

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

PERKINS ROBERT T & MARA B TRS (PLN240285)

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning Commission:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of:
 - a) Administrative Permit and Design Approval to allow the construction of a 5,580 square foot single-family dwelling with an attached 678 square foot garage, and associated site improvements; and
 - b) Use Permit to allow the removal of 13 Coast live oak trees.

[PLN240285 PERKINS ROBERT T & MARA B TRS, 62 MARGUERITE, CARMEL, CARMEL VALLEY MASTER PLAN (APN: 169-421-020-000)]

The PERKINS ROBERT T & MARA B TRS application (PLN240285) came on for a public hearing before the County of Monterey Planning Commission on July 9, 2025, and August 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Planning Commission finds and decides as follows:

FINDINGS

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

- b) The subject property is developed with an existing 1,092 square foot single family dwelling with an attached 594 square foot studio and an attached 1,496 square foot 3-car garage. The proposed project includes a new 5,580 square foot single-family dwelling with an attached 678 square foot 2-car garage, conversion of the 1,092 square foot studio into an accessory dwelling unit (ADU), associated site improvements, and the removal of 13 Coast live oak trees. The existing 1,092 square foot single family dwelling would be converted into a second-story accessory dwelling unit, with a lower-level 594 square foot studio and a lower-level 1,496 square foot 3-car garage. Re-classifying this structure's living space from a single-family dwelling to an Accessory Dwelling Unit does not require the granting of a discretionary permit pursuant to Title 21 section 21.64.030. No exterior modifications are proposed to this structure, and therefore, this Combined Development Permit does not contemplate the conversion of space. However, to ensure conversion into an ADU does not occur prior to establishment or construction of a new main use (single family dwelling), Condition No. 14 has been applied.
- c) Allowed Use. The property is located at 62 Marguerite, Carmel (Assessor's Parcel Number [APN]: 169-421-020-000), within the Carmel Area Master Plan, in unincorporated Carmel. The parcel is dual zoned as Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlays [RDR/10-D-S-RAZ], and Low Density Residential, 2.5 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlays [LDR/2.5-D-S-RAZ]. Both zonings allow for the construction of the first single-family dwelling on a legal lot of record (Title 21 section 21.16.030) subject to an Administrative Permit and Design Approval. The proposed single-family dwelling and site improvements are within the portion of the property zoned LDR. A Use Permit is required to allow the removal of 13 Coast live oaks. Therefore, the project is an allowed use.
- d) Lot Legality. The subject property is shown in its present size (13.05 acres) and configuration with a building envelope (2.62 acres) as Lot 49 within Tract 1398 of the Tehama Phase 1 subdivision, filed for record on September 9, 2003 (Volume 22, "Cities & Towns", page 35). Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards. The project is consistent with the development standards of LDR zoning district. Pursuant to Title 21 section 21.14.060, development standards for the LDR zoning district, in a subdivision where a lot or lots have a designated building envelope, the dwelling unit and accessory structures shall be located wholly within the building envelope unless otherwise approved in the subdivision process. The proposed development is located within the designated building envelope (2.62 acres), which complies with required setbacks. The maximum allowed height for main structures is 30 feet. The proposed height above average natural grade for the single-family dwelling is 28 feet 8 inches. The property is 586,657 square feet (13.05 acres) and the maximum allowable building site coverage is 25% (142,164 square feet). The proposed project increases the existing coverage to 1% (3,854

square feet). With conversion of the existing residential structure into an Accessory Dwelling Unit and construction of a new single-family dwelling, the property will continue to comply with density standards (one unit per 2.5 acres in the LDR zoning district). Conversion of the existing residential structure into an ADU is not required to comply with underlying density requirements. Overall, the project meets all height, coverage, density, and setback requirements set forth in the development standards of the LDR zoning district.

- f) Design and Visual Resources. The subject parcel and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay) and pursuant to Title 21 Chapter 21.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. The proposed project includes a beige stucco finish with natural stone accents for exterior walls, Class-A standing-seam roof in dark bronze, bronze aluminum windows, stained wood trim, and beige stucco finish site walls. Development within the subject subdivision includes large custom homes. The proposed project would have a comparatively similar layout, bulk, and mass to other residences in the vicinity, and thus will not have a detrimental effect on the existing neighborhood character. Per staff’s site visit, the proposed single-family dwelling will not be visible from Carmel Valley Road or any other common public viewing area. The architectural style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), the landscape plan and exterior lighting plan shall be approved by HCD-Planning pursuant to Title 21 section 21.14.060 and will be controlled by use of the County’s standard conditions.
- g) Site Plan Review. The property is subject to the Site Plan Review “S” Zoning district pursuant to Title 21 Chapter 21.45, which provides regulations for development, with by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. A site plan was included in the application and an Administrative Permit application has been received and reviewed pursuant to these regulations. The proposed project includes the construction of a single-family dwelling. A fuel management plan was included in the application which included measures to maintain vegetation surrounding the development area to reduce fire hazards. The applicants provided draft grading and erosion control plan to demonstrate the feasibility of their proposed project. No other hazards or impacts to resources were identified during staff’s review of the project (See Findings 2 and 3 and supporting evidence).
- h) Residential Allocation. Pursuant to Title 21 Chapter 21.52, the Residential Allocation Zoning District limits the number of lots and/or units within specific areas. Pursuant to the Carmel Valley Master Plan Policy CV-1.6, existing lots with a minimum of 5 acres may have the first single family dwelling plus one accessory dwelling unit. As proposed, the subject lot will remain the same size and will have a single-family dwelling and an ADU on the property. Therefore, there are no changes to the number of lots and/or units for the proposed development.

- i) Tree Removal. The proposed project includes the removal of 13 Coast live oaks. Pursuant to Carmel Valley Master Plan Policy CV-3.11, removal of healthy native oak trees, madrone, and Redwood trees is discouraged. Further, Title 21 Section 21.64.260.D.3 requires a Use Permit for the removal of three or more protected trees, provided that the proposed tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts. Therefore, the tree removal of 13 Coast live oak trees is subject to the granting of a Use Permit. The project meets the required findings to allow the removal of 13 trees as demonstrated in Finding No. 5 and supporting evidence.
- j) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a moderate archaeological sensitivity, is not within 250 feet of a known archaeological resource, and is Categorically Exempt pursuant to CEQA Guidelines, see Finding No. 6 and supporting evidence. Therefore, no archaeological assessment was prepared for the project pursuant to Title 21 section 21.66.050.C. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- k) Land Use Advisory Committee (LUAC) Review. The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on May 5, 2025, and voted 5-0 (with two absent) to support the project as proposed.
- l) The project planner conducted a site inspection on December 11, 2024, to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240285.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to soils/slope stability and native trees. The following reports have been prepared:
 - “Arborist Report” (County of Monterey Library No. LIB250036) prepared by Albert Weisfuss, Carmel, CA, July 22, 2024.

- “Geotechnical Report” (County of Monterey Library No. LIB250037) prepared by Rock Solid Engineering, Inc., Watsonville, CA, January 28, 2025.

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

- c) Staff conducted a site inspection on December 11, 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 Monterey County HCD-Planning found in Project File PLN240285.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Monterey County Regional Fire Management District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. Applicant provided a service verification letter from Canada Woods Water Company, LLC dated December 4, 2024 indicating their ability to provide potable water and sewer connection. The Environmental Health Bureau reviewed the application and found it acceptable with no conditions.
 - c) A fuel management plan is attached to the project plans and shall be adhered to on an on-going basis to ensure implementation and use of the proposed development reduces fire hazards and complies with California Public Resource Code 4291.
 - d) Staff conducted a site inspection on December 11, 2024 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240285.

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

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

- b) Staff conducted a site inspection on December 11, 2024 and researched County records to assess if any violation exists on the subject property.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240285.

5. FINDING: **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

- EVIDENCE:**
- a) The project includes application for removal of 13 protected Coast live oak trees. In accordance with the applicable policies of the Carmel Valley Master Plan and Title 21, a Use Permit is required, and the criteria to grant said permit have been met.
 - b) Pursuant to Title 21 section 21.64.260.D.3.a, a Use Permit is required for the removal of more than three protected trees. Title 21 section 21.64.260.C.1 identifies Coast live oak trees over six inches in diameter as being protected within the Carmel Valley Master Plan. As proposed, the project involves the removal of 13 Coast live oak trees that were assessed in the Arborist Report (County of Monterey Library No. LIB250036 – see Finding 2, Evidence “b”), with a mix of recommendations for removal and pruning based on their health, location, and potential risks. The project arborist also recommended pruning and monitoring activities.
 - c) Development of the subject property must be contained within the 2.6-acre building envelope. The remainder of the property cannot be developed. Through the Tehama Subdivision, tree removal was assumed to be required for future development of the building envelopes, but necessary entitlements to authorize such removal were not included with the Final Map. The prepared Tree Assessment determined that approximately 243 occupy the subject property. The subject property’s building envelope is heavily forested with mature trees. The building envelope has limited continuous areas not encumbered by protected trees; there is only one irregularly shaped area with a natural clearing. The proposed development is sited partially within this natural clearing. The prepared Tree Assessment determined that the implementation of the proposed project would involve the removal of 13 Coast live oak trees greater than six inches. One landmark tree would be removed with implementation of the project.
 - d) The proposed tree removal (13) is required to accommodate the development, with some trees being structurally compromised or located within the construction zones of the proposed main residence. Eight trees are directly in the proposed structural footprint of the residence; these trees are in fair to good condition. One of these eight trees within the project footprint is a landmark Oak, with a trunk diameter of 28 inches and a health rating of “fair.” The remaining five trees are within the construction limits and the 0-5 foot non-combustible fuel management zone, and thus proposed for removal to reduce fuel in the immediate vicinity of the residence. No tree removal is proposed to accommodate site improvements, such as hardscape or patio. The

proposed tree removal is the minimum necessary for the proposed siting and design of the residence.

- e) The applicant wants to install hardscape and landscape improvements and a small orchard within the naturally cleared area of the building envelope. These desired improvements require siting the residences only partially within the natural clearing. Although the single-family dwelling could be moved to the center of the cleared, non-forested, not to remove fewer trees, that is not the desire of the applicant. Further, such relocation of the residence would then require siting of desired site improvements into forested areas, and potentially areas containing slopes in excess of 25%.
- f) Pursuant to Title 21 section 21.64.240.D.4 and as conditioned, the project includes replacement at a one-to-one ratio.
- g) All other on-site trees will be retained during construction. A condition has also been applied to require that the applicant follow the best management practice recommendations of the arborist from the Tree Resources Assessment prepared for the project.
- h) Staff conducted a site inspection on December 11, 2024 and researched County records to assess if any violation exists on the subject property.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240285.

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

- EVIDENCE:**
- a) The project as a whole, as described in Finding No.1, Evidence “b”, involves re-classifying an existing residential structure into an Accessory Dwelling Unit and construction of a new single-family dwelling and associated site improvements including tree removal. Under Title 21 section 21.64.030 and Government Code section 65852.2, conversion of space into an ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that “[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA.” In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Planning Commission’s discretionary authority is limited to consideration of the proposed residence and tree removal, the proposed residence, tree removal, and the conversion of space into an ADU are subject to CEQA.
 - b) California Environmental Quality Act (CEQA) Guidelines section 15303 allows the construction of new residences and accessory structures on residentially zoned properties. Therefore, the proposed single-family dwelling, garage, and associated site improvements qualify as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines. CEQA Guidelines section 15301 allows for the

conversion of small structures involving negligible or no expansion of former use. Conversion of an existing 1,092 square foot single family dwelling into a 1,092 square foot ADU involves no change in use (residential dwelling unit). Therefore, the conversion into an ADU qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 153001.

- c) None of the exceptions under CEQA Guidelines section 15300.2 apply. CEQA Guidelines section 15301 is not qualified by consideration of the project location, while Guidelines section 15303 does qualify by consideration of the project location. The proposed project does not impact environmental resources of hazardous or critical concern where designated (see Findings 1 and 2, and supportive evidence); the project does not contribute to any cumulative environmental; there is no reasonable possibility that the project would cause an impact due to unusual circumstances (see Findings 1 and 2, and supportive evidence); based on the project location, and its topographical relationship to visual public access points in the area, the proposed development is not visible along Carmel Valley Road without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the parcel; is not a hazardous waste site or any list compiled pursuant to Government Code section 65962.5; and does not involve any identified historical resources. The proposed tree removal will not contribute to any environmental impacts.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on December 11, 2024.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240285.

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

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

DECISION

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions set forth in the Section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
 - a. Administrative Permit and Design Approval to allow the construction of a 5,580 square foot single-family dwelling with an attached 678 square foot garage, and associated site improvements; and
 - b. Use Permit to allow the removal of 13 Coast live oak trees.

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 13th day of August 2025:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240285

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:** This Combined Development Permit (PLN240285) allows construction of a 5,580 square foot single family residence with an attached 678 square foot two-car garage and associated site improvements including the removal of 13 Oak trees. The property is located at 62 Marguerite, Carmel (Assessor's Parcel Number 169-421-020-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Number 169-421-020-000 on August 13, 2025. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

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

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

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

4. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

5. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1 (13 total)

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: Prior to final inspection, 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.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

7. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

8. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to 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 and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and 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 HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

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

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

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected .

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.

9. 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.

10. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

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

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

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. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

13. EHSP01 – ONSITE WASTEWATER TREATMENT SYSTEM (OWTS): PERFORMANCE EVALUATION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has an existing onsite wastewater treatment system (OWTS) permit record (EHB Record No. ON0104056) for installation of a 1,500-gallon tank on subject parcel APN 169-241-020. Sheet C5 in site plan dated 12/16/2024 by L&S Engineering and Surveying, Inc. for “Water & Sewer Utility Plan” shows three (3) existing 1,500-gallon septic tanks to serve the existing carriage house/accessory dwelling unit (ADU) and proposed main house on subject parcel. The EHB does not have an existing OWTS permit record for the two additional 1,500-gallon septic tanks. In accordance with Table 9 of Monterey County Code, Chapter 15.20, an OWTS performance evaluation will be required to verify the structural and operational conditions of the existing septic tanks. This OWTS performance evaluation shall also verify if each septic tank is connected to each other prior from the inlet and outlet sides of each septic tank.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit a passing OWTS performance evaluation completed by a qualified professional to the EHB for review and acceptance. The OWTS performance evaluation is to verify the structural and operational conditions of the existing septic tanks and verify if they are connected to each other.

Any OWTS component that is deemed to be in unacceptable condition (failed) shall be repaired or replaced in accordance with the minimum standards of Monterey County Code, Chapter 15.20 and the Monterey County Local Agency Management Program.

14. PDSP001 - CONVERSION INTO ADU

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The subject property is developed with a 1,092 square foot dwelling unit, over a garage and studio. Should the Applicant/Owner desire to convert this structure into an Accessory Dwelling Unit, such conversion shall occur concurrent with issuance of construction permits for a new single family dwelling.

Compliance or Monitoring Action to be Performed: Prior to or concurrent with re-classifying the existing 1,092 square foot dwelling unit into an ADU, the Applicant/Owner shall obtain a construction permit for a new single family dwelling.

15. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

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PERKINS RESIDENCE

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN + LIETZKE ARCHITECTURE. HEREINAFTER REFERRED TO AS "ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR, NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IS THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

GENERAL NOTES

1. **CONTRACTOR LICENSE:** THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. **SCOPE:** THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WAGER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. **QUALITY CONTROL:** IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. **WARRANTY:** THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. **PERMITS:** UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. **LEGAL/NOTICES/CODE COMPLIANCE:** THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2001 U.B.C.)
7. **RESPONSIBILITY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. **SAFETY:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.
9. **INSURANCE:** LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. **INDEMNIFICATION:** THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. **CLEANING UP:** THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. **CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.**
13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. **BUILDING CODES:** ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE & ENERGY CODES, WUI & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.
15. **GRADING:** NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION. ALL CUT AND/OR FILL OF SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION.
16. **SHOP DRAWINGS:** PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.



