

DRAFT RESOLUTION

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

In the matter of the application of:

NICO DAVID & MARLANA TRS (PLN230177)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning Administrator:

- 1) Finding the project exempt from CEQA pursuant to section 15303, new structures and that none of the exceptions to the exemptions listed in section 15300.2 can be made; and
- 2) Approving a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow construction of a 5,540 square foot, three story single family dwelling with an attached garage and associated site improvements including a driveway and retaining walls;
 - b. Coastal Development Permit to allow development on slopes in excess of 30%;
 - c. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
 - d. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas.

[PLN230177, Nico David & Marlana Trs, 100 Crest Rd, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 241-221-013-000)]

The Nico David & Marlana Trs application (PLN230177) came on for hearing before the County of Monterey Zoning Administrator on October 10, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written 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:
 - 1982 County of Monterey General Plan;
 - Carmel Area Land Use Plan (Carmel Area LUP);

- County of Monterey Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
- County of Monterey Coastal Implementation Plan, Part 4, Regulations for Development in the Carmel Area Land Use Plan Area (Carmel Area CIP).

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) Project Scope. The project consists of construction of a 5,540 square foot, three story, single family dwelling with an attached garage and associated site improvements including a driveway, development on slopes in excess of 30% and development within 750 feet of known archaeological resources.
- c) Allowed Use. The property is located at 100 Crest Rd, Carmel (APN: 241-221-013-000), in the Carmel Area Land Use Plan. The parcel has a zoning of Low Density Residential with a density of 1 unit per acre with Design Control overlay district in the Coastal Zone or “LDR/1-D(CZ)”. LDR zoning allows the first single family dwelling on a lot pursuant to a Coastal Administrative Permit and Design Approval (Title 20 sections 20.14.030 and 20.44.030). Development within 750 feet of a known archaeological resource is also allowed with first obtaining an administrative permit, pursuant to section 20.146.090 of the Carmel Area CIP. Therefore, the project is an allowed use for this site.
- d) Site Inspection. The project planner conducted a site inspection on February 8, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Lot Legality. The subject parcel’s size and configuration was amended through a lot line adjustment in 2002 (PLN020110). It is shown in its current size and configuration on the record of survey approved with the lot line adjustment. Therefore, the County recognizes the subject parcel as a legal lot of record.
- f) Design/Neighborhood and Community Character. The property is subject to the Design Control “D” overlay zoning district regulations which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. Consistent with Title 20, Chapter 20.44, a Design Approval application was submitted. The proposed colors and materials include light cream colored exterior stucco walls, cream stacked stone exterior walls, light brown for the wooden beams and trim, grey cement retaining walls and a dark grey slate roof. The colors, materials and architectural design of the proposed home will fit in with existing neighborhood character and is similar to nearby residences. Although the project was not staked and flagged, the applicant submitted a 3-D model demonstrating that the structure would not result in a visual impact. The size and massing of the proposed 5,540 square foot structure is comparable to those in the neighborhood, with the existing homes ranging from 7,200 square feet to 3,578 square feet. A standard condition of approval has been incorporated requiring that an exterior lighting plan be provided and approved before the issuance of building permits; this condition shall

ensure compliance with the Carmel Area LUP, Carmel Area CIP and Title 20.

- g) Development Standards. Development standards can be found in section 20.14.060. The proposed development conforms with all regulated site development standards. The allowed site coverage for this lot is 15% (9,833 square feet), the proposed site coverage is 3% (2,160 square feet). The first floor of the three story structure will include the attached garage, a gym, laundry room and unconditioned crawlspace. The second floor will include the kitchen, main living areas and bedrooms. The proposed height of the structure is consistent with the required 30 foot height limit of the area. The height of the structure will be approximately 30 feet from the average natural grade with a chimney that exceeds the height limit. However, this is allowed pursuant to Title 20 section 20.62.030.A, which states mechanical appurtenances such as chimneys may exceed the height limit established for the district in which the structure is located. The proposed development will be within all required setbacks. The closest corner of the structure to the edge of the property is located on the northern most side which still meets the required 20 foot side setback. The structure will be over 20 feet from the eastern side of the property, over 30 feet from the southern side, fronting Crest Road, and 20 feet from the rear of the property.
- h) Development on Slopes in Excess of 30%. As demonstrated in Finding 5 and supporting evidence, in this case, there is no feasible alternative which would allow development to occur on slopes less than 30%.
- i) Archaeological Sensitivity. As demonstrated in Finding 6 and supporting evidence, the development within 750 feet of known archaeological resources has been sited, designed and conditioned to minimize impacts to archaeological resources.
- j) Biological Resources. As demonstrated in Finding 7 and supporting evidence, the development within 100 of environmentally sensitive habitat areas has been sited, designed and conditioned to ensure compatibility with the protection and maintenance of adjacent biological resources.
- k) Forest Resources. A Combined Development Permit (PLN140843) was issued for the subject parcel in 2016 and allowed development of single family dwelling and removal of 9 Monterey Pine trees. An associated construction permit was then issued in 2018. Although the single family dwelling was never built, the 9 Monterey pines were removed. A Notice of Report condition was added to the 2014 planning permit to ensure all recommendations within multiple technical reports, including a Forest Management Plan (LIB060081) prepared by Forest City Consulting, were followed. This report included recommendations for replanting at a 1:1 ratio following tree removal. As of this date, replanting of the 9 Monterey pine trees has not occurred. Therefore, a standard condition of approval for tree replacement has been incorporated to ensure trees are planted following construction of the proposed single family dwelling.
- l) Land Use Advisory Committee. The project was brought before the Carmel Unincorporated/HIGHLANDS Land Use Advisory Committee on August 5, 2024. The committee unanimously recommended support of

the application as proposed. No comments were made by the public or the LUAC at this meeting.

m) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to County of Monterey HCD- Planning for the proposed development are found in Project File PLN230177.

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, HCD-Engineering Services, Cypress Fire Protection District (FPD), 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. Recommended conditions have been incorporated.

b) Staff identified potential impacts related to soils, archaeological resources, sensitive biological resources and protected trees. The following reports have been prepared:

- “Preliminary Archaeological Reconnaissance” (LIB060078) prepared by Mary Doane, Carmel, California, August 4, 2003.
- “Biological Resource Review” (LIB180068) prepared by Pat Ragen, Carmel, California, September 22, 2023.
- “Geotechnical Report” (LIB240171) prepared by Jeff Davis and Robert Hasseler, Watsonville, California, April 23, 2024.

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. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on February 8, 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 County of Monterey HCD- Planning for the proposed development are found in Project File PLN230177.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD-Engineering Services, Cypress FPD, HCD-Environmental Services and Environmental Health Bureau. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Potable water is available to service the residential use of the property. A Source Capacity letter, dated June 12, 2024, for Well Permit #04-

06199 was provided with the application materials and reviewed by the Environmental Health Bureau. The letter demonstrated that the well produced 5 gallons of per minute of capacity and confirmed all primary drinking water standards were met for Title 22 water quality sampled March 25, 2024. However, the well is located within fractured rock, which has the potential to decline significantly over time. Therefore, a standard condition of approval has been incorporated requiring the applicant to record a Long-term Water Supply deed restriction on the property. This deed would notify any new owners of the property that additional water sources may be required in the future.

- c) The applicant has demonstrated the ability to provide wastewater service to the development. The Environmental Health Bureau has reviewed the project and identified that onsite wastewater treatment system (OWTS) record No. ON0120268 permitted a 1,500 gallon septic system with a 50 foot long deep trench for leachfield. However, the OWTS does not meet the requirements for a new single family dwelling per Monterey County Code section 15.20.170.D. The applicants submitted a plan to update the existing system, proposing to install supplemental treatment with nitrogen reduction to discharge into the existing deep trench dispersal system. An OWTS performance evaluation dated January 11, 2024 was received and demonstrated existing dispersal system is in good working order. No additional conditions were required.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD- Planning for the proposed development are found in Project File PLN230177.

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 known violations exist on the property.

EVIDENCE: a) Staff reviewed County of Monterey 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 February 8, 2024 and researched County records to assess if any violation exists on the subject property.
c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230177.

5. FINDING: **DEVELOPMENT ON SLOPES IN EXCESS OF 30%** - There is no feasible alternative which would allow development to occur on slopes of less than 30%.

EVIDENCE: a) Pursuant to section 20.64.230 of Title 20, a Coastal Development Permit has been applied to this project to allow development on slopes in excess of 30%.
b) The property is heavily sloped with no area to locate the proposed 5,540 square foot home, driveway and site improvements without impacting slopes in excess of 30%. The applicants have sited the development so that a portion of it will utilize the flattest area of the lot. The proposed

home is sited in the same location as the dwelling that was approved in 2016 under PLN140843 (Zoning Administrator Resolution No. 16-023). Due to the existing topography, it would not be feasible to site the proposed development elsewhere on the property to completely avoid, or further minimize slopes. Therefore, the development has been sited properly pursuant to Carmel Area CIP section 20.146.030.C.a.

- c) The applicant's original proposal included 8,770 square feet of development on slopes in excess of 30%. However, subsequent to discussions with staff, the modified to the development to reduce the impacts to slopes by shifting the building 6 feet to the east and reducing the size of the front lawn. As modified, the project now includes development on slopes in excess of 30% in the amount of 7,800 square feet, a 970 square foot reduction. This number includes the driveway and fire truck turn around improvements, the single family dwelling and grading improvements.
- d) Pursuant to Carmel Area CIP section 20.146.080.B.b, a geological report was prepared for this project (LIB240171), the report stated the site is suitable for the proposed project. The recommendations within the geotechnical report will be incorporated into the construction plans.
- e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230177.

6. FINDING:

EVIDENCE:

DEVELOPMENT WITHIN 750 FEET OF KNOWN

ARCHAEOLOGICAL RESOURCES – The site has been evaluated for archaeological resources and the development has been sited, designed and conditioned to ensure consistency the policies and regulations contained in the Carmel Area LUP and CIP.

- a) Ground disturbance will occur within 750 feet of known archaeological resources and pursuant to Carmel Area CIP section 20.146.080.A.1, the project includes a Coastal Development Permit to allow such development.
- b) Due to the high archaeological sensitivity of the site and the proximity of identified resources, an archaeological survey (LIB060078, see Finding 2, Evidence "b") was prepared pursuant to Carmel Area LUP Policy 2.8.3.1 and in accordance with the survey report requirements contained in Carmel Area CIP section 20.146.090.B. The report, prepared in 2003, included background research of archaeological records and findings and conclusions of the general surface reconnaissance conducted by the archaeologist. Although there were several sites identified within a kilometer of the subject property, none were recorded within or adjacent to it. Further, the archaeologist found no evidence materials associated with prehistoric cultural resources during the survey. Therefore, the report concludes that development of the site should not be delayed for archaeological reasons nor was further investigation or mitigation necessary.
- c) The property has undergone minor ground disturbance including tree removal (approved by Zoning Administrator Resolution No. 16-023) since the 2003 report was completed. No archaeological resources or

indicators of such have been documented throughout the previous development.

- d) In order to ensure protection of unexpected archaeological resources on the site, a standard condition of approval has been incorporated requiring construction work stop if any resources are accidentally uncovered.
- e) Based on the evidence above, the project is consistent with Carmel Area LUP Key Policy 2.8.2 as the development has been sited and designed to avoid known archaeological resources and the project has been conditioned to minimize potential impacts to any unknown resources.
- f) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230177.

7. FINDING: **DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS** – The residential development adjacent to identified environmentally sensitive habitat areas (ESHA), is compatible with the protection and maintenance of the adjoining resources.

EVIDENCE:

- a) Development will occur within 100 feet of ESHA and pursuant to Title 20 section 20.14.030.E, the project includes a Coastal Development Permit to allow such development.
- b) Staff conducted a site inspection on February 8, 2024 and researched County records to assess if any violation exists on the subject property.
- c) A biological report (see Finding 2, Evidence “b”) was prepared in accordance with the survey report requirements contained in Carmel Area CIP section 20.146.040.A.1. The report included previous studies from 2003 and 2016, as well as an update in 2023. The biologist identified 2 plant species onsite that are listed on the California Native Plant Society Rare Plant Inventory list. One Monterey Ceanothus plant was located approximately 40 feet from the proposed garage and small leaved lomatium were found northwest, and outside of the development footprint. Consistent with Carmel Area LUP Policy 2.3.3.1 and 2.3.3.3, the development is sited to avoid removal of these plants. In order to ensure protection of these plants and prevent accidental disturbance during construction, the biologist recommended installation of protective fencing around the outer limits of grading areas. A Notice of Report condition of approval has been incorporated requiring all recommendations within the biological report are followed.
- d) Based on the evidence above, the project would not have a significant impact on special status plants, animals, or plant communities.
- e) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230177.

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

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Article 19 Section 15303 categorically exempts the construction of new structures including the first single family dwelling on a vacant lot.
- b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - The location of a project site is not located within an environmentally sensitive area that could result in damages to environmentally significant resources (see Findings 1, 2, 5, 6, 7 and supporting evidence);
 - Successive projects of the same type and in the same place would not contribute to a significant cumulative impact. There are no important environmental resources on site that will be impacted by the proposed development. If future development was proposed in the same spot, it would be located in a pre-disturbed area which does not contain any important environmentally resources;
 - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see preceding Findings and supporting evidence);
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
- c) Staff conducted a site inspection on February 8, 2024 to verify that the site and proposed project meet the criteria for an exemption.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230177.

9. FINDING: **APPEALABILITY** - The decision on this project may be appealed to/by the Board of Supervisors and the California Coastal Commission (CCC).

EVIDENCE:

- a) Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Zoning Administrator to the Board of Supervisors.
- b) Title 20 section 20.86.080 states an applicant or any aggrieved person who has exhausted all County appeals, or any two (2) members of the California Coastal Commission, may appeal any approved project that includes development that is permitted in the underlying zone as a conditional use.

DECISION

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

- 1) Find the project exempt from CEQA pursuant to section 15303, new structures; and
- 2) Approve a Combined Development Permit consisting of a:
 - e. Coastal Administrative Permit and Design Approval to allow construction of a 5,540 square foot, three story single family dwelling with an attached garage and associated site improvements including a driveway and retaining walls;
 - a. Coastal Development Permit to allow development on slopes in excess of 30%;

- b. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
- c. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas.

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

PASSED AND ADOPTED this 10th day of October, 2024:

Mike Novo AICP,
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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 County of Monterey 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 County of Monterey HCD- Planning and HCD- Building Services Department office in Salinas.

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN230177

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230177) allows construction of a 5,540 square foot, three story single family dwelling with an attached garage and associated site improvements including a driveway, development on slopes in excess of 30% and development within 750 feet of known archaeological resources. The property is located at 100 Crest Rd, Carmel (Assessor's Parcel Number 241-221-013-000), Carmel Area Land Use 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: the Zoning Administrator for Assessor's Parcel Number 241-221-013-000 on October 10th, 2024. The permit was granted subject to 12 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. 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.

5. 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.

6. 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.

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

- Replacement ratio:
- Replacement ratio recommended by arborist:
- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

8. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A Biological Report (Library No. LIBLIB230328), was prepared by Pat Regan on September 22, 2023 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

9. EHSP01 – LONG-TERM WATER SUPPLY DEED RESTRICTION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction which includes the statement: Well yields in fractured rock or non-alluvial aquifer systems have been shown to decline significantly over time due to their meager ability to store and transmit water. Therefore, with the intrinsic uncertainties regarding the long-term sustainability of an on-site well proposed to provide a source of domestic potable water on this parcel, the present and any future owners of this property are hereby given notice that additional water sources may be required in the future. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, 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 permits, the property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

10. GEOLOGIC REPORT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to issuance of the permit, the applicant shall provide a project-specific geologic report that includes a fault investigation study, prepared by a licensed professional geologist registered in the State of California, in accordance with California Geological Survey's Special Publication 42. The report shall address the potential for surface fault rupture and secondary fracturing adjacent to the fault zone, and include data identifying the location, recency, and nature of faulting with potential to affect the site. The report shall also include recommendations and conclusions, including setback distances of proposed structures and additional construction measures, as applicable.

Compliance or Monitoring Action to be Performed: Prior to issuance of a permit, the applicant shall submit a project-specific geologic report to HCD-Environmental Services for review and approval.

11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

12. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

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NICO RESIDENCE

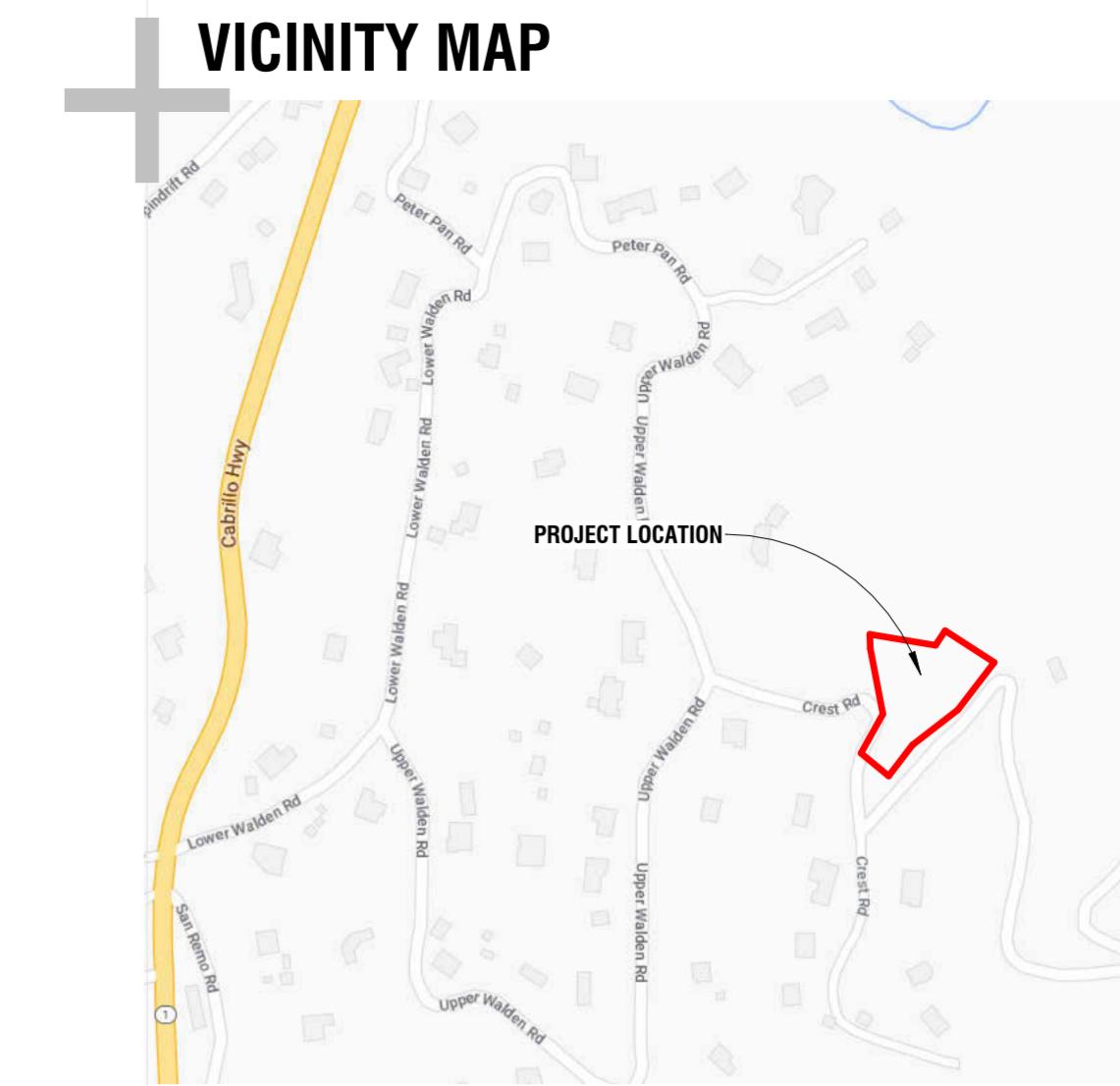
100 CREST ROAD,
CARMEL HIGHLANDS, CALIFORNIA 93923

APN 241221013000



PROJECT INFORMATION

<u>PROPERTY ADDRESS</u>	100 CREST ROAD, CARMEL HIGHLANDS, CALIFORNIA 93923
<u>APN</u>	241221013000
<u>ZONING</u>	LDR/1-D(CZ); WSC/199.47-D(CZ)
<u>OCCUPANCY</u>	R3 & U (FOR GARAGE)
<u>CONSTRUCTION TYPE</u>	VB
<u>LOT SIZE</u>	65,555 S.F. (1.50 ACRES)
<u>MAXIMUM BUILDING HEIGHT</u>	30'-0" (BASED ON AVERAGE NATURAL GRADE OF 466.5')
<u>AUTOMATIC FIRE SPRINKLERS</u>	REQUIRED
<u>PROPOSED TREE REMOVAL</u>	NONE
<u>PROPOSED TREE PLANTING</u>	---
<u>SETBACKS</u>	FRONT = 30' SIDE = 20' SIDE = 20' REAR = 20'



FLOOR AREA

<u>PROPOSED FLOOR AREA</u>	RESIDENCE - MAIN LEVEL	2,640	S.F.
	RESIDENCE - UPPER LEVEL	1,300	S.F.
	RESIDENCE - LOWER LEVEL	680	S.F.
	RESIDENCE - GARAGE	920	S.F.
	TOTAL	5,540	S.F.

BUILDING COVERAGE

<u>ALLOWED BUILDING SITE COVERAGE</u>	15%
<u>PROPOSED BUILDING COVERAGE</u>	
BUILDING FOOTPRINT	1,678 S.F.
DECKS	482 S.F.
TOTAL	2,160 S.F.
<u>PROPOSED Hardscape Coverage</u>	
DRIVEWAY	5,086 S.F.
STEPS & RAMPS	746 S.F.
TOTAL	5,832 S.F.

PROJECT TEAM

<u>CLIENT / OWNER</u>	MR. DAVID NICO 100 CREST ROAD, CARMEL HIGHLANDS, CALIFORNIA 93923
<u>LEAD DESIGNER</u>	JOHN MANDURRAGO DESIGN STUDIOS P.O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 (831) 625 1553
<u>ARCHITECT</u>	THOMAS RETTENWENDER ECOLOGIC ARCHITECTS P.O. BOX 6451, CARMEL BY-THE-SEA, CA. 93921 (831) 920 8333 THOMAS@ECOLOGICDESIGNLAB.COM
<u>STRUCTURAL ENGINEER</u>	MICHAEL JAMES MARTIN MJM 400 FOAM STREET, SUITE 200B MONTEREY, CA. 93940 (831) 601 9818
<u>CIVIL ENGINEER</u>	RICHARD P. WEBER WHITSON ENGINEERS 6 HARRIS COURT MONTEREY, CA. 93940 (831) 649 5225
<u>MECHANICAL ENGINEER</u>	MONTEREY ENERGY GROUP 26465 CARLMEL RANCHO BLVD. SUITE 8, CARMEL, CA 93923 (831) 372 8328 CARMEG.COM

SCOPE OF WORK

1. NEW RESIDENCE
2. NEW DRIVEWAY AND PARKING AREA
3. NEW DECKS
4. NEW PLANTERS AND LANDSCAPING
5. NEW RETAINING WALLS

VICINITY MAP

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA ENERGY CODE

NOTES

1. WATER SUPPLY IS ON EXISTING CAL AM SYSTEM
2. EXISTING SEWER SERVICE PROVIDER IS CARMEL WASTE MANAGEMENT

DRAWING LIST

ARCHITECTURAL	
A0.0	COVER SHEET
A1.1	SITE PLAN
A1.2	SITE SECTIONS
A1.3	SITE SECTIONS
A2.0	FLOOR PLAN - AREA ANALYSIS
A2.1	MAIN LEVEL - FLOOR PLAN
A2.1D	MAIN LEVEL - DIMENSIONED FLOOR PLAN
A2.2	UPPER LEVEL - FLOOR PLAN
A2.2D	UPPER LEVEL - DIMENSIONED FLOOR PLAN
A2.3	LOWER LEVEL - FLOOR PLAN
A2.3D	LOWER LEVEL - DIMENSIONED FLOOR PLAN
A2.4	WINDOW & DOOR SCHEDULE
A3.1	ROOF PLAN
A4.1	FRONT & REAR ELEVATIONS
A4.2	LEFT & RIGHT ELEVATIONS
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS
A5.3	BUILDING SECTIONS
A5.4	BUILDING SECTIONS
A5.5	BUILDING SECTIONS
A5.6	BUILDING SECTIONS
A5.7	BUILDING SECTIONS
A5.8	BUILDING SECTION
A5.9A	BUILDING SECTION
A5.9B	BUILDING SECTION
A6.1	MAIN LEVEL - REFLECTED CEILING PLAN
A6.2	UPPER LEVEL - REFLECTED CEILING PLAN
A6.3	LOWER LEVEL - REFLECTED CEILING PLAN
A7.1	GENERAL NOTES
A7.2	GENERAL NOTES
A8.1	STAIRS PLAN, SECTION & DETAILS
A8.2	STAIRS PLAN, SECTION & DETAILS
A9.1	ARCHITECTURAL DETAILS
E1.0	MAIN LEVEL - ELECTRICAL PLAN
E2.0	UPPER LEVEL - ELECTRICAL PLAN
E3.0	LOWER LEVEL - ELECTRICAL PLAN
E4.0	ELECTRICAL NOTES
BMP	CONSTRUCTION BEST MANAGEMENTS PRACTICES
G1	GREEN BUILDING STANDARDS CODE
G2	GREEN BUILDING STANDARDS CODE
CIVIL	
C0.1	CIVIL COVER SHEET
C0.2	DETAILS AND SPECIFICATIONS
C1.0	OVERALL SITE PLAN
C1.1	GRADING, DRAINAGE, AND UTILITY PLAN
C1.2	DRIVEWAY PLAN AND PROFILE
C1.3	DRIVEWAY PLAN AND PROFILE
C1.4	GRADING SECTIONS
C2.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C2.2	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN DETAILS
SW.1	SEPTIC PLAN
SW.2	SEPTIC DETAILS
COVER SHEET	
CLIENT	MR. DAVID NICO
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	ECOLOGIC ARCHITECTS P.O. BOX 6451, CARMEL BY-THE-SEA, CA. 93921 (831) 920 8333 THOMAS@ECOLOGICDESIGNLAB.COM

