

## 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 Categorically 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.

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

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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.

# THE PAQUIN RESIDENCE

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# 27592 SCHULTE ROAD

# CARMELVALLEY, CA

PROJECT NAME:

# PAQUIN RESIDENCE

27592 SCHULTE ROAD  
CARMELVALLEY, CA.  
93923

APN: 169-191-009  
JOB NUMBER: 2213

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# MOORE DESIGN Inc

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RESIDENTIAL PLANNING &  
CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B  
MONTEREY CA. 93940  
831.642.9732 FAX 831.401.3292  
[john@mooredesign.org](mailto:john@mooredesign.org)

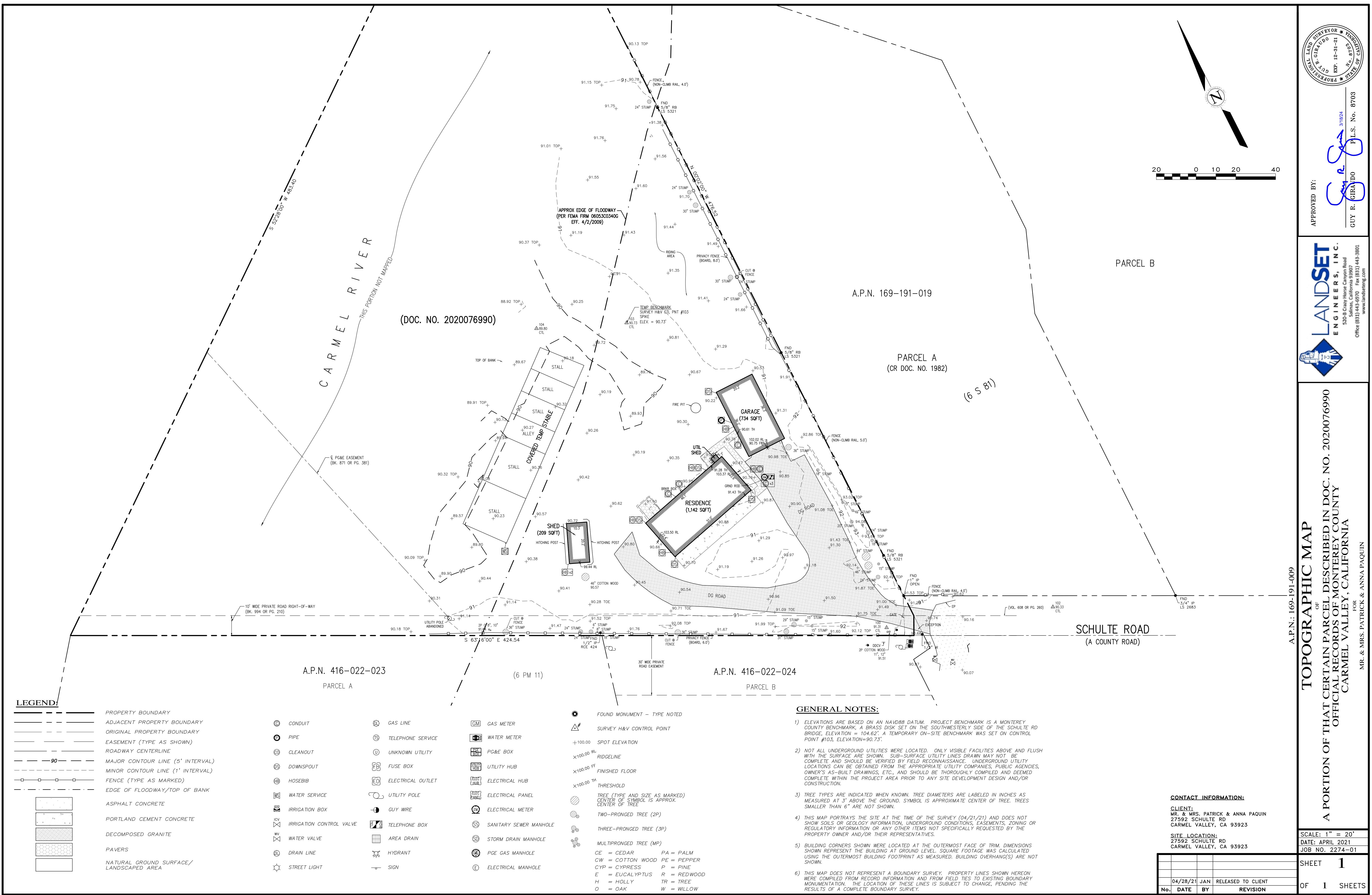
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Wings are not to be scaled. Written dimensions shall have precedence over scale dimensions.

HEET TITLE:

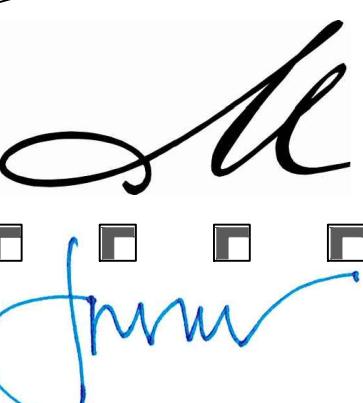
HEFT NUMBER:

A0.1



## SITE NOTES

- 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.
- 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.
- 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.
- 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).
- Provide non-removable backflow devices at all hosebibs.
- Slope all grades away from the structure for a min 5% for 10'-0".
- Contractor to verify the location and height of the nearest upstream manhole cover. If the flood level rims are less than 2' above this elevation, the sewer system shall be protected with an approved sewer relief valve.

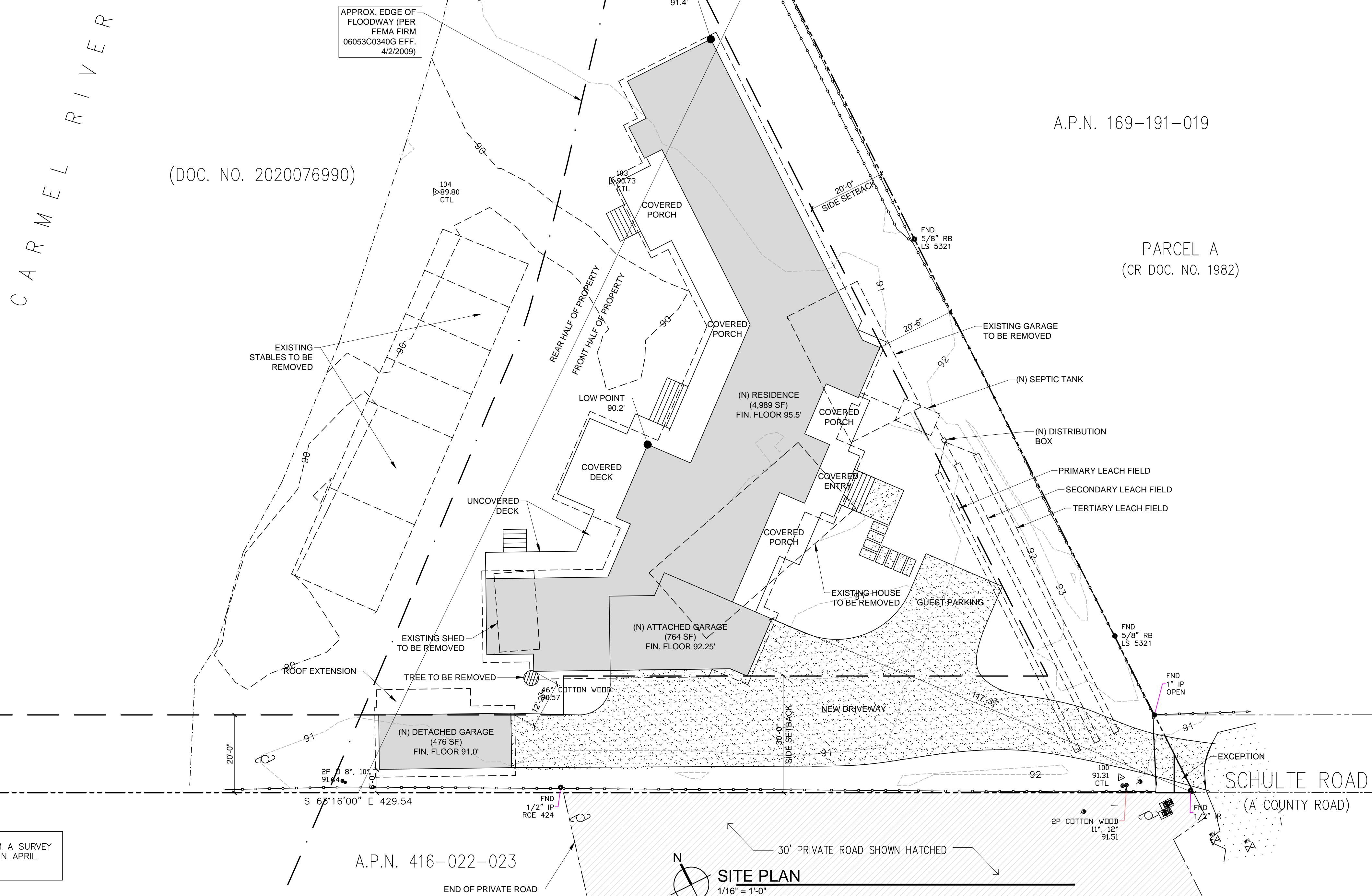

**MOORE DESIGN Inc.**  
RESIDENTIAL PLANNING &  
CONSTRUCTION ADMINISTRATION

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

DRAWING RECORD	
DESCRIPTION	ISSUED
PLN SUBMITTAL	5/24/2023
PLN RE-SUBMITTAL	3/27/2024
BLDG SUBMITTAL	4/24/2024
PC#1 △	7/23/2024
PRINT DATE:	7/22/2024



A.P.N. 169-191-019

PARCEL A  
(CR DOC. NO. 1982)

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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

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).

- Provide non-removable backflow devices at all hosebibs.
- Slope all grades away from the structure for a min 5% for 10'-0".
- Contractor to verify the location and height of the nearest upstream manhole cover. If the flood level rims are less than 2' above this elevation, the sewer system shall be protected with an approved sewer relief valve.

FIRE DEPARTMENT NOTES	
<p><b>FIRE007 - DRIVEWAYS</b> - 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 inside radius curvature shall be 20 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 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</p>	
<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b> - 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.</p>	
<p><b>FIRE017 - DISPOSAL OF VEGETATION AND FUELS</b> - 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.</p>	
<p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS (STANDARD)</b> - 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 trim 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.</p>	
<p><b>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)</b> - Remove combustible vegetation from within a minimum of 100 feet of structures. Limb 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.</p>	
<p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> - The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler systems. 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.</p>	
<p><b>FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING)</b> - 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.</p>	
<p><b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b> - 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.</p>	
<p><b>Basic Defensible Space &amp; Vegetation Management Guidelines For Property Owners</b></p> <p><b>Scope:</b> These guidelines provide property owners with information regarding basic vegetation management practices to create defensible space around structures in unincorporated areas of Monterey County. Use of these practices will help property owners bring the property into a basic level of compliance with:</p> <ul style="list-style-type: none"> <li>o LE-100 Defensible Space Inspection Program</li> <li>o California Public Resources Code Section 4291</li> <li>o Local fire dept. wildland fire safety requirements</li> <li>o Planning Services Dept. zoning, easement &amp; environmental requirements</li> </ul> <p><b>Within 30 feet immediately surrounding the building (or to property line, whichever is closer):</b></p> <p>Cut flammable vegetation around buildings a minimum 30 feet or to the property line, whichever is closer, except for landscaping, as follows:</p> <ul style="list-style-type: none"> <li>o Cut dry and dead grass to a maximum height of 4 inches.</li> <li>o Maintain the roof and gutters of the structure free of leaves, needles or other dead vegetative growth.</li> <li>o Maintain any tree adjacent to or over hanging a building free of dead wood.</li> <li>o Trim tree limbs that extend within 10 feet of the outlet of a chimney or stove pipe.</li> <li>o Trim dead portions of tree limbs within 10 feet from the ground.</li> <li>o Remove all limbs within 6 feet of the ground.</li> <li>o Remove all dead fallen material unless it is embedded in the soil.</li> <li>o Remove all cut material from the area or chip and spread on site.</li> </ul> <p>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.</p> <p>Post house numbers per Fire Department requirements.</p> <p><b>Between 30 and 100 feet around the building (or to the property line, whichever is closer)</b></p> <p>The fuel reduction zone in the remaining 70 feet (or to the property line) 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."</p> <p>Cut plants and grass beneath tree canopies to prevent fire from spreading to the trees. These plants should be "topped off" leaving the roof structure intact to minimize erosion.</p> <p>Do not use herbicide or other chemical methods to remove vegetation.</p> <p><b>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:</b></p> <ul style="list-style-type: none"> <li>o Exposing soil to erosion</li> <li>o Impact sensitive habitat</li> <li>o Accelerating sediment runoff into water courses</li> <li>o Tree removal</li> </ul> <p>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.</p>	

## GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
  - LATEST REVISION OF THE COUNTY OF MONTEREY/COUNTY OF DESIGN STANDARDS AND SPECIFICATIONS
  - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
  - THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC)
  - STATE GENERAL CONSTRUCTION PERMIT (ORDER NO. 2022-0057-DWQ, NPDES NO. CAS000002)
  - THE PROJECT GEOTECHNICAL INVESTIGATION (OCTOBER 2022 BY LANDSET (PROJ# 2274-02))
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.
- THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING ACTUAL SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT-BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
- IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT BEING EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. 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
  - 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.
- A COPY OF ALL FIELD REPORTS/COMPACITONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- CONTRACTOR SHALL POTHOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN CONFLICT.

## SANITARY SEWER

- SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPICOT JOINTS. ALL SOLID WALL PIPE, FITTINGS, AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM D3033 AND ASTM D3034, SDR 35 MINIMUM.
- PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI-RIGID PVC SEWER PIPE AND AS DIRECTED BY THE COUNTY.
- SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.
- SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

## BENCHMARK

ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM  
TEMP BENCHMARK  
SURVEY H&V CTL PNT #103  
SPIKE  
ELEV. = 90.73' (SEE SHEET C2)

## GRADING & DRAINAGE

- CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT-BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- EARTHWORK QUANTITIES:
 

CUT = 55 CY
FILL = 55 CY
NET = 0 CY FILL
- EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.
- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
- PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.
- BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.
- ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH) THE FOLLOWING MEASURES MUST BE TAKEN:
  - DISTURBED SURFACES NOT INVOLVED IN 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 ON DOWNSHILL PROPERTIES.
  - C. 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 SITE.
  - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)
- ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
- VEGETATION REMOVAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- PREPARED OF THE GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
- FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

## UNDERGROUND UTILITIES

- CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
- ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
- SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.
- ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPICOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.
- STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

## STORM DRAIN

- ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPICOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.
- STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

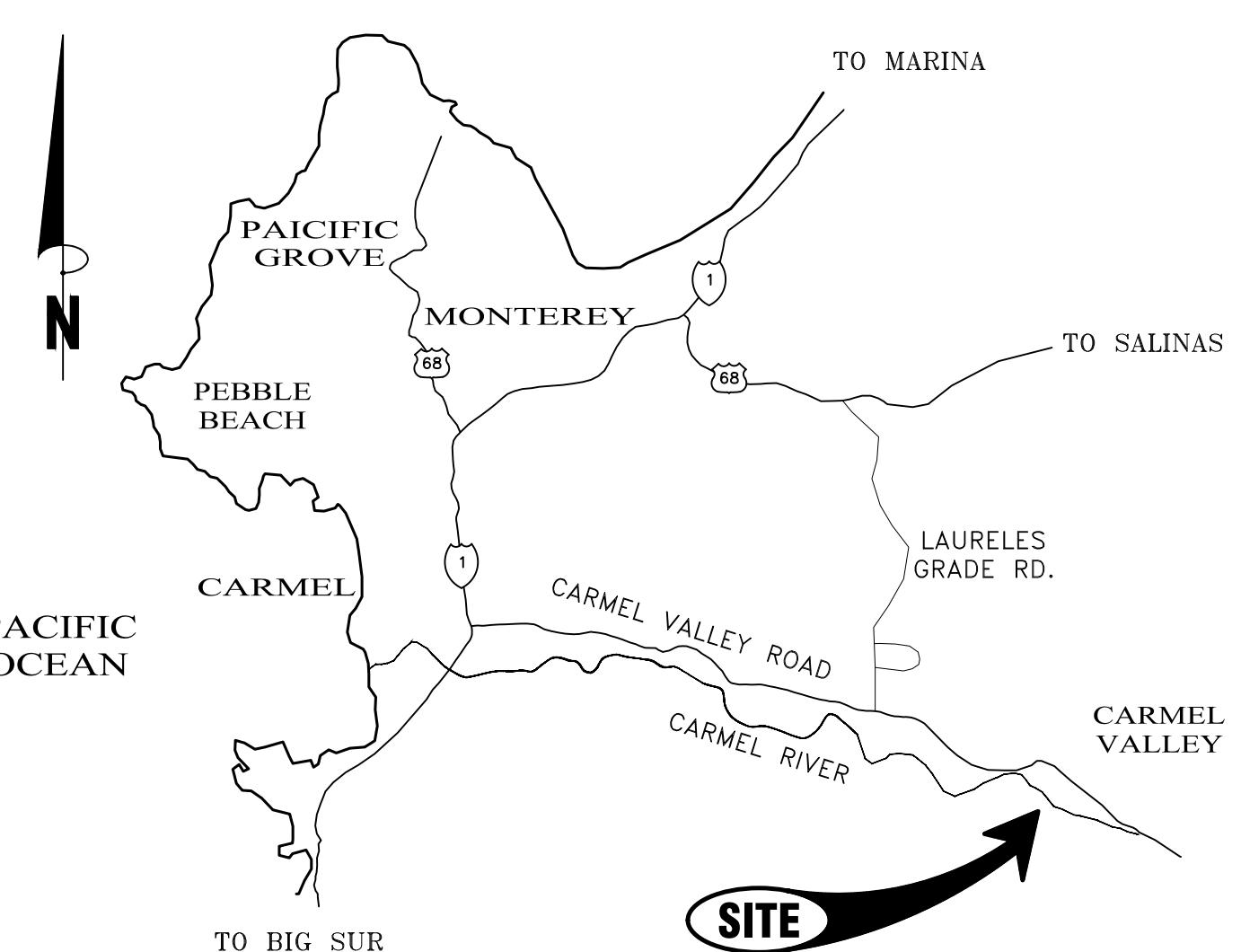
## TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

- MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C4.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
- NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER.
- ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

- PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE CITY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.
- ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
- PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
- THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE CITY FORESTER ON BARK PROTECTION REQUIREMENTS.



