

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

In the matter of the application of:

SLAWSON ROBERT TODD TR (PLN180347-AMD1)

RESOLUTION NO. 24 - 017

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
- 2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180347, Planning Commission Resolution 19-030) that allowed the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild a 5,704 square foot two-story single family dwelling, development on slopes greater than 30%, development within 750 feet of known archaeological resources, development within 50 feet of coastal bluff and related site improvements. This Amendment reduces the development to a remodel of the single family dwelling, a 721 square foot first floor addition, a 567 square foot second floor addition, a 1,006 square foot gym addition to an existing detached garage, and a new 526 square foot detached garage. All other previously approved components would remain, including replacement of the driveway with pavers.

[PLN180347-AMD1 SLAWSON, 30770 AURORA DEL MAR, CARMEL, BIG SUR COAST LAND USE PLAN (APN: 243-341-005-000)]

The SLAWSON ROBERT TODD TR application (PLN180347-AMD1) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on April 3, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** – The County has received and processed an amendment to PLN180347.
- EVIDENCE:**
- a) An application for a Minor and Trivial Amendment was submitted on February 21, 2023 to HCD-Planning staff and deemed complete by County agencies on December 6, 2023, however, applicant was aware of requested pending information by Environmental Health Department required submittal to pertaining department in order to schedule the project for hearing.
 - b) On October 23, 2019, the Planning Commission approved a Combined Development Permit (PLN180347; Resolution No. 19-030) consisting of a 1) Coastal Administrative Permit and Design Approval to allow 1) demolition of an existing 3,198 square foot one-story single family dwelling (with exception of a legal nonconforming portion of the south wing), and rebuild of a 5,704 square foot two-story single family dwelling, addition of 1,006 square feet (gym, indoor pool, mechanical room and potting shed) to an existing 1,080 square foot garage/storage room, relocation of 279 square foot storage structure, and associated grading of approximately 550 cubic yards of cut and 220 cubic yards of fill, with 330 cubic yards off-hauled; 2) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 3) Coastal Development Permit to allow development on slopes greater than 30%; and 4) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. This permit was approved with 15 conditions of approval. This permit had an expiration date of October 9, 2022. However, the expiration date was extended to April 9, 2023, pursuant to the automatic extension for all ministerial and discretionary land use permits in effect as of March 17, 2020 under the Board of Supervisors Ordinance No. 5332.
 - c) The following conditions of approval from PLN180347 have been carried forward to this Amendment (PLN180347-AMD1).
 - HCD – Planning Condition No. 5 (Attach Resolution to Construction Plans);
 - HCD – Planning Condition No. 6 (Cultural Resources Negative Archaeological Report);
 - HCD – Planning Condition No. 7 (Grading Winter Restriction);
 - HCD – Planning Condition No. 8 (Lighting-Exterior Lighting; Plan);
 - HCD – Planning Condition No. 11 (Tree and Root Protection);
 - HCD – Planning Condition No. 12 (Demolition/Deconstruction Note); and
 - HCD – Environmental Services Condition Nos. 9, 10 and 13.
 - d) The proposed amendment would not result in new impacts not previously considered in the original approval. Therefore, the amendment is of a minor and trivial nature pursuant to Title 20 section 20.76.115.A.
 - e) With the granting of this permit (HCD-Planning File No. PLN180347-AMD1), this Minor and Trivial Amendment will become the operative

entitlement, and all conditions of approval will be cleared under PLN180347-AMD1.

- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN180347 and PLN180347-AMD1.

2. FINDING: CONSISTENCY/SITE SUITABILITY/NO VIOLATIONS – The proposed amendment does not change the consistency, violation status, or site suitability of the previously approved permit PLN180347. Therefore, the proposed amendment, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Big Sur Coast Land Use Plan, Big Sur Coastal Implementation Plan Part 3, Monterey County Zoning Ordinance (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site remains physically suitable for the development proposed, and no violations exist on the property. As approved and amended, HCD Permit No. PLN180347-AMD1 will become and be referred to as the approved permit.

- EVIDENCE:** a) Allowed Uses. The 1.48 acre property is located at 30770 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-341-005-000), Big Sur Coast Land Use Plan. The parcel is zoned Rural Density Residential, density of 1 unit per 40 acres with a Design Control Overlay (Coastal Zone) or “RDR/40-D (CZ)”. The RDR(CZ) zoning allows the development of single family dwellings and accessory structures as a principally allowed use, subject to the granting of a Coastal Administrative Permit and consistency with development standards that are outlined in Monterey County Zoning Ordinance (Title 20) Section 20.16.060. The property is also located within a Design Control zoning district and is therefore subject to the provisions outlined in the Design Control section of Title 20, which require the granting of a Design Approval. The previously approved permit (PLN180347) included the granting of a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval; and Coastal Development Permit. This project involves the Amendment of a remodel instead of the demolition of the single family dwelling inclusive of a 1,288 square foot addition to the single family dwelling, a 526 square foot detached garage, construction of previously approved gym/pool additions to the existing garage and site improvements that include replacing driveway with pavers. Therefore, the project is an allowed land use for this site.
- b) Amendment. The previously approved Combined Development Permit allowed the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild a 5,704 square foot two-story single family dwelling, development on slopes greater than 30%, development within 750’ of known archaeological resources, development within a 50’ of coastal bluff and related site improvements. As proposed, the Minor and Trivial Amendment (HCD-Planning File No. PLN180347-AMD1) reduces the development to a remodel of the single family dwelling, a 721 square foot first floor addition, a 567 square foot second floor

addition, a 1,006 square foot gym addition to an existing detached garage, and a new 526 square foot detached garage. All other previously approved components would remain, including replacement of the driveway with pavers. The proposed modifications would not alter the original footprint or development site location on the parcel. The proposed amendment would include minor exterior material changes. Colors and materials will remain the same with minor adjustments that introduce ledge stone veneer, sanded stucco cement plaster, aluminum powder coated guard rail and post with glass infill panel and decorative aluminum powder coated guard rail panel (also see subsequent Evidence “e”). The project includes removal of one 12 inch non-native planted Monterey pine tree. In accordance with Coastal Implementation Plan, Part 3, Section 20.145.066.A.1.a, a Coastal Development Permit is not required for its removal. Pursuant to Title 20 Section 20.70.105.A and 20.76.115.A, the County has determined that the proposed project qualifies as a minor amendment to the previously approved Combined Development Permit. The amendment is minor in nature as follows:

- The project would not create new environmental impacts;
 - The project would not increase the severity of environmental impacts identified in the original Permit;
 - The project would have an inconsequential effect on land in relation to the approved permit; and
 - The project meets all relevant site development standards.
- c) Lot Legality. The 1.48 acre Lot No. 10 was created with the Map of Tract No. 588, Carmel Sur at Volume 10, Cities and Towns, Page 6, recorded on April 2, 1969.
- d) 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/or regulations in the applicable MCC.
- e) Design. The project site is located within a Design Control zoning overlay district. Pursuant to Title 20 Chapter 20.44, the Design Control overlay is intended to ensure the review of projects for location, size, configuration, materials and colors, and to protect public views and neighborhood character. This project will not have a detrimental effect on the existing neighborhood character nor an effect on the public viewshed. The existing single-family dwelling’s massing will be altered slightly, while the architectural style will remain largely the same. The resulting massing will be consistent with the surrounding residential development. The colors and materials include existing Terracotta Tile roof and Vertical wood siding; and introducing new materials such as sanded stucco cement plaster, stone veneer, aluminum powder coated guard rail and post with glass infill and decorative aluminum powder coated guard rail decorative panel (black). The design, colors, and materials are visually consistent and compatible with the surrounding development and residential neighborhood.
- f) Development Standards. The project meets all required development standards for the RDR zoning district, including height, setback, coverage, and floor area ratio as outlined in Title 20 Section 20.16.060.

- g) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, this project did not warrant referral because it does not involve a Design Approval requiring approval at a public hearing.
- h) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Carmel Highlands Fire Protection District and the Environmental Health Bureau. 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.
- i) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- j) The project planner conducted a virtual site inspection using Google Earth on November 17, 2023 to verify that the site conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN180347 and PLN180347-AMD1.

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

- EVIDENCE:**
- a) The previously approved permit (PLN180347) was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau, and Carmel Highlands Fire Protection District and conditions were recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. This Amendment has been reviewed by the above agencies and no issues were identified.
 - b) Necessary public facilities will be provided. The Carmel Riviera Water System will continue to provide water to the existing residence and will continue to serve the proposed amendment.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the

proposed amendment found in Project Files PLN180347 and PLN180347-AMD1.

4. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction or installation of limited numbers of new, small facilities or structures.
 - b) This project involves a remodel of the single family dwelling, a 721 square foot first floor addition, a 567 square foot second floor addition, a 1,006 square foot gym addition to an existing detached garage, and a new 526 square foot detached garage. All other previously approved components would remain, including replacement of the driveway with pavers. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development that will adversely impact views from a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Additionally, there are no unusual circumstances because there is no feature or condition of the project that distinguishes the project from the exempt class.
 - d) No adverse environmental effects were identified during staff review of the development application during a virtual site inspection using Google Earth on November 17, 2023.
 - e) See supporting Finding Nos. 2 and 3. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN180347 and PLN180347-AMD1.
5. **FINDING:** **PUBLIC ACCESS** – The proposed minor amendment is in conformance with the public access and recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.145.130 of Monterey Code Title 20 Coastal Implementation Plan Part 3 for the Big Sur Coast Land Use Plan.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN180347 and PLN180347-AMD1.
6. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, any aggrieved public agency or member of the public may appeal discretionary decisions of the Chief of Planning to the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A.1, this project is appealable to and by the California Coastal Commission because this project is located between the sea and first through public road paralleling the sea.

DECISION

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

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and there are no exceptions to the exemption per Section 15300.2 of the CEQA Guidelines; and
2. Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180347, Planning Commission Resolution 19-030) that allowed the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild a 5,704 square foot two-story single family dwelling, development on slopes greater than 30%, development within 750 feet of known archaeological resources, development within 50 feet of coastal bluff and related site improvements. This Amendment reduces the development to a remodel of the single family dwelling, a 721 square foot first floor addition, a 567 square foot second floor addition, a 1,006 square foot gym addition to an existing detached garage, and a new 526 square foot detached garage. All other previously approved components would remain, including replacement of the driveway with pavers.

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

PASSED AND ADOPTED this 3rd day of April, 2024.

DocuSigned by:
Melanie Beretti
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Melanie Beretti, AICP
Acting HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON APRIL 9, 2024.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **APRIL 19, 2024.**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN180347-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Minor and Trivial Amendment to previously approved Combined Development Permit (PLN180347, Planning Commission Resolution 19-030) consisting of: 1) Coastal Administrative Permit and Design Approval that allowed the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild a 5,704 square foot two-story single family dwelling, development on slopes greater than 30%, development within 750' of known archaeological resources, development within a 50' of coastal bluff and related site improvements. The Amendment consists of a remodel instead of the demolition of the single family dwelling inclusive of a 1,288 square foot addition to the single family dwelling, a 526 square foot detached garage, construction of previously approved gym/pool additions to the existing garage and site improvements that include replacing driveway with pavers. The property is located at 30770 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-341-005-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Minor and Trivial Amendment to previously approved Combined Development Permit (Resolution Number 24-017) was approved by the HCD Director or Designee for Assessor's Parcel Number 243-341-005-000 on April 3, 2024. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: Planning

Condition/Mitigation A copy of the Resolution of Approval (Resolution No. 24-017) for the Minor and Trivial
Monitoring Measure: Amendment to previously approved Combined Development Permit (Planning File No.: PLN180347-AMD1) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (HCD - Planning)

Compliance or Prior to commencement of any grading or construction activities, the Owner/Applicant
Monitoring shall submit evidence to HCD-Planning for review and approval, that the Resolution of
Action to be Approval, for the project, has been incorporated onto the construction plans for the
Performed: project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

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

Responsible Department: Planning

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

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

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

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

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of HCD - Building Services. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of HCD - Building Services Department to conduct land clearing or grading between October 15 and April 15.

6. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

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

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

8. GRADING AND STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant/owner shall submit a grading and stormwater control plan incorporating the recommendations in the project Geotechnical Report prepared by Grice Engineering, Inc., dated September 2018. The grading plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading and stormwater control plan to RMA-Environmental Services for review and approval.

9. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant/owner shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading and stormwater control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

10. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

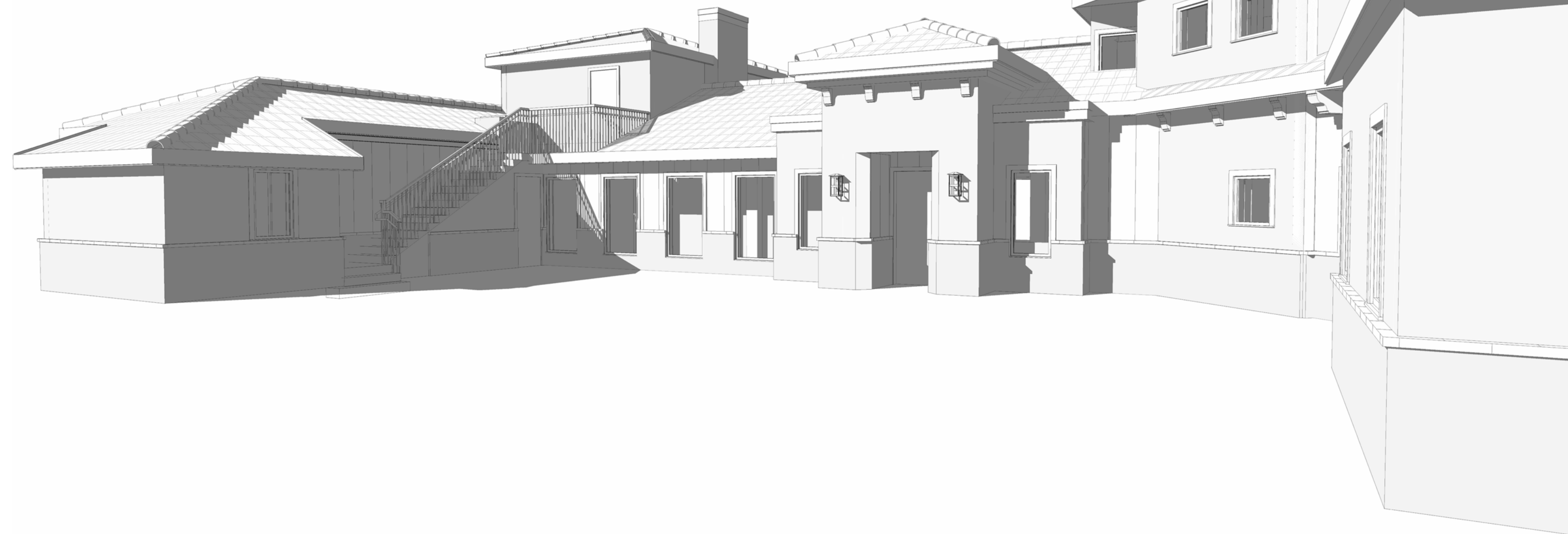
Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant/owner shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Soil Engineering Investigation and the approved grading and stormwater control plan. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

SLAWSON RESIDENCE

GENERAL NOTES

- CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2022 C.B.C.)
- RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.
- INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTORS OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTORS OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS / DAMAGES / LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
- SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES, WINDOW & DOORS, FINISH CARPENTRY. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER AND/OR DESIGNER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
- CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
- CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
- DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
- TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.



CONCEPTUAL RENDERING (FOR REFERENCE ONLY)

FIRE SAFETY REQUIREMENTS

- ADDRESSES FOR BUILDINGS - ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4" HEIGHT, 12' STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
- FIRE PROTECTION - SPRINKLER SYSTEM (STANDARD) - THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF (4) FOUR SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH-IN INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

SCOPE OF WORK

- RENOVATE EXISTING 3,174 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH ADDITION OF 1,288 SQ. FT. (REVISED SINCE OCTOBER 2019 APPROVAL.)
- ADDITION OF 1,006 SQ. FT. GYM AND INDOOR POOL TO EXISTING DETACHED 1075 SQ. FT. TWO-CAR GARAGE/STORAGE BUILDING. (APPROVED, NO CHANGES SINCE 2019 APPROVAL.)
- REMOVE EXISTING 281 SQ. FT. STORAGE STRUCTURE. (PER OCTOBER 2019 APPROVAL.)
- BUILD NEW 526 SQ. FT. TWO-CAR GARAGE. (REVISED SINCE OCTOBER 2019 APPROVAL.)
- REMOVE AND REPLACE EXISTING DRIVEWAY WITH WIDENED DRIVEWAY, PATHWAYS, STEPS, HARDSCAPE, AND LANDSCAPE. REVISED SINCE OCTOBER 2019 APPROVAL.

PROJECT DATA

A.P.N.:	243.341.005.000
EXISTING ZONING:	RDR/40-D(CZ)
TREE INFORMATION:	1 TREE TO BE REMOVED
OCCUPANCY GROUP:	RESIDENCE: R-1 GARAGE: U
# OF EXISTING BEDROOMS:	4
# OF PROPOSED BEDROOMS:	4 (NO CHANGE)
TYPE OF CONSTRUCTION:	V-B
GRADING CUT/FILL:	900 C.Y. CUT/350 C.Y. FILL (550 C.Y. EXPORT)
PARKING PROVIDED:	4 COVERED, 3 UNCOVERED
WATER SUPPLIER:	CARMEL RIVIERA
SEWER:	ON-SITE SEPTIC SYSTEM
FIRE SPRINKLERS AT RESIDENCE:	YES

(E) AVERAGE NATURAL GRADE (HOUSE): 51.5'
(N) AVERAGE NATURAL GRADE (HOUSE): 51.9'
(E) AVERAGE NATURAL GRADE (GARAGE): 65.5'
(N) AVERAGE NATURAL GRADE (GARAGE): 68.0'

MAIN STRUCTURE SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT	1'00'-0"	359'-0"	347'-11"
REAR	20'-0"	39'-7"	38'-5"
SIDE (NORTH)	20'-0"	33'-1"	NO CHANGE
SIDE (SOUTH)	20'-0"	12'-4"	NO CHANGE
MAX. BUILDING HEIGHT	30'-0"	21'-0"	NO CHANGE

ACCESSORY STRUCTURE SETBACKS:	REQUIRED	EXISTING	PROPOSED
-------------------------------	----------	----------	----------

(E) GARAGE & PROPOSED GYM ADDITION			
FRONT	1'00'-0"	256'-5"	237'-6"
REAR	6'-0"	166'-0"	NO CHANGE
SIDE (NORTH)	6'-0"	69'-7"	50'-4"
(REAR HALF OF PROPERTY)	1'-0"		
SIDE (SOUTH)	6'-0"	18'-9"	16'-8"
(REAR HALF OF PROPERTY)	1'-0"		
MAX. BUILDING HEIGHT	15'-0"	15'-0"	NO CHANGE

PROPOSED GARAGE			
FRONT	1'00'-0"	N/A	299'-6"
REAR	6'-0"	N/A	116'-7"
SIDE (NORTH)	6'-0"	N/A	6'-0"
(REAR HALF OF PROPERTY)	1'-0"		
SIDE (SOUTH)	6'-0"	N/A	110'-3"
(REAR HALF OF PROPERTY)	1'-0"	N/A	14'-6"
MAX. BUILDING HEIGHT	15'-0"	N/A	

LOT COVERAGE DATA

LAND AREA:	64,468 SQ. FT. (1.48 ACRES)
(E) HARDSCAPE COVERAGE:	16.6% (10,691 S.F.)
(N) HARDSCAPE COVERAGE:	18.1% (11,700 S.F.)