NICO RESIDENCE

THE INDOOR
100 CREST ROAD,
CARMEL HIGHLANDS, CALIFORNIA 93923

COVER SHEET

CVR

N|CO RES|DENCE

 100 CREST ROAD,
CARMEL HIGHLANDS, CALIFORNIA 93923

PROJECT NO. 2202

 07.12.2024
PLANNING PERMIT SET

REVISIONS	NO.	DESCRIPTION	DATE

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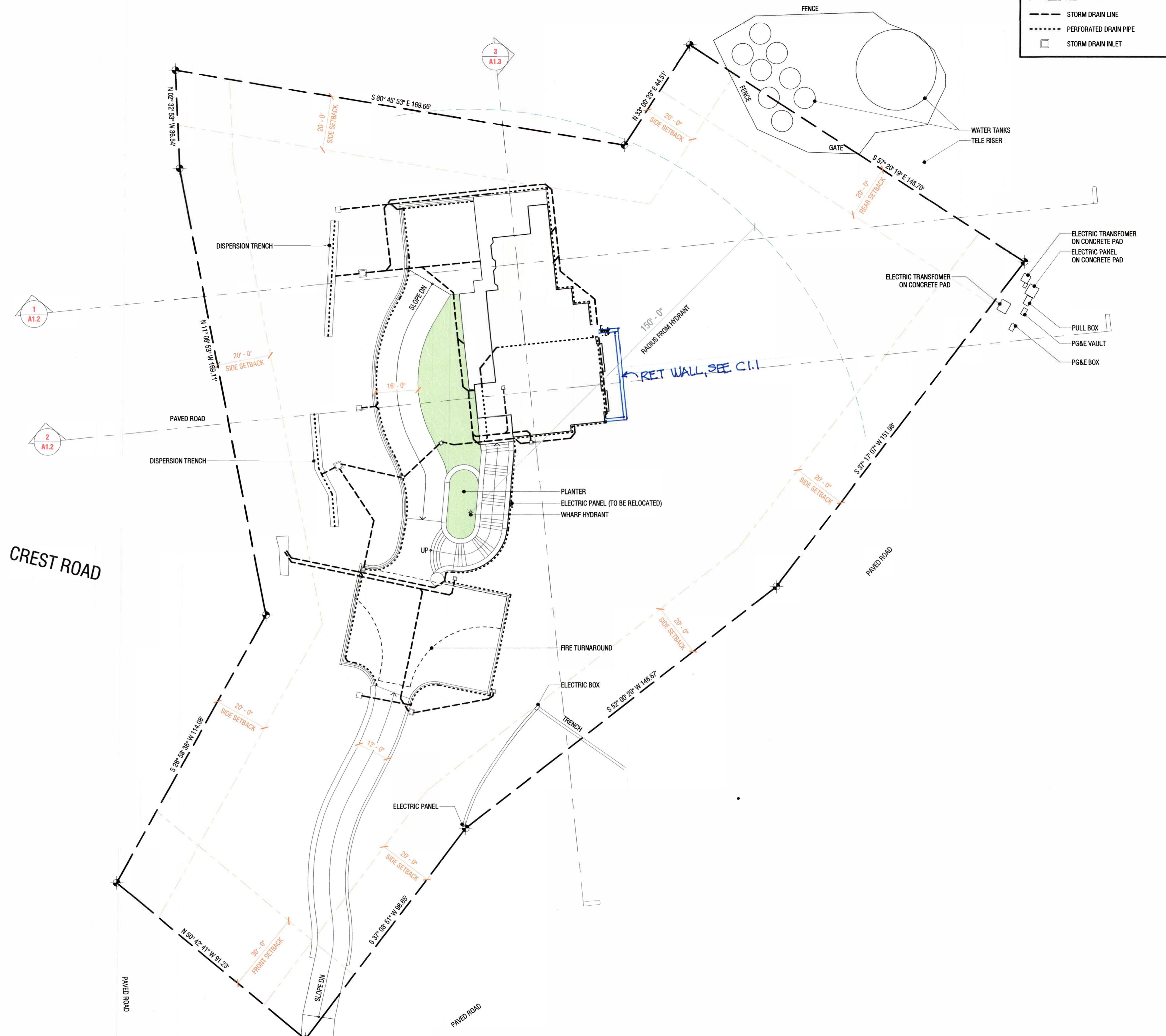
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SITE PLAN


A1.1

SHEET NO. 2202

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THE NICO R

100 CREST ROAD,
CARMEL HIGHLANDS, CALIFORNIA 93923

2

DESCRIPTION DATA

NICO
AD,
LANDS, CALIFORNIA 93923

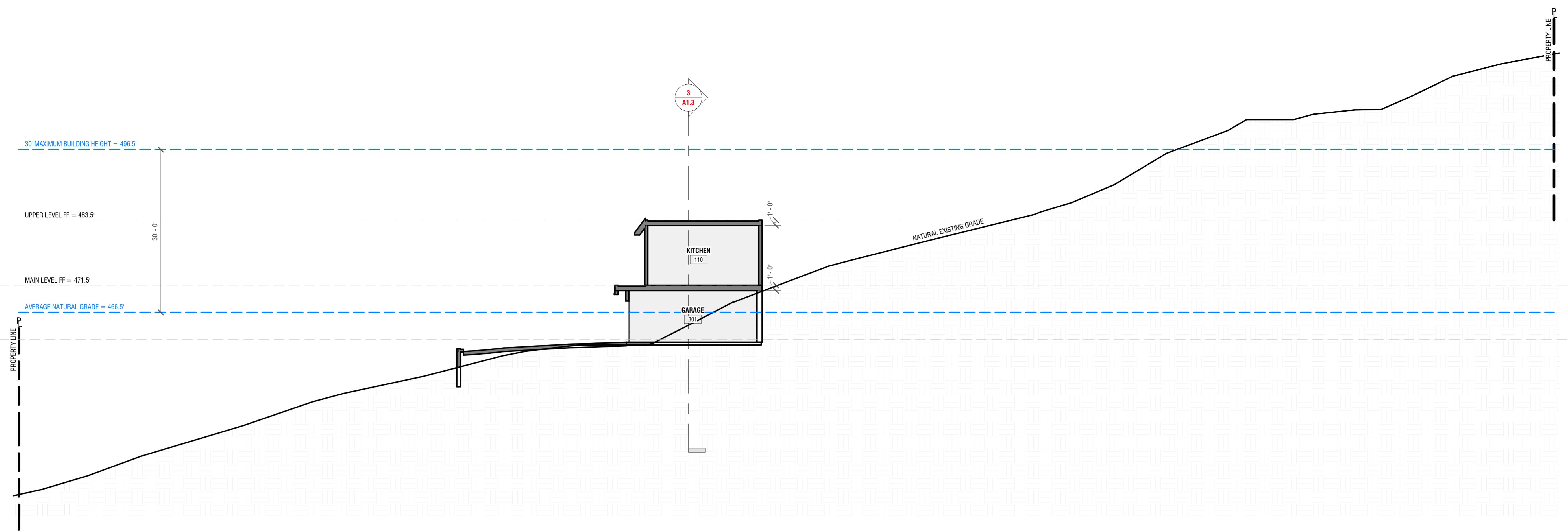
R
DURRAGO
OS
HE-SEA, CA. 93921
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ETTENWENDER
HITECTS
E-SEA, CA. 93921
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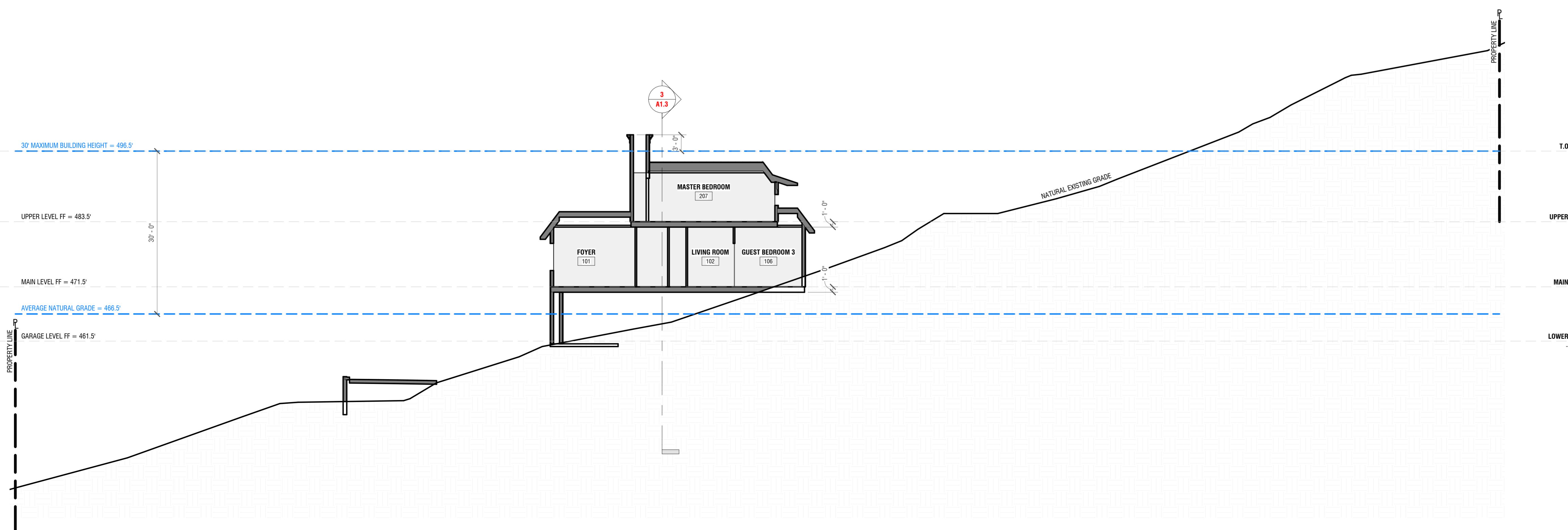
EDUCATIONAL INSTITUTIONS

A1.2

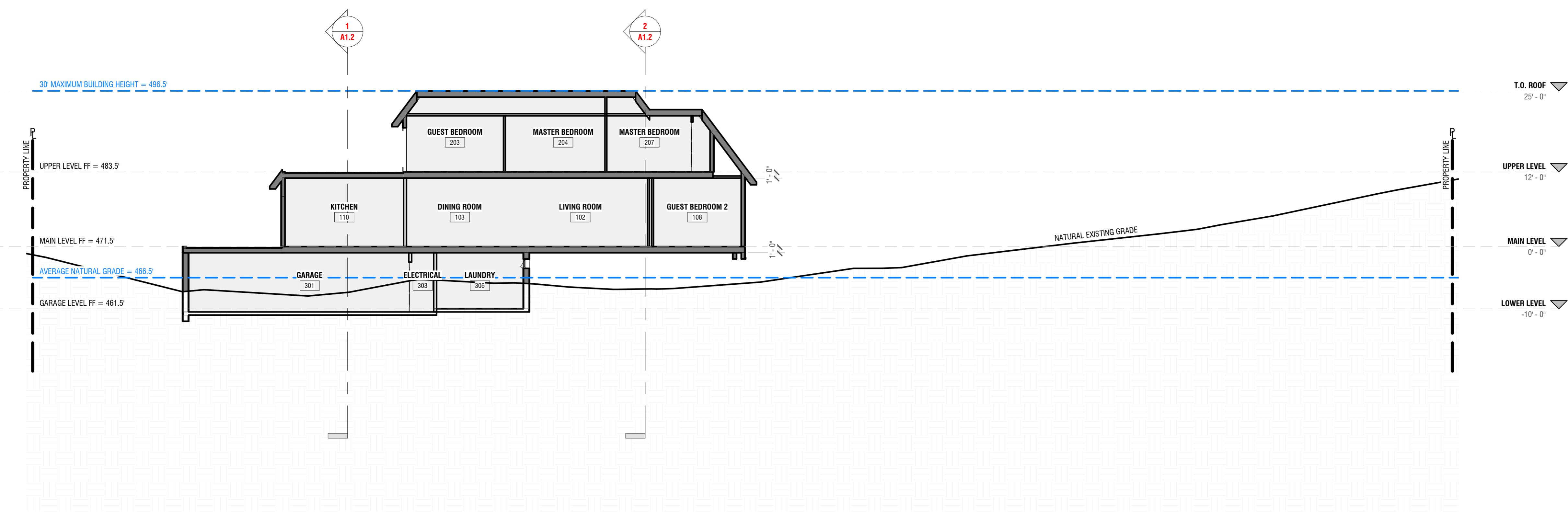
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SITE SECTION 1



SITE SECTION 2



SITE SECTION 3

3 1" = 10'-0"

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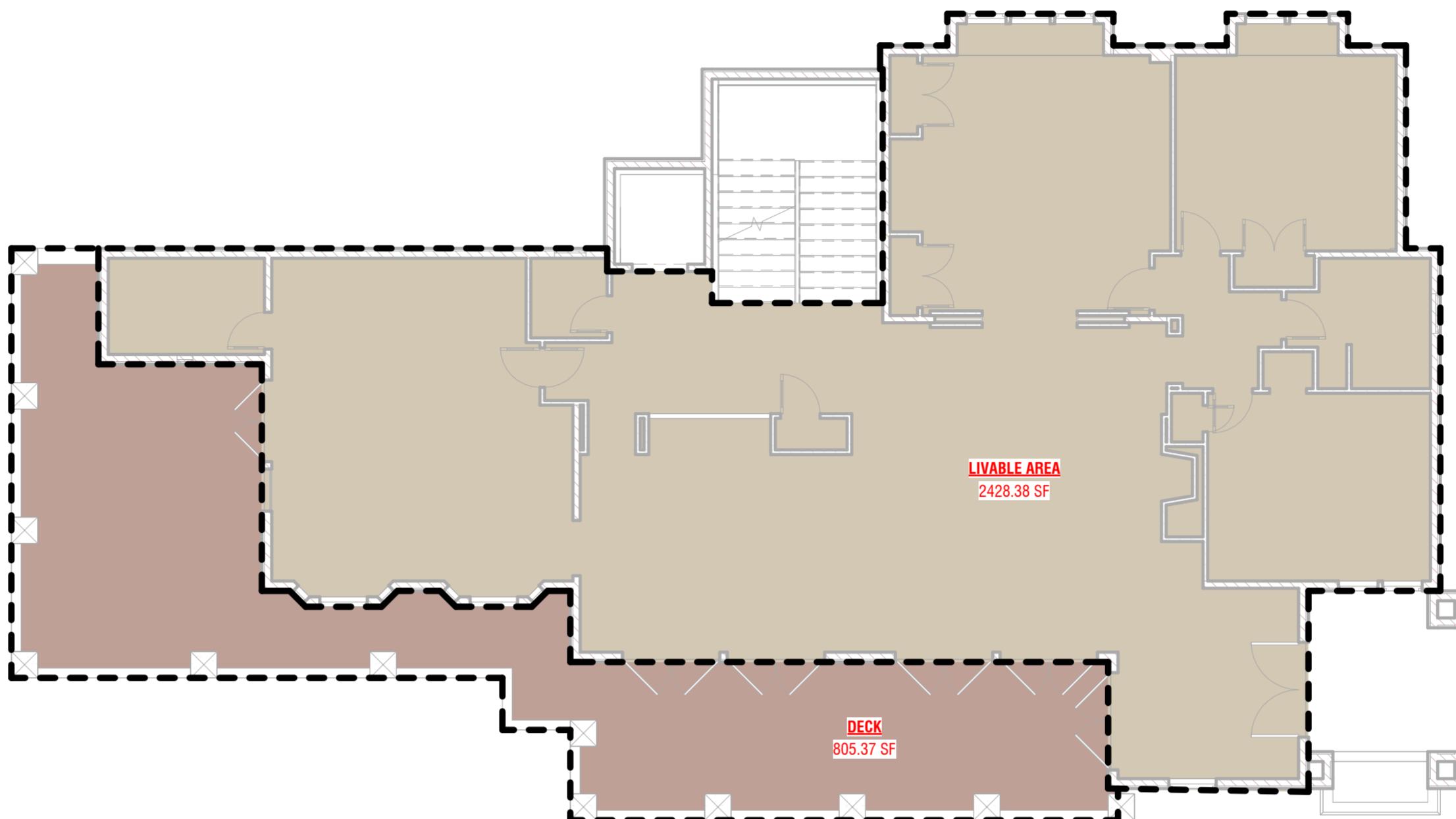
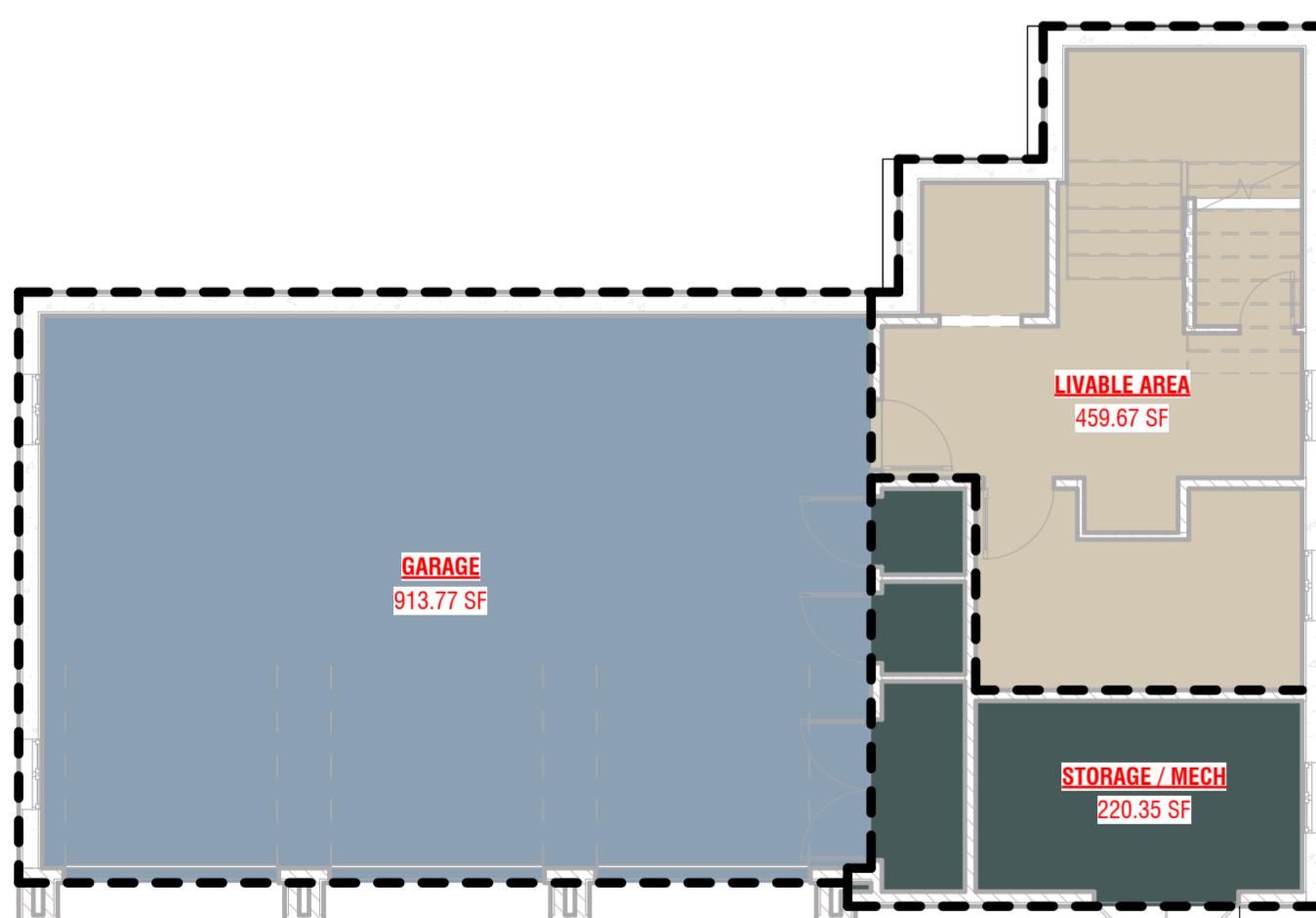
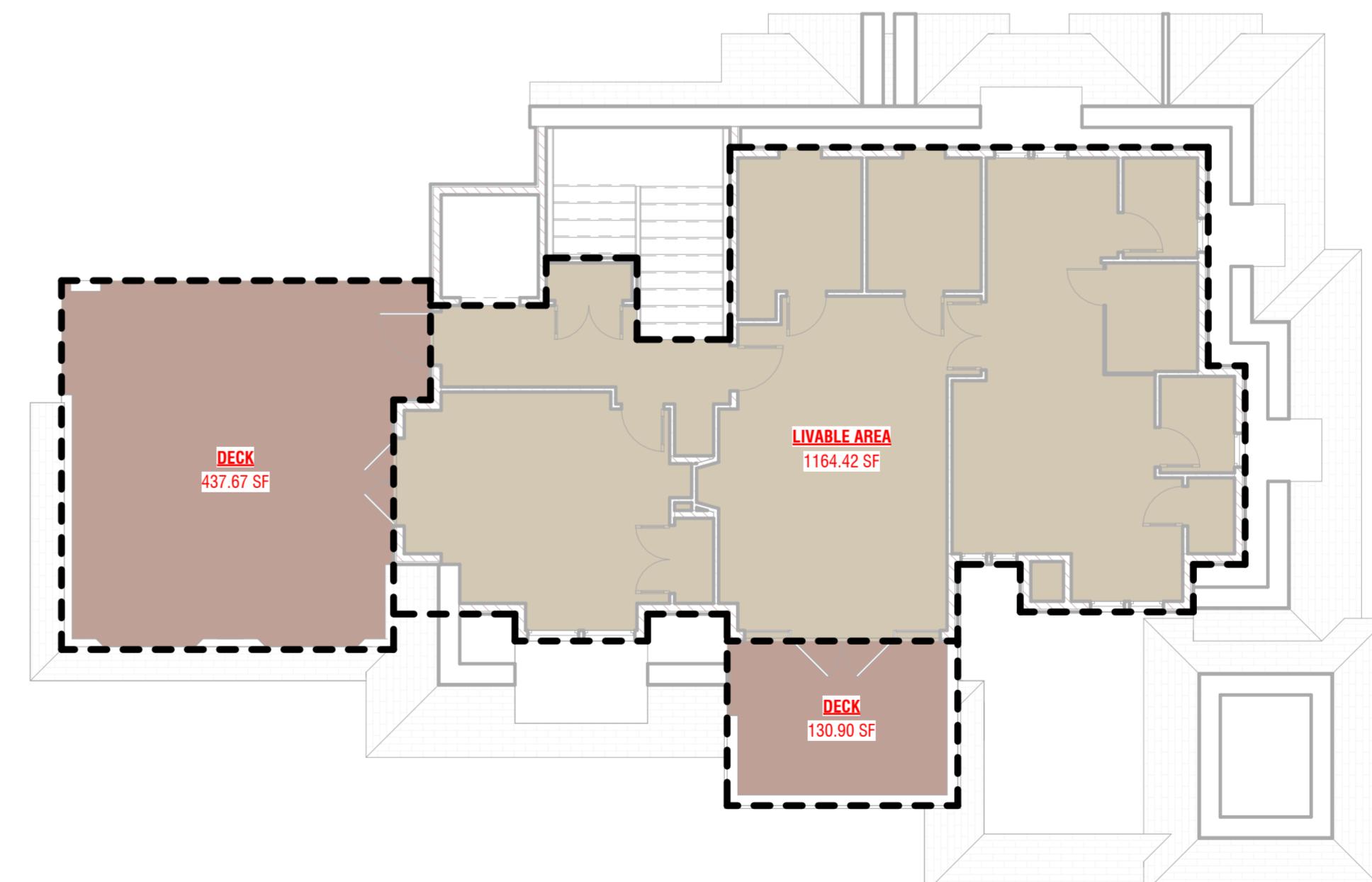
SITE SECTIONS

A1.3

MAIN LEVEL - AREAS	
SPACE	AREA
DECK	805.37 SF
LIVABLE AREA	2428.38 SF
	3233.75 SF

LOWER LEVEL - AREAS	
SPACE	AREA
GARAGE	913.77 SF
LIVABLE AREA	459.67 SF
STORAGE / MECH	220.35 SF
	1593.79 SF

UPPER LEVEL - AREAS	
SPACE	AREA
DECK	568.57 SF
LIVABLE AREA	1164.42 SF
	1733.00 SF


 1 MAIN LEVEL - AREA PLAN
1/8" = 1'-0"

 3 LOWER LEVEL - AREA PLAN
1/8" = 1'-0"

 2 UPPER LEVEL - AREA PLAN
1/8" = 1'-0"

 REVISIONS
NO. DESCRIPTION DATE

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 FLOOR PLAN - AREA
ANALYSIS

01.28.2024
ISSUED FOR REVIEW

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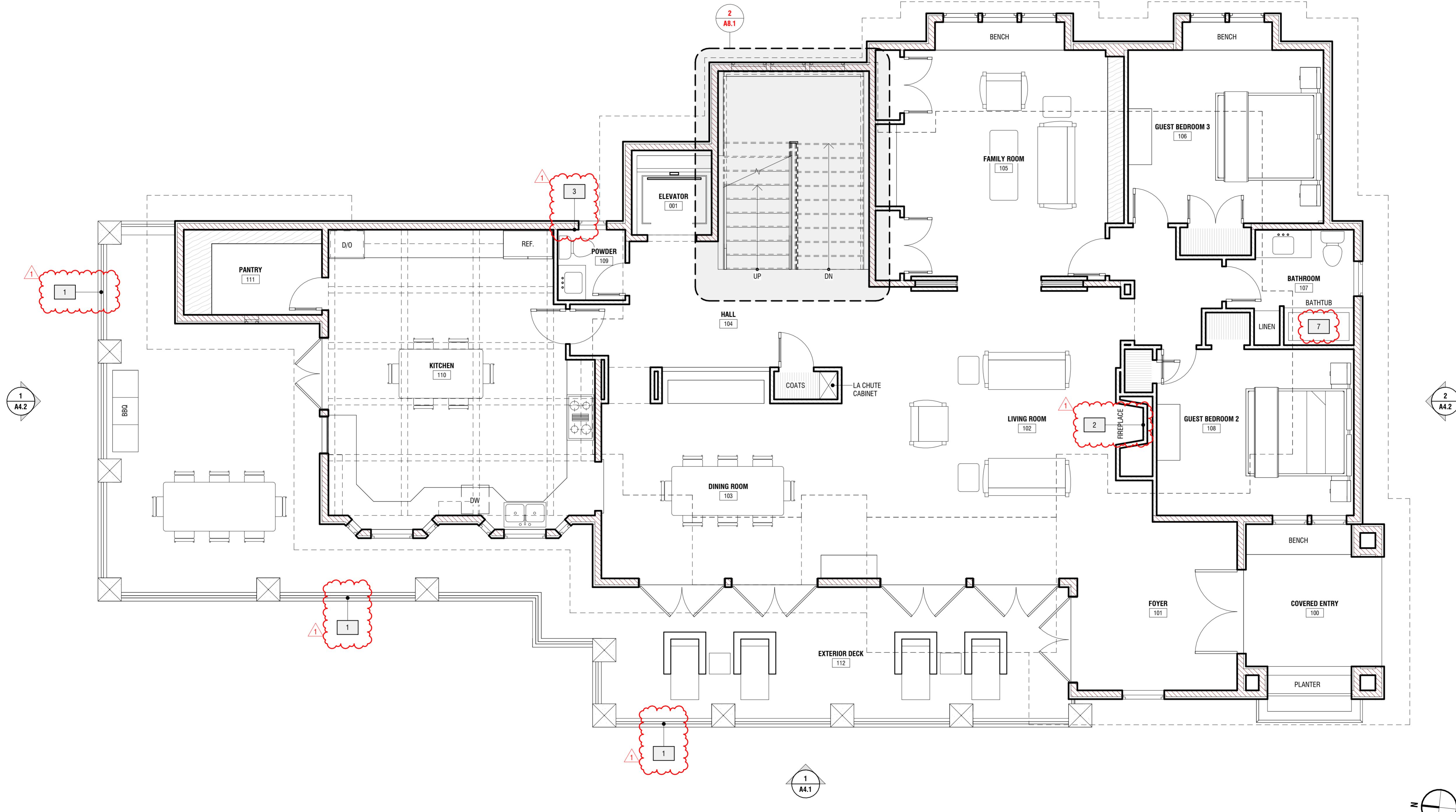
MAIN LEVEL - FLOOR PLAN

MAIN LEVEL - FLOOR PLAN

KEYNOTES

- 1 GUARDRAILS REQUIREMENTS:
 - MINIMUM 42" HIGH GUARDRAIL AT OPEN-SIDED WALKING SURFACES GREATER THAN 30" ABOVE THE FLOOR OR GRADE BELOW TO ANY POINT WITHIN 36" HORIZONTALLY.
 - GUARDRAILS SHALL NOT HAVE OPENING FROM THE WALKING SURFACE TO THE REQUIRED GUARDRAIL HEIGHT WHICH ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER.
 - GUARDRAILS SHALL BE DESIGNED TO RESIST A 200-POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
- 2 FIREPLACE, DECORATIVE GAS APPLIANCES AND GAS LOG REQUIREMENTS:
 - PRE-MANUFACTURED FIREPLACES AND /OR WOOD STOVES SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND CLEARANCES. PROVIDE APPROVED SPARK ARRESTOR, FLUE, AIR INTAKE DUCT, HEARTH AND SURROUNDS AS REQUIRED BY MANUFACTURER.
 - GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. (GBSC 4.503.1)
- 3 PROVIDE REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL. (R327.1.1) REFER TO A9.1/1 & A9.1/2 FOR DETAILS & LOCATION.