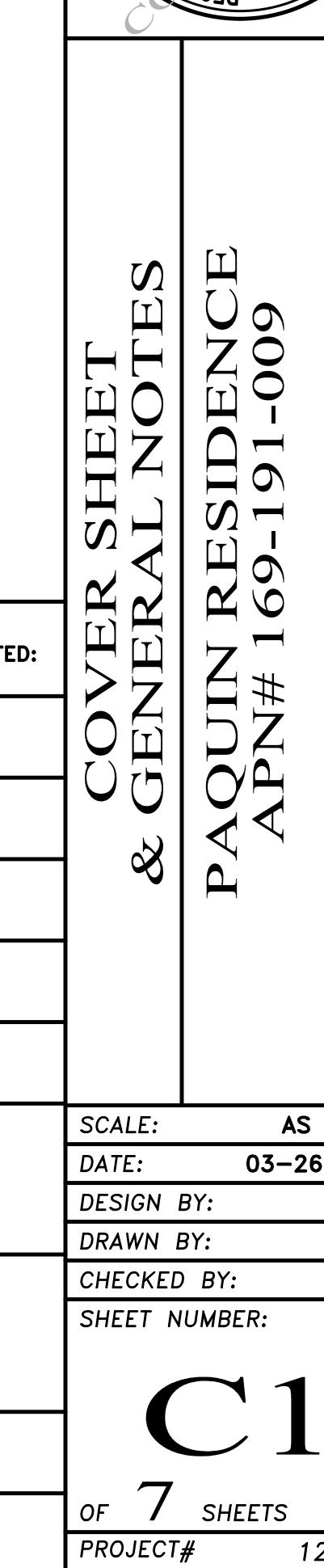
## VICINITY MAP

## LEGEND

EXISTING	PROPOSED
SD	SD
SS	SS
W	W
GB	GB
170	170
169	169
X	X
OH	OH
405.46	171.13
SSDMH	SSDMH
SSMH	SSMH
FDC	FDC
FH	FH
PIV	PIV
WM	WM
WV	WV
CV	CV
DCV	DCV
CO	CO
C1	COVER & GENERAL NOTES
C2	GRADING & DRAINAGE PLAN
C3	UTILITY PLAN
C4	SECTION & DETAILS
C5	INFILTRATION CHAMBER DETAILS
C6	EROSION CONTROL PLAN
C7	EROSION CONTROL DETAILS

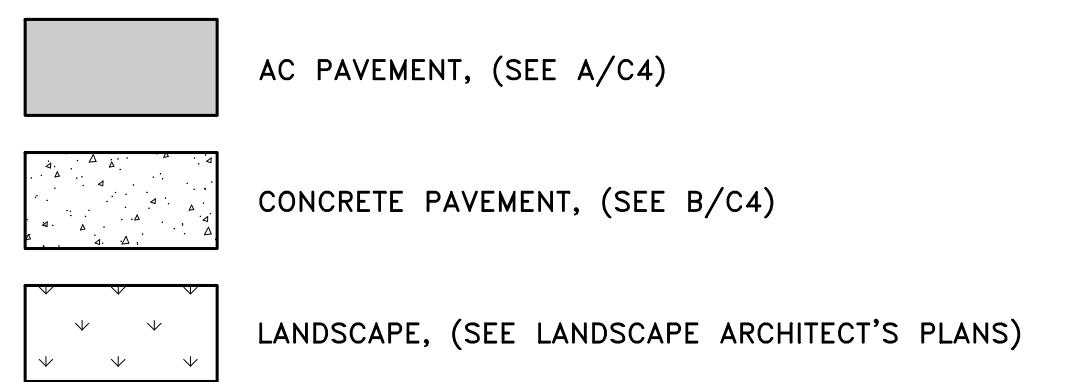
## SHEET INDEX

COVER SHEET & GENERAL NOTES	PAQUIN RESIDENCE APN# 169-191-009
Project Location: 27529 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: C1
OF 7 SHEETS PROJECT# 122173	



C3 ENGINEERING INCORPORATED  
Civil Engineering Land Development  
Stormwater Management  
126 Bonifacio Place, Suite C, Monterey, CA 93940  
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mailto:C3Engineering.net

## HATCH LEGEND



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Drawing file: Z:\Projects\1221173 Moore - 27592 Schulte\DWG\1221173 XBase.dwg  
Plotted: Mar 26, 2024 - 4:22pm

## **GRADING & DRAINAGE**

$$1'' = 1$$

Scale 1" = 10'

# GRADING & DRAINAGE

---

# ADING & DRAINAGE

---

## PAQUIN RESIDENCE

APN# 169-191-009

SCALE: AS NOT  
DATE: 03-26-20  
DESIGN BY: F  
DRAWN BY: E  
CHECKED BY: F  
SHEET NUMBER:  
  
**C2**  
OF 7 SHEETS  
PROJECT# 1221

Civil Engineering Land Development  
Stormwater Management

Engineering Land Development  
Stormwater Management

Civi  
126 Bo  
Phone

## 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 C

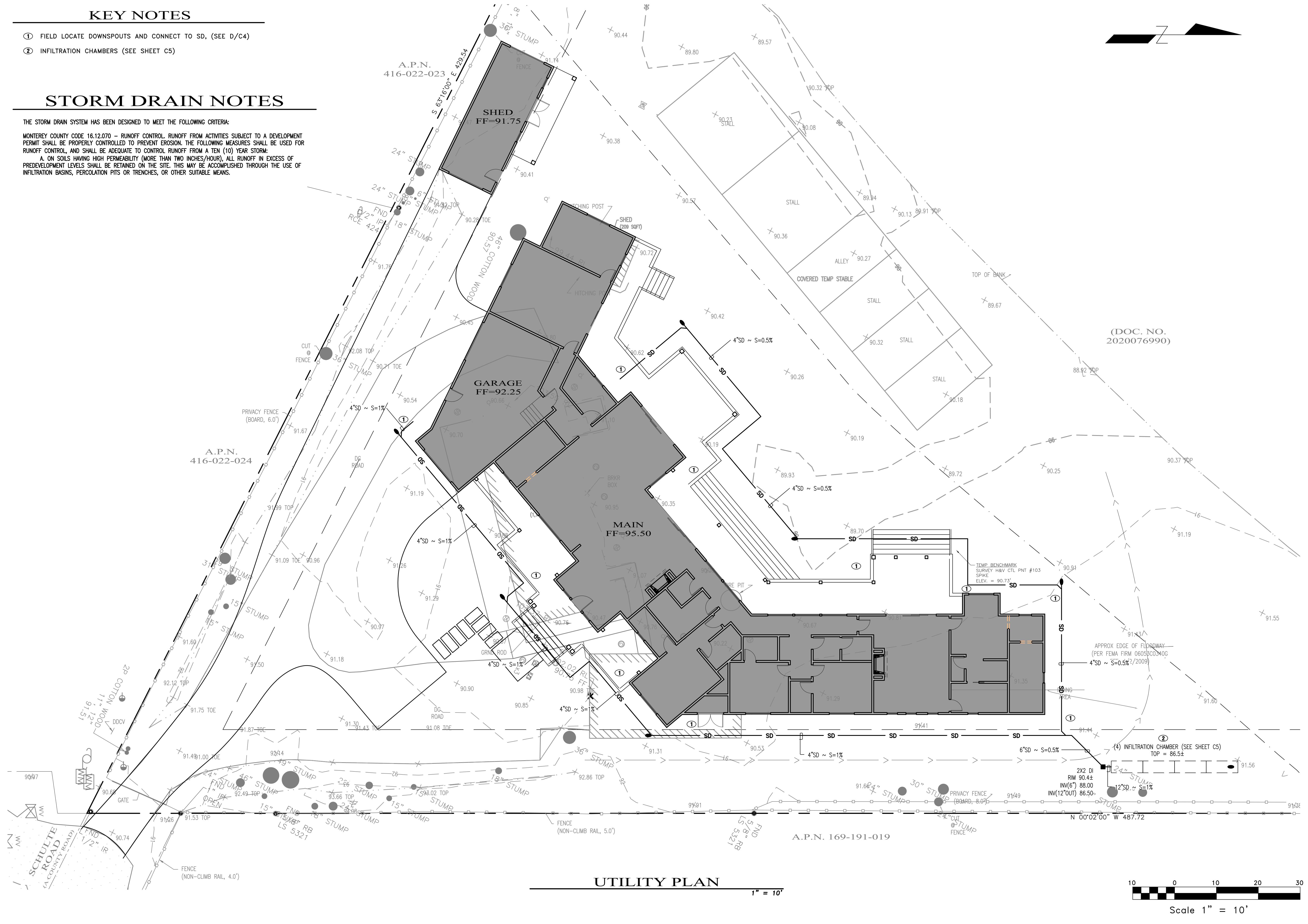
MONTEREY COUNTY CODE 16.12.070 – RUNOFF CONTROL. RUNOFF FROM ACTIVITIES SUBJECT TO A DEVELOPMENT PERMIT SHALL BE PROPERLY CONTROLLED TO PREVENT EROSION. THE FOLLOWING MEASURES SHALL BE USED FOR RUNOFF CONTROL AND SHALL BE ADEQUATE TO CONTROL RUNOFF FROM A TEN (10) YEAR STORM.

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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Drawing file: Z:\Projects\122173 Moore - 27592 Schulte\DWG\122173 XBase.dwg  
Plotted: Mar 26, 2024 - 4:22pm



# UTILITY PLAN PACQUIN RESIDENCE

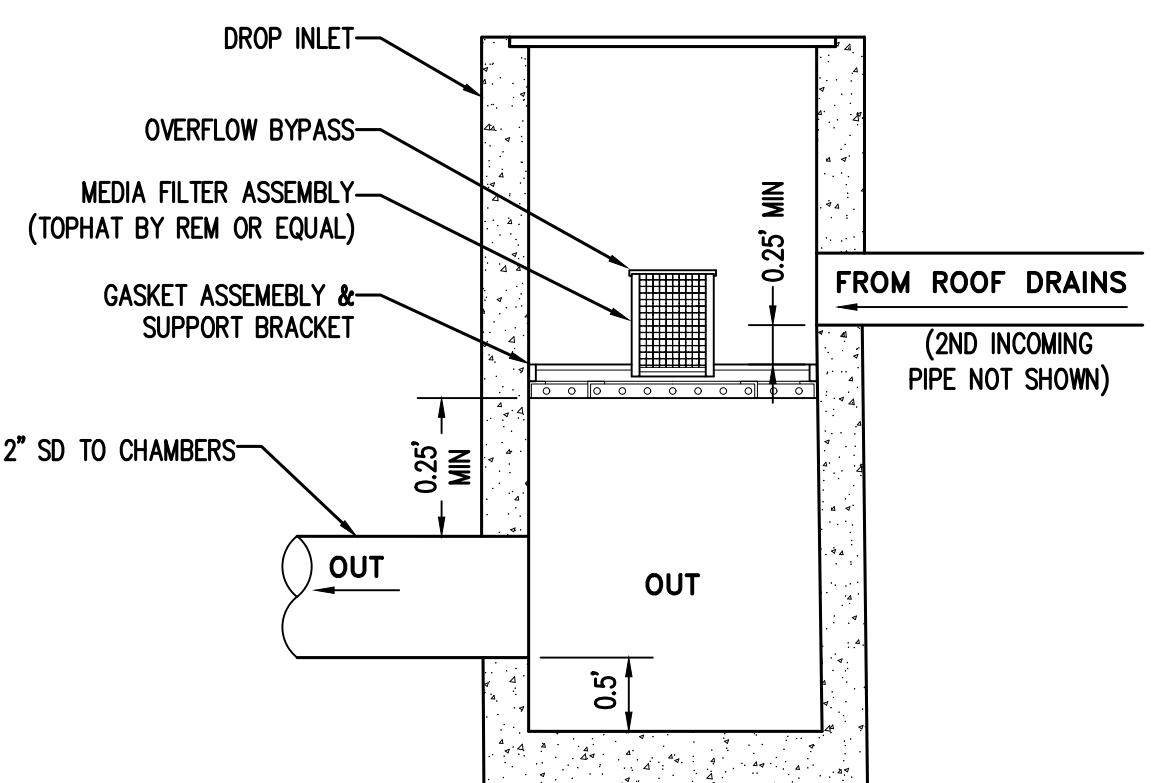
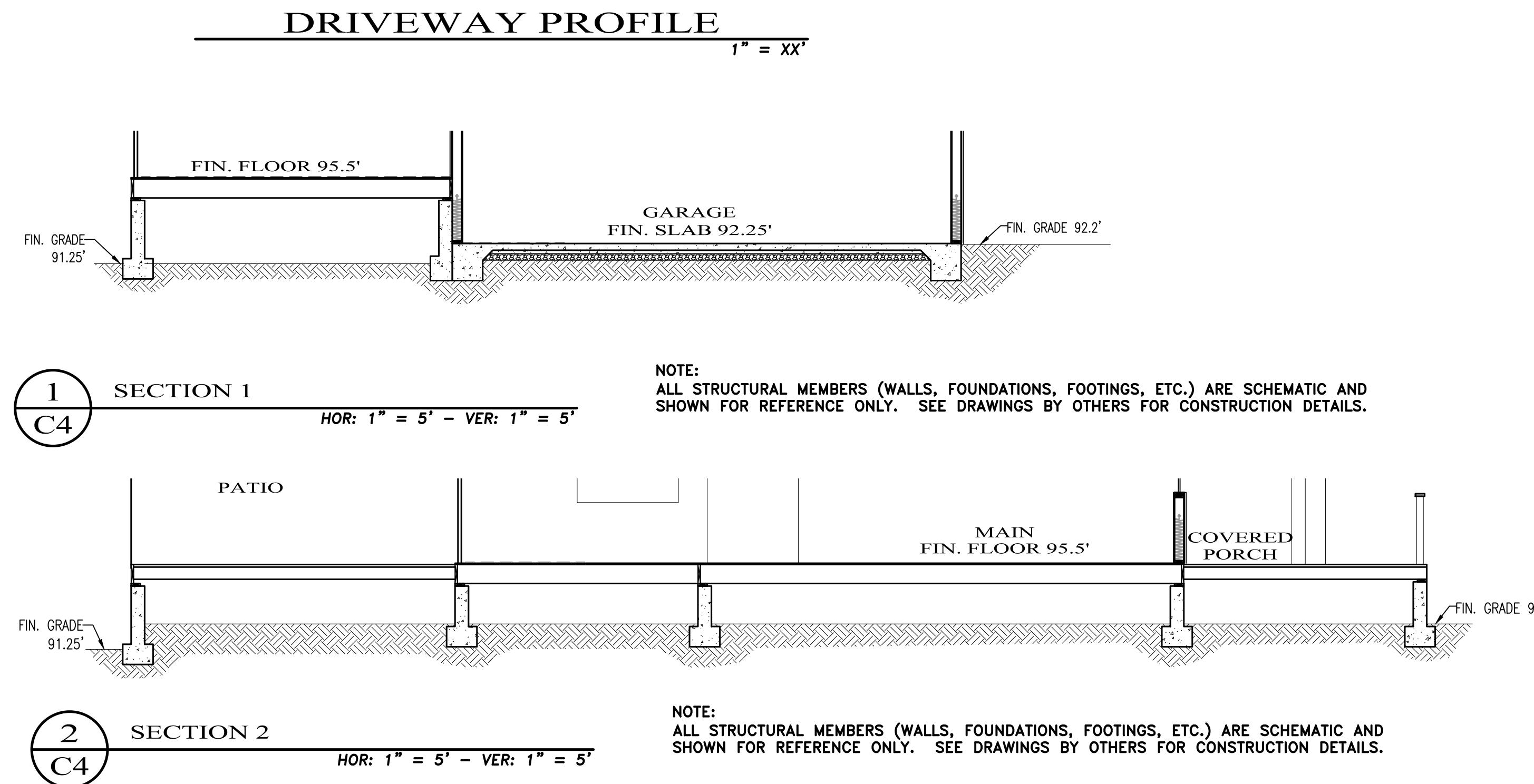
APN# 169-191-009

The logo for C3 Engineering Incorporated. It features the letters 'C3' in a large, bold, black, sans-serif font. To the right of 'C3' is a vertical bar divided into two colors: light blue on the left and light red on the right. The word 'ENGINEERING' is written in a bold, black, sans-serif font, positioned above the vertical bar. The word 'INCORPORATED' is written in a smaller, black, sans-serif font, positioned below 'ENGINEERING' and to the right of the vertical bar.