PROPOSED HARDSCAPE TO BE REMOVED (IN TERMS OF NEW VS EXISTING):

2,065 S.F. ADOBE PATIO AREA ADJACENT RESIDENCE
1,187 S.F. OF TILE PATH NEAR RESIDENCE AND GARAGE/STORAGE BLDG.
3,500 S.F. OF EXISTING DRIVEWAY

TOTAL: 6,752 S.F. OF HARDSCAPE TO BE REMOVED.

EXISTING: 10,691 S.F.
REMOVED: 6,752 S.F.
ADDED: 7,761 S.F.
PROPOSED TOTAL: 11,700 S.F.

BUILDING COVERAGE:	
MAX. ALLOWED BUILDING COVERAGE:	25% (16,117 S.F.)
(E) BUILDING COVERAGE:	
RESIDENCE FIRST FLOOR	2,843 S.F.
GARAGE/STORAGE	1,075 S.F.
STORAGE BLDG.(TO BE REMOVED)	281 S.F.
TOTAL:	4,199 S.F. (6.5%)

(N) BUILDING COVERAGE:	
RESIDENCE FIRST FLOOR	3,564 S.F.
GARAGE/STORAGE/GYM	2,081 S.F.
DETACHED GARAGE	526 S.F.
TOTAL:	6,171 S.F. (9.6%)

FLOOR AREA:	
(E) FLOOR AREA:	
RESIDENCE FIRST FLOOR	2,843 S.F.
RESIDENCE SECOND FLOOR	331 S.F.
GARAGE/STORAGE	1,075 S.F.
STORAGE BLDG.(TO BE REMOVED)	281 S.F.
TOTAL:	4,530 S.F.

(N) FLOOR AREA:	
RESIDENCE FIRST FLOOR	3,564 S.F.
RESIDENCE SECOND FLOOR	898 S.F.
GARAGE/STORAGE/GYM	2,081 S.F.
DETACHED GARAGE	526 S.F.
TOTAL:	7,069 S.F.

SHEET INDEX

GENERAL	
G0.0	COVER SHEET
A1.0	SITE DIAGRAMS
SURVEY	
1 OF 2	TOPOGRAPHIC SURVEY
2 OF 2	TOPOGRAPHIC SURVEY
ARCHITECTURAL	
A2.0	EXISTING RESIDENCE - FLOOR PLANS
A2.1	PROPOSED RESIDENCE - FLOOR PLANS
A2.2	PROPOSED GARAGE AND GYM ADDITION - FLOOR PLANS
A3.0	EXISTING RESIDENCE - EXTERIOR ELEVATIONS
A3.1	PROPOSED RESIDENCE - EXTERIOR ELEVATIONS
A3.2	PROPOSED RESIDENCE - EXTERIOR ELEVATIONS
A3.3	PROPOSED RESIDENCE - EXTERIOR ELEVATION/SECTIONS
A3.4	PROPOSED GARAGE & GYM ADDITION - EXTERIOR ELEVATIONS
A3.5	EXTERIOR MATERIAL PALETTE

CIVIL	
G0.1	COVER SHEET
C1.1	GRADING AND DRAINAGE PLAN
C1.2	GRADING AND DRAINAGE PLAN (CONTINUED)
C1.3	DRIVEWAY PROFILE
C2.1	TEMPORARY EROSION CONTROL PLAN
C3.1	CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE	
L-1	OVERALL SCHEMATIC LANDSCAPE PLAN
L-2	SCHEMATIC LANDSCAPE PLAN
L-3	SCHEMATIC LANDSCAPE PLAN
L-4	OVERALL LANDSCAPE LIGHTING PLAN
L-5	LANDSCAPE LIGHTING PLAN
L-6	LANDSCAPE LIGHTING PLAN
L-7	LANDSCAPE LIGHTING SPECS

VICINITY MAP



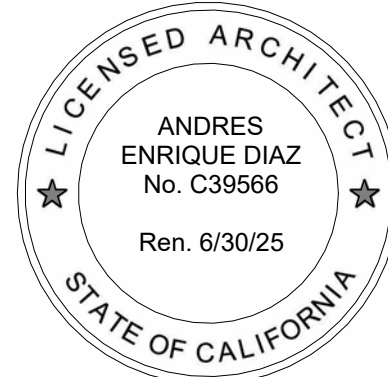
PROJECT TEAM

OWNER: TODD SLAWSON 1600 BROADWAY #1600 DENVER, CO 80202 303-478-5290 CONTACT: TODD SLAWSON	CIVIL ENGINEER: WHITSON ENGINEERS 6 HARRIS COURT MONTEREY, CA 93940 831-649-5225 CONTACT: MATTHEW LEWIS
ARCHITECT: ANDRES DIAZ ARCHITECT 4887 E BURNS AVE. FRESNO, CA 93725 559-297-7900 CONTACT: ANDRES DIAZ	SURVEYOR: WHITSON ENGINEERS 6 HARRIS COURT MONTEREY, CA 93940 831-649-5225 CONTACT: MATTHEW LEWIS
INTERIOR DESIGNER: STUDIO MARGIN LAS VEGAS, NV 702-5631084 CONTACT: JUAN MEDRANO	LANDSCAPE DESIGNER: CARM DESIGN LLC 2491 ALLUVIAL AVENUE CLOVIS, CA 93611 559-305-0107 CONTACT: CARLOS RAMIREZ

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DRAWING INFORMATION:

06/19/2023	PLANNING SUBMITTAL
------------	--------------------

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT:
SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000

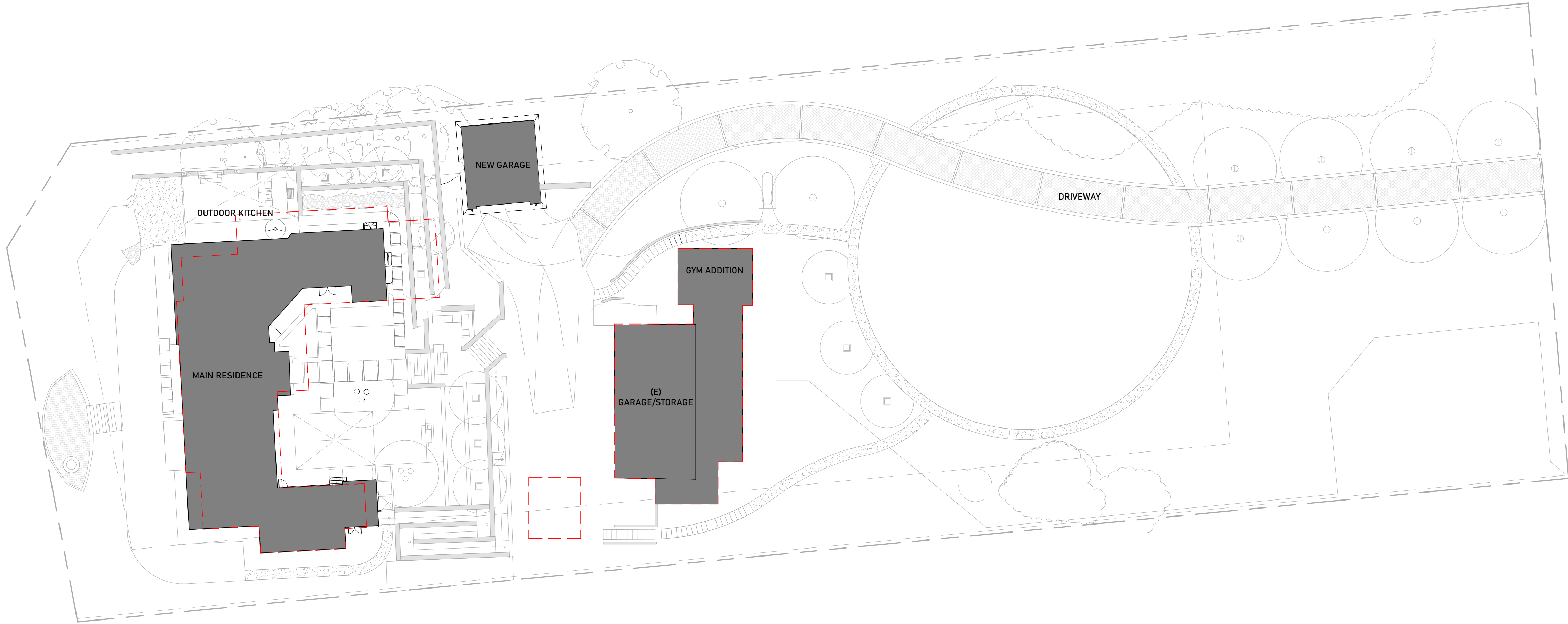
SHEET:
COVER SHEET

PROJECT #:

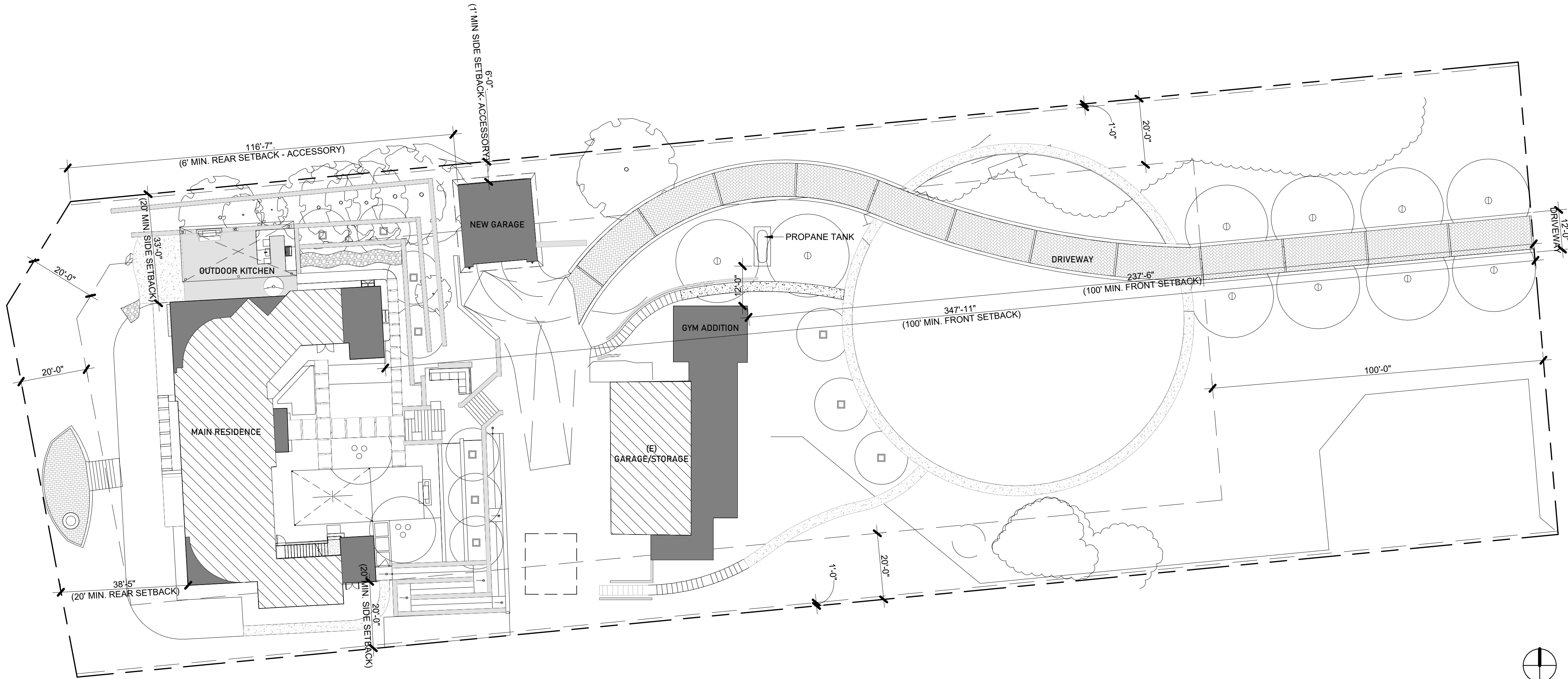
2022-01

SHEET #:

G0.0



2 SITE DIAGRAM - APPROVED VS. PROPOSED
1" = 20'-0"



1 SITE DIAGRAM - EXISTING VS. PROPOSED
1" = 20'-0"

GENERAL NOTES

- A) ITEMS SHOWN BUT NOT NOTED ARE TO BE CONSIDERED EXISTING TO REMAIN, TYP./N.O.
- B) ALL PROPOSED EXTERIOR LIGHTING SHALL BE SHIELDED TO REDUCE OR ELIMINATE LIGHT POLLUTION IN COMPLIANCE WITH APPLICABLE CODES.
- C) UTILITIES NOT SHOWN HERE FOR CLARITY. SEE CIVIL DRAWINGS FOR MORE INFORMATION.

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REVISIONS:

SITE PLAN LEGEND

- PREVIOUS APPROVED DEVELOPMENT
- PROPERTY LINE, TYP.
- SETBACK LINE, TYP.
- EXISTING BUILDING, TYP.
- PROPOSED BUILDING, TYP.
- PROPOSED DRIVEWAY, TYP.
- CONCRETE PAVING, TYP.

PROJECT:

SLAWSON RESIDENCE
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A.P.N.: 243-341-005-000

SHEET:
SITE DIAGRAMS

PROJECT #:

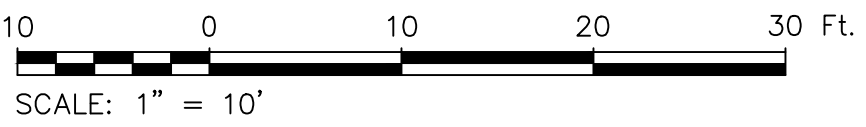
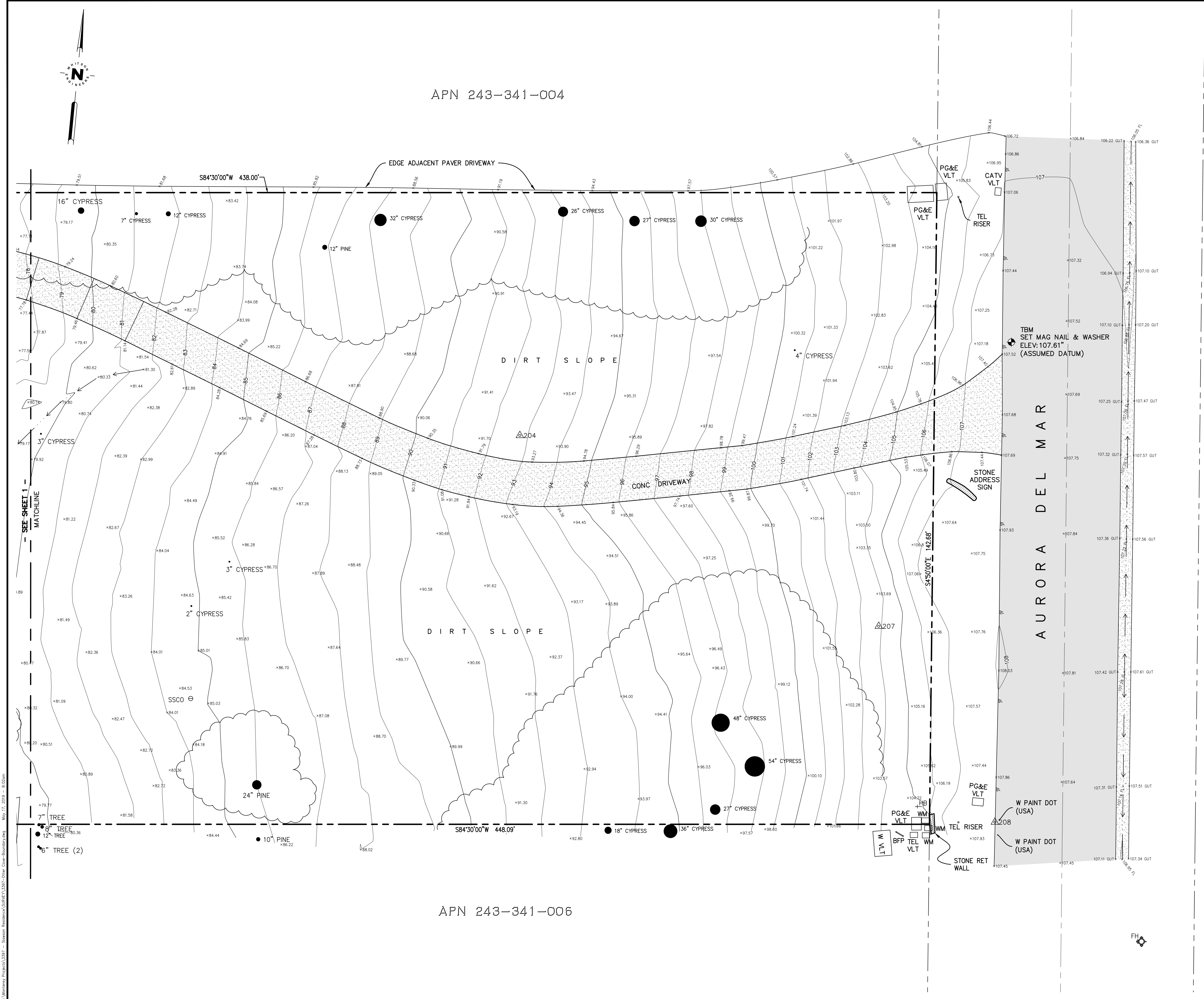
2022-01

SHEET #:

A1.0

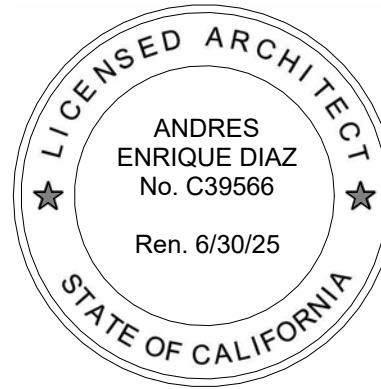
APN 243-341-004

APN 243-341-006



DATE: 5/7/19		BY: CTP		NO.		REVISIONS:	
SCALE: 1"=10'		DESCRIPTION: DATUM CONVERSION		ENGR.		JOB NO.: 339700	
30770 AURORA DEL MAR, CARMEL CA 93923		MONTEREY COUNTY		TOPOGRAPHIC SURVEY		SHEET 2 OF 2	
9699 Blue Larkspur Lane - Suite 105 - Monterey, CA 93940		831 649-5225 - Fax 831 373-5065		CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT		APN 243-341-005	
WHITSON ENGINEERS		RICHARD P. WEBER		No. 8002		LICENSED LAND SURVEYOR STATE OF CALIFORNIA	

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REVISIONS:

PROJECT:
SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000

SHEET:
EXISTING RESIDENCE - FLOOR PLANS

PROJECT #:

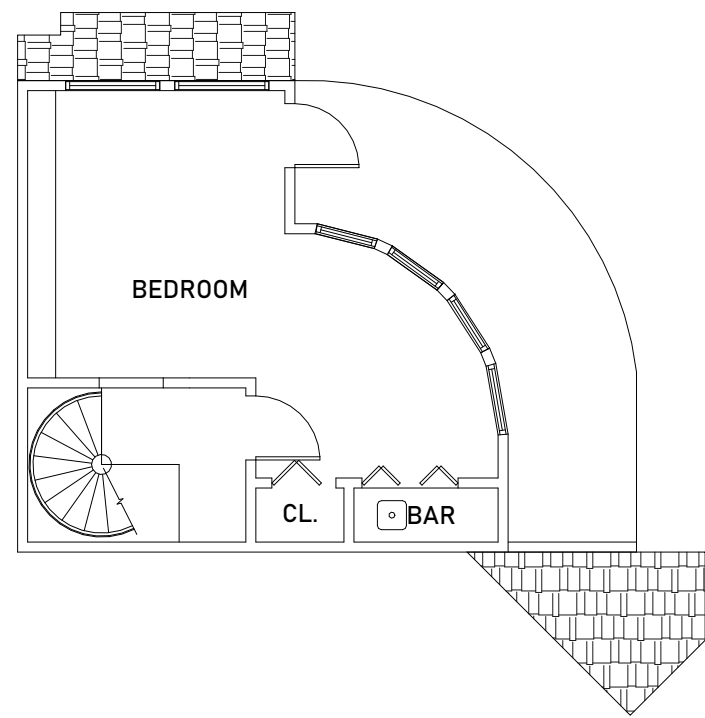
2022-01

SHEET #:

A2.0

GENERAL NOTES

A) REFER TO CIVIL FOR STRUCTURE LOCATIONS.

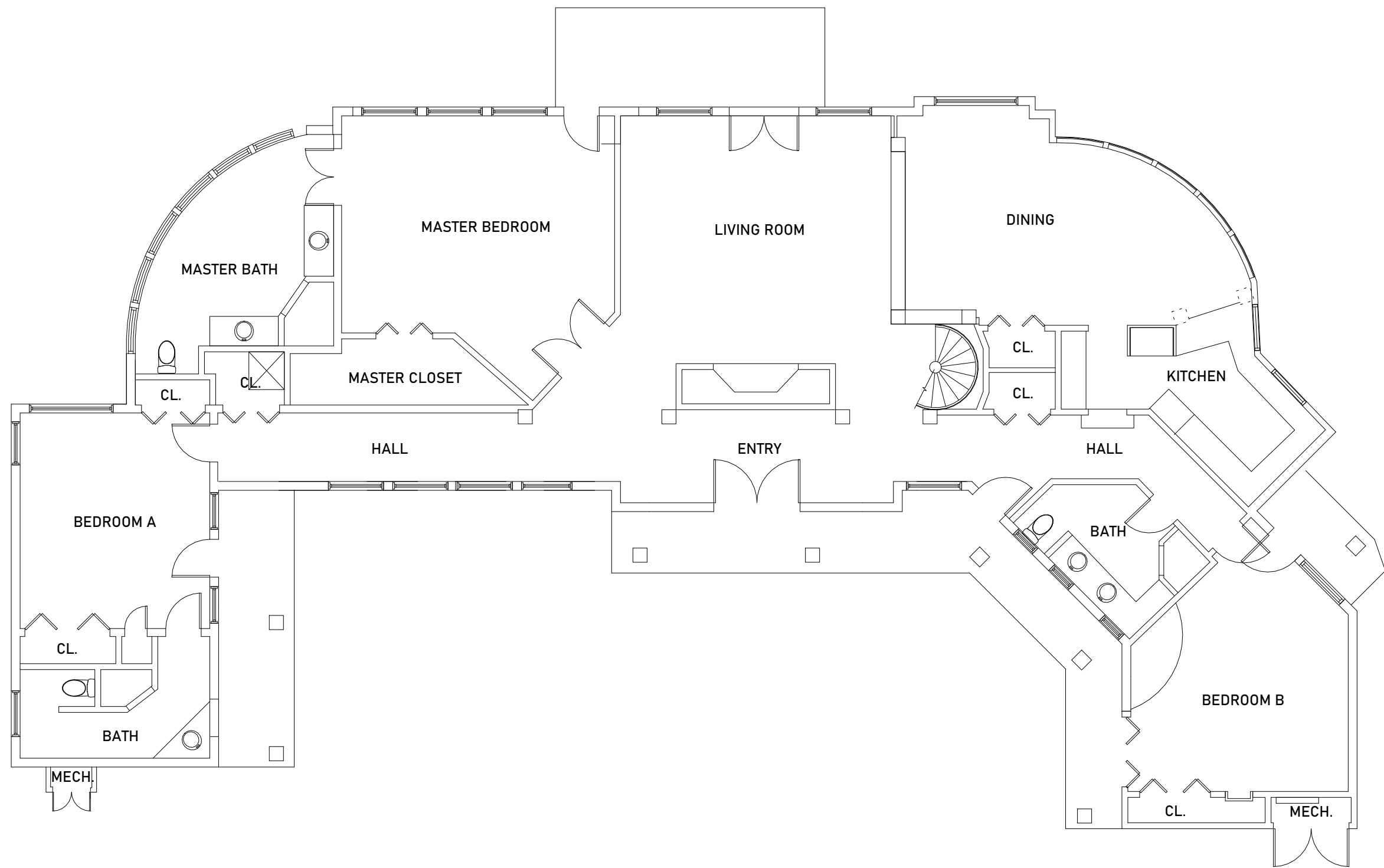


2 EXISTING RESIDENCE - SECOND FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN LEGEND

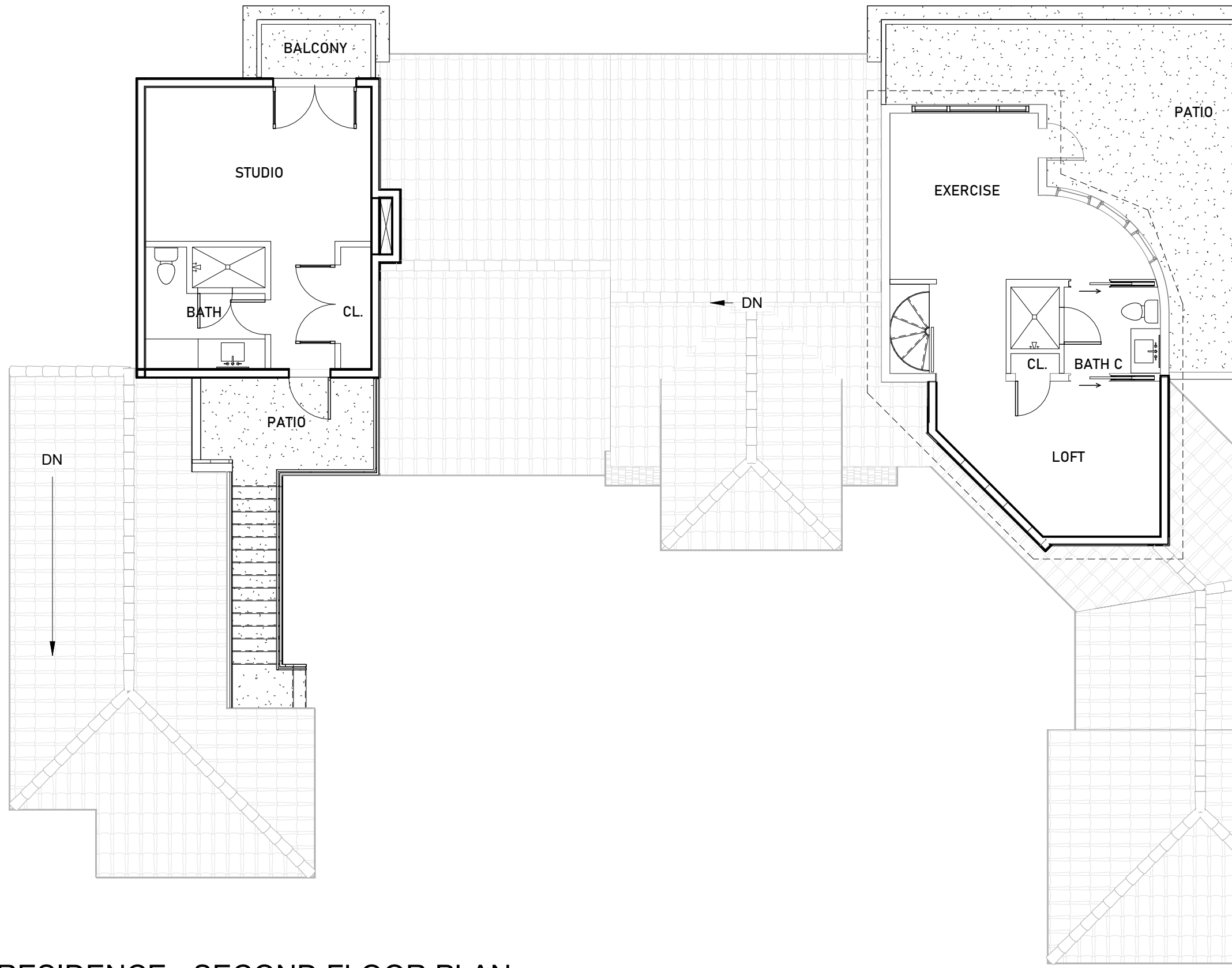
----- DASHED LINE INDICATES ELEMENT ABOVE, TYP.

	WINDOW TAG, SEE A703		SIGN TAG, SEE A801
	DOOR TAG, SEE A702	Room name 	ROOM TAG, SEE A701
	KEYNOTE TAG, SEE LEGEND		SECTION
	ELEVATION		TOILET ACCESSORY TAG, SEE LEGEND ON A205
	SECURITY CAMERA, OFCI, PROVIDE POWER/DATA PER ELECTRICAL		KNOX BOX PER SKF REQUIREMENTS, 48" MOUNTING HEIGHT

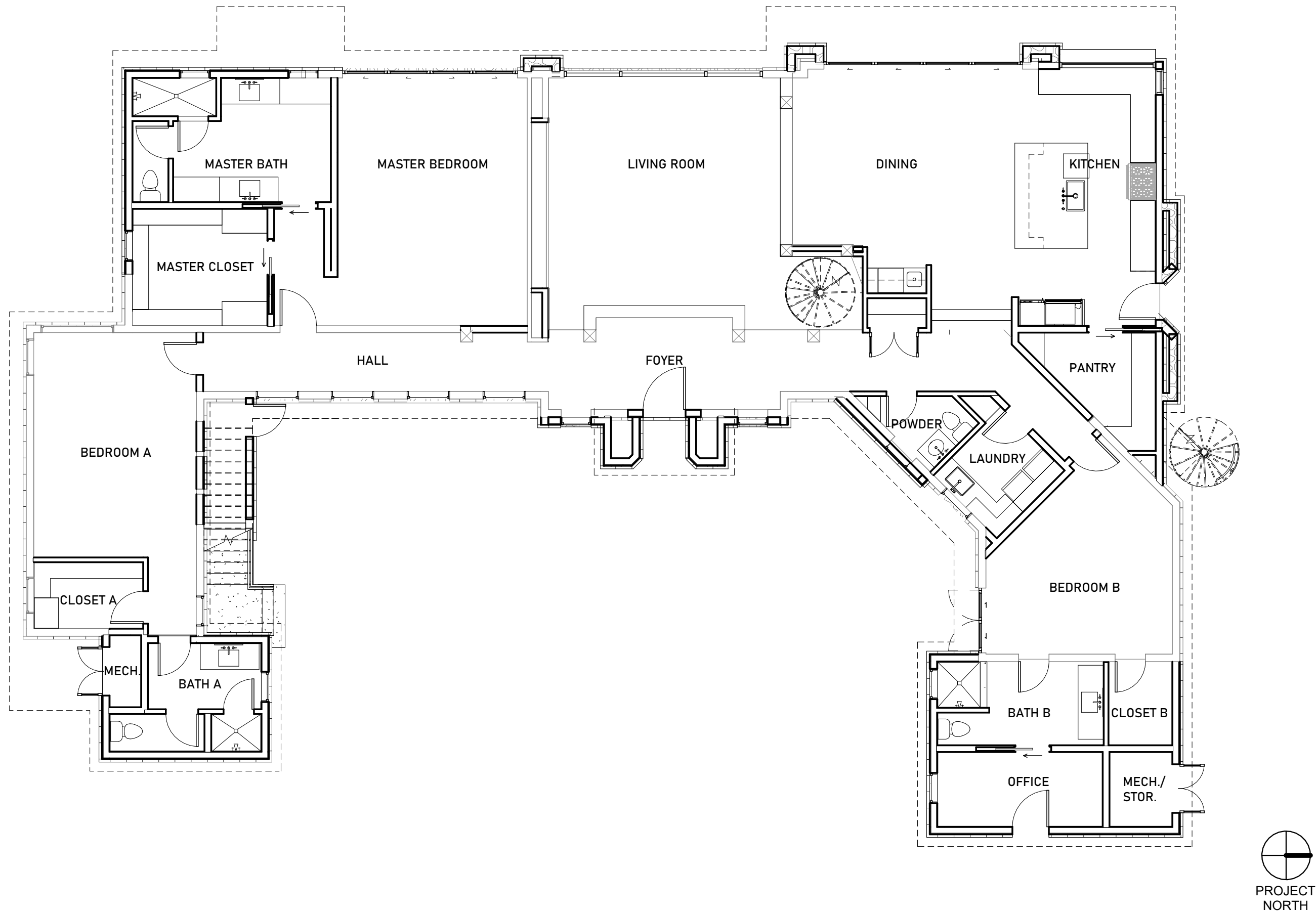


1 EXISTING RESIDENCE - FIRST FLOOR PLAN
1/8" = 1'-0"





2 PROPOSED RESIDENCE - SECOND FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED RESIDENCE - FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

A) REFER TO CIVIL FOR STRUCTURE LOCATIONS.

FLOOR PLAN LEGEND

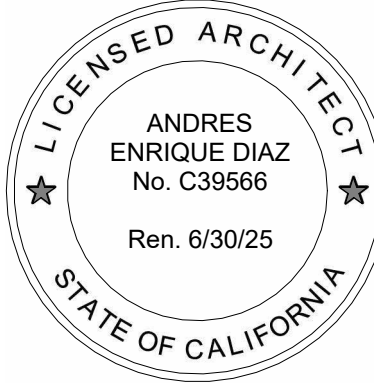
----- DASHED LINE INDICATES ELEMENT ABOVE, TYP.

