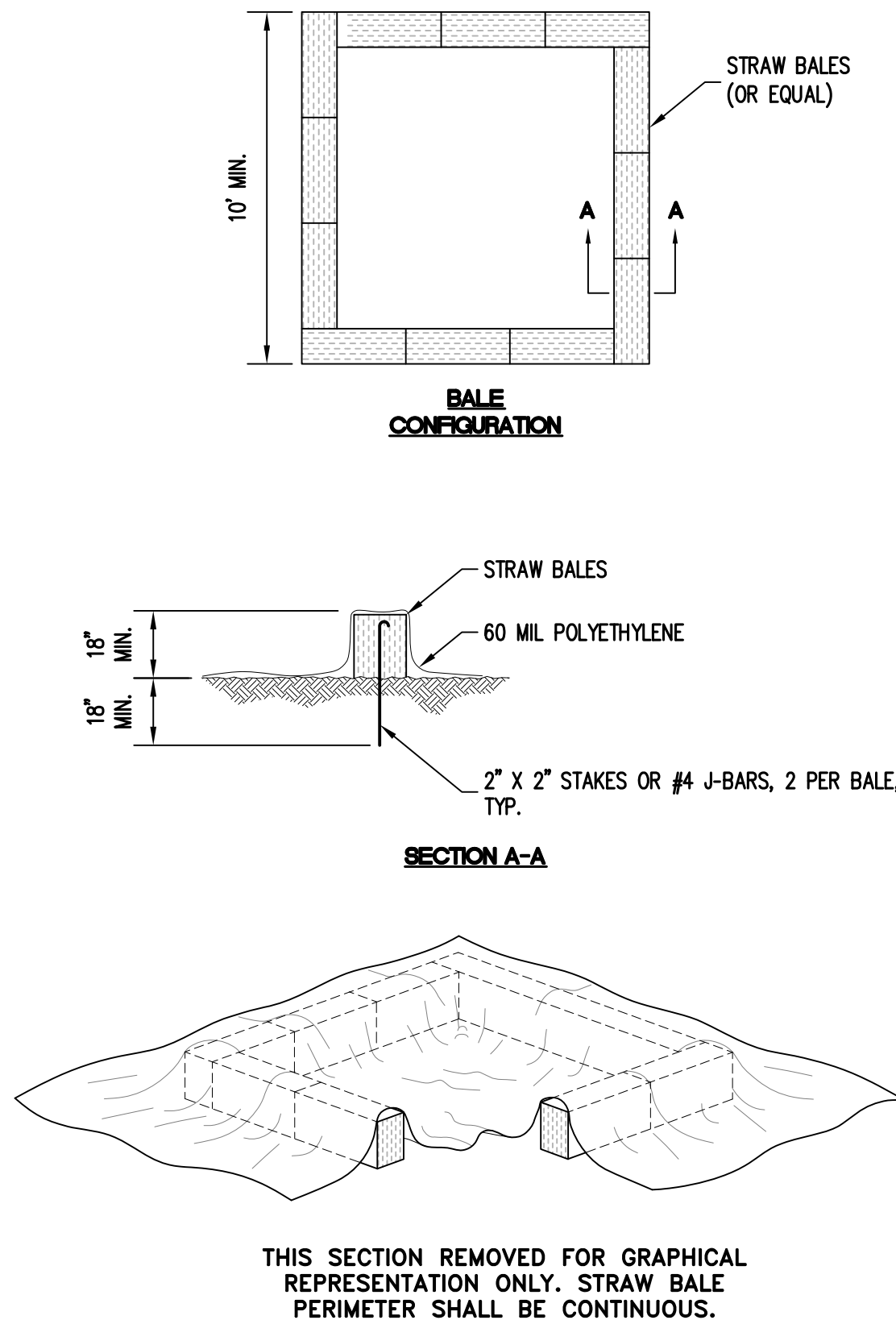
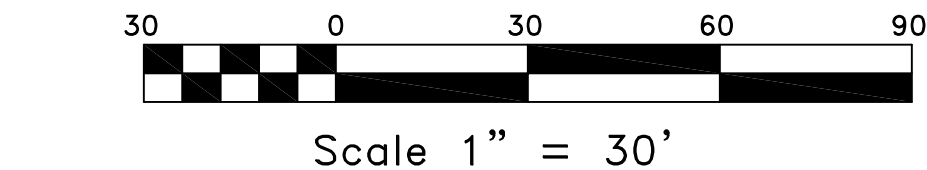


