

# Exhibit A

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# DRAFT RESOLUTION

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

In the matter of the application of:

**MAUSE PATRICK W & ROBIN M RILEY TRS (PLN240231)**

### **RESOLUTION NO. 25--**

Resolution by the County of Monterey Planning Commission:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of:
  - a. Administrative Permit and Design Approval to allow construction of a 2,265 square foot two-story single-family dwelling with a detached 740 square foot garage and associated site improvements; and
  - b. Use Permit to allow development on slopes in excess of 25%.

[PLN240231 MAUSE, 28007 MERCURIO RD,  
CARMEL, CARMEL VALLEY AREA PLAN  
(APN: 169-081-008-000)]

**The MAUSE PATRICK W & ROBIN M RILEY TRS application (PLN240231) came on for a public hearing before the Planning Commission on August 27, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Planning Commission finds and decides as follows:**

## **FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Carmel Valley Master Plan; AND
  - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The subject property is a one-acre undeveloped parcel and the last undeveloped parcel within the Mercurio Subdivision, which is a 17-parcel subdivision that was approved in 1978. The proposed project includes a new two-story 2,265 square foot single-family dwelling with a detached 740 square foot garage. Associated site improvements include 677 square feet of decking and an on-site waste treatment facility.
- c) Allowed Use. The property is located at 28007 Mercurio Rd, Carmel, (Assessor's Parcel Number [APN]: 169-081-008-000), within the Carmel Area Master Plan, in unincorporated Carmel. The parcel is zoned as Low Density Residential with Building Site-6, Design Control, Site Plan Review, and Residential Allocation Zoning District overlays [LDR/B-6-D-S-RAZ], which allows the first single-family dwelling on a legal lot of record (Title 21 section 21.14.030) subject to an Administrative Permit and Design Approval. A Use Permit is required to allow development on slopes in excess of 25% (see Finding 5 and supporting evidence). The proposed project involves construction of a single-family dwelling, detached garage, and site improvements. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject property is shown in its present size (1.0 acre) and configuration as Lot 2 within Tract No. 908 of the Mercurio Subdivision, recorded on February 1979 (Volume 14, "Cities & Towns), page 43). Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards. The development standards for the LDR zoning are codified in Title 21 Section 21.14.060. Development standards for the B-6 zoning overlay district are codified in Title 21 Chapter 21.42. The project is consistent with the applicable standards for setbacks, building site coverage, and height. For main structures, the B-6 zoning overlay requires the project to be consistent with the B-4 setbacks, requiring a minimum of a 30 foot front setback, a 20 foot rear setback, and 10% of the average lot width (17 feet 3 inches) for the side setbacks. However, the final map for the Mercurio Subdivision (see Finding 1, Evidence "d") establishes scenic easements throughout the parcel that supersede the setbacks resulting in a 0.22 acre building envelope. The remaining portions of the easements also serve as the required side setbacks (50 foot scenic easement along the southeast property line and a 60 foot scenic easement along the northwest property line) and rear setback (40 foot scenic easement along the south property line). The front setback remains at 30 feet. All development is within the required building envelope. The maximum allowable height for main structures is 30 feet. The proposed height above average natural grade for the single-family dwelling is 24 feet 8 inches. The property is 43,560 square feet (1.0 acres), and the maximum allowable building site coverage is 35% (15,246 square feet) while the proposed coverage is 7% (3,201 square feet). Overall, the project meets all height, coverage, density, and setback requirements set forth in the development standards of the LDR zoning district.
- f) Design and Visual Resources. The subject parcel and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay) and pursuant to Title 21 Chapter 21.44, the location, size, configuration,



materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. The proposed project includes a light brown cement board finish with natural stone accents for exterior walls, Class-A standing-seam roof in dark gray, and natural stone site walls. Development within the subject subdivision includes large custom homes. The proposed project would have a comparatively similar layout, bulk, and mass to other residences in the vicinity, and thus will not have a detrimental effect on the existing neighborhood character. Per staff's site visit, the proposed single-family dwelling will not be visible from Carmel Valley Road or any other common public viewing area. The architectural style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), exterior lighting plan shall be approved by HCD-Planning pursuant to Title 21 section 21.14.060 and will be controlled by use of the County's standard condition.

- g) Site Plan Review. The property is subject to the Site Plan Review "S" Zoning district pursuant to Title 21 Chapter 21.45, which provides regulations for development, with by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. A site plan was included in the application, and an Administrative Permit application has been received and reviewed pursuant to these regulations. The proposed project includes the construction of a single-family dwelling. A fuel management plan was included in the application, which included measures to maintain vegetation surrounding the development area to reduce fire hazards. The applicants provided draft grading and erosion control plans to demonstrate the feasibility of their proposed project. No other hazards or impacts to resources were identified during staff's review of the project (See Findings 2 and 3 and supporting evidence).
- h) Residential Allocation Zoning. Pursuant to Title 21 Chapter 21.52, the Residential Allocation Zoning District limits the number of lots and/or units within specific areas. Pursuant to the Carmel Valley Master Plan Policy CV-1.6, existing lots with less than 5 acres may have the first single family dwelling but are prohibited from having additional units. As proposed, the subject lot will remain the same size and will have a single-family dwelling on the property. Therefore, there are no changes to the number of lots and/or units for the proposed development.
- i) Development on slopes in excess of 25%. The proposed project includes approximately 313 cubic yards of cut and fill, which includes 2,455 square feet of development on slopes in excess of 25%. Pursuant to General Plan OS-3.5, development on slopes in excess of 25% may be allowed pursuant to a Use Permit. Therefore, the project is subject to the granting of a Use Permit. The project meets the required findings to allow existing and proposed development on slopes in excess of 25%, as demonstrated in Finding No. 5 and supporting evidence.
- j) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with Title 21 section 21.66.050.C, an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A Phase I Archaeological Assessment (County of Monterey Library No.

LIB250105 – see Finding 2, Evidence “b”) was prepared by Achasta Archaeological Services (Achasta) in December 2024. The assessment included a records search that was negative for previously recorded resources within the proposed development. The assessment also included a field survey of the subject property and archival research to determine if resources extend into the project site. Achasta’s pedestrian survey of the Project Area produced negative results and indicated that there would be no impact on cultural resources, resulting in no effect on the environment. Their analysis also indicated that a search for cultural resources yielded positive results for areas within the vicinity; however, no further action is necessary at this time. No further archeological investigation was recommended. Therefore, impacts on cultural resources are limited and will be controlled by application of the County’s standard condition, which requires the applicant to stop work if any cultural resources or human remains are identified during grading and construction.

- k) Land Use Advisory Committee (LUAC) Review. The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on August 4, 2025, however, the meeting was continued to August 18, 2025. A neighbor brought up concerns about privacy and the agent acknowledged that the applicant is willing to provide additional vegetative screening and plans to plant trees immediately adjacent to the neighbor’s property. The LUAC voted unanimously to support the project with the recommendation to provide additional screening for privacy.
- l) The project planner conducted a site inspection on August 5, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240231.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to soils, geological, slope stability, and cultural resources. The following reports have been prepared:
    - “Phase 1 Architectural Assessment” (County of Monterey Library No. LIB250105) prepared by Achasta Archaeological Services, Marina, CA, December 2024.

- “Geologic Hazards Evaluation” (County of Monterey Library No. LIB250106) prepared by Craig S. Harwood, Ben Lomond, CA, December 9, 2024.
- “Geotechnical and Percolation Report” (County of Monterey Library No. LIB250107) prepared by Soil Surveys Group, Inc., Salinas, CA, March 24, 2023.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on August 5, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240231.

**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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities will be provided. Applicant provided a service verification letter from California American Water dated December 10, 2024, indicating its ability to provide potable water service to the property, which will be managed through the Monterey Peninsula Water Management District. The Environmental Health Bureau reviewed the application and found it acceptable with no conditions.
  - c) The project proposes a septic system and leach fields to service the proposed single-family dwelling. The EHB has reviewed the preliminary onsite wastewater treatment system (OWTS) plans and percolation report (County of Monterey Library No. LIB250107 – see Finding 2, Evidence “b”) and found them appropriate.
  - d) A fuel management plan is attached to the project plans and shall be adhered to on an on-going basis to ensure implementation and use of the proposed development reduces fire hazards and complies with California Public Resource Code 4291.
  - e) Geological Hazards. In accordance with Title 21 section 21.66.040, a geologic report shall be required if the project site is in any area of known or suspected geologic hazards. The GIS records show that the Navy Fault is within proximity of the project site. A Geological Hazards Evaluation (County of Monterey Library No. LIB250106 – see Finding

2, Evidence “b”) confirmed that the potential for surface-fault rupture or seismically-induced landslides is considered low and does not pose a threat to the proposed development. The project site is still susceptible to seismic shaking; however, design measures shall be incorporated to resist damage associated with very severe shaking in accordance with current building codes and design standards. Title 16 section 16.08.100 require that recommendations of the geotechnical report and geological report implemented into the final construction plans. Accordingly, potential geologic hazards will be reduced to an acceptable level pursuant to General Plan Policy S-1.6. Finally, evidence submitted demonstrates that the site is physically suitable for development and the development will neither create nor significantly contribute to geologic instability or geologic hazards (General Plan Policy S-1.8).

- f) Staff conducted a site inspection on August 5, 2025 to verify that the site is suitable for this use.
- g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240231.

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 County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on August 5, 2025 and researched County records to assess if any violation exists on the subject property.
- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240231.
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5.       **FINDING:**       **DEVELOPMENT ON SLOPES IN EXCESS OF 25% -** The Proposed Project is located in the most feasible location, minimizes development on slopes in excess of 25 percent, and better measures the resource protection goals and policies of the 2010 General Plan and Carmel Valley Master Plan (CVMP).
- EVIDENCE:**   a) The project consists of grading approximately 313 cubic yards of cut and fill to accommodate the construction of a single-family dwelling and detached garage. The one-acre property is heavily sloped, with the majority of the sloped areas within scenic easements (see Finding 1, Evidence “d”), therefore limiting any development to a small flat area at the center of the parcel. The proposed main residence and detached garage will be located in this flatter area; however, the driveway and portions of the garage will be on steeper slopes. The project includes 2,455 square feet of grading that will occur on slopes in excess of 25%. Pursuant to General Plan Policy OS-3.5, a Use Permit is required. In this case, the criteria to grant said permit have been met.
- b) As proposed, the main house and detached garage avoid potential impacts to trees. The proposed development on slopes better protects

forest resources by minimizing tree removal. The CVMP Policy CV-3.11 discourages the removal of healthy trees. The proposed driveway configuration is within the steeper sloped areas of the parcel and allows access to the flattest portion of the property. The proposed garage and single-family dwelling are sited in the flattest areas of the property and the most appropriate location that avoids tree removal. Portions of the garage will be located on slopes in excess of 25%. There is no development on steeper slopes associated with the main residence as its entry patio and bridge (connecting to the garage) are cantilevered over the steeper slopes. Siting the garage entirely on less steep slopes would impact native trees and require a longer driveway and additional development on slopes in excess of 25%, which would conflict with CVMP Policy CV-3.4, which requires that “alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements.” Further, due to the forested and sloped nature of the property, there is not an adequate area to site the residence, garage, and required primary and secondary leach fields without impacting steeper slopes or trees. Avoiding impacts to native trees complies with CV-3.11. Therefore, the proposed development better achieves the goals, policies, and objectives of the County of Monterey General Plan and Carmel Valley Master Plan.

- c) The proposed development on slopes, specifically the siting of the driveway, better balances the forest resource and hillside protection policies of the General Plan and Carmel Valley Master Plan. The topography of the land leaves no opportunity for development on less steep slopes and requires that trees be removed in order to access the flattest building site location. Therefore, the proposed project meets the required criteria of General Plan Policy OS-3.5
- d) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN200212.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 allows the construction of new residences and accessory structures on residentially zoned properties. Therefore, the proposed single-family dwelling, garage, and associated site improvements qualify as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines.
  - b) None of the exceptions under CEQA Guidelines section 15300.2 apply. The proposed project does not impact environmental resources of hazardous or critical concern where designated (see Findings 1 and 2, and supportive evidence); the project does not contribute to any cumulative environmental; there is no reasonable possibility that the project would cause an impact due to unusual circumstances (see Findings 1 and 2, and supportive evidence); based on the project location, and its topographical relationship to visual public access points

in the area, the proposed development is not visible along Carmel Valley Road without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the parcel; is not a hazardous waste site or any list compiled pursuant to Government Code section 65962.5; and does not involve any identified historical resources. The proposed tree removal will not contribute to any environmental impacts.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 5, 2025.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240231.

**7. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** a) Pursuant to Title 21 section 21.80.040.D, the project is subject to appeal to the Board of Supervisors because it requires the Planning Commission to make a discretionary decision.

## **DECISION**

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
  - a. Administrative Permit and Design Approval to allow construction of a 2,265 square foot two-story single-family dwelling with a detached 740 square foot garage and associated site improvements; and
  - b. Use Permit to allow development on slopes in excess of 25%.

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

**PASSED AND ADOPTED** this 27<sup>th</sup> day of August, 2025.

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Melanie Beretti, AICP  
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

### **NOTES**

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 HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 1-27-2021



# County of Monterey HCD Planning

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

PLN240231

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN240231) allows the construction of a 2,265 square foot single-family dwelling with a detached 740 square foot garage and associated site improvements including a driveway, 677 square feet of decks, and development on slopes in excess of 25%. The property is located at 28007 Mercurio Rd. Carmel Valley (Assessor's Parcel Number 169-081-008-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Number 169-081-008-000 on August 27, 2025. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

**Responsible Department:** 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 HCD - 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.  
(HCD - Planning)

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

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

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

### 4. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** 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.

**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. CC01 INDEMNIFICATION

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

## 6. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

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

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

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

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

**Responsible Department:** Planning

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

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

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

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

## 8. PW0006 - CARMEL VALLEY

**Responsible Department:** Public Works

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

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

## 8. PW0005 – DRIVEWAY IMPROVEMENTS

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Construct driveway connection to Mercurio Road. The design and construction is subject to the approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

## 10. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Public Works

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

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

## 11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** Public Works

**Condition/Mitigation  
Monitoring Measure:**

The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):

- Names and contact information (primary and secondary) of parties responsible for project during construction.
- Summary table including:
  - o Types of construction vehicles and number of truck and/or vehicle trips/day.
  - o Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
  - o Hours of operation.
  - o Project scheduling (dates) and duration of construction.
- Map illustrating:
  - o Location of project (vicinity map).
  - o Proposed route for hauling material.
  - o Location of Sensitive Receptors (schools, hospitals, etc.) along haul route.
  - o Location of stockpiles and parking for construction vehicles.
  - o Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc.) where no parking, stockpiling, construction will occur.
- The CMP shall:
  - o Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
  - o Prohibit blocking of access roads or driveways.
  - o Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
  - o Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
  - o Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
    - If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
    - The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
    - Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
- Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.

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

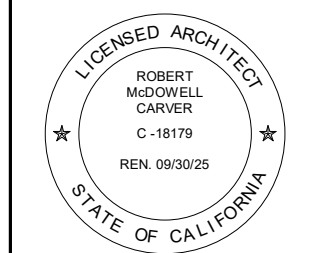
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△ REVISION #

MAUSE & RILEY

2807 MERCURIO RD.  
CARMEL VALLEY, CA 93923

ARCHITECTURAL  
RENDERING

Scale: @ 24x36  
Drawn By: DP  
Job: 2312

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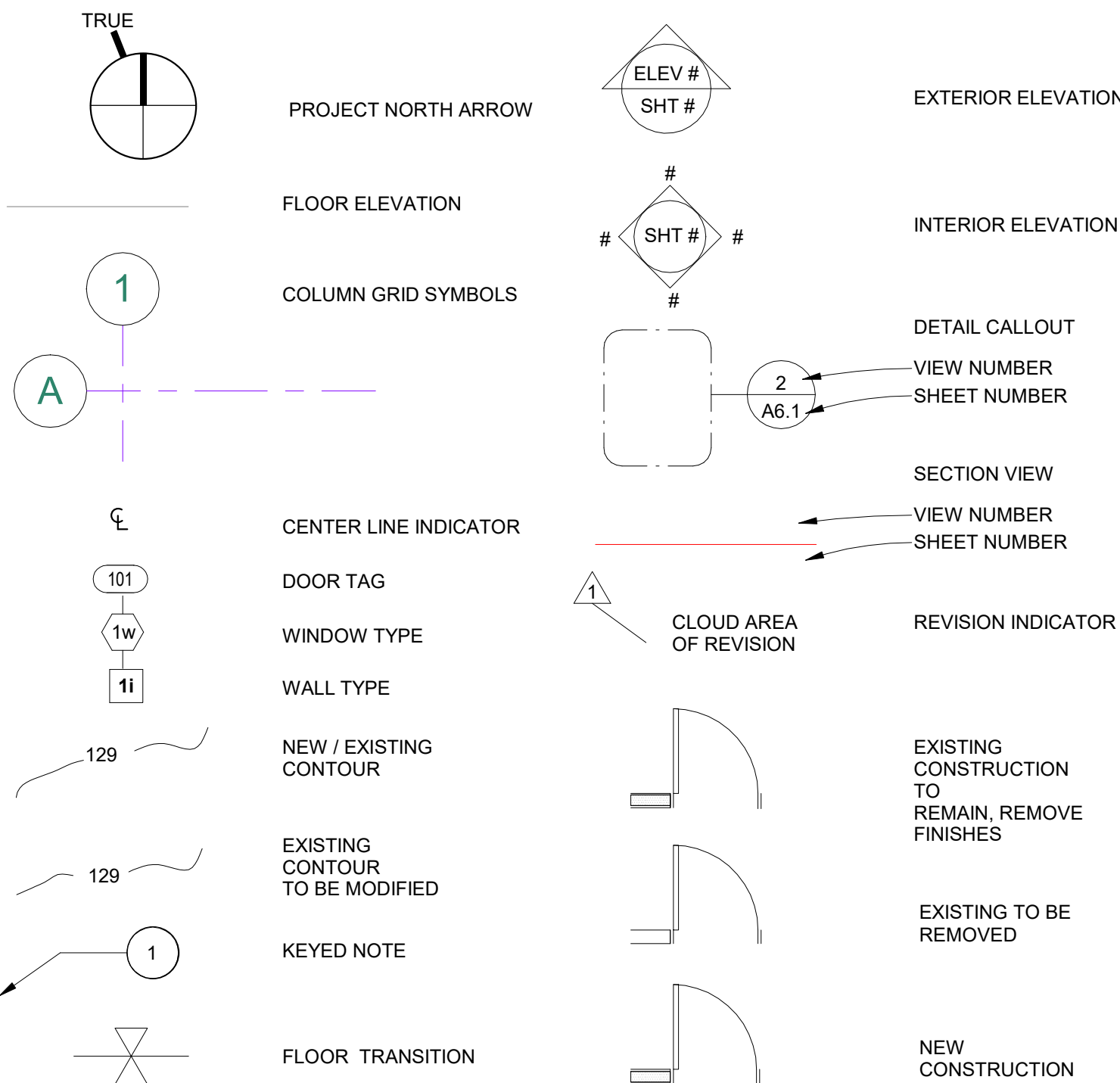


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## ARCHITECTURAL ABBREVIATIONS

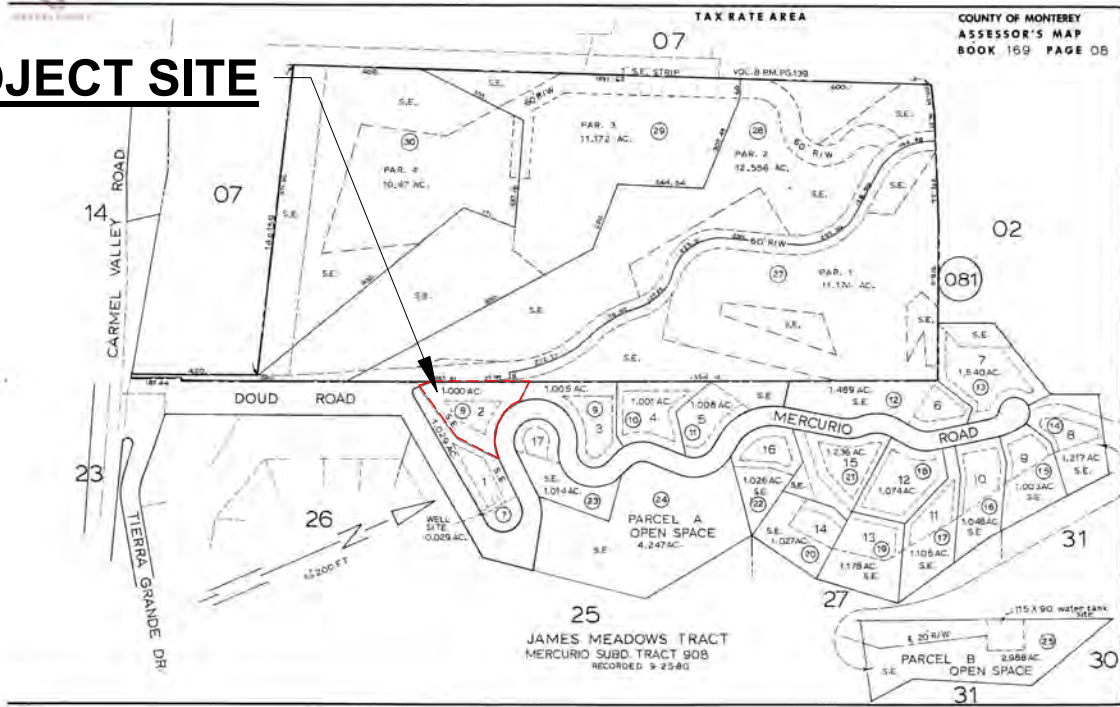
&	AND	DKG.	DECKING	HTR.	HEATER	REF.	REFRIGERATOR
<	ANGLE	DN.	DOWN	HVAC.	HEATING	REIN.F.	REINFORCED
@	AT	DWG.	DRAWING	VENT.	VENTILATION	RES.	RESIN
"	DIAMETER	D.O.	DOOR OPENING	& AIR COND.	& AIR CONDITIONING	REV.	REVISED(ION)
2CP	2 COAT PLASTER	DR.	DOOR	HW.	HOT WATER	REQD.	REQUIRED
3CP	3 COAT PLASTER	D.S.	DOWNSPOUT			RM.	ROOM
		DTL.	DETAIL			R.O.	ROUGH OPENING
AB.	AGGREGATE	E	EAST	IB	IMPERIAL BOARD	S	SOUTH
BASE	ANCHOR BOLT	(E)	EXISTING	I.D.	INSIDE DIAMETER	SCF	SOUND ATTENUATION FIRE
A.B.T	AIRCONDITIONER	EA.	EACH	IN.	INCHES	SBF	SKIM COAT PLASTER
ACD.	ACCESS DOOR	E.J.	EXPANSION JOINT	INSL.	INSULATION	SEC.	SECTION
ACT.	ACOUSTIC TILE	EL.	ELEVATION	INV.	INVERT	SK	SHEET
AD.	AREA DRAIN	ELEC.	ELECTRICAL	JAN.	JANITOR	SC	SEALED CONCRETE SOLID
A.D.A	AMERICANS WITH DISABILITIES ACT	ELEV.	ELEVATOR	JT.	JOINT	CORE	CORE
ADJ.	ADJUSTABLE	EMER.	EMERGENCY	L	ANGLE	SCH.	SCHEDULE
A.F.F.	ABOVE FINISH	E.M.R	ELEVATOR MACHINE RM.	LB.	POUND	SCP	SKIM COAT PLASTER
FLOOR		ENCL.	ENCLOSURE, ENCLOSED	LG.	LONG LENGTH	S.F.	SQUARE FEET
AL.	ALUMINUM	ENGR.	ENGINEER	LAM.	LAMINATE(ION)	SIG.	SOUND INSULATING GLASS
ANOD.	ANODIZED	ENTR.	ENTRANCE	LAV.	LAVATORY	SIM.	SIMILAR
A.P.	ACCESS PANEL	EQ.	EQUAL	LLH	LONG LEG HORIZ.	SIP	Structural Insulated Panel
ARCH.	ARCHITECTURAL	EOP.	EQUIPMENT	LLV	LONG LEG VERT.	S.J.	SCORED JOINT
AVG.	AVERAGE	EST.	ESTIMATE	LTV	LIGHTING	SPKL.	SPRINKLER
		EX.	EXISTING	LVR.	LOUVER	SPKR.	SPEAKER
BO.	BOARD	EXH.	EXHAUST			SQ.	SQUARE
BITUM.	BITUMINOUS	EXP.	EXPANSION			S.S.	STAINLESS STEEL
BLDG.	BUILDING	EXT.	EXTERIOR			SMI	SEE MANUFACTURERS
BLK.	BLOCKING					INSTR.	INSTRUCTIONS
BM.	BEAM	F.A.I.	FRESH AIR INTAKE			SED	SEE ENGINEERING DRAWINGS
B.M.	BENCH MARK	F.D.	FLOOR DRAIN			SSD	SEE STRUCTURAL DRAWINGS
B.O.	BOTTOM OF	FDN.	FOUNDATION			ST	STONE TILE / STONE
BR.	BRASS	F.E.	FIRE EXTINGUISHER			STL	STEEL
BRK.	BRICK	FF.	FINISH FLOOR OR			STC.	SOUND TRANSMISSION
B.S.	BOTH SIDES	FINISHED FACE				COEFFICIENT	
BSMT.	BASEMENT	F.G.	FINISH GRADE			STD.	STANDARD
B.U.R.	BUILT-UP ROOF	FGL.	FIBERGLASS			STOR.	STORAGE
		F.H.	FIRE HYDRANT, FLAT			STRUCT.	STRUCTURAL
		HEAD				SUSP.	SUSPENDED
CAB.	CABINET	F.H.C.	FIRE HOSE CABINET			SW.	STAINED WOOD
CAP.	CAPACITY	FIN.	FINISH				
CAT.	CATALOG	FLR.	FLOOR			N	NORTH
C.C.F.I.	CLOSED CELL FOAM INSULATION	FL.	FLUORESCENT			NAT.	NATURAL
		F.O.	FACE OF			N.I.C.	NOT IN CONTRACT
C.B.	CATCH BASIN	F.O.C.	FACE OF CONC.			NO.	NUMBER
CE.	CEDAR	F.O.M.	FACE OF MASONRY			NOM.	NOMINAL
CEM.	CEMENTITIOUS	F.O.S.	FACE OF STUD			NRC	NOISE REDUCTION COEFFICIENT
CER.	CERAMIC	F.P.	FIRE PROOFING			N.T.S.	NOT TO SCALE
CFM.	CUBIC FEET/MIN.	FR.	FRAME / FIRE RATED			O/	OVER
CAST IRON		F.S.	FULL SIZE/SCALE			O.C.	ON CENTER
C.L.	CENTERLINE	FT.	FOOT/FEET			O.D.	OUTSIDE DIAMETER
CLG.	CEILING	FTG.	FOOTING			OFF.	OFFICE
CLOS.	CLOSET	FXTR.	FIXTURE			O.H.	OPPOSITE HAND
CLR.	CLEAR	GA	GAUGE			OPG.	OPENING
CLW.	CLEAR FINISH	GALV.	GALVANIZED			OPP.	OPPOSITE
WOOD		G.C.	GENERAL CONTRACTOR			OVHD.	OVERHEAD
C.J.	CONTROL JOINT	GEN.	GENERAL				
CMU.	CONC. MASONRY UNIT	GFCI.	GROUND FAULT CIRCUIT INTERRUPTER			PERF.	PERFORATED
CNTR.	COUNTER	G.I.	GALVANIZED IRON			PL.	PLATE
C.O.	CLEANOUT	GL.	GLASS			PLAS.	PLASTER
CONF.	CONFERENCE	GLM.	GLUELAM			PLBG.	PLUMBING
COL.	COLUMN	GLZ.	GLAZING			PLG.	PANELLING
COMM.	COMMUNICATION	GMT.	GLASS MOSIAC TILE			PLY	PLYWOOD
CONC.	CONCRETE	GR.	GRAVEL			PM.	PERF. MTL.
CONST.	CONSTRUCTION	GT.	GLASS TILE			POL.	POLISH(ED)
		GWB.	GYPSON WALL BOARD			PR.	PAIR
CONT.	CONTINUOUS	GYP.	GYPSON			PT.	PAINTED
CORR.	CORRIDOR					PTN.	PARTITION
CPT.	CARPET	HC.	HOLLOW CORE			PW.	PAINTED WOOD
CRS.	COURSE	HD(R)	HEADER			QT.	QUARRY TILE
CT.	CERAMIC TILE	HDWD.	HARDWOOD			QTY.	QUANTITY
CTR.	CENTER	HDWR.	HARDWARE				
CW.	COLD WATER	H.M.	HOLLOW MTL.			R	RADIUS / RISER
		HORIZ.	HORIZONTAL			R.A.	RETURN AIR
		HR.	HOUR			R.D.	ROOF DRAIN
DBL.	DOUBLE	H.S.	HEADED STUD				
DEMO.	DEMOLITION	HT.	HEIGHT				
DET.	DETAIL	HTG.	HEATING				
DF.	DOUGLAS FIR						
DIA.	DIAMETER					YD	YARD

## ARCHITECTURAL SYMBOLS



## PARCEL MAP

### PROJECT SITE



## VICINITY MAP



## SHEET INDEX

R.1	RENDERING
G1.0	COVER SHEET
G1.2	SURVEY
G1.5	EROSION CONTROL / CONSTRUCTION MGMNT PLAN
G1.6	EROSION CONTROL / CONSTRUCTION MGMNT NOTES
G1.7	GRADING & DRAINAGE PLAN
G1.8	HOUSE & GARAGE SECTION
G1.10	FUEL MANAGEMENT PLAN
A1.0	SITE PLAN
A2.0	LEVEL 2 FLOOR PLAN
A2.1	LEVEL 1 FLOOR PLAN
A2.2	PROPOSED ROOF
A2.3	GARAGE FLOOR & ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	GARAGE ELEVATIONS
A3.3	BUILDING SECTIONS
A3.4	BUILDING SECTIONS
A3.5	BUILDING SECTIONS - GARAGE
A8.1	WALL DETAILS
SW.1	SEPTIC SYSTEM SITE PLAN
SW.2	SEPTIC SYSTEM DETAILS

## SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE AND A NEW DETACHED GARAGE. NEW SEPTIC SYSTEM, WATER, GAS, AND ELECTRICAL INFRASTRUCTURE.