3D FOR REFERENCE OF ARCHITECTURAL STYLE

PROJECT DATA

PROJECT SUMMARY / SCOPE OF WORK: NEW 5,580 S.F. TWO STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED 678 S.F. 2-CAR GARAGE

PROJECT ADDRESS: 62 MARGUERITE (TEHAMA LOT 49) CARMEL, CA 93923

ASSESSOR PARCEL NUMBER: 169-421-020

LOT/TRACK NO: 49/1398

ZONING: RDR/10-D-S-RAZ

SETBACKS:	ALLOWED	PROPOSED
MAIN HOUSE FRONT	30'-0"	
SIDE	20'-0"	
REAR	20'-0"	

BUILDING HEIGHTS FROM AVERAGE NATURAL GRADE:	ALLOWED	PROPOSED
MAX. BUILDING HEIGHT:	30'-0"	25'-4"

LOT SIZE:
LOT = 13.05451 ACRES (568,657.06 SF)

	FLOOR AREA	(E) SQ. FT.	(N) SQ. FT.
UPPER FLOOR (ADU)		1092	
LOWER FLOOR STUDIO		408	
LOWER FLOOR 3-CAR GARAGE		1496	
MEZZANINE FLOOR		186	
MAIN HOUSE:			
FIRST FLOOR			3176
SECOND FLOOR			2404
2-CAR GARAGE			678
SUB TOTAL		2996	6258

25. ALL MANUFACTURER'S INSTALLATION GUIDES SHALL BE PROVIDED TO INSPECTOR AT TIME OF INSPECTION.

TREES TO BE REMOVED: 13 OAKS

GRADING: CUT = 87BD CY
FILL = 87BD CY

COVERED PARKING SPACES:
MAIN RESIDENCE: TWO (2)
(E) ACCESSORY DWELLING UNIT: ONE (1)
PROVIDED TWO (2)
TWO (2)

CURRENT USE:

OCCUPANCY GROUP: RESIDENCE, ACCESSORY DWELLING UNIT : R-3; GARAGE: U

TYPE OF CONSTRUCTION: V-B

WATER COMPANY: CANADA WOOD WATER LLC

SEWER: CANADA WOOD WATER LLC

VICINITY MAP



PROJECT TEAM

OWNER:
ROBERT AND MARA PERKINS
21510 MOONGREST DR
CARMEL VALLEY, CA 93924

PROJECT ADDRESS:
62 MARGUERITE (TEHAMA LOT 49)
CARMEL, CA 93923

ARCHITECT:
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW - A
MONTEREY, CA 93940
PH: (831) 649-6001
CONTACT: CRAIG HOLDREN

LANDSCAPE ARCHITECT:
WILD LAND WORKSHOP
CARMEL VALLEY, CA
PH: (831) 781-2227
CONTACT: MARIE GOULET

SHEET INDEX

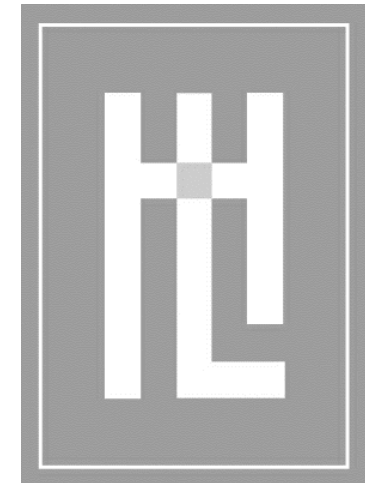
A0.1 COVER SHEET
A0.2 3D MODEL
A0.3 3D MODEL
A0.4 3D MODEL
A0.5 3D MODEL

SURVEY:
1 OF 1 TOPOGRAPHIC SURVEY

CIVIL:
C1 GRADING PLAN TITLE SHEET
C2 SITE GRADING PLAN
C3 SITE CROSS SECTIONS
C4 STORMWATER CONTROL PLAN
C5 WATER AND SEWER UTILITY PLAN
C6 EROSION CONTROL PLAN
C7 CONSTRUCTION MANAGEMENT PLAN

ARCHITECTURAL:
A1.1 PROPOSED SITE PLAN AND SECTION
A1.2 PROPOSED PARTIAL SITE PLAN
A1.3 PROPOSED SITE ANALYSIS
A2.2 1/4" MAIN HOUSE - MAIN FLOOR PLAN
A2.3 1/4" UPPER FLOOR PLANS
A2.6 1/8" ROOF PLAN
A3.1 1/8" ELEVATIONS
A3.7 WALL SECTIONS

LANDSCAPE:
L0.00 TREE PROTECTION PLAN
L0.01 FUEL MANAGEMENT PLAN
L1.00 LANDSCAPE SITE PLAN
L2.00 PLANTING PLAN
L2.01 PLANTING LEGEND AND NOTES



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE: 10.03.2024

SCALE: N.T.S.

DRAWN: SGC

JOB NUMBER: 23.18

REVISION

COVER SHEET

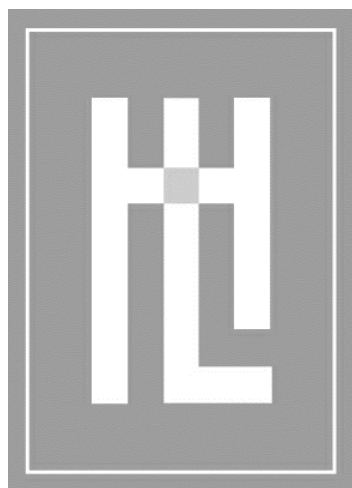
PERKINS RESIDENCE

62 MARGUERITE - (TEHAMA LOT 49)

CARMEL, CA. 93923

169-421-020-000

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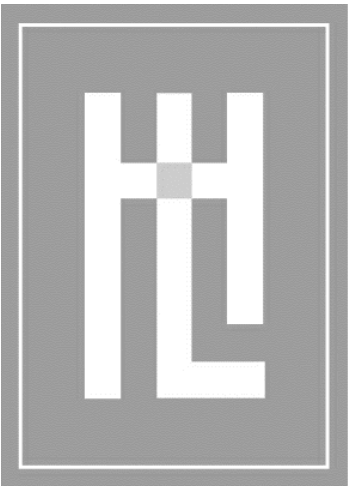
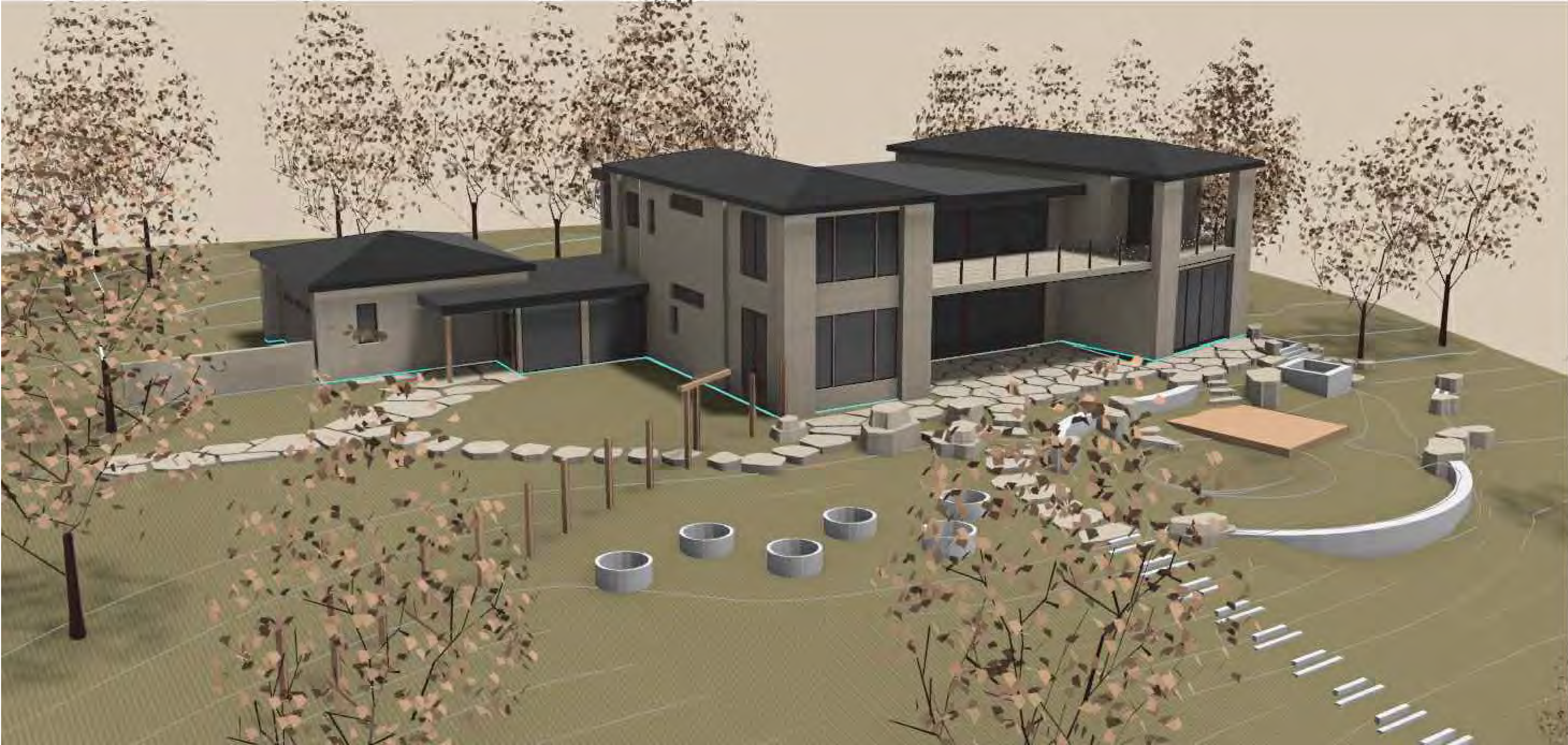
HOLDREN+LIETZKE
ARCHITECTURE

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

DATE: 09.19.2024
SCALE: N.T.S.
DRAWN: SSC
JOB NUMBER: 23.18
REVISION

3D MODEL
PERKINS RESIDENCE
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A0.2



HOLDREN+LIETZKE
ARCHITECTURE

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DATE: 09.19.2024

SCALE: N.T.S.

DRAWN: SSC

JOB NUMBER: 23.18

REVISION

3D MODEL
PERKINS RESIDENCE
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

3D DIAGRAM

1

A0.3



25 CANNERY ROW - SUITE A
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Ph: 831.649.6001
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DATE: 09.19.2024

SCALE: N.T.S.

RAWN: SGC

DB NUMBER: 23.18

REVISION



3D MODEL

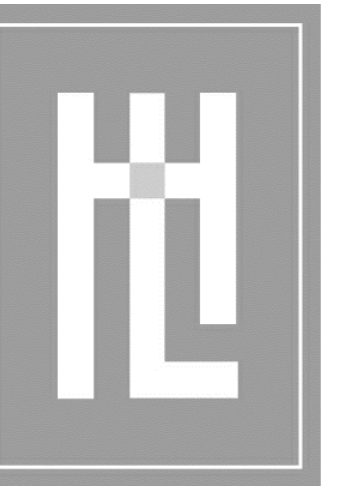
PERKINS RESIDENCE

62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
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3D DIAGRAM

1



HOLDREN+LIETZKE
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SCALE: N.T.S.

DRAWN: SGC

JOB NUMBER: 23.18

REVISION

3D MODEL

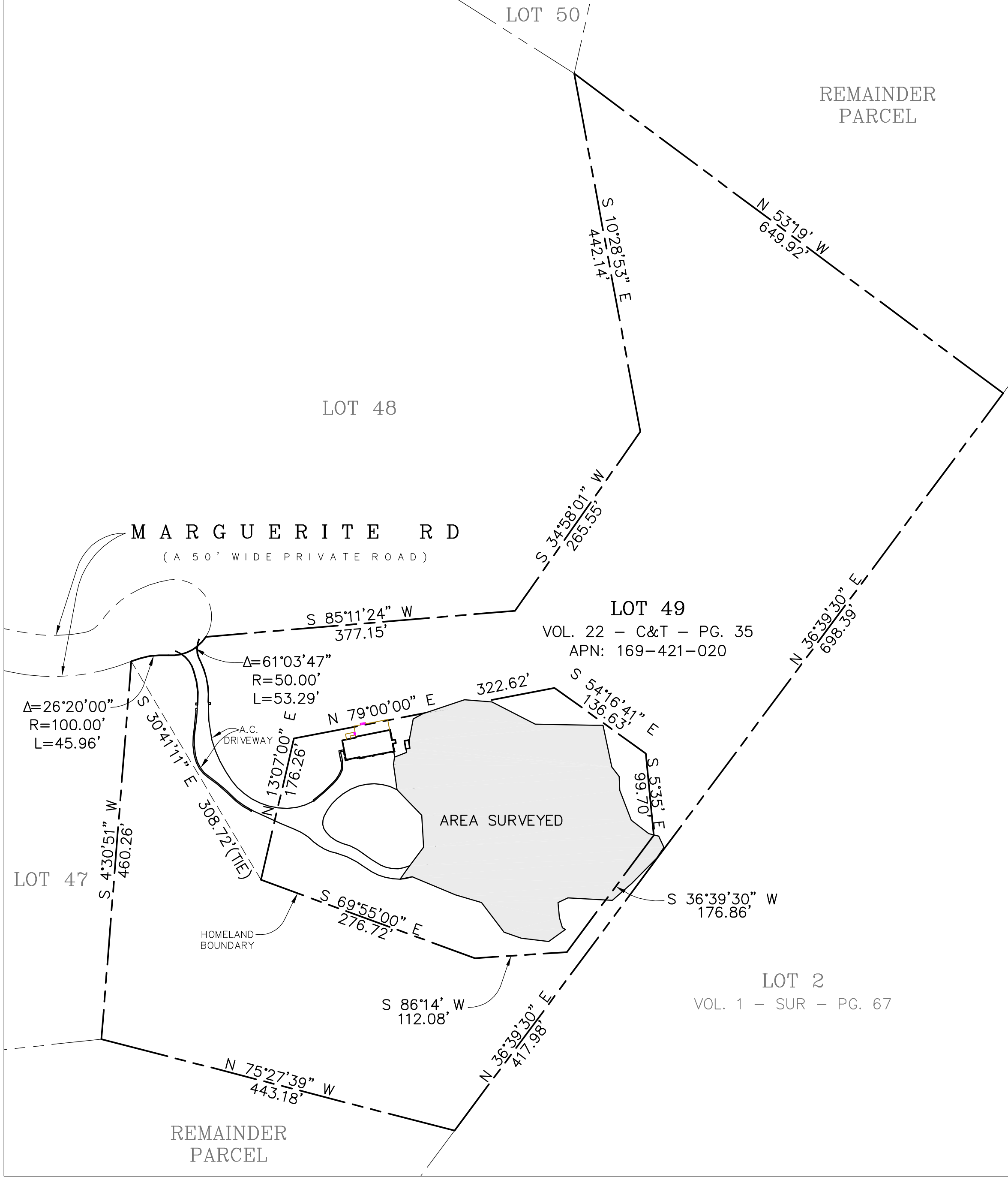
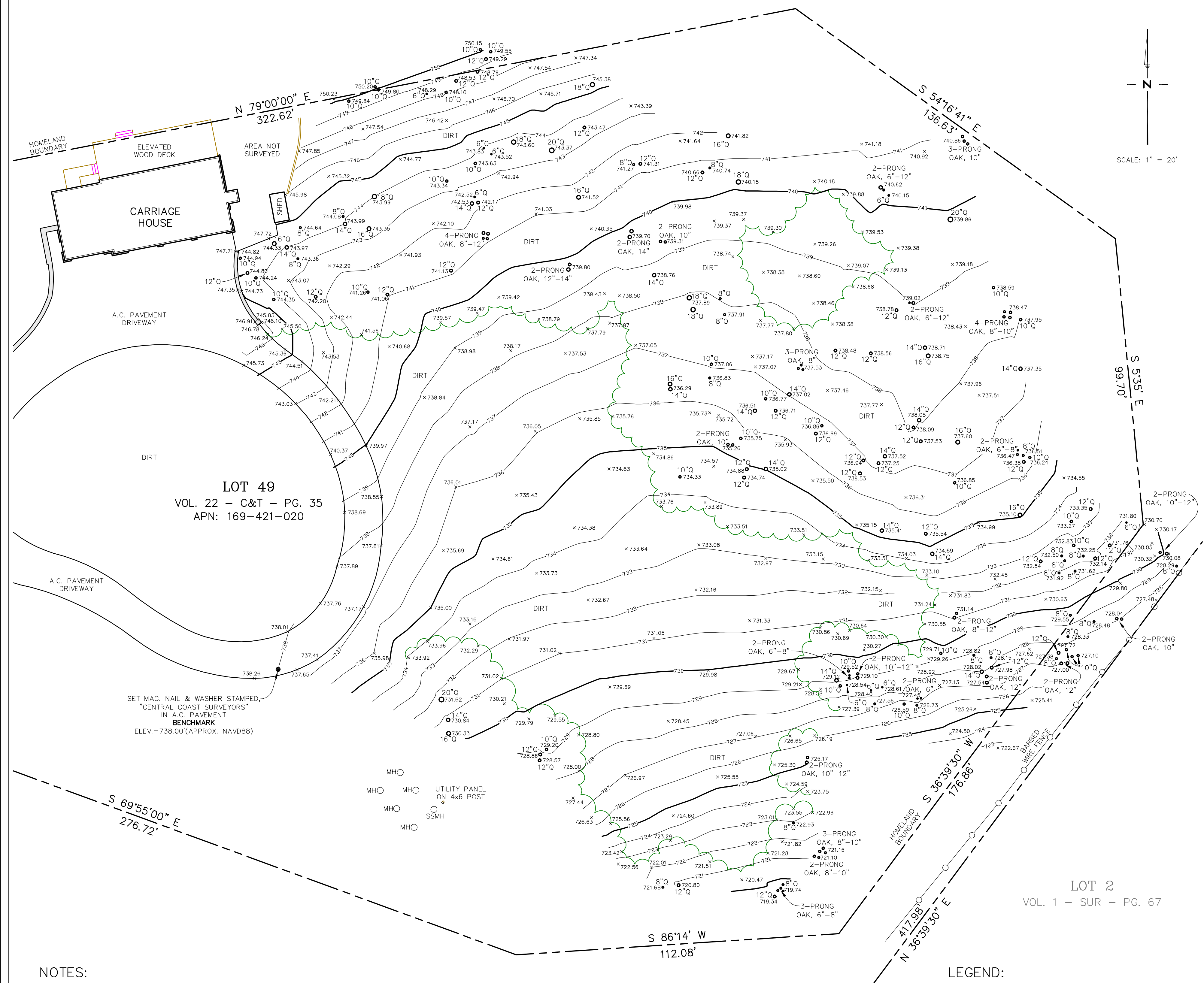
PERKINS RESIDENCE