3 SECTION B-B

VER: 1"=10' - HOR: 1"=10'

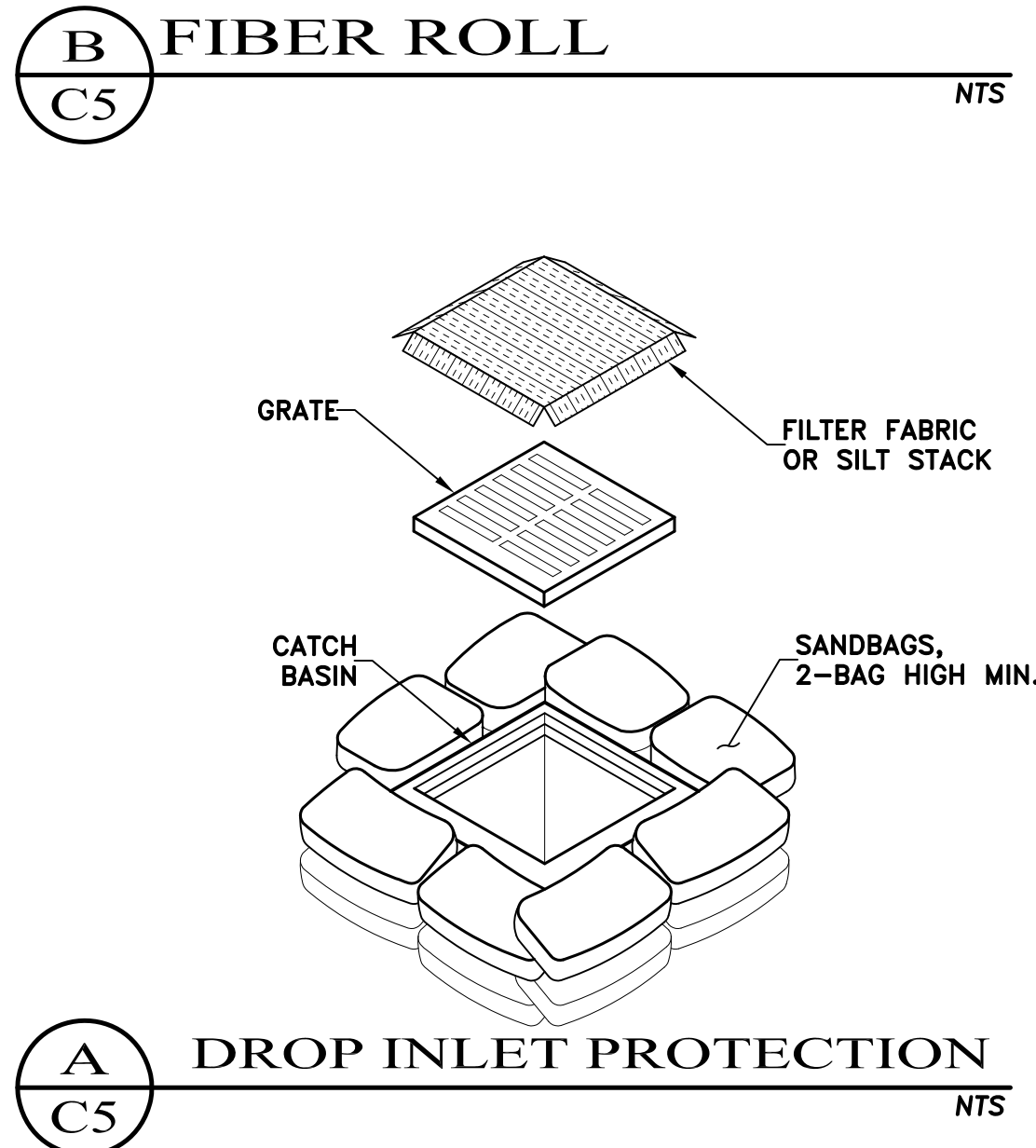
