CONTACT INFO

OWNER / APPLICANT

CHARLOTTE SALOMON
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CARMEL CA 93923
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(831)

DESIGNER

MONTEREY BUILDING DESIGN
PO BOX 222161
CARMEL, CA 93922
info@montereybuildingdesign.com
(831) 620-9170

CONTRACTOR

KELLY CONSTRUCTION
111 HARVEST ST. SALINAS, CA 93901
tedkelly831@yahoo.com
(831) 235-4884

NOTES

1. SPECIAL INSPECTION REQUIRED FOR EPOXY REBAR SETTING.
2. OWNER SHALL SCHEDULE THE MANDATORY PRE-CONSTRUCTION SITE INSPECTION IF ISSUING THE PERMIT BETWEEN OCT 15 AND APRIL 15.

CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR HOMES BUILT PRIOR TO 1994, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING CODES-

- CALIFORNIA RESIDENTIAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA FIRE CODE 2022
- CALIFORNIA ENERGY CODE 2022
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
- CALIFORNIA BUILDING CODE 2022

PROJECT DESCRIPTION

OWNER PROPOSES TO REMODEL AN EXISTING 2,395 SQFT, TWO STORY, THREE BEDROOM, THREE BATHROOM RESIDENCE. TO INCLUDE RECTIFYING A PREVIOUS UN-PERMITTED LOWER ADDITION OF 232 SQFT AND A SUNROOM OF 256 SQFT. ALSO TO CONSTRUCT A NEW OFFICE ADDITION OF 288 SQFT.

SITE DETAILS

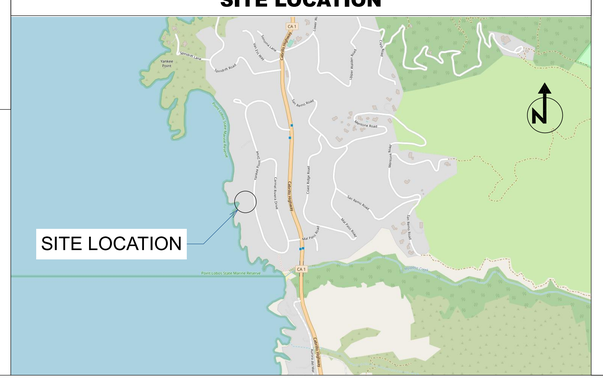
ADDRESS:	30740 AURORA DEL MAR, CARMEL
APN:	AP# 243-341-004-000
OWNER/APPLICANT:	CHARLOTTE SALOMON
ZONING:	WSC/40-D(CZ)
SITE AREA:	50,530 SQFT
RESIDENCE:	2,395 SQFT
YEAR BUILT:	1980
WASTE:	SEPTIC
WATER:	MUNICIPAL
ELECTRICITY/GAS:	PGE
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3
FIRE SUPPRESSION:	NO

SITE AREA

SITE COVERAGE CALCULATION	EXISTING		PROPOSED	
LOT SIZE	50,530	SQFT	50,530	SQFT
RESIDENCE COVERAGE	1,805	SQFT	2,349	SQFT
GARAGE	390	SQFT	390	SQFT
DRIVEWAY	4,473	SQFT	4,473	SQFT
IMPERVIOUS PATIOS	566	SQFT	566	SQFT
TOTAL COVERAGE	7,234	SQFT	7,778	SQFT
PERCENT OF COVERAGE	14.3%		15.4%	

BASE FLOOR AREA	EXISTING		PROPOSED	
LOT SIZE	50,530	SQFT	50,530	SQFT
LOWER FLOOR AREA	590	SQFT	913	SQFT
UPPER FLOOR AREA	1,805	SQFT	2,349	SQFT
GARAGE	390	SQFT	390	SQFT
LIVING AREA TOTAL	2,395	SQFT	3,262	SQFT
BASE FLOOR AREA TOTAL	2,785	SQFT	3,652	SQFT
FLOOR AREA RATIO	4.7%		6.5%	

SITE LOCATION



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A01

VERSION: 1.3
DATE: 4/11/2024

SALOMON - ADDITION & REMODEL

LAYOUT / TITLE PAGE

30740 AURORA DEL MAR
CARMEL,CA 93923
AP# 243-341-004-000

PLANNING APPLICATION PLAN SET

0 1 2 3 4

REV. #	DATE	NOTE

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF MONTEREY BUILDING DESIGN AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF MONTEREY BUILDING DESIGN. ALL ATTEMPTS HAVE BEEN UNDERTAKEN TO ENSURE THE ACCURACY OF THESE PLANS, IF ANY UNFORESEEN CONDITIONS OR CIRCUMSTANCES ARISE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO NOTIFY MONTEREY BUILDING DESIGN IN WRITING BEFORE THE COMMENCEMENT OF RELATED CONSTRUCTION ACTIVITIES. MONTEREY BUILDING DESIGN ASSUMES NO LIABILITY FOR THE CONSTRUCTION OR MAINTENANCE OF THIS PROJECT.

MONTEREY
BUILDING DESIGN

GENERAL BUILDING NOTES

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

CALIFORNIA GREEN BUILDING NOTES:

SEPERATE AND RECYCLE ATLEAST 65% OF ALL CONSTRUCTION WASTE.
ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS AND OTHER COATINGS SHALL COMPLY WITH VOC LIMITS SET FORTH IN TABLE 4.504.1, TABLE 4.504.2 AND TABLE 4.504.3.
CANTRACTOR SHALL PROVIDE BUILDING DEPARTMENT WITH MANUFACTURERS PRODUCT SPECIFICATIONS UPON REQUEST. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR ICF SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

WINDOW NOTES:

ALL WINDOWS SHALL CONFORM TO WINDOW SCHEDULE.

DOOR NOTES:

ALL WALK-THRU EXTERIOR DOORS SHALL BE SOLID CORE
INTERIOR DOORS SHALL BE PAINTED.
EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

CONCRETE NOTES:

1 . ALL CONCRETE AND REINFORCEMENT SHALL CONFORM TO THE MORE STRINGENT REQUIREMENTS OF THE LATEST EDITION OF EITHER THE A.C.I., C.R.C., OR C.B.C.
2. ALL CONCRETE SHALL ATTAIN A MINIMUM STRENGTH OF 2500 P.S.I. IN 28 DAYS U.N.O. DESIGN MIXTURE SHALL BE 5-1/2 SACK CEMENT PER CUBIC YARD CONCRETE. COARSE AGGREGATE SHALL BE 3/4" U.N.O. THE USE OF A DESIGN PUMP MIXTURE MAY BE SUBSTITUTED IF THE CEMENT RATIO IS INCREASED TO 6 SACKS U.N.O.
3. ALL CEMENT SHALL BE PORTLAND TYPE I OR TYPE II OF A.S.T.M. (C-150)
4. THERE SHALL BE NO ADMIXTURES USED UNLESS SPECIFIED OR APPROVED BY THE ENGINEER.
5. ALL CONCRETE SHALL BE VIBRATED AND PLACED IN ACCORDANCE WITH A.S.T.M. (C-143) U.N.O.
6. ALL CONCRETE SHALL BE CURED BY KEEPING THE EXPOSED SURFACES CONTINUOUSLY MOIST FOR A 7 DAY PERIOD AND BY USING AN APPROVED CURING COMPOUND AFTER 7 DAY WET CURE.
7. ALL CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE ENGINEER.
8. SLABS SHALL NOT EXCEED 20' IN ANY DIRECTION WITHOUT A CONTROL JOINT PERPENDICULAR TO THAT DIRECTION U.N.O.
9. THE ENGINEER SHALL BE NOTIFIED PROMPTLY OF: CONCRETE WHICH SHOWS HONEYCOMBING, SPALLING, CRACKING, OR OTHER SIGNS OF INADEQUATE STRENGTH; LACK, MISPLACEMENT, OR UNDER SIZING OF ANCHOR HARDWARE. ANY UNCERTAINTY ABOUT HARDWARE OR REINFORCEMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PLACING OF CONCRETE.
10. THE BUILDING INSPECTOR AND, WHEN SPECIFIED, ENGINEER SHALL INSPECT REINFORCEMENT AND HARDWARE BEFORE CONCRETE IS PLACED.
11. ALL FALSEWORK AND FORMING DESIGN AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR, FALSEWORK MUST STAY IN PLACE UNTIL CONCRETE REACHES A STRENGTH OF 2000 P.S.I.
12. CONCRETE CYLINDER SAMPLES SHOULD BE TAKEN THROUGHOUT EACH STAGE OF THE FOUNDATION PLACEMENT AND TESTED FOR COMPRESSIVE STRENGTH WHERE MINIMUM REQUIRED STRENGTH IS GREATER THAN 2500 P.S.I
13. ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
14. HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
15. ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER

STRUCTURAL HARDWARE:

1. ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
2. HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
3. ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER.

