

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

MOZINGO DENNIS L TR (PLN240243)

RESOLUTION NO. ----

Resolution by the County of Monterey HCD Chief
of Planning:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
 - a. Approving Administrative Permit and Design Approval to allow the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of a 10,191 square foot two-story single-family dwelling with a 728 square foot basement and an attached 1,632 square foot square foot garage, and associated site improvements.

[PLN240243 Dennis L Mazingo TR, 8320 Vista Monterra, Monterey, Greater Monterey Peninsula Area Plan (APN: 259-211-005-000)]

The MOZINGO DENNIS L TR application (PLN240243) came on for an administrative decision hearing before the County of Monterey HCD Chief of Planning on October 1st, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey HCD Chief of Planning 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;
 - Greater Monterey Peninsula Area Plan (GMPAP);
 - 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) Allowed Use. The property is located at 8320 Vista Monterra, Monterey, Greater Monterey Peninsula Area Plan (APN: 259-211-005-000). The parcel is dual-zoned as Rural Density Residential,

10 acres a unit, with Urban Reserve and Visual Sensitivity overlay districts, or “RDR/10-UR-VS”, which allows for the construction of the first single family dwelling on a legal lot of record as a principally allowed use (Title 21.16.030.A). However, Title 21 section 21.46.030.D.2, requires the granting of an Administrative Permit for development within the VS districts that do not have the potential to create a substantial adverse visual impact when view from a common public viewing area. As further described in evidence “h” below, the proposed development would not have the potential to create a substantial visual impact when viewed from a common public viewing area. Additionally, pursuant to Title 21 Chapter 21.44, the development in the underlying zoning district is also subject to a Design Approval. The proposed project includes modifications to an existing single-family dwelling of the demolition of the existing 6,940 square foot single-story single-family dwelling and construction of a 10,191 square foot two-story single-family dwelling with a 728 square foot basement and an attached 1,632 square foot square foot garage, and associated site improvements including 283 square foot terrace, motor court, and 123 square foot retaining wall. Therefore, the project is an allowed use for this site.

- c) Lot Legality. The subject property (117,045.72 square feet, 2.687 acres), APN: 259-211-005-000, is identified in its current configuration as Lot No. 148 on a Final Map entitled “Tract No. 1419 Monterra Ranch, Phase 6”, recorded on June 16th, 2004 (Vol. 22, Cities & Towns, Page 56). Therefore, the project is an allowed land use for this site.
- d) Design/Neighborhood and Visual Sensitivity. Subject properties within a VS zoning district overlay are also subject to design standards outlined in Title 21, Chapter 21.44, which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Although the project will be demolishing more than 50% of the exterior walls of the existing single family dwelling, the project will construct the new single family dwelling with materials that matches the existing single-family dwelling, including Class ‘A’ tile roofing, copper gutters and downspouts, exterior stucco, rustic stone veneer, along with metal exterior doors and windows, simulated limestone surrounds, moldings and accents, and wrought iron railings. The existing landscape is to remain. The development blends in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. A standard condition of approval (Condition No. 5) is included to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy LU- 1.13. The project, as designed and sited, assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity. Therefore, the proposed development is consistent with the neighborhood and community character.

GMPAP Figure 14, Scenic Highway Corridors and Visual Sensitivity Map identifies the subject property as “highly sensitive”. Additionally, the project site and surrounding area are designated as a Visually Sensitive “VS” zoning district overlay, which is intended to regulate development that could potentially create adverse visual impacts when viewed from a common public viewing area such as Highway 68. The proposed colors and materials are to match the existing colors and materials which are consistent with the neighborhood and community character. The subject property is screen by mature existing vegetation along the back of the property that fronts along Highway 68. Additionally, the project will be sited and located in the same general footprint of the existing dwelling. The addition will increase the height to 30 feet from average natural grade; however, due to the topography and the subject property. The development cannot be seen nor will it have the potential to create a substantial adverse visual impact when viewed from a common public viewing area. Title 21 section 21.46.030.D.2 allows such development with the granting of an Administrative Permit provided the development is designed and constructed to minimize tree removal, grading, and visibility from common public viewing from common public viewing areas. The development is sited in the least visible portion of the property, does not include any tree removal, includes minimal grading for site improvements, and cannot be seen from Highway 68 or shopping centers along Highway 68. Therefore, the project complies with policies and regulations for development within a VS district.

- e) Development Standards. The property is subject to the site development standards for the Rural Density Residential zoning district, which are identified in Title 21 section 21.16.040. Required Setbacks for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear). As proposed and illustrated, the single-family dwelling and associated site improvements complies with these requirements. The allowed height for main structures is 30 feet. The proposed project addition increases the height and will result in 30 feet from average natural grade. Allowed maximum site coverage is 25% of 29,260 square feet, while the project will result in 10,050 square feet of coverage, or 8.6%. Therefore, the proposed project meets the required site development standards of the RDR zoning district.
- f) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250030), this site is suitable for the residential use this project proposes, there are no geological or seismic hazards that would preclude this property from being developed, and the proposed development is adequately setback from the known fault trace. See Finding 2, evidence “c”.

- g) Land Use Advisory Committee (LUAC) Review. Based on the LUAC guidelines, the project was not referred to the Greater Monterey Peninsula Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.
- h) The project planner conducted a virtual site inspection to verify that the project on the subject parcel conforms to the plans listed above.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240243.

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 FPD. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The following reports have been prepared:
 - “Pre-Construction Tree Impact Assessment for 8230 Vista Monterra” (LIB250055) prepared by Rob Thompson, Monterey, CA, February 10, 2025.
 - “Updated Geotechnical Report and Geological Hazards Report” (LIB250030) prepared by Lawrence E. Grice of Grice Engineering Inc., Salinas, CA, December 30, 2024.

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) An updated Geological and Geotechnical Report (County of Monterey Library No. 250030) was prepared for this project, where the qualified civil engineer made multiple recommendations for the development, including that all sub-grades be evaluated to determine suitability prior to further processing or placement of overlay structures, all loose and disturbed soils be process as engineered fill within the new building envelopes and for any portion of the development to receive on-grade engineered structures. In addition, the waterproof membrane should be placed over a capillarity break consisting of 4 inches of open graded rock, round and sub-round rock to prevent punctures of the membrane. Therefore, as proposed and designed, the site is found to be suitable for the development.
 - d) Staff conducted a virtual site inspection 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 County of Monterey HCD-Planning found in Project File PLN240243.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional FPD. 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) All necessary public facilities are available to the subject property. Domestic water and sewage services are currently, and will continue to be, provided by Canada Woods Water Company.
 - c) Staff conducted a virtual site inspection to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240243.

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a virtual site inspection and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240243.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts projects that involve no expansion of use. The use will remain the same and the overall project development footprint will remain within the same footprint as the existing residence, and the area in which the project is located is not environmentally sensitive.
 - b) The project consists of the demolition of an existing single-family residence on an existing residentially zoned property and constructing a

new single family dwelling within the same general footprint, fitting with the intent CEQA Guidelines section 15301.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- d) No adverse environmental effects were identified during staff review of the development application during virtual site visit.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240243.

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

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040.A, the Planning Commission is the appeal authority to consider appeals from the discretionary decisions of the Director of Planning

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

- a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301(e), and there are no exceptions pursuant to section 15300.2; and
- b. Approve an Administrative Permit and Design Approval to allow the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of a 10,191 square foot two-story single-family dwelling with a 728 square foot basement and an attached 1,632 square foot square foot garage, and associated site improvements.

PASSED AND ADOPTED this 1st day of October 2025.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING 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.

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County of Monterey HCD Planning

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

PLN240243

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit & Design Approval permit (PLN240243) allows the demolition of an existing 6,940 square foot single-story single-family dwelling and construction of a 10,191 square foot two-story single-family dwelling with a 728 square foot basement and an attached 1,632 square foot square foot garage, and associated site improvements. The property is located at 8320 Vista Monterra, Monterey, CA 93940 (Assessor's Parcel Number 259-211-005-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the 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:
"An Administrative Permit & Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 259-211-005-000 on October 1st, 2025. The permit was granted subject to 5 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. 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.

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

Responsible Department: Planning

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

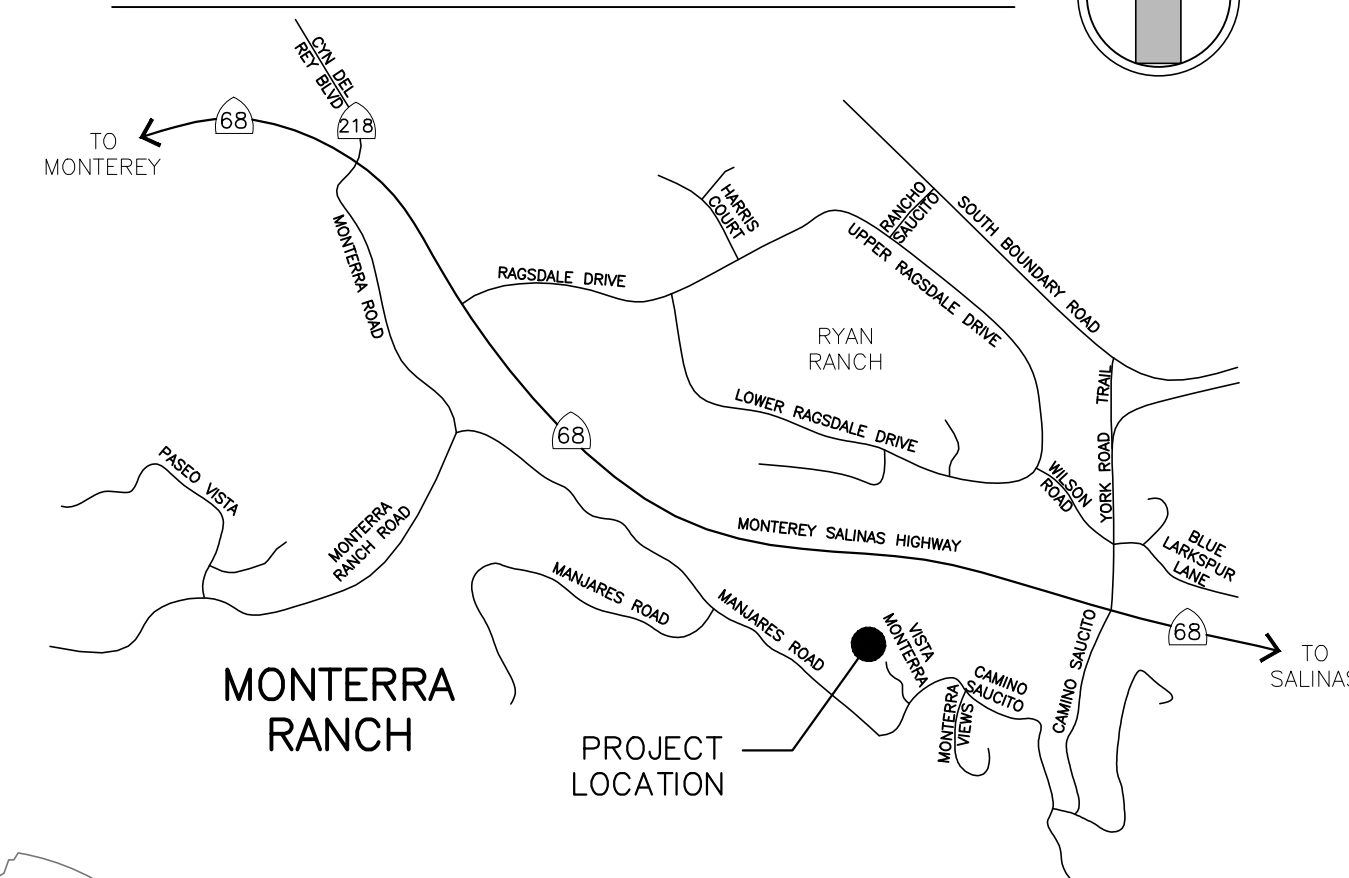
Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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

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VICINITY MAP



PLANNING INFO.

- PROPERTY OWNER:
DENNIS MOZINGO
8320 VISTA MONTERRA
MONTEREY, CA 93940
(408) 422-5702
- PROJECT ADDRESS:
8320 VISTA MONTERRA
MONTEREY, CA 93940
- PROJECT SCOPE:
 - ADD 5,611 SF INCLUDING A 4,126 SF SECOND-STORY ADDITION AND 728 SF BASEMENT TO AN EXISTING 6,940 SF SINGLE LEVEL HOME WITH AN EXISTING ATTACHED GARAGE.
 - SECOND-STORY ADDITION TO INCLUDE 833 SF OF UNCOVERED TERRACES.
 - SITE IMPROVEMENTS INCLUDE A NEW DRIVEWAY GATE WITH SITE WALLS, EXPANSION OF THE EXISTING TERRACE, AND A 123 LF RETAINING WALL.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 259-211-005
- LEGAL DESC.: MONTERRA RANCH PHASE 6 SUBDIVISION TRACT 1419 LOT 148
- ZONE: RDR/10-UR-VS
- STORIES: 2 + BASEMENT
- MAX BLDG. HT: 30 FT MAIN HOUSE
- GRADING: TBD
- TREE REMOVAL: 0
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE
- LOT AREA: 117,041 S.F. (2.687 AC)
- LOT COVERAGE CALCULATIONS:

BUILDINGS	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
TERRACES	0	283	0	283
TOTAL	7,803	2,259	12	10,050

- LOT COVERAGE ALLOWED: 29,260 SF (25.0 %)
- LOT COVERAGE PROPOSED: 10,050 SF (8.6 %)
- F.A.R. CALCULATIONS

MAIN BUILDING	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN LEVEL	5,283	1,619	109	6,793
UPPER LEVEL	0	4,126	0	4,126
GARAGE	1,657	64	89	1,632
BASEMENT (NIC)	0	(728)	0	(728)
TOTAL	6,940	5,809	198	12,551

- F.A.R. PROPOSED: 12,551 SF (10.7 %)

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
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PROJECT/CLIENT:

MOZINGO
RESIDENCE

PROJECT ADDRESS:

