

# Exhibit B

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# EXHIBIT B

## DRAFT RESOLUTION

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

In the matter of the application of:

**PAQUIN (PLN230021)**

**RESOLUTION NO. 24-**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project Categorical Exempt pursuant to CEQA Guidelines section 15302 and there are no exceptions pursuant to section 15300.2; and
- 2) Approving an Administrative Permit and Design approval to allow the demolition of an existing 1,876 square foot residence and attached garage, a detached shed and horse stables (approximately 2,525 square feet) and construction of a one-story 4,989 square foot single-family dwelling with an attached 764 square foot garage and 2,029 square feet of covered porches, decks and entry, and a 476 square foot detached barn within the Carmel River floodplain. Associated site improvements include 1,807 construction a new driveway.

[PLN230021 PATRICK & ANNA PAQUIN, 27592 Schulte Road, Carmel, Carmel Valley Master Plan, Inland Zone (APN 169-191-009-000)]

**The PAQUIN application (PLN230021) came on for a public hearing before the Monterey County Zoning Administrator on August 29, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:**

### FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - 2010 Monterey County General Plan;
  - Carmel Valley Master Plan (CVMP); and
  - Monterey County Zoning Ordinance (Title 21).Staff has not received communications during the course of project review arguing that the property is in violation of the Title 21 (Zoning

Ordinance). The subject property is located within the Inland Zone; therefore, the 1982 Monterey County Coastal General Plan does not apply.

- b) Allowed Use. The property is located at 27592 Schulte Road, Carmel, Carmel Valley Master Plan, Inland Zone (Assessor's Parcel Number [APN]: 169-191-009-000). The parcel is zoned Low Density Residential with Building Site 6, Design Control, Site Plan Review, and Residential Allocation Zoning overlay districts in the Inland Zone or "LDR/B-6-D-S-RAZ", which allows the construction of a single-family dwelling as a principal use, subject to the approval of an Administrative Permit and Design Approval. The project proposes the construction of a 4,989 square foot single-family dwelling with an attached 764 square foot garage, 476 square foot detached garage and associated site improvements. The site is currently developed with a 1,142 square foot single-family dwelling, 734 attached garage, and 734 square foot detached garage. The existing development would be demolished and replaced with the proposed development. The project as proposed will require a Use Permit to allow development within two hundred feet of the river banks, as required in 21.64.130.D-1(a). Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property (2.08 acres), APN: 169-191-009-000, is identified in its current size and configuration as Lot 8 on the Final Map for the James Meadows Tract, recorded June 10, 1905 (Volume 1, Maps of Cities and Towns, Page 67). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as being within a Design Control District or "D" overlay, which provides regulations of the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. As designed, the proposed residence and accessory structures have colors that are consistent with the nearby residences, which include light white board and batten siding, black trim wood windows and doors, and a weathered copper standing seam metal roof. The exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. The surrounding neighborhood is eclectic in architecture with several residences ranging from modern architectural to craftsmen homes. Surrounding the property are large oak trees, which help conceal the proposed residence and accessory structures from neighboring residences and nearby public roads. As conditioned (Condition No. 7), the exterior lighting will be downlit, unobtrusive, and will only illuminate the intended area, as required by the County's Exterior Lighting Design Guidelines. Therefore, as designed and sited, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- e) Visual Resources. Within the 2010 General Plan, Policy OS-1.2 requires new development be subordinate to the natural features of the area. The subject property is within an area identified as "Highly Sensitive". Staff received photos dated April 10, 2024 and was able to determine the project would not be visible from any common public viewing area,

which includes Carmel Valley Road, Laureles Grade, and Highway 1. The project's staking and flagging was not visible from any public viewshed due to intervening mature vegetation and development. Further, the proposed residence and associated accessory structures would be in the same position as the previous residence on the property, which is screened by mature trees, and neighboring residences. Therefore, the proposed project is consistent with the Scenic Resources Element of 2010 General Plan and would have no impact on visual resources.

- f) Forest Resources. No native tree removal is proposed; however, one 46-inch Cottonwood tree is proposed for removal. In order to protect nearby mature oaks from construction-related activities, Condition No. 8 has been applied to ensure the construction will not negatively impact any surrounding native trees.
- g) Development Standards. The proposed project is within the LDR zoning district and is subject to development standards established in Title 21 section 21.14.060. For main structures, the required minimum setbacks are 30 feet front, 10 percent of the average lot width, to a maximum required of 20 feet side, and 20 feet rear, and the maximum allowed height is 30 feet. As delineated on the attached project plans, the structures are within the required setbacks and the residence is sited approximately 117 feet from the front, 30 feet from the side, over 20 feet from the rear, and has a proposed height of 21 feet and 6 ½ inches from average natural grade. The proposed garage/barn is sited 6 feet from the side, over 6' from the rear, and over 50' from the front, with a distance of 12 feet from the garage/barn to the residence. This property has an allowable maximum building site coverage of 35 percent and as proposed the residence and accessory structures will result in a building site coverage of 9 percent. Therefore, the proposed project complies with applicable site development standards.
- h) Cultural Resources. The project site is in an area identified in County records as having a moderate/high archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One survey (see Finding 2, Evidence "b"). According to the Phase One Archaeological Survey that was submitted by the applicant, there is no evidence that any cultural resources would be disturbed with project implementation, and the potential for inadvertent impacts to cultural resources is limited and will be addressed by the County's standard project condition (Condition No. 3). This condition requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Historic Resources. The existing residence was constructed in 1955, making the house 69 years old at this point when the proposed project was submitted. Staff required the Owner/Applicant to submit a Phase 1 Historic Assessment from an approved consultant on our historian consultants list, and was able to confirm that while the age of the house is over 50 years, it provides no historical significance, and its design is not providing any distinctive historical design or style.
- j) Land Use Advisory Committee (LUAC). Based on the LUAC Procedure

guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the Carmel Valley LUAC because the project involves a Design Approval subject to the consideration by the Zoning Administrator. The Carmel Valley LUAC voted 4-0 against the project, with one member absent. The LUAC's raised no concerns regarding the project, and was in full support of the project as presented.

- k) The project planner received staking and flagging photos on April 10, 2024 and was able to confirm the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN230021.

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

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to archaeological, biological and historic resources; soils and development within 200 feet of the Carmel River. The following report has been prepared by LandSet Engineers:
  - “Soil Engineering Investigation and percolation testing for the Paquin Residence (APN: 169-191-009-000) 27592 Schulte Road, Monterey County, California. Project 2274-02” (October 2022)
  - “A Biological Resources Report for the Paquin Property in Carmel Valley, Monterey County, California/29 April 2023” (April 2023)
  - “Phase 1 Archaeological Assessment in Support of the 27592 Schulte Road Project, Carmel, Monterey County, CA (APN: 169-191-009-000)” (April 2023)
  - “Phase One Historic Assessment for 27592 Schulte Rd., Carmel, CA APN 169-191-009-000) (August 2022)

County staff independently reviewed these reports and concurs with their conclusion. There are no physical or environmental constraints that would indicate that the site is not suitable for the use.

- c) During review of the permit application, the property owner removed the existing accessory structures that were closest to the Carmel River to reduce any potential impacts to the streambank. No separate planning entitlement was required to allow their removal.
- d) Staff received staking and flagging photos on April 10, 2024 and was able to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development can be found in Project File PLN230021.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau and Monterey County Regional Fire Protection District. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities will be provided. The project site is supplied water by California American Water which will continue to serve the development.
  - c) Environmental Health Bureau recommended an alternative OWTS system be implemented due to groundwater level being encountered at 25 feet with an average percolation rate of 0.42 minutes per inch, which then requires the need for supplemental treatment be introduced to the proposed OWTS. As part of their approval, EHB required the owner to locate the system below the 10-year floodplain to avoid damage and/or contamination, to comply with Monterey County Code 15.20.100 “h”.
  - d) Staff conducted a review of the site inspection photos received on April 10, 2024 and was able to verify that the site is suitable for this use.
  - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development can be found in Project File PLN230021.

**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 active violations existing on the subject property.
  - b) The project planner researched County records to assess if any violations exist on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development can be found in Project File PLN230021.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts the demolition and construction of one single family dwelling and accessory structures on residentially zoned properties.

- b) The project proposes an ADU with an attached 256 square foot deck on a residentially zoned 0.38-acre lot identified as Lot 12 in the Handley Hills Subdivision. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. Although the property is located in close proximity to a scenic road (Carmel Valley Road) and located in an area designated as “Highly Sensitive” the project as sited will not create any negative impacts to public viewsheds. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- d) No adverse environmental effects were identified during staff review of the development application.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN230021.

**6. FINDING:**

**CARMEL FLOODWAY FRINGE** – The project complies with the applicable policies and regulations found in the Carmel Valley Master Plan and Title 21 to allow development within the Carmel Valley floodway fringe.

**EVIDENCE:**

- a) Title 21 section 21.64.130 establishes regulations and standards for which development within the Carmel Valley floodway fringe may be permitted. A Use Permit has been applied to this project pursuant to section 21.64.030.D.2 to allow construction of a single-family dwelling within the Carmel Valley floodway fringe (See Finding 1).
- b) The “Floodway Fringe” is defined in Section 21.64.130.C.4 as the portion of the valley floor outside of the floodway normally required to carry the flow which may on the average occur once every 100 years.
- c) The location of the proposed single-family dwelling is as far away from the river’s edge as the front setback regulations allow (See Finding 1, Evidence “g”). A Topographic Map was completed by Landset Engineers Incorporated on April 1, 2021 for this project, the survey determined the project site takes place within the 100-year flood level with the base flood elevation between 279.8 feet and 280.0 feet for the footprint of the proposed structure. The site plans show the single-family dwelling is raised 1 foot above the 100-year flood level pursuant to Title 21 section 21.64.130.D.2.
- d) The project complies, to the maximum extent feasible, with the regulations of Title 21 section 21.64.130. The project site is over 200 feet away from the river’s edge, the nearby riparian habitat will not be impacted (See Finding 8 and supporting evidence), the natural course of the river will not be altered by the proposed development, and there will be no alteration to the living riparian vegetation.
- e) Monterey County Environmental Health Bureau reviewed the septic system and deemed its location acceptable in relation to the floodway



fringe (See Finding 3, Evidence “c”).

- f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN230021.

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

- EVIDENCE:**
- a) Carmel Valley Master Plan Policy CV-3.8 establishes the goal to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River. Consistent with this policy, the project does not include removal of indigenous vegetation, proposes minimal grading (55 cubic yards of cut to be balanced onsite), and incorporates a rural architectural design for the structures. See Finding 1 and supporting evidence.
  - b) Title 21 section 21.66.020 establishes regulations and standards for which development within the 100 feet of an environmentally sensitive habitat may be permitted. The environmentally sensitive habitat pertaining to this project is the Carmel River riparian corridor. Riparian habitat refers to the natural plant community which is dependent upon a water body or water course. This habitat can foster different species of native animals, in addition to the native plant species.
  - c) A biological report was prepared for this project inclusive of a description of survey methods, impact determination and precautionary suggestions from a certified biologist (Finding 2, Evidence “b”). The biological survey contained all the required elements mentioned in Title 21 section 21.66.020.C.4.
  - d) The project site is located on the front portion of the parcel, as far from the Carmel River riparian corridor as possible (See Finding 6 and supporting evidence). The project site consists entirely of pre-disturbed land, as it is a demo/rebuild of a single-family dwelling which will take place in the same location on the property.
  - e) The biological survey did not identify any sensitive native habitat or vegetation, native wildlife, or sensitive natural resources in the proposed development area. However, the report stated there is potential for construction to disturb nesting birds during the ground clearance stage and/or brush trimming to allow equipment mobilization. The biologist included as a condition of approval (Condition No. 4) that in the event of early phase construction, the owner through her/his contractor, should authorize a qualified wildlife ecologist or ornithologist to conduct a nesting bird survey over the entire project area to detect whether any native birds are nesting on-site.
  - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN230021.

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

**EVIDENCE:** Planning Commission. Pursuant to Title 21 section 21.80.040.B, an

appeal may be made to the Planning Commission by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

### **DECISION**

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

1. Find that the project is for an reconstruction of a residential dwelling which qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines; and
2. Approve an Administrative Permit and Design Approval to allow the demolition of an existing 1,876 square foot residence and attached garage, a detached shed and horse stables (approximately 2,525 square feet) and construction of a one-story 4,989 square foot single-family dwelling with an attached 764 square foot garage and 2,029 square feet of covered porches, decks and entry, and a 476 square foot detached barn within the Carmel River floodplain. Associated site improvements include construction of a 1,807 square foot driveway.

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 29<sup>th</sup> day of August, 2024

\_\_\_\_\_  
Mike Novo, AICP,  
Zoning Administrator

COPY OF THIS DECISION MAILED TO THE APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

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

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.

### **NOTE**

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

# County of Monterey HCD Planning

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

PLN230021

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN230021) allows for demolition of an existing residence and accessory structures to be re-constructed with new residence and associated accessory structures. The property is located at 27592 Schule Road, Carmel (Assessor's Parcel Number 169-191-009-000), Carmel Valley Master Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number \_\_\_\_\_) was approved by Zoning Administrator for Assessor's Parcel Number 169-191-009-000 on August 15, 2024. The permit was granted subject to 7 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. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

## 5. PW0005 – DRIVEWAY IMPROVEMENTS

**Responsible Department:** Public Works

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

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

## 6. STREAM SETBACK

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The proposed development shall be set back at least 200 feet from the "top of bank", as defined in Chapter 16.16 of Monterey County Code. The top of bank shall be defined by a professional engineer or licensed land surveyor and shown on the site plan.

If the setback requirement cannot be met, the applicant shall prove to the satisfaction of HCD-Environmental Services that the proposed development will be safe from flow-related erosion hazards and will not significantly reduce the capacity of the existing watercourse. The applicant shall submit a report, prepared by a registered civil engineer or licensed geologist, certifying the proposed development is compliant with Monterey County Code Chapter 16.16.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or construction permits, the owner/applicant shall submit cross-sections, a site plan, and applicable reports, to HCD-Environmental Services for review and approval.

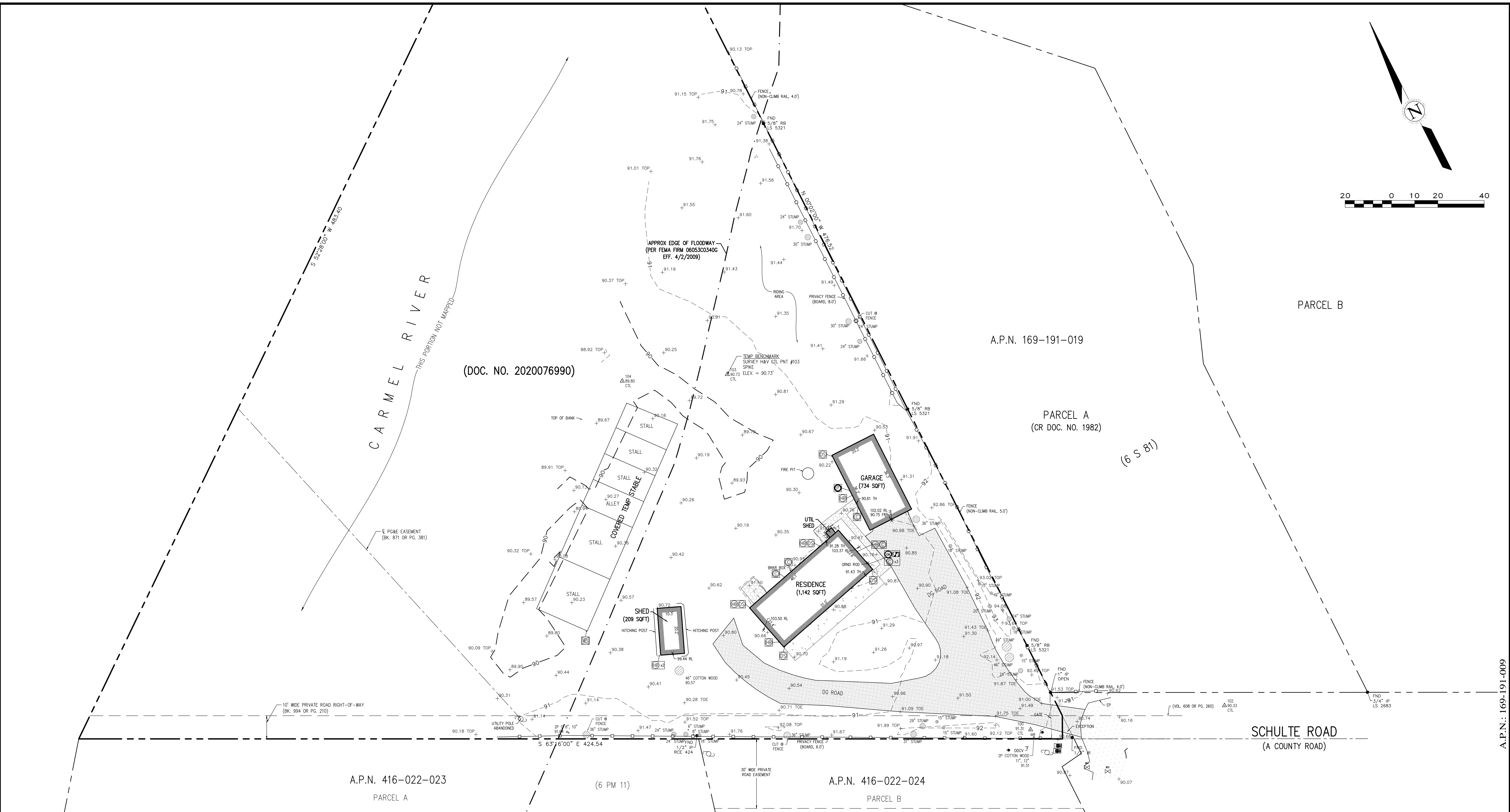
## 7. ZONE AE ELEVATION REQUIREMENTS

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The lowest floor and attendant utilities shall be constructed at a minimum elevation of one foot above the Base Flood Elevation in the area (NAVD 1988). The applicant shall provide HCD-Environmental Services certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation requirements. (HCD- Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a letter, prepared by a registered civil engineer or licensed land surveyor, to HCD-Environmental Services for review and approval.





**LEGEND:**

<p>PROPERTY BOUNDARY</p> <p>ADJACENT PROPERTY BOUNDARY</p> <p>ORIGINAL PROPERTY BOUNDARY</p> <p>EASEMENT (TYPE AS SHOWN)</p> <p>ROADWAY CENTERLINE</p> <p>MAJOR CONTOUR LINE (5' INTERVAL)</p> <p>MINOR CONTOUR LINE (1' INTERVAL)</p> <p>FENCE (TYPE AS MARKED)</p> <p>EDGE OF FLOODWAY/TOP OF BANK</p> <p>ASPHALT CONCRETE</p> <p>PORTLAND CEMENT CONCRETE</p> <p>DECOMPOSED GRANITE</p> <p>PAVERS</p> <p>NATURAL GROUND SURFACE/ LANDSCAPED AREA</p>	<p>CONDUIT</p> <p>PIPE</p> <p>CLEANOUT</p> <p>DOWNSPOUT</p> <p>HOSEBIB</p> <p>WATER SERVICE</p> <p>IRRIGATION BOX</p> <p>IRRIGATION CONTROL VALVE</p> <p>WATER VALVE</p> <p>DRAIN LINE</p> <p>STREET LIGHT</p> <p>GAS LINE</p> <p>TELEPHONE SERVICE</p> <p>UNKNOWN UTILITY</p> <p>FUSE BOX</p> <p>ELECTRICAL OUTLET</p> <p>UTILITY POLE</p> <p>GUY WIRE</p> <p>AREA DRAIN</p> <p>HYDRANT</p> <p>SIGN</p> <p>GAS METER</p> <p>WATER METER</p> <p>PG&amp;E BOX</p> <p>UTILITY HUB</p> <p>ELECTRICAL HUB</p> <p>ELECTRICAL PANEL</p> <p>ELECTRICAL METER</p> <p>SANITARY SEWER MANHOLE</p> <p>STORM DRAIN MANHOLE</p> <p>PG&amp;E GAS MANHOLE</p> <p>ELECTRICAL MANHOLE</p>	<p>FOUND MONUMENT - TYPE NOTED</p> <p>SURVEY H&amp;V CONTROL POINT</p> <p>SPOT ELEVATION</p> <p>RIDGELINE</p> <p>FINISHED FLOOR</p> <p>THRESHOLD</p> <p>TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE</p> <p>TWO-PRONGED TREE (2P)</p> <p>THREE-PRONGED TREE (3P)</p> <p>MULTIPRONGED TREE (MP)</p> <p>CE = CEDAR PA = PALM          CW = COTTON WOOD PE = PEPPER          CYP = CYPRESS P = PINE          E = EUCALYPTUS R = REDWOOD          H = HOLLY TR = TREE          O = OAK W = WILLOW</p>
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**GENERAL NOTES:**

- ELEVATIONS ARE BASED ON AN NAVD83 DATUM. PROJECT BENCHMARK IS A MONTEREY COUNTY BENCHMARK, A BRASS DISK SET ON THE SOUTHWESTERLY SIDE OF THE SCHULTE RD BRIDGE, ELEVATION = 104.62'. A TEMPORARY ON-SITE BENCHMARK WAS SET ON CONTROL POINT #103, ELEVATION=90.73'.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (04/21/21) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

**CONTACT INFORMATION:**  
 CLIENT:  
 MR. & MRS. PATRICK & ANNA PAQUIN  
 27592 SCHULTE RD  
 CARMEL VALLEY, CA 93923  
 SITE LOCATION:  
 27592 SCHULTE RD  
 CARMEL VALLEY, CA 93923

04/28/21	JAN	RELEASED TO CLIENT
No.	DATE	BY REVISION

**TOPOGRAPHIC MAP**

A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN DOC. NO. 2020076990  
 OFFICIAL RECORDS OF MONTEREY COUNTY  
 CARMEL VALLEY, CALIFORNIA

A.P.N.: 169-191-009

FOR MR. & MRS. PATRICK & ANNA PAQUIN

SCALE: 1" = 20'  
 DATE: APRIL 2021  
 JOB NO. 2274-01  
 SHEET 1  
 OF 1 SHEETS

APPROVED BY:

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

LANDSET ENGINEERS, INC.  
 5309 Clay Horse Canyon Road  
 Salinas, California 95007  
 Office (831) 443-6970 Fax (831) 443-3901  
 www.landseteng.com

PROFESSIONAL LAND SURVEYOR \* MONTEREY COUNTY \* CALIFORNIA  
 No. 8703  
 EXP. 12-31-21



**FIRE DEPARTMENT NOTES**

**FIRE007 - DRIVEWAYS** - Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Fire District

**FIRE011 - ADDRESSES FOR BUILDINGS** - All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. 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-inch height, 1/2-inch 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.

**FIRE016 - SETBACKS** - All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect.

**FIRE017 - DISPOSAL OF VEGETATION AND FUELS** - Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit.

**FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)** - Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire 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.

**FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)**  
Remove combustible vegetation from within a minimum of 100 feet of structures. Limbs trees 6 feet up from ground. Remove limbs within 10 feet 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.

**FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)** - 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.

**FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING)** - Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the California Building Code or California Residential Code, the alarm panel shall be required to be placarded as permanent building equipment.

**FIRE026 - ROOF CONSTRUCTION (STANDARD)** - All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction.

**Basic Defensible Space & Vegetation Management Guidelines For Property Owners**

**Scope:** These guidelines provide property owners with information regarding basic vegetation management practices to create defensible space around structures in all unincorporated areas of Monterey County. Use of these practices will help property owners bring the property into a **basic** level of compliance with:

- o LE-100 Defensible Space Inspection Program
- o California Public Resources Code Section 4291
- o Local fire dept. wildland fire safety requirements
- o Planning Services Dept. zoning, easement & environmental requirements

**Within 30 feet immediately surrounding the building (or to property line, whichever is closer):**

- o Cut flammable vegetation around buildings a minimum 30 feet or to the property line, whichever is closer, except for landscaping, as follows:
  - o Cut dry and dead grass to a maximum height of 4 inches.
  - o Maintain the roof and gutters of the structure free of leaves, needles or other dead vegetative growth.
  - o Maintain any tree adjacent to or over hanging a building free of dead wood.
  - o Trim tree limbs that extend within 10 feet of the outlet of a chimney or stove pipe.
  - o Trim dead portions of tree limbs within 10 feet from the ground.
  - o Remove all limbs within 6 feet of the ground.
  - o Remove all dead fallen material unless it is embedded in the soil.
  - o Remove all cut material from the area.
  - o Remove all cut material from the area or chip and spread on site.
- o Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace, stove or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material and openings of not more than one-half inch in size.
- o Post house numbers per Fire Department requirements.

**Between 30 and 100 feet around the building (or to the property line, whichever is closer)**

- o The fuel reduction zone in the remaining 70 feet (or to the property line, whichever is closer) will depend on the steepness of your property and the type of vegetation. For additional information, refer to the Cal Fire brochure "Why 100 Feet? Protect Your Home...and Property"
- o Cut plants and grass beneath tree canopies to prevent fire from spreading to the trees. These plants should be "topped off" leaving the root structure intact to minimize erosion.
- o Do not use herbicide or other chemical methods to remove vegetation.