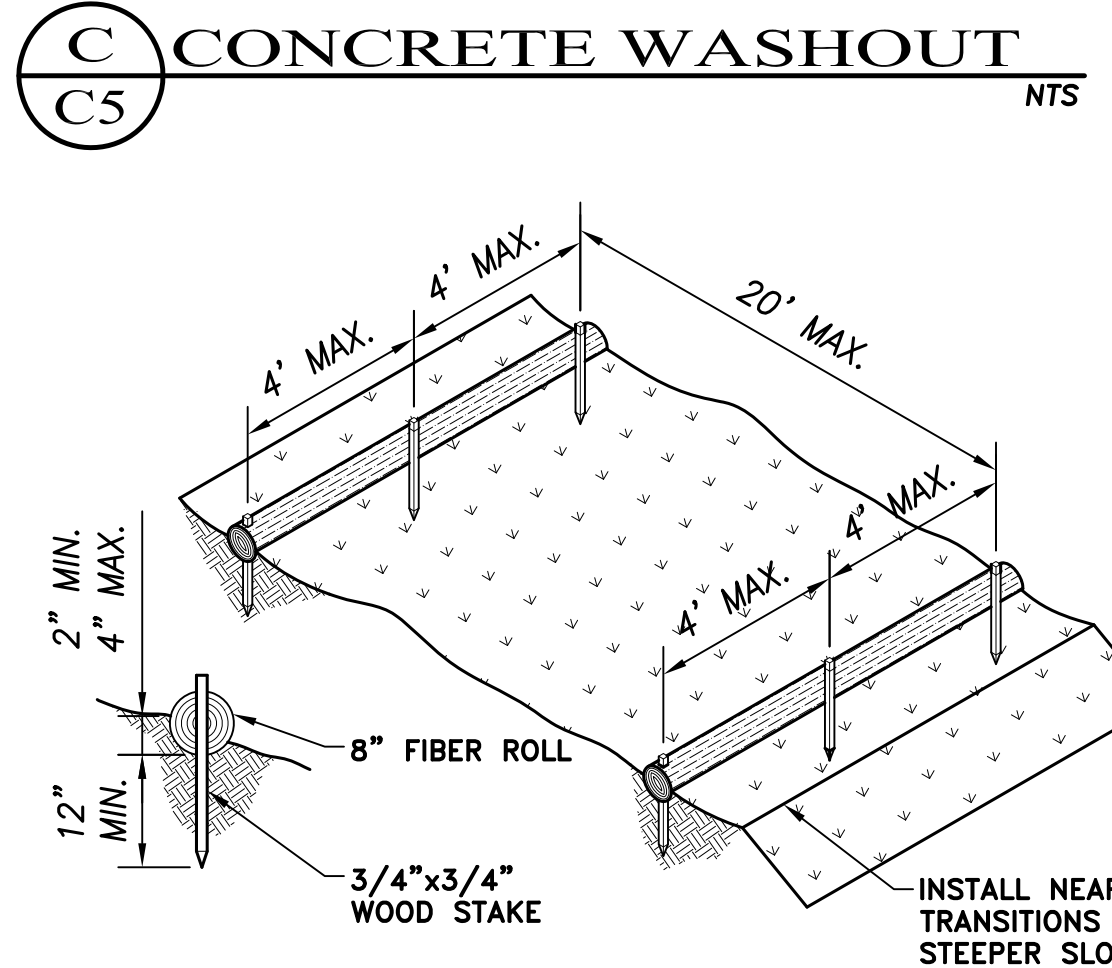