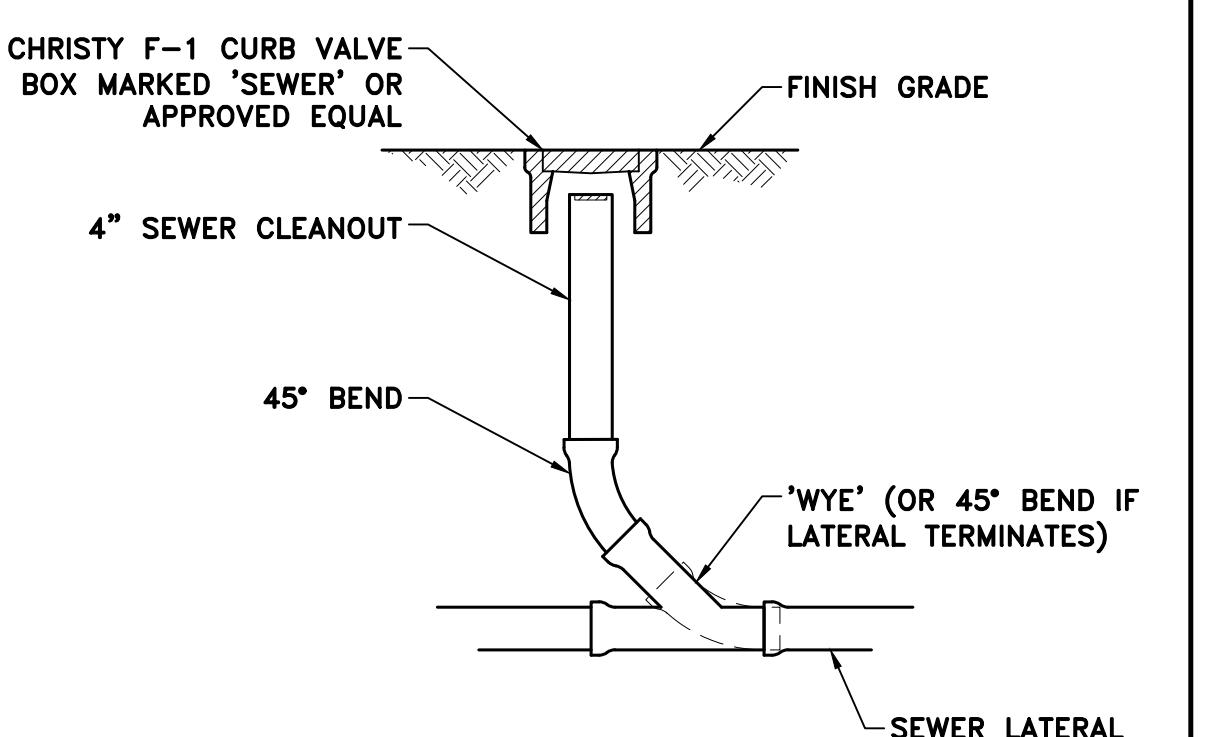
# Stormwater Management

A circular professional engineer seal. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom. The inner circle contains "REGISTRATION NO." at the top and "CIVIL" at the bottom. In the center, it says "FRANK J. CAMPO". Below the name is the registration number "No. 61390" and the expiration date "EXP. 06/30/25". The seal features a small bee logo at the bottom center.

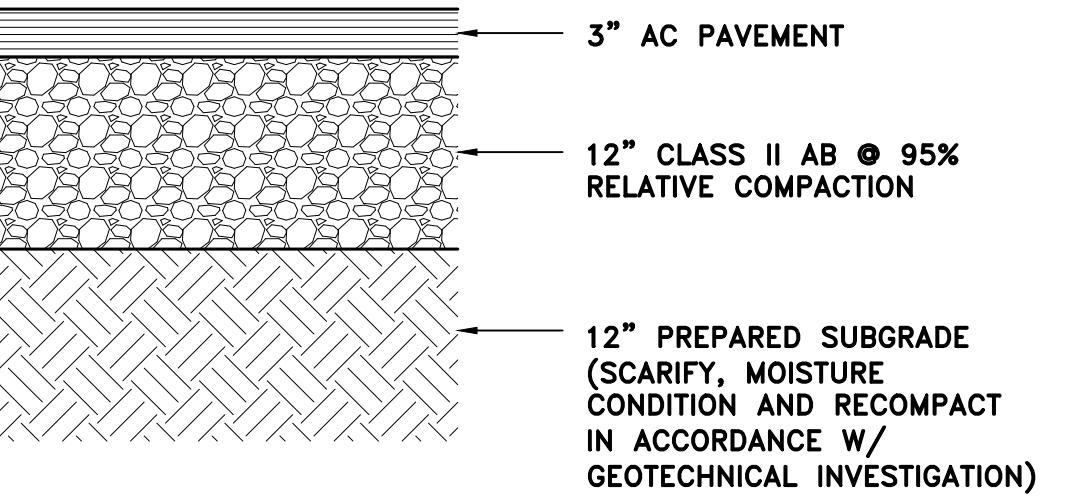
SCALE:	AS NOTED
DATE:	03-26-2024
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	
<b>C3</b>	
OF	7 SHEETS
PROJECT #	122173



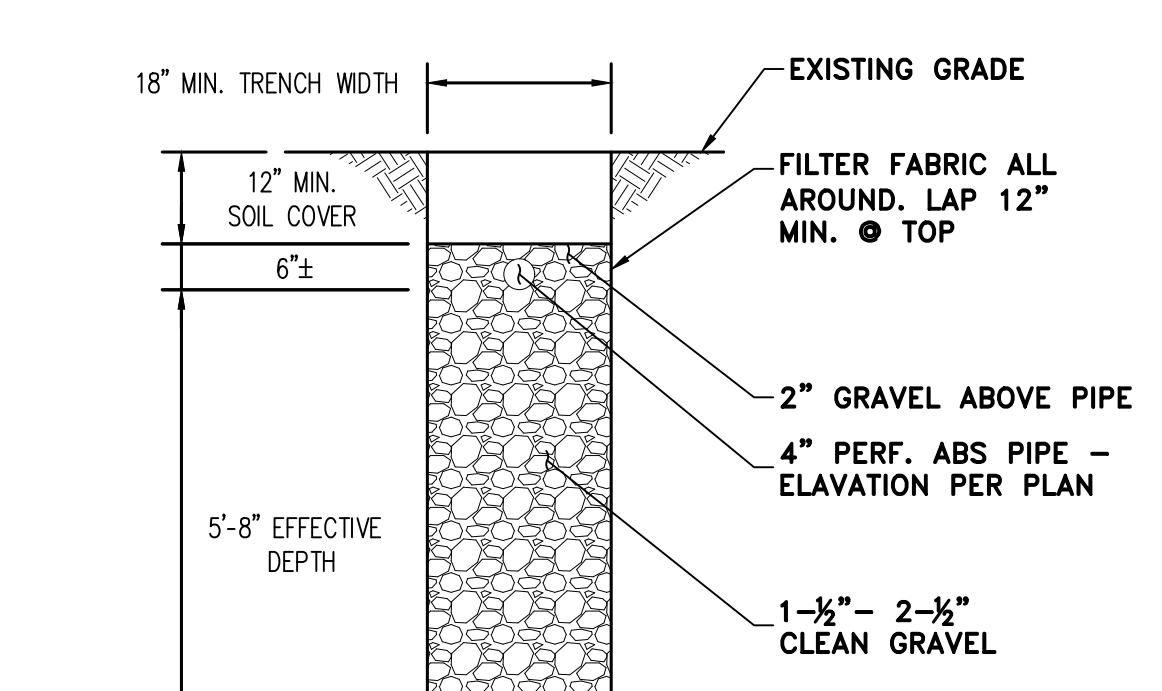
**H C4** DROP INLET MEDIA FILTER **NTS**



