

Exhibit C

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**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

**DENG PETER X & CHARLOTTE L TRS (PLN170281)
RESOLUTION NO.**

Resolution by the Monterey County Zoning Administrator:

- 1) Finding the project Categorically Exempt per CEQA Section 15301(e)(1); and
- 2) Approving the Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow partial demolition and rebuild of 1,412 square foot single story dwelling, construction of 668 square foot addition, 203 cubic yards of cut and fill, and removal of one (1) failing Monterey Cypress tree; 2) a Coastal Development Permit to allow ridgeline development; and 3) a Design Approval to allow re-roofing of cabin with composition shingle; cedar siding to cabin and 471 square foot existing two car garage; interior and exterior remodel to garage; and colors and materials to match existing

[PLN170281, DENG PETER X & CHARLOTTE L TRS, 36248 Weston Ridge Road, Monterey, Big Sur Coast Land Use Plan (APN: 243-301-015-000)]

The Deng application (PLN170281) came on for public hearing before the Monterey County Zoning Administrator on 10 August 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a partial demolition of an existing single family dwelling and construction of an expansion on a 5 acre parcel comprising a ridgeline where the existing structure was previously developed.

 EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170281.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

 EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the *1982 Monterey County General Plan*;

- Big Sur Coast Land Use Plan;
- Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 36248 Weston Ridge Road, Monterey (Assessor's Parcel Number 243-301-015-000), Big Sur Coast Land Use Plan. The parcel is zoned LDR/40 (Rural Density Residential), which allows one single family dwelling per lot. Therefore, the project is an allowed land use for this site.
- c) The parcel contains an existing single family dwelling on a ridgeline in Big Sur. Pursuant to Section 20.66.010.C, a Coastal Development Permit is the appropriate entitlement to consider for this project.
- d) The proposed project would not present significant public policy issues, unmitigable significant adverse environmental impacts, significant changes in the nature of a community or area, nor establishment of precedents or standards by which other projects will be measured. Therefore, the Zoning Administrator is the appropriate hearing body for consideration of this permit (Monterey County Code Title 20, Section 20.04.F).
- e) Staff conducted a site inspection on 14 February 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review on 25 April, 2017. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because of the sensitive land use issues specific to this parcel: within the public viewshed and ridgeline development. Therefore, LUAC review is an appropriate request from the Director of Planning. LUAC recommendation was for approval in a 3-0 decision.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170281.

3. **FINDING:** **SITE SUITABILITY** – The Project, as conditioned, is compatible with the integrity and nature of the area and complies with all applicable federal, state, and local regulations.

EVIDENCE:

- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Cal Fire Coastal, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site would harm public health, safety, or welfare. Conditions recommended have been incorporated.
- b) The following reports have been prepared:
 - “Geotechnical and Geological Hazards Report” (LIB170117) prepared by Grice Engineering, Inc., Salinas, CA, 22 March 2017.
 - “Slope Analysis Report” (LIB170267) prepared by Grice Engineering, Inc., Salinas, CA, 22 March 2017.

The above-mentioned technical reports by outside consultants specified

there are no physical or environmental constraints that would indicate the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions. Therefore, the project as proposed, is optimally located in accordance with zoning and environmental regulations.

- c) One failing Cypress tree is to be removed. Pursuant to Section 16.60.040.B, the Director of Planning may approve removal of up to three protected trees without permit. Therefore, no permit is required to remove the failing Cypress tree from the subject parcel.
- d) The parcel is in a High Archaeologically Sensitive area. There are no known cultural resources within 750 feet of the development. Development would include minimum grading in a previously filled area between the two previous parcels. An archaeological report was done for a parcel along the ridgeline approximately 500 feet east of the subject parcel. This report was returned negative for cultural resources (LIB160133). Therefore, the evidence suggests that no cultural resources would exist on the subject property.
- e) The remodel of the partially demolished residence pulls the building mass back out of the public viewshed by three feet from the current building footprint. Therefore, the ridgeline development will not create a substantial adverse visual impact when viewed from a common public viewing area.
- f) The existing building is being partially demolished with no movement of existing structural components; the parcel comprises slopes of 30% or greater on most of the undeveloped areas of the parcel; and the expanded remodel is planned for construction away from the bluff and toward the back of the existing structure with minimal grading. Therefore, no reasonable alternative exists on the subject parcel for the remodeled residence.
- g) The design materials proposed are consistent with the existing bluff and wildland environment. Therefore, implementation of the project would be consistent with the rural coastal integrity of the surrounding area.
- h) Staff conducted a site inspection on 17 February 2017 to verify that the site is suitable for this use.
- i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170281.

4. **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 project was reviewed by RMA- Planning, Cal Fire Coastal, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project

will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) The parcel has an existing legal non-conforming Onsite Wastewater Treatment System (OWTS) due to the dispersal system being undersized to accommodate full residency of the four-bedroom remodel. Steepness on most of the parcel and granite bedrock within 3.5 feet of the surface create topographic and soil conditions that do not accommodate a new conventional OWTS. EHB attached Condition #3 to the project that requires a deed restriction prohibiting any additional construction permits for development with potential to generate wastewater beyond this rebuild allowed with this permit. Therefore, the project as conditioned, would not pose a detriment to health or safety due to the OWTS.
- c) The parcel is rated Very High status in a State Responsibility Area for fire prevention. Cal Fire Coastal gave no indication during the inter-departmental review period that implementation of the project would compromise fire safety and proposed no conditions to this effect. The note from Cal Fire Coastal of 26 April 2017 is as follows: All "Fire Conditions" are now part of the Monterey County Fire Code and are enforceable where applicable similar to all other fire and building code requirements. Therefore, the project is assured to comply with standards for fire protection and safety.
- d) Staff conducted a site inspection on 17 February 2017 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA - Planning for the proposed development found in Project File PLN160808.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on 14 February 2017 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170281.
6. **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 15301(e)(1) categorically exempts additions to existing structures such that the addition is not 2,500 square feet or more and is not more than 50 percent of the existing floor area.
- b) The proposed project is a remodel that would add 668 square feet to an