- 4 ATTIC ACCESS PANEL (22"x30") PER I.R.C. SECTION R807.1.
- 5 PROVIDE "TEMPERED" GLASS SHOWER ENCLOSURE PER I.R.C. SECTION R308.4.5 (TO BE SELECTED BY OWNER). PROVIDE 24" CLEARENCE IN FRONT OF SHOWER PER I.R.C. FIGURE 307.1.
- 6 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE PER I.R.C. SECTION R302.5.1.
- 7 SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER I.R.C. SECTION R307.2. MATERIALS USED AS BACKERS FOR WALL TILE IN SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE GLASS MAT GYPSUM PANEL, FIBER-REINFORCED GYPSUM PANELS, NONASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS PER I.R.C. SECTION R702.4.2.



A2.1

NICO RESIDENCE

THE
100 CREST ROAD,
CARMEL HIGHLANDS, CALIFORNIA 93923

PROJECT NO. 2202

01.28.2024
ISSUED FOR REVIEW

REVISIONS	NO.	DESCRIPTION	DATE

CLIENT
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100 CREST ROAD,
CARMEL HIGHLANDS, CALIFORNIA 93923

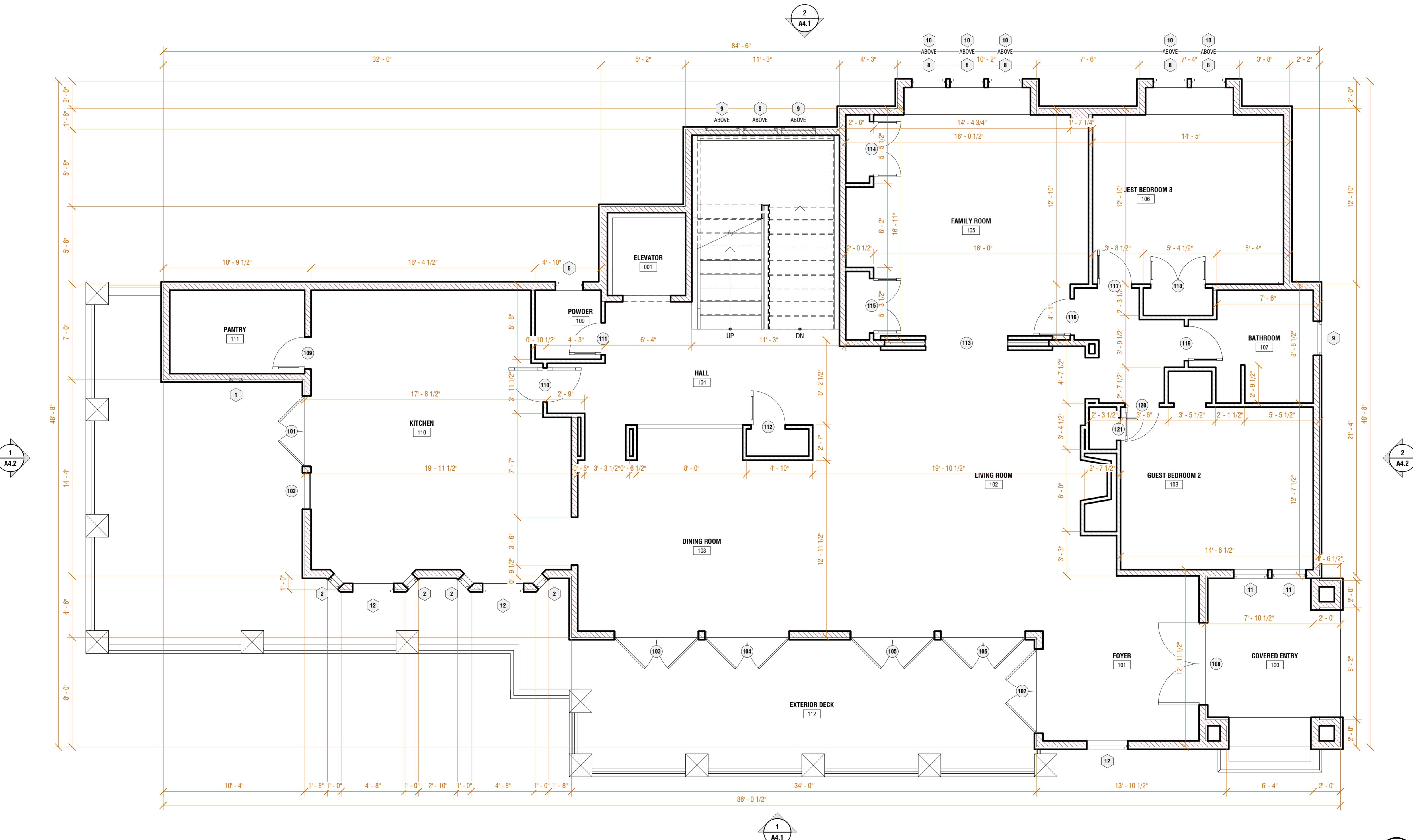
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MAIN LEVEL -
DIMENSIONED FLOOR
PLAN

A2.1D

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1 MAIN LEVEL - DIMENSIONED FLOOR PLAN
1/4" = 1'-0"

MAIN LEVEL -
DIMENSIONED FLOOR
PLAN

A2.1D

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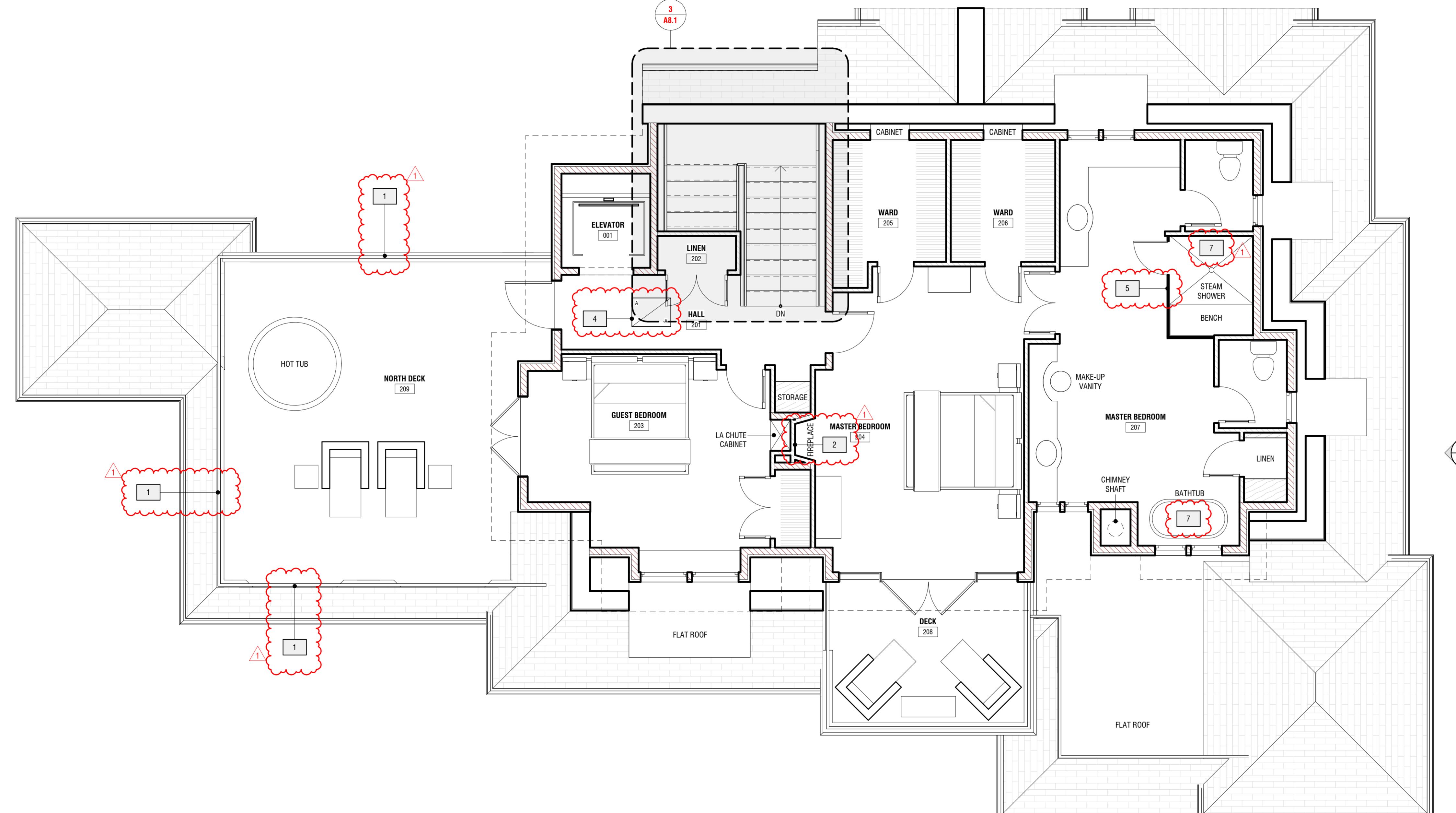
01.28.2024
ISSUED FOR REVIEW

REVISIONS		
NO.	DESCRIPTION	DATE
1	1ST PLAN REVIEW	01.21.24

CLIENT
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1 UPPER LEVEL - FLOOR PLAN
1/4" = 1'-0"

UPPER LEVEL - FLOOR
PLAN

A2.2

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THE
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PROJECT NO. 2202

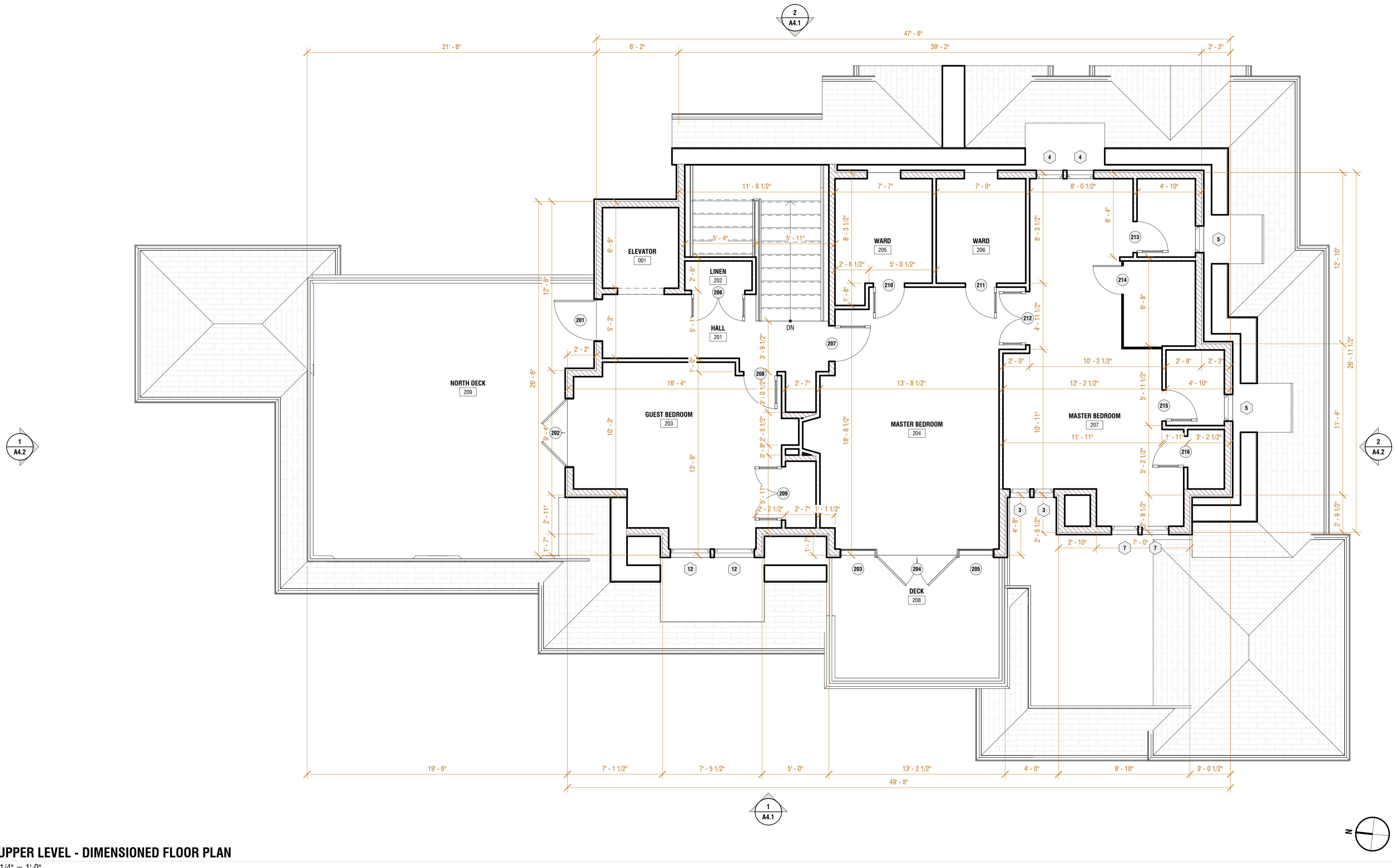
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REVISIONS	NO.	DESCRIPTION	DATE

CLIENT
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UPPER LEVEL -
DIMENSIONED FLOOR
PLAN

A2.2D

SHEET NO. © 2024

THE NICO R

01.28.2024
PENDING FOR REVIEW

DESCRIPTION

NICO
AD,
LANDS, CALIFORNIA 93923

R
DURRAGO
OS
IE-SEA, CA. 93921
3

ETTENWENDER
HITECTS
E-SEA, CA. 93921
3
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LEVEL - FLOOR

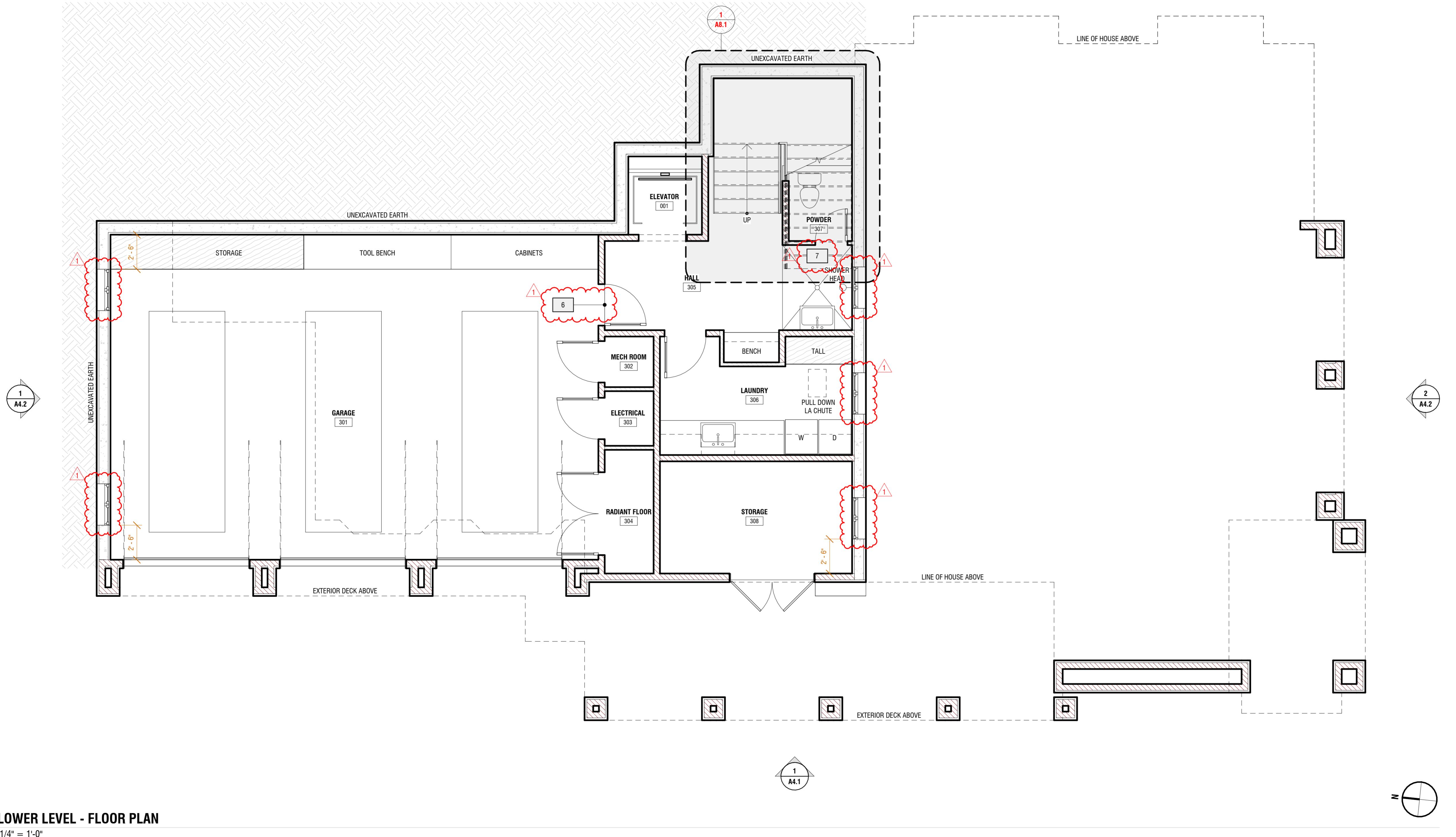
A2.3

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2024

KEYNOTES

- 1 GUARDRAILS REQUIREMENTS:
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1 LOWER LEVEL - FLOOR PLAN

LOWER LEVEL - FLOOR PLAN

NICO RESIDENCE

THE
100 CREST ROAD,
CARMEL HIGHLANDS, CALIFORNIA 93923

PROJECT NO. 2202

01.28.2024
ISSUED FOR REVIEW

REVISIONS		
NO.	DESCRIPTION	DATE

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MR. DAVID NICO
100 CREST ROAD,
CARMEL HIGHLANDS, CALIFORNIA 93923

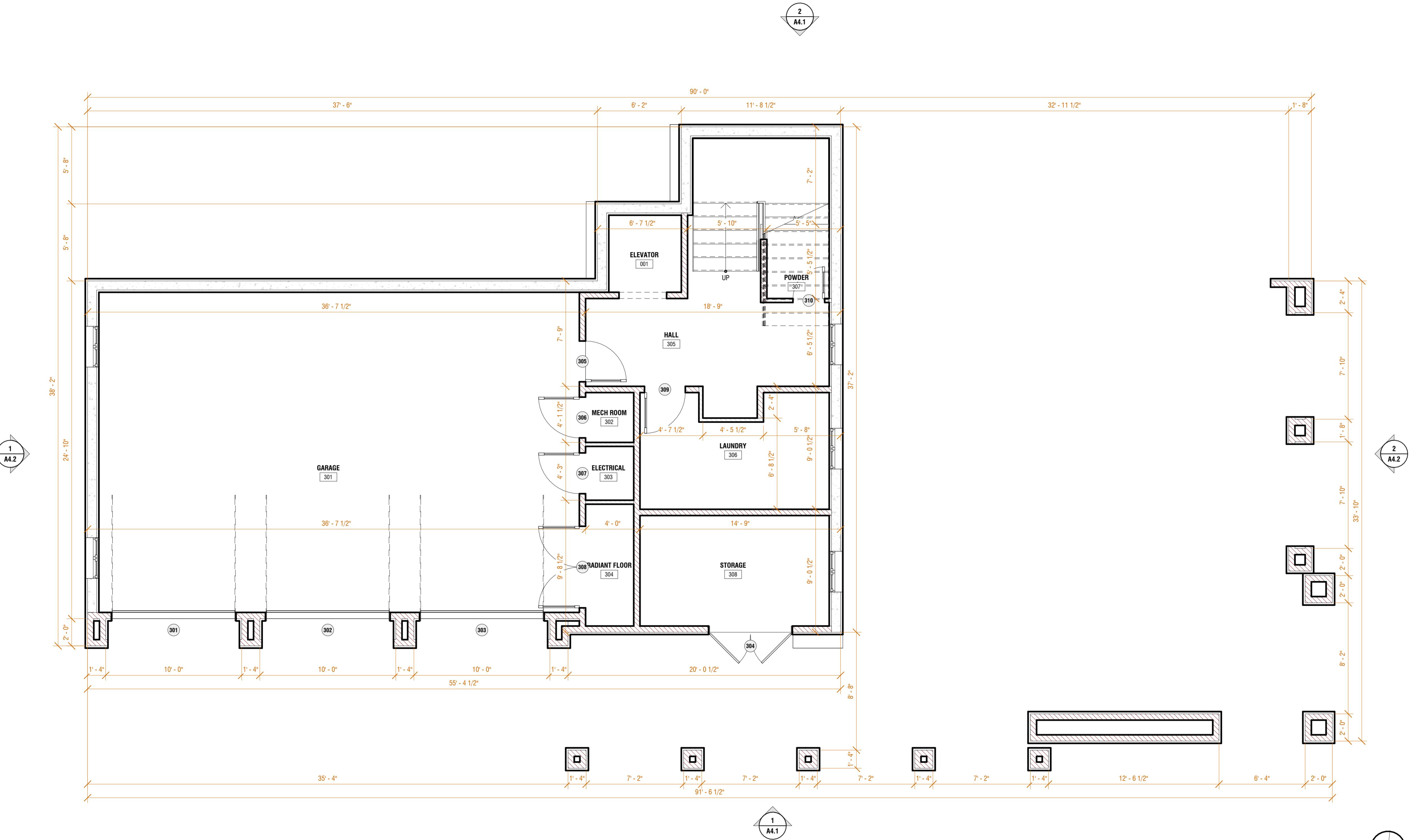
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LOWER LEVEL -
DIMENSIONED FLOOR PLAN

A2.3D

SHEET NO. © 2024



LOWER LEVEL -
DIMENSIONED FLOOR
PLAN

A2.3D

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NICO RESIDENCE

 THE
100 CREST ROAD,
CARMEL HIGHLANDS, CALIFORNIA 93923

PROJECT NO. 2202

 01.28.2024
ISSUED FOR REVIEW

 REVISIONS
NO. DESCRIPTION DATE
1 1ST PLAN REVIEW 01.21.24

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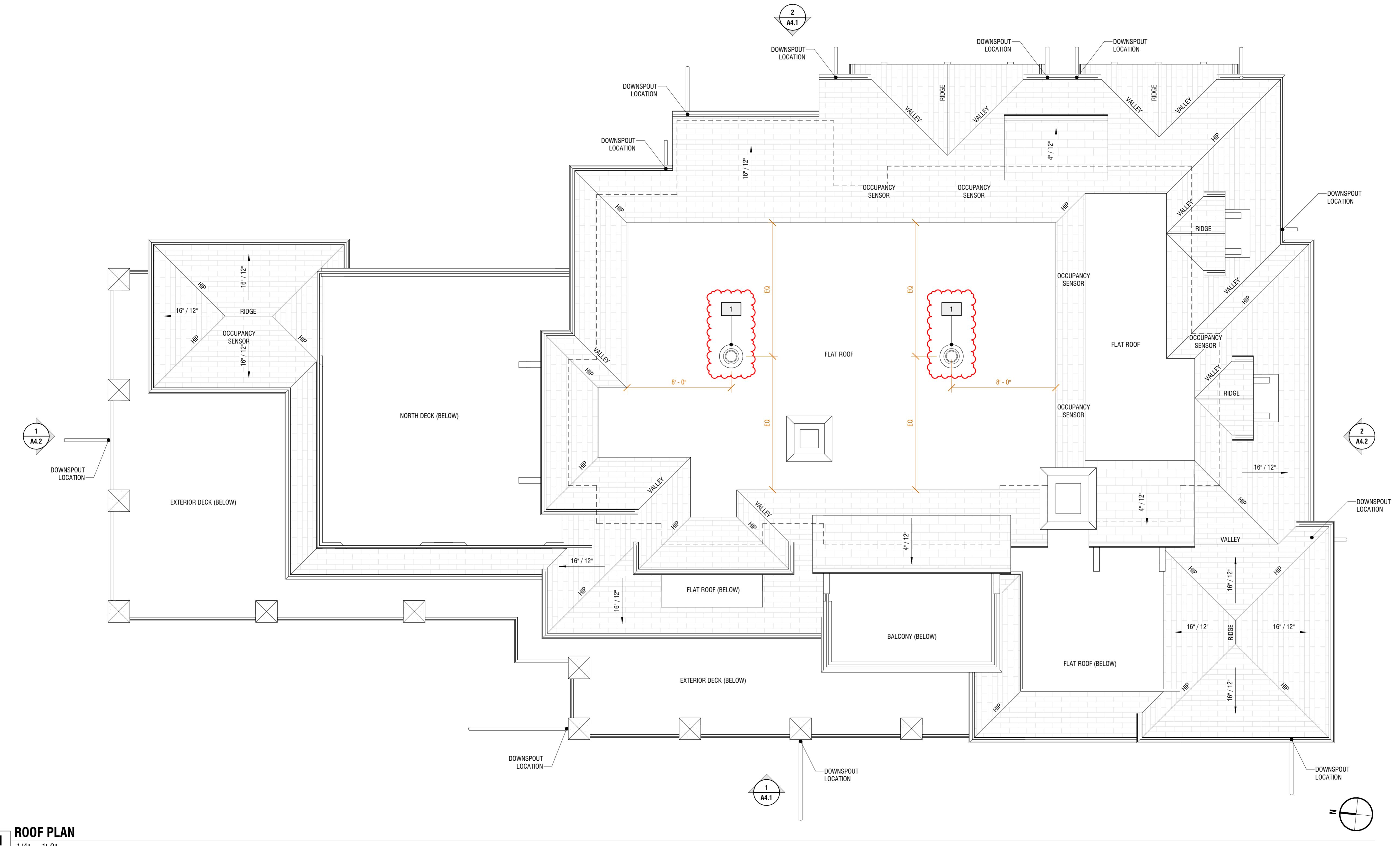
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ROOF PLAN

A3.1

SHEET NO.