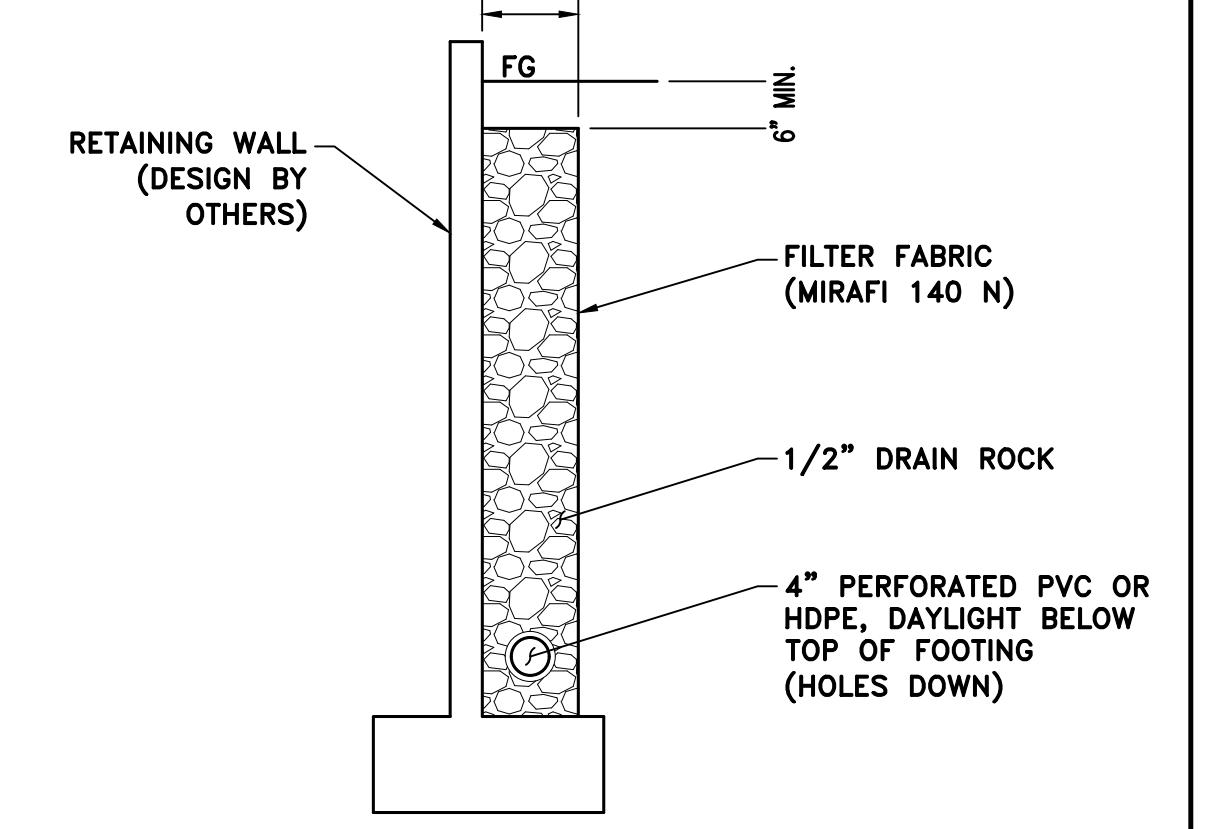
**E C4** CLEAN-OUT @ GRADE **NTS**



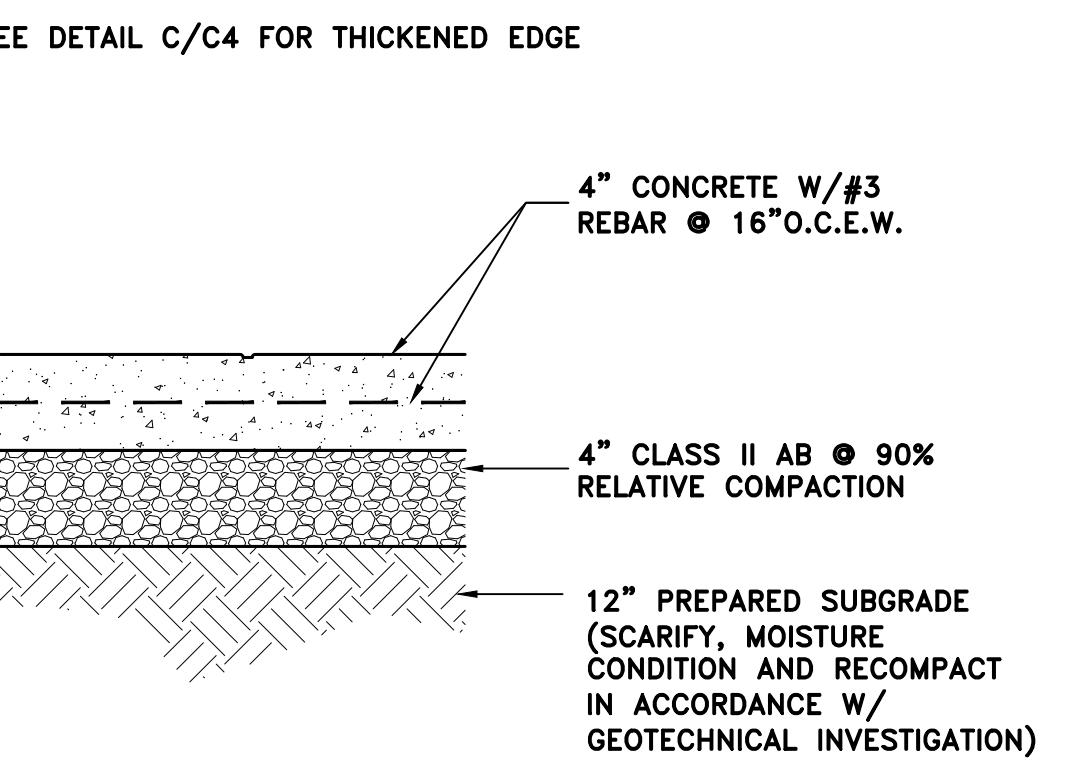
**A C4** A.C. PAVEMENT SECT. **NTS**



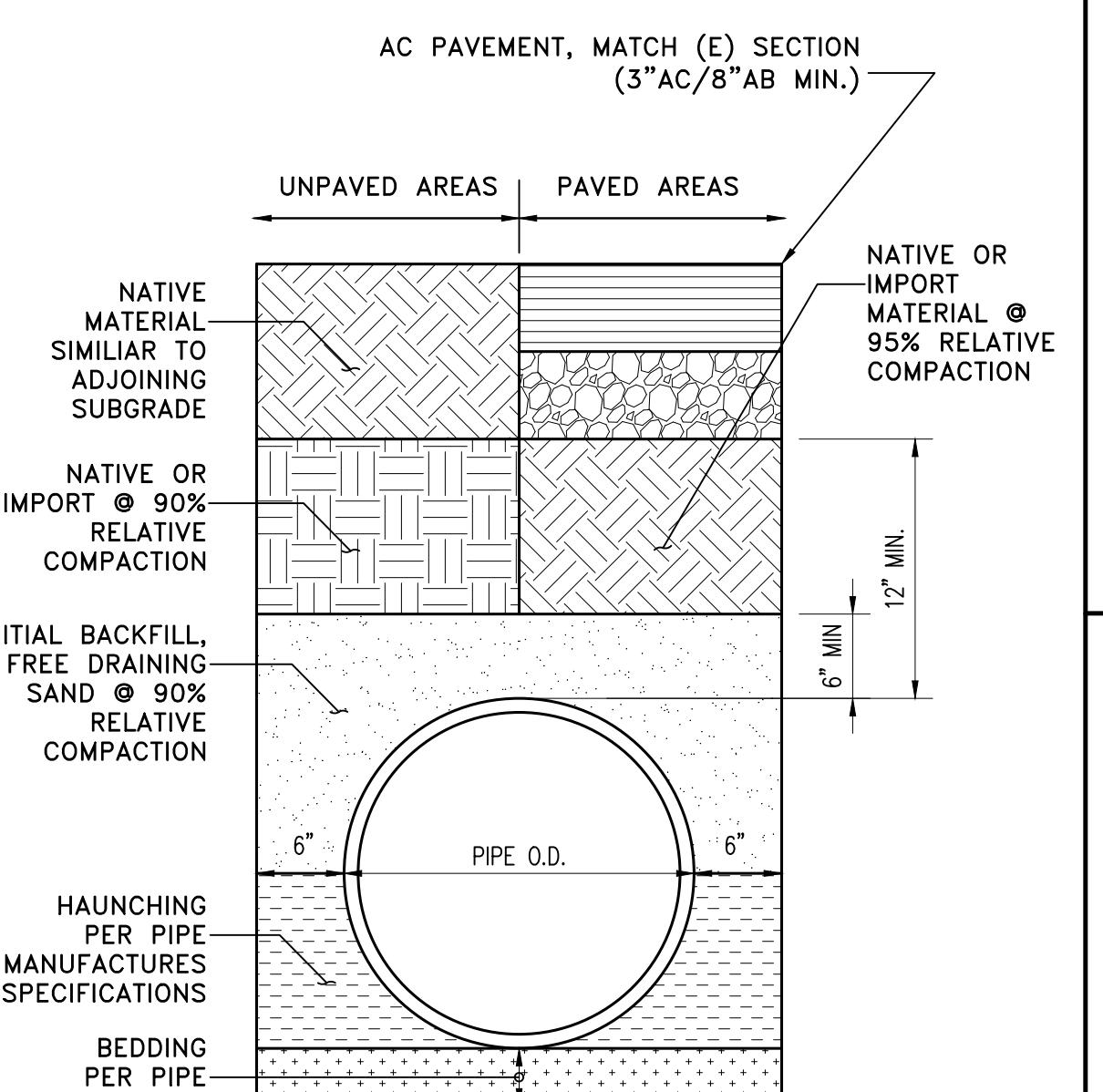
**I C4** LEACH FIELD **NTS**



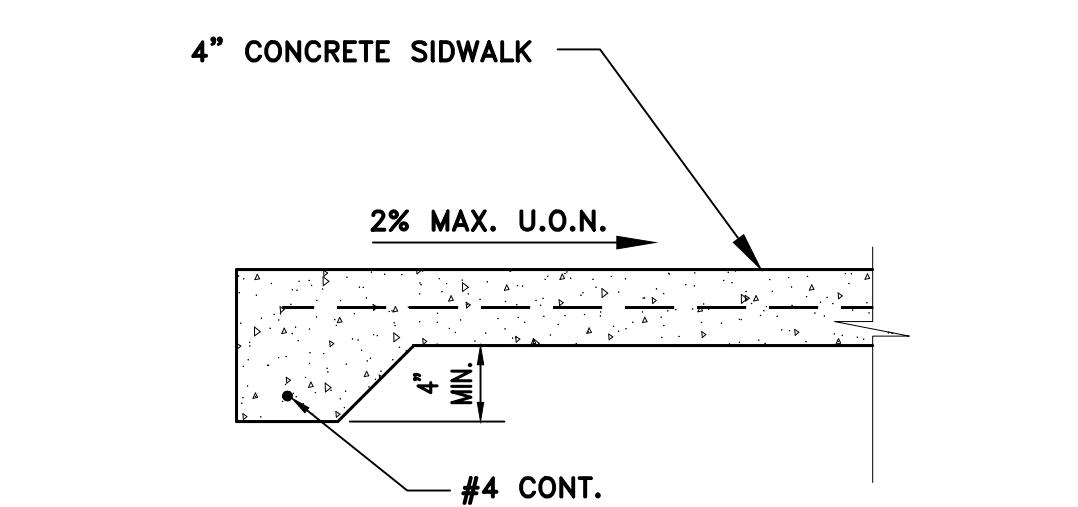
**F C4** RET. WALL SUBDRAIN **NTS**



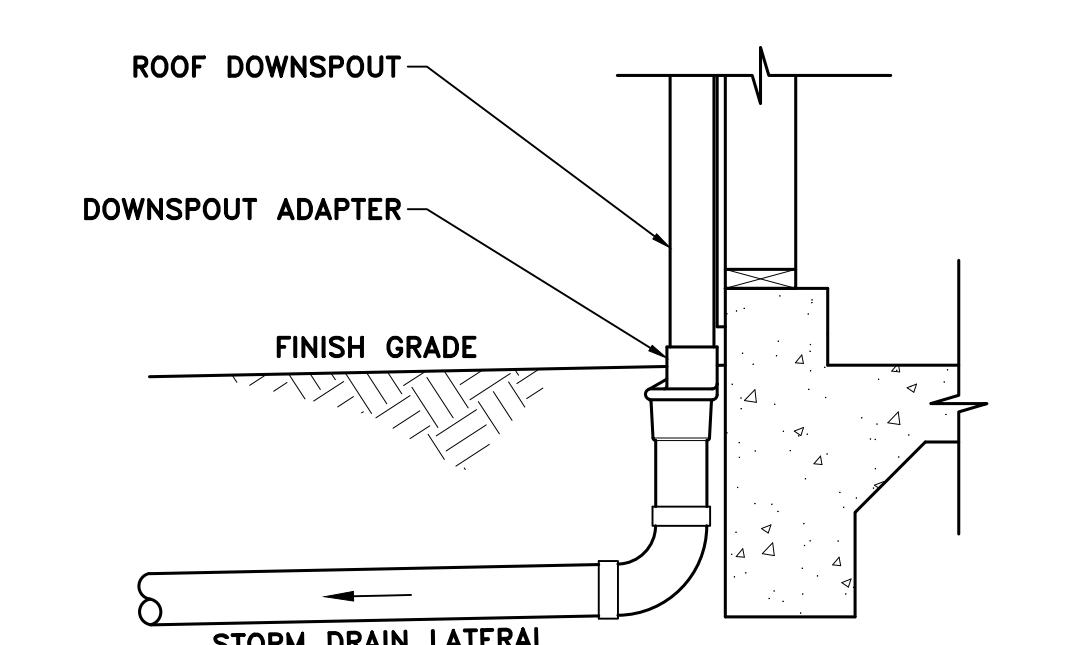
**B C4** CONCRETE PAVEMENT **NTS**



**G C4** TRENCH BACKFILL **NTS**



**C C4** THICKENED EDGE **NTS**



**D C4** ROOF DRAIN CONNECTION **NTS**

**C3 ENGINEERING** INCORPORATED

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Stormwater Management  
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mailto: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# 122173



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INSTRUCTIONS  
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INSTALLATION APP



### SC-310 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-310.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDIE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL LOADS, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOADS ARE ALIGNED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATION, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND VEHICLE PRESENCE.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH THE F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION SYSTEMS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF THE CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED, UPON REQUEST OF THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION APPROXIMATELY 60 DAYS BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER TIRED LOADERS, DUMP TRUCKS OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL IS PLACED OVER THE CHAMBERS IN ACCORDANCE WITH THE STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE.
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE.
9. FULL 30 (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
10. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE REstricted TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPAKTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEALED PRIOR TO PLACING STONE.
6. MINIMUM 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

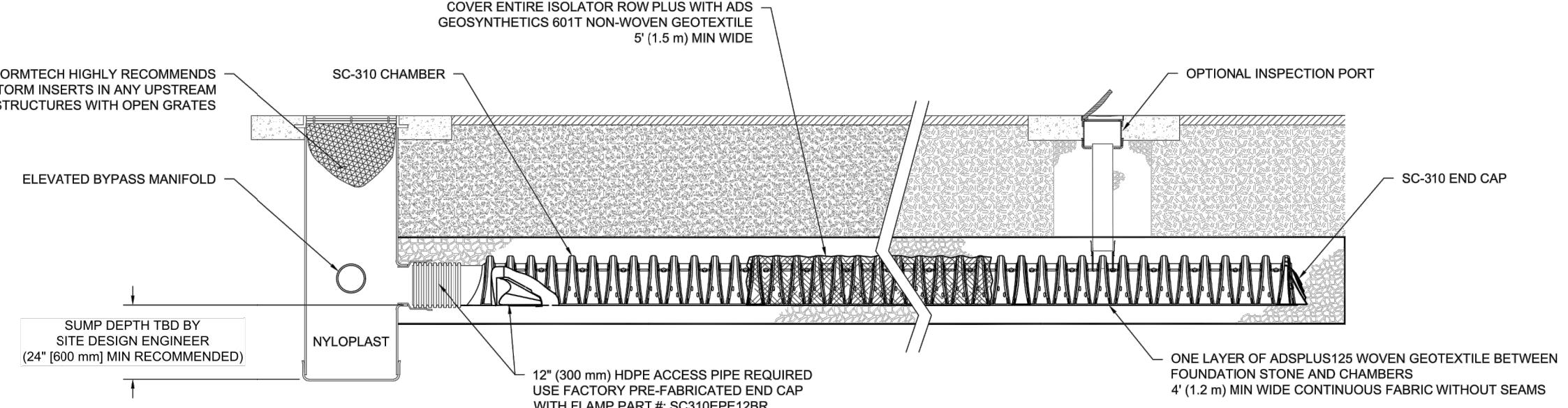
### NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER TIRED LOADERS, DUMP TRUCKS OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL IS PLACED OVER THE CHAMBERS IN ACCORDANCE WITH THE STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE.
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE.
3. FULL 30 (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.



### SC-310 ISOLATOR ROW PLUS DETAIL

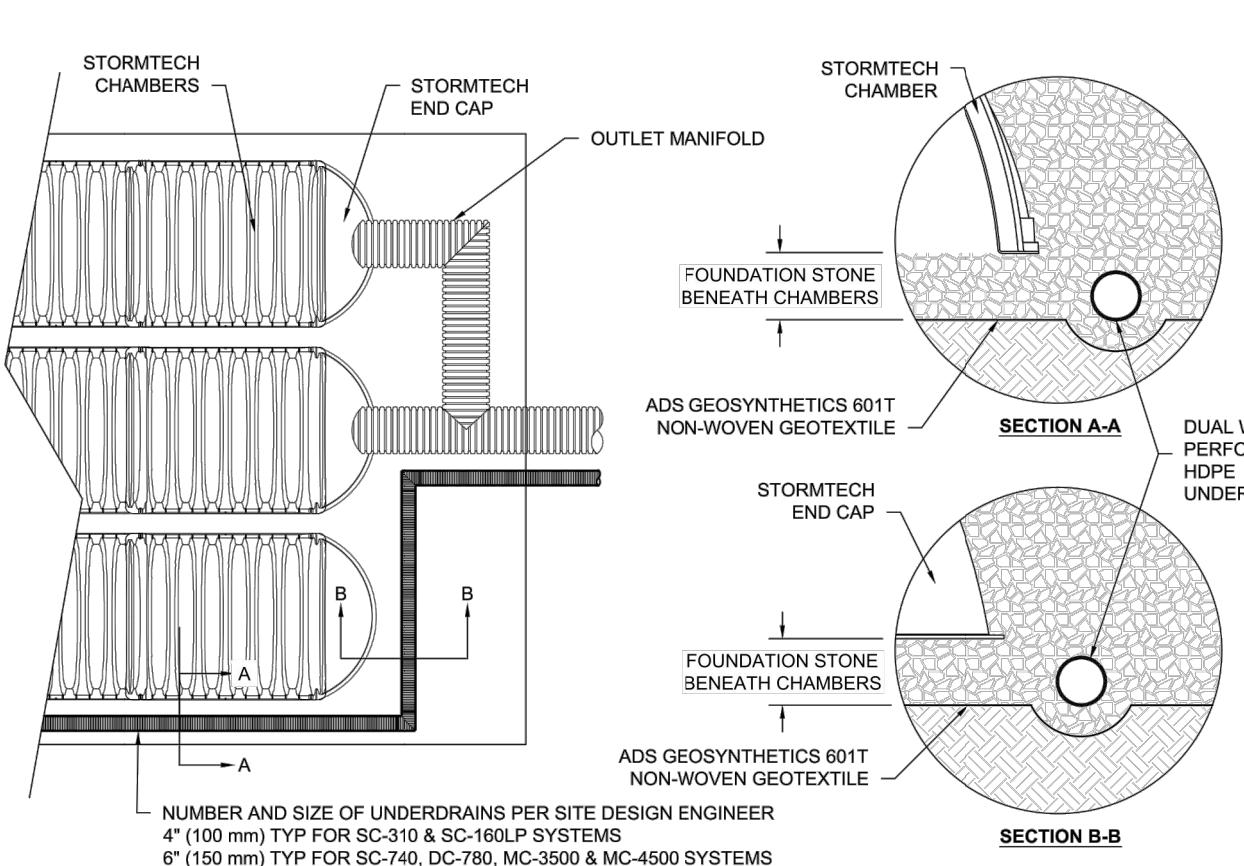
#### INSPECTION & MAINTENANCE

1. INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
  1. INSPECTION PORTS (IF PRESENT)
    1. REMOVE/OPEN TO NYLOPLAST INSPECTION PORT BODY, PART #2704BAPK010 OR TRAFFIC RATED BOX W/ISD LOCKING COVER
    2. REMOVE NYLOPLAST FILTER
    3. USE A FLASHLIGHT, IN A DOWNTURN, TO INSPECT THE INSIDE OF THE PORT
    4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
    5. IF SEDIMENT IS 12" (300 mm) ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
  2. ALL ISOLATOR PLUS ROWS
    1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
    2. USE A FLASHLIGHT, IN A DOWNTURN, TO INSPECT THE INSIDE OF THE ROW
    3. MIRROR OR A CAMERA CAN BE USED TO AVOID A CONFINED SPACE ENTRY
    4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
    5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
2. CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
  1. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
  2. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
  3. VACUUM STRUCTURE SUMP AS REQUIRED
3. REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
4. INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

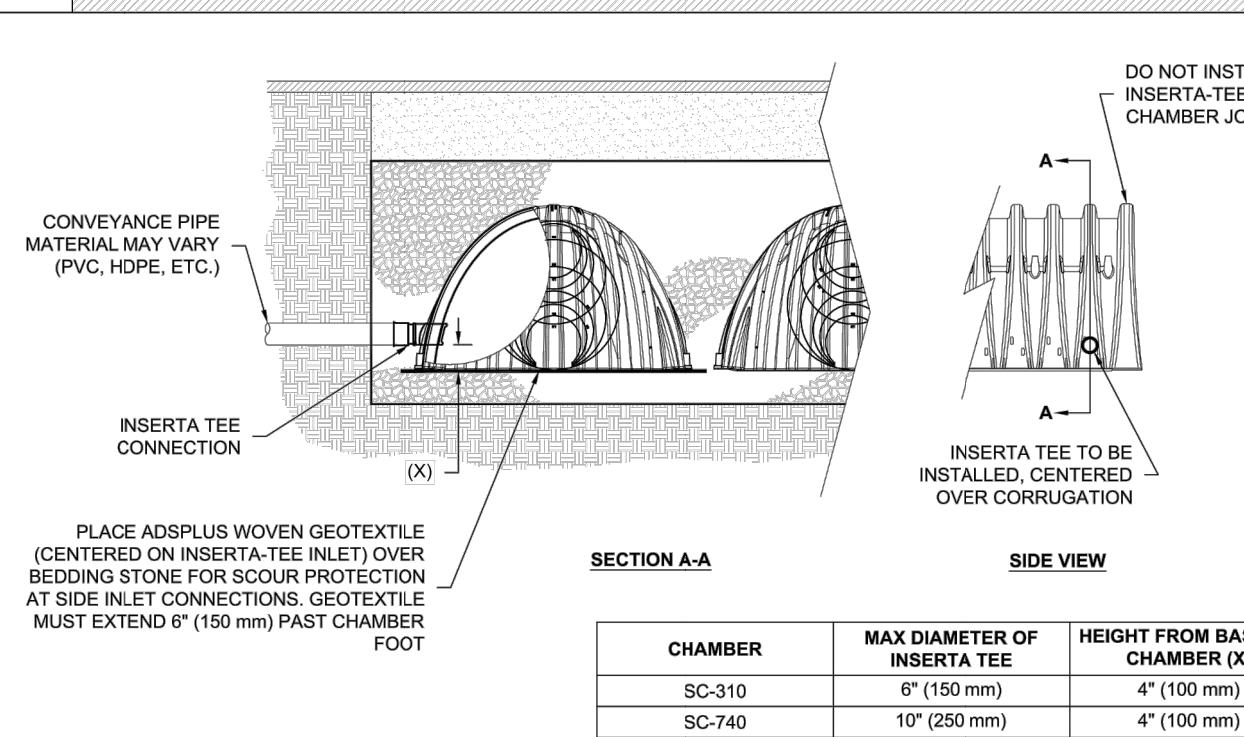
#### NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

### 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)



### 5 UNDERDRAIN DETAIL



### 6 INSERTA-TEE SIDE INLET DETAIL

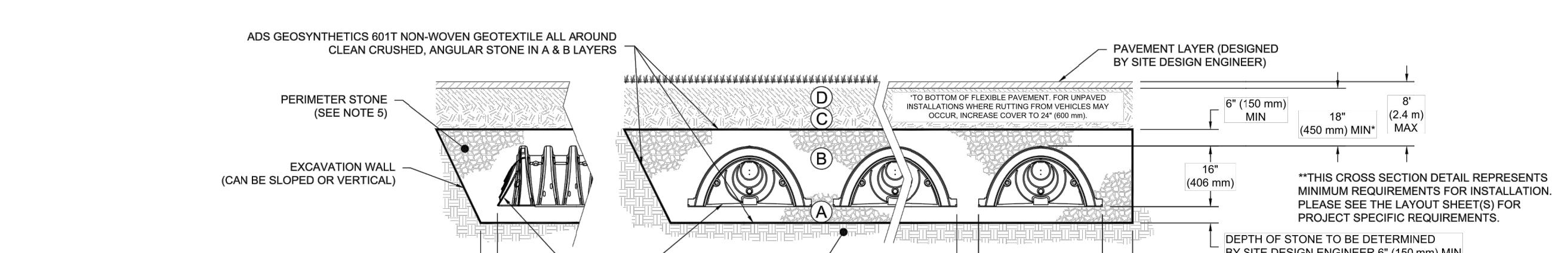
### 2 SC-310 TECHNICAL SPECIFICATIONS

#### ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.	AASHTO M145 <sup>1</sup> A-1, A-2, A-3 OR AASHTO M43 <sup>1</sup> 3, 35, 4, 46, 5, 56, 6, 67, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 <sup>1</sup> 3, 35, 4, 46, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 <sup>1</sup> 3, 35, 4, 46, 5, 56, 57