NO LANDSCAPING IS PROPOSED

## PROJECT TEAM

OWNER	PATRICK MAUSE & ROBIN RILEY C/O ARCHITECT
ARCHITECT	STUDIO CARVER ARCHITECTS P.O. Box 2684, Carmel, CA 93921 Phone: (831) 624-2304 E-mail: robert@studiocarver.com Contact: Robert Carver, AIA, LEED AP
SURVEYOR	LANDSET ENGINEERS, INC. 520-B CRAZY HORSE CANYON ROAD Salinas, CA 93907 Phone: (831) 443-6970 Fax: (831) 443-3801 Contact: Guy R. Giraudo
STRUCTURAL	DUCKBREW INC. PO Box 831 Carmel Valley, CA 93924 Phone: (831) 659-3825 E-mail: duckcfrc@yahoo.com
MECHANICAL	SEACHANGE ENGINEERING INC. 659 Abrego St Ste 2 Monterey, CA 939403238 Phone: (831) 601-4456 E-mail: matt@seachange.engineering Contact: Matt Reistetter

## BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC),  
THE 2022 CALIFORNIA MECHANICAL CODE (CMC)  
THE 2022 CALIFORNIA PLUMBING CODE (CPC)  
THE 2022 CALIFORNIA ELECTRICAL CODE (CEC)  
THE 2022 CALIFORNIA ENERGY CODE (CEC)

## PROJECT INFORMATION

PROPERTY ADDRESS	28007 MERCURIO RD, CARMEL VALEY, CA 93923
APN	169-081-008-000
ZONING	LDR/B-6-D-S-RAZ
GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
WILDLAND URBAN INTERFACE AREA (ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2022 CBC)	YES
AVERAGE NATURAL GRADE	ELEV. = 82' - 3"
ALLOWED HEIGHT LIMIT ABOVE A.N.G	30' - 0" ELEV. = 112' - 3"
(P) HEIGHT ABOVE A.N.G	24' - 8" ELEV. = 106' - 11"
PERMIT #	PLN240231

## BUILDING AREA

(P) RESIDENCE	
LEVEL 1	1,116 SF
LEVEL 2	1,149SF
SUB TOTAL (HOUSE)	2,265SF
DETACHED GARAGE	740 SF
FLOOR AREA TOTAL	3,005 SF
DECKS (24" abv grade)	677 SF

## LOT COVERAGE

LOT SIZE	1 ACRES (43,565 SF)
ALLOWABLE LOT COVERAGE	35% OR 15,248 SF
PROPOSED LOT COVERAGE:	
RESIDENCE	1,116 SF
DETACHED GARAGE	740 SF
DECKS (24" abv grade)	677 SF
ROOF OVERHANGS	620 SF
TOTAL	3,153 SF OR 7.2%

## GRADING ESTIMATES

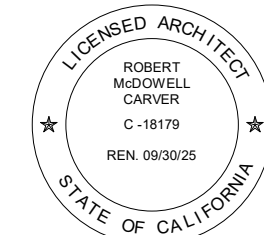
GRADING CUT	322 CU.YDS.
GRADING FILL	322 CU.YDS.
GRADING NET EXPORT	0 CU.YDS.
ALL CUT TO BE BALANCED ON SITE	

## MISCELLANEOUS

WATER SOURCE	CAL AM
SEWER SYSTEM	SEPTIC
TREES TO BE REMOVED	0
REQUIRED PARKING	2 SPACES/UNIT
PROPOSED PARKING	4 SPACES (2 COVERED)

## DEFERRED SUBMITTALS

SPRINKLERS	YES
SOLAR SYSTEM	YES



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1 8/6/2025 PLANNING

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28007 MERCURIO RD,  
CARMEL VALLEY, CA 93923

## ARCHITECTURAL COVER SHEET

Scale: @ 24x36  
Drawn By: DP/JP  
Job: 2312

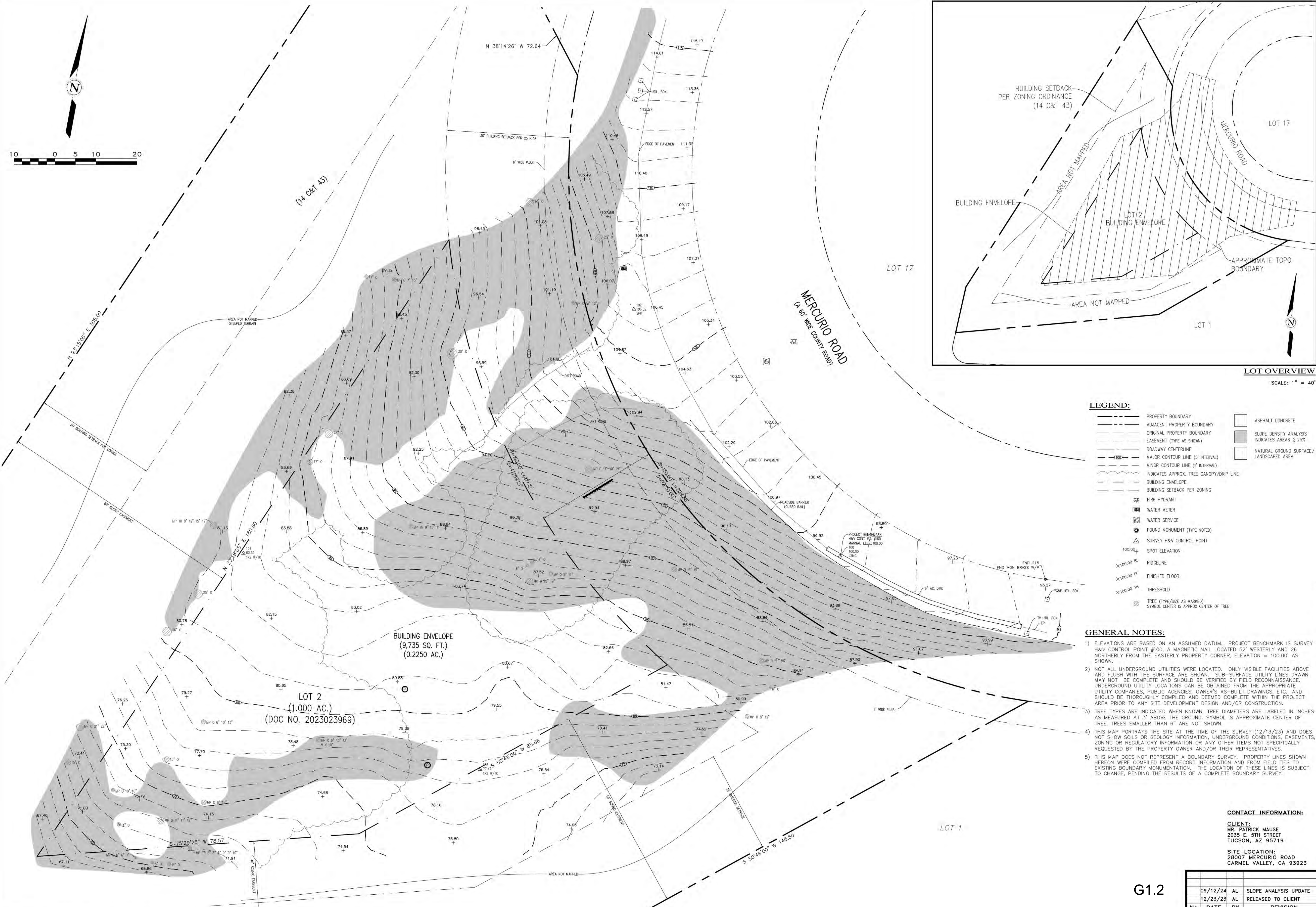
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- LEGEND:**
- PROPERTY BOUNDARY
  - ADJACENT PROPERTY BOUNDARY
  - ORIGINAL PROPERTY BOUNDARY
  - EASEMENT (TYPE AS SHOWN)
  - ROADWAY CENTERLINE
  - MAJOR CONTOUR LINE (5' INTERVAL)
  - MINOR CONTOUR LINE (1' INTERVAL)
  - INDICATES APPROX. TREE CANOPY/DRIP LINE
  - BUILDING ENVELOPE
  - BUILDING SETBACK PER ZONING
  - FIRE HYDRANT
  - WATER METER
  - WATER SERVICE
  - FOUND MONUMENT (TYPE NOTED)
  - SURVEY H&V CONTROL POINT
  - SPOT ELEVATION
  - RIDGELINE
  - FINISHED FLOOR
  - THRESHOLD
  - TREE (TYPE/SIZE AS MARKED)
  - SYMBOL CENTER IS APPROX CENTER OF TREE
  - ASPHALT CONCRETE
  - SLOPE DENSITY ANALYSIS INDICATES AREAS ≥ 25%
  - NATURAL GROUND SURFACE/LANDSCAPED AREA

- GENERAL NOTES:**
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100. A MAGNETIC NAIL LOCATED 52' WESTERLY AND 26' NORTHERLY FROM THE EASTERLY PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.
  - NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
  - TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
  - THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (12/13/23) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
  - THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

**CONTACT INFORMATION:**

**CLIENT:**  
MR. PATRICK MAUSE  
2035 E. 5TH STREET  
TUCSON, AZ 85719

**SITE LOCATION:**  
28007 MERCURIO ROAD  
CARMEL VALLEY, CA 93923

APN: 169-081-008

**TOPOGRAPHIC MAP**

OF

**THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2023023969**

**OFFICIAL RECORDS OF MONTEREY COUNTY**

**CARMEL VALLEY, CALIFORNIA**

FOR

MR. PATRICK MAUSE

SCALE: 1" = 10'

DATE: DEC 2023

JOB NO. 2740-01

SHEET **1**

OF 1 SHEETS

09/12/24 AL SLOPE ANALYSIS UPDATE

12/23/23 AL RELEASED TO CLIENT

No.	DATE	BY	REVISION

LANDSET ENGINEERS, INC.

5200 Canyon Blvd  
Salinas, California 95077

Office: (831) 443-6970 Fax: (831) 443-3901

www.landseteng.com

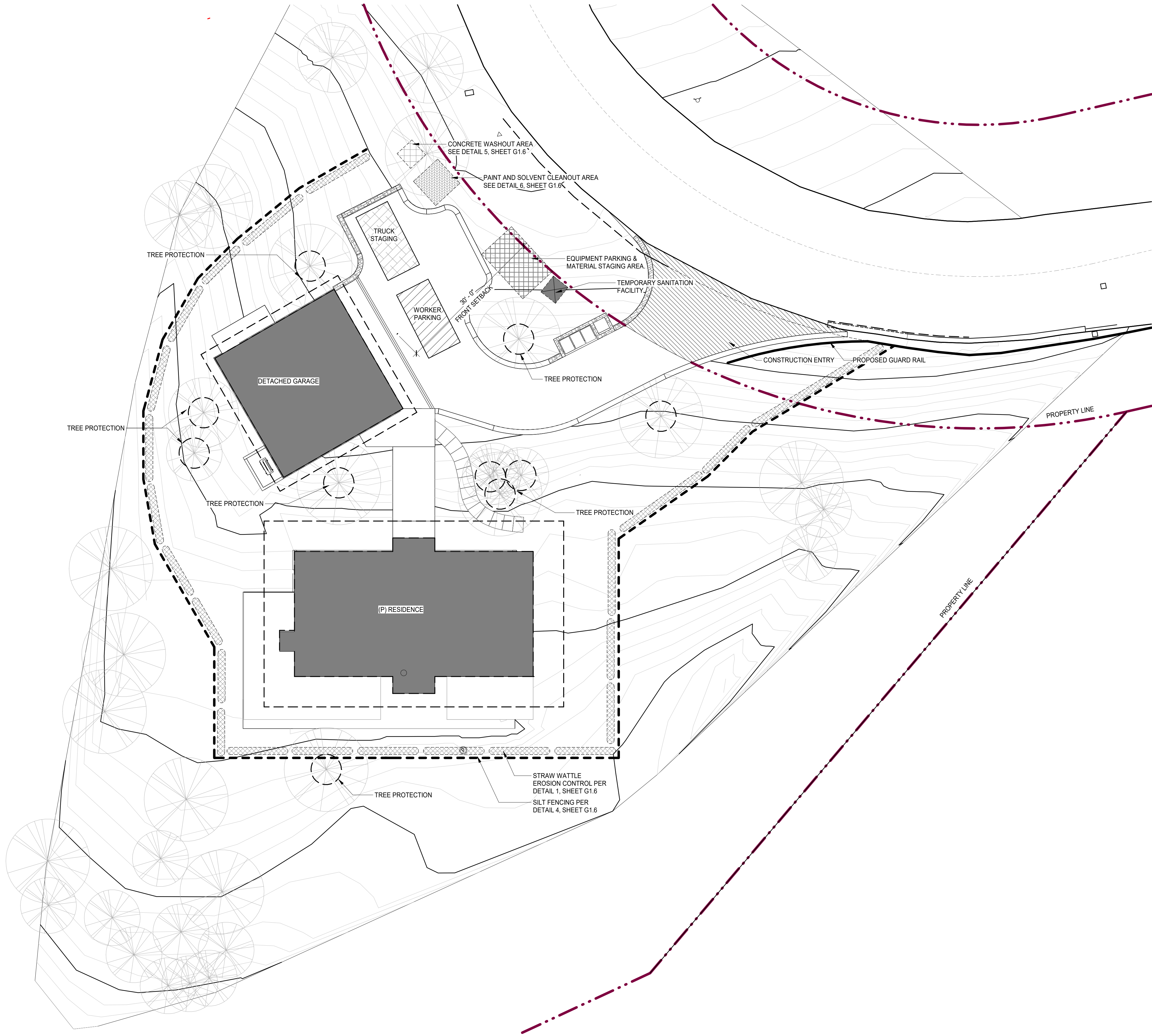
PROFESSIONAL LAND SURVEYOR \* MONTEREY COUNTY \* EXPI. 12-31-23

APPROVED BY:

GUY R. GIRARDO P.L.S. No. 8703



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CONSTRUCTION MANAGEMENT NOTES

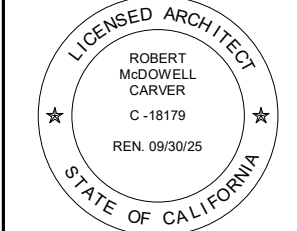
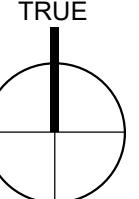
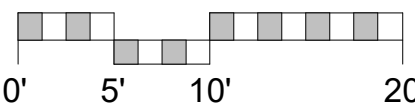
1. THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
2. DURATION OF CONSTRUCTION IS ESTIMATED TO BE 24-36 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
3. WORK HOURS ARE LIMITED FROM 7 AM TO 7 PM MONDAY THROUGH FRIDAY AND 8 AM TO 6 PM SATURDAYS. NO WORK SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR). THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ON-SITE WILL RANGE FROM 2 TO 12.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
5. ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES. SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
6. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
7. DUST SHALL BE CONTROLLED BY DUST PALLIATIVE AND/OR WATERING VIA THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE. CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
8. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
9. ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC OR ABS PLASTIC SCHEDULE 40 OR SDR 35 OR ADS 3000 WITH GLUED JOINTS.
10. NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.
11. ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC OR ABS PLASTIC SCHEDULE 40 OR SDR 35 OR ADS 3000 WITH GLUED JOINTS.
12. NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.

CONSTRUCTION MANAGEMENT LEGEND

	CONSTRUCTION ENTRY		CONCRETE WASHOUT AREA
	WORKER PARKING		TREE AND ROOT PROTECTION MEASURES PER ARBORIST
	EQUIPMENT PARKING AND MATERIAL STAGING AREA		STRAW WATTLE EROSION CONTROL
	TRUCK STAGING		TRAFFIC
	PAINT AND SOLVENT CLEANOUT AREA		SILT FENCE

1 EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN  
1" = 10'-0"

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ARCHITECTURAL  
EROSION  
CONTROL /  
CONSTRUCTION  
MGMNT PLAN

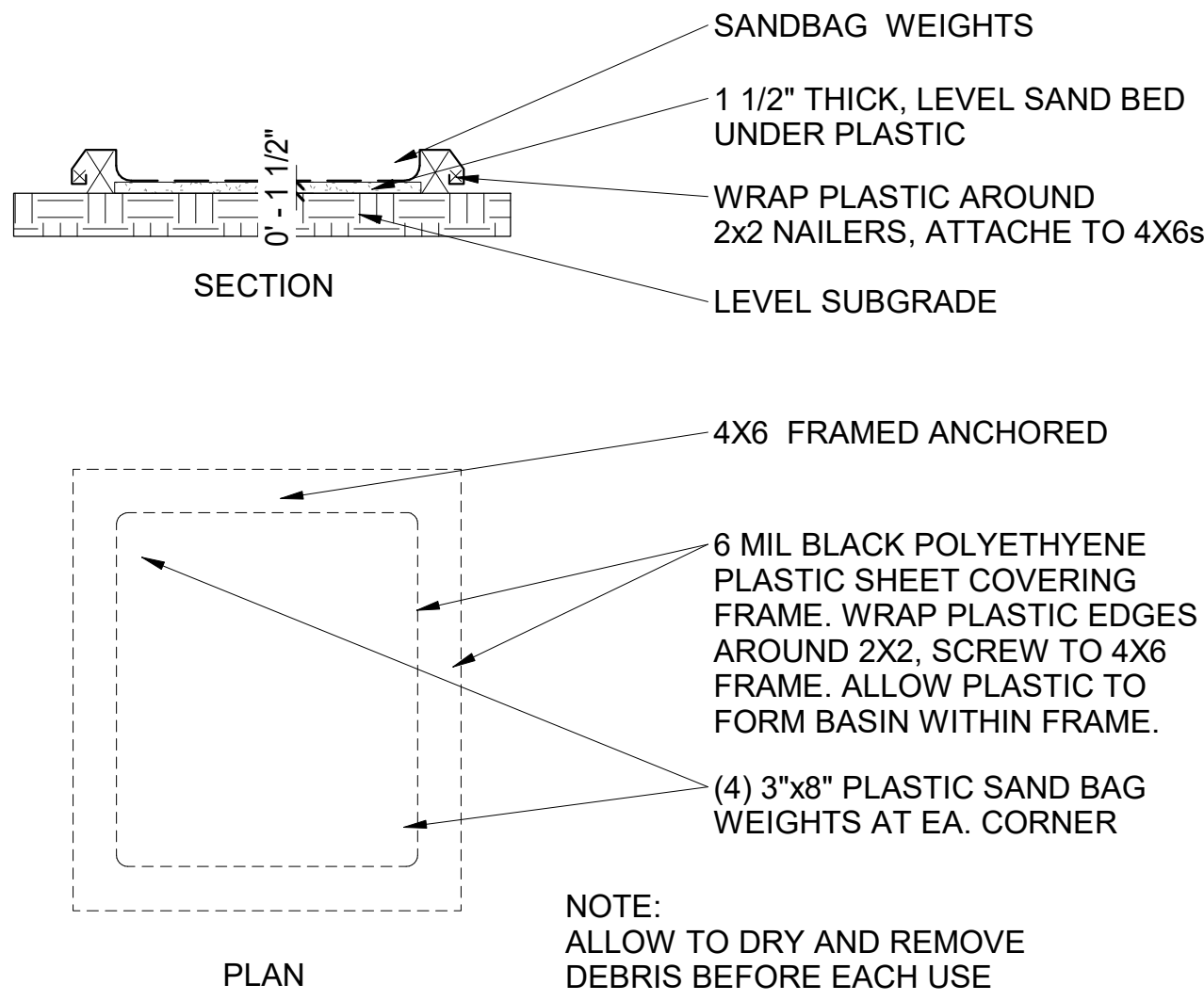
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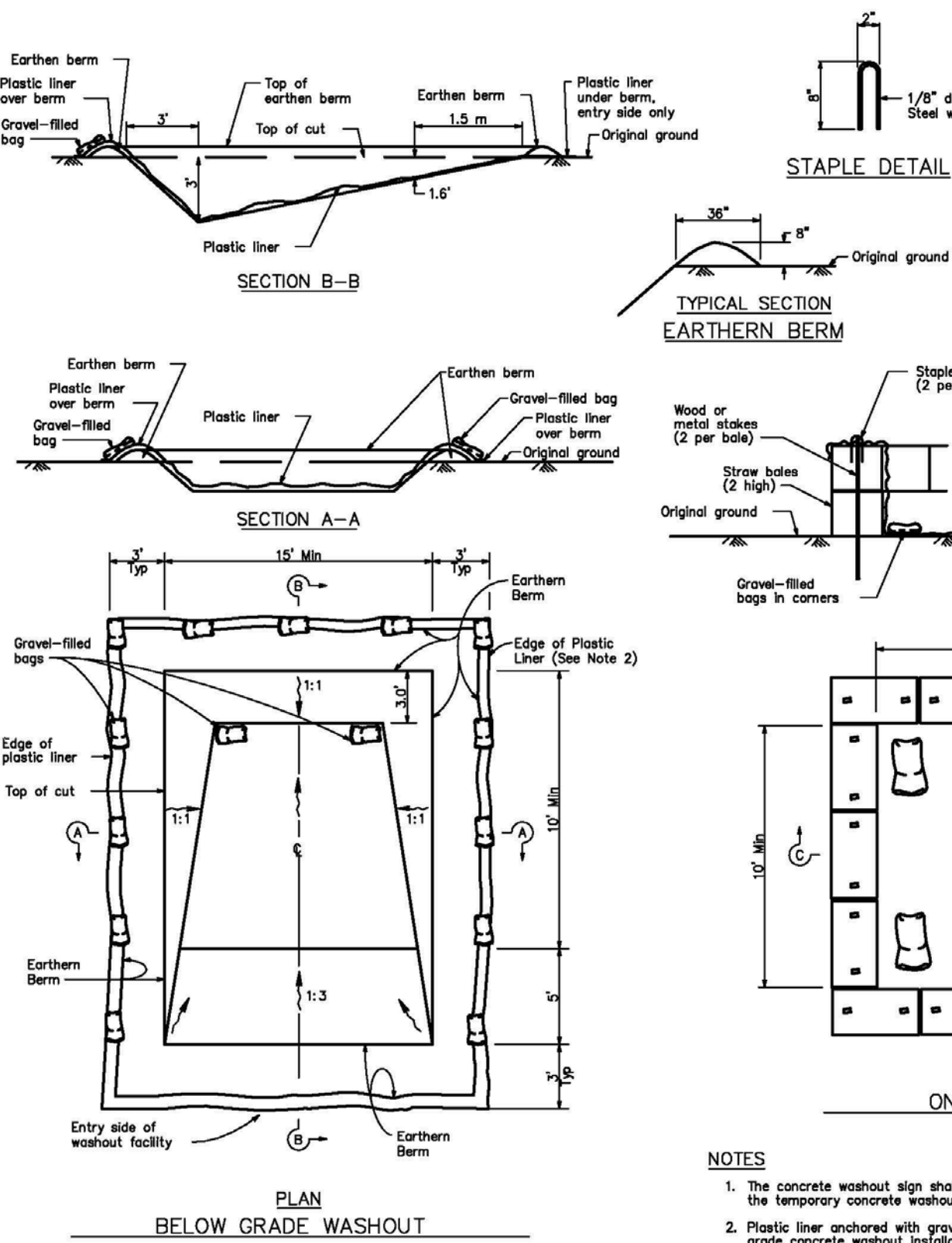


