Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:
CAMPBELL S JAMES JR & LYNDA R TRS (PLN230137)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning Administrator

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and none of the exceptions pursuant to Section 15300.2 apply; and
2) Approve a Combined Development Permit consisting of a:
    a. Administrative Permit and Design Approval to allow demolition of existing 1,173 square foot single family dwelling, a 364 square foot detached garage, and a 111 square foot guesthouse, construction of a 3,403 square foot single family dwelling and an attached 805 square foot garage with a second story 606 square foot Accessory Dwelling Unit, and associated site improvements; and
    b. Use Permit to allow development within the Carmel Valley floodplain.

[PLN230137, Campbell, 23 Wawona Road, Carmel V alley, Carmel Valley Master Plan (APN: 197-101-019-000)]

The Campbell application (PLN230137) came on for a public hearing before the County of Monterey Zoning Administrator on March 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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 (CVMP);

- 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 project involves demolition of an existing residence and garage and guesthouse, and redevelopment of the site with a 3,403 square foot single family dwelling and an attached 805 square foot garage with a second story 606 square foot Accessory Dwelling Unit within the floodway fringe of the Carmel Valley floodplain.

c) Allowed Use. The property is located at 23 Wawona Road, Carmel Valley (Assessor's Parcel Number [APN]: 197-101-019-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential with a 2.5 acres per unit density, Design Control overlay, Site Plan Review overlay, and Residential Allocation Zoning overlay in the inland area, or "LDR/2.5-D-S-RAZ", which allows for the construction of a single-family dwelling and accessory structures, subject to the granting of an Administrative Permit and Design Approval in each case, per Title 21 Chapters 21.45 and 21.44. Development within the Carmel Valley River's floodway fringe (floodplain) is also an allowed use, subject to the granting of a Use Permit, pursuant to Title 21 section 21.64.130. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject property (APN: 197-101-019-000) is approximately 1.78 acres (77,536 square feet) and is identified in its current configuration as Parcel B of the Rancho Los Tularcitos Subdivision, as shown on the Record of Survey, Volume X-4S, Page 97 dated July 20th, 1967. Therefore, the County recognizes the subject property as a legal lot of record.

e) Design/Neighborhood and Community Character. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling and attached garage with a second-story Accessory Dwelling Unit, will have modern ranch architectural style with exterior colors and materials that consist of: gray siding, aluminum clad windows and doors, brown/gray composition roof shingles, and Carmel River stone stairs and garden walls. The residences within the vicinity are rustic in architecture; ranging from ranch homes to craftsmen-style homes. The exterior finishes bled with the surrounding environment and are consistent with the surrounding residential neighborhood character. The property is surrounded by mature Coast live oaks and other native vegetation, with the elevations significantly lower than Carmel Valley Road, further avoiding visual impacts. Due to intervening topography and vegetation, the proposed residence and accessory structures will not create any adverse visual impacts. The proposed development will blend in with the surrounding residential neighborhood and natural colors and materials that exist in this community. The project, as designed and sited, assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity.

f) Development Standards. The project meets all required development standards. Pursuant to Title 21 section 21.14.060.C, the subject main structures shall have setbacks of at least 30 feet for the front, and 20 feet for the sides and rear, and a maximum allowable height of 30 feet. The attached garage and ADU are structurally attached to the proposed residence via a trellis, and therefore are subject to the same site development standards as the main structure (Title 21 sections 21.62.030.D, 21.62.040.K, 21.64.030.E(5). As proposed, the residence and attached accessory structures will have a 30 feet front, 20 feet side, over 20 feet from the rear, and a proposed height of 29 feet 11 inches from the average natural grade. Condition No. 13 ensures that the final ridge height does not exceed 30 feet. The subject property has an allowable building site coverage of 25 percent, and as proposed the lot coverage will be 4.8 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

g) Scenic and Visual Resources. 2010 General Plan Policy OS-1.2 requires new development be subordinate to the natural features of the area. The subject property is within an area identified as "Sensitive" per County Geographical Information System (GIS). Policy CV-1.20 of the Carmel Valley Master Plan requires that development be sited and designed in a manner that is visually compatible with the character of the Valley and immediate surrounding areas. Staff conducted a site visit on June 17, 2024, and determined that the project would not be visible from any common public viewing area, including Carmel Valley Road, Laureles Grade, and Highway 1. The project's staking and flagging was not visible from any public viewshed due to intervening mature vegetation, changes in elevations, and development (see preceding Evidence "e"). The proposed residence will be positioned towards the rear of the property, at the base of a hillside, further ensuring the residence and accessory structures will not be visible from public viewshed areas. Additionally, the proposed residence and associated accessory structures will be sited in the same location as the previous residence, which is currently screened by mature trees, and neighboring residences. Therefore, the proposed project is consistent with the Scenic Resources Element of 2010 General Plan and would have no impact on visual resources.

h) Cultural Resources. The project site is in an area identified in County records as having a moderate/high archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB240129), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. Therefore, there is no evidence that any cultural resources would be disturbed with project implementation, and the potential for inadvertent impacts to cultural resources is limited and will be addressed by the County's standard

project condition (Condition No. 3). This condition requires the contractor to stop work if previously unidentified resources are discovered during construction.

i) Forest Resources. No native tree removal is proposed; however, two Bay Laurel trees (10" and 11" in diameter at breast height [DBH]), one Cottonwood tree (24" in DBH) and one Buckeye tree (11" in DBH) are proposed for removal. To protect nearby mature Oaks from construction-related activities, Condition No. 9 has been applied to ensure the construction will not negatively impact any surrounding native trees.

j) Historical Resources. The existing residence is 98 years old and was constructed in 1927. The prepared Phase 1 Historic Assessment (County of Monterey Library No. LIB240131) confirmed that while the age of the house is over 50 years, the residence retains no historical significance, its design does not provide any distinctive historical design or style, and is not associated with any specific event that could be considered historical. The existing residence was previously owned by a local couple that has no historical significance. Therefore, the project will not impact historical resources.

k) Land Use Advisory Committee (LUAC). Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the Carmel Valley LUAC because the project involves a Design Approval subject to the consideration by the Zoning Administrator. The Carmel Valley LUAC voted 6-0 in support of the project, with one member absent. The LUAC had questions about Monterey County Code requirements for development in the Carmel Valley Floodplain. See Finding No. 6 and supporting evidence.

l) Development on Slopes in Excess of 25%. Although the property does contain slopes in excess of 25 percent, the project proposed is primarily sited on level grade. However, the construction of the residence will require a minimal amount of development on steeper slopes. Per Policy OS-3.5 of the Conservation and Open Space Element, a Use Permit is required to allow development on slopes in excess of 25%, unless the proposed development impacting slopes in excess of 25% does not exceed ten percent (10%), or 500 square feet of the total development footprint (whichever is less). In this case, the project has a footprint of approximately 3,800 square feet and involves 369 square feet of development on steeper slopes. Therefore, the project meets this exemption and a Use Permit was not applied.

m) Accessory Dwelling Unit. The proposed project includes construction of a second story 606 square foot accessory dwelling unit (ADU) subject to the regulations listed in Title 21 section 21.64.030. Consistent with these requirements, the ADU is less than 1,200 square feet, is designed in such a manner visually consistent and compatible with the proposed principal dwelling, has independent utilities, does not have internal circulation with the garage or main residence, and provides all required sleeping, cooking, and living facilities.

n) The project planner conducted a site inspection on June 17, 2024, to verify that the project on the subject parcel conforms to the plans listed above.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN230137.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to archaeological, biological, historic resources; soils and development within 200 feet of the Carmel River. The following reports have been prepared:

- "Phase 1 Archaeological Assessment Study of Assessor's Parcel No. 197-101-019, 23 Wawona Road, Carmel Valley, Monterey County, California 93924" (County of Monterey Library No. LIB240129) prepared by Dana Supernowicz, Pebble Beach (July 2023);
- "Biological Assessment" (County of Monterey Library No. LIB240130) prepared by Nicole Nedeff, Carmel Valley (March 2024);
- "Percolation and Groundwater Study with Septic Recommendations for the proposed Campbell Residence 23 Wawona Road Carmel Valley, California A.P.N. 191-101-019" (County of Monterey Library No. LIB240143) prepared by Grice Engineering, Salinas (September 2019);
- "Phase One Historic Assessment for 23 Wawona Road, Carmel Valley, CA APN 197-101-019-000" (County of Monterey Library No. LIB240131) prepared by Seth Bergstein, Pacific Grove (April 2023).

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

c) Staff conducted a site inspection on June 17, 2024, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN230137.

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. Additionally, the establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case 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, Monterey County Regional Fire Protection District, HCD-Engineering Services, Environmental Health Bureau, and HCD - Environmental Services. 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. The project site is supplied water by California American Water, which will continue to serve the proposed main residence. The existing on-site well with a reported 5 gallons per minute will be used as a domestic water source to serve the proposed ADU and for irrigation. The Environmental Health Bureau received report Title 22 California Water Quality Testing report that found the well to meet standards for Primary Standards, Inorganic Chemical Analysis, and Secondary Drinking Water Standards. However, bacteriological results were positive for Total Coliforms at a concentration of 13 MPN/100mL and negative for E. Coli. A chlorinator was installed on the onsite well to ensure drinking water is disinfected prior to any domestic use and is required to be maintained.

c) As recommended by the Environmental Health Bureau, an alternative onsite wastewater treatment system (OWTS) system is proposed to provide adequate wastewater treatment for the proposed main residence and ADU. Additionally, the alternative OWTS design is needed to address the groundwater encountered at 15 feet below grade, with an average percolation rate of 1.0 minute to 1.4 minutes per inch. The shallow groundwater levels require supplemental treatment to be introduced into the proposed OWTS. Condition No. 5 has been applied to require that the Applicant/Owner locate the system above the 10-year floodplain to avoid damage and/or contamination, comply with Monterey County Code 15.20.100.h, and incorporate a Nitrogen reduction treatment into the alternative OWTS design due to shallow depth to the groundwater per Monterey County Code Title 15 section 15.20.11.R.2.

d) Staff conducted a site inspection on June 17, 2024, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN230137.

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

EVIDENCE:

a) Staff reviewed Monterey County HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
b) Staff conducted a site inspection on June 17, 2024, and researched County records to assess if any violation exists on the subject property.
c) There are no known violations on the subject parcel.
d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230137.

5. **FINDING:** **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) –** 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.
b) The project proposes demolition of an existing residence and accessory structures and the construction of a new residence, with an attached garage and second-story accessory dwelling unit. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines.
c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. Although the property is located in close proximity to a scenic road (Carmel Valley Road) and located in an area designated as "Highly Sensitive", the project as sited will not be visible from any scenic vista or scenic corridor (see Finding No. 1, Evidence "g"). Additionally, although the project is located within a floodplain, the proposed residence and accessory structures have been found to comply with applicable floodplain requirements, including finished floor elevations, pass-through vents, etc. The project does have an environmentally sensitive habitat (riparian habitat) but is not occupied by special-status wildlife (County of Monterey Library No. LIB240130). Due to the project site's proximity to the Carmel Valley River, there is a limited potential that sensitive species of concern may occupy the construction site. To further reduce this low potential and ensure no impacts on biological resources occur, the project has been conditioned to comply with the recommendations of the project biologist (see Finding No. 7 and supporting evidence). Therefore, as designed and conditioned, the proposed project would not result in an environmental impact. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
d) No adverse environmental effects were identified during staff review of the development application.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN230137.

6. **FINDING:** **CARMEL FLOODWAY FRINGE-** The project complies with the applicable policies and regulations found in the Carmel Valley Master Plan and Title 21 to allow development within the Carmel Valley floodway fringe, and sufficient setbacks and measures to avoid erosion are proposed.

EVIDENCE:

a) The project includes development within the 200 feet of the Carmel River top of bank and therefore, is subject to Monterey County Code Chapter 16.16 – Regulations for Floodplains in Monterey County, and Title 21 section 21.64.130 – Regulations for Land Use in the Carmel Valley Floodplain. Pursuant to Title 21 section 21.64.130.D.2, development within 200 feet of the riverbank or the floodway fringe (floodplain) is prohibited except where it can be shown that the development will accommodate sufficient setbacks to avoid erosion. Additionally, Title 21 section 21.64.130 establishes regulations and standards for which development within the Carmel Valley floodway fringe may be permitted. The proposed project does not meet the exclusions listed in Title 21 section 21.64.130.G, and therefore requires the granting of a Use Permit. The Zoning Administrator is the appropriate authority to grant a Use Permit.

b) The "Floodway Fringe" is defined in Title 21 section 21.64.130.C.4 as the portion of the valley floor outside of the floodway normally required to carry the flow which may on average occur once every 100 years.

c) Approximately two-thirds of the parcel is within the Carmel Valley River floodway fringe. The remainder of the property (eastern portion) contains steep slopes that abut Carmel Valley Road. The only non-steeply sloped portions of the property are within 200 feet of the Carmel Valley River's top of bank. The proposed single-family dwelling and attached accessory structures are approximately 100 feet from the Carmel Valley River's top of bank edge.

d) A Topographic Map was completed by Grice Engineering on October 21, 2024, and determined that the project site takes place within the Carmel Valley River's 100-year floodplain, with a base flood elevation indicated of 310 feet. In Flood Zone AE, the required flood height (or elevation) for building construction is at or above the Base Flood Elevation (BFE) plus a freeboard of at least 1 foot (Title 21 section 21.64.130.D.2). As designed, the proposed single-family dwelling will be raised 2 feet above this 100-year base flood elevation, with a finished flood height of 312 feet. The proposed garage and ADU will be raised 1.5 feet over the base flood elevation, with a finished floor height of 311.5 feet.

e) The project complies, to the maximum extent feasible, with the regulations contained in Title 21 section 21.64.130. Although the project site is not over 200 feet away from the Carmel Valley River's edge, the nearby riparian habitat will not be impacted (See Finding No. 8 and supporting evidence), the natural course of the river will not be altered by the proposed development, and there will be no alteration to

the existing riparian vegetation. The project involves minimal grading, and the proposed structures are to be constructed in the same general building footprint as the previous residence and accessory structures. The soils on site have high permeability and do not bring concern of erosion issues per the soils report prepared by Grice Engineering (County of Monterey Library No. LIB240143).

f) Monterey County Environmental Health Bureau reviewed the septic system and determined that a conventional onsite wastewater treatment system (OWTS) could not beet minimum standards specific by the Monterey County Local Agency Management Program (LAMP) for

g) OWTS and Monterey County Code, Chapter 15.20. As part of Environmental Health's approval, they required the applicant to add a Nitrogen reduction treatment to be incorporated due to shallow depth due to groundwater (See Finding 3, Evidence "c").
The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN230137.

7. **FINDING:** **ENVIRONMENTALLY SENSISTIVE HABITAT-** The subject project avoids all impacts on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the 2010 General Plan, Carmel Valley Master Plan and Title 21.

EVIDENCE: a) Carmel Valley Master Plan Policy CV-3.8 establishes the goal to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River. Consistent with this policy, the project does not include the removal of indigenous vegetation, proposes minimal grading (46 cubic yards of cut and 845 cubic yards of fill), and incorporates a rural architectural design for the structures. See Finding No. 1 and supporting evidence.

b) Title 21 section 21.66.020 establishes regulations and standards for which development within 100 feet of an environmentally sensitive habitat may be permitted. The environmentally sensitive habitat located on this property consists of the Carmel Valley's River riparian corridor and associated wildlife and fauna. The riparian habitat refers to the natural plant community which is dependent upon a water body or water course. This habitat can foster different species of native animals, in addition to the native plant species.

c) The biological report prepared for this project was inclusive of a description of survey methods, impact determination, and precautionary suggestions from a certified biologist (Finding No. 2, Evidence "b"). The biological survey contained all the required elements mentioned in Title 21 section 21.66.020.C.4.

d) The proposed development will be located over 100 feet from the Carmel River riparian corridor (See Finding No. 6 and supporting evidence). The project site consists entirely of pre-disturbed land. As proposed, the demolition and rebuild of the single-family dwelling and accessory structures will take place in the same location on the property as the original development.

e) The biological survey did not identify any sensitive native habitat or vegetation, native wildlife, or sensitive natural resources within the proposed development area. However, based on the California Natural Diversity Database, the report concluded that there is an unlikely potential for construction to impact California Red-legged Frogs, Legless Lizards, and Southwestern Pond Turtles during the ground clearance stage and/or brush trimming to allow equipment mobilization. The biologist recommended that each morning before construction activities, the entire work site and all equipment and materials be inspected for the presence of California Red-Legged Frogs and Southwestern Pond Turtles. In the event any species is encountered during the inspection, a qualified biologist should be contacted immediately to arrange trapping and relocating the sensitive species to a safe location. Additionally, the project biologist recommended that temporary exclusionary fencing and silt fencing be placed along the riverside edge of the existing driveway to separate the Carmel River and its riparian corridor from the project area. The fencing shall be installed under supervision from the project biologist to ensure no sensitive resources on site are damaged. No construction activities, materials storage, or staging shall occur beyond the exclusionary fencing. Accordingly, no impacts to sensitive Riparian vegetation or Aquatic steelhead habitat will occur. Condition No. 8 has been applied to require the Applicant/Owner to prepare a comprehensive construction management plan that illustrates the location of the protective fencing, areas suitable for construction staging, and other measures to protect onsite and nearby sensitive resources, while avoiding construction nuisance impacts to nearby properties. Additionally, Condition No. 12 requires a pre-construction meeting to be conducted with the purpose of requiring this permit's conditions of approval and all recommendations indicated in the biological report (County of Monterey Library No. LIB240130), including designating a construction member to inspect the site for unlikely special status species. Exclusionary fencing required by Condition No. 8 shall be installed prior to this pre-construction meeting. Consistent with General Plan Policy OS-4.3 and Carmel Valley Master Plan Policies CV-3.7 and CV-3.8, the project has been designed at a density compatible with the surrounding sensitive habitats, and conditioned to protect riparian vegetation and the Carmel Valley River.

f) The project biologist includes in their recommendation that in areas not proposed for post-project landscaping, revegetation of exposed soils or areas disrupted during construction should be implemented with native seed mix of native plant species and other native grass species that would naturally occur on the property. This recommendation is incorporated into Condition No. 8 and will ensure the project will not result in accelerated erosion (Title 16, Chapter 16.12)

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN230137.

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

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040.B, an appeal may be made to the Planning Commission by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and none of the exceptions pursuant to Section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow demolition of an existing 1,173 square foot single family residence, a 364 square foot detached garage and 111 square foot guesthouse; and construction of a 3,403 square foot single family residence, attached 805 square foot three-car garage with a second story 606 square foot accessory dwelling unit; and 2) Use Permit to allow development within the Carmel Valley Floodplain.

PASSED AND ADOPTED this 13th day of March, 2025:

_____

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

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

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

NOTES

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

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

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County 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.

County of Monterey HCD Planning

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

PLN230137

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230137) allows demolition of existing 1,173 square foot single family residence, a 364 square foot detached garage and 111 square foot guest house; and construction of a 3,403 square foot single family residence, attached 805 square foot three-car garage with a second story 606 square foot accessory dwelling unit; and a Use Permit to allow development within the floodway fringe of the Carmel Valley Floodplain. The property is located at 23 Wawona Road, Carmel Valley (Assessor's Parcel Number 197-101-019-000), 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 Zoning Administrator for Assessor's Parcel Number 197-101-019-000 on February 13, 2025. The permit was granted subject to 13 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. EHSP01- WATER QUALITY MONITORING PROGRAM (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Subject parcel is located adjacent to the Carmel River, within the FEMA Flood Zone and groundwater recharge area. Groundwater levels did not meet required vertical setback as stated in Table 4 of Monterey County Code, Chapter 15.20; therefore, installation of a groundwater monitoring well will be required as stated in Monterey County Code, Chapter 15.20.110. Two (2) groundwater monitoring wells will be installed on this parcel, positioned upstream and downstream of the proposed alternative onsite wastewater treatment system ("OWTS") leachfields and will be subject to all permit and construction requirements as specified by Monterey County Code, Chapter 15.08. The existing domestic water well (EHB Record No. WP0013733) will be utilized as a tertiary sample unit. A site-specific water quality monitoring program shall be prepared by a Qualified Professional for Environmental Health Bureau review and acceptance that will ensure the OWTS is operating in a manner that will not impact the Carmel River. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the issuance of construction permit, the applicant shall submit to the Environmental Health Bureau for review and approval a site-specific water quality monitoring program prepared by a Qualified Professional for review and acceptance.

5. EHSP02 – ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM PERMIT (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau has determined that a conventional onsite wastewater treatment system ("OWTS" or septic system) on the subject property could not meet minimum standards specified by the Monterey County Local Agency Management Program (LAMP) for OWTS and Monterey County Code, Chapter 15.20, specifically, located within the FEMA Flood Zone, groundwater recharge area and shallow separation to groundwater. The applicant has demonstrated that adequate area exists to accommodate an alternative OWTS. Nitrogen reduction treatment shall be incorporated into the alternative OWTS design due to shallow depth to groundwater per Monterey County Code, Chapter 15.20.110.R.2. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall submit to the Environmental Health Bureau for review and approval an alternative OWTS permit application, supporting documentation and all applicable fees.

6. EHSP03- ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: DEED RESTRICTION (Non-standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The property owner shall record a deed restriction with the Monterey County Recorder for Assessor's Parcel No. 197-101-019-000 which indicates that an alternative onsite wastewater treatment system ("OWTS") is installed on the property. The deed restriction shall include, but is not limited to, the following details:

- The alternative OWTS is subject to all future federal, state or local laws and ordinances regarding the permitting, operation and maintenance and/or monitoring of alternative OWTS
- The alternative OWTS is subject to an annual operating permit with applicable fees paid to the Environmental Health Bureau
- Property owner agrees to enter into and maintain a maintenance contract with an authorized service provider

The property owner will be responsible to pay cost recovery fees associated with Environmental Health Bureau staff time to prepare the deed restriction. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form.

Prior to final inspection of construction permit, the property owner(s) shall sign and notarize the deed restriction form obtained from the EHB and return to the EHB for approval to form by the EHB and County Counsel. Record the executed deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

7. EHSP04- ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: MAINTENANCE CONTRACT (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed alternative onsite wastewater treatment system ("OWTS") requires ongoing maintenance and monitoring to function as designed. An executed operations and maintenance contract with an authorized service provider must be submitted to the Environmental Health Bureau ("EHB"). The contract must include, but is not limited to:

- Contract term, specification of services to be performed and frequency of service; and
- Statement indicating that EHB will be notified if either party fails to comply with the contract terms; and
- A monitoring/ maintenance report, including effluent quality as specified by the associated alternative OWTS operating permit, shall be submitted to the EHB every 6 months, or as specified by the EHB operating permit; and
- The EHB shall be notified at each contract renewal term, and a copy of the contract shall be submitted to the EHB.

Compliance or Monitoring Action to be Performed: Prior to final inspection of construction permit, submit an executed operations and maintenance contract with an authorized service provider to the Environmental Health Bureau.

8. 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 reduce potential impacts 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:

- Names and contact information (primary and secondary) of parties responsible for project during construction.
- Summary table including:
- Types of construction vehicles and number of truck and/or vehicle trips/day.
- Amount Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
- Hours of operation.
- Project scheduling (dates) and duration of construction.
- Map illustrating:
- Location of project (vicinity map).
- Proposed route for hauling material.
- Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
- Location of stockpiles and parking for construction vehicles.
- Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur. Temporary exclusionary fencing and silt fencing be placed along the riverside edge of the existing driveway, under supervision of a qualified biologist.

• The CMP shall: Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling,

- 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.

-Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.

- Provide adequate on-site storage and staging areas. On-site staging and storage areas shall be sited on-site to maximum the 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 areas 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.

- Recommendations from the project biologist (LIB240130) , arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP .

Compliance or Monitoring Action to be Performed:

1. 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.
2. Prior to issuance of a construction permit, the Applicant/Owner/Contractor shall submit a letter from a qualified biologist confirming that the exclusionary fencing has been installed.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

9. 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.

10. 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.

11. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

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

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

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

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

12. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site with the project biologist. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the HCD -Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. Specially, the biologist shall discuss the recommendations of the biological report (LIB240130), educate construction crew on how to identify special status species that may occupy the site, and designate a daily monitor. An attendance sheet shall be signed by all attendees and provided to HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant/Biologist shall contact HCD -Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. HCD -Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

13. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

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

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

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

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

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CAMPBELL HOUSE & ACCESSORY BUILDING

23 WAWONA ROAD, CARMEL VALLEY

ABBREVIATIONS

&	AND
L	ANGLE
@	AT
℄	CENTERLINE
▯	PLATE
Ø	DIAMETER OR ROUND
⊥	PERPENDICULAR
//	PARALLEL
#	POUND OR NUMBER
(E)	EXISTING
A.B.	ANCHOR BOLT
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE
A.C.	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE, ADJACENT
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
A.P.A.	AMERICAN PLYWOOD ASSOCIATION
APPROX.	APPROXIMATE
ARCH.	ARCHITECT (URAL)
BD.	BOARD
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
B.M.	BENCH MARK
BM.	BEAM
BOT.	BOTTOM
BRG.	BEARING
BTWN.	BETWEEN
B.W.	BOTH WAYS
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.F.	CUBIC FOOT
CI.	CAST IRON
CLKG.	CAULKING
CLG.	CEILING
CL.	CLOSET
CLR.	CLEAR (ANCE)
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECT (ION)
CONSTR.	CONSTRUCT (ION)
CONT.	CONTINUOUS
CORR.	CORRUGATED
CSMT.	CASEMENT
CSWK.	CASEWORK
C.T.	CERAMIC TILE
CTR.	COUNTER
CTSK.	COUNTERSUNK
C.Y.	CUBIC YARD
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DEMO	DEMOLITION OR DEMOLISH
D.F.	DOUGLAS FIR
D.H.	DOUBLE HUNG
DIAG.	DIAGONAL
DIA.	DIAMETER
DIMEN.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DRWG.	DRAWING
D.S.	DOWNSPOUT
DWR.	DRAWER
E.	EAST
EA.	EACH
ELEV.	ELEVATION, ELEVATOR
ELEC.	ELETRIC (AL)
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQUIP.	EQUIPMENT
EXIST. (E)	EXISTING
EXH.	EXHAUST
EXP.	EXPOSED, EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
FAST.	FASTEN, FASTENER
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.G.	FINISH GRADE
F.F.	FINISH FLOOR
FIBERGL.	FIBERGLASS
FIN.	FINISH (ED)
F.H.M.S.	FLAT HEAD MACHINE SCREW
F.H.W.S.	FLAT HEAD WOOD SCREW
FLASH.	FLASHING
FLR.	FLOOR (ING)
FLUOR.	FLUORESCENT
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FIREPLACE
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRED (ING)
G.A.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.I.	GALVANIZED IRON
GL.	GLASS, GLAZING
GR.	GRADE, GRADING
G.W.B.	GYPSUM WALLBOARD
H.B.	HOSE BIB
HBD.	HARDBOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HGT.	HEIGHT
HTG.	HEATING
H.W.	HOT WATER
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
I.D.	INSIDE DIAMETER
INCL.	INCLUDED, INCLUDING
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN.	JANITOR
J.H.	JOIST HANGER
JT.	JOINT
KIT.	KITCHEN
L.	LONG, LENGTH
LAM.	LAMINATE, LAMINATED
LAV.	LAVATORY
L.B.	LAG BOLT
LOC.	LOCATE, LOCATION
L.W.	LIGHT WEIGHT
MAS.	MASONRY
MAT.	MATERIAL (S)
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.H.	MAN HOLE
MECH.	MECHANICAL
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFR.	MANUFACTURE (ER)
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MLDG.	MOULDING
M.I.W.	MALLEABLE-IRON WASHER
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
MULL.	MULLION
N.	NORTH
(N)	NEW
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
O.H.M.S.	OVALHEAD MACHINE SCREW
O.H.W.S.	OVALHEAD WOOD SCREW
OPNG.	OPENING
OPP.	OPPOSITE
O.S.B.	ORIENTED STRAND BOARD
P.A.F.	POWDER ACTUATED FASTENER
PART. BD.	PARTICLE BOARD
P.G.	PAINT GRADE
PERF.	PERFORATED
P.L.F.	POUNDS PER LINEAL FOOT
P.L.	PROPERTY LINE
PL. LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLY.	PLYWOOD
PR.	PAIR
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREADED
PART.	PARTITION
P.T.D.	PAPER TOWEL DISPENSER
P.V.C.	POLYVINYL CHLORIDE
R	RISER (S)
R.A.	RETURN AIR
RAD.	RADIUS
R.D.	ROOF DRAIN
REG.	REGISTER
REF.	REFRIGERATOR
REINF.	REINFORCED, REINFORCING
REQ'D.	REQUIRED
REQMT.	REQUIREMENT
RESIL.	RESILIENT
R.H.M.S.	ROUND HEAD METAL SCREW
R.H.W.S.	ROUND HEAD WOOD SCREW
RM.	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.S.	RESAWN
RUB.	RUBBER
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	STORM DRAIN
SECT.	SECTION
SERV.	SERVICE
S.F.	SQUARE FEET (FOOT)
S.G.	STAIN GRADE
SH.	SHELF, SHELVING
SHWR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.S.	STAINLESS STEEL
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREW
SPECS.	SPECIFICATIONS
SQ.	SQUARE
STL.	STEEL
STD.	STANDARD
STAG.	STAGGERED
STOR.	STORAGE
STRUCT.	STRUCTURAL
STRY	STOREY
SUSP.	SUSPENDED
SYM.	SYMETRICAL
SYS.	SYSTEM
T.	TREAD (S)
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T.E.N.	TYPICAL EDGE NAILING
T & G	TONGUE AND GROOVE
T.GR.	TOP OF GRATE
THK.	THICK (NESS)
THRESH.	THRESHOLD
T.O.	TOP OF
T.P.	TOP OF PAVEMENT
T.P.H.	TOILET PAPER HOLDER
TV	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.L.	UNDERWRITER'S LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.B.	VAPOR BARRIER
VAR.	VARIES
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.G.	VERTICAL GRAIN
V.T.	VINYL TILE
W.	WEST
W.	WIDE, WIDTH
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
W/O	WITHOUT
W.P.	WATERPROOF
W.R.	WATER RESISTANT
W.S.	WOOD SCREW
WSCT.	WAINSCOT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

SYMBOLS

2 / A6 — DETAIL KEY
DETAIL NUMBER
SHEET NUMBER

A / A7 — SECTION KEY
SECTION NUMBER
SHEET NUMBER

C / A8 — INTERIOR ELEVATION KEY
ELEVATION NUMBER
SHEET NUMBER
ARROWS INDICATE ELEVATIONS SHOWN

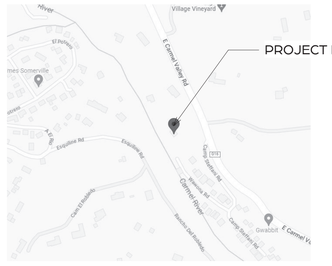
8'-0" — CEILING HEIGHT

2 — REVISION

3 — DOOR SYMBOL
(SEE DOOR SCHEDULE)

A — WINDOW SYMBOL
(SEE WINDOW SCHEDULE)

VICINITY MAP



PROJECT DATA

PROJECT DESCRIPTION:	DEMOLITION OF EXISTING HOUSES & GARAGE. NEW MAIN HOUSE & ATTACHED ADU/3-CAR GARAGE	
PROPERTY ADDRESS:	23 WAWONA ROAD CARMEL VALLEY, CA 93924	
APN:	197-101-019-000	
PARCEL SIZE:	APPROX. 77,526 S.F. (1.779 ACRES)	
OWNERS:	CAMPBELL FAMILY TRUST	
ZONING:	LDR/2.5-D-S-RAZ	
OCCUPANCY:	R-3, U	
EXISTING FLOOR AREAS:	*(E) HOUSE:* *(E) GUEST HOUSE:* (E) HOUSES TOTAL: *(E) GARAGE:* **TOTAL =**	*1,173 S.F.* *111 S.F.* 1,284 S.F. *364 S.F.* **1,648 S.F.**
PROPOSED FLOOR AREAS:	*(N) MAIN FLOOR:* *(N) UPPER FLOOR:* **TOTAL MAIN HOUSE:** *(N) GARAGE:* *(N) ADU:* **TOTAL ACC. BLDG.:** ***TOTAL PROPOSED =***	*2,477 S.F.* *926 S.F.* **3,403 S.F.** *805 S.F.* *606 S.F.* **1,411 S.F.** ***4,814 S.F.***
FLOOR AREA RATIO:	REQUIRED: PROPOSED:	45% ALLOWED (34,886 S.F.) 1.4% (4,814 S.F.)
LOT COVERAGE:	REQUIRED: *(N) MAIN FLOOR:* *(N) GARAGE:* *(N) TRELLISED WALK:* *(N) COVERED PORCHES:* *ROOF OVERANGS >30":* *DECKS 30" ABOVE GRADE:* **TOTAL PROPOSED:**	25% (19,381 S.F. ALLOWED) *2,477 S.F.* *805 S.F.* *455 S.F.* *145 S.F.* *524 S.F.* *90 S.F.* **3,737 S.F. (4.8%)**
SOIL DISTURBANCE AREA:	.43 ACRES	
CONSTRUCTION TYPE:	V-B, SPRINKLERS PROPOSED	
TREE REMOVAL:	(1) 10" BAY LAUREL (1) 11" BAY LAUREL (1) 24" COTTONWOOD (1) 11" BUCKEYE	
GRADING:	CUT: 46 CUBIC YARDS FILL: 845 CUBIC YARDS (NET IMPORT: 799 CUBIC YARDS)	
PARKING:	3 SPACES REQUIRED, 3 SPACES PROPOSED	
AVERAGE NATURAL GRADE:	+311.01'	
WATER SERVICE:	CALAM & EXISTING WELL	
SEWER SERVICE:	SEPTIC	

PROJECT TEAM

OWNERS:
CAMPBELL FAMILY TRUST
(S. JAMES JR. & LYNDA R. CAMPBELL)
55 WAWONA ROAD
CARMEL VALLEY, CA 93924
(831) 484-5642

ARCHITECT/APPLICANT:
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MAP ARCHITECT
215 WEST FRANKLIN STREET, SUITE 219
MONTEREY, CA 93940
(917) 572-1246

HISTORIAN
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SHEET INDEX

PROJECT:
CAMPBELL HOUSE
23 WAWONA ROAD
CARMEL VALLEY, CA 93924

OWNER:
CAMPBELL FAMILY TRUST

APN:
197-101-019-000

PROJECT NO: 0091

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WILDLAND URBAN INTERFACE DETAIL CHECKLIST

ROOFING – SECTION R337.5

R337.5.1 GENERAL: ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R337.5 AND R902. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS.

R337.5.2 ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE-STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

R337.5.3 ROOF VALLEYS: WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO.26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-EIDE RUNNING WITH FULL LENGTH OF THE VALLEY.

R337.5.4 ROOF GUTTERS: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER

VENTS – SECTION R337.6

R337.6.2 REQUIREMENTS: VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS: THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.

THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.
EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WITH MESH, MAY BE OF COMBUSTIBLE MATERIALS.

THE MATERIALS USED SHALL BE CORROSION RESISTANT.

R337.6.3 VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES AND CORNICES: VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES. EXCEPTIONS: SEE NEXT PAGE.

THE ENFORCING AGENCY MAY ACCEPT OR APPROVE SPECIAL EAVE AND CORNICE VENTS THAT RESIST THE INTRUSION OF FLAME AND BURNING EMBERS. VENTS COMPLYING WITH THE REQUIREMENTS OF SECTION R337.6.2 MAY BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING CONDITIONS:

THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE CALIFORNIA BUILDING CODE, OR;

THE EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL, OR IGNITION-RESISTANT-MATERIALS AS DETERMINED IN ACCORDANCE WITH SFM STANDARD 12-7A-5 IGNITION-RESISTANT MATERIAL AND THE VENT IS LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO, OR SIMILAR SURFACE.

EXTERIOR COVERINGS – SECTION R337.7

R337.7.3 EXTERIOR WALLS: THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

NONCOMBUSTIBLE MATERIAL.

IGNITION-RESISTANT MATERIAL.

HEAVY-TIMBER EXTERIOR WALL ASSEMBLY.

LOG WALL CONSTRUCTION ASSEMBLY.

WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.
EXCEPTIONS: ANY OF THE FOLLOWING SHALL BE DEEMED TO MEET THE ASSEMBLY PERFORMANCE CRITERIA AND INTENT OF THIS SECTION:

ONE LAYER OF 5/8 – INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

R337.7.3.1 EXTENT OF EXTERIOR WALL COVERING: EXTERIOR WALL COVERINGS SHALL EXTEND FORM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE A 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

R337.7.4 OPEN ROOF EAVES: THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:

NONCOMBUSTIBLE MATERIAL.

IGNITION-RESISTANT MATERIAL.

ONE LAYER OF 5/8 – INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:

SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.

SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.

GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.

FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

R337.7.5 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS: THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAIL, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

NONCOMBUSTIBLE MATERIAL.

IGNITION-RESISTANT MATERIAL.

ONE LAYER OF 5/8 – INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.
EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.

FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

R337.7.6 EXTERIOR PORCH CEILINGS: THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

NONCOMBUSTIBLE MATERIAL.

IGNITION-RESISTANT MATERIAL.

ONE LAYER OF 5/8 – INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
EXCEPTION: ARCHITECTURAL TRIM BOARDS.

R337.7.7 FLOOR PROJECTIONS: THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

NONCOMBUSTIBLE MATERIAL.

IGNITION-RESISTANT MATERIAL.

ONE LAYER OF 5/8 – INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 EXCEPTIONS: ARCHITECTURAL TRIM BOARDS.

R337.7.8 UNDERFLOOR PROTECTION: THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:

NONCOMBUSTIBLE MATERIAL.

IGNITION-RESISTANT MATERIAL.

ONE LAYER OF 5/8 – INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.
EXCEPTION: HEAVY-TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

R337.7.9 UNDERSIDE OF APPENDAGES: WHEN REQUIRED BY THE ENFORCEMENT AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:

NONCOMBUSTIBLE MATERIAL.

IGNITION-RESISTANT MATERIAL.

ONE LAYER OF 5/8 – INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. EXCEPTION: HEAVY-TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

EXTERIOR WINDOWS AND DOORS – SECTION R337.8

R337.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS: EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR;

BE CONSTRUCTED OF GLASS BLOCK UNITS, OR

HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR;

BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

R337.8.2.2 STRUCTURAL GLASS VENEER: THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL COMPLY WITH EXTERIOR WALLS. SECTION R337.7.3

R337.8.3 EXTERIOR DOORS: EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR;

SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:

STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8 INCHES THICK.

RAISED PANELS SHALL NOT BE LESS THAN 1-1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.

SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.

SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.

DECKING – SECTION R337.9

R337.9.2 WHERE REQUIRED: THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING.

R337.9.3 DECKING SURFACES: THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:

IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM 12-7A-5.

EXTERIOR FIRE RETARDANT TREATED WOOD.

NONCOMBUSTIBLE MATERIAL.

ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
EXCEPTION: WALL MATERIAL MAY BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS ASTM E 84 WITH A CLASS B FLAME SPREAD RATING.

FIRE DEPARTMENT NOTES

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

2. ROOFING – CLASS "A" – IN HIGH AND VERY HIGH FIRE HAZARD AREAS, AS DEFINED BY THE CALIFORNIA DEPARTMENT OF FORESTRY, ROOF CONSTRUCTION SHALL BE CLASS A OR CLASS B, WITH FIRE RESISTIVE MATERIALS, OR AS APPROVED BY THE LOCAL FIRE JURISDICTION. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND EXISTING ROOFS THAT ARE REPAIRED OR MODIFIED SO AS TO AFFECT 25% OR MORE OF THE ROOF. VEGETATION REMOVAL WILL NOT BE ALLOWED AS A MEANS OF REMOVING HIGH OR VERY HIGH FIRE HAZARD AREA DESIGNATION FOR AN ENTIRE PARCEL.

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

4. ACCESS ROADWAYS – GENERAL – THE ACCESS ROADWAY SHALL BE AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS (22 TONS) NOT LESS THAN 12 FEET OF UNOBSTRUCTED WIDTH, A MINIMUM OF 13'-6" VERTICAL CLEARANCE, AND A MAXIMUM 15 PERCENT GRADE. EXCEPTION: WHEN BUILDINGS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, THE PROVISIONS OF THIS SECTION MAY BE MODIFIED, SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION.

5. PRIVACY GATES – ELECTRIC GATES SHALL BE PROVIDED WITH A KEYED SWITCH MEETING FIRE DEPARTMENT SPECIFICATION. MANUAL GATES SHALL BE PROVIDED WITH FIRE DEPARTMENT PADLOCKS MEETING FIRE DEPARTMENT SPECIFICATION. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE (12 FEET MINIMUM). UNOBSTRUCTED VERTICAL CLEARANCE SHALL NOT BE LESS THAN 15 FEET.

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

PROJECT:

CAMPBELL HOUSE

23 WAWONA ROAD
CARMEL VALLEY, CA
93924

OWNER:

CAMPBELL FAMILY TRUST

APN:

197-101-019-000

PROJECT NO: 0091

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UPDATED SURVEY
OF
PARCEL B AS SHOWN ON
VOLUME X-4 OF SURVEYS AT PAGE 97
23 WAWONA ST, CARMEL VALLEY
MONTEREY COUNTY, CALIFORNIA

Parcel D
12-PM-203
APN 197-101-014

Parcel B
X4-Sur-97
CR #2118
APN 197-101-019

Parcel A
35-Sur-14
APN
197-101-018

Carmel Valley Rd.

Camp Steffani Rd.

APN 197-261-003

APN 197-091-002

2-C&T-14

APN 197-091-001

APN 197-091-003

APN
197-261-004

APN 197-151-003
This boundary was not surveyed as a part of this project

Carmel River

Wawona St.

2"x2" Hub,
Per R1

1" Iron Pipe
LS 5321

(S32° 55'E 413.70' R1)
(S32°57'43"E R2)
S33° 10' 25"E 414.02'
267.98'
(267.61' R1)

2" Iron Pipe, Capped,
No Record Found

S34° 12' 57"W
4.28'
(S34° 18' 00"W
4.00' R1)

Entry Monument

N58° 33' 00"W 72.41' (72.37' R1)

Could not set
Property Corner fell
within entry monument

2" Iron Pipe,
Capped, Per R1

Basis of Bearings
S57° 05' 00"W 161.79'
(162.00' R1, R4)

(S34° 18'W 209.45' R3, R4)
204.81' (205.65' R1)

Existing Pole Line Right of Way,
Deed 230-OR-125

Steep hillside in this area

Tree Drip Line

Flood Zone AE

Toe

Floodway

Detached
Residential
Structure

House
Finished Floor
Elevation: 308.73'

Garage

Gravel Driveway

Existing
Cabin

Existing Power Pole
with overhead lines
to house

Top of Well Casing
Elev = 305.97'
Set Benchmark Chiseled
X in Concrete Pad
Elev = 303.70'

Beach Area

Power Pole Line
Easement per
235-OR-263

20.0' wide right-of-way
per 91-OR-26

20.0' wide right-of-way
per 280-OR-110

N65° 48' 22"E
(N57° 05'E 351.40' R1)
351.32'

(S34° 22'E 144.93' R1, R4)
S34° 39' 30"E 144.94'

Spike & Washer,
Tagged LS 5321,
Boundary Tie:
N52°00'47"E 10.0'

1" Iron Pipe,
Tagged LS 5321

1/2" Rebar,
Per R4

S38° 04' 00"E 138.49'
(N37° 46' 30"W 138.50' R3, R4)

S64° 59' 30"W
20.52'
(N65° 17'E R1, R4)
(N65° 17'E 20.7' R3)

S37° 55' 47"E 46.74'
46.80' R1)
(N37° 37'W

Spike & Washer,
Tagged LS 5321,
5' Offset

(N69° 20'W 65.46' R1)
N69° 38' 47"W 65.38'

R=99.88' L=112.15' D=64°20'00"
(R=100' L=112.28' R1)

R=99.88' L=73.22' D=42°00'00"
(R=100' L=73.30' R1)

R=99.88' L=32.31' D=18°32'00"
(R=100' L=32.34' R1)

R=99.88' L=67.40' D=38°40'00"
(R=100' L=67.49' R1)

0 20 40 60
SCALE IN FEET

LEGEND

- FOUND MONUMENT, AS NOTED
- SEWER CLEANOUT
- MANHOLE
- WATER METER
- HOSE BIB
- FIRE HYDRANT
- WELL
- ELECTRIC METER
- ELECTRIC RISER
- UTILITY POLE
- GUY WIRE
- SIGN
- POST
- TREE, TYPE AND DIAMETER SPECIFIED
- X SPOT ELEVATION (IN FEET)
- R1 X4-SUR-97
- R2 12-PM-203
- R3 2-SUR-45
- R4 8-PM-106
- ( ) Record data as noted
- (A) AREA SURVEYED IN APRIL 2023
- (B) AREA SURVEYED IN JULY 2018 AND UPDATED IN 2023 TO REFLECT PERMITTED TREE REMOVAL ACTIVITIES.

- PROPERTY LINE
- LOT LINE
- OLD LOT LINE
- UTILITY EASEMENT LINE
- TREE DRIP LINE
- WOOD FENCE LINE
- EDGE OF PAVEMENT
- LIMITS OF FLOOD HAZARD AREAS
- STONE WALL
- BUILDING
- CONCRETE
- ASPHALT
- BRICK
- PAVER
- DIRT/GRAVEL DRIVEWAY

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF JIM & LYNDA CAMPBELL, IN JULY, 2018 AND UPDATED IN APRIL 2023.

DATED 05-03-2023

LYNN A. KOVACH
P.L.S. 5321

PROFESSIONAL LAND SURVEYOR
LYNN A. KOVACH
P. L. S. 5321
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARING OF S 57°05' W ALONG THE EASTERLY PROPERTY LINE AS SHOWN ON THE MAP RECORDED IN VOLUME X4 OF SURVEYS AT PAGE 97 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. FLOOD HAZARD LINES SHOWN HEREON ARE APPROXIMATE AND DO NOT CONSTITUTE A FLOOD ZONE DETERMINATION.
3. THE PARCEL TOPOGRAPHY ABOVE THE TOE OF SLOPE (EXCEPT AREA LABELED (A)) WAS NOT SURVEYED. IT EXCEEDS 30% SLOPE AND HAS AREAS OF MANY TREES.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM AS ESTABLISHED BY TIES TO NGS BENCHMARK GU 2842, ELEVATION = 411.4'.
5. THE EASEMENTS SHOWN HEREON ARE LISTED IN PRELIMINARY TITLE REPORT ORDER NUMBER FWMN-5251800061-MM,, DATED 2/7/18, PREPARED BY CHICAGO TITLE COMPANY.

PREPARED FOR: Jim & Lynda Campbell

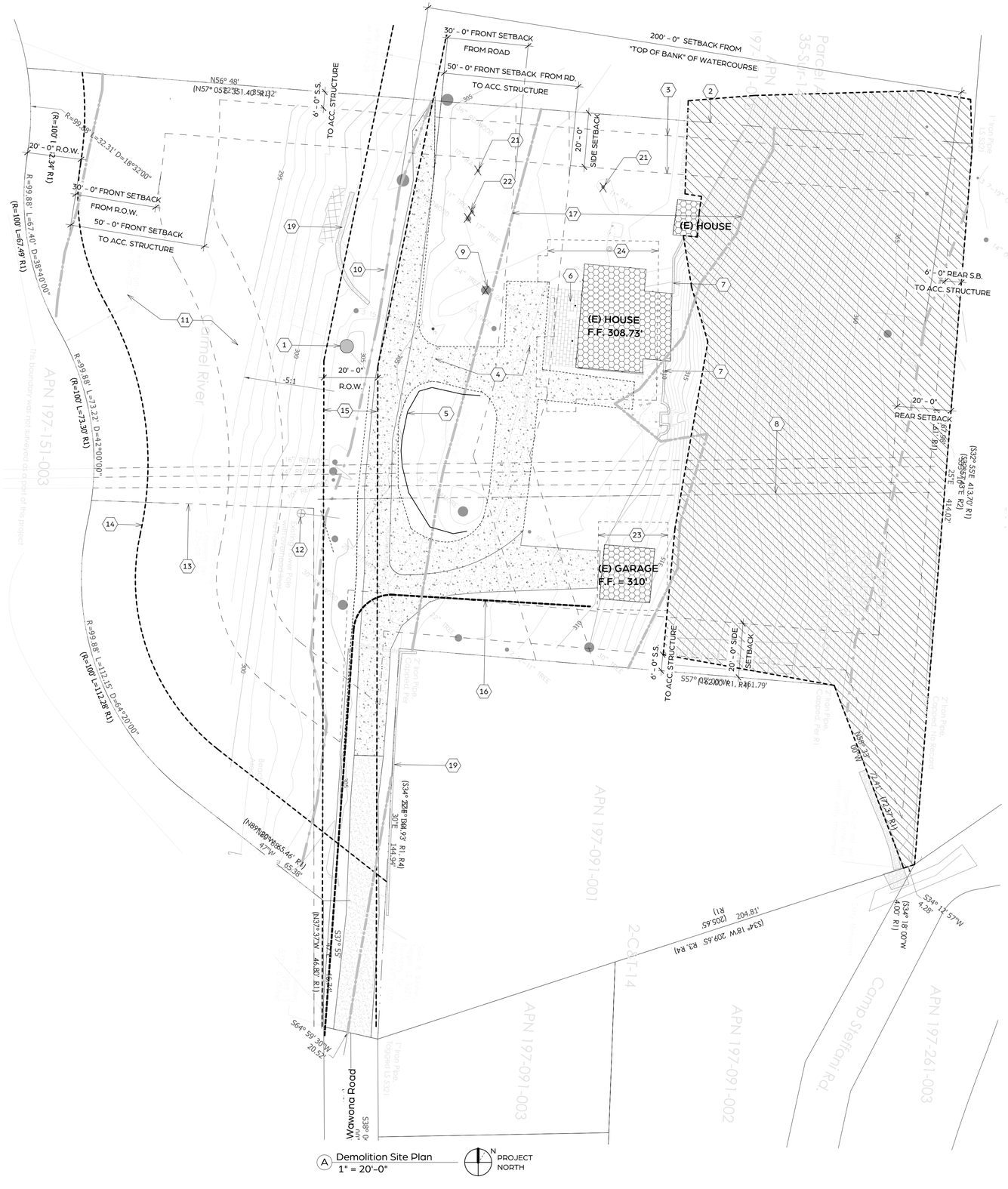
SURVEYED BY: POLARIS LAND SURVEYING
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 20' VIEW: ARCH D DATE: May 03, 2023
FILE NAME: Campbell Site.dwg JOB #23-155 Sheet 1 of 1

CONSTRUCTION MANAGEMENT NOTES:

1. NO WORK ON EAST HILL. NO PROTECTIVE MEASURES
2. (E) DRIVEWAY IS GRAVEL & EXTENDS 100 FEET PAST EXIT. NO CONSTRUCTION ENTRANCE NECESSARY
3. SPOILS WILL BE MOVED FROM EXCAVATION AREA TO FILL AREA WITH MINIMUM STORAGE TIME. COVER w/PLASTIC IF STORED
4. REFER TO CIVIL DRAWINGS FOR MORE DETAILS & EROSION CONTROL PLAN

B Construction Waste Plan
1" = 60'-0"



A Demolition Site Plan
1" = 20'-0"

PROJECT NORTH

SHEET NOTES

1. (E) WELL TO REMAIN
2. (E) PROPERTY LINE
3. (E) SETBACK LINES
4. (E) GRAVEL DRIVEWAY TO BE REPLACED/EXPANDED
5. (E) FENCE TO BE REPLACED
6. PATIO TO BE REMOVED
7. (E) GARDEN WALL TO BE REMOVED
8. (E) PG & E R.O.W.
9. (E) COTTONWOOD TREE TO BE REMOVED
10. EDGE OF CARMEL RIVER BANK
11. CARMEL RIVER. SEE SURVEY
12. (E) POWER POLE
13. (E) POWER POLE LINE EASEMENT
14. (E) 20 FOOT R.O.W. AT RIVERBANK
15. (E) 20 FOOT R.O.W. AT DRIVE
16. (E) CALAM WATER SUPPLY LINE
17. 100 YEAR FLOOD WAY
18. TRASH STORAGE
19. PROTECT (E) GARDEN WALL
20. CONSTRUCTION MATERIAL STORAGE
21. (E) BAY LAUREL TREE TO BE REMOVED
22. (E) BUCKEYE TREE TO BE REMOVED
23. EXTENTS OF PROPOSED ADU/GARAGE
24. EXTENTS OF PROPOSED MAIN HOUSE

LEGEND

- PROPOSED STRUCTURES
- EXISTING STRUCTURES TO BE REMOVED
- AREA OF 25% OR GREATER SLOPE
- 5'–0"WIDE OVER–EXCAVATION IN AREAS OF 25% SLOPE
- FIBER ROLL
- PROPOSED CONTOUR LINES/CHANGES TO TOPOGRAPHY – SEE CIVIL DRAWINGS

PROJECT:

CAMPBELL HOUSE

23 WAWONA ROAD
CARMEL VALLEY, CA
93924

OWNER:
CAMPBELL FAMILY TRUST

APN:
197-101-019-000

PROJECT NO: 0091

Merritt Amanti Palminteri Architect AIA, LEED AP
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SCALE: As indicated

DRAWN BY: MH
PRINT DATE: 10.16.24
DRAWING DATE: 5.3.24
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
DEMOLITION SITE PLAN & CONSTRUCTION MANAGEMENT PLAN

SHEET NUMBER:
A1.1

A Proposed Site Plan
1" = 20'-0"