SITE CONTROL DURING CONSTRUCTION:

THE APPLICANT AND/OR PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING DUST CONTROL MEASURES: 1. WATER ALL ACTIVE CONSTRUCTION ARES TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. 2. COVER TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIAL. 3. PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS. 4. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY. 5. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

HOURS OF CONSTRUCTION :

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.
DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES :
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ADDRESS IDENTIFICATION:

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

ROT / DECAY RESISTANCE NOTES:

R317.1 LOCATION REQUIRED
PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1 WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
2 WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
3 SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4 THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1 /2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
5 WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6 WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.
7 WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

R317.1.1 FIELD TREATMENT
FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
R317.1.2 GROUND CONTACT
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.

R507.2.3 FASTENERS AND CONNECTORS
METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R507.2.3

TABLE R507.2.3

ITEM	MATERIAL	MINIMUM FINISH/COATING	ALTERNATE FINISH/ COATING
NAILS AND TIMBER RIVETS	IN ACCORDANCE WITH ASTM F1667	HOT-DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL, SILICON BRONZE OR COPPER
BOLTS LAG SCREWS (INCLUDING NUTS AND WASHERS)	IN ACCORDANCE WITH ASTM A307 (BOLTS), ASTM A563 (NUTS), ASTM F844 (WASHERS)	HOT-DIPPED GALVANIZED PER ASTM A153, CLASS C (CLASS D FOR 3 /8-INCH DIAMETER AND LESS) OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR 410 STAINLESS STEEL	STAINLESS STEEL, SILICON BRONZE OR COPPER
METAL CONNECTORS	PER MANUFACTURER'S SPECIFICATION	ASTM A653 TYPE G185 ZINC COATED GALVANIZED STEEL OR POST HOT-DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OZ./FT2	STAINLESS STEEL

CBC 2304.10.5.1 FASTENERS AND CONNECTORS FOR PRESERVATIVE-TREATED WOOD
FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. STAPLES SHALL BE OF STAINLESS STEEL. FASTENERS OTHER THAN NAILS, STAPLES, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM. CONNECTORS THAT ARE USED IN EXTERIOR APPLICATIONS AND IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL HAVE COATING TYPES AND WEIGHTS IN ACCORDANCE WITH THE TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653, TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

2304.12 PROTECTION AGAINST DECAY AND TERMITES
WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 2304.12.1 THROUGH 2304.12.7.

4.410.1 OPERATION AND MAINTENANCE MANUAL

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

1 DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2 OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
1 EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
2 ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
3 SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
4 LANDSCAPE IRRIGATION SYSTEMS.
5 WATER REUSE SYSTEMS.
3 INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4 PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5 EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30—60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6 INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7 INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8 INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9 INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10 A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
11 INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.

County of Monterey
Housing and Community Development
1441 Schilling Place, 2nd Floor
Salinas, CA 93901 (831) 755-5025
www.co.monterey.ca.us/hcd

LCP Land Use Designation:
Rural Residential

Potential Hazards

Fire Hazard Zone (SRA Setback):
Very High
Fire Hazard Zone (LRA Setback):
None
Seismic Hazard Zone:
UNDETERMINED

FEMA Flood: VEX
Floodway: AREA OF MINIMAL FLOOD HAZARD
Erosion Hazard Rating: High|Moderate
Liquefaction Susceptibility: Low
Landslide Susceptibility: Low
Slope > 25%: Yes
Active/Potentially Active Faults (660' buffer): Yes
Historic Fires:
None

Historical Resources

Historical Site: None
Archaeological Sensitivity: high
Spreckels Historic District:
None

Planning

Pescadero Watershed: None
Del Monte Forest Sub-Planning Area:
None
Subdivision:
CARMEL SUR
2nd Unit Restricted Area: None
FORA Land Use:
None
Castroville Community Plan:
None
"Covered Area": None

Coastal Zone: Yes
Toro B-8 Zone: None
Visual Sensitivity: None
Wine Corridor:
None
Rural Center: None
Community Area: None
Special Treatment Area:
None
Carmel Valley Alluvial Basin: None
Groundwater Basin:
None

Biology

Monterey Spineflower Critical Habitat: None
Snowy Plover Critical Habitat: None
Environmental Impact Reports:
None

Western Arroyo Toad Critical Habitat: None
San Joaquin Kit Fox Distribution: None
Vegetation:
None

Library Reports

Forestry Reports: None
Drainage Reports: None
Biology Reports: None
Historic Reports: None
Geology Reports: None

Soil Reports: None
Archaeological Reports: None

Others

NPDES Municipal General Permit Boundary:
None
TAMC Development Fee Area: Peninsula-South Coast
Traffic Fee Impact Area: None

ASBS Watershed Protection Area:
None

Disclaimer
This GIS data is provided AS IS. The County of Monterey (COUNTY) makes no warranties, express or implied, including without limitation, any implied warranties of merchantability and/or fitness for a particular purpose, regarding the accuracy, completeness, value, quality, validity, merchantability, suitability, and/or condition, of the GIS data. Users of COUNTY's GIS data are hereby notified that current public primary information sources should be consulted for verification of the data and information contained herein. Since the GIS data is dynamic, it may by its nature be inconsistent with the official COUNTY assessment roll file, surveys, maps and/or other documents produced by the County Office of the Assessor, the County Surveyor, and/or other relevant County Offices. Any use of COUNTY's GIS data is done exclusively at the risk of the party making such use.

Assessor Parcel ID: 243-341-004-000
Parcel Size-Acres: 1.16629029
Address: 30740 AURORA DEL MAR

Community: CARMEL UNINCORPORATED

Planning Area: Coast-Big Sur

Zoning: RDR/40-D(CZ)

Land Use Designation:
None

Zoning Notes:
None

Land Use Advisory Committee:
Big Sur Coast Advisory Committee

Administrative Boundaries & Districts

City: None
County Service Area: COAST RIDGE/CARMEL SUR
Recreation District:
None
North County Water Impact Area: None
Water Mngmnt Agency: None
MCWRA Zone 2C: None
Within a CCC Appeal Area: Yes
School District-Building Fees:
CARMEL UNIFIED

Fire District: Carmel Highlands FPD
CAL-AM Service Area: None

Agricultural & Soil

Williamson Act Contract: None
Ag Conservation Easement: None
Important Farmlands:
Urban and Built-Up Land