8320 VISTA
MONTERRA
MONTEREY, CA
93940

APN: 259-211-005

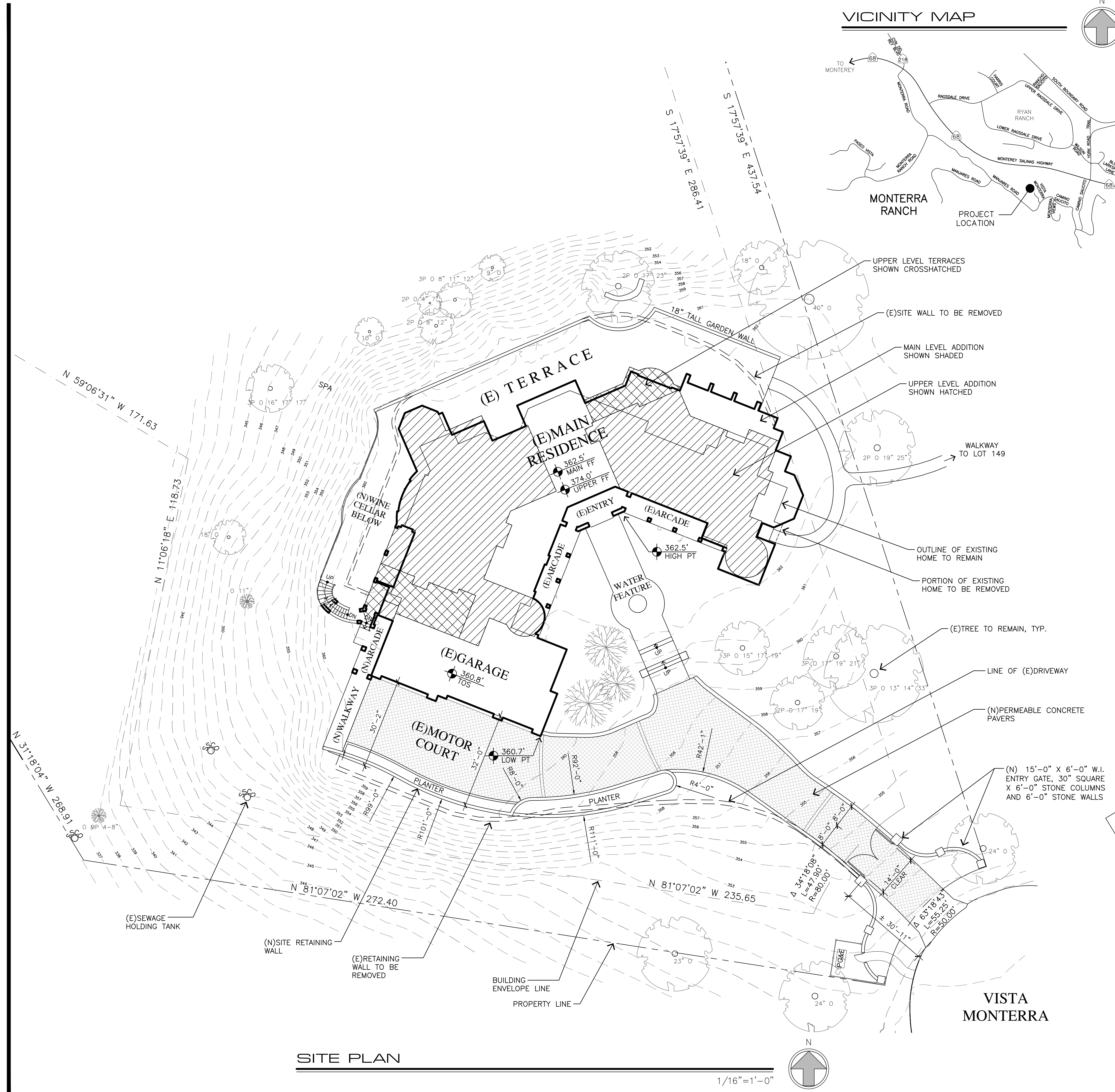
DATE: AUGUST 26, 2024
PLANNING SUBMITTAL

REVISIONS:

SITE
PLAN

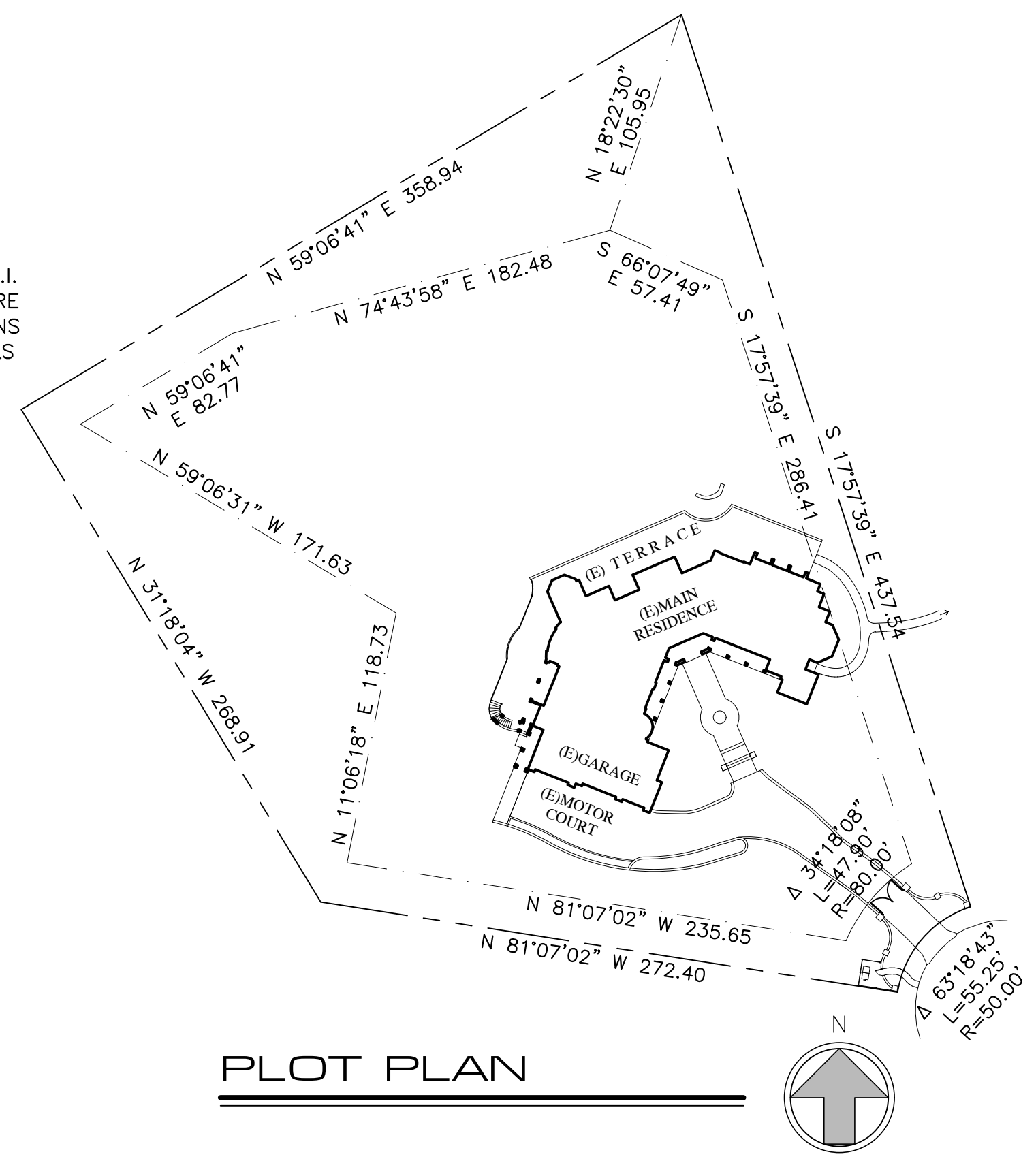
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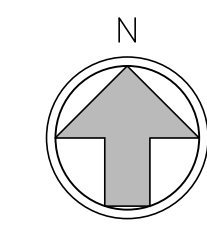


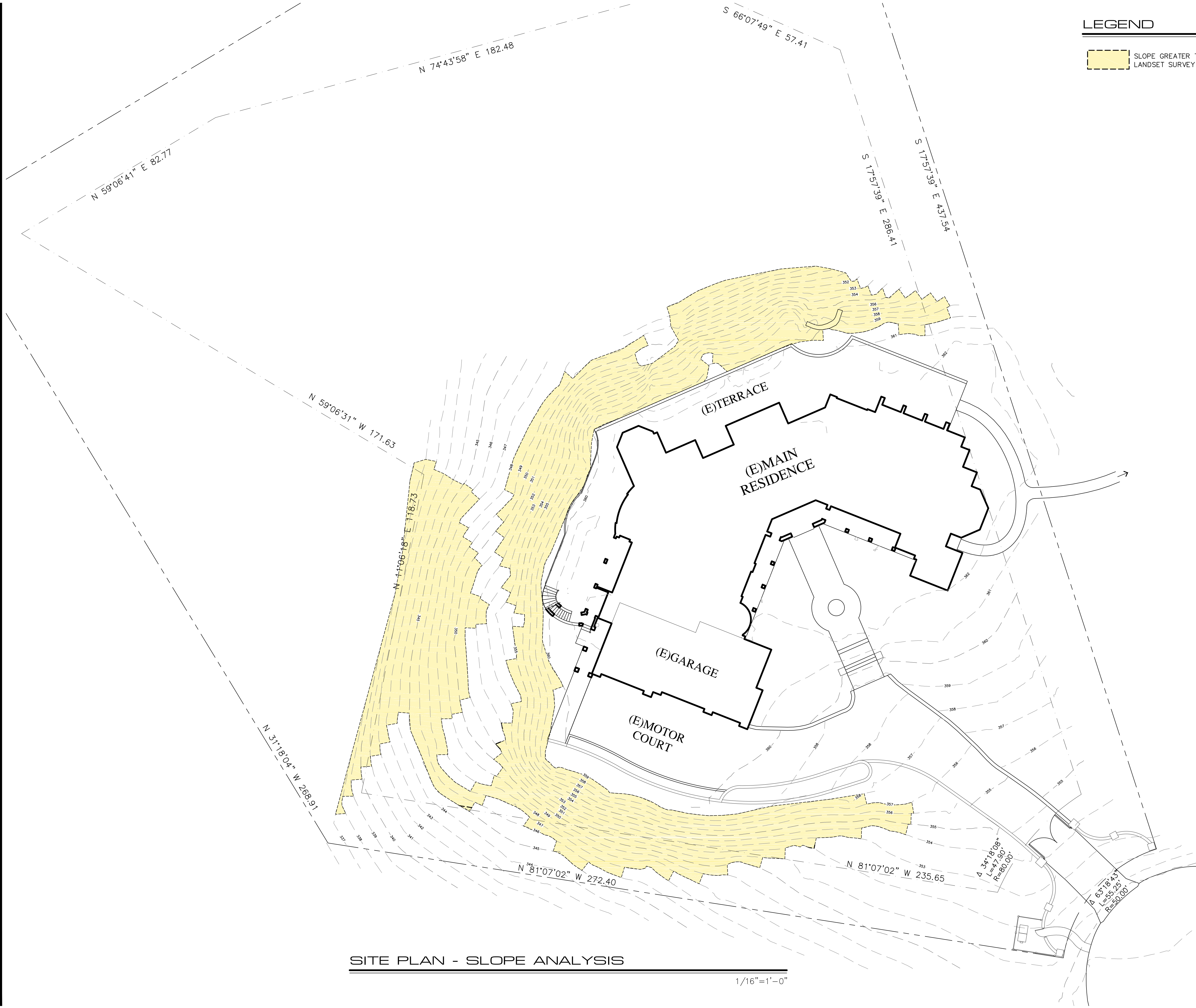
SITE PLAN

1/16"=1'-0"



PLOT PLAN





LEGEND

 SLOPE GREATER THAN 25% PER LANDSET SURVEY DATED 02/07/2024

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1260
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

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PROJECT/CLIENT:

MOZINGO RESIDENCE

PROJECT ADDRESS:

8320 VISTA
MONTERRA
MONTEREY, CA
93940

APN: 259-211-005

DATE: AUGUST 26, 2024
PLANNING SUBMITTAL

REVISIONS:

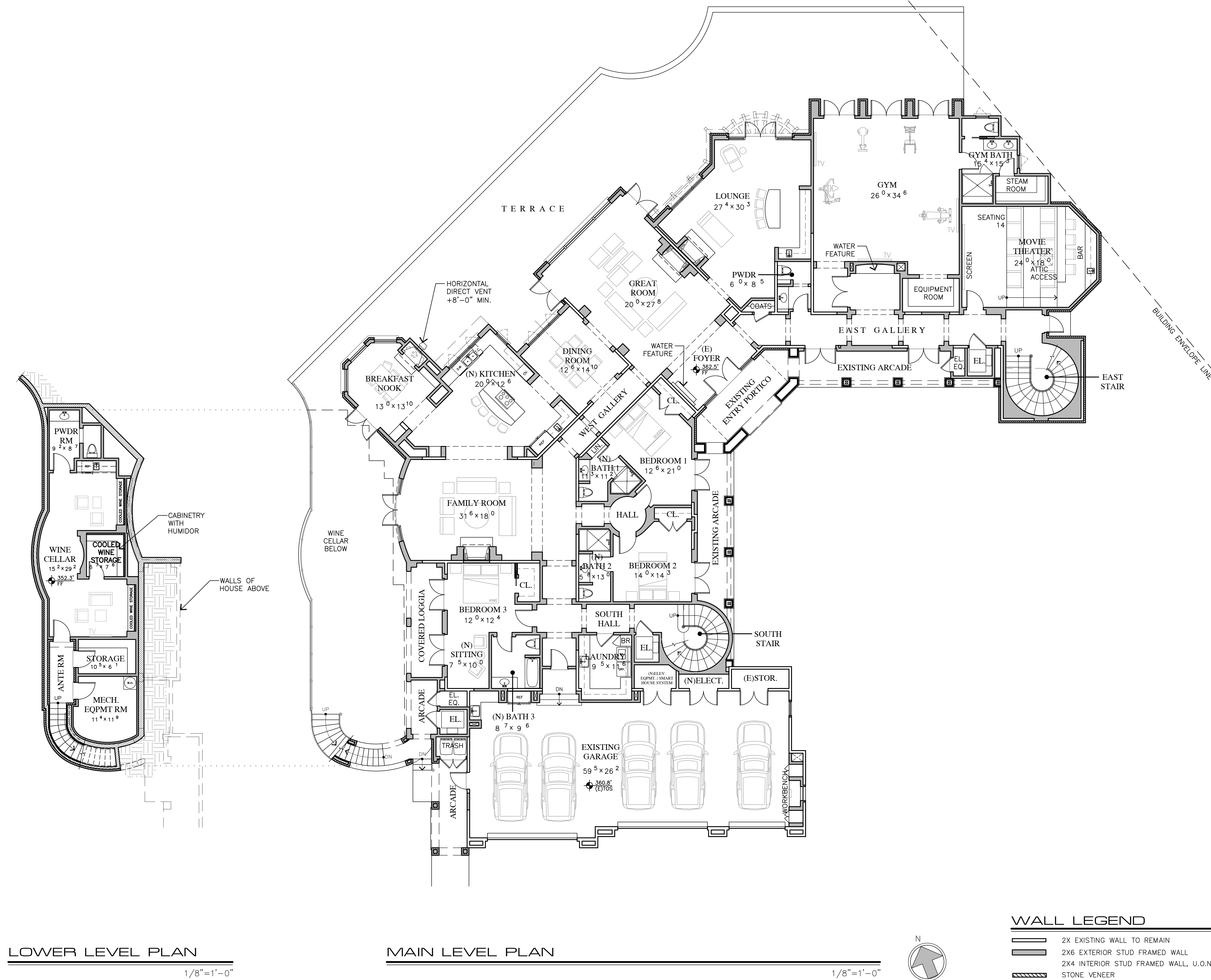
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SITE PLAN SLOPE ANALYSIS

SHEET NO.

