

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

In the matter of the application of:

MR ARTEMIS LLC (PLN230350)

RESOLUTION NO. 25-023

Resolution by the County of Monterey Planning Commission recommending that the Board of Supervisors:

- 1) Find that the project qualifies as a Class 3 and Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit Consisting of:
 - a. A Coastal Administrative Permit and Design Approval to allow construction of a 622 square foot accessory dwelling unit, a 210 square foot trellis and associated site improvement;
 - b. A Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
 - c. Acceptance of an amended Conservation and Scenic Easement Map for the Mr. Artemis LLC property.

[PLN230350, MR ARTEMIS LLC, 30860 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan, Coastal Zone (Assessor's Parcel Number: 243-351-002-000)]

The MR. ARTEMIS LLC application (PLN230350) came on for public hearing before the County of Monterey Planning Commission on June 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project and/or use, as conditioned, is consistent with the policies of the 1982 Monterey County General Plan, Big Sur Coast Land Use Plan, and Big Sur Coastal Implementation Plan (Part 3); the requirements of the applicable subdivision and zoning ordinances (Title 20); and other County health, safety, and welfare ordinances related to land use development.

- EVIDENCE:**
- a) No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The project involves the construction of a detached 622 square foot accessory dwelling unit and a 210 square foot free standing trellis. Associated site improvements include modifications to the existing driveway as well as the construction of new walkways, patios, and pads. Associated grading would involve approximately 330 cubic yards of cut and 30 cubic yards of fill (300 cubic yards of net export). The project will also involve development within 750 feet of known archaeological resources as well as an amendment to a Conservation and Scenic Easement deed and corresponding map.
 - c) Allowed Use. The property is located at 30860 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan, Coastal Zone (Assessor's Parcel Number: 243-351-002-000). The parcel is zoned Rural Density Residential with a density of 40 acres per unit and a Design Control Overlay in the Coastal zone ("RDR/40-D(CZ)), which allows for the construction of accessory dwelling units, subject to the granting of a Coastal Administrative Permit. The Design Control overlay requires the granting of a Design Approval for all structures. Development within 750 feet of known archaeological resources is allowed subject to the granting of a Coastal Administrative Permit pursuant to Big Sur Coastal Implementation Plan section 20.145.120.A.1. Pursuant to Title 20 section 20.82.030.B, the Planning Commission shall act as the recommending body to the Board of Supervisors when the Board is the appropriate authority for the Combined Development Permit. The Board of Supervisors is the appropriate authority to consider the proposed Conservation and Scenic Easement (deed and map attached therein as "Exhibit B") Amendment. After the Planning Commission's recommendation of approval, the project will be scheduled before the Board of Supervisors. Therefore, the project as proposed is an allowed use for this site.
 - d) HCD-Planning staff conducted a site inspection on March 11, 2025 to verify that the proposed project conforms to the applicable plans and Monterey County Code.
 - e) Lot Legality. The subject property is identified in its current configuration as Lot 13 a Final Map entitled "Map of Tract No.588 Carmel Sur", recorded in July 1968 (Volume 10, Cities & Towns, Page 6). Therefore, the County recognizes the subject properties as legal lots of record.
 - f) Development Standards. The project meets all required development standards for Rural Density Residential or "RDR" zoning, which are identified in Title 20 section 20.16.060. The required setbacks for habitable accessory structures are 50 feet (front), six feet (side), and six feet (rear) and the proposed development will have setbacks of 179 feet (front), eight feet (side), and 134 feet (rear). The allowed height limit for habitable accessory structures is 15 feet, and the proposed ADU will have a height of 12 feet 10 inches. The allowed maximum building site coverage is 25% and the proposed development will increase building site coverage on the site to 24.8%. The required minimum distance

between Accessory and Main structures is 10 feet, and the project proposes 10 feet between the proposed ADU and the existing single-family dwelling.

- g) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed ADU will consist of colors and materials matching the existing single-family dwelling including tan natural stone exterior walls, and dark powder coated aluminum windows and doors. The trellis is also a dark powder coated aluminum. The colors and materials are consistent with the rural nature of the Big Sur Coast Land Use Plan and the utilization of natural colors and materials is consistent with the neighboring residences. The Big Sur Coast Land Use Plan identifies those developments which are visible from Highway 1 and major public viewing areas as being within the Critical Viewshed. The subject property and proposed development are located adjacent to Highway 1, along a private road that provides access to the Otter Cove neighborhood. Due to existing vegetation and topography the proposed development is not visible from Highway 1 nor any other public viewing areas, and as sited and designed is consistent with the Big Sur Coast Land Use Plan. The project is consistent with the viewshed regulations for the Otter Cove Subdivision as outlined in the Big Sur Coastal Implementation Plan section 3.2.5.G.
- h) Conservation and Scenic Easement. In June 2001, a Conservation and Scenic Easement was placed over undeveloped portions of the property with the purpose to preserve the open space, scenic, and the natural resource values present on the property and so as to prevent the adverse direct and cumulative effects on coastal resources and public access from development (Clerk Records Document No. 2002028360). The easement was placed over the property as a condition of approval for the development of the single-family dwelling (HCD File No. PLN990044), as required by Big Sur Coast Land Use Plan Policy 3.2.5.G and Big Sur Coastal Implementation Plan section 20.145.030.B.7. The easement deed prohibits all structures, restricts advertising, and requires the landscaping, vegetation, and topography to remain in their present conditions. The easement boundaries include the entirety of the property, except for the existing development footprint and autocourt/driveway, and an area occupied by a leach field. This excluded area is identified in the easement deed as a “building envelope”. The easement prohibits all structures but allows “only a single family dwelling with patio, garage and other access structures limited to one story...” within the building envelope area. Although the proposed ADU meets the exception language (“accessory structures”), there is no area that could be developed with an ADU without encroaching on the existing easement boundaries or developing over the existing septic system. Therefore, an amendment to the easement deed’s legal description and map (Exhibit B) is proposed to allow for construction of the proposed ADU. The proposed easement map

amendment involves reconfiguring and relocating 1,100 square feet of the existing easement. The overall size of the easement will remain the same with implementation (approximately 43,598 square feet). The proposed reconfiguration allows for construction of a 622 square foot ADU in closer proximity to the existing single-family dwelling. Pursuant to the Big Sur Coast Land Use Plan Policy 3.2.3.B, staff conducted a site visit and determined that the proposed location for the ADU will not be visible from Highway 1 or any other public viewing area due to topography and existing vegetation and is therefore not within the Critical Viewshed. Additionally, as described in subsequent Evidence “i” and “j”, no biological or cultural resources exist within the proposed ADU footprint. Accordingly, this 1,100 square foot area of the existing easement is not protecting aesthetic, biological, archaeological, or other sensitive resources. The proposed ADU location is the most appropriate for the subject property and its constraints. The proposed easement amendment will not create any impacts to visual resources and will allow the continued dual-function of the easement - protecting visual and coastal resources on the property. The easement deed language would remain the same and continue to prohibit new structures within the easement boundaries, material alteration of the topography and landscape, and advertising, thus ensuring preservation and conservation of the property’s natural scenic beauty and natural condition in perpetuity. Allowing for the construction of an ADU while continuing to protect the site’s sensitive resources is consistent with the intent of the original Conservation and Scenic Easement and State Law.

- i) Biological Resources. A biological report (County of Monterey Library No. LIB220309) was prepared by Jeffrey B. Froke on June 3, 2022. The report assessed the area of proposed development which was observed to be a planted environment covered with nearly all nonnative and cultivated plant species. The report concluded that the proposed ADU will not adversely affect, jeopardize, or otherwise diminish the natural biological values of the property.
- j) Archaeological Resources. The Big Sur Coastal Implementation Plan section 20.145.120.B.1 requires an Archaeological report for all development within a High Archaeological sensitivity zone. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity and is also within 750 feet of a known archeological resource. A Phase I and Phase II Archaeological report (County of Monterey Library No. LIB220310) was prepared by Dana Supernowicz in January 2022. The report was negative and concluded that the site does not appear to contain any Native American archaeological sites, resources, or artifacts. Therefore, the potential for inadvertent impacts to archaeological resources is limited and will be controlled by application of the County’s standard condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- k) Land Use Advisory Committee. The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the County of Monterey Board of Supervisors, this application warranted referral to the LUAC because

the project involves a public hearing Design Approval and a lot line adjustment in the Coastal Zone. The LUAC voted 5-0 in support of the project as proposed. The LUAC members brought up concerns relating to the glare-causing potential of solar panels, insufficient room for turning around in the driveway, and fireproofing of the proposed materials.

- l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN230350.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands 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 Cultural Resources, Geological Resources (Soils), Biological Resources, and Forest Resources. The following reports have been prepared:
 - “Phase I and Phase II Archaeological Study” (County of Monterey Library No. LIB220310) prepared by Dana Supernowicz, Pebble Beach, CA, January 2022.
 - “Geotechnical and Percolation Investigation” (County of Monterey Library No. LIB240156) prepared by Belinda Taluban, Salinas, CA, November 1, 2022.
 - “Biological Resources Report” (County of Monterey Library No. LIB220309) prepared by Jeffrey B Froke, Pebble Beach, CA, June 03, 2022.
 - “Tree Protection Plan” (County of Monterey Library No. LIB220308) prepared by Frank Ono, Pacific Grove, CA, July 25, 2022.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on March 11, 2025, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN230350.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety,

peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Potable water will continue to be provided by The Carmel Riviera Mutual Water Company. An existing onsite wastewater treatment system will serve the proposed ADU and continue to serve the main residence. The OWTS was found to be in good working order. All necessary public facilities will be provided to the proposed ADU.
 - c) Staff conducted a site inspection on March 11, 2025, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN230350.

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on March 11, 2025, and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230350.

5. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

- EVIDENCE:**
- a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 622-square-foot ADU that includes independent living facilities as shown in the attached plans.
 - b) The ADU complies with the maximum allowed floor area of 1,200 square feet and will be the first ADU on the subject property. The ADU is sited approximately 10 feet south of the single-family dwelling and meets all required setback standards (see Finding 1, Evidence "F").
 - c) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.64.030 and Chapter 20.44.
 - d) The ADU is required to have one parking space. The existing driveway and two-car garage satisfy this requirement and provide adequate parking for the proposed ADU and existing single-family dwelling.

- e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (See Finding 3 and supporting evidence).
 - f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development can be found in Project File PLN230350.
6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150.D.1 of the Big Sur Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 2 in the Big Sur Coastal Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250350.
 - e) The project planner conducted a site inspection on March 11, 2025.
7. **FINDING:** **CEQA (Categorically Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of new small structures, including accessory structures. Guidelines section 15317 categorically exempts the acceptance or modification of easements that maintain open space character of an area.
 - b) The proposed project involves the construction of a detached 622 square foot accessory dwelling unit and a free standing 210 square foot trellis. Associated site improvements include modifications to the existing driveway as well as the construction of new walkways, patios, and pads. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. The project also includes amending a conservation and scenic easement (deed and map). The amended easement will remain in its existing size (approximately 44,598 square feet) but be reconfigured to allow construction of the proposed ADU. Acceptance of the amended Conservation and Scenic Easement Deed is consistent with the Class 17 exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 11, 2025.

- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No trees are proposed for removal. The proposed project will also not be visible from any scenic vista or corridor. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN230350.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby recommend that the Board of Supervisors:

1. Find that the project qualifies as a Class 3 and Class 17 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and 15317, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval for the construction of a new 622 square foot accessory dwelling unit attached by a 210 square foot trellis and associated site improvement; 2) A Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and 3) Acceptance of an amended Conservation and Scenic Easement Map for the Mr. Artemis LLC property

All of which are in general conformance with the attached sketch and subject to the attached 8 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of June 2025 upon motion of Commissioner Diehl, seconded by Commissioner Hartzell, by the following vote:

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Shaw, Hartzell, Roberts, Getzelman
NOES: None
ABSENT: Monsalve
ABSTAIN: None

DocuSigned by:
Melanie Beretti
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Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON JULY 30, 2025.

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.



PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923

CLIENT
ARTEMIS LLC

FA JOB NO.
21-033

ARTEMIS RESIDENCE - ADU CARMEL-BY-THE-SEA, CA

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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.

ISSUE

ADU - COASTAL
DEVELOPMENT
PERMIT

DATE

08.08.2024

HISTORY

DESC. DATE

TITLE

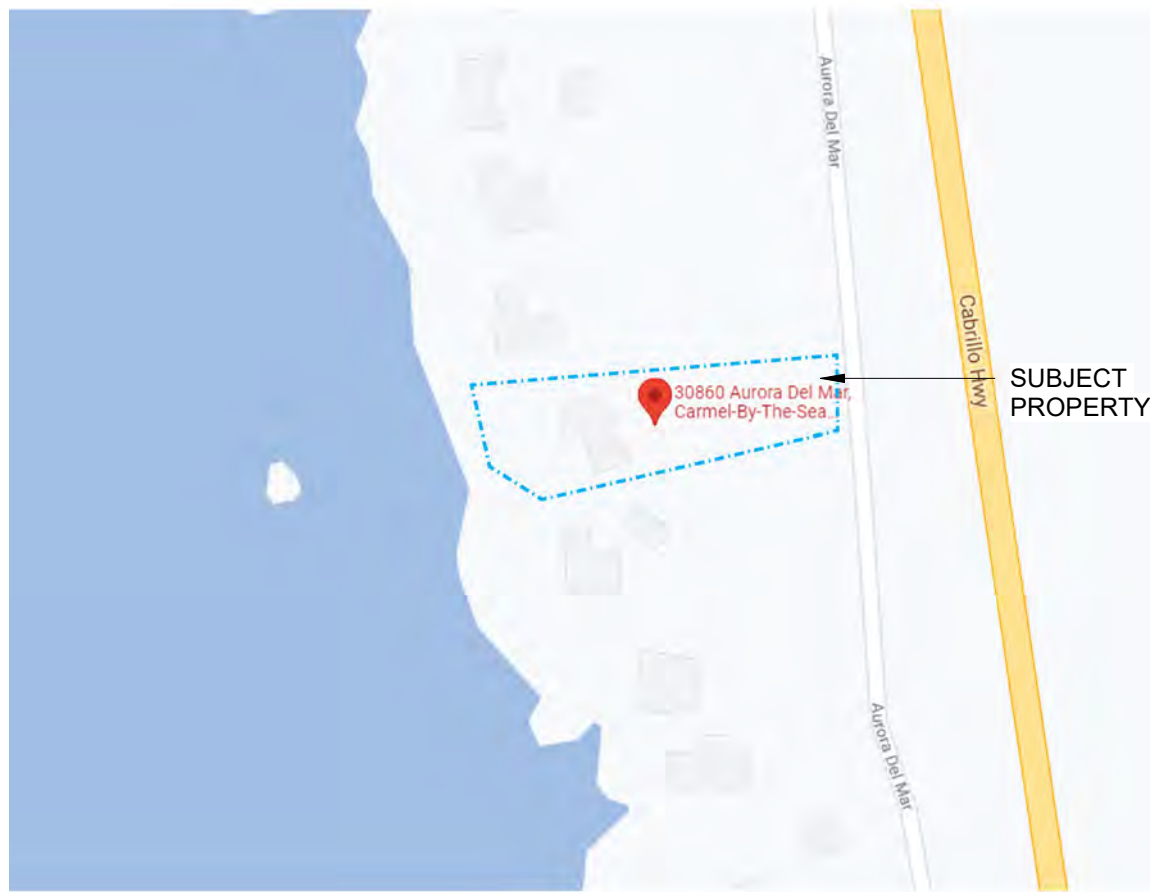
COVER SHEET

A0.00
SHEET

VICINITY MAPS



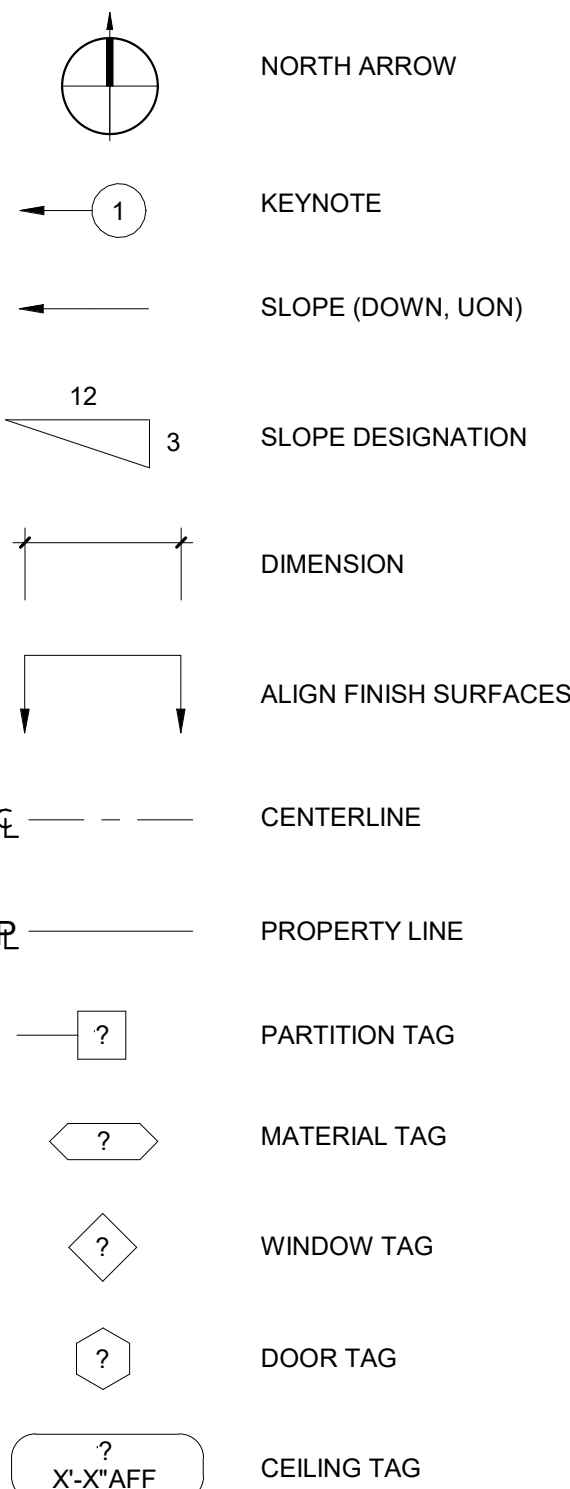
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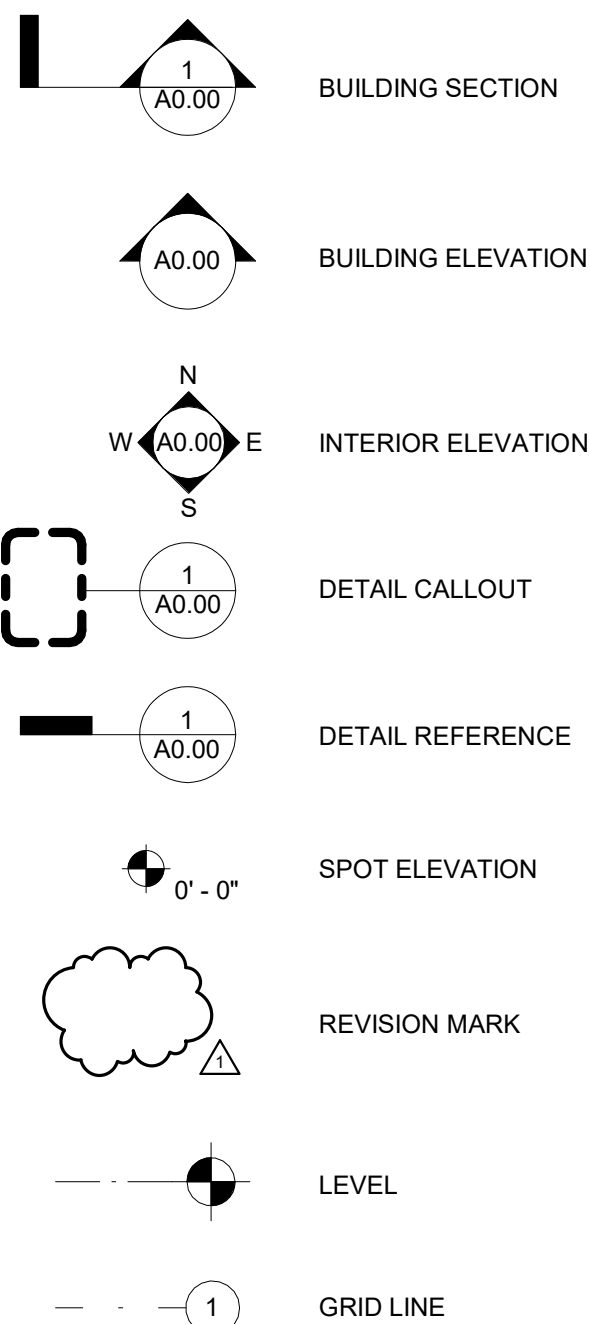
NEIGHBORHOOD PLAN