N PROJECT NORTH

SHEET NOTES

1 (N) GRAVEL DRIVEWAY, 12 FT WIDE MIN.
2 (E) PROPERTY LINE
3 (E) SETBACK LINES
4 EDGE OF ROOF LINE
5 (E) 20 FOOT R.O.W. AT RIVERBANK
6 (E) 20 FOOT R.O.W. AT DRIVE
7 (N) GRAVEL PATH
8 (N) STONE CLAD STEPS AT GRADE
9 (N) FLAGSTONE PAVERS @ PATHS NEAR HOUSE, TYP.
10 (N) TURNOUT MIDWAY ALONG DRIVEWAY. SEE FIRE DEPARTMENT NOTES
11 (N) SOLAR PANELS @ EASTERN ROOF
12 (N) WOOD DECK ACCESS TO ADU w/42"H GUARDRAIL
13 (N) FENCE
14 (N) DG PATHWAY w/TRELLIS ABOVE
15 (N) PLANTED AREA & 24"HIGH MAX GARDEN WALLS
16 (N) DG BOCCE COURT & STONE CLAD STEPS
17 (N) HOT TUB
18 (N) RETAINING WALL. SEE CIVIL DRAWINGS
19 (N) 42"HIGH GUARDRAIL @ UPPER TERRACE
20 SEE CIVIL PLANS FOR PROPOSED GRADING
21 EXTENTS OF (E) GRAVEL DRIVEWAY
22 DRIVEWAY TURNAROUND. SEE FIRE DEPARTMENT NOTES
23 (E) PG & E R.O.W.
24 EDGE OF CARMEL RIVER BANK
25 (E) WELL TO REMAIN
26 369 S.F. OF DISTURBED AREA IN 25% SLOPE ZONE (INCLUDES OVEREX)

LEGEND

- PROPOSED STRUCTURES
- EXISTING STRUCTURES TO BE REMOVED
- AREA OF 25% OR GREATER SLOPE
- 5'-0"WIDE OVER-EXCAVATION IN AREAS OF 25% SLOPE
- FIBER ROLL
- PROPOSED CONTOUR LINES/CHANGES TO TOPOGRAPHY - SEE CIVIL DRAWINGS

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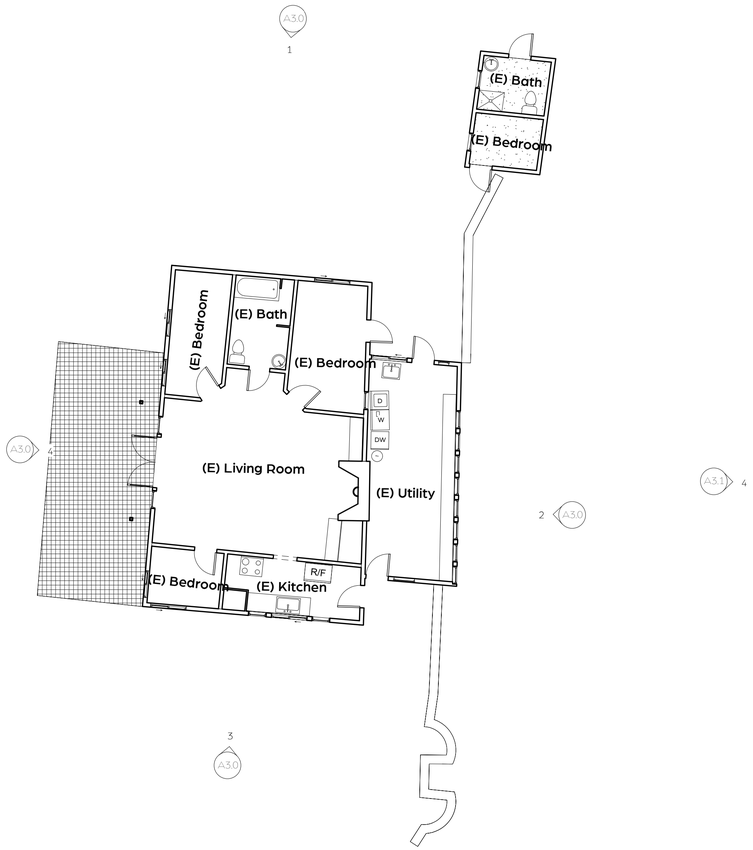
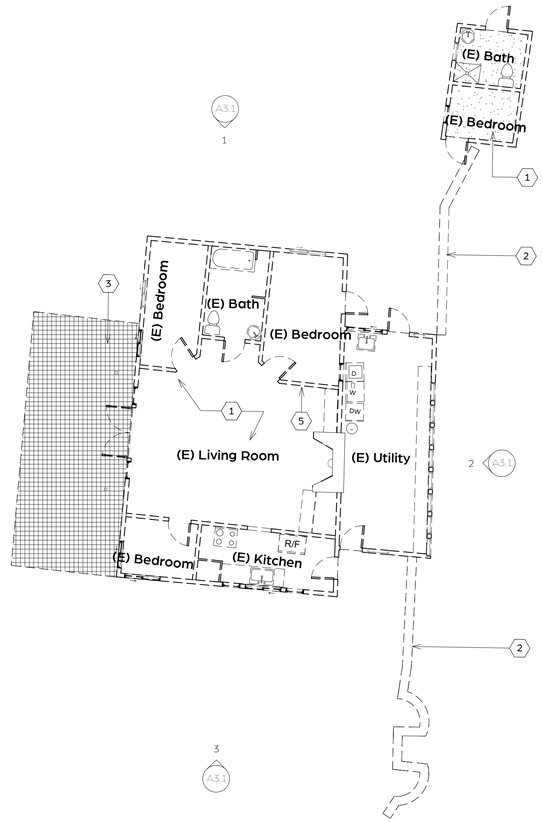
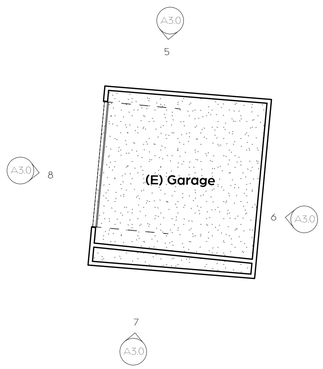
SHEET TITLE:
PROPOSED SITE PLAN

SHEET NUMBER:
A1.2

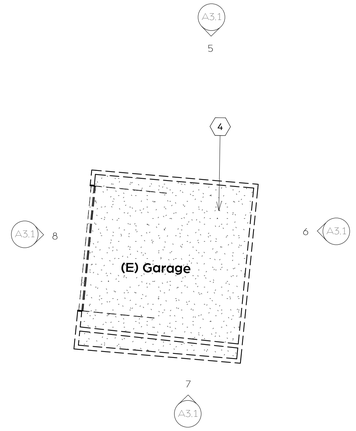






A Existing Floor Plans
1/8" = 1'-0"

N PROJECT NORTH



B Demolition Floor Plans
1/8" = 1'-0"

N PROJECT NORTH

SHEET NOTES

1. REMOVE (E) WALLS, FLOORING, ROOF, FINISHES, WINDOWS, FITTINGS & FIXTURES
2. (E) GARDEN RETAINING WALL TO BE REMOVED
3. REMOVE (E) BRICK PATIO
4. REMOVE (E) CONCRETE SLAB, WALLS & ROOF
5. SALVAGE (E) REDWOOD PANELING FOR REUSE

WALL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WOOD STUD WALL:
  2x6 @ 16"o.c. TYP. AT EXTERIOR WALLS U.O.N.
  2x4 @ 16"o.c. TYP. AT INTERIOR WALLS U.O.N.
- NEW CONCRETE FOOTING

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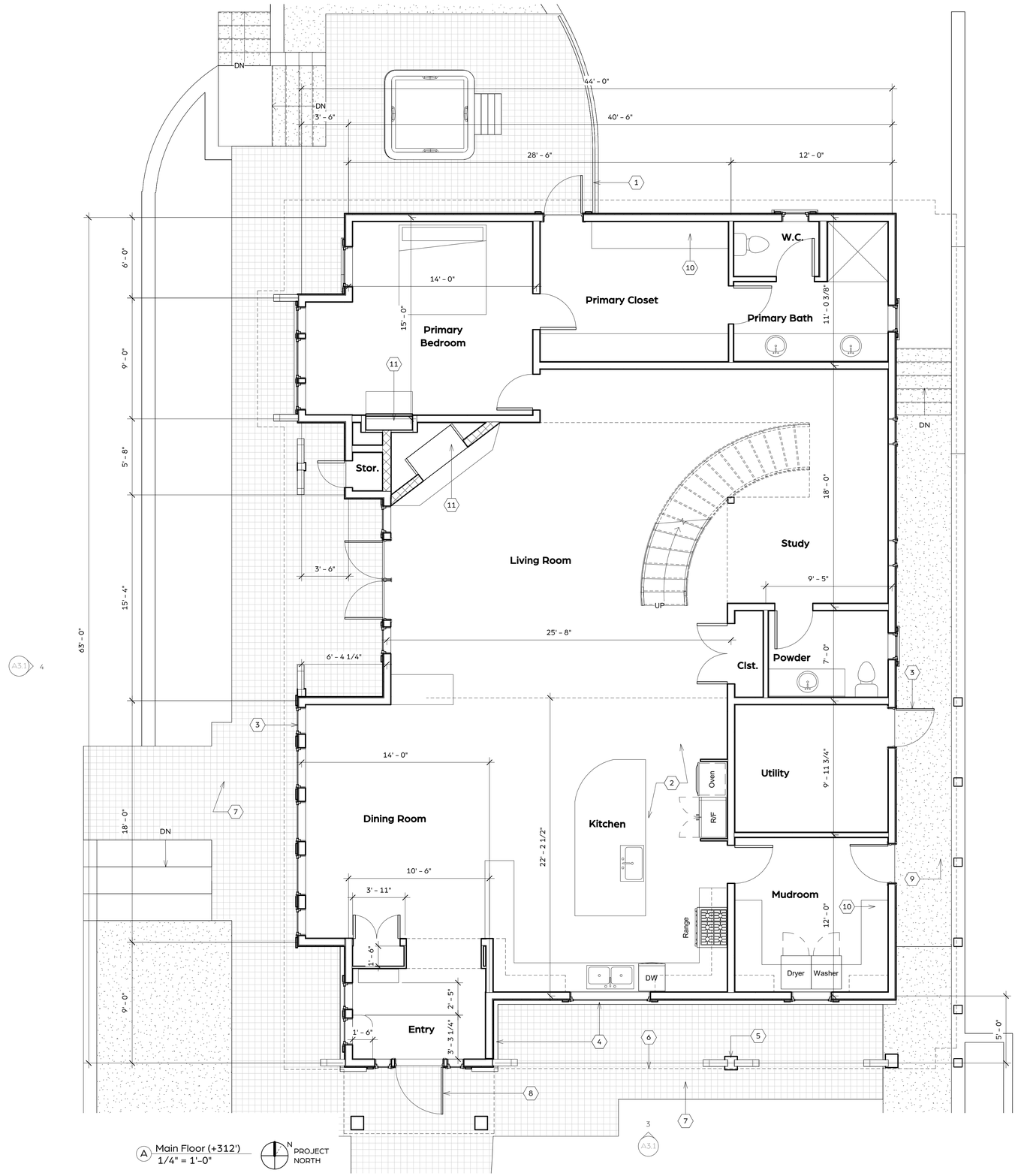
SHEET TITLE:
EXISTING & DEMOLITION FLOOR PLANS

SHEET NUMBER:
A2.0



A Main Floor (+312')
1/4" = 1'-0"

N PROJECT NORTH

SHEET NOTES

1. (N) 42"HIGH GUARDRAIL @ UPPER TERRACE
2. (N) CASEWORK, APPLIANCES, FITTINGS, FIXTURES & FINISHES THROUGHOUT
3. (N) ALUMINUM CLAD WOOD WINDOWS & DOORS TYP.
4. (N) STONE CLAD WALL BELOW
5. (N) POST
6. EDGE OF ROOF ABOVE
7. (N) FLAGSTONE PAVERS @ PATHS NEAR HOUSE, TYP.
8. (N) CUSTOM WOOD DOOR @ ENTRY
9. (N) DG PATHWAY w/TRELLIS ABOVE
10. (N) CASEWORK
11. (N) DIRECT VENT GAS FIREPLACE INSERT & HEARTH

WALL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WOOD STUD WALL:
  2x6 @ 16"o.c. TYP. AT EXTERIOR WALLS U.O.N.
  2x4 @ 16"o.c. TYP. AT INTERIOR WALLS U.O.N.
- NEW CONCRETE FOOTING

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

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DRAWING DATE: 6.17.24
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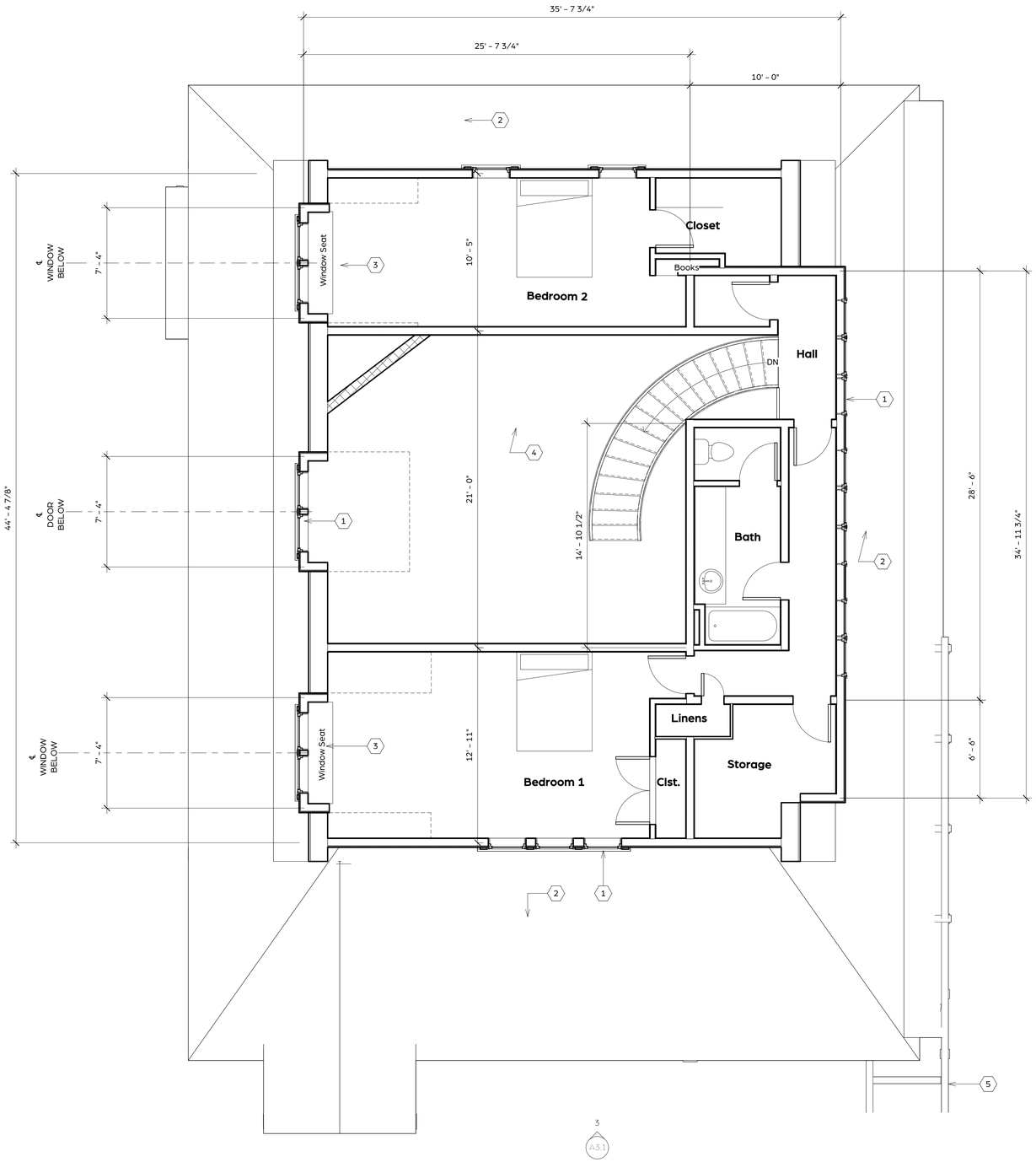
REVISIONS:

SHEET TITLE:
PROPOSED MAIN FLOOR & LOWER FLOOR PLANS

SHEET NUMBER:
A2.1



A Upper Floor
1/4" = 1'-0"

N PROJECT NORTH

SHEET NOTES

1. (N) ALUMINUM CLAD WOOD WINDOWS & DOORS TYP.
2. (N) ROOF BELOW
3. DORMER & WINDOW SEAT
4. OPEN TO BELOW
5. (N) TRELLIS & COVERED WALKWAY BELOW

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

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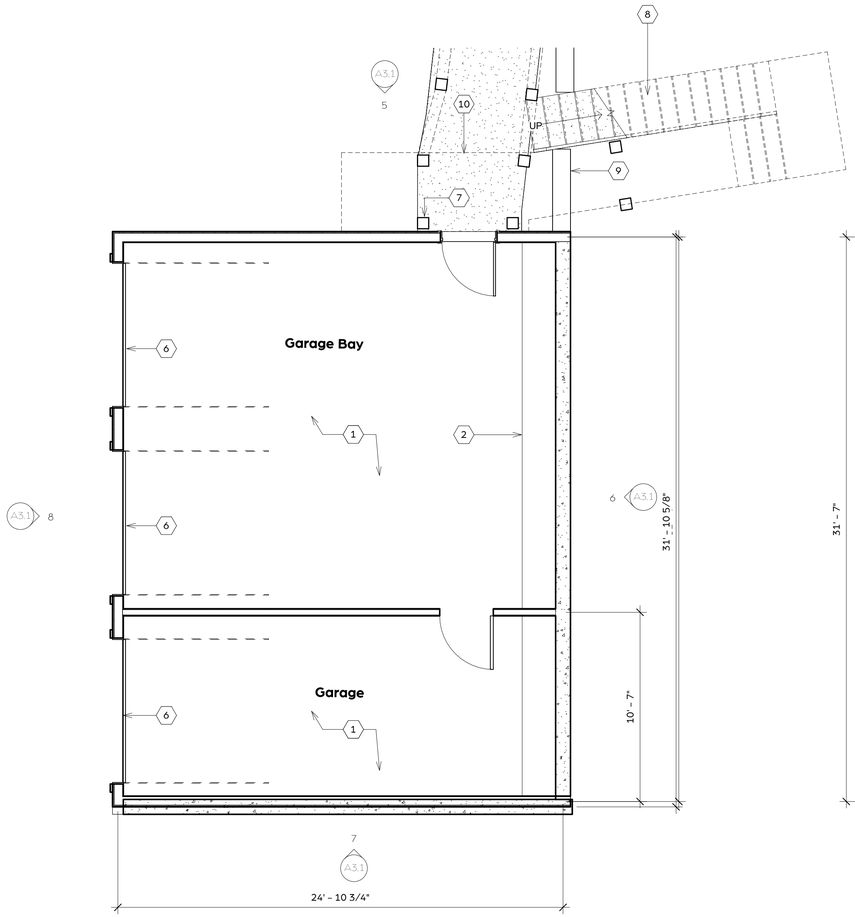
SHEET TITLE:
PROPOSED UPPER FLOOR PLANS

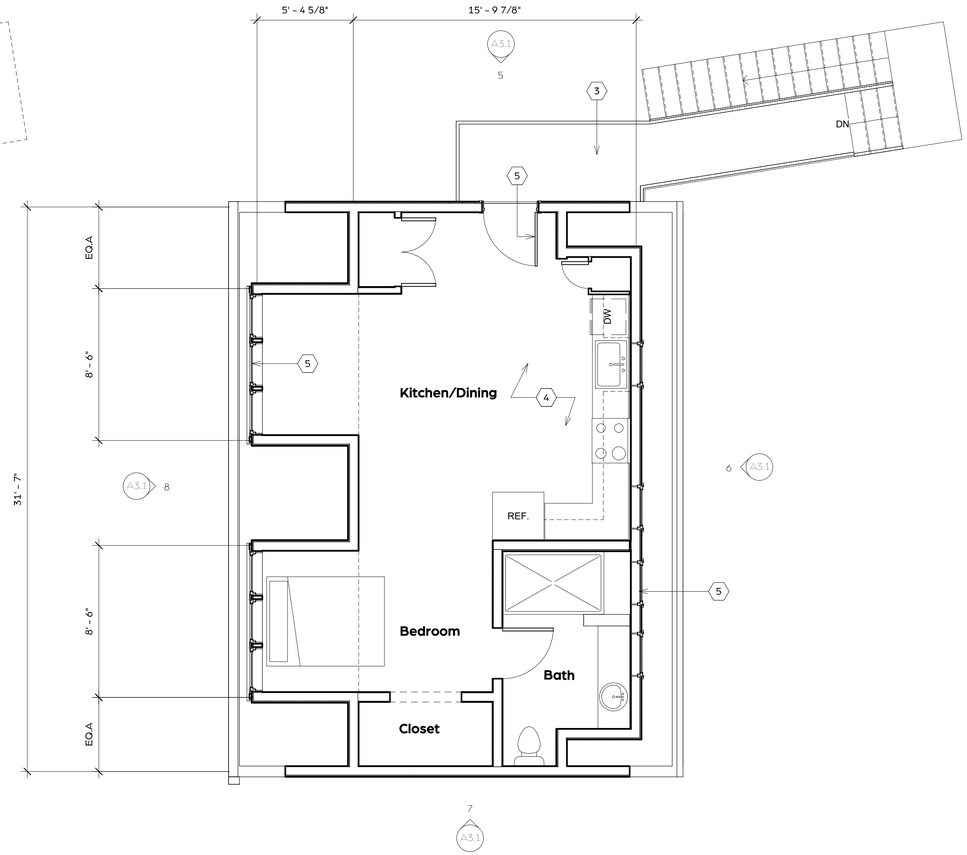
SHEET NUMBER:
A2.2

SHEET NOTES

1 (N) CONCRETE SLAB, SLOPED TOWARD OPENING
2 (N) CASEWORK
3 (N) WOOD DECK & STAIRS TO GRADE
4 (N) CASEWORK, APPLIANCES, FITTINGS, FIXTURES & FINISHES THROUGHOUT
5 (N) ALUMINUM CLAD WOOD WINDOWS & DOORS TYP.
6 (N) WOOD GARAGE DOOR
7 (N) POST
8 (N) STONE CLAD STEPS AT GRADE
9 (N) RETAINING WALL
10 EDGE OF DECK LANDING & STAIRS ABOVE



A Garage Floor Plan
1/4" = 1'-0"



B ADU Upper Floor
1/4" = 1'-0"

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

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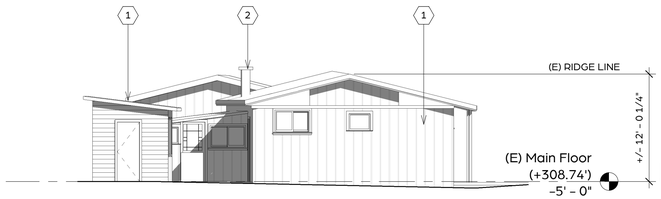
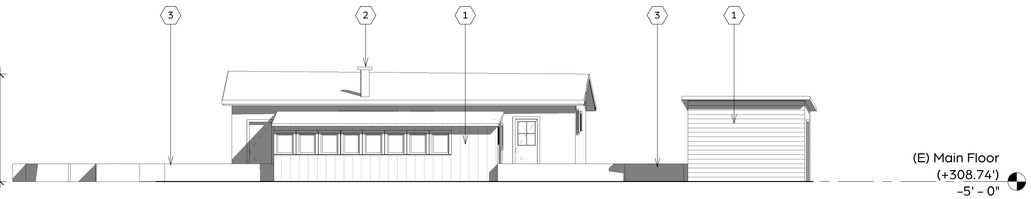
SHEET TITLE:
PROPOSED ADU & GARAGE FLOOR PLANS

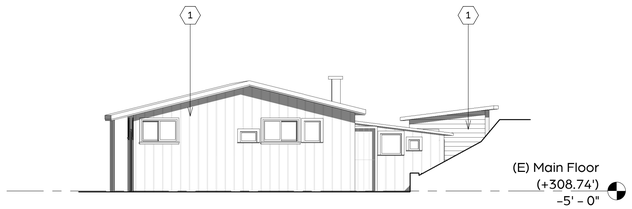
SHEET NUMBER:
A2.3



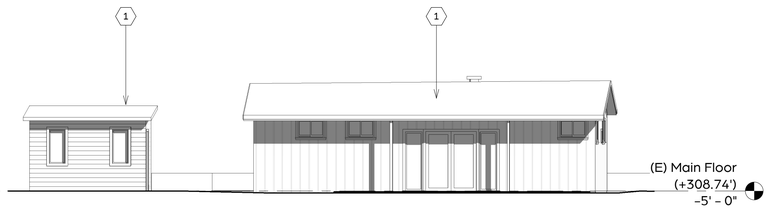
1 Existing Houses - North Elevation
1/8" = 1'-0"



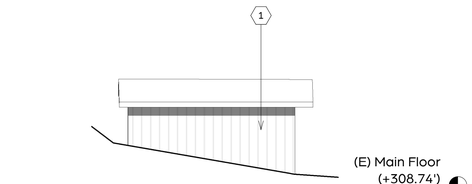
2 Existing Houses - East Elevation
1/8" = 1'-0"



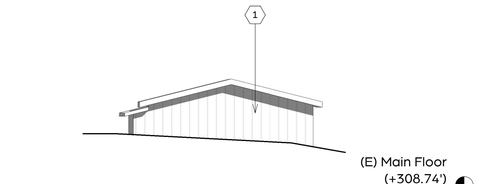
3 Existing Houses - South Elevation
1/8" = 1'-0"



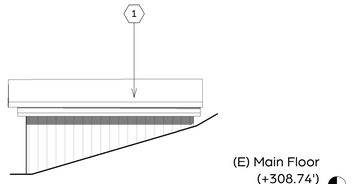
4 Existing Houses -West Elevation
1/8" = 1'-0"



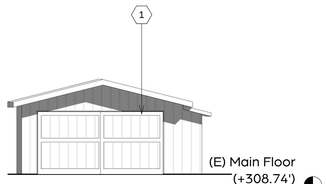
5 Existing Garage - North Elevation
1/8" = 1'-0"



6 Existing Garage - East Elevation
1/8" = 1'-0"



7 Existing Garage - South Elevation
1/8" = 1'-0"



8 Existing Garage - West Elevation
1/8" = 1'-0"

SHEET NOTES

1. REMOVE (E) WALLS, WINDOWS, DOORS & ROOF
2. REMOVE (E) CHIMNEY PIPE
3. (E) GARDEN RETAINING WALL TO BE REMOVED

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

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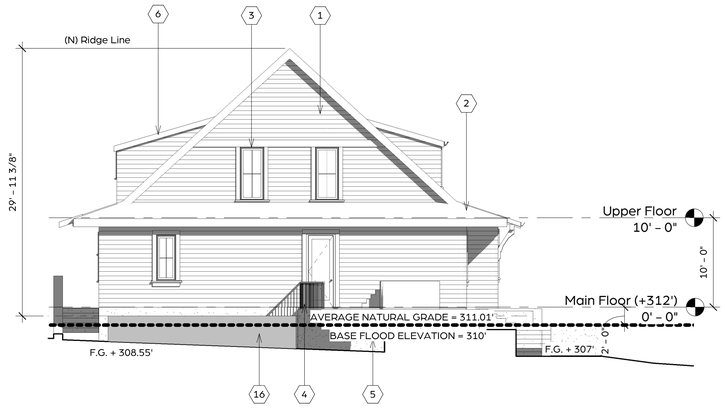
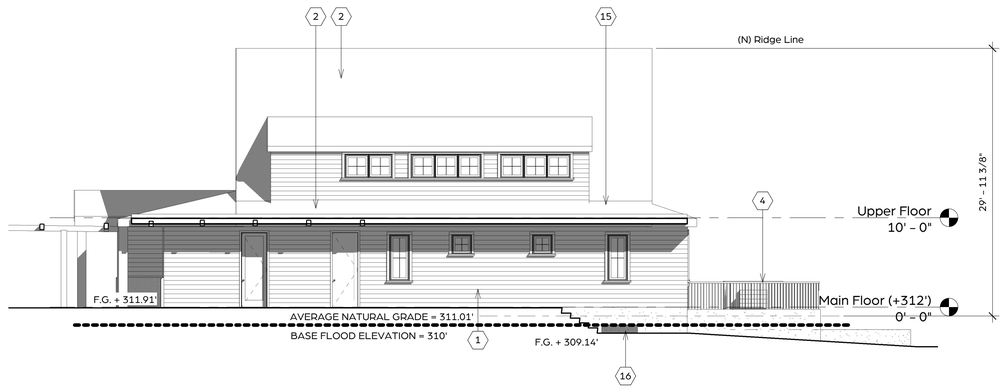
SHEET TITLE:
EXISTING EXTERIOR ELEVATIONS