existing 1,883 square foot structure, or 35.48 % This is under the 50 percent threshold of the existing floor area. Therefore, the project is categorically exempt.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located in a sensitive environment; would not cause cumulative impacts or significant impact on the environment; would not damage scenic or historical resources; and is not registered on the Cortese List as a Superfund cleanup site.
- d) No adverse environmental effects were identified during staff review of the development application or during a site visit on 14 February 2017.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170281.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Section 20.8.030.A of the Monterey County Zoning Ordinance states that the decision by the Zoning Administrator is appealable to the Board of Supervisors.

DECISION

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

1. Find the project Categorically Exempt per Section 15301(e)(1) of CEQA Guidelines;
2. Approve the Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow partial demolition and rebuild of 1,412 square foot single story dwelling, construction of 668 square foot addition, 203 cubic yards of cut and fill, and removal of one (1) failing Monterey Cypress tree; 2) a Coastal Development Permit to allow ridgeline development; and 3) a Design Approval to allow re-roofing of cabin with composition shingle; cedar siding to cabin and 471 square foot existing two car garage; interior and exterior remodel to garage; and colors and materials to match existing; and subject to the attached plans and conditions, all being attached hereto and incorporated herein by reference

PASSED AND ADOPTED this 10th day of August 2017 by:

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **DATE**

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 SECRETARY OF THE ZONING ADMINISTRATOR ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [**DATE**]

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 RMA-Planning and RMA-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. 5-14-2014

Monterey County RMA Planning

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

PLN170281

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170281) allows partial demolition and rebuild of 1,412 square foot single story dwelling, construction of 668 square foot addition, and removal of one (1) dead tree; ridgeline development; and re-roofing of cabin with composition shingle; cedar siding to cabin and 471 square foot garage; interior and exterior remodel to garage; and colors and materials to match existing. The property is located at 36248 Weston Ridge Road, Monterey (Assessor's Parcel Number 243-301-015-000), 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 RMA - 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. (RMA - 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: RMA-Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 243-301-015-000), Big Sur Coast Land Use Plan, Coastal Zone. on 10 August 2017. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. EHSP01 - DEED RESTRICTION: FUTURE ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS (NON-STANDAI

Responsible Department: Health Department

Condition/Mitigation This property has an existing legal non-conforming Onsite Wastewater Treatment
Monitoring Measure: System (OWTS). The dispersal system is undersized for the new four-bedroom home. Due to topography and soil conditions, a new conventional OWTS could not be installed onsite. Owner shall record a deed restriction indicating that any future repairs of the existing onsite wastewater treatment dispersal system on the property may require the installation and ongoing use of an alternative onsite wastewater treatment system. No additional construction permits for development with potential to generate wastewater beyond this rebuild of a four-bedroom home will be approved until the OWTS is upgraded. The Property shall be subject to any and all applicable federal, state and/or local laws, regulations and ordinances in effect at the time of permit issuance regarding the permitting, operation and maintenance or monitoring of onsite wastewater treatment systems. The single exception to this term is that an alternative onsite wastewater treatment system will be subject to an annual operating permit from the Monterey County Health Department, Environmental Health Bureau upon adoption of any State or regional regulations and/or any local ordinance authorizing such a permit. Owner agrees to disclose the contents of the Deed Restriction to any potential purchaser of the subject Property and to any person or entity to whom the Property herein described shall be conveyed. Owner is responsible to reimburse EHB for costs associated with County Counsel review of deed restriction.

Compliance or Monitoring Prior to issuance of construction permits, the applicant shall provide a legal description
Action to be Performed: for the parcel and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form.

Prior to final inspection of construction permits, the property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

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

Responsible Department: RMA-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 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.
(RMA - 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 RMA - 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. SLOPE SETBACK PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall submit plans, with supporting calculations and cross-sections, showing the proposed building(s) setback from descending slopes in accordance with the building code. The cross-sections shall identify all applicable information including the existing slope, proposed slope, extent of slope, height of slope, toe of slope, face of structure(s), face of footing(s), required setback distance, and the proposed setback distance. The location and extent of the cross-sections shall be shown on the plans.

If an alternate setback is requested, an updated geotechnical report shall be submitted to support the request. The report shall consider the material, height of slope, slope gradient, load intensity, and erosion characteristics of slope material to demonstrate the intent of the setback requirement has been satisfied.
(RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the Owner/Applicant shall submit the information to RMA-Environmental Services for review and approval.

6. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the Owner/Applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

7. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical and Geological Hazards Report prepared by Grice Engineering Inc. The Grading Plan shall include contour intervals 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. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the Owner/Applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the Owner/Applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

8. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: 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 regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

9. WR002 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

10. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the Owner/Applicant shall schedule an inspection with RMA-Environmental Services.

11. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical and Geological Hazards Report. (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.

12. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

EXISTING PROPERTY PHOTOS



WEST ELEVATION



NW ELEVATION



NORTH ELEVATION



GARAGE NORTH ELEVATION

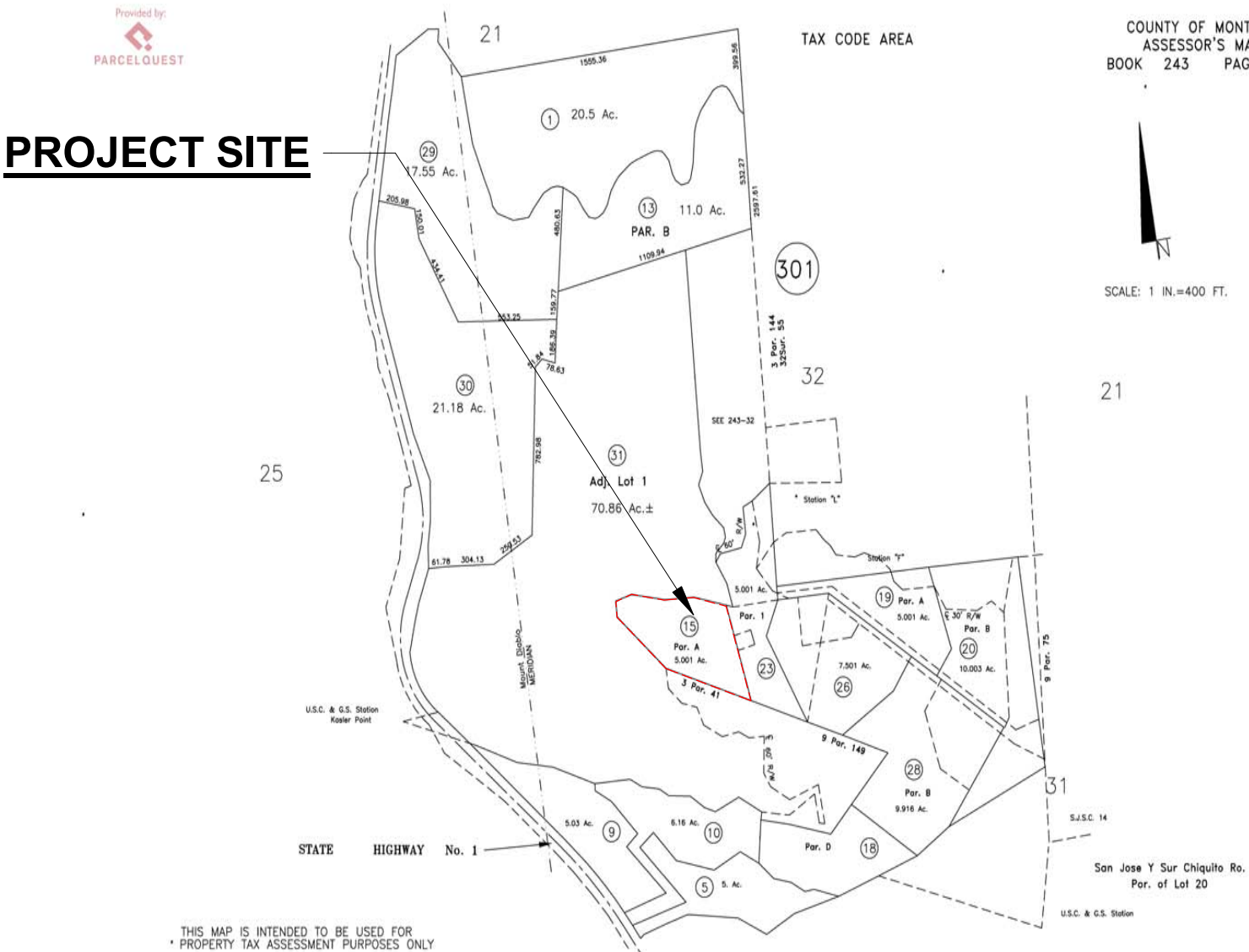
ARCHITECTURAL ABBREVIATIONS

&	AND	E	EAST	JAN.	JANITOR	R	RADIUS / RISER
<	ANGLE	(E)	EXISTING	JT.	JOINT	R.A.	RETURN AIR
@	AT	EA	EACH			R.D.	ROOF DRAIN
Ø	DIAMETER	E.J.	EXPANSION JOINT	L	ANGLE	REF.	REFRIGERATOR
2CP	2 COAT PLASTER	EL.	ELEVATION	LB.	POUND	REINF.	REINFORCED
3CP	3 COAT PLASTER	ELEC.	ELECTRICAL	LG.	LONG, LENGTH	RES.	RESIN
		ELEV.	ELEVATOR	LAM.	LAMINATE(ION)	REV.	REVISED(ION)
AB.	AGGREGATE BASE	EMER.	EMERGENCY	LAV.	LAVATORY	REQD.	REQUIRED
A.B.T.	ANCHOR BOLT	E.M.R.	ELEVATOR MACHINE RM.	LLH	LONG LEG HORZ.	RM.	ROOM
AC.	AIRCONDITIONER	ENCL.	ENCLOSURE, ENCLOSED	LLV	LONG LEG VERT.	R.O.	ROUGH OPENING
ACD.	ACCESS DOOR	ENGR	ENGINEER	LT(G)	LIGHT(ING)		
ACT.	ACOUSTIC TILE	ENTR.	ENTRANCE	LVR	LOUVER	S	SOUTH
AD.	AREA DRAIN	EQ.	EQUAL			SAFB	SOUND ATTENUATION FIRE BLANKET
A.D.A.	AMERICANS WITH DISABILITIES ACT	EOP	EQUIPMENT	MACH.	MACHINE	SC.	SEALED CONCRETE SOLID CORE
ADJ.	ADJUSTABLE	EST.	ESTIMATE	MAX.	MAXIMUM	SCH.	SCHEDULE
A.F.F.	ABOVE FINISH FLOOR	EX.	EXISTING	MECH.	MECHANICAL	SCP	SKIM COAT PLASTER
AL.	ALUMINUM	EXH.	EXHAUST	MEMB.	MEMBRANE	SEC.	SECTION
ANOD.	ANODIZED	EXP.	EXPANSION	MEZZ.	MEZZANINE	S.F.	SQUARE FEET
A.P.	ACCESS PANEL	EXT.	EXTERIOR	MFR.	MANUFACTURER	SHT.	SHEET
ARCH.	ARCHITECTURAL	F.A.I.	FRESH AIR INTAKE	MH.	MAN HOLE	SIG.	SOUND INSULATING GLASS
AVG.	AVERAGE	F.D.	FLOOR DRAIN	MIN.	MINIMUM	SIM	SIMILAR
		FDN.	FOUNDATION	MISC.	MISCELLANEOUS	SIP	Structural Insulated Panel
BO.	BOARD	F.E.	FIRE EXTINGUISHER	M.O.	MASONRY OPENING	S.J.	SCORED JOINT
BITUM.	BITUMINOUS	FF.	FINISH FLOOR OR FINISHED FACE	MTD.	MOUNTED	SPKR.	SPEAKER
BLDG.	BUILDING	F.G.	FINISH GRADE	MTG.	MEETING	SPKR.	SPEAKER
BLK.	BLOCKING	FGL.	FIBERGLASS	MTL.	METAL	SQ.	SQUARE
BM.	BEAM	F.H.	FIRE HYDRANT, FLAT HEAD	N	NORTH	S.S.	STAINLESS STEEL
B.M.	BENCH MARK	F.H.C.	FIRE HOSE CABINET	NAT.	NATURAL	SMI	SEE MANUFACTURERS INSTRUCTIONS
B.O.	BOTTOM OF	N.L.C.	NOT IN CONTRACT	N.C.	NOT IN CONTRACT	SED	SEE ENGINEERING DRAWINGS
BR.	BRASS	FIN.	FINISH	NO.	NUMBER	SSD	SEE STRUCTURAL DRAWINGS
BRK.	BRICK	FLR.	FLOOR	NOM.	NOMINAL	ST	STONE TILE / STONE
B.S.	BOTH SIDES	FL.	FLUORESCENT	NOM.	NOMINAL	STL	STEEL
BSMT.	BASEMENT	F.O.	FACE OF	NRC	NOISE REDUCTION COEFFICIENT	STC.	SOUND TRANSMISSION COEFFICIENT