ARCHITECTURAL SYMBOLS

DRAWING SYMBOLS



REFERENCE SYMBOLS



ABBREVIATIONS

A	AB.	ANCHOR BOLT	J	J-BOX	JUNCTION BOX
	ABV.	ABOVE		J.H.	JOIST HANGER
	AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL		JNT.	JOINT
	A.C.	AIR CONDITIONING	K	K.D.	KILN DRIED
	ACOUST.	ACOUSTING		KIT.	KITCHEN
	AD.	AREA DRAIN	L	L.	LONG LENGTH
	ADJ.	ADJUSTABLE		LAM.	LAMINATE
	A.F.F.	ABOVE FINISHED FLOOR		LAV.	LAVATORY
	AGGR.	AGGREGATE		LB.	POUND
	ALT.	ALTERNATE		LP.	LOW POINT
	ALUM.	ALUMINUM		LT.	LIGHT
	ANOD.	ANODIZED		LTG.	LIGHTING
	AP.	ACCESS PANEL	M	MACH.	MACHINE
	APPROX.	APPROXIMATE		MAT.	MATERIAL
	ARCH.	ARCHITECTURAL		MAX.	MAXIMUM
B	BD.	BOARD		MECH.	MECHANICAL
	BDRM	BEDROOM		MEMB.	MEMBRANE
	BLDG.	BUILDING		MEZZ.	MEZZANINE
	BLK.	BLOCK		MFR.	MANUFACTURER
	BLK'G	BLOCKING		MID.	MIDDLE
	BLW.	BELOW		MIN.	MINIMUM/MINUTE
	BLM.	BEAM		MIRR.	MIRROR
	BOT.	BOTTOM		MISC.	MISCELLANEOUS
	BRKT.	BACKET		M.P.	METAL PANEL
	BTWN.	BETWEEN		M.S.	MOTION SENSOR
	B.U.R.	BUILT UP ROOFING		MTD.	MOUNTED
C	C/C	CENTER TO CENTER		MTG.	MOUNTING
	C.B.	CATCH BASIN		MTL.	METAL
	CEM.	CEMENT		MUL.	MULLION
	C.J.	CONTROL JOINT		MW.	MICROWAVE
	CLG.	CEILING	N	(N)	NEW
	CLKG.	CEILING		N	NORTH
	CLR.	CLEAR		N.I.C.	NOT IN CONTRACT
	COL.	COLUMN		NO.	NUMBER
	COMB.	COMBINATION		NOM.	NOMINAL
	CONC.	CONCRETE		N.T.S.	NOT TO SCALE
	CONN.	CONNECTION	O	O/	OVER
	CONSTR.	CONSTRUCTION		OA.	OVERALL
	CONT.	CONTINUOUS		O.C.	ON CENTER
	CONTR.	CONTRACTOR		O.D.	OUTSIDE DIMENSION
	CPT.	CARPET		OH.	OVERHEAD
	C.T.	CERAMIC TILE		OPG.	OPENING
	CTR.	CENTER		OPP.	OPPOSITE
	CW.	COLD WATER	P	PERF.	PERFORATED
D	DBL.	DOUBLE		PERP.	PERPENDICULAR
	DEG.	DEGREE		P.L.	PROPERTY LINE
	DEMO.	DEMOTITION		P.LAM.	PLASTIC LAMINATE
	DET/DTL.	DETAIL		PLAS.	PLASTER
	DIAG.	DIAGONAL		PLYWD.	PLYWOOD
	DIA.	DIAMETER		PNT.	PAINT
	DIM.	DIMENSION		PTD.	PAINTED
	DN.	DOWN		PR.	PAIR
	DR.	DOOR		PT.	POINT/PRESSURE TREATED
	DS.	DOWNSPOUT		PWR.	POWER
	DW.	DISHWASHER		QTY.	QUANTITY
	DWG.	DRAWING	R	(R)	REMODELED
	DWR.	DRAWER		R.	RISER
E	(E)	EXISTING		RAD.	RADIUS
	E	EAST		RCP.	REFLECTED CEILING PLAN
	EA	EACH		R.D.	ROOF DRAIN
	E.B.	EXPANSION BOLT		RECEP.	RECEPTACLE
	E.J.	EXPANSION JOINT		RECT.	RECTANGULAR
	EL.	ELEVATION		REF.	REFERENCE
	ELEC.	ELECTRICAL		REFR.	REFRIGERATOR
	ELEV.	ELEVATOR		REINF.	REINFORCED
	EMER.	EMERGENCY		REQ'D.	REQUIRED
	ENCL.	ENCLOSURE		RESIL.	RESILIENT
	ENGR.	ENGINEER		RETG.	RETAINING
	E.P.B.	ELECTRICAL PANEL BOARD		REV.	REVISION
	EO.	EQUAL		RM	ROOM
	EXP.	EXPANSION/EXPOSED		RND.	ROUND
	EXT.	EXTERIOR		R.O.	ROUGH OPENING
F	(F)	FUTURE		RWL	ROUGH WATER LEADER
	F.A.	FIRE ALARM	S	S	SOUTH
	FABR.	FABRICATE		S.C.	SOLID CORE
	F.A.R.	FLOOR AREA RATIO		S.C.D.	SEE CIVIL DRAWINGS
	F.B.	FLAT BAR		SCHED	SCHEDULE
	F.D.	FLOOR DRAIN		SCR.	SCREEN
	F.D.C.	FIRE DEPARTMENT CONNECTION		SCWD.	SOLID CORE WOOD DOOR
	FDN/FND	FOUNDATION		SECT.	SECTION
	F.E.	FIRE EXTINGUISHER		S.F.	SQUARE FOOT
	F.E.C.	FIRE EXTINGUISHER CABINET		SHT.	SHEET
	F.F.	FINISH FLOOR		SHTG.	SHEATHING
	F.F.E.	FINISH FLOOR ELEVATION		SHWR.	SHOWER
	F.G.	FINISH GRADE		SIM.	SIMILAR
	F.H.	FULL HEIGHT		SKYLT.	SKYLIGHT
	F.H.M.S.	FLAT HEAD MACHINE SCREW		S.L.D.	SEE LANDSCAPE DRAWINGS
	F.H.W.S.	FLAT HEAD WOOD SCREW		S.M.D.	SEE MECHANICAL DRAWINGS
	FIN.	FINISH		SMS.	SHEET METAL SCREW
	FIN.	FINISH		S.M.W.P.	SHEET MEMBRANE WATERPROOFING
	FIKT.	FIXTURE		SPEC.	SPECIFICATION
	FL.	FLOW LINE		S.R.	SUPPLY REGISTER
	FLASH.	FLASHING		SQ.	SQUARE
	FLR.	FLOOR		S.S.	STAINLESS STEEL
	FLUOR.	FLUORESCENT		S.S.D.	SEE STRUCTURAL DRAWINGS
	F.O.	FINISHED OPENING		STD.	STANDARD
	F.O.B.	FACE OF BRICK		STL.	STEEL
	F.O.C.	FACE OF CONCRETE		STOR.	STORAGE
	F.O.F.	FACE OF FINISH		STRUC.	STRUCTURAL
	F.O.M.	FACE OF MASONRY		SUR.	SURFACE
	F.O.S.	FACE OF STUD		SUSP.	SUSPENDED
	FRPF.	FIREPROOFING		SVC.	SERVICE
	FT.	FOOT OR FEET		SVY.	SURVEY
	FTG.	FOOTING		SYM.	SYMMETRICAL
	FURR.	FURRING	T	TR	TREAD
G	GA.	GAUGE		T&B	TOP AND BOTTOM
	GALV.	GALVANIZED		T&G	TONGUE AND GROOVE
	G.B.	GRAB BAR		T.B.	TOWEL BAR
	G.C.	GENERAL CONTRACTOR		T.C.	TRASH CAN
	GD.	GARBAGE DISPOSAL		T.D.	TRENCH DRAIN
	GEN.	GENERAL		TEMP.	TERRAZZO
	GF.CI.	GROUND FAULT CIRCUIT INTERRUPTED		TER.	TEMPERED GLAZING
	GL.	GLASS		TG.	TEMPERED GLAZING
	GLB.	GLUE LAM BEAM		THK.	THICK
	GLND.	GROUND		THRES.	THRESHOLD
	GR.	GRADE		T.O.C.	TOP OF CONCRETE
	GSM.	GALVANIZED SHEET METAL		T.O.P.	TOP OF PAVEMENT
	GYP.	GYPSON		TOPO.	TOPOGRAPHY
	GYP BD.	GYPSON BOARD		T.O.S.	TOP OF STEEL
H	H.B.	HOSE BIB		T.O.W.	TOP OF WALL
	H.C.	HANDICAPPED		T.P.O.	THERMOPLASTIC OLEFIN
	H.C.	HOLLOW CORE		TYP.	TYPICAL
	HCWD.	HOLLOW CORE WOOD DOOR		UNF.	UNFINISHED
	HDWD.	HARDWOOD		UNLESS	UNLESS OTHERWISE NOTED
	HDWR.	HARDWARE	U	UNF.	UNFINISHED
	H.M.	HOLLOW METAL		VCT.	VINYL COMPOSITION TILE
	HORIZ.	HORIZONTAL		VERT.	VERTICAL
	HP.	HIGH POINT		VG.	VERTICAL GRAIN
	HR.	HOUR		V.I.F.	VERIFY IN FIELD
	HT.	HEIGHT		W.	WEST/WIDE/WIDTH
	HVAC	HEATING VENTILATION AIR CONDITIONING	W	W	WITH
	HW	HOT WATER		W.C.	WATER CLOSET
I	I.D.	INSIDE DIAMETER		WD.	WOOD
	IN.	INCH		W.H.	WATER HEATER
	INCAD.	INCANDESCENT		WN.	WINDOW
	INSUL.	INSULATION		W/O	WITHOUT
	INT.	INTERIOR		WP.	WATERPROOFING
				W.R.	WATER RESISTANT
				WT.	WEIGHT
				W.V.	WOOD VENEER

GENERAL NOTES

- ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES: 2022 CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, ELECTRICAL CODE, STATE ENERGY STANDARDS, AND ANY OTHER GOVERNING CODES AND ORDINANCES.
- IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
- WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- PROVIDE FIRE-BLOCKING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL), AS PER 2022 CBC 718.2 & CRC R302.11, FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT MAX. 10 FOOT INTERVALS.
 - IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING & FLR. LEVEL W/AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.
- PROVIDE DRAFT-STOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 2022 CBC 718.3.4 & CRC R302.12 DRAFT-STOPPS SHALL BE INSTALLED SO THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. AND IS BELOW, DRAFT-STOPPING SHOULD BE PROVIDED IN THE FOLLOWING CIRCUMSTANCES:
 - SUSPENDED CEILING UNDER FLOOR FRAMING
 - OPEN WEB TRUSS OR PERFORATED FLOOR FRAMING MEMBERS.
- PRESSURE TREATED LUMBER TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIR GAP.
- ALL EARTHWORK AND SITE DRAINAGE INCLUDING BASEMENT AND PIER EXCAVATION, PREPARATION OF THE SUBGRADE BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, AND THE INSTALLATION SURFACE DRAINAGE CONTROL SYSTEMS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT PREPARED BY FRIAR & ASSOCIATES DATED 08-11-2021. FRIAR & ASSOCIATES SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2022 CALGREEN TABLES 4.504.1-4.504.3.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE (TITLE-24)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING WITH THE WORK.

PROJECT DATA

WORK DESCRIPTION:
THE PROJECT CONSISTS OF A 622 SF 1-BEDROOM DETACHED ADU NEXT TO AN EXISTING 1-STORY SINGLE FAMILY RESIDENCE. THE ADU WILL MATCH THE HEIGHT, STYLE AND MATERIAL PALETTE OF THE EXISTING HOUSE.
LANDSCAPE IMPROVEMENTS WILL INCLUDE NEW PAVING, WOOD DECK, A DETACHED STEEL TRELLIS, SITE WALLS, PATHS AND PLANTING. NO TREE REMOVAL PROPOSED.

APN: 243-351-002-000

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: V-B
ZONING DISTRICT: RDR/40-D(CZ)
LAND USE DESIGNATION: NONE
LCP LAND USE DESIGNATION: RURAL RESIDENTIAL

FIRE HAZARD ZONE (SRA SETBACK): VERY HIGH
FIRE HAZARD ZONE (LRA SETBACK): NONE
SEISMIC HAZARD ZONE: UNDETERMINED
FLOOD ZONE: VE1X
FIRE DISTRICT: CARMEL HIGHLANDS FPD
DOMESTIC WATER SERVICE PROVIDER: CARMEL RIVIERA WATER COMPANY

PARKING: 3 EXISTING

COASTAL ZONE: YES
VISUAL SENSITIVITY: NONE

SQUARE FOOTAGE:	EXISTING	PROPOSED
GARAGE:	696 SF	696 SF
LEVEL 1:	4288 SF	4288 SF
ADU:	N/A	622 SF
TOTAL:	4,984 SF	5,606 SF
FLOOR AREA RATIO:	0.08	0.09

DETACHED TRELLIS (UNCONDITIONED): 253 SF

ADU SETBACKS:

	REQUIRED	PROPOSED
REAR:	4'	134'-10"
FRONT:	30'	179'-1"
N SIDE:	4'	110'-6"
S SIDE:	4'	8'-0"
COASTAL BLUFF OFFSET:	50'	80'-0"

BUILDING HEIGHT:
PERMITTED: 16'
PROPOSED: 12'-10" MAX
PERMITTED # OF STORIES: 1
PROPOSED # OF STORIES: 1

LOT SIZE:
NET LOT SIZE: 60,211 SF
PERMITTED MAX FLOOR AREA: 15,053 SF
PROPOSED FLOOR AREA: 5,606 SF
MAX LOT COVERAGE: 25%
EXISTING DEVELOPMENT AREA: 13,497 SF
PROPOSED DEVELOPMENT AREA: 14,983 SF
PROPOSED LOT COVERAGE PERCENTAGE : 24.88%

SPECIAL INSPECTIONS

GEOTECHNICAL OBSERVATIONS & TESTING:
THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTIONS, INCLUDING FOUNDATION EXCAVATIONS, SUBGRADE PREPARATION BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, AND THE INSTALLATION SURFACE DRAINAGE CONTROL SYSTEMS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT PREPARED BY FRIAR & ASSOCIATES DATED 08-11-2021. FRIAR & ASSOCIATES SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

ISSUE

ADU - COASTAL DEVELOPMENT PERMIT

DATE

08.08.2024

HISTORY

DESC.

CDP REV. 1

DATE

08.08.24

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT AND BUILDING OFFICIAL.

- RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE TO NFPA 13D & STATE & LOCAL REQUIREMENTS.
- PHOTOVOLTAIC PANEL ARRAY

FELDMAN ARCHITECTURE

1648 Pacific Avenue, Suite B
San Francisco, California 94109
415 252 1441
www.feldmanarch.com



PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL MAR,
CARMEL-BY-THE-SEA, CA 93923

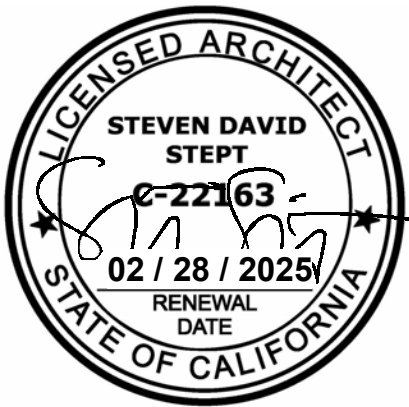
CLIENT
ARTEMIS LLC

FA./OB NO.
21-033

TITLE
PROJECT INFO

A0.01

SHEET



PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923

CLIENT
ARTEMIS LLC

FA JOB NO.
21-033

ISSUE
ADU - COASTAL
DEVELOPMENT
PERMIT

DATE
05.24.2024

HISTORY

△ DESC.

DATE

TITLE
ADU PERSPECTIVE
REFERENCE
IMAGES

A0.13
SHEET



EAST PERSPECTIVE FROM DRIVEWAY



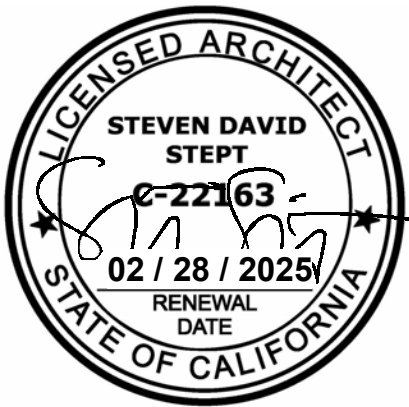
EAST PERSPECTIVE



NORTH PERSPECTIVE FROM GARAGE DRIVEWAY



SOUTHWEST PERSPECTIVE



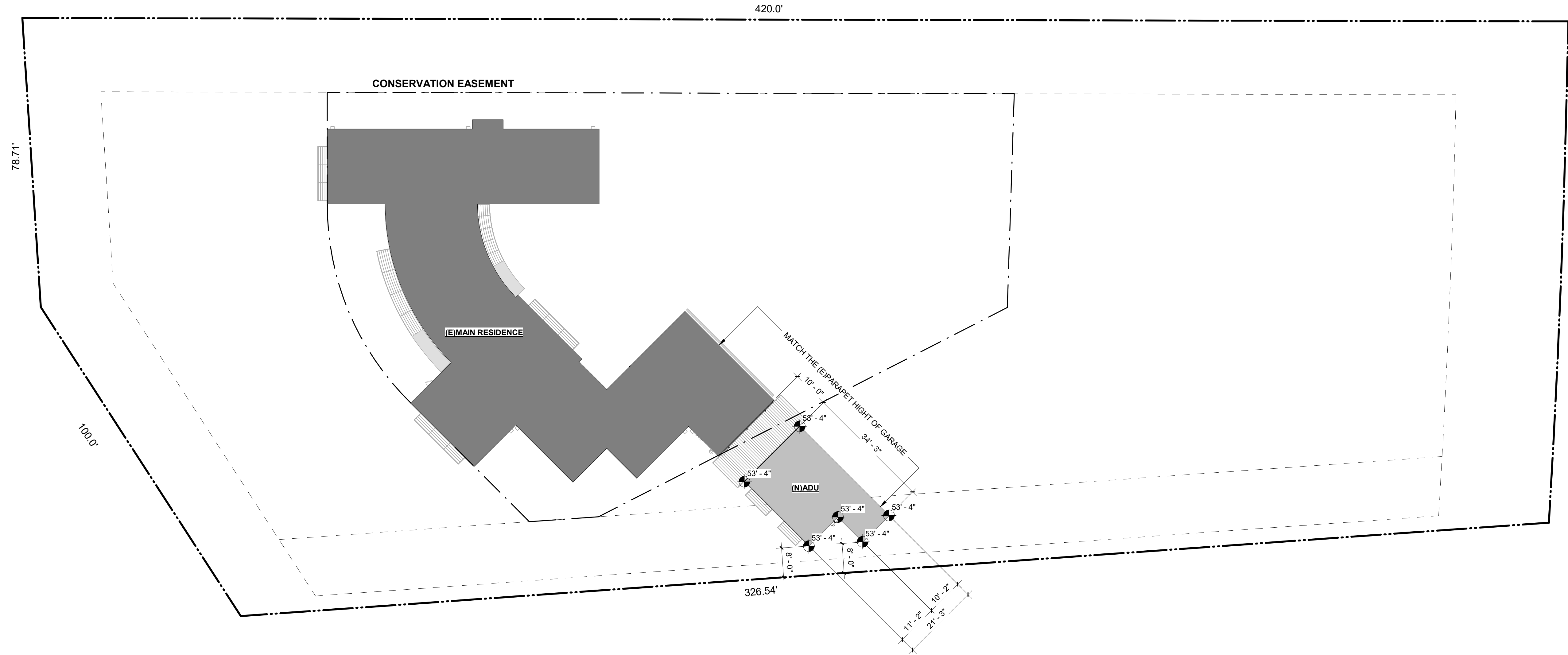
PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923

APN #
243-351-002-000

CLIENT
ARTEMIS LLC

FA/JOB NO.
21-033



1 STORY POLE PLAN
1/16" = 1'-0"



ISSUE
ADU - COASTAL
DEVELOPMENT
PERMIT
DATE
05.24.2024
HISTORY
DESC. DATE

TITLE
STORY POLE PLAN



PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923

CLIENT
ARTEMIS LLC

FA JOB NO.
21-033

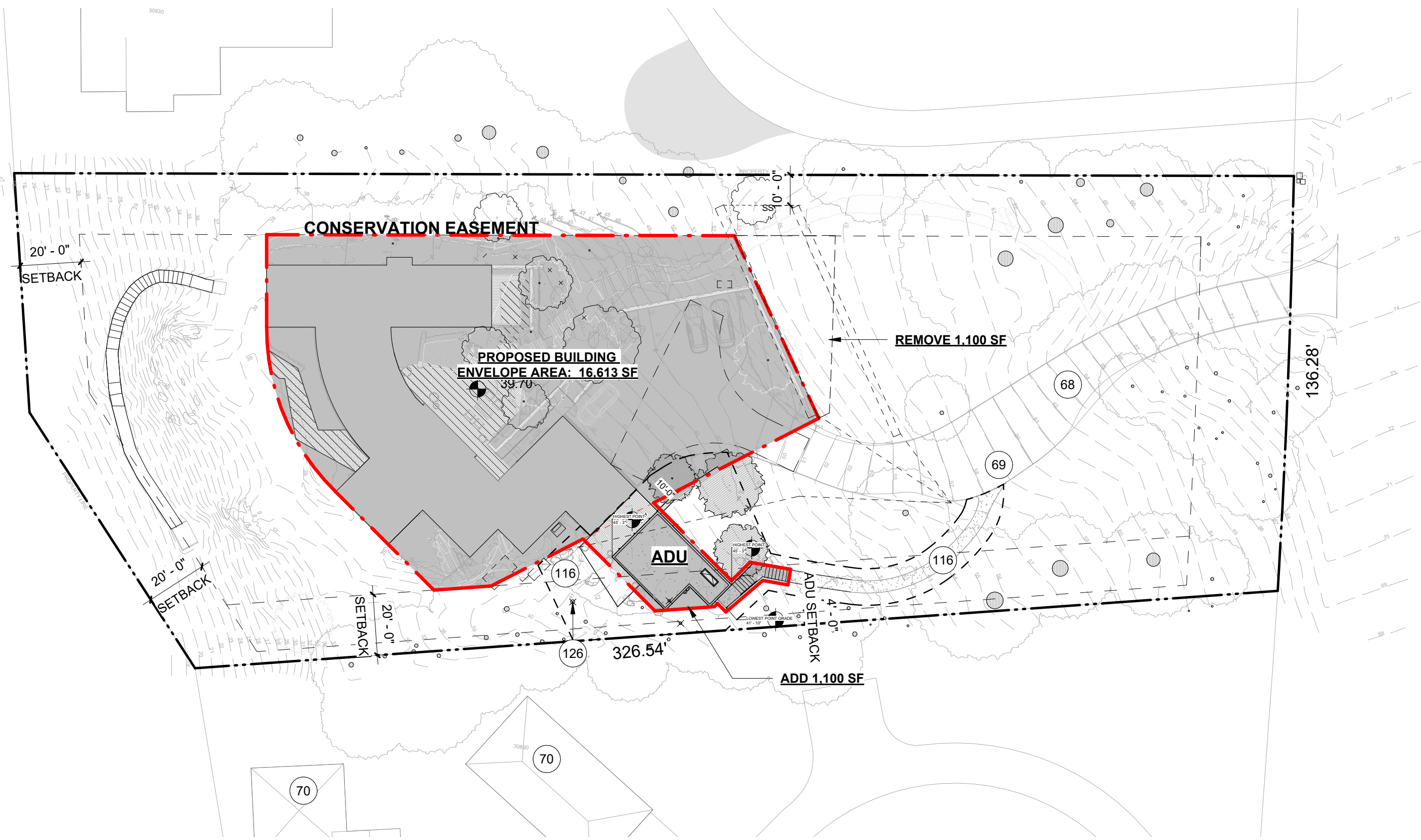
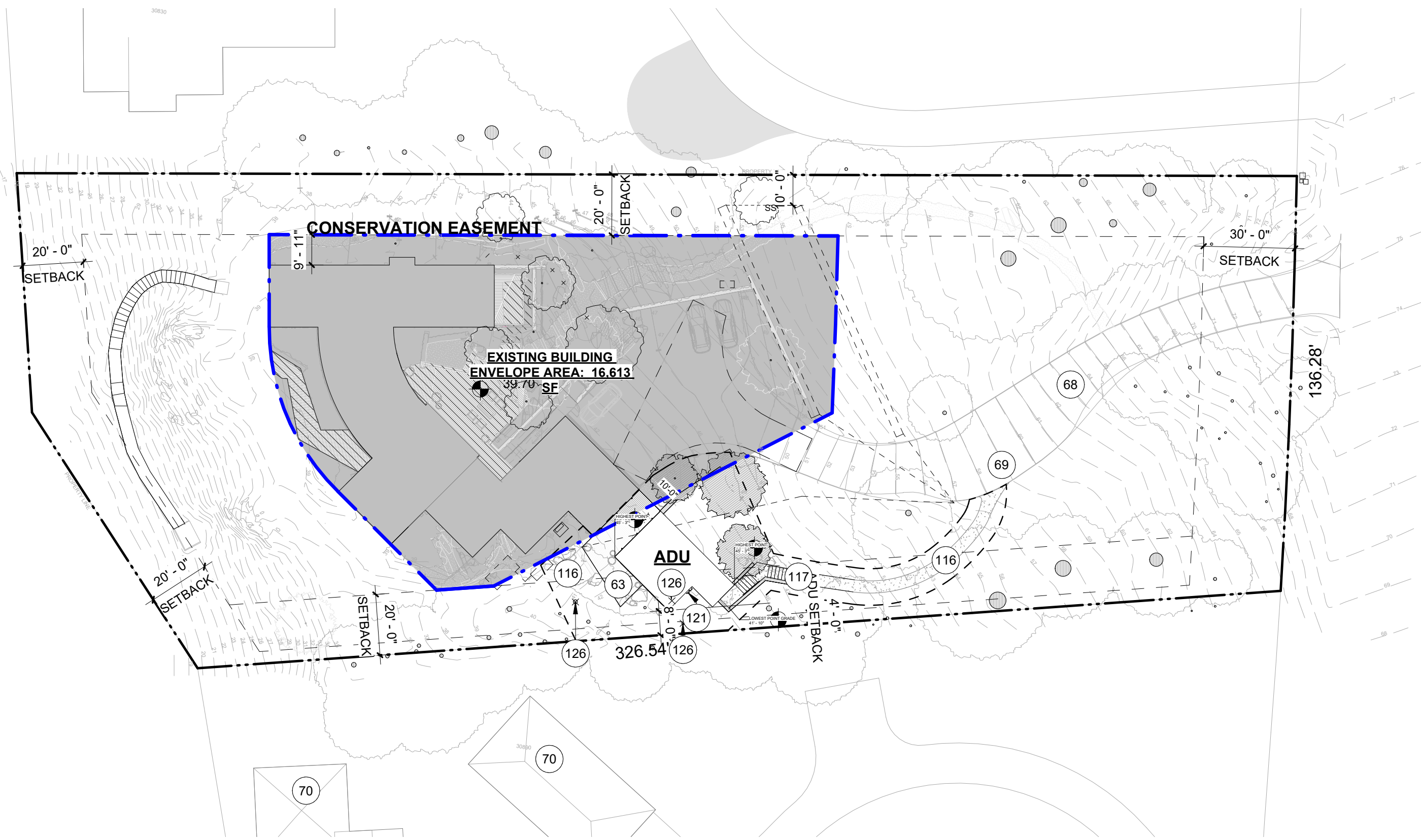
ISSUE
ADU - COASTAL
DEVELOPMENT
PERMIT

DATE
01.10.2025

HISTORY

△ DESC.