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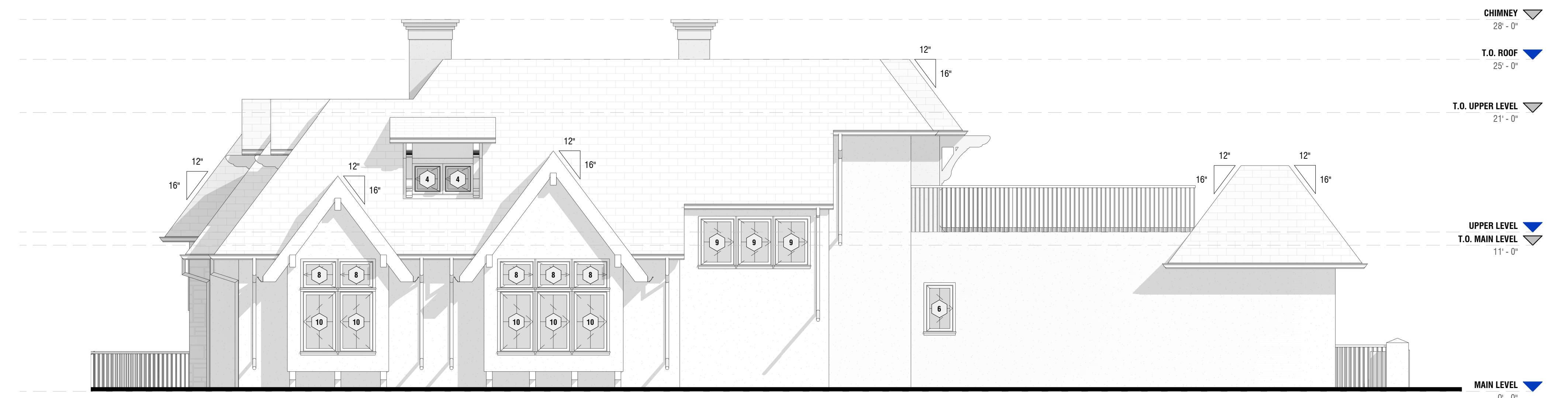
KEYNOTES

1 PROVIDE ATTIC VENTILATION. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRY OF RAIN OR SNOW. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. [R806.1 & 2]

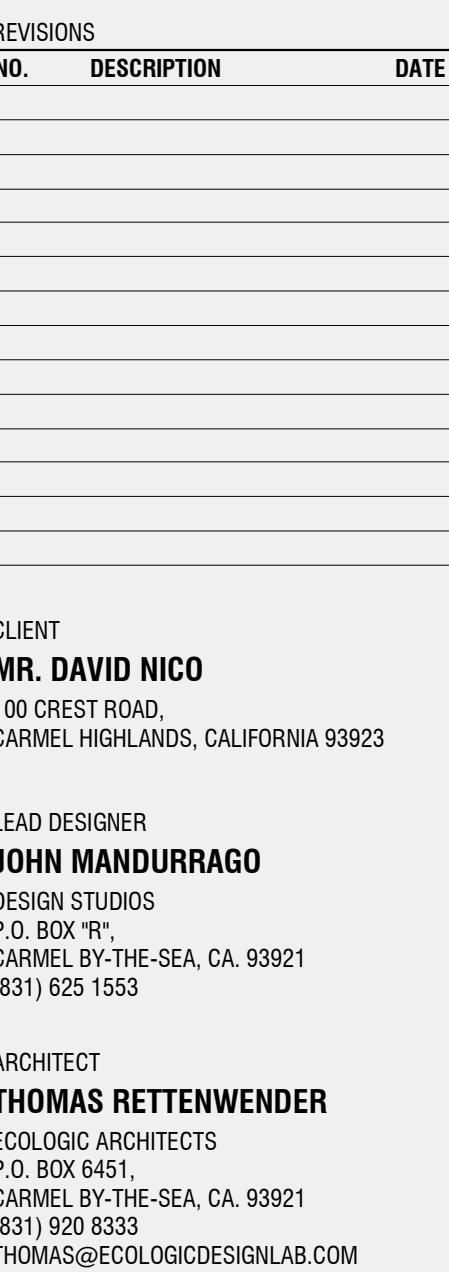


**10.11.2023
SUED FOR REVIEW**

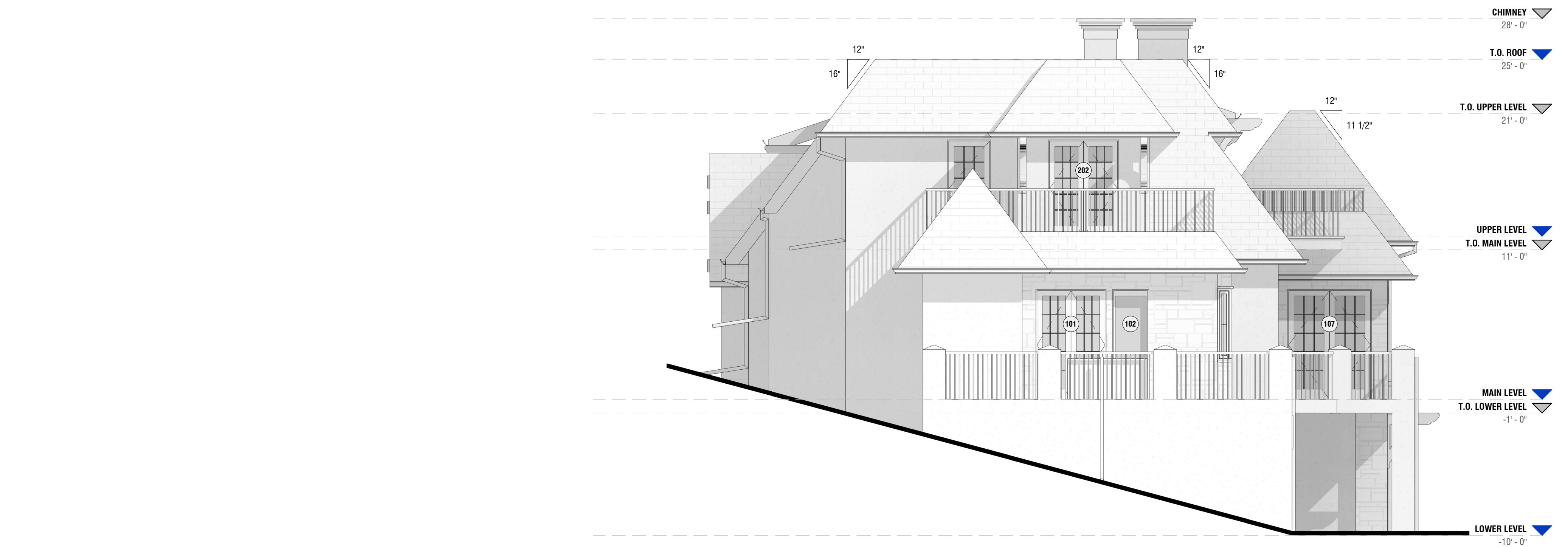
1 FRONT ELEVATION (WEST)



2 REAR ELEVATION (EAST)

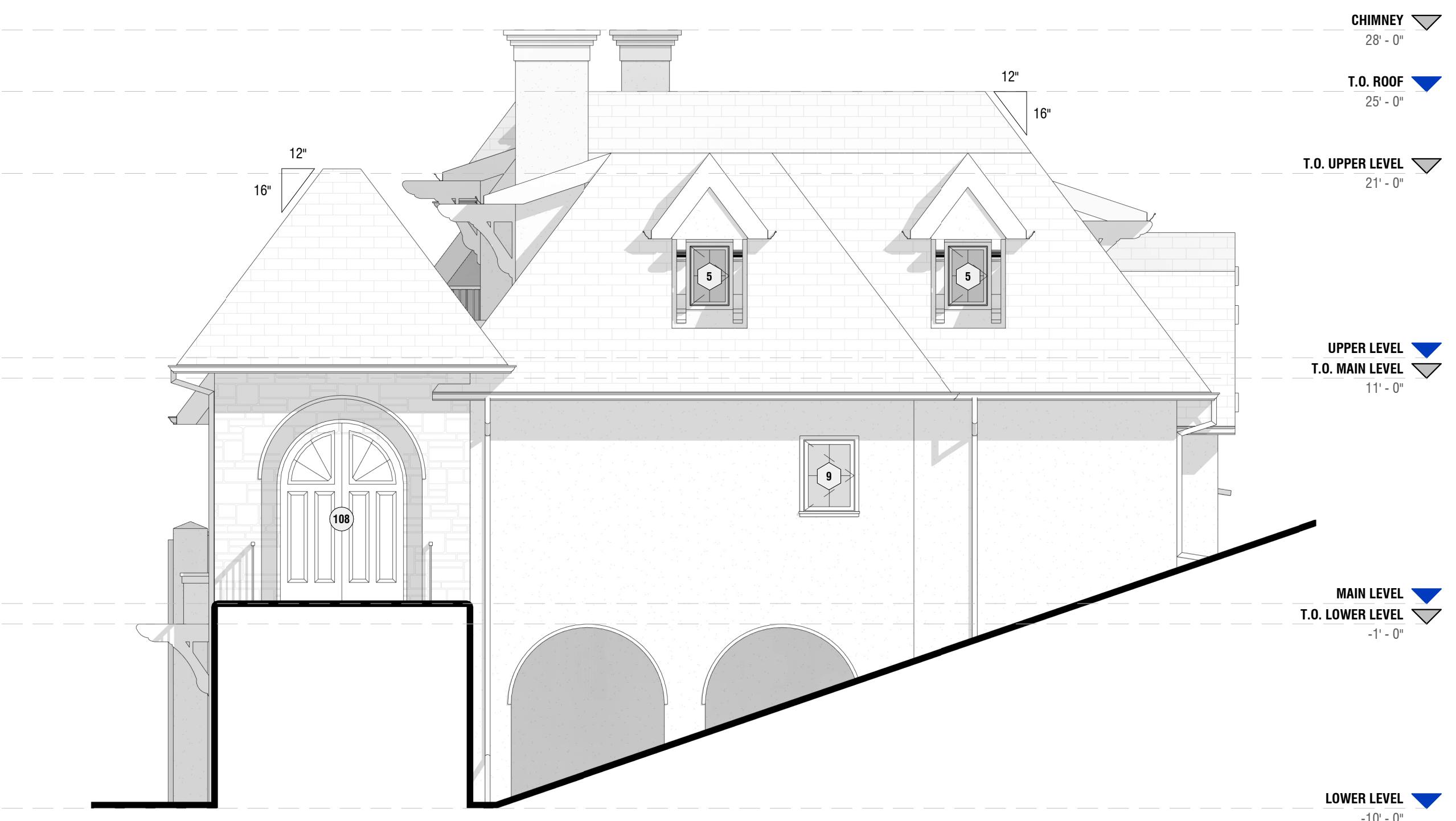


SCALE FRONT & REAR ELEVATIONS



10.11.2023
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1 LEFT ELEVATION (NORTH)



RIGHT ELEVATION (SOUTH)

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SCALE **LEFT & RIGHT ELEVATIONS**

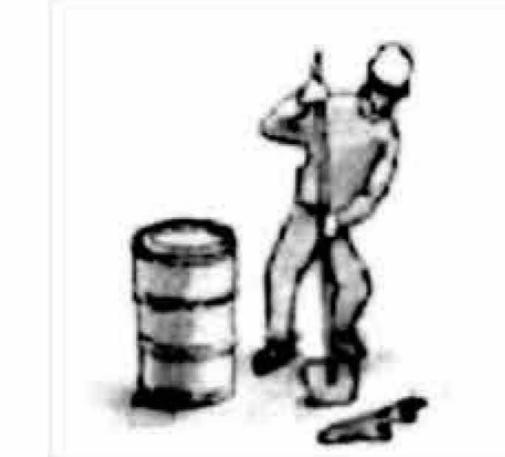
CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



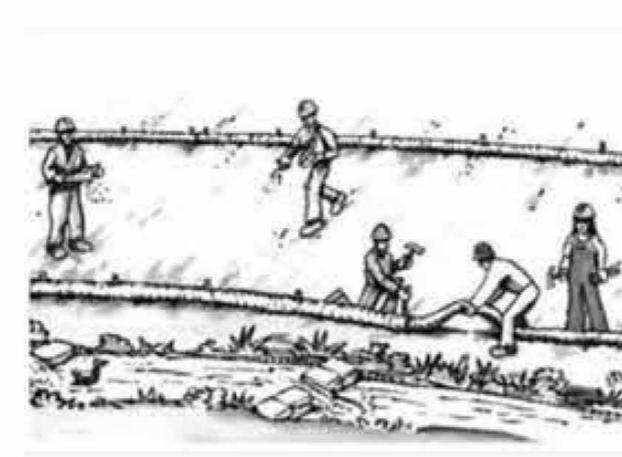
MATERIALS & WASTE MANAGEMENT

- Non-Hazardous Materials**
 - Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
 - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
 - Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.
- Construction Entrances and Perimeter**
 - Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.



EQUIPMENT MANAGEMENT & SPILL CONTROL

- Maintenance and Parking**
 - Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
 - Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
 - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
 - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).
 - Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.
- Spill Prevention and Control**
 - Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



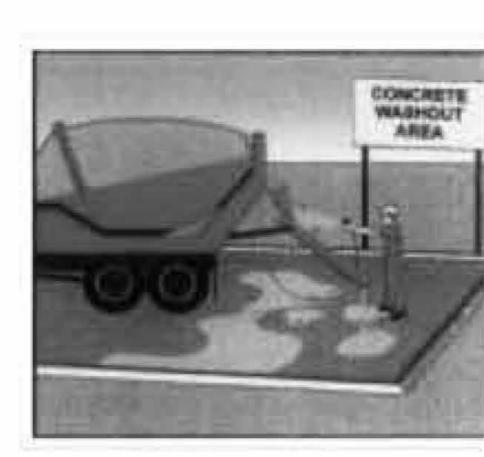
EARTHWORK & CONTAMINATED SOILS

- Erosion Control**
 - Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
 - Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
 - Do not use water to wash down fresh asphalt or concrete pavement.
- Sediment Control**
 - Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
 - Keep excavated soil on the site where it will not collect into the street.
 - Transfer excavated materials to dump trucks on the site, not in the street.
 - If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.



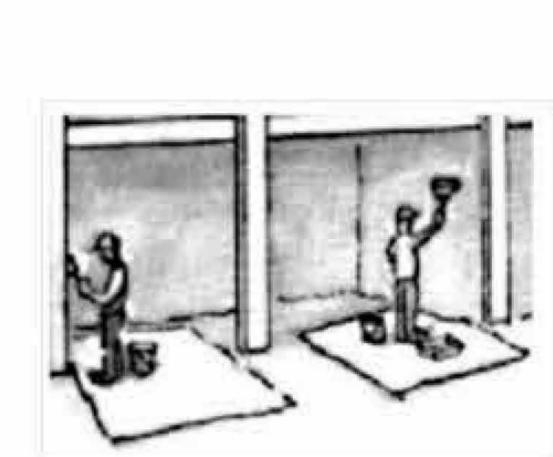
PAVING/ASPHALT WORK

- Painting cleanup**
 - Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
 - Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
 - Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.
- Sawcutting & Asphalt/Concrete Removal**
 - Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- Paint Removal**
 - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



CONCRETE, GROUT & MORTAR APPLICATION

- Painting cleanup**
 - Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
 - Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
 - When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
 - In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



PAINTING & PAINT REMOVAL

- Paint Removal**
 - Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
 - Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.
 - Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
 - Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



DEWATERING

- Painting cleanup**
 - Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
 - Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.
 - Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
 - Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.**
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.**
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.**

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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CONSTRUCTION BEST
MANAGEMENTS
PRACTICES

BMP

SHEET NO. 2024

GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:

 - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION: CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OHSA) CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
 - THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE COUNTY OF MONTEREY.
 - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - THE PROJECT PLANS AND SPECIFICATIONS
 - THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM: <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
 - THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM: <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
 - PROJECT IS LOCATED IN FEMA ZONE "X". FEMA FIRM PANEL: 06053C0481H.
 - INTENTION OF GRADING: CONSTRUCTION OF ONE NEW SINGLE FAMILY RESIDENCE AND ASSOCIATED SITE WORK.
 - ESTIMATED START: TBD, ESTIMATED COMPLETION: TBD.
 - SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
 - 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.
 - IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA – PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

EARTHWORK AND AREA ESTIMATES

C = 850 CY

F = 720 CY

EXPORT* = 130 CY

*VALUE DOES NOT ACCOUNT FOR UTILITY AND FOUNDATION SPOILS.

ESTIMATED AREA OF SOIL DISTURBANCE = 0.36 AC

- THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
- THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:

 - CLEARING AND STRIPPING
 - REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
 - UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS

- THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
- EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

- TOPOGRAPHIC SURVEY WAS PROVIDED BY OTHERS, AND THE ENGINEER MAKES NO CLAIM AS TO ITS ACCURACY.
- BENCHMARK: NAIL & WASHER SET IN THE AC PAVEMENT OF CREST ROAD, AS SHOWN ON THE PROJECT'S TOPOGRAPHIC MAP. ELEVATION = 438.00 FT (ASSUMED DATUM).
- ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- THE EXISTENCE, LOCATION, AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILATION OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.
- BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORTS ENTITLED: GEOTECHNICAL INVESTIGATION FOR PROPOSED RESIDENTIAL CONSTRUCTION, CREST ROAD (APN 241-221-002), MONTEREY COUNTY, CALIFORNIA BY HARO, KASUNICH AND ASSOCIATES INC. DATED OCTOBER 2003.
- GEOTECHNICAL INVESTIGATION UPDATE, GEOTECHNICAL INVESTIGATION PLAN REVIEW BY HARO, KASUNICH AND ASSOCIATES, INC. DATED JUNE 4, 2018.
- ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTION IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTION.
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTION TO AT LEAST 90% RELATIVE COMPACTION.
- RETAINING WALL AND STRUCTURE FOUNDATIONS SHALL BE EMBEDDED AT A DEPTH OF 18" MINIMUM OF IN-SITU SOIL.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTION TO A MINIMUM OF 90% RELATIVE COMPACTION. THE UPPER 8 INCHES SHOULD BE COMPACTION TO A MINIMUM OF 95% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
- WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AT AREAS TO RECEIVE FILL, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 2:1 INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 6 FEET WIDE SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTION TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
- ALL RE-COMPACTION AND ENGINEERED FILL SOILS SHALL BE COMPACTION WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
- IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
 - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 2.5 INCHES IN MAXIMUM DIMENSION.
 - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15, AND NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE #200 SEIVE.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- AFTER THE EARTHWORK OPERATIONS HAVE COMPLETED AND THE GEOTECHNICAL ENGINEER HAS FINISHED HIS OBSERVATION OF THE WORK, NO FURTHER EARTHWORK OPERATIONS SHALL BE PERFORMED EXCEPT WITH THE APPROVAL OF AND UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.
- A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

LEGEND

100 GROUND CONTOUR SUBJECT PROPERTY LINE ADJACENT PROPERTY LINE EASEMENT LINE CENTER LINE

100 CONTROL POINT BENCHMARK F3P LS000 FOUND 3/4" IRON PIPE, TAGGED AS NOTED

CUM BM#301 FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED

BH-1 BORE HOLE / BORING LOCATION

928.30 SPOT GRADE

12" OAK TREE

STUMP OR SNAG (DEAD)

TREE DRIP LINE DRAINAGE PATH

FLOW LINE AREA OF 30% OR GREATER SLOPE

GAS LINE DISTURBANCE IN 30% SLOPE OR GREATER

UNDERGROUND ELECTRIC LINE SIGN

G VCV GAS VALVE, IRRIGATION CONTROL VALVE

STORM DRAIN LINE PERFORATED DRAIN PIPE

STORM DRAIN INLET DOWNSPOUT

SS SANITARY SEWER LINE (GRAVITY)