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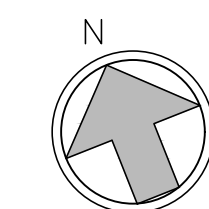


LOWER LEVEL PLAN
1/8" = 1'-0"

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

WALL LEGEND

	2X EXISTING WALL TO REMAIN
	2X6 EXTERIOR STUD FRAMED WALL
	2X4 INTERIOR STUD FRAMED WALL, U.O.N.
	STONE VENEER



PROJECT/CLIENT:
MOZINGO RESIDENCE

PROJECT ADDRESS:
**8320 VISTA MONTEERRA
MONTEREY, CA
93940**
APN: 259-211-005

DATE: AUGUST 26, 2024
PLANNING SUBMITTAL

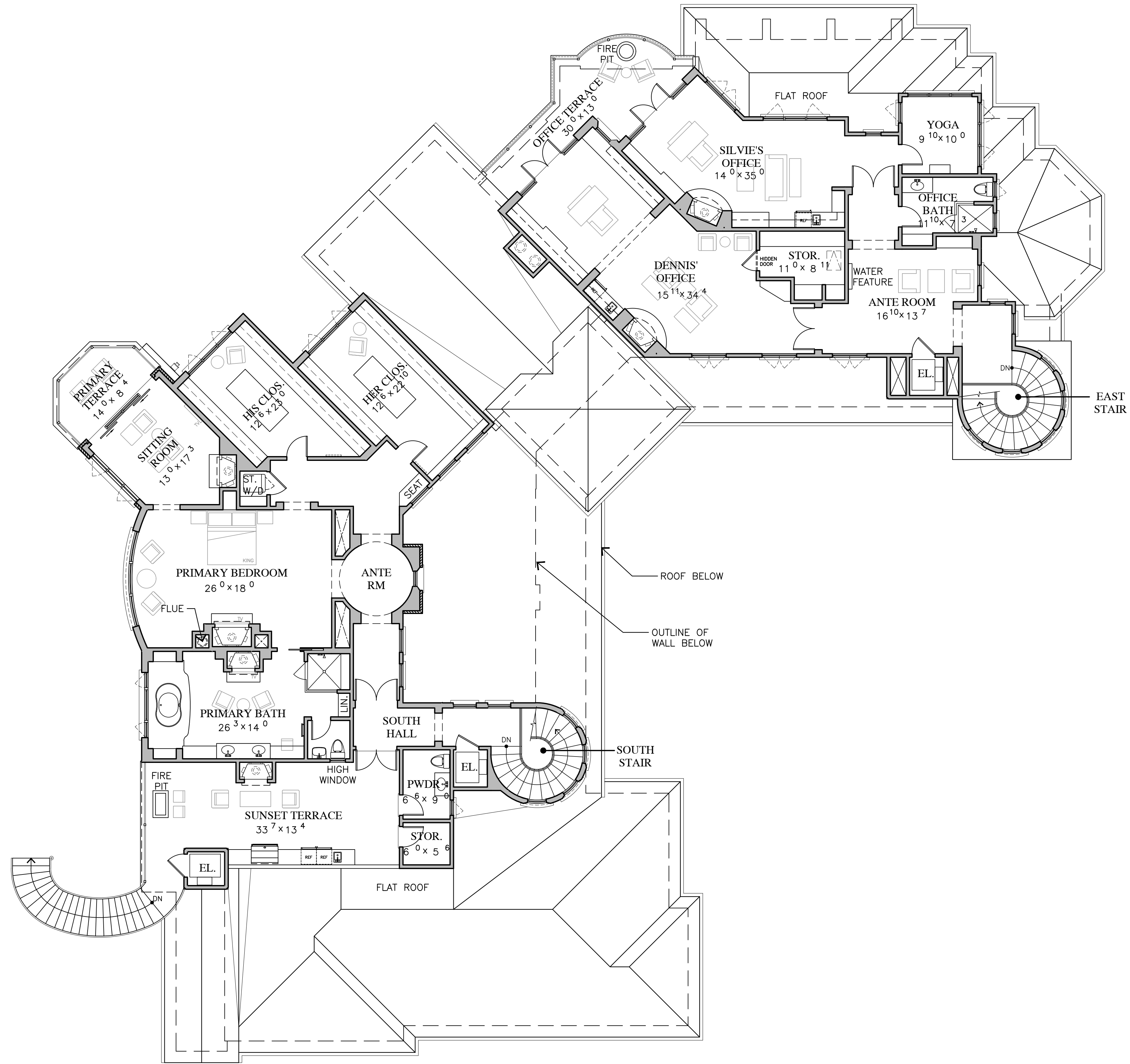
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**MAIN HOUSE
MAIN LEVEL
FLOOR PLAN**

SHEET NO.
A2.0

DISCLAIMER:
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.



PROJECT/CLIENT:

**MOZINGO
RESIDENCE**

PROJECT ADDRESS:

**8320 VISTA
MONTEREA
MONTEREY, CA
93940**

APN: 259-211-005

DATE: AUGUST 26, 2024

PLANNING SUBMITTAL

REVISIONS:

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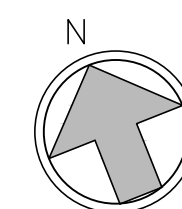
**MAIN HOUSE
UPPER LEVEL
FLOOR PLAN**

SHEET NO.

A3.0

UPPER LEVEL PLAN

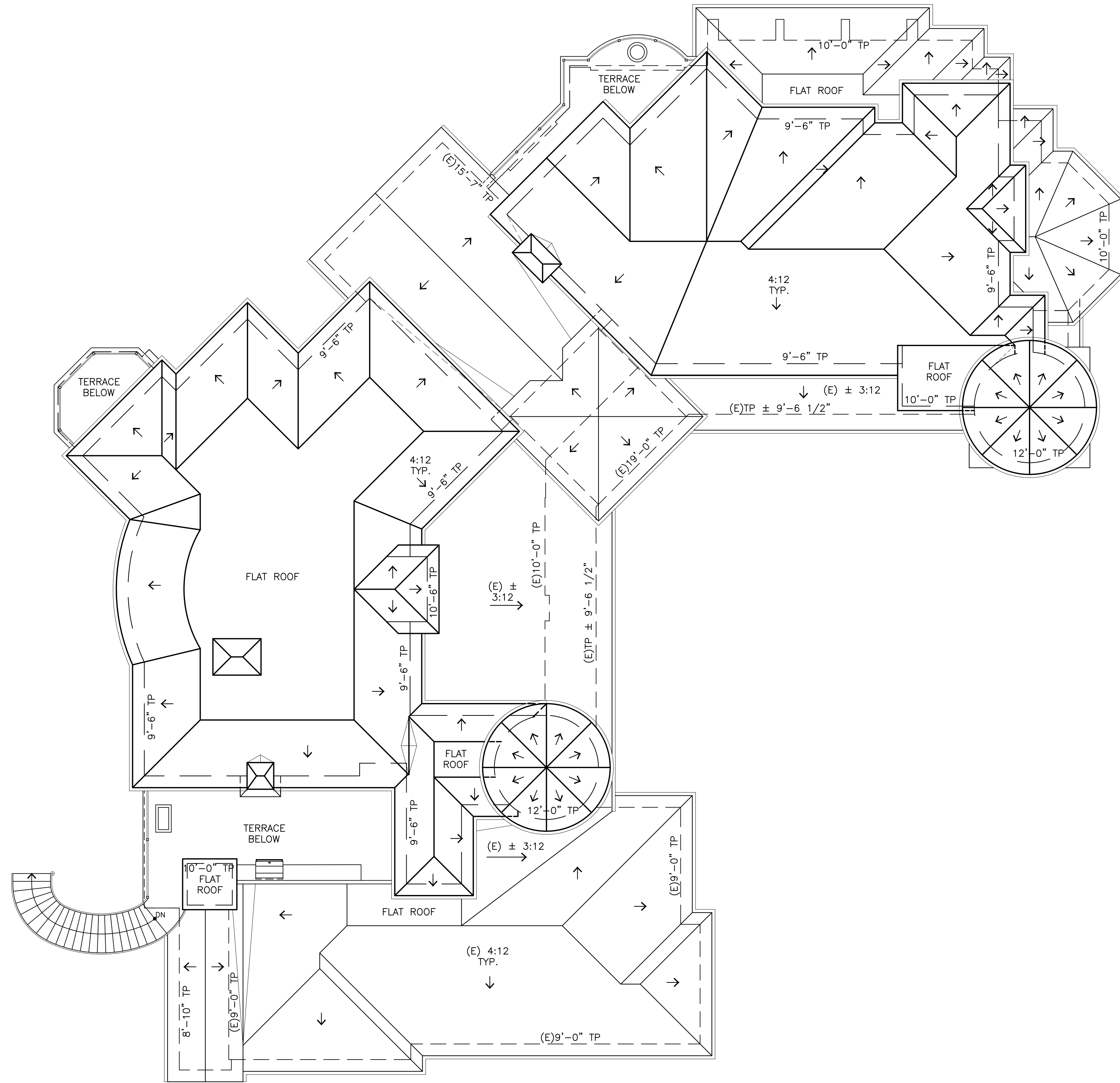
1/8" = 1'-0"



WALL LEGEND

	2X EXISTING WALL TO REMAIN
	2X6 EXTERIOR STUD FRAMED WALL
	2X4 INTERIOR STUD FRAMED WALL, U.O.N.
	STONE VENEER

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PROJECT/CLIENT:

**MOZINGO
RESIDENCE**

PROJECT ADDRESS:

**8320 VISTA
MONTERRA
MONTEREY, CA
93940**

APN: 259-211-005

DATE: AUGUST 26, 2024

PLANNING SUBMITTAL

REVISIONS:

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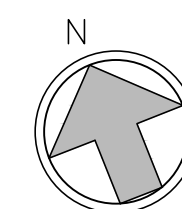
**MAIN HOUSE
ROOF
PLAN**

SHEET NO.

A5.0

ROOF PLAN

1/8" = 1'-0"



DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

**MOZINGO
RESIDENCE**

PROJECT ADDRESS:

**8320 VISTA
MONTEREY
MONTEREY, CA
93940**

APN: 259-211-005

DATE: AUGUST 26, 2024

PLANNING SUBMITTAL

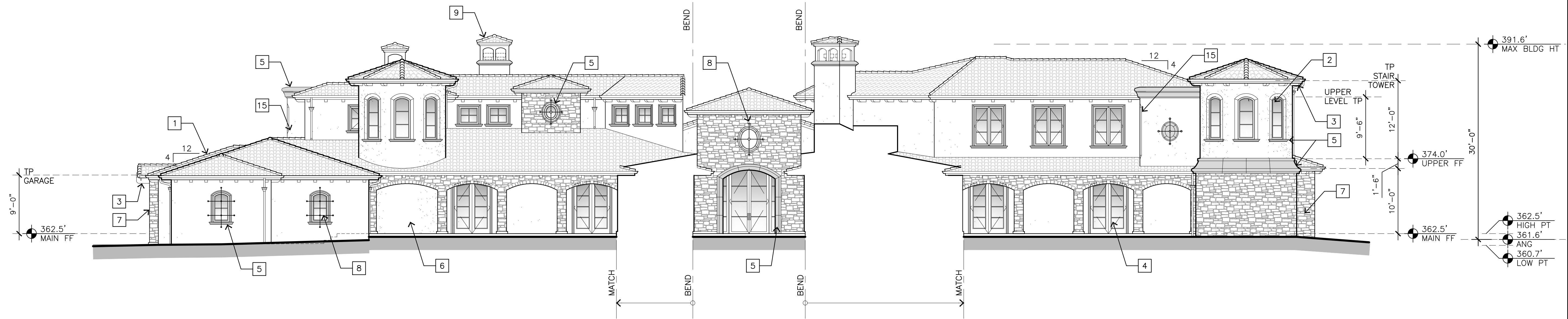
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**MAIN HOUSE
EXTERIOR
ELEVATIONS**

SHEET NO.

A6.0

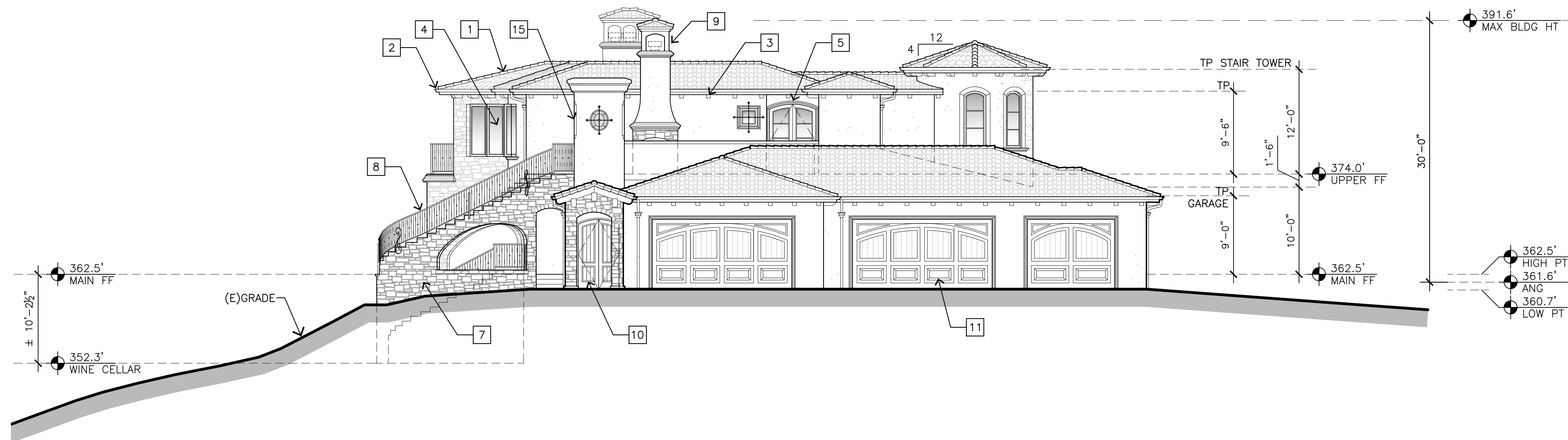


SOUTHEAST ELEVATION

1/8" = 1'-0"

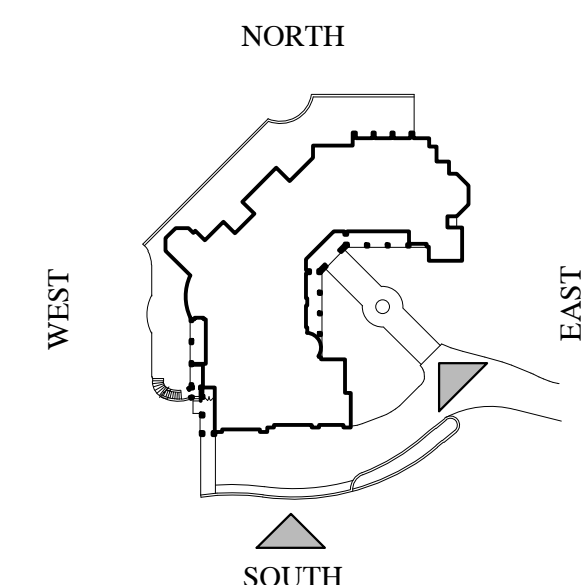
EXTERIOR FINISH LEGEND

- 1 CLASS 'A' CLAY TILE ROOF, MATCH EXISTING
- 2 5" O-GEE COPPER GUTTERS AND DOWNSPOUTS, MATCH EXISTING
- 3 6X6 CEDAR RAFTER TAILS TO MATCH EXISTING, SEMI-SOLID STAIN
- 4 METAL EXTERIOR DOORS & WINDOWS, FACTORY FINISH
- 5 SIMULATED LIMESTONE SURROUND, MOULDINGS AND ACCENTS
- 6 7/8" EXTERIOR STUCCO
- 7 RUSTIC RANDOM STONE VENEER
- 8 GALVANIZED WROUGHT IRON RAILINGS / GRILLE, PAINTED
- 9 CHIMNEY CAP
- 10 WOOD DOOR, SEMI-SOLID STAIN
- 11 GARAGE DOOR WOOD, SEMI-SOLID STAIN
- 12 FIREPLACE, SEE SHEET A2.4
- 13 STUCCO GARDEN WALL
- 14 BUILT-IN BBQ, SEE SHEET A2.4
- 15 CHAMFERED CORNER



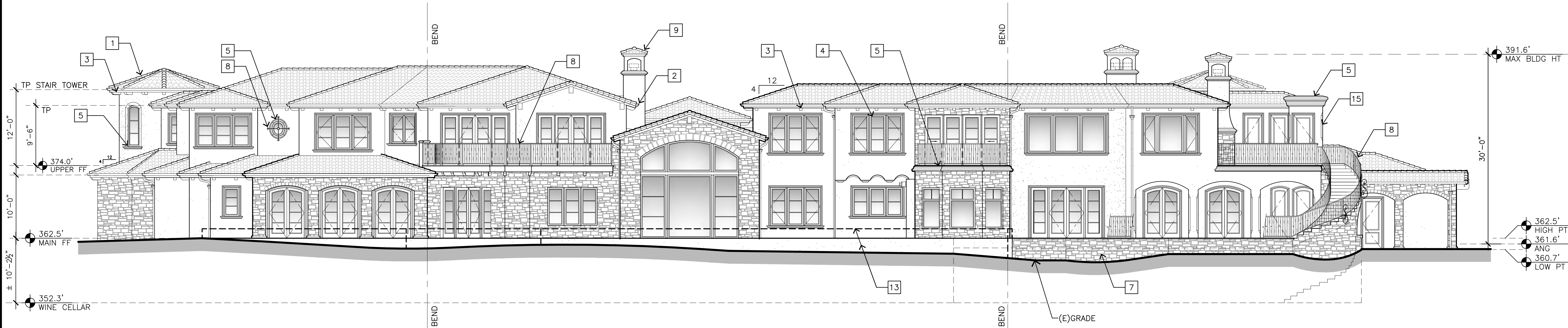
SOUTH ELEVATION

1/8" = 1'-0"