62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

3D DIAGRAM

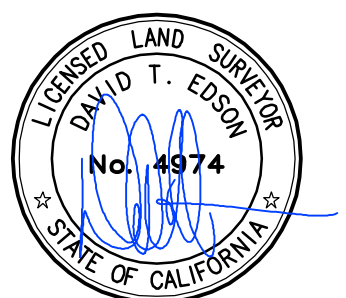
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A0.5



- NOTES:
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
 - ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. DRIVEWAY SHOWN HEREON.
ELEVATION = 738.00 FEET (APPROX. NAVD88)
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
 - THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON NOVEMBER 7, 2023.

- LEGEND:
- MH MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - DENOTES THE DRIPLINE OF TREE CANOPY
 - DENOTES A STONE WALL
 - 12" Q DENOTES A 12" OAK TREE (TYP.)
 - DENOTES A WOOD FENCE
 - DENOTES A WOOD STEP



TOPOGRAPHIC MAP
OF A PORTION OF
LOT 49 AS SHOWN ON THE MAP "TRACT
NO. 1398 TEHAMA, PHASE 1" FILED IN
VOL. 22, "CITIES & TOWNS", PG. 35
OFFICIAL RECORDS OF MONTEREY COUNTY

TEHAMA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Robert & Mara Perkins

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 20' JOB No. 23-107 NOVEMBER 2023
PREPARED BY: JTI

APN 169-421-020
UPDATED 02/16/2024

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2022 CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ENERGY CODE AS THEY MAY APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
5. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY.
9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
- A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
- B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
- C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
- D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR HAUL AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING.
15. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
16. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF MONDAY-FRIDAY 8:00 AM TO 5:00 PM.
17. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
18. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, FREMONT, CA. PHONE (510) 794-2521.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
20. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 39141 CIVIC CENTER DRIVE, SUITE 310, FREMONT, CALIFORNIA 94538, PHONE (510) 794-2521, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
21. AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
22. PAYMENT SECTION TO BE DETERMINED AS SHOWN ON THESE PLANS.
23. A SEPARATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS.
24. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS, AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.

GRADING NOTES

1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.
2. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, THE CALIFORNIA BUILDING CODE AND GEOTECHNICAL REPORT ENTITLED:

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PREPARED BY: ??
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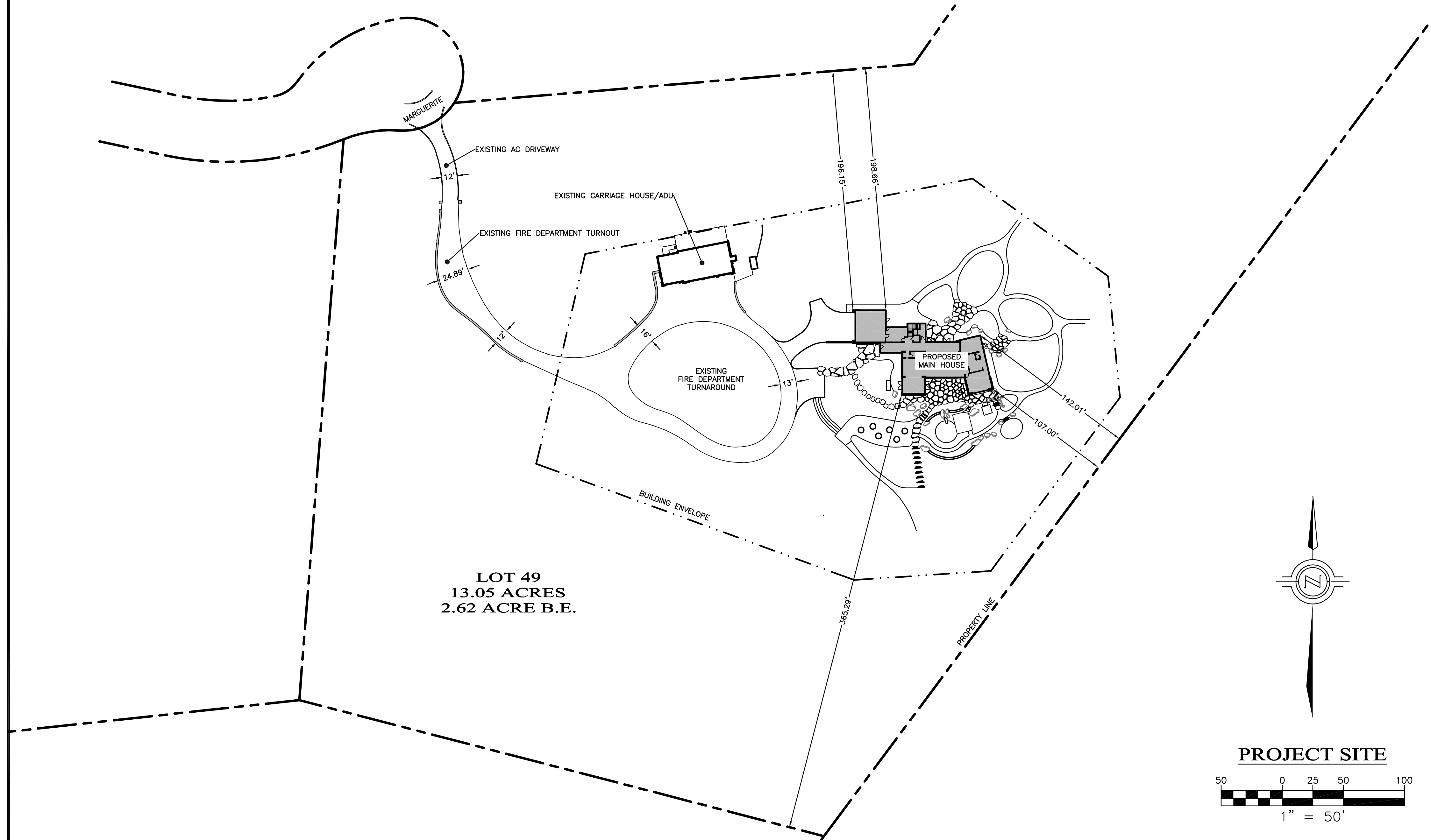
DATED: ??

3. ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT WHO WILL FURNISH A COPY OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMITS) MAY BE REQUIRED PRIOR TO GRADING.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
7. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
9. ELEVATION BENCHMARK: SEE SHEET C2.
10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
11. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST FOUR (4) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
13. STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.
14. STOP WORK WITHIN 50 METERS (165 FT) 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.
15. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RESEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
16. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
17. EARTHWORK QUANTITIES ARE SHOWN ON SHEET C1.
18. ALL GRADES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET UNLESS SPECIFIED OTHERWISE ON PLANS.
19. TREE REMOVAL AND REMOVAL OF TRUNKS, STUMPS, AND LIMBS, THE REMAINING CAVITY SHALL BE BACKFILLED WITH SUITABLE MATERIAL, ADDRESS SIGNS SHALL BE A MINIMUM OF 4" IN HEIGHT, 1/2" IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY. THEY SHALL BE MOUNTED ON A SINGLE SIGN, WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
3. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND, REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS, ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
4. FIRE022-FIRE PROTECTION EQUIPMENT & SYSTEMS-FIRE SPRINKLER SYSTEM (HAZARDOUS CONDITIONS) THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.
19. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
- A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
- C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. #2806)
20. PAO ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
21. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING INTO SOILD BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
22. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OR CLORS OVER 4" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
23. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
24. ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
25. OVER EXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
26. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

STATEMENT OF PURPOSE

THESE PLANS WERE PRODUCED TO PROVIDE FOR GRADING, DRAINAGE, AND EROSION CONTROL FOR AND DURING THE CONSTRUCTION OF THE MAIN HOUSE AT 62 MARGUERITE IN CARMEL CALIFORNIA 93923

GRADING, DRAINAGE, & EROSION CONTROL PLANS



FIRE DEPARTMENT NOTES

1. FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
2. FIRE011-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE N01241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY. THEY SHALL BE MOUNTED ON A SINGLE SIGN, WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
3. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND, REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS, ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
4. FIRE022-FIRE PROTECTION EQUIPMENT & SYSTEMS-FIRE SPRINKLER SYSTEM (HAZARDOUS CONDITIONS) THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

EARTHWORK

CUT=285 CY
FILL=1 100 CY
NET=815 CY FILL

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

GEOTECHNICAL INSPECTION WITH TIMING OF INSPECTION				
DESCRIPTION OF THE REQUIRED INSPECTION:	WHEN INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTOR NAME:	COMPLETION DATE:
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	1) PRIOR TO BACKFILLING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST BUILDING PAD SUBGRADE:	1) PRIOR TO EXCAVATION FOOTINGS	GEOTECHNICAL ENGINEER		
INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:	1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST RETAINING WALL BACKFILL:	1) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	1) DURING FILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	2) SUBGRADE, PRIOR TO BASEROCK PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	3) BASEROCK PRIOR TO PAVEMENT APPLICATION	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	1) AFTER PIPE PLACEMENT, PRIOR TO BACKFILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		

ABBREVIATIONS

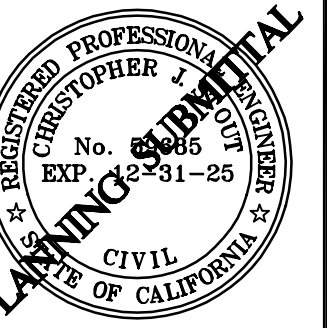
- AB AGGREGATE BASE
AC ASPHALT CONCRETE
AD AREA DRAIN
BS BOTTOM OF STEP
CB CATCH BASIN
CL CENTERLINE
DIA DIAMETER
DWY DRIVEWAY
E ELECTRICAL SERVICE
(E) EXISTING
EC END CURVE
ELEV ELEVATION
EP EDGE OF PAVEMENT
FC FACE OF CURB
FF FINISHED PAVEMENT
FL FINISHED FLOOR ELEVATION
FL FLOW LINE
G GAS SERVICE
HDPE HIGH DENSITY POLYETHYLENE
JT JOINT UTILITY TRENCH
K CURVE COEFFICIENT
LF LINEAR FEET
MIN MINIMUM
N/A NOT APPLICABLE
(N) NEW
NTS NOT TO SCALE
PG&E PACIFIC GAS & ELECTRIC
PVC POLYVINYL CHLORIDE
SD STORM DRAIN
S SLOPE
SS SANITARY SEWER
SSOC SEWER CLEAN-OUT
TC TOP OF CURB
TC TRENCH DRAIN
TS TOP OF STEP
TW TOP OF WALL
TYP TYPICAL
W WATER

LEGEND

- 400 --- (E) CURB
--- 400 --- (E) EDGE OF PAVEMENT
--- 400 --- (E) MAJOR CONTOUR
--- 400 --- (E) MINOR CONTOUR
--- 400 --- (E) PROPERTY LINE
--- 400 --- (E) BUILDING ENVELOPE
--- 400 --- (E) EASEMENT
--- 400 --- (E) JOINT UTILITY TRENCH
--- 400 --- (E) STORM DRAIN
--- 400 --- (E) SANITARY SEWER
--- 400 --- (E) SEWER FORCE MAIN
--- 400 --- (E) WATER LINE
--- 400 --- (N) WALL
--- 400 --- (N) SAWCUT LINE
--- 400 --- (N) DESIGN MAJOR CONTOUR
--- 400 --- (N) DESIGN MINOR CONTOUR
--- 400 --- (N) BUILDING FOOTPRINT

SHEET INDEX

- C1 GRADING PLAN TITLE SHEET
C2 SITE GRADING PLAN
C3 SITE CROSS SECTIONS
C4 STORMWATER CONTROL PLAN
C5 WATER & SEWER UTILITY PLAN
C6 EROSION CONTROL PLAN
C7 CONSTRUCTION MANAGEMENT PLAN



DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-16-2024
SCALE: AS SHOWN
JOB NUMBER: 24-77
LAST REVISED: N/A
REVISED BY: N/A