	WINDOW TAG, SEE A703		SIGN TAG, SEE A901
	DOOR TAG, SEE A702	Room name 	ROOM TAG, SEE A701
	KEYNOTE TAG, SEE LEGEND		SECTION
	ELEVATION		TOILET ACCESSORY TAG, SEE LEGEND ON A205
	SECURITY CAMERA, OFCL. PROVIDE POWER/DATA PER ELECTRICAL		KNOX BOX PER SKF REQUIREMENTS, 48" MOUNTING HEIGHT

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06/29/2023	PLANNING SUBMITTAL
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REVISIONS:

1	01/31/24	Revision #1

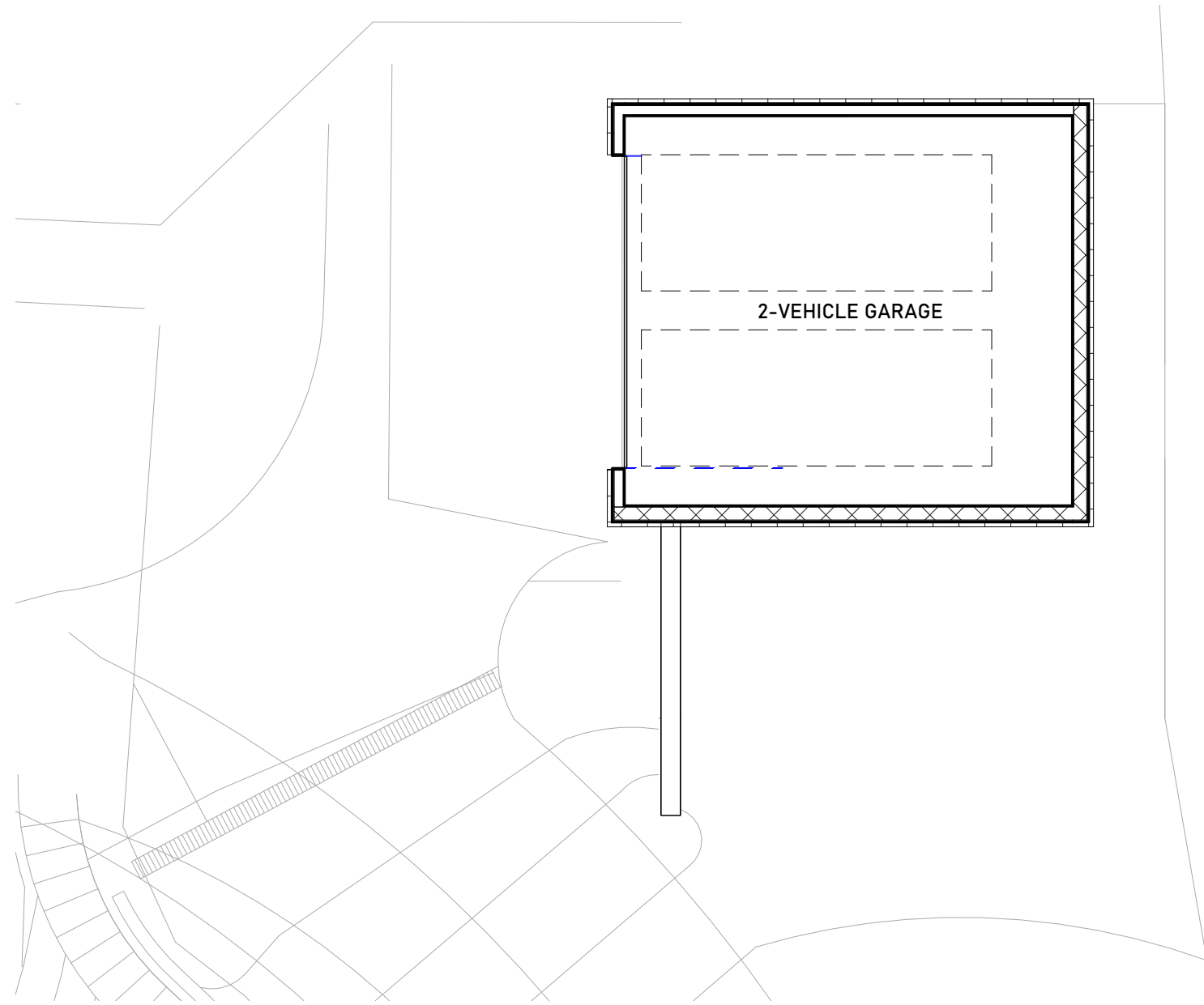
PROJECT:
SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000
SHEET:
PROPOSED RESIDENCE - FLOOR PLANS

PROJECT #:

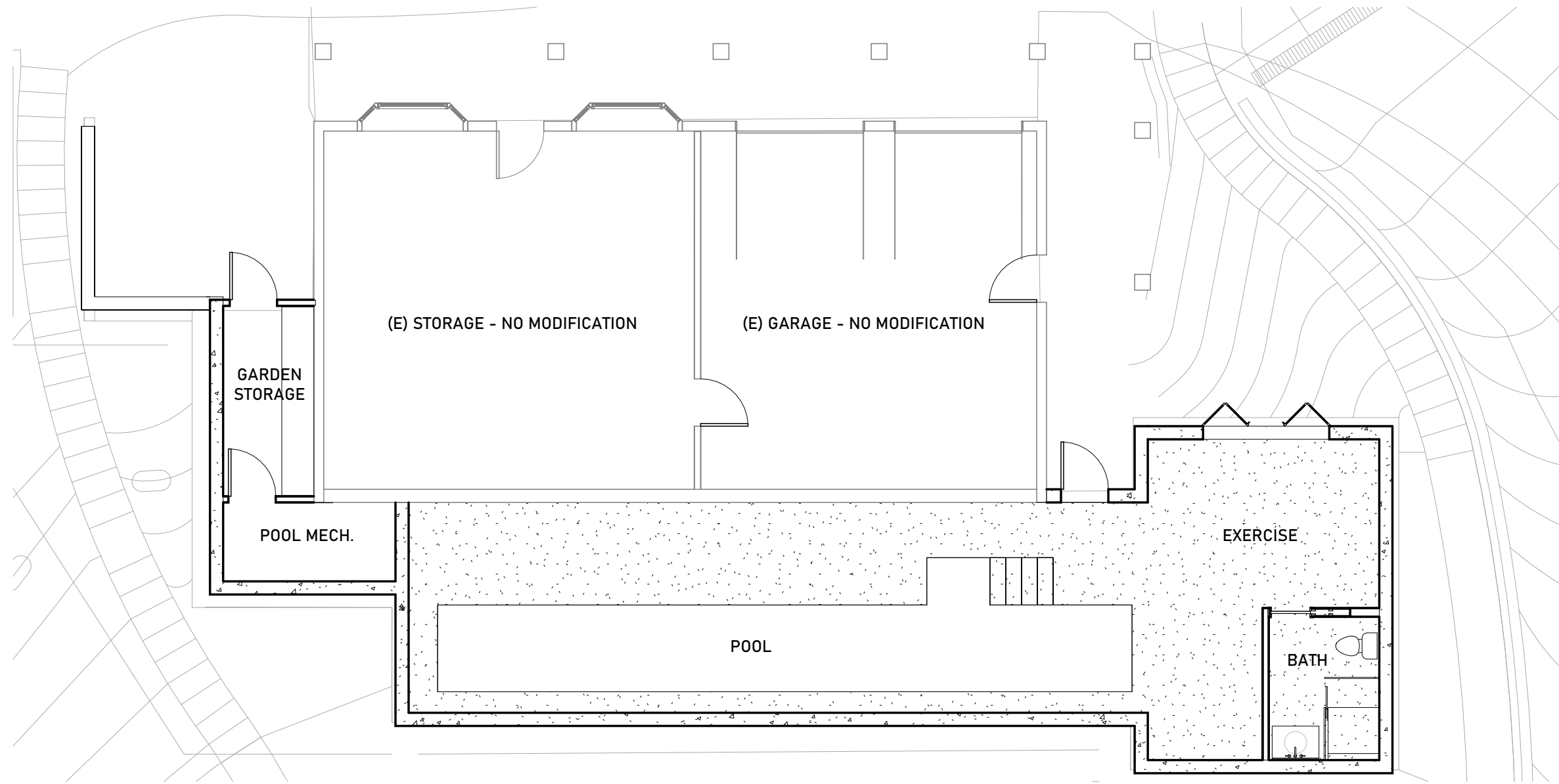
2022-01

SHEET #:

A2.1



2 PROPOSED GARAGE - FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED GYM ADDITION - FLOOR PLAN
1/8" = 1'-0"



GENERAL NOTES

A) REFER TO CIVIL FOR STRUCTURE LOCATIONS.

FLOOR PLAN LEGEND

-----	DASHED LINE INDICATES ELEMENT ABOVE, TYP.		
	WINDOW TAG, SEE A103		SIGN TAG, SEE A301
	DOOR TAG, SEE A102	Room name 	ROOM TAG, SEE A101
	KEYNOTE TAG, SEE LEGEND		SECTION
	ELEVATION		TOILET ACCESSORY TAG, SEE LEGEND ON A205
	SECURITY CAMERA, CFC1. PROVIDE POWER/DATA PER ELECTRICAL		KNOX BOX PER SKF REQUIREMENTS, 48" MOUNTING HEIGHT

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DRAWING INFORMATION:

06/19/2023	PLANNING SUBMITTAL
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REVISIONS:

PROJECT:

SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000

SHEET:

PROPOSED GARAGE AND GYM ADDITION - FLOOR PLANS

PROJECT #:

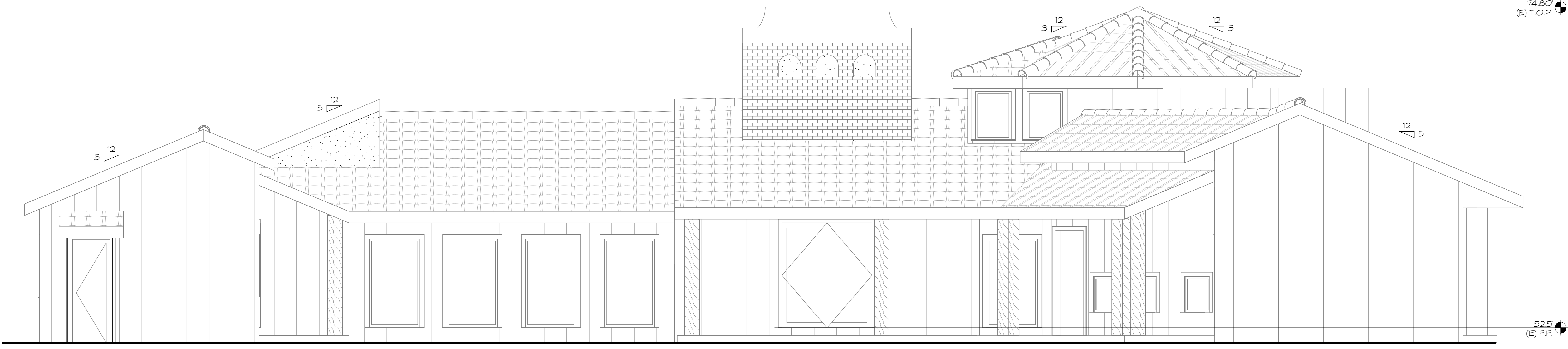
2022-01

SHEET #:

A2.2

GENERAL NOTES

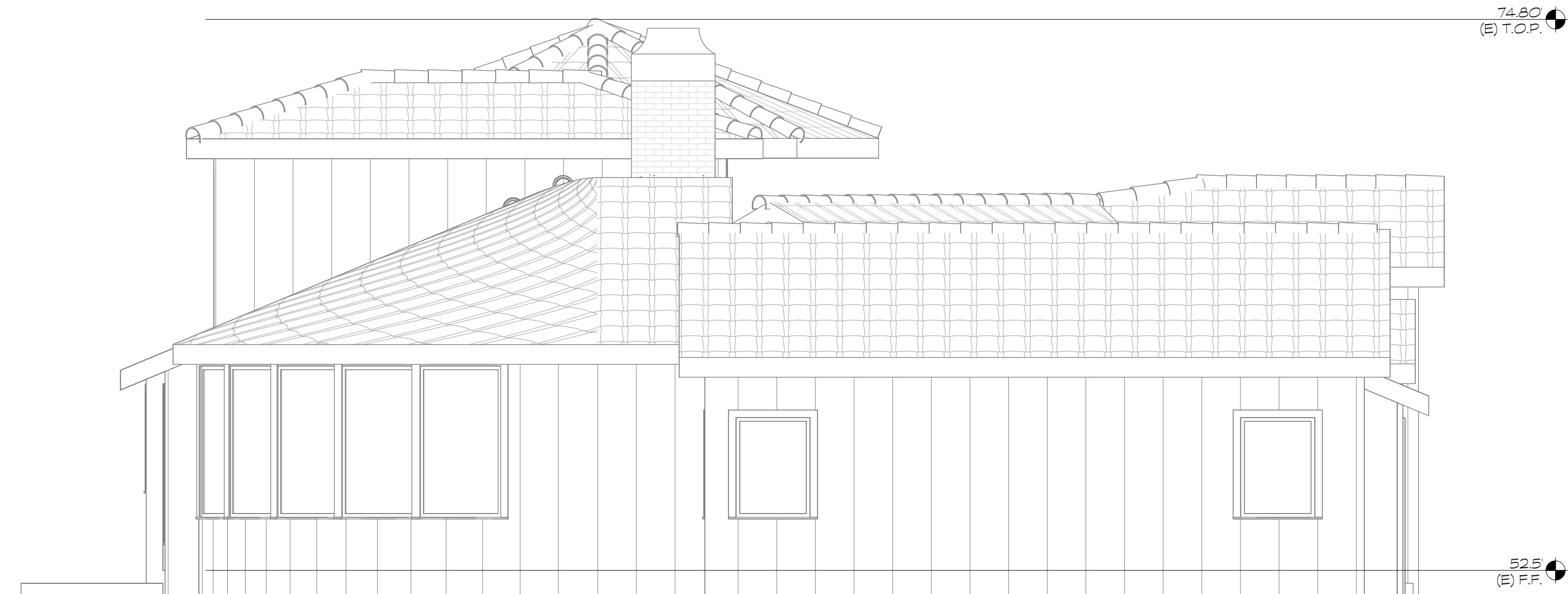
A) SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION.



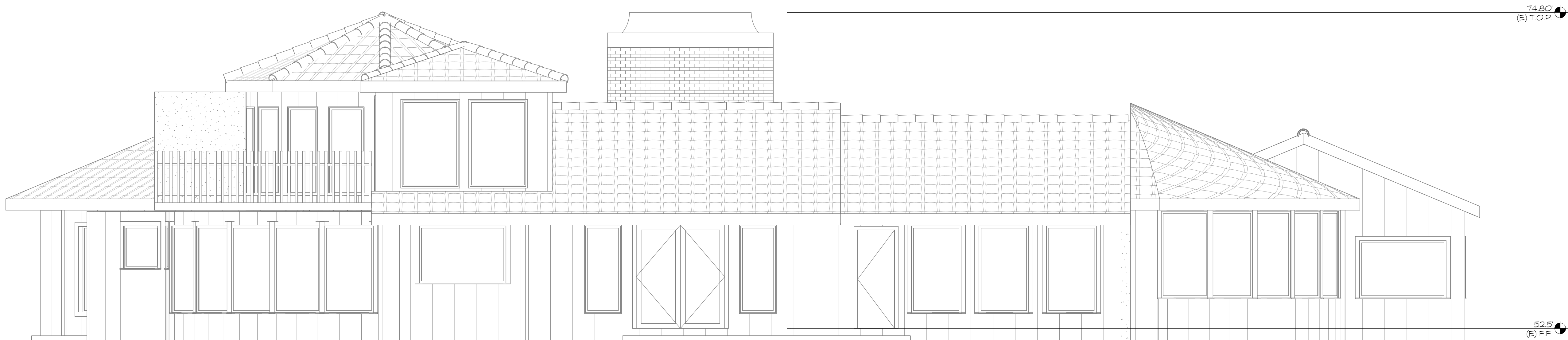
① Existing East
1/4" = 1'-0"



② EXISTING RESIDENCE - NORTH ELEVATION
1/4" = 1'-0"



③ EXISTING RESIDENCE - SOUTH ELEVATION
1/4" = 1'-0"

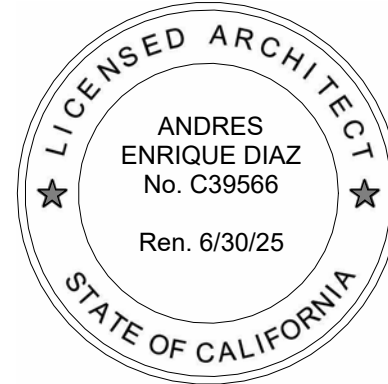


④ EXISTING RESIDENCE - WEST ELEVATION
1/4" = 1'-0"

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ARCHITECT

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DRAWING INFORMATION:

06/19/2023 PLANNING SUBMITTAL

REVISIONS:

PROJECT:
SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000

SHEET:
EXISTING RESIDENCE - EXTERIOR ELEVATIONS

PROJECT #:

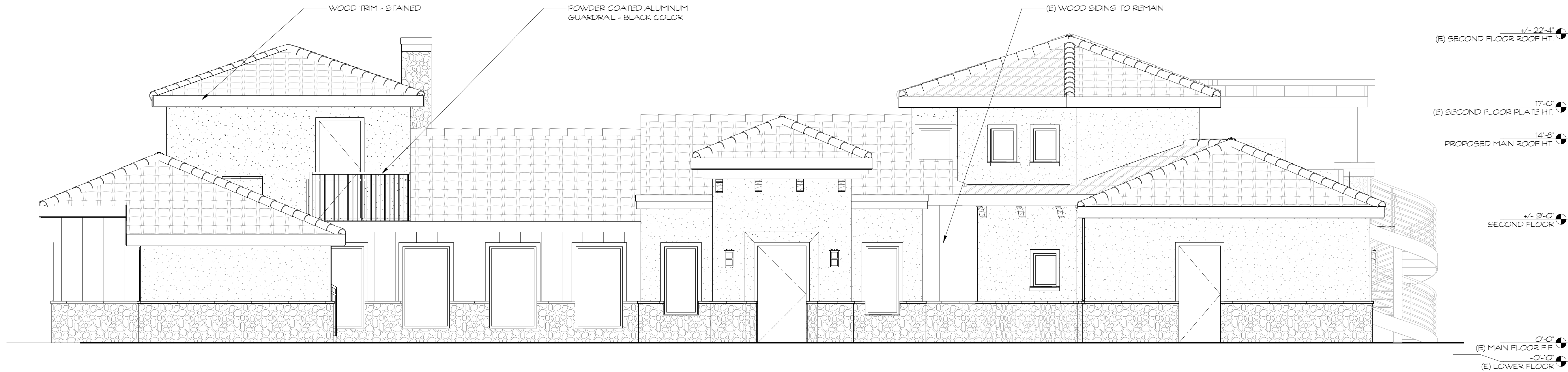
2022-01

SHEET #:

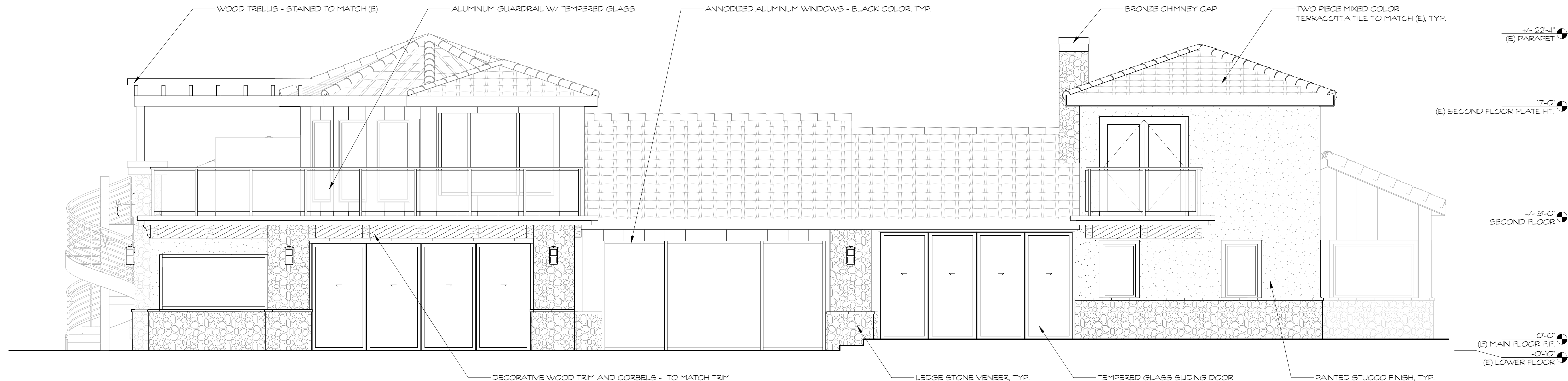
A3.0

GENERAL NOTES

A) SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION.