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STAMPS:

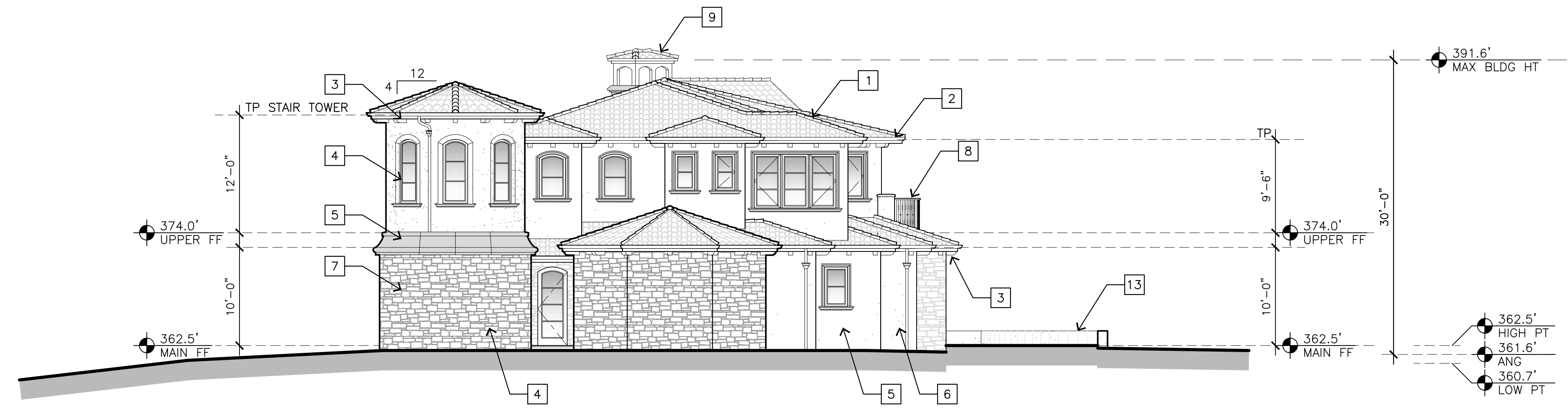


NORTHWEST ELEVATION

1/8" = 1'-0"

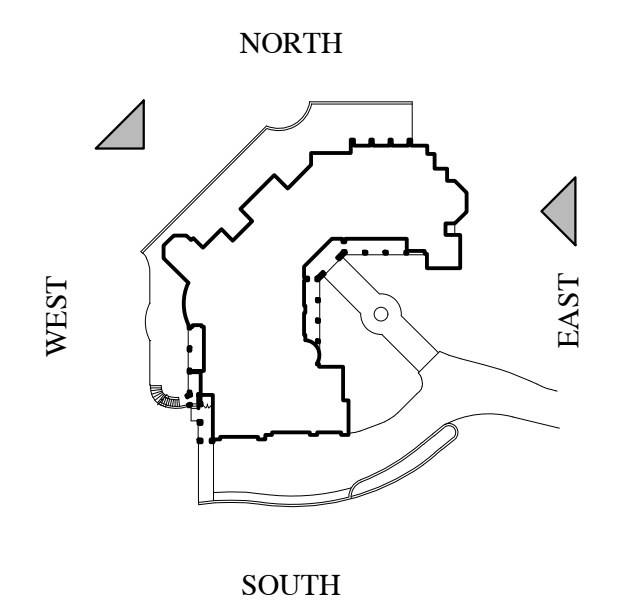
EXTERIOR FINISH LEGEND

- 1 CLASS 'A' CLAY TILE ROOF, MATCH EXISTING
- 2 5" O-GEE COPPER GUTTERS AND DOWNSPOUTS, MATCH EXISTING
- 3 6X6 CEDAR RAFTER TAILS TO MATCH EXISTING, SEMI-SOLID STAIN
- 4 METAL EXTERIOR DOORS & WINDOWS, FACTORY FINISH
- 5 SIMULATED LIMESTONE SURROUND, MOULDINGS AND ACCENTS
- 6 7/8" EXTERIOR STUCCO
- 7 RUSTIC RANDOM STONE VENEER
- 8 GALVANIZED WROUGHT IRON RAILINGS / GRILLE, PAINTED
- 9 CHIMNEY CAP
- 10 WOOD DOOR, SEMI-SOLID STAIN
- 11 GARAGE DOOR WOOD. SEMI-SOLID STAIN
- 12 FIREPLACE, SEE SHEET A2.4
- 13 STUCCO GARDEN WALL
- 14 BUILT-IN BBQ, SEE SHEET A2.4
- 15 CHAMFERED CORNER



EAST ELEVATION

1/8" = 1'-0"



PROJECT/CLIENT:

**MOZINGO
RESIDENCE**

PROJECT ADDRESS:

**8320 VISTA
MONTEREA
MONTEREY, CA
93940**

APN: 259-211-005

DATE: AUGUST 26, 2024

PLANNING SUBMITTAL

REVISIONS:

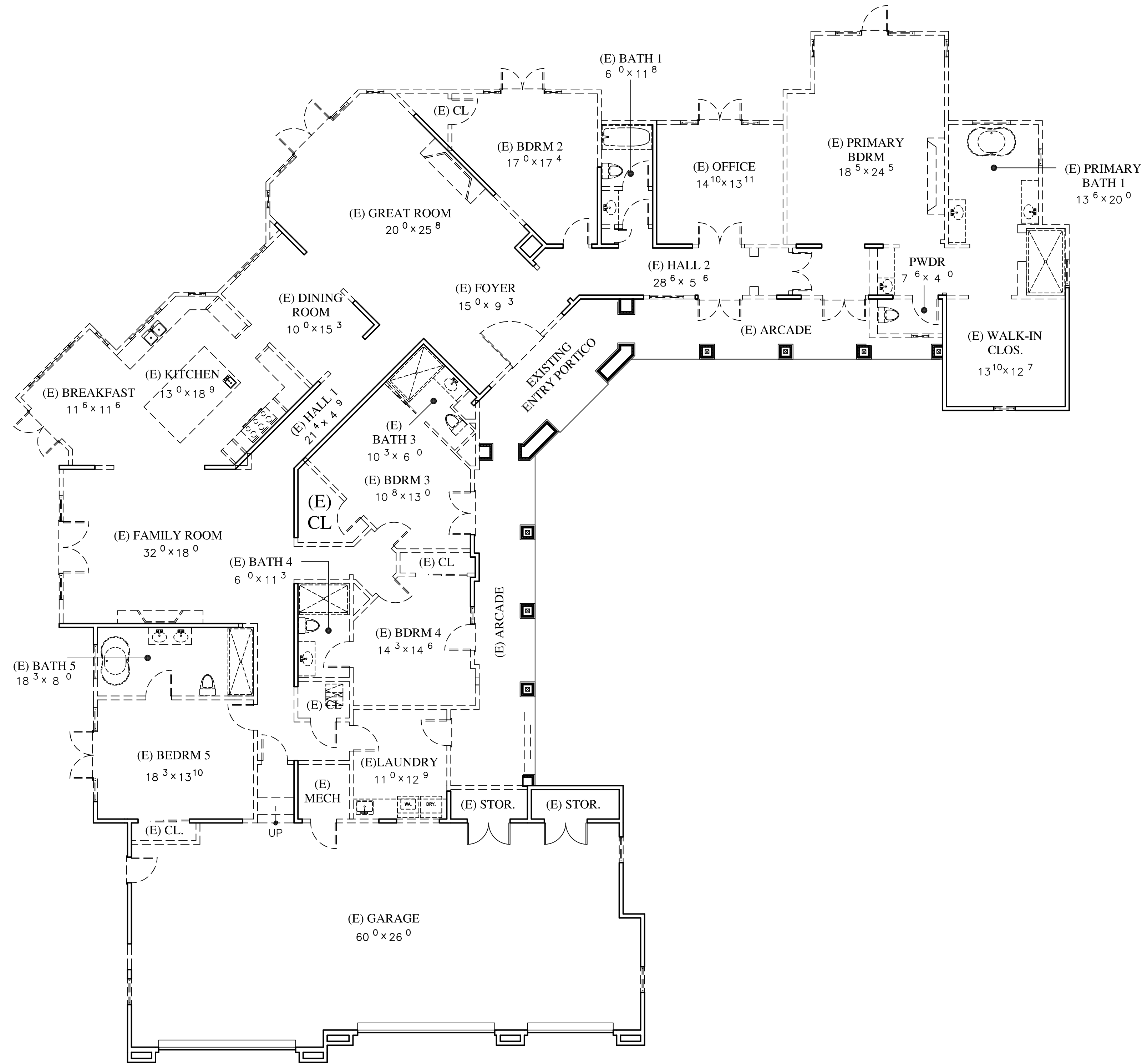
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**MAIN HOUSE
EXTERIOR
ELEVATIONS**

SHEET NO.

A 6.1

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**8320 VISTA
MONTERRA
MONTEREY, CA
93940**

APN: 259-211-005

DATE: AUGUST 26, 2024

PLANNING SUBMITTAL

REVISIONS:

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- △ _____
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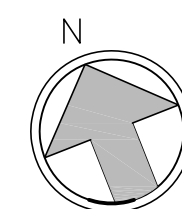
**MAIN HOUSE
EXISTING /
DEMOLITION PLAN**

SHEET NO.

D2.0

MAIN LEVEL EXISTING - DEMOLITION PLAN

1/8"=1'-0"



WALL LEGEND

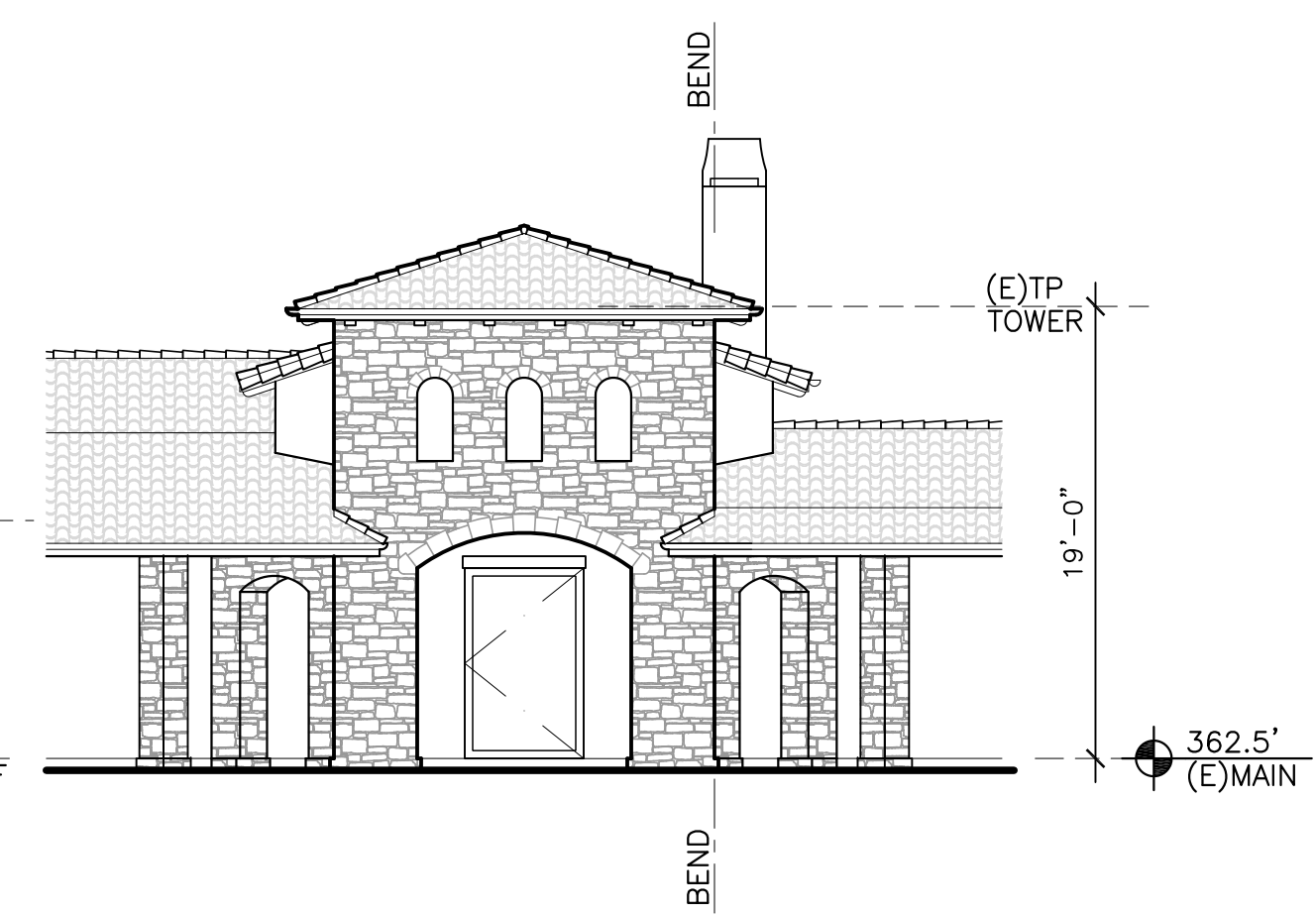
- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

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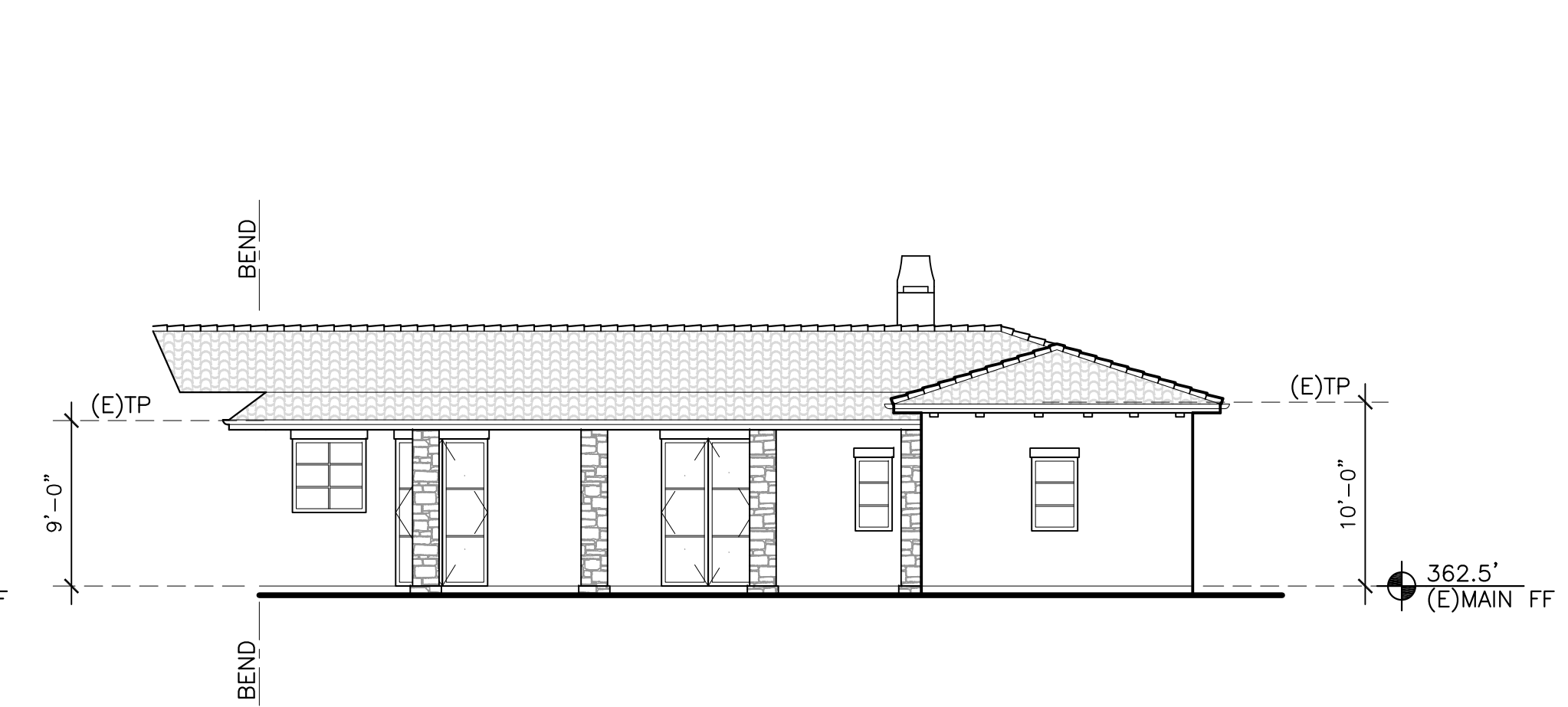
EAST COURTYARD ELEVATION