DATE

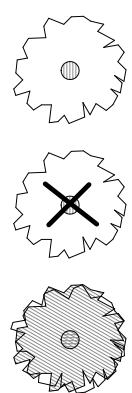


1 SITE PLAN - EXISTING BUILDING ENVELOPE

1/32" = 1'-0"

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- - - - - BUILDING ENVELOPE
- (E) CONTOUR
- (N) CONTOUR
- (E) FENCE
- SS — (E) SEPTIC LEACH FIELDS



- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- (N) TREE

KEYNOTE LEGEND

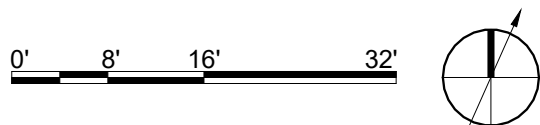
- 63 WOOD DECKING, SLD
- 68 (E) DRIVEWAYS
- 69 (E) GRAVEL TURNOUT
- 70 ADJACENT STRUCTURE
- 116 PERMEABLE GRAVEL PAVING, SLD
- 117 CONCRETE STEPS, SLD
- 121 ADU ELEC. METER
- 126 TREE PREVIOUSLY REMOVED UNDER SEPARATE PERMIT PLN210102

2 SITE PLAN - PROPOSED BUILDING ENVELOPE

1/32" = 1'-0"

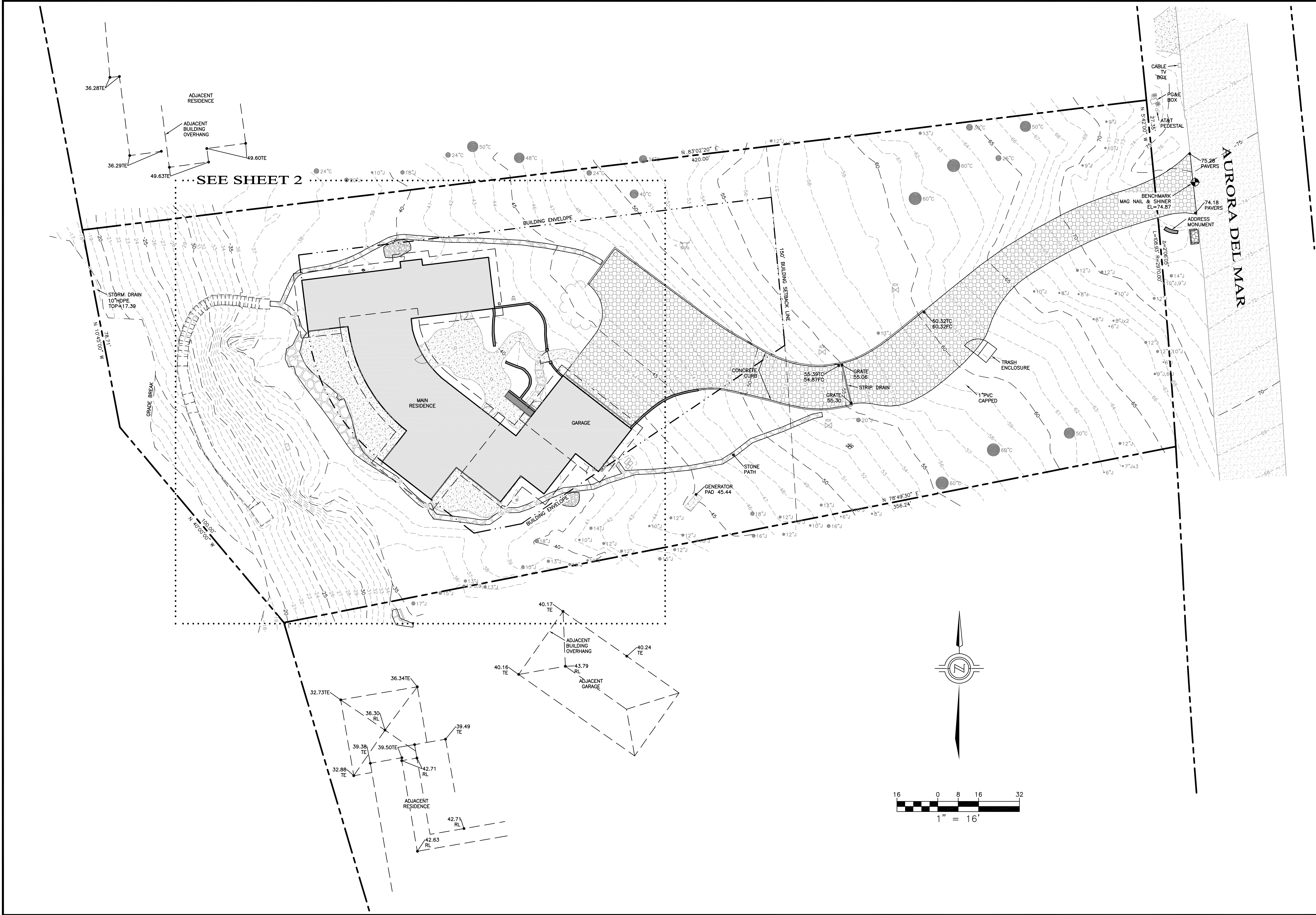
SITE PLAN GENERAL NOTES

1. REFER TO L1.0 FOR LANDSCAPE SITE PLAN.



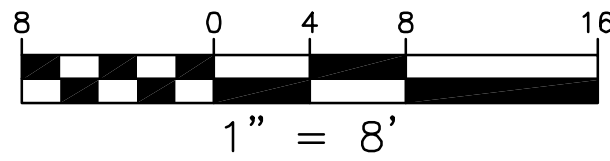
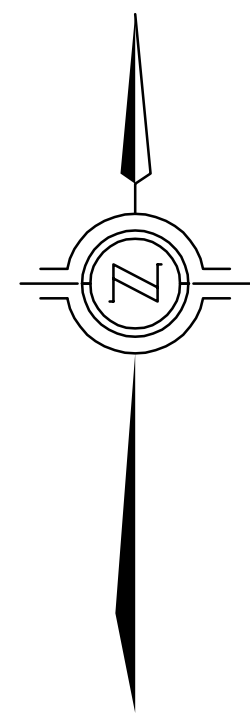
TITLE
SITE PLAN - (E) &
(P) BUILDING
ENVELOPE

A1.21
SHEET

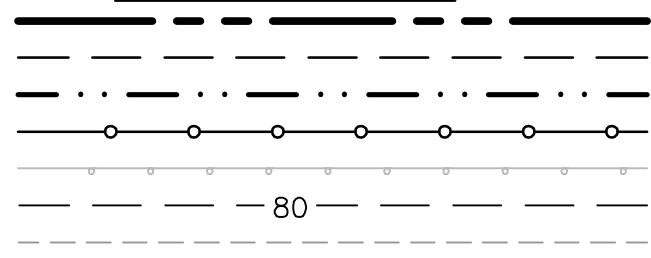


2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

DRAWN BY: PIM DESIGNED BY: N/A DATE: 7-28-21 SCALE: 1" = 16' JOB NUMBER: 21-62 LAST REVISED: 5-27-22 REVISED BY: MRS	PREPARED FOR: FORMA CONSTRUCTION 135 SOUTH PARK STREET SAN FRANCISCO, CA 94107	TOPOGRAPHIC SURVEY 30860 AURORA DEL MAR CARMEL, CA 93923 APN: 243-351-002	SHEET 1 OF 2 SHEETS
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LEGEND



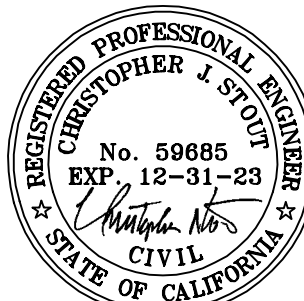
80.00 → SPOT ELEVATION

AC	ASPHALT		WATER METER
BE	BOTTOM OF EAVE		WATER VALVE
BS	BOTTOM OF STAIRS		IRRIGATION CONTROL
CONC	CONCRETE		FIRE HYDRANT
CYP	CYPRESS TREE		HOSE BIB
DS	DOWNSPOUT		BACKFLOW PREVENTOR
E	EXISTING		ELECTRICAL METER
EG	EXISTING GRADE		CLEANOUT (TYPE UNKNOWN)
ELEC	ELECTRICAL		GAS VALVE
FC	FACE OF CURB		GAS METER
FL	FLOW LINE		SEWER MANHOLE
FP	FINISH PAVEMENT		SEWER CLEANOUT
FW	FACE OF WALL		DOWNSPOUT
JUN	JUNIPER TREE		
O	OAK TREE		
PLM	PALM TREE		
RL	RIDGE LINE		
T	TREE		
TC	TOP OF CURB		
TE	TOP OF EAVE		
TS	TOP OF STAIRS		
TYP	TYPICAL		

	AC PAVEMENT
	CONCRETE
	BRICK PAVERS
	ROCK PAVERS

NOTES

- BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 10 OF CITIES AND TOWNS AT PAGE 6, AND SHOWN APPROXIMATE ONLY.
- THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
- ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
- DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
- POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
- NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
- A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG NAIL & SHINER SET IN AURORA DEL MAR AS SHOWN ON SHEET 1, HAVING AN ELEVATION OF 74.87 BASED UPON AN ASSUMED DATUM.
- THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JULY 2021.
- BUILDING ENVELOPE SHOWN PER EXHIBIT C OF RECORDED DOCUMENT 2002028360 "CONSERVATION AND SCENIC EASEMENT DEED (COASTAL)".



DRAWN BY: N/A
DESIGNED BY: 7-28-21
DATE: 1"=8'
JOB NUMBER: 21-62
LAST REVISED: 5-27-22
REVISED BY: MRS

PREPARED FOR:
FORMA CONSTRUCTION
135 SOUTH PARK STREET
SAN FRANCISCO, CA 94107

TOPOGRAPHIC SURVEY
30860 AURORA DEL MAR
CARMEL, CA 93923
APN: 243-351-002

SHEET 2

OF

2 SHEETS

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
		RAINWATER TIGHTLINE
		SUBDRAIN LINE
		TIGHTLINE
		STORM DRAIN LINE
		SANITARY SEWER LINE
		WATER LINE
		GAS LINE
		STORM DRAIN PRESSURE LINE
		SANITARY SEWER PRESSURE LINE
		JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
		CATCH BASIN
		JUNCTION BOX
		AREA DRAIN
		CURB INLET
		STORM DRAIN MANHOLE
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
		DEMOLISH/REMOVE
		BENCHMARK
		CONTOURS
		TREE TO BE REMOVED
		TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
C	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PE	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	PP	PROPERTY LINE
CONST	CONSTRUCT or -TION	PUE	POWER POLE
CONC COR	CONCRETE CORNER	PVC	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	R	POLYVINYL CHLORIDE
D	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RIM	RIM ELEVATION
DIP	DUCTILE IRON PIPE	RW	RAINWATER
EA	EACH	R/W	RIGHT OF WAY
EC	END OF CURVE	S	SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL	ELEVATIONS	SAN	SANITARY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EQ	EQUIPMENT	SDMH	STORM DRAIN MANHOLE
EW	EACH WAY	SHT	SHEET
(E)	EXISTING	S.L.D.	SEE LANDSCAPE DRAWINGS
FC	FACE OF CURB	SPEC	SPECIFICATION
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST	STREET
FS	FINISHED SURFACE	STA	STATION
G	GAS	STD	STANDARD
GA	GAGE OR GAUGE	STRUCT	STRUCTURAL
GB	GRADE BREAK	T	TELEPHONE
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TC	TOP OF CURB
HORIZ	HORIZONTAL	TOW	TOP OF WALL
HI PT	HIGH POINT	TEMP	TEMPORARY
H&T	HUB & TACK	TP	TOP OF PAVEMENT
ID	INSIDE DIAMETER	TW/FG	TOP OF WALL/FINISH GRADE
INV	INVERT ELEVATION	TYP	TYPICAL
JB	JUNCTION BOX	VC	VERTICAL CURVE
JT	JOINT TRENCH	VCP	VITRIFIED CLAY PIPE
JP	JOINT UTILITY POLE	VERT	VERTICAL
L	LENGTH	W/	WITH
LNDS	LANDING	W, WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

ARTEMIS LLC

30860 AURORA DEL MAR

CARMEL, CALIFORNIA



KEY MAP

1" = 40'

NOTE: ALL EARTHWORK AND SITE DRAINAGE, INCLUDING EXCAVATION FOR THE BASEMENT, EXCAVATIONS FOR DRILLED PIER FOUNDATIONS, PLACEMENT OF ENGINEER FILL, PREPARATION OF SUBGRADE BENEATH THE BASEMENT MAT AND ANY AT GRADE SLAB, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY (SOIL SURVEYS GROUP, INC.) DATED (NOVEMBER 2, 2022). (831-757-2172) SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (831-757-2172) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

LEGEND

PROVIDED FROM TOPOGRAPHIC SURVEY BY L&S ENGINEERING AND SURVEYING, INC.

	PROPERTY LINE		WATER METER
	BUILDING OVERHANG LINK FENCE		WATER VALVE
	RAIL		IRRIGATION CONTROL
	MAJOR CONTOUR		FIRE HYDRANT
	MINOR CONTOUR		HOSE BIB
	SPOT ELEVATION		BACKFLOW PREVENTOR
	ASPHALT		ELECTRICAL METER
	BOTTOM OF EAVE		CLEANOUT (TYPE UNKNOWN)
	BOTTOM OF STAIRS		GAS VALVE
	CONCRETE		GAS METER
	CYPRESS TREE		SEWER MANHOLE
	DOWNSPOUT		SEWER CLEANOUT
	EXISTING GRADE		DOWNSPOUT
	ELECTRICAL		AC PAVEMENT
	FACE OF CURB		CONCRETE
	FLOW LINE		BRICK PAVERS
	FINISH PAVEMENT		ROCK PAVERS
	FACE OF WALL		
	JUNIPER TREE		
	OAK TREE		
	PALM TREE		
	RIDGE LINE		
	TREE		
	TOP OF CURB		
	TOP OF EAVE		
	TOP OF STAIRS		
	TYPICAL		

NOTES

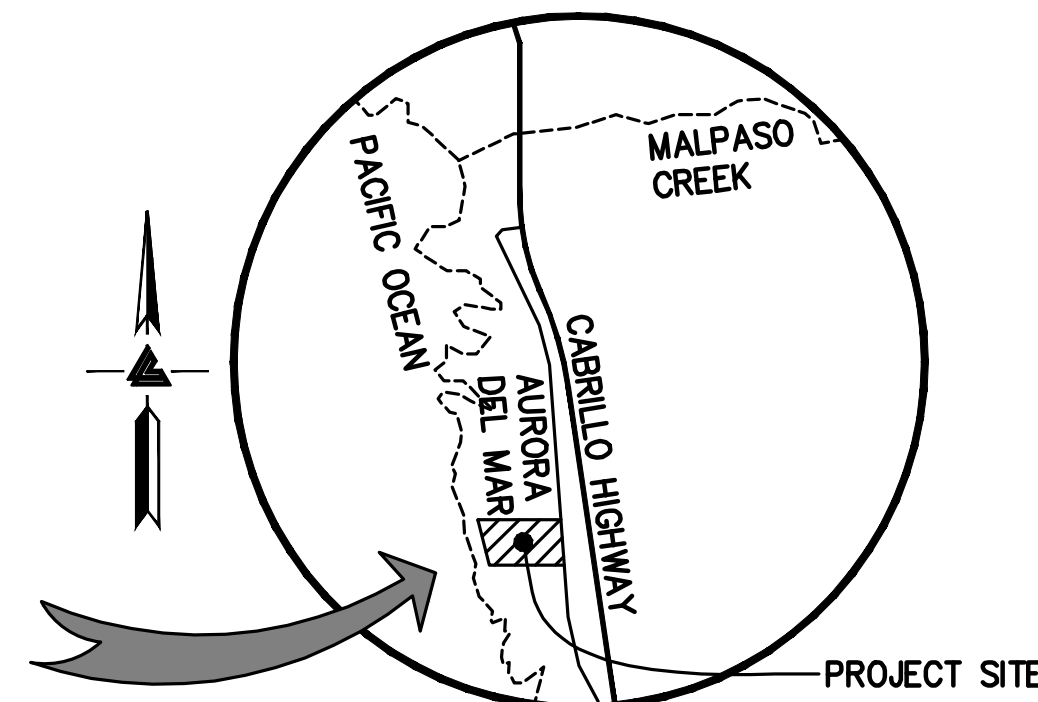
- BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 10 OF CITIES AND TOWNS AT PAGE 6, AND SHOWN APPROXIMATE ONLY.
- THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
- ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
- DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
- POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
- NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
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- THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JULY 2021.

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	0	330	330
FILL	0	30	30
EXPORT			300

NOTE:

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.



VICINITY MAP

NTS

OWNER'S INFORMATION

OWNER:
MR ARTEMIS, LLC
125 S MAIN STREET #354
SEBASTOPOL, CA 95472

APN: 243-351-002

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY L&S ENGINEERING AND SURVEYING, INC., ENTITLED: "TOPOGRAPHIC SURVEY" 30860 AURORA DEL MAR CARMEL, CA DATED: 10-27-21 JOB# 21-62
 - ARCHITECTURAL PLAN BY FELDMAN ARCHITECTURE, ENTITLED: "ARTEMIS RESIDENCE" 30860 AURORA DEL MAR CARMEL, CA DATED: 7-24-23
 - SEPTIC PLAN BY STOCKER & ALLAI, INC. ENTITLED: "TC AND JANE HU RESIDENCE" 30860 AURORA DEL MAR CARMEL, CA DATED: 4-9-00
 - LANDSCAPE PLAN BY BLISS LANDSCAPE ARCHITECTURE, ENTITLED: "ARTEMIS RESIDENCE" 30860 AURORA DEL MAR CARMEL, CA DATED: 7-21-23
 - SOIL REPORT BY SOIL SURVEYS GROUP, INC. ENTITLED: "GEOTECHNICAL AND PERCOLATION INVESTIGATION" 30860 AURORA DEL MAR CARMEL, CA DATED: 11-2-22 JOB# 8071

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

GROSS SITE AREA:	60,211 sq.ft.	=	1.3823 acre
EXISTING AREA:			
Impervious:	13,611 sq.ft.	=	0.3125 acre
Pervious:	46,600 sq.ft.	=	1.0698 acre
PROPOSED AREA:			
Impervious:	14,542 sq.ft.	=	0.3338 acre
Pervious:	45,069 sq.ft.	=	1.0484 acre
NET CHANGE OF IMPERVIOUS AREA:	931 sq.ft.	=	0.0214 acre (Net Increase)
BREAKDOWN OF IMPERVIOUS AREA			
Existing:			
Residence Roof	5,011 sq.ft.		
Driveway & Parking	6,000 sq.ft.		
Patios, Walkways & Pads	2,600 sq.ft.		
Pool & Spa	0 sq.ft.		
TOTAL	13,611 sq.ft.		
Proposed:			
Residence Roof	5,633 sq.ft.		
Driveway & Parking	6,054 sq.ft.		
Patios, Walkways & Pads	2,855 sq.ft.		
Pool & Spa	0 sq.ft.		
TOTAL	14,542		

NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT ALEX ABAYA
AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraz.com



SHEET INDEX

C-1.0	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-2.2	GRADING & DRAINAGE PLAN
C-3.0	DETAILS
C-3.1	DETAILS
C-4.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 1000 AVENUE WEST
DUBLIN, CALIFORNIA 94568
(510) 887-4086
WWW.LEABRAZE.COM

ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA

APN: 243-351-002

MONTEREY COUNTY

TITLE SHEET

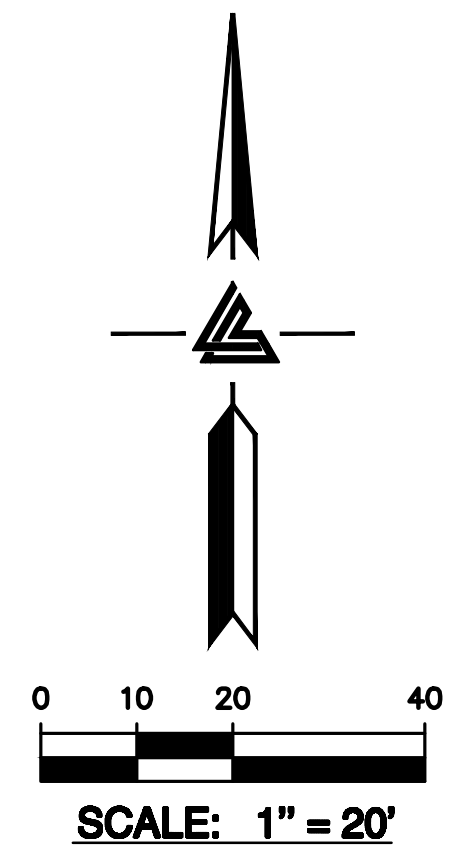
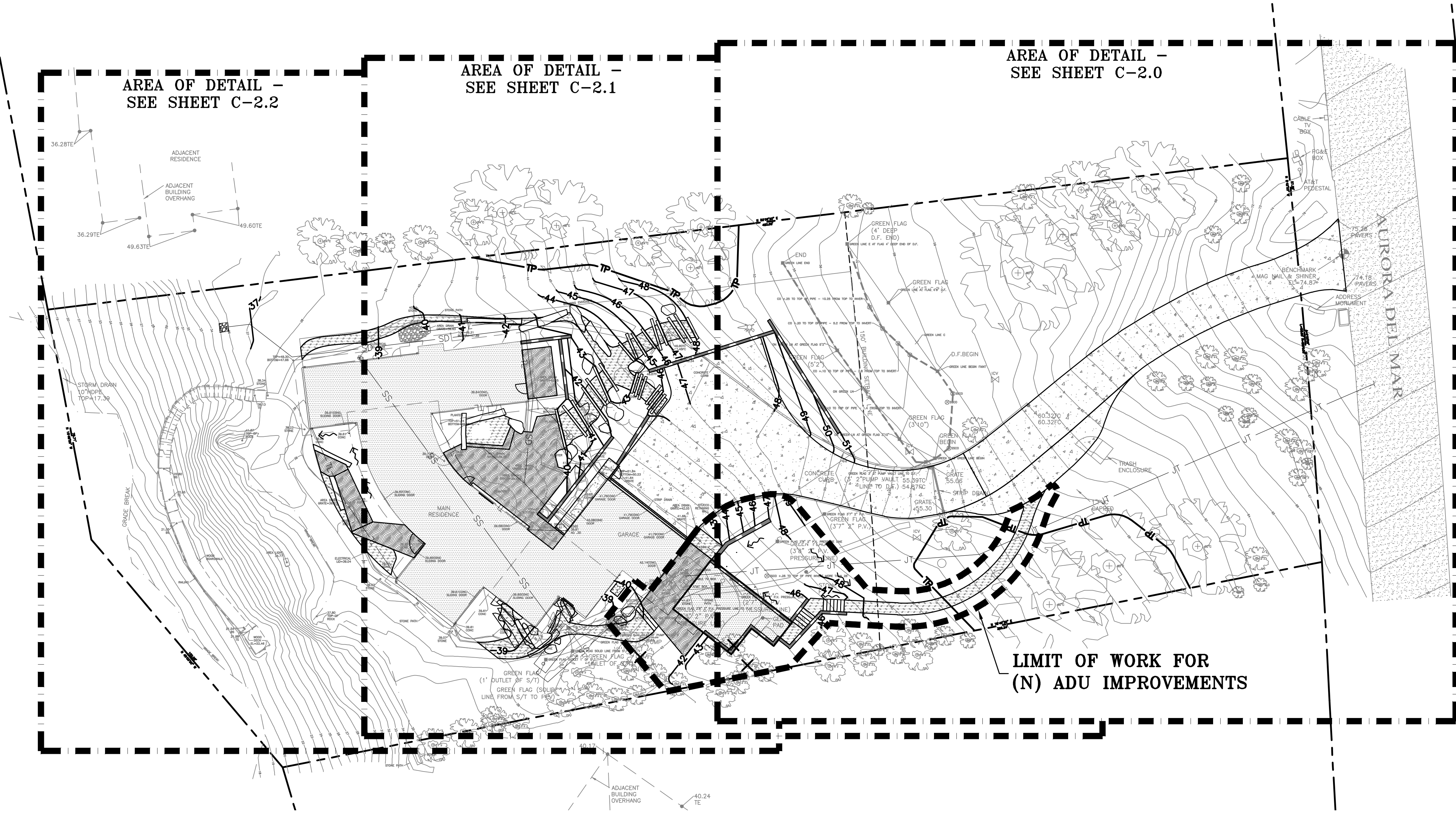
CONSTRUCTION DOCUMENTS