**Note: Any further vegetation management activities, including those required by insurance companies, may require prior approval from the Planning Services Department when activities involve the following:**

- o Exposing soil to erosion
- o Impact sensitive habitat
- o Accelerating sediment runoff into water courses
- o Tree removal

Permit requirements for these additional vegetation management activities are available at the Monterey County Planning Department office located at 168 W. Alisal St., 2nd Floor, Salinas, CA 93901. If you wish to speak to a Planner regarding these permit requirements, you may call (831) 755-5025.

**SITE NOTES**

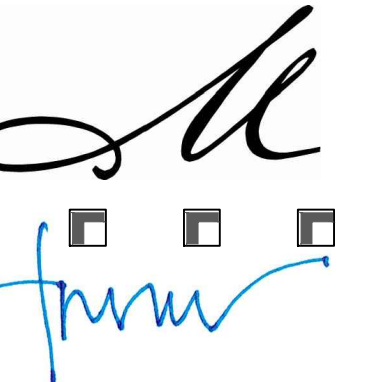
1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department.
2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off, when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
3. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
4. The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
5. Provide non-removable backflow devices at all hosebibs.
6. Slope all grades away from the structure for a min 5% for 10'-0".
7. Contractor is to verify the location and height of the nearest upstream manhole cover. If the floor level rims are less than 2' above this elevation, the sewer system shall be protected with an approved sewer relief valve.

PROJECT NAME:

**PAQUIN RESIDENCE**

27592 SCHULTE ROAD  
CARMEL VALLEY, CA  
93923

APN: 169-191-009  
JOB NUMBER: 2213



**MOORE DESIGN Inc.**  
RESIDENTIAL PLANNING &  
CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B  
MONTEREY CA, 93940  
831.642.9732 FAX 831.401.3292  
john@mooredesign.org

**DRAWING RECORD**

DESCRIPTION	ISSUED
PLAN SUBMITTAL	5/24/2023
PLAN RE-SUBMITTAL	3/27/2024
BLDG SUBMITTAL	4/24/2024
PC #1	7/23/2024

PRINT DATE: 7/22/2024

MEMBER



AMERICAN INSTITUTE OF  
BUILDING DESIGN

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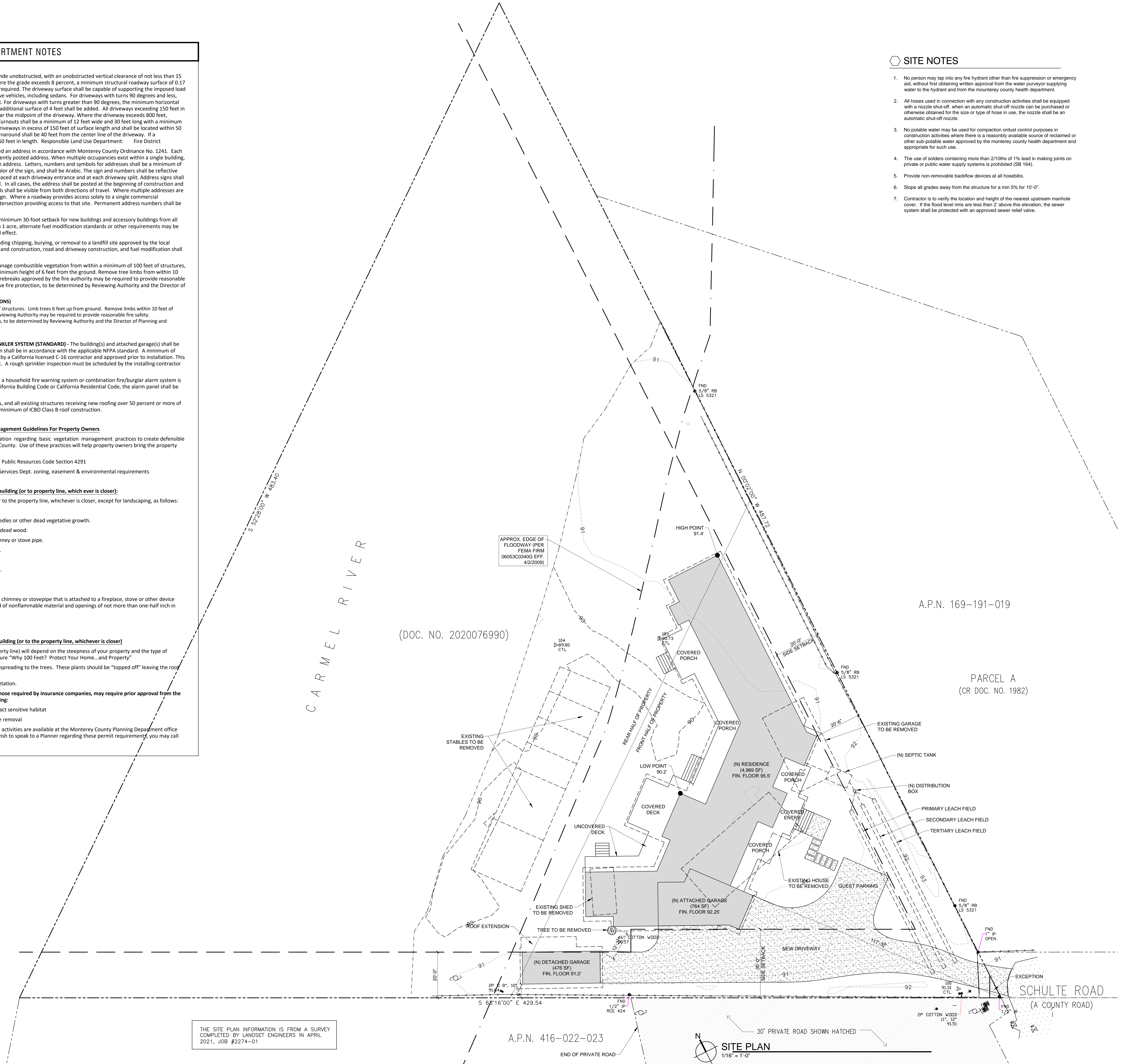
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

**SITE PLANS**

SHEET NUMBER:

**A1.1**



THE SITE PLAN INFORMATION IS FROM A SURVEY COMPLETED BY LANDSET ENGINEERS IN APRIL 2021, JOB #2274-01

A.P.N. 416-022-023

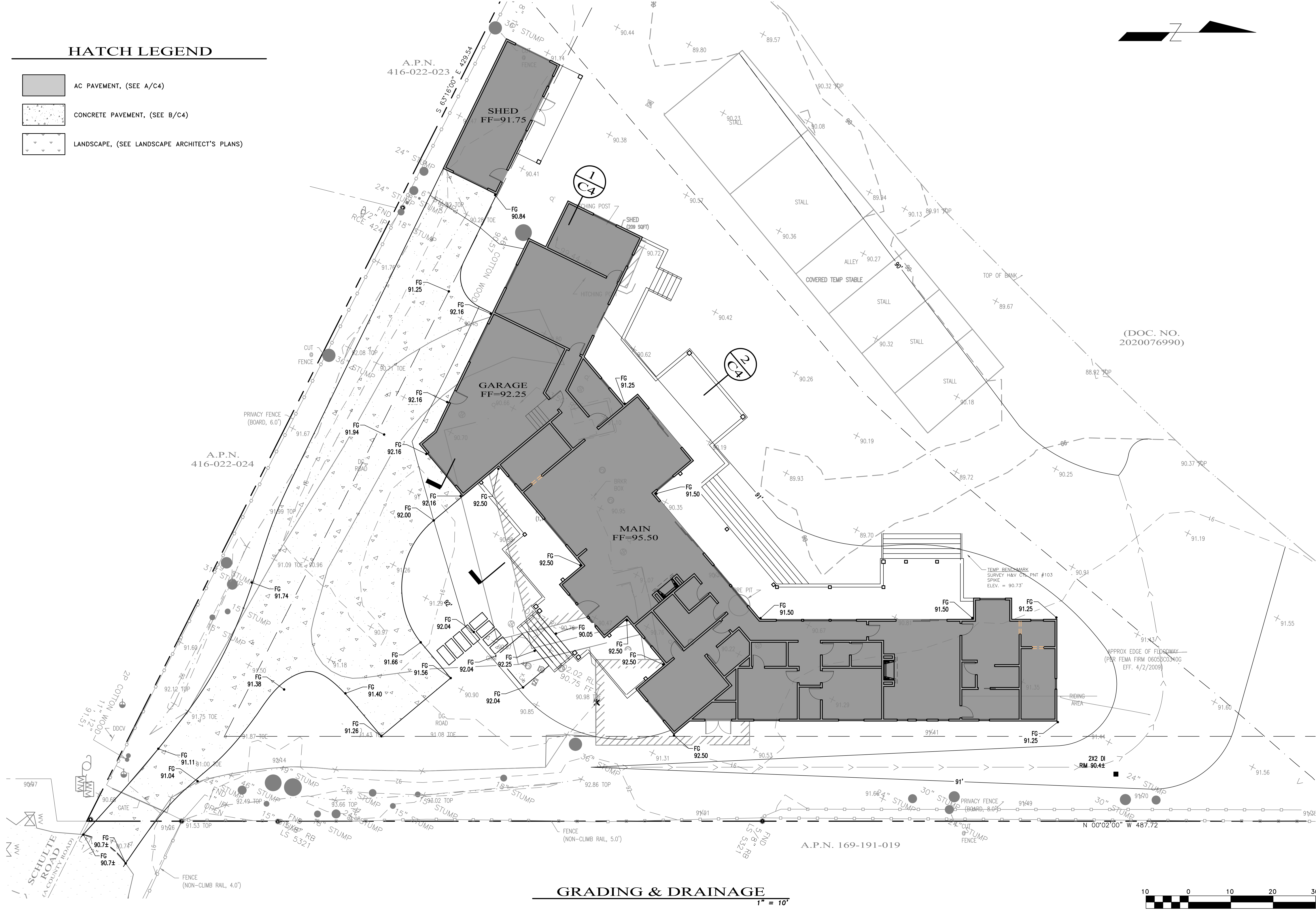
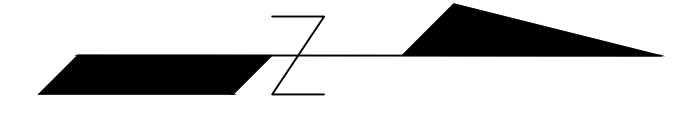
**SITE PLAN**  
1/16" = 1'-0"



Drawing file: Z:\Projects\122173\_Moore - 27592\_Schulte\DWG\122173\_XBase.dwg  
 Plotted: Mar 26, 2024 - 4:22pm  
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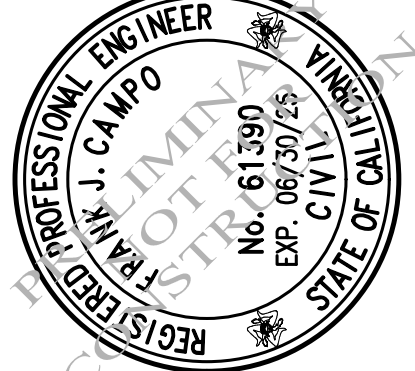
### HATCH LEGEND

- AC PAVEMENT, (SEE A/C4)
- CONCRETE PAVEMENT, (SEE B/C4)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)



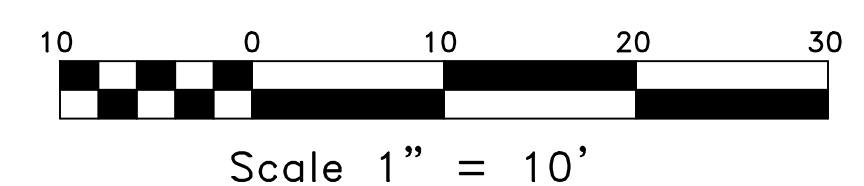
(DOC. NO. 2020076990)

**C3 ENGINEERING INCORPORATED**  
 Civil Engineering, Land Development,  
 Stormwater Management  
 126 Bonifacio Place, Suite C, Monterey, CA 93940  
 Phone: (831) 647-1192 Fax (831) 647-1194  
 mail@C3Engineering.net



**GRADING & DRAINAGE**  
**PAQUIN RESIDENCE**  
**APN# 169-191-009**  
 Project Location: 27592 Schulte Road, Carmel, CA  
 PREPARED FOR: Patrick & Anna Paquin

SCALE:	AS NOTED
DATE:	03-26-2024
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	



### GRADING & DRAINAGE

1" = 10'

**C2**  
 OF 7 SHEETS  
 PROJECT# 122173

MADE IN THE USA

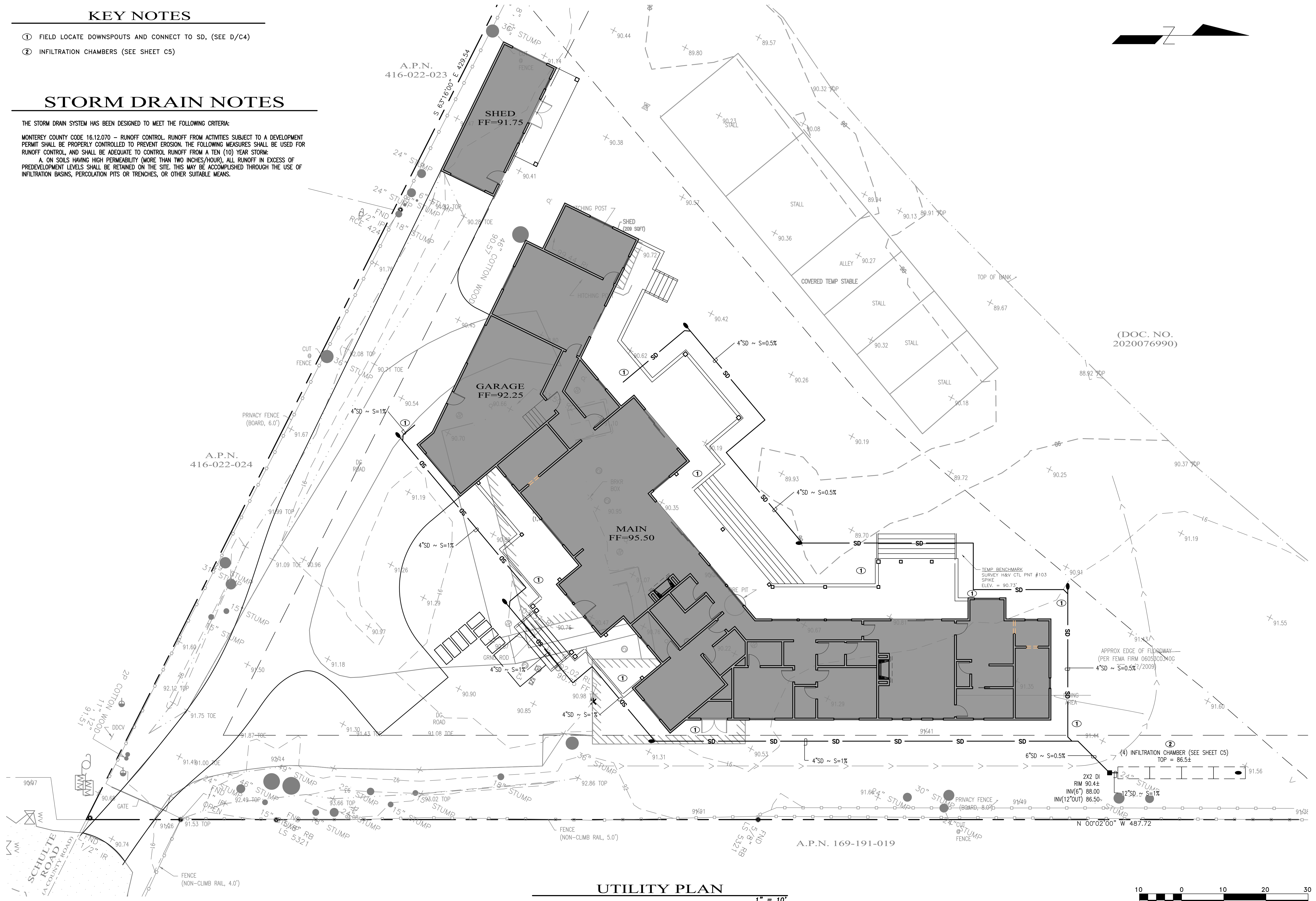
**KEY NOTES**

- ① FIELD LOCATE DOWNSPOUTS AND CONNECT TO SD, (SEE D/C4)
- ② INFILTRATION CHAMBERS (SEE SHEET C5)

**STORM DRAIN NOTES**

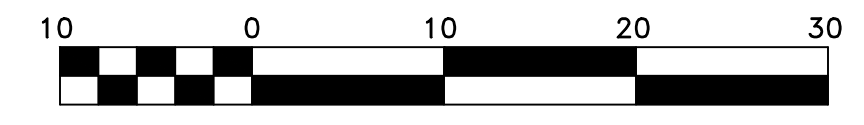
THE STORM DRAIN SYSTEM HAS BEEN DESIGNED TO MEET THE FOLLOWING CRITERIA:  
 MONTEREY COUNTY CODE 16.12.070 – RUNOFF CONTROL. RUNOFF FROM ACTIVITIES SUBJECT TO A DEVELOPMENT PERMIT SHALL BE PROPERLY CONTROLLED TO PREVENT EROSION. THE FOLLOWING MEASURES SHALL BE USED FOR RUNOFF CONTROL AND SHALL BE ADEQUATE TO CONTROL RUNOFF FROM A TEN (10) YEAR STORM:  
 A. ON SOILS HAVING HIGH PERMEABILITY (MORE THAN TWO INCHES/HOUR), ALL RUNOFF IN EXCESS OF PREDEVELOPMENT LEVELS SHALL BE RETAINED ON THE SITE. THIS MAY BE ACCOMPLISHED THROUGH THE USE OF INFILTRATION BASINS, PERCOLATION PITS OR TRENCHES, OR OTHER SUITABLE MEANS.