1/8"=1'-0"



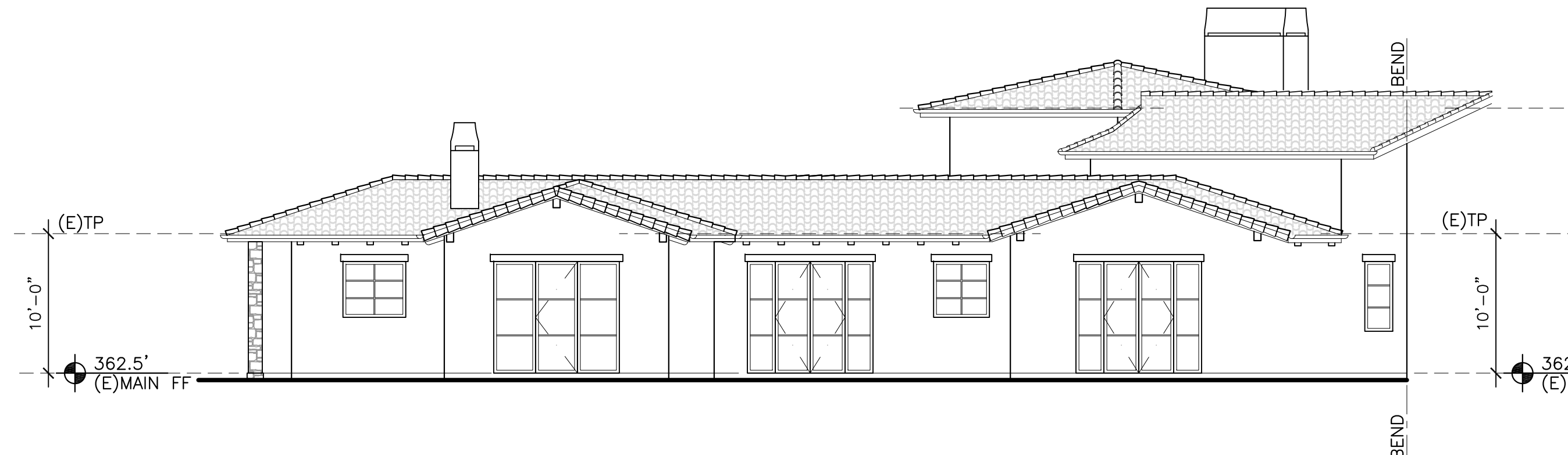
SOUTH-EAST ELEVATION

1/8"=1'-0"



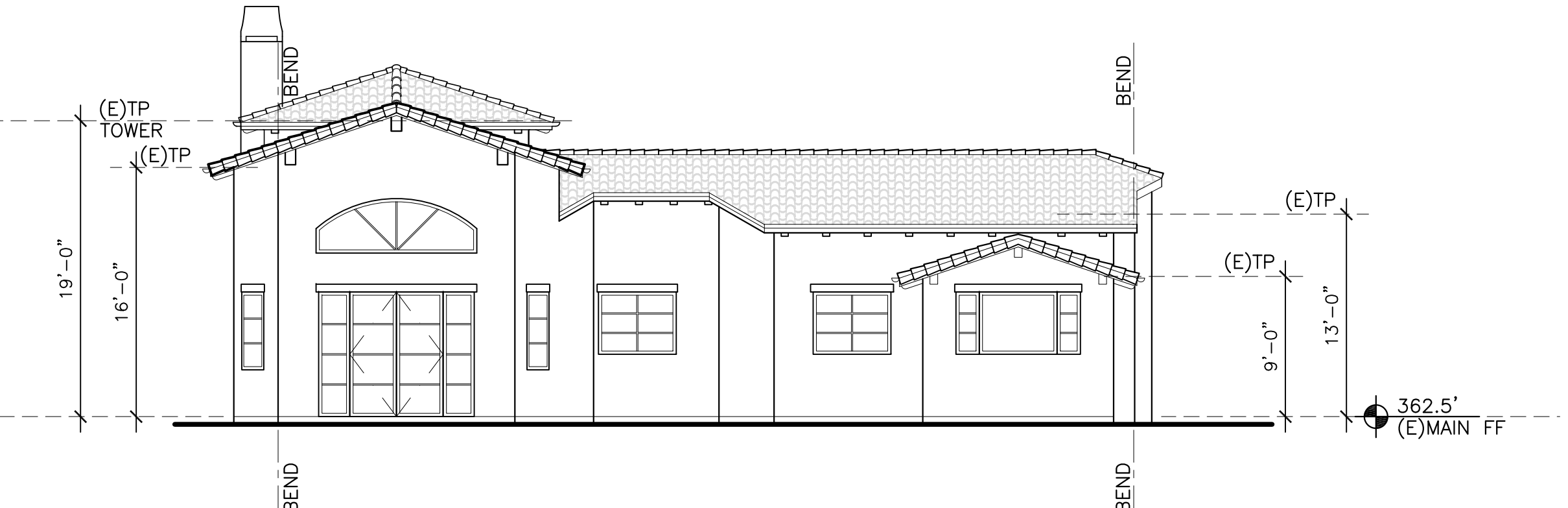
SOUTH COURTYARD ELEVATION

1/8"=1'-0"



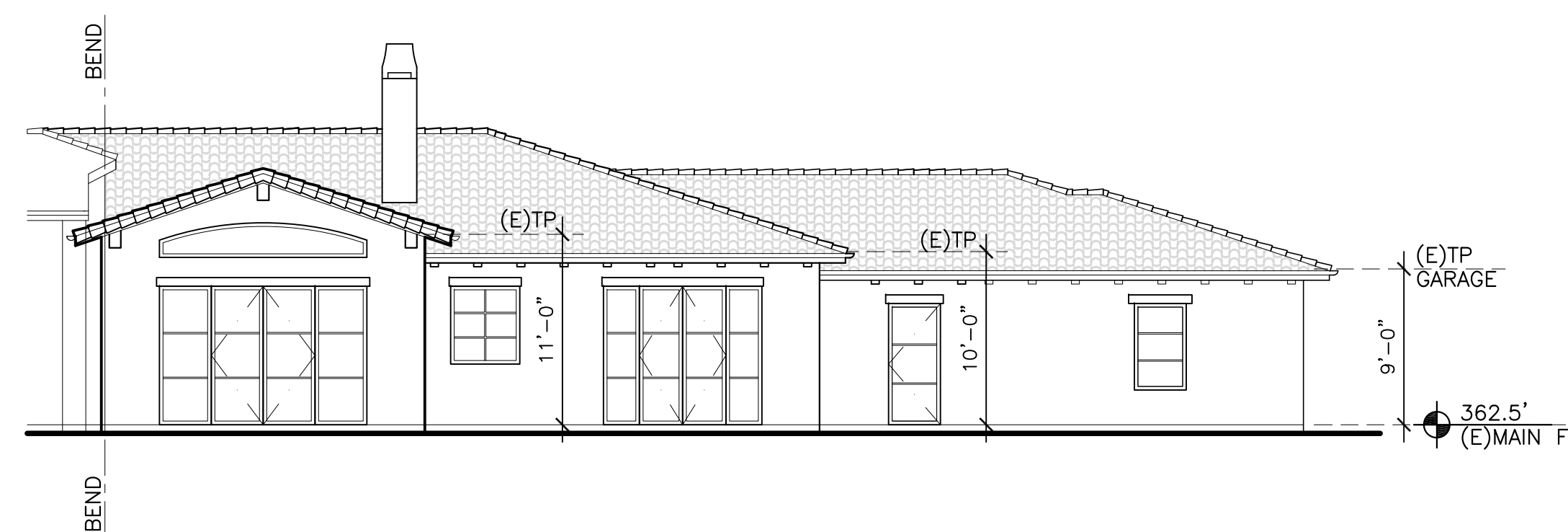
NORTH ELEVATION

1/8"=1'-0"



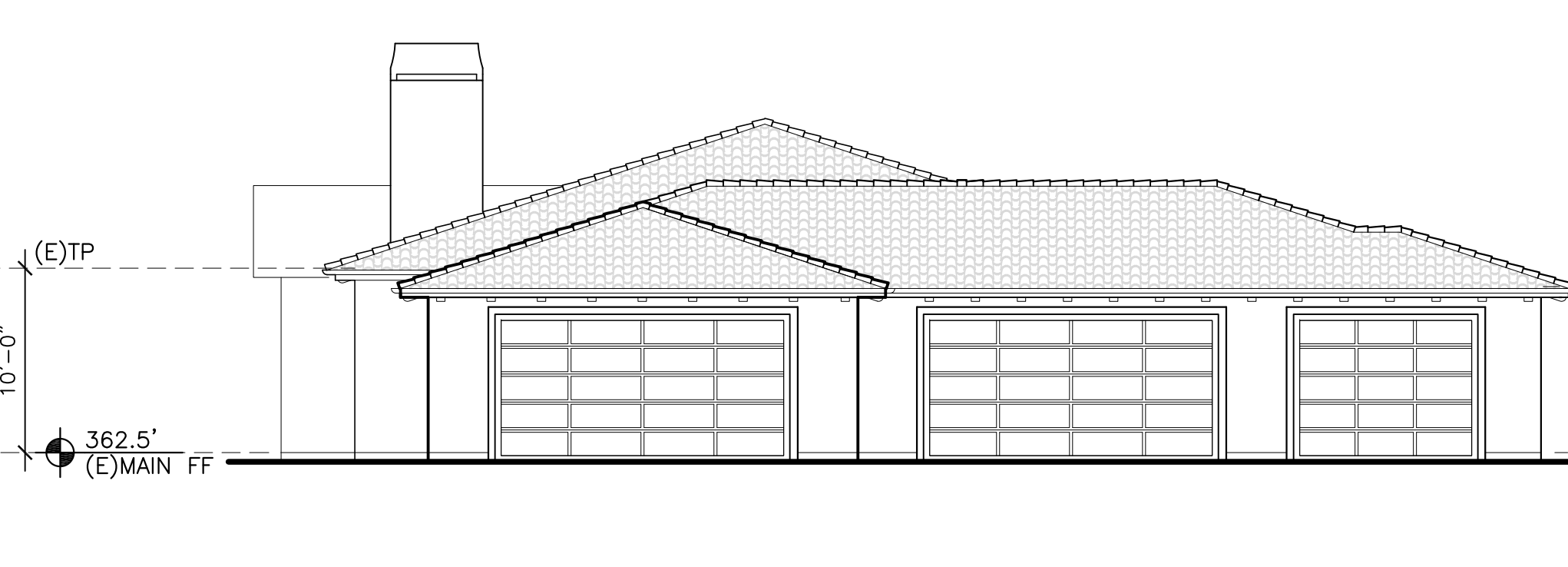
NORTH-WEST ELEVATION

1/8"=1'-0"



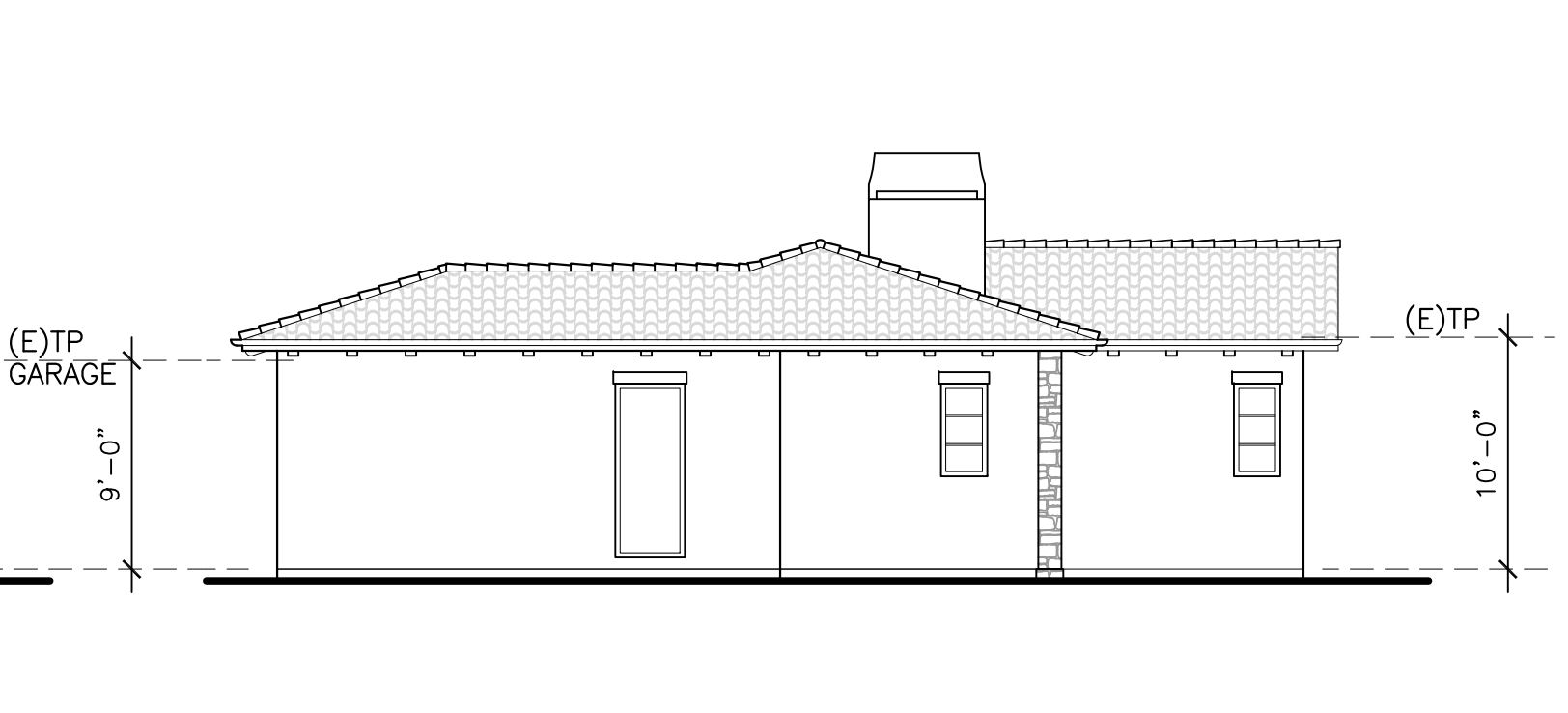
WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

PROJECT/CLIENT:

MOZINGO
RESIDENCE

PROJECT ADDRESS:

8320 VISTA
MONTEREA
MONTEREY, CA
93940

APN: 259-211-005

DATE: AUGUST 26, 2024

PLANNING SUBMITTAL

REVISIONS:

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MAIN HOUSE
EXISTING
ELEVATIONS

SHEET NO.