REVISIONS	BY
JOB NO:	2221286
DATE:	12-06-23
SCALE:	AS NOTED
DESIGN BY:	WA
CHECKED BY:	RB
SHEET NO:	

C-1.0

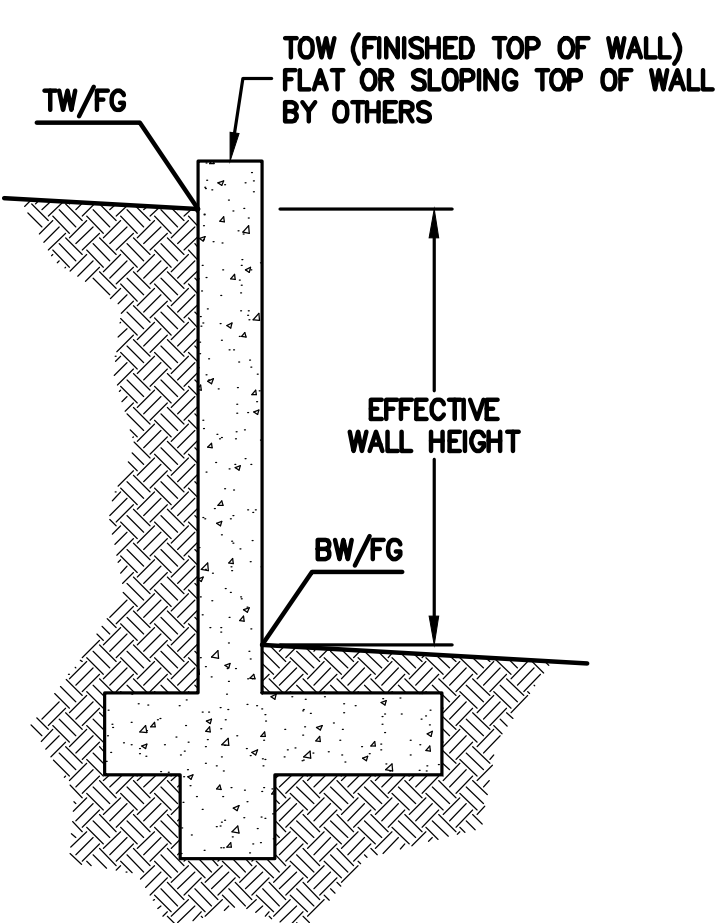
01 OF 11 SHEETS

PLAN #
SHEET OF



RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS THAT ARE NOT WITHIN MONTEREY COUNTY ENVIRONMENTAL HEALTH 50' SEPTIC SETBACK SHOULD HAVE A BACK-OFF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



NOTE:
ALL EARTHWORK AND SITE DRAINAGE, INCLUDING EXCAVATION FOR THE BASEMENT, EXCAVATIONS FOR DRILLED PIER FOUNDATIONS, PLACEMENT OF ENGINEER FILL, PREPARATION OF SUBGRADE BENEATH THE BASEMENT MAT AND ANY AT GRADE SLAB, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY (SOIL SURVEYS GROUP, INC.) DATED (NOVEMBER 2, 2022). (831-757-2172) SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (831-757-2172) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

NOTE:
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REVISIONS	BY
JOB NO:	2221286
DATE:	12-06-23
SCALE:	AS NOTED
DESIGN BY:	WA
CHECKED BY:	RB
SHEET NO:	

C-1.1
02 OF 11 SHEETS

ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA

MONTEREY COUNTY APN: 243-351-002

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE
SAN JOSE
SAN JOSE
(510) 887-4086
WWW.LEABRAZE.COM



CONSTRUCTION DOCUMENTS

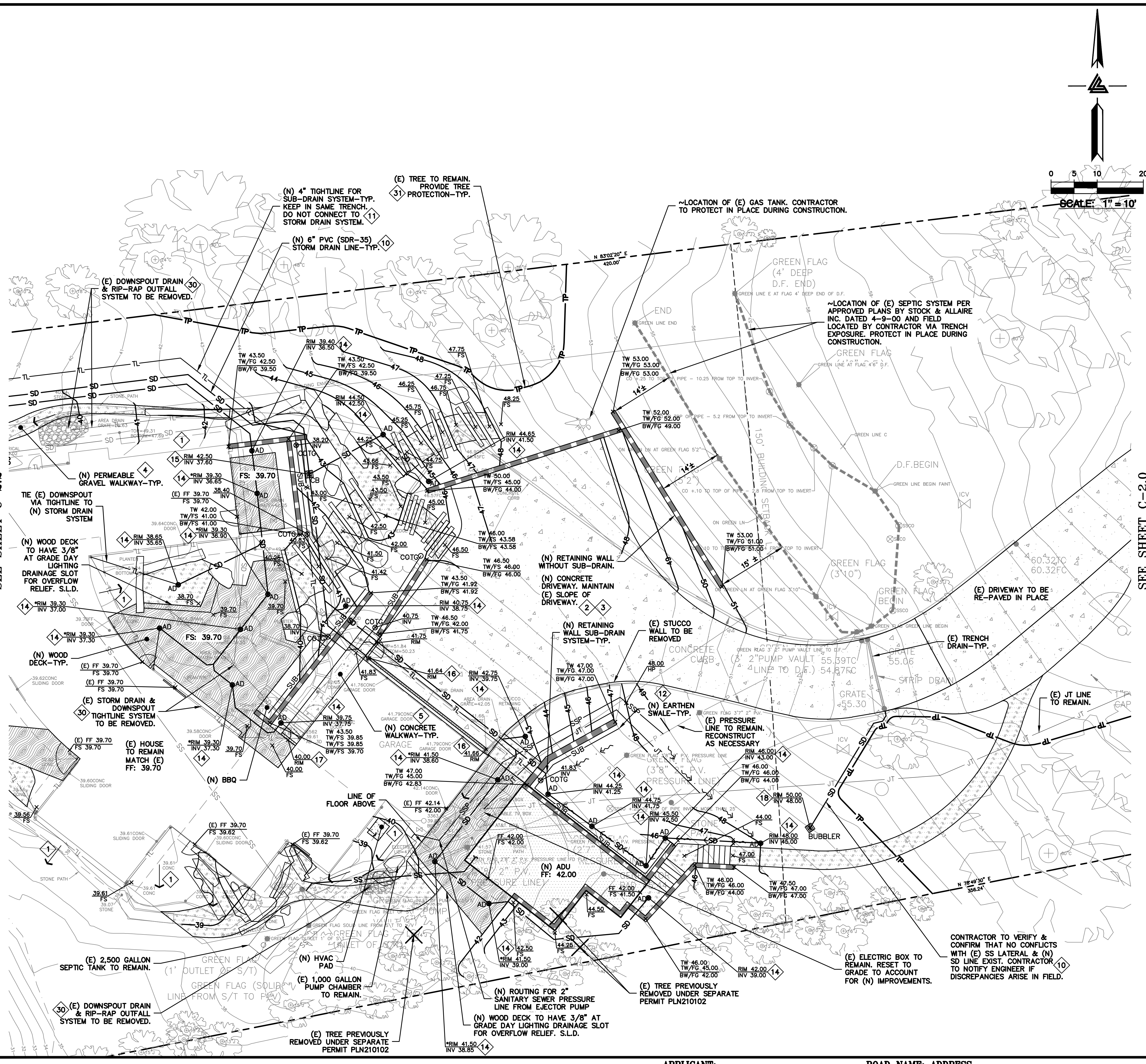
APPLICANT:

ROAD NAME: ADDRESS

COUNTY FILE NO.: XXXX-XXX-XXX

SEE SHEET C-2.2

SEE SHEET C-2.0



- FLATWORK** KEYNOTES 1 TO 5
- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
 - 2 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 - 3 (N) CONCRETE DRIVEWAY. SEE LANDSCAPE PLANS FOR DETAILS.
 - 4 (N) PERMEABLE GRAVEL PATIOS/WALKWAYS. SEE LANDSCAPE PLANS FOR DETAILS.
 - 5 (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 1 ON SHEET C-3.0.
- STORM DRAIN** KEYNOTES 10 TO 19
- 10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. SEE DETAIL 5 ON SHEET C-3.1.
 - 11 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 4 & 5 ON SHEET C-3.1.
 - 12 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 2 ON SHEET C-3.0.
 - 13 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL 3 ON SHEET C-3.1.
 - 14 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 90C). SEE DETAIL 2 ON SHEET C-3.1.
 - 15 INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 1 ON SHEET C-3.2.
 - 16 TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE. GRATE TYPE TO BE APPROVED BY LANDSCAPE ARCHITECT.
 - 17 INSTALL (N) 3/8" SLOT DRAIN. CONNECT TO NEAREST STORM DRAIN LINE VIA 6" PVC TIGHTLINE.
 - 18 INSTALL (N) "CHRISTY V-24" BUBBLER BOX. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 2 ON SHEET C-3.2.
- DEMOLITION** KEYNOTES 30 TO 32
- 30 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 - 31 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2. SEE LANDSCAPE PLANS FOR DETAILS.
 - 32 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
- * PEDESTAL DECK SYSTEM NOTE:**
RIM GRADES OF AREA DRAINS IN DECK AREAS ARE AT ESTABLISHED LOW SPOTS OF 1% MINIMUM SLOPED CONCRETE SLABS OF PEDESTAL DECK SYSTEM. REFER TO LANDSCAPE PLANS FOR FINAL CONSTRUCTION DETAILS OF THE DECK SYSTEM.
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- NOTE:**
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabrazz.com
- CONTRACTOR TO VERIFY & CONFIRM THAT NO CONFLICTS WITH (E) SS LATERAL & (N) SD LINE EXIST. CONTRACTOR TO NOTIFY ENGINEER IF DISCREPANCIES ARISE IN FIELD.

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 RIVINGTON AVE., SUITE 100, DUBLIN, CA 94568
HAYWARD OFFICE: 15000 HAYWARD AVE., SUITE 100, HAYWARD, CA 94541
(510) 887-4086
WWW.LEABRAZE.COM

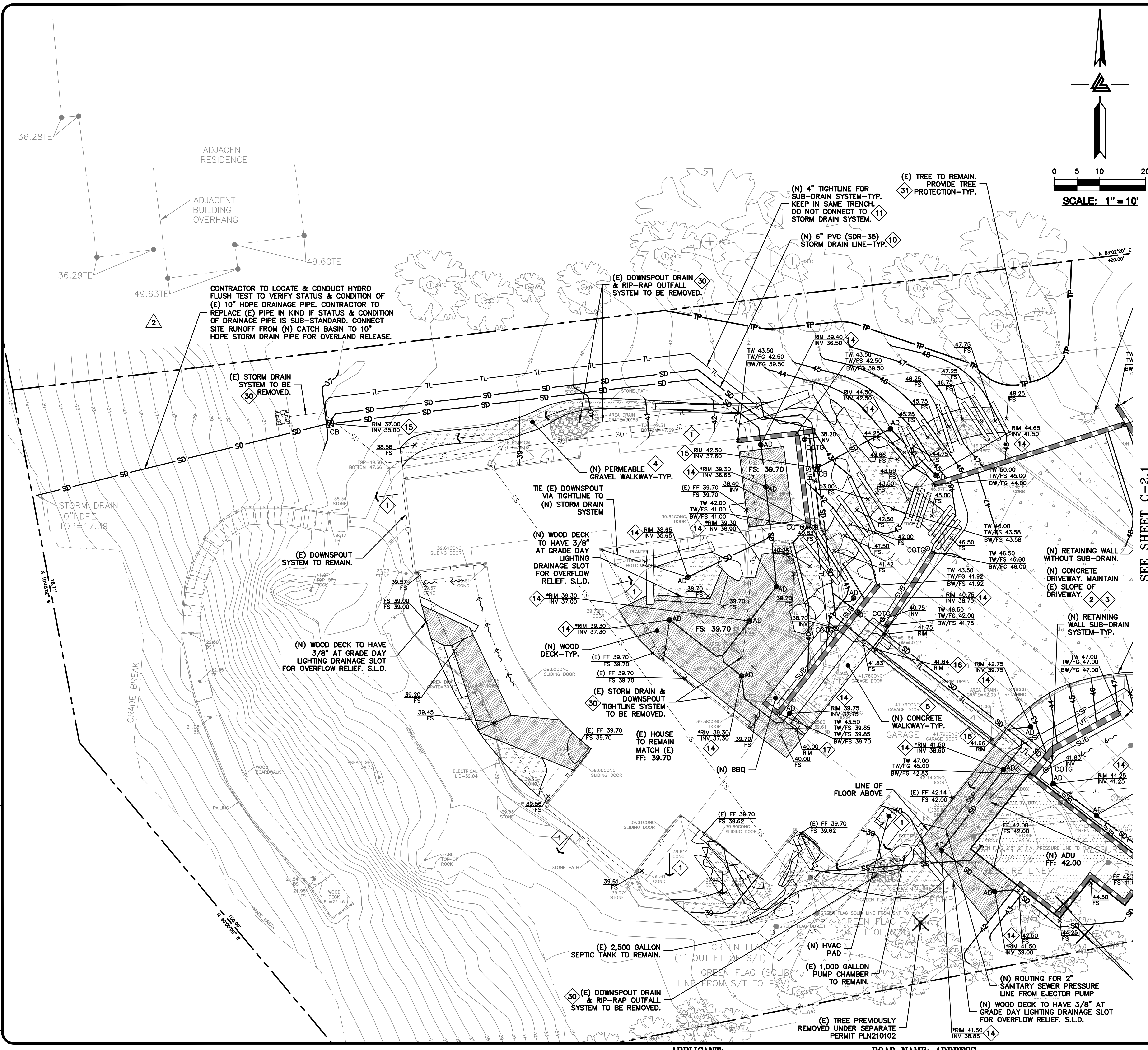
ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA
MONTEREY COUNTY
APN: 243-351-002

GRADING & DRAINAGE PLAN

REVISIONS	BY

JOB NO: 2221286
DATE: 12-06-23
SCALE: AS NOTED
DESIGN BY: WA
CHECKED BY: RB
SHEET NO: **C-2.1**
04 OF 11 SHEETS

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 RIVINGTON AVE., SUITE 100, DUBLIN, CA 94568
HAYWARD OFFICE: 15000 HAYWARD AVE., SUITE 100, HAYWARD, CA 94541
(510) 887-4086
WWW.LEABRAZE.COM



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 - 2 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 - 3 (N) CONCRETE DRIVEWAY. SEE LANDSCAPE PLANS FOR DETAILS.
 - 4 (N) PERMEABLE GRAVEL PATIOS/WALKWAYS. SEE LANDSCAPE PLANS FOR DETAILS.
 - 5 (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 1 ON SHEET C-3.0.

- STORM DRAIN** KEYNOTES 10 TO 19
- 10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. SEE DETAIL 5 ON SHEET C-3.1.
 - 11 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 4 & 5 ON SHEET C-3.1.

- 12 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 2 ON SHEET C-3.0.
- 13 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL 3 ON SHEET C-3.1.
- 14 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 90C). SEE DETAIL 2 ON SHEET C-3.1.
- 15 INSTALL (N) 'CHRISTY V-24' CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 1 ON SHEET C-3.2.
- 16 TRENCH DRAINS SHALL BE 6" NDS 'DURA-SLOPE' PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE. GRATE TYPE TO BE APPROVED BY LANDSCAPE ARCHITECT.
- 17 INSTALL (N) 3/8" SLOT DRAIN. CONNECT TO NEAREST STORM DRAIN LINE VIA 6" PVC TIGHTLINE.
- 18 INSTALL (N) 'CHRISTY V-24' BUBBLER BOX. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 2 ON SHEET C-3.2.

- DEMOLITION** KEYNOTES 30 TO 32
- 30 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 - 31 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2. SEE LANDSCAPE PLANS FOR DETAILS.
 - 32 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

*** PEDESTAL DECK SYSTEM NOTE:**
RIM GRADES OF AREA DRAINS IN DECK AREAS ARE AT ESTABLISHED LOW SPOTS OF 1% MINIMUM SLOPED CONCRETE SLABS OF PEDESTAL DECK SYSTEM. REFER TO LANDSCAPE PLANS FOR FINAL CONSTRUCTION DETAILS OF THE DECK SYSTEM.

NOTE:
ALL EARTHWORK AND SITE DRAINAGE, INCLUDING EXCAVATION FOR THE BASEMENT, EXCAVATIONS FOR DRILLED PIER FOUNDATIONS, PLACEMENT OF ENGINEER FILL, PREPARATION OF SUBGRADE BENEATH THE BASEMENT MAT AND ANY AT GRADE SLAB, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY (SOIL SURVEYS GROUP, INC.) DATED (NOVEMBER 2, 2022). (831-757-2172) SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (831-757-2172) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraz.com



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
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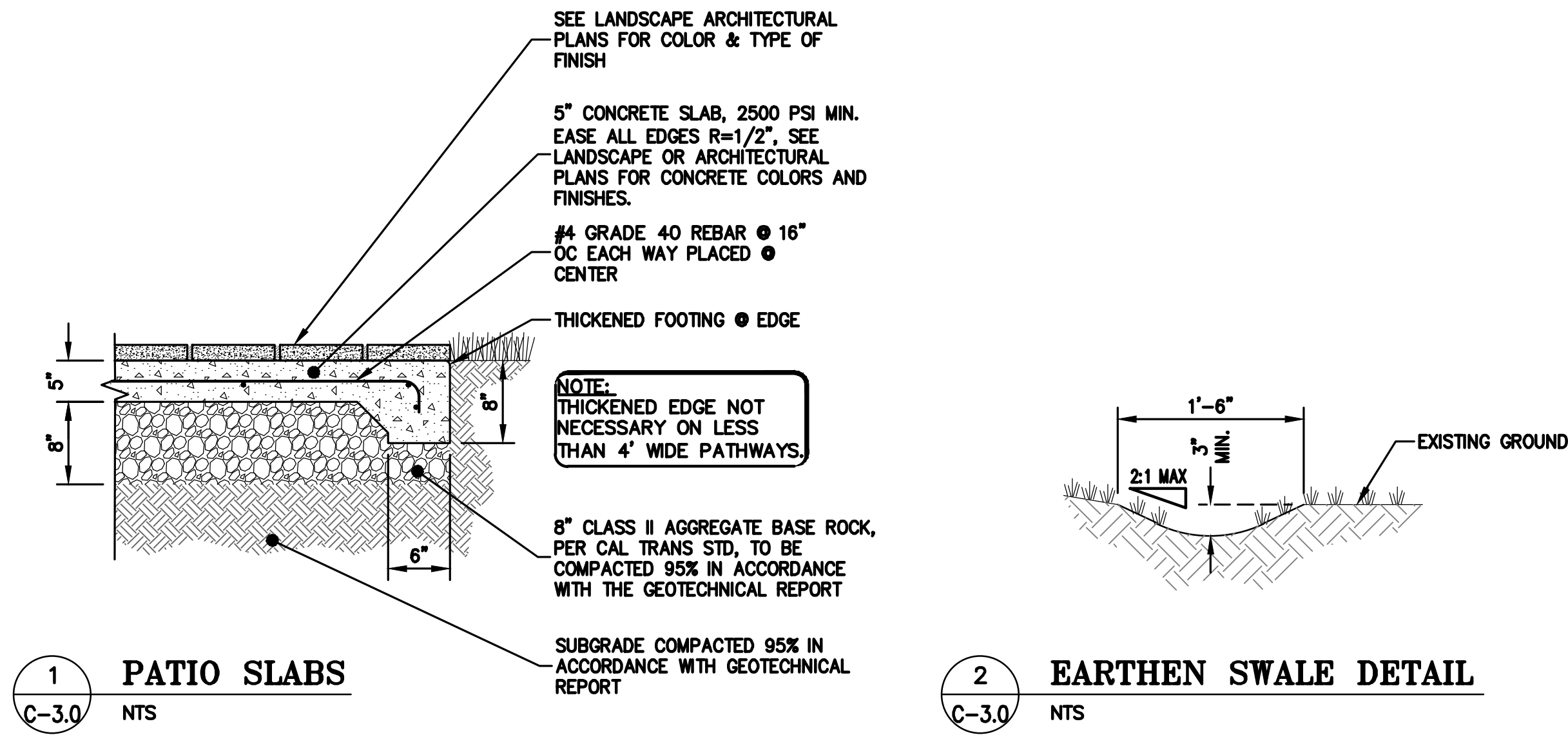
ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA
MONTEREY COUNTY
APN: 243-351-002

GRADING & DRAINAGE PLAN

REVISIONS	BY

JOB NO: 2221286
DATE: 12-06-23
SCALE: AS NOTED
DESIGN BY: WA
CHECKED BY: RB
SHEET NO: C-2.2
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CONSTRUCTION DOCUMENTS



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REVISIONS	BY
JOB NO: 2221286	
DATE: 12-06-23	
SCALE: NTS	
DESIGN BY: WA	
CHECKED BY: RB	
SHEET NO:	
C-3.0	
06 OF 11 SHEETS	

DETAILS

ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA
MONTEREY COUNTY
APN: 243-351-002

LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

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REVISIONS	BY

JOB NO: 2221286

DATE: 12-06-20

SCALE: NTS

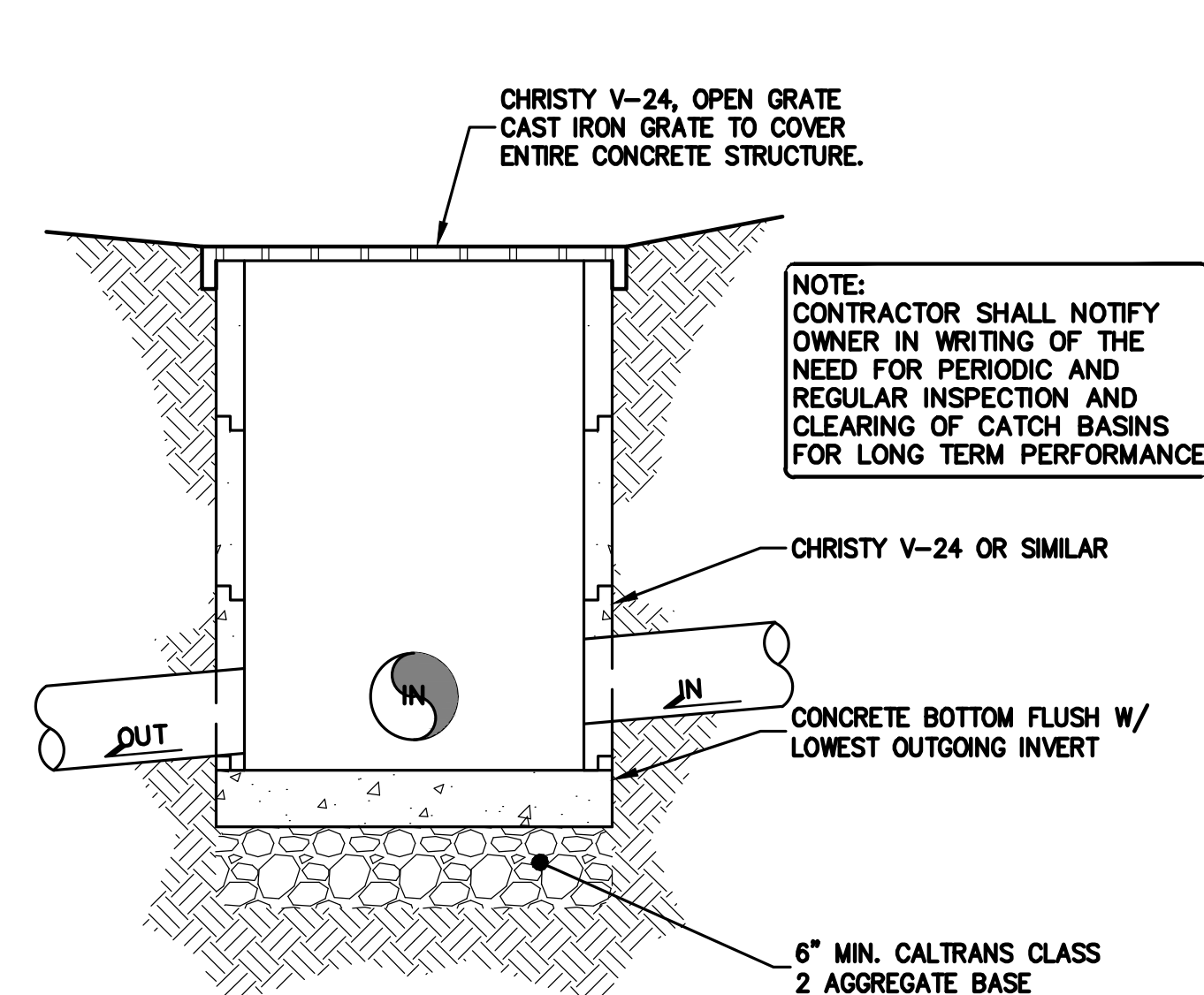
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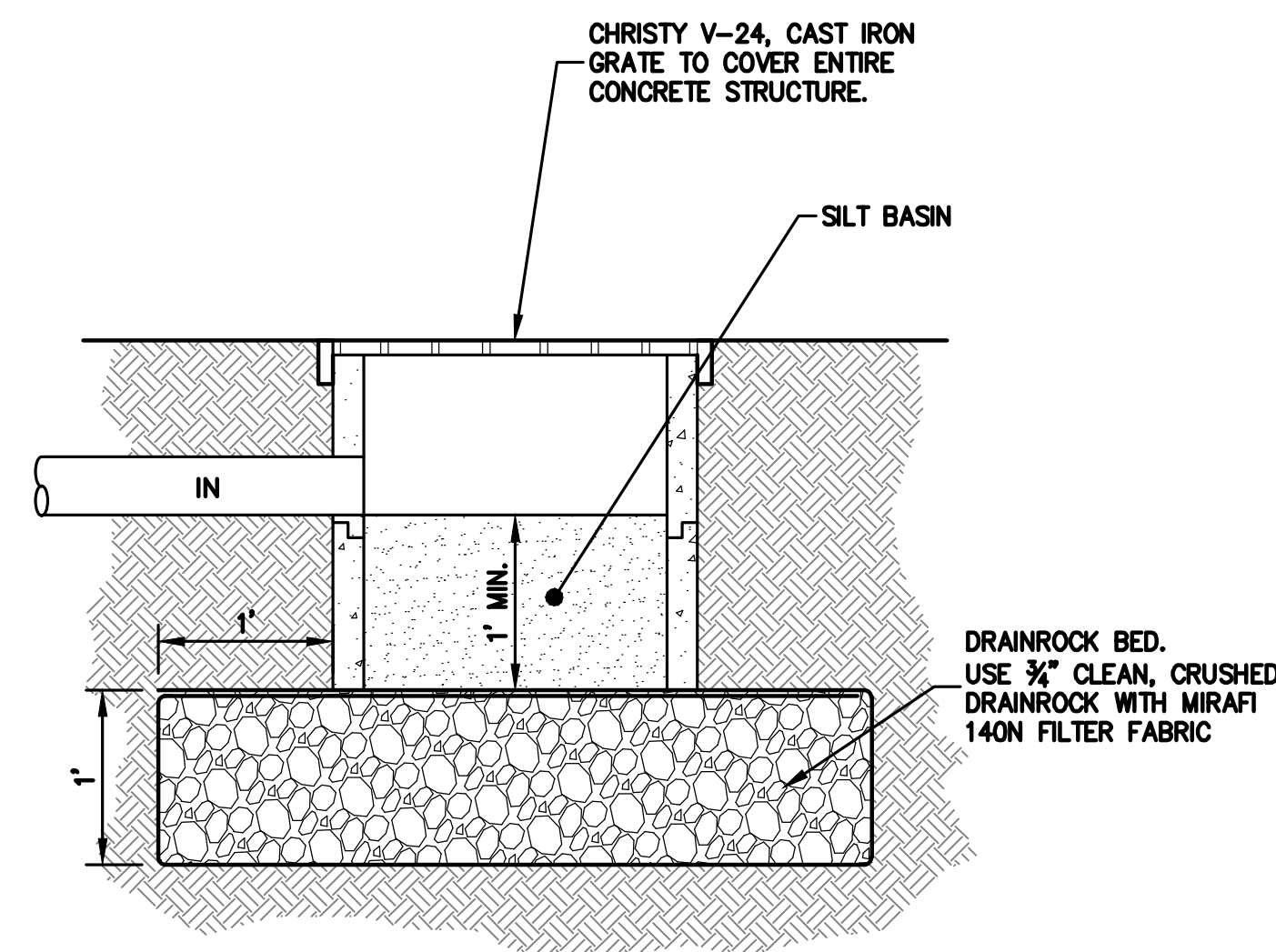
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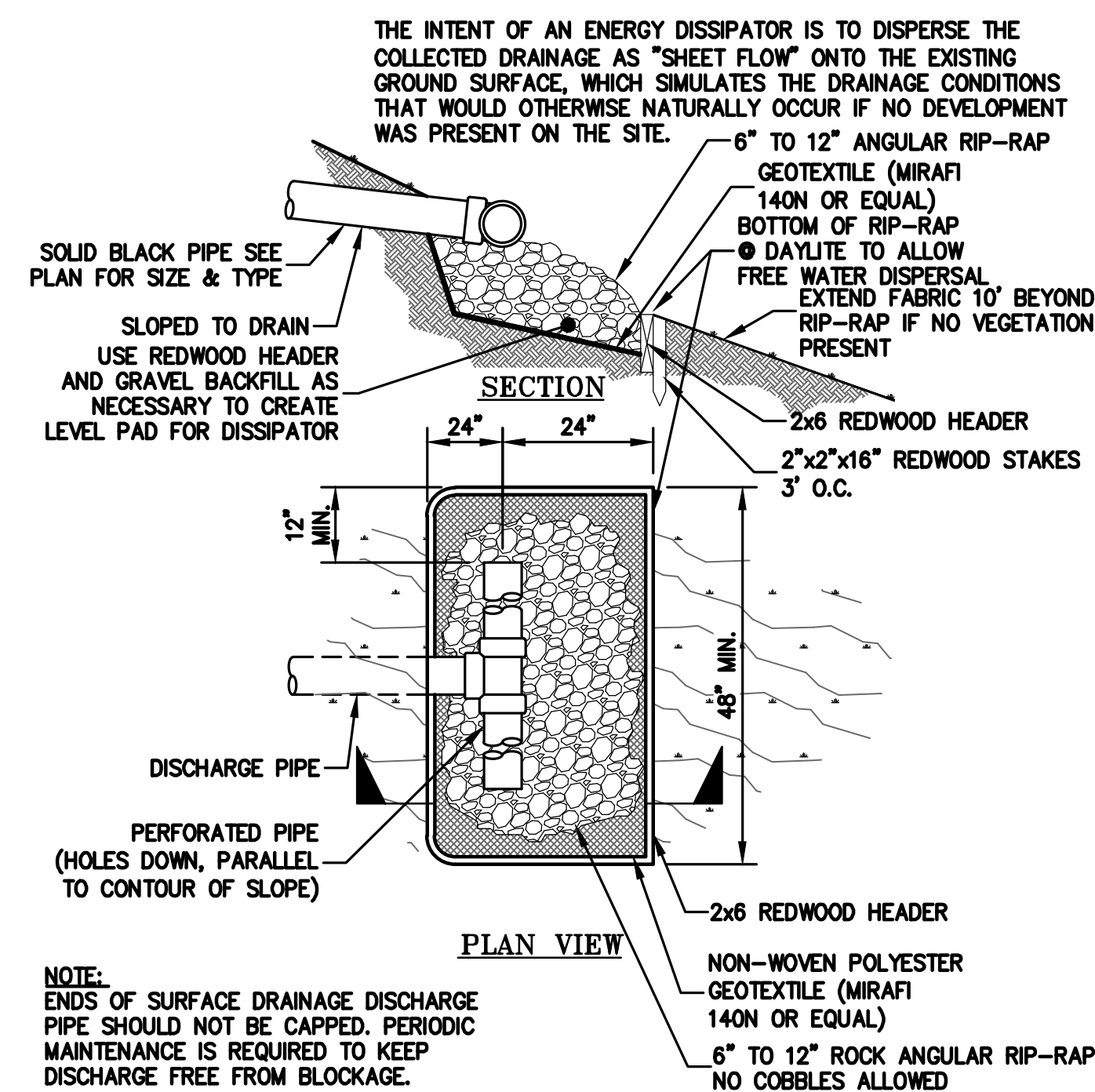
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CATCH BASIN
NTS



2 BUBBLER BOX
C-3.2 NTS



3 ENERGY DISSIPATER DISCHARGE
C-3.2 NTS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT. THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. **SCOPE OF WORK**
- THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL, AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.
2. **GENERAL**
- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY SOIL SURVEYS GROUP, INC. DATED NOVEMBER 1, 2022; AND THE CITY OF CARMEL.
- B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.
3. **CLEARING AND GRUBBING**
- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
- (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
- (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
- (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.
4. **SITE PREPARATION AND STRIPPING**
- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.
5. **EXCAVATION**
- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
6. **PLACING, SPREADING AND COMPACTING FILL MATERIAL**
- A. **FILL MATERIALS**
- THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER. IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.
- B. **FILL CONSTRUCTION**
- THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.
- THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.
- AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.
- THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.
- COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.
7. **CUT OR FILL SLOPES**
- ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERLIED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.
8. **SEASONAL LIMITS AND DRAINAGE CONTROL**
- FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.
9. **DUST CONTROL**
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
10. **INDEMNITY**
- THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.
11. **SAFETY**
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. **GUARANTEE**
- NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.
- THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.
13. **TRENCH BACKFILL**
- EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER SETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.
14. **EROSION CONTROL**
- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
- FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION
- J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
- L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
- O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.
15. **CLEANUP**
- THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



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30860 AURORA DEL MAR
CARMEL, CALIFORNIA
MONTEREY COUNTY
APN: 243-351-002

GRADING
SPECIFICATIONS

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REVISIONS	BY

JOB NO: 2221286
DATE: 12-06-23
SCALE: NO SCALE
DESIGN BY: WA
CHECKED BY: RB
SHEET NO:

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09 OF 11 SHEETS

CONSTRUCTION DOCUMENTS

APPLICANT:

ROAD NAME: ADDRESS

COUNTY FILE NO.: XXXXX-XXX-XXX

PLAN #
SHEET
OF

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE, TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MAINTAINANCE AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPIILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

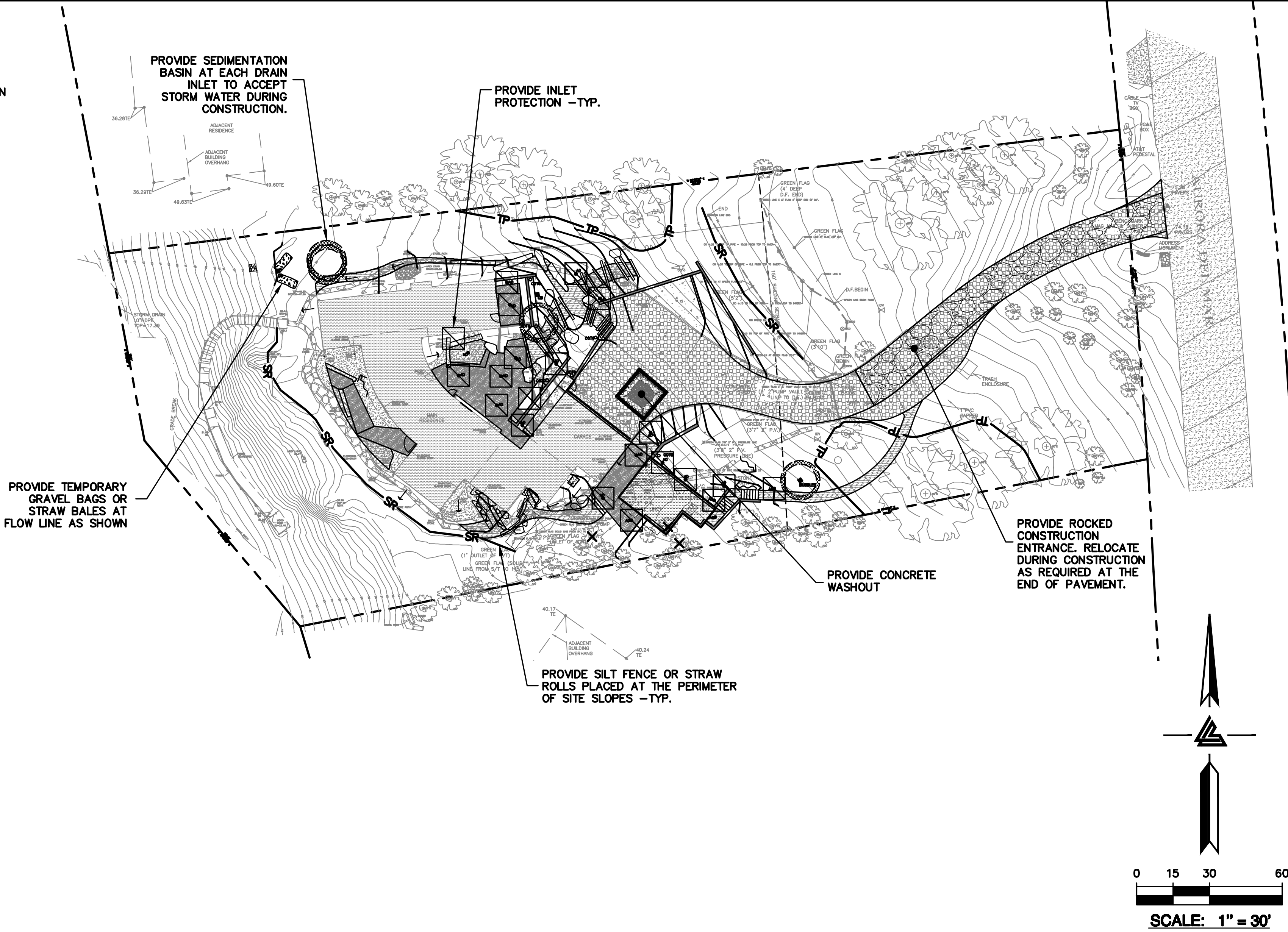
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDING. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



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- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

EROSION CONTROL LEGEND

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|--|-----------------------|
| | GRAVEL BAG |
| | SEDIMENTATION BASIN |
| | INLET PROTECTION |
| | STRAW ROLL |
| | CONCRETE WASHOUT |
| | CONSTRUCTION ENTRANCE |
| | TREE PROTECTION |



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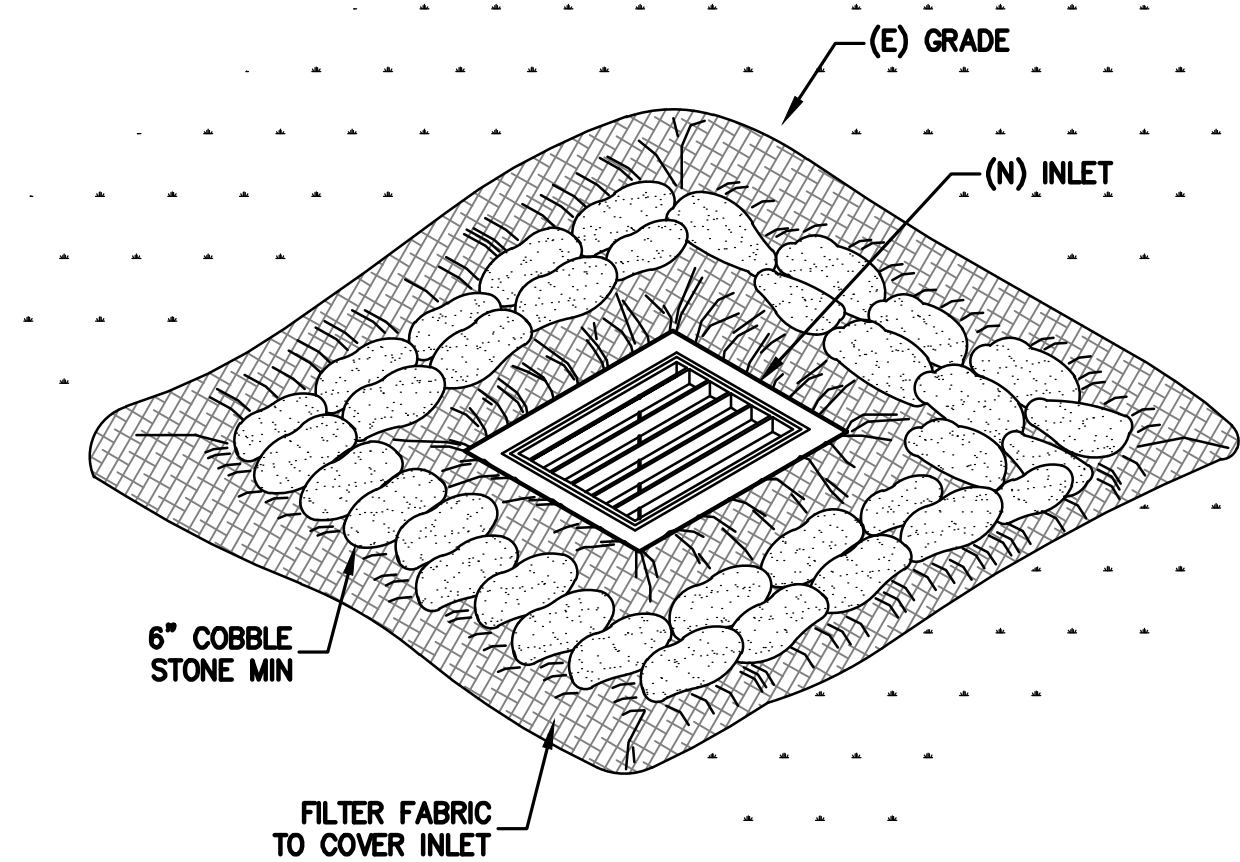
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MONTEREY COUNTY

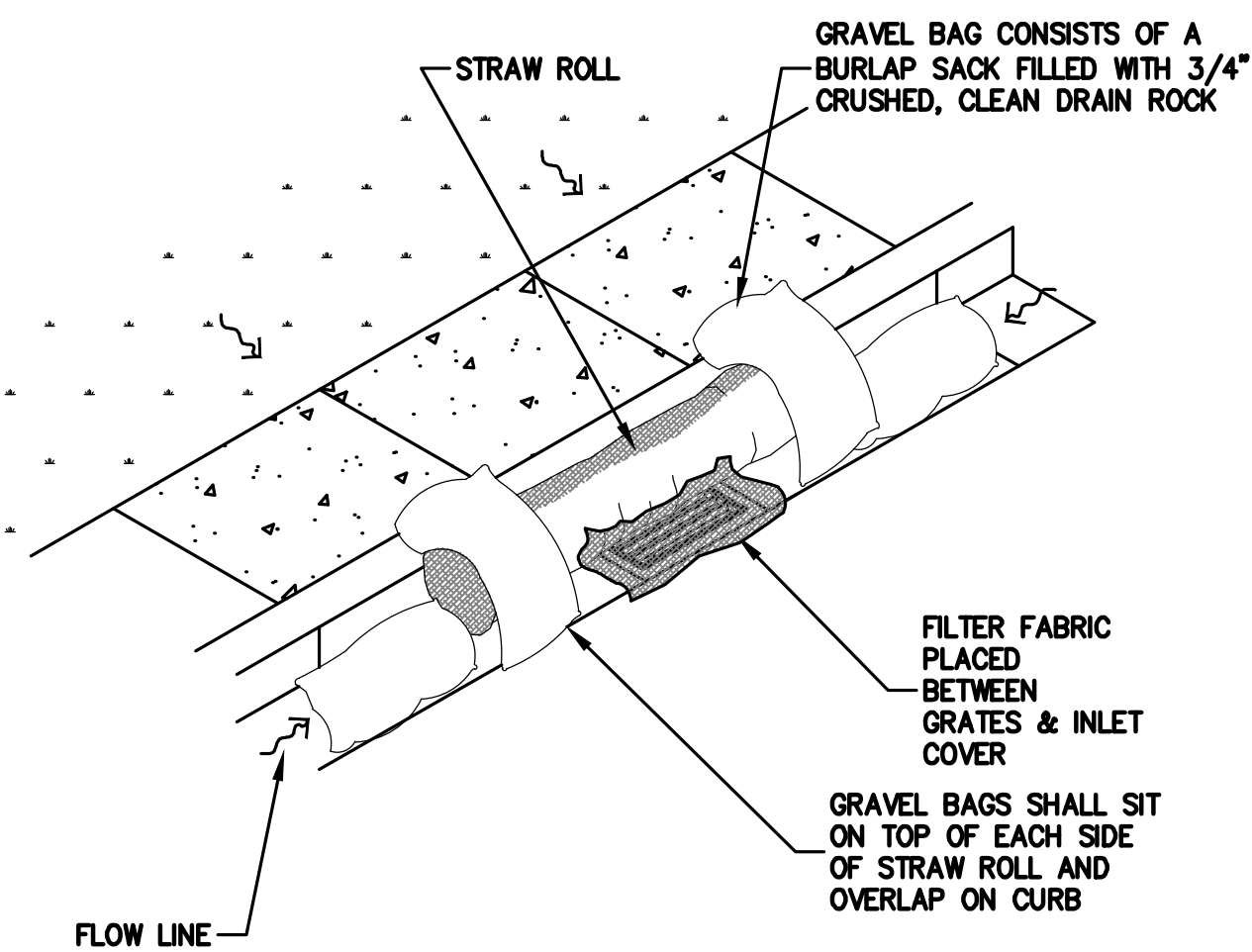
EROSION CONTROL
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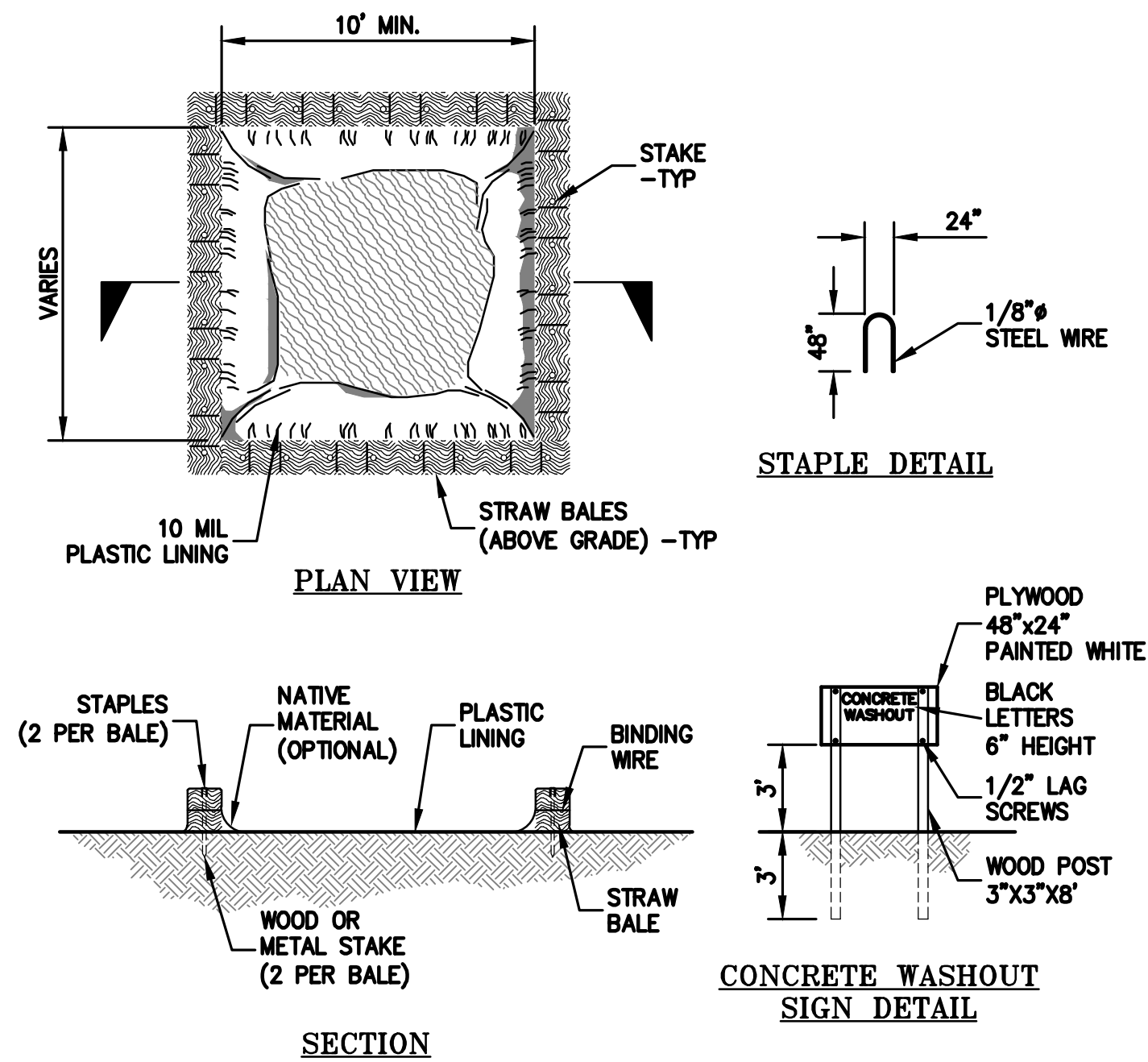
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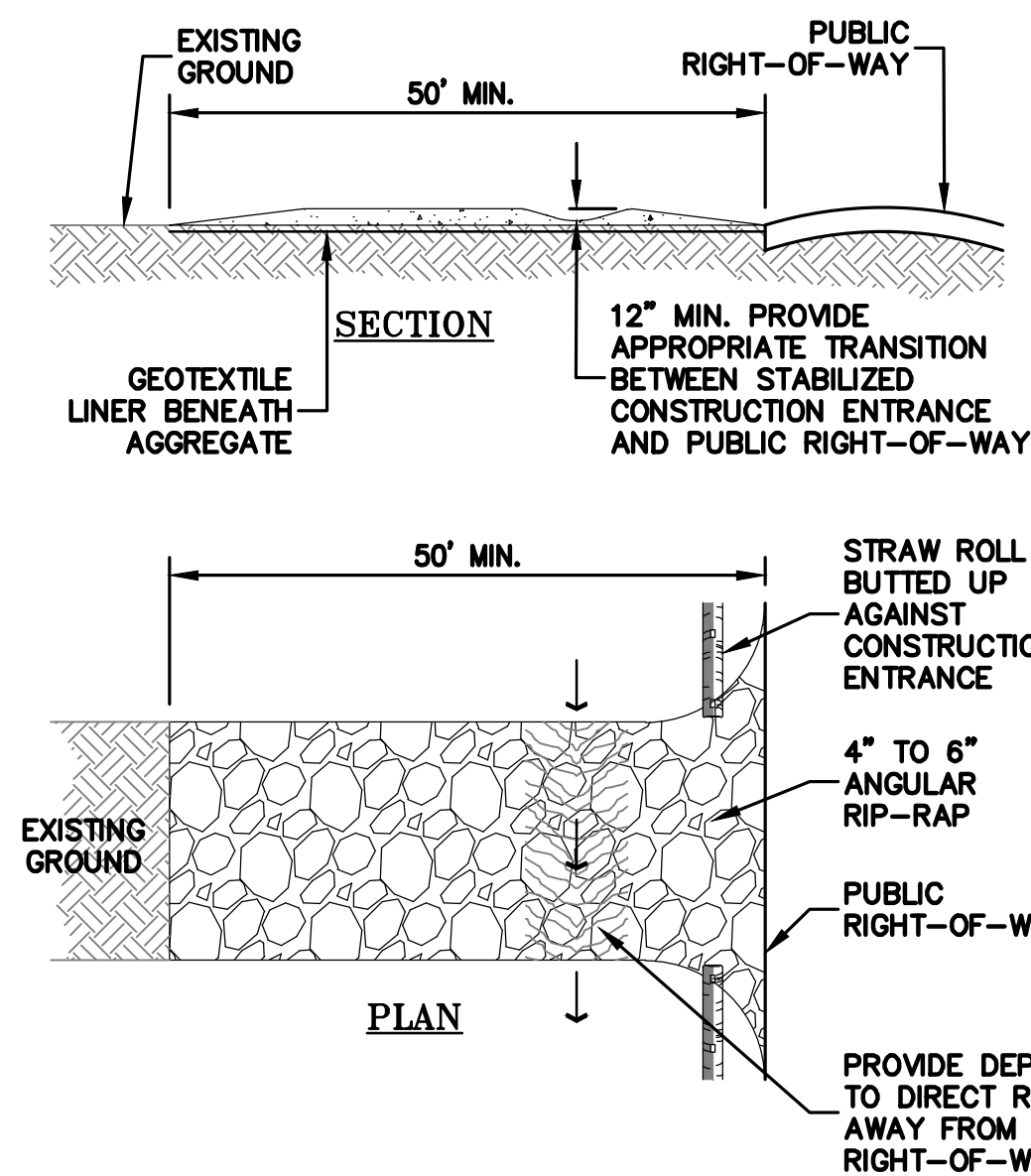
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2 STREET INLET PROTECTION
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3 CONCRETE WASHOUT
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4 CONSTRUCTION ENTRANCE
ER-2 NTS

NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADIUS.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

COASTAL COMMISSION NOTES:

A. EROSION CONTROL PLAN
PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, THE APPLICANT SHALL PROVIDE, FOR THE REVIEW AND APPROVAL OF THE EXECUTIVE DIRECTOR, AN EROSION CONTROL PLAN TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING CONSTRUCTION. THE PLAN SHALL BE DESIGNED TO MINIMIZE THE POTENTIAL SOURCES OF SEDIMENT, CONTROL THE AMOUNT OF RUNOFF AND ITS ABILITY TO CARRY SEDIMENT BY DIVERTING INCOMING FLOWS AND IMPEDING INTERNALLY GENERATED FLOWS, AND RETAIN SEDIMENT THAT IS PICKED UP ON THE PROJECT SITE THROUGH THE USE OF SEDIMENT-CAPTURING DEVICES. THE PLAN SHALL ALSO LIMIT APPLICATION, GENERATION, AND MIGRATION OF TOXIC SUBSTANCES, ENSURE THE PROPER STORAGE AND DISPOSAL OF TOXIC MATERIALS, AND APPLY NUTRIENTS AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION WITHOUT CAUSING SIGNIFICANT NUTRIENT RUNOFF TO SURFACE WATERS. THE EROSION CONTROL PLAN SHALL INCORPORATE BEST MANAGEMENT PRACTICES (BMPs) AS SPECIFIED BELOW.

1. EROSION & SEDIMENT SOURCE CONTROL

- SEQUENCE CONSTRUCTION TO INSTALL SEDIMENT-CAPTURING DEVICES FIRST, FOLLOWED BY RUNOFF CONTROL MEASURES AND RUNOFF CONVEYANCES. LAND CLEARING ACTIVITIES SHOULD ONLY COMMENCE AFTER THE MINIMIZATION AND CAPTURE ELEMENTS ARE IN PLACE.
- TIME THE CLEARING AND GRADING ACTIVITIES TO AVOID THE RAINY SEASON (NOVEMBER 1 THROUGH MAY 1).
- MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ONE TIME (PHASED GRADING).
- CLEAR ONLY AREAS ESSENTIAL FOR CONSTRUCTION.
- WITHIN FIVE DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION, STABILIZE BARE SOILS THROUGH EITHER NON-VEGETATIVE BMPs, SUCH AS MULCHING OR VEGETATIVE EROSION CONTROL METHODS SUCH AS SEEDING WITH NATIVE OR NON-INVASIVE SPECIES. VEGETATIVE EROSION CONTROL SHALL BE ESTABLISHED WITHIN TWO WEEKS OF SEEDING/PLANTING.
- CONSTRUCTION ENTRANCES SHOULD BE STABILIZED IMMEDIATELY AFTER GRADING AND FREQUENTLY MAINTAINED TO PREVENT EROSION AND CONTROL DUST.
- CONTROL WIND-BORN DUST THROUGH SITE WATERING AND/OR THE INSTALLATION OF WIND BARRIERS SUCH AS HAY BALES. SITE WATERING SHALL BE MONITORED TO PREVENT RUNOFF.
- PLACE STOCKPILED SOIL AND/OR OTHER CONSTRUCTION-RELATED MATERIAL A MINIMUM OF 200 FEET FROM ANY DRAINAGES. STOCKPILED SOILS SHALL BE COVERED WITH TARPS AT ALL TIMES OF THE YEAR.
- EXCESS FILL SHALL NOT BE DISPOSED OF IN THE COASTAL ZONE UNLESS AUTHORIZED THROUGH EITHER AN AMENDMENT TO THIS COASTAL DEVELOPMENT PERMIT OR A NEW COASTAL DEVELOPMENT PERMIT.

2. RUNOFF CONTROL AND CONVEYANCE

- INTERCEPT RUNOFF ABOVE DISTURBED SLOPES AND CONVEY IT TO A PERMANENT CHANNEL BY USING EARTH DIKES, PERIMETER DIKES OR SWALES, OR DIVERSIONS.
- PROVIDE PROTECTION FOR RUNOFF CONVEYANCE OUTLETS BY REDUCING FLOW VELOCITY AND DISSIPATING FLOW ENERGY.

3. SEDIMENT-CAPTURING DEVICES

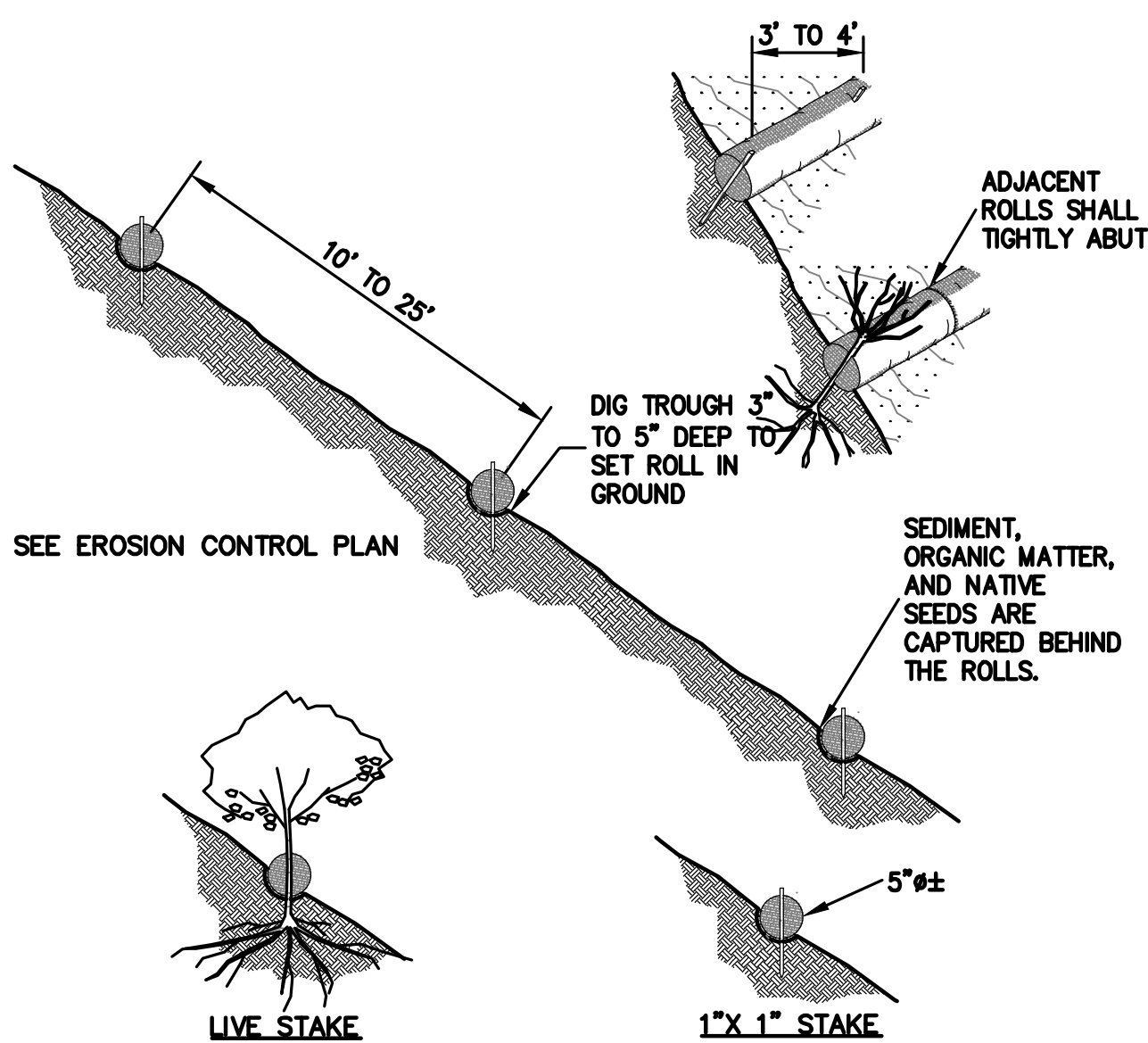
- INSTALL STORM DRAIN INLET PROTECTION THAT TRAPS SEDIMENT BEFORE IT ENTERS THE STORM SEWER SYSTEM. THIS BARRIER COULD CONSIST OF FILTER FABRIC, STRAW BALES, GRAVEL, OR SAND BAGS.
- INSTALL SEDIMENT TRAPS/BASINS AT OUTLETS OF DIVERSIONS, CHANNELS, SLOPE DRAINS, OR OTHER RUNOFF CONVEYANCES THAT DISCHARGE SEDIMENT-LADEN WATER. SEDIMENT TRAPS/BASINS SHALL BE CLEANED OUT WHEN 50 PERCENT FULL (BY VOLUME).
- USE SILT FENCE AND/OR VEGETATED FILTER STRIPS TO TRAP SEDIMENT CONTAINED IN SHEET FLOW. THE MAXIMUM DRAINAGE AREA TO THE FENCE SHOULD BE 0.5 ACRE OR LESS PER 100 FEET OF FENCE. SILT FENCES SHOULD BE INSPECTED REGULARLY AND SEDIMENT REMOVED WHEN IT REACHES ONE-THIRD THE FENCE HEIGHT. VEGETATED FILTER STRIPS SHOULD HAVE RELATIVELY FLAT SLOPES AND BE VEGETATED WITH EROSION-RESISTANT SPECIES.

4. CHEMICAL CONTROL

- STORE, HANDLE, APPLY, AND DISPOSE OF PESTICIDES, PETROLEUM PRODUCTS, AND OTHER CONSTRUCTION MATERIALS PROPERLY.
- ESTABLISH FUEL AND VEHICLE MAINTENANCE STAGING AREAS LOCATED AT LEAST 100 FEET FROM ALL DRAINAGE COURSES, AND DESIGN THESE AREAS TO CONTROL RUNOFF.
- DEVELOP AND IMPLEMENT SPILL PREVENTION AND CONTROL MEASURES.
- PROVIDE SANITARY FACILITIES FOR CONSTRUCTION WORKERS.
- MAINTAIN AND WAS EQUIPMENT AND MACHINERY IN CONFINED AREAS SPECIFICALLY DESIGNED TO CONTROL RUNOFF. WASHOUT FROM CONCRETE TRUCKS SHOULD BE DISPOSED OF AT A LOCATION NOT SUBJECT TO RUNOFF AND MORE THAN 100 FEET AWAY FROM A DRAINAGE COURSE, OPEN DITCH, OR SURFACE WATER.
- DEVELOP AND IMPLEMENT NUTRIENT MANAGEMENT MEASURES. PROPERLY TIME APPLICATIONS, AND WORK FERTILIZERS AND LIMING MATERIALS INTO THE SOIL TO DEPTHS OF FOUR TO SIX INCHES. REDUCE THE AMOUNT OF NUTRIENTS APPLIED BY CONDUCTING SOIL TESTS TO DETERMINE SITE NUTRIENT NEEDS.

B. EROSION CONTROL MONITORING AND MAINTENANCE

- THROUGHOUT THE CONSTRUCTION PERIOD, THE APPLICANTS SHALL CONDUCT REGULAR INSPECTIONS OF THE CONDITION AND OPERATIONAL STATUS OF ALL STRUCTURAL BMPs PROVIDED IN SATISFACTION OF THE APPROVED EROSION CONTROL PLAN. MAJOR OBSERVATIONS TO BE MADE DURING INSPECTIONS SHALL INCLUDE: LOCATIONS OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE; BMPs THAT ARE IN NEED OR MAINTENANCE; BMPs THAT ARE NOT PERFORMING, FAILING TO OPERATE, OR INADEQUATE; AND LOCATIONS WHERE ADDITIONAL BMPs ARE NEEDED.
 - AUTHORIZED REPRESENTATIVES OF THE COASTAL COMMISSION AND/OR SAN MATEO COUNTY SHALL BE ALLOWED PROPERTY ENTRY AS NEEDED TO CONDUCT ON-SITE INSPECTIONS THROUGHOUT THE CONSTRUCTION PERIOD.
 - SEDIMENT TRAPS/BASINS SHALL BE CLEANED OUT AT ANY TIME WHEN 50 PERCENT FULL (BY VOLUME).
 - SEDIMENT SHALL BE REMOVED FROM SILT FENCES AT ANY TIME WHEN IT REACHES ONE-THIRD THE FENCE HEIGHT.
 - ALL POLLUTANTS CONTAINED IN BMP DEVICES SHALL BE CONTAINED AND DISPOSED OF IN AN APPROPRIATE MANNER.
- C. THE APPLICANTS SHALL BE FULLY RESPONSIBLE FOR ADVISING CONSTRUCTION PERSONNEL OF THE REQUIREMENTS OF THE EROSION CONTROL PLAN.
- D. THE PERMITTEE SHALL UNDERTAKE DEVELOPMENT IN ACCORDANCE WITH THE FINAL EROSION CONTROL PLAN APPROVED BY THE EXECUTIVE DIRECTOR. NO PROPOSED CHANGES TO THE APPROVED FINAL EROSION CONTROL PLAN SHALL OCCUR WITHOUT A COMMISSION AMENDMENT TO THIS COASTAL DEVELOPMENT PERMIT UNLESS THE EXECUTIVE DIRECTOR DETERMINES THAT NO AMENDMENT IS LEGALLY REQUIRED.

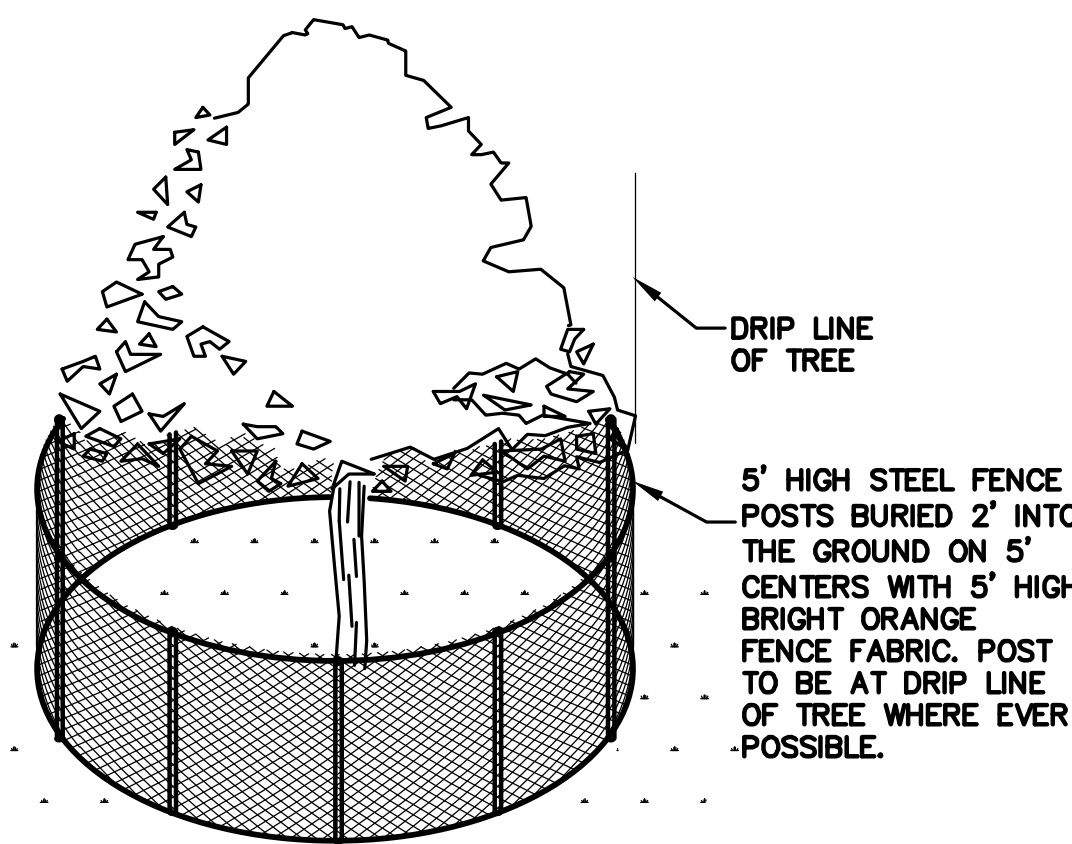


- NOTE:
- STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 - CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

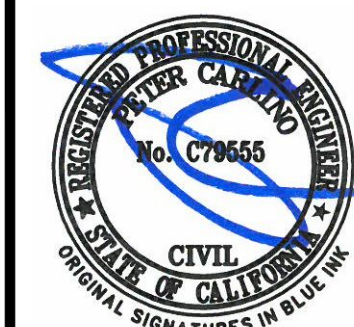
5 STRAW ROLLS
ER-2 NTS

NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.