#### PLEASE NOTE:

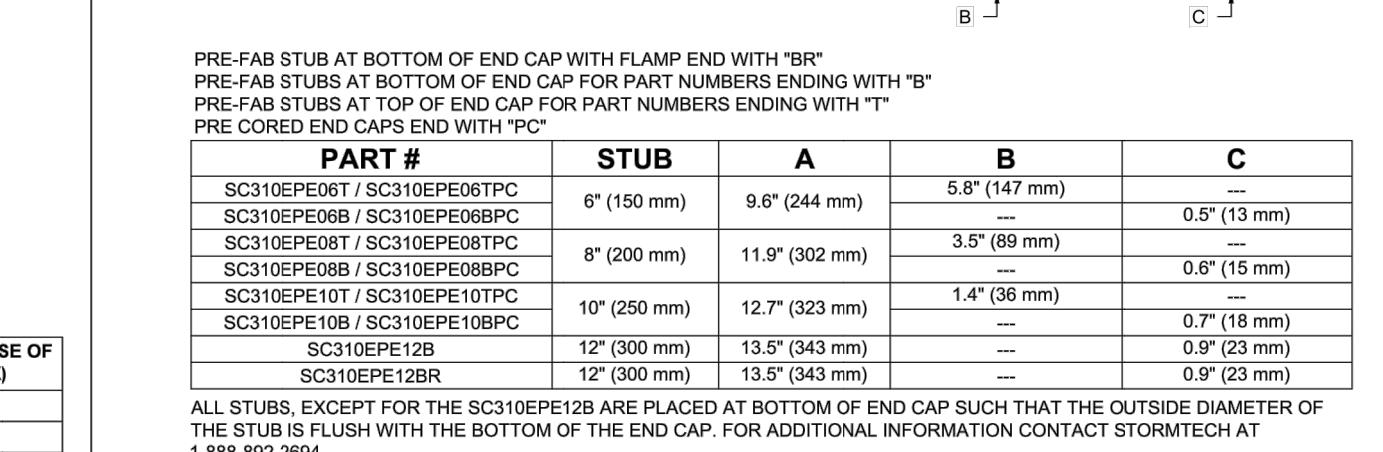
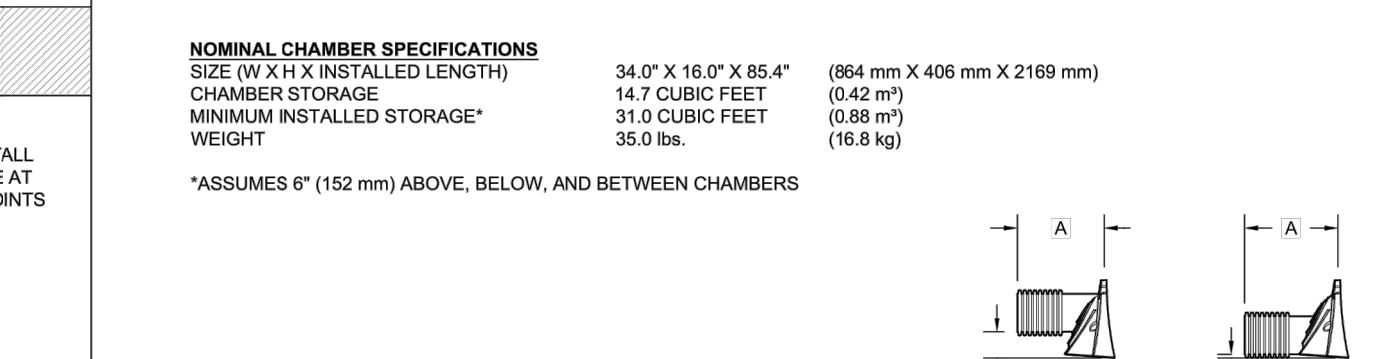
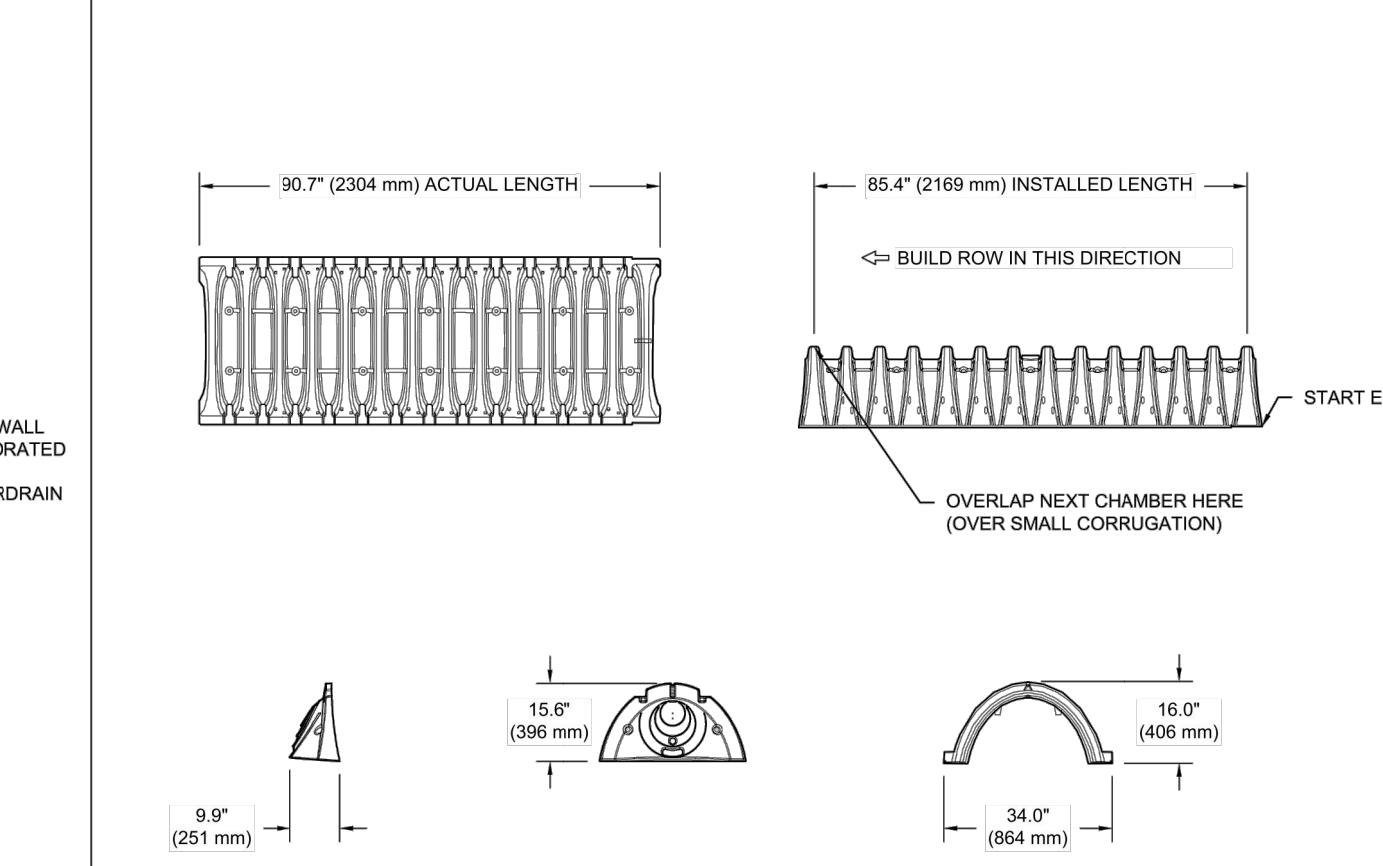
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPAKTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPAKTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPAKTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAISING OR DRAGGING WITHOUT COMPAKTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPAKTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



### NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH APPROPRIATE TESTS FOR THE RANGE OF EXPOSED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

### 1 SC-310 CROSS SECTION DETAIL



ALL STUBS, EXCEPT FOR THE SC310EP12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

\* FOR THE SC310EP12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

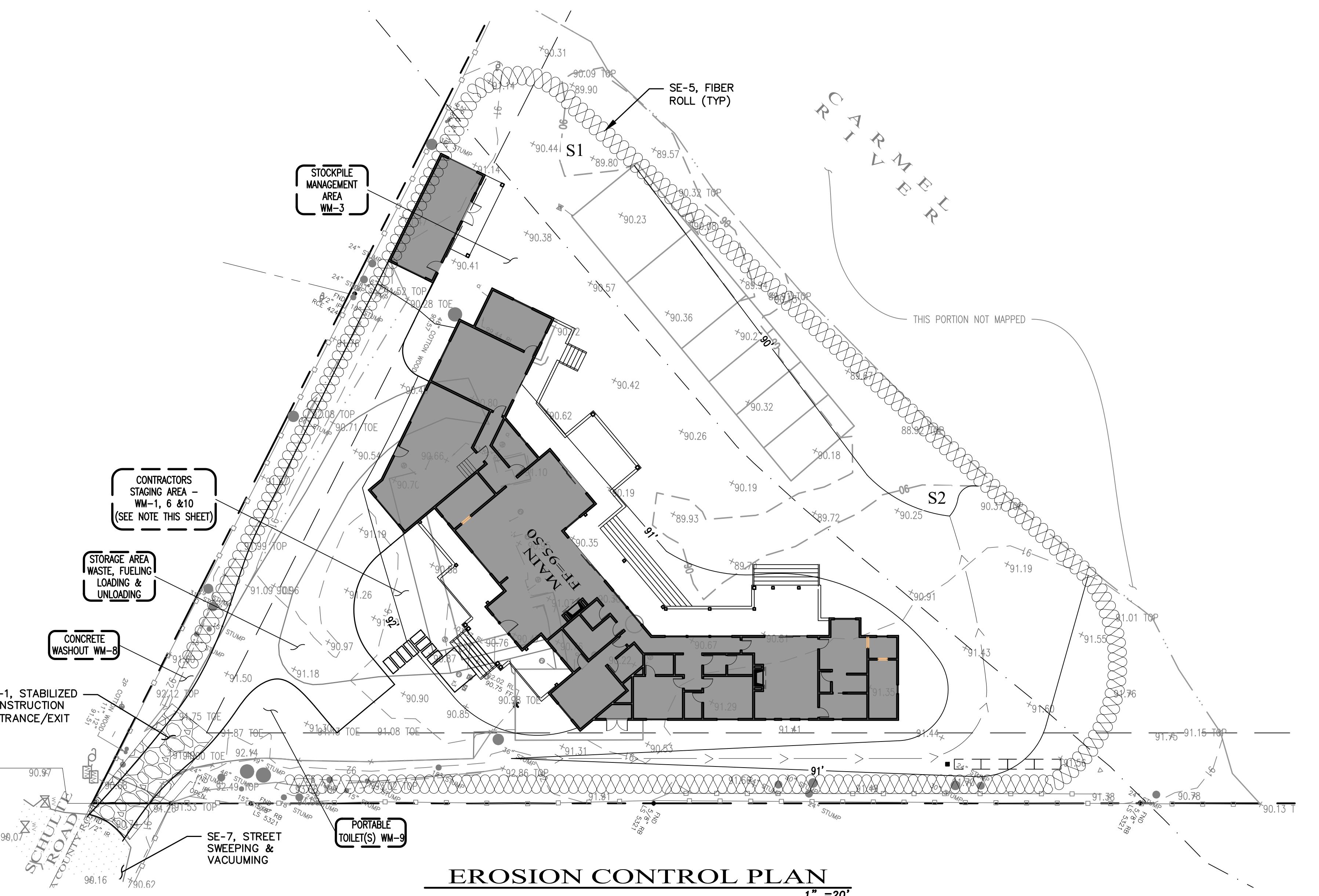
SC-310 STANDARD DETAILS		DRAWN:	DATE:	PROJECT NO:
		REVIEWED:	NOT TO SCALE	REV:

SHEET	SC-310	STANDARD DETAILS

**INFILTRATION CHAMBER**  
PAQUIN RESIDENCE  
APN# 169-191-009  
Project Location: 27592 Schultre 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: C5  
OF 7 SHEETS  
PROJECT# 122173



### BMP'S

<b>EROSION CONTROL:</b>	<b>NON-STORM WATER MANAGEMENT:</b>
EC-1 SCHEDULING	NS-1 WATER CONSERVATION PRACTICES
EC-2 PRESERVATION OF EXISTING VEGETATION	NS-2 DEWATERING OPERATIONS
EC-3 HYDRAULIC MULCH	NS-3 PAVING AND GRINDING OPERATIONS
EC-4 HYDRAULIC MULCH	NS-4 CONCRETE CONSTRUCTION WASTE
EC-5 WOOD MULCHING	NS-5 CONCRETE WASTE
EC-16 NON-VEGETATIVE STABILIZATION	NS-6 VEHICLE AND EQUIPMENT WASHDOWN
<b>SEDIMENT CONTROL:</b>	NS-7 VEHICLE AND EQUIPMENT WASHDOWN
SE-1 SILT FENCE	NS-8 VEHICLE AND EQUIPMENT CLEANING
SE-2 SEDIMENT BASINS	NS-9 VEHICLE AND EQUIPMENT FUELING
SE-3 SEDIMENT TRAP	NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
SE-4 FIBER ROLL	NS-11 CONCRETE CURING
SE-5 GRAVEL BAG BERM	NS-12 CONCRETE CURING
SE-6 GRAVEL BAG BERM	NS-13 CONCRETE FINISHING
SE-7 STREET SWEEPING AND VACUUMING	NS-14 MATERIAL AND EQUIPMENT USE
SE-8 STRAW BALE BARRIER	
SE-9 STRAW BALE BARRIER	
SE-10 STORM DRAIN INLET PROTECTION	
SE-13 COMPOST SOCKS AND BERMS	
SE-14 BOTTLE BAGS	
<b>TRACKING CONTROL:</b>	
TO-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT	
TO-3 ENTRANCE/OUTLET TIRE WASH	
<b>WIND EROSION CONTROL:</b>	
WE-1 WIND EROSION CONTROL	

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS. SWPP WUD# 3 27C388695

### LEGEND

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

S1

### EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - A. PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
  - B. COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
  - C. KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
  - D. LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
2. 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.
3. 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.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH), THE FOLLOWING MEASURES MUST BE TAKEN:
  - A. 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.
  - B. ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON ADJACENT TO THE ROADWAY OR THE DOWNTILL PROPERTIES.
  - C. RUN-OFF FROM THE SITE SHALL BE DETAILED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE 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.
  - D. 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.
  - E. THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. 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.
6. 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.
7. SOIL COMPACTION FOR AREAS THAT WILL REMAIN PERVERIOUS OR ARE TO BE USED FOR STORMWATER CONTROL MEASURES (SCM) SHALL BE MINIMIZED.
8. 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.
9. SOIL STOCKPILES AREAS SHALL BE PROTECTED AGAINST EROSION.

### EROSION CONTROL NOTES

1. 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.
2. ALL NON-STORM WATER DISCHARGES SHALL BE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED.
3. SITE BMP'S SHALL BE IMPLEMENTED TO REDUCE OR ELIMINATE POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
4. 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.
5. DETAILED, SITE-SPECIFIC LISTING OF POTENTIAL SOURCES OF STORMWATER POLLUTION IS PROVIDED IN THE STORMWATER CONTROL PLAN AND OR THE SWPP.
6. ACCESS ROADS SHALL BE CLEANED (SWEEP) DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
7. 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:

1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINERS
3. 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.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/PLASTERING SITE-MIXED CONCRETE:
 

1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDES.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. 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:
 

1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. 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:
 

1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPES HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ON-going DURING PERIODS OF RAIN.
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARP'S.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

### 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.

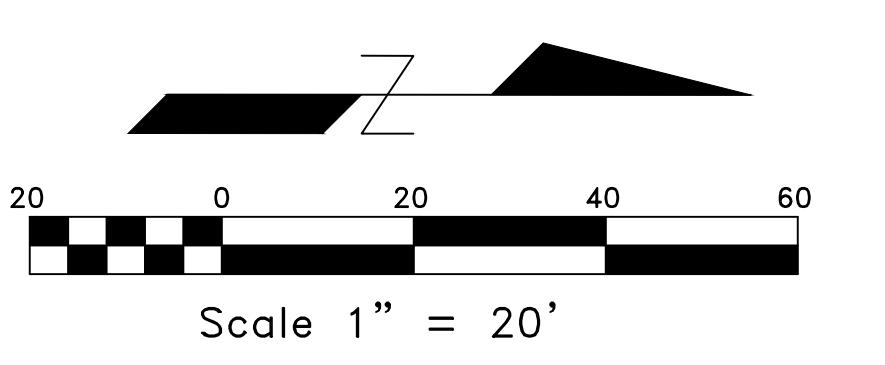
DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION,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



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	
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REV.	DATE
MADE IN THE USA	

PROFESSIONAL ENGINEER  
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No. 61390  
EXP. 06/30/25  
CIVIL ENGINEER  
STATE OF CALIFORNIA  
REGISTRATION NO. 27592  
PRACTICING  
PROJECT# 122173  
APN# 169-191-009  
PREPARED FOR: Patrick & Anna Paquin  
Project Location: 27592 Schulte Road, Carmel, CA

# 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 0.6 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 RUMBLE 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 ON SITE 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.