SSCO CLEANOUT

T UNDERGROUND TELEPHONE LINE

WATER LINE WELL

WV WATER VALVE

PIV POST INDICATOR VALVE

FDC FIRE DEPARTMENT CONNECTION

HB HOSE BIB

BFP BACKFLOW PREVENTION DEVICE

UTILITY VAULT

ABBREVIATIONS

± PLUS OR MINUS, APPROX

@ AGGREGATE BASE

AC ASPHALT CONCRETE

AD AREA DRAIN

APPROX APPROXIMATE

ASB AGGREGATE SUBBASE

BC BEGIN CURVE

BVC BEGIN VERTICAL CURVE

BVS BVC ELEVATION

BS BOTTOM OF STAIR

C&G CURB AND GUTTER

CL CENTERLINE; CLASS

CLR CLEAR

CO CLEANOUT

CONCRETE

CONST

CONTINUOUS

DEMO DEMOLISH AND DISPOSE OF

D.G. DECOMPOSED GRANITE

DI DRAIN INLET

DIA DIAMETER

DS DOWNSPOUT

EXISTING

EC EXISTING CURVE

EJ EXPANSION JOINT

ELEV ELEVATION

EQ EQUAL

ETW EDGE OF TRAVELED WAY

EVC END VERTICAL CURVE

EVC ELEVATION

E.W. EACH WAY

EX EXISTING

FC FACE OF CURB

FF FINISHED FLOOR

FL FLOWLINE

FR FIRE RISER

FS FINISHED SURFACE

GB GRADE BREAK

GBE GB ELEVATION

GBS GB STATION

GM GAS METER

GRT GRATE

GV GAS VALVE/VAULT

HP HIGH POINT

HORIZ. HORIZONTAL

INV INVERT

JP JOINT UTILITY POLE

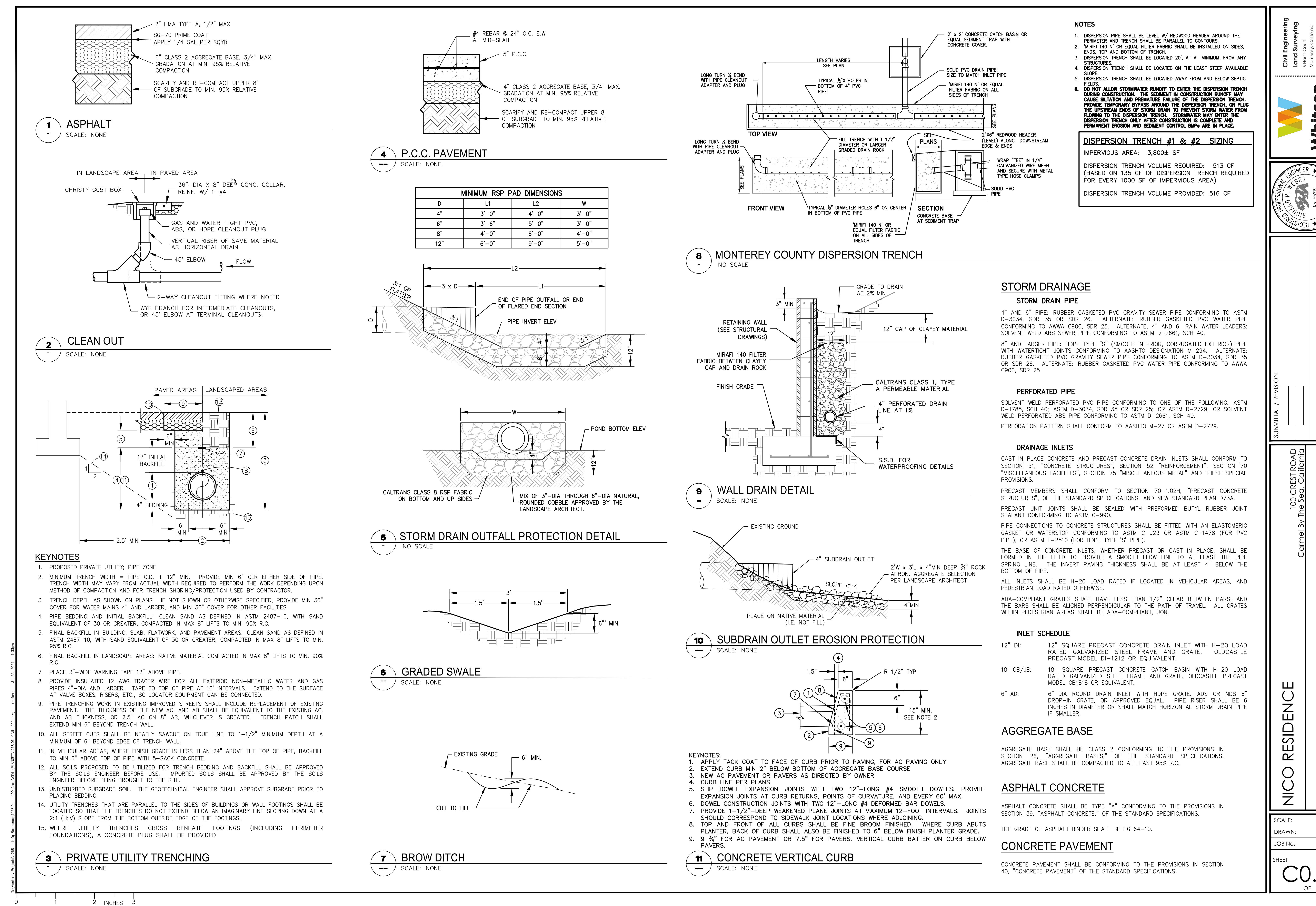
LDG LANDING

LF LINEAR FEET

LFF LOWER FINISH FLOOR

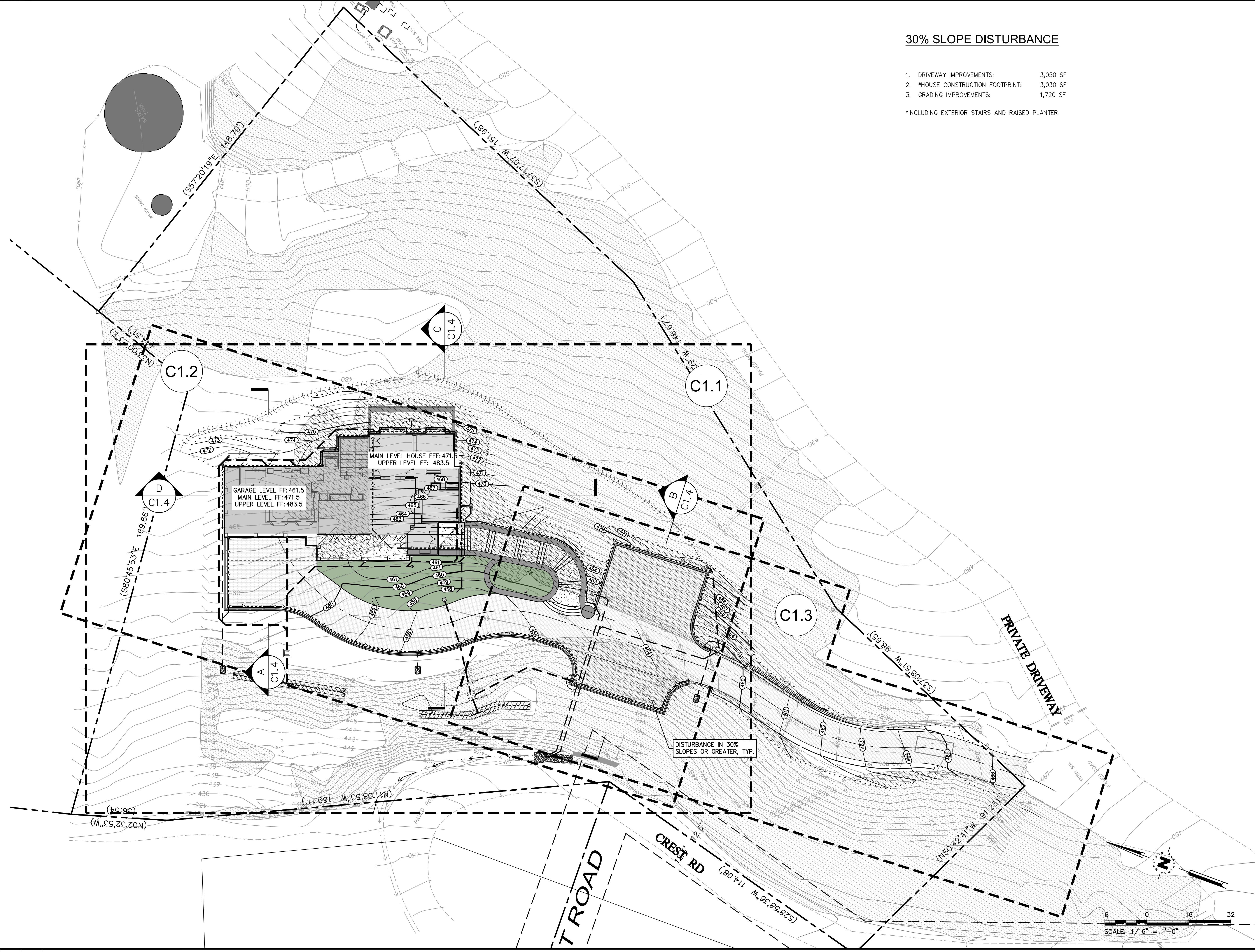
LP LOW POINT

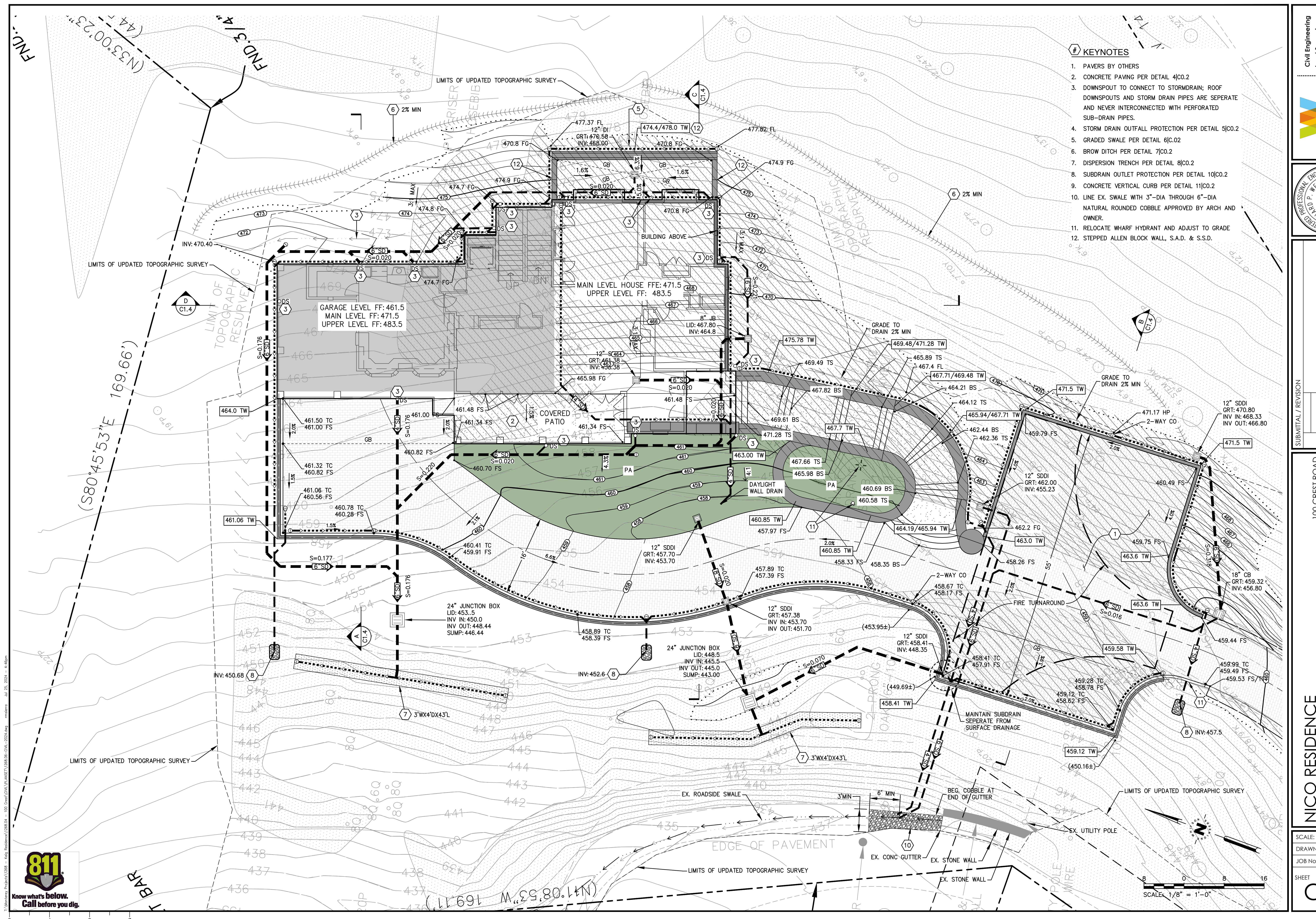
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Know what's below.
Call before you dig.





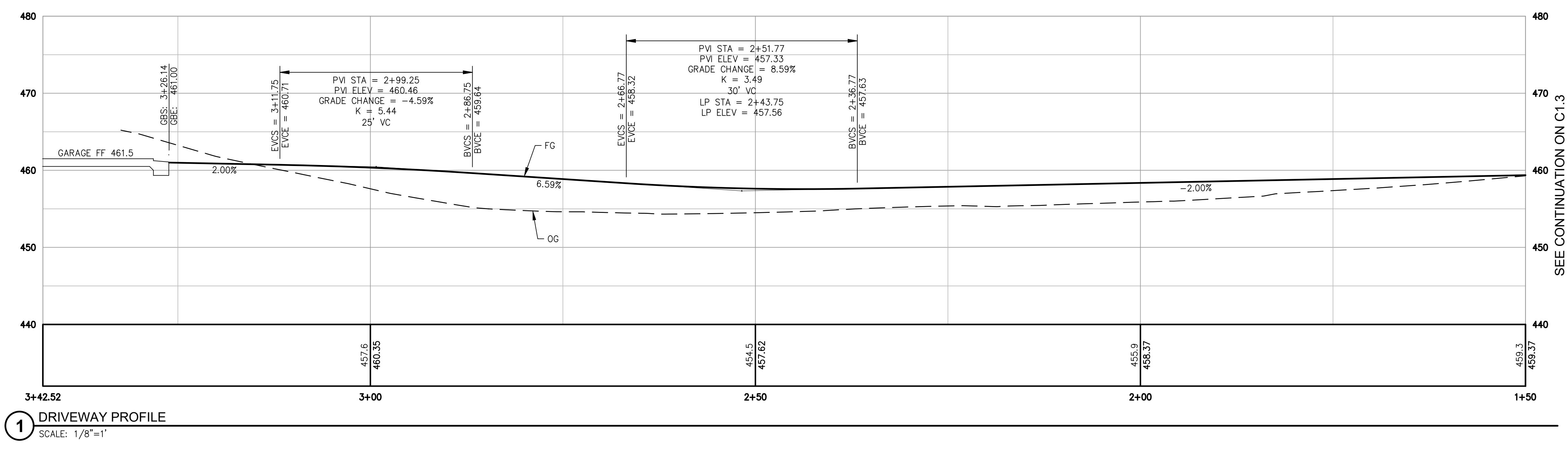


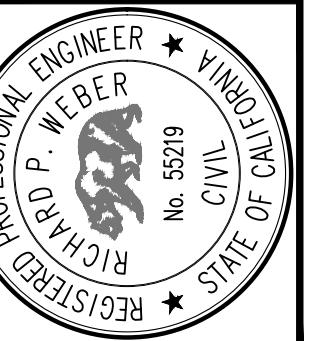
NICO RESIDENCE
DRIVEWAY PLAN AND PROFILE
07/24/2024 - PLANNING DEPARTMENT SUBMITTAL

SUBMITTAL / REVISION

100 CREST ROAD
Carmel By The Sea, California
APN241-221-013

SCALE: 1/8"=1'
DRAWN:
JOB NO.: 1268.06
SHEET
C1.2
OF 8





SUBMITTAL / REVISION

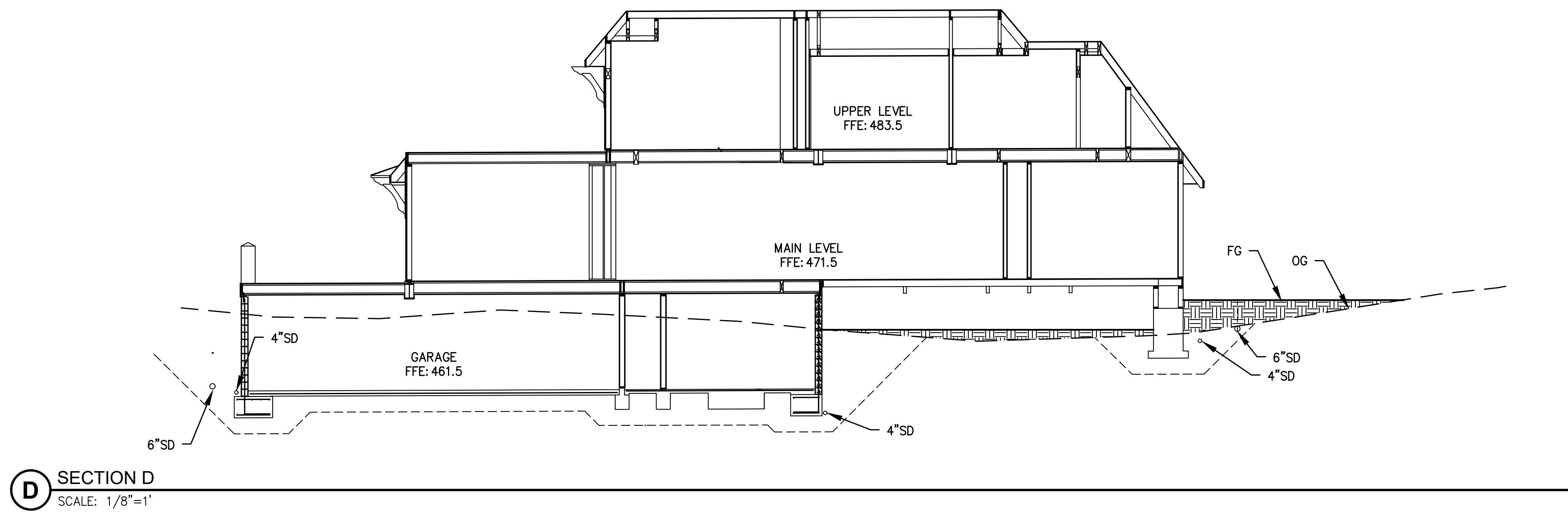
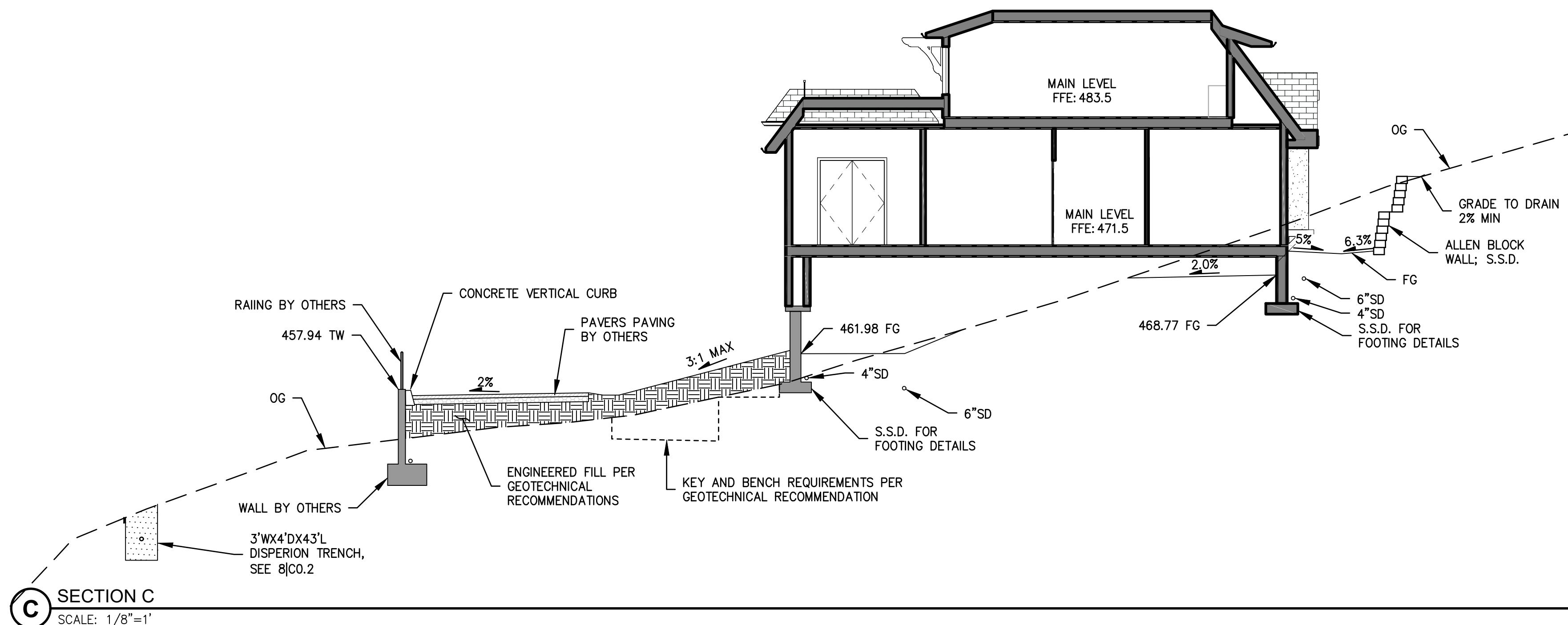
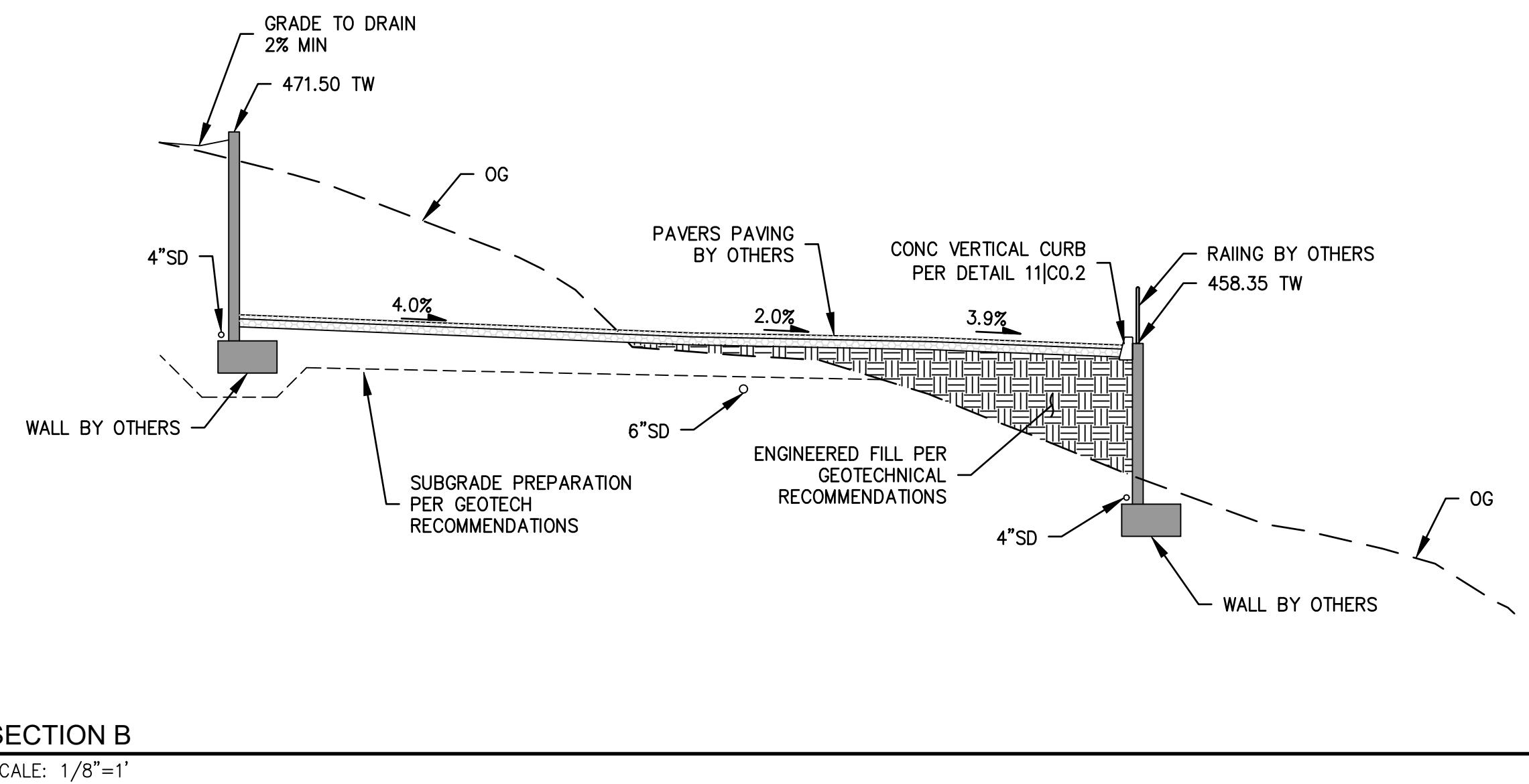
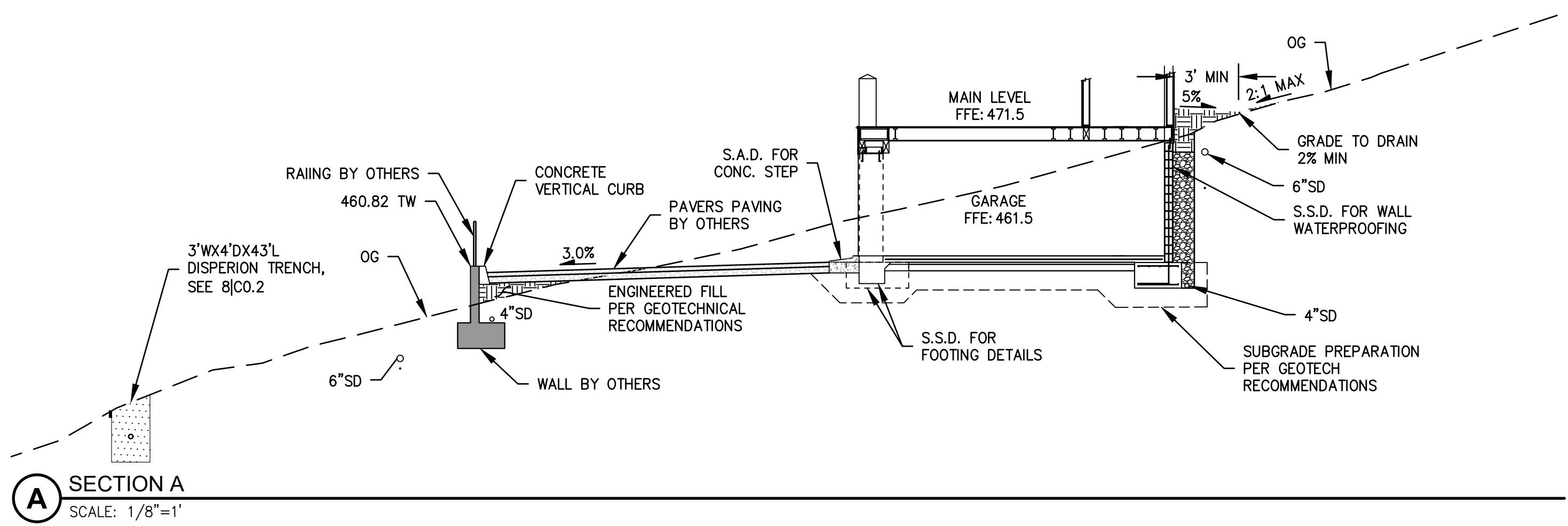
100 CREST ROAD
Carmel By The Sea, California

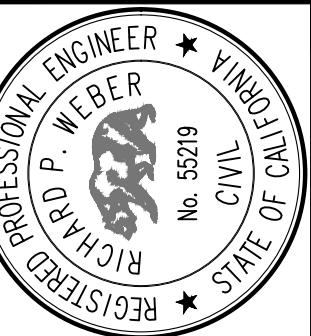
APN241-221-013

NICO RESIDENCE
GRADING SECTIONS

SCALE: 1/8"=1'
DRAWN: _____
JOB No.: 1268.06
SHEET C1.4
OF 8

07/24/2024 - PLANNING DEPARTMENT SUBMITTAL





SUBMITTAL / REVISION

100 CREST ROAD
Carmel By The Sea, California
APN:241-221-013

NICO RESIDENCE

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN DETAILS
APN:241-221-013

SCALE: 1/16"=1'

DRAWN:

JOB NO.:

SHEET

C2.2

OF 8

07/24/2024 - PLANNING DEPARTMENT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN

- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2017 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK PPDG.
 - THE 2012 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PORTAL BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE OR LARGE-DIAMETER FIBER ROLL AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.