Soil Survey: ShD|Xd

A1.1

VERSION: 1.3
DATE: 4/11/2024

SALOMON - ADDITION & REMODEL

NOTES

30740 AURORA DEL MAR
CARMEL,CA 93923
AP# 243-341-004-000

PLANNING APPLICATION PLAN SET

REV. #	DATE	NOTE

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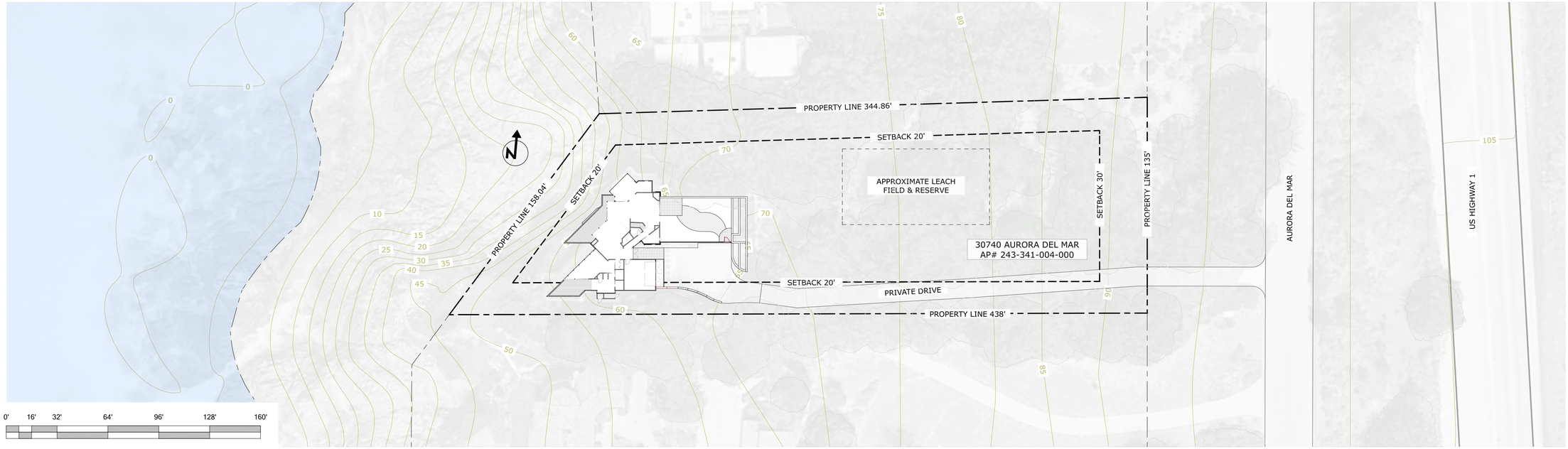
MONTEREY
BUILDING DESIGN

PLOT PLAN

NOTE- PROPERTY LINES NOT SURVEYED.

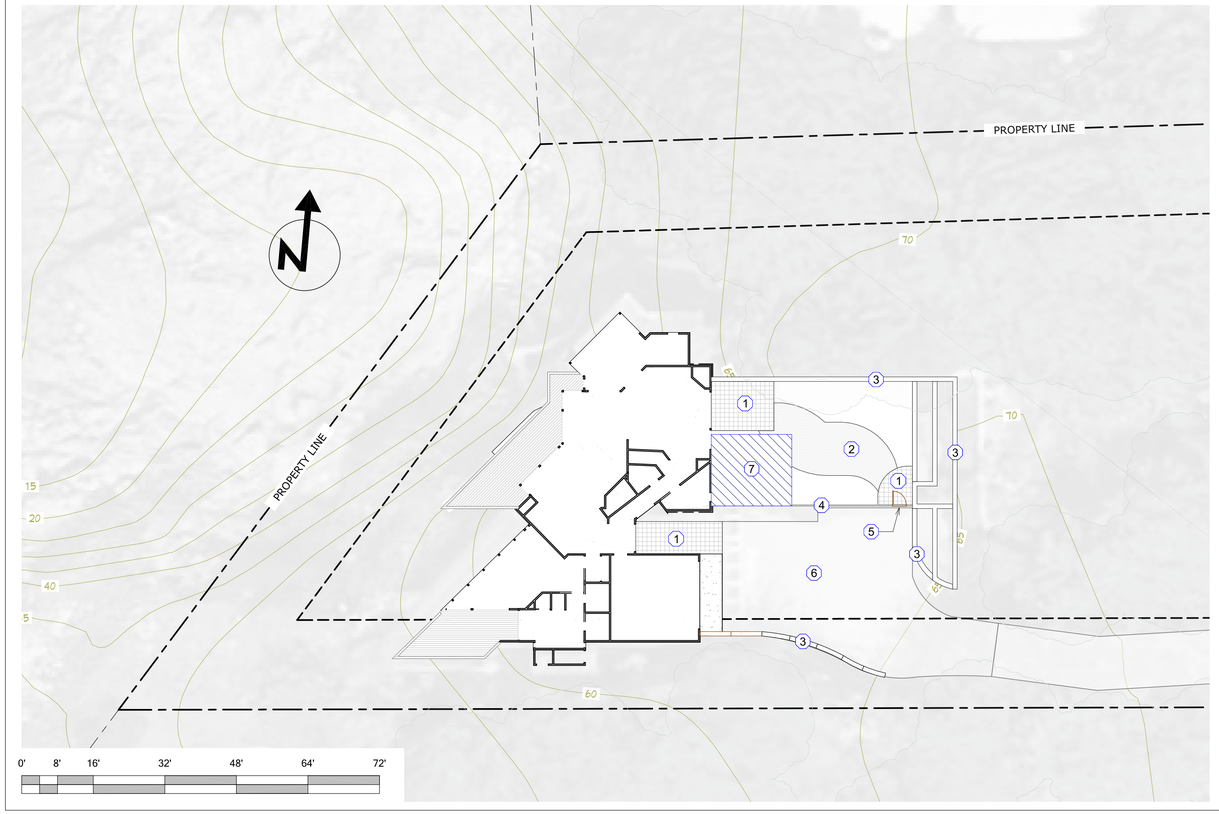
SCALE 1"=32'



PLOT PLAN

NOTE- PROPERTY LINES NOT SURVEYED.

SCALE 1"=16'



SITE COVERAGE CALCULATION	EXISTING		PROPOSED	
LOT SIZE	50,530	SQFT	50,530	SQFT
RESIDENCE COVERAGE	1,805	SQFT	2,349	SQFT
GARAGE	390	SQFT	390	SQFT
DRIVEWAY	4,473	SQFT	4,473	SQFT
IMPERVIOUS PATIOS	566	SQFT	566	SQFT
TOTAL COVERAGE	7,234	SQFT	7,778	SQFT
PERCENT OF COVERAGE	14.3%		15.4%	

BASE FLOOR AREA	EXISTING		PROPOSED	
LOT SIZE	50,530	SQFT	50,530	SQFT
LOWER FLOOR AREA	590	SQFT	913	SQFT
UPPER FLOOR AREA	1,805	SQFT	2,349	SQFT
GARAGE	390	SQFT	390	SQFT
LIVING AREA TOTAL	2,395	SQFT	3,262	SQFT
BASE FLOOR AREA TOTAL	2,785	SQFT	3,652	SQFT
FLOOR AREA RATIO	4.7%		6.5%	

NOTE SCHEDULE		
1	EXISTING TILE PATIO	
2	EXISTING PAVERS	
3	EXISTING STONE WALL	
4	EXISTING WOOD FENCE	6' TALL
5	EXISTING GATE	
6	EXISTING CONC. DRIVE	
7	PROPOSED OFFICE ADDITION	

A02

VERSION: 1.3

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SALOMON - ADDITION & REMODEL

PLOT PLAN

30740 AURORA DEL MAR
CARMEL,CA 93923
AP# 243-341-004-000

PLANNING APPLICATION PLAN SET

0 1 2 3 4

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MONTEREY BUILDING DESIGN

FUEL MANAGEMENT PLAN

NOTE- PROPERTY LINES NOT SURVEYED.

SCALE 1"=16'

- DEFENSIBLE SPACE, 30' FROM STRUCTURE
- COASTAL BLUFF SCRUB
- MIXED MONTEREY CYPRUS AND MONTEREY PINE

NOTES-

1. MAINTAIN CLEAR TREE UNDER-STORY.
   -THIN BRUSH AND CLEAR FALLEN DEBRIS ON A REGULAR BASIS.
2. MAINTAIN A 30' WIDE DEFENSIBLE SPACE FROM ALL STRUCTURES.