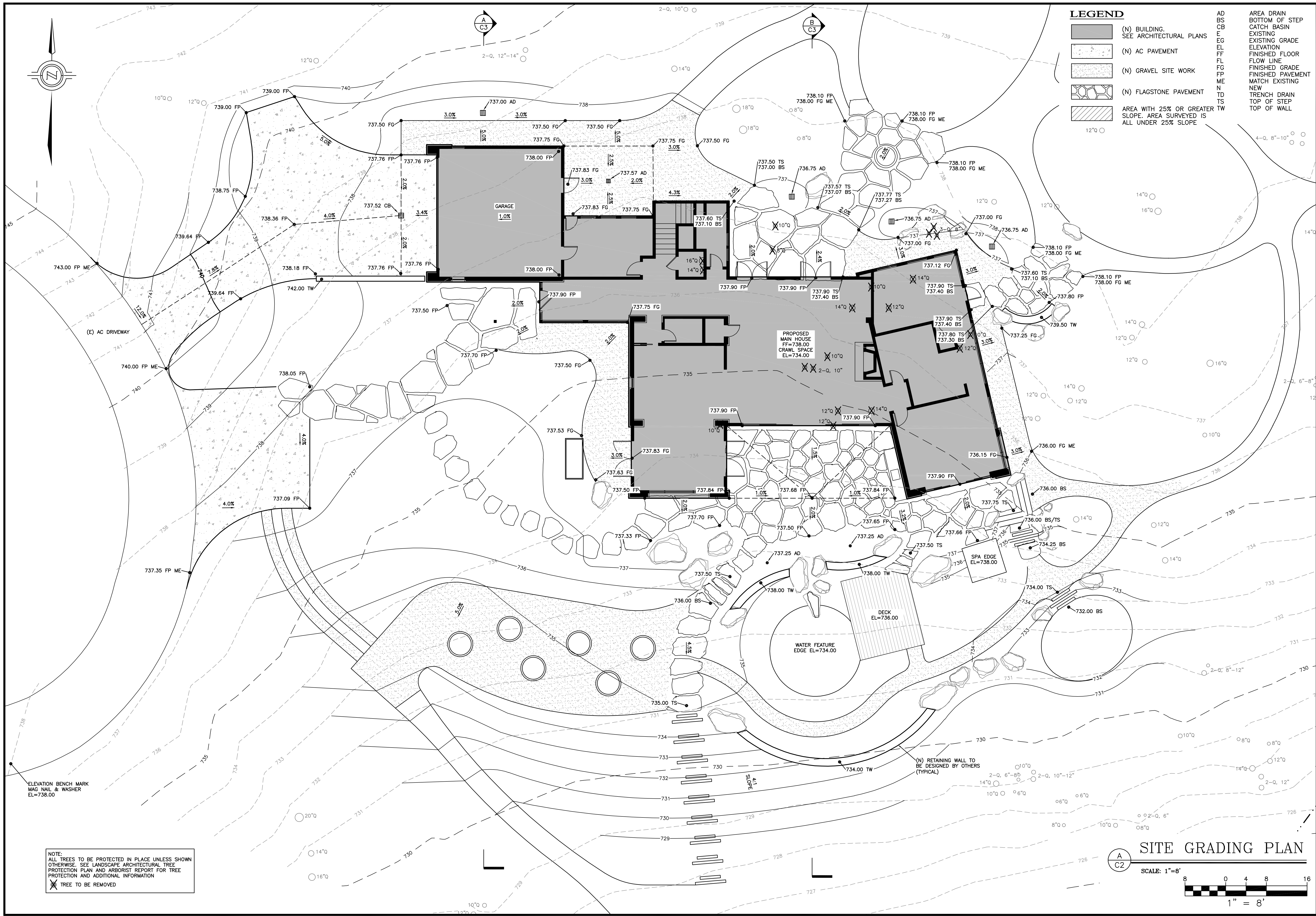
GRADING PLAN TITLE SHEET

PERKINS RESIDENCE
(TEHAMA LOT 49)
62 MARGUERITE
CARMEL, CA 93923
APN 169-421-020

SHEET C1

OF

7 SHEETS



I&S ENGINEERING AND SURVEYING, INC.
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

REGISTERED PROFESSIONAL
LAND SURVEYOR
No. 6886
EXP. 12-31-25
J. LANDS
CIVIL
STATE OF CALIFORNIA

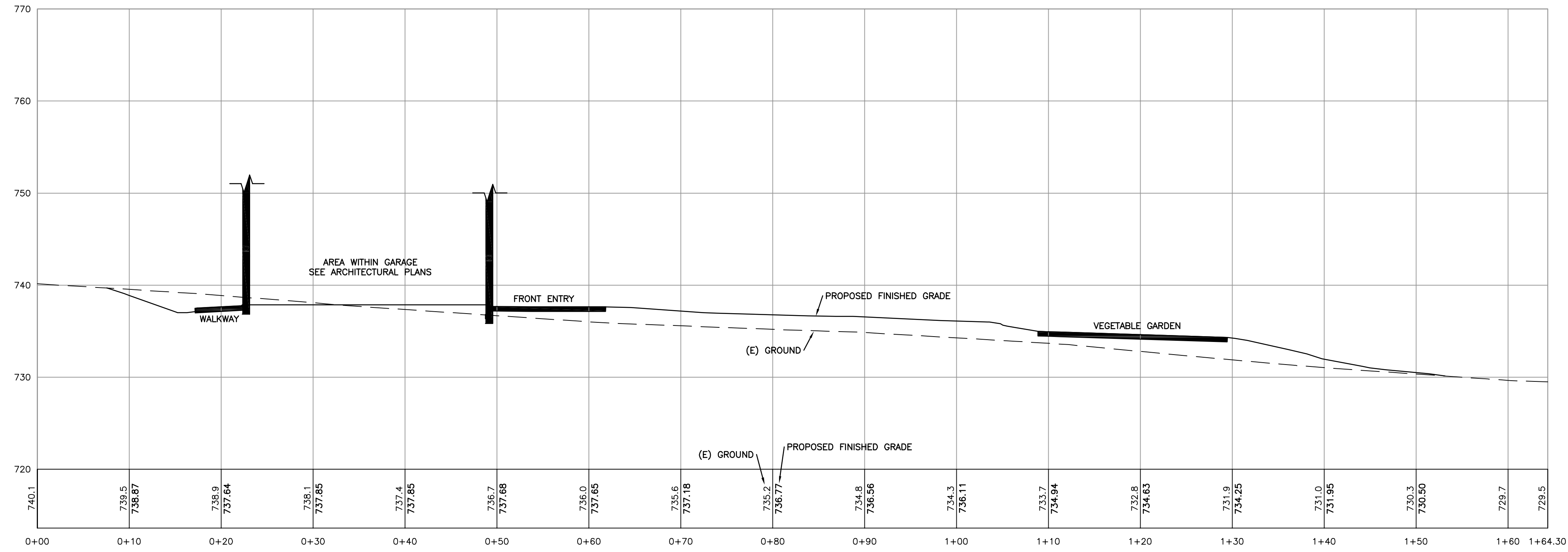
PLANNING CONSULTANT

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-16-2024
SCALE: AS SHOWN
JOB NUMBER: 24-77
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REVISED BY: N/A

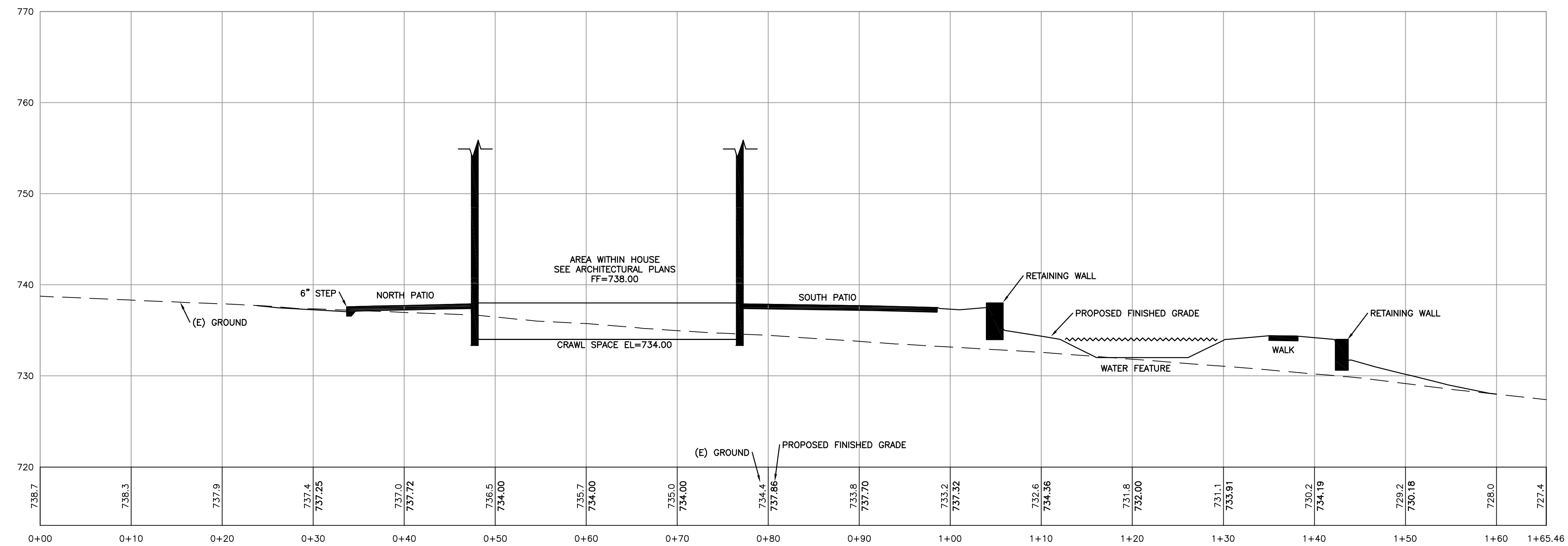
SITE GRADING PLAN

**PERKINS RESIDENCE
(TEHAMA LOT 49)
62 MARGUERITE
CARMEL, CA 93923
APN 169-421-020**

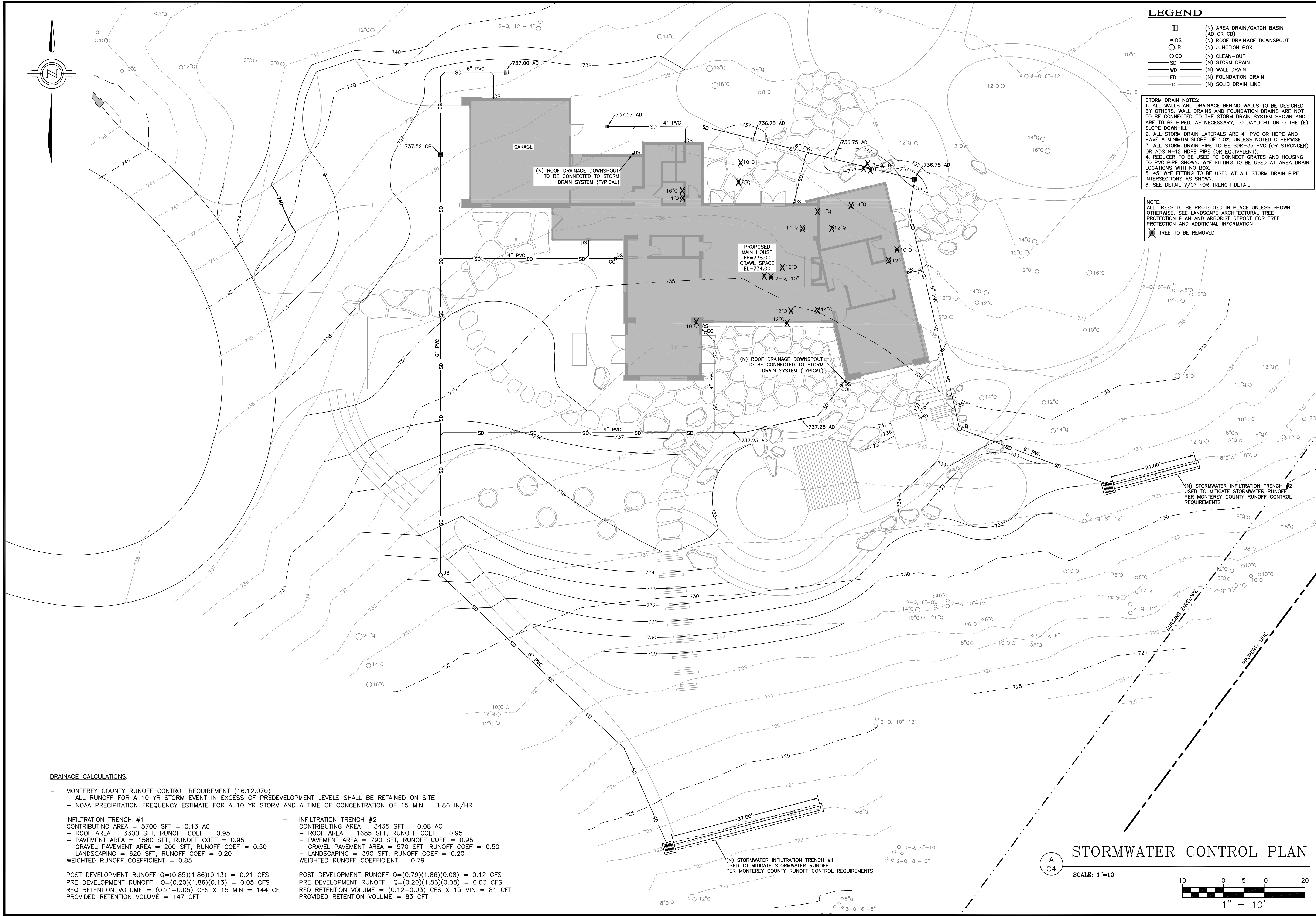
SHEET C2
OF
7 SHEETS



A
C3
SITE CROSS SECTION – LOOKING EAST
SCALE: 1"=8'



B
C3
SITE CROSS SECTION – LOOKING EAST
SCALE: 1"=8'



DRAINAGE CALCULATIONS:

- MONTEREY COUNTY RUNOFF CONTROL REQUIREMENT (16.12.070)
 - ALL RUNOFF FOR A 10 YR STORM EVENT IN EXCESS OF PREDEVELOPMENT LEVELS SHALL BE RETAINED ON SITE
 - NOAA PRECIPITATION FREQUENCY ESTIMATE FOR A 10 YR STORM AND A TIME OF CONCENTRATION OF 15 MIN = 1.86 IN/HR

- INFILTRATION TRENCH #1
 - CONTRIBUTING AREA = 5700 SFT = 0.13 AC
 - ROOF AREA = 3300 SFT, RUNOFF COEF = 0.95
 - PAVEMENT AREA = 1580 SFT, RUNOFF COEF = 0.95
 - GRAVEL PAVEMENT AREA = 200 SFT, RUNOFF COEF = 0.50
 - LANDSCAPING = 620 SFT, RUNOFF COEF = 0.20
 - WEIGHTED RUNOFF COEFFICIENT = 0.85

POST DEVELOPMENT RUNOFF $Q=(0.85)(1.86)(0.13) = 0.21$ CFS
PRE DEVELOPMENT RUNOFF $Q=(0.20)(1.86)(0.13) = 0.05$ CFS
REQ RETENTION VOLUME = $(0.21-0.05)$ CFS X 15 MIN = 144 CFT
PROVIDED RETENTION VOLUME = 147 CFT

- INFILTRATION TRENCH #2
 - CONTRIBUTING AREA = 3435 SFT = 0.08 AC
 - ROOF AREA = 1685 SFT, RUNOFF COEF = 0.95
 - PAVEMENT AREA = 790 SFT, RUNOFF COEF = 0.95
 - GRAVEL PAVEMENT AREA = 570 SFT, RUNOFF COEF = 0.50
 - LANDSCAPING = 390 SFT, RUNOFF COEF = 0.20
 - WEIGHTED RUNOFF COEFFICIENT = 0.79

POST DEVELOPMENT RUNOFF $Q=(0.79)(1.86)(0.08) = 0.12$ CFS
PRE DEVELOPMENT RUNOFF $Q=(0.20)(1.86)(0.08) = 0.03$ CFS
REQ RETENTION VOLUME = $(0.12-0.03)$ CFS X 15 MIN = 81 CFT
PROVIDED RETENTION VOLUME = 83 CFT

LEGEND

- (N) AREA DRAIN/CATCH BASIN (AD OR CB)
- (N) ROOF DRAINAGE DOWNSPOUT
- (N) JUNCTION BOX
- (N) CLEAN-OUT
- (N) STORM DRAIN
- (N) WALL DRAIN
- (N) FOUNDATION DRAIN
- (N) SOLID DRAIN LINE

STORM DRAIN NOTES:
1. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM SHOWN AND ARE TO BE PIPED, AS NECESSARY, TO DAYLIGHT ONTO THE (E) SLOPE DOWNHILL.
2. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 1.0% UNLESS NOTED OTHERWISE.
3. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
4. REDUCER TO BE USED TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
5. 45° WYE FITTING TO BE USED AT ALL STORM DRAIN PIPE INTERSECTIONS AS SHOWN.
6. SEE DETAIL 9/C? FOR TRENCH DETAIL.