MONTEREY COUNTY REQUIREMENTS

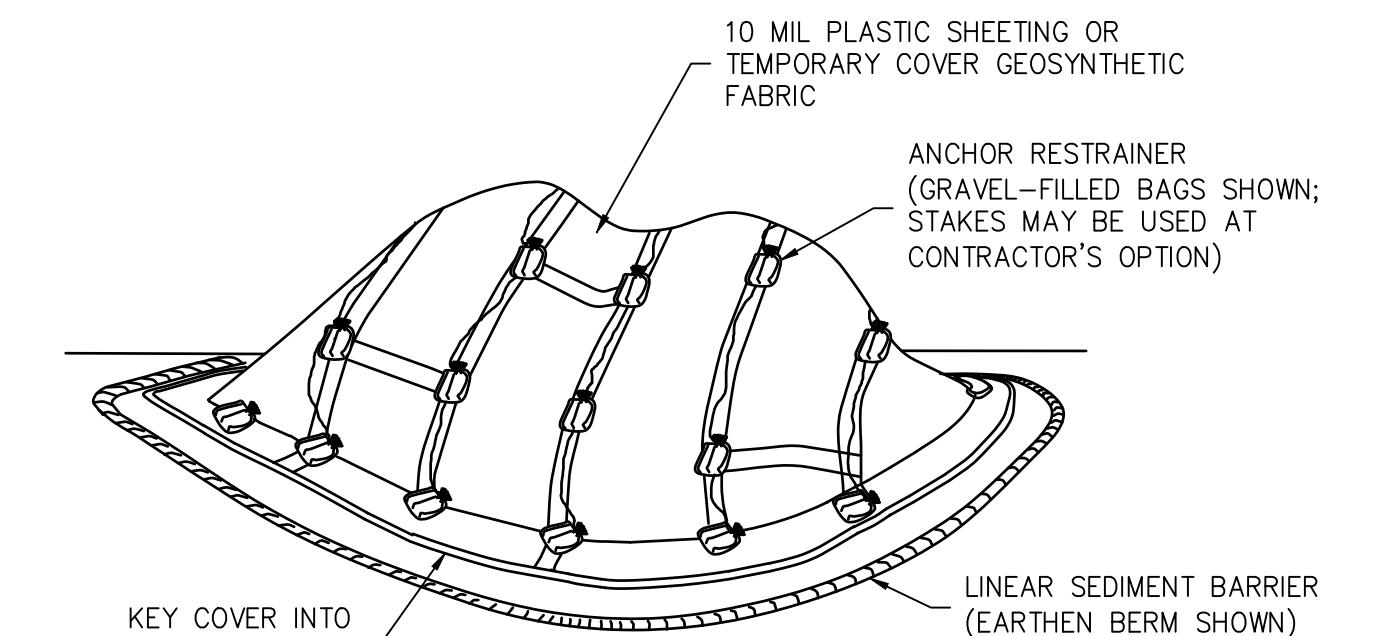
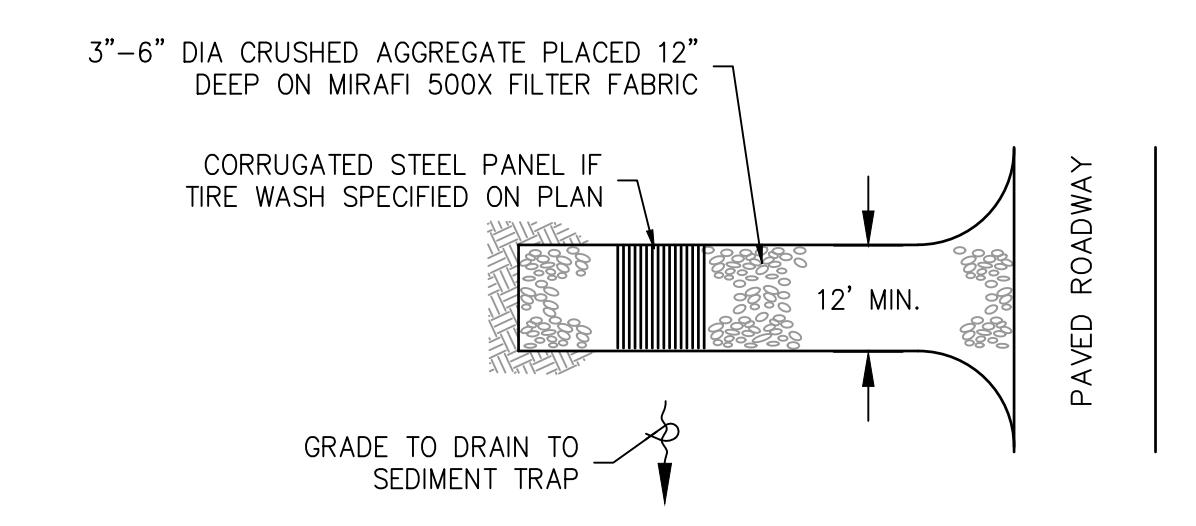
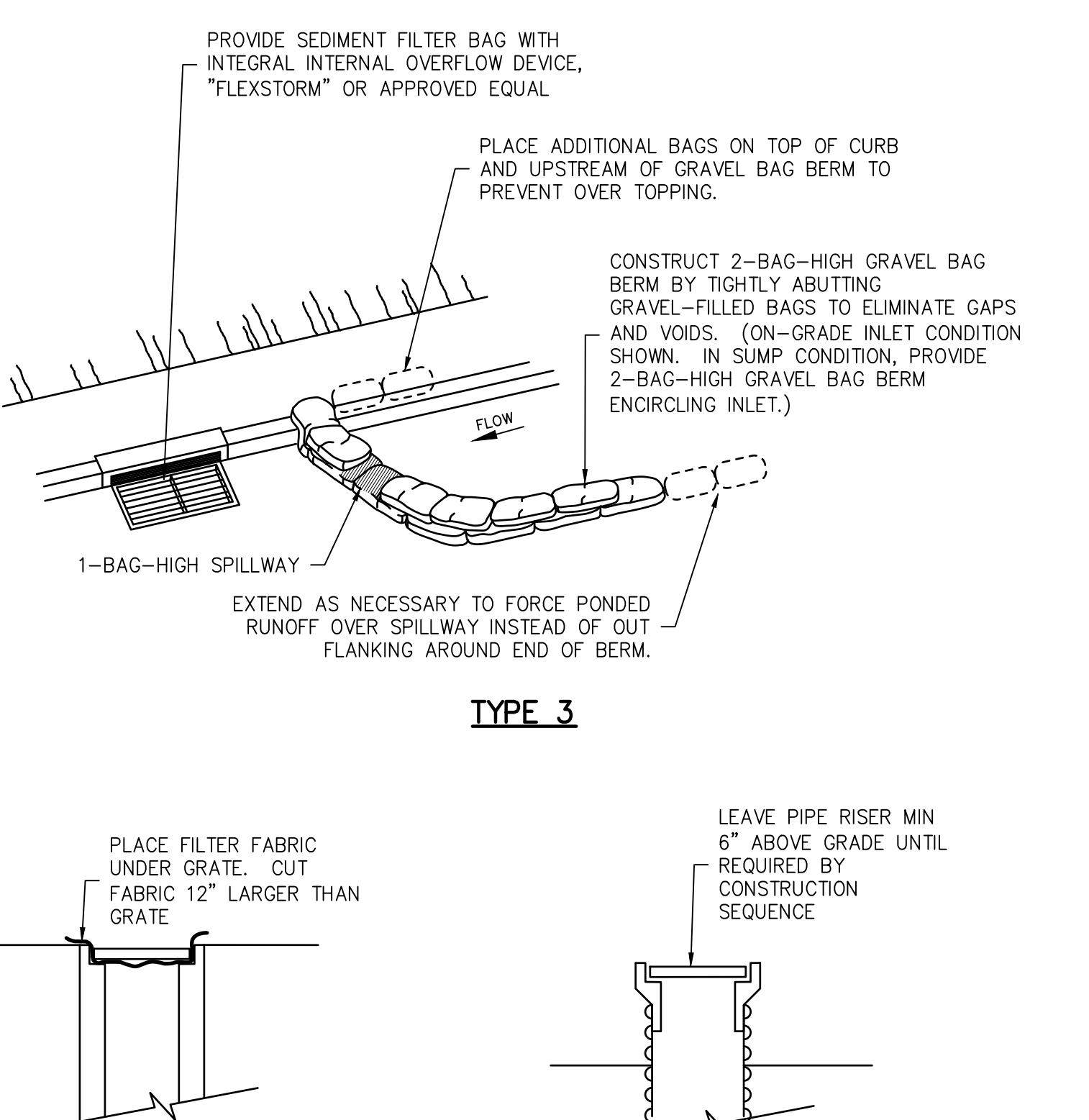
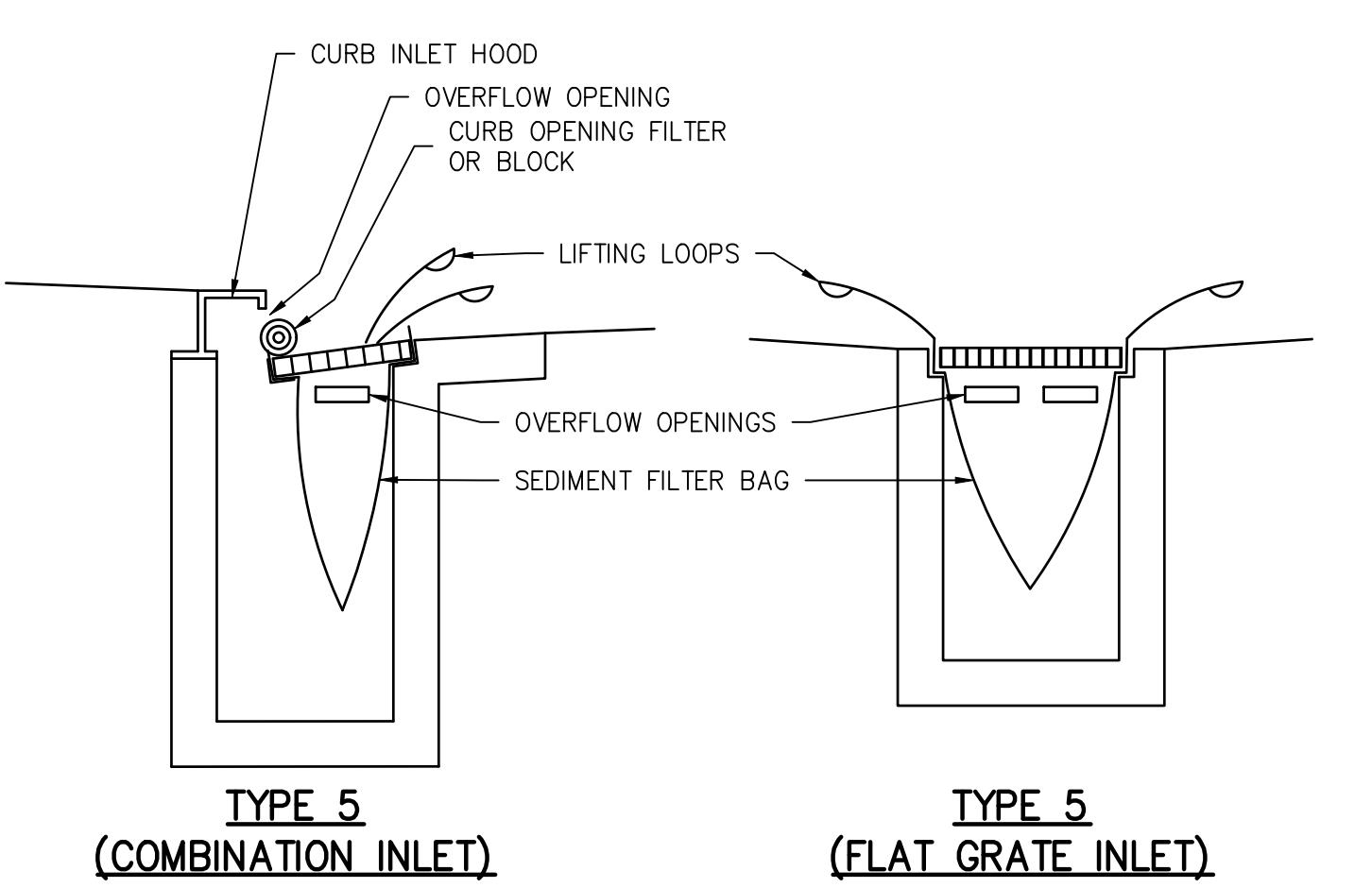
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100).
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - RUNOFF FROM THE SITE SHALL BE DETAILED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

BMP OBSERVATION AND MAINTENANCE

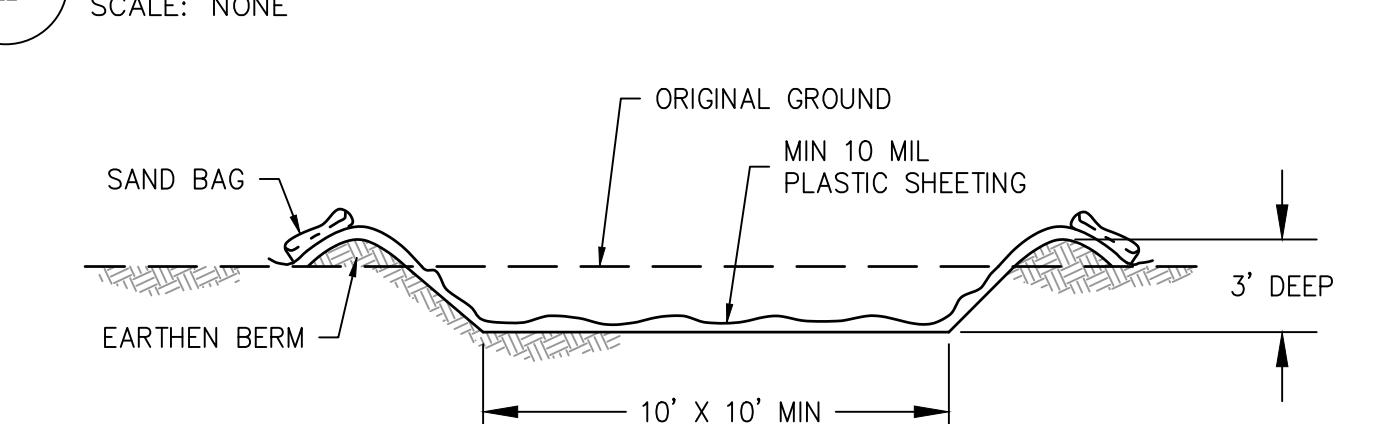
- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - DAILY DURING STORM EVENTS
- REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM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

WORKER TRAINING

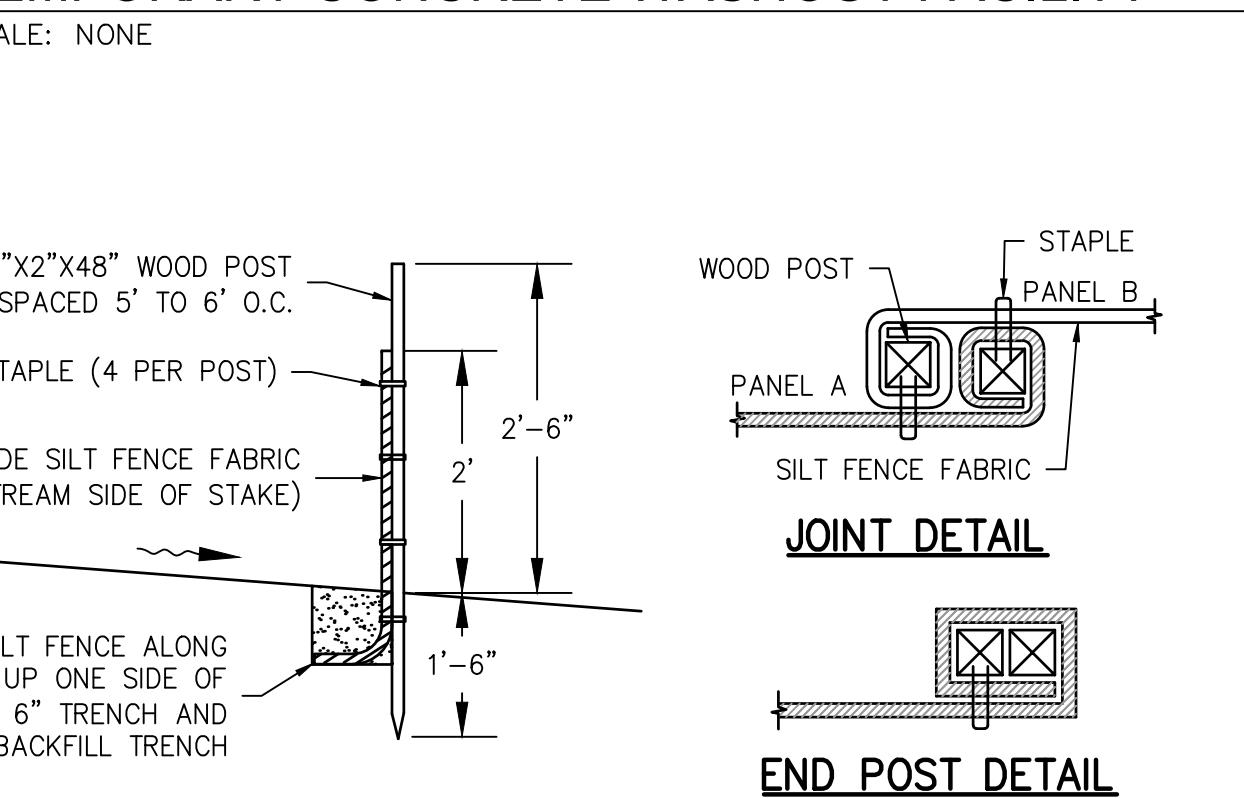
- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED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



TEMPORARY COVER ON STOCKPILE



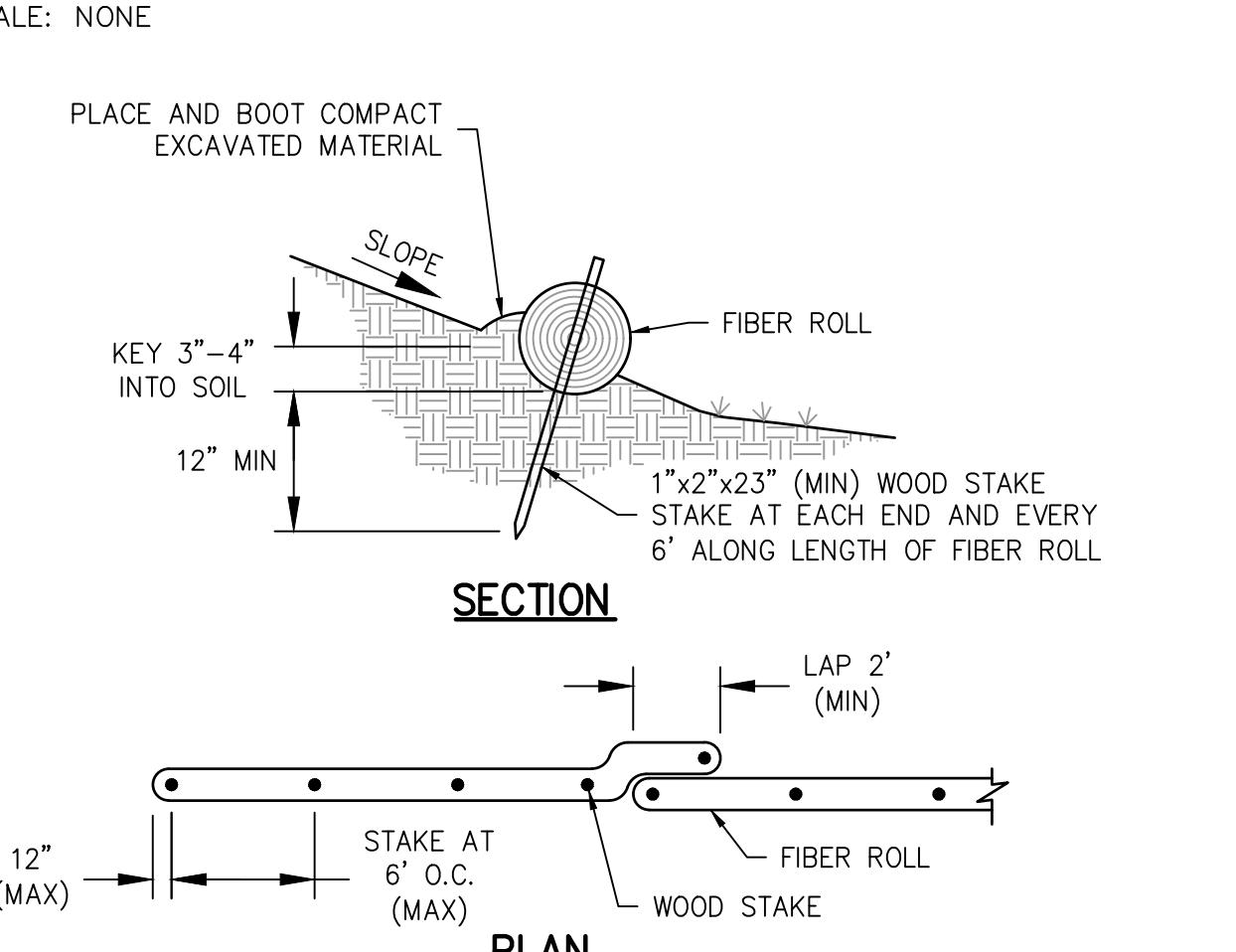
TEMPORARY CONCRETE WASHOUT FACILITY



NOTES:

1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.
2. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

TEMPORARY SILT FENCE

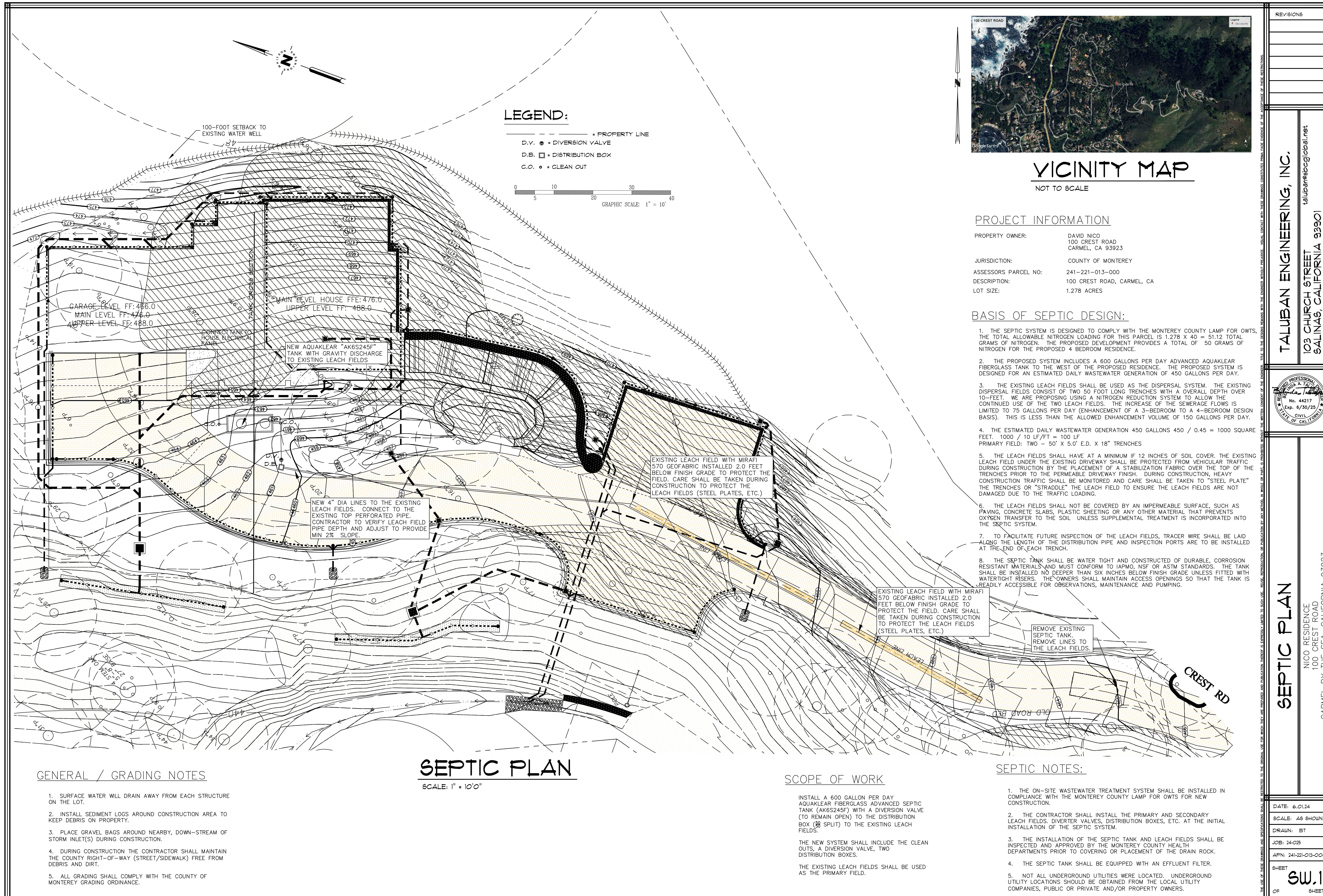


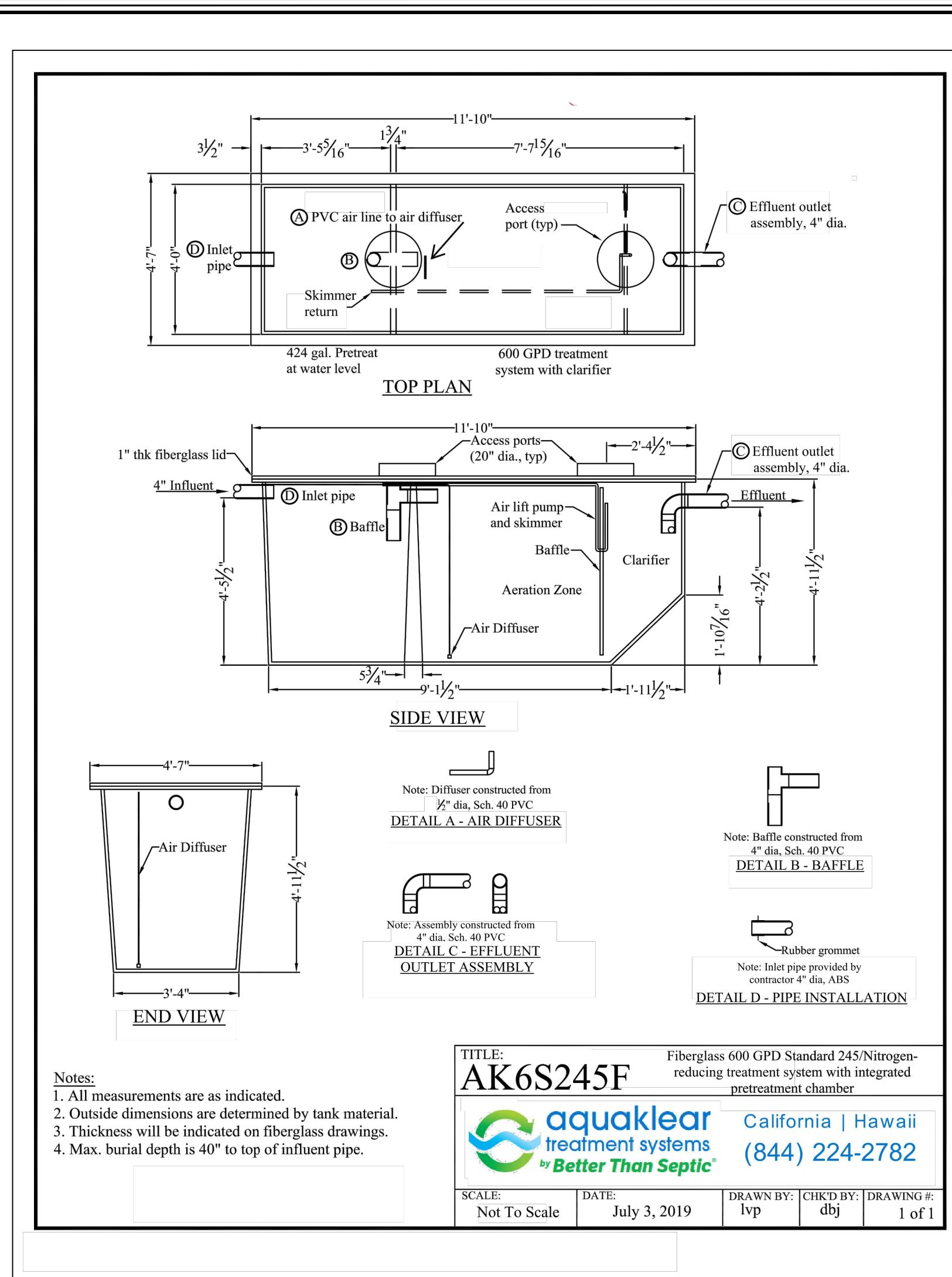
NOTES:

1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
3. AT JOINTS, OVERLAP FIBER ROLLS 2" (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

TC-5 FIBER ROLL

TC-5 FIBER ROLL
Scale: None



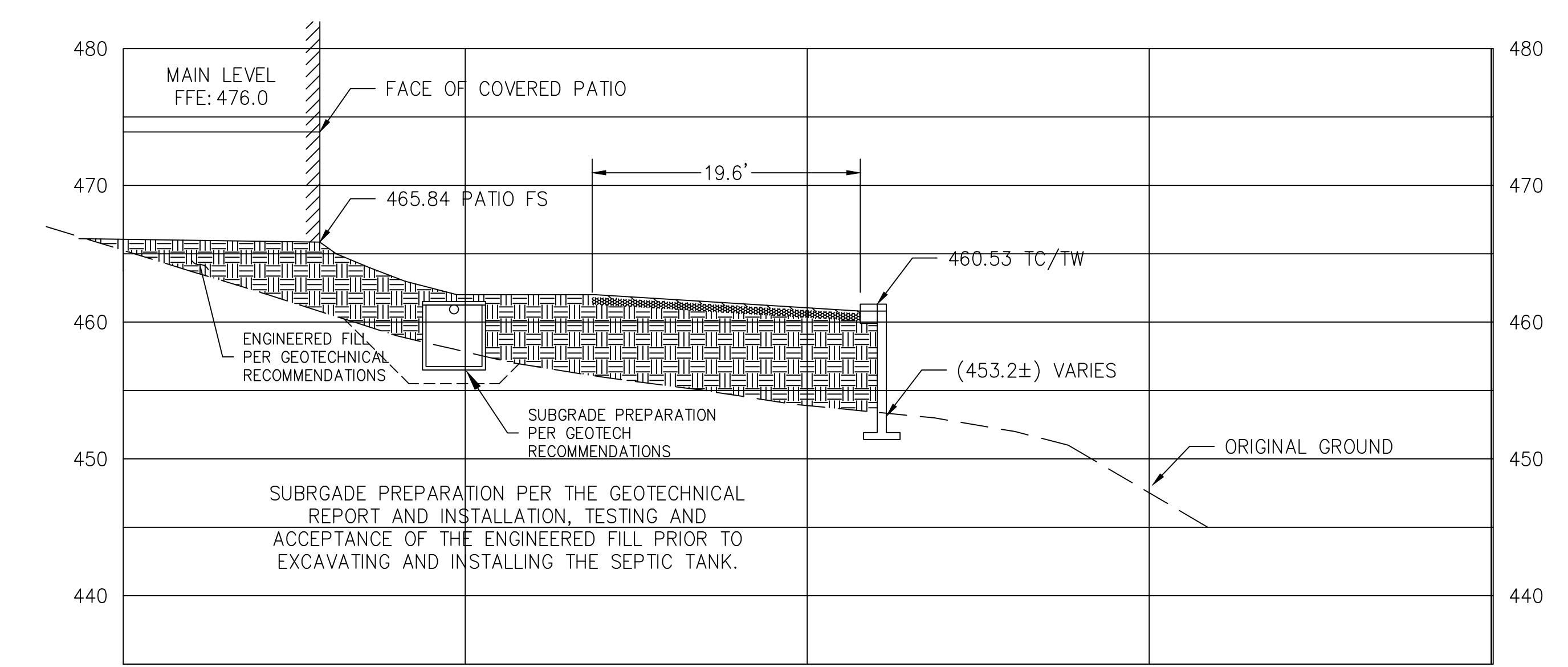
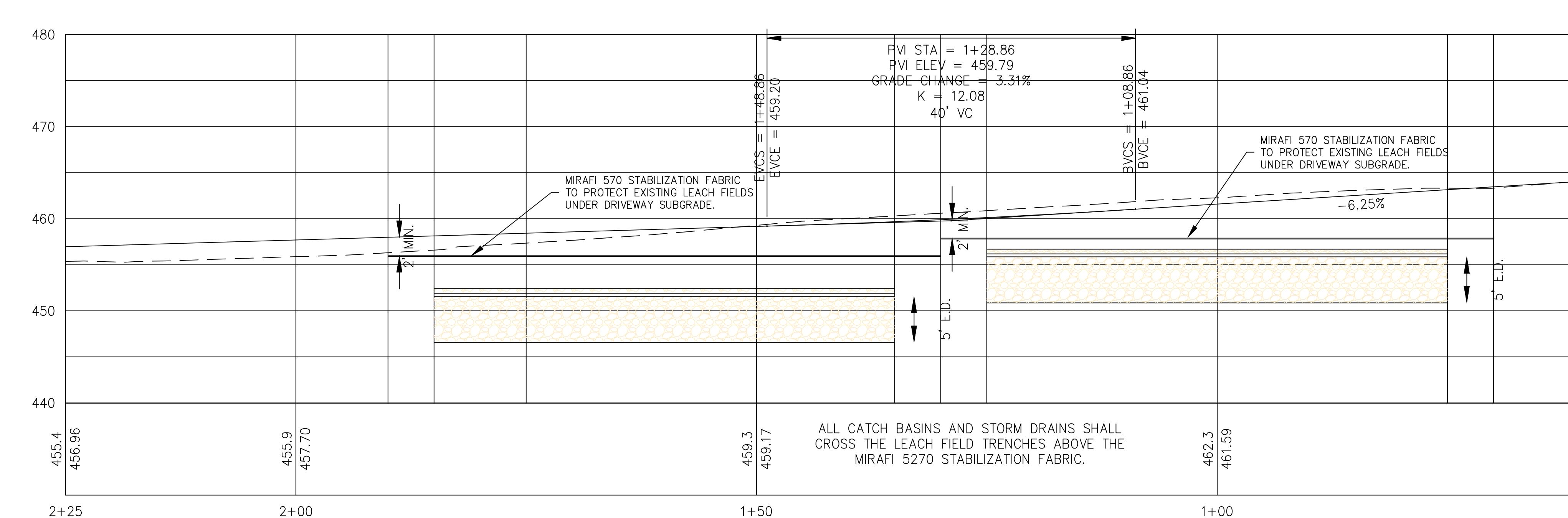