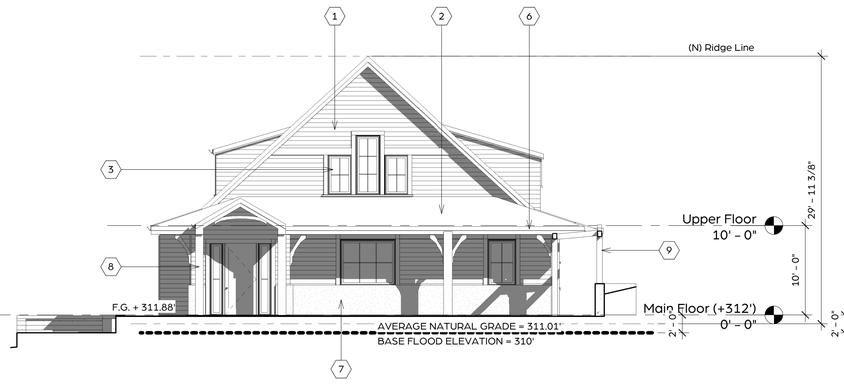
SHEET NUMBER:
A3.0



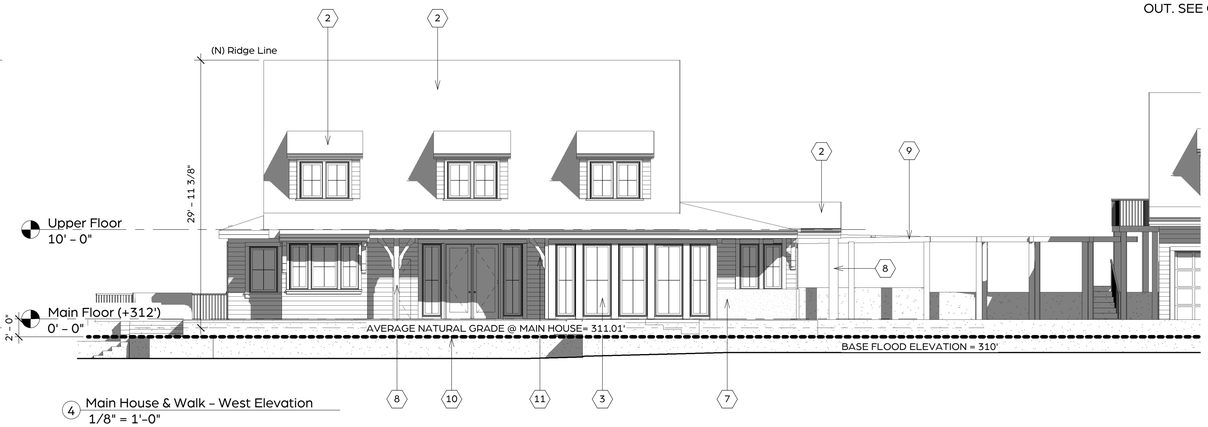
1 Main House - North Elevation
1/8" = 1'-0"



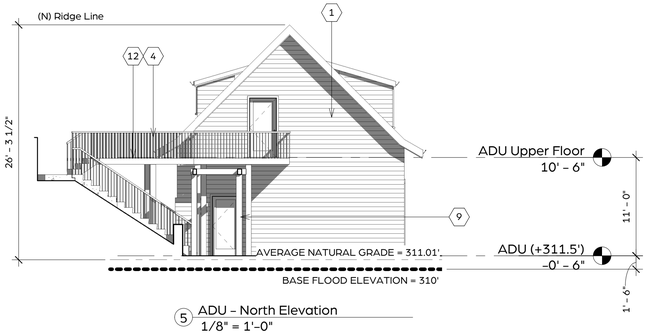
2 Main House - East Elevation
1/8" = 1'-0"



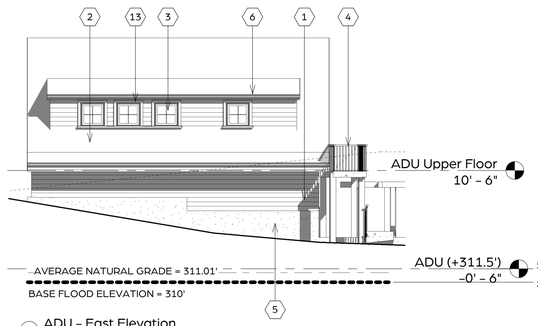
3 Main House - South Elevation
1/8" = 1'-0"



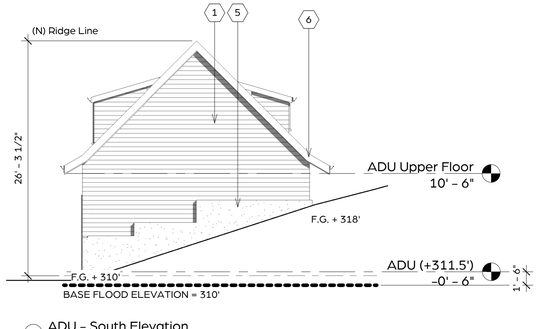
4 Main House & Walk - West Elevation
1/8" = 1'-0"



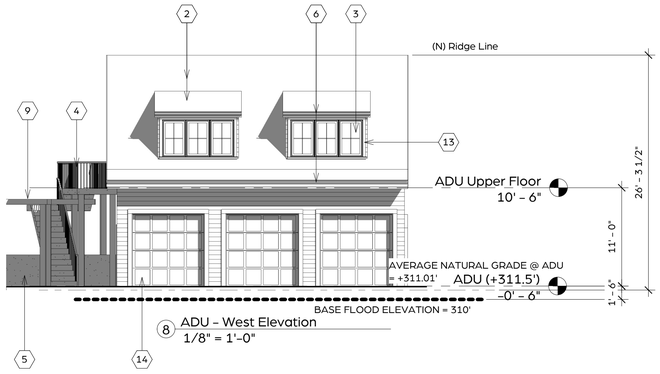
5 ADU - North Elevation
1/8" = 1'-0"



6 ADU - East Elevation
1/8" = 1'-0"



7 ADU - South Elevation
1/8" = 1'-0"



8 ADU - West Elevation
1/8" = 1'-0"

SHEET NOTES

1. (N) FIRE RESISTANT HORIZONTAL SIDING, PAINTED
2. (N) ASPHALT COMPOSITION SHINGLE ROOF
3. (N) ALUMINUM CLAD WOOD WINDOWS & DOORS
4. (N) 42"H GUARDRAIL
5. (N) RETAINING WALL. SEE CIVIL DRAWINGS
6. (N) WOOD FASCIA & METAL GUTTERS. SEE WUI DETAILS & CHECKLIST
7. (N) STONE CLAD PLINTH
8. (N) WOOD POSTS
9. (N) WOOD TRELLIS & COVERED WALK
10. (N) STONE CLAD GARDEN WALLS
11. (N) DECORATIVE WOOD CORBELS
12. (N) WOOD DECK & STAIRS TO GRADE
13. (N) WOOD TRIM, SILL & APRON
14. (N) WOOD GARAGE DOOR
15. PREP THIS PORTION OF ROOF FOR SOLAR PANELS
16. (N) OPENING TO ALLOW FOR AUTOMATIC PASSAGE OF WATER IN & OUT. SEE CIVIL DRAWINGS

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

DRAWN BY: MH

PRINT DATE: 10.21.24

DRAWING DATE: 10.21.24

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.1

RECOMMENDED GRADING SPECIFICATIONS FOR EARTHWORK

ET:1 GENERAL DESCRIPTION:

1.1 THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING; PREPARATION OF LAND TO BE FILLED; EXCAVATION AND FILL OF THE LAND; SPREADING, COMPACTION AND CONTROL OF THE FILL; AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADED AREA TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

1.2 THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK AS SPECIFIED HEREIN, AS SHOWN ON THE APPROVED PLANS AS STATED IN THE PROJECT SPECIFICATIONS.

1.3 RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT.

1.4 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.

ET:2 TESTS:

2.1 THE STANDARD TEST USED TO DEFINE MAXIMUM DENSITIES OF ALL COMPACTION WORK SHALL BE THE A.S.T.M. D-1557, MOISTURE DENSITY OF SOILS, USING A 10-POUND RAM AND 18-INCH DROP. ALL DENSITIES SHALL BE EXPRESSED AS A RELATIVE DENSITY IN TERMS OF THE MAXIMUM DENSITY OBTAINED IN THE LABORATORY BY THE FOREGOING STANDARD PROCEDURE.

2.2 IN-PLACE DENSITY SHALL BE DETERMINED BY TEST METHODS A.S.T.M. D-1556, DENSITY OF SOIL IN-PLACE BY SAND CONE METHOD AND D-2922, DENSITY OF SOIL IN-PLACE BY NUCLEAR METHOD.

2.3 PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

ET:3 CLEARING, GRUBBING AND PREPARING AREAS TO BE EXCAVATED OR FILLED:

3.1 ALL VEGETABLE MATTER, IRREDUCIBLE MATERIAL GREATER THAN 4 INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE AREAS IN WHICH GRADING IS TO BE DONE. ALL STUMPS AND ROOT MASSES OF REMOVED TREES ARE TO CLEARED FROM AREA OF CONSTRUCTION AND FILL PLACEMENT. SUCH MATERIALS NOT SUITABLE FOR REUSE SHALL BE DISPOSED OF AS DIRECTED.

3.2 AFTER THE FOUNDATION FOR FILL HAS BEEN CLEARED, IT SHALL BE BROUGHT TO THE PROPER MOISTURE CONTENT BY ADDING WATER OR AERATING AND COMPACTING TO A RELATIVE DENSITY OF NOT LESS THAN 90 % OR AS SPECIFIED. COMPACTION OF FILL PLACED IN LANDSCAPE AREA TO BE COMPACTED TO A RELATIVE DENSITY OF APPROXIMATELY 80% OR AS DIRECTED BY THE OWNER. THE SOILS SHALL BE TESTED TO A DEPTH SUFFICIENT TO DETERMINE QUALITY AND SHALL BE APPROVED BY THE SOILS ENGINEER FOR FOUNDATION PURPOSES PRIOR TO PLACING ENGINEERED FILL.

ET:4 MATERIALS:

4.1 THE MATERIAL FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. ANY IMPORTED MATERIAL MUST BE APPROVED FOR USE BEFORE BEING BROUGHT TO THE SITE. THE MATERIAL USED SHALL BE FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS MATERIALS.

4.2 IMPORTED MATERIALS FOR ENGINEERED FILL SHALL CONSIST OF NON-EXPANSIVE SOIL WITH MAXIMUM AGGREGATE SIZE OF 4 INCHES, A PI LESS THAN 15 AND/OR A CU GREATER THAN 4 AND SHALL BE APPROVED BY THE ENGINEER.

ET:5 PLACING, SPREADING AND COMPACTING FILL MATERIAL:

5.1 THE SELECTED FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, SHALL NOT EXCEED 6 INCHES IN THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. FILL SHALL BE PLACED SUCH THAT CROSS FALL DOES NOT EXCEED 1 FOOT IN 20 UNLESS OTHERWISE DIRECTED.

5.2 WHEN FILL MATERIAL INCLUDES ROCK OR CONCRETE RUBBLE, NO IRREDUCIBLE MATERIAL LARGER THAN 4 INCHES IN GREATEST DIMENSION WILL BE ALLOWED EXCEPT UNDER THE DIRECTION OF THE SOILS ENGINEER.

5.3 THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE MAINTAINED IN A SUITABLE RANGE TO PERMIT EFFICIENT COMPACTION. THE SOILS ENGINEER MAY REQUIRE ADDING MOISTURE, AERATING, OR BLENDING OF WET AND DRY SOILS.

5.4 EACH LAYER SHALL BE COMPACTED TO THE SPECIFIED RELATIVE DENSITY. COMPACTION SHALL BE CONTINUOUS OVER THE ENTIRE AREA OF EACH LAYER.

5.5 FIELD DENSITY TEST SHALL BE MADE BY THE SOILS ENGINEER OF EACH COMPACTED LAYER. AT LEAST ONE TEST SHALL BE MADE FOR EACH 500 CUBIC YARDS OR FRACTION THEREOF, PLACED WITH A MINIMUM OF TWO TESTS PER LAYER IN ISOLATED AREAS. WHERE A SHEEP-FOOT ROLLER IS USED, THE SOIL MAY BE DISTURBED TO A DEPTH OF SEVERAL INCHES, DENSITY TESTS SHALL BE TAKEN IN COMPACTED MATERIALS BELOW THE DISTURBED SURFACE. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF, IS BELOW THE REQUIRED DENSITY, THAT PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED.

5.6 ALL EARTH MOVING AND WORK OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL SUCH WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

5.7 CUT AND FILL SLOPES STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL MUST BE APPROVED BY THE SOILS ENGINEER.

ET:6 SEASONAL LIMITS:

6.1 WHEN THE WORK IS INTERRUPTED BY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL IS AS PREVIOUSLY SPECIFIED AND SOILS TO BE PLACED ARE IN SUITABLE CONDITION.

ET:7 UNUSUAL CONDITIONS:

7.1 IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR THE SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.

ET:8 COUNTY

8.1 A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.

8.2 ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535.

8.3 THE SOILS ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS & SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF ANY FOOTINGS.

EROSION CONTROL PLANNING

ER:1 GENERAL DESCRIPTION:

1.1 INSTALLATION OF THE EROSION PROTECTION FEATURES CONFORM TO THE EXISTING AND PROPOSED GRADES AND CONSIDER THE TOPOGRAPHIC AND HYDROLOGIC FEATURES OF THE SITE. ALL DISTURBED AREAS ARE TO BE PROVIDED WITH EROSION CONTROL AS GIVE UNDER SECTION ER:3.

1.2 COLLECTED RUNOFF IS TO BE RELEASED IN A CONTROLLED FASHION. COLLECTED RUNOFF FLOWS IS TO BE DIRECTED INTO PIPES AND THEN ONTO AN ENERGY DISSIPATER TO REDUCE THE HYDRAULIC GRADIENT BEFORE DISCHARGING THE RUNOFF TO GRADE.

1.4 DE-SILTATION OF RUNOFF MAY TAKE FORM OF STILLING BASINS, GRAVEL BERM, TURF OR VEGETATION SCREENS, REFORESTATION, ETC..

1.5 FREE FLOWING STORM RUNOFF SHOULD NEVER BE DIRECTED TOWARDS STRUCTURE (ON OR OFF SITE) OR STRUCTURES SENSITIVE TO FREE FLOWING WATER. COLLECTED DRAINAGE ADJACENT TO SENSITIVE STRUCTURES IS TO BE CARRIED IN CLOSED CONDUIT OR LINED SURFACE DRAIN.

1.6 ANY SITE SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

ER:1 MATERIALS STORAGE:

2.1 DURING CONSTRUCTION, NEVER STORE CUT AND FILL MATERIAL WHERE IT MAY WASH INTO DRAINAGE WAYS. SHOULD WEATHER THREATEN THE STORED MATERIALS IT SHOULD BE COVERED WITH PLASTIC OR APPROPRIATE RETENTION FACILITIES PROVIDED FOR DESILTATION OF THE STORM WATER PRIOR TO RELEASE.

2.2 KEEP ALL CULVERTS AND DRAINAGE FACILITIES FREE OF SILT AND DEBRIS. KEEP EMERGENCY EROSION CONTROL MATERIALS SUCH AS STRAW MULCH, PLASTIC SHEETING, AND SANDBAGS ON SITE AND INSTALL THESE AT THE END OF EACH DAY AS NECESSARY.

ER:3 RE-VEGETATION AND PLANTING:

3.1 RE-VEGETATE AND PROTECT EXPOSED SOILS BY OCTOBER 15. USE APPROPRIATE GRASS/LEGUME SEED MIXES AND/OR STRAW MULCH FOR TEMPORARY COVER. PLAN PERMANENT VEGETATION TO INCLUDE NATIVE AND DROUGHT TOLERANT PLANTS. SEEDING AND RE-VEGETATION MAY REQUIRE SPECIAL SOIL PREPARATION, FERTILIZING, IRRIGATION, AND MULCHING.

3.1.A RECOMMENDED SEED SCHEDULE IS AS FOLLOWS:
- 40 POUNDS PER ACRE OF CALIFORNIA BROME
- 15 POUNDS PER ACRE OF BLUE WILD RYE
- 4 POUNDS PER ACRE OF ZORRO FESCUE
- 6 POUNDS PER ACRE OF RED CREEPING FESCUE

3.2 IN THE ABSENCE OF A DETAILED EROSION CONTROL PLAN, THE WORK WILL BE PROTECTED IN ACCORDANCE WITH THE APPROPRIATE ORDINANCE, REGULATION AND/OR STANDARD PRACTICE WHICH EVER PROVIDES SATISFACTORY EROSION PROTECTION.

3.3 ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

ER:4 COUNTY

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

4.2 ALL EROSION CONTROL MEASURES SHALL CONFORM WITH MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.

PROJECT OWNER:
CAMPBELL FAMILY TRUST
(S. JAMES JR. & LYNDA R. CAMPBELL)
55 WAWONA ROAD
CARMEL VALLEY, CALIFORNIA 93924
(831) 484-5642

THESE PLANS DETAIL DEVELOPMENT OF A RESIDENTIAL ESTATE.

SOIL DISTURBANCE AREA : 0.43 ACRES
GRADING BALANCE:
GROSS CUT = 46 CUBIC YARDS
NET CUT (LESS SHRINKAGE) = 0 CUBIC YARDS
TOTAL FILL = 845 CUBIC YARDS
SHRINKAGE = 0 CUBIC YARDS
SHRINKAGE FACTOR 0 %
TOTAL IMPORT = 799 CUBIC YARDS

VOLUME CALCS ARE TO FINISH GRADE AND DO NOT CONSIDER SPOILS (E.G. UNDERGROUND UTILITIES, PAVEMENT OR FOUNDATIONS). EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY OWNER OR ENGINEER.

A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT BY GRICE ENGINEERING, INC., OFFICE TELEPHONE (831) 422-9619, FILE NO. 7074-19.05. REFER TO THE RECOMMENDATIONS IN THE REPORT. ADDITIONAL RECOMMENDATIONS MAY BE DEVELOPED DURING CONSTRUCTION.

LEGEND

EXISTING MAJOR TOPO LINE, 5 FT INTERVAL — 10

EXISTING MINOR TOPO LINE, 1 FT INTERVAL

EXISTING PROPERTY LINE

EXISTING UTILITY EASEMENT LINE

PROPOSED MAJOR TOPO LINE, 5 FT INTERVAL

PROPOSED MINOR TOPO LINE, 1 FT INTERVAL

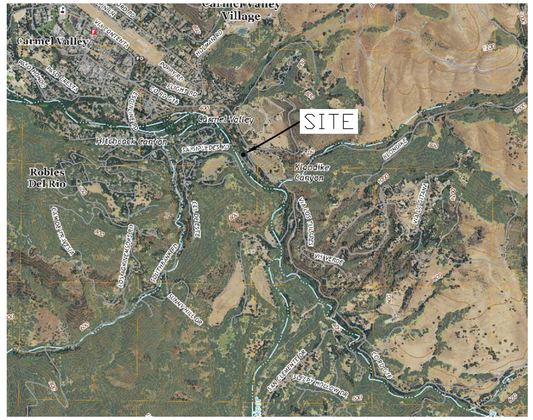
STORM DRAIN LINE
DRAIN LINE, 4" PVC SDR35
26.08 LF, SLOPE 2%

MATCH LINE BETWEEN EXISTING AND PROPOSED GRADES

GRADE ADJACENT TO STRUCTURES
UNLESS OTHERWISE NOTED - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL (FOUNDATION). IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

ITEM / EVENT	INSPECTED BY	WHEN	INSPECTOR NAME	DATE
THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2022 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.				
INSPECT AND TEST KEYWAY / OVEREXCAVATION – PROPER DEPTH TO PROPER MATERIAL	GEOTECHNICAL ENGINEER	PRIOR TO BACKFILLING		
INSPECT AND TEST FILL MATERIAL – TEST FOR MATERIAL CLASSIFICATION – LIFT THICKNESSES AND DENSITIES – SITE PROPERLY PREPARED	GEOTECHNICAL ENGINEER	DURING FILL PLACEMENT		
INSPECT AND TEST BUILDING PAD SUBGRADE – ADEQUATE TO ACHIEVE DESIGN BEARING	GEOTECHNICAL ENGINEER	PRIOR TO FOOTING EXCAVATION OR PLACING SLAB MATERIALS		
INSPECT SLAB ON GRADE INSTALLATION	GEOTECHNICAL ENGINEER	PRIOR TO CONCRETE PLACEMENT		
INSPECT FOOTING EXCAVATIONS – PROPER DEPTHS – ADEQUATE TO ACHIEVE DESIGN BEARING	GEOTECHNICAL ENGINEER	PRIOR TO STEEL PLACEMENT		
INSPECT AND TEST RETAINING WALL BACKFILL – TEST FOR MATERIAL CLASSIFICATION – LIFT THICKNESSES AND DENSITIES – SITE PROPERLY PREPARED	GEOTECHNICAL ENGINEER	DURING FILL PLACEMENT		
PAVING AND DRIVEWAY CONSTRUCTION	GEOTECHNICAL ENGINEER	DURING FILL PLACEMENT		
		SUBGRADE/PRIOR TO BASEROCK PLACEMENT		
		BASEROCK/PRIOR TO ASPHALT OR CONCRETE PLACEMENT		

ABBREVIATIONS - USED WITH OR WITHOUT PERIODS (E.G. = EG)
AC ASPHALTIC PAVEMENT
ACD FINISH GRADE ASPHALTIC CONCRETE DRIVE
ACR ACRE
APN ASSESORS PARCEL NUMBER
BCR BEGINNING OF CURB RETURN
BTM BOTTOM
BWF BASE OF WALL AT FACE (TALLEST FACE)
BWR BASE OF WALL AT REAR (SHORTEST FACE)
C"NUMBER" CURVE NUMBER. SEE TABLE
CB CATCH BASIN
CD FINISH GRADE CONCRETE DRIVE
CF FINISH GRADE CONCRETE RESIDENTIAL FLOOR
CG FINISH GRADE CONCRETE GARAGE FLOOR
CW FINISH GRADE CONCRETE WALK
CL CENTER LINE
CNTR CENTER
CONST ITEM TO BE CONSTRUCTED
CPV CONCRETE PAVEMENT
DI DRAINAGE INLET
DRTE EXISTING GRADE OF DIRT
DRTF FINISH GRADE OF DIRT
E or (E) EAST OR EXISTING
EX or (EX) EXISTING
(EC) "EXISTING " INFORMATION COMPUTED FROM A SURVEY OR OTHERWISE NOTED DATA
ECR END OF CURB RETURN
EL ELEVATION
END END
EOC END OF CURB
EP EDGE OF PAVEMENT
FF FINISH FLOOR (STEPPED DOWN EDGE OF THE FOUNDATION SLABS)
FG FINISH GRADE
FL FLOW LINE
FT FEET
GRT FINISH GRADE OF GRATE OR DRAINAGE INLET
HDPE HIGH DENSITY POLYETHYLENE
HPS HIGH PRESSURE SODIUM
IN IN
INV ELEVATION OF BOTTOM INSIDE OF PIPE (INVERT)
J.U. JOINT UTILITIES
L LEFT
LAT LATERAL
LATS MULTIPLE, SEPARATE LATERALS
LF LINEAR FEET
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
N or (N) NORTH OR NEW
NW NEW, TO BE INSTALLED, CONSTRUCTED OR FINISHED TO
P or (P) PROPOSED
PAR PARCEL
PER PURSUANT TO
P.M. PARCEL MAP
PV PAVEMENT
PVC POLY VINYL CHLORIDE
PVI POINT OF VERTICAL INTERSECTION
R or (R) RIGHT
RD RADIUS
RIMC ELEVATION OF CENTER OF MANHOLE
RIMN or NRIM ELEVATION OF NORTH EDGE OF MANHOLE
S SOUTH
SD STORM DRAIN
SE SAND EQUIVALENCY
SHT SHEET
SL SLOPE
SOF ELEVATION OF TOP OF INSIDE OF PIPE (SOFFIT)
SP STANDARD PLAN
SS SANITARY SEWER
STA+ DISTANCE FORWARD ON PROFILE
STA- DISTANCE BACKWARD ON PROFILE
TC TOP OF FACE (ROADSIDE) OF CURB
THR THROUGH
TP TOP
V VOLTS
VOL VOLUME
W WEST
WA WATTS
WYE SEWER LATERAL CONNECTION
" SECONDS OF ANGLE OR INCHES
' MINUTES OF ANGLE OR FEET
° DEGREES OF ANGLE



LOCATION MAP
NOT TO SCALE

PROJECT ARCHITECT:
MERRITT PALMINTERI
MAP ARCHITECT
215 WEST FRANKLIN STREET, SUITE 219
MONTEREY, CALIFORNIA 93940
(917) 572-1246

PROJECT CIVIL AND GEOTECHNICAL ENGINEER:
GRICE ENGINEERING, INC.
561A BRUNKEN AVENUE
SALINAS, CALIFORNIA 93901
(831) 422-9619

PROJECT SURVEYOR:
POLARIS LAND SURVEYING
P.O. BOX 1378
CARMEL VALLEY, CALIFORNIA 93901
(831) 659-9564

OTHER PROJECT TEAM MEMBERS ARE LISTED IN THE ARCHITECTURAL SET

INDEX

REVISION DATES
PUB. 03/29/2024
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GRICE ENGINEERING INC
ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES
561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

NOT VALID WITHOUT STAMP AND SIGNATURE
102124DIGITAL
LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

PREPARED FOR:
CAMPBELL FAMILY TRUST
(S. JAMES JR. & LYNDA R. CAMPBELL)
55 WAWONA ROAD
CARMEL VALLEY, CALIFORNIA 93924
(831) 484-5642

CAMPBELL RESIDENTIAL ESTATE; A. P. N. 197-101-019-000
23 WAWONA WAY, CARMEL VALLEY, CALIFORNIA 93930

GRADING, DRAINAGE & OWTS PLANS
TITLE AND SPECIFICATION SHEET

C-0
Date Plotted: Oct 21, 2024

CAMPBEL ESTATE
FILE NO. 7074-19.05

-018-

NOTES:

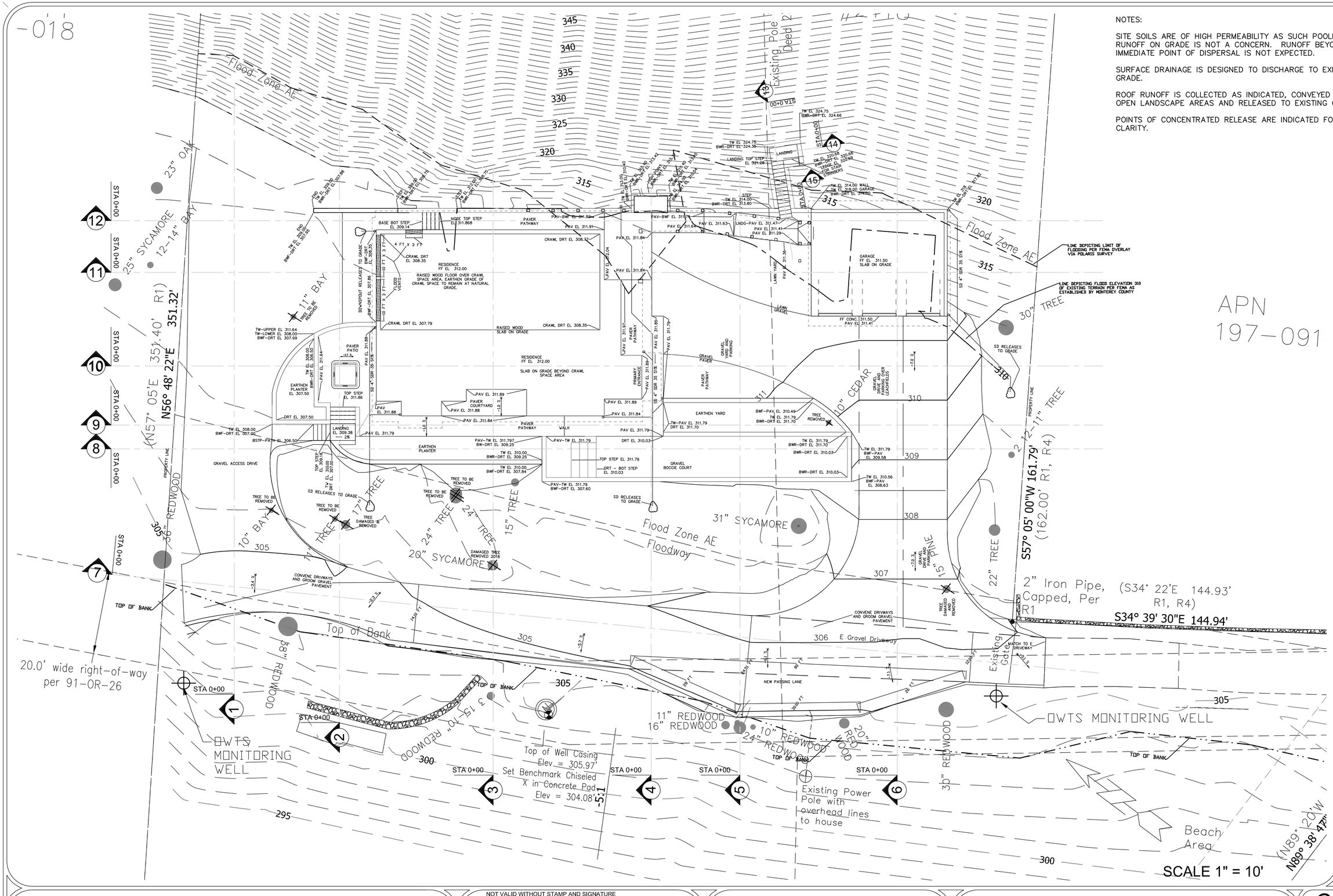
SITE SOILS ARE OF HIGH PERMEABILITY AS SUCH POOLING OF RUNOFF ON GRADE IS NOT A CONCERN. RUNOFF BEYOND THE IMMEDIATE POINT OF DISPERSAL IS NOT EXPECTED.

SURFACE DRAINAGE IS DESIGNED TO DISCHARGE TO EXISTING GRADE.

ROOF RUNOFF IS COLLECTED AS INDICATED, CONVEYED TO OPEN LANDSCAPE AREAS AND RELEASED TO EXISTING GRADE.

POINTS OF CONCENTRATED RELEASE ARE INDICATED FOR CLARITY.

APN
197-091



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GRADING, DRAINAGE & OWTS PLANS

GRADING AND DRAINAGE PLAN

C-1.0
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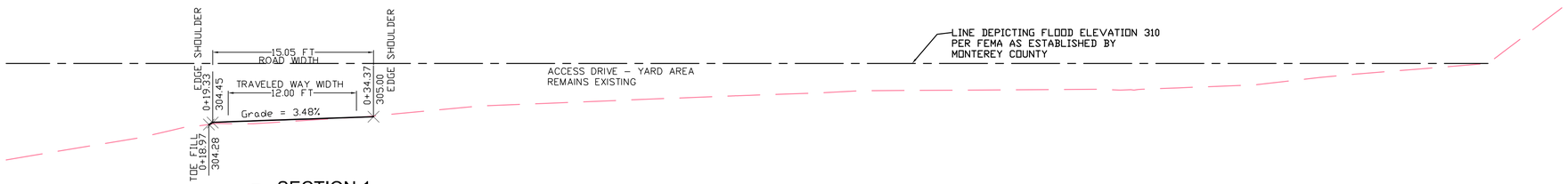

1 SECTION 1

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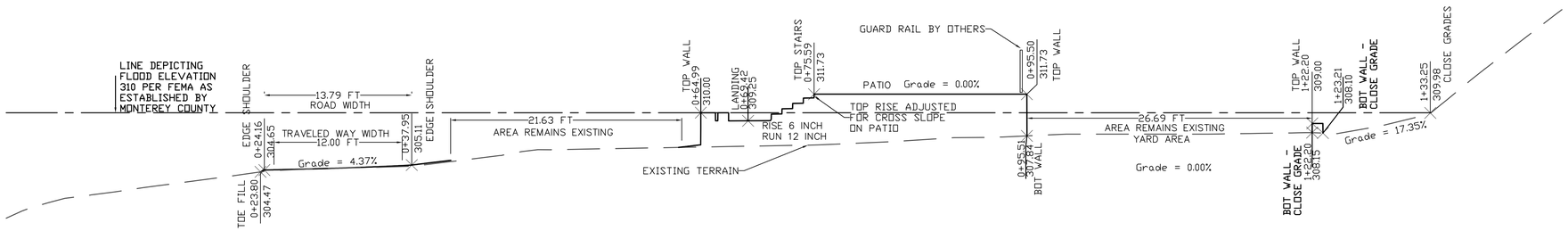

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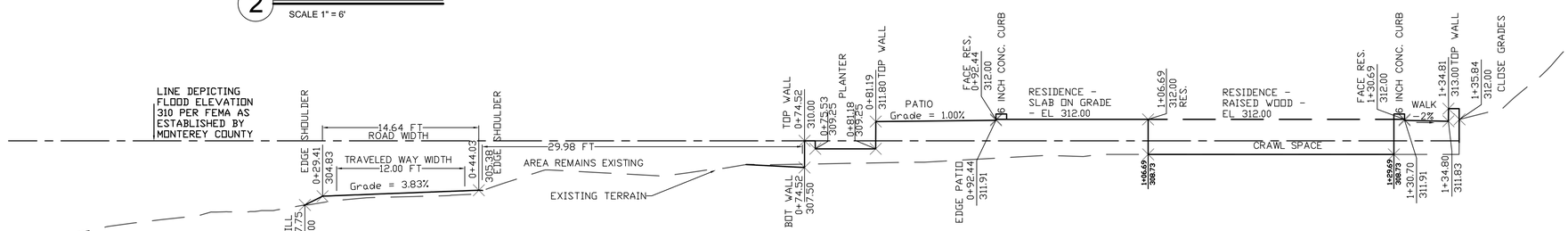

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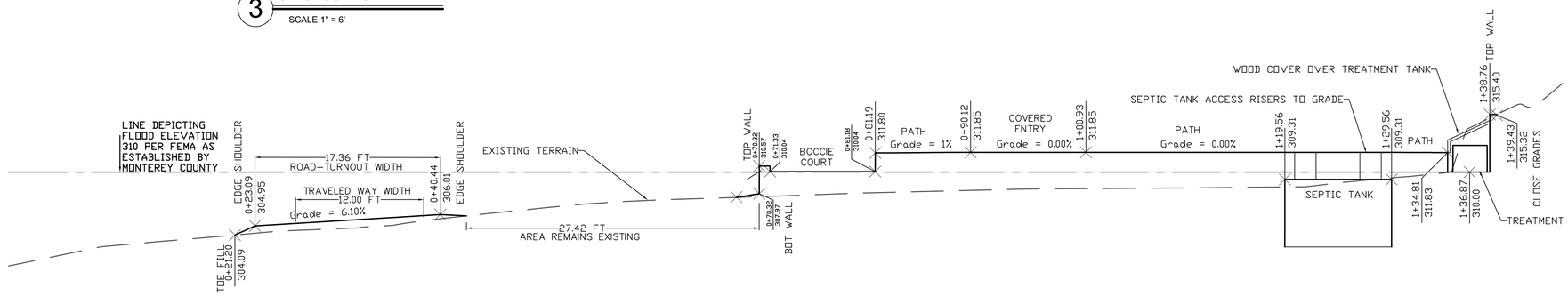

4 SECTION 4

SCALE 1" = 6'

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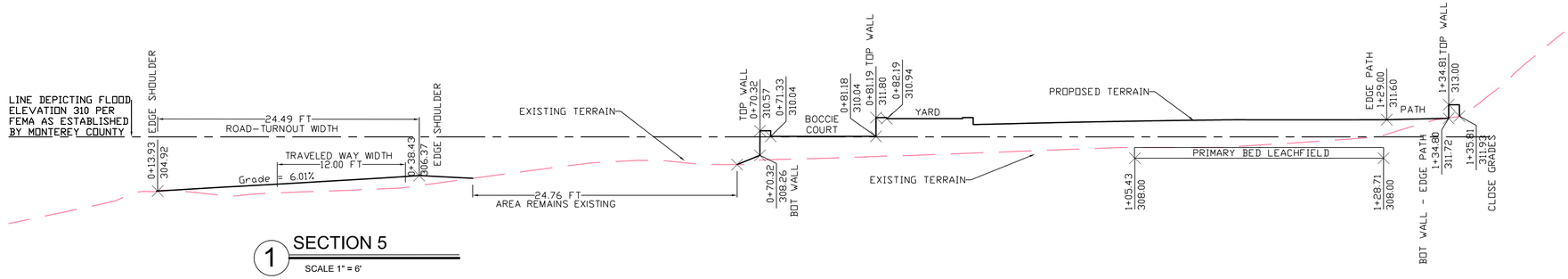
GRADING, DRAINAGE & OWTS PLANS
SECTIONS

C-2.0
Date Plotted: Oct 21, 2024

CAMPBELL ESTATE
FILE NO. 7074-19.05



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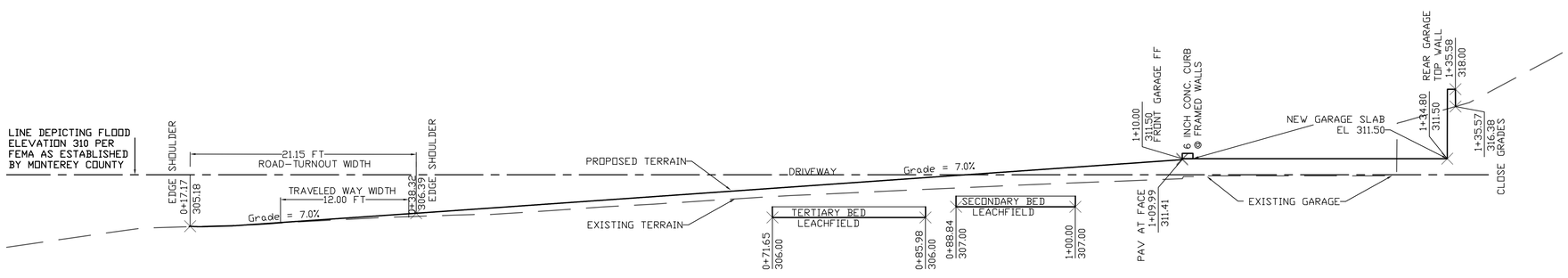

2 SECTION 6

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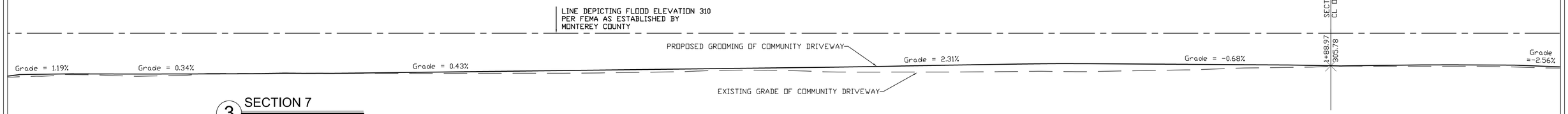

3 SECTION 7

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561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

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102124DIGITAL

LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

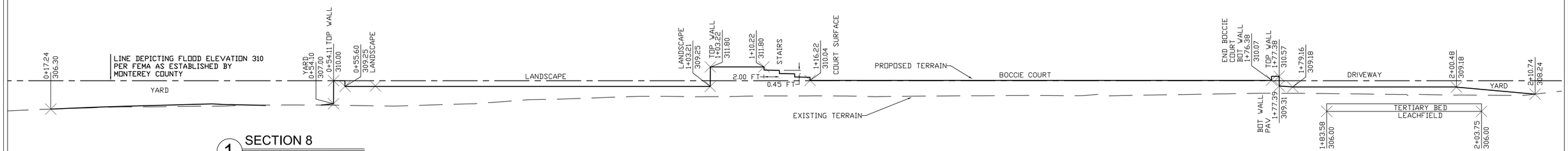
PREPARED FOR:
CAMPBELL FAMILY TRUST
(S. JAMES JR. & LYNDA R. CAMPBELL)
55 WAWONA ROAD
CARMEL VALLEY, CALIFORNIA 93924
(831) 484-5642

CAMPBELL RESIDENTIAL ESTATE; A. P. N. 197-101-019-000
23 WAWONA WAY, CARMEL VALLEY, CALIFORNIA 93930

GRADING, DRAINAGE & OWTS PLANS
SECTIONS

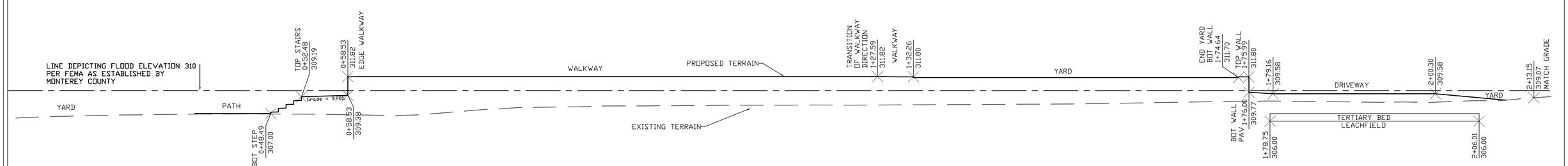
C-2.1
Date Plotted: Oct 21, 2024

CAMPBELL ESTATE
FILE NO. 7074-19.05



1 SECTION 8

SCALE 1" = 6'



2 SECTION 9

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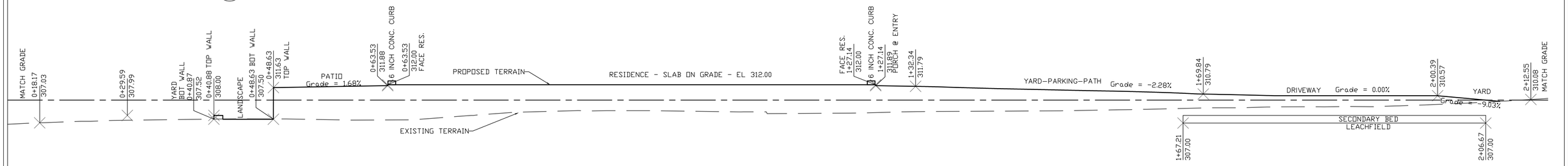

3 SECTION 10

SCALE 1" = 6'

REVISION DATES

PUB. 03/29/2024
REV1. 10/01/2024
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C-2.2
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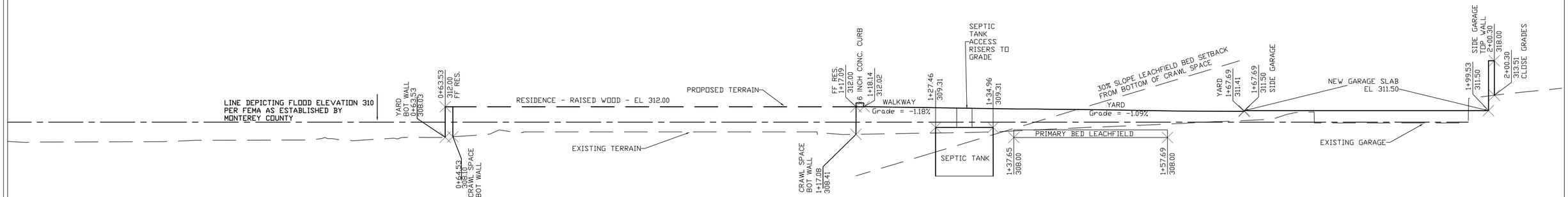
FILE NO. 7074-19.05



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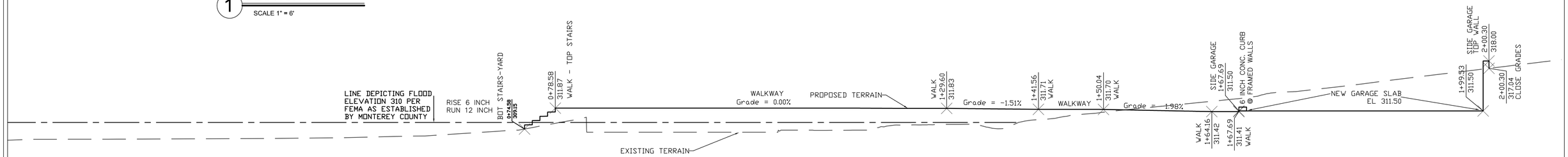

2 SECTION 12

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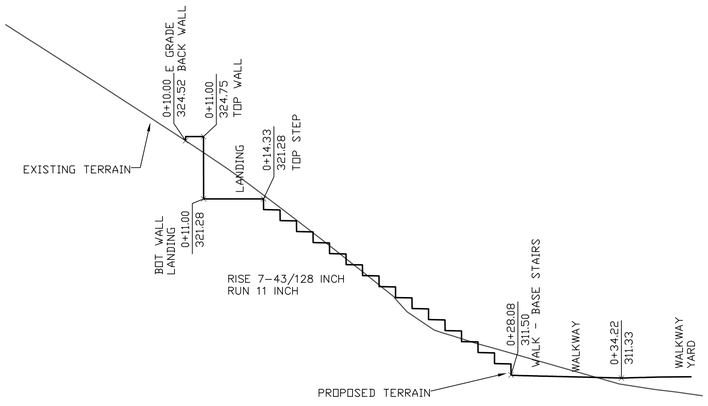

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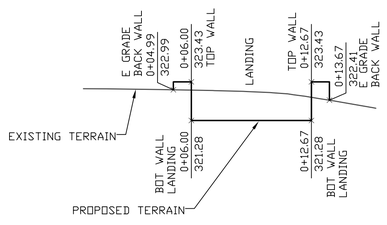

4 SECTION 14

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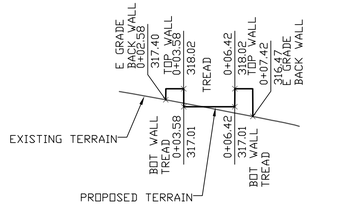

5 SECTION 15

SCALE 1" = 6'

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GRADING, DRAINAGE & OWTS PLANS
SECTIONS

C-2.3
Date Plotted: Oct 21, 2024

CAMPBELL ESTATE
FILE NO. 7074-19.05

PROPERTY AND SYSTEM INFORMATION:
SITE ADDRESS: 55 WAWONA ROAD, CARMEL VALLEY, CALIFORNIA
A.P.N.: 197-101-019-000
AREA OF PARCEL: 1.754986 ACRES

PROPOSED STRUCTURES:
A: 3 BEDROOM RESIDENCE (4 PEOPLE)
B: 1 BEDROOM ACCESSORY DWELLING UNIT (2 PEOPLE)

TOTAL NUMBER OF OCCUPANTS: 6 TOTAL

PER TABLE 5-2 MCEH OWTS:
ALLOWABLE APPLIED NITROGEN PER ACRE: 1.78 GRAMS
ALLOWABLE APPLIED NITROGEN ON PARCEL: 71.24 GRAMS

EXISTING APPLIED NITROGEN ON PARCEL: 0 GRAMS

PROPOSED APPLIED NITROGEN ON PARCEL: 60 GRAMS

PROPOSED EXCESS APPLIED NITROGEN: 0 GRAMS

NITROGEN REDUCTION TREATMENT: NOT REQUIRED BUT INSTALLED DUE
TO SHALLOW DEPTH TO GROUDNWATER

OWTS DESIGN FOR ESTATE

PER TABLE 5-3 MCEH OWTS:

SEWAGE TO BE COMBINED AND PROCESSED THROUGH ONE SYSTEM.

RESIDENCE
PEAK DAILY FLOW: 375 GALLONS

ACCESSORY DWELLING UNIT
PEAK DAILY FLOW: 150 GALLONS

COMBINED DAILY FLOW: 525 GALLONS

SEPTIC TANK SIZE: WITHOUT GARBAGE GRINDER 2,000 GALLONS
WITH GARBAGE GRINDER 2,5000 GALLONS

DEPTH TO GROUND WATER: BORING #1, ELEVATION 293.50 FEET)

GROUNDWATER SETBACK PER TABLE 5-6 MCEH OWTS: 20 FEET

GROUNDWATER MONITORING WELL REQUIRED. FOR THIS IT IS PROPOSED TO INSTALL TWO MONITORING WELLS POSITIONED UP AND DOWN STREAM OF THE OWTS LEACHFIELDS AND UTILIZE THE EXISTING DOMESTIC WATER WELL AS A TERTIARY SAMPLE POINT. MONITORING WELL LOCATIONS ARE INDICATED ON SHEET C-1.

POTENTIAL GROUND WATER RECHARGE AREA (GWRA) SPECIFIED BY FIGURE 2-10 PER MCEH-OWTS-2018: APPLICABLE EFFLUENT DISPERSAL SYSTEM TO BE NOT DEEPER THAN 5 FEET WITHOUT ADVANCED TREATMENT.

APPLICATION RATE: 1.2 GALLONS PER SQUARE FOOT PER DAY
INFILTRATION AREA REQUIRED: 437.50 SQUARE FEET

LEACHFIELD TYPE: SHALLOW BED, 1FT DEEP X VARIABLE WIDTH & LENGTH
EFFECTIVE WALL AREA: ENTIRE FLOOR 437.50 SQUARE FEET OR MORE

LEACHFIELDS:
PRIMARY: 441.74 SQUARE FEET FLOOR AREA
SECONDARY: 449.35 SQUARE FEET FLOOR AREA
TERTIARY: 441.21 SQAURE FEET FLOOR AREA

PRIMARY AND SECONDARY FIELDS TO BE INSTALLED DURING INITIAL CONSTRUCTION.

SEPTIC TANK, ADVANCED TREATMENT TANK AND LEACHFIELDS ARE DETAILED ON THE PLANS WITH ELEVATION OF COMPONENTS PROVIDED AND ARE TO BE VERIFIED PRIOR TO AND DURING CONSTRUCTION.

NATIVE TERRAIN IS OF NATURAL FORM WITH GRASS COVER WITH OCCASIONAL BUSHES AND SCATTERED TREES.

DUE TO SITE CONSTRAINTS AND PROPOSED CONSTRUCTION MINIMAL COMPONENT LAYOUTS AND LEACHFIELD LOCATIONS ARE AVAILABLE. AS THE EFFLUENT IS TO BE TRANSPORTED BY GRAVITY TO THE LEACHFIELDS IT IS IMPORTANT TO VERIFY THE ELEVATION, SLOPE AND LOCATION OF ALL COMPONENTS PRIOR TO AND DURING CONSTRUCTION.

THIS LAYOUT IS PRIMARILY PREPARED TO INDICATE THE REQUIRED COMPONENTS, FUNCTION AND THAT THERE ARE SUITABLE LOCATIONS FOR THE COMPONENTS.

THE CREATION DATE OF THE PROPERTY REQUIRES ONLY TWO COMPLETE LEACHFIELDS HOWEVER THREE LEACHFIELDS ARE DETAILED TO INDICATE SUFFICIENT ROOM IS AVAILABLE FOR THE ON SITE WASTE WATER TREATMENT SYSTEM (OWTS).

PLEASE REFER TO THE OWTS REPORT BY GRICE ENGINEERING, INC. FOR ADDITIONAL INFORMATION, DETAILS AND COMMENTARY.

NOT ALL EXISTING OR PROPOSED SITE FEATURES ARE SHOWN. REFER TO PROJECT PLANS BY ARCHITECT FOR FURTHER DETAILS.

NOTE: TRACER WIRE SHALL BE INSTALLED PER DETAILS ON SHEET OWTS-3.