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION.
X TREE TO BE REMOVED

I&S ENGINEERING AND SURVEYING, INC.
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

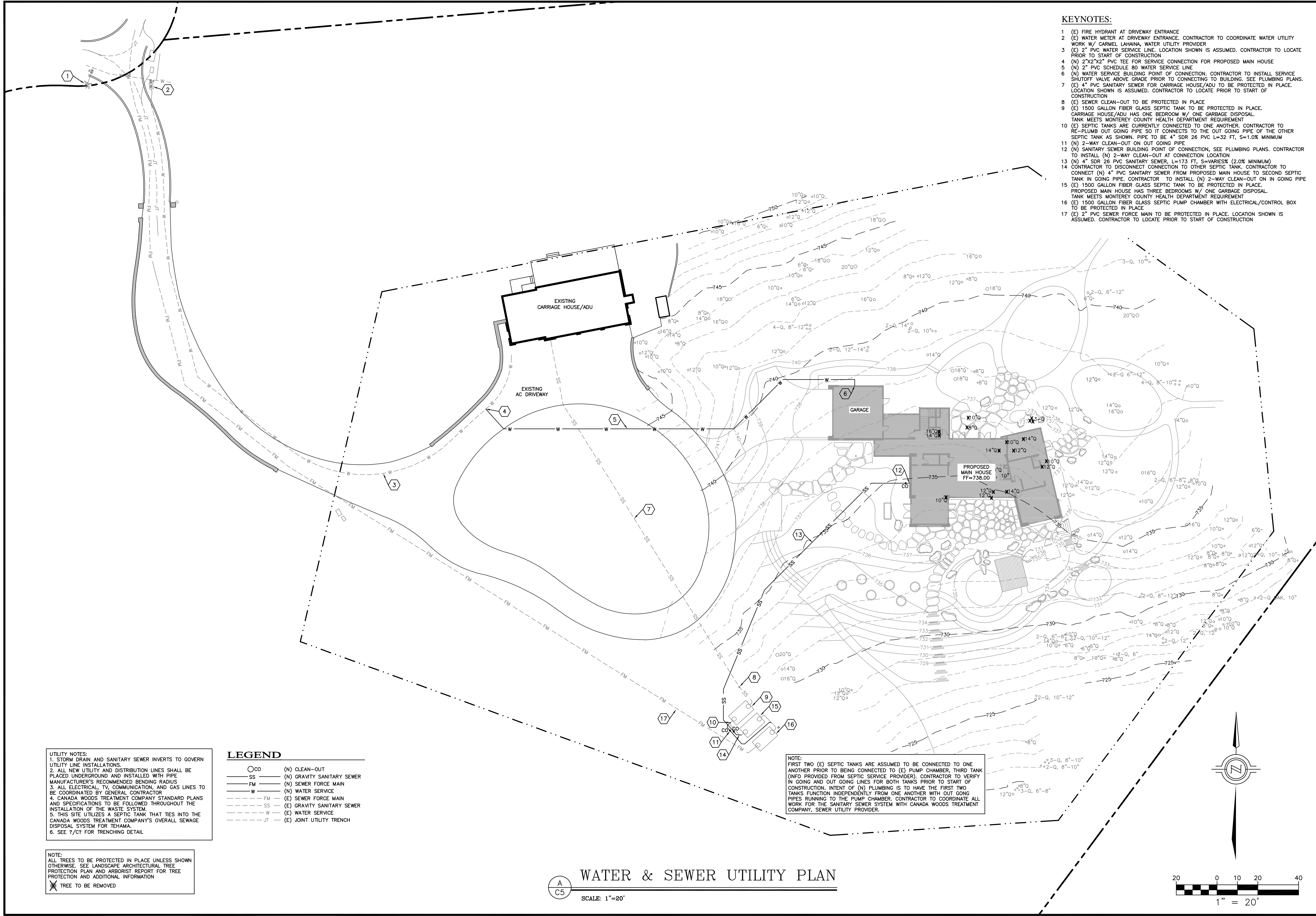
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 6396
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

STORMWATER CONTROL PLAN

PERKINS RESIDENCE (TEHAMA LOT 49)
62 MARGUERITE CARMEL, CA 93923
APN 169-421-020

SHEET C4
OF
7 SHEETS

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-16-2024
SCALE: AS SHOWN
JOB NUMBER: 24-77
LAST REVISED: N/A
REVISED BY: N/A



KEYNOTES:

- (E) FIRE HYDRANT AT DRIVEWAY ENTRANCE.
- (E) WATER METER AT DRIVEWAY ENTRANCE. CONTRACTOR TO COORDINATE WATER UTILITY WORK W/ CARMEL LAHAINA, WATER UTILITY PROVIDER.
- (E) 2" PVC WATER SERVICE LINE. LOCATION SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO START OF CONSTRUCTION.
- (N) 2"x2"x2" PVC TEE FOR SERVICE CONNECTION FOR PROPOSED MAIN HOUSE.
- (N) 2" PVC SCHEDULE 80 WATER SERVICE LINE.
- (N) WATER SERVICE BUILDING POINT OF CONNECTION. CONTRACTOR TO INSTALL SERVICE SHUTOFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING. SEE PLUMBING PLANS.
- (E) 4" PVC SANITARY SEWER FOR CARRIAGE HOUSE/ADU TO BE PROTECTED IN PLACE. LOCATION SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO START OF CONSTRUCTION.
- (E) SEWER CLEAN-OUT TO BE PROTECTED IN PLACE.
- (E) 1500 GALLON FIBER GLASS SEPTIC TANK TO BE PROTECTED IN PLACE. CARRIAGE HOUSE/ADU HAS ONE BEDROOM W/ ONE GARBAGE DISPOSAL. TANK MEETS MONTEREY COUNTY HEALTH DEPARTMENT REQUIREMENT.
- (E) SEPTIC TANKS ARE CURRENTLY CONNECTED TO ONE ANOTHER. CONTRACTOR TO RE-PLUMB OUT GOING PIPE SO IT CONNECTS TO THE OUT GOING PIPE OF THE OTHER SEPTIC TANK AS SHOWN. PIPE TO BE 4" SDR 26 PVC L=32 FT, S=1.0% MINIMUM.
- (N) 2-WAY CLEAN-OUT ON OUT GOING PIPE.
- (N) SANITARY SEWER BUILDING POINT OF CONNECTION, SEE PLUMBING PLANS. CONTRACTOR TO INSTALL (N) 2-WAY CLEAN-OUT AT CONNECTION LOCATION.
- (N) 4" SDR 26 PVC SANITARY SEWER, L=173 FT, S=VARIES% (2.0% MINIMUM).
- CONTRACTOR TO DISCONNECT CONNECTION TO OTHER SEPTIC TANK. CONTRACTOR TO CONNECT (N) 4" PVC SANITARY SEWER FROM PROPOSED MAIN HOUSE TO SECOND SEPTIC TANK IN GOING PIPE. CONTRACTOR TO INSTALL (N) 2-WAY CLEAN-OUT ON IN GOING PIPE.
- (E) 1500 GALLON FIBER GLASS SEPTIC TANK TO BE PROTECTED IN PLACE. PROPOSED MAIN HOUSE HAS THREE BEDROOMS W/ ONE GARBAGE DISPOSAL. TANK MEETS MONTEREY COUNTY HEALTH DEPARTMENT REQUIREMENT.
- (E) 1500 GALLON FIBER GLASS SEPTIC PUMP CHAMBER WITH ELECTRICAL/CONTROL BOX TO BE PROTECTED IN PLACE.
- (E) 2" PVC SEWER FORCE MAIN TO BE PROTECTED IN PLACE. LOCATION SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO START OF CONSTRUCTION.

UTILITY NOTES:
1. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
2. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS.
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR.
4. CANADA WOODS TREATMENT COMPANY STANDARD PLANS AND SPECIFICATIONS TO BE FOLLOWED THROUGHOUT THE INSTALLATION OF THE WASTE SYSTEM.
5. THIS SITE UTILIZES A SEPTIC TANK THAT TIES INTO THE CANADA WOODS TREATMENT COMPANY'S OVERALL SEWAGE DISPOSAL SYSTEM FOR TEHAMA.
6. SEE 7/07 FOR TRENCHING DETAIL.

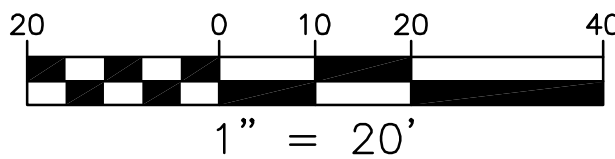
LEGEND

- | | |
|----|----------------------------|
| ○ | (N) CLEAN-OUT |
| SS | (N) GRAVITY SANITARY SEWER |
| FM | (N) SEWER FORCE MAIN |
| W | (N) WATER SERVICE |
| FM | (E) SEWER FORCE MAIN |
| SS | (E) GRAVITY SANITARY SEWER |
| W | (E) WATER SERVICE |
| JT | (E) JOINT UTILITY TRENCH |

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION.
X TREE TO BE REMOVED

NOTE:
FIRST TWO (E) SEPTIC TANKS ARE ASSUMED TO BE CONNECTED TO ONE ANOTHER PRIOR TO BEING CONNECTED TO (E) PUMP CHAMBER, THIRD TANK (INFO PROVIDED FROM SEPTIC SERVICE PROVIDER). CONTRACTOR TO VERIFY IN GOING AND OUT GOING LINES FOR BOTH TANKS PRIOR TO START OF CONSTRUCTION. INTENT OF (N) PLUMBING IS TO HAVE THE FIRST TWO TANKS FUNCTION INDEPENDENTLY FROM ONE ANOTHER WITH OUT GOING PIPES RUNNING TO THE PUMP CHAMBER. CONTRACTOR TO COORDINATE ALL WORK FOR THE SANITARY SEWER SYSTEM WITH CANADA WOODS TREATMENT COMPANY, SEWER UTILITY PROVIDER.

WATER & SEWER UTILITY PLAN
SCALE: 1"=20'

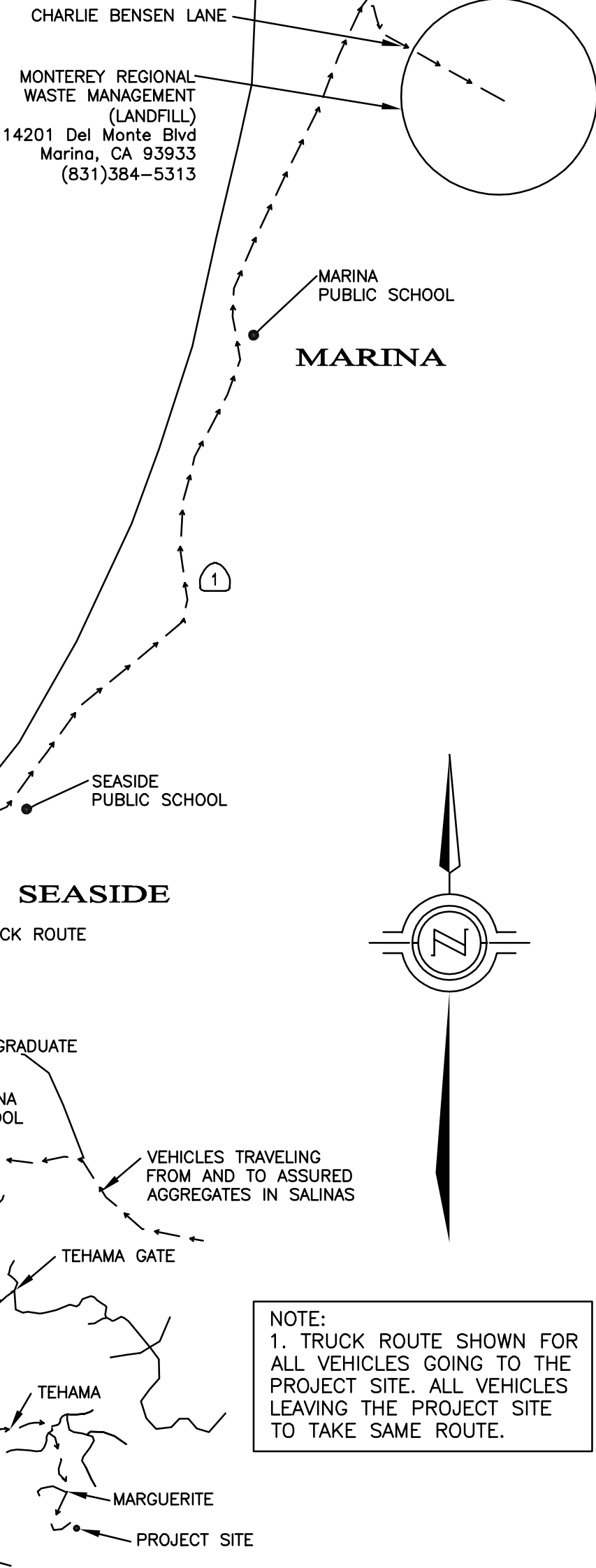


WATER & SEWER UTILITY PLAN

PERKINS RESIDENCE
(TEHAMA LOT 49)
62 MARGUERITE
CARMEL, CA 93923
APN 169-421-020

CONSTRUCTION COORDINATOR

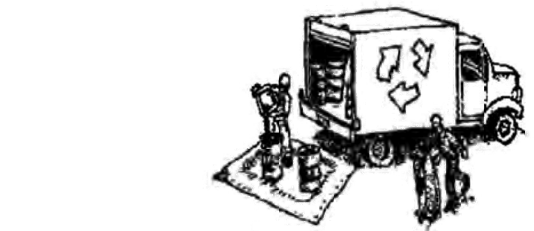
CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. A COPY OF THAT SAME CONTACT INFORMATION SHOULD ALSO BE GIVEN TO THE TEHAMA ROAD COMPANY PRIOR TO START OF CONSTRUCTION. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.



VICINITY MAP/OVERALL TRUCK ROUTING PLAN

CONSTRUCTION NOTES

- ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – FRIDAY, 8AM TO 5PM (EXCLUDING NATIONAL HOLIDAYS).
- THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STOP WORK WITHIN 50 METERS (165 FT) 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.
- EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON-SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
- THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES); DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
 - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. NOT APPLICABLE TO SITE.
 - PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
 - APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. NOT APPLICABLE TO SITE.
 - APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREAS. NOT APPLICABLE TO SITE.
 - MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAIL TRUCKS.
 - COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
 - PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION. NOT APPLICABLE TO SITE.
 - PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
 - COVER INACTIVE STORAGE PILES.
 - INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS – NOT APPLICABLE TO SITE.
 - PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE.
 - SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
 - POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
 - LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.
- THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
- THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAIL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENCLOSURES. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES, WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
- THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
- THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
- THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET.
- THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.