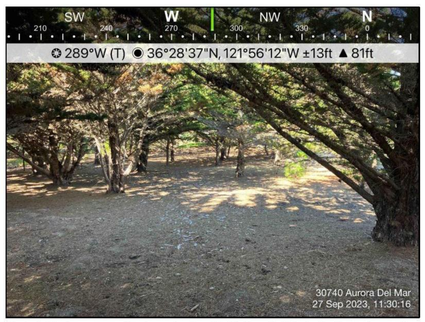

Photo 1. Monterey cypress/Monterey pine forest habitat type that dominates the eastern portion of the Study Area with sparce understory and evidence of regulator manicuring.

Photo 2. Monterey cypress/Monterey pine forest habitat type that dominates the eastern portion of the Study Area with sparce understory and evidence of regulator manicuring.

Photo 3. Monterey cypress/Monterey pine forest habitat type that dominates the eastern portion of the Study Area with sparce understory and evidence of regulator manicuring.

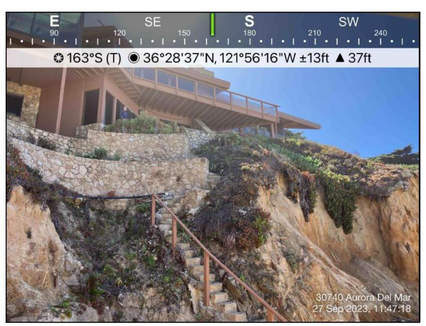

Photo 4. Costal bluff habitat along the western portion of the Study Area, west of the parcel's residence.

A2.1

VERSION: 1.3

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SALOMON - ADDITION & REMODEL

FUEL MANAGMENT PLAN

30740 AURORA DEL MAR
CARMEL,CA 93923
AP# 243-341-004-000

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MONTEREY BUILDING DESIGN

ORIGINAL MAIN FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/4"=1'

2,395 SQFT - CONDITIONED LIVING AREA, ORIGINAL

721 SQFT - CONDITIONED LIVING AREA, ADDED

A03

VERSION: 1.3

DATE: 4/11/2024

SALOMON - ADDITION & REMODEL

ORIGINAL MAIN FLOOR PLAN

30740 AURORA DEL MAR
CARMEL,CA 93923
AP# 243-341-004-000

PLANNING APPLICATION PLAN SET

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MONTEREY BUILDING DESIGN

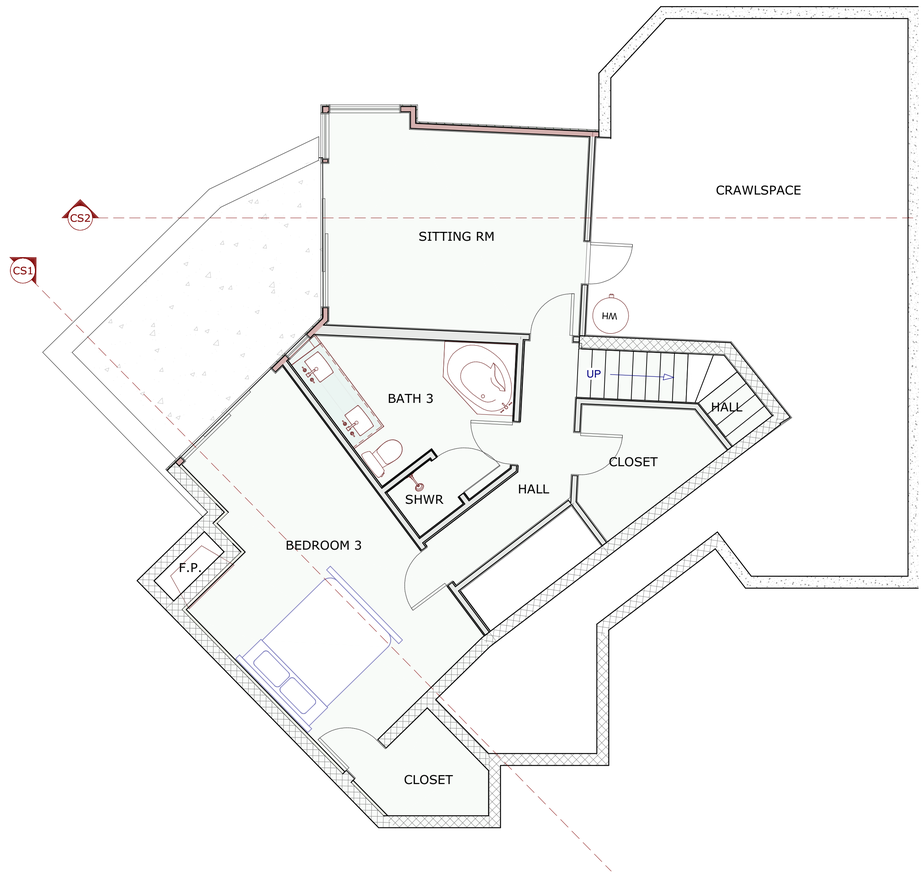
ORIGINAL LOWER FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/4"=1'

2,395 SQFT - CONDITIONED LIVING AREA, ORIGINAL

721 SQFT - CONDITIONED LIVING AREA, ADDED



0' 1' 2' 4' 8' 12' 16' 20'

A3.1

VERSION: 1.3

DATE: 4/11/2024

SALOMON - ADDITION & REMODEL

ORIGINAL LOWER FLOOR PLAN

PLANNING APPLICATION PLAN SET

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MONTEREY
BUILDING DESIGN

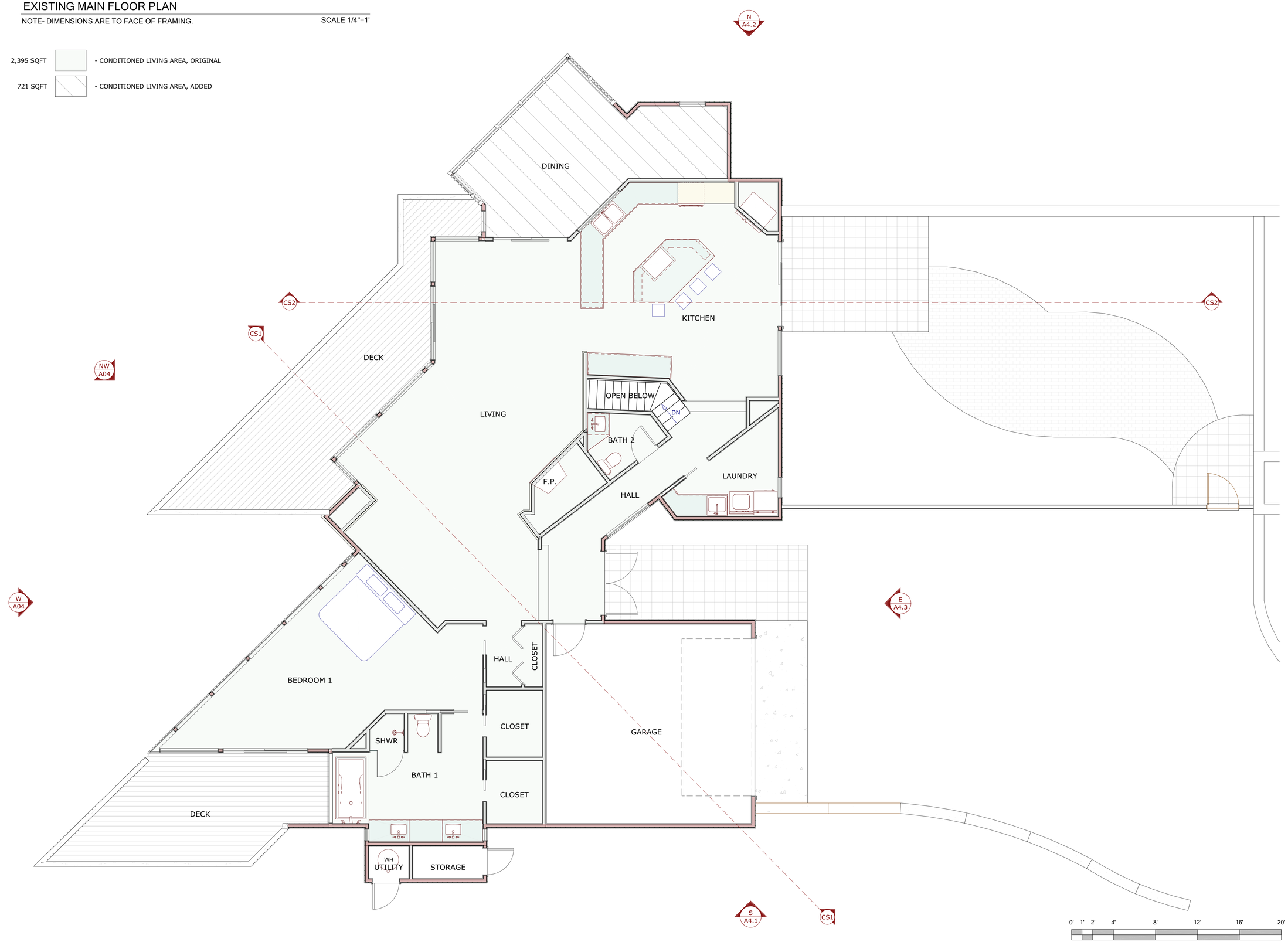
EXISTING MAIN FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/4"=1'