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**UTILITY PLAN**

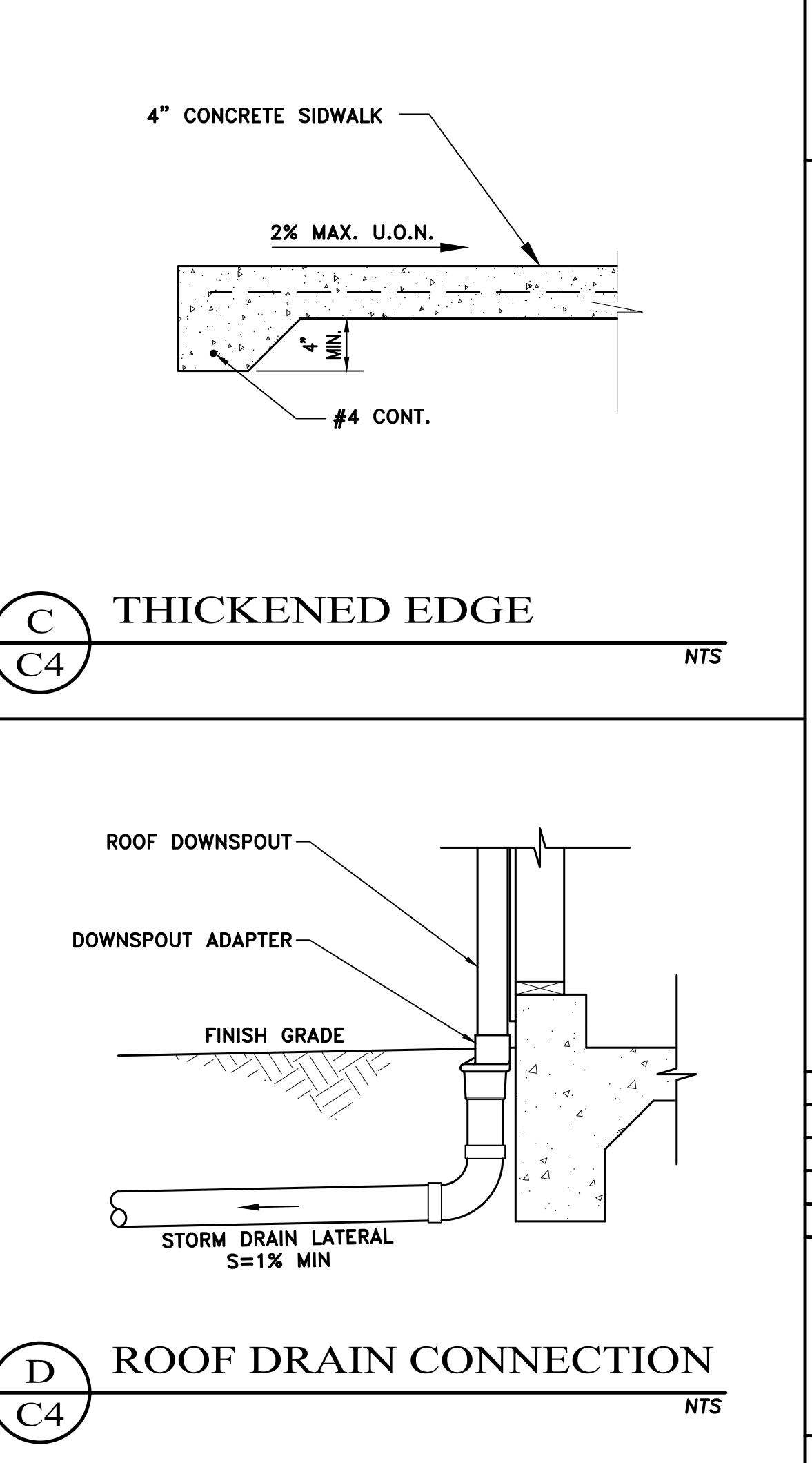
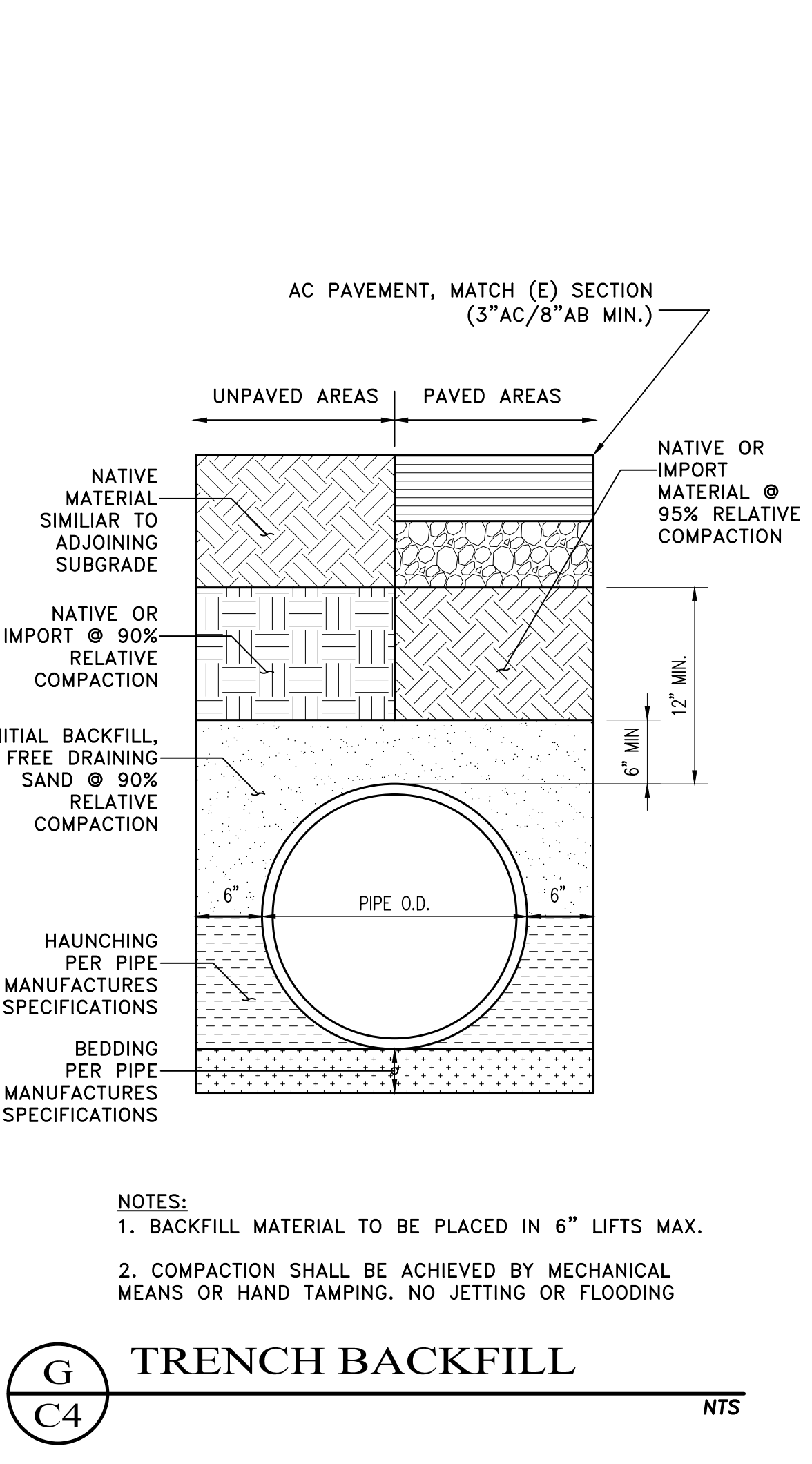
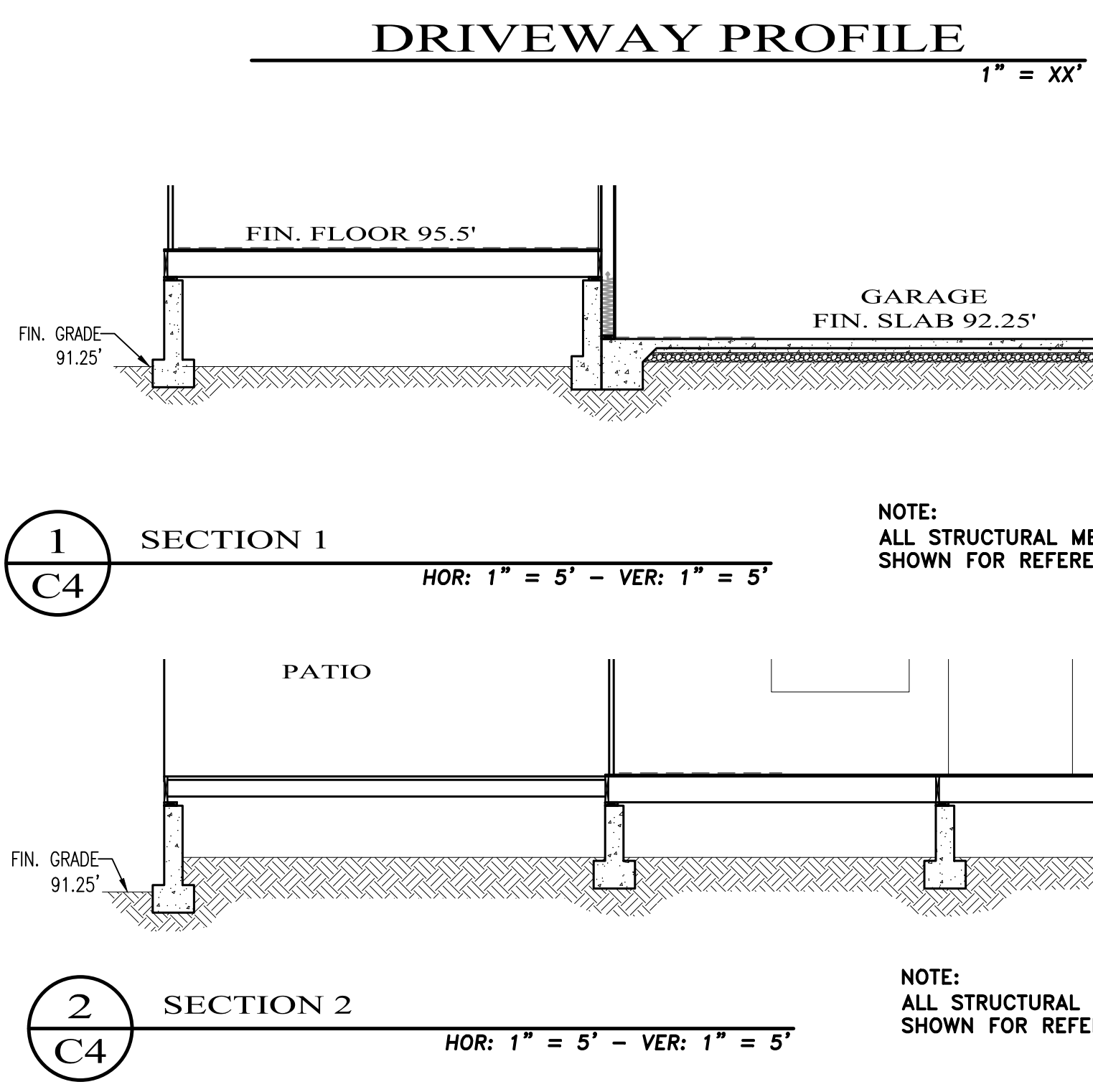
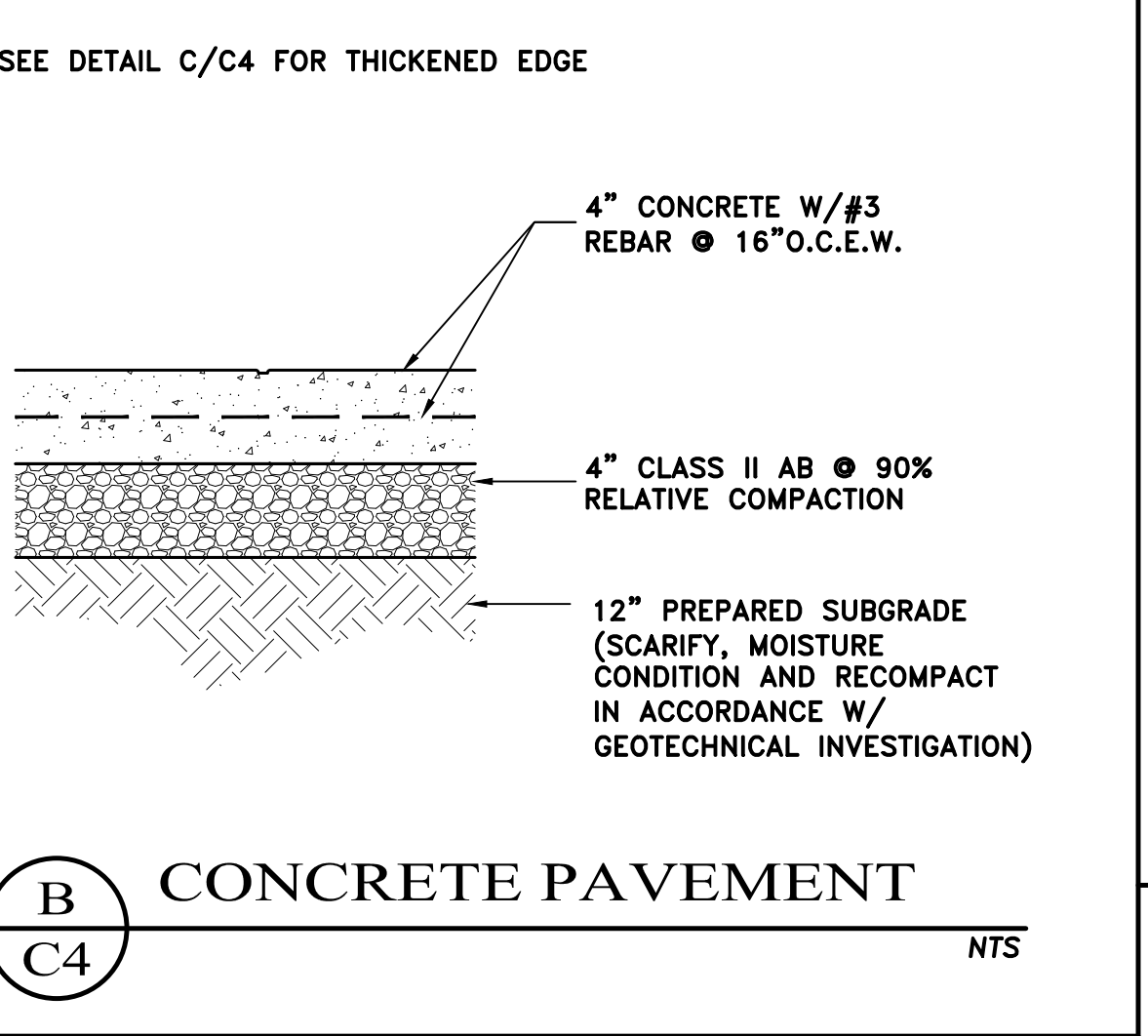
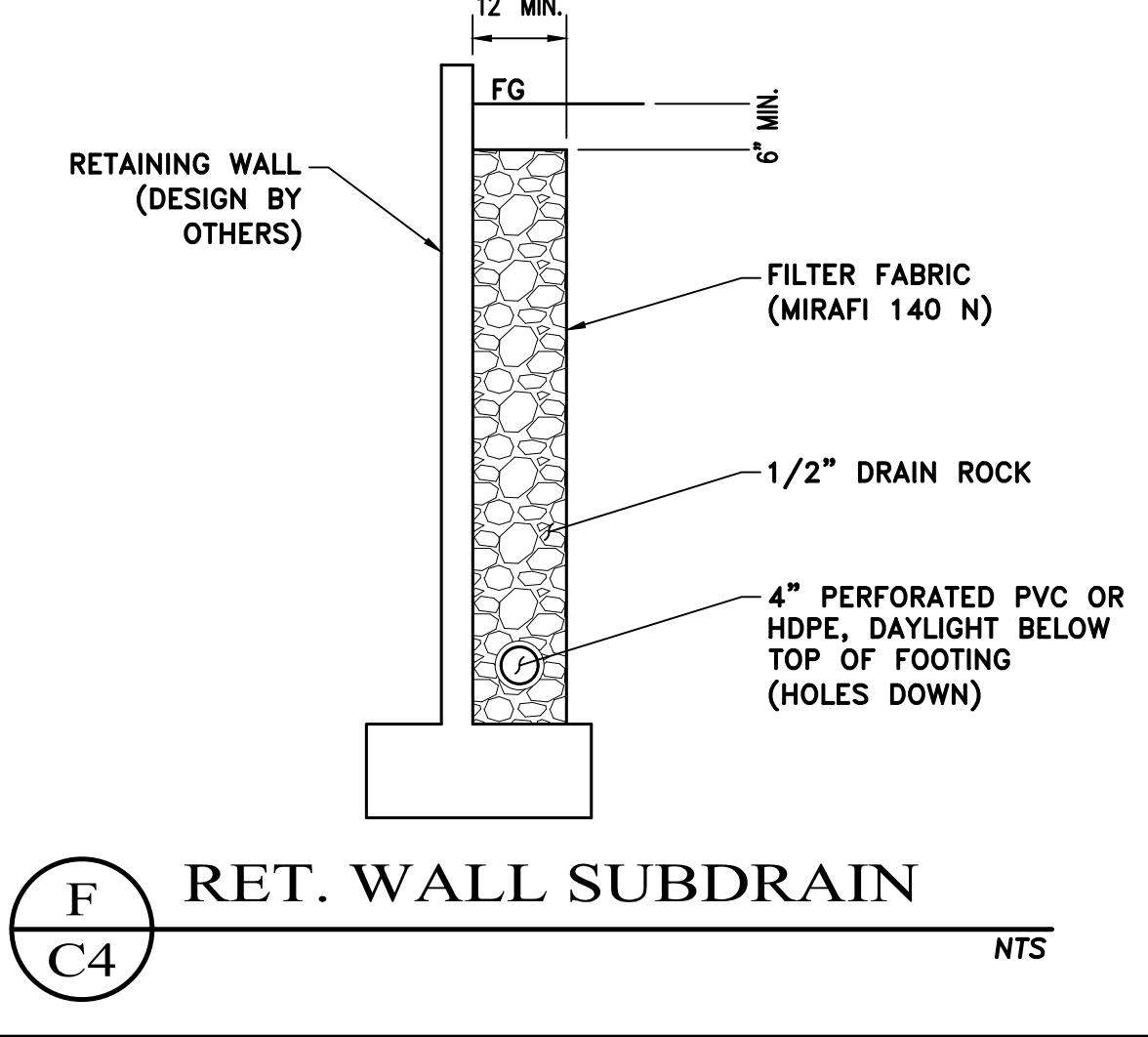
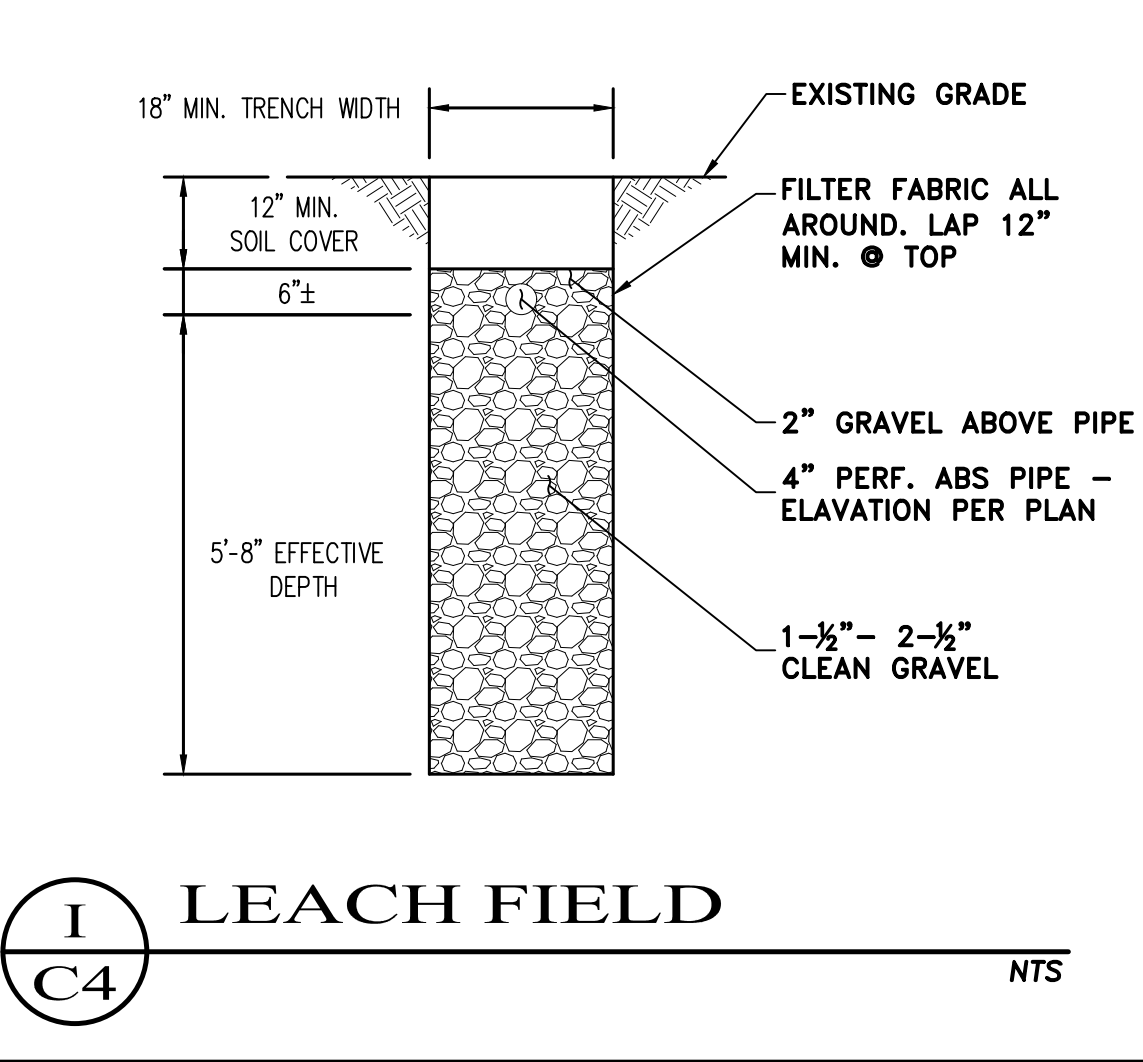
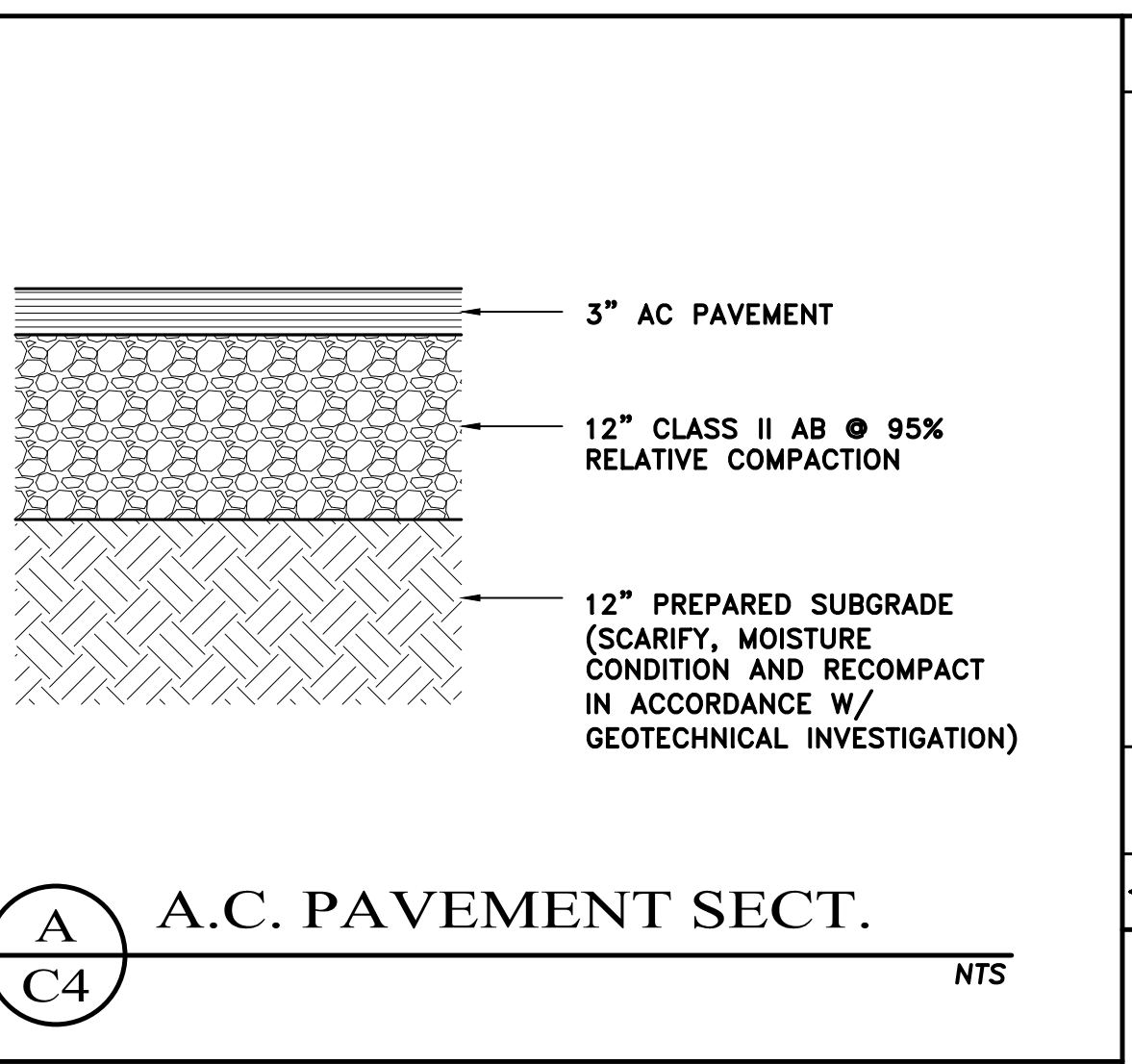
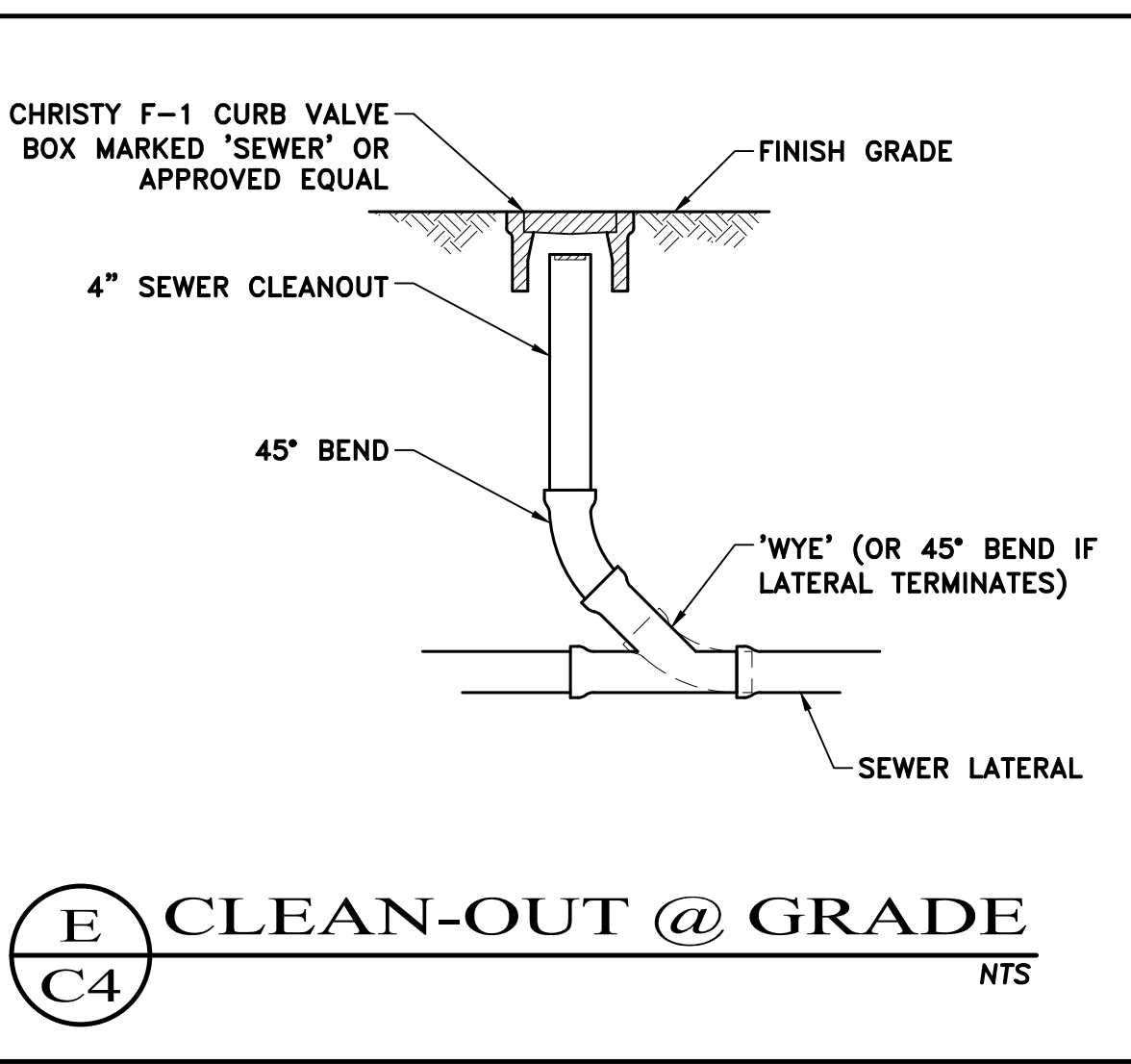
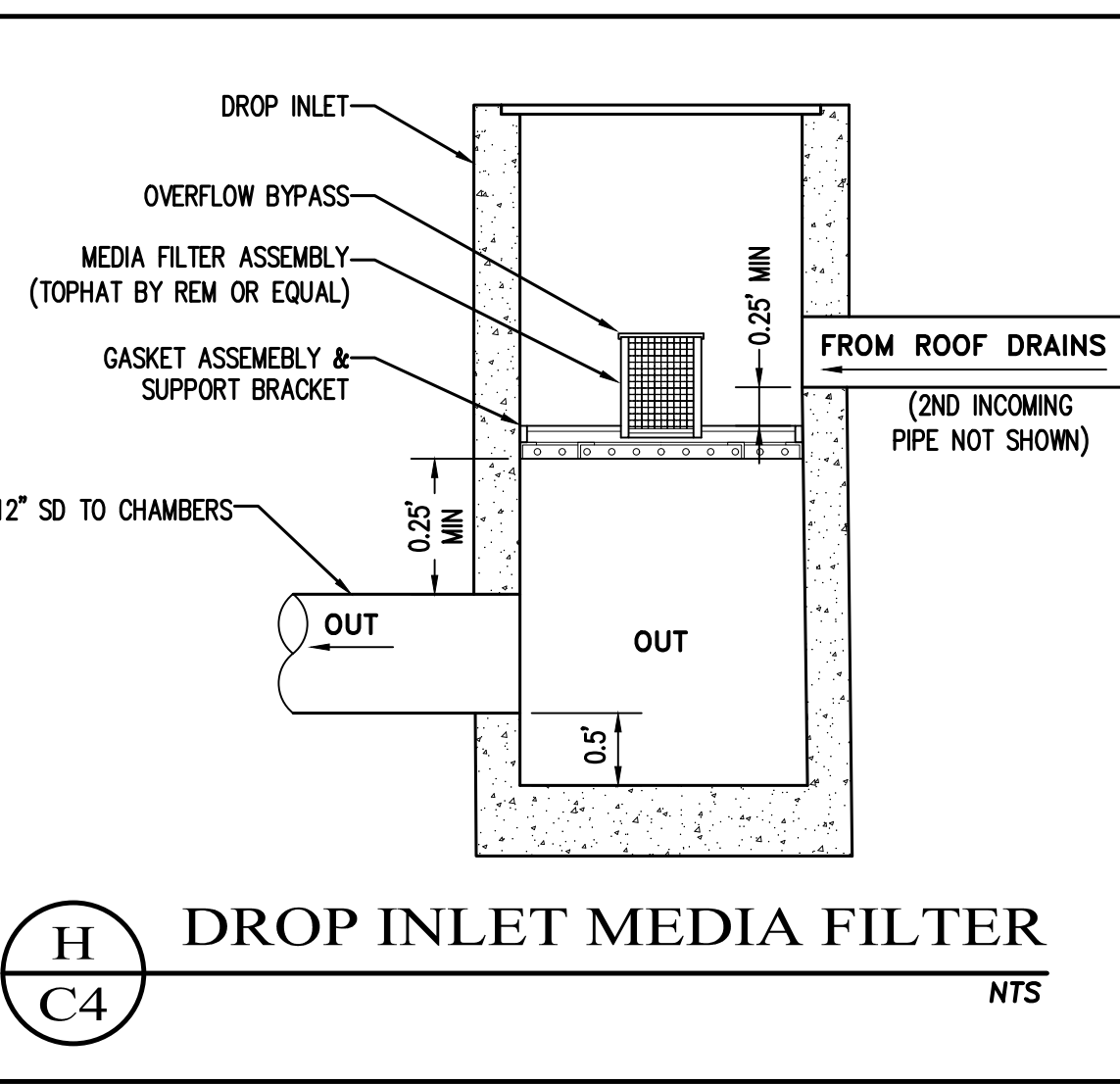
1" = 10'