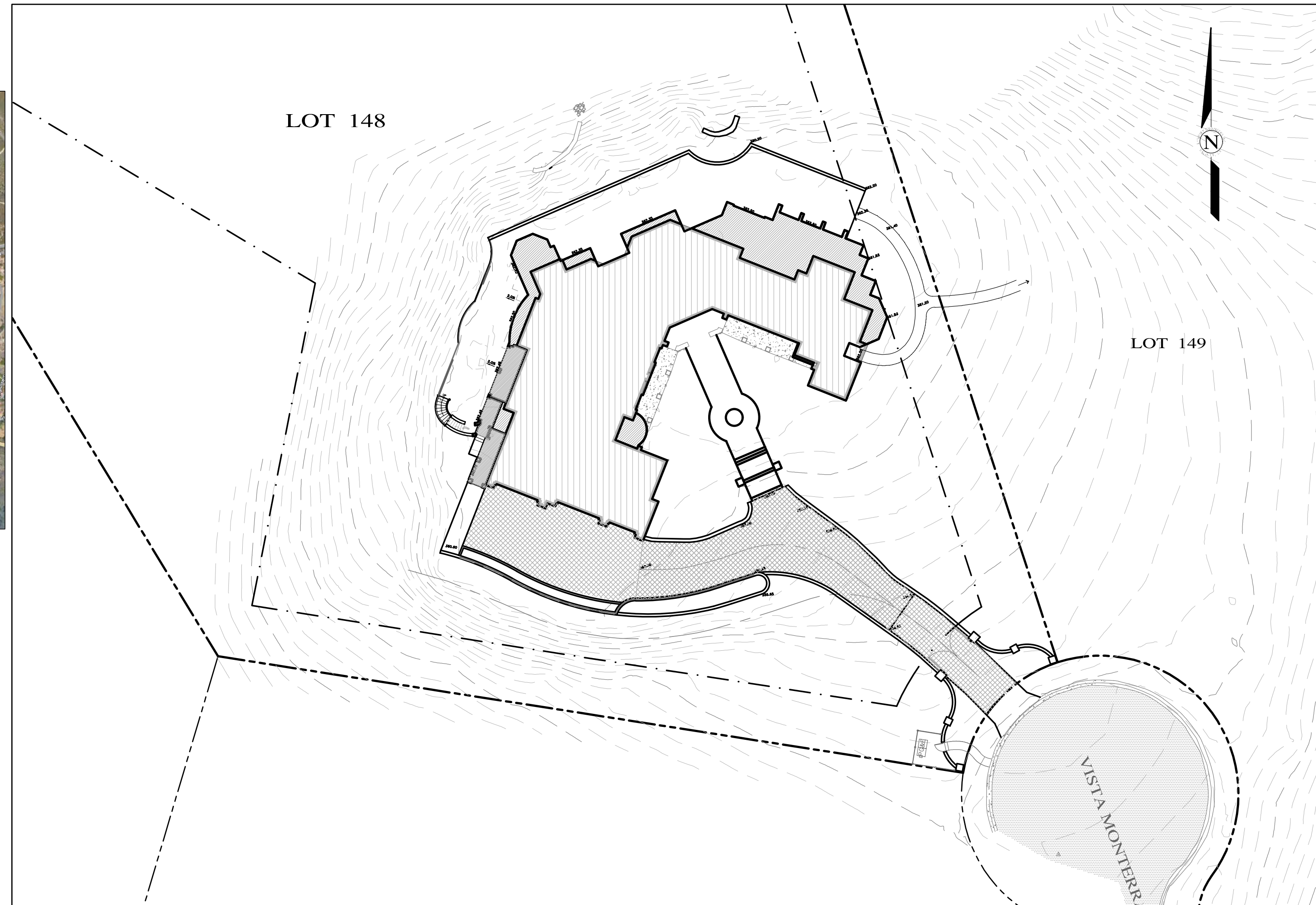
D6.0

CONCEPTUAL GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
MOZINGO RESIDENCE
APN: 259-211-005
MONTEREY, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=30'

BUILDING ENVELOPE AREA = 73,007 SQ.FT.
NEW/REPLACE IMPERVIOUS AREA = 2,938 SQ.FT.
TOTAL AREA OF DISTURBANCE = 8,890 SQ.FT.

GRADING QUANTITIES:
CUT = 710 C.Y.
FILL = 10 C.Y.
NET = 700 C.Y. EXPORT

STORM WATER CONTROL NOTES:

- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- 2) THIS PROJECT WILL CREATE AND/OR REPLACE COLLECTIVELY OVER THE ENTIRE PROJECT 2,938 SF OF IMPERVIOUS SURFACES AND WILL DISTURB A LAND AREA OF 8,890 SQ.FT.

INDEX TO SHEETS

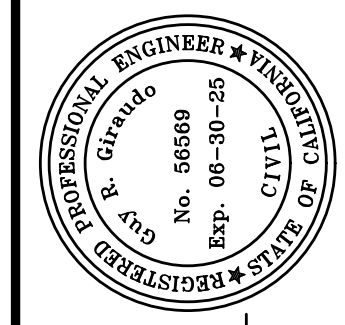
SHEET C1	COVER SHEET
SHEET C2	GRADING, DRAINAGE & UTILITY PLAN
SHEET C3	GRADING SECTIONS
SHEET C4	EROSION & SEDIMENT CONTROL PLAN
SHEET C5	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. DENNIS & SILVIE MOZINGO
8320 VISTA MONTERRA
MONTEREY, CA 93940

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MS. JULIE PAULSON
721 LIGHT HOUSE AVE.
PEBBLE BEACH, CA 93950
PH (831)646-1261

SITE LOCATION:
8320 VISTA MONTERRA
MONTEREY, CA 93940



APPROVED BY:

GUY R. GIRARDO



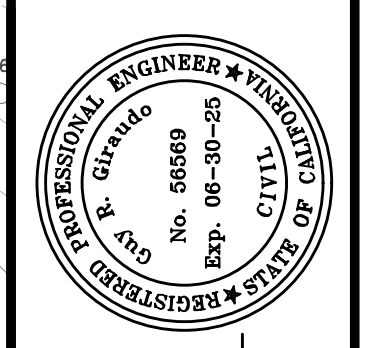
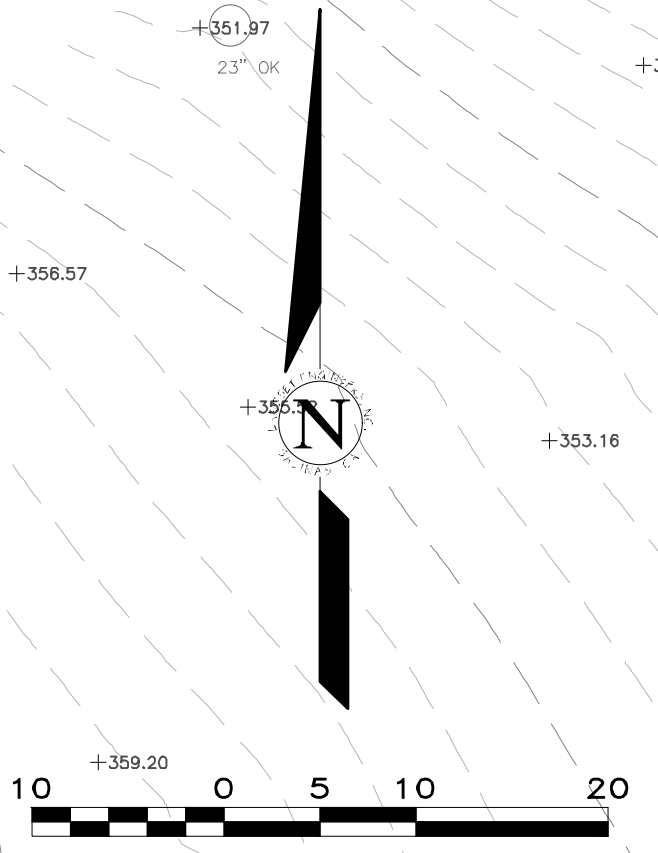
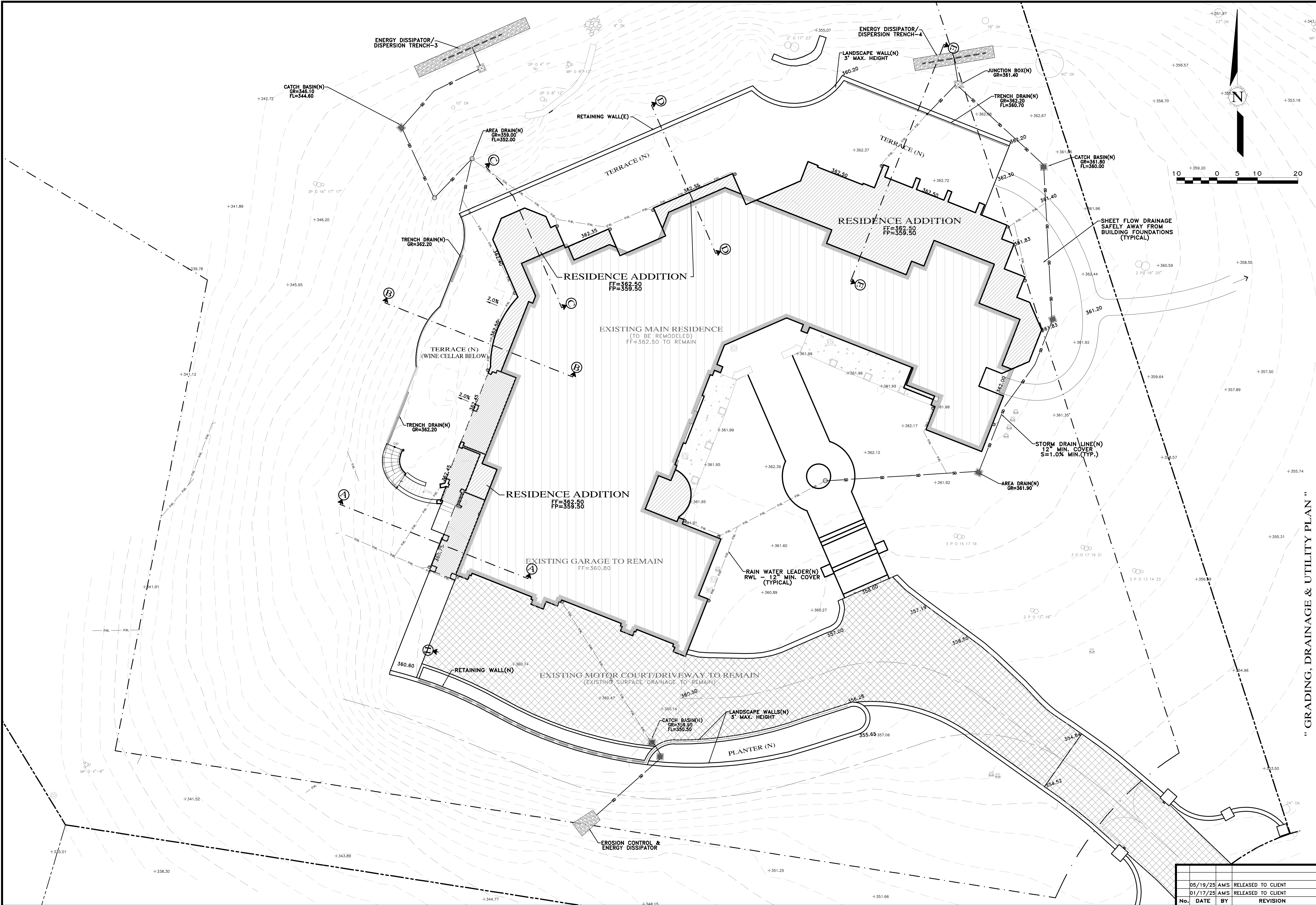
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MOZINGO RESIDENCE
A.P.N.: 259-211-005
FOR
MONTEREY, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. DENNIS & SILVIE MOZINGO

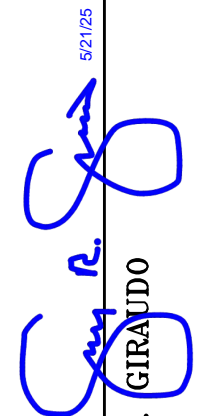
" COVER SHEET "

SCALE: AS SHOWN
DATE: JANUARY 2025
JOB NO. 2736-03

No.	DATE	BY	REVISION

SHEET **C1**
OF 5 SHEETS



APPROVED BY:

 GUY R. GIRARDO



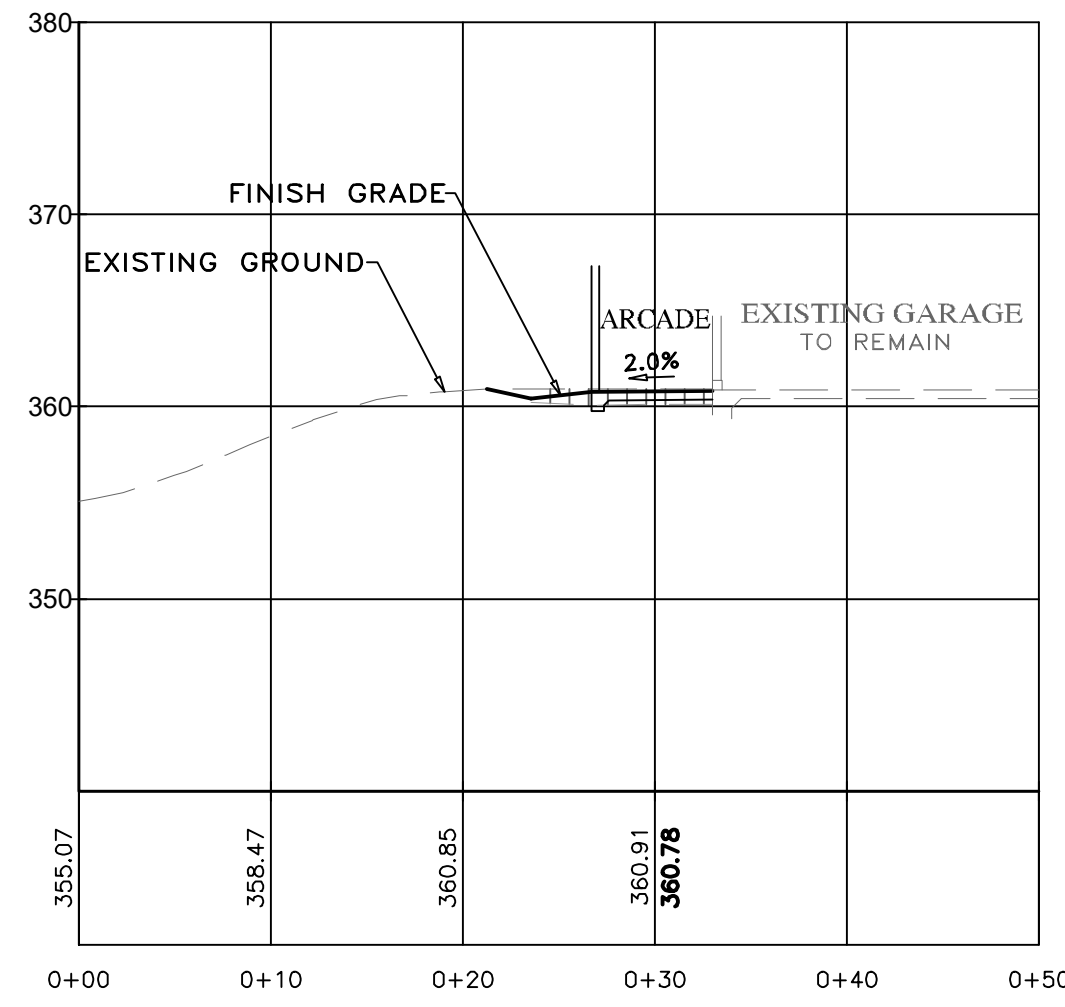
" GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
 OF
MOZINGO RESIDENCE
 A.P.N.: 259-211-005
 FOR
 MR. & MRS. DENNIS & SILVIE MOZINGO