2,395 SQFT - CONDITIONED LIVING AREA, ORIGINAL

721 SQFT - CONDITIONED LIVING AREA, ADDED



A3.2

VERSION: 1.3

DATE: 4/11/2024

SALOMON - ADDITION & REMODEL

EXISTING MAIN FLOOR PLAN

PLANNING APPLICATION PLAN SET

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MONTEREY BUILDING DESIGN

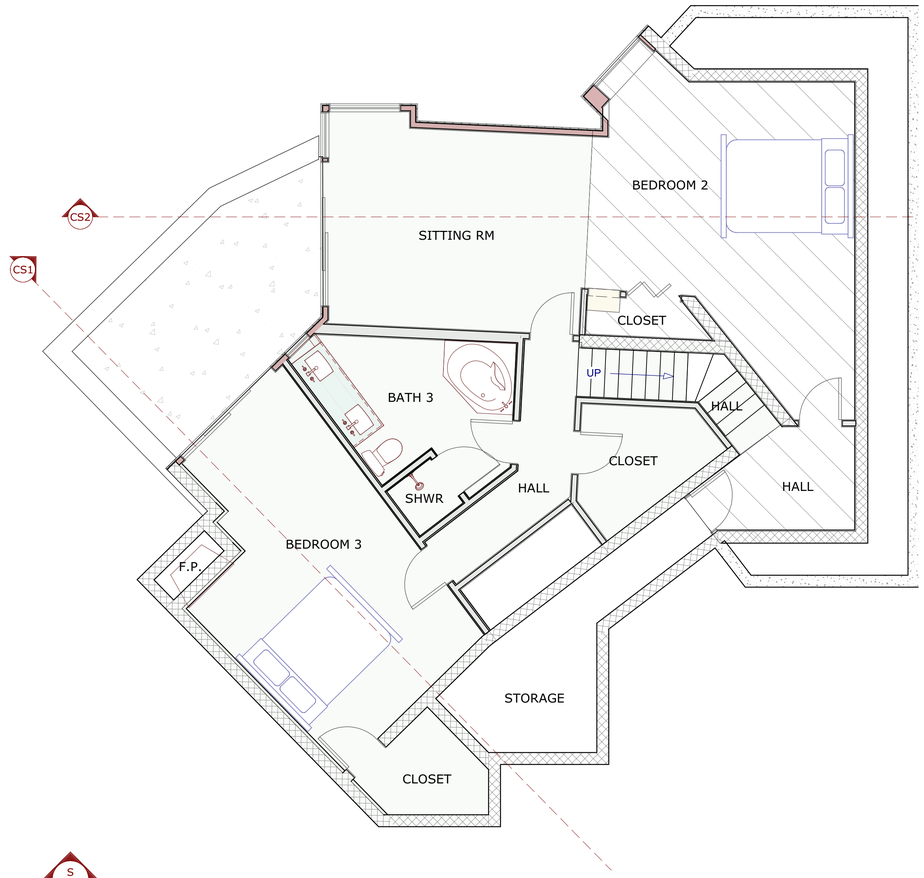
EXISTING LOWER FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/4"=1'

2,395 SQFT - CONDITIONED LIVING AREA, ORIGINAL

721 SQFT - CONDITIONED LIVING AREA, ADDED



0' 1' 2' 4' 8' 12' 16' 20'

A3.3

VERSION: 1.3

DATE: 4/11/2024

SALOMON - ADDITION & REMODEL

EXISTING LOWER FLOOR PLAN

PLANNING APPLICATION PLAN SET

30740 AURORA DEL MAR
CARMEL,CA 93923
AP# 243-341-004-000

0 1 2 3 4

REV. #	DATE	NOTE

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MONTEREY
BUILDING DESIGN

PROPOSED MAIN FLOOR PLAN

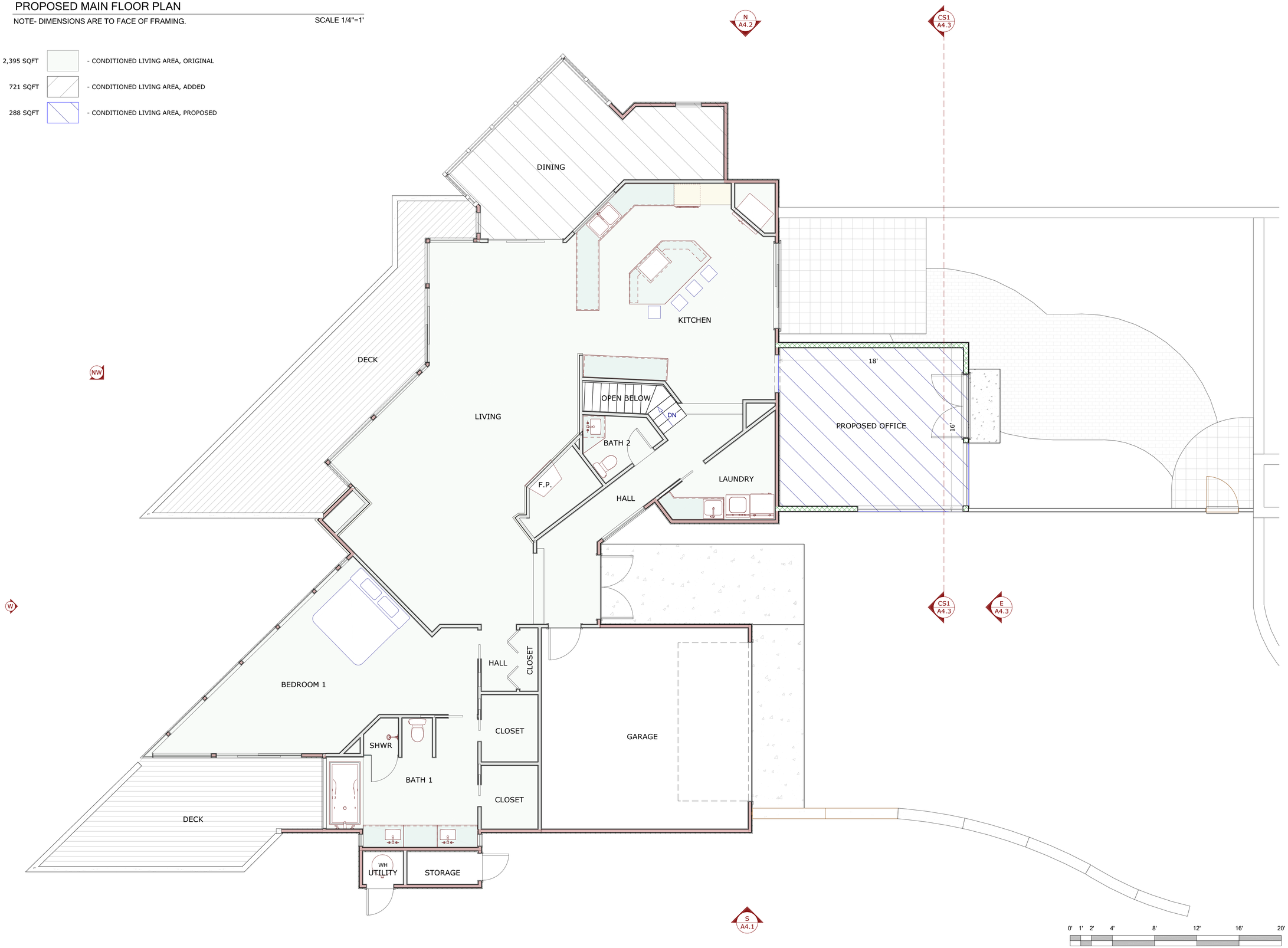
NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/4"=1'