1 PROPOSED RESIDENCE - EAST ELEVATION
1/4" = 1'-0"

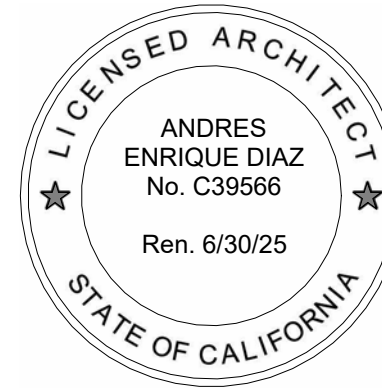


2 PROPOSED RESIDENCE - WEST ELEVATION
1/4" = 1'-0"

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A.P.N.: 243-341-005-000

SHEET:

PROPOSED RESIDENCE - EXTERIOR ELEVATIONS

PROJECT #:

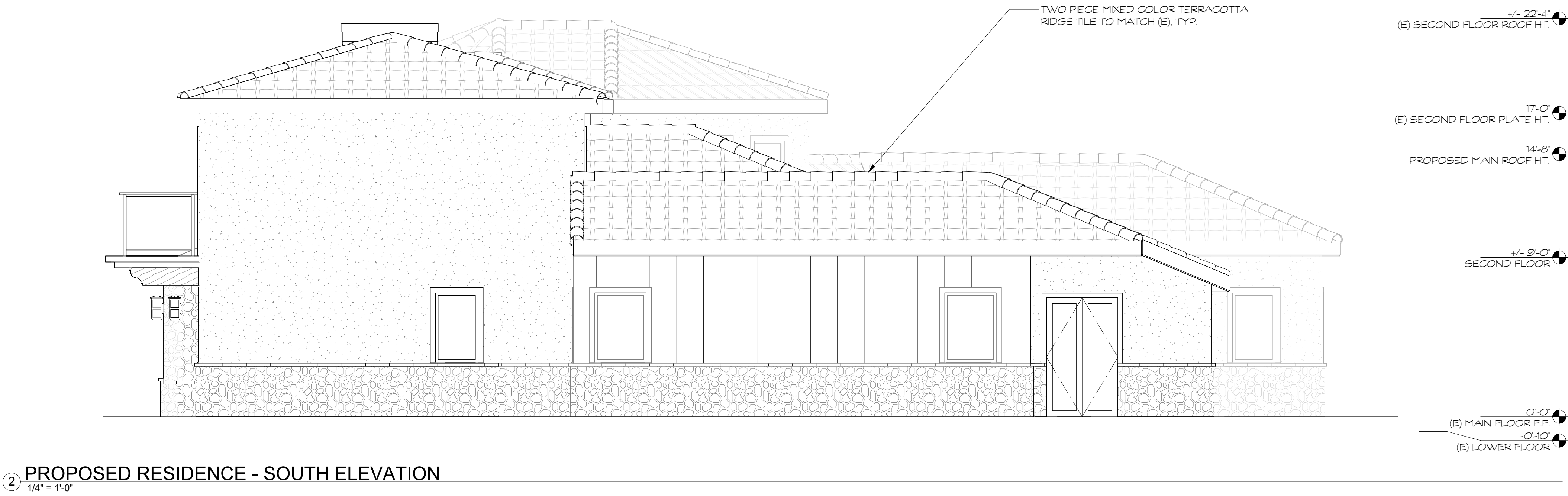
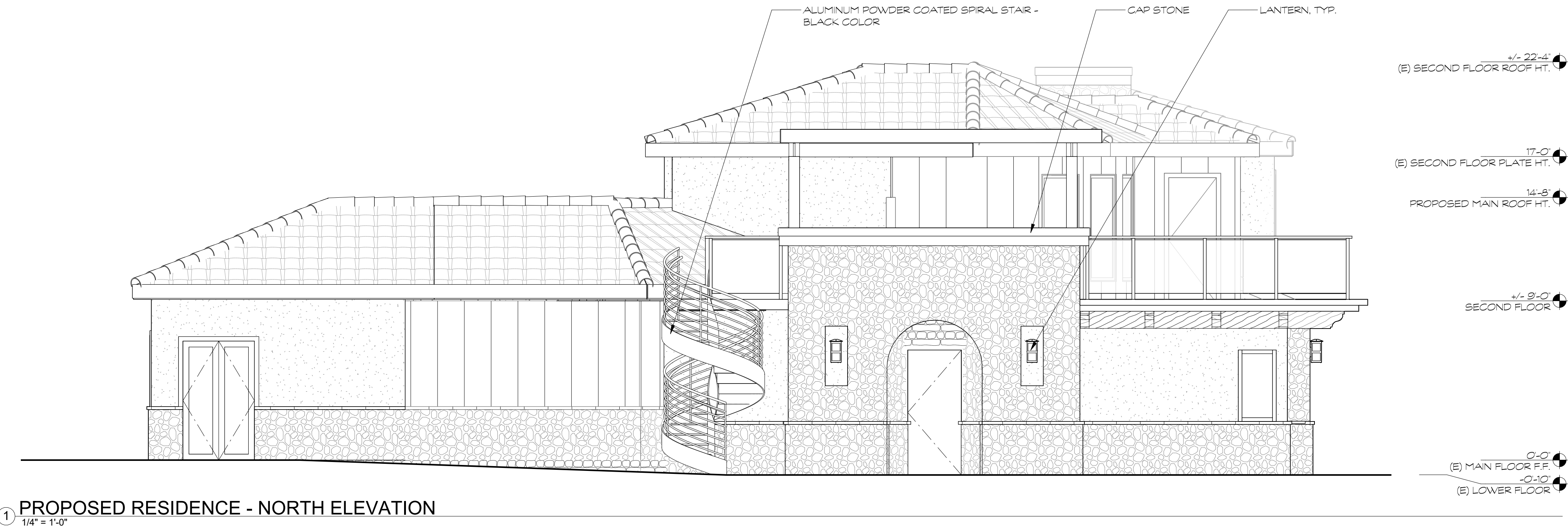
2022-01

SHEET #:

A3.1

GENERAL NOTES

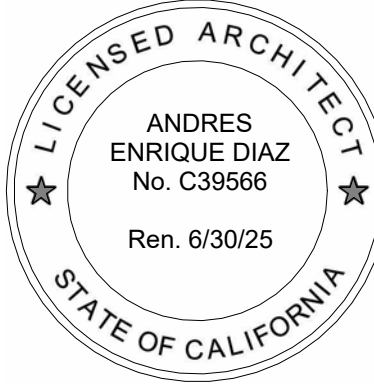
A) SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION.



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SLAWSON RESIDENCE
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A.P.N.: 243-341-005-000

SHEET:

PROPOSED RESIDENCE - EXTERIOR ELEVATIONS

PROJECT #:

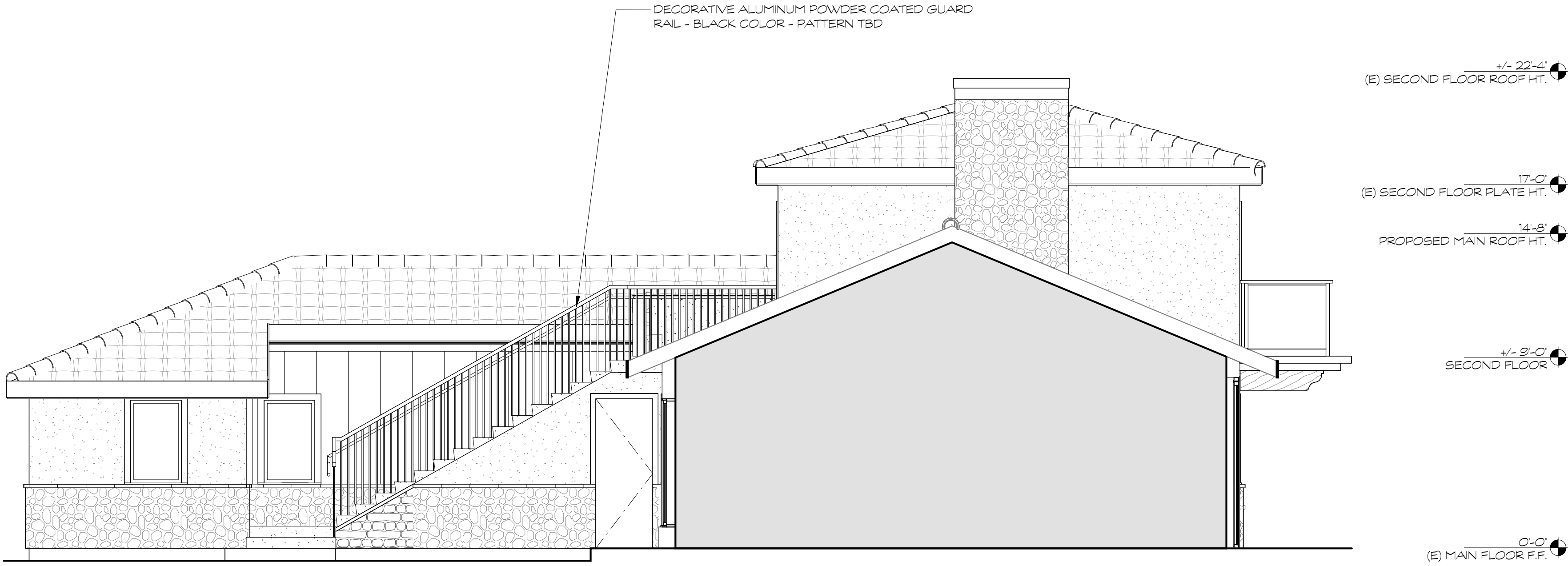
2022-01

SHEET #:

A3.2

GENERAL NOTES

A) SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION.



PROPOSED RESIDENCE - COURTYARD NORTH
ELEVATION/SECTION
1
1/4" = 1'-0"

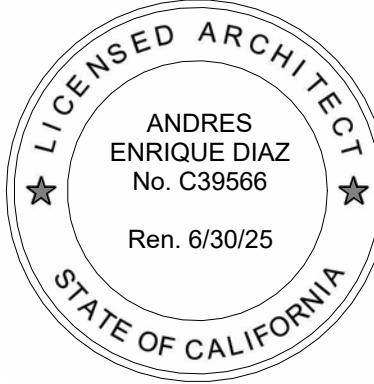


PROPOSED RESIDENCE - COURTYARD SOUTH
ELEVATION/SECTION
2
1/4" = 1'-0"

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30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000

SHEET:

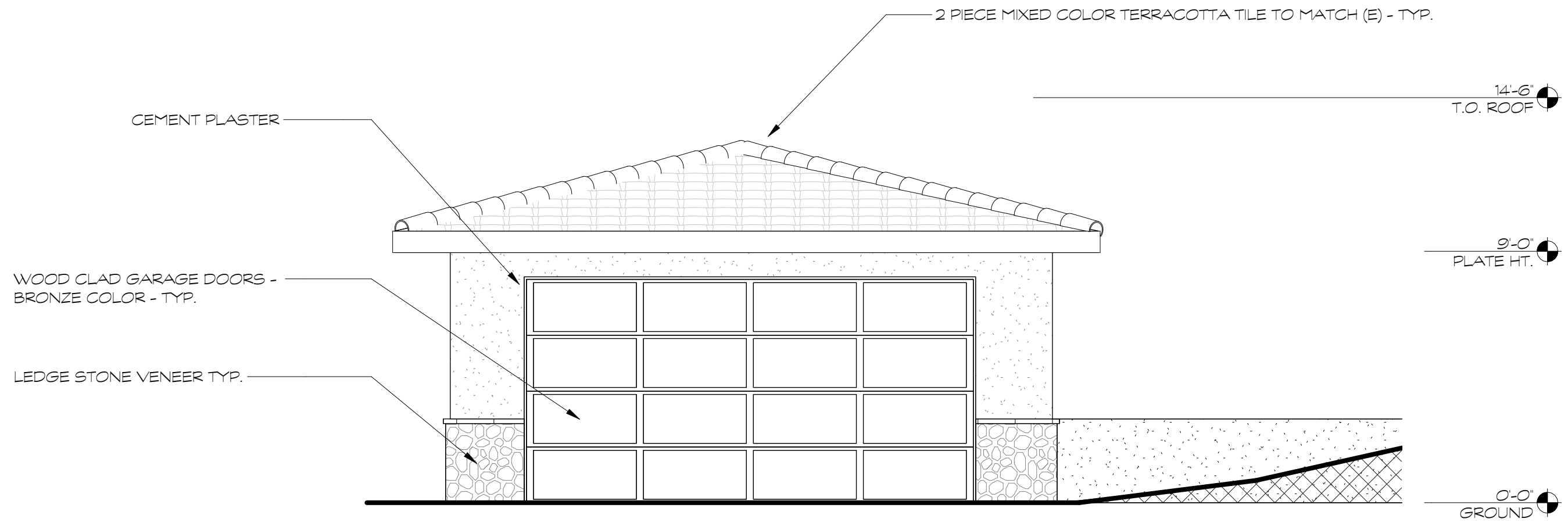
PROPOSED RESIDENCE - EXTERIOR ELEVATION/SECTIONS

PROJECT #:

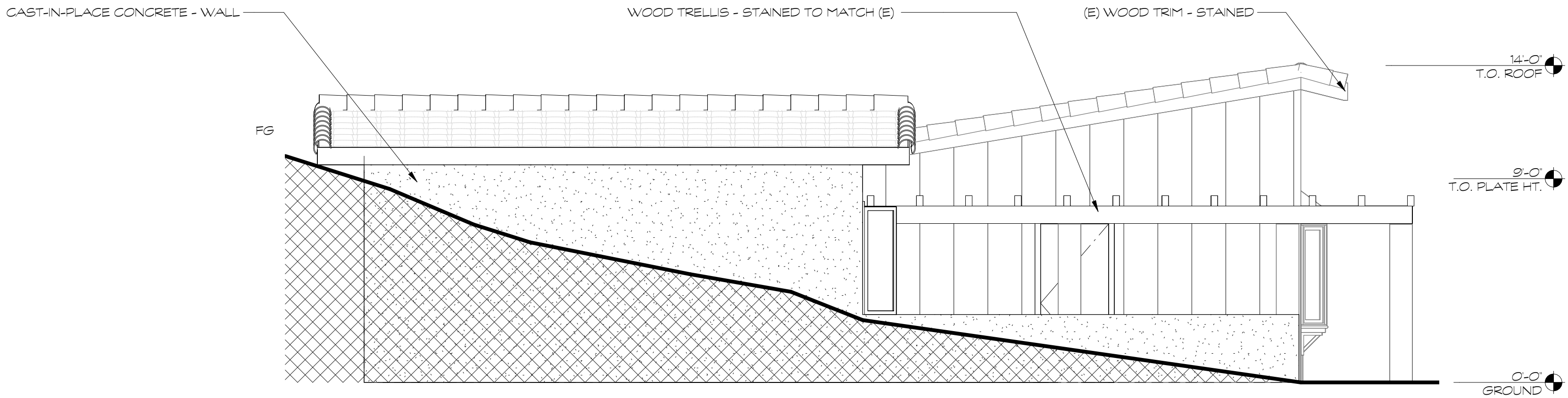
2022-01

SHEET #:

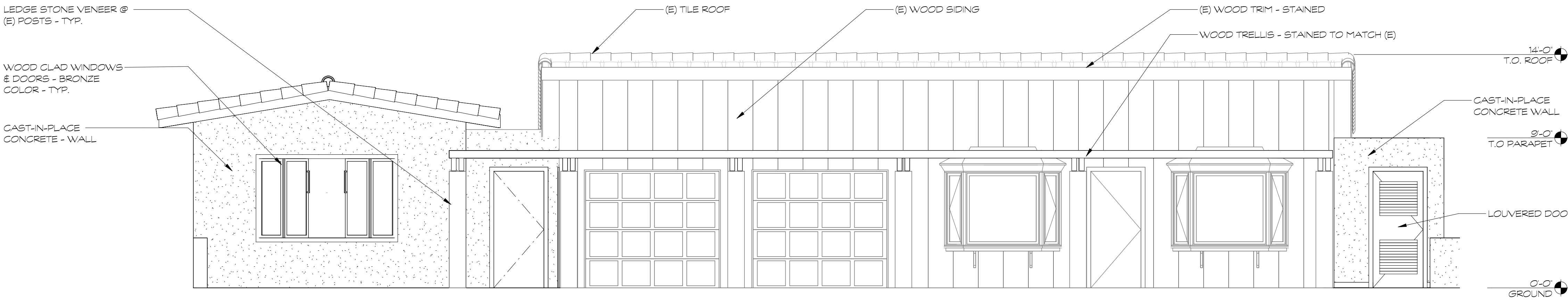
A3.3



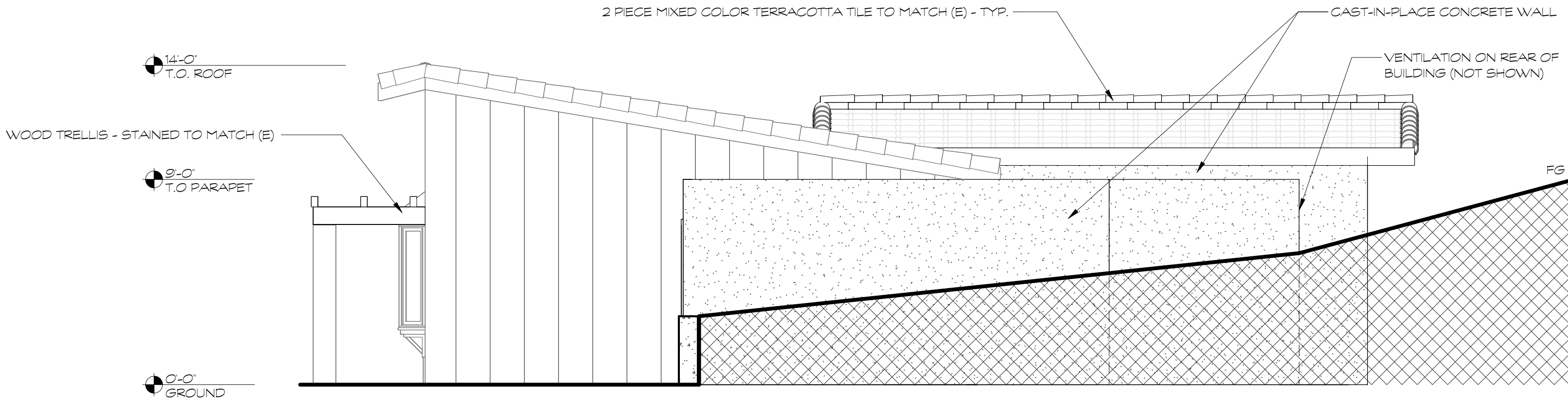
4 PROPOSED GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



EXISTING GARAGE AND GYM ADDITION - EAST ELEVATION
1 1/4" = 1'-0"



EXISTING GARAGE AND GYM ADDITION - WEST ELEVATION
3 1/4" = 1'-0"



EXISTING GARAGE AND GYM ADDITION - SOUTH ELEVATION
2 1/4" = 1'-0"

GENERAL NOTES

A) SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION.