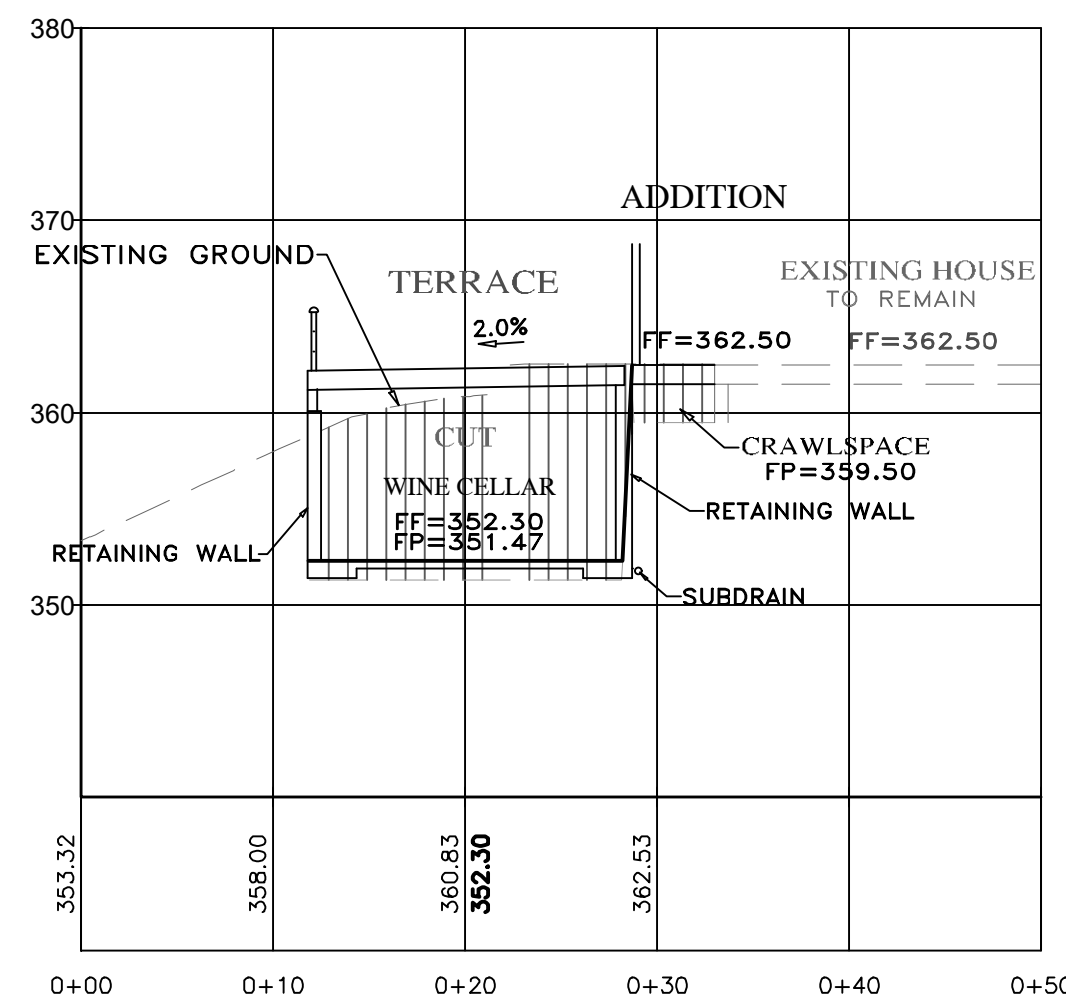
SCALE: 1"=10'
 DATE: JANUARY 2025
 JOB NO. 2736-03

No.	DATE	BY	REVISION
05/19/25	AMS		RELEASED TO CLIENT
01/17/25	AMS		RELEASED TO CLIENT

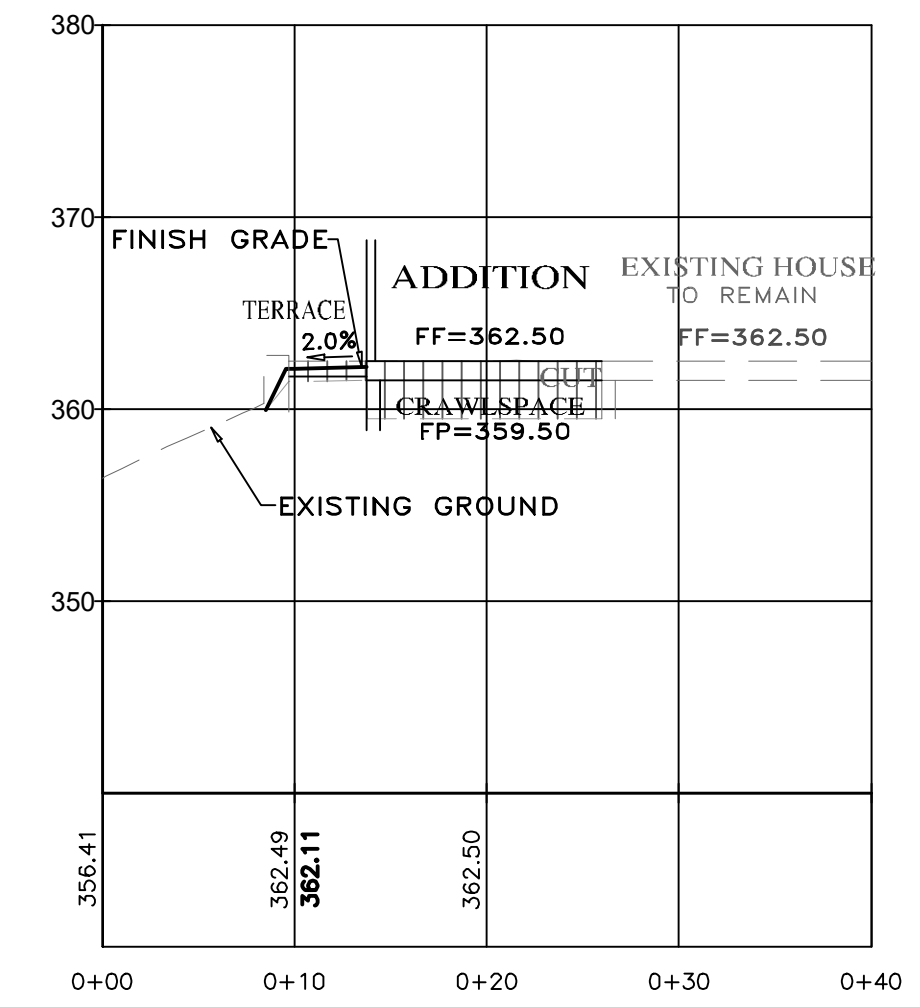
SHEET **C2**
 OF 5 SHEETS



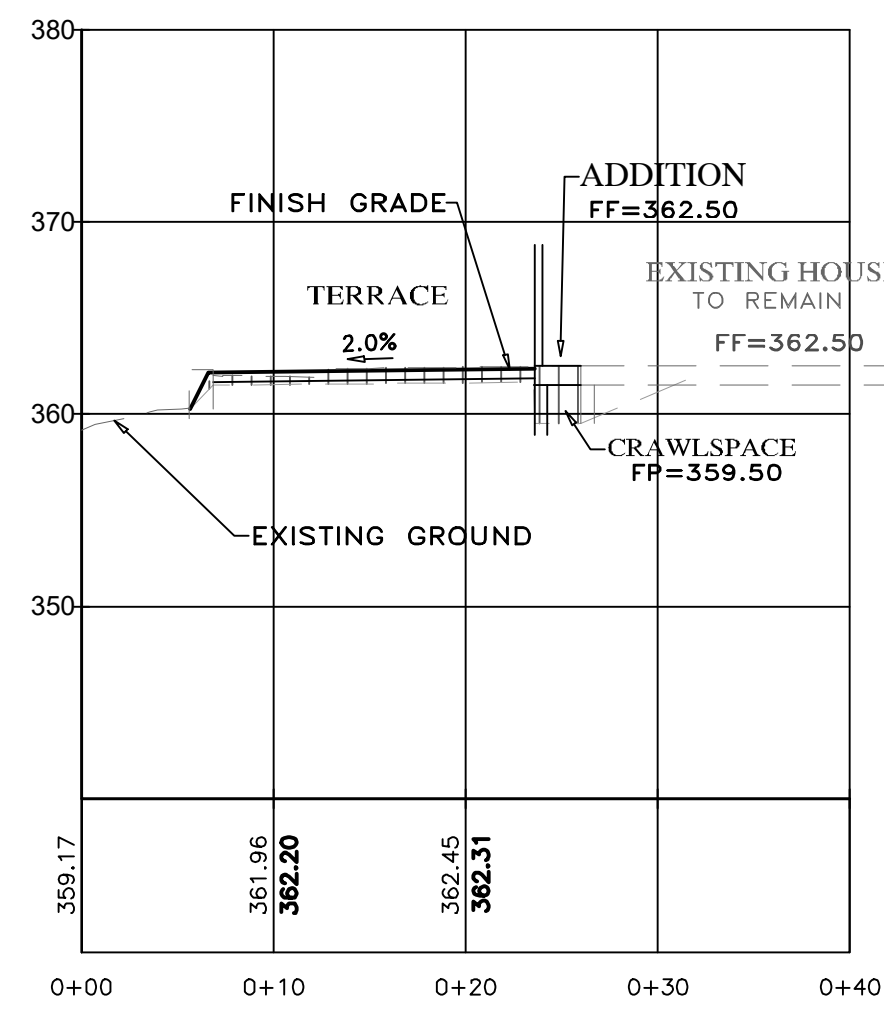
SECTION A-A
SCALE: 1"=10' H&V



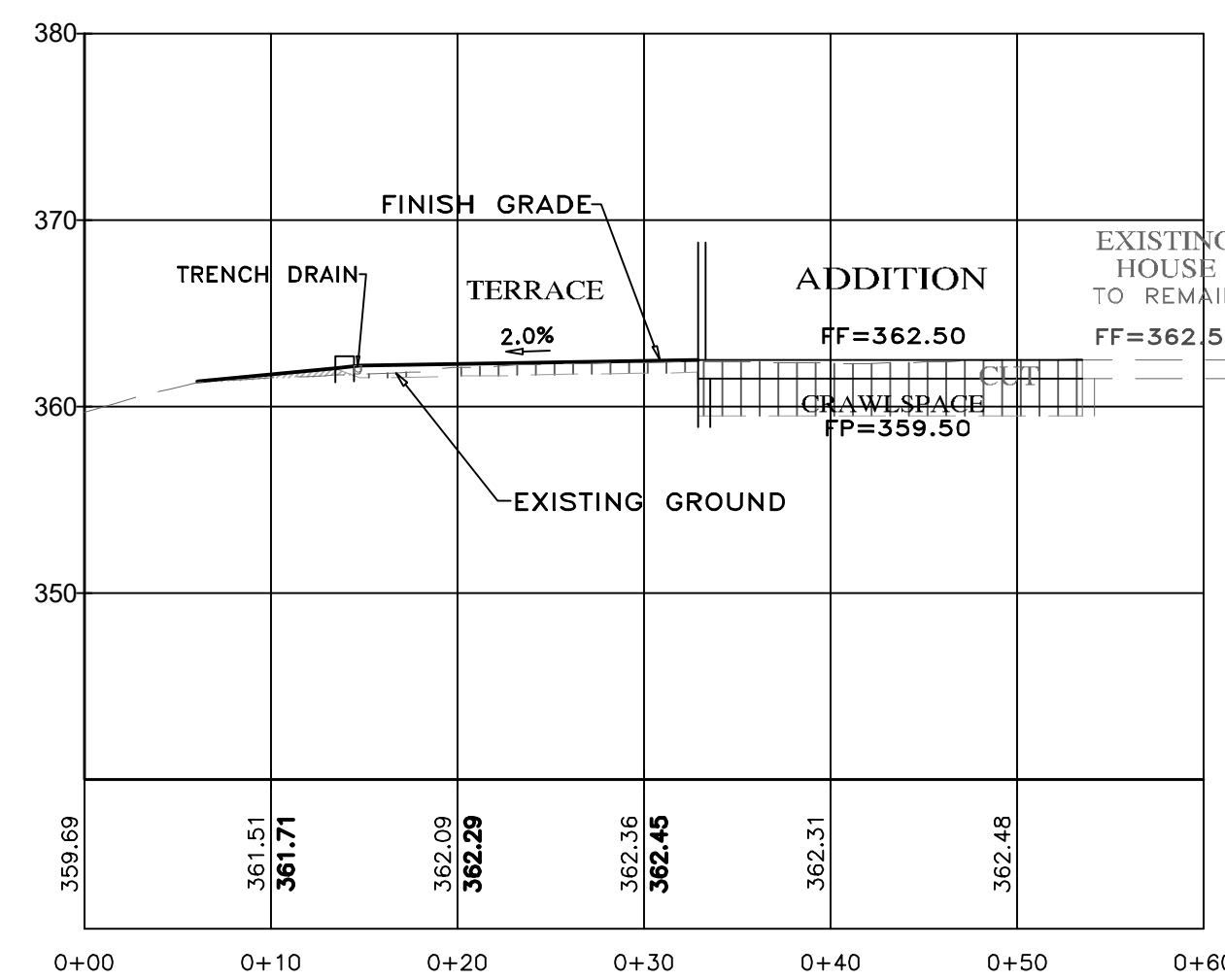
SECTION B-B
SCALE: 1"=10' H&V



SECTION C-C
SCALE: 1"=10' H&V

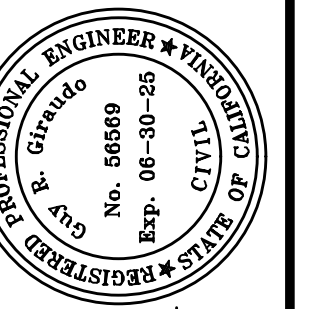


SECTION D-D
SCALE: 1"=10' H&V



SECTION E-E
SCALE: 1"=10' H&V

- NOTES:**
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
 - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
 - OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
 - FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".