2,395 SQFT - CONDITIONED LIVING AREA, ORIGINAL

721 SQFT - CONDITIONED LIVING AREA, ADDED

288 SQFT - CONDITIONED LIVING AREA, PROPOSED



A3.4

VERSION: 1.3

DATE: 4/11/2024

SALOMON - ADDITION & REMODEL

PROPOSED UPPER FLOOR PLAN

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CARMEL,CA 93923
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MONTEREY
BUILDING DESIGN

PROPOSED LOWER FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/4"=1'

2,395 SQFT - CONDITIONED LIVING AREA, ORIGINAL

721 SQFT - CONDITIONED LIVING AREA, ADDED

288 SQFT - CONDITIONED LIVING AREA, PROPOSED

0' 1' 2' 4' 8' 12' 16' 20'

A3.5

VERSION: 1.3

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SALOMON - ADDITION & REMODEL

PROPOSED LOWER FLOOR PLAN

PLANNING APPLICATION PLAN SET

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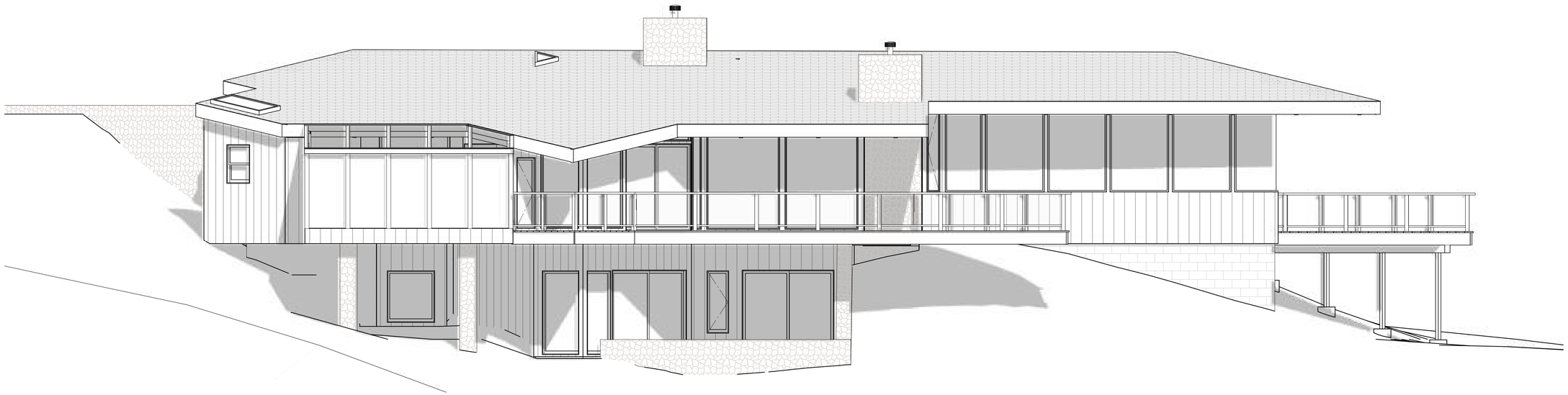
MONTEREY
BUILDING DESIGN

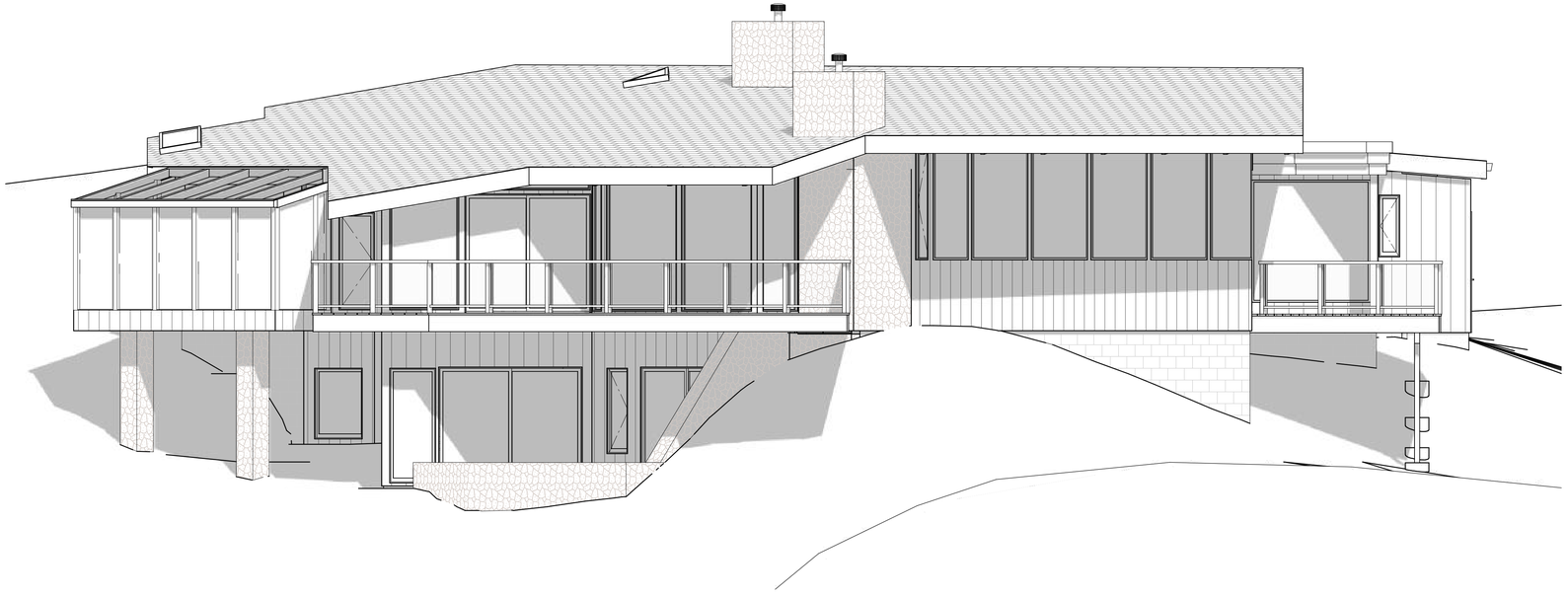
EXISTING NORTH-WEST ELEVATION

SCALE 1/4"=1'



EXISTING WEST ELEVATION

SCALE 1/4"=1'



0' 1' 2' 4' 8' 12' 16' 20'