LEGEND

- ALTERNATE LEACHFIELD LOCATIONS
- PROPOSED LEACHFIELDS
- PROPERTY LINE
- HORIZONTAL SETBACKS
- 362 MINOR CONTOURS
- 360 MAJOR CONTOURS
- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- SS PROPOSED SEWER LINE
- 15 FT TYPICAL 10 FOOT TREE SETBACK DIAMETER ± PLUS 10FT
- B1 TEST LOCATION PER GRICE ENGINEERING

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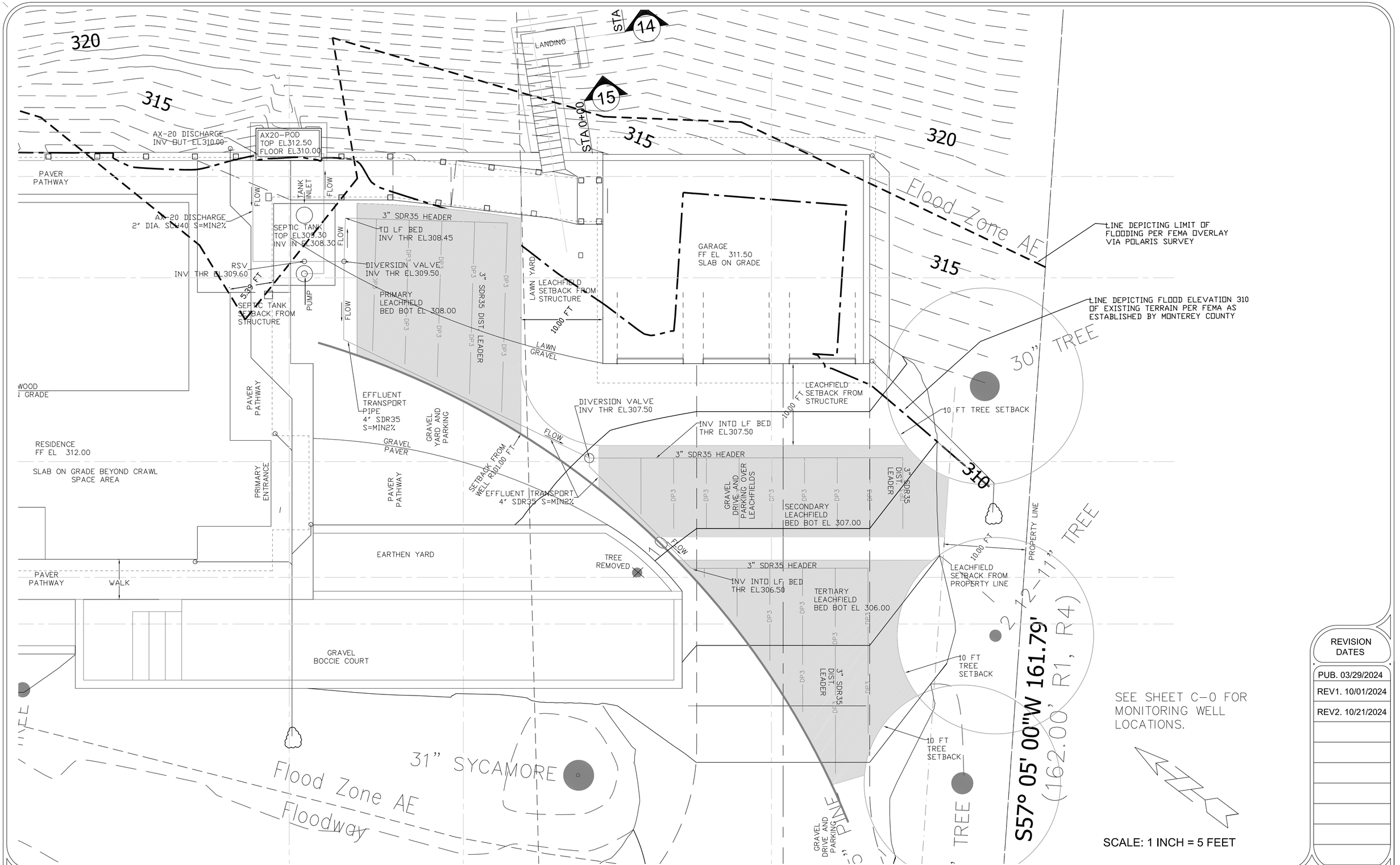
ONSITE WASTEWATER TREATMENT SYSTEM
SPECIFICATIONS AND NOTES

OWTS-0
Date Plotted: Oct 21, 2024

CAMPBELL ESTATE
FILE NO. 7074-19.05



REVISION DATES
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ONSITE WASTEWATER TREATMENT SYSTEM

OWTS PLAN

OWTS-1

Date Plotted: Oct 21, 2024

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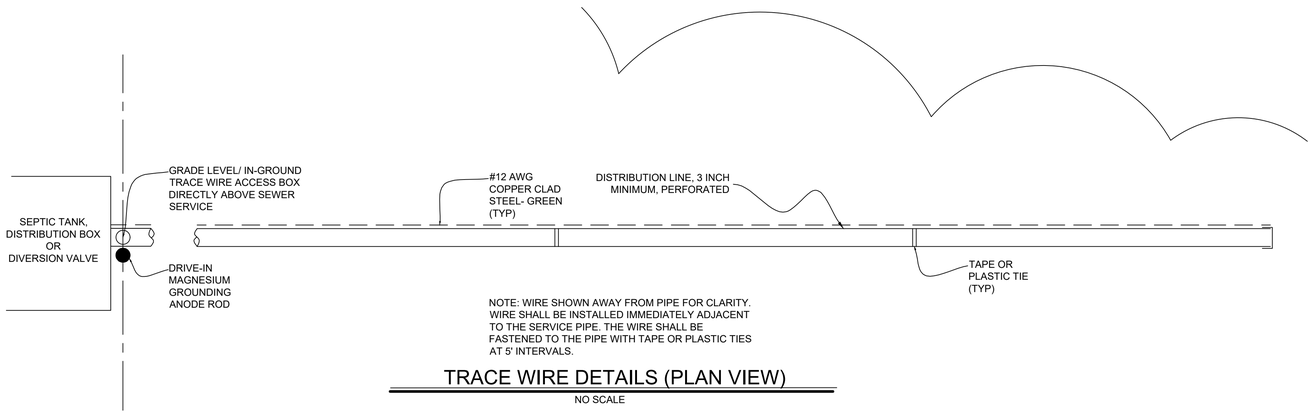
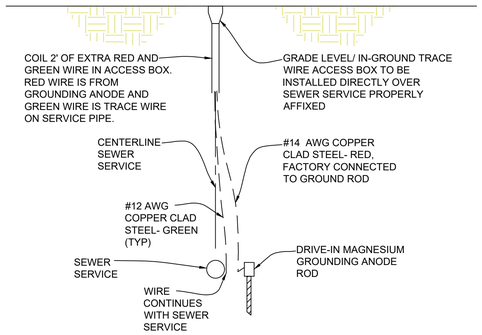
FILE NO. 7074-19.05



TRACE WIRE DETAILS (PLAN VIEW)

NO SCALE



TRACE WIRE DETAILS (SECTION VIEW)

NO SCALE

TRACE WIRE SPECIFICATIONS

MATERIALS- GENERAL

ALL TRACE WIRE AND TRACE WIRE PRODUCTS SHALL BE DOMESTICALLY MANUFACTURED.

ALL TRACE WIRE SHALL HAVE HDPE INSULATION INTENDED FOR DIRECT BURY, COLOR COATED PER APWA STANDARD FOR THE SPECIFIC UTILITY BEING MARKED.

CONNECTORS

DIRECT BURY WIRE CONNECTORS, INCLUDING 3-WAY LOCKABLE CONNECTOR: SNAKEBITE 3- WAY DIRECT BURY LUG: COPPERHEAD PART # 3WB-01. MAIN LINE SPLICE TO SERVICE LINE CONNECTION SHALL BE SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACE WIRE INSTALLATION, SHALL BE DIELECTRIC SILICON FILLED TO SEAL OUT MOISTURE AND CORROSION, AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE.

TERMINATION/ACCESS

ALL TRACE WIRE TERMINATION POINTS MUST UTILIZE AN APPROVED TRACE WIRE ACCESS BOX (ABOVE GROUND OR GRADE LEVEL/IN-GROUND AS APPLICABLE), SPECIFICALLY MANUFACTURED FOR THIS PURPOSE. A MINIMUM OF 2 FT. OF EXCESS WIRE IS REQUIRED IN ALL GRADE LEVEL TRACE WIRE ACCESS BOXES AFTER SETTING AT FINAL GRADE.

- SERVICE LATERALS ON PRIVATE PROPERTY - TRACE WIRE MUST TERMINATE AT AN APPROVED ABOVE-GROUND TRACE WIRE ACCESS BOX, PROPERLY AFFIXED TO THE BUILDING EXTERIOR, DIRECTLY ABOVE WHERE THE UTILITY ENTERS THE BUILDING, AT AN ELEVATION NOT GREATER THAN 5 VERTICAL FEET ABOVE GRADE OR TERMINATE AT AN APPROVED GRADE LEVEL/IN-GROUND TRACE WIRE ACCESS BOX, LOCATED WITHIN 2 LINEAR FEET OF THE BUILDING BEING SERVED BY THE UTILITY.
- ON LONG-RUNS, IN EXCESS OF 500 LINEAR FEET WITHOUT SERVICE LATERALS OR HYDRANTS, TRACE WIRE ACCESS MUST BE PROVIDED UTILIZING AN APPROVED IN-GROUND TRACE WIRE ACCESS BOX, LOCATED AT THE EDGE OF THE ROAD RIGHT-OF-WAY, AND OUT OF THE ROADWAY. THE IN-GROUND TRACE WIRE ACCESS BOX SHALL BE DELINEATED USING A POLYETHYLENE MARKER POST, COLOR CODED PER APWA STANDARD FOR THE SPECIFIC UTILITY BEING MARKED.

GROUNDING

- TRACE WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS/STUBS
- GROUNDING OF TRACE WIRE SHALL BE ACHIEVED BY USE OF A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD WITH A MINIMUM OF 20FT OF #14 HDPE COPPER CLAD WIRE CONNECTED TO ANODE (MINIMUM 1.0 LB.) SPECIFICALLY MANUFACTURED FOR THIS PURPOSE, AND BURIED AT THE SAME ELEVATION AS THE UTILITY. DRIVE IN MAGNESIUM ANODE: COPPERHEAD PART # ANO-1005

INSTALLATION-GENERAL

- TRACE WIRE INSTALLATION SHALL BE PERFORMED IN SUCH A MANNER THAT ALLOWS PROPER ACCESS FOR CONNECTION OF LINE TRACING EQUIPMENT, PROPER LOCATING OF WIRE WITHOUT LOSS OR DETERIORATION OF LOW FREQUENCY (512HZ) SIGNAL FOR DISTANCES IN EXCESS OF 1,000 LINEAR FEET, AND WITHOUT DISTORTION OF SIGNAL CAUSED BY MULTIPLE WIRES BEING INSTALLED IN CLOSE PROXIMITY TO ONE ANOTHER.
- TRACE WIRE SYSTEM MUST BE INSTALLED AS A CONTINUOUS SINGLE WIRE. NO LOOPING OR COILING OF WIRE IS ALLOWED.
- ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACE WIRE MUST BE IMMEDIATELY REPAIRED IN AN APPROVED WATERPROOF METHOD. TAPING AND/OR SPRAY COATING SHALL NOT BE ALLOWED.
- TRACE WIRE ON ALL SERVICE LATERALS/STUBS MUST TERMINATE AT AN APPROVED TRACE WIRE ACCESS BOX DIRECTLY ABOVE THE UTILITY, USING COLOR CODED ACCESS BOXES, LOCATED AT THE EDGE OF THE ROAD RIGHTOF-WAY, BUT OUT OF THE ROADWAY. (SEE TRACE WIRE TERMINATION/ACCESS)
- ALL MAINLINE DEAD-ENDS SHALL GO TO GROUND USING AN APPROVED WATERPROOF CONNECTION TO A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD, BURIED AT THE SAME DEPTH AS THE TRACE WIRE. THE ANODE WILL BE BURIED ON THE OPPOSITE SIDE OF THE UTILITY AT THE FURTHEST MOST POINT. THE ANODE WIRE WILL BE CONNECTED IN THE TRACE WIRE ACCESS BOX TO THE TRACE WIRE UTILIZING THE CONNECTION POINT IN THE ACCESS BOX.
- MAINLINE TRACE WIRE SHALL NOT BE CONNECTED TO EXISTING CONDUCTIVE PIPES. TREAT AS A MAINLINE DEAD-END, GROUND USING AN APPROVED WATERPROOF CONNECTION TO A GROUNDING ANODE, BURIED AT THE SAME DEPTH AS THE TRACE WIRE.
- ALL SERVICE LATERAL TRACE WIRES SHALL BE CONNECTED TO THE MAINLINE WITH A SINGLE WIRE, (NO LOOPING WILL BE ALLOWED) USING A MAINLINE TO LATERAL LUG CONNECTOR, INSTALLED WITHOUT CUTTING/SPLICING THE MAINLINE TRACE WIRE.
- IN OCCURRENCES WHERE EXISTING TRACE WIRE IS ENCOUNTERED ON AN EXISTING UTILITY THAT IS BEING EXTENDED OR TIED INTO, THE NEW AND EXISTING TRACE WIRE SHALL BE CONNECTED USING APPROVED SPLICE CONNECTORS, SHALL BE PROPERLY GROUNDED AT THE SPLICE LOCATION AS SPECIFIED AND BE COMPLETELY WATERPROOF TO PROHIBIT CORROSION AND LOSS OF CONDUCTIVITY.

INSTALLATION - SANITARY SEWER SYSTEM

- LAY MAINLINE TRACE WIRE CONTINUOUSLY, BY-PASSING AROUND THE OUTSIDE OF MANHOLES/STRUCTURE ON THE NORTH OR EAST SIDE.
- TRACE WIRE ON ALL SANITARY LATERALS MUST TERMINATE AT AN APPROVED TRACE WIRE ACCESS BOX COLOR CODED GREEN AND LOCATED DIRECTLY ABOVE THE SERVICE LATERAL AT THE ROAD RIGHT OF WAY. FOLLOW GROUNDING SPECIFICATION AND CONNECTIONS.

TRACE WIRE SPECIFICATIONS (CONTINUED)

PROHIBITED PRODUCTS AND METHODS

THE FOLLOWING PRODUCTS AND METHODS SHALL NOT BE ALLOWED OR ACCEPTABLE

- UNINSULATED TRACE WIRE
- TRACE WIRE INSULATIONS OTHER THAN HDPE
- TRACE WIRES NOT DOMESTICALLY MANUFACTURED
- TWIST-ON WIRE CONNECTORS
- BRASS OR COPPER GROUND RODS
- WIRE CONNECTIONS UTILIZING TAPING OR SPRAY-ON WATERPROOFING
- LOOPED WIRE OR CONTINUOUS WIRE INSTALLATIONS, THAT HAS MULTIPLE WIRES LAID SIDE-BY-SIDE OR IN CLOSE PROXIMITY TO ONE ANOTHER
- BRASS FITTINGS WITH TRACE WIRE CONNECTION LUGS
- WIRE TERMINATIONS WITHIN THE ROADWAY, I.E. IN VALVE BOXES, CLEANOUTS, MANHOLES, ETC.
- CONNECTING TRACE WIRE TO EXISTING CONDUCTIVE UTILITIES: EXPLANATION, TO PREVENT CORROSION AT EXISTING GROUNDING OPTIONS ON CORPS OR CURB STOPS OR SPLICES. ANODE GROUNDING WILL PREVENT THE WIRE FROM CORRODING.

TESTING

ALL NEW TRACE WIRE INSTALLATIONS SHALL BE LOCATED USING TYPICAL LOW FREQUENCY (512HZ) LINE TRACING EQUIPMENT, WITNESSED BY THE CONTRACTOR, ENGINEER AND FACILITY OWNER AS APPLICABLE, PRIOR TO ACCEPTANCE OF OWNERSHIP.

THIS VERIFICATION SHALL BE PERFORMED UPON COMPLETION OF ROUGH GRADING AND AGAIN PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

CONTINUITY TESTING IN LIEU OF ACTUAL LINE TRACING SHALL NOT BE ACCEPTED.

REVISION DATES

PUB. 032924
REV1. 100124
REV2. 102124

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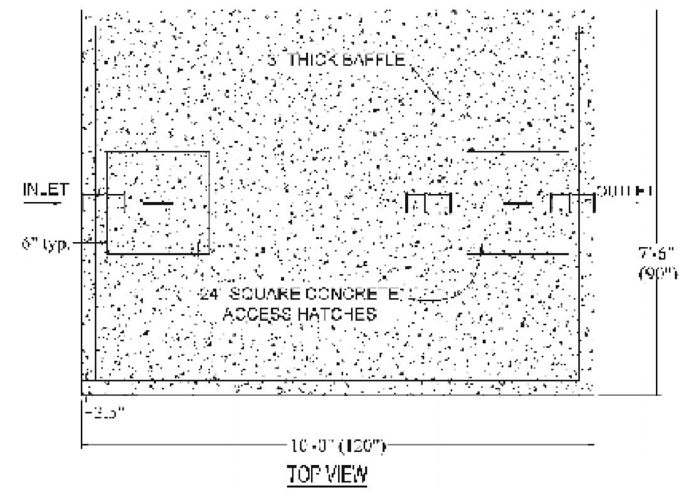
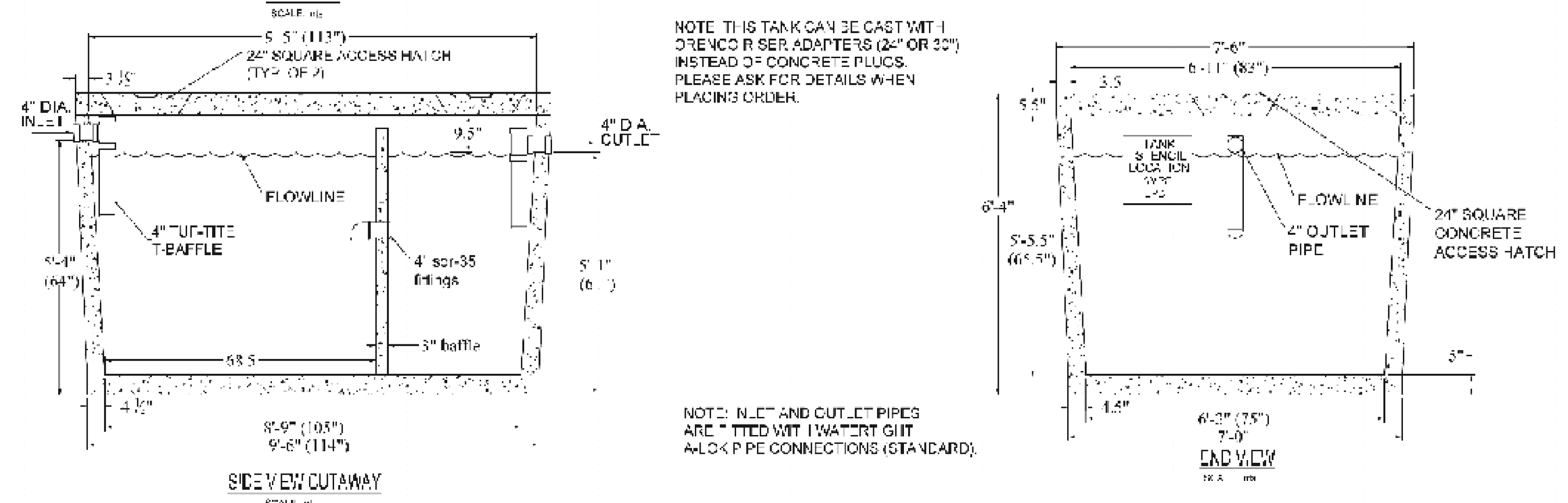
ONSITE WASTEWATER TREATMENT SYSTEM
DETAILS

OWTS-3
Date Plotted: Oct 21, 2024

CAMPBEL ESTATE
FILE NO. 7074-19.05





NOTES:

1). EXCAVATION SPECIFICATIONS:

LENGTH 11' - 0"
WIDTH 9' 0"
DEPTH BELOW INLET 5'-4"

2). DON CHAPIN PRE-CAST MAY MAKE CHANGES TO THE DESIGN AND OR TO THE DIMENSIONS WITHOUT NOTICE. PLEASE CONTACT DON CHAPIN PRE-CAST WHENEVER NECESSARY TO CONFIRM DESIGN CRITERIA.

3). CERTIFIED ENGINEERING IS AVAILABLE UNPON REQUEST.

4). THIS IS ALSO AVAILABLE AS AN H20 RATED ASSEMBLY

5). INTEGRAL TOP TO BODY DESIGN

DON CHAPIN PRE-CAST
2735 BOLSA RD.
HOLLISTER, CA 95023
(831) 630-1042
(831) 630-5763

PRE-CAST CONCRETE WATER TIGHT
SEPTIC TANK
CAPACITY 2000 GALLONS
MODEL IPS2000

DON CHAPIN PRE-CAST

3/13/09

1 CONCRETE 2,000 GALLON SEPTIC TANK FOR MAIN RESIDENCE AND ADU

SCALE: AS DIMENSIONED

Orenco® *Technical Data Sheet*

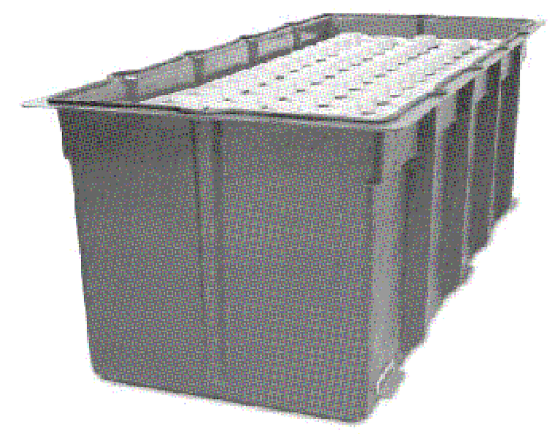
AdvanTex® AX20 Textile Filter

Applications

Orenco's AdvanTex® AX20 Treatment System* is an innovative technology for onsite treatment of residential wastewater. The heart of the System is the AdvanTex Filter, a sturdy, watertight fiberglass basin filled with an engineered textile material. This lightweight, highly absorbent textile material treats a tremendous amount of wastewater in a small space. AX20 Treatment Systems are ideal for:

- Small sites
- System upgrades and repairs
- New construction
- Poor soils
- Nitrogen reduction
- Price-sensitive markets
- Pretreatment

For sizing, see "AdvanTex® Design Criteria," NDA-ATX-2.



The heart of the AdvanTex® AX20 Treatment System is this sturdy, watertight fiberglass basin filled with an engineered textile material.

Physical Specifications**

Filter basin length, in. (mm)	91 (2311)
Width, in. (mm)	40 (1016)
Height, in. (mm)	31 (787)
Area (footprint), ft² (m²)	20 (1.86)
Filter dry weight, lb (kg)	383 (174)

* Covered by U.S. patent numbers 5,980,748; 5,531,894; 5,480,561; 5,360,556; 5,492,635; and 4,439,323. Additional patents pending.

** Nominal values provided. See AdvanTex® Treatment System drawings for exact dimensions.

Features/Specifications

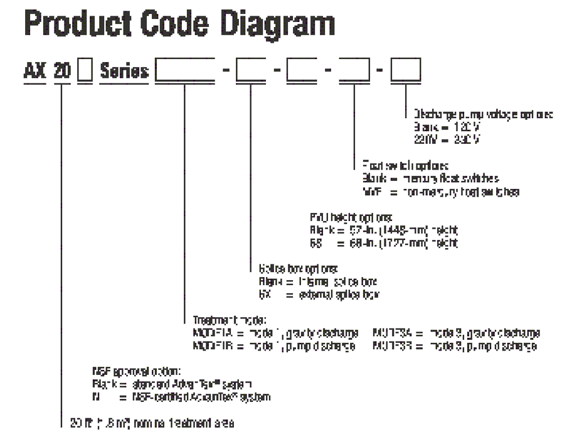
To specify this product, require the following:

- Wastewater treatment to better than secondary treatment standards
- Consistent treatment, even during peak flows
- Timer operation for flow monitoring, flow modulation, and surge control
- Fixed film textile media (a polyester plastic), operated in an unsaturated condition
- Consistent media quality
- Low maintenance beyond annual servicing
- Low energy consumption (under $1.45-4.86/month power cost at national average electric rate of $0.10/kWh)
- Complete pre-manufactured package, ready-to-install
- Watertight construction, corrosion-proof materials, tamper-proof lid bolts
- Anti-flotation flanges
- Foam-core lid provides insulation value of R-6 (RSI-1.1)
- Quiet operation

Standard Models

AX20, AX20N

Product Code Diagram



AdvanTex® Treatment System AXN Models meet the requirements of NSF-ANSI Standard 40 for Class I Systems.

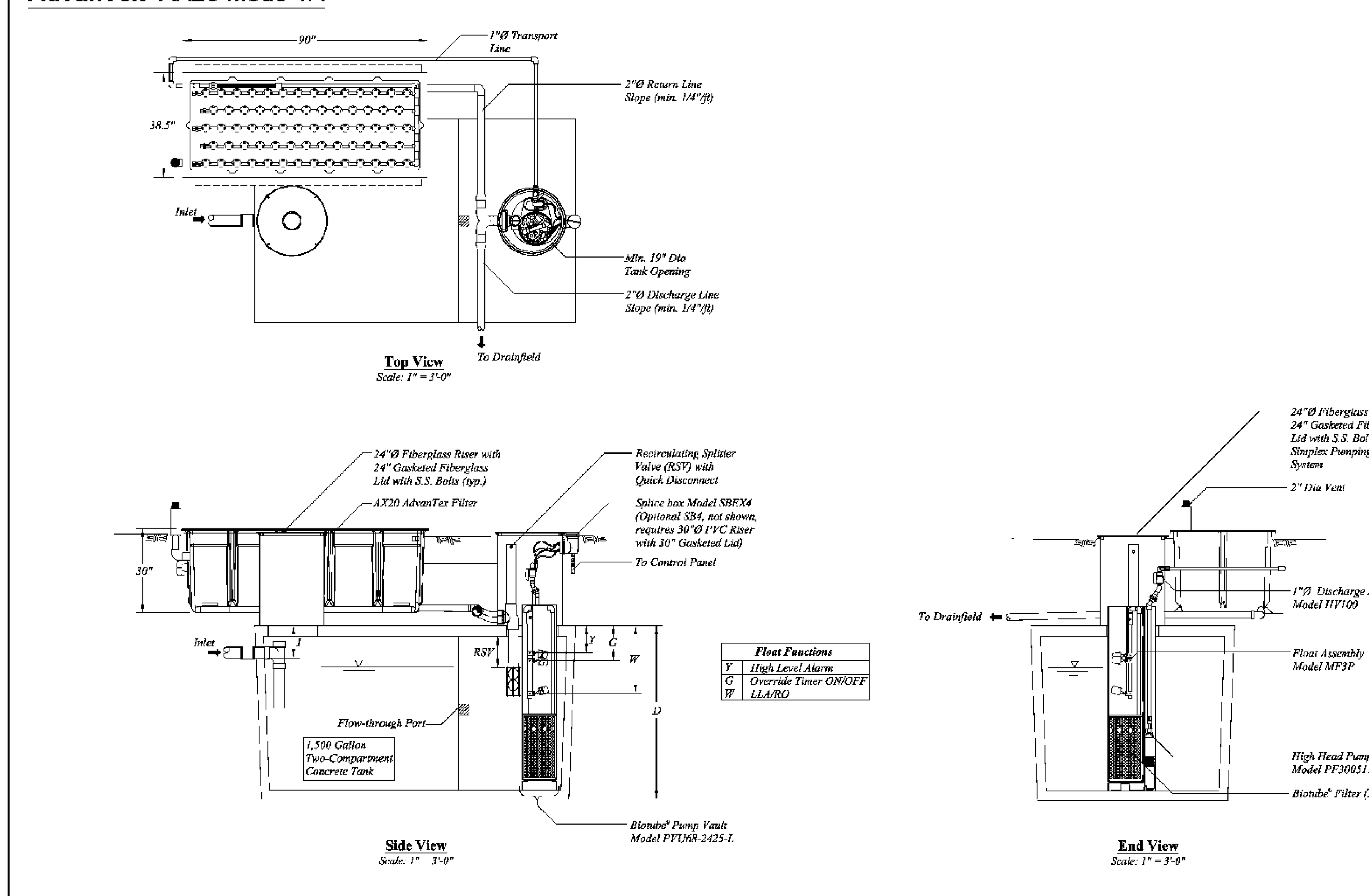
Orenco Systems® Inc., 814 Airway Ave., Sutherlin, OR 97479 USA • 800-348-9843 • 541-459-4449 • www.orenco.com

NTD-ATX-AX-2
Rev. 1.2, © 06/14
Page 1 of 1

2 ADVANTEX AX-20 TREATMENT POD

SCALE: NONE

AdvanTex® AX20 Mode 1A



Design Notes

For residential strength waste up to 4 bedrooms.