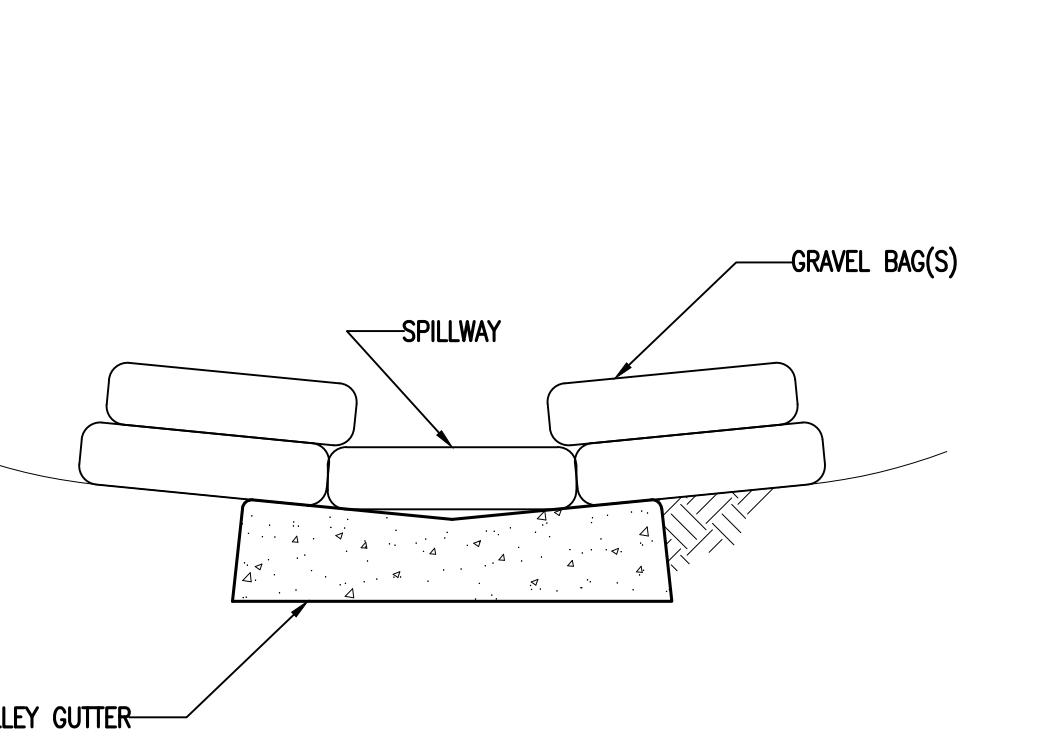
## SIGNAGE:

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.

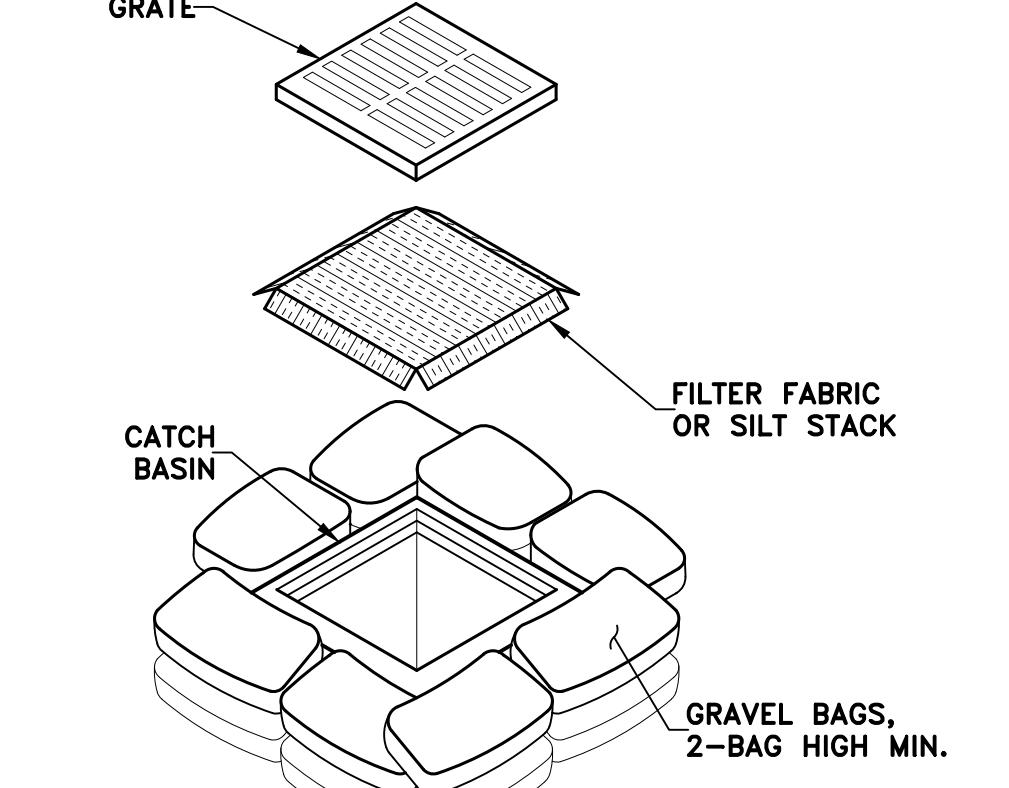
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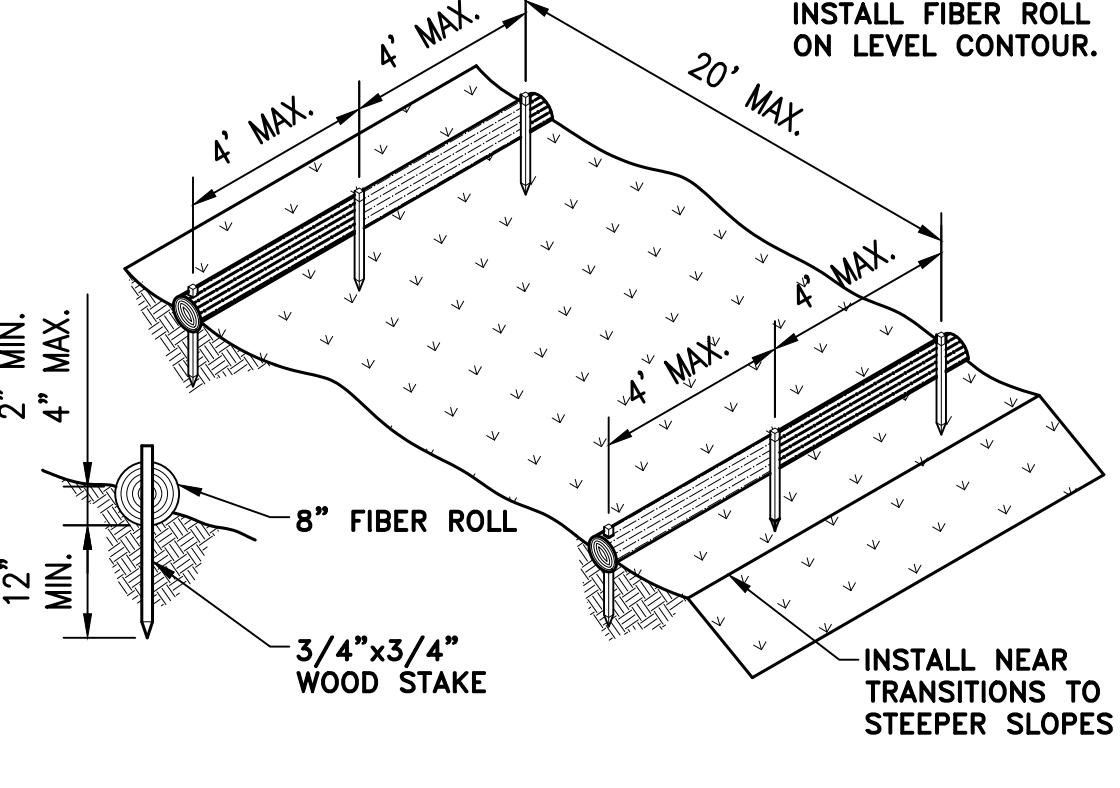
# CONSTRUCTION MANAGEMENT PLAN