B.U.R.	BUILT-UP ROOF	F.O.C.	FACE OF CONC.	N.T.S.	NOT TO SCALE	STD.	STANDARD
		F.O.M.	FACE OF MASONRY			STOR.	STORAGE
		F.O.S.	FACE OF STUD			STRUCT.	STRUCTURAL
		F.P.	FIRE PROOFING	OI	OVER	SUSP.	SUSPENDED
CAB.	CABINET	FR.	FRAME / FIRE RATED	O.C.	ON CENTER	SW.	STAINED WOOD
CAP.	CAPACITY	F.S.	FULL SIZE/SCALE	O.D.	OUTSIDE DIAMETER		
CAT.	CATALOG	FT.	FOOT/FEET	OFF.	OFFICE	T	TREAD
C.C.F.I.	CLOSED CELL FOAM INSULATION	FTG.	FOOTING	O.H.	OPPOSITE HAND	TB.	TILE BACKER BOARD
C.B.	CATCH BASIN	FXTR.	FIXTURE	OPG.	OPENING	T.C.	TERRA COTTA
CE.	CEDAR	GA.	GAUGE	OPP.	OPPOSITE	TEL.	TELEPHONE
CEM.	CEMENTITIOUS	GALV.	GALVANIZED	OVHD.	OVERHEAD	TEMP.	TEMPORARY
CER.	CERAMIC	G.C.	GENERAL CONTRACTOR			TERR.	TERRACE
CFM.	CUBIC FEET MIN.	GEN.	GENERAL	PERF.	PERFORATED	TAG	TONGUE AND GROOVE
C.I.	CAST IRON	GFCI.	GROUND FAULT CIRCUIT INTERRUPTER	PL.	PLATE	THK.	THICK
C.L.	CENTERLINE	G.I.	GALVANIZED IRON	PLAS.	PLASTER	THRU.	THROUGH
CLG.	CEILING	GL.	GLASS	PLG.	PLUMBING	TMPD	TEMPERED
CLOS.	CLOSET	GLM.	GLUELAM	PLY.	PLYWOOD	(T)	TEMPERED
CLR.	CLEAR FINISH WOOD	GLZ.	GLAZING	PM.	PERF. MTL.	T.O.P.	TOP OF PLATE
CLW.	CLEAR FINISH WOOD	GMT.	GLASS MOSIAC TILE	PR.	PAIR	T.O.S.	TOP OF SLAB
C.J.	CONTROL JOINT	GR.	GRADE	PT.	PAINTED	T.O.W.	TOP OF WALL
CMU.	CONC. MASONRY UNIT	GT.	GLASS TILE	PTN.	PARTITION	T.S.S.	TOP OF STRUCTURAL STEEL
CNTR.	COUNTER	GWB.	GYPSON WALL BOARD	PW.	PAINTED WOOD	TYP.	TYPICAL
C.O.	CLEANOUT	GYP.	GYPSON	QTY.	QUANTITY	TZ	TERRAZZO
CONF.	CONFERENCE					UNF.	UNFINISHED
COL.	COLUMN					U.N.O	UNLESS NOTED OTHERWISE
COMM.	COMMUNICATION	HC.	HOLLOW CORE			UPD.	UPHOLSTERED
CONC.	CONCRETE	HD(R).	HEAD(R)				
CONST.	CONSTRUCTION	HDWD.	HARDWOOD			VENT.	VENTILATION
CONT.	CONTINUOUS	HDWR.	HARDWARE			VERT.	VERTICAL
CORR.	CORRIDOR	H.M.	HOLLOW MTL.			VEST.	VESTIBULE
CPT.	CARPET	HORZ.	HORIZONTAL			VIF.	VERIFY IN FIELD
CRS.	COURSE	HR.	HOUR			V.R.	VENEER PLASTER
CT.	CERAMIC TILE	H.S.	HEADED STUD			V.P.	VENETIAN PLASTER
CTR.	CENTER	HT.	HEIGHT				
CW.	COLD WATER	HTG.	HEATING				
		HTR.	HEATER				
		HVAC	HEATING VENTILATION & AIR CONDITIONING				
DBL.	DOUBLE	HW	HOT WATER				
DEMO.	DEMOLITION						
DET.	DETAIL						
DF.	DOUGLAS FIR	IB	IMPERIAL BOARD				
DIA.	DIAMETER	LD.	INSIDE DIAMETER				
DIAG.	DIAGONAL	IN.	INCHES				
DIM.	DIMENSION	INSL.	INSULATION				
DKG.	DECKING	INV.	INVERT				
DN.	DOWN						
D.O.	DOOR OPENING						
DR.	DOOR						
D.S.	DOWNSPOUT						
DTL.	DETAIL						
DWG.	DRAWING						