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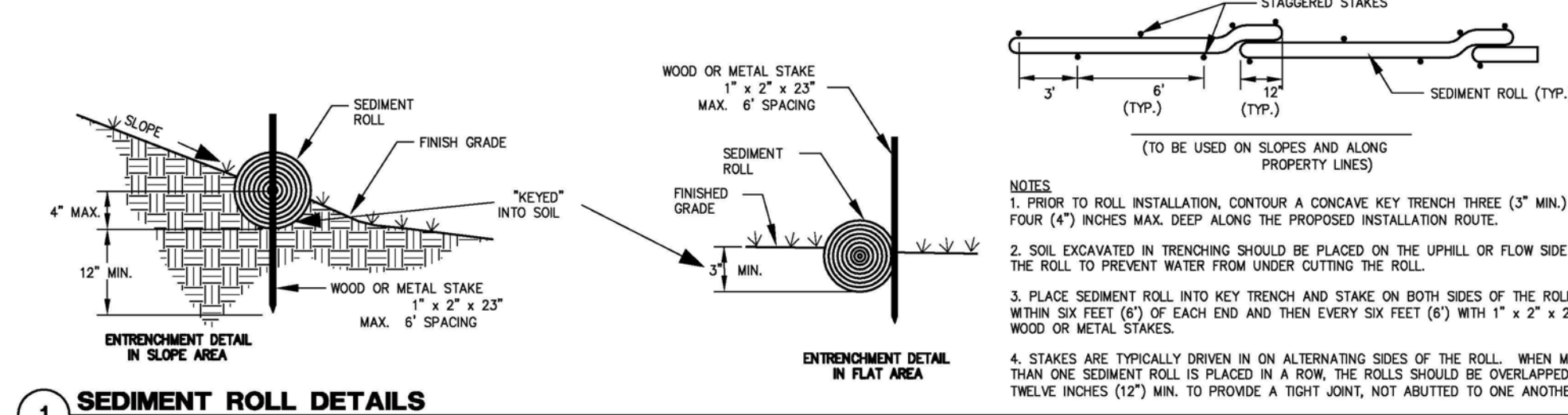
## 6 PAINT AND SOLVENT CLEANOUT AREA

1/2" = 1'-0"



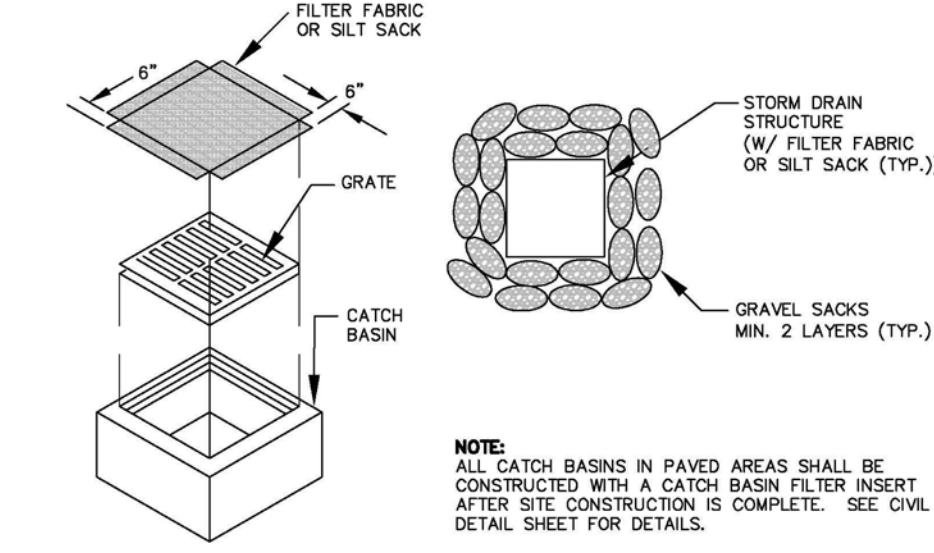
## 5 CONCRETE WASHOUT AREA

NO SCALE



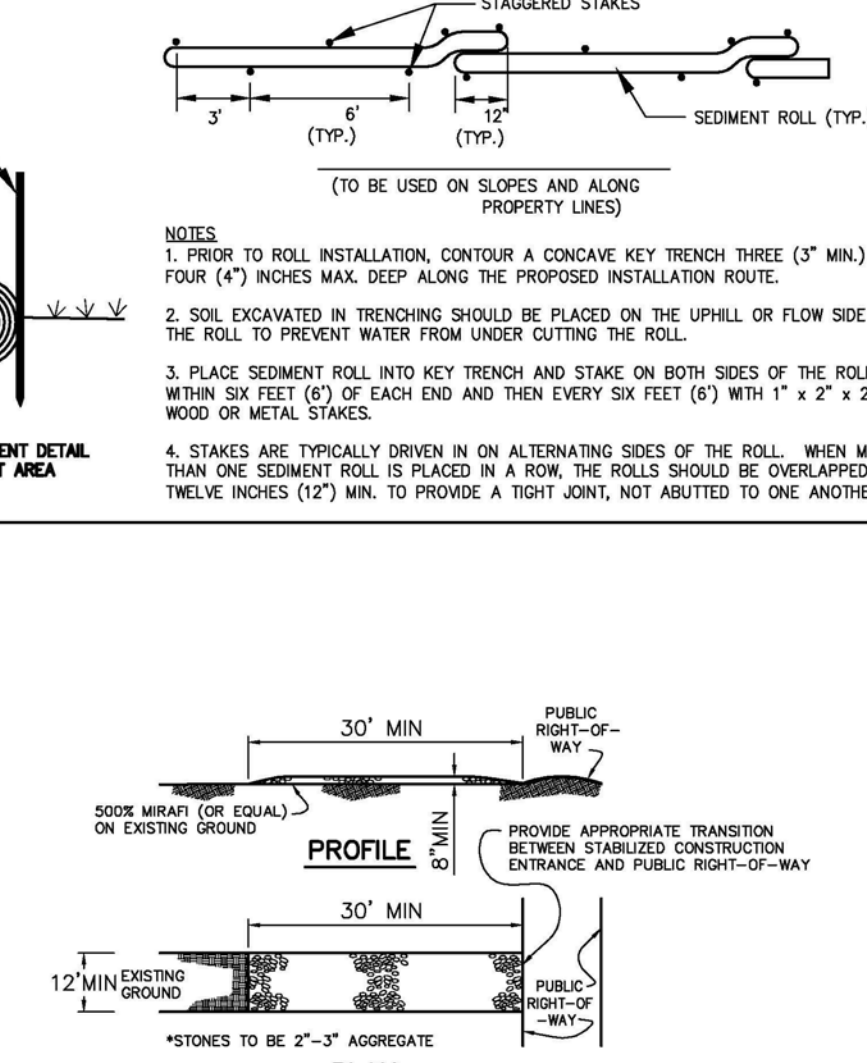
## 1 SEDIMENT ROLL DETAILS

NO SCALE



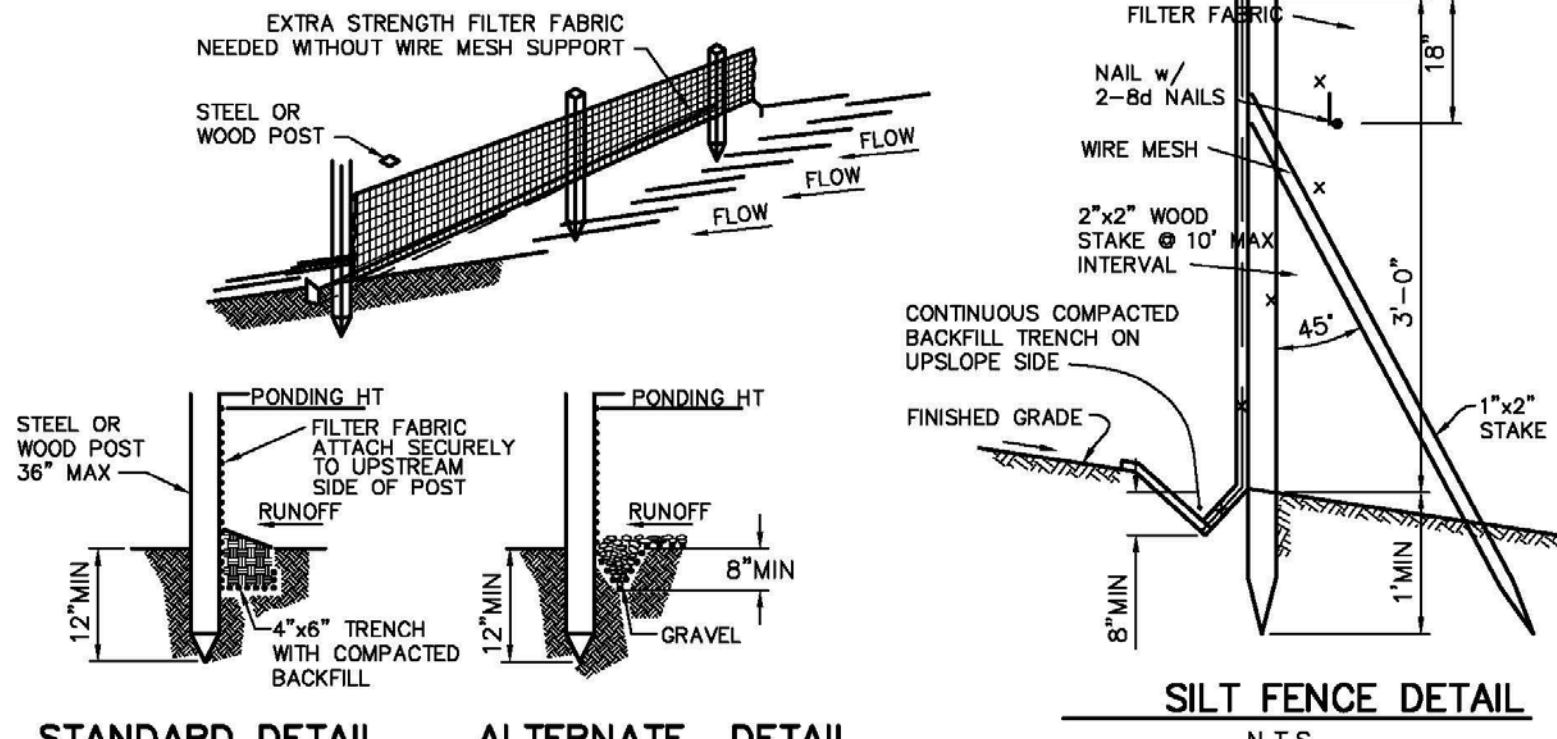
## 2 FABRIC INLET PROTECTION

NO SCALE



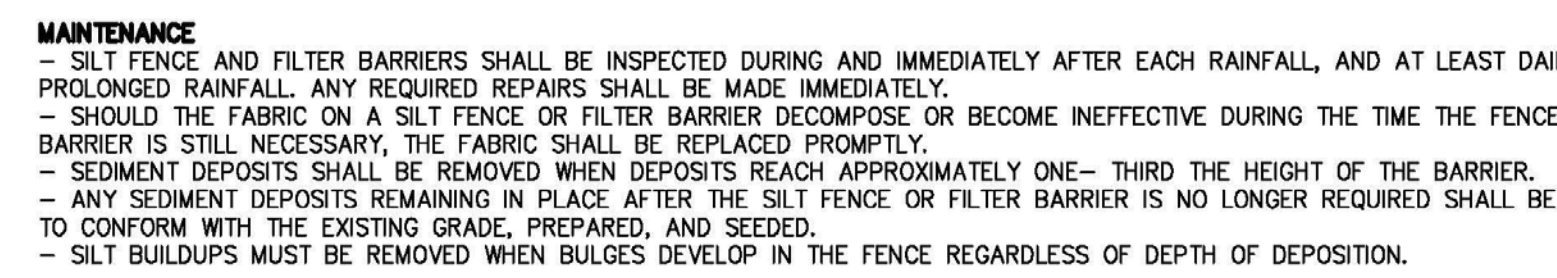
## 3 CONSTRUCTION ENTRANCE

NO SCALE



## 4 SILT FENCE DETAIL

NO SCALE



## 4 SILT FENCE DETAIL

NO SCALE

## EROSION & SEDIMENT CONTROL MEASURES

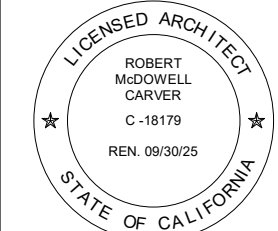
- THE FACILITIES SHOWN ON THE EROSION CONTROL PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO APRIL 15. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND APRIL 15.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
- EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
- APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS. AFTER SEEDING, ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.
- IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.
- FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
- TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- INSPECTION - PRIOR TO LAND DISTURBANCE THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICES. 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.
- INSPECTION - FOLLOWING ACTIVE CONSTRUCTION, PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICES. 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.
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- EMPLOYEE TRAINING
- 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:
  - A. SPILL PREVENTION AND RESPONSE;
  - B. LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
  - C. GOOD HOUSEKEEPING;
  - D. FINES AND PENALTIES;
  - E. MATERIAL MANAGEMENT PRACTICES

- NON-STORM WATER DISCHARGES
- 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.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
- 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:
  - A. FIRE HYDRANT FLUSHING;
  - B. IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES;
  - C. PIPE FLUSHING AND TESTING;
  - D. WATER TO CONTROL DUST;
  - E. UNCONTAMINATED GROUND WATER FROM DEWATERING;
  - F. OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
  - A. THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
  - B. THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
  - C. THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
  - D. THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NON-STORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
  - E. THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
  - F. THE DISCHARGER IS MONITORED AND MEETS THE APPLICABLE NALS AND NELS
  - G. THE DISCHARGER REPORTS THE SAME INFORMATION IN THE ANNUAL REPORT
  - H. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

- 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.
- 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.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15:
  - 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.
- 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. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- 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. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- CONSTRUCTION OF SWALES 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.
- WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
- ALL DISTURBED SURFACES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION AND TO ESTABLISH NATIVE OR NATURALIZED VEGETATIVE GROWTH COMPATIBLE WITH THE AREA. THIS SHALL CONSIST OF TEMPORARY NATIVE GRASS EROSION CONTROL SEEDING TO INCLUDE 65% CALIFORNIA BROME (BROMUS CARINATUS) AND 35% THREE WEEKS FESCUE (FESTUCA MICROSTACHYS) AT A 45-LBS/ACRE RATE, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL.
- PERMANENT PLANTING OF NATIVE SITE APPROPRIATE REGIONAL COASTAL SCRUB SPECIES OF FORBS AND SHRUBS, PURSUANT TO THE "COUNTY'S LANDSCAPE CRITERIA", WHEN THE PROJECT IS COMPLETED;
- MULCHING, FERTILIZING, WATERING OR OTHER METHODS MAY BE REQUIRED TO ESTABLISH NEW VEGETATION. ON SLOPES LESS THAN 20%, TOPSOIL SHOULD BE STOCKPILED AND REAPPLIED.
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (MCC 6.08.300 C.2)
- 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)
- LAND CLEARING SHALL BE KEPT TO A MINIMUM. VEGETATION REMOVAL SHALL BE KEPT TO THAT AMOUNT NECESSARY FOR BUILDING, ACCESS AND CONSTRUCTION AS SHOWN ON THE APPROVED EROSION CONTROL PLAN.
- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL. (MCC 16.08.310 D)

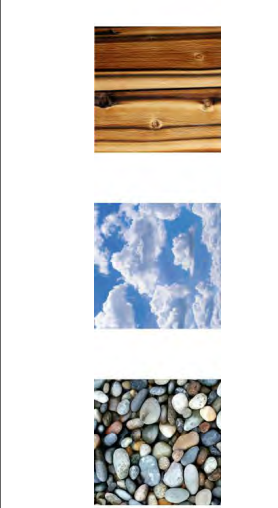
- OBSERVATION AND MAINTENANCE
- TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- VISUALLY OBSERVE BMPs AS FOLLOWS:
  - A. WEEKLY, AND
  - B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
  - C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - D. 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.
  - E. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE OR SHALL BE DISPOSED OFF-SITE.
  - F. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
  - G. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACK WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.
  - H. STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.



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## ARCHITECTURAL EROSION CONTROL / CONSTRUCTION MGMNT NOTES

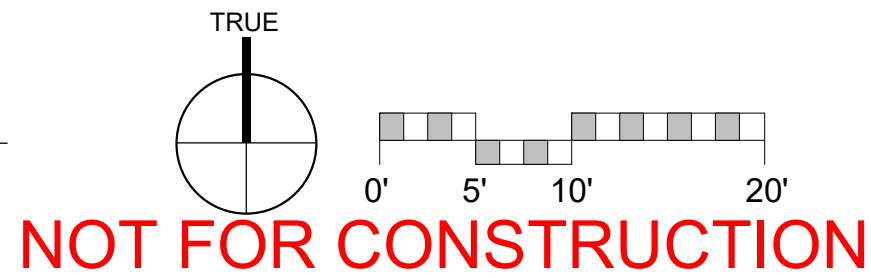
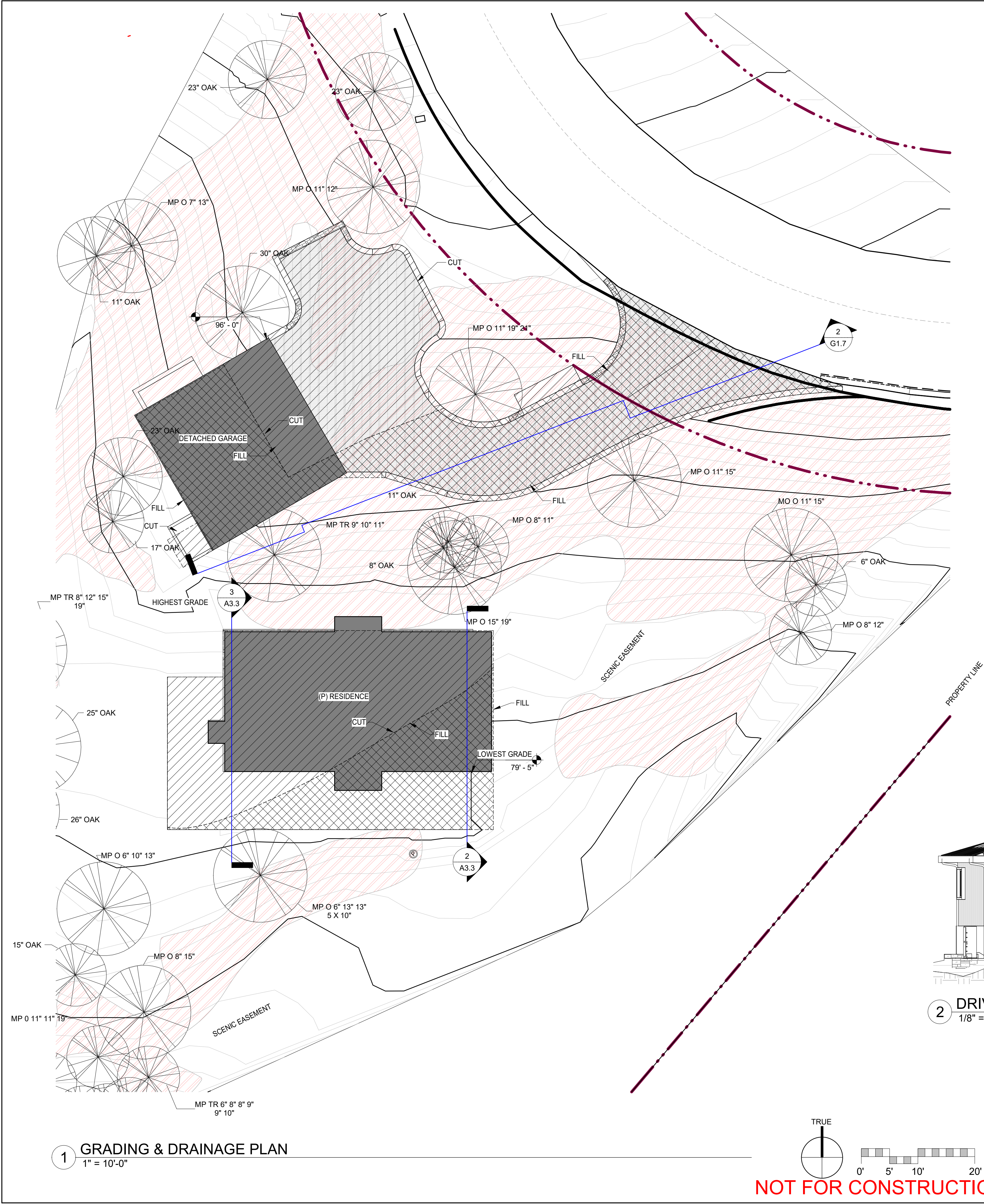
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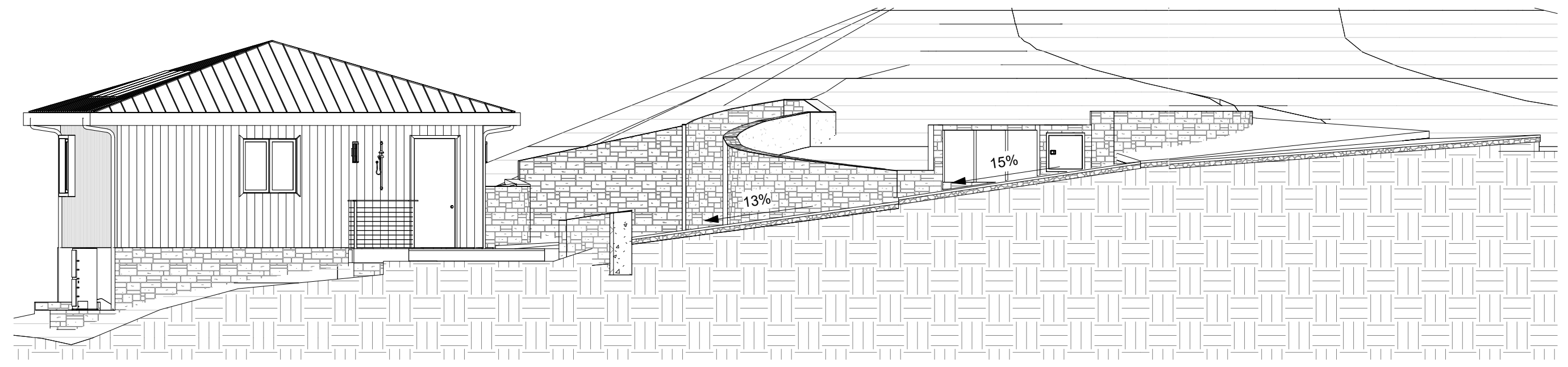


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GRADING LEGEND			
	25% SLOPE OR GREATER		DRIVEWAY
	MAN-MADE SLOPE 25% OR GREATER		STRAW WATTLE EROSION CONTROL
	PROPOSED CUT		TRAFFIC
	PROPOSED FILL		SILT FENCE

GRADING ESTIMATES	
GRADING CUT	322 CU.YDS.
GRADING FILL	322 CU.YDS.
GRADING NET EXPORT	0 CU.YDS.
ALL CUT TO BE BALANCED ON SITE	



2 DRIVEWAY SECTION  
1/8" = 1'-0"

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ARCHITECTURAL

GRADING & DRAINAGE PLAN

Scale:

@ 24x36

Drawn By:

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Job:

2312

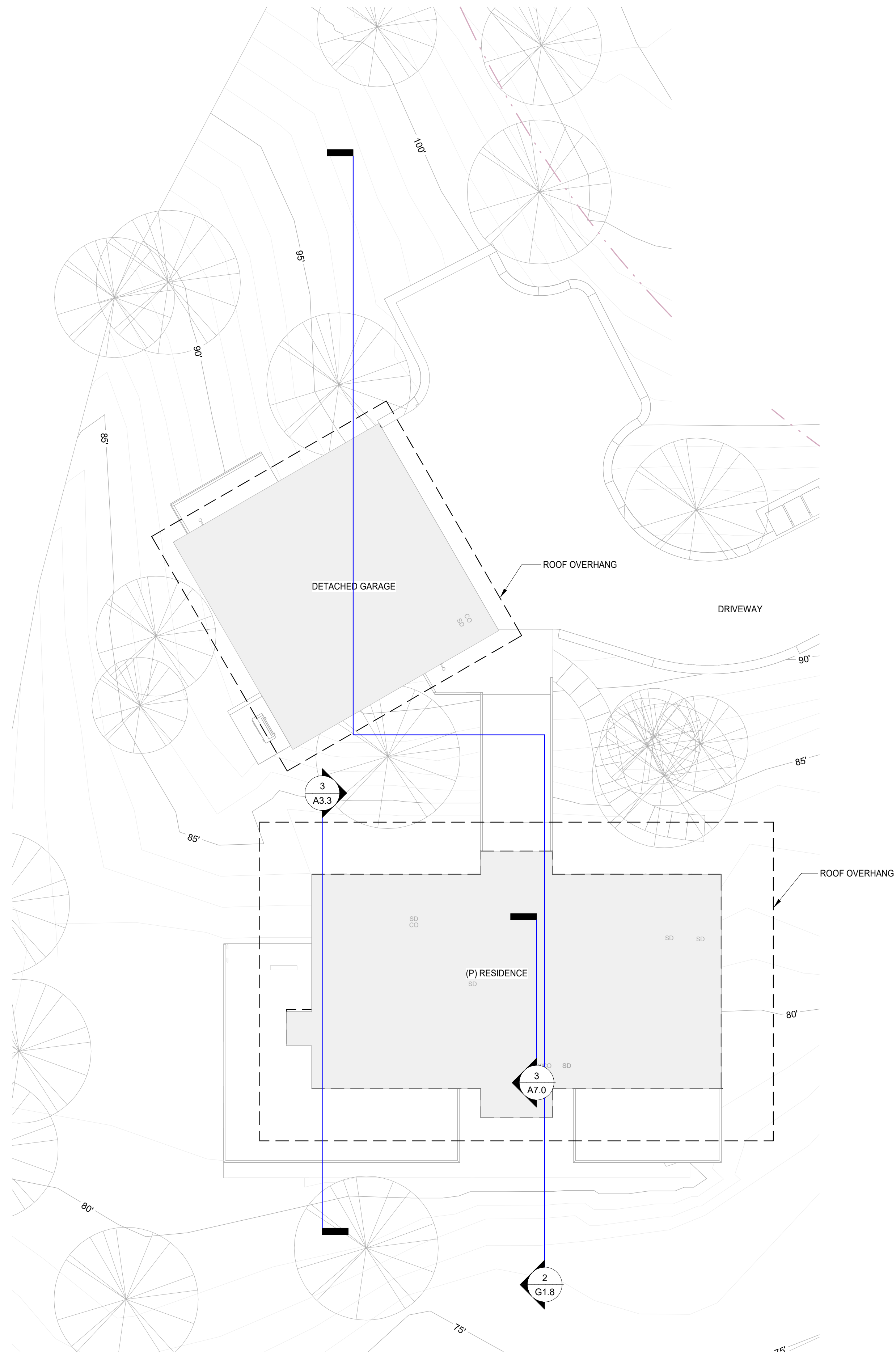
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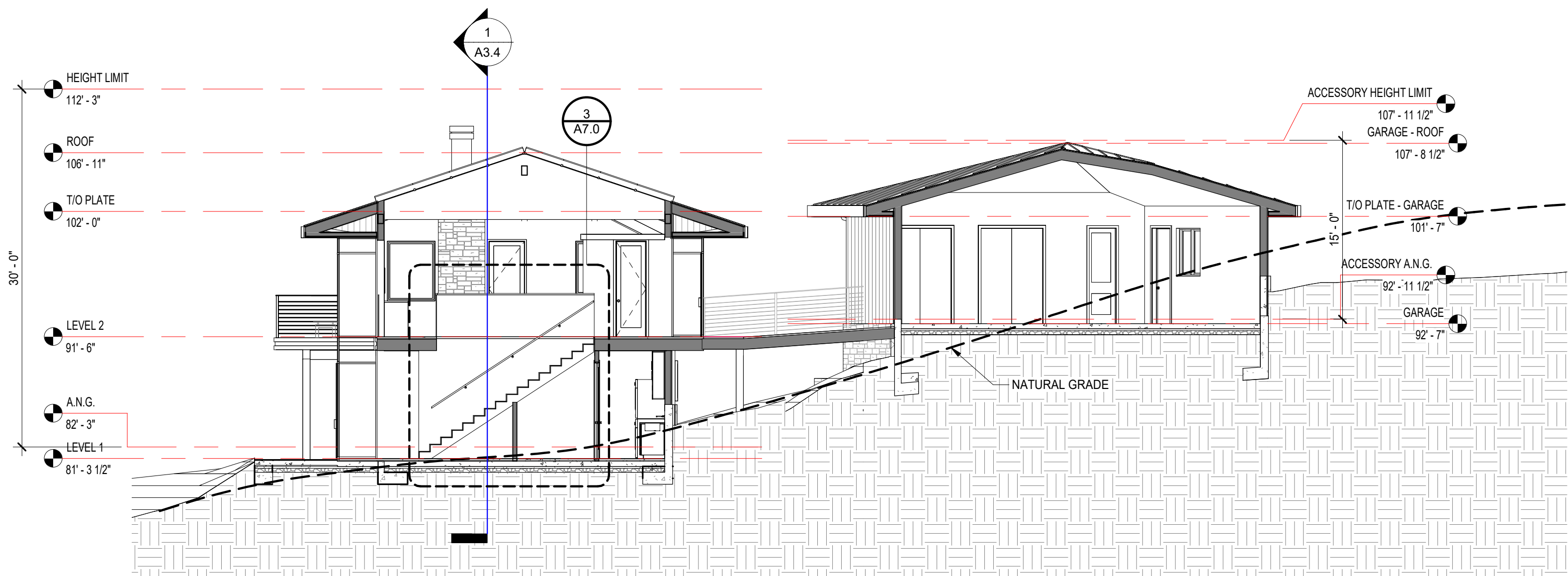
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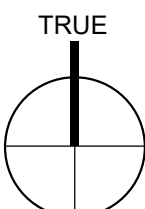
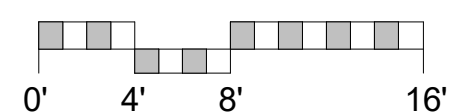
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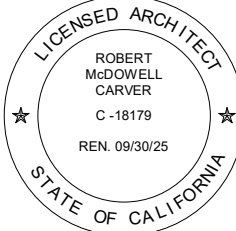
1 ENLARGED SITE PLAN  
1/8" = 1'-0"



2 N/S SECTION  
1/8" = 1'-0"



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ARCHITECTURAL  
HOUSE &  
GARAGE  
SECTION

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Drawn By: DPI/JP  
Job: 2312

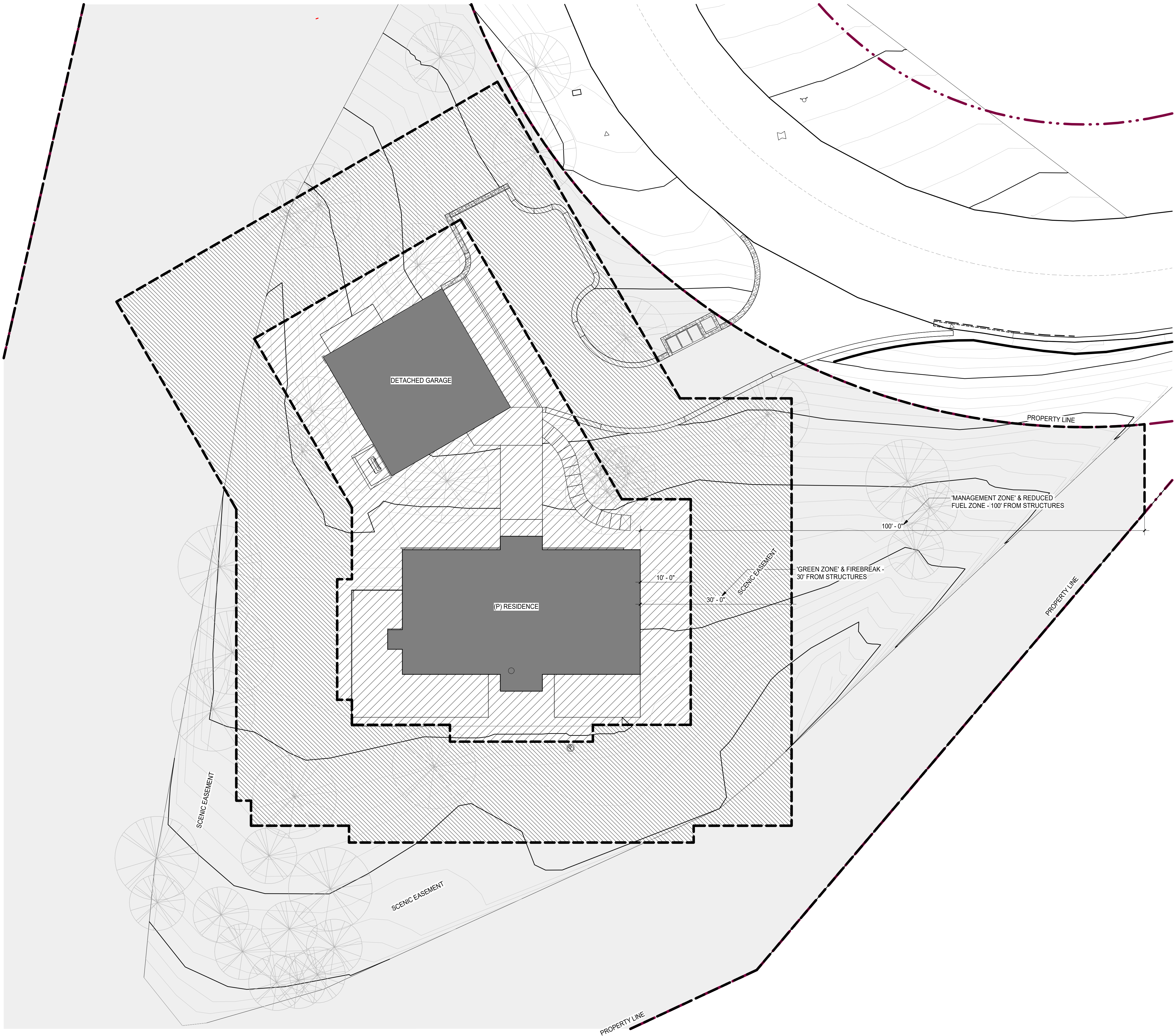
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1 FUEL MANAGEMENT PLAN  
1" = 10'-0"

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#### DEFENSIBLE SPACE GUIDELINES

1. MAINTAIN A FIREBREAK BY REMOVING AND CLEARING AWAY ALL FLAMMABLE VEGETATION AND OTHER COMBUSTIBLE GROWTH WITHIN 30 FEET OF EACH BUILDING OR STRUCTURE, WITH CERTAIN EXCEPTIONS PURSUANT TO PRC §4291(A). SINGLE SPECIMENS OF TREES OR OTHER VEGETATION MAY BE RETAINED PROVIDED THEY ARE WELL- SPACED, WELL- PRUNED, AND CREATE A CONDITION THAT AVOIDS SPREAD OF FIRE TO OTHER VEGETATION OR TO A BUILDING OR STRUCTURE.
2. DEAD AND DYING WOODY SURFACE FUELS AND AERIAL FUELS WITHIN THE REDUCED FUEL ZONE SHALL BE REMOVED. LOOSE SURFACE LITTER, NORMALLY CONSISTING OF FALLEN LEAVES OR NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES, SHALL BE PERMITTED TO A DEPTH OF 3 INCHES. THIS GUIDELINE IS PRIMARILY INTENDED TO ELIMINATE TREES, BUSHES, SHRUBS AND SURFACE DEBRIS THAT ARE COMPLETELY DEAD OR WITH SUBSTANTIAL AMOUNTS OF DEAD BRANCHES OR LEAVES/NEEDLES THAT WOULD READILY BURN.
3. DOWN LOGS OR STUMPS ANYWHERE WITHIN 100 FEET FROM THE BUILDING OR STRUCTURE, WHEN EMBEDDED IN THE SOIL, MAY BE RETAINED WHEN ISOLATED FROM OTHER VEGETATION. OCCASIONAL (APPROXIMATELY ONE PER ACRE) STANDING DEAD TREES (SNAGS) THAT ARE WELL-SPACE FROM OTHER VEGETATION AND WHICH WILL NOT FALL ON BUILDINGS OR STRUCTURES OR ON ROADWAYS/DRIVEWAYS MAY BE RETAINED.
4. WITHIN THE REDUCED FUEL ZONE, ONE OF THE FOLLOWING FUEL TREATMENTS (4A. OR 4B.) SHALL BE IMPLEMENTED. PROPERTIES WITH GREATER FIRE HAZARDS WILL REQUIRE GREATER CLEARING TREATMENTS. COMBINATIONS OF THE METHODS MAY BE ACCEPTABLE UNDER §1299(C) AS LONG AS THE INTENT OF THESE GUIDELINES IS MET.

#### 4A. REDUCED FUEL ZONE: FUEL SEPARATION

5. IN CONJUNCTION WITH GENERAL GUIDELINES 1., 2., AND 3., ABOVE, MINIMUM CLEARANCE BETWEEN FUELS SURROUNDING EACH BUILDING OR STRUCTURE WILL RANGE FROM 4 FEET TO 40 FEET IN ALL DIRECTIONS, BOTH HORIZONTALLY AND VERTICALLY.
6. CLEARANCE DISTANCES BETWEEN VEGETATION WILL DEPEND ON THE SLOPE, VEGETATION SIZE, VEGETATION TYPE (BRUSH, GRASS, TREES), AND OTHER FUEL CHARACTERISTICS (FUEL COMPACTION, CHEMICAL CONTENT ETC.). PROPERTIES WITH GREATER FIRE HAZARDS WILL REQUIRE GREATER SEPARATION.
7. GRASS GENERALLY SHOULD NOT EXCEED 4 INCHES IN HEIGHT. HOWEVER, HOMEOWNERS MAY KEEP GRASS AND OTHER FORBS LESS THAN 18 INCHES IN HEIGHT ABOVE THE GROUND WHEN THESE GRASSES ARE ISOLATED FROM OTHER FUELS OR WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION.
8. CLEARANCE REQUIREMENTS INCLUDE:

- A. HORIZONTAL CLEARANCE BETWEEN AERIAL FUELS, SUCH AS THE OUTSIDE EDGE OF THE TREE CROWNS OR HIGH BRUSH, HORIZONTAL CLEARANCE HELPS STOP THE SPREAD OF FIRE FROM ONE FUEL TO THE NEXT.
- B. VERTICAL CLEARANCE BETWEEN LOWER LIMBS OF AERIAL FUELS AND THE NEAREST SURFACE FUELS AND GRASS/WEEDS. VERTICAL CLEARANCE REMOVES LADDER FUELS AND HELPS PREVENT A FIRE FROM MOVING FROM THE SHORTER FUELS TO THE TALLER FUELS.

#### 4B. REDUCED FUEL ZONE: DEFENSIBLE SPACE WITH CONTINUOUS TREE CANOPY

1. TO ACHIEVE DEFENSIBLE SPACE WHILE RETAINING A STAND OF LARGER TREES WITH A CONTINUOUS TREE CANOPY APPLY THE FOLLOWING TREATMENTS:
2. GENERALLY, REMOVE ALL SURFACE FUELS GREATER THAN 4 INCHES IN HEIGHT. SINGLE SPECIMENS OF TREES OR OTHER VEGETATION MAY BE RETAINED PROVIDED THEY ARE WELL-SPACED, WELL-PRUNED, AND CREATE A CONDITION THAT AVOIDS SPREAD OF FIRE TO OTHER VEGETATION OR TO A BUILDING OR STRUCTURE.
3. REMOVE LOWER LIMBS OF TREES ("PRUNE") TO AT LEAST 6 FEET UP TO 15 FEET (OR THE LOWER 1/3 BRANCHES FOR SMALL TREES). PROPERTIES WITH GREATER FIRE HAZARDS, SUCH AS STEEPER SLOPES OR MORE SEVERE FIRE DANGER, WILL REQUIRE PRUNING HEIGHTS IN THE UPPER END OF THIS RANGE.

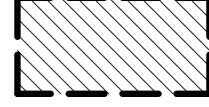
#### DEFENSIBLE SPACE: REDUCED FUEL ZONE:

4. 30 FT. REDUCED FUEL ZONE:
5. 30 FT. TO 100 FT.
6. BETWEEN FUELS: FOR EXAMPLE, PROPERTIES ON STEEP SLOPES HAVING LARGE SIZED VEGETATION WILL REQUIRE GREATER SPACING BETWEEN INDIVIDUAL TREES AND BUSHES (SEE PLANT SPACING GUIDELINES AND CASE EXAMPLES BELOW). GROUPS OF VEGETATION (NUMEROUS PLANTS GROWING TOGETHER LESS THAN 10 FEET IN TOTAL FOLIAGE WIDTH) MAY BE TREATED AS A SINGLE PLANT. FOR EXAMPLE, THREE INDIVIDUAL MANZANITA PLANTS GROWING TOGETHER WITH A TOTAL FOLIAGE WIDTH OF EIGHT FEET CAN BE "GROUPED" AND CONSIDERED AS ONE PLANT AND SPACED ACCORDING TO THE PLANT SPACING GUIDELINES IN THIS DOCUMENT.
- 7.

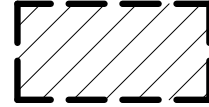
ALL ROOFS TO BE CLASS A RATED ASSEMBLIES  
ALL EXTERIOR WALLS TO HAVE FIRE RESISTIVE FINISH  
ALL EXTERIOR WINDOWS TO BE DOUBLE PANE OR TEMPERED GLASS



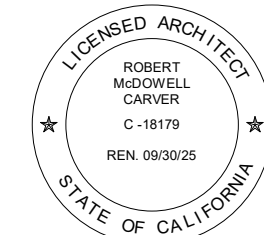
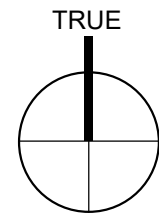
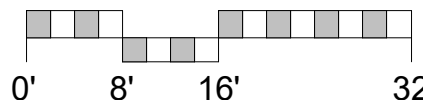
'MANAGEMENT ZONE' & REDUCED FUEL ZONE 100' TO 100' FROM STRUCTURES



'GREEN ZONE' & FIREBREAK 30' FROM STRUCTURES



'NON COMBUSTIBLE ZONE' 10' FROM STRUCTURES



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MAUSE & RILEY

2807 MERCURIO RD.  
CARNIEL VALLEY, CA 93923

ARCHITECTURAL  
FUEL  
MANAGEMENT  
PLAN

Scale: @ 24x36  
Drawn By: DP  
Job: 2312

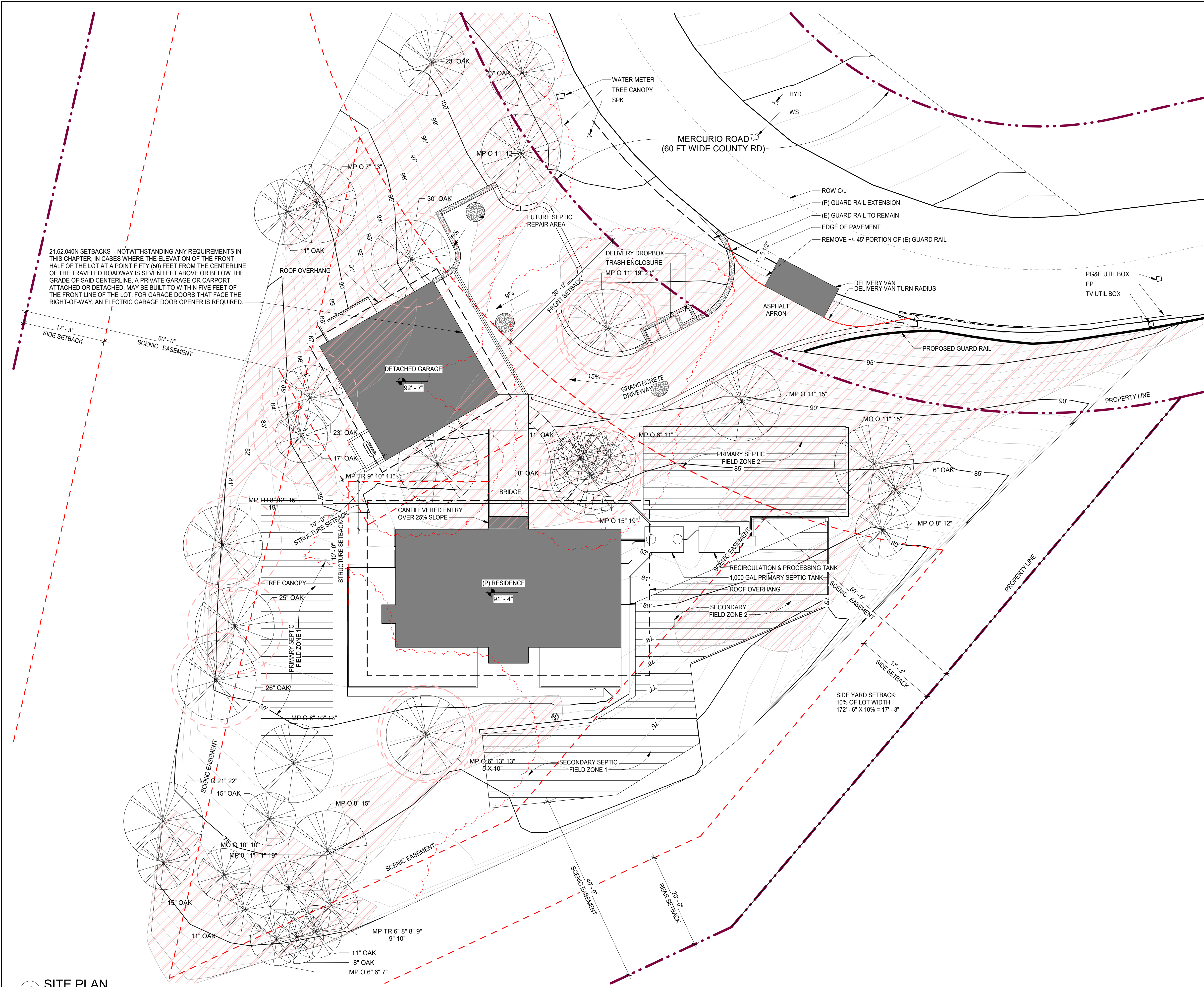
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1 SITE PLAN  
1" = 10'-0"

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- ### GENERAL NOTES
1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
  2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
  3. ALL EXTERIOR SWINGING EXIT DOORS SHALL HAVE A THRESHOLD THAT SHALL NOT EXCEED 1-1/2" IN HEIGHT.
  4. CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "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".
  5. SEE SHEET G1.1 GENERAL PLUMBING NOTE 11 FOR MAX FLOW RATES
  6. SEE CIVIL DRAWINGS FOR DRIVEWAY DETAILS.

### SITE PLAN NOTES

SLOPE DENSITY ANALYSIS INDICATES AREAS ≥ 25%

25% SLOPE DEVELOPMENT

290 SF	STRUCTURES
1,200 SF	DRIVEWAY
1,055 SF	SEPTIC / LEACH FIELD

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ARCHITECTURAL SITE PLAN

Scale: @ 24x36  
Drawn By: DP/JP  
Job: 2312

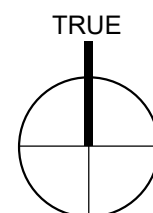
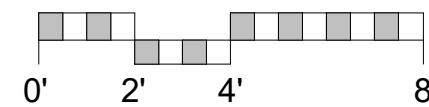
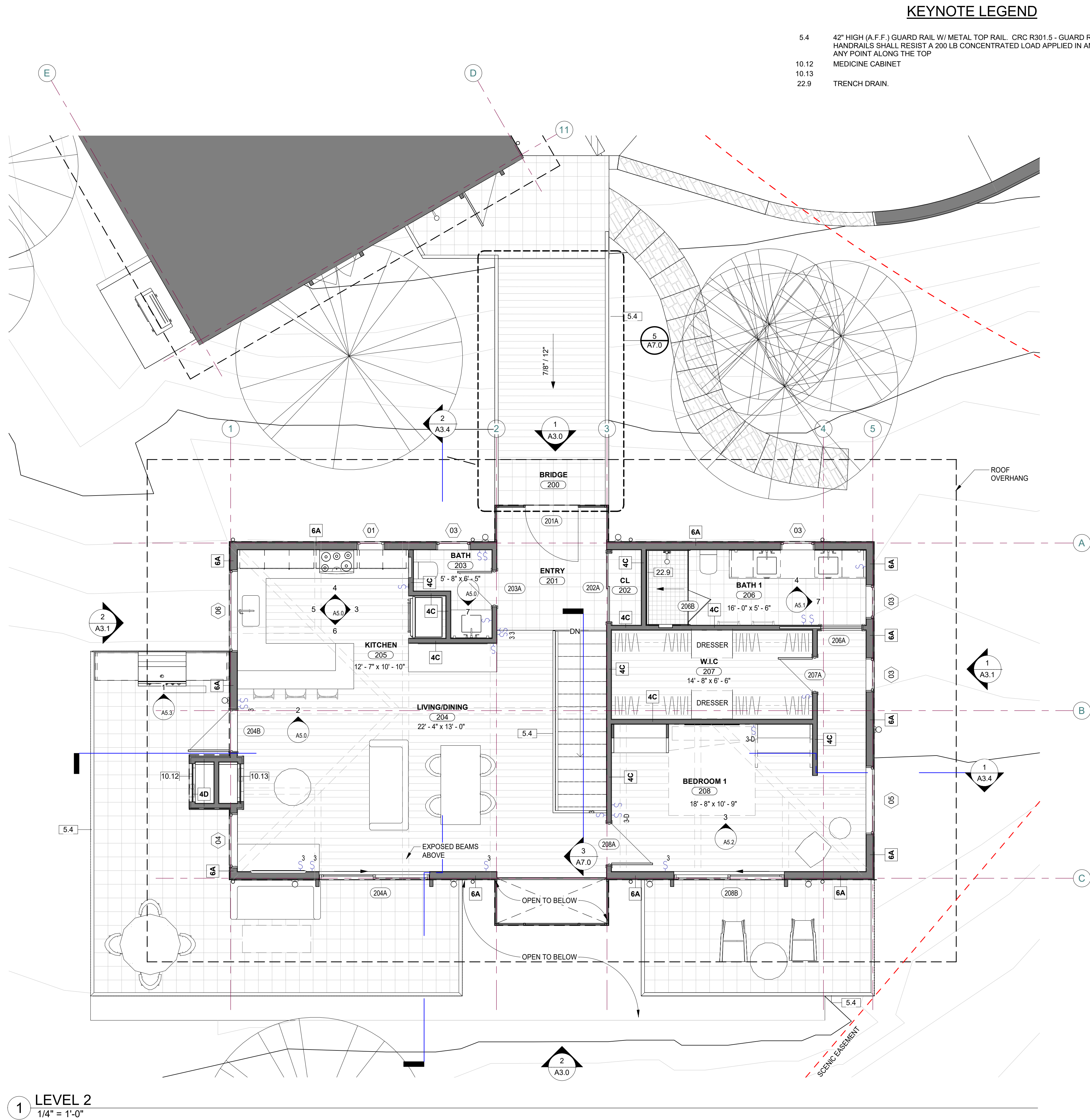
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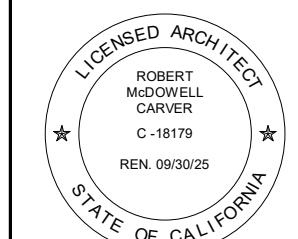