MATERIALS & WASTE MANAGEMENT

- Non-Hazardous Materials**
- Bern and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - Use (but not 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.

- Waste Management**
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
 - Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
 - Clean or replace portable toilets, and inspect them frequently for leaks and spills.
 - Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.).
 - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

- 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.
 - Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

- 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.
 - 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 clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

- 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. 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.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

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

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



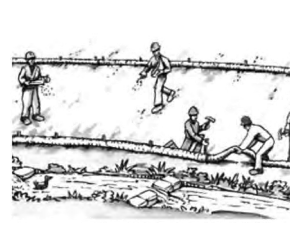
EQUIPMENT MANAGEMENT & SPILL CONTROL

- 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 as hazardous waste.
 - 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 clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.



EARTHWORK & CONTAMINATED SOILS

- 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. 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.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



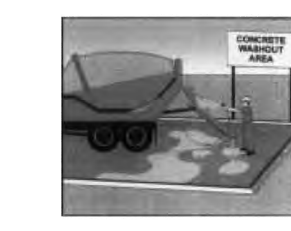
EARTHWORK & CONTAMINATED SOILS

- Erosion Control**
- Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or burlap filter mats) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.



PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- 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 concrete pavement.



CONCRETE, GROUT & MORTAR APPLICATION

- 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.



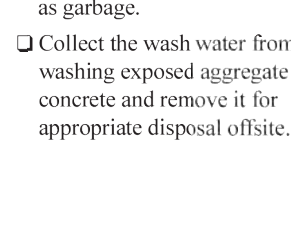
PAINTING & PAINT REMOVAL

- Painting cleanup**
- 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.



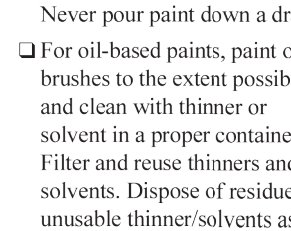
DEWATERING

- 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 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 may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



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.



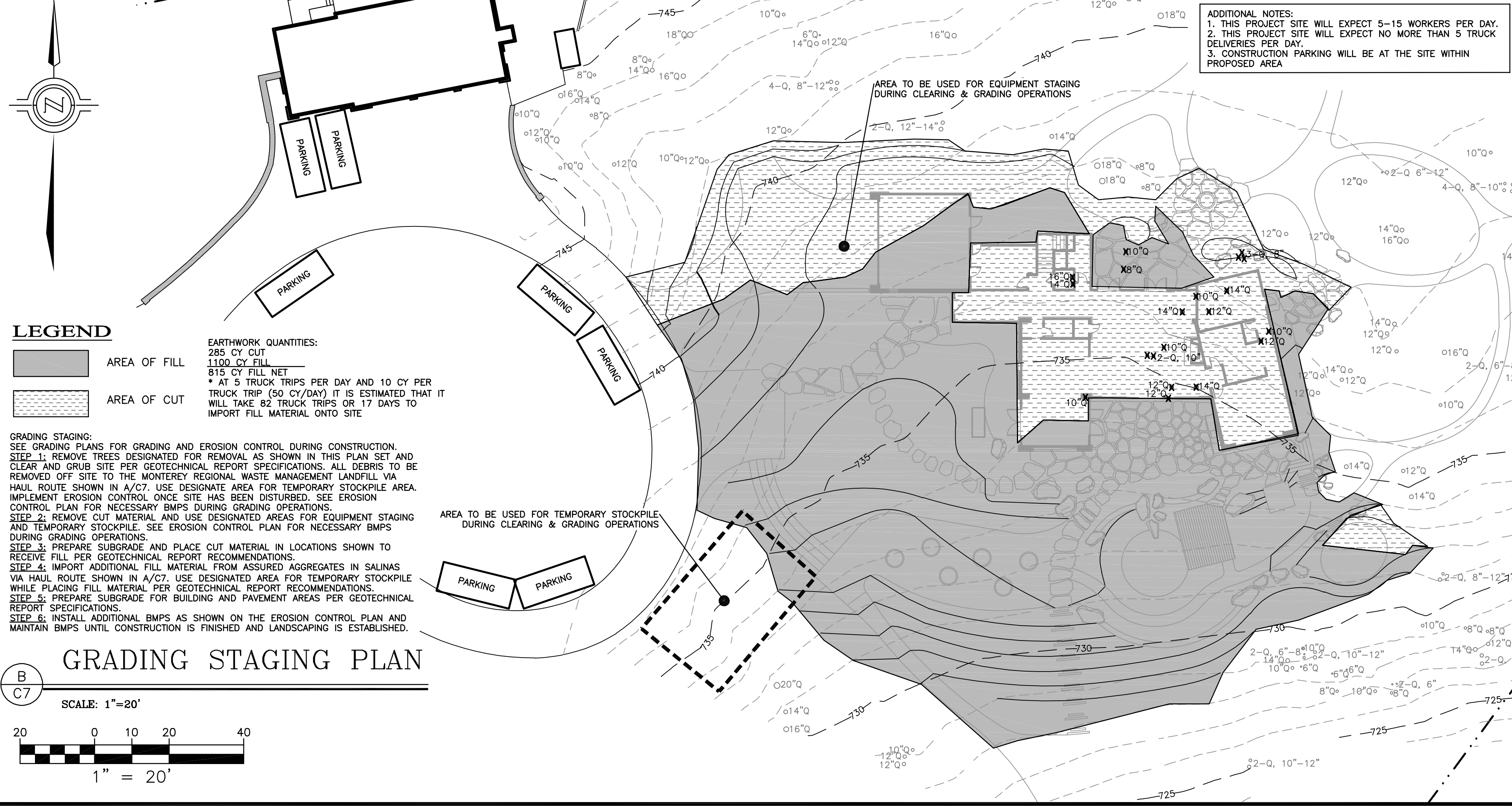
PAINT REMOVAL

- 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.

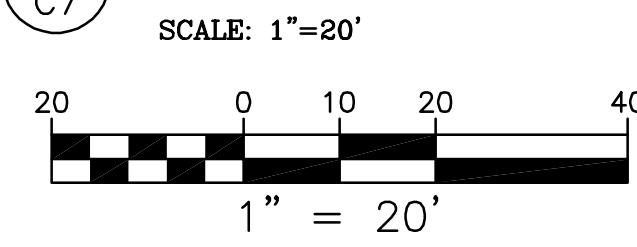
To Report a Spill: Call 911 or (833) 394-6811
If you see paint, cement, motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):
City of Carmel-by-the-Sea: (831) 626-2000
City of Del Rey Oaks: (831) 394-8511
City of Monterey: (831) 646-3921
City of Pacific Grove: (831) 646-9722
City of San Jose: (831) 394-3054
City of Seaside: (831) 899-6825
County of Monterey: (831) 755-1800

v.3 Oct 2015



GRADING STAGING PLAN



I&S ENGINEERING AND SURVEYING, INC.
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

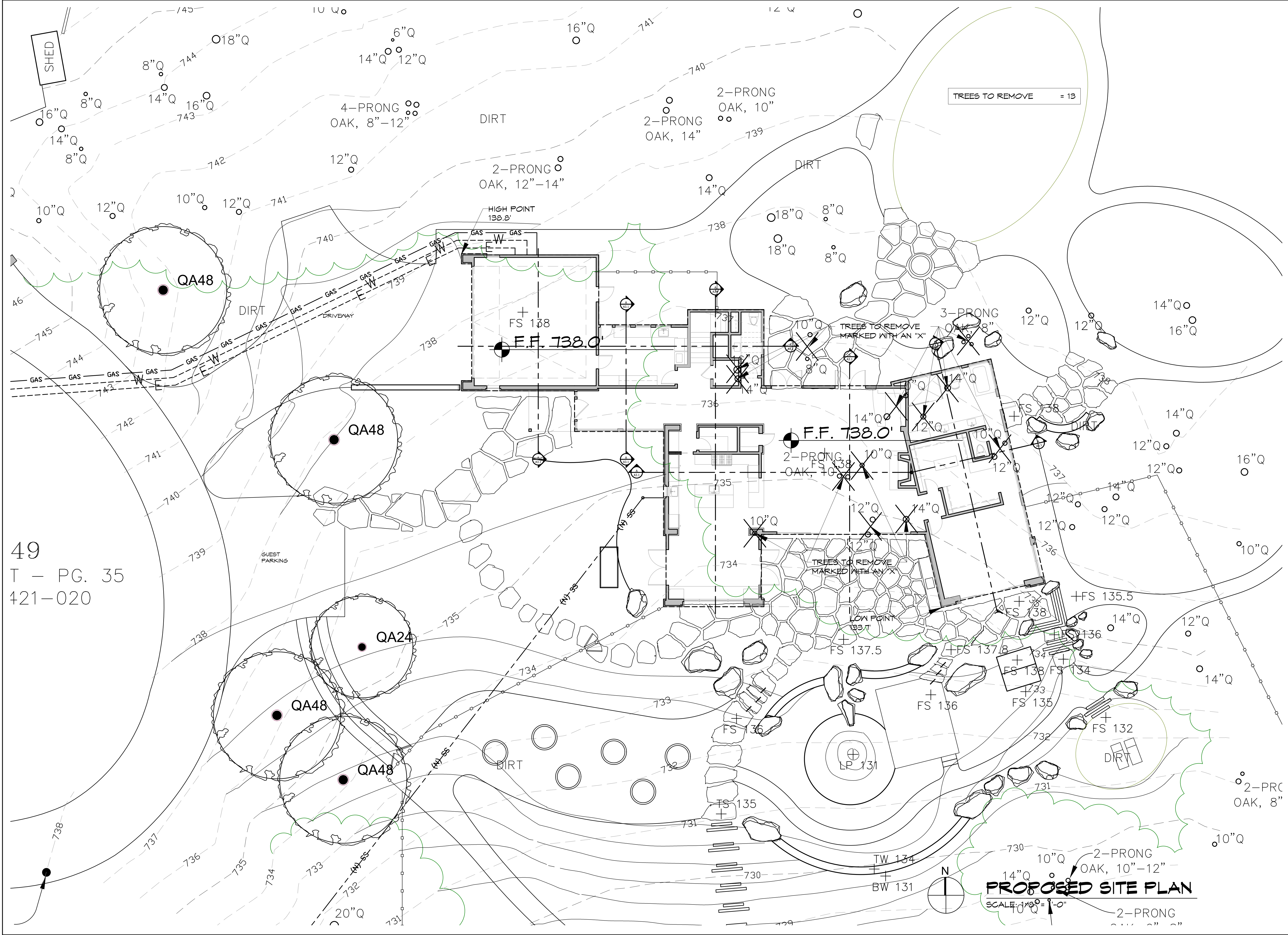


DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-16-2024
SCALE: AS SHOWN
JOB NUMBER: 24-77
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

**PERKINS RESIDENCE
(TEHAMA LOT 49)
62 MARGUERITE
CARMEL, CA 93923
APN 169-421-020**

SHEET C7
OF
7 SHEETS



49
T — PG. 35
421-020



**HOLDREN+LIETZKE
ARCHITECTURE**

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

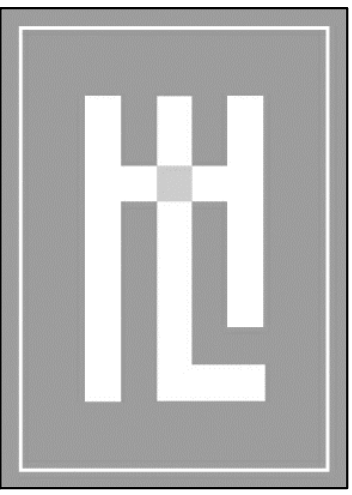
DATE:	10.03.2024
SCALE:	1/8" = 1'-0"
DRAWN:	SGC
JOB NUMBER:	23.18
REVISION	

PROPOSED PARTIAL SITE PLAN

PERKINS RESIDENCE

62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A1.2



HOLDREN+LIETZKE
ARCHITECTURE

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

DATE: 09.19.2024

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

DRAWN: SGC

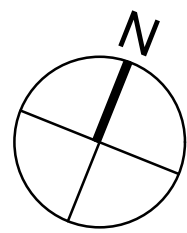
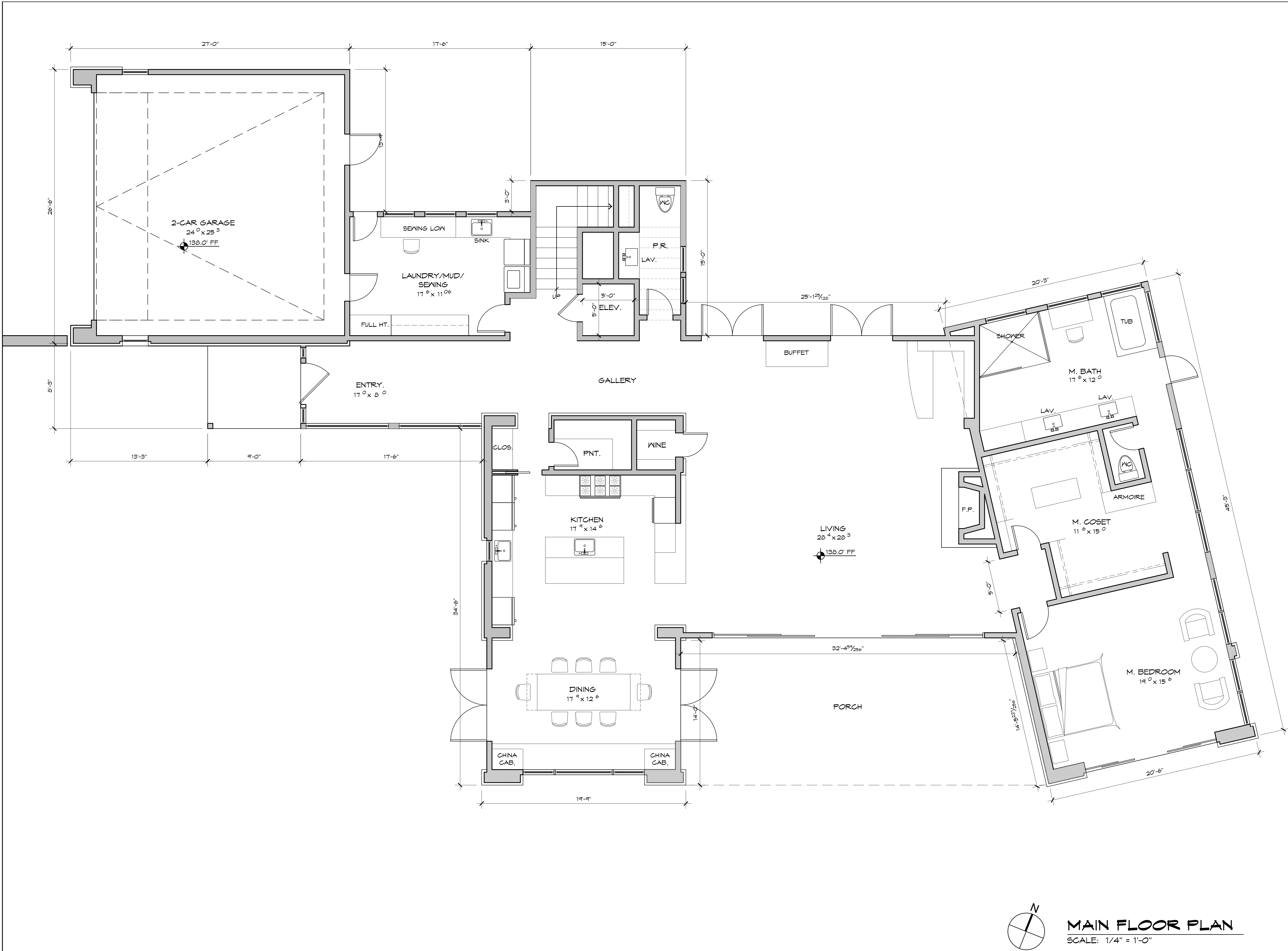
JOB NUMBER: 23.18