VICINITY MAP



PARCEL MAP



PROJECT INFORMATION

PROPERTY ADDRESS	36248 WESTON RIDGE RD. CARMEL, CA 93923
APN	243-301-015-000
ZONING	WSC/40-D(CZ) RDR/40-D(CZ)
GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
WILDLAND URBAN INTERFACE AREA (ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2016 CBC)	YES
AVERAGE NATURAL GRADE	ELEV. = 520' - 1 1/2"
ALLOWED HEIGHT LIMIT ABOVE A.N.G	30' - 0" ELEV. = 550' - 1 1/2"
(E) HEIGHT ABOVE A.N.G.	8' - 9 1/2" ELEV. = 528' - 11"
(P) HEIGHT ABOVE A.N.G	11' - 10 1/2" ELEV. = 532' - 0"

BUILDING AREA & LOT COVERAGE

LOT SIZE	5.0 ACRES (217,800 SF) (Per Monterey County Assessors Office)
(E) BUILDING AREA:	
(E) CABIN	1,412 SF
(E) GARAGE	471 SF
(E) DECKS	513 SF
REMODELED BUILDING AREA:	
REMODELED CABIN	2,080 SF
REMODELED GARAGE	471 SF
REMODELED & NEW DECKS WALKWAYS & PATIOS	567 SF 464 SF
ALLOWABLE LOT COVERAGE	25% OR 54,450 SF
(E) LOT COVERAGE:	
(E) CABIN & GARAGE	1,883 SF
(E) DECK	240 SF
TOTAL	2,123 SF OR 0.9%
NEW LOT COVERAGE	
REMODELED CABIN & GARAGE	2,551 SF
REMODELED DECK (>24" abv grade)	472 SF
TOTAL	3,023 SF OR 1.4%

GRADING ESTIMATES

GRADING CUT	202.43 CU.YDS.
GRADING FILL	202.43 CU.YDS.
GRADING NET EXPORT	0 CU.YDS.

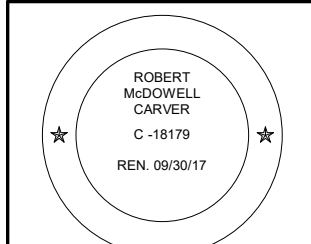
MISCELLANEOUS

WATER SOURCE	GARRAPATA WATER SYSTEM (CAL AM)
SEWER SYSTEM	EXISTING SEPTIC SYSTEM
TREES TO BE REMOVED	1 (DEAD) 12" CYPRESS TREE
REQUIRED PARKING	2 SPACES
EXISTING PARKING	4 SPACES (1 COVERED)

NOT FOR CONSTRUCTION

DENG CABIN REMODEL

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ARCHITECTURAL COVER SHEET

Scale: @ 24x36
Drawn By: DP/SP
Job: 1612

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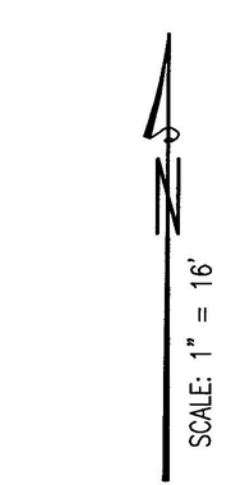
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- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
 - DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM: THE PROJECT BENCHMARK IS A SPIKE ON THE LOWER PAD ON THE EAST SIDE OF THE PROPERTY, AS SHOWN ON MAP. ELEVATION = 500.00'.
 - CONTOUR INTERVAL = 1 FOOT.
 - +99.99' DENOTES FINISHED FLOOR ELEVATIONS MEASURED AT THRESHOLD.
 - 99.99' DENOTES ROOFPEAK ELEVATIONS AS SHOWN.
 - TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
 - SHADED AREA INDICATES A SLOPE OF 30% OR GREATER.