6 EXISTING TREE PROTECTION DETAIL
ER-2 NTS



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 RIVINGTON AVE., SUITE 100, DUBLIN, CA 94568
SAN JOSE: 1000 RIVINGTON AVE., SUITE 100, SAN JOSE, CA 95128
(510) 887-4086
WWW.LEABRAZE.COM

ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA
MONTEREY COUNTY

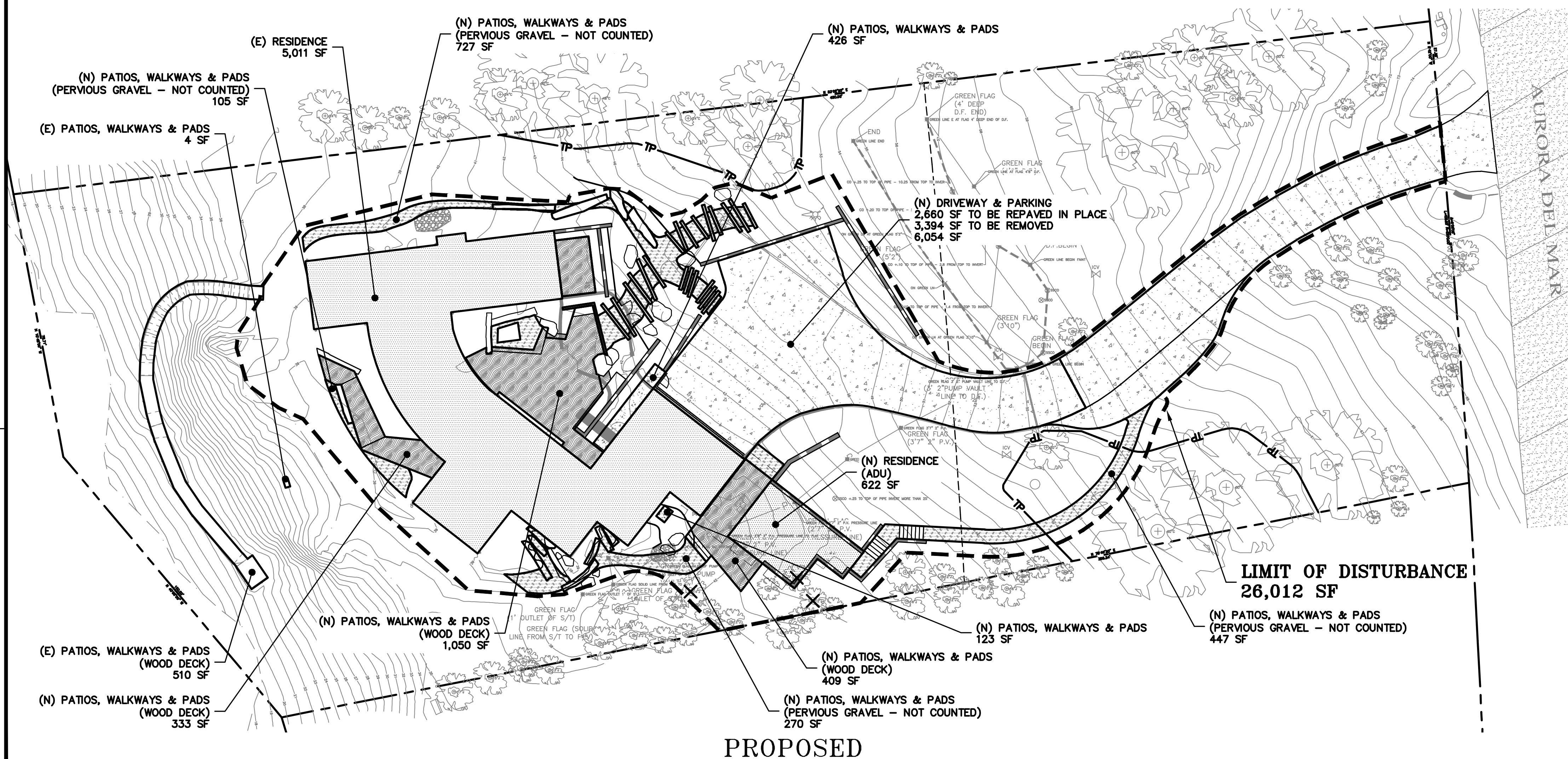
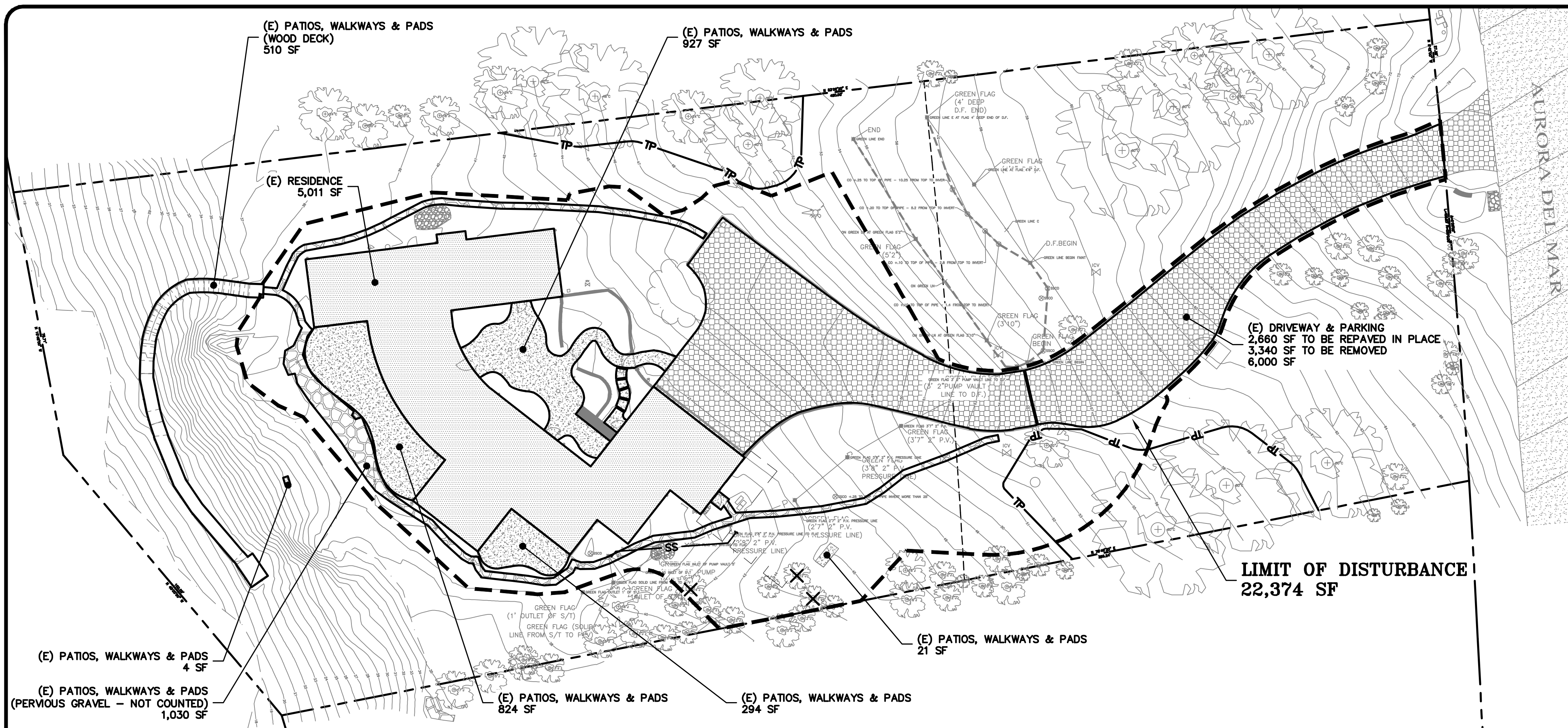
EROSION CONTROL
DETAILS

REVISIONS	BY

JOB NO: 2221286
DATE: 12-06-23
SCALE: NTS
DESIGN BY: WA
CHECKED BY: RB
SHEET NO:

ER-2

11 OF 11 SHEETS



 LEA & BRAZE ENGINEERING, INC. CIVIL ENGINEERS LAND SURVEYORS	PROJECT	DATE
	30860 Aurora Del Mar	July 28, 2023
	JOB NO.	BY
	2221286	W. Alzori
	Updated	December 5, 2023

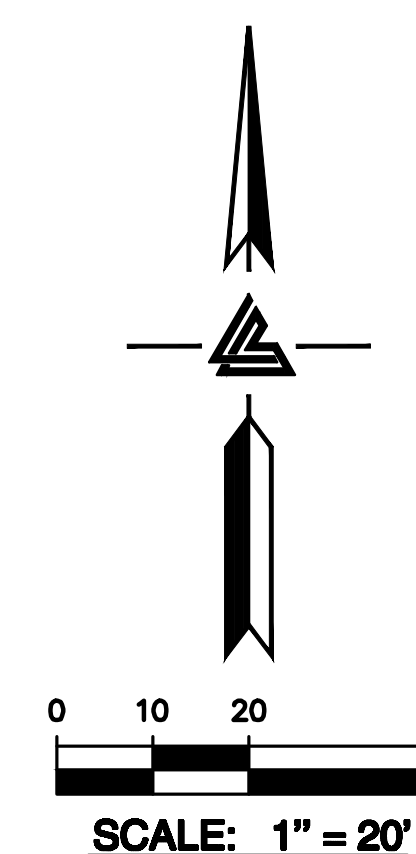
IMPERVIOUS AREA
for
Artemis LLC
30860 Aurora Del Mar
Carmel Ca

GROSS SITE AREA:		60,211 sqft.	=	1.3823 acre
EXISTING AREA:				
	Impervious:	13,611 sqft.	=	0.3125 acre
	Pervious:	46,600 sqft.	=	1.0698 acre

PROPOSED AREA:									
Impervious:	14,542 sqft.	=	0.3338	acre					
Pervious:	45,669 sqft.	=	1.0484	acre					

NET CHANGE OF IMPERVIOUS AREA:									
			931 sqft.	=	0.0214 acre	(Net Increase)			

BREAKDOWN OF IMPERVIOUS AREA			
Existing:			
	Residence Roof	5,011	sqft.
	Driveway & Parking	6,000	sqft.
	Patios, Walkways & Pads	2,600	sqft.
	Pool & Spa	0	sqft.
	TOTAL	13,611	sqft.
Proposed:			
	Residence Roof	5,633	sqft.
	Driveway & Parking	6,054	sqft.
	Patios, Walkways & Pads	2,855	sqft.
	Pool & Spa	0	sqft.
	TOTAL	14,542	





PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923

CLIENT
ARTEMIS LLC

FA/JOB NO.
21-033

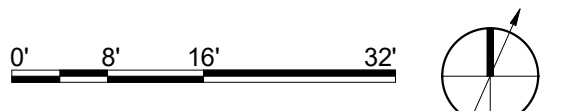
ISSUE
ADU - COASTAL
DEVELOPMENT
PERMIT

DATE
05.24.2024

HISTORY

△ DESC.

DATE



TITLE
SITE PLAN

A1.10
SHEET



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

LEGEND

-----	PROPERTY LINE		(E) TREE TO REMAIN
-----	BUILDING SETBACK LINE		(E) TREE TO BE REMOVED
-----	BUILDING ENVELOPE		(N) TREE
-----	(E) CONTOUR		
-----	(N) CONTOUR		
-----	(E) FENCE		
-----	(E) SEPTIC LEACH FIELDS		

KEYNOTE LEGEND

23	(N) MTL CANOPY ABV.
63	WOOD DECKING, SLD
68	(E) DRIVEWAYS
69	(E) GRAVEL TURNOUT
70	ADJACENT STRUCTURE
116	PERMEABLE GRAVEL PAVING, SLD
117	CONCRETE STEPS, SLD
118	FREE STANDING TRELLIS
121	ADU ELEC. METER
126	TREE PREVIOUSLY REMOVED UNDER SEPARATE PERMIT PLN210102

SITE PLAN GENERAL NOTES

1. REFER TO L1.0 FOR LANDSCAPE SITE PLAN.



- NEW WALL
- WOOD FLOOR
- (E) WALL TO REMAIN

KEYNOTE LEGEND

- 6 (N) SKYLIGHT
23 (N) MTL CANOPY ABV.
63 WOOD DECKING, SLD
83 (N) DOWNSPOUT W/ SCUPPER AND OVERFLOW TYP.
92 (N) SKYLIGHT ABV.
118 FREE STANDING TRELLIS
119 OVERHEAD CABINETRY
120 KITCHEN COUNTER W/SINK, STOVE, FRIDGE
121 ADU ELEC. METER

FLOOR PLAN GENERAL NOTES

1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7"5" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 75" AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4" FT MIN. AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3 #5.
4. PROVIDE SKID-RESISTANT SURFACING ON BATHROOM FLOORS.
5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
7. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
9. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FOOT OF BOWL.
10. ANNUAL SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS" (CALGREEN 4.406.1)
11. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.
12. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

ROOF PLAN GENERAL NOTES

3. REFER TO FLOOR PLANS FOR ROOF DRAINAGE AT LOWER LEVEL ROOFS
2. ROOFING SHALL MAINTAIN A CLASS 'A' FIRE RATING AND COMPLY WITH THE PROVISIONS OF CRC SECTION R902.1.3.
3. ROOF AND DECK SURFACES SHALL SLOPE AT 1/4" PER FOOT MINIMUM, U.O.N. VERIFY ALL SLOPES IN FIELD WITH ARCHITECT.
4. PROVIDE CRICKETS AT SKYLIGHTS, CHIMNEYS, MECHANICAL EQUIPMENT, AND OTHER LOCATIONS AS REQUIRED FOR POSITIVE DRAINAGE TOWARD DRAINS.
5. THE CONTRACTORS SHALL HAVE A COPY OF THE ROOFING SYSTEM I.C.B.O.REPORT PRESENT AT INSPECTIONS.
6. PROVIDE INDEPENDENTLY PIPED OVERFLOW DRAINS AT ROOF DRAIN LOCATIONS OR OVERFLOW SCUPPERS AS NOTED/REQUIRED.
7. PROVIDE CLEANOUTS AS REQUIRED.
8. PROVIDE BASKET DEBRIS PENETRATIONS AT ROOF DRAINS.
9. FLASH AND SEAL ROOF PENETRATIONS SUCH AS VENTS, FANS, HOODS, ETC. AS REQUIRED FOR A WATER-TIGHT INSTALLATION.
10. SHEET METAL FLASHING AND TRIM SHALL BE G.S.M. TO THE MINIMUM GAUGES SPECIFIED IN THE PROJECT MANUAL, U.O.N.
11. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
12. ROOF CAVITIES ARE FILLED WITH INSULATION IN LIEU OF VENTILATION. SPRAY-IN-PLACE FOAM INSULATION IS USED AS A VAPOR BARRIER (2" MIN. APPLICATION) AS PRESCRIBED BY INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - A. ROOF OVER CONDITIONED SPACES:
(3" THK (R-19) SPRAY APPLIED FOAM-IN-PLACE INSULATION APPLIED TO ROOF DECK W/ R-19 BATT INSULATION, TYP.
 - B. ROOF OVER UNCONDITIONED SPACES:
NO INSULATION, TYP.
 - C. PARAPETS:
FILL CAVITIES W/ SPRAY APPLIED FOAM-IN-PLACE INSULATION, TYP.
 - D. FREE-STANDING WALLS:
FILL CAVITIES W/ SPRAY APPLIED FOAM-IN-PLACE INSULATION, TYP.

PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923

CLIENT
ARTEMIS LLC

FA JOB NO
21-033

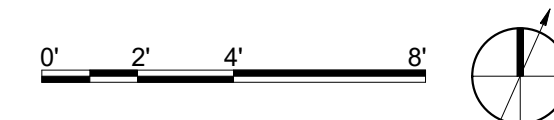
ISSUE
ADU - COASTAL
DEVELOPMENT
PERMIT

DATE
05.24.2024

HISTORY

△ DESC.

DATE _____

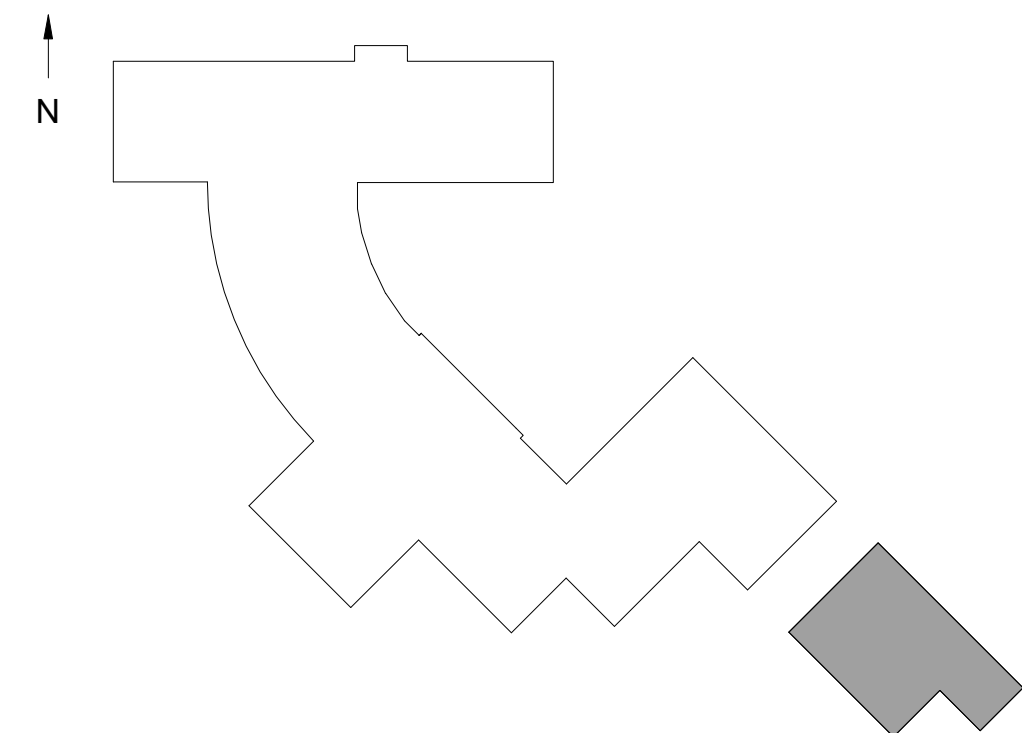


TITLE
FLOOR & ROOF
PLAN

A2.20
SHEET



KEY PLAN





PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923

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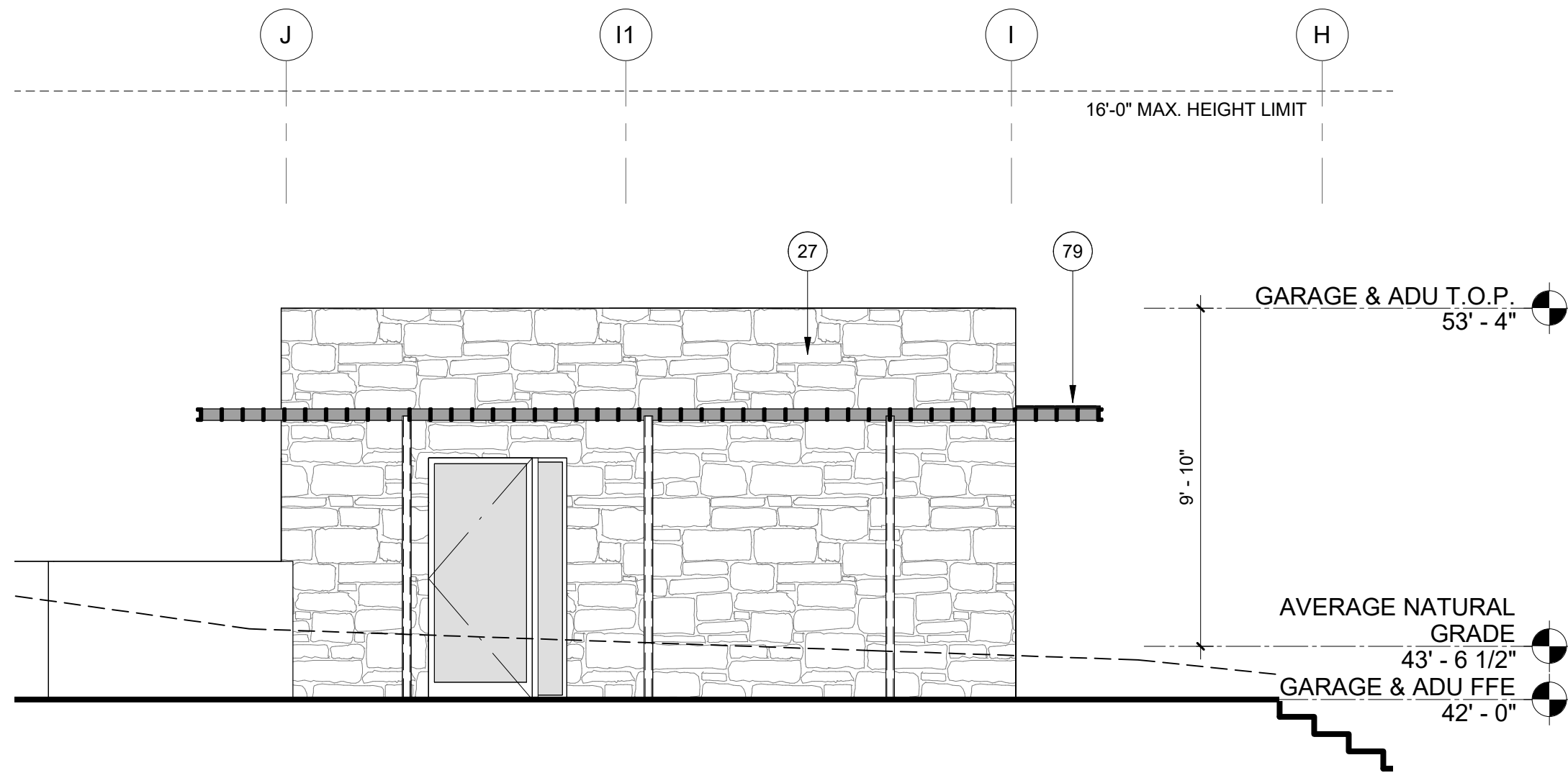
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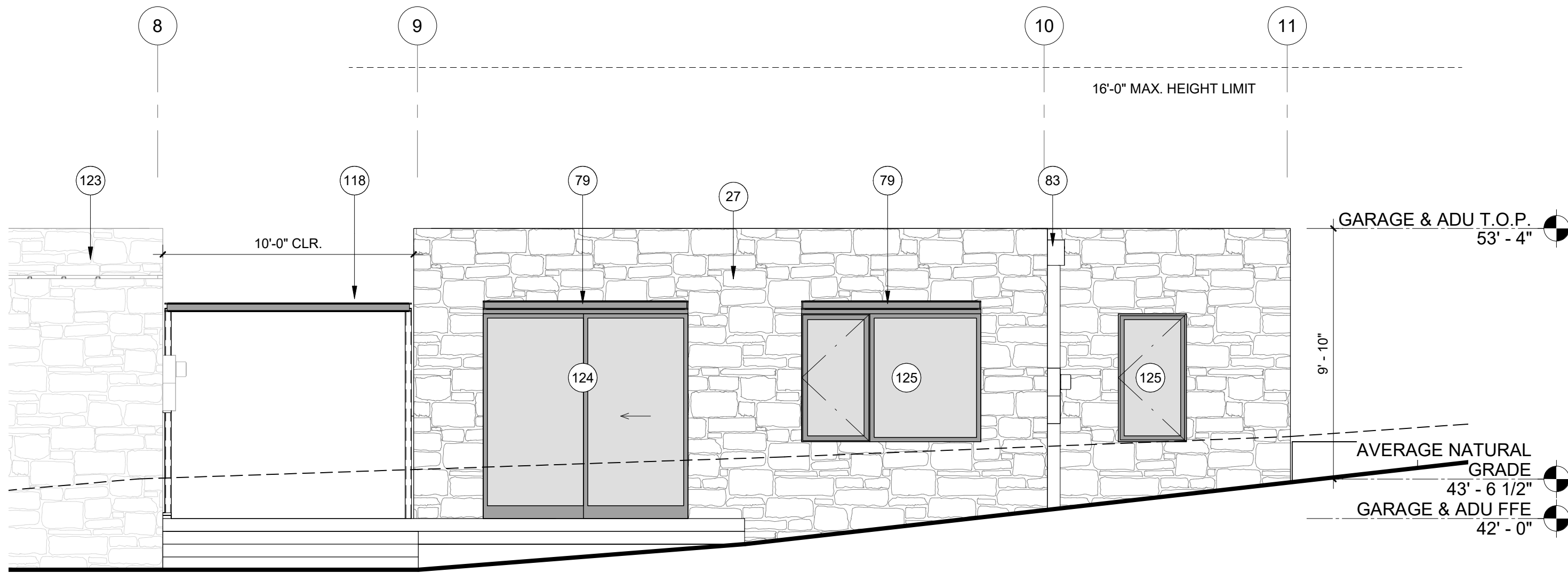
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TITLE
EXTERIOR
ELEVATIONS - ADU