REVISION

1/4" MAIN FLOOR PLAN

PERKINS RESIDENCE
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A2.2



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



25 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: 09.19.2024

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

RAWN: SGC

DB NUMBER: 23.18

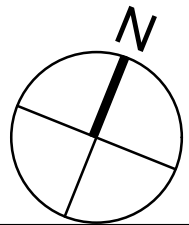
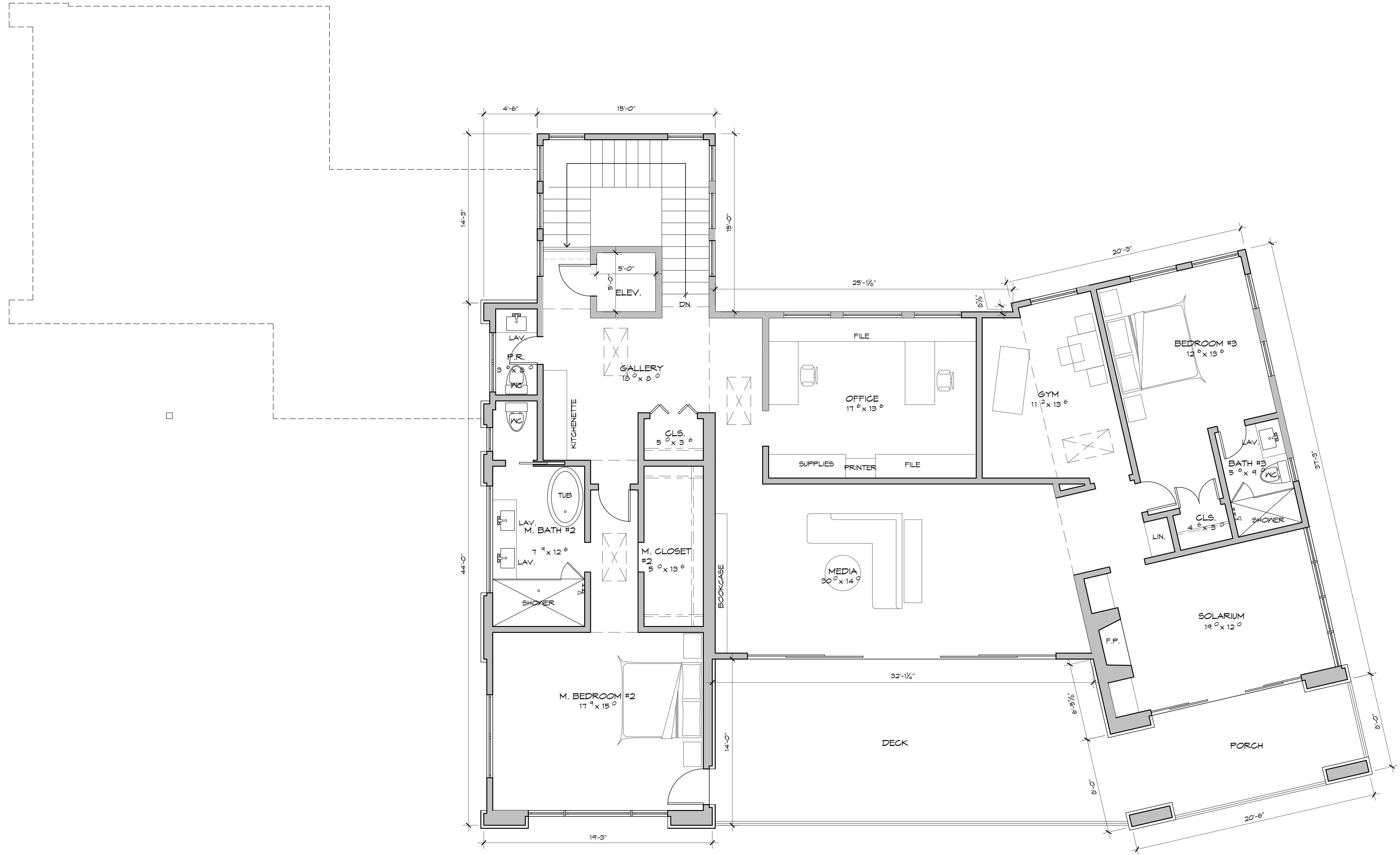
REVISION

1/4" UPPER FLOOR PLAN

PERKINS RESIDENCE

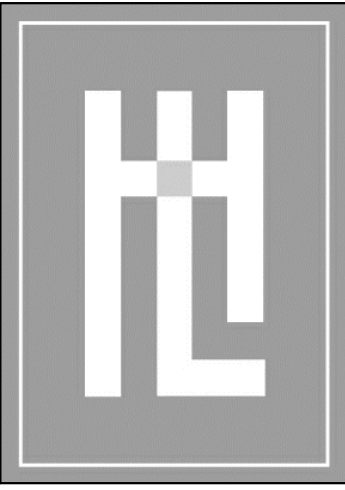
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A2.3



UPPER FLOOR PLAN

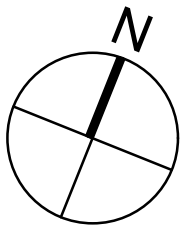
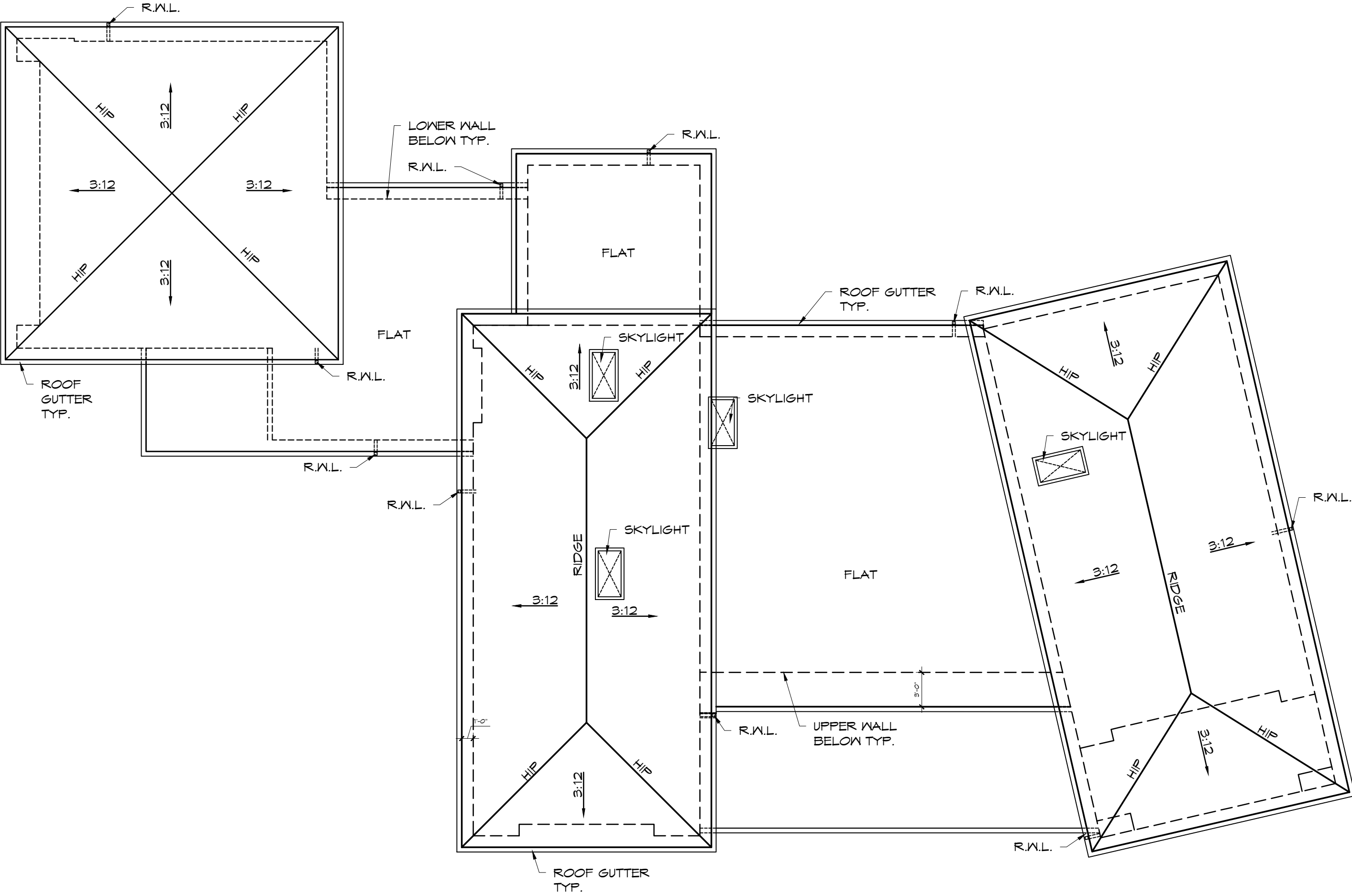
SCALE: 1/4" = 1'-0"



HOLDREN+LIETZKE
ARCHITECTURE

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

DATE:	09.19.2024
SCALE:	1/4"=1'-0"
DRAWN:	SGC
JOB NUMBER:	23.18
REVISION	



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

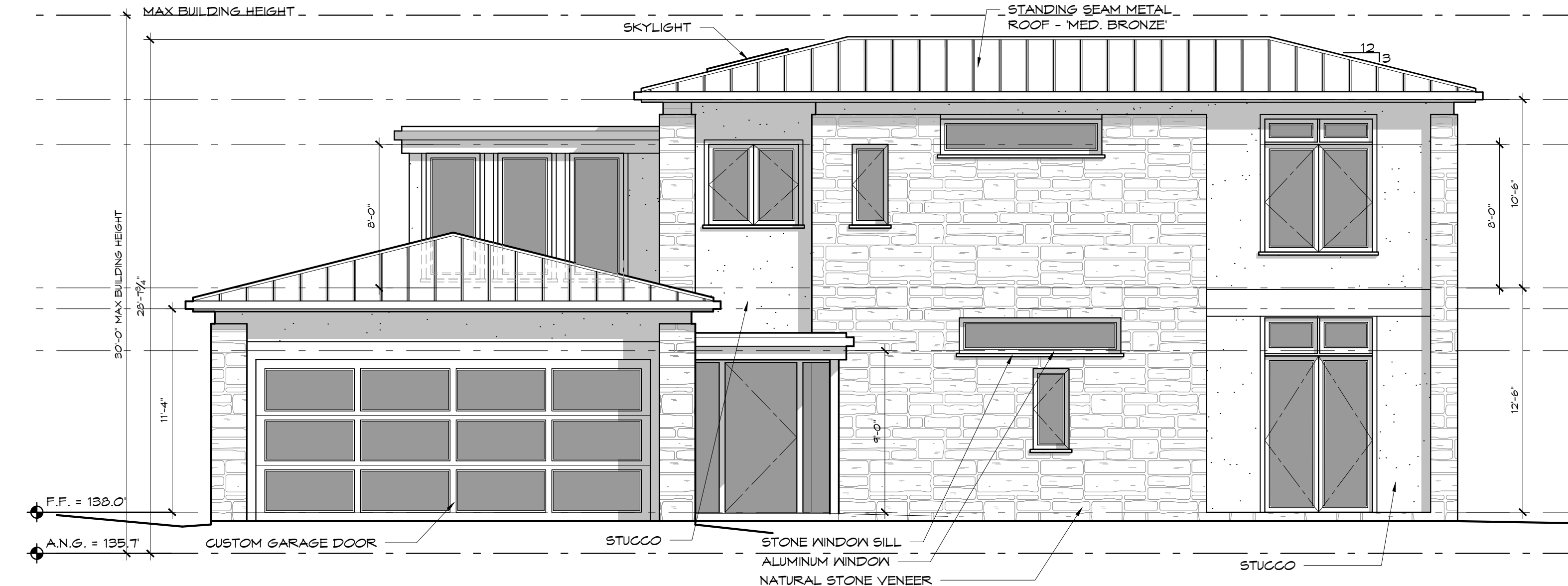
1/8" ROOF PLAN

PERKINS RESIDENCE
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A2.6



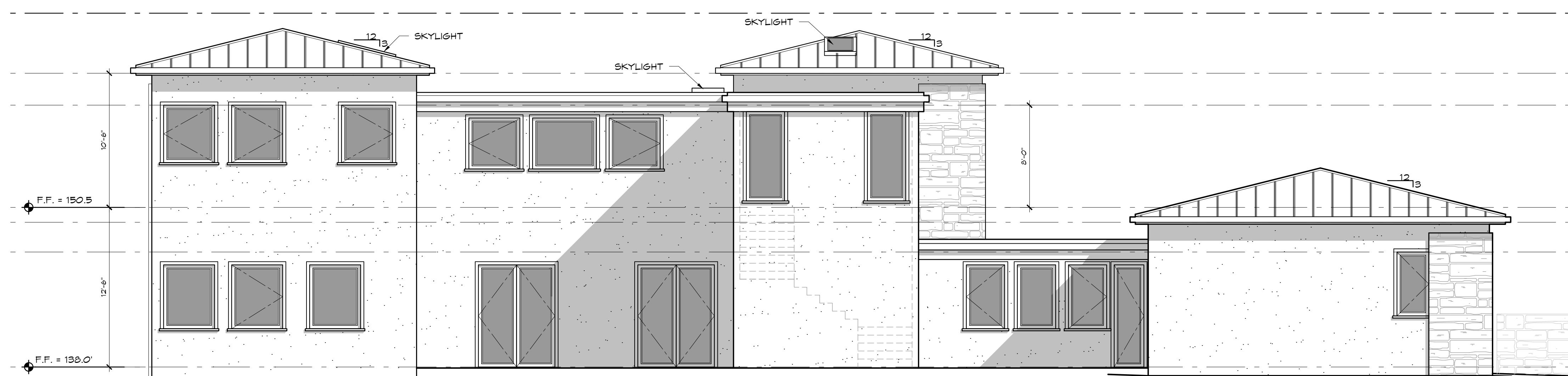
PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



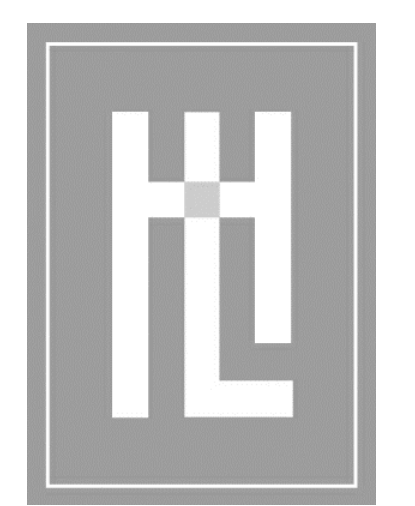
PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



**HOLDREN+LIETZKE
ARCHITECTURE**

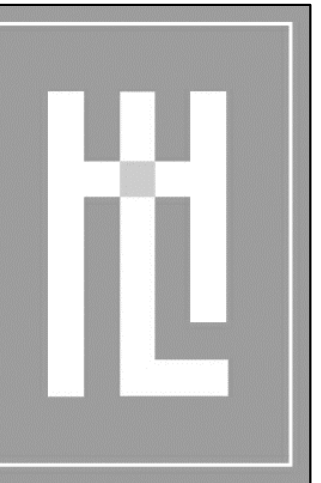
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
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Fax: 831.649.6003
www.hl-arc.com

DATE: 09.19.2024
SCALE: 3/16"=1'-0"
DRAWN: SCG
JOB NUMBER: 23.18
REVISION

3/16" PROPOSED ELEVATIONS

PERKINS RESIDENCE
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A3.1



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ARCHITECTURE

225 CANNERY ROW - SUITE A
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Ph: 831.649.6001
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DATE: 10.03.2024

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

DRAWN: SGC

JOB NUMBER: 23.18

REVISION

HOLDREN+LIETZKE
ARCHITECTURE

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DATE: 10.03.2024

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

"I, MARIE GOULET, 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."