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REVISIONS:

PROJECT:
SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000

SHEET:
PROPOSED GARAGE & GYM ADDITION - EXTERIOR ELEVATIONS

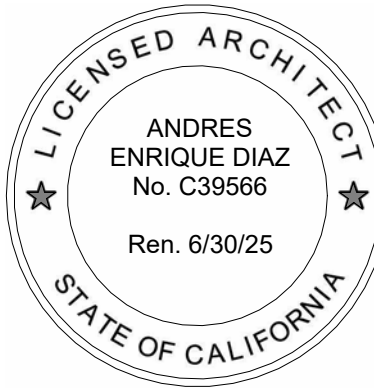
PROJECT #:

2022-01

SHEET #:

A3.4

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DRAWING INFORMATION:

06/19/2023	PLANNING SUBMITTAL
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REVISIONS:

EXISTING MATERIALS (TO REMAIN OR MATCH)



STAINED WOOD



TWO PIECE MIXED COLOR TERRACOTTA TILE



VERTICAL WOOD SIDING

PROPOSED MATERIALS



CEMENT CAPSTONE



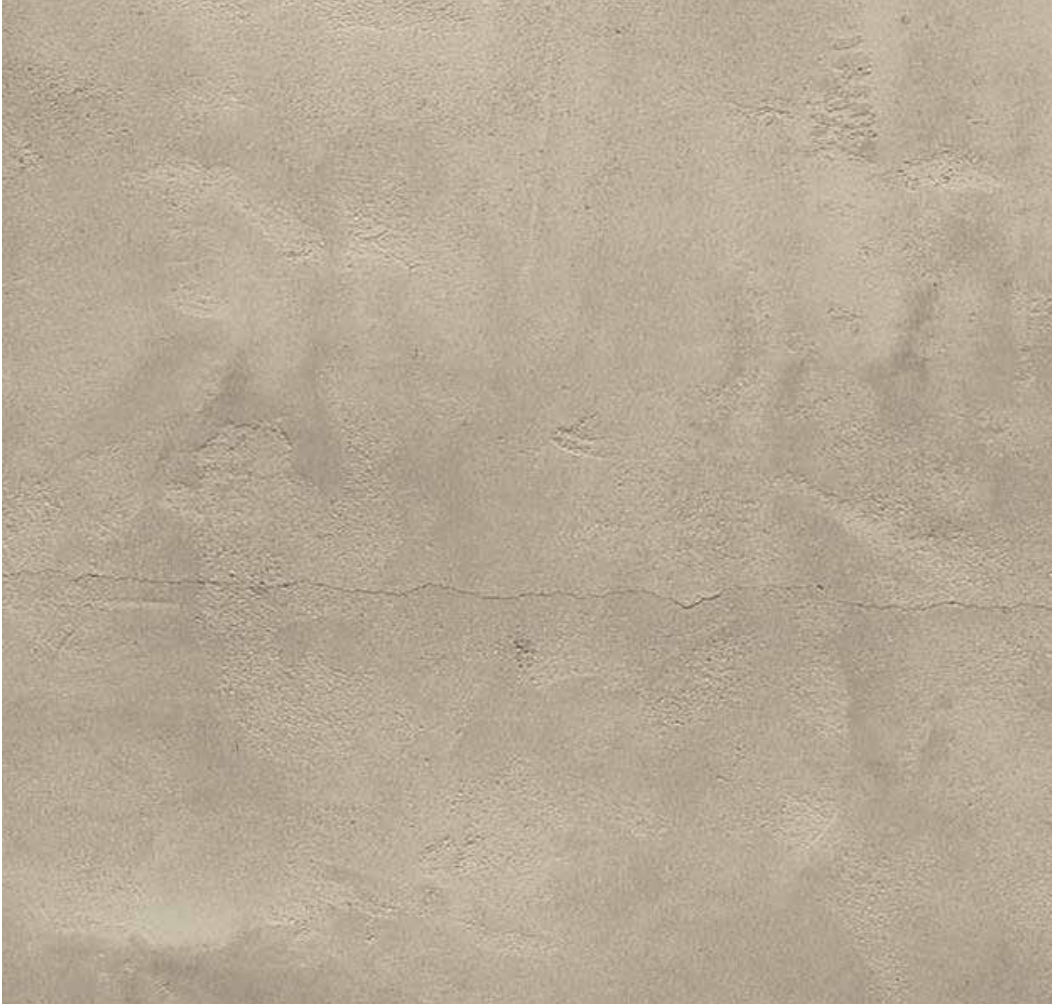
DECORATIVE ALUMINUM POWDER COATED GUARD RAIL PANEL
(BLACK) PATTERN TBD



ALUMINUM POWDER COATED GUARD RAIL AND POST (BLACK)
W/ GLASS INFILL PANEL



LEDGE STONE VENEER



SANDED STUCCO CEMENT PLASTER

PROJECT:
SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000
SHEET:
EXTERIOR MATERIAL PALETTE

PROJECT #:

2022-01

SHEET #:

A3.5

GENERAL

1.

CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).

2.

ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:

A.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE

B.

THE 2016 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY

C.

CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

D.

THE PROJECT PLANS AND SPECIFICATIONS

E.

THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)

F.

THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)

3.

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.

4.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.

5.

INTENTION OF GRADING: REMODEL OF ONE EXISTING SINGLE FAMILY RESIDENCE, ADDITION OF ONE GYM STRUCTURE, AND ASSOCIATED SITE WORK.

6.

PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.

7.

ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.

8.

SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.

9.

IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA – PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 900 CY

F = 350 CY

EXPORT = 550 CY

ESTIMATED AREA OF DISTURBANCE = 0.69 AC

7.

EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

8.

THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.

9.

OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.

10.

THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.

11.

EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1.

TOPOGRAPHY WAS PREPARED BY WHITSON ENGINEERS 10/8/15.

2.

BENCHMARK: MAG NAIL AND WASHER ELEVATION = 107.61 (ASSUMED DATUM).

3.

ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.

4.

PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. (MONTEREY COUNTY)

5.

THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.

6.

THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.

7.

BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

1.

SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
GEOTECHNICAL INVESTIGATION FOR DR. & MRS. WILLIS NELSON.
BY GRICE ENGINEERING INC., DATED JUNE 1977, PROJECT NO. 1239-77

2.

ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

3.

SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

4.

SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.

5.

NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.

6.

ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.

7.

EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2013 CBC 1804.1-1804.2)

8.

IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2013 CBC 1804.3)

9.

RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.

10.

GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.

11.

SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.

12.

SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.

13.

FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.

14.

FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STREETS, PAVEMENTS, CONCRETE, SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

15.

THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.

16.

ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.

17.

CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.

18.

WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 5% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.

19.

ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.

20.

ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.

21.

ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:

- SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
- ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.

21.

IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:

- SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
- SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 4 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2 INCHES
- SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15, AND NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE #200 SEIVE
- SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW EXCAVATIONS TO STAND WITHOUT CAVING
- THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.

22.

IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.

23.

A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

24.

A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.

ABBREVIATIONS

±

PLUS OR MINUS; APPROX

⊕

AT

AB

AGGREGATE BASE

AC

ASPHALT CONCRETE

AD

AREA DRAIN

APPROX

APPROXIMATE

ASB

AGGREGATE SUBBASE

ABC

BEGIN CURVE

BVC

BEGIN VERTICAL CURVE

BVCE

BVC ELEVATION

BVCS

BVC STATION

BS

BOTTOM OF STAIR

BW

BACK OF WALK

C&G

CURB AND GUTTER

CATV

CABLE TV

CGSW

CURB, GUTTER AND SIDEWALK

℄

CENTERLINE

CL

CLASS

CLR

CLEAR

CMP

CORRUGATED METAL PIPE

CO

CLEANOUT

CONC

CONCRETE

CONST

CONSTRUCT

CONT

CONTINUOUS

DEMO

DEMOLISH AND DISPOSE OF

D.G.

DECOMPOSED GRANITE

DI

DRAIN INLET

DIA

DIAMETER

DS

DOWNSPOUT

(E)

EXISTING

EC

END CURVE

EG

EXISTING GRADE

EJ

EXPANSION JOINT

ELEC

ELECTRIC

ELEV

ELEVATION

EQ.

EQUAL

ETW

EDGE OF TRAVELED WAY

EVC

END VERTICAL CURVE

EVC ELEVATION

EVC ELEVATION

EVC STATION

EVC STATION

E.W.

EACH WAY

EX

EXISTING

FC

FACE OF CURB

FF

FINISHED FLOOR

FG

FINISHED GRADE

FL

FLOWLINE

FR

FIRE RISER

FS

FINISHED SURFACE

GB

GRADE BREAK

GBE

GB ELEVATION

GBS

GB STATION

GM

GAS METER

GRT

GRATE

GV

GAS VALVE/VAULT

HP

HIGH POINT

HORIZ.

HORIZONTAL

INV

INVERT

JP

JOINT UTILITY POLE

LDG

LANDING

LF

LINEAR FEET

LFF

LOWER FINISH FLOOR

LP

LOW POINT

LT

LEFT

MATCH

MATCH EXISTING GRADE

MAX

MAXIMUM

MANH

MANHOLE

MIN

MINIMUM

N.I.C.

NOT IN CONTRACT (BY OTHERS)

ON CENTER

ON CENTER

OG

ORIGINAL GROUND

P.A.

PLANTER AREA

PB

PULL BOX

PC

POINT OF CURVATURE

P.O.C.

POINT OF CONNECTION

PP

POWER POLE

PRC

POINT OF REVERSE CURVATURE

PVC

POLYVINYL CHLORIDE

PVI

POINT OF VERTICAL INTERSECTION

PTDF

PRESSURE TREATED DOUG-FIR

R

RADIUS

R.C.

RELATIVE COMPACTION

RCP

REINFORCED CONC PIPE

RT

RIGHT

RW

RECYCLED WATER

RWL

RAIN WATER LEADER

SD

STORM DRAIN

SL

STREET LIGHT

SS

SANITARY SEWER STATION

STA

STATION

SW

SIDEWALK

TBM

TEMPORARY BENCH MARK

TC

TOP OF CURB

TFC

TOP OF FLUSH CURB

TG

TOP OF GRATE

TOP TS

TOP OF PIPE

TOP TS

TOP OF STAIR / TRAFFIC SIGNAL

TW

TOP OF WALL

TYP

TYPICAL

UFF

UPPER FINISH FLOOR

UG

UNDERGROUND

U.O.N.

UNLESS OTHERWISE NOTED

UP

UTILITY POLE

UNKN

UNKNOWN

VAR

VARIABLES

VERT.

VERTICAL

W

WATER

WM

WATER METER

WV

WATER VALVE

XFMR

TRANSFORMER

LEGEND

100

GROUND CONTOUR

SUBJECT PROPERTY LINE

ADJACENT PROPERTY LINE

HOMELAND BOUNDARY

EASEMENT LINE

CENTER LINE

CONTROL POINT

BENCHMARK

FOUND 3/4" IRON PIPE, TAGGED AS NOTED

FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED

BORE HOLE / BORING LOCATION

SPOT GRADE

TREE

STUMP OR SNAG (DEAD)

TREE DRIP LINE

DRAINAGE PATH

CREEK/RIVER FLOW

WATER SURFACE ELEVATION

FLOW LINE

AREA OF 30% OR GREATER SLOPE

SIGN

OVERHEAD UTILITY LINE(S)

UNDERGROUND ELECTRIC LINE

UTILITY POLE SHOWING ARMS AND GUY WIRE

LIGHT, ELECTROLIER

TRAFFIC SIGNAL

GAS LINE

GAS VALVE, IRRIGATION CONTROL VALVE

STORM DRAIN LINE

STORM DRAIN MANHOLE

STORM DRAIN INLET

DOWNSPOUT

SANITARY SEWER LINE (GRAVITY)

SANITARY SEWER FORCE MAIN

SANITARY SEWER MANHOLE

CLEANOUT

UNDERGROUND TELEPHONE LINE

WATER LINE

WELL

WATER VALVE

POST INDICATOR VALVE

FIRE DEPARTMENT CONNECTION

FIRE HYDRANT

HOSE BIB

BACKFLOW PREVENTION DEVICE

UTILITY VAULT

SITE ADDRESS & APN

30770 AURORA DEL MAR
CARMEL, CA 93923

APN: 243-341-005

CIVIL ENGINEER/SURVEYOR

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

TEL. (831) 649-5225

CONTRACTOR

TBD

TEL:

ARCHITECT

ANDRES DIAZ ARCHITECTURE, INC.

4887 E BURNS AVE
FRESNO, CA 93725

TEL: 559-612-5679

GEOTECHNICAL ENGINEER

GRICE ENGINEERING INC.

561 BRUNKEN AVENUE
SALINAS, CA 93901

TEL: 831-422-9619

LANDSCAPE ARCHITECT

CARM DESIGN, LLC

2491 ALLUVIAL AVENUE
CLOVIS, CA 93611

TEL: 559-305-1017

VICINITY MAP

CARMEL

POINT LOBOS

PROJECT

SCALE: 1" = 500'

CIVIL SHEET INDEX

C0.1 CIVIL COVER SHEET

C1.1-1.2 SITE GRADING AND DRAINAGE PLAN

C1.3 DRIVEWAY PROFILE

C2.1 TEMPORARY WATER POLLUTION CONTROL (EROSION AND SEDIMENT CONTROL PLAN)

C3.1 CONSTRUCTION MANAGEMENT PLAN

SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2013 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS	INSPECTOR NAME	START DATE	END DATE
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC			
SUBGRADE /FINISH GRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC			
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC			
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS			
FOUNDATION	YES	BY SOIL ENGINEER / PERIODIC			
MASONRY & CONCRETE CONSTRUCTION	YES	VERIFICATION - MATERIALS BELOW FOOTINGACHIEVE BEARING CAPACITY TO BE DETERMINED / PERIODIC			
REINFORCING STEEL CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC			

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.

PLANNING REVIEW ONLY
NOT FOR CONSTRUCTION

SLAWSON RESIDENCE

COVER SHEET

SCALE: 1"=10'

DRAWN: ML

JOB NO.: 3397.02

SHEET C0.1 OF 6

Monterey County, California

APN: 243-341-005

PLANNING SUBMITAL - NOT FOR CONSTRUCTION

3:Monterey Project\3397 - Slawson Residence\Civil\3397-ANSETT\3397_Slawson.dwg
Date: 11/13/2023 2:40pm
Author: jh

3: Monterey, Project 13307 - Slawson Residence (C1.1) 13307 Slawson.dwg
Author: J. L. 2023 - 2/10/2024



0 1 2 3 INCHES

PACIFIC OCEAN

SENIOR EASEMENT
PARCEL C
10-CT-6

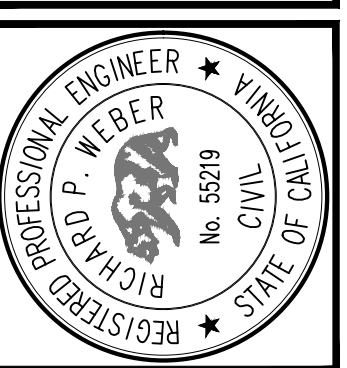
APN 243-341-004

APN 243-341-006

NOTE: WALLS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
SEE ARCHITECTURAL & STRUCTURAL PLANS FOR DETAILS

- ⊗ CONSTRUCTION KEYNOTES:
1. CONSTRUCT CONCRETE VEHICULAR PAVEMENT
 2. CONSTRUCT PEDESTRIAN CONCRETE PAVEMENT
 3. DG/GRAVEL PAVING PER LS ARCH PLANS
 4. REMOVE EXISTING BUILDING/TREE
 5. STEP/RISER. SEE PLAN FOR QUANTITY AND HEIGHT
 6. ROOF OVERHANG

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4 Heald Court
Monterey, California
831.649.9225
whitsonengineers.com