Installation to be performed by an AdvanTex Authorized Installer only.

Start-up and service to be performed by an AdvanTex Authorized Service Provider only.

Orenco SYSTEMS

© Orenco Systems, Inc. Portions or all of this Proposed System Configuration Drawing, as appropriate, may be reproduced and integrated into the site-specific layout and configuration of a system by its designer.

Disclaimer: This Proposed System Configuration Drawing is provided solely as a design aid and illustrates one possible configuration of a system that would comply with Orenco's design criteria for the requirements and/or specifications that have been communicated to Orenco (based on third party standards testing protocols and performance reports, as applicable). Design decisions, including the actual layout and configuration of the system and its viability for the project, are at the sole discretion of the system's designer.

AX20 Mode 1A	Drawn By: BAS	Scale: 1" = 3'-0"
	Reviewed By:	Sheet: 1 OF 1
Design Aid	File Name: NDW-ATX-BNDR-1.DWG	Rev: 4.0 · Date: 6/23/2021

3 ADVANTEX AX-20 TREATMENT POD AND SEPTIC TANK SCHEMATIC

SCALE: NONE

REVISION DATES

PUB. 03/29/2024
REV1. 10/01/2024
REV2. 10/21/2024

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23 WAWONA WAY, CARMEL VALLEY, CALIFORNIA 93930

ONSITE WASTEWATER TREATMENT SYSTEM

TANKS AND TREATEMENT POD DETAILS

OWTS-4

Date Plotted: Oct 21, 2024

CAMPBEL ESTATE
FILE NO. 7074-19.05

WIND EROSION CONTROL:
1. ALL ACTIVE AREAS AND NEW BARE EARTH SURFACES ARE TO BE SPRAY WATERED DAILY OR AS REQUIRED TO ELIMINATE AIRBORNE DUST.
2. CONSTRUCTION TRAFFIC TO BE LIMITED TO A VELOCITY OF 15 MPH OR LESS.
3. HAUL TRUCKS TO UTILIZE COVERS WHEN VEHICLE SPEEDS ALLOW WIND EROSION.

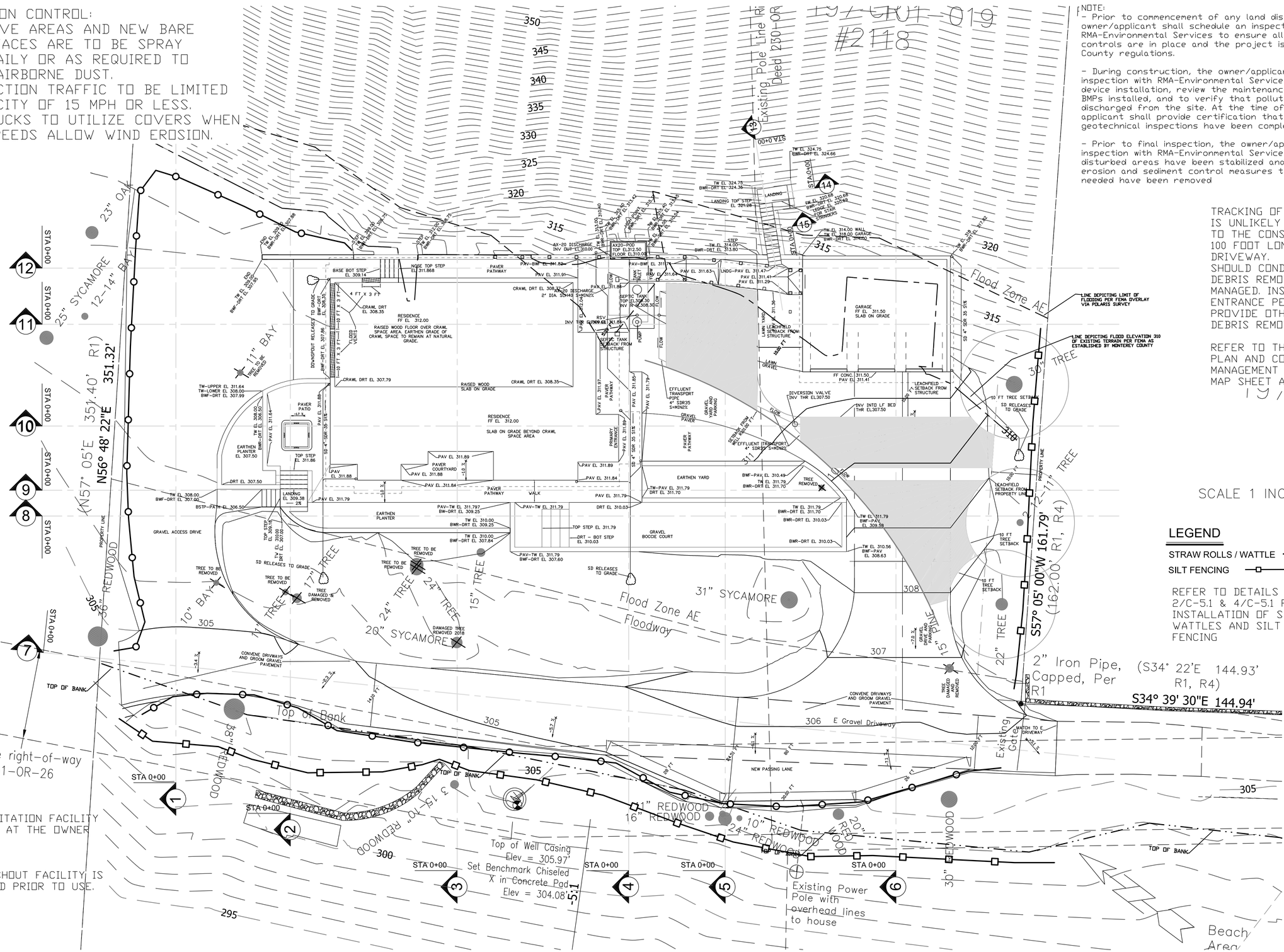
NOTE:
- Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations.

- During construction, the owner/applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.

- Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed

TRACKING OF DEBRIS OFF SITE IS UNLIKELY AS THE ENTRANCE TO THE CONSTRUCTION AREA IS A 100 FOOT LONG GRAVEL DRIVEWAY.
SHOULD CONDITIONS CHANGE DEBRIS REMOVAL IS TO BE MANAGED. INSTALL CONSTRUCTION ENTRANCE PER DETAIL 1/C-5.1 OR PROVIDE OTHER MEANS OF DEBRIS REMOVAL FROM TIRES.

REFER TO THE DEMOLITION SITE PLAN AND CONSTRUCTION MANAGEMENT PLAN PREPARED BY MAP SHEET A1.1.



SCALE 1 INCH = 10 FEET

LEGEND

STRAW ROLLS / WATTLE —o—o—o—

SILT FENCING —□—□—□—

REFER TO DETAILS 2/C-5.1 & 4/C-5.1 FOR INSTALLATION OF STRAW WATTLES AND SILT FENCING

PORTABLE SANITATION FACILITY IS POSITIONED AT THE OWNER DISCREATION..

CONCRETE WASHOUT FACILITY IS TO BE LOCATED PRIOR TO USE.

REVISION DATES
PUB. 03/29/2024
REV1. 10/01/2024
REV2. 10/21/2024

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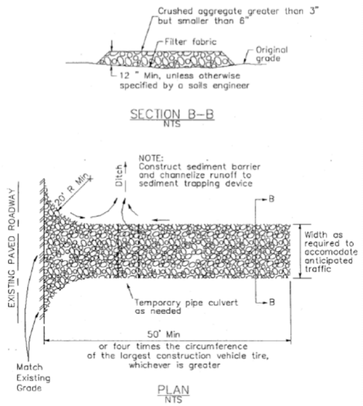
GRADING, DRAINAGE & OWTS PLANS

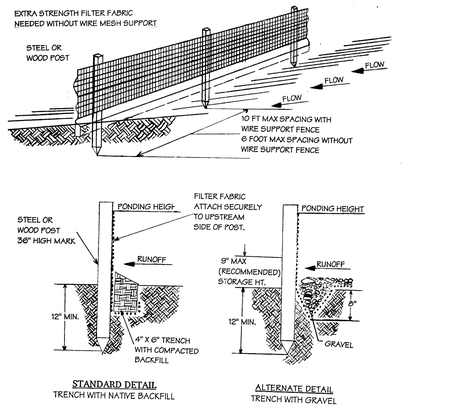
EROSION CONTROL - SITE PLAN

C-5.0
Date Plotted: Oct 21, 2024

CAMPBELL ESTATE
FILE NO. 7074-19.05



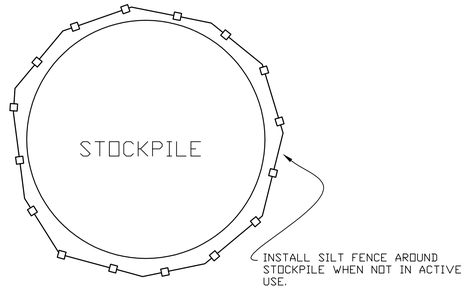
1 CONSTRUCTION ENTRANCE



SILT FENCE

NOTE,
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENT STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2 SILT FENCE INSTALLATION DETAILS
NOT TO SCALE

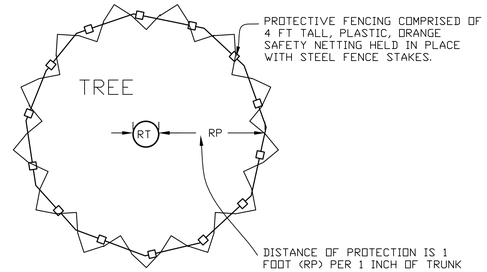


1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOW OF STORM WATER, DRAINAGE COURSES AND INLETS.
2. PROTECT ALL STOCKPILES FROM STORM WATER RUN-ON USING A TEMPORARY PERIMETER SEDIMENT BARRIER OF SILT FENCING.
3. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.

3 TEMPORARY ACTIVE STOCKPILE MANAGEMENT

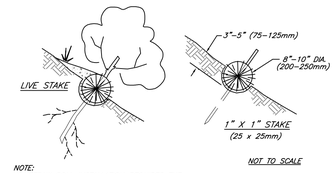
FILL PLACEMENT WITH THE PROTECTED AREA IS ALLOWED. COMPACTION OF FILL IS TO BE MINIMAL AND ONLY SUFFICIENT TO SETTLE SOILS.

CUTTING WITHIN PROTECTED AREA IS TO BE AVOIDED FOR PROTECTED TREE SPECIES OR FOR TREES TO REMAIN.

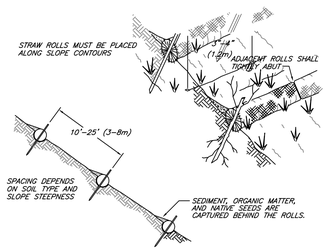


6 TEMPORARY TREE PROTECTION

STRAW ROLLS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.



STRAW WATTLE INSTALLATION

Proper installation of the Straw Wattles is essential in order to insure the success of the product. Straw Wattles are designed for low surface flows, not to exceed 1 cfs for small areas. While they work well on stream banks, they should not be placed in the path of high waterflow. On slopes, Wattles should be installed on contour with a slight downward angle at the end of the row in order to prevent pooling at the mid-section. No overall slope preparation is needed prior to installation, however Straw Wattles should always be installed in shallow trenches according to the guidelines given below. Running lengths of Wattles should be abutted firmly to ensure no leakage at the abutments. Guidelines regarding vertical spacing are given below. The Wattles should be pinned securely to the ground according to instructions in order to insure their stability and the success of the installation.

SPACING - DOWN SLOPE

Vertical spacing for slope installations should be determined by site conditions: slope gradient and soil type are the main factors. A good rule-of-thumb is:

1:1 slopes = 10 feet apart
2:1 slopes = 20 feet apart

3:1 slopes = 30 feet apart

4:1 slopes = 40 feet apart, etc.

However, adjustments may have to be made for the soil type: For soft, loamy soils - adjust the rows closer together; For hard, rocky soils - adjust the rows further apart.

TRENCHING

Use a hand tool such as a maddox or pick to score the ground. Using a shovel, dig the trench to the needed depth. Soil from excavating the trenches can be placed on the uphill, or flow side, of the trench to be used during installation.

For soft, loamy soils dig a 3 - 5 inch trench.
For hard, rocky soils dig a 2 - 3 inch trench.

INSTALLING

Lay the first Straw Wattle snugly in the trench . No daylight should be seen under the Wattle. Pack soil from trenching against the Wattle on the uphill side. When installing running lengths of Straw Wattles, butt the second Wattle tightly against the first. DO NOT overlap the ends. Stake the Straw Wattles at each end and four foot on center. For example:

A 25 foot Wattle uses 6 stakes
A 20 foot Wattle uses 5 stakes

A 12 foot Wattle uses 4 stakes

Stakes should be driven through the middle of the Wattle, leaving 2 - 3 inches of the stake protruding above the Wattle. A heavy sediment load will tend to pick the Wattle up and could pull it off the stakes if they are driven down too low. It may be necessary to make a hole in the Wattle with the pick end of your maddox in order to get the stake through the straw. When Straw Wattles are used for flat ground applications, drive the stakes straight down; when installing Wattles on slopes, drive the stakes perpendicular to the slope.

Drive the first end stake of the second Wattle at an angle toward the first Wattle in order to help abut them tightly together. If you have difficulty driving the stake into extremely hard or rocky slopes, a pilot bar may be needed to begin the stake hole.

FLAT GROUND APPLICATIONS

For installations along sidewalks or behind curbs it may not be necessary to stake the Wattles, however trenches must still be dug. If you have not yet back-filled behind the sidewalk or curb, lay the Wattle snugly against it first, then backfill behind the Wattle: your trench is done! For installations around storm drains and inlets, trenches and staking will be needed.

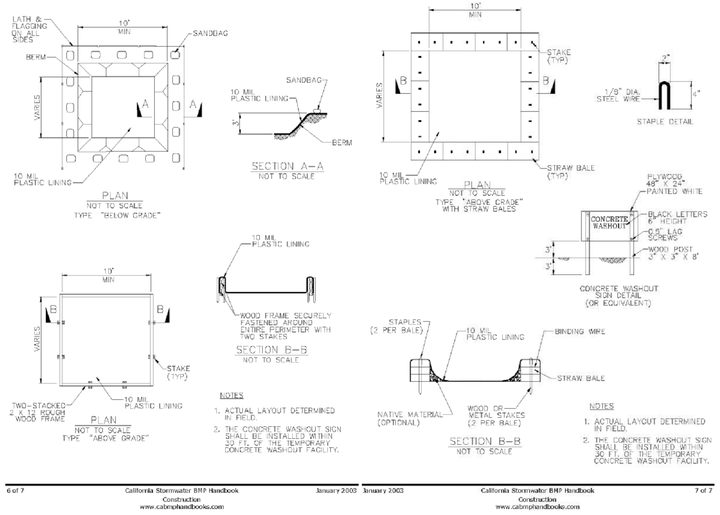
Fit Wattle in trench snugly up against the sidewalk or curb. Around storm drains or inlets, the Wattle should be back 1 - 1 1/2 ft. and should direct water flow toward the angle of drainage. If all drainage angles into the inlet, snake the Wattle all the way around the inlet, using more than one Wattle if needed.

STAKING

We recommend using wood stakes or willow cuttings, rather than metal pins, to secure the Straw Wattles. Wood stakes will eventually biodegrade, and willow cuttings will grow and provide extra stabilization. Be sure to use a stake that is long enough to protrude several inches above the Wattle: 18" is a good length for hard, rocky soil. For soft, loamy soil use a 24" stake for greater security. The diameter of the stake should be approximately 1" for ease of driving through the Wattle.

4 STRAW WADDLE DETAILS AND NOTES
NOT TO SCALE

WM-8 Concrete Waste Management



5 CONCRETE WASHOUT MANAGEMENT
CONTRACTOR TO DETERMINE WHICH BASIN TO USE. ACCEPTABLE ALTERNATIVES INCLUDE PREFABRICATED ITEMS SUCH AS THE OUTPAK SERIES.

REVISION DATES

PUB. 03/29/2024
REV1. 10/01/2024
REV2. 10/21/2024

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23 WAWONA WAY, CARMEL VALLEY, CALIFORNIA 93930

GRADING, DRAINAGE & OWTS PLANS
EROSION CONTROL DETAILS

C-5.1
Date Plotted: Oct 21, 2024

CAMPBELL ESTATE
FILE NO. 7074-19.05

CLEAR & GRUB NOTES

1. BARE SOIL AREAS TO BE COVERED w/2-3" MULCH LAYER UNTIL PLANTING
2. CONTACT OWNER, GARDENER OR ARCHITECT IF THERE ARE ANY SITE ISSUES

PLANTING NOTES

1. PLANT STOCK & SPECIES SHALL BE APPROVED BY ARCHITECT & GARDENER BEFORE PLANTING
2. REFER TO PLANT SPACING DIAGRAM BELOW FOR PLANTING DETAILS
3. PLANT LAYOUT AND SPACING TO BE APPROVED BY ARCHITECT/GARDENER BEFORE PLANTING
4. CONTRACTOR TO BE CAREFUL TO DIG AROUND MAJOR TREE ROOTS. SOME PLANT LAYOUT MAY NEED TO BE ADJUSTED. NOTIFY ARCHITECT WHEN COMING IN CONTACT w/ANY MAJOR TREE ROOTS IN QUESTION
5. ALL PLANTS TO LOCALLY RECEIVE BACKFILL CONTAINING SOIL AMENDMENT & FERTILIZER. SEE CHART FOR AMOUNT:
6. SOIL AMENDMENT TO BE COMPOST AVAILABLE FROM MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT OR EQUAL, MIXED WITH NATIVE SOIL FERTILIZED w/COMPOST
8. PLANT SUBSTIUTIONS ARE NOT PERMITTED UNLESS REVIEWED BY THE ARCHITECT/GARDENER
9. LIQUID FENCE OR DETERRENT TO BE APPLIED TO ALL NEW PLANTINGS
10. ALL PLANTS TO BE WATERED BY HAND AFTER INSTALLATION

PLANT BACKFILL CHART	
PLANT SIZE	PIT SIZE – ROOTBALL PLUS
4" POT	3" ALL AROUND
1 GAL	6" ALL AROUND
5 GAL	8" ALL AROUND
15 GAL	10" ALL AROUND
36" BOX	24" ALL AROUND

PLANT LEGEND

WUCOL RATING	NO.	BOTANICAL NAME	COMMON NAME	SPACING/SIZE
TREES				
M	1	CITRUS X SINENSUS	SWEET ORANGE	EXISTING
M	2	CITRUS X PARADISI	GRAPEFRUIT	EXISTING
SHRUBS				
VL	3	LUPINUS ALBIFRONS	SILVER LUPINE	5 GAL
VL	4	ARCTOSTAPHYLOS GLAUCA	BIG BERRY MANZANITA	5 GAL
GROUNDCOVERS				
VL	5	CASTILLEJA EXSERTA	PURPLE OWL CLOVER	1 GAL
VL	6	ESCHSCHOLZIA CALIFORNIA	CALIFORNIA POPPY "WHITE LINEN"	1 GAL
VL	7	DUDLEYA	LIVE-FOREVER	1 GAL
VL	8	EPILOBIUM CANUM	CALIFORNIA FUSCIA	1 GAL
M	9	HEUCHERA MAXIMA	CORAL BELLS	1 GAL
M	10	HEUCHERA 'OLD LA ROHCETTE'	CORAL BELLS	1 GAL
L	11	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL
L	12	IRIS DOUGLASIANA	IRIS 'CANYON SNOW'	1 GAL

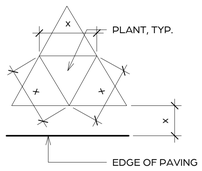
WUCOLS RATING KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1

H	HIGH
M	MODERATE
L	LOW
VL	VERY LOW
U	UNKNOWN

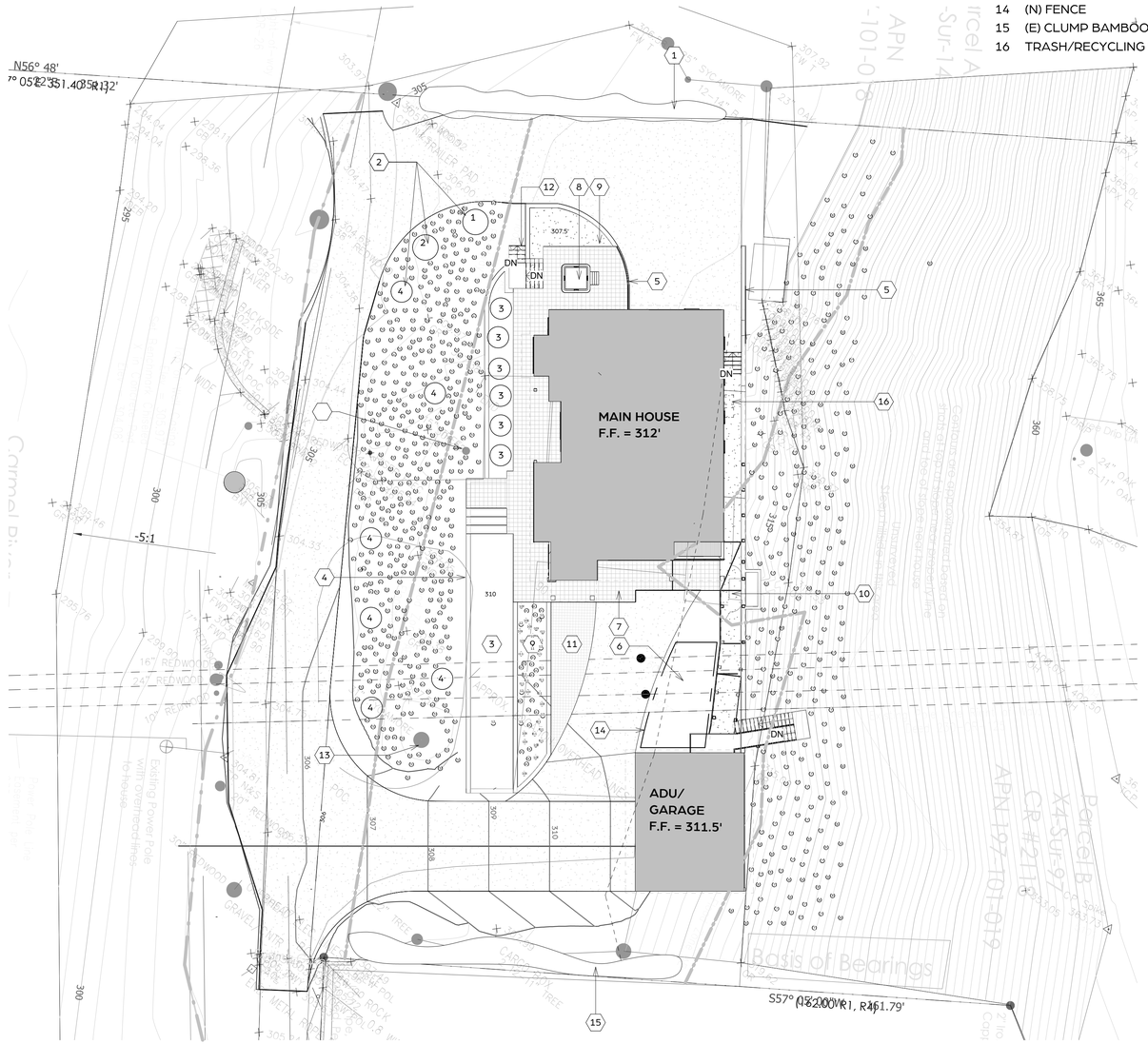
** FROM UCDAVIS Water Use Classification of Landscape Species Database, updated Sept. 2023

GROUNDCOVER PLANT SPACING DIAGRAM



TREE PROTECTION NOTES

1. AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO CONSTRUCTION SITES, A BOUNDARY OF ORANGE FENCING SUPPORTED BY WOOD OR METAL STAKES OR FUNCTIONAL EQUIVALENT WILL BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES OR CLOSER WHERE SPECIFICALLY APPROVED BY A QUALIFIED FORESTER, ARBORIST, OR THE COUNTY OF MONTEREY. WHERE GUIDANCE OF A TREE PROFESSIONAL IS USED, ENCROACHMENT INTO THE DRIP LINE OF RETAINED TREES MAY OCCUR IN ORDER TO MINIMIZE TREE REMOVALS.
2. NO EXCAVATION, STORAGE OF EXCAVATED FILL, EQUIPMENT, OR CONSTRUCTION MATERIALS, NOR PARKING OF VEHICLES WILL BE PERMITTED WITHIN THE DRIP LINES OF THESE FENCE PROTECTED TREES.
3. NO SOIL MAY BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL WILL EXCEED TWO INCHES WITHIN THE DRIP LINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION AND IS REVIEWED BY A QUALIFIED FORESTER.
4. BARK INJURY TO ANY TREE FROM EQUIPMENT OR MATERIALS WILL BE PREVENTED BY FAITHFULLY RESPECTING THE TREE PROTECTION FENCING REQUIRED ABOVE.
5. ROOTS EXPOSED BY EXCAVATION WILL BE PRUNED TO PROMOTE CALLUSING, CLOSURE, AND REGROWTH, AND WILL BE RECOVERED AS SOON AS POSSIBLE IF TREE HEALTH IS TO BE REASONABLY MAINTAINED.