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Job: 2312

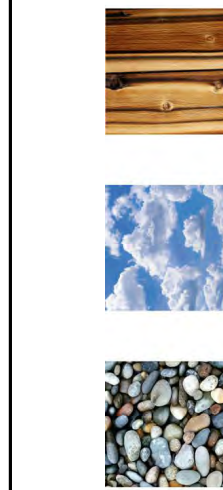
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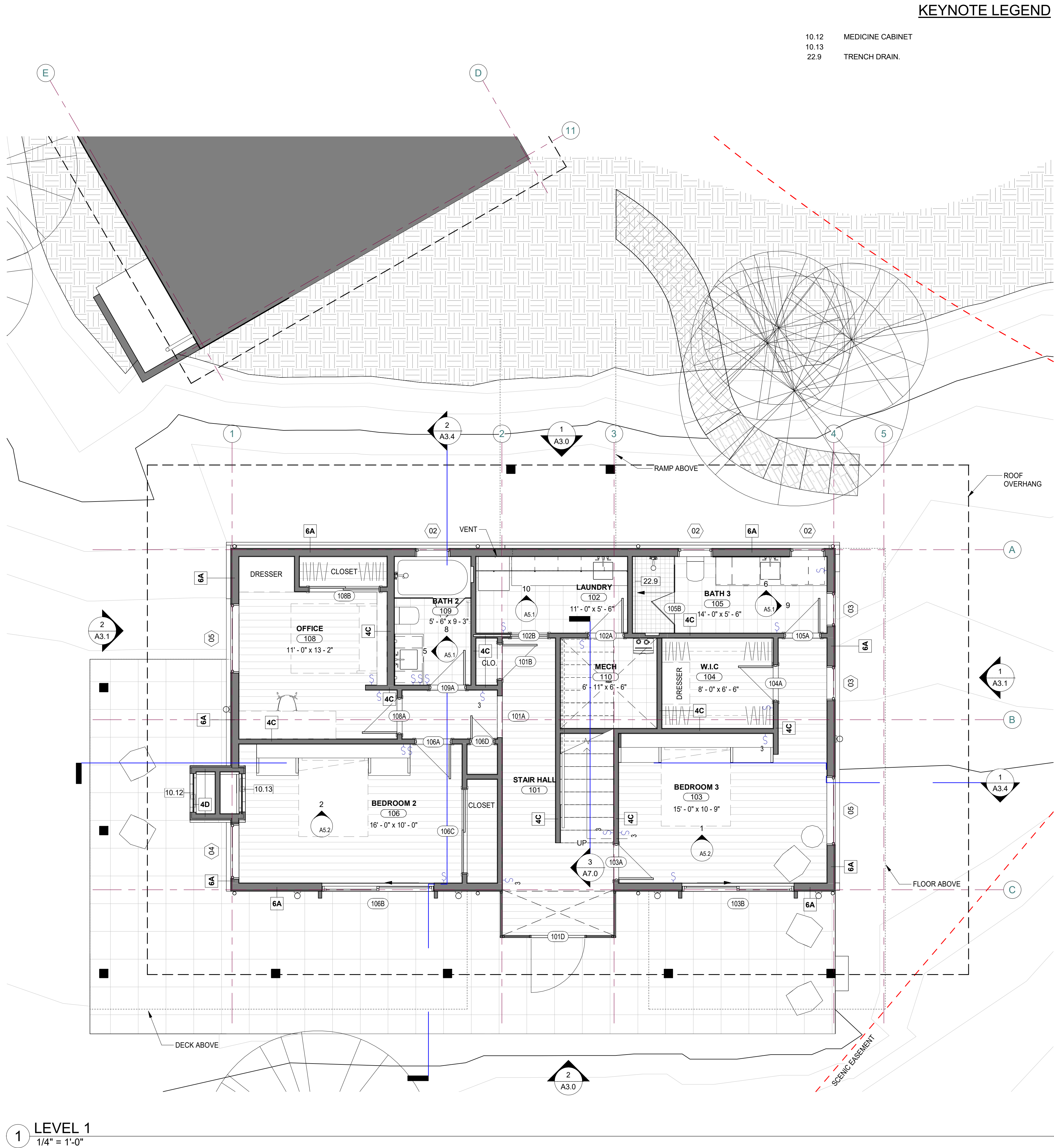


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**ARCHITECTURAL  
LEVEL 2 FLOOR  
PLAN**

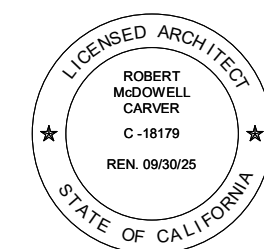
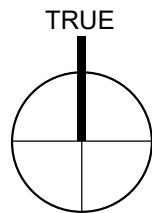
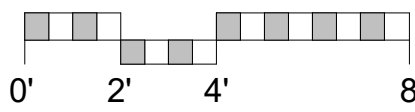


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WALL SCHEDULE		
Type Mark	Description	Note
4C	1/2" GYP. BOARD; 2X4 STUDS @ 16" O.C.; 1/2" GYP. BOARD	
6A	HARDIE PANEL SIDING PANEL; RAIN SCREEN; GRACE ICE & WATER SHIELD SELF ADHERED WRB; FIRE RATED CDX PLYWOOD; 2X6 STUDS @ 16" O.C.; R21 BATT INSULATION; 1/2" GYP. BOARD W/ VENEER PLASTER FINISH	



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ARCHITECTURAL  
LEVEL 1 FLOOR  
PLAN

Scale: @ 24x36  
Drawn By: DPI/JP  
Job: 2312

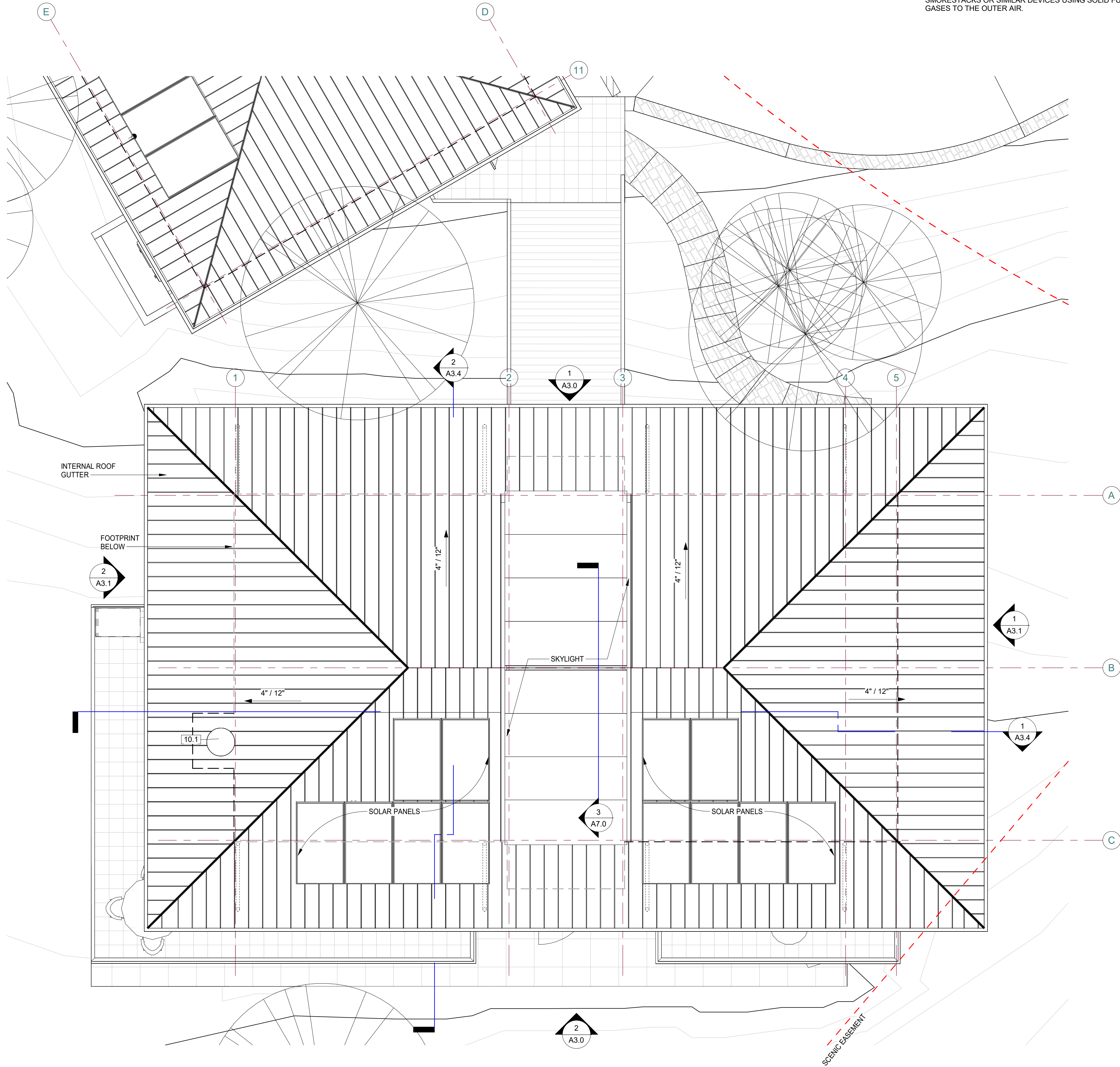
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1 ROOF  
1/4" = 1'-0"

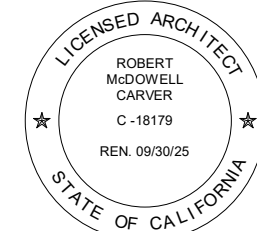
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### KEYNOTE LEGEND

- 10.1 CRC R1001 - FIREPLACES SHALL TERMINATE AT LEAST 3 FEET ABOVE THE ROOF AND 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN A HORIZONTAL DISTANCE OF 10 FEET. AN APPROVED SPARK ARRESTER SHALL BE INSTALLED ON ALL CHIMNEYS, INCINERATORS, SMOKESTACKS OR SIMILAR DEVICES USING SOLID FUEL FOR CONVEYING SMOKE OR HOT GASES TO THE OUTER AIR.

### ROOF NOTES

1. FASCIA BOARDS SHALL BE MINIMUM 2" NOMINAL THICKNESS.
2. ALL FLASHING, SHEET METAL, VENT STACKS, AND PIPES SHALL BE COPPER OR PAINTED TO MATCH THE ADJACENT ROOFING MATERIAL.
3. PIPES AND VENTS SHALL BE COMBINED FOR MINIMUM ROOF PENETRATIONS. PENETRATIONS SHALL KEPT TO NORTH SIDE OF ROOF WHERE LEAST VISIBLE.
4. ALL ROOF ASSEMBLIES TO BE CLASS A FIRE RATED



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ARCHITECTURAL  
PROPOSED  
ROOF

Scale: @ 24x36  
Drawn By: DPI/JP  
Job: 2312

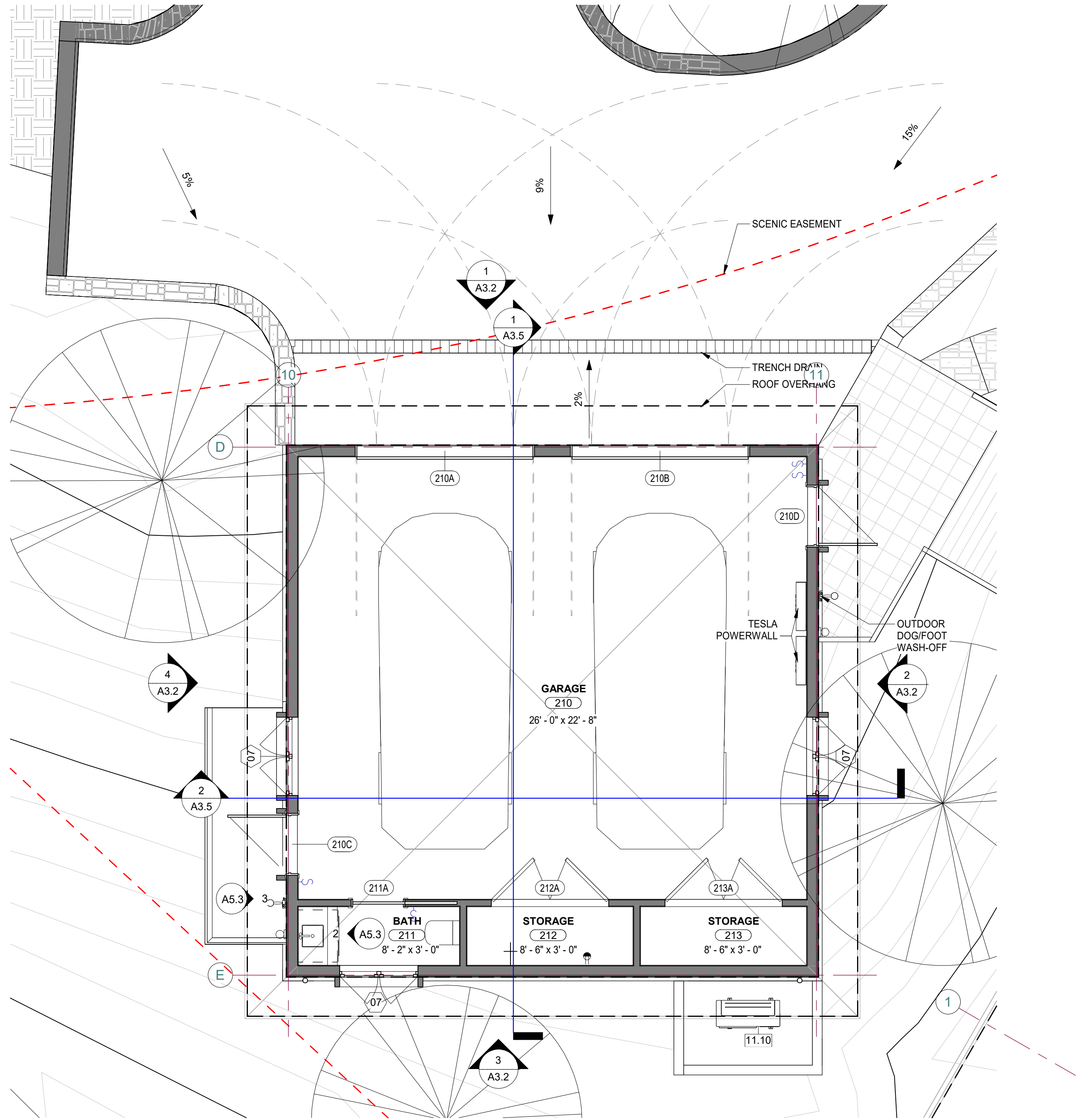
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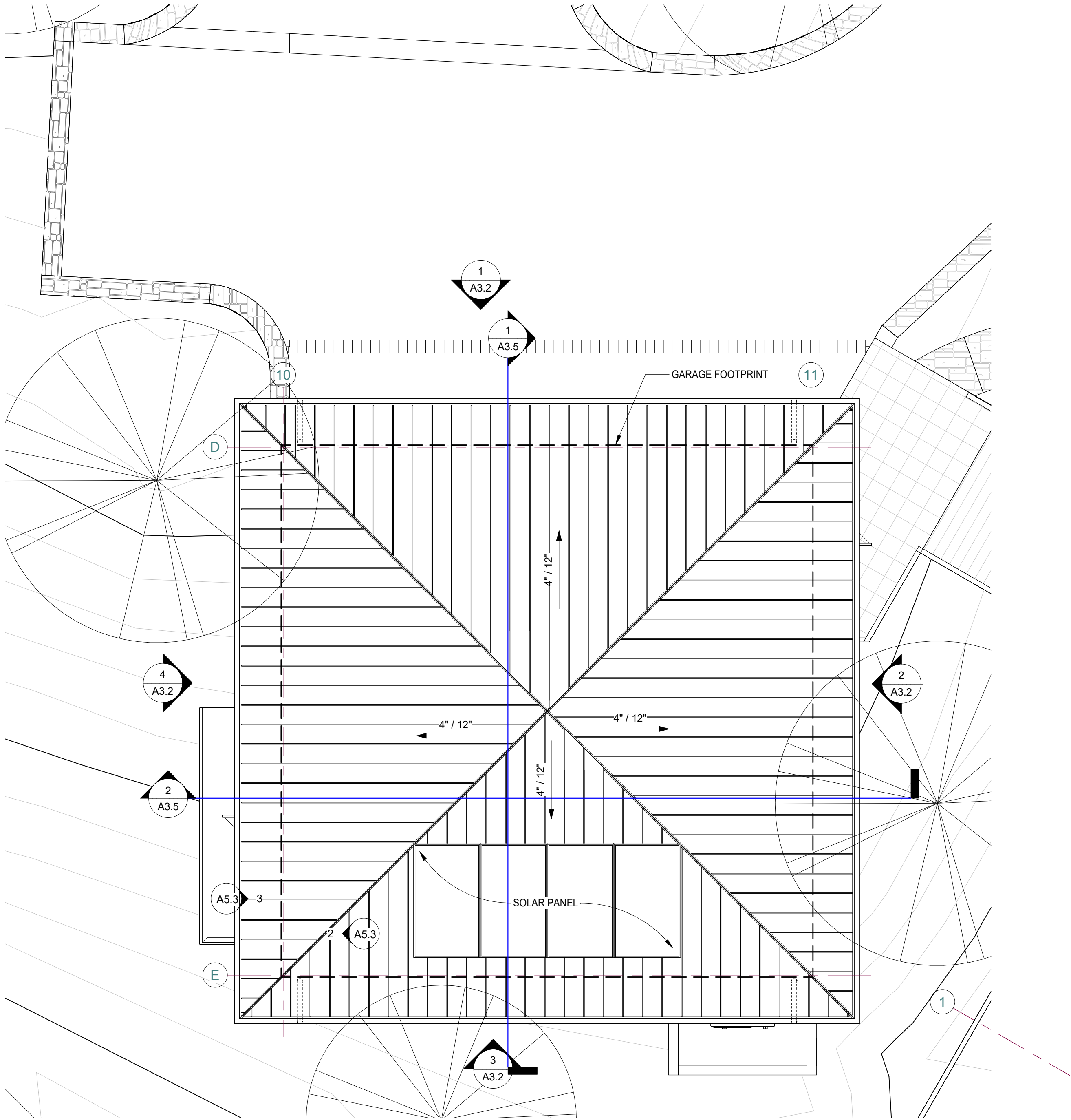
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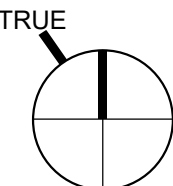
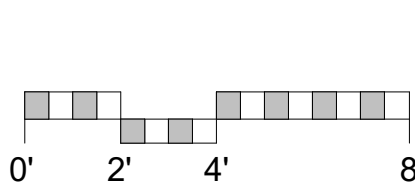
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1 GARAGE  
1/4" = 1'-0"



2 GARAGE ROOF  
1/4" = 1'-0"

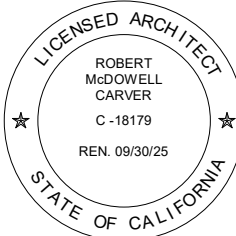


### KEYNOTE LEGEND

11.10 HEAT PUMP

### WALL SCHEDULE

Type Mark	Description	Note
4C	1/2" GYP. BOARD; 2X4 STUDS @ 16" O.C.; 1/2" GYP. BOARD	
6A	HARDIE PANEL SIDING PANEL; RAIN SCREEN; GRACE ICE & WATER SHIELD SELF ADHERED WRB; FIRE RATED CDX PLYWOOD; 2X6 STUDS @ 16" O.C.; R21 BATT INSULATION; 1/2" GYP. BOARD W/ VENEER PLASTER FINISH	



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ARCHITECTURAL  
GARAGE FLOOR  
& ROOF PLAN

Scale: @ 24x36  
Drawn By: DP/JP  
Job: 2312

A2.3

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1 NORTH ELEVATION  
1/4" = 1'-0"



STANDING SEAM METAL  
GRAPHITE GREY



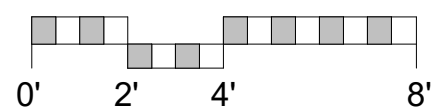
TUSCAN BLEND RUBBLE



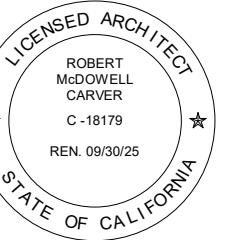
2 SOUTH ELEVATION  
1/4" = 1'-0"



LIGHT BROWN FIBER CEMENT  
SIDING, DOORS & WINDOWS



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ARCHITECTURAL  
EXTERIOR  
ELEVATIONS

Scale: @ 24x36  
Drawn By: DP/JJP  
Job: 2312

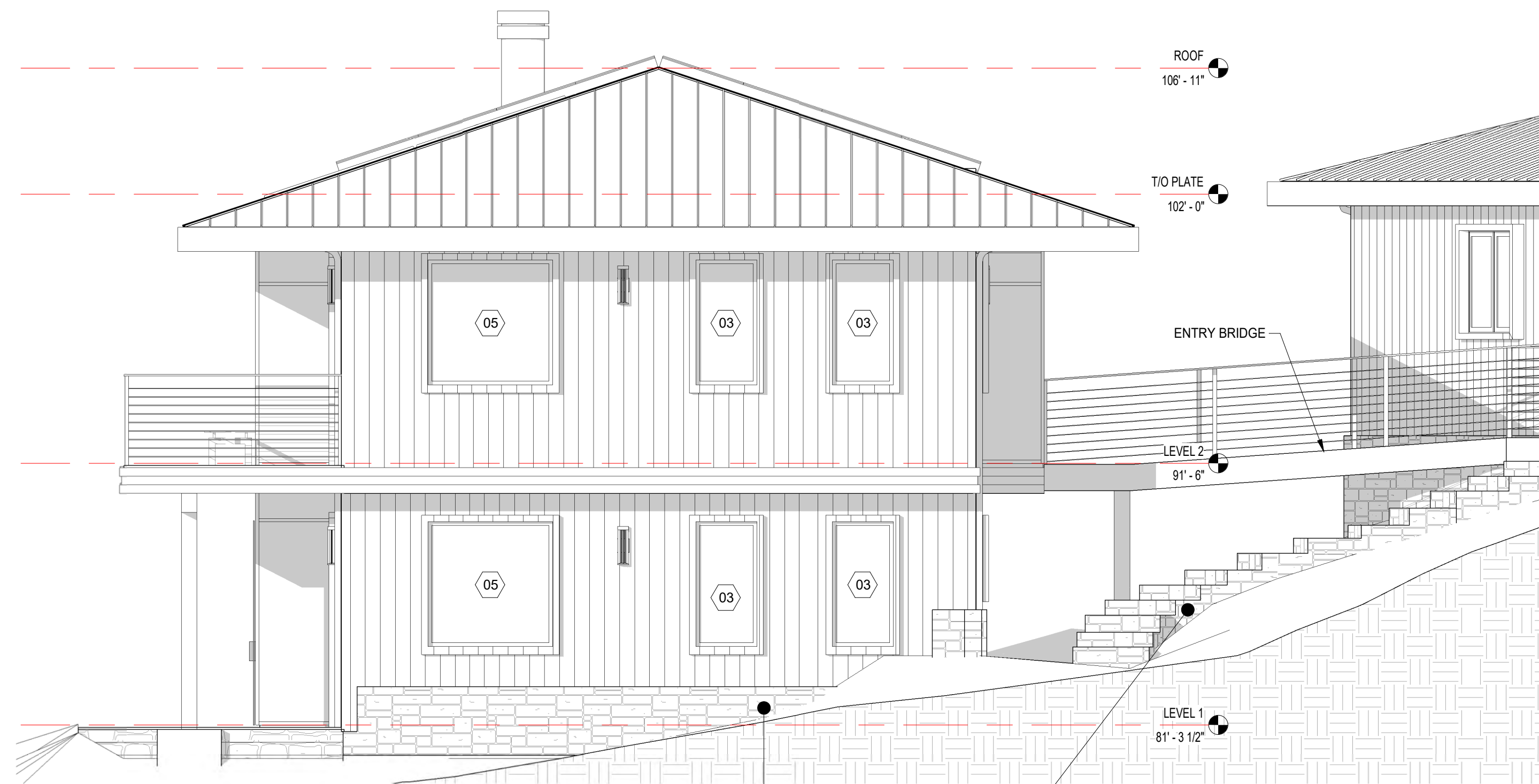
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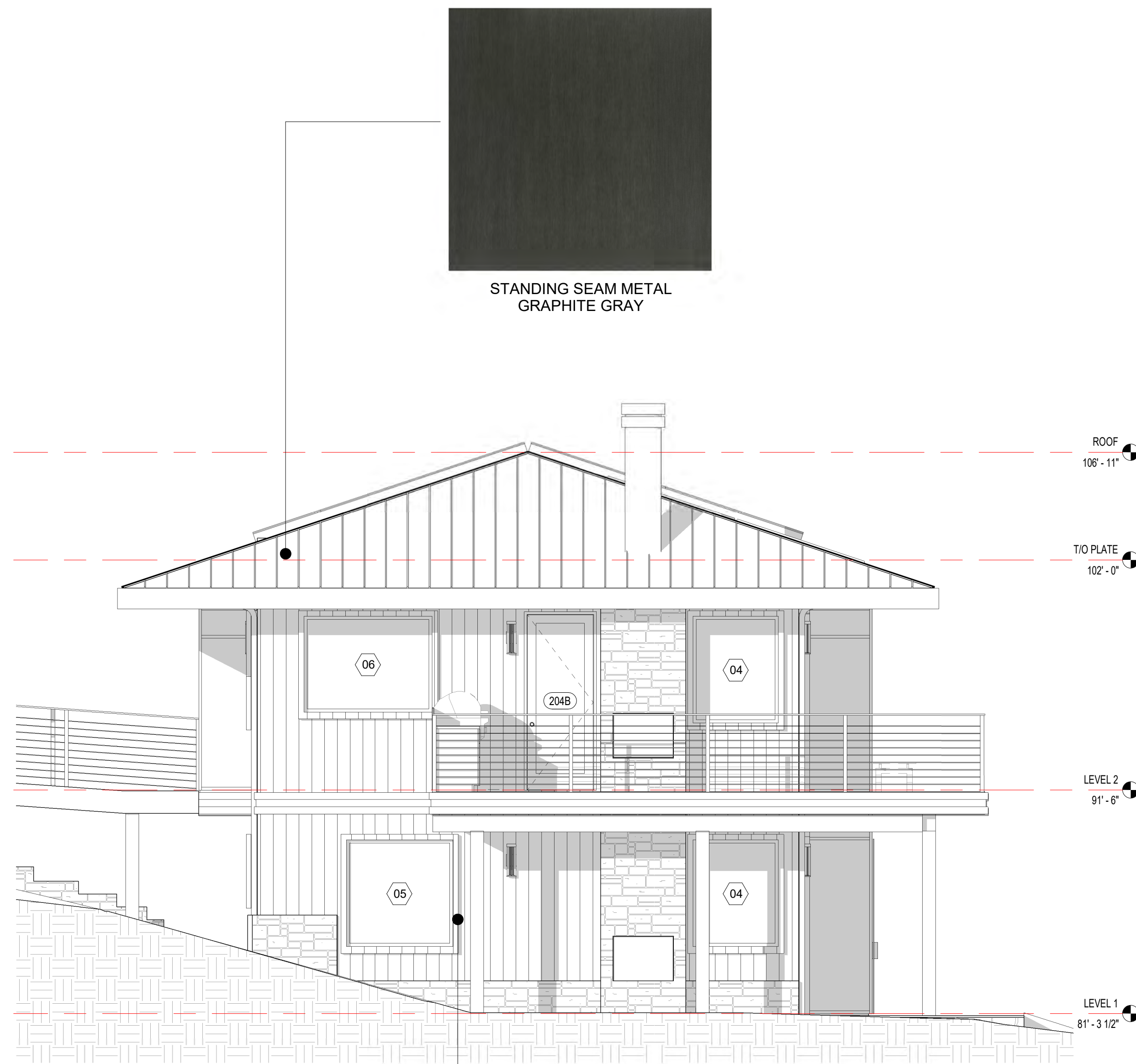
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1 EAST ELEVATION  
1/4" = 1'-0"