SUBMITTAL / REVISION	PLANNING REVISIONS
05/03/2019	KCH
5/25/2023	IB
2	2

Monterey County, California

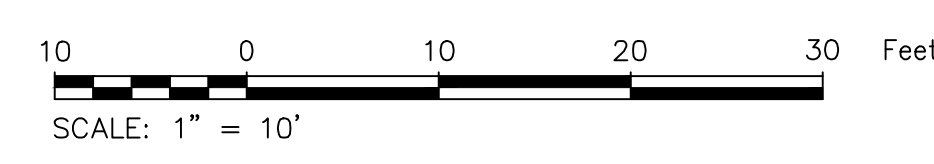
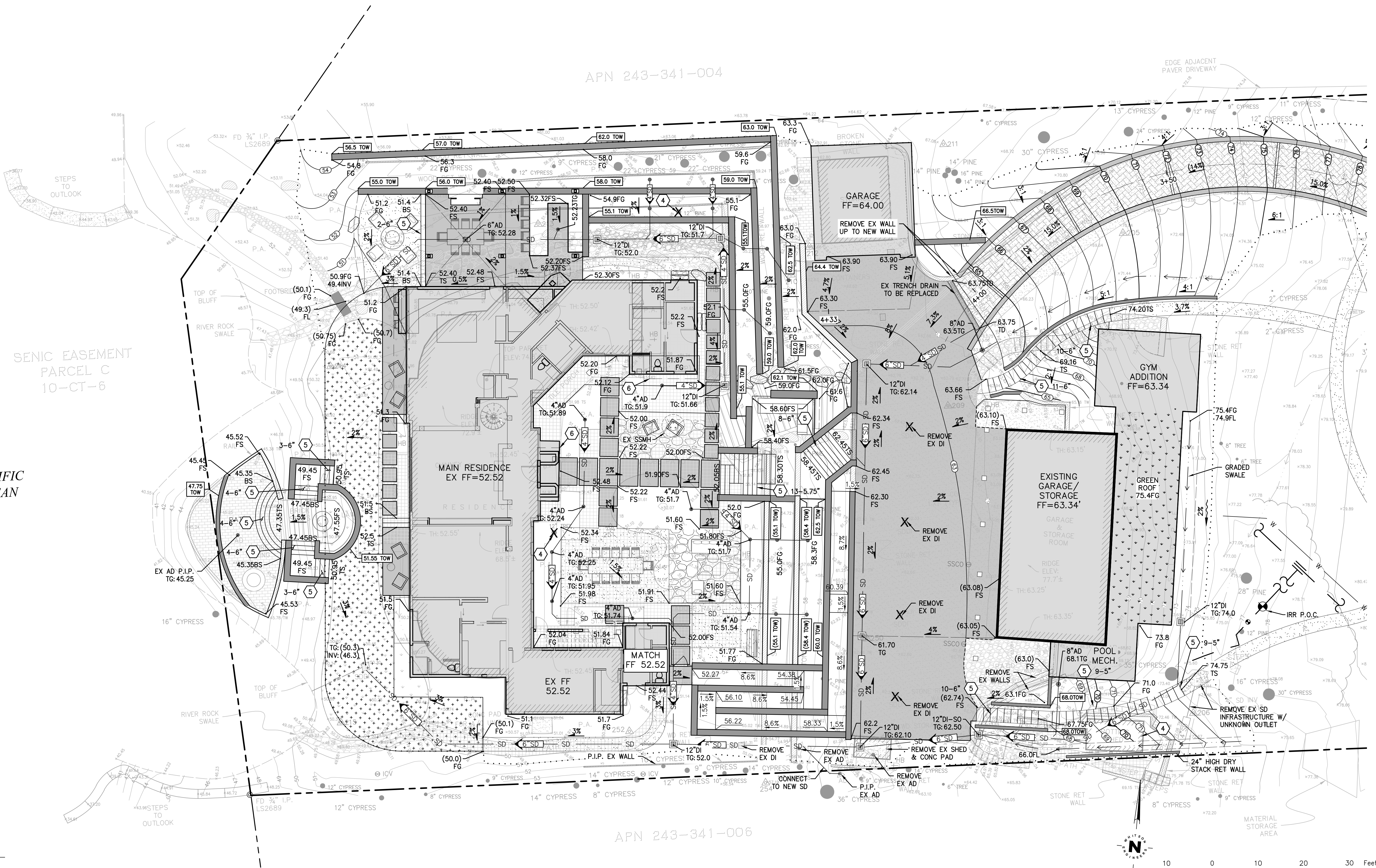
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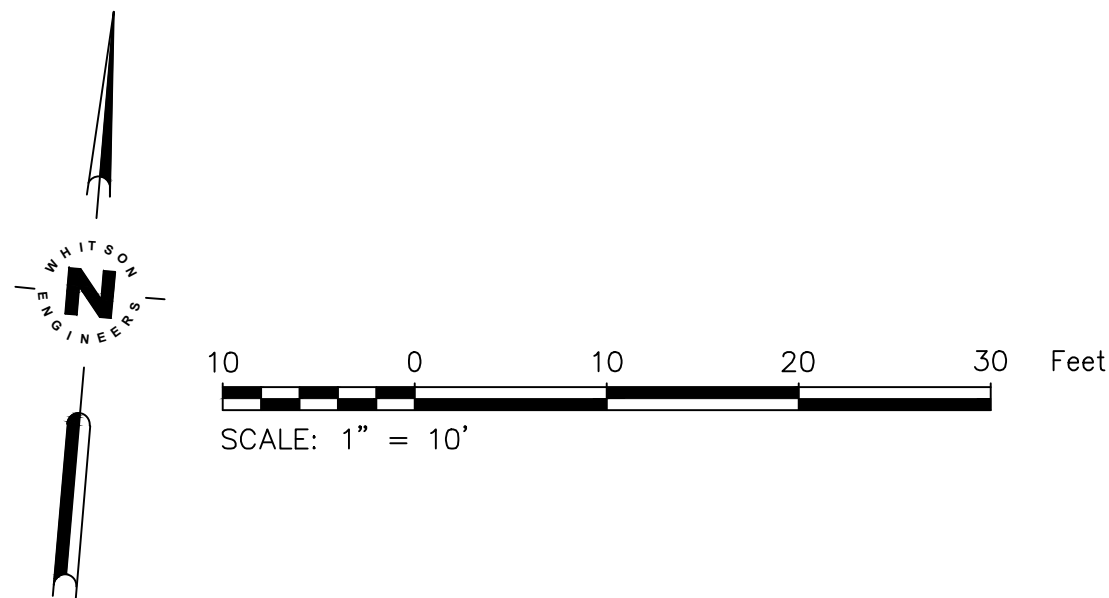
SLAWSON RESIDENCE

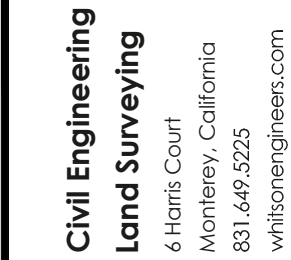
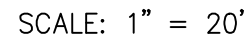
GRADING AND DRAINAGE PLAN

SCALE: 1"=10'
DRAWN: ML
JOB No.: 3397.02
SHEET
C1.1
OF 6

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION







WATER POLLUTION CONTROL PLAN

- ESTIMATED TOTAL DISTURBED AREA: 0.69 AC.
- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/construc/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf
 - THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT <http://www.cabmphandbooks.com/>
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFIRMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)

GENERAL REQUIREMENTS

- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
 - AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

OBSERVATION AND MAINTENANCE

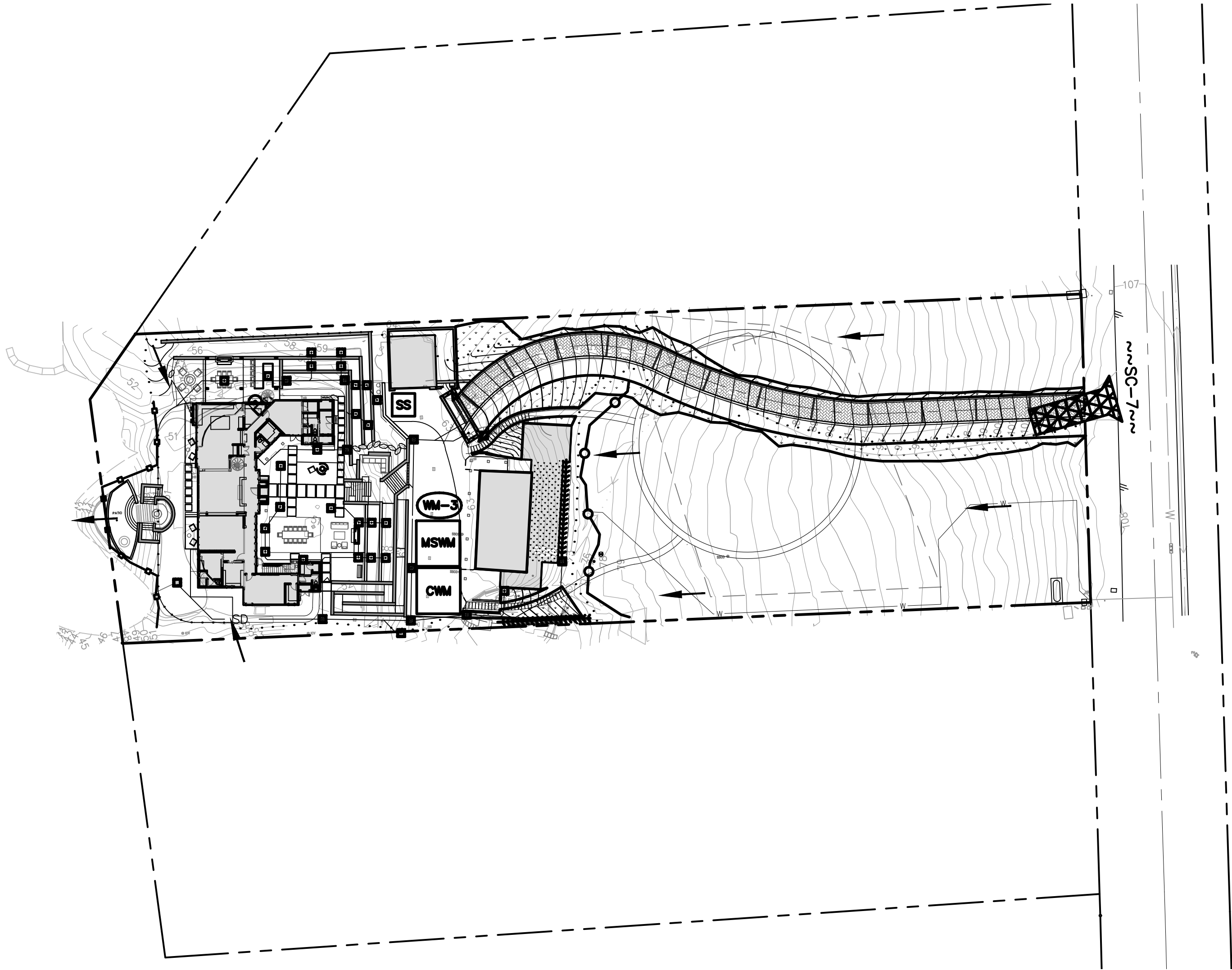
- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - DAILY DURING STORM EVENTS
- REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
- REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
- REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
- HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED
- IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.



LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	-	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
	SC-7	-	STREET SWEEPING
	SC-10	-	INLET PROTECTION
	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59 -	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWGS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
	WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	T53	TEMPORARY STOCKPILES
	WM-9	-	SANITARY FACILITIES
	-	-	DIRECTION OF DRAINAGE

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Whitson
ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEEVER
No. 55219
STATE OF CALIFORNIA

SUBMITTAL / REVISION

05/05/2019
KCH

05/25/2023
IB

PLANNING REVISIONS
PLANNING REVISIONS #2

SLAWSON RESIDENCE

Monterey County, California

APN: 243-341-005

TEMPORARY EROSION CONTROL PLAN

SCALE: 1"=40'

DRAWN: ML

JOB No.: 3397.02

SHEET
C2.1
OF 6

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

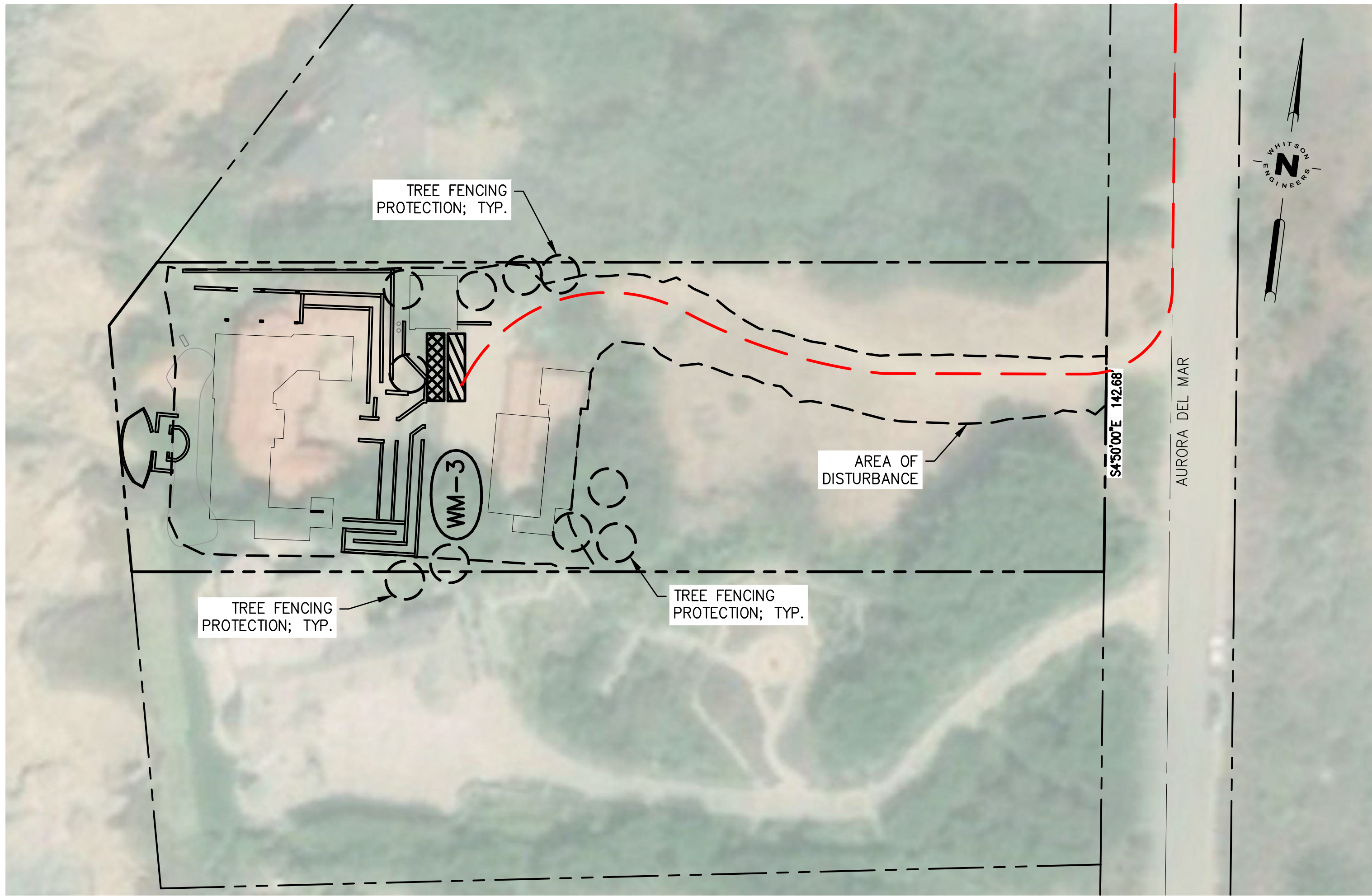
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C
C3.1 TRUCK ROUTING PLAN
SCALE: 1"=5000'



A
C3.1 OVERALL SITE PLAN
SCALE: 1"=200'



B
C3.1 CONSTRUCTION SITE PLAN
SCALE: 1"=40'

LEGEND

	WORKER PARKING
	EQUIPMENT PARKING
	TRUCK ROUTE
	TEMPORARY STOCKPILES

EARTHWORK

CUT: 985 CY
FILL: 350 CY
EXPORT = 535 CY

CONTACT INFO

ARCHITECT
ANDRES DIAZ ARCHITECTURE, INC.
4887 E BURNS AVE
FRESNO, CA 93725
TEL: 559-612-5679

CONTRACTOR
TBD

CONSTRUCTION COORDINATOR

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

CONSTRUCTION MANAGEMENT NOTES

- DURATION OF CONSTRUCTION IS 15 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
- WORK SHALL BE PREFORMED BETWEEN THE HOURS OF 7AM AND 4PM. WORKED PREFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
- AN ESTIMATED 25 TRUCK TRIPS WILL BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT.
- FOR PLANNING PURPOSES, TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN IN C3.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A BORROW SITE FOR THE NECESSARY IMPORT. AS A RESULT, THE TRUCK ROUTE IS SUBJECT TO CHANGE.
- THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 4 TO 24.
- EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.

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Whitson
ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WHEELER
No. 59219
CIVIL
STATE OF CALIF.

SUBMITAL / REVISION	PLANNING REVISIONS
05/03/2019	KCH
5/25/2023	IB

SLAWSON RESIDENCE

Monterey County, California

CONSTRUCTION MANAGEMENT PLAN

APN: 243-341-005

SCALE: AS SHOWN

DRAWN: ML

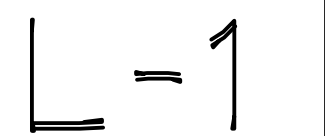
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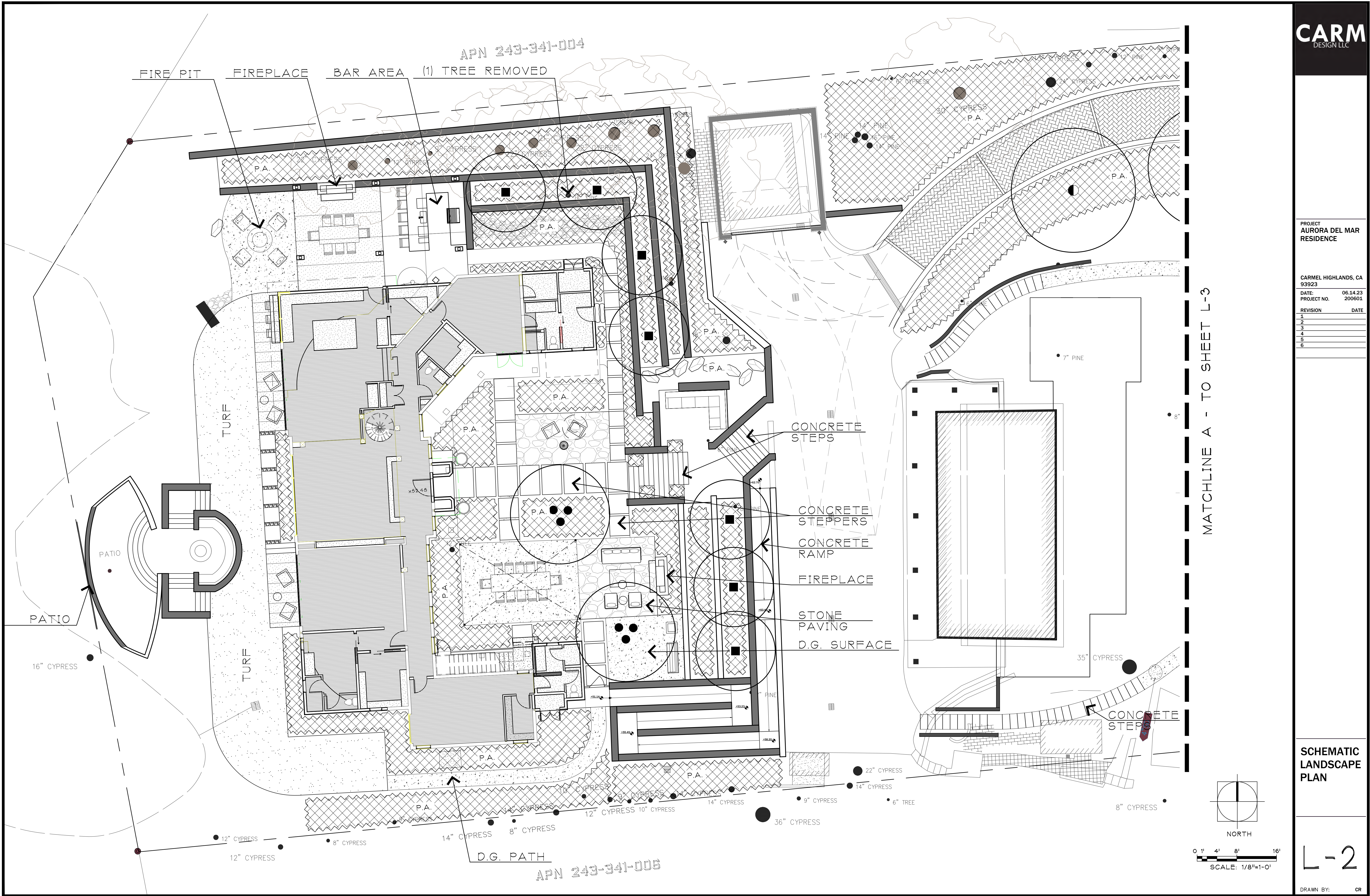
SHEET