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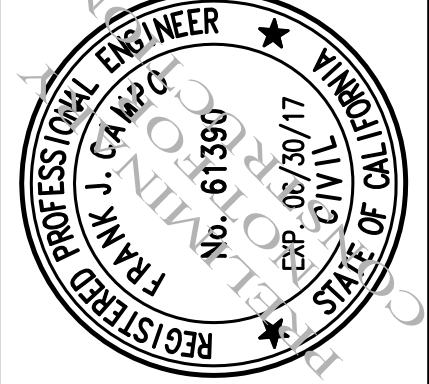
NOTES:

- 1.- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
- 2.- CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES



C3 ENGINEERING
INCORPORATED

Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
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mailto:C3Engineering.net



EROSION CONTROL

WECKER RESIDENCE
APN:# 103-011-012-000

600 VIEJO ROAD, PEBBLE BEACH, CA
PREPARED FOR: STEVE MICKEL

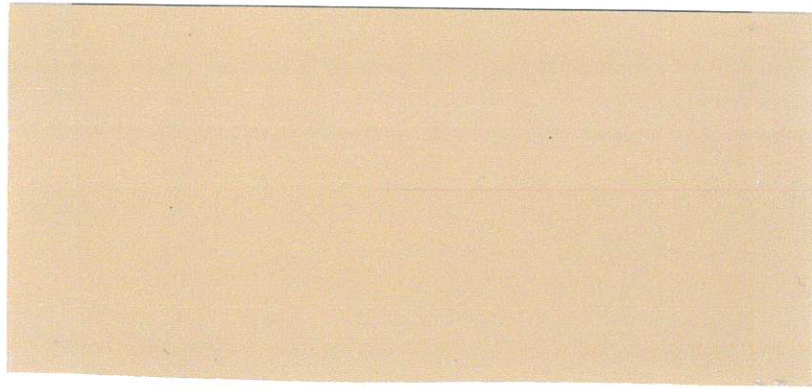
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C5
OF 5 SHEETS
PROJECT# 116123

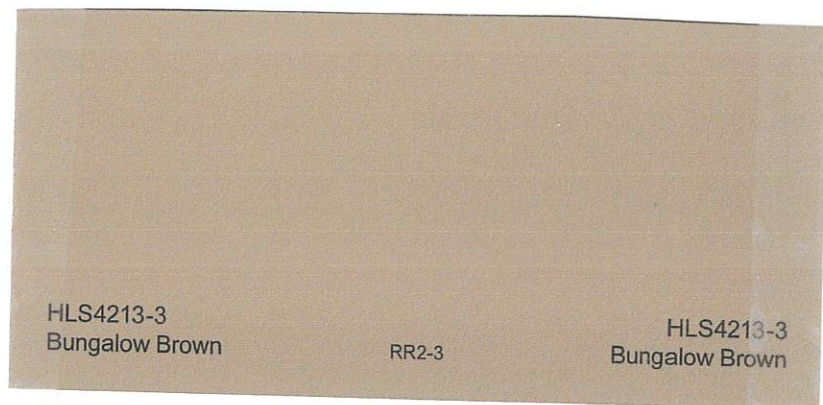
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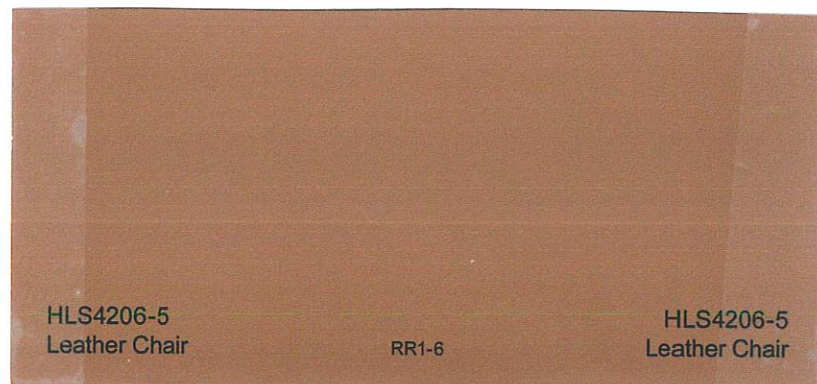
COLOR SAMPLES FOR PROJECT FILE NO. PLN 170144



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Description: PVC MEMBRANE



Materials: STUCCO Colors: KELLY MOORE - BUNGALOW BROWN
Description: SEMI SMOOTH



Materials: WOOD SIDING Colors: KELLY MOORE - LEATHER CHAIR
Description: _____