GENERAL NOTES:

1. THE INSTALLER IS REQUIRED TO FULLY READ AND UNDERSTAND THE MANUFACTURER'S INSTALLATION MANUALS PRIOR TO THE COMMENCEMENT OF WORK. THE SPECIFIED COMPONENTS SHALL BE INSTALLED BY A LICENSED CONTRACTOR EXPERIENCED IN THE INSTALLATION OF AQUAKLEAR PRODUCTS.
2. A PRE-CONSTRUCTION SITE CONFERENCE WITH THE DESIGNER, MONTEREY COUNTY ENVIRONMENTAL HEALTH INSPECTOR AND THE CONTRACTOR SHALL BE ARRANGED PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM. REGULAR CONSTRUCTION INSPECTIONS, WATERTIGHT TANK TEST INSPECTION, AQUAKLEAR INSTALLATION INSPECTION, SEEPAGE PITS, AND PERFORATED PIPE INSPECTIONS AND FINAL OPERATION OF SYSTEM SHALL BE SCHEDULED BY THE INSTALLER. THE INSTALLER SHALL GIVE AT LEAST 24 HOURS NOTICE FOR ALL INSPECTIONS REQUESTED.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, INSTALLER AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND ELEVATIONS INDICATED. PROPER FIT AND CONNECTION OF ALL PARTS IS REQUIRED TO ENSURE PROPER FUNCTION OF THE SYSTEM. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT.
4. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN THE SPECIFIC TRADE. SPECIFICALLY, WORK SHALL COMPLY WITH THE 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, MONTEREY COUNTY LAMP AND ALL OTHER APPLICABLE STATE AND/OR LOCAL CODES AND ORDINANCES.
5. ALL NOTES AND REFERENCES IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY REQUESTING CLARIFICATION. PLAN CHANGES OR REVISIONS SHALL ONLY BE MADE AFTER CONSULTATION WITH AND APPROVAL BY THE ENGINEER.
6. ALL SPECIFIED EQUIPMENT AND COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION GUIDELINES AND SPECIFICATIONS. TANK INSTALLATION SHALL INCLUDE ANTI-BUOYANT OR ANTI-FLOATATION MEASURES (DEADMEN, STRAPS, COLLARS, ETC) ACCORDING TO MANUFACTURE'S RECOMMENDATIONS.
7. ALL TANKS SHALL BE MADE WATERTIGHT TO THE GROUND SURFACE AND DEMONSTRATED TO BE WATERTIGHT PRIOR TO FINAL INSPECTION OR APPROVAL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL ASSOCIATED AND INCIDENTAL MATERIALS AND COMPONENTS NECESSARY FOR A COMPLETE INSTALLATION AND FULLY FUNCTIONAL SYSTEM. ALL MATERIALS AND COMPONENTS SHALL BE U.L. LISTED AND LABELED FOR USE IN FOR THIS SYSTEM.
9. ALL ELECTRICAL WORK SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE AND SHALL BE PERFORMED UNDER A PERMIT WITH INSPECTIONS FROM THE LOCAL JURISDICTION. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT THE CONTROL PANEL INCLUDING THE PHONE/DATA LINE WITH CAT6 WIRING IS INSTALLED AND FULLY FUNCTIONAL. TELEMETRY CONNECTION SHALL BE DEMONSTRATED PRIOR TO FINAL APPROVAL AND OPERATION.
10. THE INSTALLATION OF ALL GRAVITY FLOW SANITARY SEWER LINES SHALL BE FULLY COORDINATED WITH THE BUILDING PLUMBING CONTRACTOR TO ENSURE PROPER CONNECTIONS AND SLOPE TO THE OWS SYSTEM.

GENERAL SPECIFICATION:

1. SEWER LINE COLLECTION:
 - 1.1 PROPERLY VENTED 4" SOLID SEWER LINES SHALL BE INSTALLED COLLECTING ALL WASTEWATER FIXTURES TO THE OWS SEPTIC TANK. ALL GRAVITY FLOW LINES SHALL MAINTAIN A MINIMUM 2% CONTINUOUS GRADIENT. CLEAN-OUTS ALONG THE BUILDING SEWER LINE SHALL BE PROVIDED AS SPECIFIED IN THE CURRENT EDITION OF THE CALIFORNIA PLUMBING CODE.
2. SEPTIC TANK
 - 2.1 A NEW AQUAKLEAR "AK6S245F" TREATMENT TANK, (OR APPROVED EQUAL), SHALL BE INSTALLED TO SERVE AS THE PROCESSING TANK. THE TANK SHALL GRAVITY FLOW THE TREATED DISCHARGE INTO THE EXISTING EFFLUENT FIELDS LOCATED UNDER THE EXISTING DRIVEWAY. RISERS SHALL BE INSTALLED ON THE NEW TANK AS NECESSARY FOR OPERATION AND MAINTENANCE.
 - 2.2 TANK ACCESS RISERS SHALL BE 20"-30" IN DIAMETER AND CONSTRUCTED WATERTIGHT. RISER INSTALLATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE RISERS SHALL BE ATTACHED TO THE TANKS SUCH THAT A WATERTIGHT SEAL IS PROVIDED.
 - 2.3 IN ORDER TO DEMONSTRATE TANK AND RISER ARE WATERTIGHT, TANKS SHALL BE TESTED ON-SITE PRIOR TO ACCEPTANCE. AFTER INSTALLATION IS COMPLETED AND BEFORE BACK FILLING, COMPLETELY FILL THE TANK WITH WATER TO A LEVEL TWO INCHES INTO THE RISERS. WAIT A MINIMUM OF TWO HOURS (OR AS REQUIRED BY THE LOCAL JURISDICTION) AND INSPECT FOR LEAKS. THERE SHOULD BE NO DROP IN THE LIQUID LEVEL AND NO VISUAL LEAKAGE FROM SEAMS, PINHOLE, OR OTHER IMPERFECTIONS OR CONNECTIONS. OBTAIN A WATERTIGHT INSPECTION BY THE LOCAL JURISDICTION, DISTRIBUTOR OR ENGINEER. ONE THE TANK IS PROVEN TO BE WATERTIGHT, DROP THE WATER LEVEL IN THE TANK BELOW THE INVERT.
3. AQUAKLEAR TREATMENT SYSTEM
 - 3.1 THE AQUAKLEAR TREATMENT SYSTEM INCLUDES A "AK6S245F" PROCESSING TANK WITH THE REQUIRED ALARMS.



SYSTEM OPERATION:

1. THE SPECIFIED WASTEWATER TREATMENT AND DISPERSAL SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S OPERATION AND MAINTENANCE MANUAL. PERIODIC MAINTENANCE SERVICING OF THE AQUAKLEAR SYSTEM BY A QUALIFIED TECHNICIAN IS REQUIRED.
2. MANAGEMENT AND REMOVAL OF FATS, OILS AND GREASE (FOG) PRIOR TO ENTERING THE SYSTEM IS CRITICAL FOR THE PROPER FUNCTIONING AND LIMITING SERVICING OF THE FILTERING SYSTEMS.
3. THE TREATMENT SYSTEM IS ALIVE WITH MICROORGANISMS PERFORMING OXIDATION AND REDUCTION OF THE CONTENTS. DO NOT DISPOSE OF THE FOLLOWING TOXICS OR CHEMICALS INTO THE WASTEWATER SYSTEM AS THEY MAY DISRUPT THE REQUIRED BIOLOGICAL PROCESS:
 - PHARMACEUTICALS
 - EXCESSIVE AMOUNTS OF BATH OR BODY OILS
 - WATER SOFTENER BACKWASH
 - FLAMMABLE OR TOXIC PRODUCTS
 - HOUSEHOLD CLEANERS, ESPECIALLY FLOOR WAX AND RUG CLEANERS
 - CHLORINE BLEACH, CHLORIDES, AND POOL OR SPA PRODUCTS
 - PESTICIDES, HERBICIDES, AGRICULTURAL CHEMICALS, OR FERTILIZERS
 - RV TANK ODOR CONTROLLERS AND DISINFECTANTS
 - PAINT THINNER, PAINT
 - MOTOR OIL
4. WATER SOFTENERS BRINE DISCHARGE IS STRICTLY PROHIBITED FROM BEING DISCHARGED INTO THE TREATMENT SYSTEM. FAILURE TO ADHERE TO THIS POLICY WILL VOID THE WARRANTY FOR THE SYSTEM.
5. DO NOT FLUSH THE FOLLOWING DOWN THE DRAINS:
 - EGG SHELLS, CANTALOUPE SEEDS, GUM, COFFEE GROUNDS
 - TEA BAGS, CHEWING TOBACCO, CIGARETTE BUTTS
 - CONDOMS, DENTAL FLOSS, SANITARY NAPKINS, DIAPERS
 - PAPER TOWELS, NEWSPAPERS, CANDY WRAPPERS
 - RAGS, LARGE AMOUNTS OF HAIR
 - BABY WIPES, MEDICATED WIPES, CLEANING WIPES
6. DO NOT USE SPECIAL ADDITIVES THAT ARE TOUTED TO ENHANCE THE PERFORMANCE OF OUR TANK OR SYSTEM. ADDITIVES CAN CAUSE MAJOR DAMAGE TO OTHER AREAS IN THE COLLECTION SYSTEM. THE NATURAL MICROORGANISMS THAT GROW IN THE SYSTEM GENERATE THEIR OWN ENZYMES THAT ARE SUFFICIENT FOR BREAKING DOWN AND DIGESTING NUTRIENTS IN THE WASTEWATER STREAM.
7. DO NOT ENTER YOUR TANK. KEEP THE TANK ACCESS LIDS SECURE TO THE RISER AT ALL TIMES. IF THE TANK LID BECOMES DETACHED FROM THE RISER OR IF THE LIDS OR RISER BECOMES DAMAGED, BLOCK ACCESS TO THE TANK OPENING IMMEDIATELY AND KEEP CHILDREN AWAY UNTIL ALL REPAIRS ARE COMPLETED.
8. DO NOT DRIVE OVER YOUR TANK OF ANY BURIED COMPONENTS IN YOUR SYSTEM UNLESS THEY ARE EQUIPPED WITH SPECIAL TRAFFIC RATED RISERS AND LIDS. IF SYSTEM MAY BE SUBJECT TO POSSIBLE TRAFFIC, IT IS THE OWNERS RESPONSIBILITY TO INSTALL BARRICADES TO LIMIT TRAFFIC ACCESS.
9. DO NOT DUMP RV WASTE INTO THE WASTEWATER SYSTEM.
10. DO NOT CONNECT RAIN GUTTERS OR STORM DRAINS IN THE SEWER OR ALLOW SURFACE WATER INTO THE WASTEWATER TREATMENT SYSTEM.
11. THE OWNER SHOULD FAMILIARIZE THEMSELVES WITH THE LOCATION OF THE WASTEWATER SYSTEM AND ELECTRICAL CONTROL PANEL. THE OWNER SHALL MAKE ARRANGEMENTS WITH A RELIABLE SERVICE PERSON OR COMPANY TO PROVIDE REGULAR MONITORING AND MAINTENANCE. THE SERVICE PROVIDER'S CONTACT INFORMATION ON THE CONTROL PANEL FOR EAST ACCESS.
12. NEVER TURN OFF THE MAIN CIRCUIT BREAKER TO THE WASTEWATER PUMPS WHEN GOING ON VACATION.

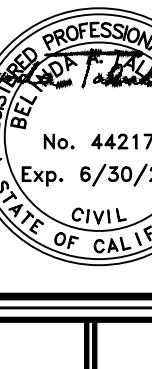
SEPTIC DETAILS

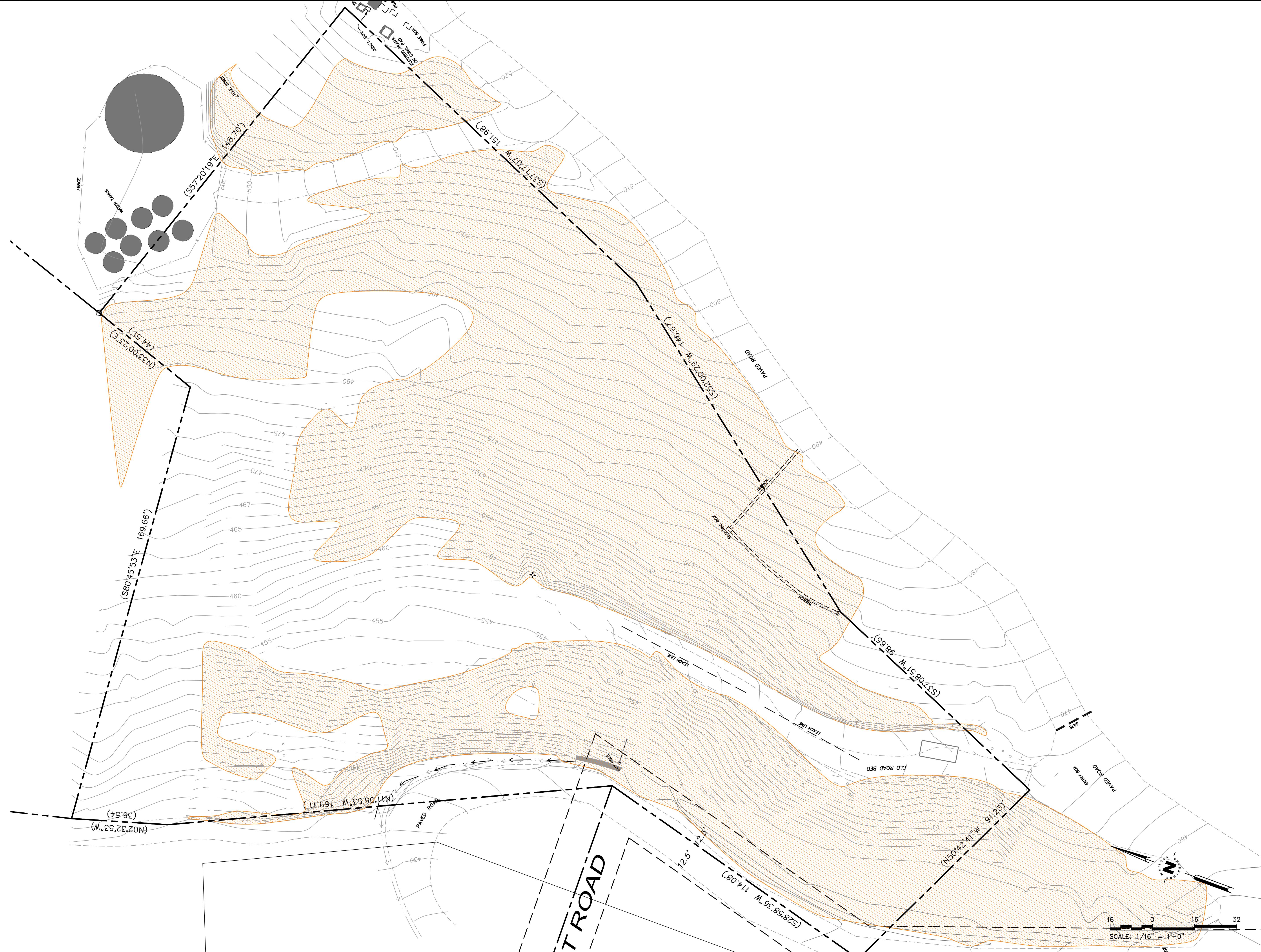
NICO RESIDENCE
100 CREST ROAD
CARMEL BY THE SEA, CALIFORNIA 93923

DATE: 06.01.24
SCALE: AS SHOWN
DRAWN: BT
JOB: 24-025
APN: 241-221-013-000

SW.2
OF SHEETS

REVISIONS
CROSS-REFS
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY ARE PREPARED AND PUBLICATION THEREOF IS FORBIDDEN UNLESS THE WRITTEN CONSENT OF THE ENGINEER, TITLE TO THE DESIGNS REMAINS WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS, CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.





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NICO RESIDENCE
EXISTING TOPOGRAPHIC SURVEY

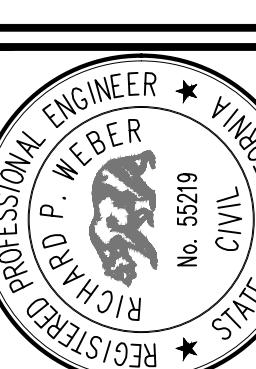
100 CREST ROAD
Carmel By The Sea, California
APN241-221-013

SCALE: 1/16" = 1'
DRAWN: RS
JOB No.: 1268.06
SHEET

V1.0
OF 8

Civil Engineering
Land Surveying
6 Hams Court
Monterey, California
831.649.5225
whitsonengineering.com

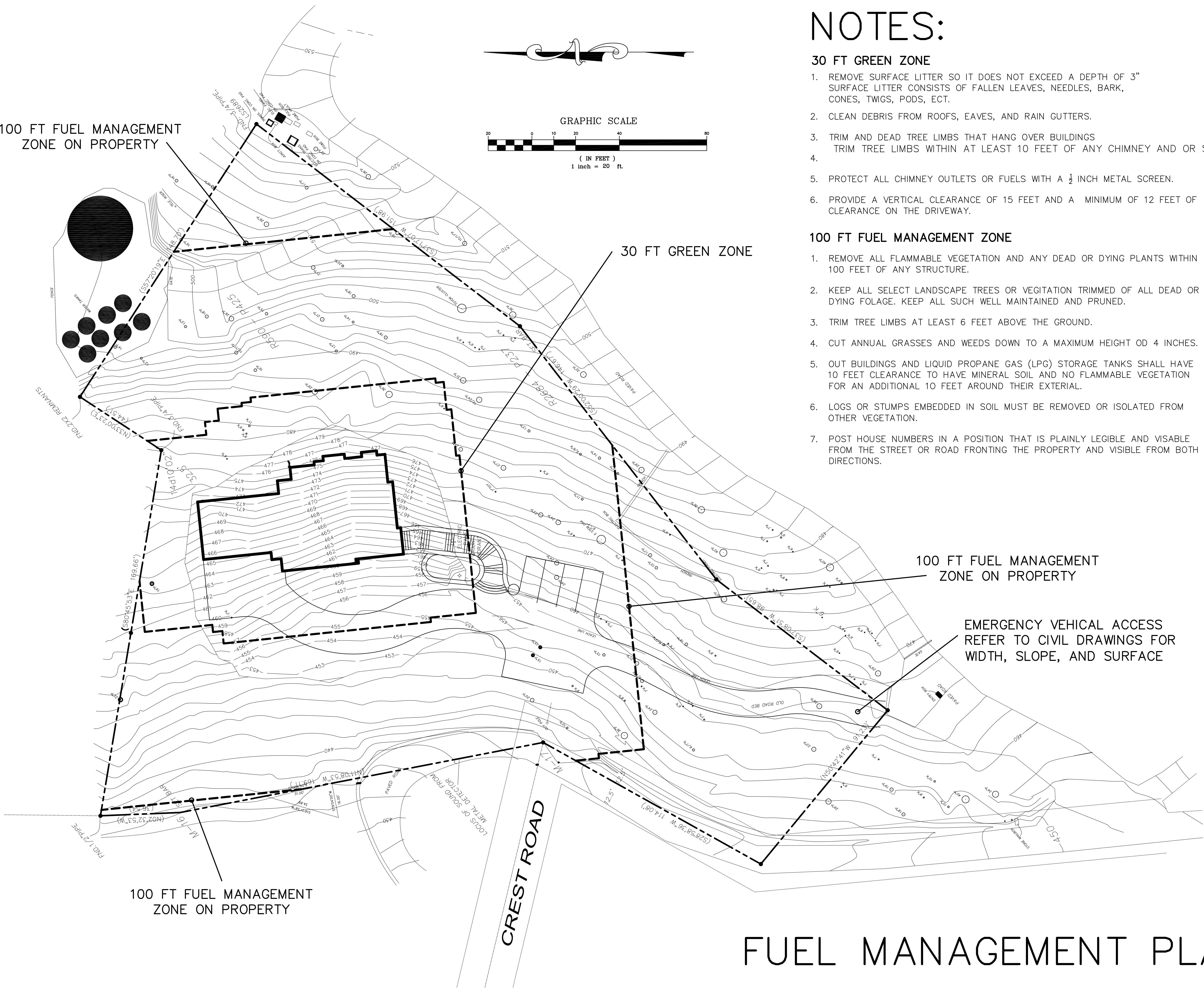
Whitson
ENGINEERS



SUBMITTAL / REVISION

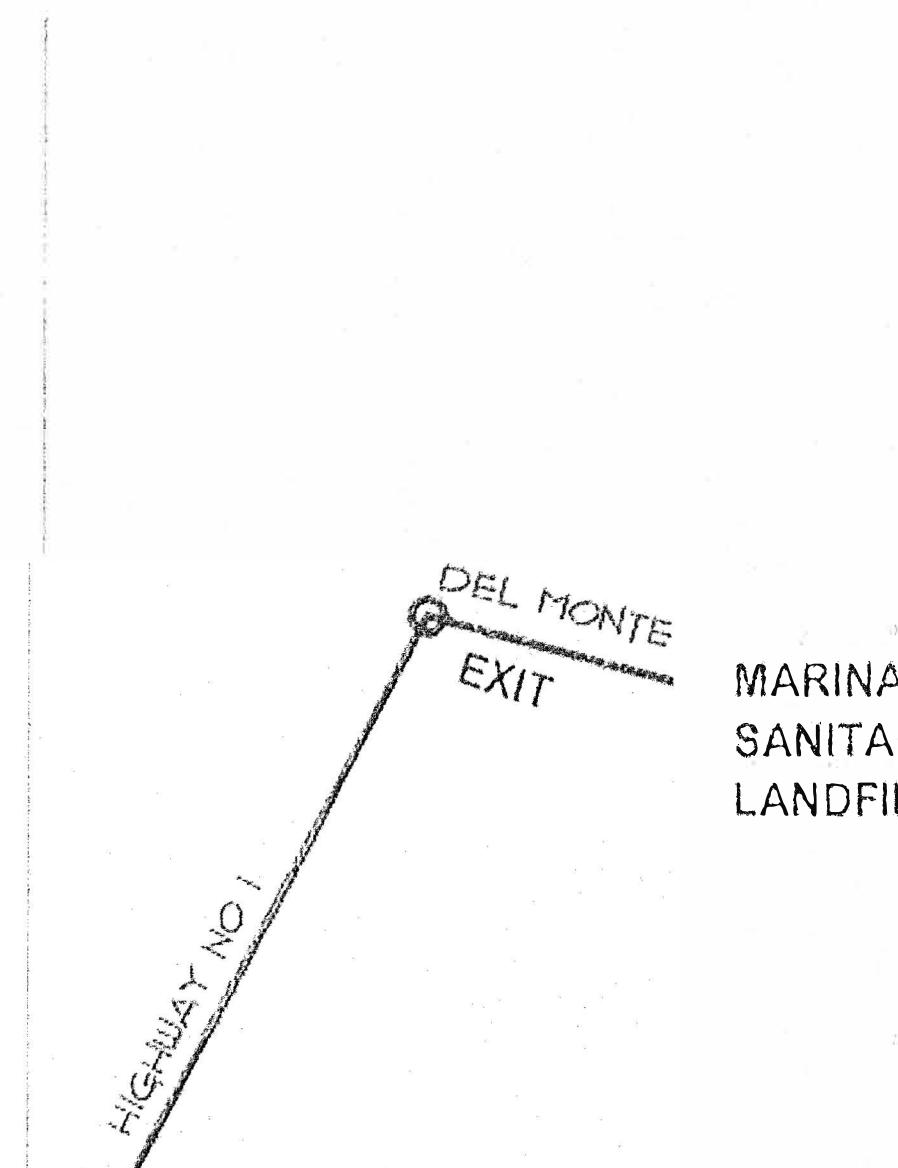
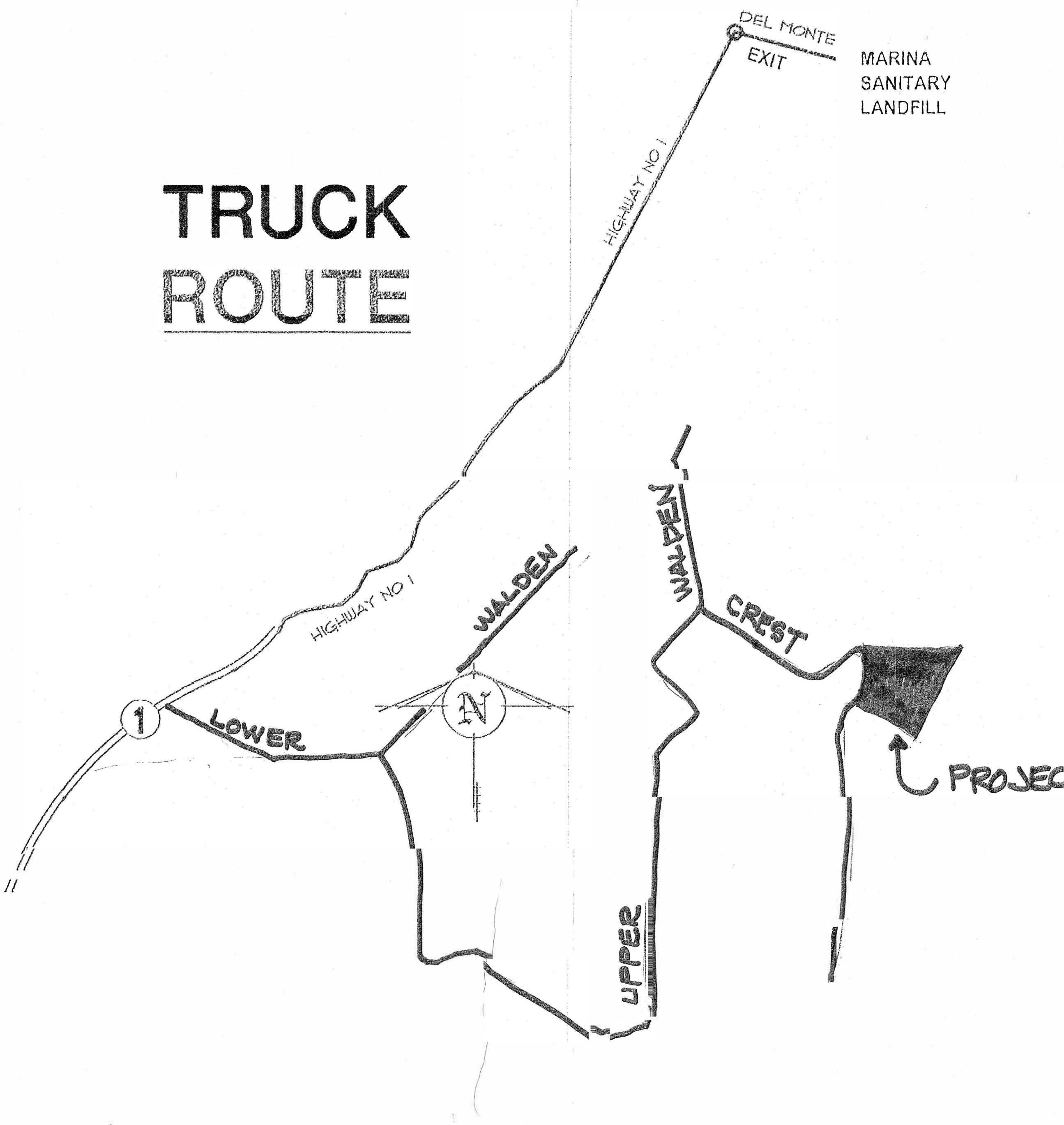
REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
CIVIL
No. 53209
STATE OF CALIFORNIA

8/29/2023 - BUILDING PERMIT SUBMITTAL



FUEL MANAGEMENT PLAN

TRUCK ROUTE



SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 690 CY OF CUT & 760 CY OF FILL.