C3.1
OF 6

CARM
DESIGN LLC

REVISION	DATE
1	
2	
3	
4	
5	
6	





REVISION	DATE
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PROJECT
AURORA DEL MAR
RESIDENCE

CARMEL HIGHLANDS, CA
93923

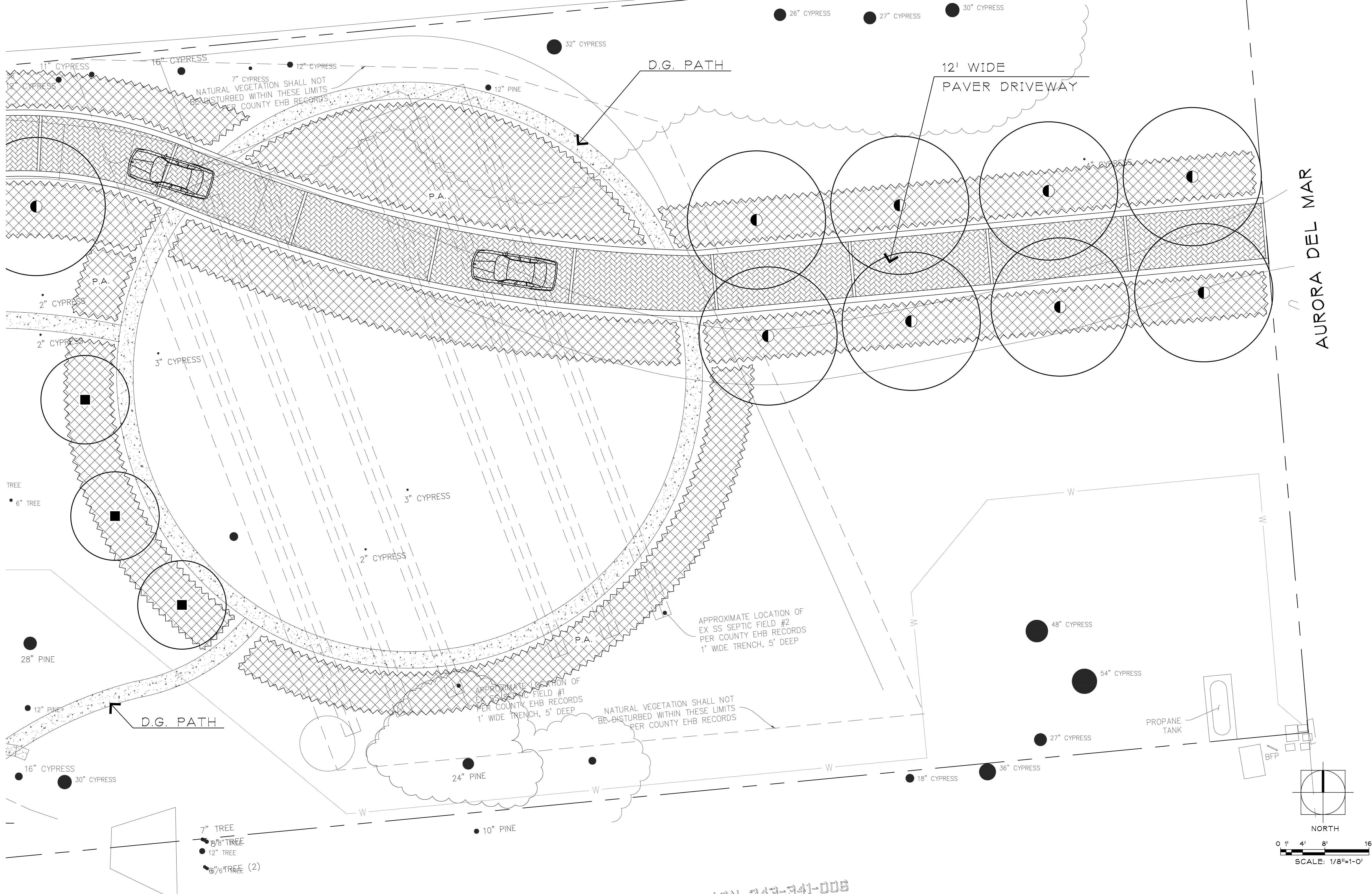
DATE: 06.14.23
PROJECT NO. 200601

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SCHEMATIC
LANDSCAPE
PLAN

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MATCHLINE A - TO SHEET L-2



PLAN 243-341-005

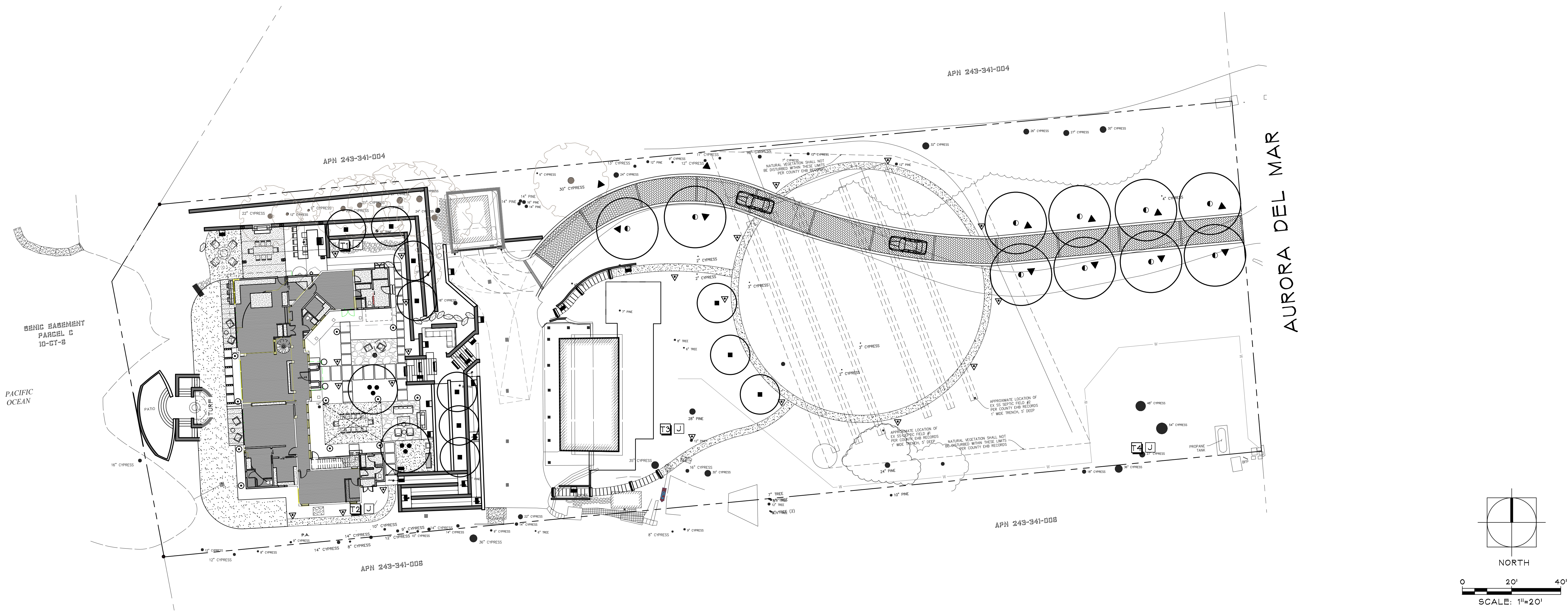
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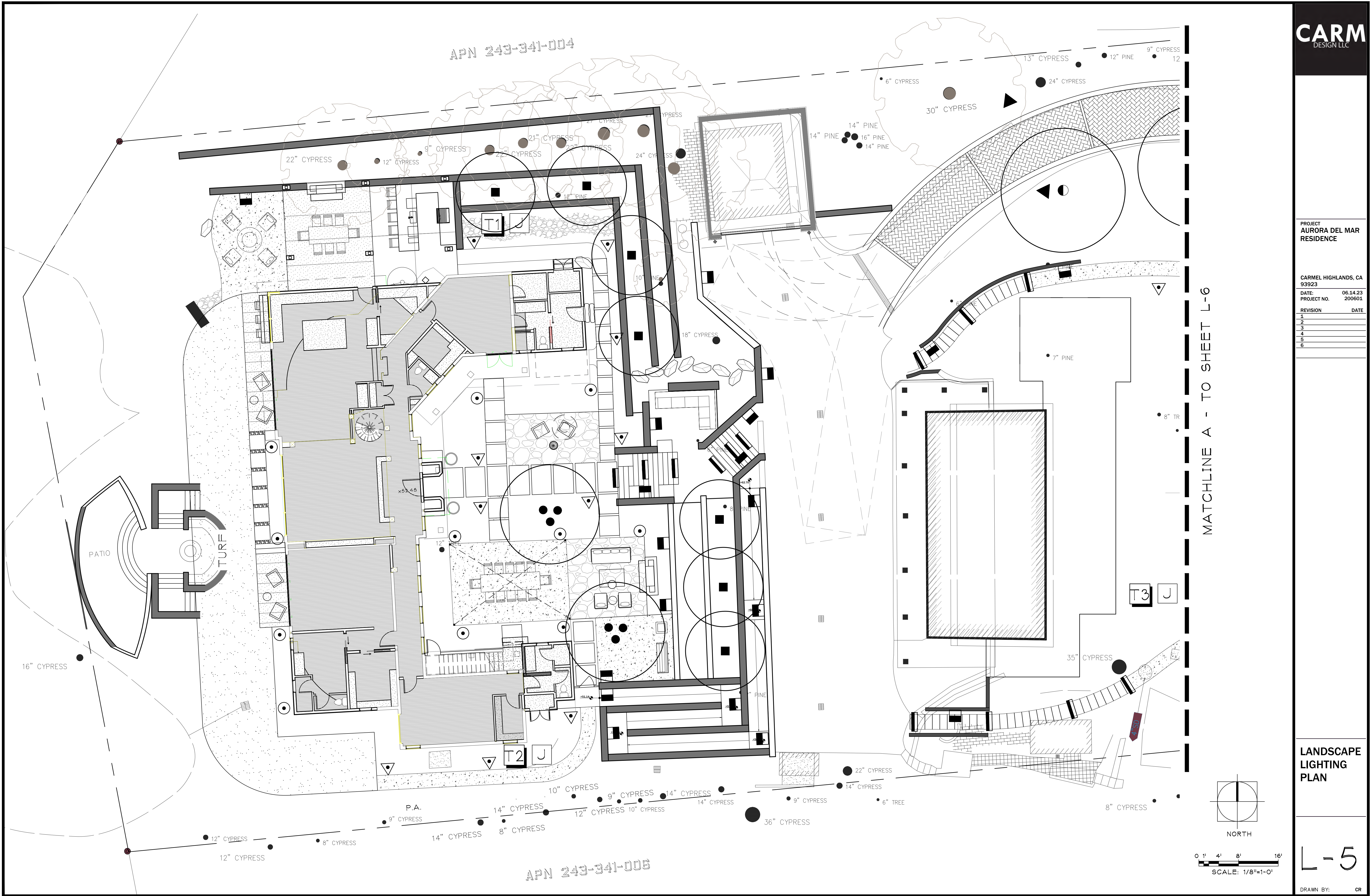
LIGHT FIXTURES LEGEND						
SYMBOL	WATTAGE / VOLTAGE	QTY	MANUFACTURER & MODEL NUMBER	DESCRIPTION	FINISH	MOUNT
▲	6 WATTS / 15 VOLTS	12	FX LUMINAIRE - DESIGNER PLUS - M-PZ - ZDC - BZ	PATH LIGHT	BRONZE	STAKE MOUNT
■	12 WATTS / 12 VOLTS	12	FX LUMINAIRE - A-HS - UV - L11 - K40 - L6 - BZ	STEP LIGHT	BRONZE	WALL MOUNT
△	6 WATTS / 15 VOLTS	21	FX LUMINAIRE - TMLEDTA - BZ + A - BZ	PATH LIGHTING	BRONZE	STAKE MOUNT
■	10 WATTS / 15 VOLTS	19	FX LUMINAIRE - CP - ZD - 1LED - BZ	WALL LIGHT	BRONZE	WALL MOUNT
○	6 WATTS / 15 VOLTS	11	FX LUMINAIRE - KT - ZD - 3LED - BZ	IN-GRADE LIGHT	BRONZE	IN-GRADE MOUNT

OTHER EQUIPMENT

SYMBOL	MANUFACTURER & MODEL NUMBER
■	FX - DX-300-B6 TRANSFORMER - WALL MOUNTED (FOR LOW VOLTAGE LIGHTING ONLY. COORDINATE 120V POWER LOCATION WITH OWNER)
U	LINE VOLTAGE JUNCTION BOX FOR TRANSFORMER OR MONUMENT LIGHTING

NOTE:
1) FIELD VERIFY 120V OUTLET TO POWER TRANSFORMER.
2) CONTRACTOR TO COORDINATE AND INSTALL LOW VOLTAGE LIGHTING SLEEVES PRIOR TO DRIVEWAY AND/OR CONCRETE PAVING.
3) MONUMENT AND ENTRY LIGHTING TO LIGHTING CIRCUIT AND PHOTOCELL CONTROLLED RELAY AT TESCO PANEL





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REF ID: A66341-006

FXLuminaire.

LED In-Grade Lights



PROJECT

CATALOG #

TYPE

NOTES

KT In-Grade Light

DESIGNER PREMIUM

The KT is a compact in-ground solution for locations where MR-16-based fixtures cannot be used due to heat. The internal rotation and tilt adjustability of the fixture ensures highly efficient light delivery according to environmental needs.

Quick Facts

- Marine-grade stainless steel construction
- Drive-over rated
- Cree® integrated LEDs
- Color temperature filters

- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

7.0" (178 mm)

3.4" (86 mm)

LANDSCAPE LIGHTING

FXLuminaire.

Line-Voltage Wall Lights



PROJECT

CATALOG #

TYPE

NOTES

A-HS Wall Light

LINE-VOLTAGE

With distinctive performance and a low-profile package, the A-HS recessed wall light adds a layer of elegance to any commercial space.

Quick Facts

- Unique Floor Graze (FG) or Performance Floor Wash (PW) optics
- Die-cast aluminum
- Two shielding options for glare-free illumination

- IP65 and IK09
- Two-layer, marine-grade anodization and powder coat finish

8.0" (203 mm)

2.3" (58 mm)

0.9" (23 mm)

3.9" (99 mm)

LANDSCAPE & ARCHITECTURAL LIGHTING

FXLuminaire.

Path Lights

M-PZ Path Light

DESIGNER PLUS



PROJECT

CATALOG #

TYPE

NOTES

Engineered with highly durable die-cast aluminum, the versatile M-PZ path light is a perfect addition to modern lighting designs.

Quick Facts

- Tamper-resistant features
- Two-layer marine-grade anodization and powder coat finish
- Compatible with Luxor® technology
- Input voltage: 10-15 V

- Die-cast aluminum
- Cree® integrated LEDs
- Phase and PWM dimmable

5" (127 mm)

22" (559 mm)

LANDSCAPE AND ARCHITECTURAL LIGHTING

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E

IN-GRADE LIGHT

SCALE: N.T.S.

B

STEP LIGHT

SCALE: N.T.S.

A

PATH LIGHT

SCALE: N.T.S.

FXLuminaire.

LED Wall Lights

CP LED Wall Light

DESIGNER PREMIUM



PROJECT

CATALOG #

TYPE

NOTES

The CP is engineered to bring light to walkways, stairways, and decks. In addition, the CP is helpful for lighting other areas with high foot traffic hazards that do not have an adjacent planter area for path lighting, or trees and trellises from which to down light.

Quick Facts

- Stamped copper construction
- Natural, powder coated, or antiqued brass
- Compatible with Luxor® technology
- Input voltage: 10-15V

- Cree® integrated LEDs
- Color temperature options
- Phase and PWM dimmable

Note: Faceplate width with louver is 0.50"

0.50"

0.50"

0.50"

0.50"

LANDSCAPE AND ARCHITECTURAL LIGHTING

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FXLuminaire.

LED Path Lights

TM LED Path Light

DESIGNER BASE



PROJECT

CATALOG #

TYPE

NOTES

Designed for mid-sized landscapes, the TM provides unmatched elegance and function in the aluminum constructed category. Its small cap provides a stylish presentation, but doesn't compromise on shine. Not only does it accomplish the function of path lighting, it does so with grace and style.

Quick Facts

- Die-cast aluminum
- Lumileds® integrated LEDs
- Compatible with Luxor® technology
- Input voltage: 10-15V

- Two-layer marine-grade anodization and powder coat finish
- ProArm™ adjustability
- Phase and PWM dimmable

0.912" dia

12" (305 mm)

Note: Example model shown has a 12" riser.

7" TM Path Light - Recommended Spacing

Footcandles	12"	18"	12"	18"
(Lux)	Riser	Riser	Riser	Riser
0.1 fc (1.1 lx)	10.0'	12.0'	12.0'	15.0'
0.3 fc (3.2 lx)	7.5'	6.0'	9.0'	12.0'
0.5 fc (5.4 lx)	5.0'	4.5'	8.2'	9.5'
0.8 fc (8.6 lx)	3.5'	3.5'	7.5'	7.0'
1.0 fc (10.8 lx)	3.0'	3.0'	6.5'	6.0'
1.2 fc (12.9 lx)	2.5'	2.5'	6.0'	5.5'

0.1 fc (1.1 lx) minimum spacing recommended for residential projects
0.3 fc (3.2 lx) minimum spacing recommended for commercial projects

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LANDSCAPE AND ARCHITECTURAL LIGHTING

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D

WALL LIGHTING

SCALE: N.T.S.

C

PATH LIGHTING

SCALE: N.T.S.

CARM

DESIGN LLC

PROJECT

AURORA DEL MAR RESIDENCE

CARMEL HIGHLANDS, CA 93923

DATE: 06.14.23

PROJECT NO. 200601

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LANDSCAPE LIGHTING SPECS

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