- LEGEND:**
- FENCE LINE
 - C. CYPRESS
 - CC CYPRESS CLUSTER
 - CONC. CONCRETE
 - ELEV. ELEVATION
 - EM ELECTRIC METER
 - GSE GARAGE SLAB ELEVATION
 - HB HOSE BIB
 - SA SEPTIC AREA

PARCEL 1
VOLUME 9
PARCEL MAPS
PAGE 149



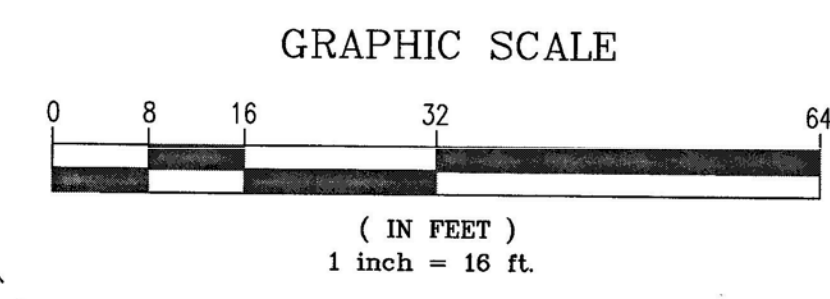
TOPOGRAPHIC SURVEY

OF
A PORTION OF
PARCEL A
VOLUME 3, PARCEL MAPS, PAGE 41
LOCATED AT 36248 CALIFORNIA STATE HIGHWAY 1

COUNTY OF MONTEREY STATE OF CALIFORNIA
PREPARED FOR
PETER DENG

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

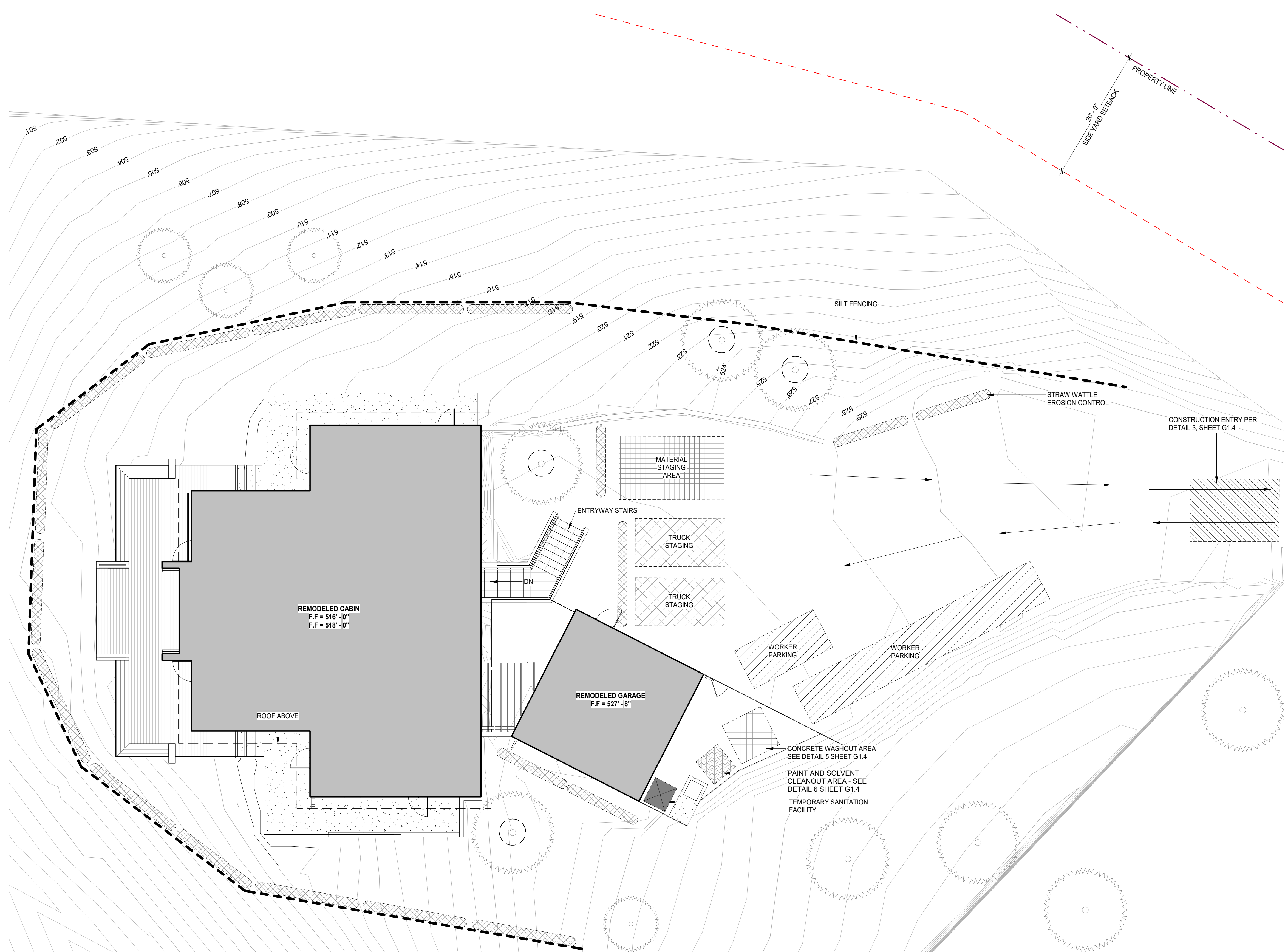
SCALE: 1" = 16'
JOB No. 16-101
SEPTEMBER 2016
FIELD: END & TDM DRAWN BY: END



FOUND 3/4" IRON PIPE
TAGGED "LS 2689"
ELEV = 566.19'