CONSTRUCTION STAGING:

- MOBILIZE, CLEAR AND GRUB
- SITE GRADING
- UTILITY INSTALLATION
- CONSTRUCT STRUCTURE
- INSTALL PAVERS AND LANDSCAPING
- SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL CONSTRUCTION MANAGEMENT PLAN.

HAUL ROUTES:
HAUL TRUCKS SHALL BACK INTO THE SITE FROM CREST ROAD. HAUL TRUCKS WILL EXIT THE SITE, TURNING INTO CREST ROAD, THEN NORTH ONTO HWY 1, THENCE TAKING THE DEL MONTE BLVD. EXIT AND TURNING SOUTH ON TO DEL MONTE BLVD. THENCE LEFT (EAST) ONTO CHARLES BENSON ROAD TO THE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT FACILITY DESTINATION.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL QUEUE ON DRIVEWAYS.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ALONG THE SIDE OF DRIVEWAYS. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING OAK TREES LOCATED WITHIN OR NEAR THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

NUMBER OF EMPLOYEES ON SITE PER DAY: APPROXIMATELY 6-12

NUMBER OF TRUCK TRIPS/DAY: 2-4

AMOUNT OF GRADING/DAY: 10 TO 200 C.Y.

HOURS OF OPERATION/DAY: WORK SHALL OCCUR MONDAY THROUGH SATURDAY. HOURS OF OPERATION SHALL BE 6AM TO 6PM. NO WORK SHALL OCCUR ON SUNDAYS.

PROJECT SCHEDULING: PROJECTED START DATE 1 JAN 2024. TOTAL PROJECT DURATION IS APPROXIMATELY 18 MONTHS.

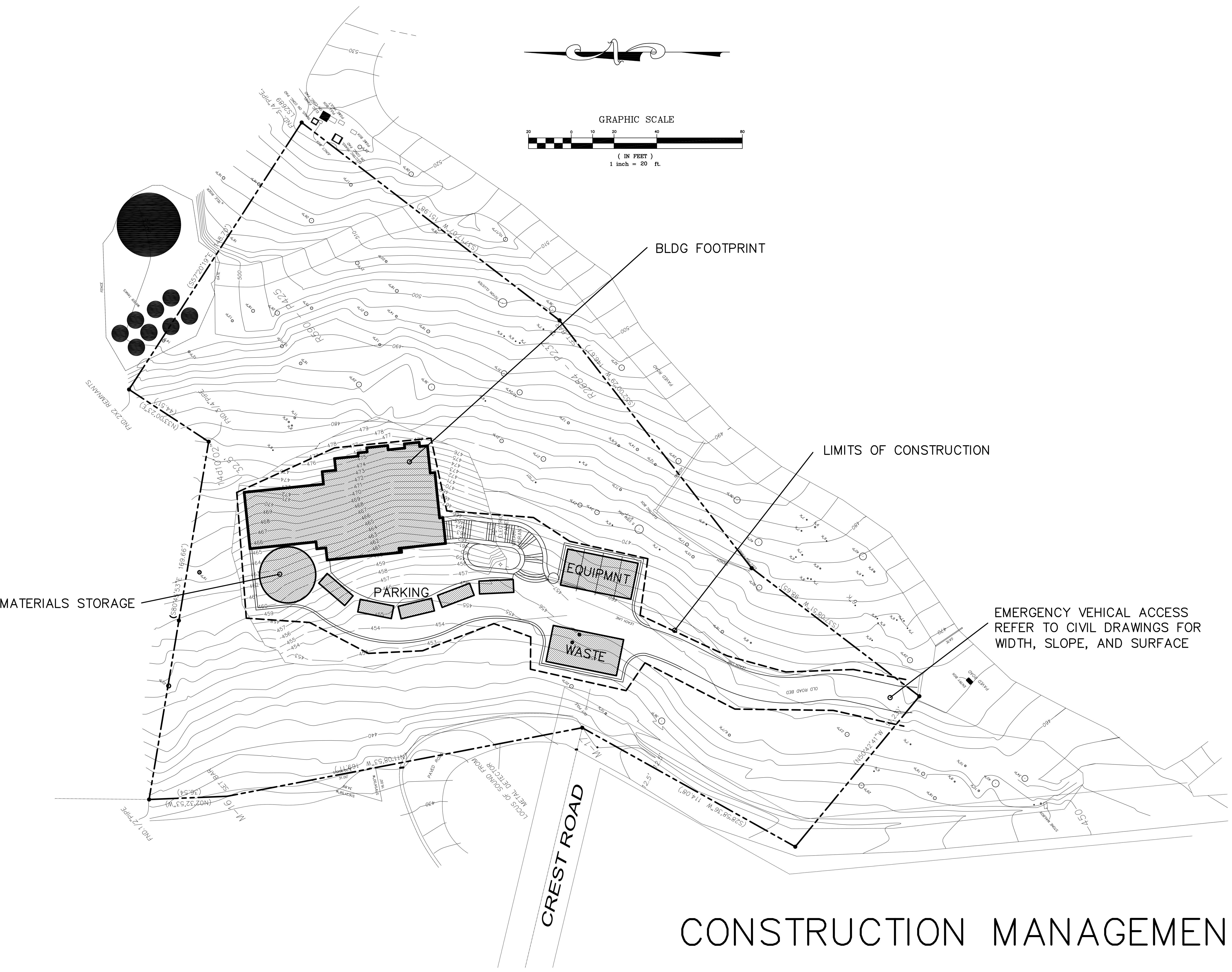
TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEAR & GRUB	6	3
GRADING & SOIL REMOVAL (EXPORT)	0	0
ENGINEERING MATERIALS (IMPORT)	0	0
TOTALS	6	3

TRUCK TRIP GENERATION NOTES:

- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 21 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 100 AND 200 CUBIC YARDS.

HOURS OF OPERATION
DAY: DAYS OF OPERATION: TIME OF OPERATION:
MONDAY THRU SATURDAY 6:00 A.M. - 6:00 P.M.



CONSTRUCTION MANAGEMENT PLAN

EROSION AND SEDIMENT CONTROL

I. VEGETATIVE PRACTICES

THE EXISTING SITE CONTAINS NATIVE VEGETATION, INCLUDED GRASSES AND NATIVE SOIL.

IF AREAS ARE DISTURBED THAT ARE IN THE PROCESS OF BEING LANDSCAPED OR CONSTRUCTED DURING THE RAINY SEASON, THE DOWNSLOPE LIMITS OF THE AREAS SHALL BE BOUNDED WITH HAY BAILE DIKES AND SILT FENCES TO SCREEN THE STORM RUNOFF SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. ALL STORM DRAIN INLETS THAT ARE IN OPERATION DURING CONSTRUCTION SHALL BE PROTECTED WITH GRAVEL SACKS AND CONCRETE BLOCKS PER THE DETAILS INCLUDED HEREIN. IF THE INLETS ARE NOT UTILIZED DURING THE RAINY SEASON, THEY SHALL BE SEALED TO PREVENT WATER FROM ENTERING. AFTER EACH STORM, ALL STORM PROOFING PROVISIONS SHALL BE INSPECTED AND REPAIRED IF NECESSARY. IF SILT ACCUMULATION HAS OCCURRED, THE SILT SHALL BE REMOVED AND REDEPOSITED ON THE SITE.

II. CONTROL PRACTICES

THE SITE IS A TRIBUTARY TO THE ONSITE STORM DRAIN SYSTEM INCLUDING DRAINAGE INLETS. THE ONSITE INLETS SHALL BE PROTECTED THROUGH THE USE OF GRAVEL SACKS, CONCRETE BLOCKS AND HAY BALES TO SCREEN THE STORM RUNOFF SEDIMENT.

III. CONTROL PRACTICES TO REDUCE WIND EROSION

ANY SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED DURING AND AFTER CONSTRUCTION OPERATIONS TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

IV. WINTER OPERATIONS

NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROJECT SITE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE LOCAL AUTHORITY.

WHEN WINTER OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT ACCELERATED EROSION.

VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN TEN (10) DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.

EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

GRADING NOTES

NARRATIVE DESCRIPTION

I. DESCRIPTION OF WORK

THE WORK IN GENERAL INVOLVES REMOVING EXISTING NATIVE GRASSES AND MATERIAL FROM THE SITE; GRADING THE NATIVE MATERIAL TO DESIGN GRADES SHOWN ON THE PLANS DEVELOPED BY A CIVIL ENGINEER IN THE STATE OF CALIFORNIA; TRENCHING FOR UNDERGROUND UTILITIES (STORM DRAIN, SANITARY SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, CABLE TV, AND RELATED PUBLIC UTILITIES); BACKFILLING SAID TRENCHES IN CONFORMANCE WITH CONTRACT REQUIREMENTS, AND MISCELLANEOUS CONSTRUCTION ACTIVITY REQUIRED TO MEET THE INTENT OF THE APPROVED PLANS.

II. MANAGEMENT PRACTICES EMPLOYED TO MINIMIZE CONTACT OF CONSTRUCTION MATERIALS, EQUIPMENT, AND VEHICLES WITH STORM WATER

THE PURPOSE OF THIS SECTION IS TO PROVIDE MANAGEMENT PRACTICES TO MINIMIZE THE INTRODUCTION OF SEDIMENT AND SOLID MATERIALS INTO THE STORM DRAIN SYSTEM, NATURAL AREAS, AND UNDERGROUND AQUIFERS. ANOTHER PURPOSE IS TO MINIMIZE THE POTENTIAL CONTACT OF CONSTRUCTION MATERIALS, EQUIPMENT, AND VEHICLES WITH STORM WATER AS REQUIRED BY THE STATE WATER RESOURCES QUALITY CONTROL BOARD.

GENERAL NOTES

I. DURATION OF CONSTRUCTION IS APPROXIMATELY 18 MONTHS

2. HOURS OF OPERATION TO BE 8:00 AM TO 6:00 PM, MONDAY THRU SATURDAY. NOT ALLOWED TO WORK ON SUNDAY OR HOLIDAYS.

3. ESTIMATED NUMBER OF TRIPS TO BE 25

4. ESTIMATED NUMBER OF CONSTRUCTION WORKERS TO BE 8

MATERIALS & EQUIPMENT NOTES

A. CONSTRUCTION MATERIALS

ALL CONSTRUCTION MATERIALS SHALL BE STORED AT HIGHER ELEVATIONS ON THE SITE THAT ARE PROPERLY GRADED TO MINIMIZE CONTACT WITH SURFACE RUNOFF AND STANDING WATER. ANY AND ALL MATERIAL THAT COULD CONTAMINATE WATER RUNOFF WHEN EXPOSED TO RAIN SHALL BE COVERED WITH PLASTIC SHEETING DURING PERIODS OF RAIN, AS WELL AS DURING HIGH WINDS (WINDS EXCEEDING 20 MPH). ANY LIQUID MATERIAL STORED ON SITE SHALL BE STORED PROPERLY WITHIN THEIR CONTAINERS AND NOT USED IN EXPOSED AREAS DURING PERIODS OF RAIN. CARE SHALL BE TAKEN TO AVOID ANY SPILLS OF SOLID MATERIALS THAT WILL DISSOLVE IN WATER OR LIQUID MATERIAL THAT WILL BE CARRIED AWAY WITH STORM RUNOFF. ACCIDENTAL SPILLS SHALL BE PROPERLY MITIGATED, IMMEDIATELY, TO THE POINT WHERE WATER CONTAMINATION IS MINIMIZED, IF NOT ELIMINATED.

B. CONSTRUCTION EQUIPMENT

ALL CONSTRUCTION EQUIPMENT UTILIZED ON THE SITE SHALL BE PROPERLY MAINTAINED. PETROLEUM FUELS AND LUBRICATED EQUIPMENT SHALL BE PROPERLY MAINTAINED TO PREVENT LEAKAGE OF SAID MATERIALS. EQUIPMENT SHALL BE SERVICED AND MAINTAINED SO PETROLEUM DISTILLATES DO NOT COME INTO CONTACT WITH THE GROUND AND SHALL BE DISPOSED OF PROPERLY OFF-SITE. SOILS OR OTHER EXPOSED MATERIALS ACCIDENTALLY CONTAMINATED DURING EQUIPMENT FAILURES, SERVICING, OR REPAIR, SHALL BE REMOVED IMMEDIATELY FROM THE SITE AND PROPERLY DISPOSED OF OFF SITE. IF REMOVAL OF CONTAMINATED SOILS OR OTHER MATERIALS IS NOT POSSIBLE DUE TO THE PRESENCE OF RAIN, A 6" DEEP TRENCH SHALL BE EXCAVATED AROUND THE CONTAMINATED AREA AND THE TRENCH DRAINED IN SUCH A MANNER THAT STORM WATER WILL NOT COME IN CONTACT WITH THE AREA. AND THE ENTIRE AREA WILL BE COVERED WITH PLASTIC SHEETING DURING PERIODS OF RAIN. AFTER THE RAINS CEASE, CONTAMINATED MATERIAL SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.

TOXIC MATERIALS INCLUDING, BUT NOT LIMITED TO, PAINTS AND SOLVENTS, SHALL BE HANDLED WITH CARE SO AS NOT TO CONTAMINATE EXPOSED SOILS OR OTHER CONSTRUCTION MATERIALS. ACCIDENTAL SPILLS SHALL BE MITIGATED PER THE PROCEDURE OUTLINED IN A. ABOVE.

C. VEHICLES

VEHICLES SHALL BE PROPERLY MAINTAINED TO PREVENT LEAKAGE OF PETROLEUM DISTILLATES, ANTI-FREEZE, OR OTHER VEHICLE FLUIDS. ANY VEHICLES THAT LEAK SUCH MATERIALS SHALL BE IMMEDIATELY REPAIRED AND ALL CONTAMINATED MATERIALS PROTECTED AND REMOVED PER THE PROCEDURE OUTLINED ABOVE. THIS APPLIES NOT ONLY TO PASSENGER VEHICLES, BUT CONSTRUCTION EQUIPMENT SUCH AS SCRAPPERS, DUMP TRUCKS, ETC. CARE SHALL BE TAKEN DURING ONSITE REFUELING OF SUCH VEHICLES TO PREVENT SPILLS OF FUEL. ACCIDENTAL SPILLS SHALL BE HANDLED PER THE PROCEDURE OUTLINED ABOVE.

III. CONSTRUCTION MATERIAL LOADING, UNLOADING, AND ACCESS AREAS

ANY MATERIALS THAT CAN CONTAMINATE STORM WATER RUNOFF SHALL BE PROTECTED FROM RAIN WITH PLASTIC SHEETING OR OTHER MEANS TO PREVENT MATERIAL FROM COMING INTO CONTACT WITH STORM WATER RUNOFF. THE LOCATION FOR STORING SAID MATERIAL SHALL BE ON HIGHER GROUND AWAY FROM CATCH BASINS AND/OR SWALES. SIMILAR MATERIALS TEMPORARILY STORED ELSEWHERE ON THE SITE SHALL BE ADJACENT TO THE IMMEDIATE AREA OF WORK SHALL, AND SHALL BE PROTECTED IN A SIMILAR MANNER.

IV. METHOD OF ONSITE STORAGE AND DISPOSAL OF CONSTRUCTION MATERIALS

NO CONSTRUCTION MATERIALS THAT CAN POTENTIALLY CONTAMINATE THE SITE STORM WATER RUNOFF SHALL BE DISPOSED OF ON THE SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINTS, SOLVENTS, AND OTHER SIMILAR MATERIALS. DISPOSAL OF CONSTRUCTION MATERIALS SHALL BE PERFORMED OFF-SITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

CONSTRUCTION NOTES

ANY WORK DONE BY A CONTRACTOR OR SUBCONTRACTOR SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. MATERIALS AND EMPLOYEES: UNLESS OTHERWISE DIRECTED BY THE OWNER, THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, WATER, TOOLS, EQUIPMENT, LIGHT, POWER, TELEPHONE, GAS TRANSPORTATION, AND OTHER LIABILITIES FOR EXECUTION AND COMPLETION OF THE WORK. ALL MATERIALS SHALL BE OF GOOD QUALITY.

2. PERMITS AND INSPECTIONS: THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR HIS WORK AND GIVE THE OWNER TIMELY NOTICE OF HIS INTENT TO HAVE EACH INSPECTION.

3. CODES: ALL MATERIALS, WORKMANSHIP, AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, AND THE LOCAL DEPARTMENT OF HEALTH REGULATIONS HAVING JURISDICTION.

4. USE OF PREMISES: THE CONTRACTOR SHALL CONFINES HIS APPARATUS, THE STORAGE OF MATERIAL, THE OPERATIONS OF HIS WORKMEN, AND THE PARKING OF WORKMEN'S VEHICLES TO LIMITS INDICATED BY LAW, ORDINANCE, PERMIT OR DIRECTION OF THE OWNER.

5. CLEAN UP: THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS, OR RUBBISH, CAUSED BY HIS EMPLOYEES OR HIS EMPLOYEES OR WORK AT THE COMPLETION OF THE WORK. EACH SUB-CONTRACTOR SHALL REMOVE ALL OF THE RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIALS FROM AND ABOUT THE BUILDING AND SITE AND SHALL LEAVE HIS WORK "BROOM CLEAN" OR ITS EQUIVALENT.

6. THE CONTRACTOR SHALL SUBMIT A CERTIFICATE OF WORKMAN'S COMPENSATION INSURANCE TO THE CITY OR COUNTY BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF PERMITS.

7. THE CONTRACTOR SHALL SUBMIT A RECEIPT OF PURCHASE FOR A CITY OF CARMEL BUSINESS LICENSE TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF PERMITS.

8. HOURS OF OPERATION ARE FROM 8:00 AM TO 4:30 PM, MONDAY THRU SATURDAY. NO CONSTRUCTION IS PERMITTED ON SUNDAY. ESTIMATED PROJECT SCHEDULE: 3-1-2012 TO 3-1-2013.

9. LOCATION OF PARKING FOR CONSTRUCTION VEHICLES SHOULD BE ABLE TO MAINTAIN TRAFFIC FLOW AND PUBLIC SAFETY. MAY BE CONSULTED WITH MONTEREY COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR.

POST-CONSTRUCTION STORM WATER MANAGEMENT

L AFTER CONSTRUCTION IS COMPLETE FOR THE SCOPE OF WORK INCLUDED IN THIS CONTRACT, THE POTENTIAL FOR STORM WATER CONTAMINATION SHOULD BE MINIMAL. HOWEVER, MAINTENANCE PRACTICES SHALL BE EMPLOYED BY THE OWNER TO PREVENT CONTAMINATION.

WASTE MANAGEMENT AND DISPOSAL

L ALL WASTES (INCLUDING EQUIPMENT MAINTENANCE WASTE) REMOVED FROM THE SITE FOR DISPOSAL SHALL BE DISPOSED OF IN THE APPROPRIATE DISPOSAL FACILITIES. NO MATERIAL WASTES SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE WITHOUT THE APPROVAL OF THE REGIONAL WATER BOARD OR THE APPROPRIATE LOCAL AGENCY.

L ALL EQUIPMENT AND CONSTRUCTION AREAS, MATERIAL HANDLING AREAS, AND STORM WATER CONTROL MEASURES ON THE SITE SHALL BE INSPECTED EVERY 90 DAYS DURING THE DRY SEASON (MAR. 16 - OCT. 14), EVERY FOURTEEN (14) CALENDAR DAYS DURING THE RAINY SEASON. INSPECTIONS SHALL ALSO BE MADE WITHIN 24 HOURS AFTER ANY STORM.

ALL GRAVEL SACKS, CONCRETE BLOCKS, AND HAY BALES SHALL BE INSPECTED FOR INTEGRITY AND PROPER REPAIR AND OPERATION; AND SHALL BE INSPECTED FOR PROPER PLACEMENT IN ACCORDANCE WITH THE DETAIL INCLUDED HEREIN. IF SILT HAS ACCUMULATED TO PREVENT PROPER FUNCTION, THE SILT SHALL BE REMOVED TO THE ORIGINAL GRADE.

NOTE:

THE IMPLEMENTATION OF THIS PLAN WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR THE PROJECT AND THE PROJECT SUBCONTRACTORS.

CONSTRUCTION ACTIVITY NOTES:

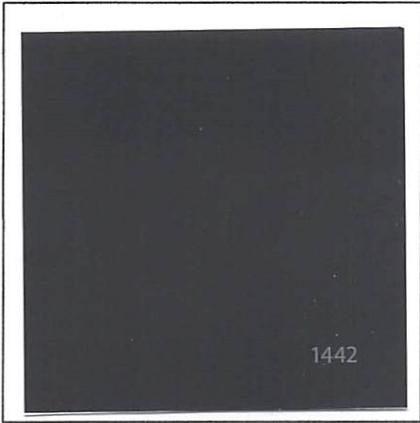
I. THE FOLLOWING NOTES SHALL BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES.

- A. ALL CUT AND/OR FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEDEDDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION IN COORDINATION WITH THE EROSION CONTROL PLAN.
- C. ALL UNPAVED CONSTRUCTION AREAS SHALL BE SPRINKLED WITH WATER (AT LEAST TWICE PER DAY IN DRY WEATHER) DURING GRADING ACTIVITIES AN EROSION CONTROL BLANKET (SUCH AS JUTE NETTING, OR "BIO-NET") SHALL BE APPLIED TO EXPOSED AREAS IMMEDIATELY AFTER CUT AND FILL OPERATIONS ARE COMPLETE.
- D. TRUCKS HAULING DIRT AND DEBRIS SHALL BE COVERED.
- E. THE PROJECT MUST BE POSTED AT TWO LOCATIONS WITH A PUBLICLY VISIBLE SIGN DURING CONSTRUCTION OPERATIONS THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT FOR COMPLAINTS AND/OR INJURIES REGARDING DUST GENERATION AND OTHER AIR QUALITY PROBLEMS RESULTING FROM PROJECT CONSTRUCTION.
- F. IMMEDIATELY SWEEP UP DIRT OR DEBRIS SPILLED ON PAVED SURFACES.
- G. COVER ON-SITE STOCKPILES OF EXCAVATED MATERIALS.
- H. VACUUM (OR ROAD SWEEPER/VACUUM) CONSTRUCTION-RELATED SOILS ON PUBLIC ROADS WHENEVER SOILS ARE VISIBLE.
- I. NO MORE THAN 22 ACRES PER DAY OF GRADING ACTIVITIES SHALL BE ALLOWED.

2. IF DURING THE COURSE OF CONSTRUCTION ACTIVITY ON THE SUBJECT PROPERTY, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, 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 THE FIND CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY 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 THE DISCOVERY.

CONSTR. MANAGEMENT PLAN 3

COLOR CHART NICO RESIDENCE PLN 230177

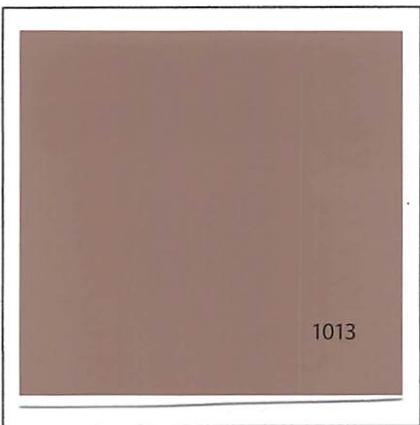


SLATE
ROOF



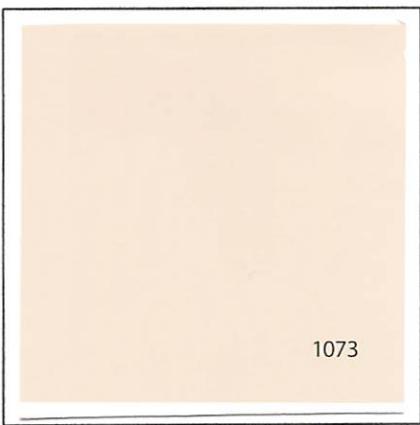
EXTERIOR
WALLS

OC  Benjamin Moore OC



BEAMS
TRIM

OC  Benjamin Moore OC



STONE

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