<p><b>UTILITY PLAN</b></p> <p><b>PAQUIN RESIDENCE</b></p> <p><b>APN# 169-191-009</b></p> <p>Project Location: 27592 Schulze Road, Carmel, CA                  PREPARED FOR: Patrick &amp; Anna Paquin</p>	<p><b>C3 ENGINEERING INCORPORATED</b></p> <p>Civil Engineering, Land Development, Stormwater Management</p> <p>126 Bonifacio Place, Suite C, Monterey, CA 93940                  Phone: (931) 647-1192 Fax (931) 647-1194                  mail@C3Engineering.net</p>
<p>SCALE: AS NOTED</p> <p>DATE: 03-26-2024</p> <p>DESIGN BY: FJC</p> <p>DRAWN BY: ECH</p> <p>CHECKED BY: FJC</p> <p>SHEET NUMBER:</p> <p style="font-size: 2em; font-weight: bold;">C3</p> <p>OF 7 SHEETS</p> <p>PROJECT# 122173</p>	

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Drawing file: Z:\Projects\121713\_Moore - 27592\_Schulte(Dwg)\121713\_XBase.dwg  
 Plotted: Mar 26, 2024 - 4:23pm



REV.	DATE	DESCRIPTION

**C3 ENGINEERING INCORPORATED**  
 Civil Engineering, Land Development  
 Stormwater Management  
 126 Bonifacio Place, Suite C, Monterey, CA 93940  
 Phone: (931) 647-1192 Fax (931) 647-1194  
 mail@C3Engineering.net

**SECTIONS & DETAILS**  
**PAQUIN RESIDENCE**  
 APN# 169-191-009

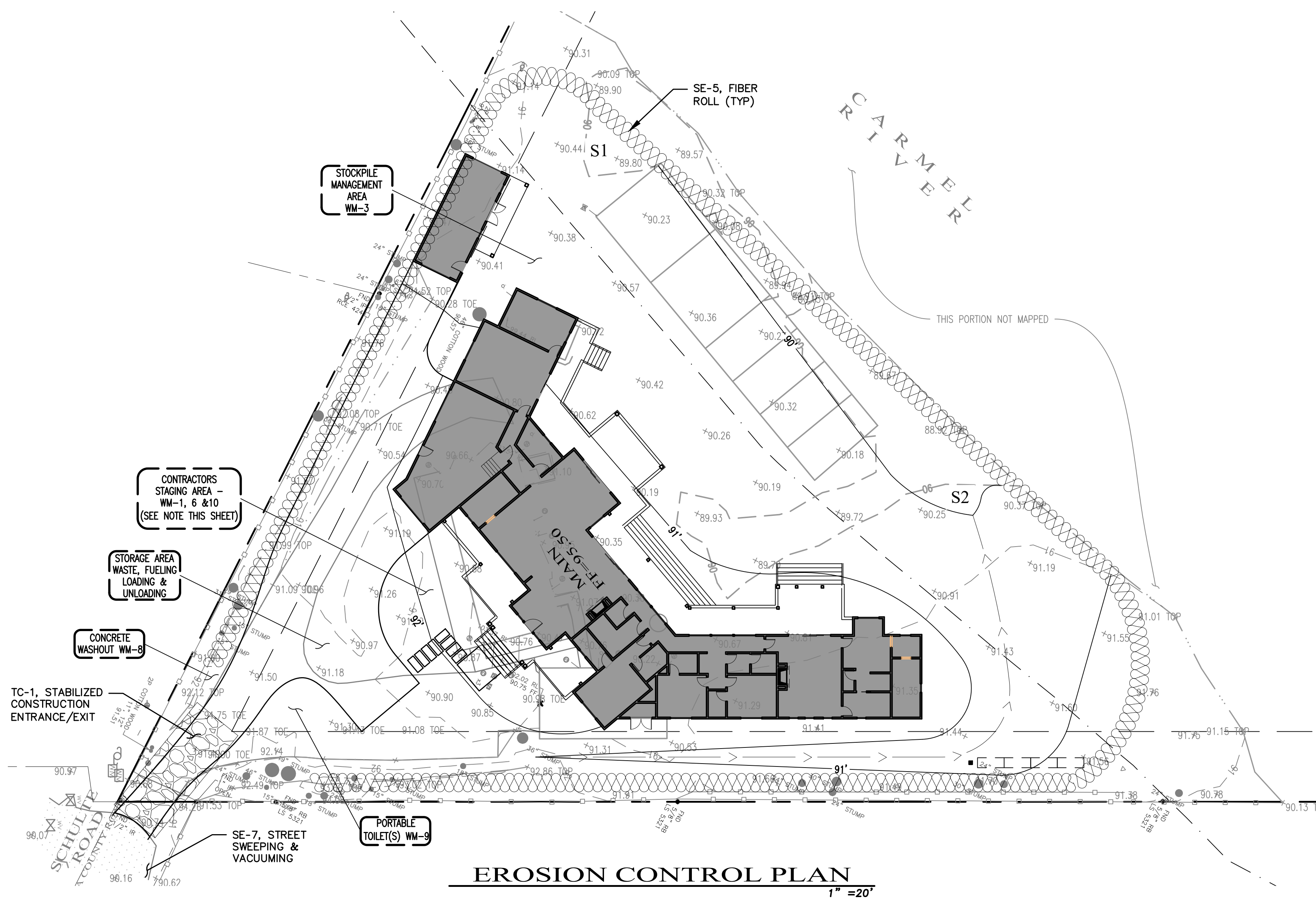
Project Location: 27592 Schulte Road, Carmel, CA  
 PREPARED FOR: Patrick & Anna Paquin

SCALE: AS NOTED  
 DATE: 03-26-2024  
 DESIGN BY: FJC  
 DRAWN BY: ECH  
 CHECKED BY: FJC  
 SHEET NUMBER:  
**C4**  
 OF 7 SHEETS  
 PROJECT# 121713

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**EROSION CONTROL PLAN**  
1" = 20'

**EROSION CONTROL NOTES**

- 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:
  - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
  - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
  - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
  - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- 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.
- 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 RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
  - VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
  - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
  - EROSION AND SEDIMENT 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.
  - THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
- IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- SOIL COMPACTION FOR AREAS THAT WILL REMAIN PERVIOUS OR ARE TO BE USED FOR STORMWATER CONTROL MEASURES (SCM) SHALL BE MINIMIZED.
- ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND OR COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS SHALL BE PROTECTED WITH EFFECTIVE SOIL COVER.
- SOIL STOCKPILES AREAS SHALL BE PROTECTED AGAINST EROSION.

**EROSION CONTROL NOTES**

- ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY SHALL BE CONTROLLED.
  - ALL NON-STORM WATER DISCHARGES SHALL BE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED.
  - SITE BMP'S SHALL BE IMPLEMENTED TO REDUCE OR ELIMINATE POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
  - BEST MANAGEMENT PRACTICES (BMP'S) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMP'S SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.
  - DETAILED, SITE-SPECIFIC LISTING OF POTENTIAL SOURCES OF STORMWATER POLLUTION IS PROVIDED IN THE STORMWATER CONTROL PLAN AND OR THE SWPPP.
  - ACCESS ROADS SHALL BE CLEANED (SWEEP) DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
  - DUMPSTERS SHALL BE COVERED NIGHTLY AND PROTECTED FROM RAIN AND SHALL HAVE SECONDARY CONTAINMENT.
- THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:
- PAINTING:
- MINIMIZE USE OF OIL-BASED PAINTS
  - STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
  - SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
  - NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
- STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
  - CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
  - IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
  - ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
- READY-MIXED CONCRETE:
- HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
  - IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
  - PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
  - ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
- BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
- EARTH MOVING/GRADING:
- REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
  - PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
  - PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
  - USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
  - COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
  - SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

**BMP'S**

- |   |  |
|---|--|
| <p><b>EROSION CONTROL:</b></p> <ul style="list-style-type: none"> <li>EC-1 SCHEDULING</li> <li>EC-2 PRESERVATION OF EXISTING VEGETATION</li> <li>EC-3 HYDRAULIC MULCH</li> <li>EC-4 HYDROSEEDING</li> <li>EC-8 WOOD MULCHING</li> <li>EC-16 NON-VEGETATIVE STABILIZATION</li> </ul> <p><b>SEDIMENT CONTROL:</b></p> <ul style="list-style-type: none"> <li>SE-1 SILT FENCE</li> <li>SE-2 SEDIMENT BASINS</li> <li>SE-3 SEDIMENT TRAP</li> <li>SE-5 FIBER ROLL</li> <li>SE-6 GRAPNEL BAG BERM</li> <li>SE-7 STREET SWEEPING AND VACUUMING</li> <li>SE-8 GRAVEL BAG BARRIER</li> <li>SE-9 STRAW BALE BARRIER</li> <li>SE-10 STORM DRAIN INLET PROTECTION</li> <li>SE-13 COMPOST SOCKS AND BERMS</li> <li>SE-14 BIOFILTER BAGS</li> </ul> <p><b>TRACKING CONTROL:</b></p> <ul style="list-style-type: none"> <li>TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT</li> <li>TC-3 ENTRANCE/OUTLET TIRE WASH</li> </ul> <p><b>WIND EROSION CONTROL:</b></p> <ul style="list-style-type: none"> <li>WE-1 WIND EROSION CONTROL</li> </ul> | <p><b>NON-STORM WATER MANAGEMENT:</b></p> <ul style="list-style-type: none"> <li>NS-1 WATER CONSERVATION PRACTICES</li> <li>NS-2 DEWATERING OPERATIONS</li> <li>NS-3 PAVING AND GRADING OPERATIONS</li> <li>NS-6 ILLICIT CONNECTION/DISCHARGE</li> <li>NS-7 POTABLE WATER/IRRIGATION</li> <li>NS-8 VEHICLE AND EQUIPMENT CLEANING</li> <li>NS-9 VEHICLE AND EQUIPMENT FUELING</li> <li>NS-10 VEHICLE AND EQUIPMENT MAINTENANCE</li> <li>NS-12 CONCRETE CURING</li> <li>NS-13 CONCRETE FINISHING</li> <li>NS-14 MATERIAL AND EQUIPMENT USE</li> </ul> <p><b>WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:</b></p> <ul style="list-style-type: none"> <li>WM-1 MATERIAL DELIVERY AND STORAGE</li> <li>WM-2 MATERIAL USED</li> <li>WM-3 STOCKPILE MANAGEMENT</li> <li>WM-4 SPILL PREVENTION AND CONTROL</li> <li>WM-5 SOLID WASTE MANAGEMENT</li> <li>WM-6 HAZARDOUS WASTE MANAGEMENT</li> <li>WM-7 CONTAMINATED SOIL MANAGEMENT</li> <li>WM-8 CONCRETE WASTE MANAGEMENT</li> <li>WM-9 SANITARY/SEPTIC WASTE MANAGEMENT</li> <li>WM-10 LIQUID WASTE MANAGEMENT</li> </ul> <p>REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS. SWPPP WDD# 3 27C388695</p> |
|---|--|

**LEGEND**

- |                              |    |
|------------------------------|----|
| INLET PROTECTION, (SEE D/C7) |    |
| PROPOSED DRAINAGE FLOW       |    |
| FIBER ROLL (SEE A/C7)        |    |
| SILT FENCE (SEE F/C7)        |    |
| SAMPLING LOCATION(S)         | S1 |

**INSPECTIONS**

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

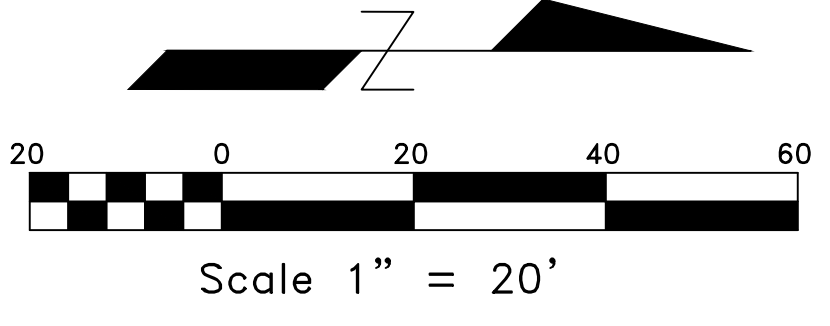
DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE ENVIRONMENTAL SERVICES A LETTER FROM A LICENSED PRACTITIONER.

**CONSTRUCTION GENERAL PERMIT**

THIS PROJECT DISTURBS LESS THAN ONE (1) ACRES OF SOIL AND IS NOT REQUIRED TO OBTAIN COVERAGE UNDER THE GENERAL PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY CONSTRUCTION GENERAL PERMIT ORDER 2022-0057-DWQ.



<b>C3 ENGINEERING INCORPORATED</b>	Civil Engineering Land Development Stormwater Management			
126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (931) 647-1192 Fax (931) 647-1194 mail@C3Engineering.net				
<b>EROSION AND SEDIMENT CONTROL PLAN</b> <b>PAQUIN RESIDENCE</b> <b>APN# 169-191-009</b>				
Project Location: 27592 Schulte Road, Carmel, CA PREPARED FOR: Patrick & Anna Paquin				
<b>CONSTRUCTION GENERAL PERMIT</b>				
SCALE: AS NOTED DATE: 03-26-2024 DESIGN BY: FJC DRAWN BY: ECH CHECKED BY: FJC SHEET NUMBER:				
OF 7 SHEETS PROJECT# 122173				

# CONSTRUCTION MANAGEMENT PLAN

**CONTACT(S):**  
OWNER – PATRICK PAQUIN  
CONTRACTOR – TO BE DETERMINED

**CONSTRUCTION VEHICLES:**  
ANTICIPATED CONSTRUCTION VEHICLES FOR PROJECTS SIMILAR IN NATURE WILL CONSIST OF DUMP TRUCKS, BACKHOES, FORKLIFT, CONCRETE TRUCKS, PICK-UP TRUCKS AND CARS DURING GENERAL CONSTRUCTION.

**PROJECT SCHEDULING & GRADING ACTIVITY:**  
THE PROPOSED PROJECT IS ESTIMATED TO LAST 18 MONTHS. FOR THE FIRST 2 WEEKS, DURING GRADING ACTIVITIES, THERE MAY BE UP TO 6 TRUCKLOADS PER DAY AND UP TO 54 YARDS OF EARTHWORK PER DAY.

**HOURS OF OPERATION:**  
THE HOURS OF OPERATION FOR OUTDOOR CONSTRUCTION WILL BE FROM 8:00 AM TO 5:00 PM; MONDAY THROUGH FRIDAY AND FROM 9:00 AM TO 5:00 PM ON SATURDAY. NO CONSTRUCTION WILL TAKE PLACE ON SUNDAYS.

**PROJECT SCHEDULING:**  
THE PROPOSED PROJECT IS ESTIMATED TO LAST 18 MONTHS.

**PRESERVATION OF EXISTING VEGETATION:**  
MINIMIZING LIMITS OF DISTURBANCE AND PRESERVING EXISTING TREES AND VEGETATION IS A PRIORITY. DISTURBED AREAS WILL BE RECLAIMED AS SOON AS PRACTICAL WITH THE SAME SOILS AND VEGETATION AS EXISTED PRIOR TO THE DISTURBANCE. IT IS IN EVERYONE'S INTEREST THAT THE PROPERTY BE AS ATTRACTIVE AS POSSIBLE AND THAT DISTURBED AREAS BE RECLAIMED TO NATURAL CONDITIONS AS SOON AS POSSIBLE.

**MATERIAL AND EQUIPMENT STAGING AND STORAGE:**  
CONSTRUCTION IS EXPECTED TO USE JUST-IN-TIME MATERIALS DELIVERIES, MINIMIZING INVENTORY AND RE-HANDLING COSTS. EQUIPMENT AND MATERIAL STORAGE WILL BE EITHER 1) DIRECTLY WITHIN THE HOME OR 2) IN CLOSE PROXIMITY TO THE HOME. PLEASE ALSO SEE THE EROSION CONTROL PLAN SHEET C6 ON THE CIVIL PLANS.

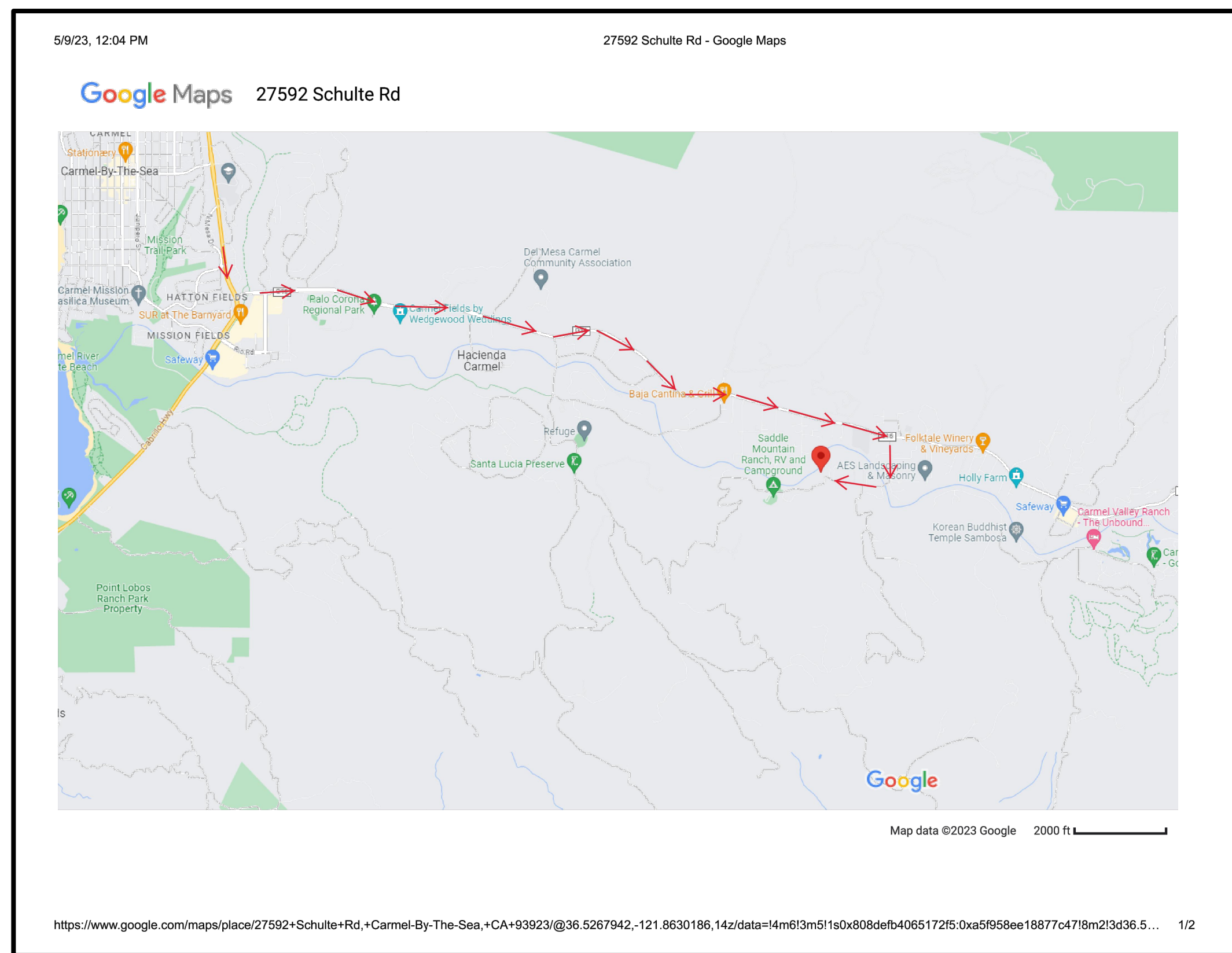
**CONSTRUCTION TRAFFIC:**  
CONSTRUCTION ACTIVITY WILL BE CONTROLLED THRU ONE ACCESS POINT TO THE PROPERTY. CONSTRUCTION WORKERS AND MATERIALS WILL COME BY WAY OF CA HIGHWAY 1 SOUTH TO CARMEL VALLEY ROAD. THEY WILL CONTINUE ON EAST ON CARMEL VALLEY ROAD FOR APPROXIMATELY 4.6 MILES TO SCHULTE ROAD. CONSTRUCTION TRAFFIC WILL THEN CONTINUE SOUTH AND THEN WEST ON SCHULTE ROAD FOR APPROXIMATELY 0.7 MILES TO THE SITE. CONSTRUCTION TRAFFIC AWAY FROM THE SITE WILL FOLLOW THE SAME ROUTE IN REVERSE ORDER. IN ORDER TO PREVENT MUD OR DEBRIS TRACKING ON PUBLIC ROADS, CLEAN GRAVEL OR RUMPLE PLATES WILL BE PLACED AT THE ACCESS POINTS TO THE PROPERTY. SEE EROSION CONTROL PLAN SHEET C6 FOR DETAILS. SIGNS WILL BE PLACED TO THE EAST AND WEST OF THE ENTRANCES ADVISING OF CONSTRUCTION TRAFFIC, SPEED LIMITS AND APPROPRIATE CAUTIONS AND WARNINGS. SEE VICINITY MAP FOR TRAFFIC ROUTE.

**GRADING AND EROSION CONTROL:**  
AN APPROVED GRADING AND EROSION CONTROL PLAN WILL BE IMPLEMENTED PRIOR TO BEGINNING EXCAVATION. MEASURES WILL BE REVIEWED ON A WEEKLY BASIS AND AFTER SIGNIFICANT RAINFALL EVENTS.