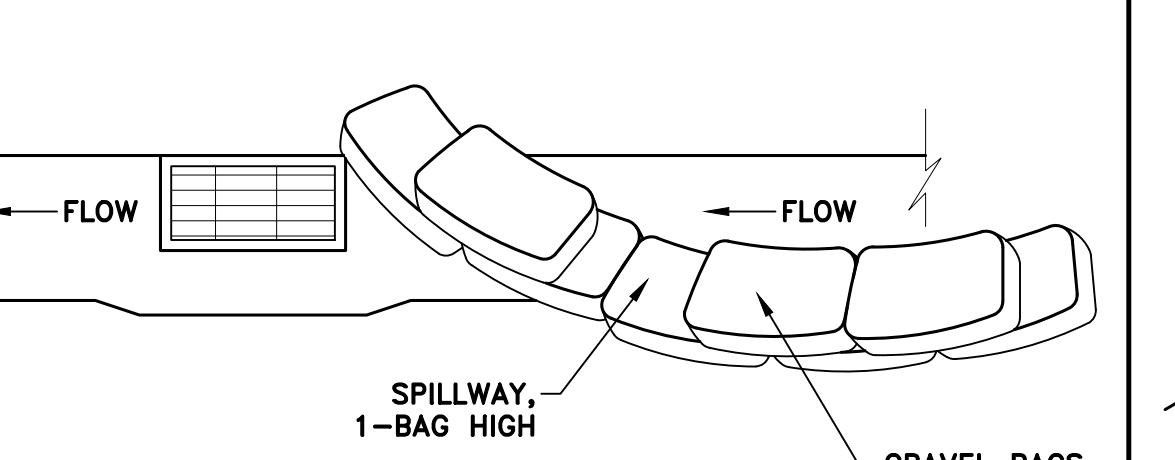
**H C6** GRAVEL BAG CHECK DAM NTS



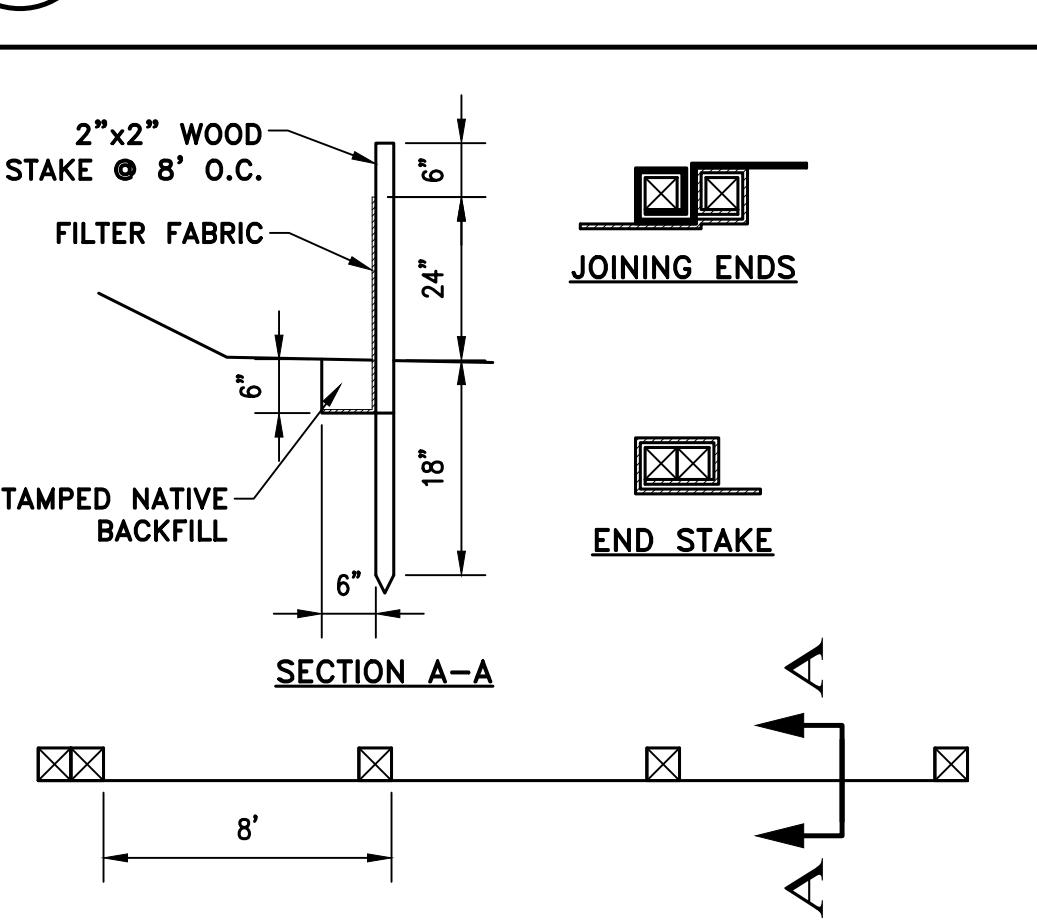
**D C6** DROP INLET PROTECTION NTS



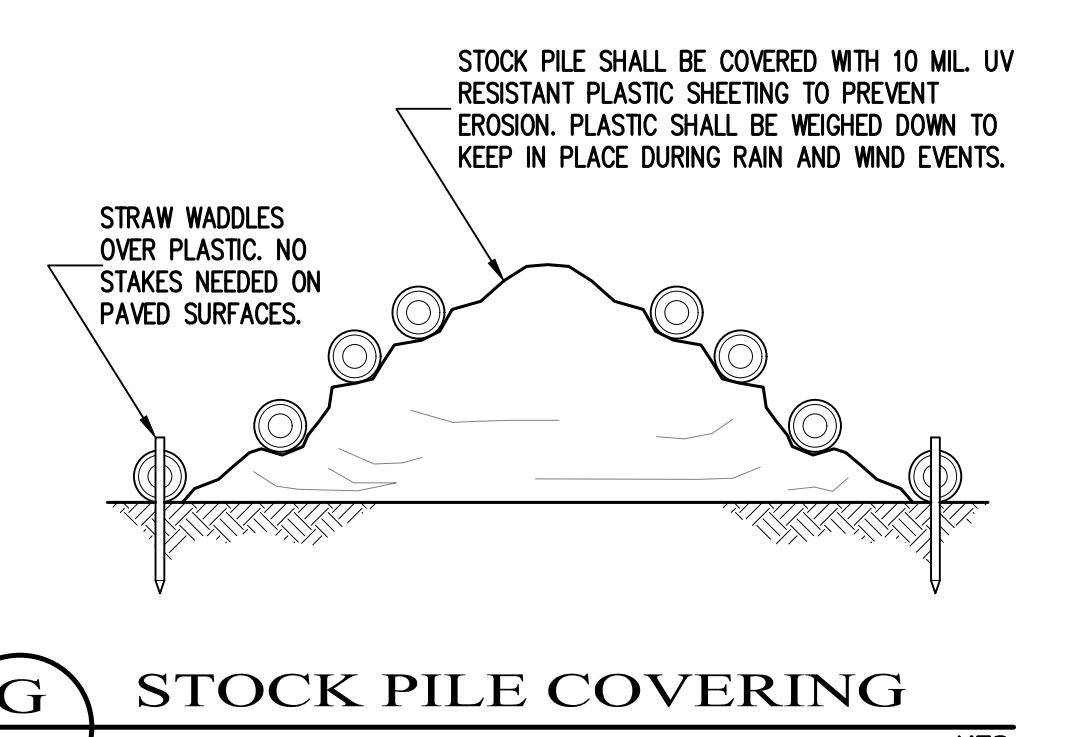
**A C6** FIBER ROLL NTS



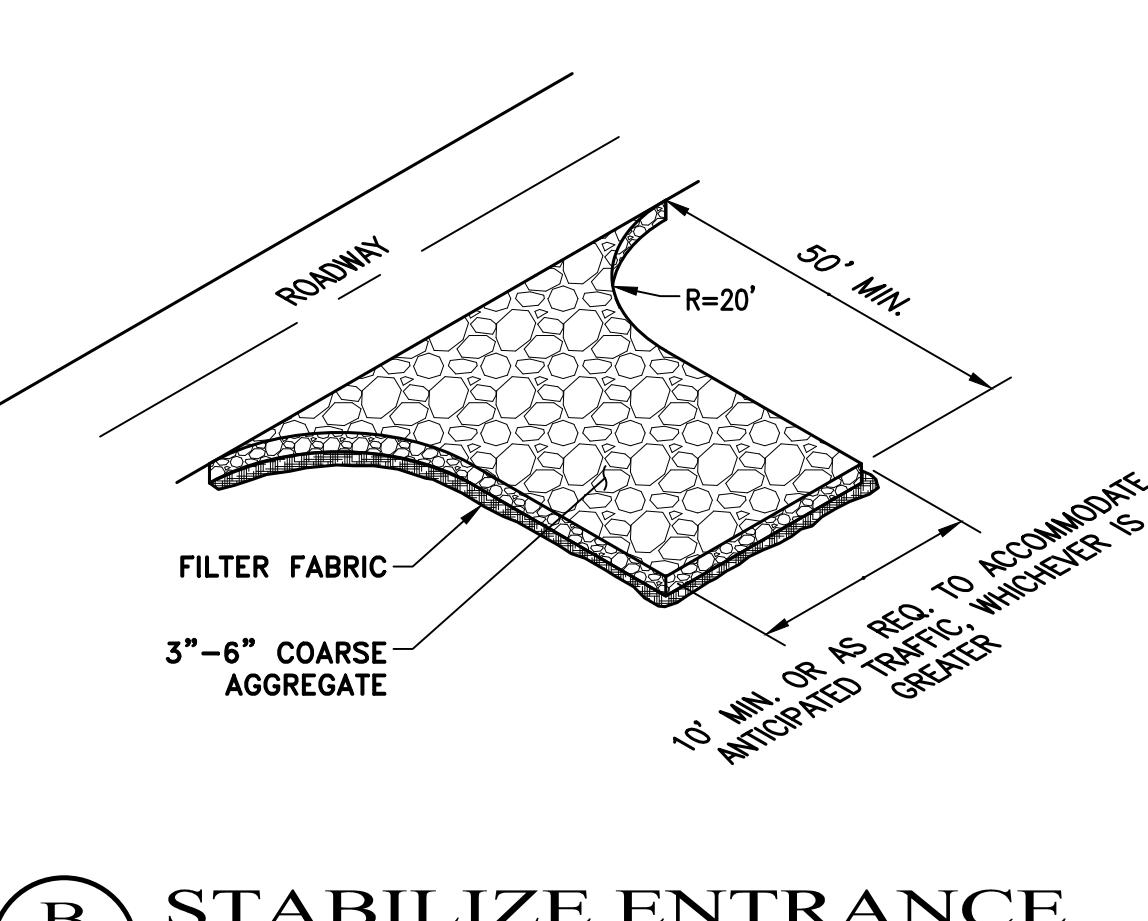
**E C6** CURB INLET PROTECTION NTS



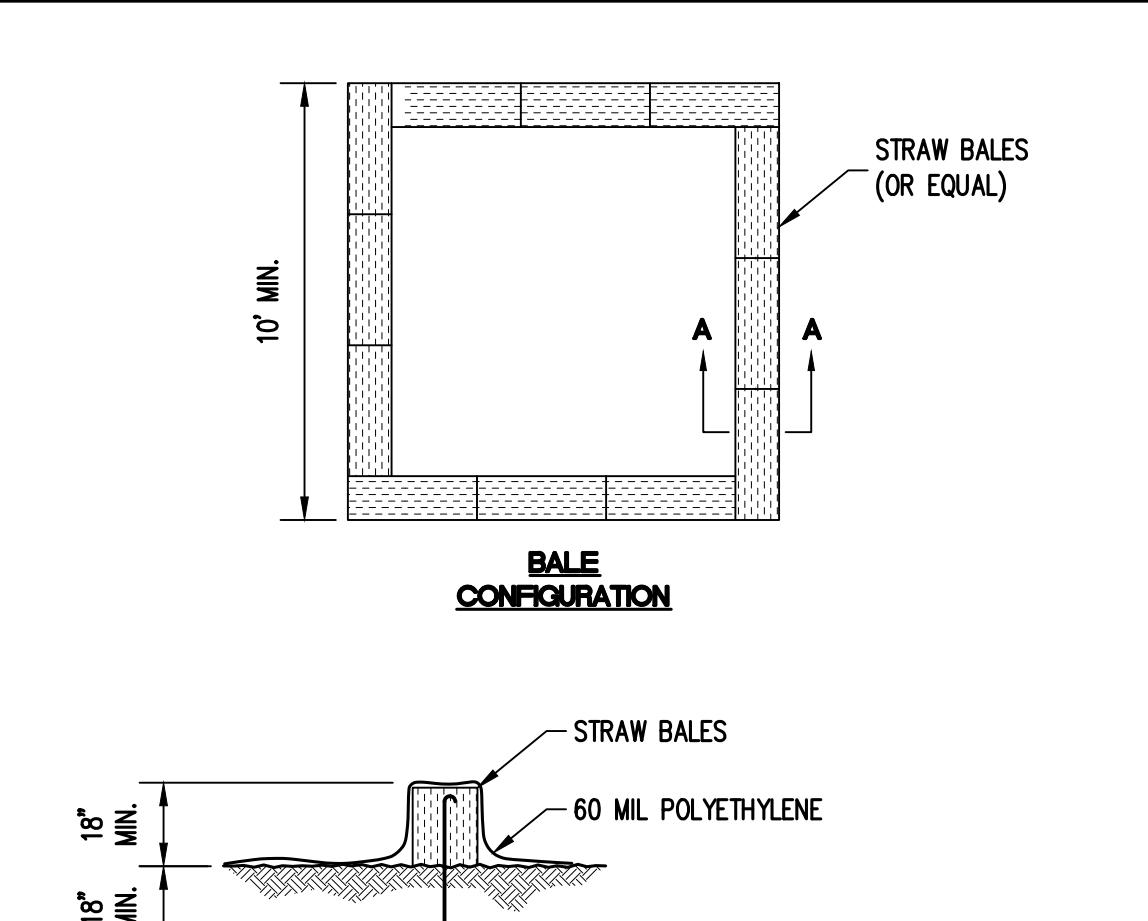
**F C6** SILT FENCE NTS



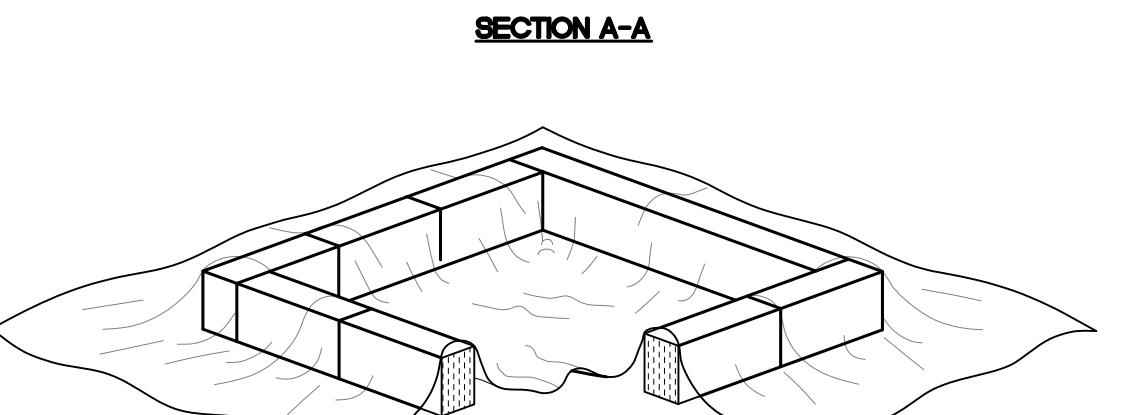
**G C6** STOCK PILE COVERING NTS



**B C6** STABILIZE ENTRANCE NTS



**C C6** BALE CONFIGURATION NTS



**C C6** CONCRETE WASHOUT NTS

**C3 ENGINEERING**  
INCORPORATED

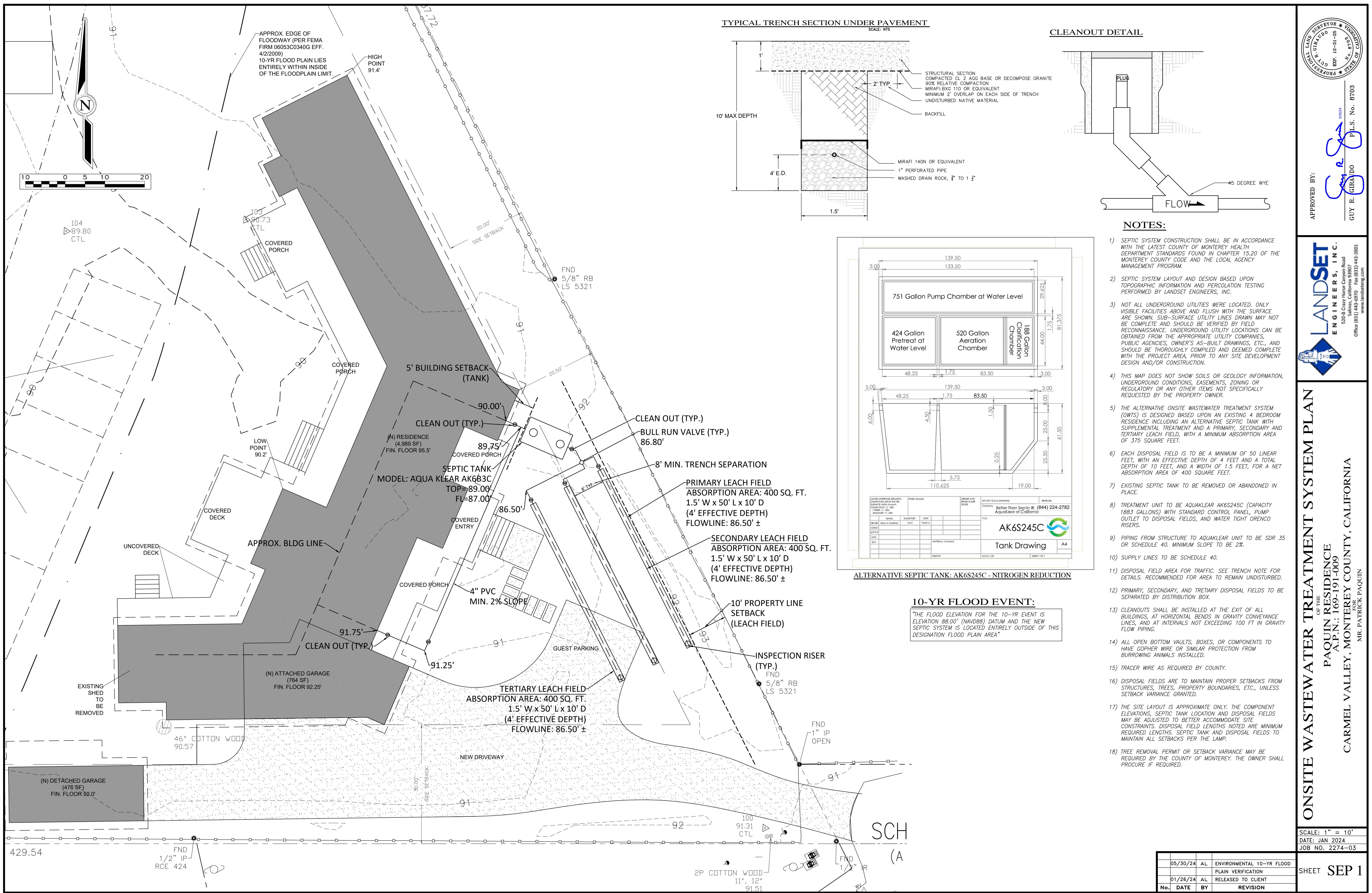
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Stormwater Management

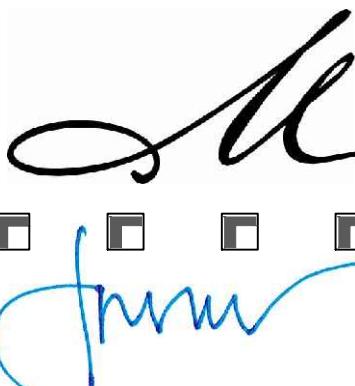
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mailto:C3Engineering.net



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: C7  
OF 7 SHEETS  
PROJECT# 122173



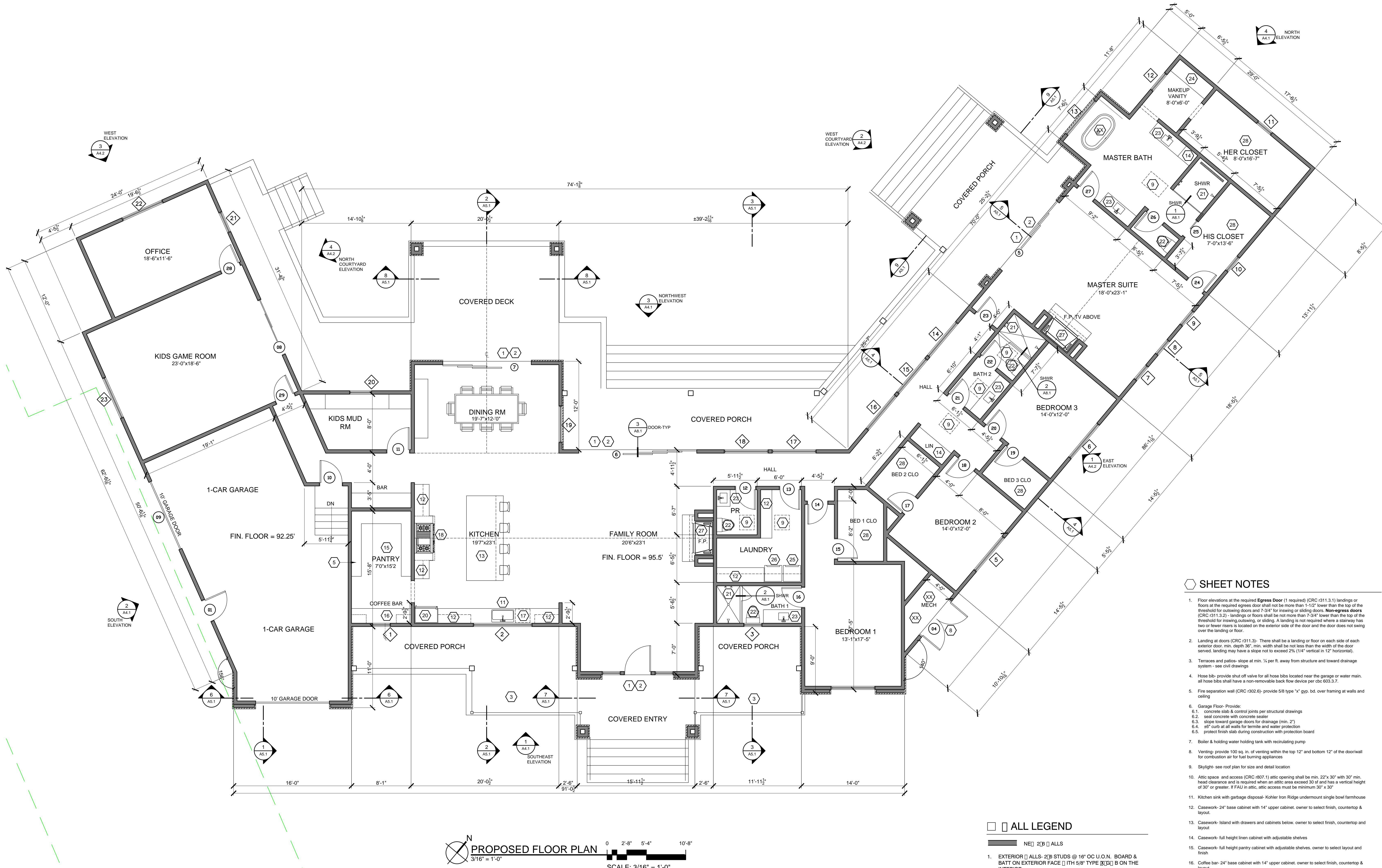


DRAWING RECORD	
DESCRIPTION	ISSUED
PLN SUBMITTAL	5/24/2023
PLN RE SUBMITTAL	3/27/2024
PRINT DATE:	3/27/2024



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



#### ALL LEGEND

NE 20 ALLS

- EXTERIOR ALLS: 2x6 STUDS @ 16" OC U.O.N. BOARD & BATT OR EXTERIOR FACE 1" THICK 5/8" TYPE 304 B ON THE INTERIOR.
- INTERIOR ALLS: 2x6 STUDS @ 16" OC 1" THICK 5/8" TYPE XG3 B ON BOTH SIDES.
- ALL EXTERIOR CLOsets [ALLS] SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM 1" ALLBOARD (DRC 2512)
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE) IS/E NOTED.
- CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
- SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
- PROVIDE BLOCCING AND/OR BAC[JING] AT ALL TOE EL BAR LOCATIONS.
- Shower: provide :
- 24" wide minimum (bottoming) tempered glass door, door optional
- 24" wide minimum (bottoming) glass door, door optional
- impervious surface to 72" minimum above drain inlet
- 2x6" wall for thermometric valve
- Shower: provide :
- 24" wide minimum (bottoming) glass door, door optional
- impervious surface to 72" minimum above drain inlet
- 2x6" wall for thermometric valve
- Tiles: 12x24" tiles, 12x24" tiles, 12x24" tiles, 12x24" tiles
- Provide sink(s), base cabinet, plumbing fixture, counterop, mirror and optional recessed vanity cabinet per owner's specifications
- Dry vanity: base cabinet, (with open area for stool and drawers), counterop, 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 (per CM 504.3.1)
- Fireplace: 48" lekken 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