A04

VERSION:	1.3
DATE:	4/11/2024

SALOMON - ADDITION & REMODEL

EXTERIOR ELEVATIONS

PLANNING APPLICATION PLAN SET

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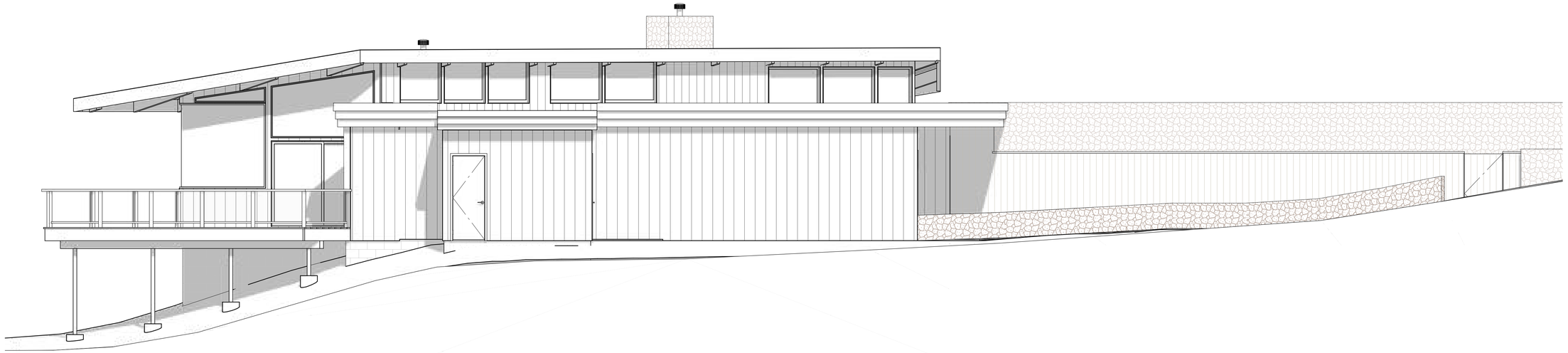
MONTEREY
BUILDING DESIGN

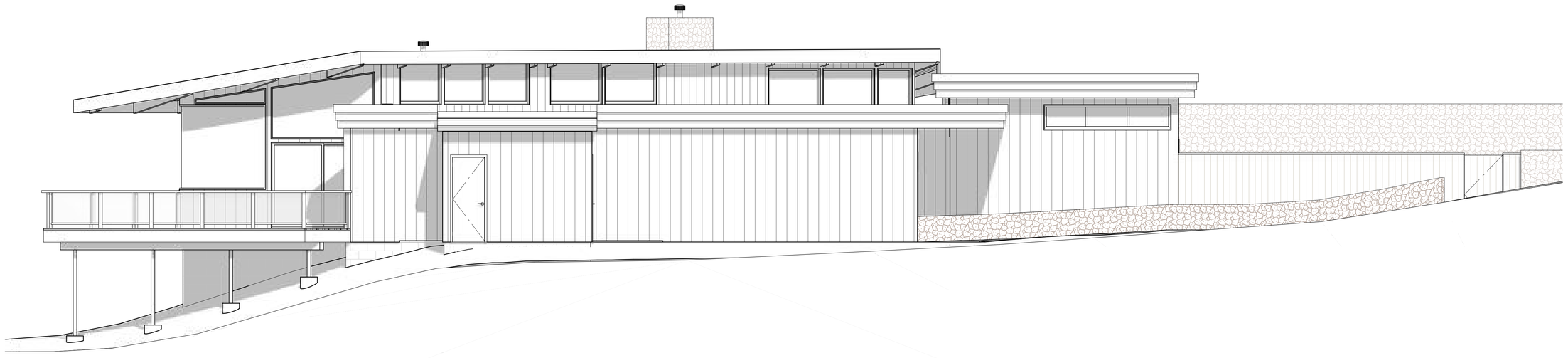
EXISTING SOUTH ELEVATION

SCALE 1/4"=1'



PROPOSED SOUTH ELEVATION

SCALE 1/4"=1'



0' 1' 2' 4' 8' 12' 16' 20'

A4.1

VERSION: 1.3

DATE: 4/11/2024

SALOMON - ADDITION & REMODEL

EXTERIOR ELEVATIONS

30740 AURORA DEL MAR
CARMEL,CA 93923
AP# 243-341-004-000

PLANNING APPLICATION PLAN SET

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REV. #	DATE	NOTE

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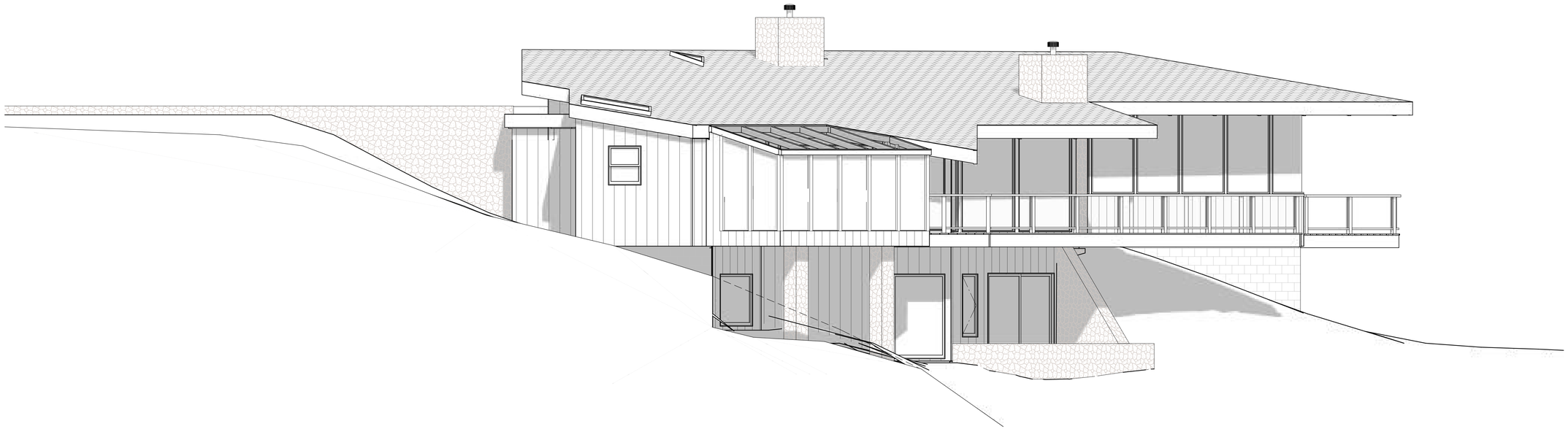
MONTEREY
BUILDING DESIGN

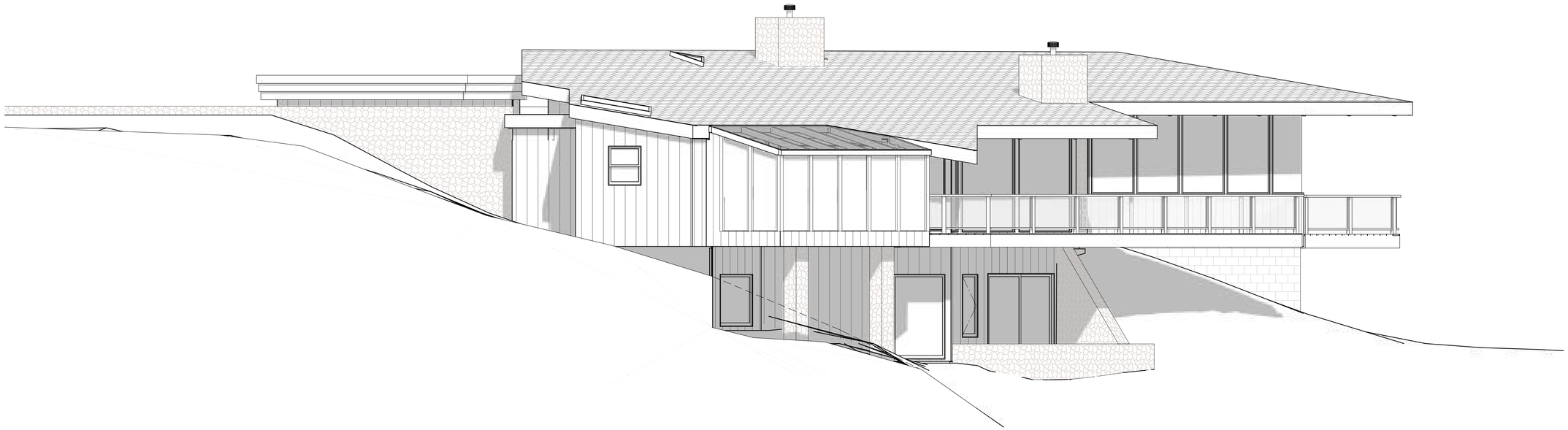
EXISTING NORTH ELEVATION

SCALE 1/4"=1'