**PARKING:**  
PRINCIPLE EMPLOYEES AND SUBCONTRACTOR PARKING WILL BE LOCATED ONSITE AT THE DESIGNATED PARKING AREAS.

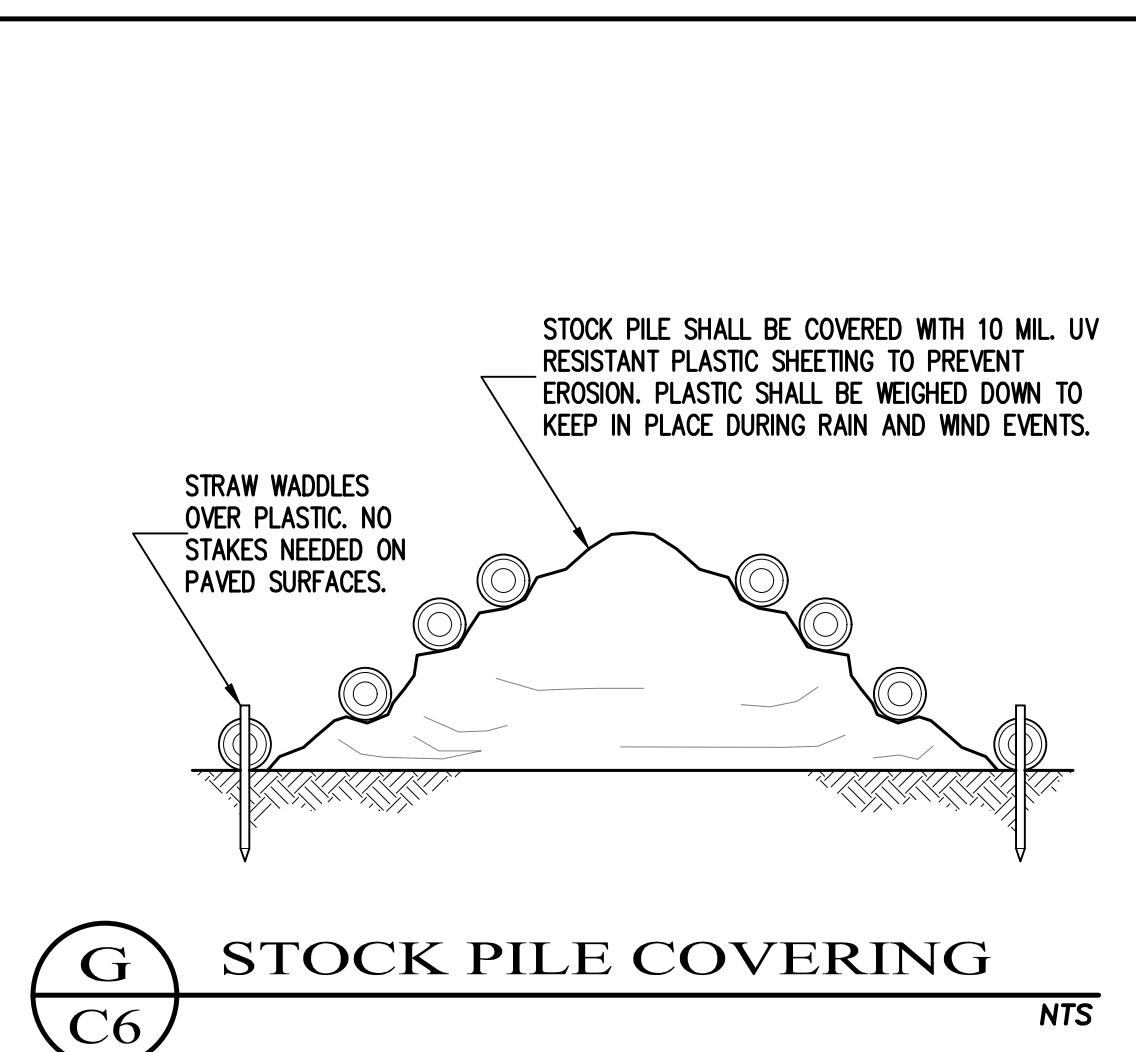
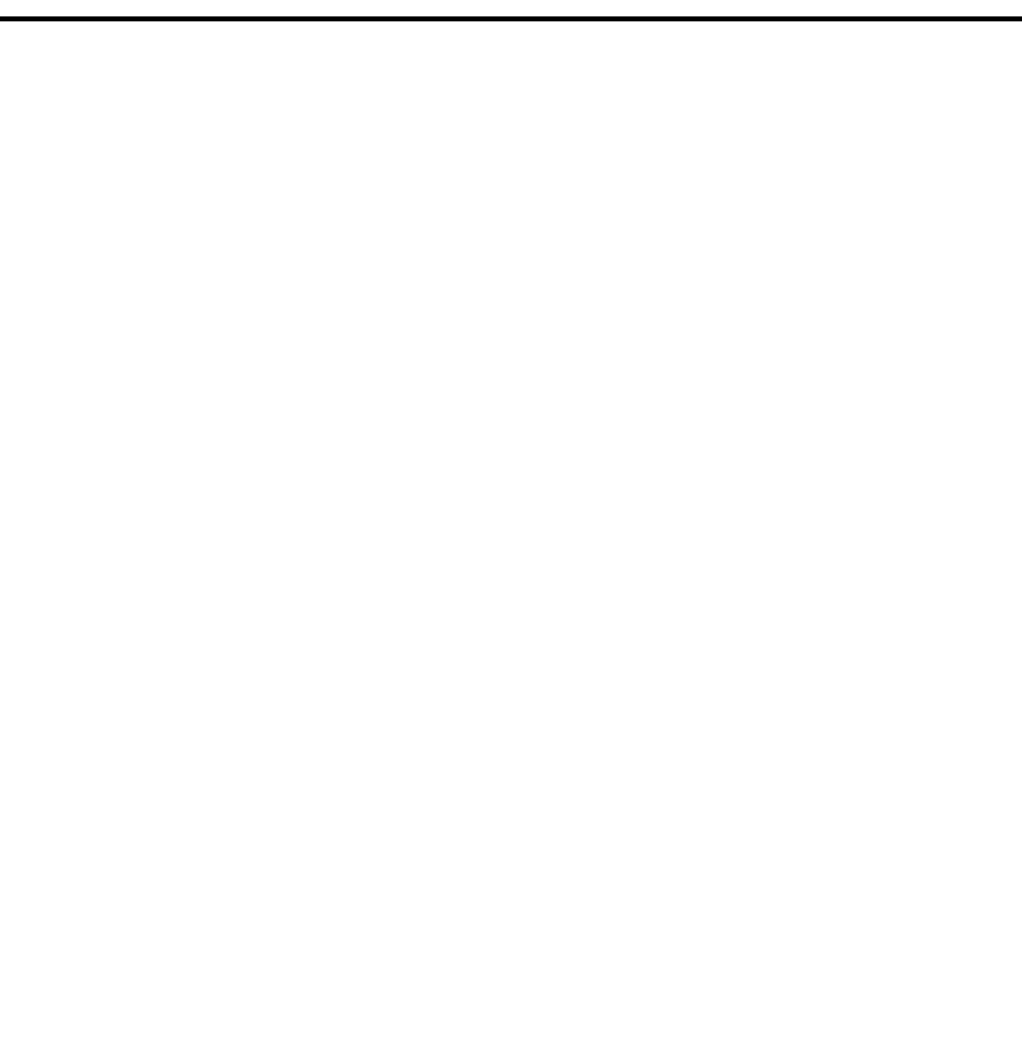
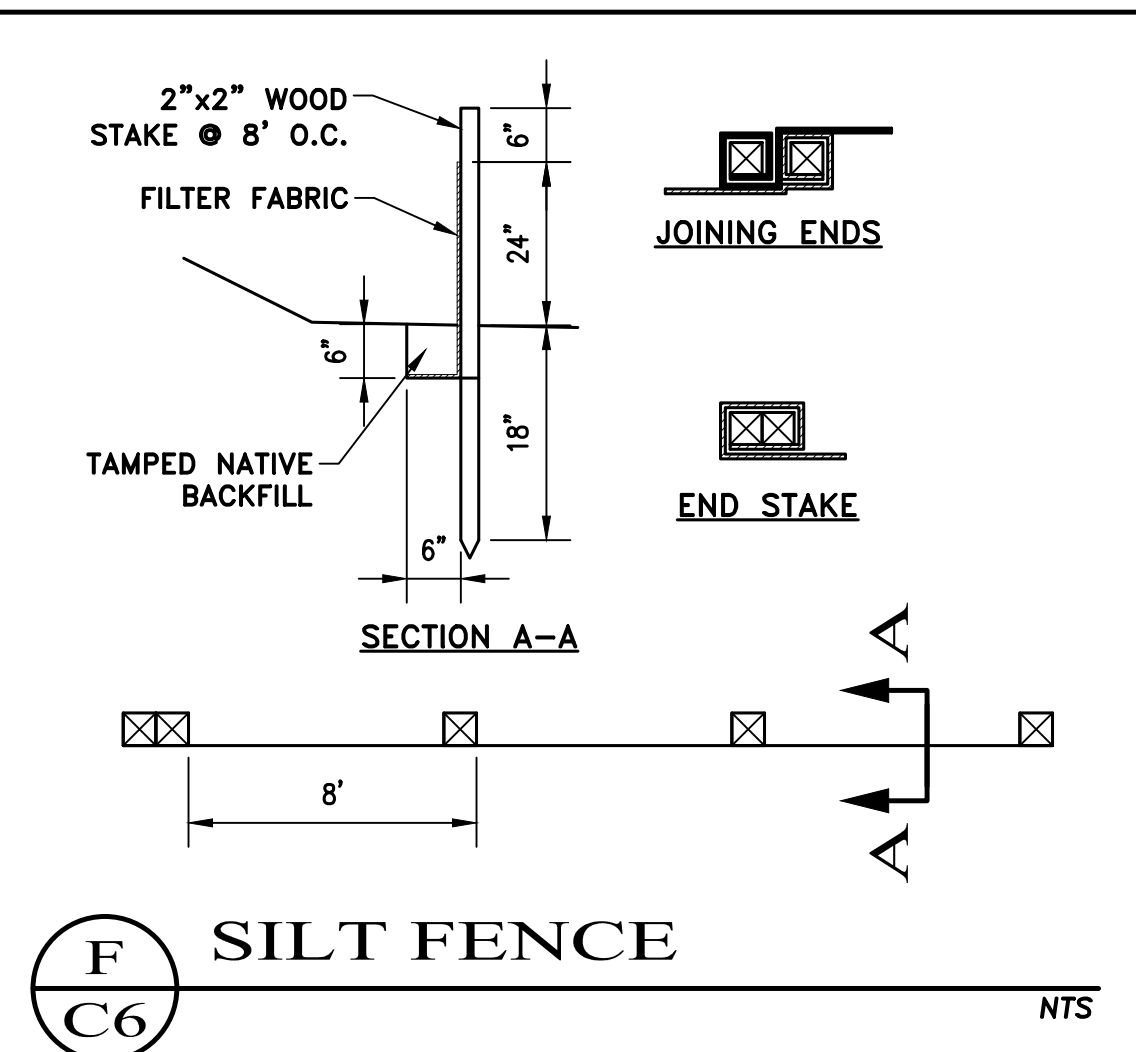
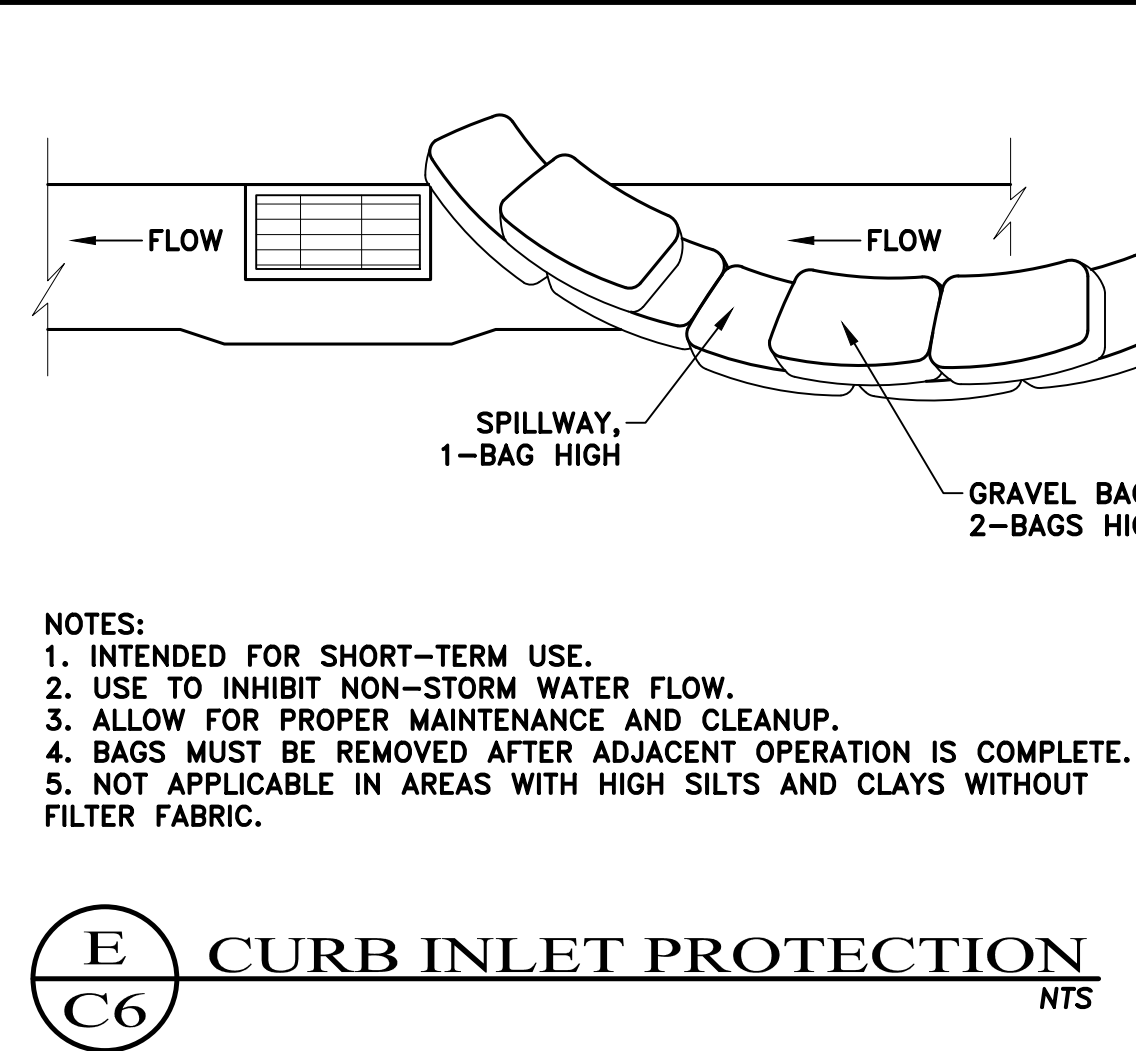
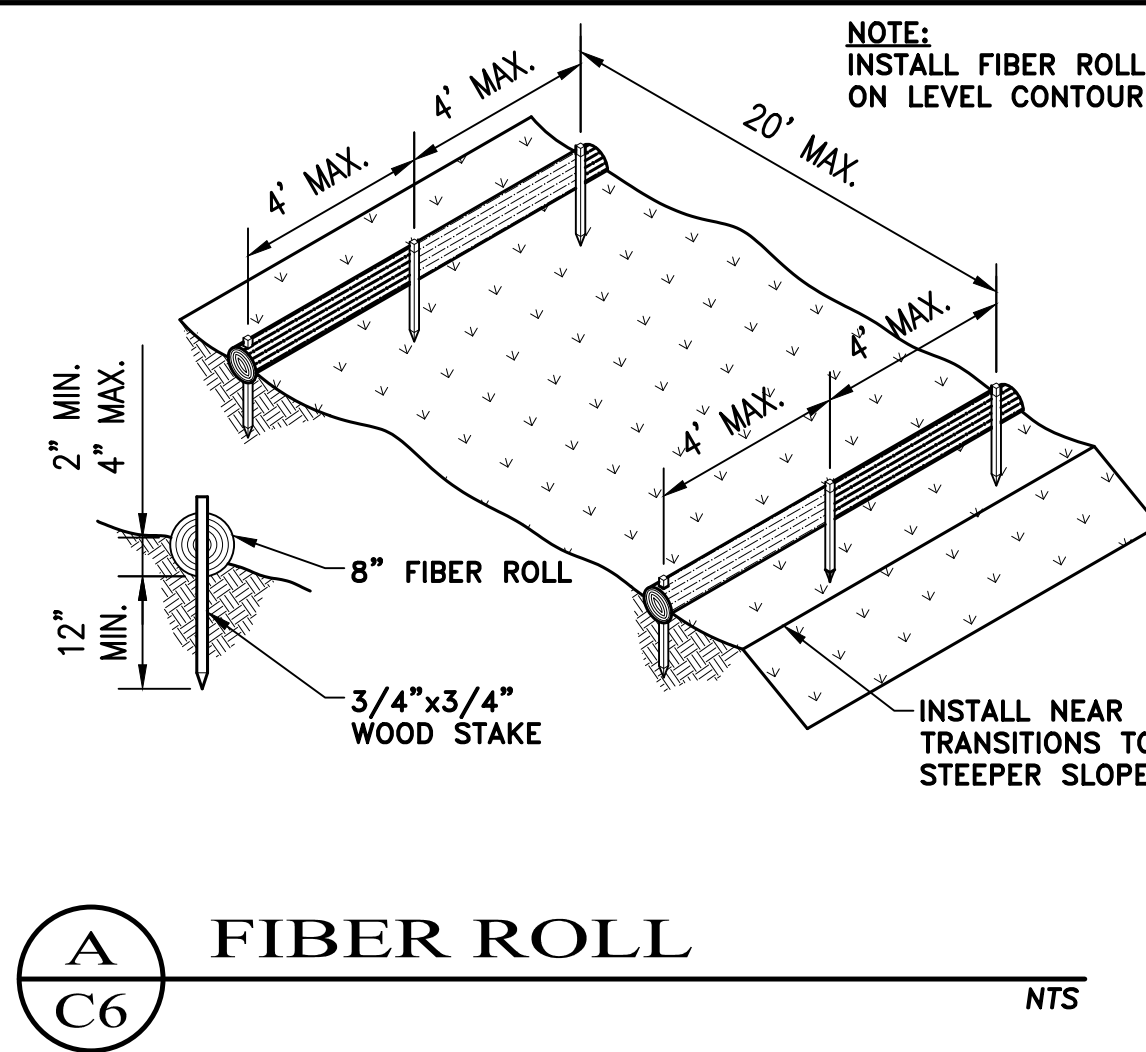
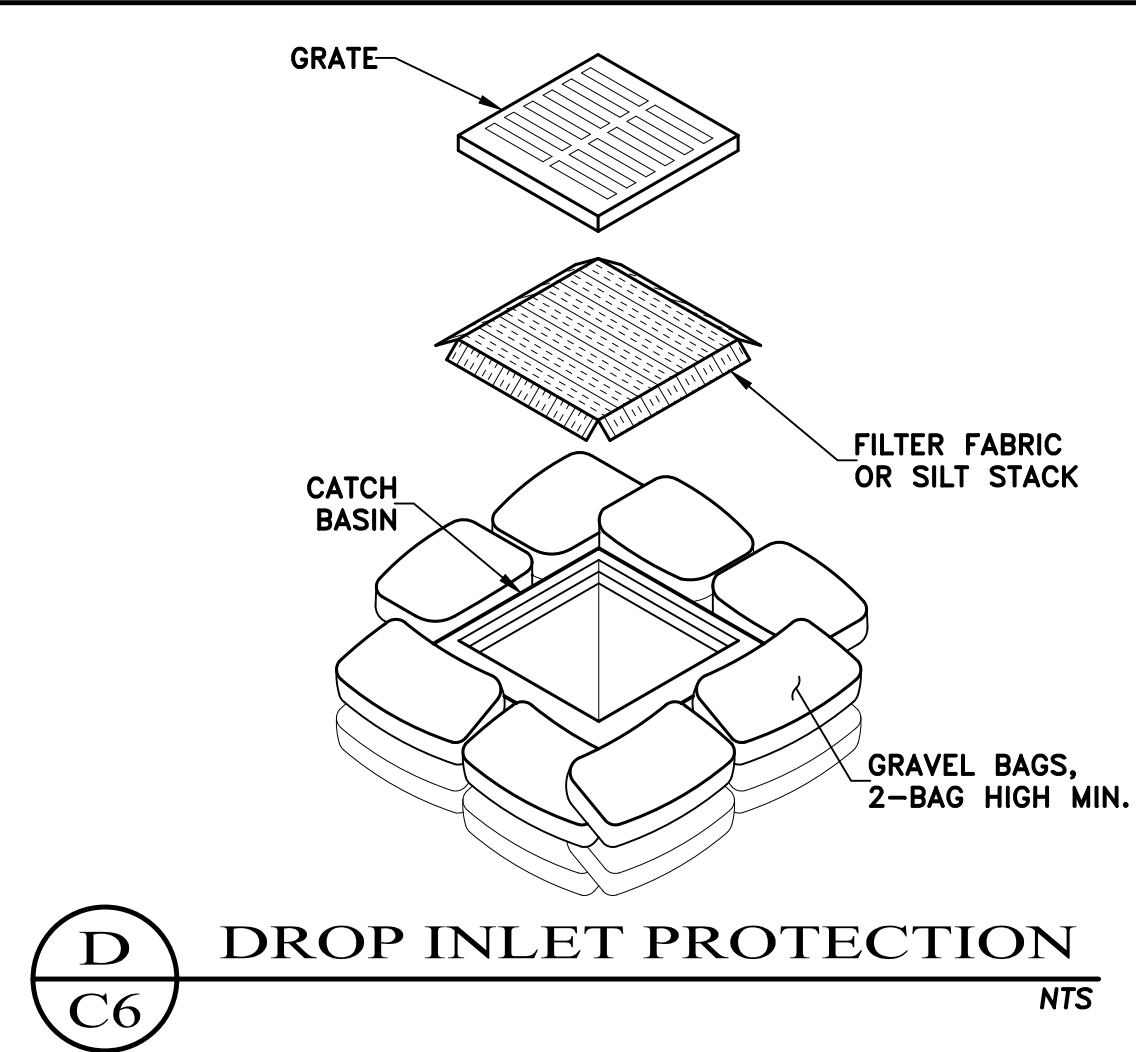
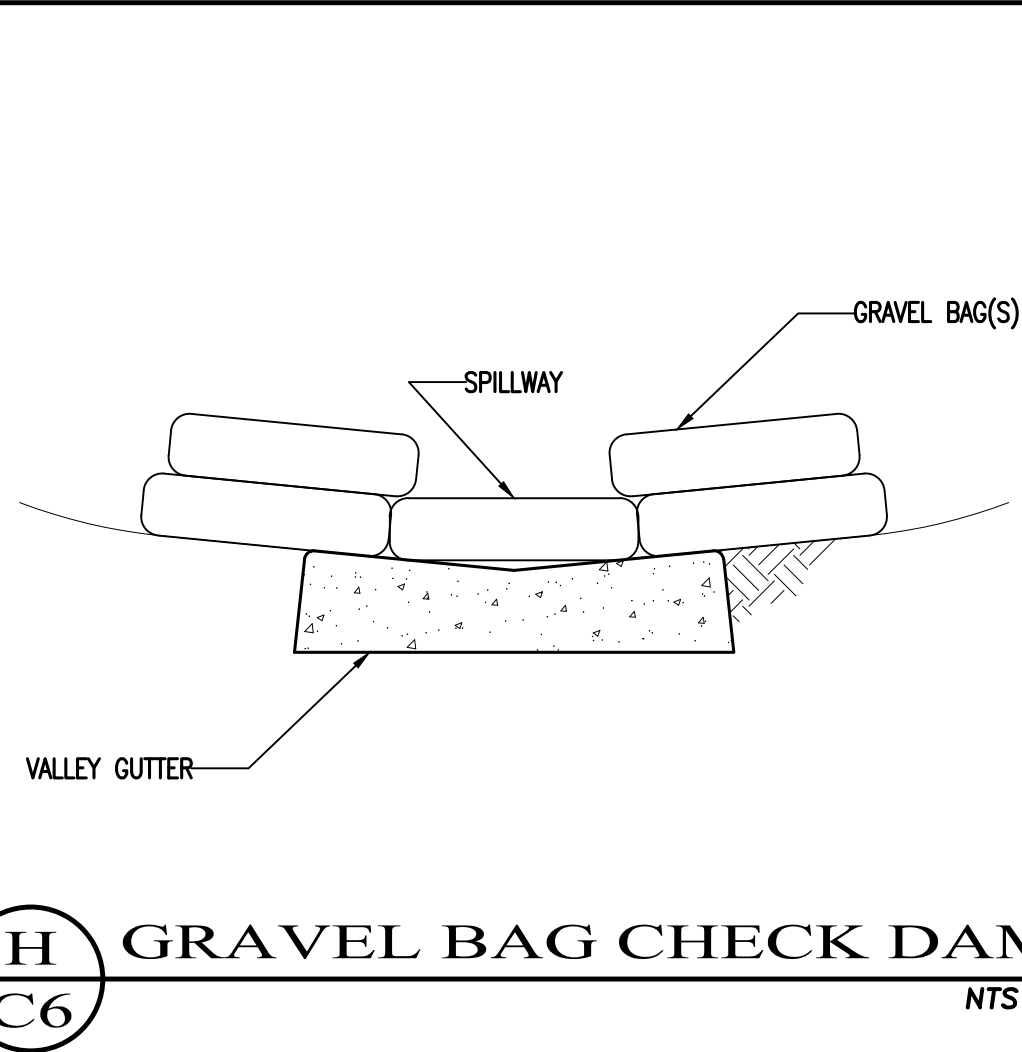
**ON-SITE FACILITIES:**  
CONSTRUCTION TOILETS/PORTA-POTTIES WILL BE PLACED AROUND THE CONSTRUCTION SITE TO PROVIDE ACCESS TO ALL WORKERS. FACILITIES WILL BE RELOCATED AS NEEDED TO PROVIDE REASONABLE ACCESS.

**SIGNAGE:**  
ALONG WITH THE HOURS OF OPERATION AND CONSTRUCTION TRAFFIC SIGNAGE, NAME AND PHONE NUMBERS FOR THE ON-SITE PERSON RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION MANAGEMENT PLAN WILL BE DISPLAYED ON JOBSITE SIGNS ALONG WITH NOTICES AND JOBSITE RULES.



THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION OR PUBLICATION IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\122173\_Moore - 27592\_Schulte\DWG\122173\_Moore.dwg  
Plotted: Mar 26, 2024 - 4:25pm



REV.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION

**C3 ENGINEERING INCORPORATED**

Civil Engineering, Land Development, Stormwater Management

126 Bonifacio Place, Suite C, Monterey, CA 93940  
Phone: (931) 647-1192 Fax (931) 647-1194  
mailto:C3Engineering.net

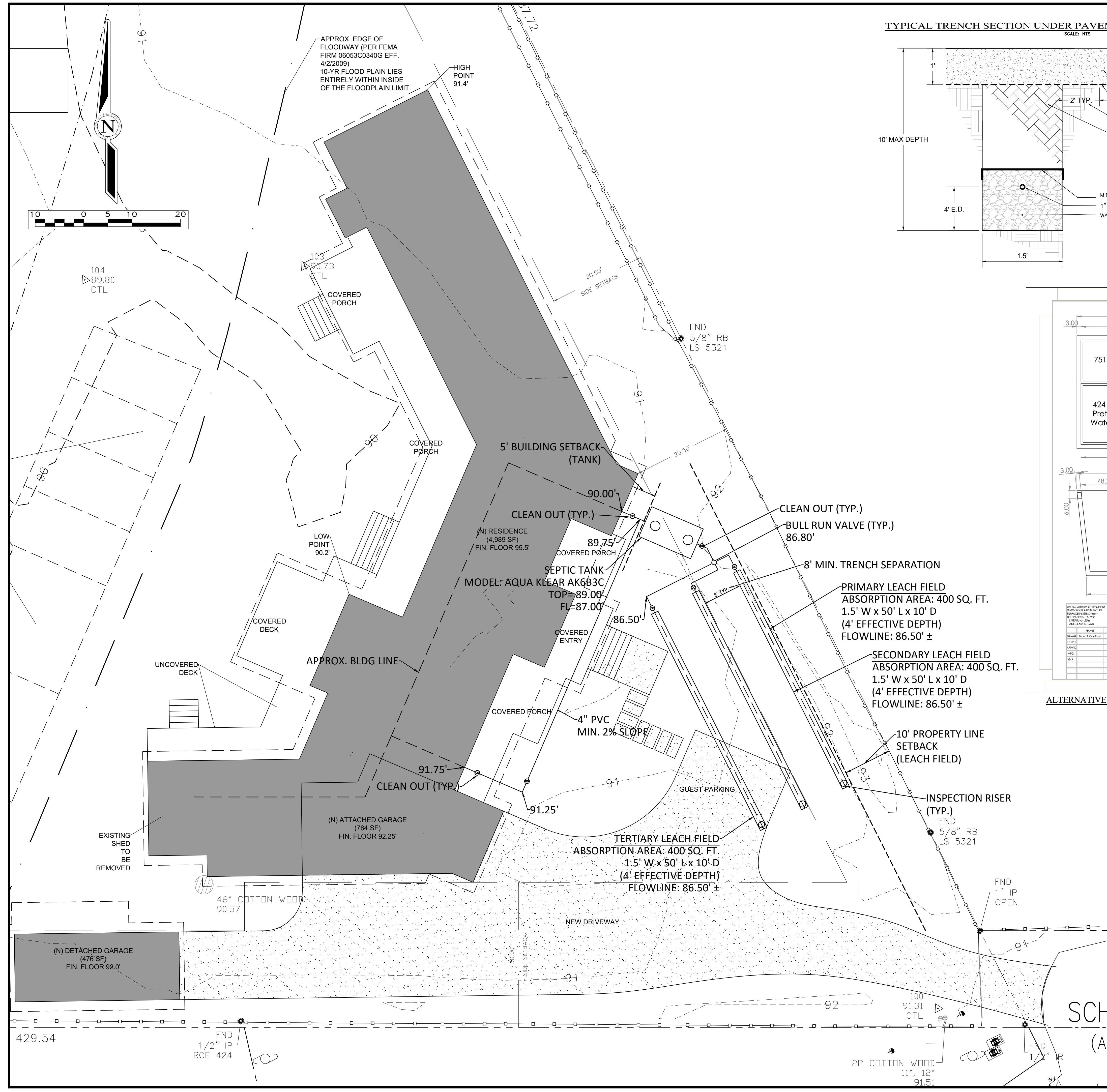
**EROSION AND SEDIMENT CONTROL PLAN DETAILS**

**PAQUIN RESIDENCE**  
APN# 169-191-009

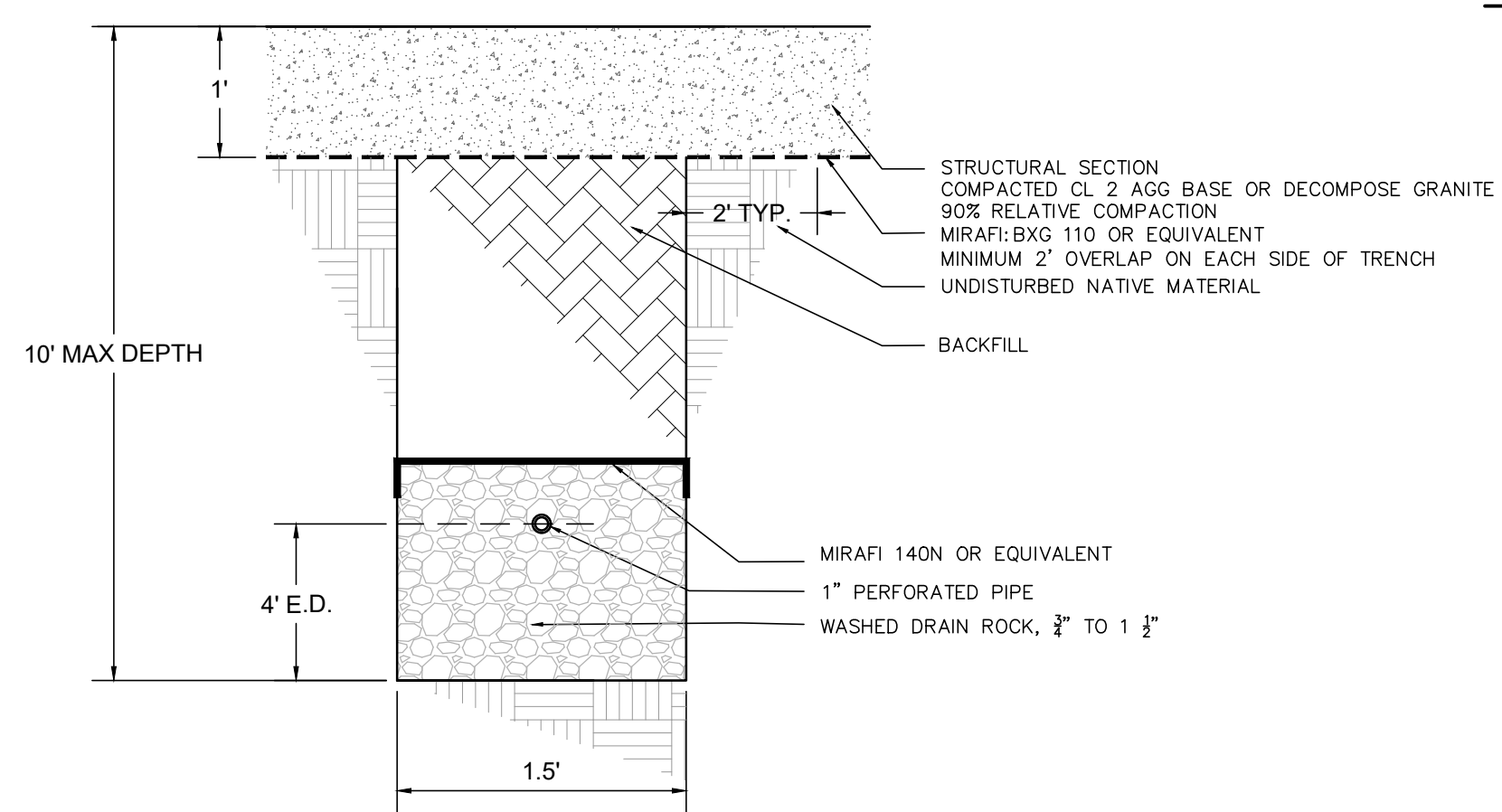
Project Location: 27592 Schulte Road, Carmel, CA  
PREPARED FOR: Patrick & Anna Paquin

SCALE:	AS NOTED
DATE:	03-26-2024
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	<b>C7</b>
OF 7 SHEETS	PROJECT# 122173

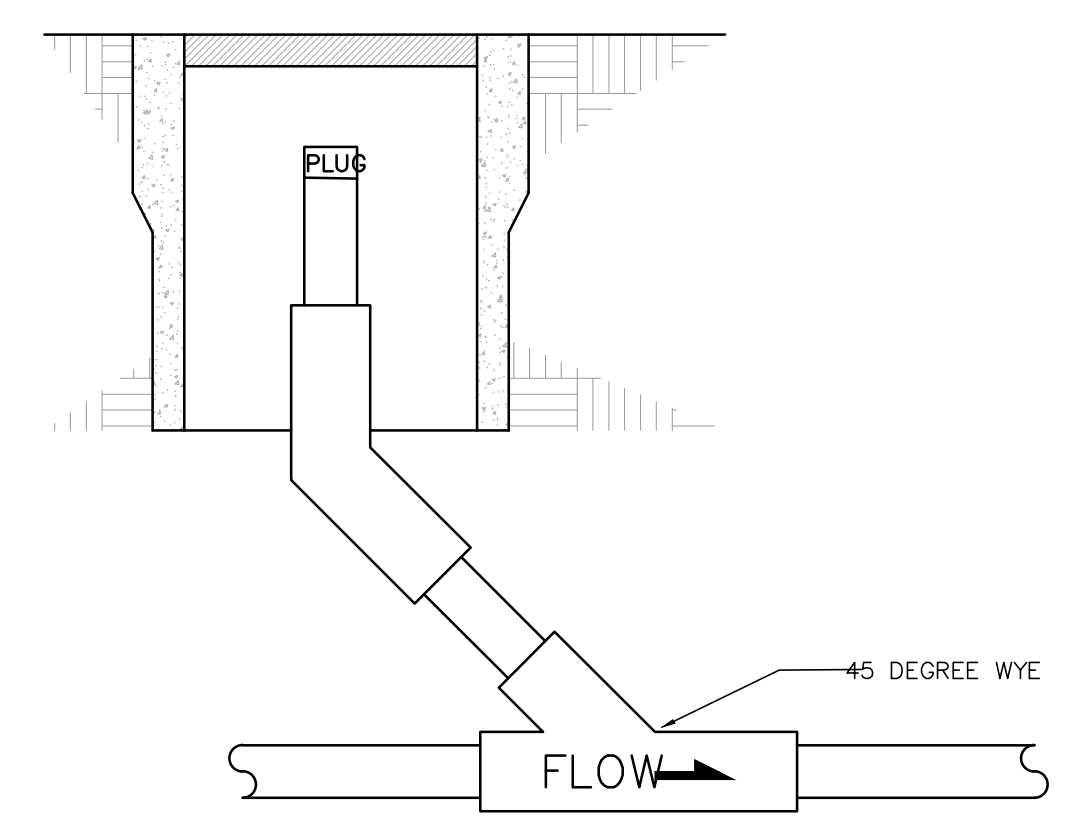




**TYPICAL TRENCH SECTION UNDER PAVEMENT**  
SCALE: NTS

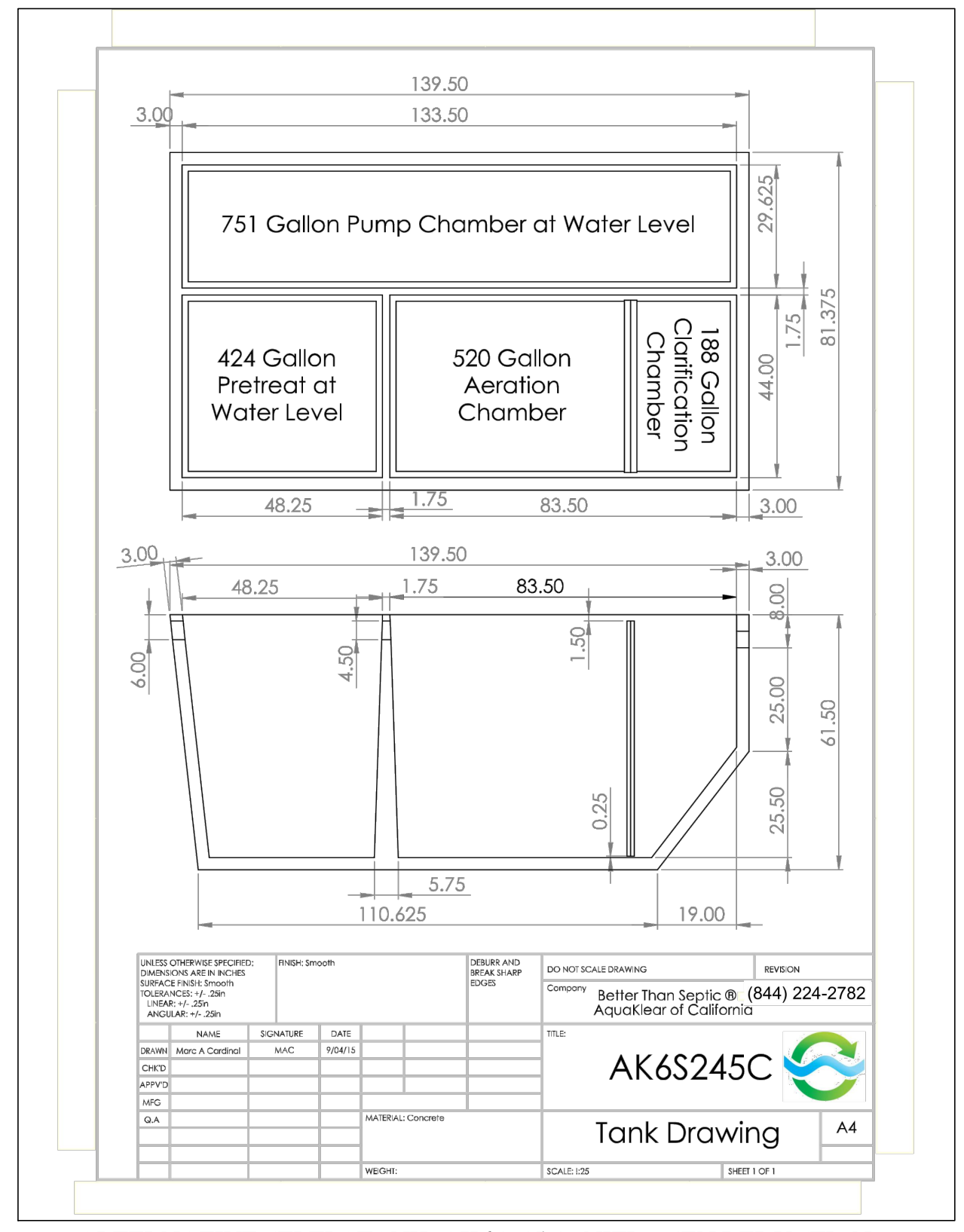


**CLEANOUT DETAIL**



**NOTES:**

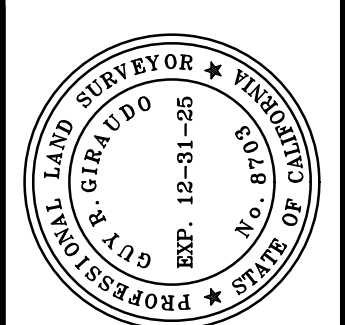
- SEPTIC SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST COUNTY OF MONTEREY HEALTH DEPARTMENT STANDARDS FOUND IN CHAPTER 15.20 OF THE MONTEREY COUNTY CODE AND THE LOCAL AGENCY MANAGEMENT PROGRAM.
- SEPTIC SYSTEM LAYOUT AND DESIGN BASED UPON TOPOGRAPHIC INFORMATION AND PERCOLATION TESTING PERFORMED BY LANDSET ENGINEERS, INC.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THE ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) IS DESIGNED BASED UPON AN EXISTING 4-BEDROOM RESIDENCE INCLUDING AN ALTERNATIVE SEPTIC TANK WITH SUPPLEMENTAL TREATMENT AND A PRIMARY, SECONDARY AND TERTIARY LEACH FIELD, WITH A MINIMUM ABSORPTION AREA OF 375 SQUARE FEET.
- EACH DISPOSAL FIELD IS TO BE A MINIMUM OF 50 LINEAR FEET, WITH AN EFFECTIVE DEPTH OF 4 FEET AND A TOTAL DEPTH OF 10 FEET, AND A WIDTH OF 1.5 FEET, FOR A NET ABSORPTION AREA OF 400 SQUARE FEET.
- EXISTING SEPTIC TANK TO BE REMOVED OR ABANDONED IN PLACE.
- TREATMENT UNIT TO BE AQUALEAR AK6S245C (CAPACITY 1983 GALLONS) WITH STANDARD CONTROL PANEL, PUMP OUTLET TO DISPOSAL FIELDS, AND WATER TIGHT ORENCO RISERS.
- PIPING FROM STRUCTURE TO AQUALEAR UNIT TO BE SDR 35 OR SCHEDULE 40. MINIMUM SLOPE TO BE 2%.
- SUPPLY LINES TO BE SCHEDULE 40.
- DISPOSAL FIELD AREA FOR TRAFFIC. SEE TRENCH NOTE FOR DETAILS. RECOMMENDED FOR AREA TO REMAIN UNDISTURBED.
- PRIMARY, SECONDARY, AND TERTIARY DISPOSAL FIELDS TO BE SEPARATED BY DISTRIBUTION BOX.
- CLEANOUTS SHALL BE INSTALLED AT THE EXIT OF ALL BUILDINGS, AT HORIZONTAL BENDS IN GRAVITY CONVEYANCE LINES, AND AT INTERVALS NOT EXCEEDING 100 FT IN GRAVITY FLOW PIPING.
- ALL OPEN BOTTOM VAULTS, BOXES, OR COMPONENTS TO HAVE GOPHER WIRE OR SIMILAR PROTECTION FROM BURROWING ANIMALS INSTALLED.
- TRACER WIRE AS REQUIRED BY COUNTY.
- DISPOSAL FIELDS ARE TO MAINTAIN PROPER SETBACKS FROM STRUCTURES, TREES, PROPERTY BOUNDARIES, ETC., UNLESS SETBACK VARIANCE GRANTED.
- THE SITE LAYOUT IS APPROXIMATE ONLY. THE COMPONENT ELEVATIONS, SEPTIC TANK LOCATION AND DISPOSAL FIELDS MAY BE ADJUSTED TO BETTER ACCOMMODATE SITE CONSTRAINTS. DISPOSAL FIELD LENGTHS NOTED ARE MINIMUM REQUIRED LENGTHS. SEPTIC TANK AND DISPOSAL FIELDS TO MAINTAIN ALL SETBACKS PER THE LAMP.
- TREE REMOVAL PERMIT OR SETBACK VARIANCE MAY BE REQUIRED BY THE COUNTY OF MONTEREY. THE OWNER SHALL PROCURE IF REQUIRED.



ALTERNATIVE SEPTIC TANK: AK6S245C - NITROGEN REDUCTION

**10-YR FLOOD EVENT:**

"THE FLOOD ELEVATION FOR THE 10-YR EVENT IS ELEVATION 88.00' (NAVD88) DATUM AND THE NEW SEPTIC SYSTEM IS LOCATED ENTIRELY OUTSIDE OF THIS DESIGNATION FLOOD PLAIN AREA"



APPROVED BY:  
GUY R. GIRAUDO  
P.L.S. No. 8703



**ONSITE WASTEWATER TREATMENT SYSTEM PLAN**  
OF THE  
PAQUIN RESIDENCE  
A.P.N.: 169-191-009  
FOR  
MR. PATRICK PAQUIN  
CARMEL VALLEY, MONTEREY COUNTY, CALIFORNIA

SCALE: 1" = 10'  
DATE: JAN 2024  
JOB NO. 2274-03

No.	DATE	BY	REVISION
05/30/24	AL		ENVIRONMENTAL 10-YR FLOOD PLAN VERIFICATION
01/26/24	AL		RELEASED TO CLIENT

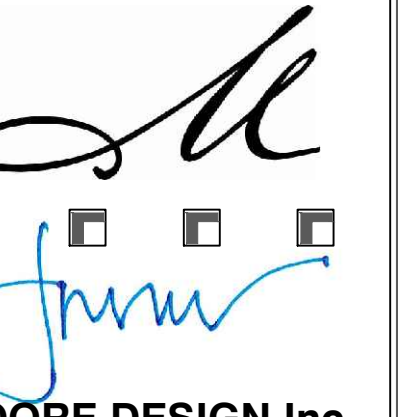
SHEET SEP 1

PROJECT NAME:

PAQUIN RESIDENCE

27592 SCHULTE ROAD  
CARMELVALLEY, CA.  
93923

APN: 169-191-009  
JOB NUMBER: 2213



MOORE DESIGN Inc.  
RESIDENTIAL PLANNING &  
CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B  
MONTEREY CA. 93940  
831.642.9732 FAX 831.401.3292  
john@mooredesign.org

DRAWING RECORD

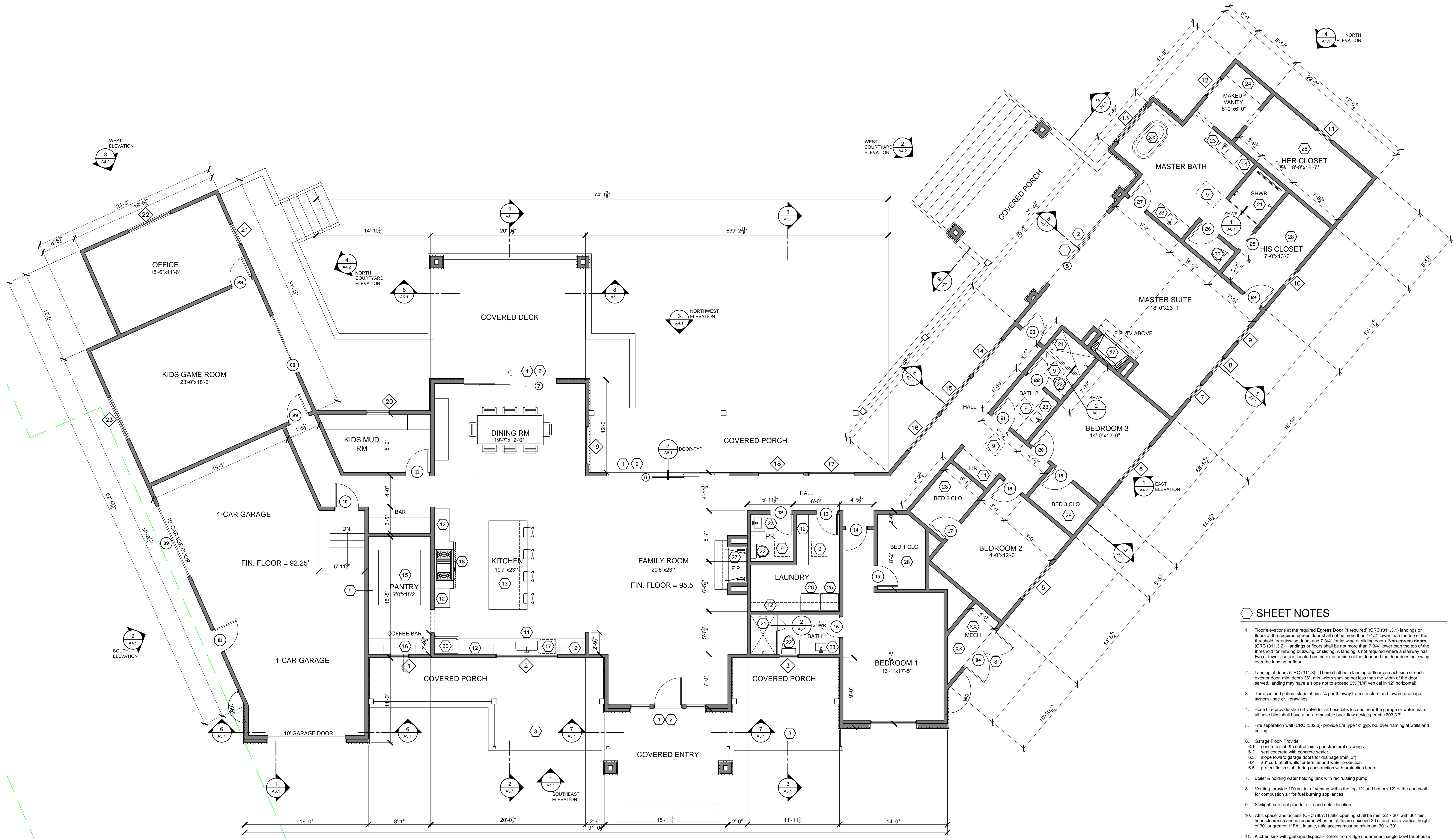
DESCRIPTION	ISSUED
PLAN SUBMITTAL	5/24/2023
PLAN RE-SUBMITTAL	3/27/2024

PRINT DATE: 3/27/2024

MEMBER



AMERICAN INSTITUTE of  
BUILDING DESIGN



SHEET NOTES

- Floor elevations at the required Egress Door (1 required) (CRC (211.3.1) landings or floors at the required egress door shall not be more than 1'-1/2" lower than the top of the threshold for outgoing doors and 7'-3/4" for incoming or sliding doors. Non-egress doors (CRC (211.3.2) - landings or floors shall be not more than 7'-3/4" lower than the top of the threshold for incoming, outgoing, or sliding. A landing is not required where a stairway has two or fewer risers if located on the exterior side of the door and the door does not swing over the landing or floor.
- Landing at doors (CRC (211.3)- There shall be a landing or floor on each side of each exterior door, min. depth 36", min. width shall be not less than the width of the door served, landing may have a slope not to exceed 2% (1/4" vertical in 12" horizontal).
- Terraces and patios- slope at min. 1/4" per ft. away from structure and toward drainage system - see civil drawings
- Hose bib- provide shut off valve for all hose bibs located near the garage or water main, all hose bibs shall have a non-removable back flow device per cbc 603.3.7.
- Fire separation wall (CRC (202.6)- provide 5/8 type "x" gyp. bd. over framing at walls and ceiling
- Garage Floor- Provide:
  - concrete slab & control joints per structural drawings
  - seal concrete with concrete sealer
  - slope toward garage doors for drainage (min. 2")
  - 1/2" curbs at all walls for termite and water protection
  - protect finish slab during construction with protection board
- Boiler & holding water holding tank with recirculating pump
- Venting- provide 100 sq. in. of venting within the top 12" and bottom 12" of the door/wall for combustion air for fuel burning appliances
- Skylight- see roof plan for size and detail location
- Attic space and access (CRC (907.1) attic opening shall be min. 22" x 30" with 30" min. head clearance and is required when an attic area exceed 30 sq ft and has a vertical height of 30" or greater. If PAU in attic, attic access must be minimum 30" x 30"
- Kitchen sink with garbage disposal- Kohler Iron Ridge undermount single bowl farmhouse
- Casework- 24" base cabinet with 14" upper cabinet, owner to select finish, countertop & layout
- Casework- island with drawers and cabinets below, owner to select finish, countertop and layout
- Casework- full height linen cabinet with adjustable shelves
- Casework- full height pantry cabinet with adjustable shelves, owner to select layout and finish
- Coffee bar- 24" base cabinet with 14" upper cabinet, owner to select finish, countertop & layout
- 24" Cove dishwasher, panel ready Model #DW2450WS- low-flow per standards
- Range top- 48" wide dual fuel Wolf Range - model #DF486GGSP
- 24" Wolf Standard microwave oven Model #MS24
- Refrigerator- 36" wide, Subzero Classic over and under Fridge/Freezer panel ready Model #CL3650UO- provide recessed plumbing for ice maker
- Shower- provide:
  - 24" wide minimum (outswing) tempered glass door, door optional
  - shampoo recess, soap shelf & seat per owner's specifications
  - impervious surface to 2" minimum above drain tile
  - 2"x8" wall for thermostatic valve
  - Control valves and showerheads shall be located on the sidewall of shower compartments or otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower spray. (CRC (408.5)
- Toilet- 1.28 gallons per flush u.o.n. on water permit, provide 30" width clear in the toilet compartment and min. 24" clear from the front of bowl to the wall (cpc 2904)
- Provide sink(s), base cabinet, plumbing fixture, countertop, mirror and optional recessed vanity cabinet per owner's specifications
- Dry vanity- base cabinet, (with open area for stool and drawers), countertop, mirror per owner's specifications
- Washing machine- verify make and model with owner (provide plumbing connections recessed in wall
- Clothes dryer- vent to exterior with 4" pipe, 14'-0" maximum horizontal run with (2) 90° bends maximum. Vent discharge location shall be a minimum 3' away from any opening into the building per CMC 024.3.1.
- Fireplace- 40" Isokern Magnum gas fireplace
- Provide a shelf and closet pole system at all wardrobe closets, owner to specify locations for double pole and/or additional shelving/drawer systems
- Electrical meter & gas meter