FOUND 3/4" IRON PIPE
TAGGED "LS 2689"
ELEV = 552.30'

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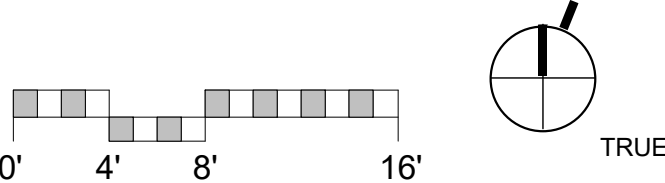


CONSTRUCTION MANAGEMENT NOTES:

1. DURATION OF CONSTRUCTION IS ESTIMATED TO BE 12-18 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. WORK SHALL BE PERFORMED ON WEEKDAYS BETWEEN THE HOURS OF 7 AM AND 7 PM AND ON SATURDAYS FROM 8 AM TO 6 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING HIGHWAY 1 VIA WESTON RIDGE RD.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS PRIOR TO THE START OF CONSTRUCTION.
6. STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
7. ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
8. SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
9. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE. SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
10. CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
11. DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
12. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.

STORMWATER DRAINAGE LEGEND

- CONSTRUCTION ENTRY
- WORKER PARKING
- EQUIPMENT PARKING AND MATERIAL STAGING AREA
- TRUCK STAGING
- PAINT AND SOLVENT CLEANOUT AREA
- CONCRETE WASHOUT AREA
- TREE AND ROOT PROTECTION MEASURES PER ARBORIST
- STRAW WATTLE EROSION CONTROL
- TRAFFIC
- SILT FENCE

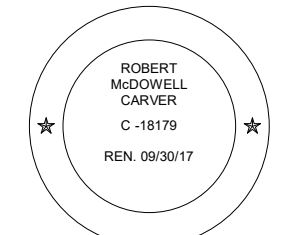


NOT FOR CONSTRUCTION

1 EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN
1/8" = 1'-0"

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CARMEL, CA 93923



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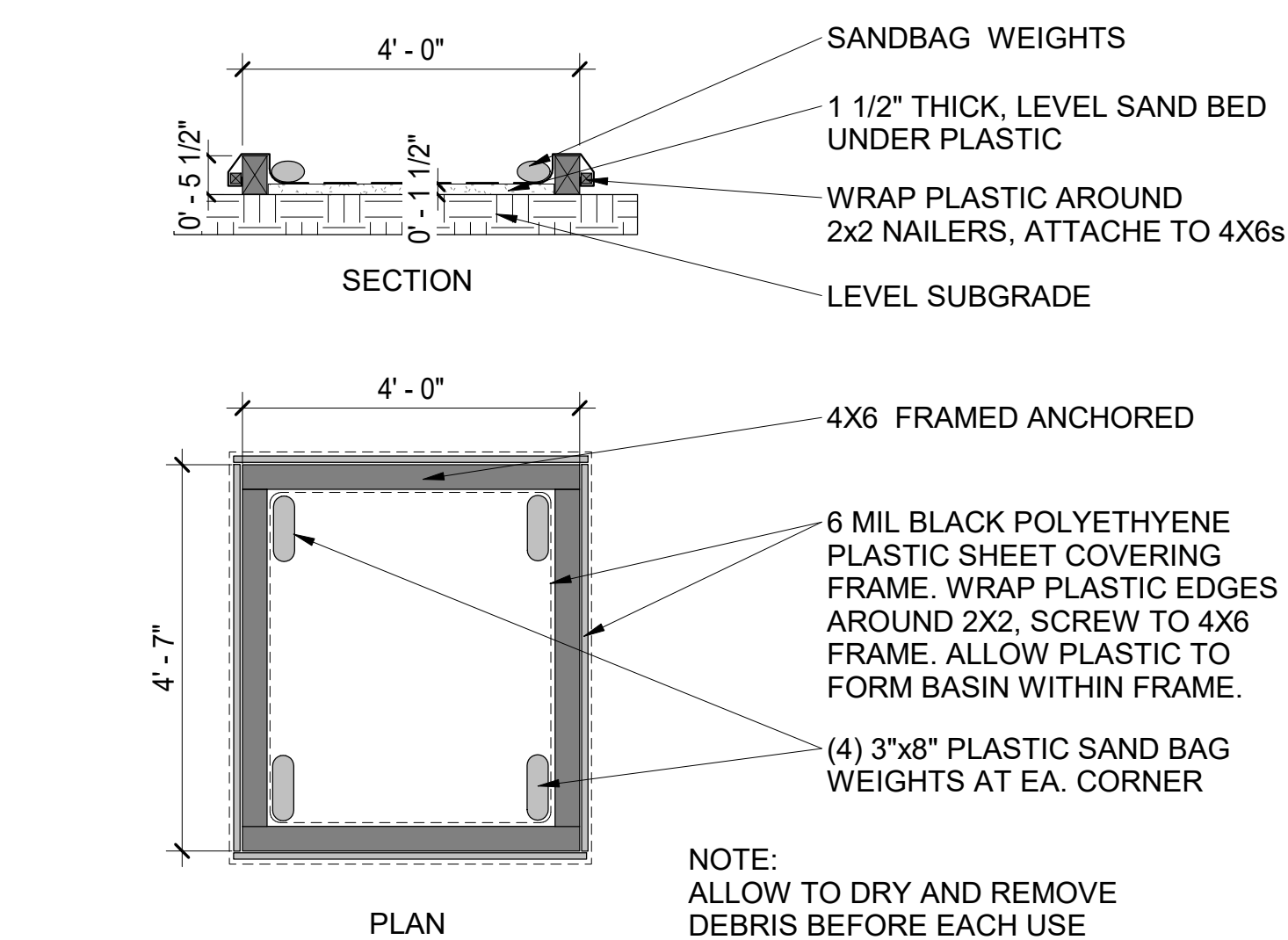
**ARCHITECTURAL
EROSION
CONTROL /
CONSTRUCTION
MGMNT PLAN**