PROPOSED NORTH ELEVATION

SCALE 1/4"=1'



0' 1' 2' 4' 8' 12' 16' 20'

A4.2

VERSION: 1.3

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SALOMON - ADDITION & REMODEL

EXTERIOR ELEVATIONS

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REV. #	DATE	NOTE

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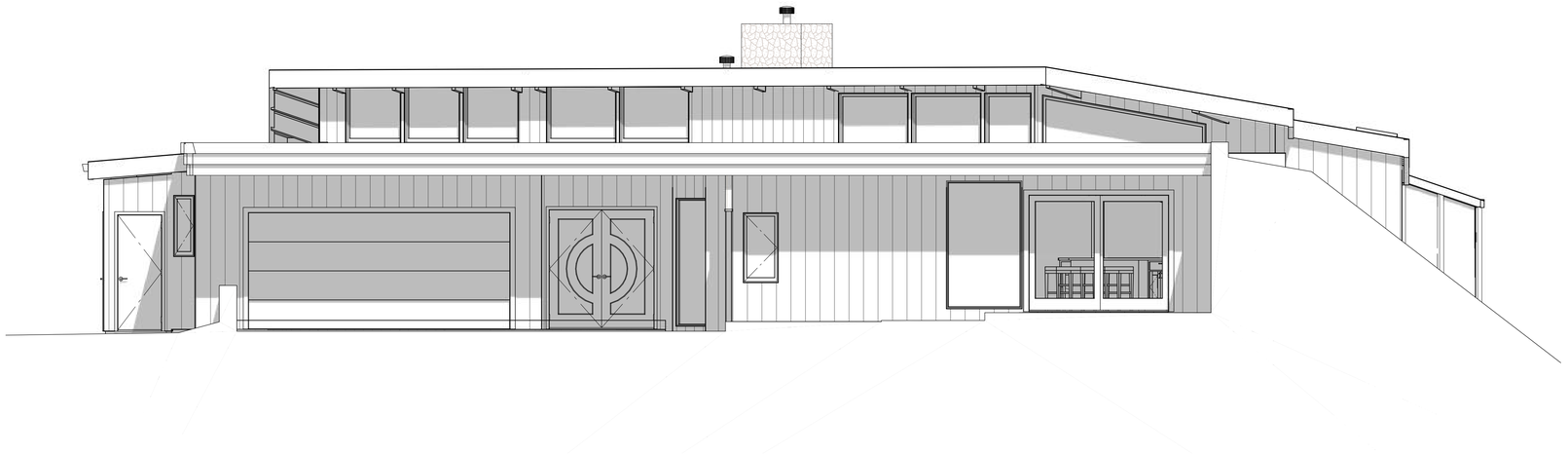
MONTEREY
BUILDING DESIGN

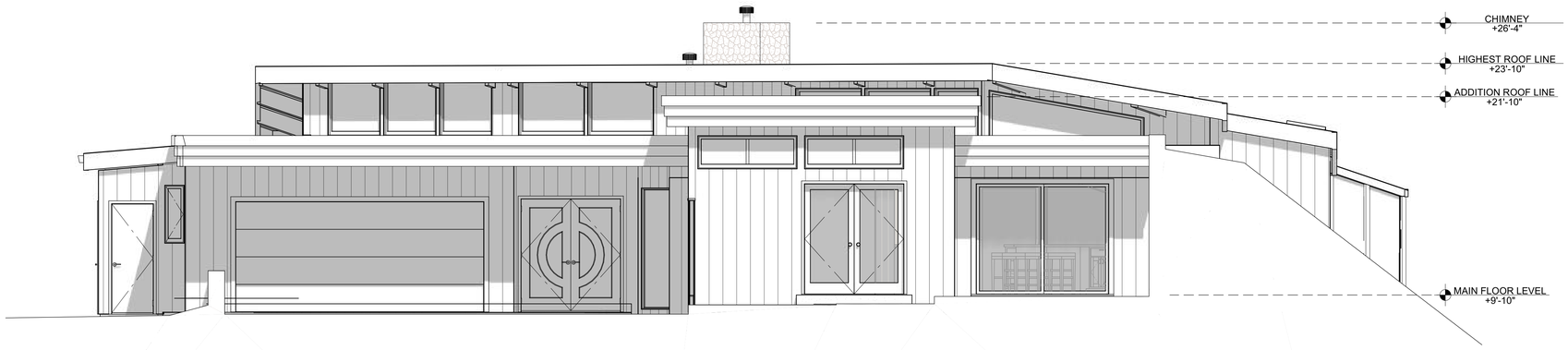
EXISTING EAST ELEVATION

SCALE 1/4"=1'



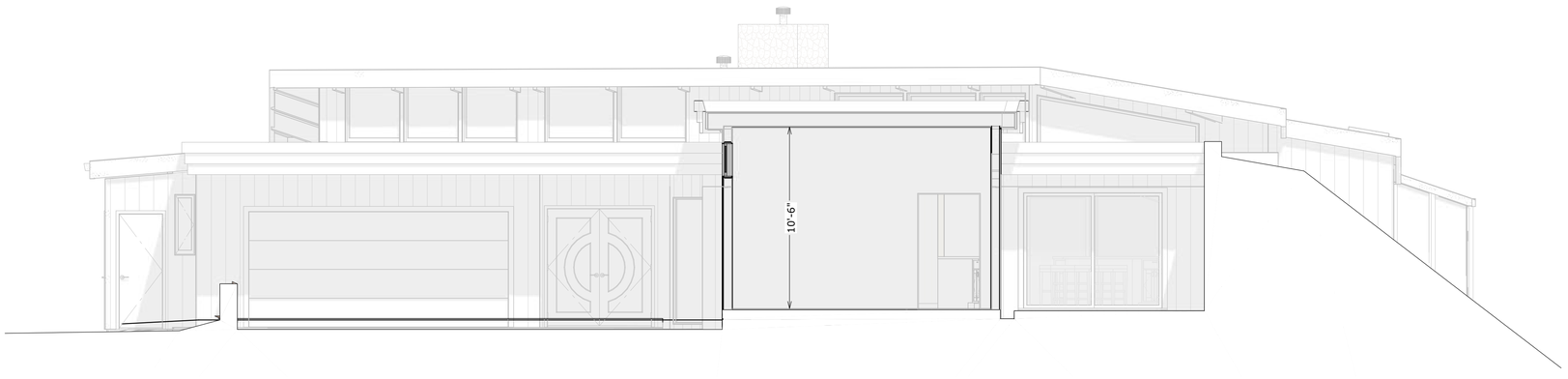
PROPOSED EAST ELEVATION

SCALE 1/4"=1'



CROSS SECTION CS1

SCALE 1/4"=1'



0' 1' 2' 4' 8' 12' 16' 20'

A4.3

VERSION: 1.3

DATE: 4/11/2024

SALOMON - ADDITION & REMODEL

EXTERIOR ELEVATIONS

30740 AURORA DEL MAR
CARMEL,CA 93923
AP# 243-341-004-000

PLANNING APPLICATION PLAN SET

0 1 2 3 4

REV. #	DATE	NOTE

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MONTEREY
BUILDING DESIGN