LEGEND

- EXISTING TREES TO REMAIN
- 13 TREES TO BE REMOVED
- TREE PROTECTION ZONE FENCING
- TREE PROTECTION ZONE
- 13 MITIGATION TREES, SEE PLANTING AND IRRIGATION PLANS

NOTE:

- REFER TO ARBORIST REPORT BY ALBERT WEISFUSS DATED 7-22-24.
- A TREE PRESERVATION ZONE (TPZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH ARBORIST OR LANDSCAPE ARCHITECT.
- PROTECTIVE FENCING - FENCE HEIGHT TO BE 6 FEET AND AS DESCRIBED IN ARBORIST REPORT WITH STRAW BALE BARRICADES. FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ONCE IN PLACE, FENCING SHALL NOT BE REMOVED WITHOUT THE CONSENT OF THE ARBORIST OR LANDSCAPE ARCHITECT.
- NO STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, DEBRIS OR EXCESS SOIL WILL BE ALLOWED WITHIN THE TPZ. SOLVENTS, LIQUIDS, CONCRETE WASH-OFF, OR ANY TYPE OF DEBRIS SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.
- ALL TRENCHING NEAR EXISTING TREES SHALL BE HAND DUG AS REVIEWED WITH THE ARBORIST. WHEN LIVE ROOTS, 1 1/2-INCH DIAMETER OR LARGER ARE FOUND, THE WORK SHALL STOP, ROOTS SHALL BE COVERED WITH BURLAP OR MULCH, AND THE ARBORIST CONTACTED TO PROVIDE RECOMMENDATIONS ON ROOT CUTTING AND TREATMENT OF IMPACTED ROOTS PRIOR TO CONTINUING WORK.
- NO SOIL COMPACTION SHALL OCCUR WITHIN THE TPZ. SOIL SURFACE WITHIN THE TPZ SHALL BE MULCHED WITH A 6-INCH LAYER OF AGED WOOD CHIPS. WOOD CHIPS FROM SITE TREE REMOVAL ARE ACCEPTABLE IF PROPERLY COMPOSTED. IMPORTED WOOD CHIP MULCH SHALL BE APPROVED BY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO ORDERING. THEN SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. EXISTING PLANTS TO REMAIN.
- NATURAL GRADE AROUND TPZ SHALL BE MAINTAINED. NO ADDITIONAL FILL OR EXCAVATION WILL BE PERMITTED WITHIN AREAS OF TREE ROOT DEVELOPMENT.
- UNAUTHORIZED PRUNING OF ANY TREE SHALL NOT BE ALLOWED. IF ANY TREE CANOPY ENCROACHES ON THE PROJECT AREA, THE REQUIRED PRUNING WILL BE DONE WITH AUTHORITY OF THE ARBORIST AND TO INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES (ISA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
- CONTRACTOR TO SUBMIT SCHEDULE OF TREE PROTECTION FENCE INSTALLATION AND REMOVAL FOR REVIEW AND APPROVAL BY ARBORIST OR LANDSCAPE

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS UNWARY PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND OMISSIONS AT THE TIME OF BIDDING. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT AND THE OWNER HARMLESS IF AFTER CONTRACTING FOR THE WORK HE WAS AWARE OF ANY SUCH ERRORS, DISCREPANCIES OR OMISSIONS AT THE TIME OF BIDDING.

NOT FOR CONSTRUCTION

WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE
MONTEREY CA (831)238-8459



CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
831.394.4930

HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW
MONTEREY, CA 93940
831.649.6001

team
ROBERT AND MARA PERKINS

OWNER ADDRESS
CITY, STATE, ZIP

owner

PERKINS RESIDENCE

PROJECT ADDRESS
CITY, STATE, ZIP

project

no. description

date: 09.13.2024

TREE PROTECTION PLAN

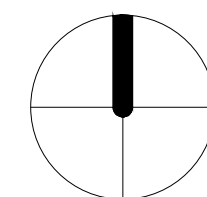
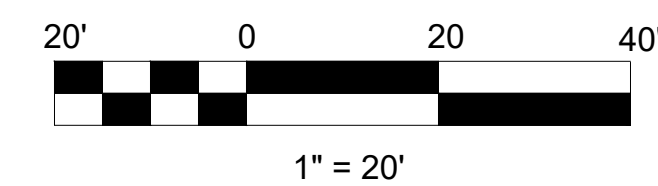
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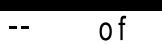
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IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF END OF ALL SUCH ERRORS, DISCREPANCIES AND OMISSIONS. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT AND THE OWNER HARMLESS IF AFTER CONTRACTING FOR THE WORK HE HAS MONETARY DAMAGE BECAUSE OF SITE CONDITIONS, ERRORS, DISCREPANCIES OR OMISSIONS AT THE TIME OF THE CONSTRUCTION.



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LEGEND

- ASPHALT PAVING
- FLAGSTONE PAVING, SONOMA BUFF 1-1/2" - 2"
- DECK, AIR DRIED BLACK LOCUST
- GRAVEL PAVING, 3/8" SIERRA TAN
- ORNAMENTAL GARDEN, SEE PLANTING PLAN
- WOODLAND GARDEN, SEE PLANTING PLAN
- NO MOW LAWN, SEE PLANTING PLAN
- MEADOW GARDEN, SEE PLANTING PLAN
- MEADOW RESTORATION, SEE PLANTING PLAN
- EDIBLE GARDEN, SEE PLANTING PLAN
- PROPOSED SPA
- PROPOSED HABITAT POND
- STONE WALL, STONE TO MATCH ARCHITECTURAL STONE
- BOULDER, VINEYARD ROCK PRODUCTS HOLLISTER GRANITE
- DEER FENCE, PRESSURE TREATED DOUG FIR WITH WIRE MESH
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED TREES, SEE PLANTING PLAN
- EXISTING TREES TO REMAIN AND PROTECT
- TREES TO BE REMOVED
- HOMELAND BOUNDARY

REFERENCE LEGEND

- 1 ASPHALT DRIVEWAY
- 2 TRASH ENCLOSURE
- 3 DOG ENCLOSURE
- 4 FIRE PIT - NATURAL GAS
- 5 NATIVE MEADOW LAWN
- 6 VIEWING BENCH
- 7 OUTDOOR DINING / NATURAL GAS BBQ
- 8 MEADOW GARDEN
- 9 VEGETABLE GARDEN
- 10 ENTRY GARDEN
- 11 GUEST PARKING
- 12 ORCHARD
- 13 WATER FEATURE
- PROPOSED SPA

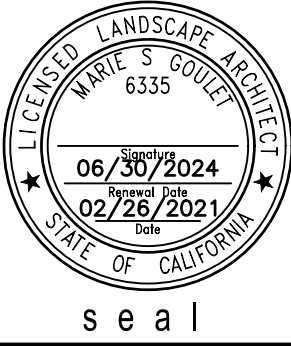
WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL									
Project Name		PERKINS		Status		Calc By		PLG	
Reference Evapotranspiration (ET ₀)									
Hydrozone & Planting Description		Plant Factor (PF)	Irrigation Method ¹ (I or d)	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ²	
Regular Landscape Areas									
1. MEADOW GARDEN		0.2	d	0.81	0.247		543.31	18736.47	
2. WOODLAND GARDEN		0.2	d	0.81	0.247		355.66	10963.76	
3. ORNAMENTAL GARDEN		0.2	d	0.81	0.247		488.74	14973.34	
4. UC VERDE GRASS		0.2	d	0.81	0.247		379.37	11412.59	
Totals						(A)	(B)	1756.12 53928.35	
Special Landscape Areas									
5. MEADOW TURF				1.00			0.00	0.00	
6. VEG GARDEN				1.00			0.00	0.00	
Totals						(C)	(D)	0.00 0.00	
ETWU Total (Gallons)						53928.35			
Maximum Allowed Water Allowance (MAWA) (Gallons)						111695.45			
						ETWU (Acres Feet)			
						0.17			
						MAWA (Acres Feet)			
						0.34			



1" = 20'

NOT FOR CONSTRUCTION

WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE
MONTEREY CA (831)238-8459



CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
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team

ROBERT AND MARA
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OWNER ADDRESS
CITY, STATE, ZIP

owner

PERKINS RESIDENCE

PROJECT ADDRESS
CITY, STATE, ZIP

project

no. description

date: 09.13.2024

LANDSCAPE SITE PLAN

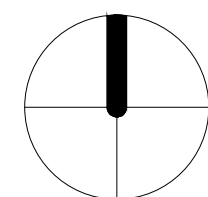
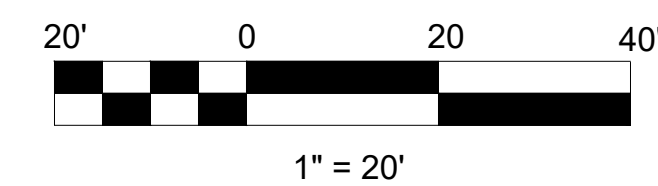
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sheet no.

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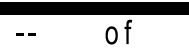


- 1 ASPHALT DRIVEWAY
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PROPOSED SPA



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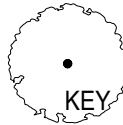
ORNAMENTAL GARDEN



WOODLAND GARDEN



MEADOW GARDEN



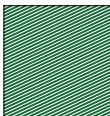
MITIGATION TREES:

TREES

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FT	9	FRUIT TREE	TBD	15 GAL	M
QA24	9	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
QA48	4	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	VL



NO MOW LAWN:
UC VERDE BUFFALO GRASS



VINES ON FENCE:
CAMPSIS RADICANS WITH WISTERIA SINENSIS OVER ARBOR



EDIBLE GARDEN:
SPACE FOR ADDITIONAL EDIBLE PLANTS TBD BY OWNER



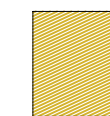
ORNAMENTAL GARDEN: SWATHS OF GRASSES, LAVENDER, AND PERENNIALS
FLOW IN AND OUT OF POCKETS OF DIVERSE
LAYERED PLANTINGS GIVING A CALM COTTAGE VIBE.

BOTANICAL NAME	COMMON NAME
ACHILLEA MILLEFOLIUM	COMMON YARROW
ALLIUM UNIFOLIUM	ONELEAF ONION
ALSTROEMERIA HYBRIDS	PERUVIAN LILY
GILIA CAPITATA	GLOBE GILIA
IRIS DOUGLASIANA	DOUGLAS IRIS
LAVENDULA X INTERMEDIA	PROVENCE LAVENDER
PENSTEMON 'BLUE SPRINGS'	PENSTEMON
ROSA RUGOSA HYBRIDS	RUGOSA ROSE
SALVIA 'DARA'S CHOICE'	DARA'S CHOICE SAGE
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
TRITILEIA LAXA	ITHURIEL'S SPEAR



WOODLAND GARDEN: SHADE-LOVING HERBS AND GRASSES FORM A
GREEN CARPET IN FRONT OF NATIVE FERNS AND
SHRUBS UNDER THE OAKS.

BOTANICAL NAME	COMMON NAME
ARCTOSTAPHYLOS 'WAYSIDE'	COMMON YARROW
CAREX TUMULICOLA	FOOTHILL SEDGE
CLINOPODIUM DOUGLASII	YERBA BUENA
FESTUCA CALIFORNICA	CALIFORNIA FESCUE
FRAGARIA VESCA	WOOD STRAWBERRY
HELLEBORES HYBRIDS	LENTEN ROSE
HEUCHERA MAXIMA	CORAL BELLS
IRIS DOUGLASIANA	IRIS
POLYSTICHUM MUNITUM	SWORD FERN
SALVIA SPATHACEA	HUMMINGBIRD SAGE
STACHYS BULLATA	HEDGE NETTLE
SYMPHOROCARPUS MOLLIS	SNOW BERRY



MEADOW GARDEN: A BLEND OF STRUCTURAL GRASSES WITH NATIVE
WILDFLOWERS PROVIDE COLOR AND HABITAT FOR
POLLINATORS THROUGHOUT THE SEASON.

BOTANICAL NAME	COMMON NAME
ACHILLEA 'CORONATION GOLD'	ISLAND PINK YARROW
CLARKIA PURPUREA	PURPLE CLARKIA
FESTUCA IDAHOENSIS	IDAHO FESCUE
FESTUCA MAIREI	ATLAS FESCUE
EPILOBIUM CANUM	CALIFORNIA FUSCHIA
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
LUPINUS NANUS	SKY LUPINE
MUHLENBERGIA DUBIA	PINE MUHLY GRASS
PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON
SALVIA 'POZO BLUE'	POZO BLUE SAGE
SOLIDAGO CALIFORNICA	CALIFORNIA GOLDENROD



HYDROSEED MIX: A NATIVE GRASSLAND MIX FOR EROSION CONTROL
OF DISTURBED AREAS.

BOTANICAL NAME	COMMON NAME
ACHILLEA MILLEFOLIUM	YARROW
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
BROMUS CARINATUS	CALIFORNIA BROME
CLARKIA PURPUREA	PURPLE CLARKIA
FESTUCA CALIFORNICA	CALIFORNIA FESCUE
FESTUCA IDAHOENSIS	IDAHO FESCUE
LUPINUS NANUS	SKY LUPINE
STIPA PULCHRA	PURPLE NEEDLE GRASS
TRIFOLIUM CILIOLATUM	FOOTHILL CLOVER

NOT FOR CONSTRUCTION



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owner

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PROJECT ADDRESS
CITY, STATE, ZIP

project

no. description

date: 09.13.2024

PLANTING LEGEND AND
NOTES

sheet title

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sheet no.

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Holdren + Lietzke
Architecture

225 Cannery Row - Suite A - Monterey, CA 93940
Phone: (831) 649-6001

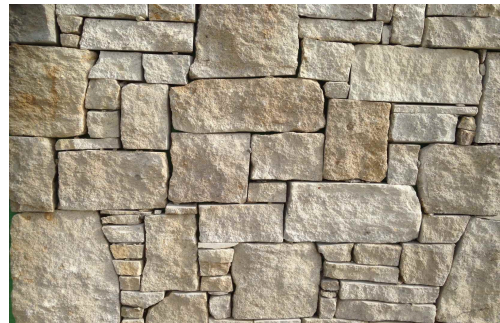
Perkins Project

**Lot 49, 62 Marguerite
Carmel, CA
APN: 169-421-020-000**

**Stucco: 3 coat plaster stucco -
Integral Color to match
SW6150 with LRV=40
Universal Khaki**



**Stone: "Granit Rock" Natural Stone
Thin veneer, Monterey Gold**



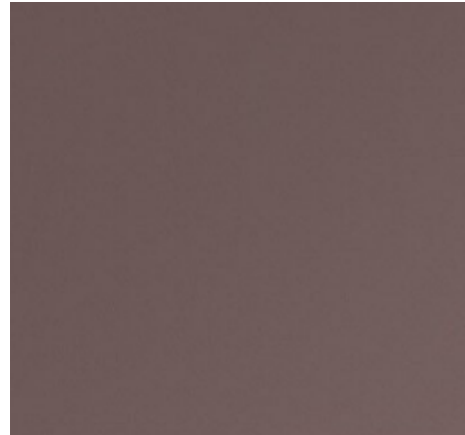


Holdren + Lietzke
Architecture

Windows and Doors:
Western Windows System
Aluminum
Color - Hillside Bronze



Wood trim: Clear Cedar
-Stained



Roof: Metal Roof Standing Seam
(Gutters and Shroud to Match)
Berridge Manufacturing CO.
- Color: Dark Bronze



Patio Walls: Color - SW6150 with LRV=40
Universal Khaki