APPROVED BY:
Guy R. Girardo
GUY R. GIRARDO

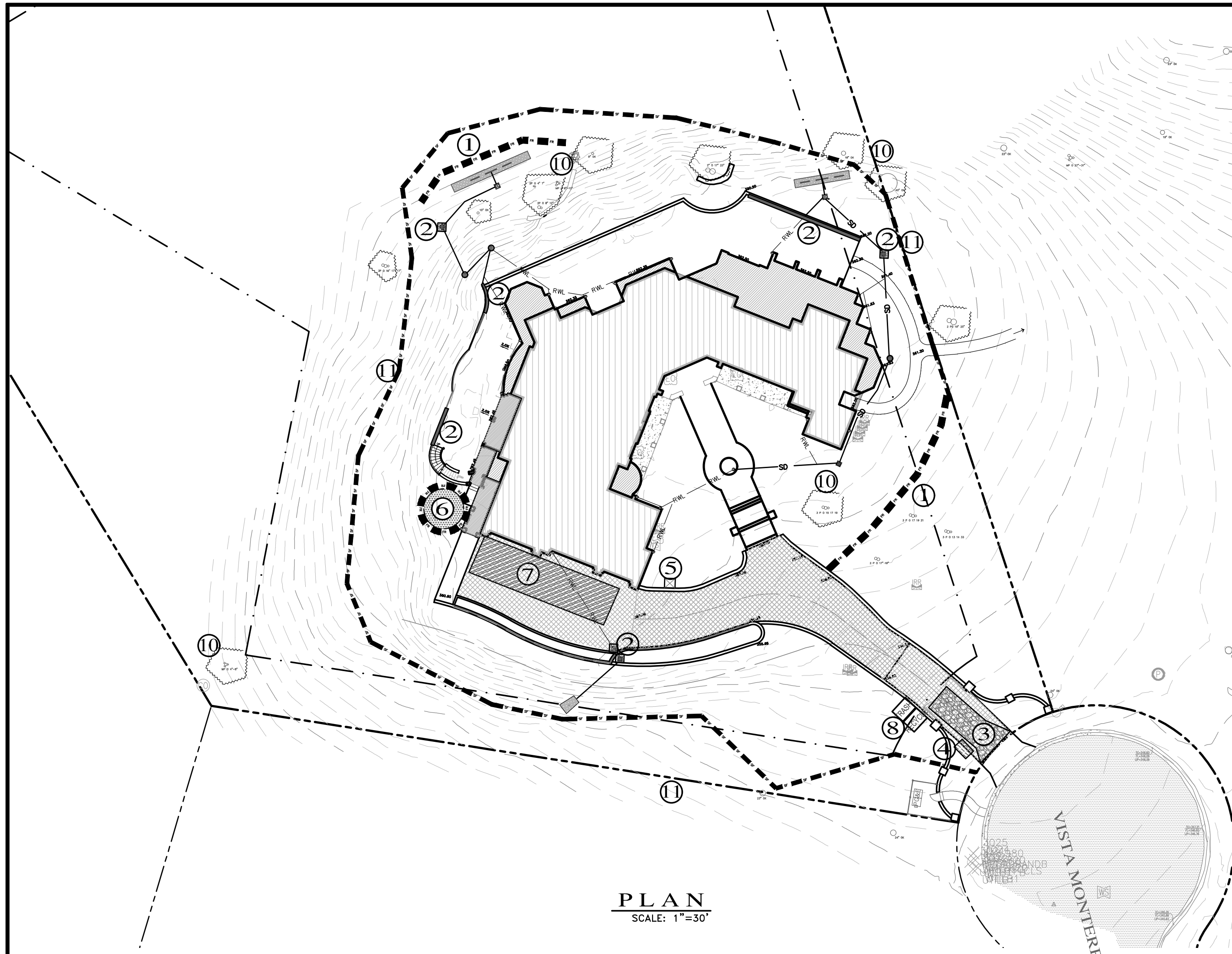


GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MOZINGO RESIDENCE
A.P.N.: 259-211-005
FOR
MONTEREY, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. DENNIS & SILVIE MOZINGO

SCALE: 1"=10' H&V
DATE: JANUARY 2025
JOB NO. 2736-03

No.	DATE	BY	REVISION
	05/19/25	AMS	RELEASED TO CLIENT
	01/17/25	AMS	RELEASED TO CLIENT

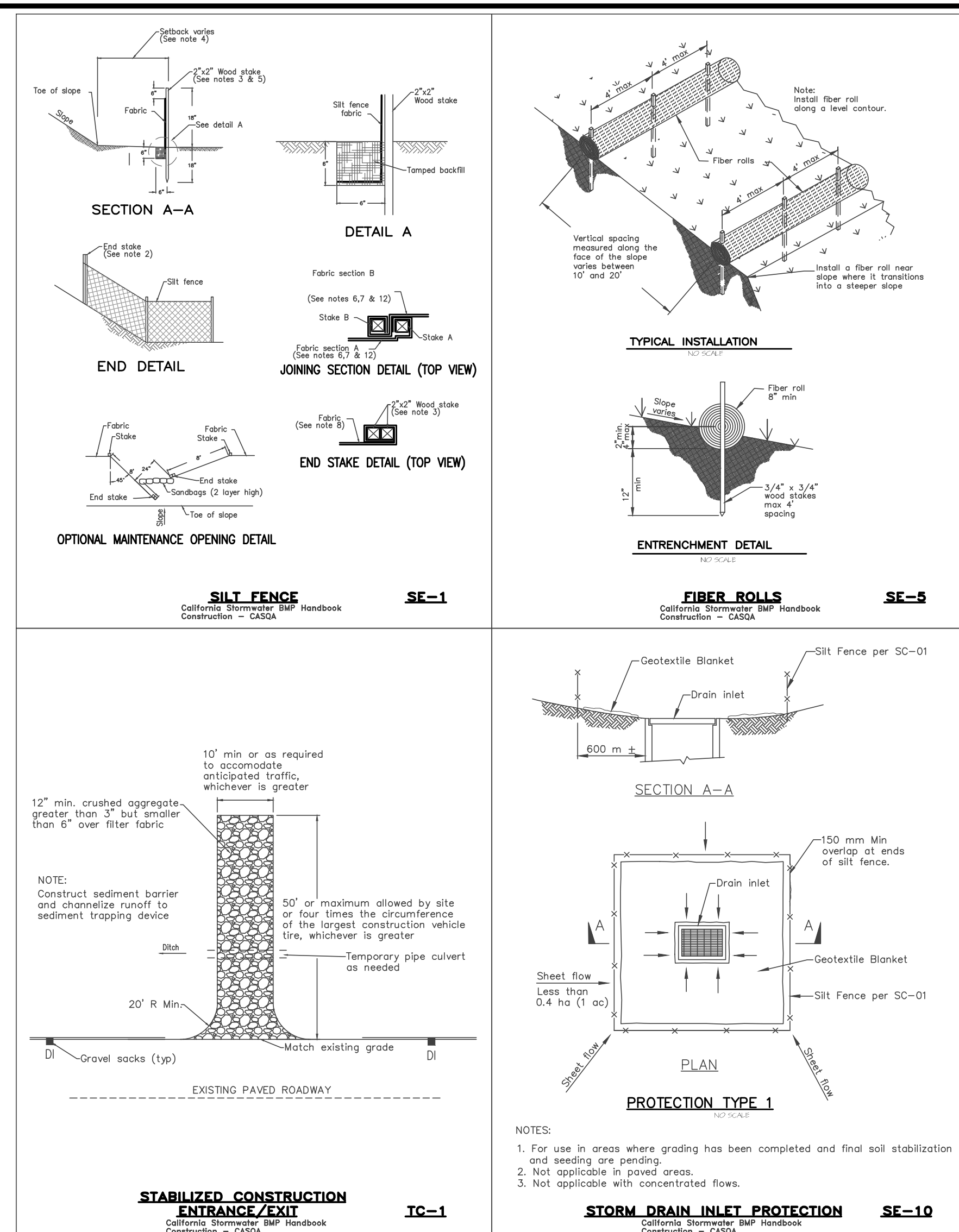
SHEET **C3**
OF 5 SHEETS



PLAN
SCALE: 1"=30'

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: *BROMUS CARINATUS* (CALIFORNIA BROME), *VULPIA MICROSTACHYS* (NUTTALL'S FESCUE), *ELYMUS LAUCUS* (BLUE WILD RYE), *HORDEUM BRACHYANTHERUM* (MEADOW BARLEY), *FESTUCA RUNRMOLATE* BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



California Stormwater BMP Handbook Construction - CASQA

LEGEND:

1. FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

- A—PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B—DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C—PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Material Delivery and Storage WM-1

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMP's in this section.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
 Primary Category
 Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Stockpile Management WM-3

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub-base or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt), and pressure treated wood.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
 Primary Category
 Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Solid Waste Management WM-5

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
 Primary Objective
 Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Hazardous Waste Management WM-6

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
 Primary Objective
 Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Sanitary/Septic Waste Management WM-9

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
 Primary Category
 Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Preservation Of Existing Vegetation EC-2

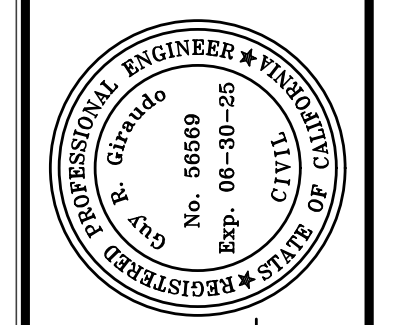
Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
 Primary Objective
 Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None



APPROVED BY:
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Professional Engineer
City of Monterey
No. 68686
Exp. 06-30-25

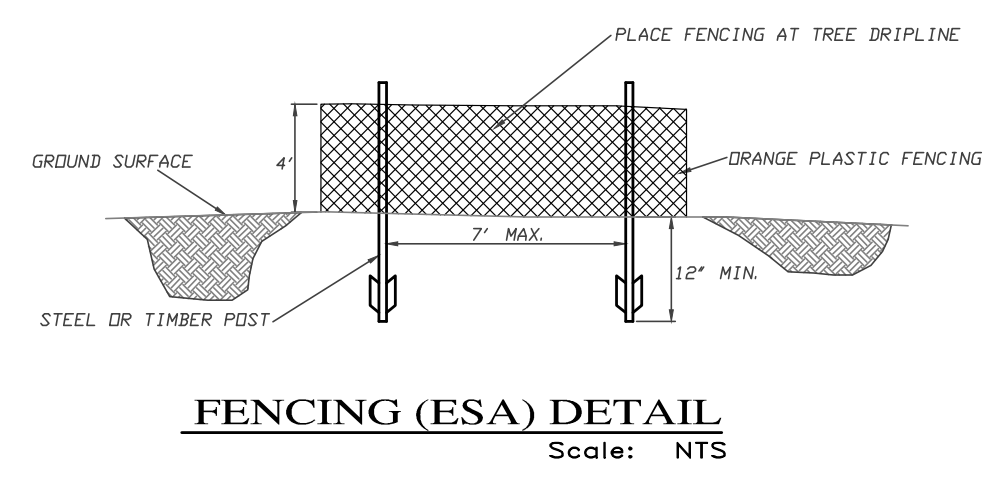
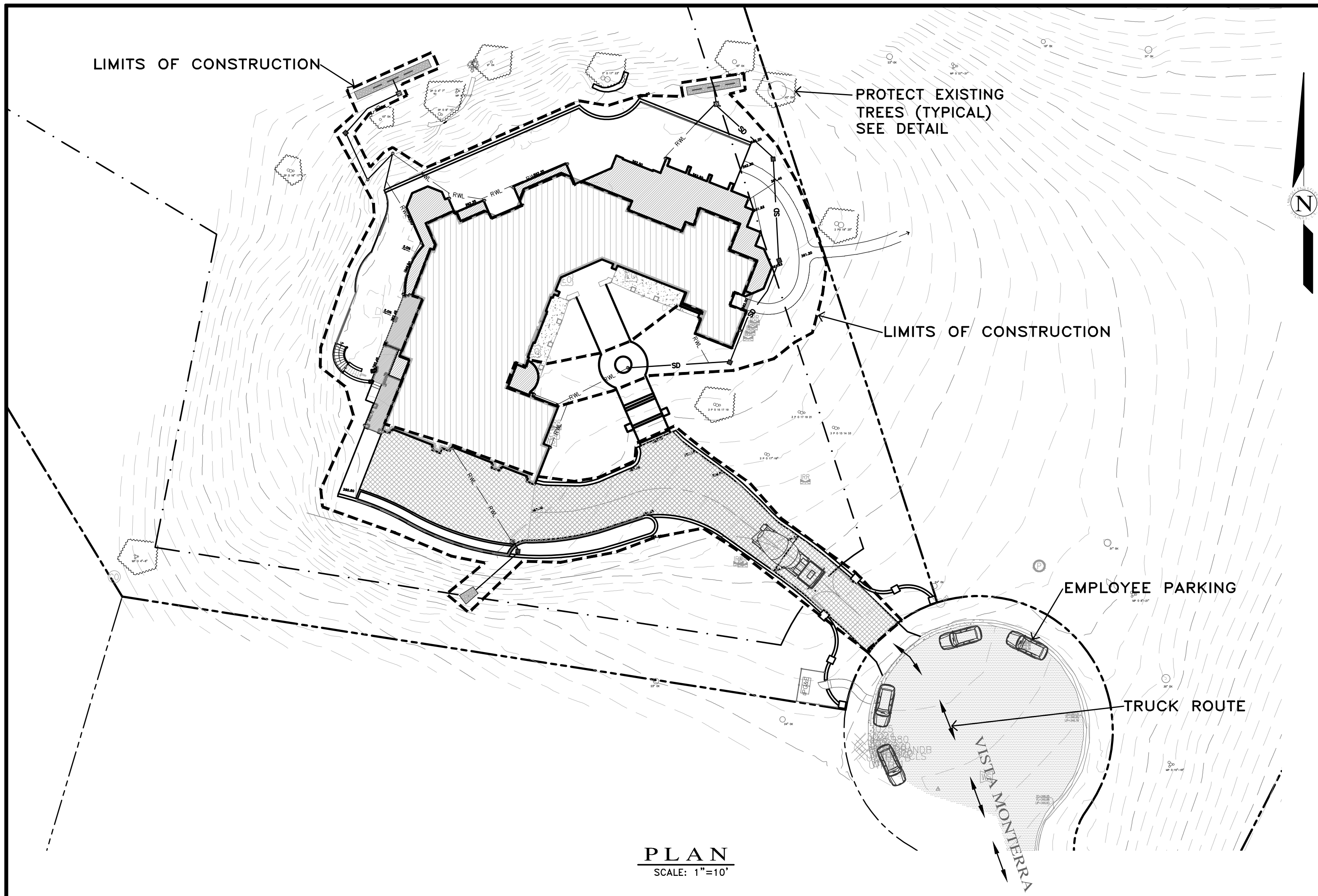


"EROSION & SEDIMENT CONTROL PLAN"
OF
GRADING, DRAINAGE & EROSION CONTROL PLAN
MOZINGO RESIDENCE
A.P.N.: 259-211-005
MONTEREY, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. DENNIS & SILVIE MOZINGO

SCALE: AS SHOWN
DATE: JANUARY 2025
JOB NO. 2736-03

No.	DATE	BY	REVISION
	05/19/25	AMS	RELEASED TO CLIENT
	01/17/25	AMS	RELEASED TO CLIENT

SHEET **C4** OF 5 SHEETS



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
710 CY CUT
10 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES. EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW CONCRETE DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON VISTA MONTERRA AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CANYON DEL REY BLVD. TO MONTEREY-SALINAS HWY 68 TO CAMINO SAUCITO TO MONTERRA VIEWS TO VISTA MONTERRA. (HAUL TRUCKS EXIT IN THE SAME FASHION) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON VISTA MONTERRA. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL PARK ALONG IN LEGAL SPACES ALONG THE VISTA MONTERRA CUL-DE-SAC, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

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

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	35	5
ENGINEERING MATERIALS (IMPORT)	2	1
TOTALS	41	10

TRUCK TRIP GENERATION NOTES:

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 8 TRUCK LOADS PER DAY.
- THERE ARE 700 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 120 & 170 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 10-15
HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 9 JUNE 2025, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

(A) CONSTRUCTION STAGING PLAN

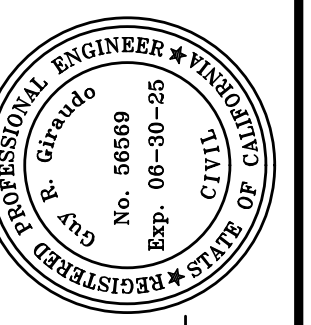


(B) NEIGHBORHOOD TRUCK ROUTING PLAN



(C) OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
05/19/25	AMS		RELEASED TO CLIENT
01/17/25	AMS		RELEASED TO CLIENT



APPROVED BY:
GUY R. GIRARDO



CONSTRUCTION MANAGEMENT PLAN

GRADING, DRAINAGE & EROSION CONTROL PLAN

MOZINGO RESIDENCE
A.P.N.: 259-211-005
MONTEREY, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. DENNIS & SILVIE MOZINGO

SCALE: AS SHOWN
DATE: JANUARY 2025
JOB NO. 2736-03

SHEET **C5**
OF 5 SHEETS