Floor Plan Notes:

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





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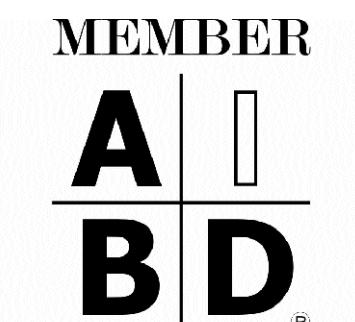
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RESIDENTIAL PLANNING &  
CONSTRUCTION ADMINISTRATION

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831.642.9732 FAX 831.401.3298  
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DRAWING RECORD	
OPTION	ISSUED
SUBMITTAL	5/24/2023
E-SUBMITTAL	3/27/2024

PRINT DATE: 3/27/2024



AMERICAN INSTITUTE *of*  
BUILDING DESIGN

## GENERAL ROOF & CHIMNEY NOTES

1. Roof Material: Standing seam metal roofing either Coated or
2. Field Erection: either end or Designer for end or end roofing units prior to installation
3. Roof System: Standing seam- see roof system for options
4. Overhanging: 24" unless otherwise noted
5. Minimum gutter round downslopes
6. Gutter dimensions to minimize runoff on roof units and feature roof junctions in eaves fascia projection
7. **SCREEN RESISTER:** Neutral zinc oxide resister shielded less than 0.1 times the neutral oxide to the chimney will be inserted. Resistor screen shielded he and corrosion resistance of the eaves and 12 gauge wire, 19 gauge galvanized steel or 24 gauge stainless steel CRC R1003.9.1
8. **CHIMNEY TERMINATION:** Chimney shielded eaves higher than 10 inches above the chimney 10 horizontal, flush shielded less than 3 inches the highest point here the chimney passes through the roof CRC R1003.9
9. Masonry or non-reinforced chimney's shielded eaves for, eaving or roof the more than 6 inches grade with 2 3/16" x 1" metal units hooked around the other ends and extend 6" beyond the end. Each side shielded to no less than four for eaving or four joists or rafters with 1/2-in-thick units per CRC R1001.4.1

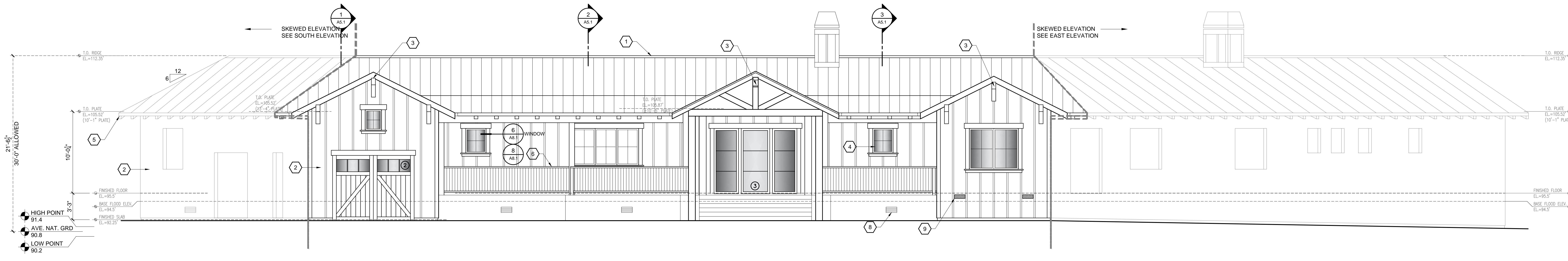
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ings are not to be scaled. Written dimensions  
these drawings shall have precedence over scale  
nsions.

HEET TITLE:  
**ROOF PLAN**

HEET NUMBER:

## A2.3

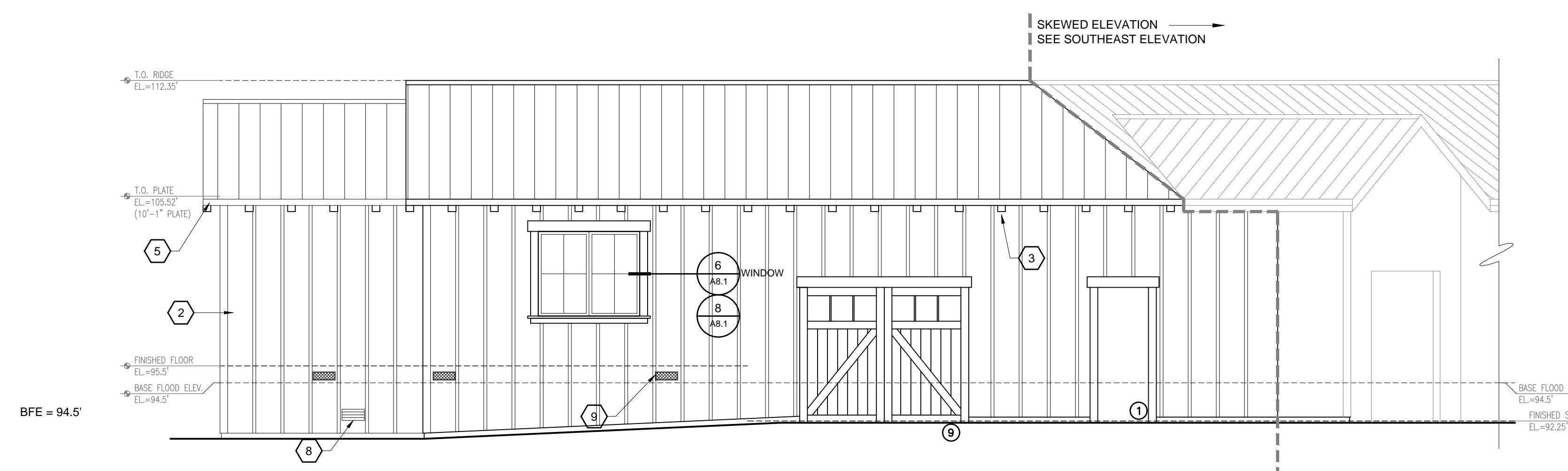


1 SOUTHEAST ELEVATION  
3/16" = 1'-0"

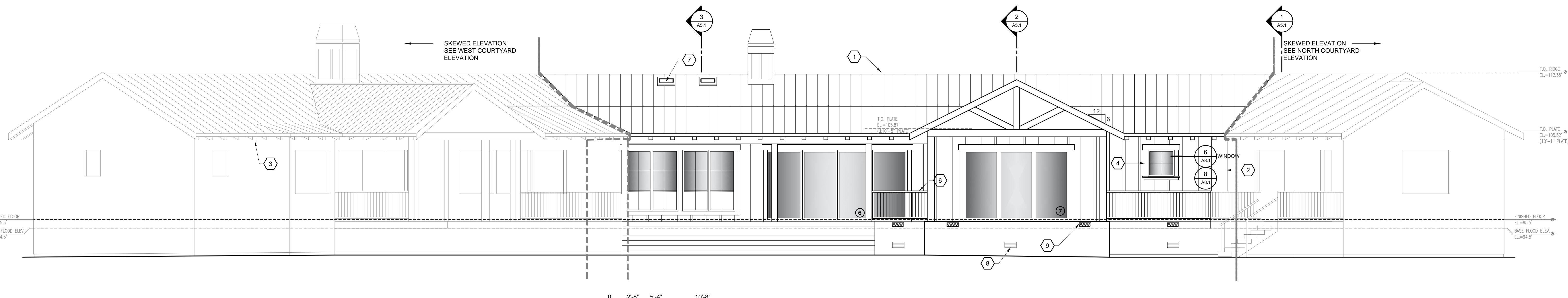
SCALE:  $\frac{3}{16}$ " = 1'-0"

## \_\_\_\_\_ SHEET NOTES

- . **ROOF - CUSTOM BILT METALS □ EATHERED COPPER STANDING SEAM METAL ROOF.**
- . **□ □□S - BOARD & BATT SIDING 0/2 LAYERS GRADE □ BLDG. PAPER. EXTERIOR PAINT COLOR- SHERIDAN □ WILLIAMS NAVAJO □ HITE S □ 6126**
- . **EPOXY DECORATIVE STAINED SHAPED □ OOD RAFTER TAILS.**
- . **□ INDOOR S - SIERRA PACIFIC BLACK ALUMINUM CLAD DOUBLE PANE □ INDOOR S.**
- . **GUTTERS - ALUMINUM BOX GUTTERS.**
- . **GROUNDRAILS - POLYMER COATED □ ROUGHT IRON BALUSTRADES & HANDRAIL.**
- . **SIGNS - SEE ROOF PLAN FOR SIZE & LOCATION**
- . **IRON REINFORCEMENT □ OOD □ EN - MODEL CSBA816 OR EQUAL. SEE CALCS ON A3.1**
- . **IRON CONDUIT □ OOD □ EN - MODEL VFS814FF ASTME 2886. SEE CALCS ON A3.1**



2) **SOUTH ELEVATION**



## **3 NORTHWEST ELEVATION**

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



## 1 NORTH ELEVATION

A horizontal line with a scale bar consisting of two segments. Below the line, the text "SCALE: 3/16\" data-bbox="111 80 300 130" data-label="Text" = 1'-0" is displayed.

PROJECT NAME:

# PAQUIN RESIDENCE

7592 SCHULTE ROAD  
CARMELVALLEY, CA.  
3923

APN: 169-191-009  
JOB NUMBER: 2213

# MOORE DESIGN Inc.

RESIDENTIAL PLANNING &  
CONSTRUCTION ADMINISTRATION

50 FIGUEROA STREET, SUITE B  
MONTEREY CA. 93940  
831.642.9732 FAX 831.401.3292  
john@monroedesign.org

## DRAWING RECORD

## MEMBER

**A** **B** **C** **D**

AMERICAN INSTITUTE of  
BUILDING DESIGN

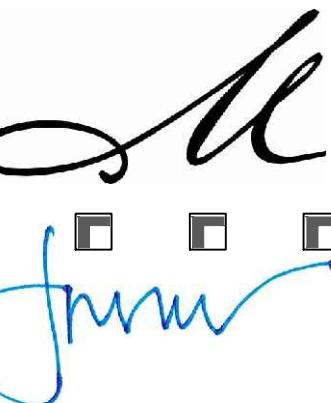
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these drawings shall have precedence over scale  
nsions.

HEET TITLE:

卷之三

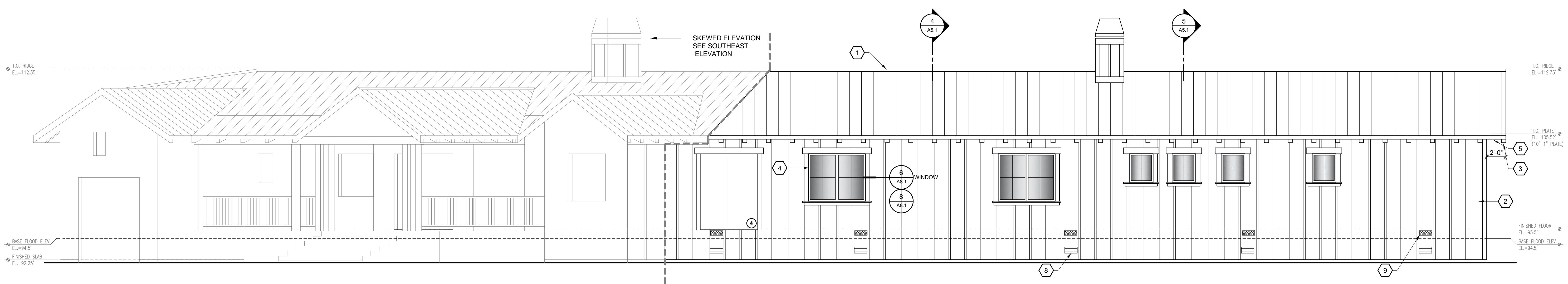
# A4.1



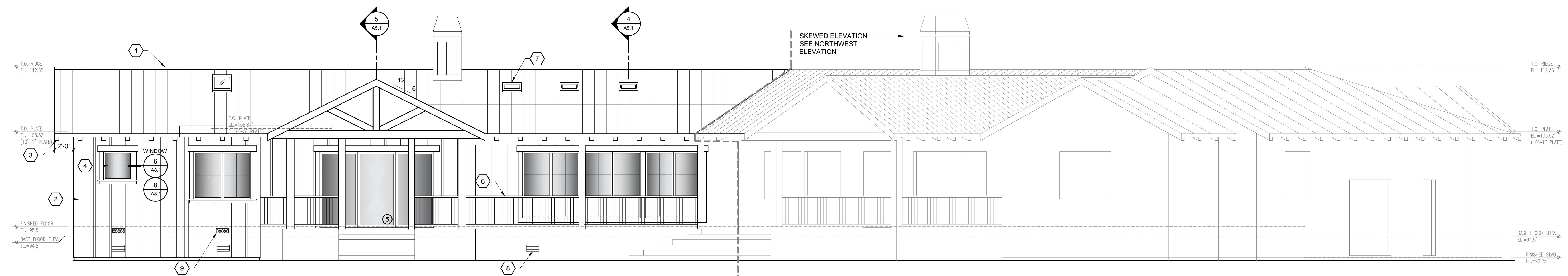
DESCRIPTION	ISSUED
PLN SUBMITTAL	5/24/2023
PLN RE-SUBMITTAL	3/27/2024

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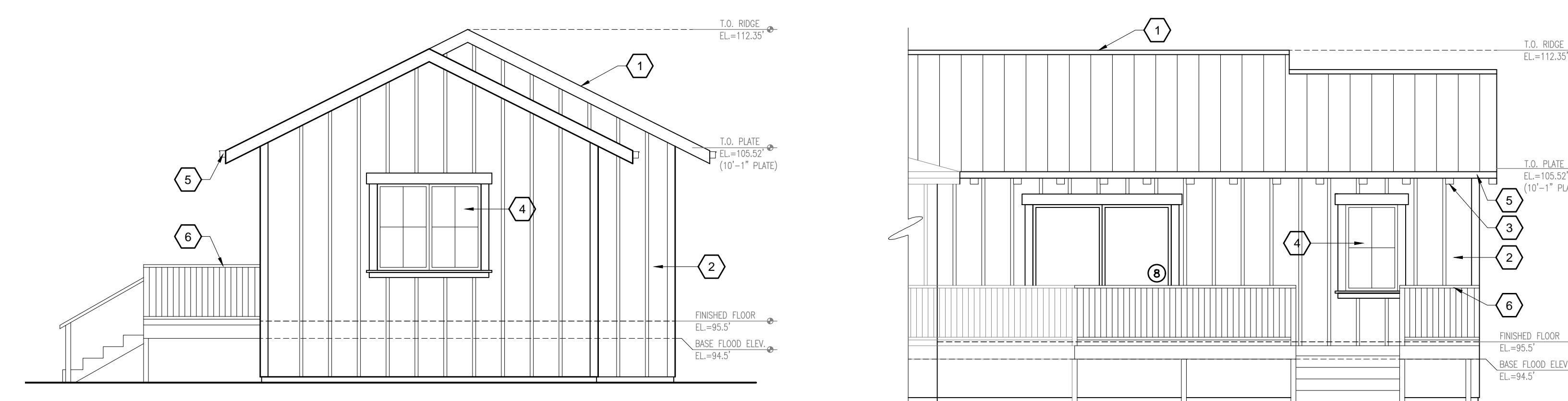
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.



① EAST ELEVATION

0 2'-8" 5'-4" 10'-8"  
SCALE: 3/16" = 1'-0"

② WEST COURTYARD ELEVATION

0 2'-8" 5'-4" 10'-8"  
SCALE: 3/16" = 1'-0"

③ WEST ELEVATION

0 2'-8" 5'-4" 10'-8"  
SCALE: 3/16" = 1'-0"

④ NORTH COURTYARD ELEVATION

0 2'-8" 5'-4" 10'-8"  
SCALE: 3/16" = 1'-0"

## ⑤ SHEET NOTES

- ⑤ ROOF - CUSTOM BILT METALS □ EATHERED COPPER STANDING SEAM METAL ROOF.
- ⑤ □ □ □ S - BOARD & BATT SIDING 0.2 LAYERS GRADE □ BLDG. PAPER. EXTERIOR PAINT COLOR: SHERWILLIAMS NAVAJO □ HITE S □ 6128
- ⑤ ELD DEED □ STAINED SHAPED □ OOD Rafter TAILS.
- ⑤ □ INDO S - SIERRA PACIFIC BLDG. ALUMINUM CLAD DOUBLE PANE □ INDO S.
- ⑤ GUTTERS - ALUMINUM BOX GUTTERS.
- ⑤ GIRDERS □ PO DER COATED □ ROUGH IRON BALUSTRADES & HANDRAIL.
- ⑤ SODIG - SEE ROOF PLAN FOR SIZE & LOCATION
- ⑤ INDO REEDER □ OOD EN - MODEL CSBA816 OR EQUAL. SEE CALCS ON A3.1
- ⑤ □ □ □ □ INDO □ OOD EN - MODEL VFS814FF ASTME 2886. SEE CALCS ON A3.1

**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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