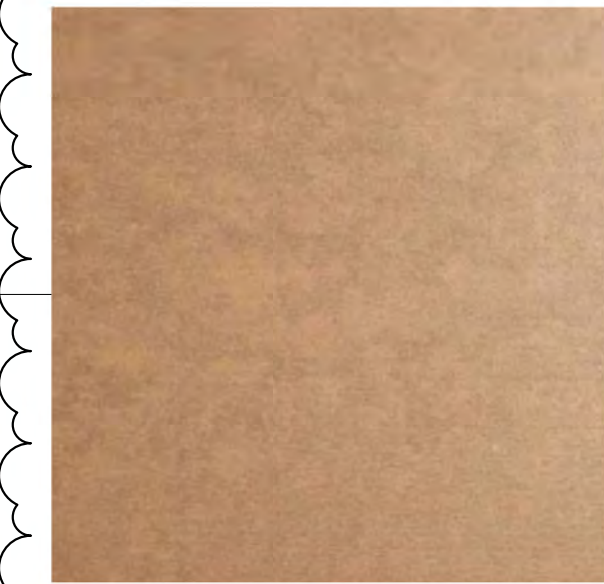


TUSCAN BLEND RUBBLE

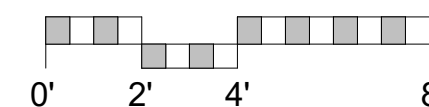


2 WEST ELEVATION  
1/4" = 1'-0"

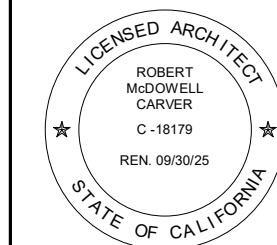
STANDING SEAM METAL  
GRAPHITE GRAY



LIGHT BROWN FIBER CEMENT  
SIDING, DOORS & WINDOWS



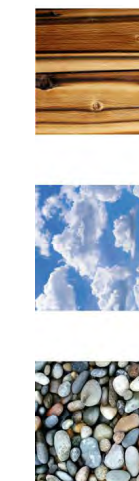
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ARCHITECTURAL  
EXTERIOR  
ELEVATIONS

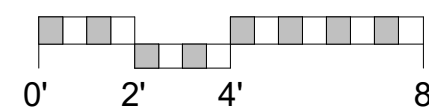
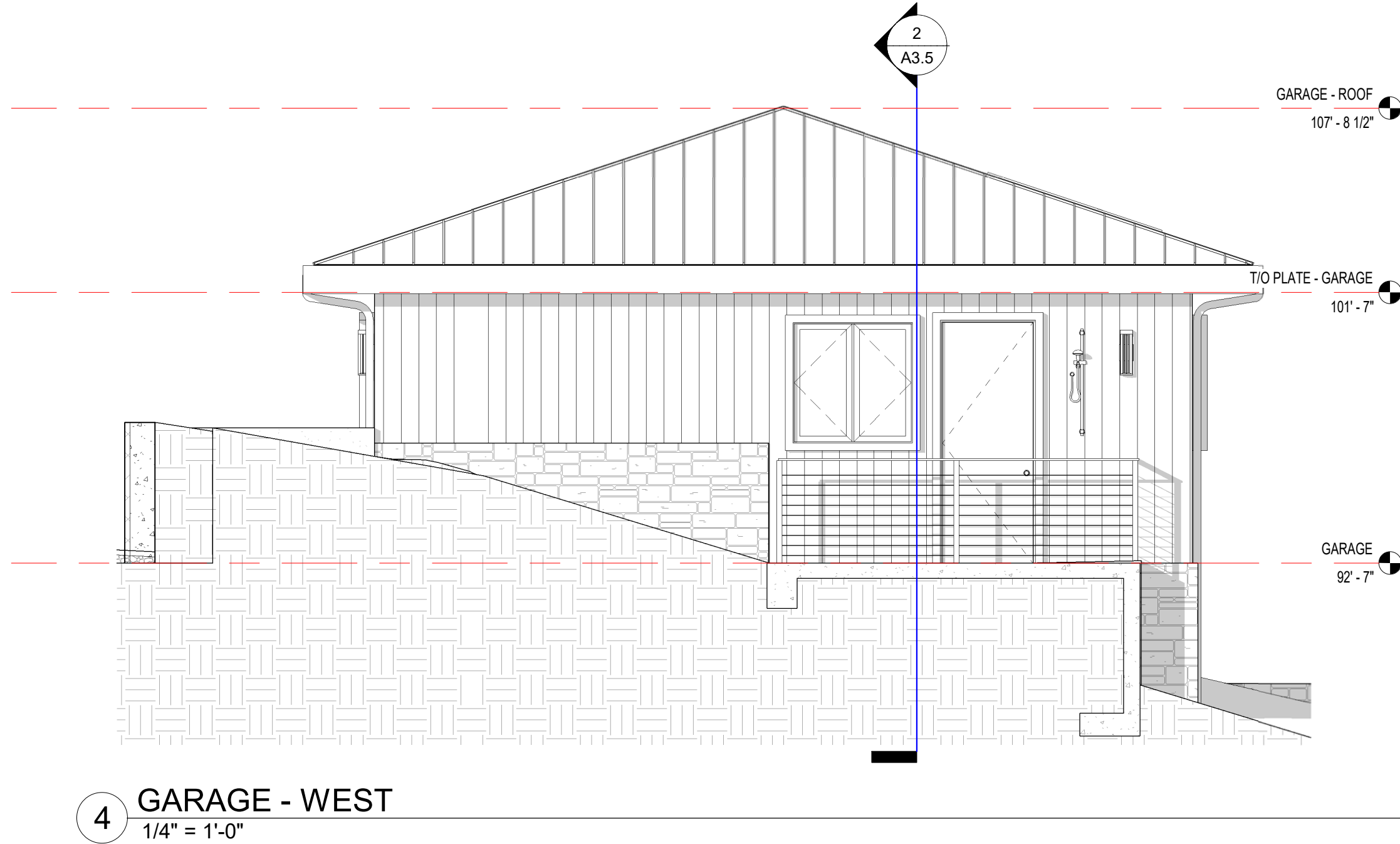
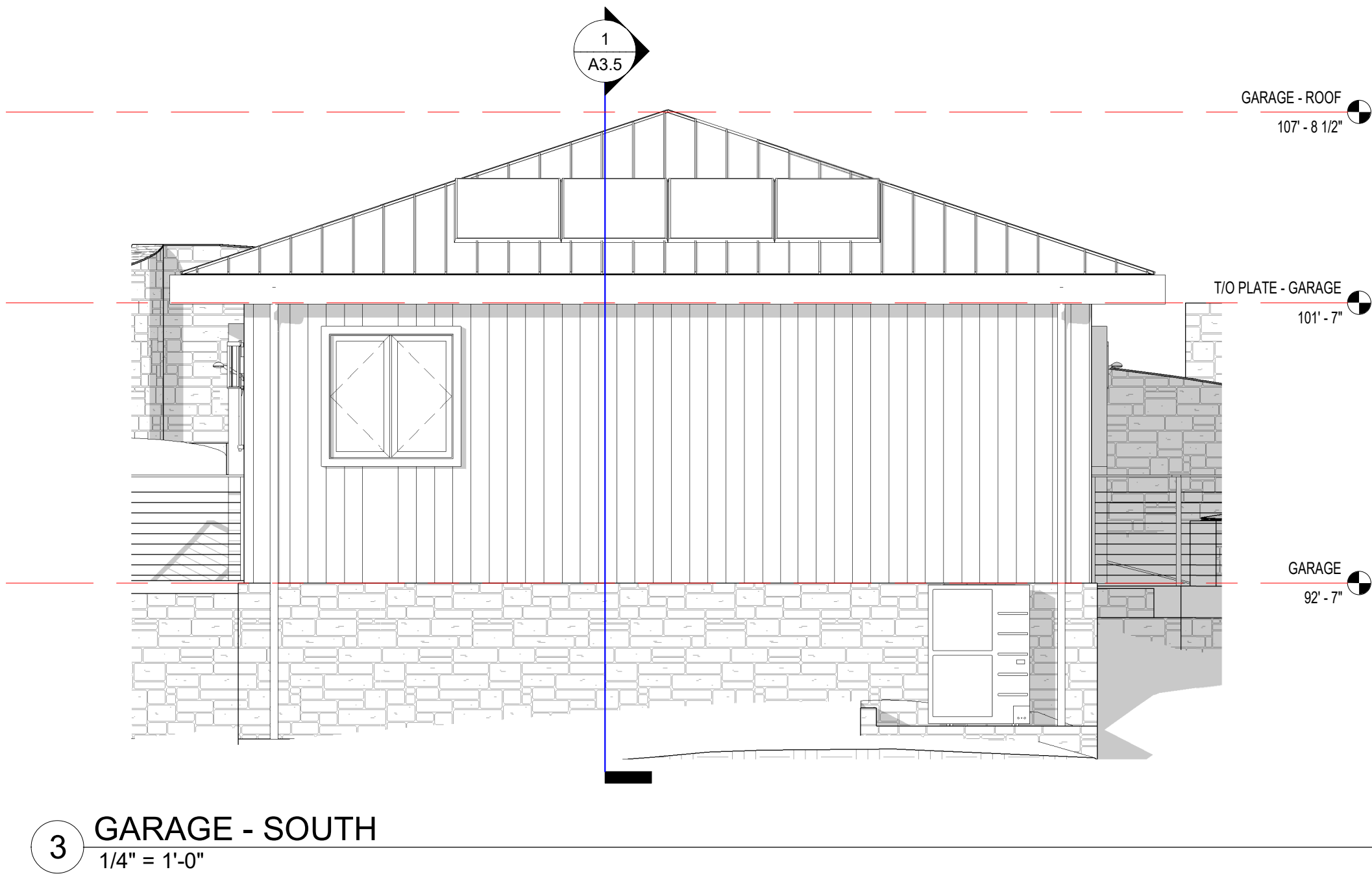
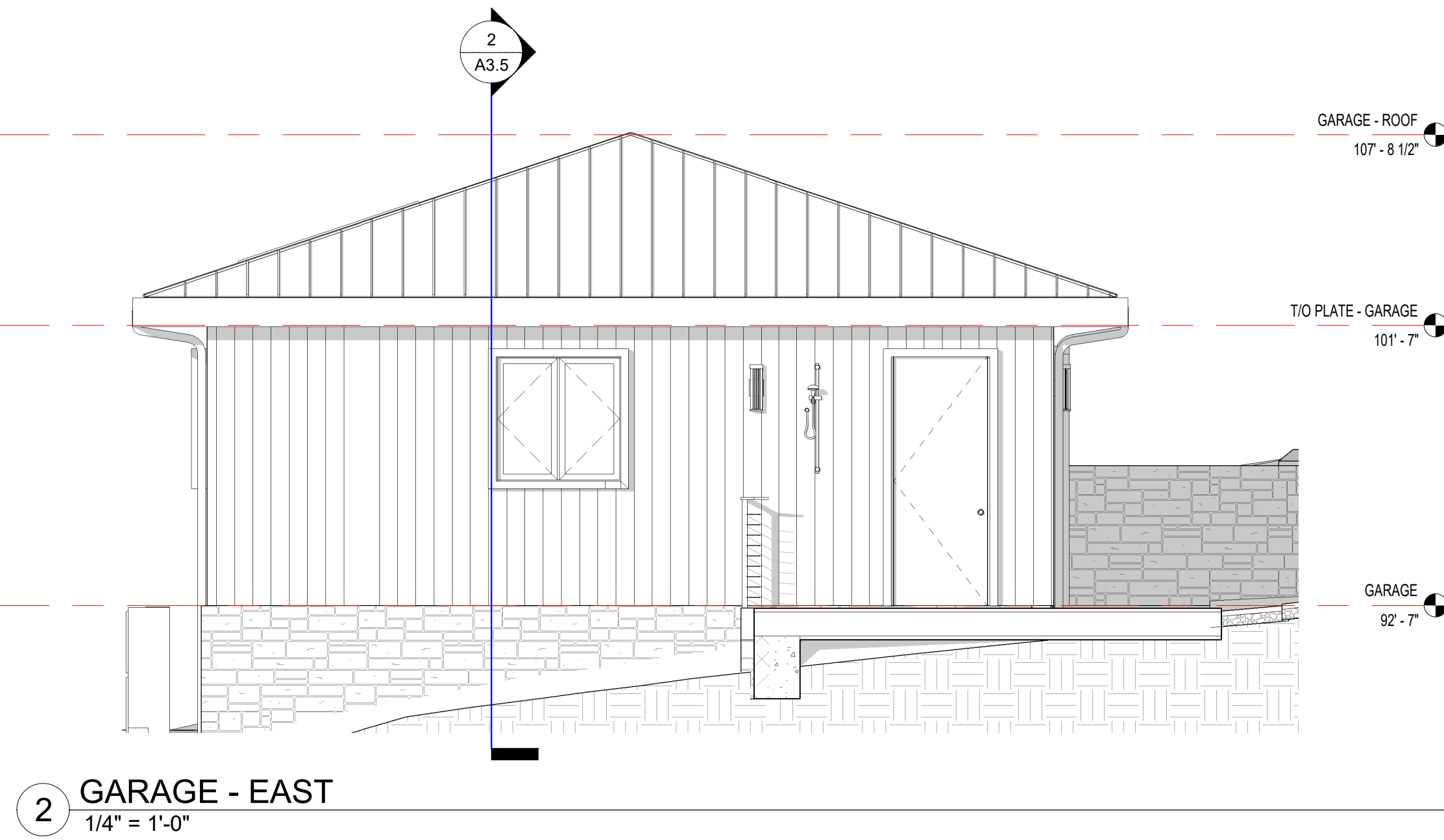
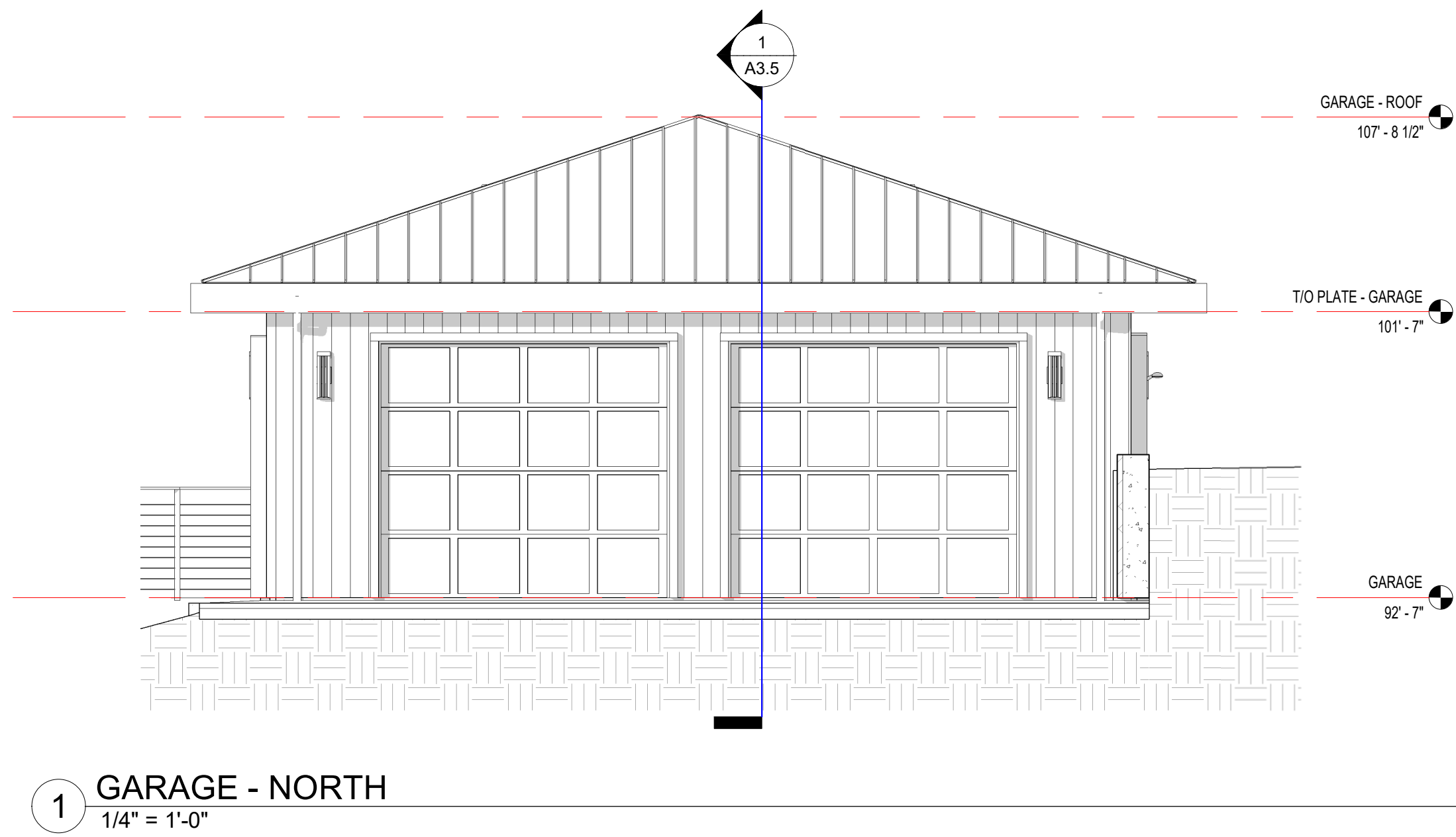
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Job: 2312

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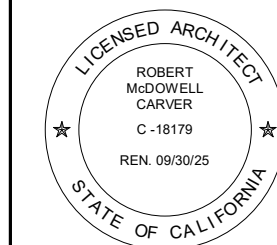
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GARAGE  
ELEVATIONS

Scale: @ 24x36  
Drawn By: DPI/JP  
Job: 2312

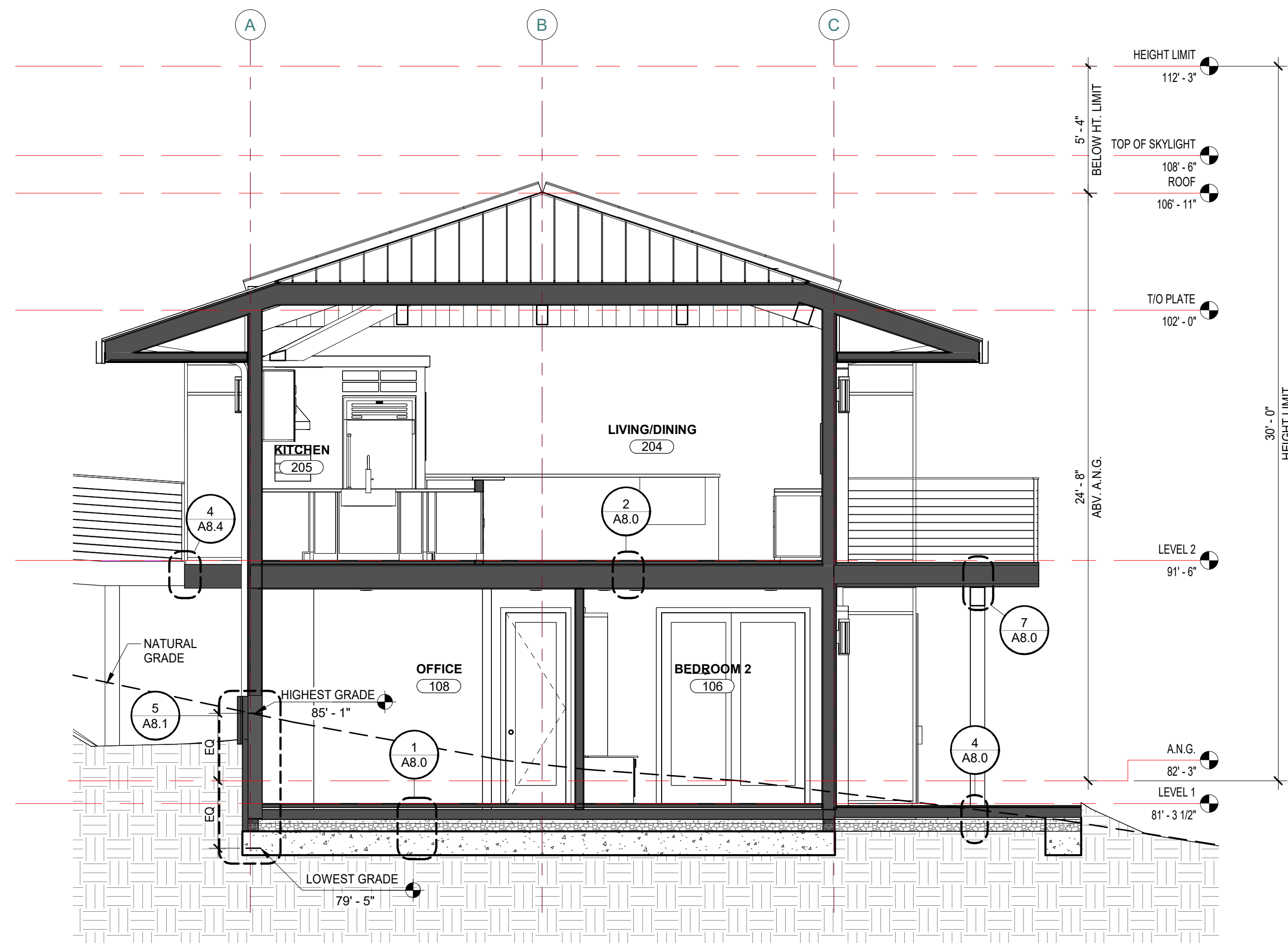
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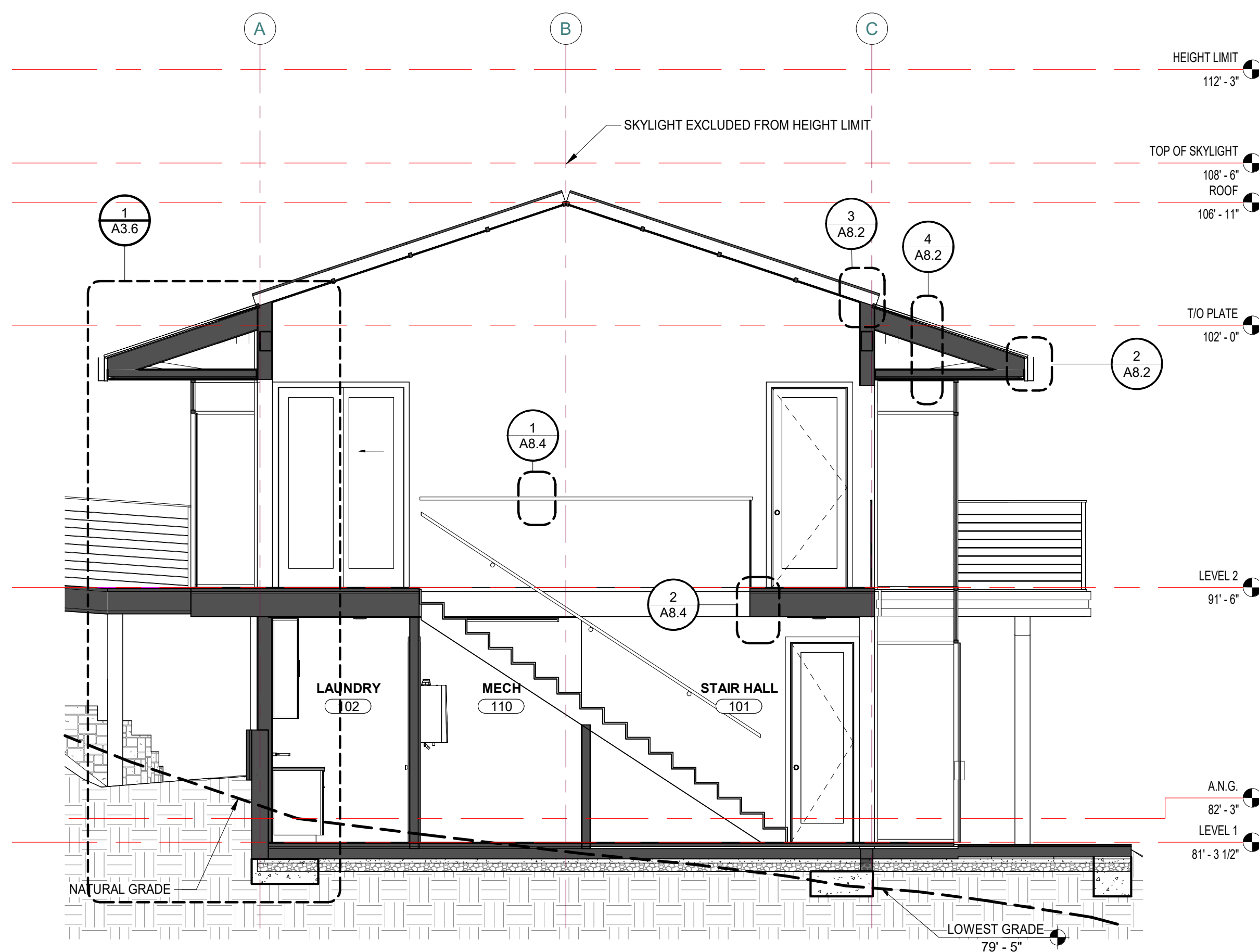
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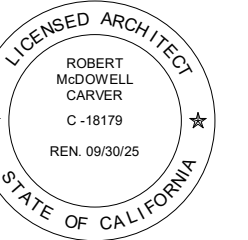


3 N/S SECTION 1  
1/4" = 1'-0"



2 N/S SECTION 2  
1/4" = 1'-0"

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ARCHITECTURAL  
BUILDING  
SECTIONS