ALL LEGEND

- EXTERIOR [ ] ALLS- 2" STUDS @ 16" OC U.O.N. BOARD & BATT ON EXTERIOR FACE [ ] 1/2" 5/8" TYPE [ ] B ON THE INTERIOR.
- INTERIOR [ ] ALL- 2" STUDS @ 16" OC [ ] 1/2" 5/8" TYPE [ ] B ON BOTH SIDES.
- SHOWER AND TUB [ ] ALLS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM [ ] ALLBOARD [ ] (2) 5/8" [ ] B ON BOTH SIDES, UNLESS OTHER USE NOTED.
- CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL INSULATION, SHEAR, SOUND, ETC.
- SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE
- PROVIDE BLOC'ING AND/OR BAC'ING AT ALL TOU' EL BAR LOCATIONS.



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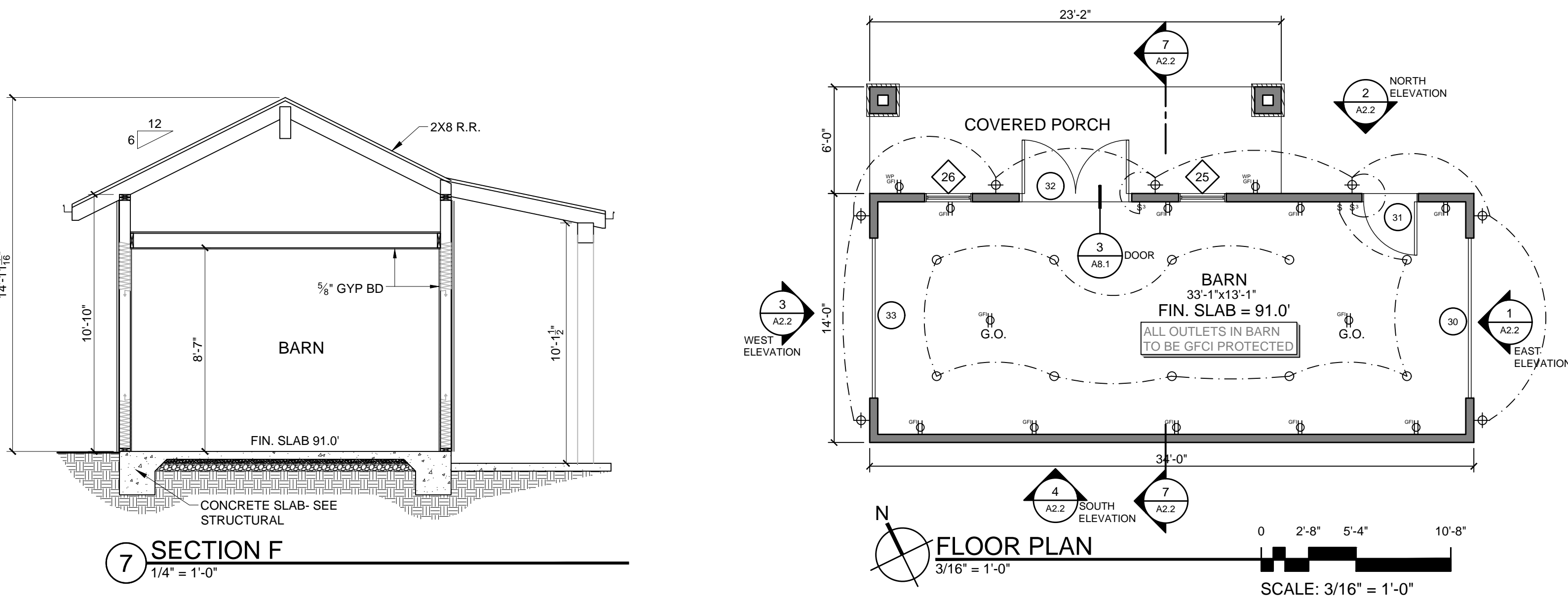
SHEET TITLE:

FLOOR PLAN

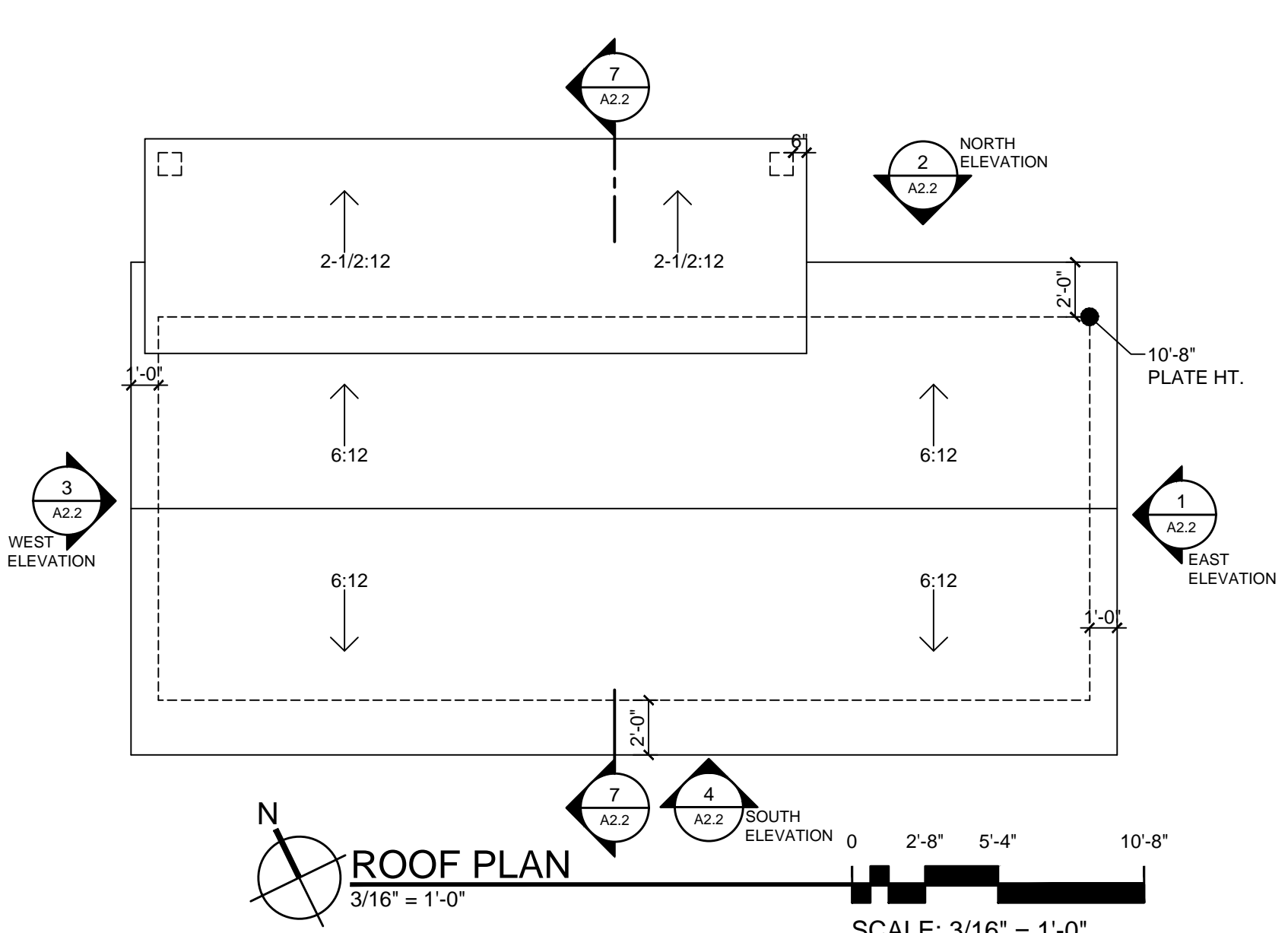
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A2.1

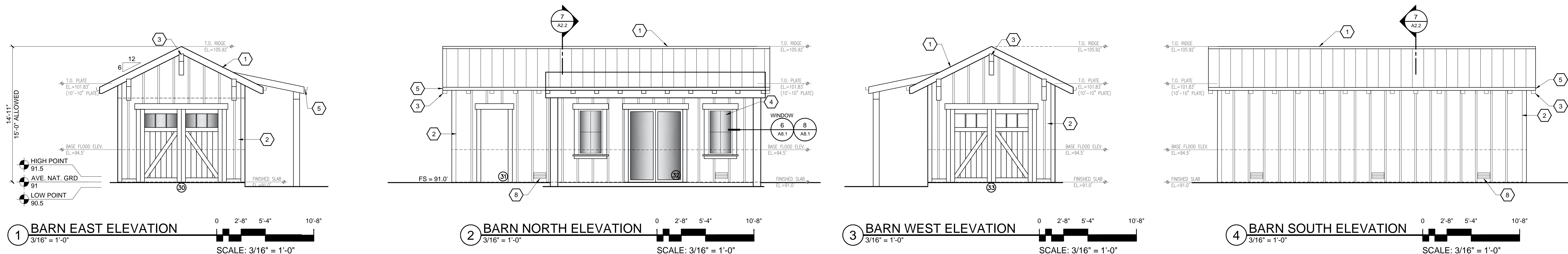
- Floor Plan Notes:
- Refer to general building notes on A0.2 for additional notes.
  - SEE DOOR & WINDOW SCHEDULE ON SHEET A3.1



- ALL LEGEND**
- NE 2 1/2" ALLS
- EXTERIOR ALLS- 2x8 STUDS @ 16" OC U.O.N. BOARD & BATT ON EXTERIOR FACE WITH 5/8" TYPE XPS B ON THE INTERIOR.
  - INTERIOR ALLS- 2x8 STUDS @ 16" OC WITH 5/8" TYPE XPS B ON BOTH SIDES.
  - SHOULDER AND TUB ALLS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM BOARD (MRC 2512).
  - ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHER USE NOTED.
  - CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL ALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
  - SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
  - PROVIDE BLOCING AND/OR BACING AT ALL TOOL EL BAR LOCATIONS.



- GENERAL ROOF & CHIMNEY NOTES**
- Roofing shall be installed on a minimum of 1/2" thick sheathing.
  - Field joints shall be staggered and shall be staggered on both sides.
  - Roofing shall be installed on a minimum of 1/2" thick sheathing.
  - Overlapped joints shall be staggered and shall be staggered on both sides.
  - Minimum slope shall be 2:12 for 24 gage steel and 3:12 for 18 gage steel.
  - Shingles shall be installed on a minimum of 1/2" thick sheathing.
  - Chimney shall be installed on a minimum of 1/2" thick sheathing.
  - Minimum slope shall be 2:12 for 24 gage steel and 3:12 for 18 gage steel.



**ELECTRICAL LEGEND**

⊕	SINGLE POLE SWITCH
⊕	THREE POLE SWITCH
⊕	FOUR POLE SWITCH
⊕	TIMER SWITCH
⊕	DIMMER SWITCH - VERIFY TYPE WITH OWNER
⊕	VACANCY SENSOR SWITCH - MOTION SENSOR ON SWITCH AUTOMATIC SHUT-OFF
○	RECESSED FIXTURE - SEE PLAN FOR LIGHT SOURCE TYPE, VERIFY SIZE, DESIGN AND TRIM WITH OWNER. ON SLOPED CEILINGS PROVIDE SLOPED CANS OR TRIM WITH GIMBALED HOUSING.
⊕	ALL ASHER
⊕	SURFACE MOUNTED FIXTURE
⊕	PENDANT FIXTURE
⊕	ALL MOUNTED FIXTURE
⊕	CEILING MOUNTED FAN
⊕	LED OR FLUORESCENT FIXTURE WITH RAP AROUND LENS
⊕	UNDERCABINET MOUNTED LED OR FLUORESCENT FIXTURE, MIN. 40 LUM PER FOOT
⊕	SMOKE DETECTOR - SEE GENERAL ELECTRICAL NOTES
⊕	COMBINATION SMOKE DETECTOR / CARBON MONOXIDE - SEE GENERAL ELECTRICAL NOTES
⊕	DUPLEX OUTLET
⊕	DEDICATED CIRCUIT 20 AMP
⊕	220 VOLT OUTLET
⊕	4 PLEX OUTLET
⊕	FLOOR OUTLET
⊕	GROUND FAULT INTERRUPT
⊕	WATERPROOF OUTLET EXTERIOR
⊕	TELEPHONE JACK
⊕	TEL DATA LINE
⊕	TELEVISION CABLE
⊕	GAS OUTLET
⊕	KEY VALVE
⊕	HOSE BIB VALVE
⊕	NON-REMOVABLE BACI FLOOR DEVICE
⊕	FLOOR MOUNTED SUPPLY AIR REGISTER
⊕	ELECTRICAL MAIN PANEL - SEE PLAN FOR SIZE
⊕	ELECTRICAL SUB-PANEL - SEE PLAN FOR SIZE

**ELECTRICAL / LIGHTING NOTES:**

- Electrician to conduct an on-site walk through with the owners and designer to determine final locations for receptacles, switches, fixture, cable, phone, audio/visual, security, data lines, etc. prior to installation.
- ELECTRICAL PANELS & SUBPANELS**
- Supply ufer grounding, (concrete-encased-electrode) for the main electrical service per NEC 250.52(c).
  - Working space at the front of electrical equipment shall have a minimum depth of 36 inches, width of 30 inches, height of 6 feet 6 inches. (NEC article 110-26 items 1, 2, and 3) working space shall not be used for storage. (NEC article 110-26 (b))
- CARBON MONOXIDE DETECTORS:**
- Carbon monoxide detector shall be installed per (cnc r315).
  - A carbon monoxide detector shall be installed at area near bedrooms and at least one on each story of the dwelling including the basement. (cnc r315.2)
  - Single and multiple station carbon monoxide alarms shall be listed to comply with ul 2075. Installation shall be in accordance with nra 720 and manufacturer's installation instructions (cnc r315.3)
  - Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. wiring shall be permanent and without a disconnecting switch other than as required for overheat protection (cnc r315.1.1)
  - Where more than one carbon monoxide alarm is required, that alarm shall be interconnected so that activation of one alarm activates all the alarms in the individual units (cnc r315.1.2)
  - Where alterations, repairs, or additions to existing dwellings occur that require a permit and exceed \$1000, the individual dwelling unit shall be equipped with carbon monoxide alarms as required for new dwellings (cnc r315.2)
- SMOKE DETECTORS:**
- Smoke detectors shall be installed per (cnc r314)
  - A smoke detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area and each floor including the basement. Smoke detectors shall be located on ceiling at least 4" from wall or on wall within 4" to 12" of the highest point of the ceiling (cnc r314.3)
  - In new construction each smoke detector shall be installed per manufacturer's instructions with house wiring as the primary power source with battery back-up. In remodels each smoke detector may be powered by battery only. smoke detectors shall sound an audible alarm in all sleeping areas of the dwelling unit in which they are located. The detectors shall emit a signal warning that the batteries are low. (cnc r314.4)
  - Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
- LIGHTING:**
- All lighting to be installed shall be high efficacy per TABLE 150.0-A and comply with the notes below.
    - In **bathrooms, garages, laundry rooms and utility rooms**, at least one luminaire shall be controlled by an occupancy sensor(s) that does not turn on automatically or have an always on option. (150(k)(2)). Preset scene controllers and EMCS can take the place of sensors and dimmers as long as the functionality meets the Energy Code requirements.
    - Permanently installed luminaires located in **living rooms, bedrooms, dining rooms, halls and closets** greater than 70 sf shall be high efficacy luminaires; and are controlled by a dimmer switch or are controlled by an occupancy sensor that complies with section (150(k)(2)) that does not turn on automatically or have an always on option. (150(k)(4)). Preset scene controllers and EMCS can take the place of sensors and dimmers as long as the functionality meets the Energy Code requirements.
    - Residential outdoor lighting** permanently mounted to the dwelling or to other buildings on the same lot shall be controlled by a manual ON and OFF switch and controlled one of the following:
      - photocell and motion sensor; or
      - photocontrol and automatic time switch control; or
      - astronomical time clock control that automatically turns the outdoor lighting off during daylight hours or by energy management control system; or
      - EMCS that provides the functionality of an astronomical time clock, does not have an override or bypass switch that allows the luminaire to be always ON, and is programmed to automatically turn the outdoor light OFF during daylight hours.
  - Light fixtures installed in wet or damp locations; (bathub, shower, exterior, etc.), shall be labeled such conditions.
  - Luminaires recessed into insulated ceilings must meet all requirements listed in (150(k)(1)(C) labeled and sealed with a gasket)
  - Lights in clothes closets to comply with (CEC 410-8) for clearances.
  - Provide a permanent high efficacy fixture at or near furnace and water heater locations controlled by a switch at passageway opening or access door.
- RECEPTACLES:**
- All 125-volt, single phase, 15- and 20-ampere receptacle outlets shall be listed tamper-resistant receptacles per (CEC 406.11).
  - All 125-volt, single phase, 15- and 20-ampere receptacle outlets installed in bathrooms, garages, crawls spaces, outdoors, unfinished basements, kitchens, and within 6' of wet bars shall have ground-fault circuit-interrupter protection per (CEC 210-8).
  - All 125-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets installed in the entire dwelling unit shall be protected by a listed arc-fault circuit interrupter, combination-type installed to provide protection of the branch circuit (CEC art. 210-12 (b)). (Except those located outside, in bathrooms, garages and attics).
  - Two 20 amp small appliance branch circuits for the kitchen, limited to supplying wall and counter space outlets only. (CEC Article 210-52(b)). Countertops 12" or wider require an outlet. CEC 210.52(c)(1). Outlets are required within 24" of any location along the countertop. CEC 210.52(c)(1). Kitchen outlets positioned a maximum 20" above counter top. 210.52 (c)(5). Appliance garage outlets are not counted as required countertop outlets. 210.52(c)(5). Appliances and sinks break up the countertop run, requiring each side to comply individually. CEC 210.52(c).
  - Individual dedicated circuits are required for all major appliances: 210.11(c)(1) & 422.10(a).
  - Bathroom receptacle outlets shall be supplied by at least one 20-amp circuit (GFCI) per CEC 210-11(c)(3). Such circuits shall have no other outlets per (CEC 210-52).
  - All exterior 125 or 250 volt receptacles installed in wet locations shall have an enclosure that is weatherproof whether or not the attachment plug cap is inserted. (CEC article 406.8)(1).
  - Clothes dryer and electric ranges shall have 4-wire grounded electrical outlets per (CEC 250-59).
- HVAC EQUIPMENT**
- Shall be served by a dedicated and individual branch circuit. provide a means of disconnect (ie. toggle switch) adjacent to and in sight from the equipment served (cnc 309) and a 120-v service receptacle located within 25 feet of the equipment for maintenance. This receptacle is not to connect to the means of disconnect (cnc 309).
- EXHAUST FANS**
- Fans shall be energy star compliant and be ducted to terminate to the outside of the building through proper roof jack terminations.
  - Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. humidity controls shall be capable of adjustments between a relative humidity range of <50 percent to maximum of 80 percent. a humidity control may utilize manual or automatic means of adjustment.
  - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).
  - All lighting shall be switched separately from exhaust fans.