A Proposed Landscape Plan
1/16" = 1'-0"

SHEET NOTES

PROTECT (E) TREE. SEE TREE PROTECTION NOTES & BIOLOGIST ASSESSMENT

1. (E) PRIVACY HEDGE
2. RELOCATE (E) CITRUS TREES
3. BOCCE COURT
4. (N) TERRACED STONE CLAD 24 IN HIGH MAX. GARDEN WALL
5. (N) STONE CLAD RETAINING WALL
6. (N) SYNTHETIC TURF AREA FOR DOG PLAY AREA
7. TILED PATIO
8. (N) HOT TUB
9. (N) PLANTED AREA
10. (N) TRELLIS ABOVE
11. ENTRY WALK w/PAVERS
12. (N) STONE CLAD STEPS AT GRADE
13. PROTECT (E) TREE. SEE TREE PROTECTION NOTES & BIOLOGIST ASSESSMENT
14. (N) FENCE
15. (E) CLUMP BAMBOO HEDGE
16. TRASH/RECYCLING STORAGE

PROJECT:

CAMPBELL HOUSE

23 WAWONA ROAD
CARMEL VALLEY, CA
93924

OWNER:

CAMPBELL FAMILY TRUST

APN:

197-101-019-000

PROJECT NO: 0091

Merritt Amanti Palminteri Architect AIA, LEED AP
e. merritt@merrittamanti.com
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SCALE: As indicated

DRAWN BY: MH
PRINT DATE: 10.16.24
DRAWING DATE: 5.3.24
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

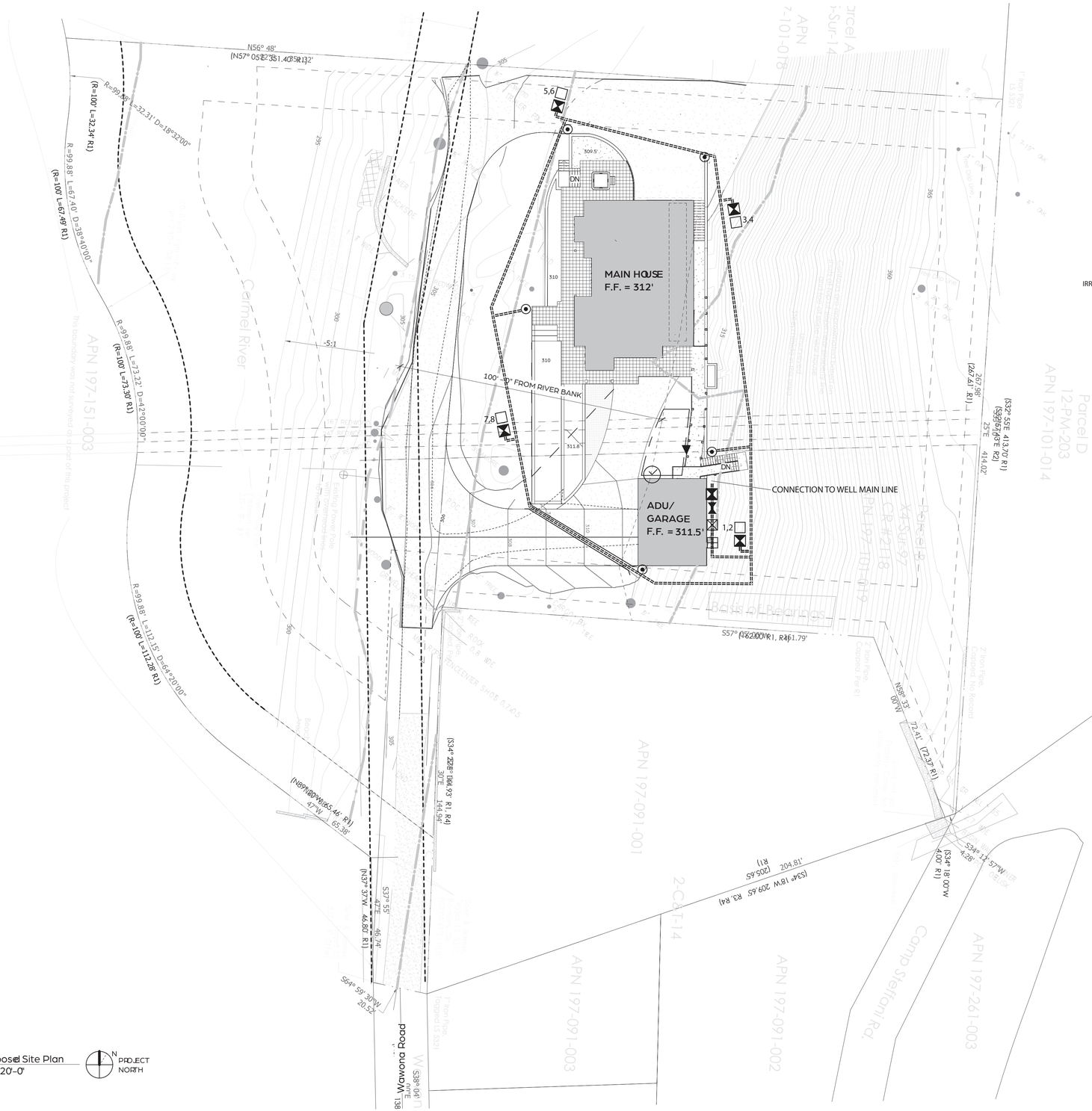
SHEET TITLE:

PROPOSED LANDSCAPE PLAN

SHEET NUMBER:

L1.1

SHEET NOTES



A Proposed Site Plan
1" = 20'-0"

N PROJECT NORTH

IRRIGATION LEGEND:

- 1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE
- FEBCO BACKFLOW PREVENTION DEVICE
- MAINLINE MASTER VALVE
- IRRIGATION WATER METER + FLOW SENSOR
- VALVE BOX
- RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
- HOSE BIB
- RAINBIRD ESP RAIN SENSOR
- GATE VALVE
- 4" SCH 40 PVC CHASE PIPE

IRRIGATION NOTES:
ALL NEW PLANTING TO BE CONNECTED TO NEW IRRIGATION SYSTEM

PLANTS TO BE IRRIGATED WITH A COMBINATION OF DRIP EMITTERS AND MICRO SPRAYS.

ADDITIONAL IRRIGATION NOTES SEE PAGE L1.3.

LEGEND

- PROPOSED STRUCTURES
- EXISTING STRUCTURES TO BE REMOVED
- FIBER ROLL

PROJECT:

CAMPBELL HOUSE

23 WAWONA ROAD
CARMEL VALEY, CA
93924

OWNER:
CAMPBELL FAMILY TRUST

APN:
197-101-019-000

PROJECT NO: 0091

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SCALE: As indicated

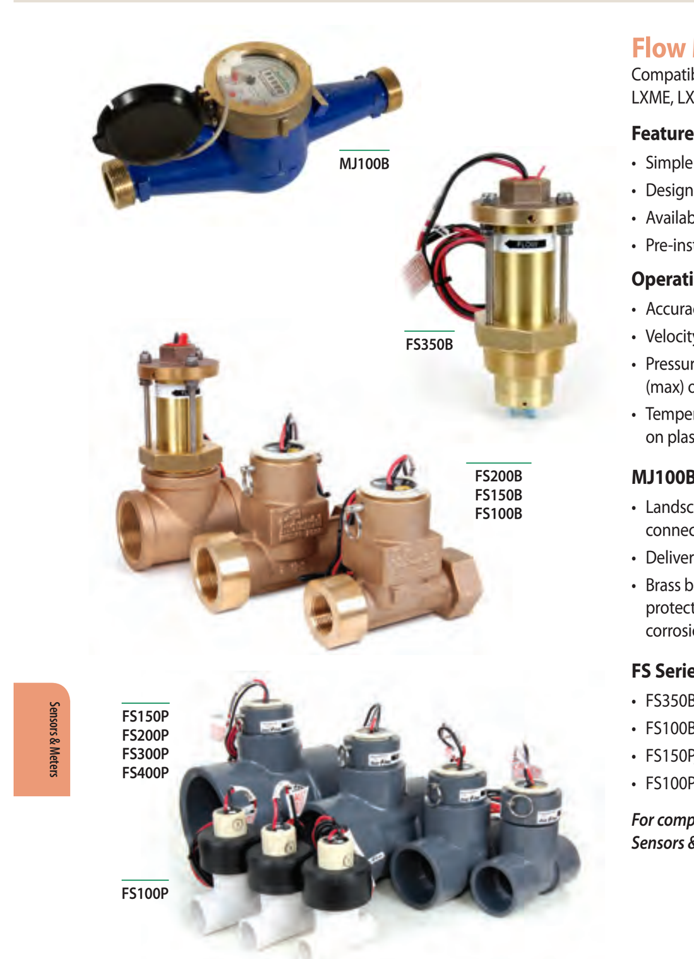
DRAWN BY: MH
PRINT DATE: 4.17.24
DRAWING DATE: 4.13.24
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L1.2

Sensors & Meters
Flow Meters and Sensors



Flow Meters and Sensors

Compatible with IQ3, IQ4, Maxicom, SiteControl, LINK, Site SAT, ESP- LXD, LXME, LXMEF, ESP-ME3 and LX-IVM Controllers

Features

- Simple six-bladed impeller design
- Designed for outdoor or underground applications
- Available in PVC, brass or stainless steel construction
- Pre-installed in tee or saddle mounted insert versions

Operating Specifications

- Accuracy: +- 1% (full scale)
- Velocity: 1/2-30 feet (0.15 - 9.2 meters) per second depending on model
- Pressure: 400 psi (27.5 bars) (max) on brass models; 100 psi (6.9 bars) (max) on plastic models
- Temperature: 220° F (105° C) (max) on brass models; 140° F (60° C) (max) on plastic models

MJ100B Analog 1" NPT Brass Flow Sensor

- Landscape Flow Sensor with analog register dial readout and wired connection for ESP-ME3 Controller
- Delivers precise accuracy with flow ranges from 1.2 gpm to 50 gpm
- Brass body and glass-filled nylon construction provide maximum protection against high-pressure surges, physical damage, and corrosion

FS Series Impeller Flow Sensors

- FS350B: Brass Insert Sensor
- FS100B, 150B, and 200B: Brass Sensors
- FS150P, 200P, 300P, and 400P: PVC Sensors
- FS100P: Tee Sensor

For complete Controller/Sensor compatibility information, see the Sensors & Meters Compatibility Matrix on page 96

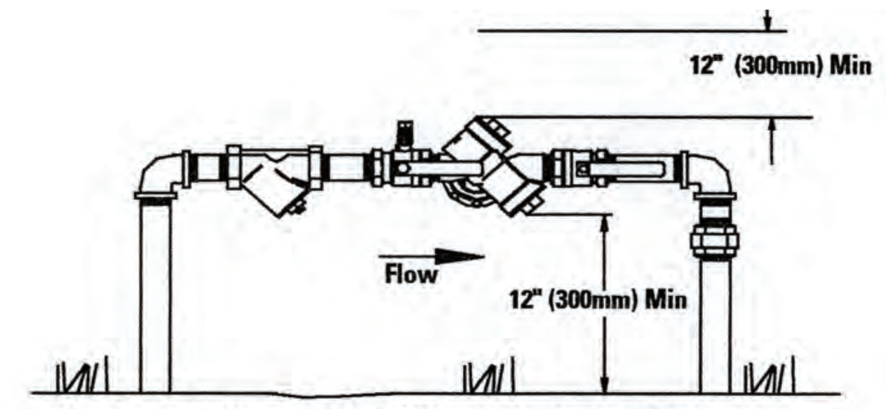
Rain Bird Flow Sensor Suggested Operating Range

The following tables indicate the suggested flow range for Rain Bird Flow Sensors. Rain Bird Sensors will operate both above and below the indicated flow rates. However, good design practice dictates the use of this range for best performance. Sensors should be sized for flow rather than pipe size.

Models and Dimensions

Model	Description	Dimensions
MJ100B	1" Brass Flow Sensor for the ESP-ME3	10.75" x 4.38" x 5.13" (273mm x 111mm x 130mm)
FS100P	1" (25mm) PVC Tee Flow Sensor	3.50" x 3.94" x 1.315" (89mm x 100mm x 33mm)
FS150P	1 1/2" (40mm) PVC Tee Flow Sensor	5.0" x 5.16" x 2.38" (127mm x 131mm x 60mm)
FS200P	2" (50mm) PVC Tee Flow Sensor	5.63" x 5.64" x 2.88" (143mm x 143mm x 73mm)
FS300P	3" (75mm) PVC Tee Flow Sensor	6.50" x 6.83" x 4.23" (165mm x 173mm x 107mm)
FS400P	4" (110mm) PVC Tee Flow Sensor	7.38" x 7.83" x 5.38" (187mm x 199mm x 137mm)
FS100B	1 1/2" (40mm) Brass Tee Flow Sensor	5.45" x 4.94" x 2.21" (138mm x 126mm x 56mm)
FS150B	1" (25mm) Brass Tee Flow Sensor	6.5" x 5.19" x 2.5" (165mm x 132mm x 64mm)
FS200B	2" (50mm) Brass Tee Flow Sensor	4.25" x 8.35" x 2.94" (108mm x 212mm x 75mm)
FS350B	3" and higher, Brass Insert Flow Sensor	7.13" x 3"(diameter) (181mm x 76mm (diameter)
FSTINSERT	Replacement insert for Tee type sensors	

Model	Suggested Operating Range (Gallons / Minute)	Suggested Operating Range (Liters / Minute)	Suggested Operating Range (Cubic Meters / Hour)
FS100P	5.4 - 54	20 - 200	1.2 - 12
FS150P	5 - 100	19 - 380	1.1 - 23
FS200P	10 - 200	40 - 750	2.3 - 45
FS300P	20 - 300	75 - 1130	4.5 - 70
FS400P	40 - 500	150 - 1900	9 - 110
FS100B	2 - 40	7.6 - 150	0.5 - 9
FS150B	4 - 80	15 - 300	1 - 18
FS200B	10 - 100	38 - 380	2.3 - 23
FS350B	Depends on Pipe Type and Size - please reference Flow Sensors tech spec		



Horizontal Installation for the Series 805YD

FEBCO SERIES 805Y N.T.S
DOUBLE CHECK BACKFLOW PREVENTION DEVICE

17' - 24' Adjustable Arc Nozzles (45° to 270°)

R-VAN24 17' - 24'

Nozzle	Pressure psi	Radius ft.	Flow gpm	■ Precip In/h	▲ Precip In/h
270°	30	19	1.80	0.64	0.74
	35	20	1.95	0.63	0.72
	40	22	2.31	0.61	0.71
	45	**23**	**2.52**	**0.61**	**0.71**
	50	24	2.82	0.63	0.73
	55	24	2.88	0.64	0.74
210°	30	19	1.40	0.64	0.74
	35	20	1.52	0.63	0.72
	40	22	1.80	0.61	0.71
	45	**23**	**1.96**	**0.61**	**0.71**
	50	24	2.19	0.63	0.73
	55	24	2.24	0.64	0.74
180°	30	19	1.20	0.64	0.74
	35	20	1.30	0.63	0.72
	40	22	1.54	0.61	0.71
	45	**23**	**1.68**	**0.61**	**0.71**
	50	24	1.88	0.63	0.73
	55	24	1.92	0.64	0.74
90°	30	19	0.60	0.64	0.74
	35	20	0.65	0.63	0.72
	40	22	0.77	0.61	0.71
	45	**23**	**0.84**	**0.61**	**0.71**
	50	24	0.94	0.63	0.73
	55	24	0.96	0.64	0.74

R-VAN24 5.2 to 7.3m METRIC

Nozzle	Pressure bar	Radius m	Flow l/m	■ Precip mm/h	▲ Precip mm/h
270°	2.1	5.8	6.81	16	19
	2.4	6.1	7.38	16	18
	2.8	6.7	8.74	15	18
	3.1	**7.0**	**9.54**	**15**	**18**
	3.4	7.3	10.67	16	19
	3.8	7.3	10.90	16	19
210°	2.1	5.8	5.30	16	19
	2.4	6.1	5.75	16	18
	2.8	6.7	6.81	15	18
	3.1	**7.0**	**7.42**	**15**	**18**
	3.4	7.3	8.29	16	19
	3.8	7.3	8.48	16	19
180°	2.1	5.8	4.54	16	19
	2.4	6.1	4.92	16	18
	2.8	6.7	5.83	15	18
	3.1	**7.0**	**6.36**	**15**	**18**
	3.4	7.3	7.12	16	19
	3.8	7.3	7.27	16	19
90°	2.1	5.8	2.27	16	19
	2.4	6.1	2.46	16	18
	2.8	6.7	2.91	15	18
	3.1	**7.0**	**3.18**	**15**	**18**
	3.4	7.3	3.56	16	19
	3.8	7.3	3.63	16	19

Spray & Rotary Nozzles

17' - 24' Full Circle Nozzles (360°)

R-VAN24-360 17' - 24'

Nozzle	Pressure psi	Radius ft.	Flow gpm	■ Precip In/h	▲ Precip In/h
360°	30	19	2.35	0.63	0.72
	35	20	2.52	0.61	0.70
	40	22	3.13	0.62	0.72
	45	**23**	**3.48**	**0.63**	**0.73**
	50	24	3.61	0.60	0.70
	55	24	3.74	0.62	0.72

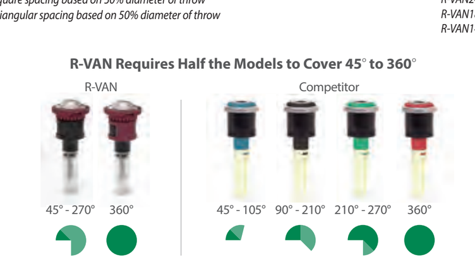
R-VAN24-360 5.2 to 7.3m METRIC

Nozzle	Pressure bar	Radius m	Flow l/m	■ Precip mm/h	▲ Precip mm/h
360°	2.1	5.8	8.90	16	18
	2.4	6.1	9.54	15	18
	2.8	6.7	11.85	16	18
	3.1	**7.0**	**13.17**	**16**	**19**
	3.4	7.3	13.67	15	18
	3.8	7.3	14.16	16	18

***Note:** All R-VAN nozzles tested on 4" (10.2 cm) pop-ups*
■ *Square spacing based on 50% diameter of throw*
▲ *Triangular spacing based on 50% diameter of throw*

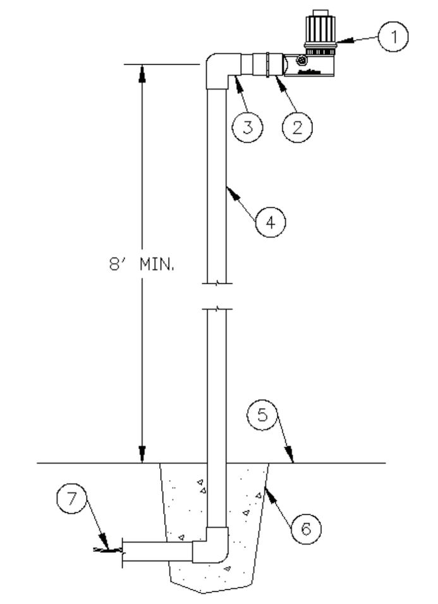
Performance data taken in zero wind conditions
R-VAN24 and R-VAN24-360: "Do not reduce the radius below 17' (5,2 m)
R-VAN18 and R-VAN18-360: "Do not reduce the radius below 13' (4,0 m)
R-VAN14 and R-VAN18-360: "Do not reduce the radius below 8' (2,4 m)

R-VAN Requires Half the Models to Cover 45° to 360°



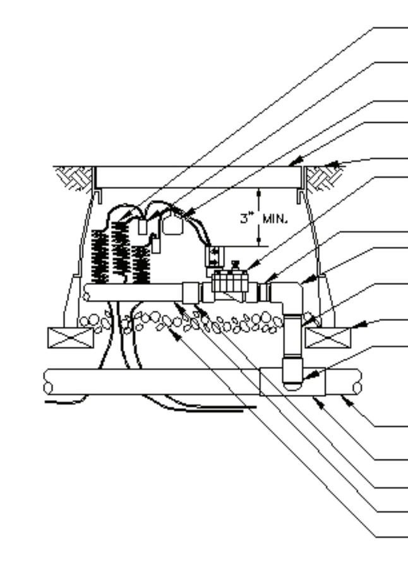
Offering Valuable Bottom-Line Savings

- Shorter zone run times save water and energy
- Lower precipitation rates reduce wasteful runoff and costly erosion
- Fewer nozzles needed to cover any area, reducing your inventory costs



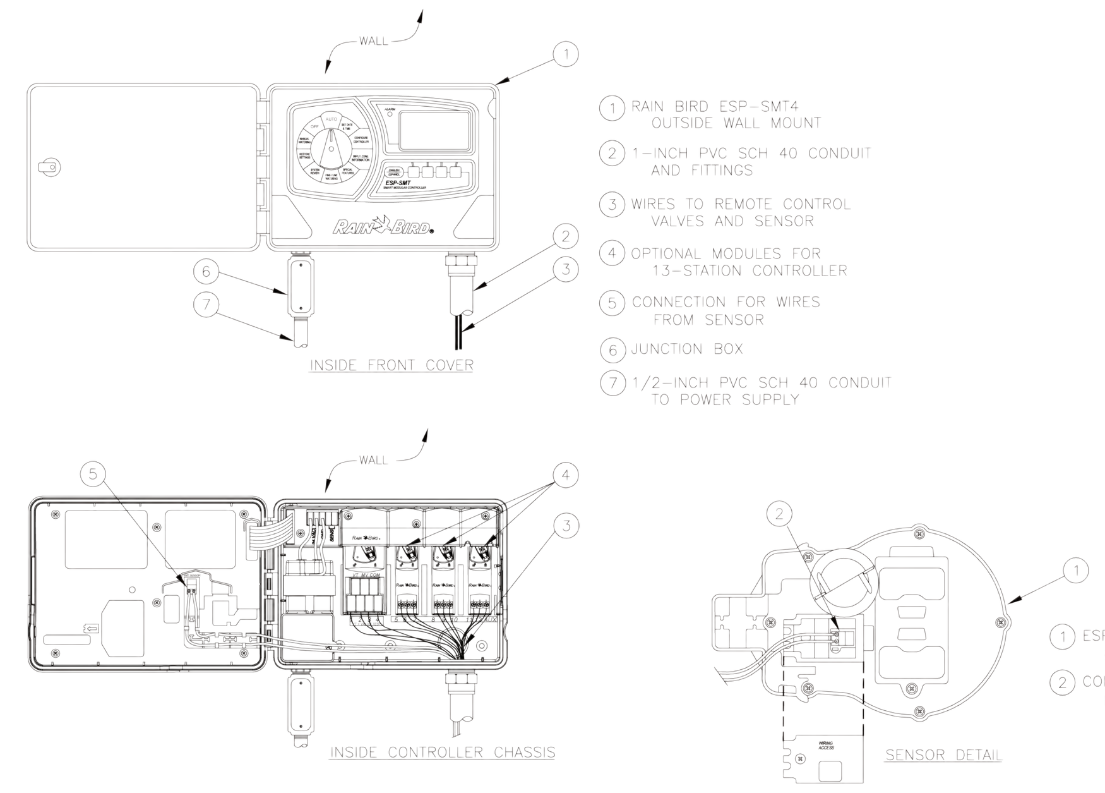
D RAIN SENSOR 1-07-04
N.T.S. RSD-CEx POLE MOUNT

C-RSD-CEx POLE MOUNT.DWG



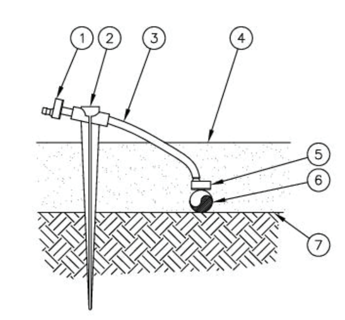
D ELECTRIC REMOTE-CONTROL VALVE 1-20-09
N.T.S. DV SERIES 075-DV OR 100-DV

V-075 OR 100-DV.DWG



D ESP-SMT SMART CONTROL SYSTEM 8-27-09
N.T.S. (OUTDOOR)

C-ESP-SMT.DWG



NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

D BARB CONNECTOR INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND XERI-BUG 1-18-10
N.T.S. OPTION 3

Xeri-bug Option 3.dwg

Water Efficient Landscape Worksheet

Instructions:

Fill in all items in this color
Answer is shown in this color

Reference Evapotranspiration (ETo)			36	CARMEL VALLEY		
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)

Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	6072	1,499.26	33,463
2) medium water use plants	0.4	Drip	0.81	0.494	12	5.93	132
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
							0
				Totals	6,084	1,505.19	33,596
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
			Estimated Total Water Use (ETWU)				33,596
			Maximum Allowed Water Allowance (MAWA)				61,108

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./ year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	1,505
Total Area	6,084
Average ETAF	**0.25**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	1,505
Total Area	6,084
Sitewide ETAF	**0.25**

IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VAVLES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

LANDSCAPING STATEMENT:

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Patrick Wilson

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL
4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.
5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BEOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"X4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

IRRIGATION SCHEDULE:

FOR ESTABLISHMENT PERIOD - ONE YEAR

1 AND 2 GALLON PLANTS	15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS	20 MINS X 2 TIMES PER WEEK
24" BOX TREES	30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS

1 AND 2 GALLON PLANTS	15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS	20 MINS X 1 TIMES PER WEEK
24" BOX TREES	30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.

NEW PLANTING AREA SQUARE FOOTAGE:

6,072 SF LOW WATER USE

12 SF MEDIUM WATER USE

0 SF HIGH WATER USE

LANDSCAPE AREA:

EACH PLANT HAS ITS OWN, APPROPRIATELY SIZED, DRIP EMITTER AND THEREFORE LANDSCAPE AREA IS CALCULATED PER PLANT.

THIS IS CALCULATED BY THE FOLLOWING GUIDELINES

4" PLANT =	4 SQUARE FOOT
1 GALLON PLANT =	6 SQUARE FEET
5 GALLON PLANT =	12 SQUARE FEET
15 GALLON PLANT=	16 SQUARE FEET
24" BOX TREE=	20 SQUARE FEET
36" BOX TREE=	32 SQUARE FEET

ESTIMATED TOTAL WATER USE (ETWU) = **33,596 GALLONS PER YEAR**
.103 ACRE FEET

MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)= **61,108 GALLONS PER YEAR**
.188 ACRE FEET

ETWU IS LESS THAN MAWA

PROJECT:
CAMPBELL HOUSE
23 WAWONA ROAD
CARMEL VALLEY, CA
93924

OWNER:
CAMPBELL FAMILY TRUST

APN:
197-101-019-000

PROJECT NO: 0091

Merritt Amanti Palminteri Architect AIA, LEED AP
e. merritt@merrittamanti.com
t. (917) 572-1246
www.merrittamanti.com

SCALE: As indicated

DRAWN BY: MH
PRINT DATE: 4.12.24
DRAWING DATE: 4.13.24
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
IRRIGATION DETAILS AND MAWA CALCULATIONS

SHEET NUMBER:
L1.3

A Proposed Site Plan
1" = 20'-0"

SHEET NOTES

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED.
ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.
GUIDLINES AS FOLLOWS:
ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL REMOVE ALL CUT MATERIAL FROM THE AREA
MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.
GUIDLINES AS FOLLOWS:
KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:
VEHICLE ACCESS FROM MARGUERITE ROAD.

LEGEND

■	PROPOSED STRUCTURES
▨	EXISTING STRUCTURES TO BE REMOVED
▭	FIBER ROLL

PROJECT:
CAMPBELL HOUSE
23 WAWONA ROAD
CARMEL VALLEY, CA
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PROJECT NO: 0091

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PRINT DATE: 4.17.24
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REVISIONS

SHEET TITLE:
FUEL MANAGEMENT PLAN

SHEET NUMBER:
L1.4

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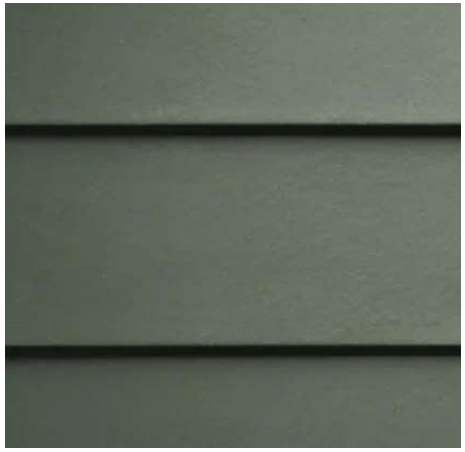
Asphalt composition shingle roofing

Carmel river stone plinth, stairs & garden walls cladding

Fire resistant cement board siding – horizontal orientation, painted



Aluminum clad wood casement windows & doors

Existing House to be Demolished

Existing Cabin to be Demolished

Existing Garage to be Demolished