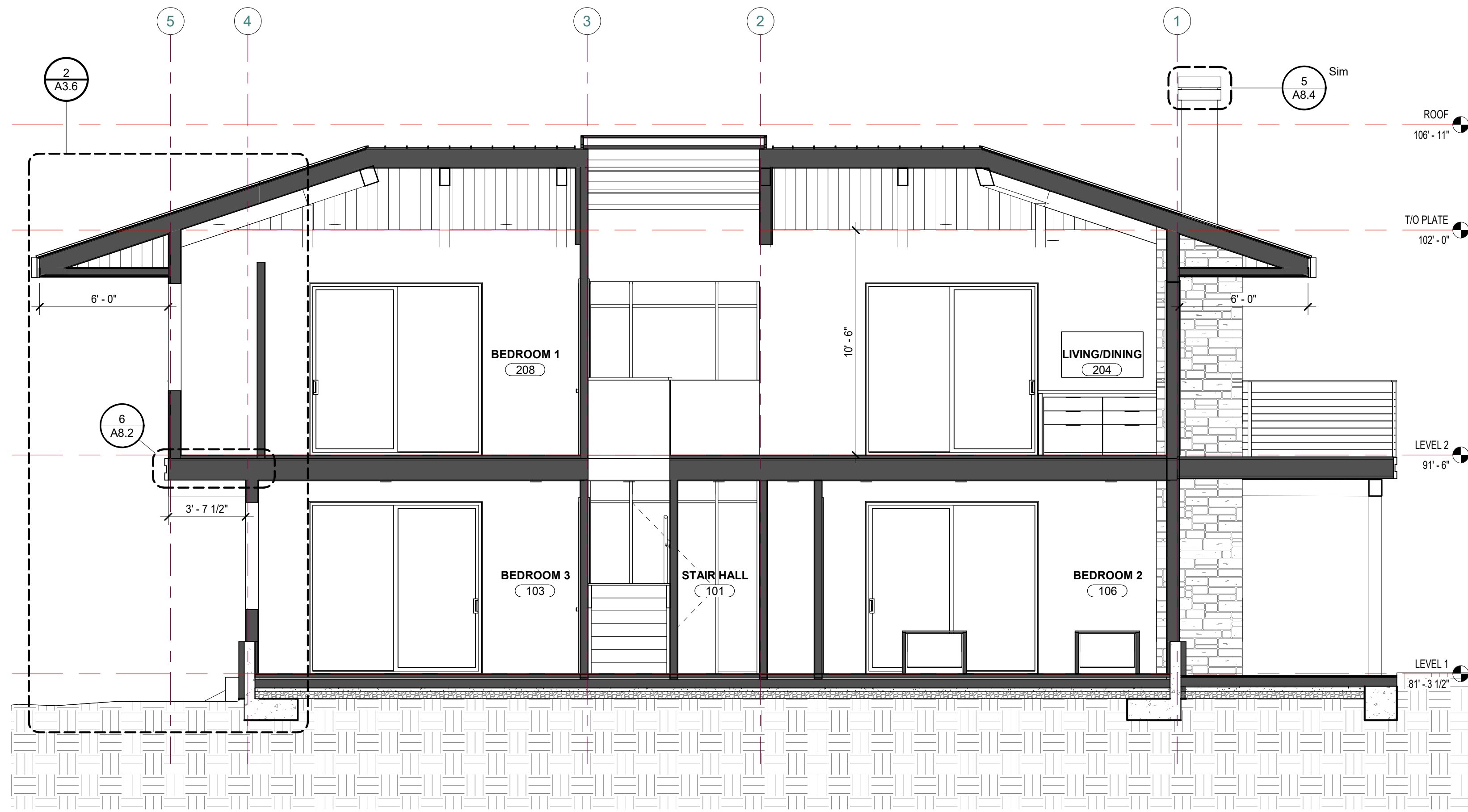
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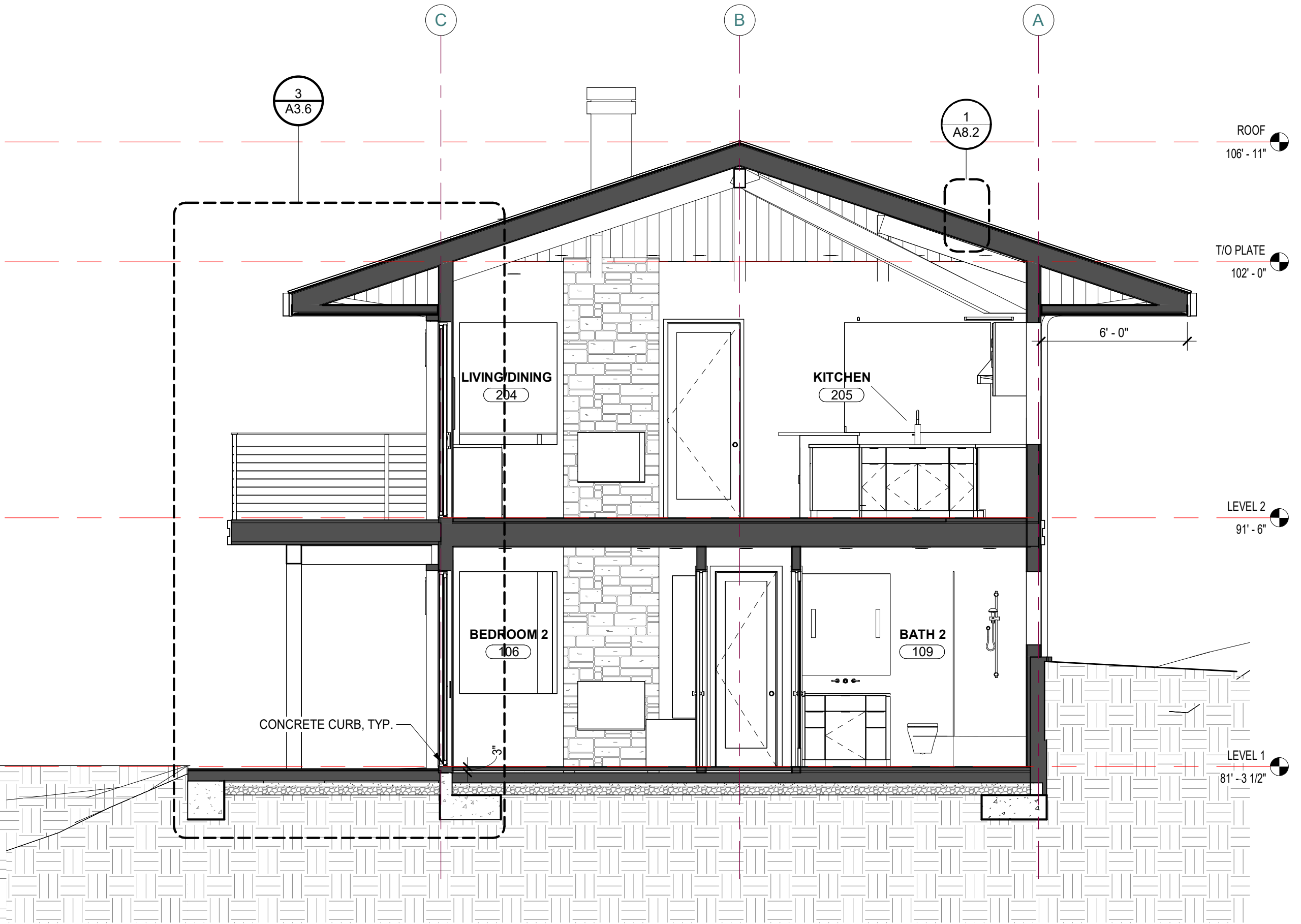
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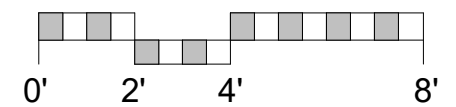
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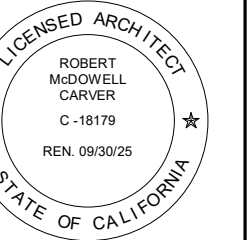
1 S/N SECTION  
1/4" = 1'-0"



2 N/S SECTION  
1/4" = 1'-0"



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MAUSE & RILEY  
2807 MERCURIO RD.  
CARMEL VALLEY, CA 93923

ARCHITECTURAL  
BUILDING  
SECTIONS

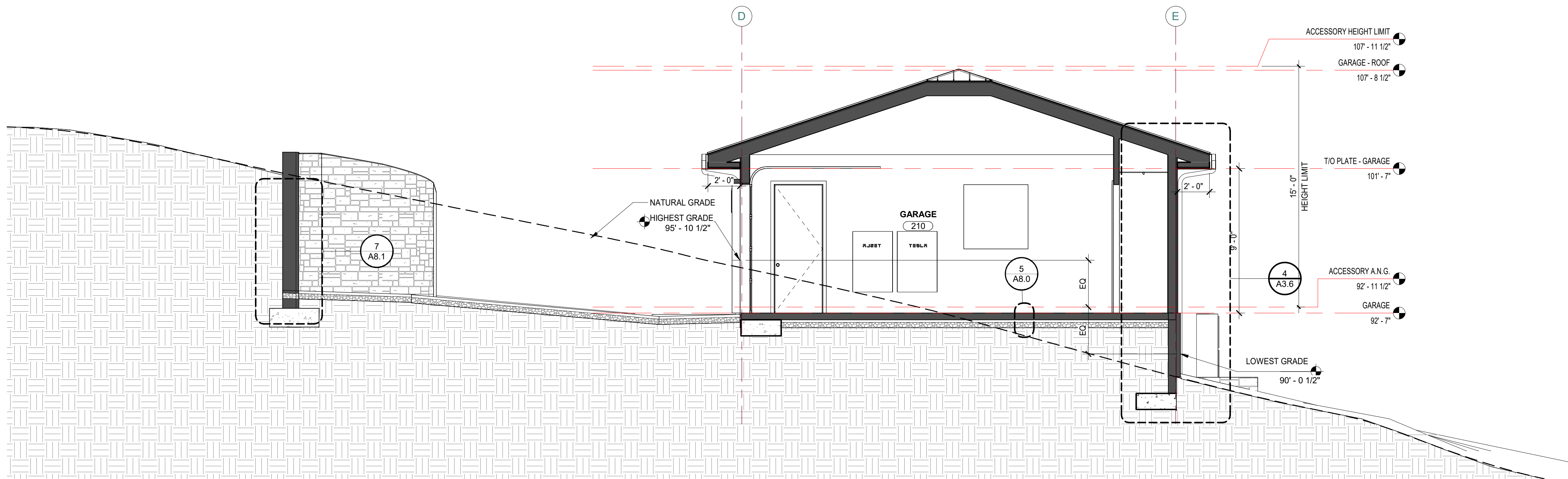
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Drawn By: DP/JP  
Job: 2312

A3.4

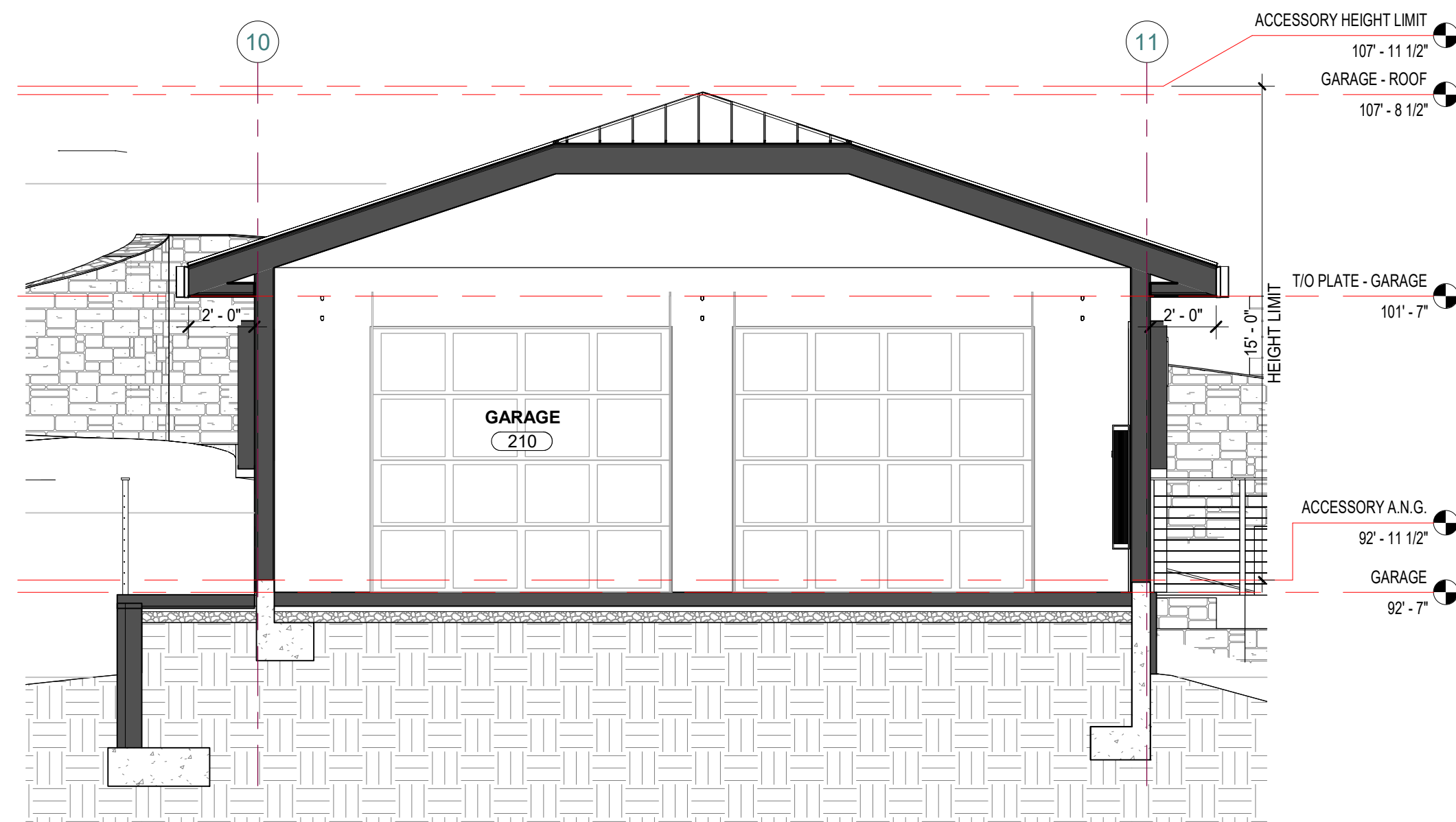
3/31/2025

8/19/2025 4:04:38 PM

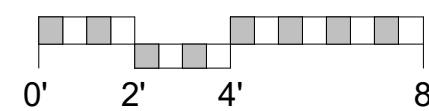
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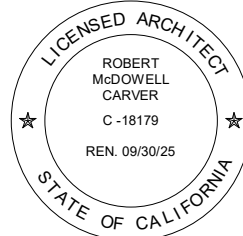
1 N/S SECTION - GARAGE  
1/4" = 1'-0"



2 E/W SECTION - GARAGE  
1/4" = 1'-0"



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MAUSE & RILEY

2807 MERCURIO RD.  
CARMEL VALLEY, CA 93923

ARCHITECTURAL  
BUILDING  
SECTIONS -  
GARAGE

Scale: @ 24x36  
Drawn By: DPI/JP  
Job: 2312

A3.5

3/31/2025

8/19/2025 4:04:39 PM





## VICINITY MAP

NOT TO SCALE

### PROJECT INFORMATION

PROPERTY OWNER: PATRICK MAUSE AND ROBIN RILEY  
28007 MERCURIO ROAD  
CARMEL VALLEY, CALIFORNIA 93924

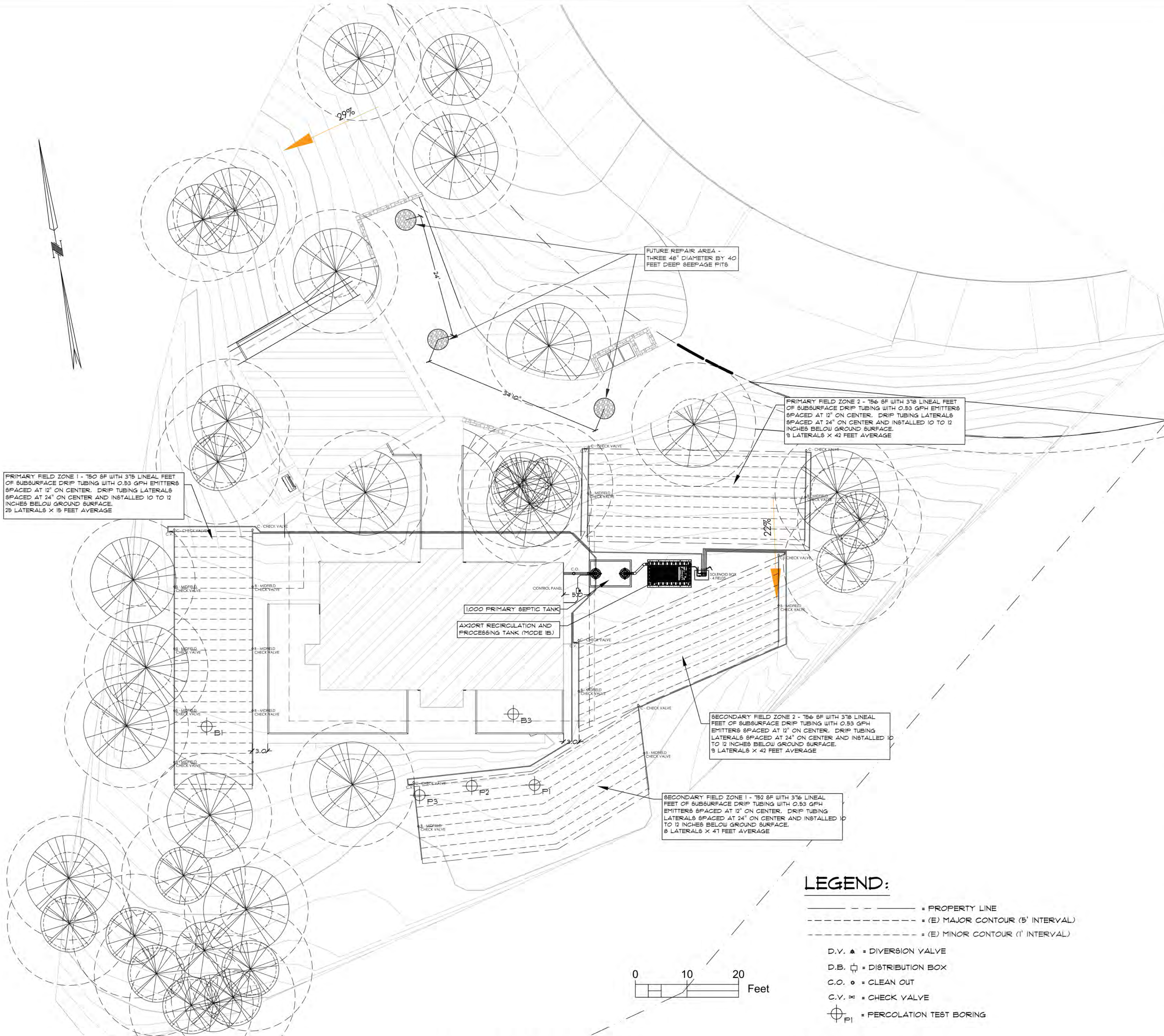
JURISDICTION: COUNTY OF MONTEREY  
ASSESSORS PARCEL NO: 169-081-008-000  
DESCRIPTION: 28007 MERCURIO ROAD, CARMEL VALLEY

### BASIS OF SEPTIC DESIGN:

- THE SEPTIC SYSTEM IS DESIGNED TO COMPLY WITH THE MONTEREY COUNTY SEPTIC ORDINANCE. THE PARCEL IS NOT LOCATED IN A GROUNDWATER RECHARGE AREA. THE LOT AREA IS 1.013 ACRES THAT ALLOWS A MAXIMUM OF 40.52 TOTAL GRAM OF NITROGEN DAILY. THE PROPOSED DEVELOPMENT IS 50 GRAMS OF NITROGEN. A REDUCTION OF 18.96 PERCENT IS REQUIRED TO MEET THE NITROGEN LOADING REQUIREMENTS.
- THE NEW ADVANCED OWTS SYSTEM IS SIZED FOR A 4 BEDROOM RESIDENCE. THE ESTIMATED DAILY WASTEWATER GENERATION IS 450 GALLONS PER DAY FOR THE PROPOSED RESIDENCE.
- PER THE SITE GEOTECHNICAL AND PERCOLATION INVESTIGATION REPORT BY SOIL SURVEYS GROUP, INC., DATED MARCH 24, 2023, JOB #8290, THE AVERAGE PERCOLATION RATES FOR THE SUBSURFACE DRIP SYSTEM DISPERSAL IS 50.00 MINUTES PER INCH IN BORING P-3 AT A DEPTH OF 3.11 FEET.
- NO GROUND WATER WAS ENCOUNTERED DURING THE PERCOLATION TESTING. THE GROUND WATER MONITOR BORING WAS INVESTIGATED TO A DEPT OF 30 FEET ON THE DATE OF DRILLING.
- PER TABLE 5-4, SOIL APPLICATION RATES AS DETERMINED FROM STABILIZED PERCOLATION RATES, THE MAXIMUM SOIL APPLICATION RATE IS 0.3 GALLONS PER DAY PER SQUARE FOOT. BASED ON THE AVERAGE PERCOLATION RATE OF 50.00 MINUTES PER INCH.
- THE ESTIMATED DAILY WASTEWATER GENERATION IS 450 GALLONS.  $450 / 0.3 = 1,500$  SF -CONVENTIONAL LEACH FIELD DO NOT FIT ON THE SITE FOR THE ANTICIPATED FLOW. -10 FEET DEEP LEACH FIELD DO NOT FIT ON THE SITE WITH THE REQUIRED 10' SEPARATION. DRIP SYSTEM AREA OF 1500 SF CAN BE PLACED IN THE AREAS OF LEAST SLOPE. DUE TO THE CONFIGURATION, EACH FIELD CONSISTS OF 2 ZONES OF APPROXIMATELY THE SAME SIZE.  
PRIMARY FIELD: ZONE 1 = 750 SF (375 LF TUBING)  
PRIMARY FIELD ZONE 2 = 756 SF (378 LF TUBING)  
SECONDARY FIELD ZONE 1 = 752 SF (376 LF TUBING)  
SECONDARY FIELD ZONE 2 = 756 SF (378 LF TUBING)
- THE VERTICAL CLEARANCE TO GROUND WATER IS ESTIMATED TO BE 28 FEET (30 FT - 2 FT DISPERSAL DEPTH) WHICH IS GREATER THAN THE MINIMUM VERTICAL SEPARATION OF 3 FEET PER TABLE 12 OF THE LAMP.
- TO FACILITATE FUTURE INSPECTION OF THE LEACH FIELDS, TRACER WIRE SHALL BE LAID ALONG THE LENGTH OF THE DISTRIBUTION PIPE AND INSPECTION PORTS SHALL BE INSTALLED AT THE END OF EACH TRENCH.
- THE LEACH FIELDS SHALL NOT BE DEEPER THAN TEN FEET.
- THE SEPTIC TANK SHALL BE WATER TIGHT AND CONSTRUCTED OF DURABLE, CORROSION RESISTANT MATERIALS AND MUST CONFORM TO IAPMO, NSF OR ASTM STANDARDS. THE TANK SHALL BE INSTALLED NO DEEPER THAN SIX INCHES BELOW FINISH GRADE UNLESS FITTED WITH WATERTIGHT RISERS. THE OWNERS SHALL MAINTAIN ACCESS OPENINGS SO THAT THE TANK IS READILY ACCESSIBLE FOR OBSERVATIONS, MAINTENANCE AND PUMPING.

### SEPTIC NOTES:

- THE ON-SITE WASTEWATER TREATMENT SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE MONTEREY COUNTY LAMP FOR OWTS FOR NEW CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL THE PRIMARY AND SECONDARY LEACH FIELDS, DIVERTER VALVES, DISTRIBUTION BOXES, ETC. AT THE INITIAL INSTALLATION OF THE SEPTIC SYSTEM.
- THE INSTALLATION OF THE SEPTIC TANK AND LEACH FIELDS SHALL BE INSPECTED AND APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENTS PRIOR TO COVERING OR PLACEMENT OF THE DRAIN ROCK.
- THE SEPTIC TANK SHALL BE EQUIPPED WITH AN EFFLUENT FILTER.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE LOCAL UTILITY COMPANIES, PUBLIC OR PRIVATE AND/OR PROPERTY OWNERS.
- THIS TOPOGRAPHY BASE MAP HAS BEEN PROVIDED BY LANDSET ENGINEERS, INC.



### LEGEND:

- = PROPERTY LINE  
- - - = (E) MAJOR CONTOUR (5' INTERVAL)  
- - - = (E) MINOR CONTOUR (1' INTERVAL)
- D.V. ▲ = DIVERSION VALVE  
D.B. □ = DISTRIBUTION BOX  
C.O. ● = CLEAN OUT  
C.V. ∞ = CHECK VALVE  
⊕ P<sub>i</sub> = PERCOLATION TEST BORING

### SCOPE OF WORK

INSTALL ADVANCED OWTS WITH PRIMARY AND SECONDARY LEACH FIELDS.

THE NEW OWTS SYSTEM SHALL INCLUDE A 1000 GALLON SEPTIC TANK AND "AX20RT" ADVANCED TREATMENT PROCESSING TANK WITH PUMPS TO PROCESS AND CONVEY EFFLUENT TO THE SUBSURFACE DRIP FIELDS. PRIMARY FIELD SHALL HAVE TWO ZONES AND THE SECONDARY FIELD SHALL HAVE TWO ZONES AS SHOWN ON THE PLAN. THE PROCESSING TANK SHALL BE CONFIGURED FOR MODE 3 NITROGEN REDUCTION. THE SYSTEM SHALL PUMP DISCHARGE TO A PRIMARY AND SECONDARY LEACH FIELD. ALL THE WIRES, PUMPING, CONNECTORS, PUMPS, CONTROL PANEL, SPLITTER VALVES, SOLENOIDS, AND FITTINGS SHALL BE INCLUDED.