**SHEET NOTES**

- ROOF - CUSTOM BILT METALS EATHERED COPPER STANDING SEAM METAL ROOF.
- BOARD & BATT SIDING 1/2" LAYERS GRADE GYPSUM BOARD. EXTERIOR PAINT COLOR: SHERWIN WILLIAMS NAVAJO WHITE 6126
- WOOD DECK - STAINED SHAPED WOOD RAFTER TAILS.
- INDOOR - SIERRA PACIFIC BLACK ALUMINUM CLAD DOUBLE PANE WINDOW S.
- GUINERS - ALUMINUM BOX GUTTERS.
- ROOFING - SEE ROOF PLAN FOR SIZE & LOCATION
- DOOR - MODEL CSB816 OR EQUAL. SEE CALCS ON A.31
- WINDOW - MODEL VFS814FF ASTM 2886. SEE CALCS ON A.31

PROJECT NAME:  
**PAQUIN RESIDENCE**  
27592 SCHULTE ROAD  
CARMEL VALLEY, CA.  
93923  
APN: 169-191-009  
JOB NUMBER: 2213

**MOORE DESIGN Inc.**  
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION  
550 FIGUEROA STREET, SUITE B  
MONTEREY CA. 93940  
831.642.9732 FAX 831.401.3292  
john@mooredesign.org

**DRAWING RECORD**

DESCRIPTION	ISSUED
PLAN SUBMITTAL	5/24/2023
PLAN RE-SUBMITTAL	3/27/2024

PRINT DATE: 3/27/2024

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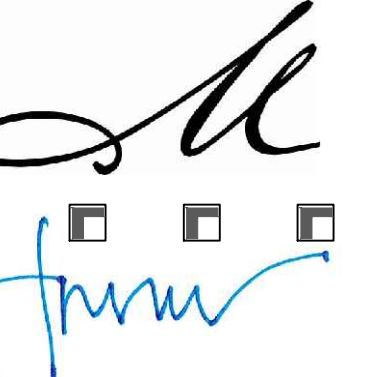
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**A2.2**

PROJECT NAME:

PAQUIN  
RESIDENCE

27592 SCHULTE ROAD  
CARMELVALLEY, CA.  
93923

APN: 169-191-009  
JOB NUMBER: 2213



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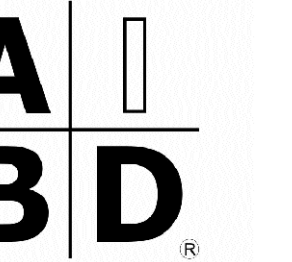
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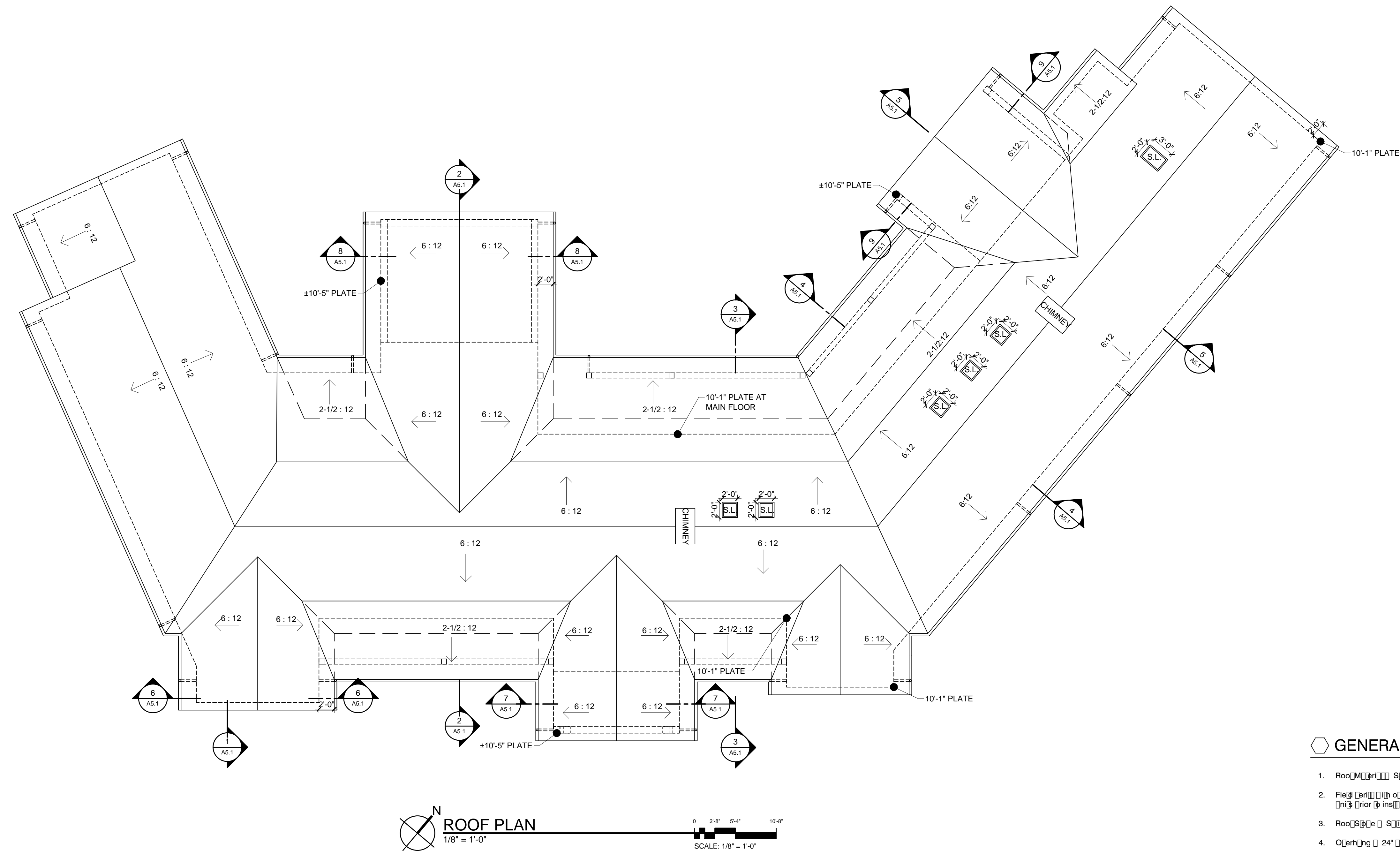
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GENERAL ROOF & CHIMNEY NOTES

1. Roof pitches shall be indicated on all roof elevations.
2. Field drains shall be installed in all roof areas unless otherwise noted.
3. Roof slopes shall be as indicated on the drawings.
4. Chimneys shall be 24\"/>

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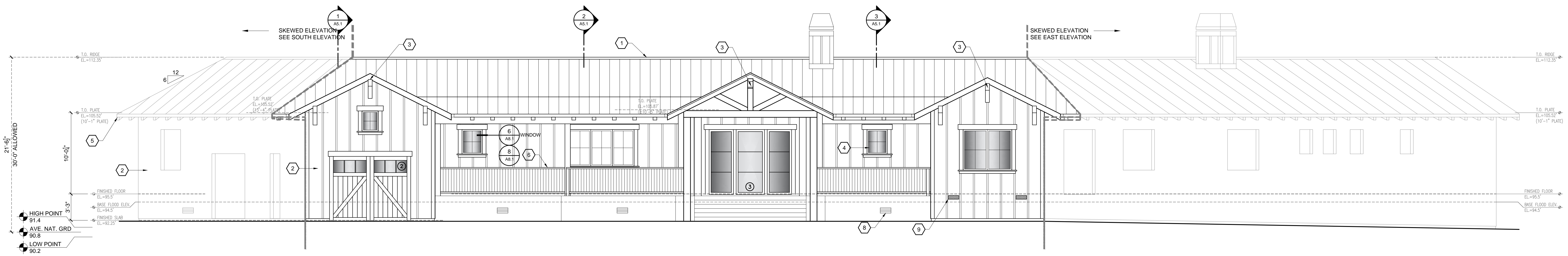
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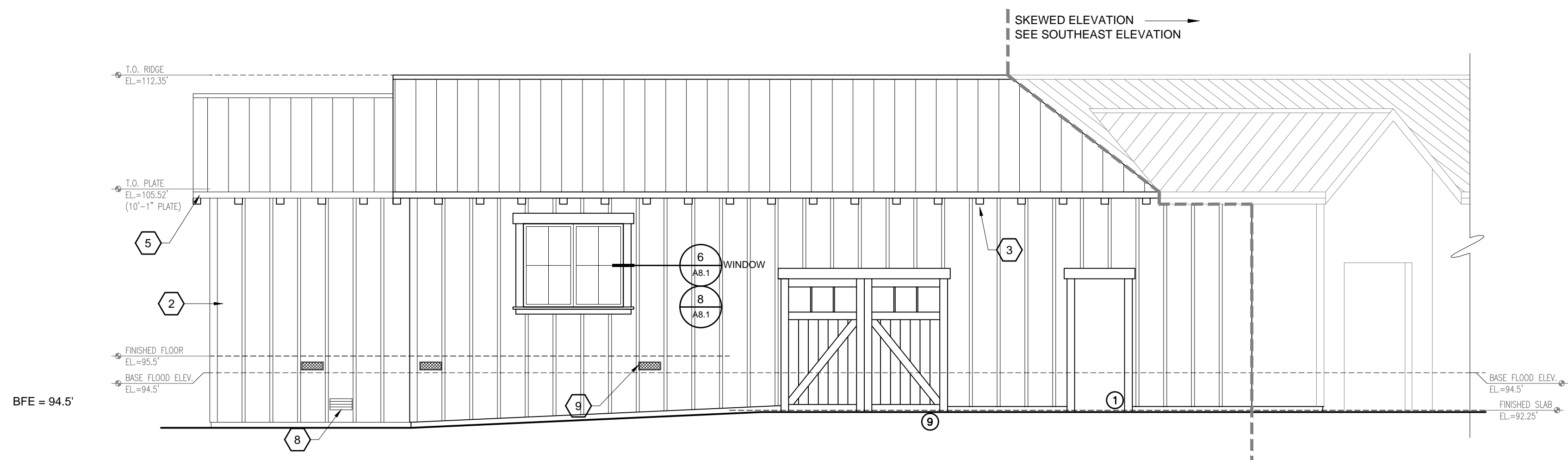
ROOF PLAN

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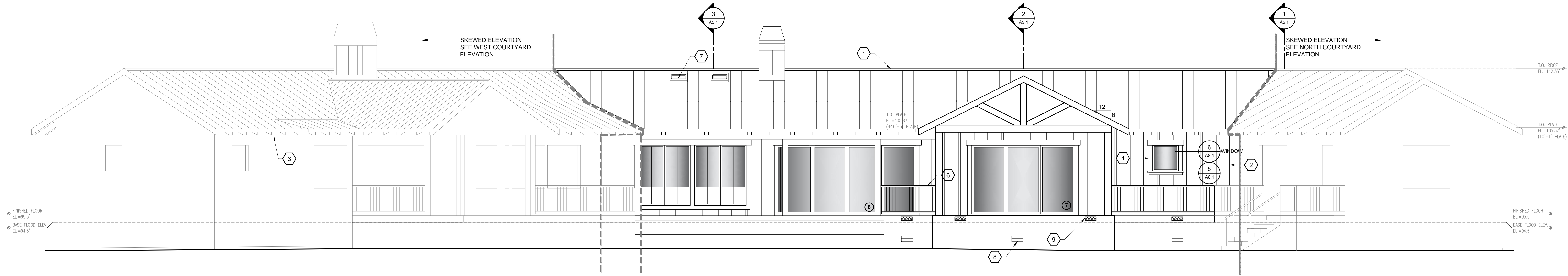
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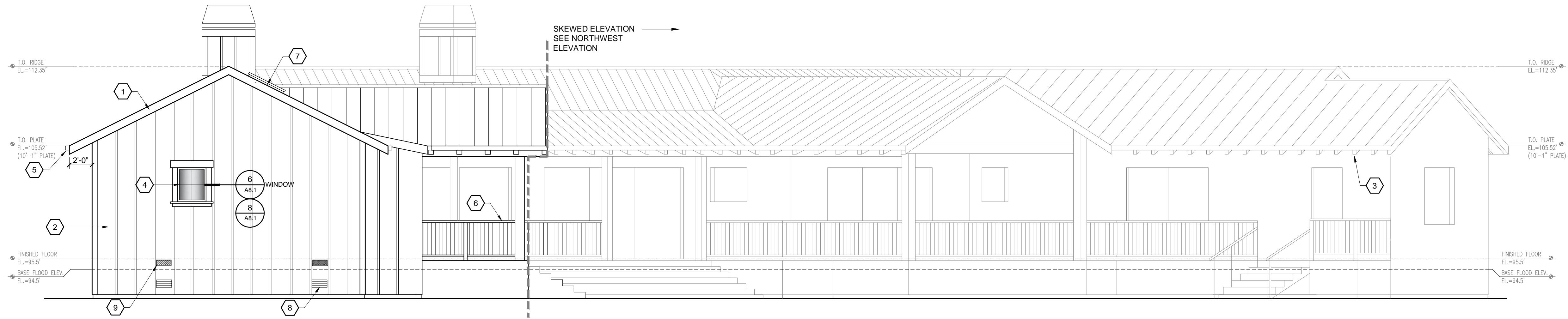
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SCALE: 3/16" = 1'-0"



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



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



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

- SHEET NOTES**
- 1. ROOF - CUSTOM BILT METALS EATHERED COPPER STANDING SEAM METAL ROOF.
  - 2. SIDING - BOARD & BATT SIDING 0.2 LAYERS GRADE 0.2 BLDG. PAPER EXTERIOR PAINT COLOR-SHERIDAN ILLIUMS NAVAJO HITE S 6126
  - 3. RAFTERS - STANED SHAPED 2x4 OOD RAFTER TAILS.
  - 4. WINDOWS - SIERRA PACIFIC BLAC ALUMINUM CLAD DOUBLE PANE INDO S.
  - 5. GUTTERS - ALUMINUM BOX GUTTERS.
  - 6. ROOFING - DER COATED ROUGHT IRON BALUSTRADES & HANDRAIL.
  - 7. SEE ROOF PLAN FOR SIZE & LOCATION
  - 8. DOOR - MODEL CSB816 OR EQUAL. SEE CALCS ON A3.1
  - 9. WINDOW - MODEL VFS814FF ASTM 2886. SEE CALCS ON A3.1

PROJECT NAME:  
**PAQUIN RESIDENCE**

27592 SCHULTE ROAD  
CARMEL VALLEY, CA  
93923

APN: 169-191-009  
JOB NUMBER: 2213

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CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B  
MONTEREY CA. 93940  
831.642.9732 FAX 831.401.3292  
john@mooredesign.org

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SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A4.1**

PROJECT NAME:  
**PAQUIN RESIDENCE**  
 27592 SCHULTE ROAD  
 CARMEL VALLEY, CA.  
 93923  
 APN: 169-191-009  
 JOB NUMBER: 2213

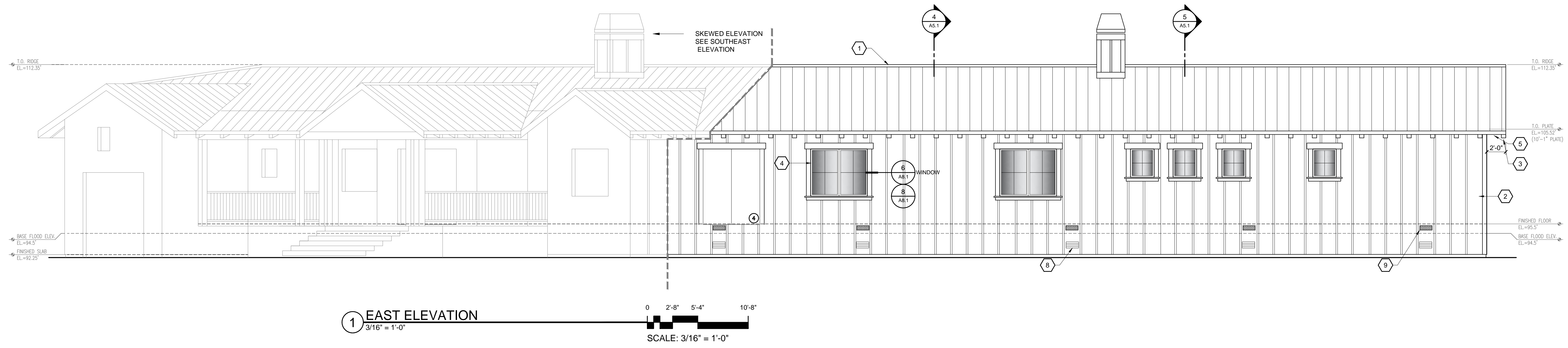
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 831.642.9732 FAX 831.401.3292  
 john@mooredesign.org

DRAWING RECORD

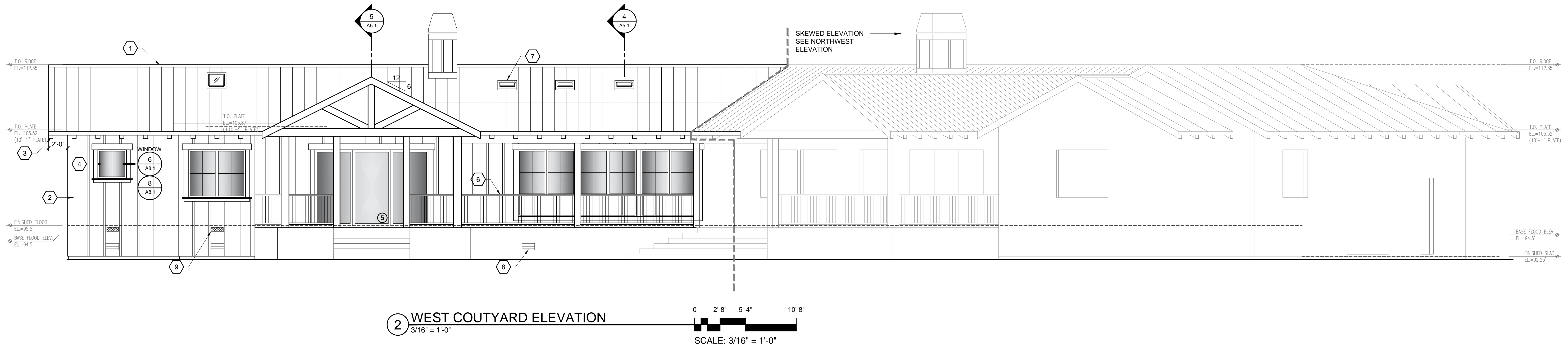
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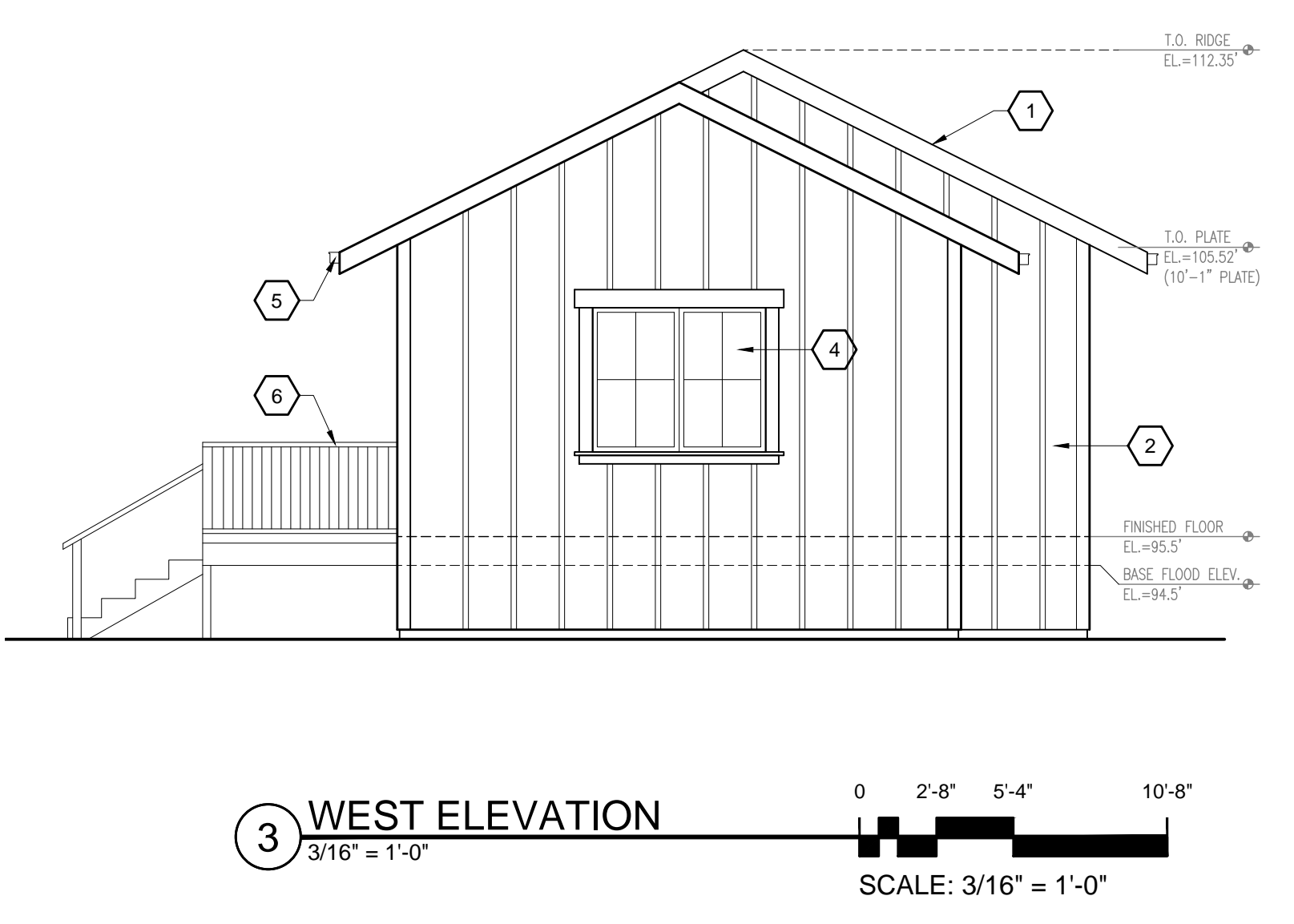
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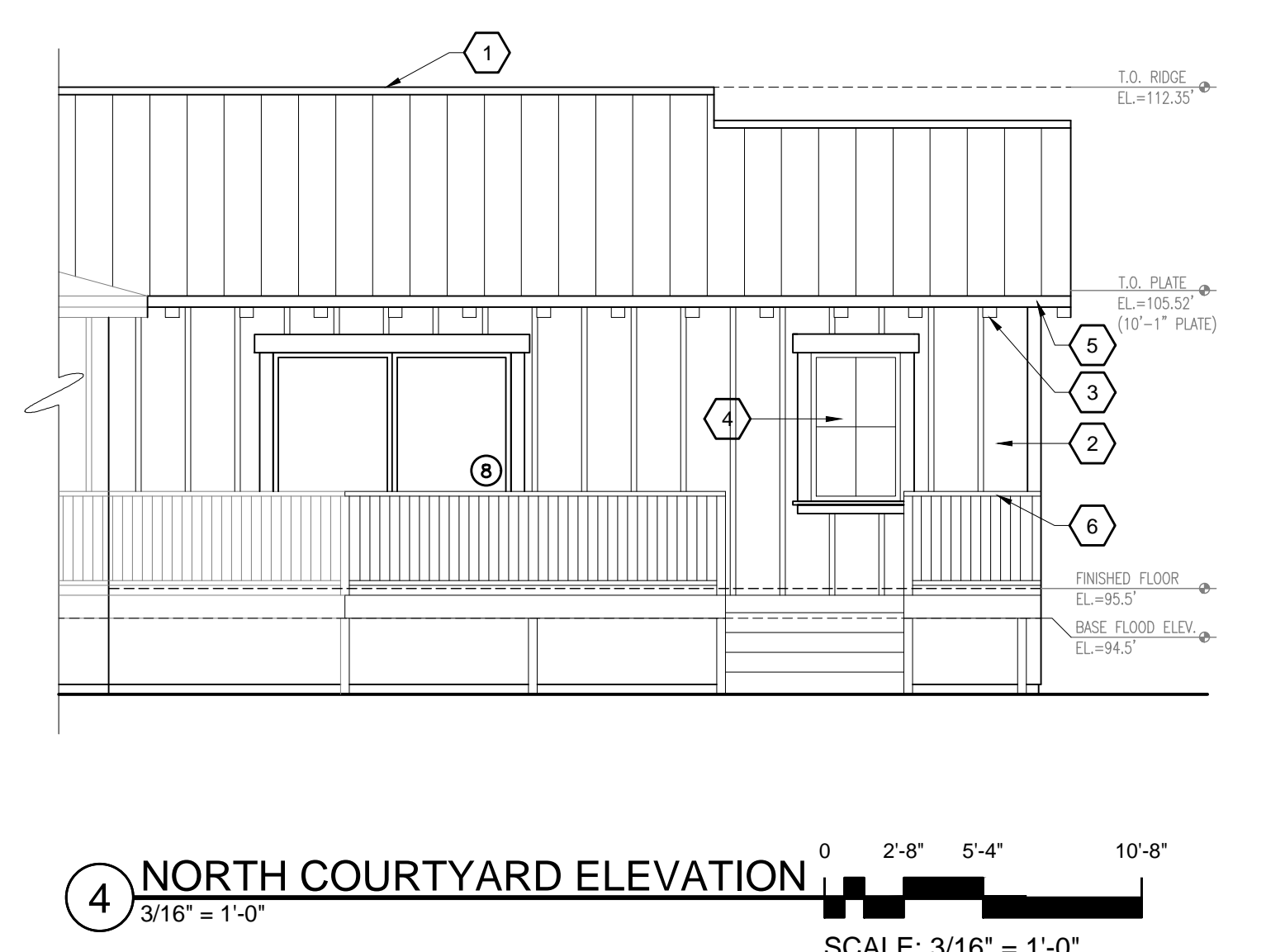
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 SCALE: 3/16" = 1'-0"



**2 WEST COURTYARD ELEVATION**  
 3/16" = 1'-0"  
 SCALE: 3/16" = 1'-0"



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



**4 NORTH COURTYARD ELEVATION**  
 3/16" = 1'-0"  
 SCALE: 3/16" = 1'-0"

- SHEET NOTES**
- 1. **ROOF** - CUSTOM BILT METALS ( ) EATHERED COPPER STANDING SEAM METAL ROOF.
  - 2. **BOARD & BATT SIDING** 1/2" LAYERS GRADE ( ) BLDG. PAPER EXTERIOR PAINT COLOR- SHERI IN ( ) ILLIAMS NAVAJO ( ) HITE S ( ) 6126
  - 3. **STAINED SHAPED** ( ) OOD RAFTER TAILS.
  - 4. **SIERRA PACIFIC BLAC** ( ) ALUMINUM CLAD DOUBLE PANE ( ) INDO ( ) S.
  - 5. **ALUMINUM BOX GUTTERS.**
  - 6. **DER COATED** ( ) ROUGHT IRON BALUSTRADES & HANDRAIL.
  - 7. **SEE ROOF PLAN FOR SIZE & LOCATION**
  - 8. **MODEL CSB816 OR EQUAL. SEE CALCS ON A3.1**
  - 9. **MODEL VFS814FF ASTM E 2886. SEE CALCS ON A3.1**

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SHEET TITLE:  
**ELEVATIONS**  
 SHEET NUMBER:  
**A4.2**

**Paquin Residence**  
**27592 Schulte Rd., Carmel Valley**  
**Exterior Materials**

**Paint Body Color**

Sherwin Williams Navajo White  
SW 6126



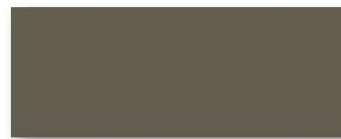
**Windows/Doors**

Sierra Pacific  
Aluminum Clad Double  
Pane Wood Windows



**Roof**

Custom Bilt Metals  
Weathered Copper  
Standing Seam Metal Roof



**Weathered Copper**  
SR-33.50 E-.85 SRI-34

**Garage Doors**

Clopay Coachman  
Carriage House Door



**Exterior Lighting**

Georgian Wall Light



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