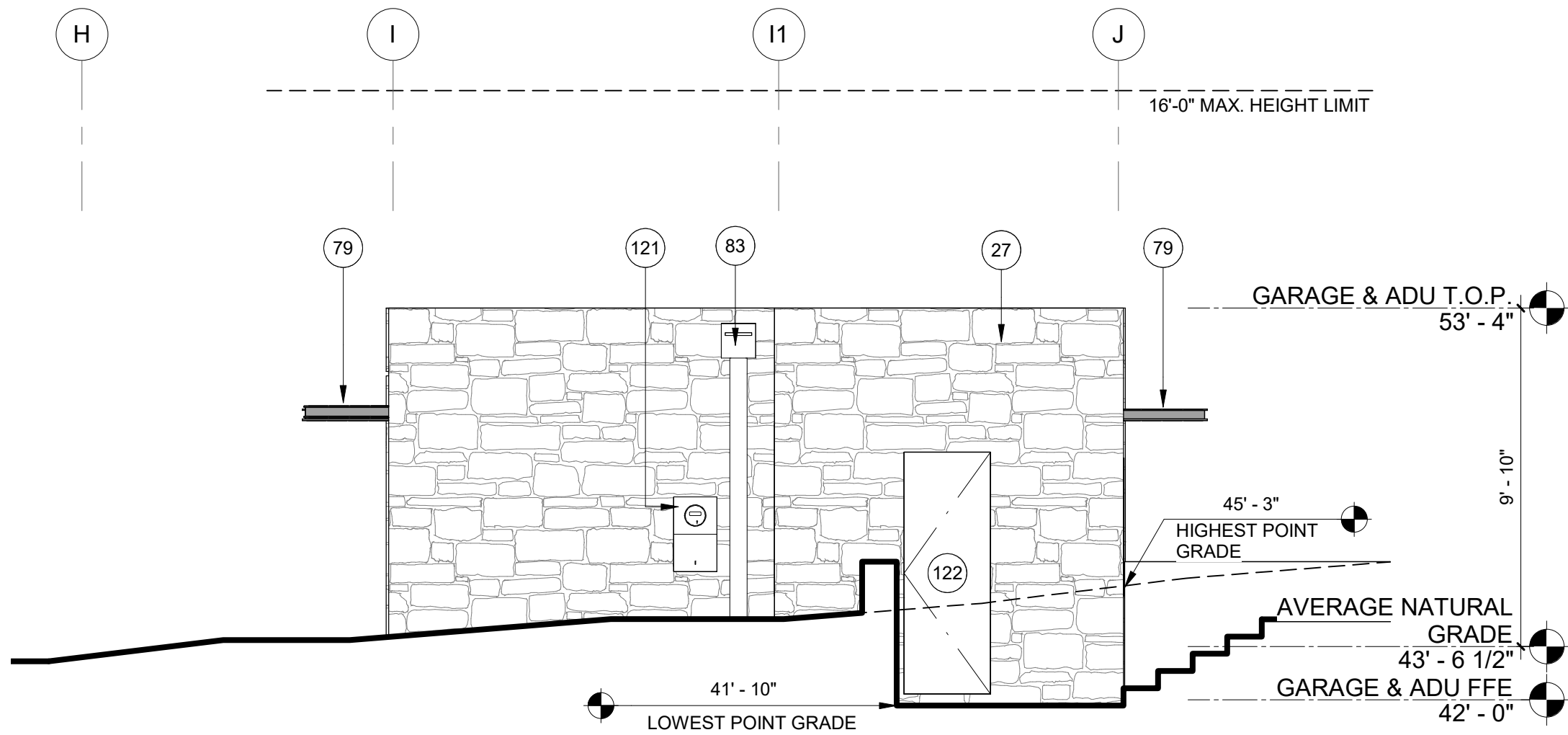
A3.00
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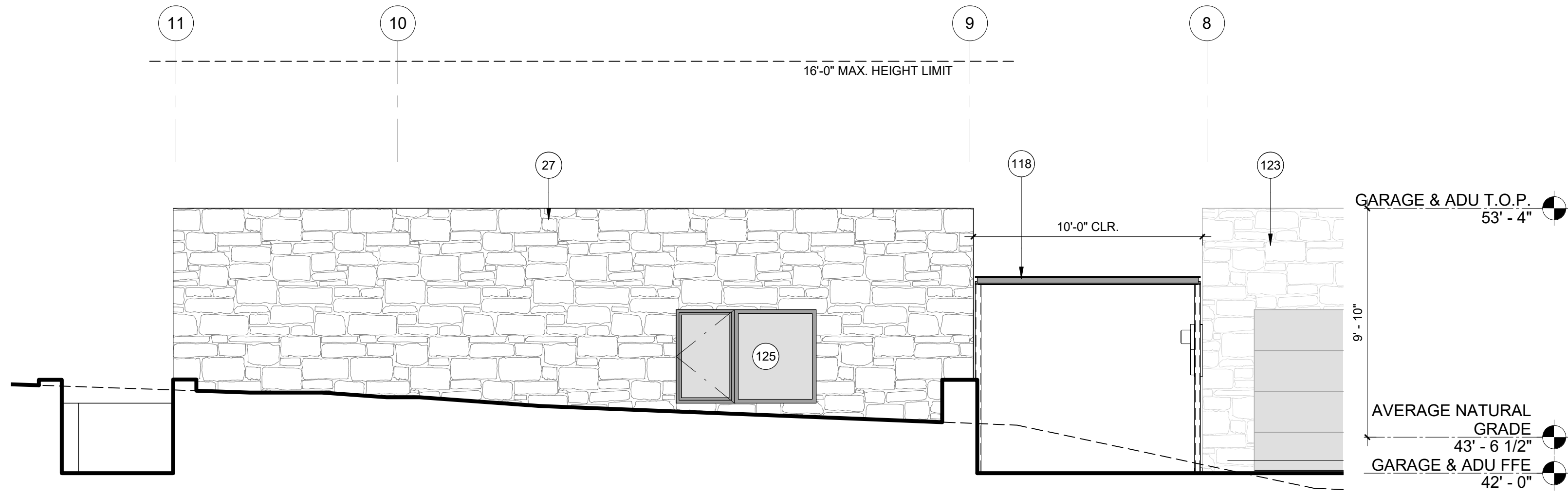
4 WEST ELEVATION - ADU
1/4" = 1'-0"



3 SOUTH ELEVATION - ADU
1/4" = 1'-0"

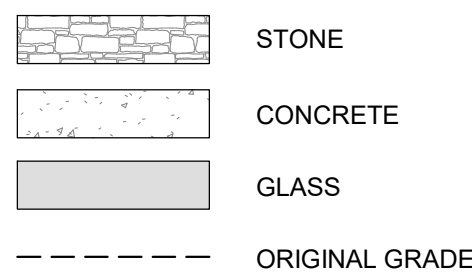


2 EAST ELEVATION - ADU
1/4" = 1'-0"



1 NORTH ELEVATION - ADU
1/4" = 1'-0"

LEGEND



KEYNOTE LEGEND

- 27 (N) STONE VENEER
79 METAL TRELLIS, TYP
83 (N) DOWNSPOUT W/ SCUPPER AND OVERFLOW TYP.
118 FREE STANDING TRELLIS
121 ADU ELEC. METER
122 OUTDOOR BATHROOM MTL DOOR
123 MAIN RESIDENCE, APPROVED UNDER SEPARATE PERMIT #23CP00282
124 ALUMINUM SLIDING DOOR
125 ALUMINUM WINDOW

EXT. ELEVATION GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.













STONE EXTERIOR WALL



POWDER COATED ALUMINUM
WINDOWS, DOORS AND METAL TRELLIS

0' 2' 4' 8'

LIGHTING LEGEND

SYMBOL	TYPE	DESCRIPTION	MANUFACTURER	LAMP	IMAGE
	E1	TRELLIS MOUNTED MONOPOINT	BEACHSIDE	5W LED	
	E2	RECESSED STEP LIGHT	LUCIFER	4.2W LED	
	E4	STAKE MOUNTED PATH LIGHT	BK	3W LED	
	E7	ADJUSTABLE PATH LIGHT	BEACHSIDE	3W LED	
	D6	DECORATIVE SCONCE BY OTHERS	HINKLEY	5W LED	

NOTES

- EXTERIOR AND LANDSCAPE LIGHTING CONTROLLED VIA AN ASTRONOMICAL TIMECLOCK.
- LIGHTING LOCATIONS MAY VARY BASED ON SITE CONDITION.
- REFER TO LIGHTING EQUIPMENT SPECIFICATIONS AND CUTSHEETS FOR MORE INFORMATION.
- FIXTURE ZONES TBD BY LIGHTING DESIGNER. CONTROLS TBD BY ELECTRICAL ENGINEER. ASSUME ONE LIGHTING ZONE PER EACH FIXTURE TYPE

LANDSCAPE LIGHTING KEYNOTES

- ① LIGHTING FIXTURE IS GROUND STAKE MOUNTED, TYPICAL.

LIGHTING PLAN GENERAL NOTES

- FOR DECORATIVE FIXTURES DENOTED "DX", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE LIGHTING PLANS FOR ZONING AND CONTROLS.
- ALL DECORATIVE FIXTURES DENOTED "DX" WILL BE OWNER FURNISHED, CONTRACTOR INSTALLED.
- ACTUAL LOCATION OF FLOORWALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
- ALL DECORATIVE SCONCE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATIONS.
- ALL EXHAUST FAN & OCCUPANCY SENSOR LOCATIONS TO BE DETERMINED BY ARCHITECT. SEE LIGHTING PLANS FOR ZONING AND CONTROLS.
- ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE.
- KEYPAD/DIMMER/SWITCH LOCATIONS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATIONS.
- WHEN MLV AND INC LOADS ARE WIRED TOGETHER, USE MLV-APPROPRIATE DIMMER.
- REFER TO LIGHTING SCHEDULE AND CUTSHEET PACKAGE FOR ADDITIONAL INFORMATION.

TITLE 24 COMPLIANCE NOTES

- ALL LUMINAIRES SHALL MEET THE REQUIREMENTS IN ACCORDANCE WITH TABLE §150.0 AND ANY PERMANENTLY INSTALLED LIGHT SOURCE (PER DEFINITION IN §100.1) CONTAINING LAMPS IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JAS.
- ALL FLUORESCENT BALLASTS MUST BE ELECTRONIC AND CERTIFIED TO THE ENERGY COMMISSION IN ORDER TO BE CONSIDERED HIGH EFFICACY, AND MEET THE FOLLOWING:
 - MINIMUM RATED LIFE OF 30,000 HOURS AT MAXIMUM RATED CASE TEMPERATURE. AND
 - DIMMING BALLASTS TO HAVE A BALLAST FACTOR OF .95 AND NON-DIMMING BALLASTS TO HAVE A BALLAST FACTOR OF .90.
- ALL LUMINAIRES INSTALLED WITH JAS CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR AS WELL AS ALL BLANK ELECTRICAL BOXES MORE THAN FIVE FEET ABOVE THE FLOOR PER SECTION 6.3.4.
- BATHROOM, GARAGE, LAUNDRY, CLOSET GREATER THAN 70 FT², UTILITY: MANUAL-ON/AUTOMATIC-OFF VACANCY SENSORS REQUIRED TO CONTROL AT LEAST ONE LUMINAIRE PER SECTION 6.3.3.
- CLOSET UNDER 70 FT² OR HALLWAY: DIMMERS OR VACANCY SENSORS NOT REQUIRED ON ANY LUMINAIRES PER SECTION 6.3.4.
- EXTERIOR LIGHTING:
ALL LIGHTING SHALL MEET THE REQUIREMENTS IN §150.0-A). SOLID STATE LIGHTING (SSL) LUMINAIRES INSTALLED OUTDOORS ARE EXEMPTED FROM THE GENERAL RESIDENTIAL LIGHTING REQUIREMENT THAT ALL SSL LUMINAIRES OR RESIDENTIAL LIGHTING MUST MEET REQUIREMENTS OF JOINT APPENDIX JAS PER SECTION 6.5.1.
- EXTERIOR LIGHTING ATTACHED TO BUILDING:
ALL LIGHTING ATTACHED TO RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT MUST BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING: MOTION SENSOR, PHOTO CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.

CONTROLS NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING SENSORS AND CONTROLS AS REQ'D TO MEET TITLE 24 REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR COORD WITH OWNER/ AV CONSULTANT/ ARCHITECT AND ID ON CONTROL STATION PREFERENCES (KEYPADS, DIMMERS, FACEPLATES, FINISHES AND ENGRAVING)



TUCCI

660 York Street #217
San Francisco, CA 94110
415-347-6568
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ARTEMIS ADU
CARMEL-BY-THE-SEA, CA

30860 AURORA DEL MAR
CARMEL-BY-THE-SEA, CA
93923

ISSUES / REVISIONS

NO	DATE	ISSUE
1	11/03/2023	COASTAL DEVELOPMENT PERMIT

DRAWING BY: NB

CHECKED BY: BL

LANDSCAPE
LIGHTING PLAN A

FLOOR NO
00

SCALE
1/8" = 1' - 0"

SHEET
LP2.0

BLISS
LANDSCAPE
ARCHITECTURE

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ARTEMIS ADU

OTTER COVE
30860 AURORA DEL MAR
CARMEL, CA 93923

APN/ Lot Number
243-351-002-000

Phase
CONSTRUCTION DOCUMENTS

Revisions
No. Date Description

Issue
COASTAL DEVELOPMENT PERMIT

Date
06 DECEMBER 2023

Drawn by
KD

Scale: 1/16"=1'-0"



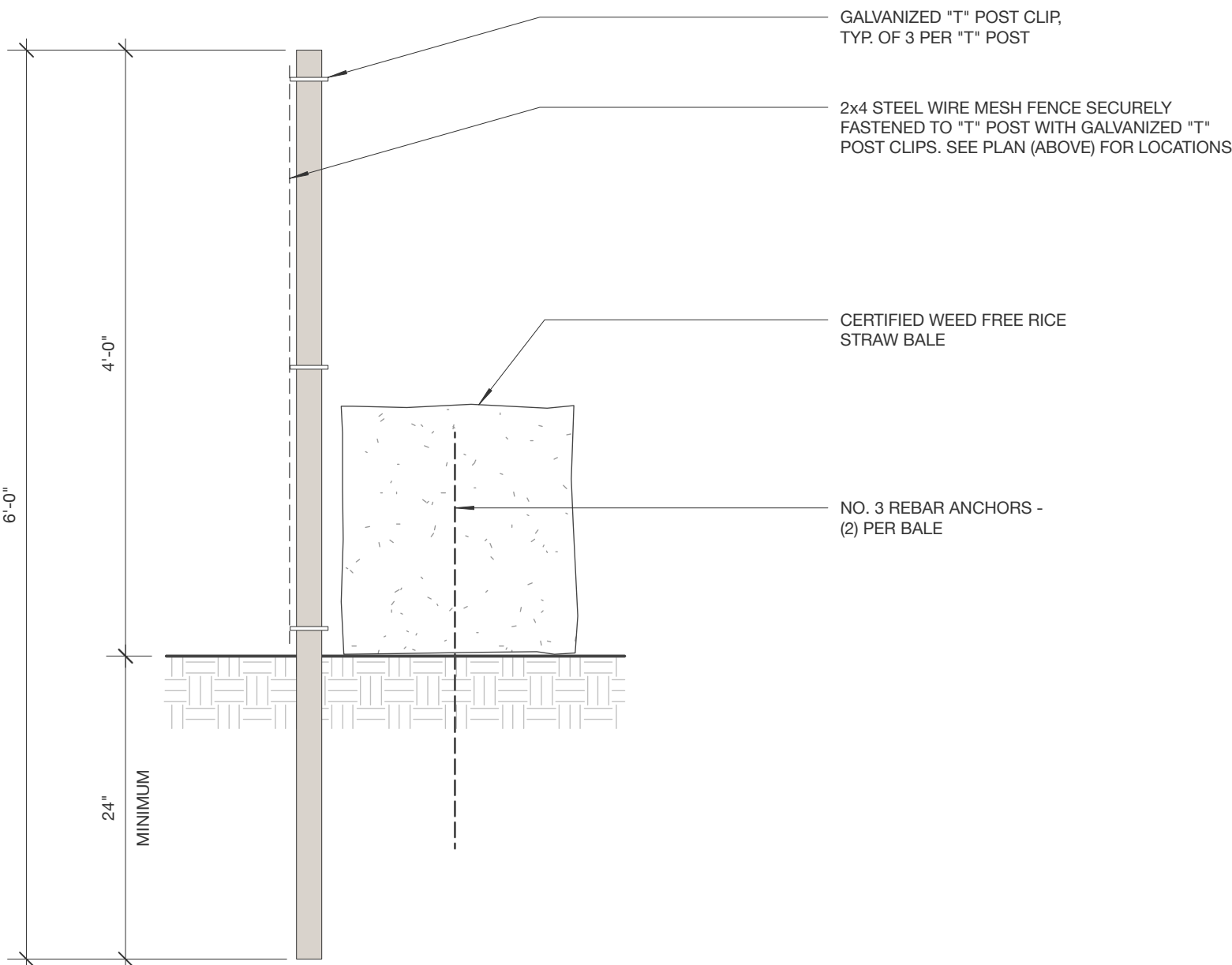
North



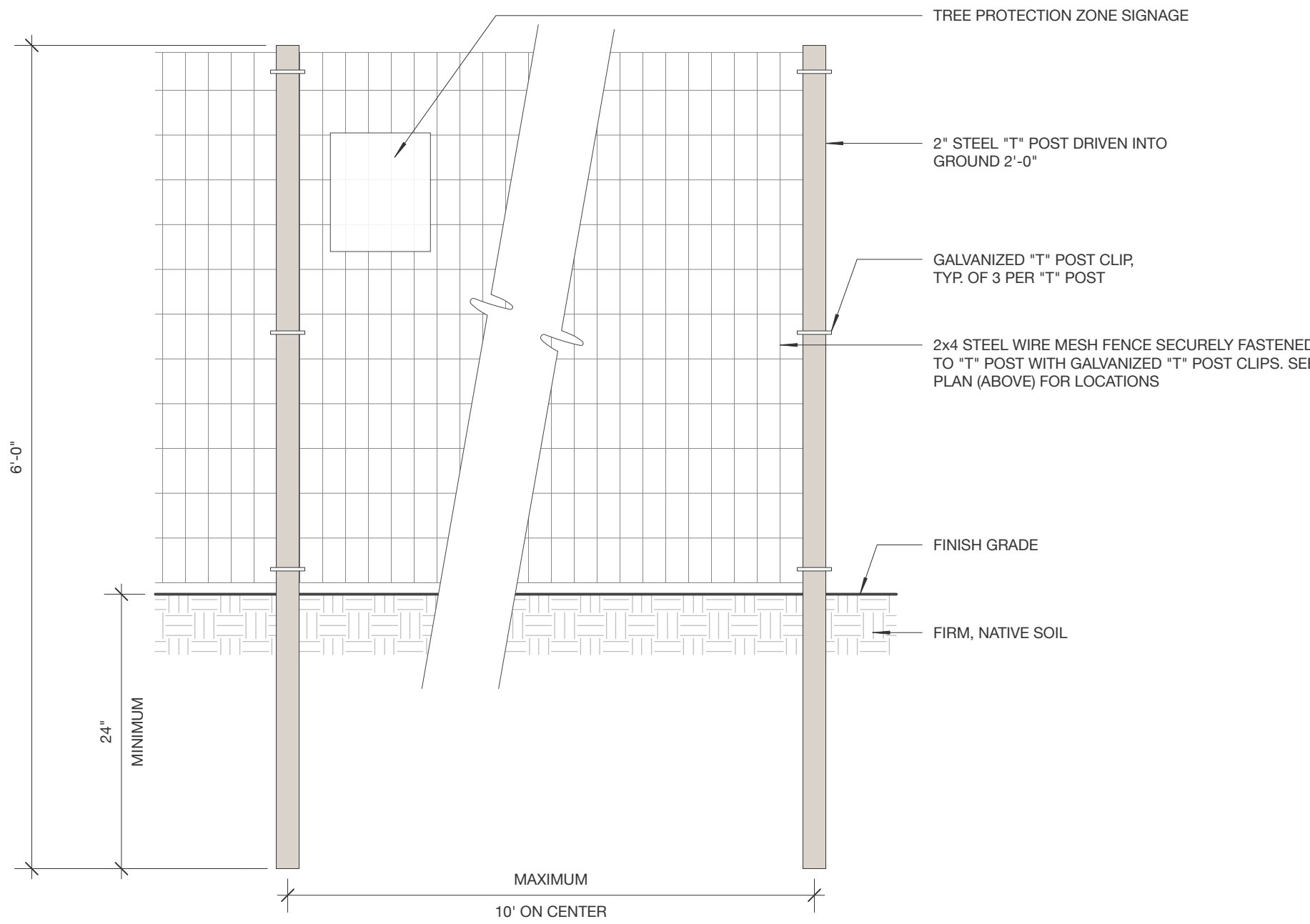
Drawing Title

TREE REMOVAL
+ PROTECTION
PLAN

L0.1



2 SECTION DETAIL: TREE PROTECTION FENCE
1" = 1'-0"



1 ELEVATION DETAIL: TREE PROTECTION FENCE
1" = 1'-0"

TREE REMOVAL + PROTECTION NOTES

1. Refer to the 30860 Aurora Del Mar Tree Impact Assessment Report, dated 07/25/22, as prepared by Ono Consulting, for additional notes and information related to the Construction Tree Protection Measures.
2. All existing trees not shown for removal are to remain and be protected throughout construction.

TREE REMOVAL + PROTECTION LEGEND

- Tree to remain / be protected
- Tree previously removed under separate permit PLN210102, Typ. of 3
- 4' 2x4 wire mesh with driven steel "T" posts

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Issue
OASTAL DEVELOPMENT PERMIT

Date
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KD

Scale: 1/16"=1'-0"



North



Drawing Title

FUEL
MANAGEMENT
PLAN
L0.2

FUEL MANAGEMENT NOTES:

In accordance with California state guidelines for creating a defensible space around structures, a reduced fuel zone shall be created and managed for the proposed development shown in these drawings.

Management will include thinning and removal of existing combustible vegetation, live or dead. In addition, proposed plantings closest to the structures shall have some fire resistance, or be very low growing plants as to reduce the potential fire hazard.

Landscaping Zone – entire landscaped area
Approved landscaping must be designed and maintained to minimize flammability. All landscaping occurs within the property boundary. Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, shall be avoided because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted or removed and disposed of properly. The horizontal and vertical spacing between landscaping plants and volume of landscaping biomass should be appropriate to reduce fire intensity and the rate of spread of fire.

Prescriptions for Tree Pruning:
a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understorey shrubs whichever is greater, shall be removed.
b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can be retained, provided that the area within the drip-line of trees is maintained Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.
c. Dead limbs less than 8 feet in height shall be removed.
d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understorey plants, or 8 feet above understorey plants, whichever is greater.
e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every 3 to 5 years.
g. Do not thin or prune the tree canopy, as this will promote more understorey shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.

FUEL MANAGEMENT LEGEND:

- Ember Resistant Zone: 0-5ft from structures
All flammable vegetation and any dead or dying plant shall be removed within 5 feet surrounding any building on the property. Any branches shall be removed within 10 feet of any chimney or stovepipe outlet. Plants in this area will be limited to low growing, nonwoody, properly watered and maintained plants. Any fencing within this area shall be non-combustible
- Green Zone: 0-30ft from structures
All flammable vegetation and any dead or dying plant shall be removed within 30 feet surrounding any building on the property. Trees shall be well pruned and well spaced to avoid the spread of fire, including removal of all limbs 6 feet from the ground. All annual grasses shall be mowed in early summer to maintain a height of 4 inches during the summer.
- Reduce Fuel Zone: 30-100ft from structures
Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility fire can climb into tree canopy. Pruning the small lower tree branches, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French Broom, Poison Hemlock and Thistles must be completely removed annually. All grass growing under trees, out to 6 feet beyond the drip lines of trees, should be mowed in early summer to a height of four inches. Small diameter lower tree branches must be pruned, and removal of leaf litter depth should be kept to no greater than 4 inches.

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ARTEMIS ADU

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Phase
CONSTRUCTION DOCUMENTS

Revisions	No.	Date	Description
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Issue
COASTAL DEVELOPMENT PERMIT

Date
06 DECEMBER 2023

Drawn by
KD

Scale: 1/16"=1'-0"

North



Drawing Title

REFERENCE
PLAN

L1.0



NOTES

1. ALL WORK ASSOCIATED WITH THE MAIN HOUSE, INCLUDING IRRIGATION AND PLANTING, UNDER SEPARATE PERMIT #23CP00828

LEGEND

- 1 PERMEABLE GRAVEL PAVING
- 2 TIMBER DECKING
- 3 CONCRETE STEPS
- 4 STONE RETAINING WALL
- 5 ACCENT / RETAINING BOULDER
- 6 CLAY POTS



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Date
06 DECEMBER 2023

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KD

Scale: 1/8"=1'-0"

North



Drawing Title

FOCUS AREA
PLAN - ADU

L1.1

NOTES

1. ALL WORK ASSOCIATED WITH MAIN HOUSE,
INCLUDING IRRIGATION AND PLANTING,
UNDER SEPARATE PERMIT #23CP00828

LEGEND

- 1 PERMEABLE GRAVEL PAVING
- 2 TIMBER DECKING
- 3 CONCRETE STEPS
- 4 STONE RETAINING WALL
- 5 ACCENT / RETAINING BOULDER
- 6 CLAY POTS



1 ADU-MAIN ENTRY



2 ADU-EAST WATER CLOSET ENTRANCE



3 ADU-SOUTH ENTRY



A TIMBER DECK



B STONE RETAINING WALL



C CONCRETE STEPS



D ACCENT BOULDER



E CLAY POTS



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Issue
COASTAL DEVELOPMENT PERMIT

Date
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Drawn by
KD

Scale: AS SHOWN

Drawing Title
**MODEL VIEWS -
ADU**

L2.0