### REVISIONS

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P.O. BOX 732, SALINAS, CALIFORNIA, 93902  
talubaneabcglobal.net



## SEPTIC SYSTEM SITE PLAN

PROPOSED RESIDENCE  
28007 MERCURIO ROAD  
CARMEL VALLEY, CALIFORNIA

DATE: 02/10/25

SCALE: AS SHOWN

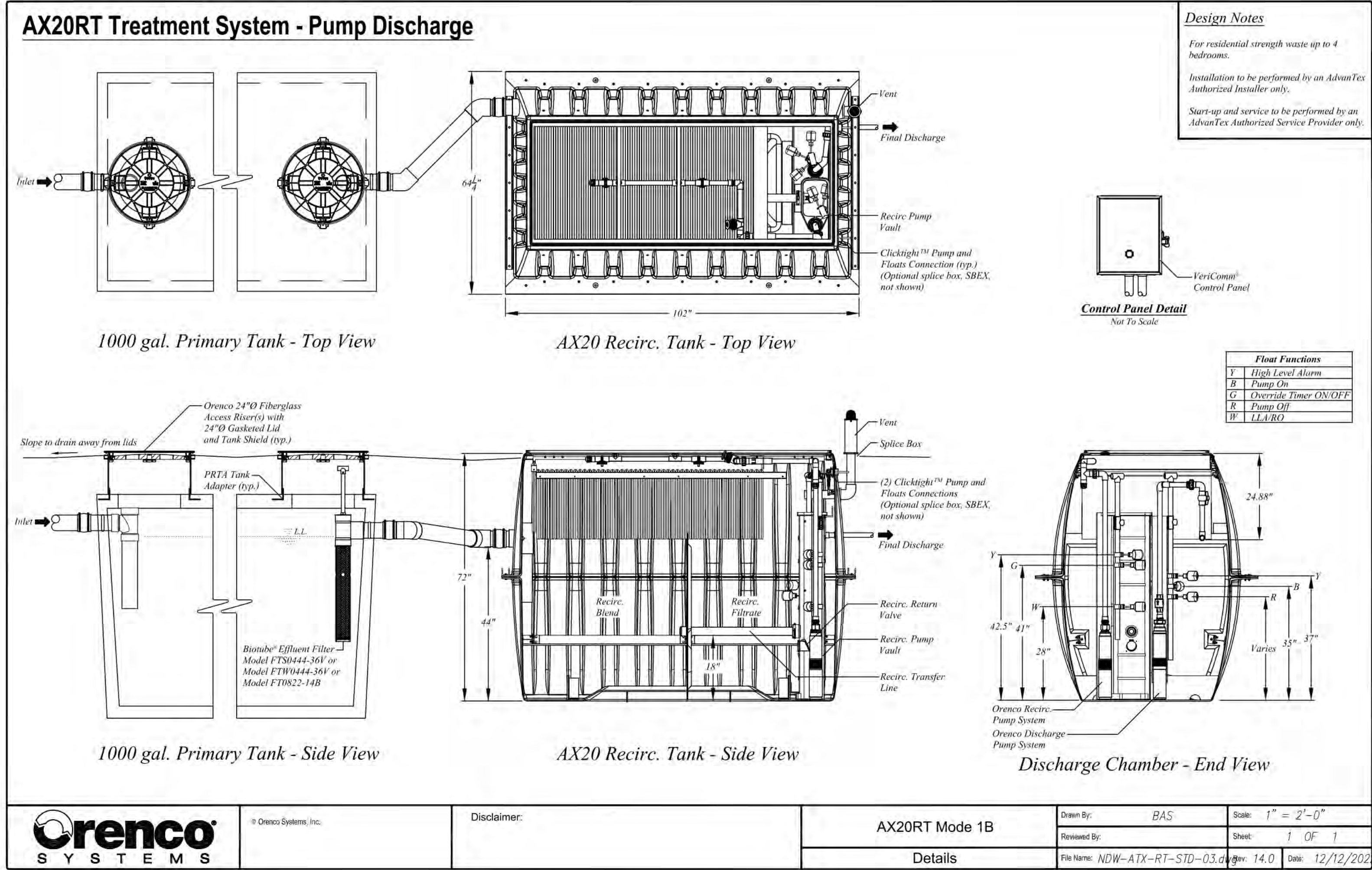
DRAWN: BT

JOB: 24-043

APN: 169-081-008-000

SHEET  
SW.1  
OF SHEETS





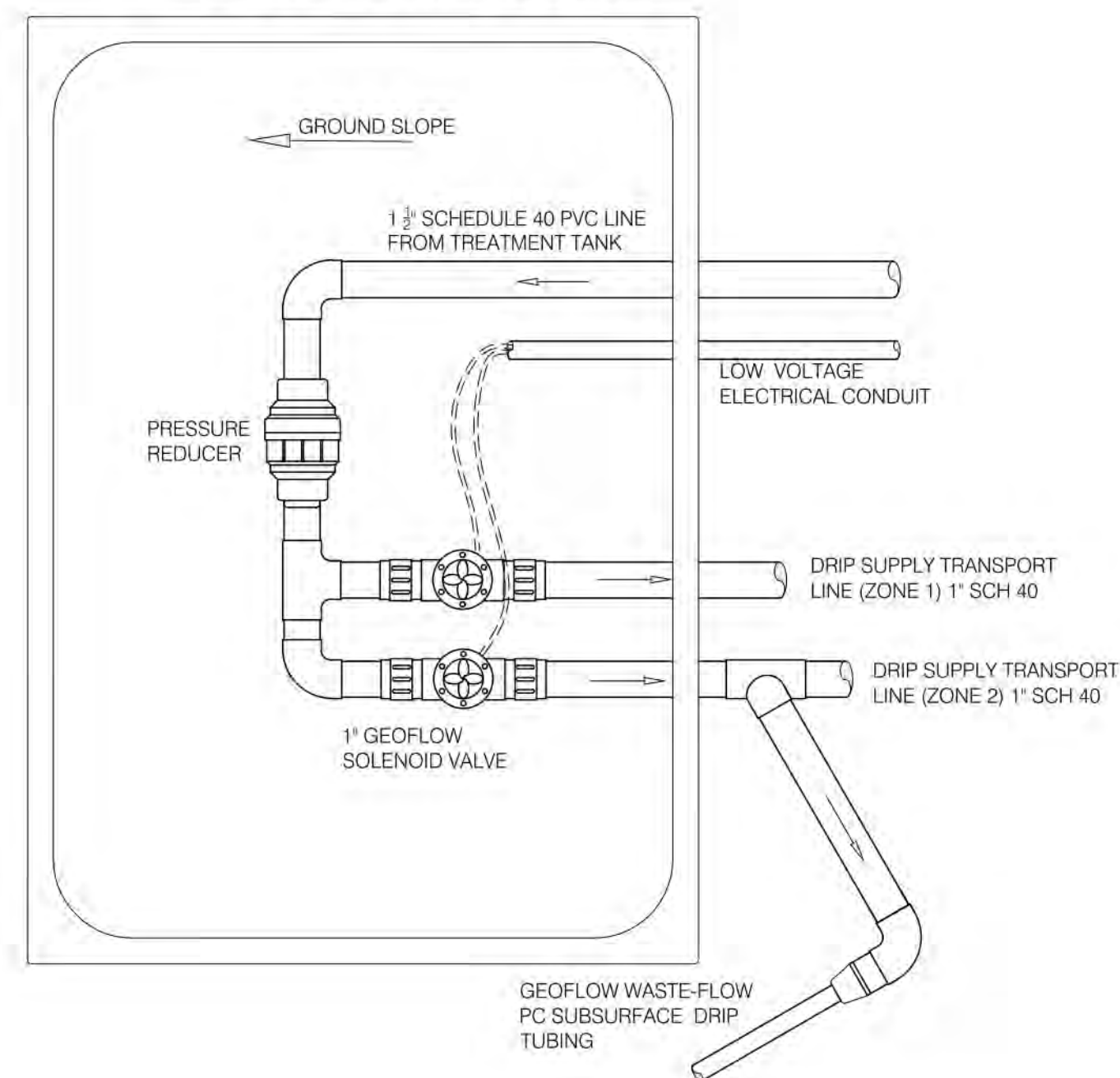
## ADVANTEX GENERAL NOTES:

1. THE INSTALLER IS REQUIRED TO FULLY READ AND UNDERSTAND THE MANUFACTURE'S INSTALLATION MANUALS PRIOR TO THE COMMENCEMENT OF WORK. THE SPECIFIED COMPONENTS SHALL BE INSTALLED BY A LICENSED CONTRACTOR EXPERIENCED IN THE INSTALLATION OF ADVANTEX PRODUCTS. CONTRACTORS SHALL BE CERTIFIED BY ORENCO SYSTEMS, INC. OR AN AUTHORIZED DEALER AS AN "AUTHORIZED ADVANTEX INSTALLER".
  2. A PRE-CONSTRUCTION SITE CONFERENCE WITH THE DESIGNER, MONTEREY COUNTY ENVIRONMENTAL HEALTH INSPECTOR AND THE CONTRACTOR SHALL BE ARRANGED PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM. REGULAR CONSTRUCTION INSPECTIONS, WATERTIGHT TANK TEST INSPECTION, ADVANTEX INSTALLATION INSPECTION, LEACH FIELD AND PERFORATED PIPE INSPECTIONS AND FINAL OPERATION OF SYSTEM SHALL BE SCHEDULED BY THE INSTALLER. THE INSTALLER SHALL GIVE AT LEAST 24 HOURS NOTICE FOR ALL INSPECTIONS REQUESTED.
  3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, INSTALLER AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSION, LINES AND ELEVATIONS INDICATED. PROPER FIT AND CONNECTION OF ALL PARTS IS REQUIRED TO ENSURE PROPER FUNCTION OF THE SYSTEM. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT.
  4. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN THE SPECIFIC TRADE. SPECIFICALLY, WORK SHALL COMPLY WITH THE 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, MONTEREY COUNTY LAMP AND ALL OTHER APPLICABLE STATE AND/OR LOCAL CODES AND ORDINANCES.
  5. ALL NOTES AND REFERENCES IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY REQUESTING CLARIFICATION. PLAN CHANGES OR REVISIONS SHALL ONLY BE MADE AFTER CONSULTATION WITH AND APPROVAL BY THE ENGINEER.
  6. ALL SPECIFIED EQUIPMENT AND COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION GUIDELINES AND SPECIFICATIONS. TANK INSTALLATION SHALL INCLUDE ANTI-BUOYANCY OR ANTI-FLOATATION MEASURES (DEADMEN, STRAPS, COLLARS, ETC) ACCORDING TO MANUFACTURE'S RECOMMENDATIONS.
  7. ALL TANKS SHALL BE MADE WATERTIGHT TO THE GROUND SURFACE AND DEMONSTRATED TO BE WATERTIGHT PRIOR TO FINAL INSPECTION OR APPROVAL.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL ASSOCIATED AND INCIDENTAL MATERIALS AND COMPONENTS NECESSARY FOR A COMPLETE INSTALLATION AND FULLY FUNCTIONAL SYSTEM. ALL MATERIALS AND COMPONENTS SHALL BE U.L. LISTED AND LABELED FOR USE IN FOR THIS SYSTEM.
  9. ALL ELECTRICAL WORK SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE AND SHALL BE PERFORMED UNDER A PERMIT WITH INSPECTIONS FROM THE LOCAL JURISDICTION. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT THE CONTROL PANEL INCLUDING THE PHONE/DATA LINE WITH CAT6 WIRING IS INSTALLED AND FULLY FUNCTIONAL. TELEMETRY CONNECTION SHALL BE DEMONSTRATED PRIOR TO FINAL APPROVAL AND OPERATION.
  10. THE INSTALLATION OF ALL GRAVITY FLOW SANITARY SEWER LINES SHALL BE FULLY COORDINATED WITH THE BUILDING PLUMBING CONTRACTOR TO ENSURE PROPER CONNECTIONS AND SLOPE TO THE OWTs SYSTEM.
- ## SYSTEM OPERATION:
1. THE SPECIFIED WASTEWATER TREATMENT AND DISPERSAL SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S OPERATION AND MAINTENANCE MANUAL. PERIODIC MAINTENANCE SERVICING OF THE ADVANTEX SYSTEM BY A QUALIFIED TECHNICIAN IS REQUIRED.
  2. MANAGEMENT AND REMOVAL OF FATS, OILS AND GREASE (FOG) PRIOR TO ENTERING THE SYSTEM IS CRITICAL FOR THE PROPER FUNCTIONING AND LIMITING SERVICING OF THE FILTERING SYSTEMS.
  3. THE TREATMENT SYSTEM IS ALIVE WITH MICROORGANISMS PERFORMING OXIDATION AND REDUCTION OF THE CONTENTS. DO NOT DISPOSE OF THE FOLLOWING TOXICS OR CHEMICALS INTO THE WASTEWATER SYSTEM AS THEY MAY DISRUPT THE REQUIRED BIOLOGICAL PROCESS:
    - PHARMACEUTICALS
    - EXCESSIVE AMOUNTS OF BATH OR BODY OILS
    - WATER SOFTENER BACKWASH
    - FLAMMABLE OR TOXIC PRODUCTS
    - HOUSEHOLD CLEANERS, ESPECIALLY FLOOR WAX AND RUG CLEANERS
    - CHLORINE BLEACH, CHLORIDES, AND POOL OR SPA PRODUCTS
    - PESTICIDES, HERBICIDES, AGRICULTURAL CHEMICALS, OR FERTILIZERS
    - RV TANK ODOR CONTROLLERS AND DISINFECTANTS
    - PAINT THINNER, PAINT
    - MOTOR OIL
  4. WATER SOFTENERS BRINE DISCHARGE IS STRICTLY PROHIBITED FROM BEING DISCHARGED INTO THE TREATMENT SYSTEM. FAILURE TO ADHERE TO THIS POLICY WILL VOID THE WARRANTY FOR THE SYSTEM.
  5. DO NOT FLUSH THE FOLLOWING DOWN THE DRAINS:
    - EGG SHELLS, CANTALOUPE SEEDS, GU, COFFEE GROUNDS
    - TEA BAGS, CHEWING TOBACCO, CIGARETTE BUTTS
    - CONDOMS, DENTAL FLOSS, SANITARY NAPKINS, DIAPERS
    - PAPER TOWELS, NEWSPAPERS, CANDY WRAPPERS
    - RAGS, LARGE AMOUNTS OF HAIR
    - BABY WIPES, MEDICATED WIPES, CLEANING WIPES
  6. DO NOT USE SPECIAL ADDITIVES THAT ARE TOUTED TO ENHANCE THE PERFORMANCE OF OUR TANK OR SYSTEM. ADDITIVES CAN CAUSE MAJOR DAMAGE TO OTHER AREAS IN THE COLLECTION SYSTEM. THE NATURAL MICROORGANISMS THAT GROW IN THE SYSTEM GENERATE THEIR OWN ENZYMES THAT ARE SUFFICIENT FOR BREAKING DOWN AND DIGESTING NUTRIENTS IN THE WASTEWATER STREAM.
  7. DO NOT ENTER YOUR TANK. KEEP THE TANK ACCESS LIDS SECURE TO THE RISER AT ALL TIMES. IF THE TANK LID BECOMES DETACHED FROM THE RISER OR IF THE LIDS OR RISER BECOMES DAMAGED, BLOCK ACCESS TO THE TANK OPENING IMMEDIATELY AND KEEP CHILDREN AWAY UNTIL ALL REPAIRS ARE COMPLETED.
  8. DO NOT DRIVE OVER YOUR TANK OF ANY BURIED COMPONENTS IN YOUR SYSTEM UNLESS THEY ARE EQUIPPED WITH SPECIAL TRAFFIC RATED RISERS AND LIDS. IF SYSTEM MAY BE SUBJECT TO POSSIBLE TRAFFIC, IT IS THE OWNERS RESPONSIBILITY TO INSTALL BARRICADES TO LIMIT TRAFFIC ACCESS.
  9. NO NOT DUMP RV WASTE INTO THE WASTEWATER SYSTEM.
  10. DO NOT CONNECT RAIN GUTTERS OR STORM DRAINS IN THE SEWER OR ALLOW SURFACE WATER INTO THE WASTEWATER TREATMENT SYSTEM.
  11. THE OWNER SHOULD FAMILIARIZE THEMSELVES WITH THE LOCATION OF THE WASTEWATER SYSTEM AND ELECTRICAL CONTROL PANEL. THE OWNER SHALL MAKE ARRANGEMENTS WITH A RELIABLE SERVICE PERSON OR COMPANY TO PROVIDE REGULAR MONITORING AND MAINTENANCE. THE SERVICE PROVIDER'S CONTACT INFORMATION ON THE CONTROL PANEL FOR EASY ACCESS.
  12. NEVER TURN OFF THE MAIN CIRCUIT BREAKER TO THE WASTEWATER PUMPS WHEN GOING ON VACATION.

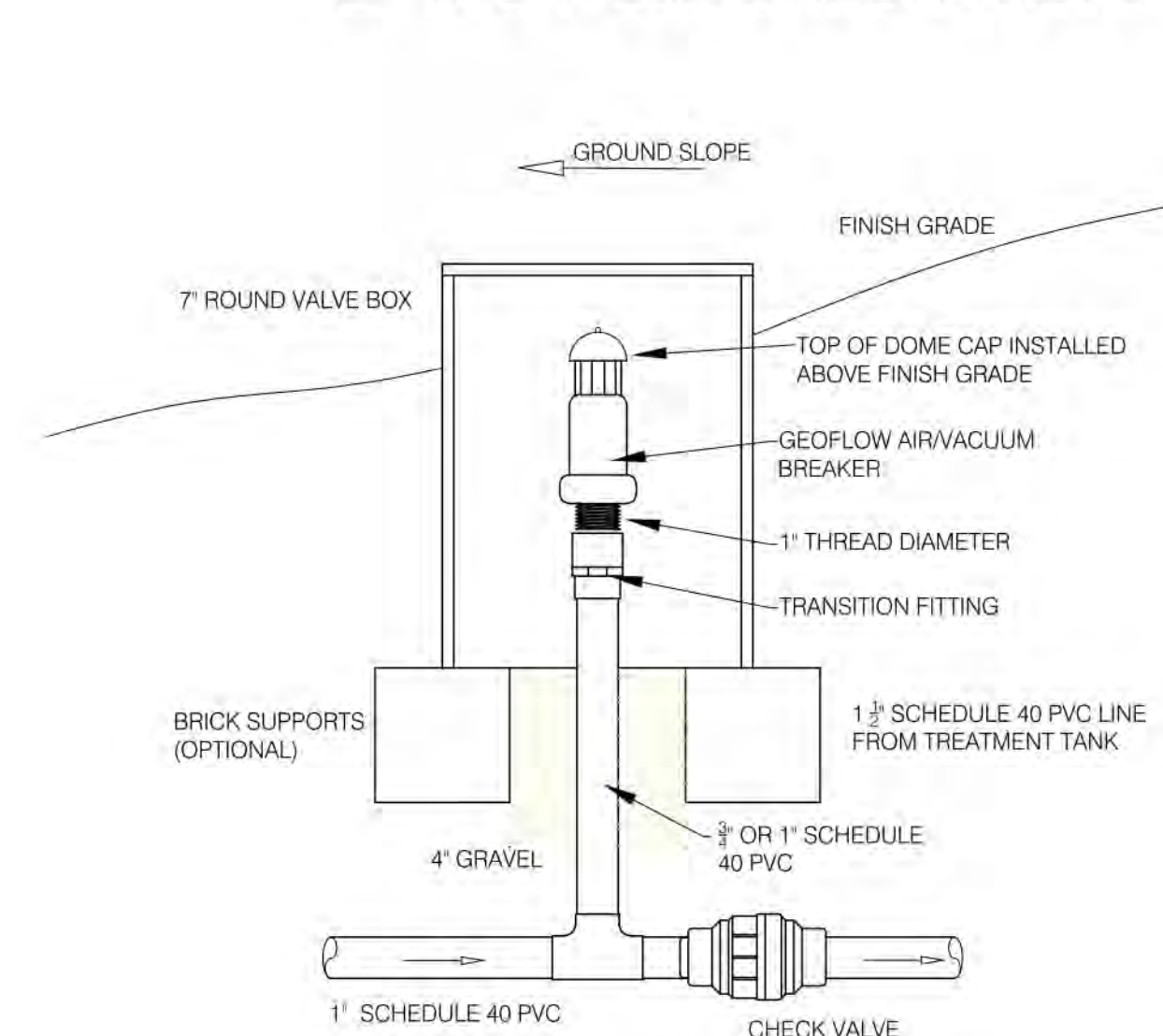
## ADVANTEX SPECIFICATION:

1. SEWER LINE COLLECTION:
  - 1.1 PROPERLY VENTED 4" SOLID SEWER LINES SHALL BE INSTALLED COLLECTING ALL WASTEWATER FIXTURES TO THE OWTs SEPTIC TANK. ALL GRAVITY FLOW LINES SHALL MAINTAIN A MINIMUM 2% CONTINUOUS GRADIENT. CLEAN-OUTS ALONG THE BUILDING SEWER LINE SHALL BE PROVIDED AS SPECIFIED IN THE CURRENT EDITION OF THE CALIFORNIA PLUMBING CODE. EFFLUENT FROM THE EXISTING RESIDENCE SEPTIC TANK SHALL BE PLUMBED INTO A 750 GALLON PUMP VAULT AND PUMPED TO THE NEW PROCESSING TANK ADJACENT TO THE NEW ADU.
2. SEPTIC TANK
  - 2.1 A NEW 1000 GALLON TANK SHALL BE INSTALLED TO SERVE AS THE PRIMARY TANK THAT IS CONNECTED TO AN "AX20RT" PROCESSING / RECIRCULATION TANK. THE PROCESSING TANK SHALL DISCHARGE TO FOUR SUBSURFACE DRIP ZONES (750 MIN SQUARE FOOTAGE) ORENCO RISERS SHALL BE INSTALLED TO ALLOW FOR ROUTINE OPERATION AND MAINTENANCE.
  - 2.2 TANK ACCESS RISERS SHALL BE 20"-30" IN DIAMETER AND CONSTRUCTED WATERTIGHT. RISER INSTALLATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS. THE RISERS SHALL BE ATTACHED TO THE TANKS SUCH THAT A WATERTIGHT SEAL IS PROVIDED.
  - 2.3 IN ORDER TO DEMONSTRATE TANK AND RISER ARE WATERTIGHT, TANKS SHALL BE TESTED ON-SITE PRIOR TO ACCEPTANCE. AFTER INSTALLATION IS COMPLETED AND BEFORE BACK FILLING, COMPLETELY FILL THE TANK WITH WATER TO A LEVEL TWO INCHES INTO THE RISERS. WAIT A MINIMUM OF TWO HOURS (OR AS REQUIRED BY THE LOCAL JURISDICTION) AND INSPECT FOR LEAKS. THERE SHOULD BE NO DROP IN THE LIQUID LEVEL AND NO VISUAL LEAKAGE FROM SEAMS, PINHOLES, OR OTHER IMPERFECTIONS OR CONNECTIONS. OBTAIN A WATERTIGHT INSPECTION BY THE LOCAL JURISDICTION, DISTRIBUTOR OR ENGINEER. ONE THE TANK IS PROVEN TO BE WATERTIGHT, DROP THE WATER LEVEL IN THE TANK BELOW THE INVERT.
3. ADVANTEX TREATMENT SYSTEM
  - 3.1 THE ADVANTEX TREATMENT SYSTEM INCLUDES A 1000 GALLON PRIMARY SEPTIC TANK, "AX20RT" PROCESSING TANK, RECIRCULATING SPLITTER VALVE, A BIOTUBE PUMP PACKAGE FOR RECIRCULATION, AND TELEMETRY-ENABLED CONTROL PANEL. ALL CONTROL VALVES, PIPING, FILTERS, EMITTERS, AND ASSOCIATED PARTS AND HARDWARE ARE INCLUDED.

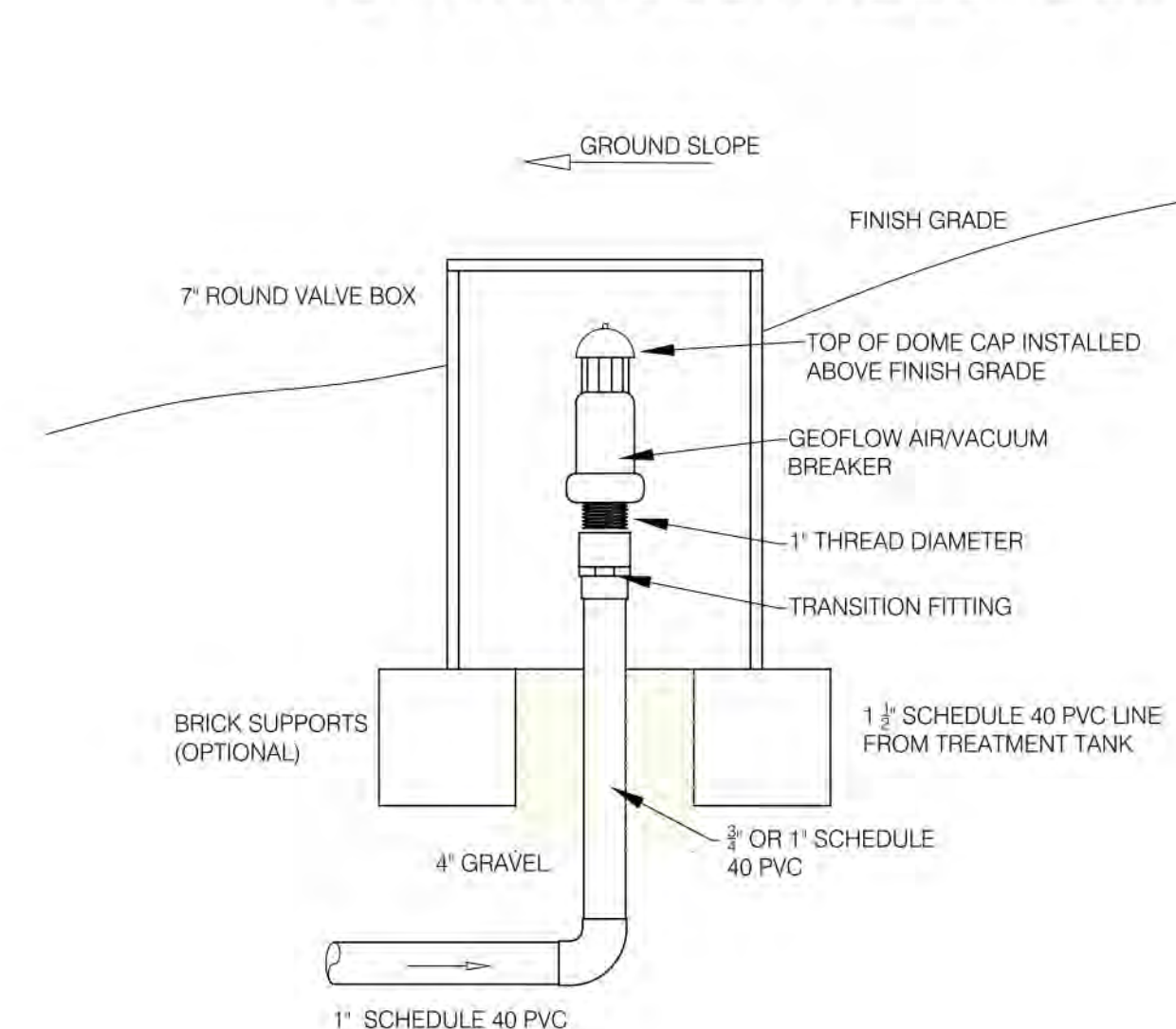
## "A" VALVE BOX DETAIL



## "B" MID-FIELD CHECK VALVE



## "C" AIR/VACUUM RELIEF DETAIL



REVISIONS

TALUBAN ENGINEERING, INC.

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P.O. BOX 292, SALINAS, CALIFORNIA, 93902



SEPTIC SYSTEM DETAILS

PROPOSED RESIDENCE  
28001 MERCURIO ROAD  
CARMEL VALLEY, CALIFORNIA

DATE: 01/25/25  
SCALE: AS SHOWN  
DRAWN: BT  
JOB: 24-043  
APN: 169-081-008-000  
SHEET  
SW.2  
OF SHEETS



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