Scale: As indicated
@ 24x36
Drawn By: DP
Job: 1612

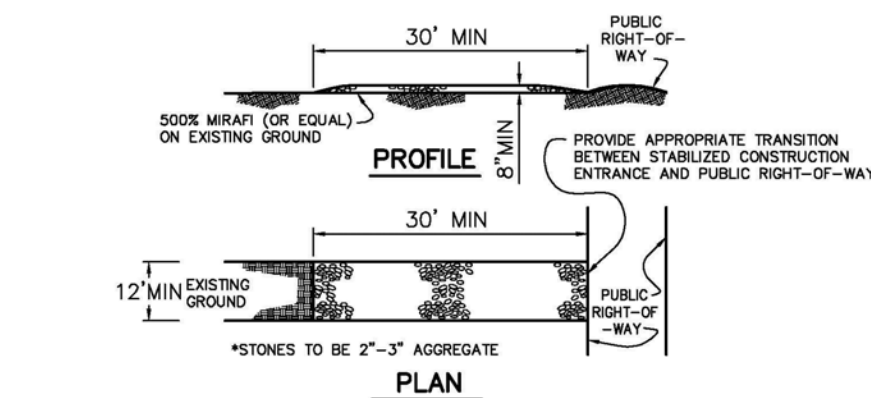
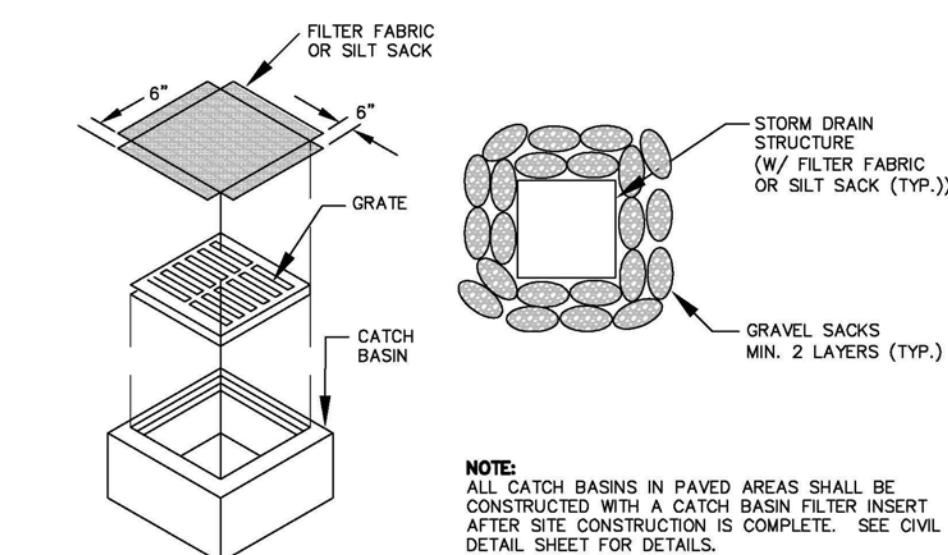
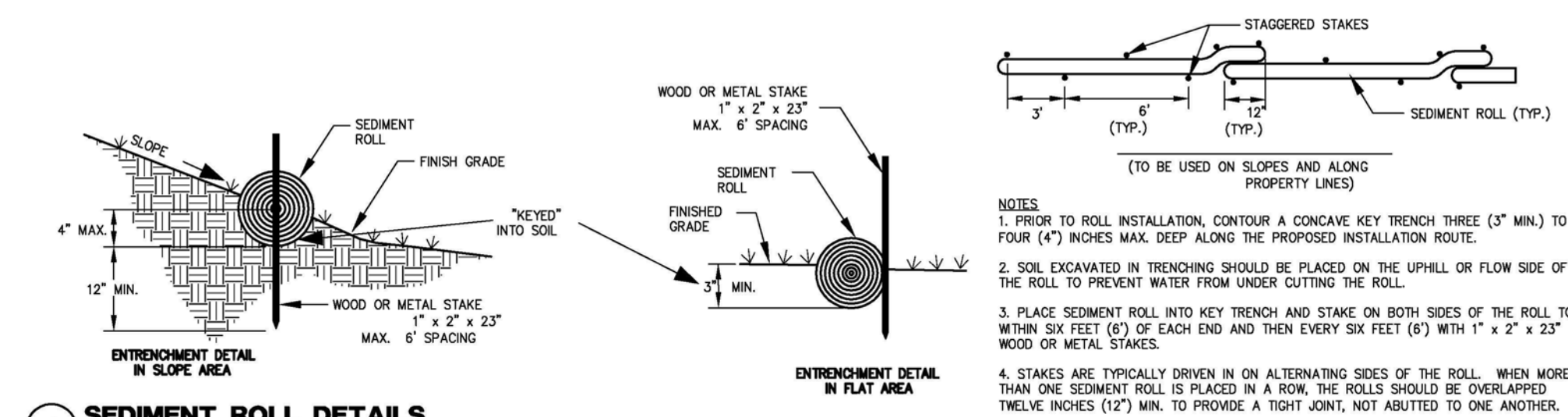
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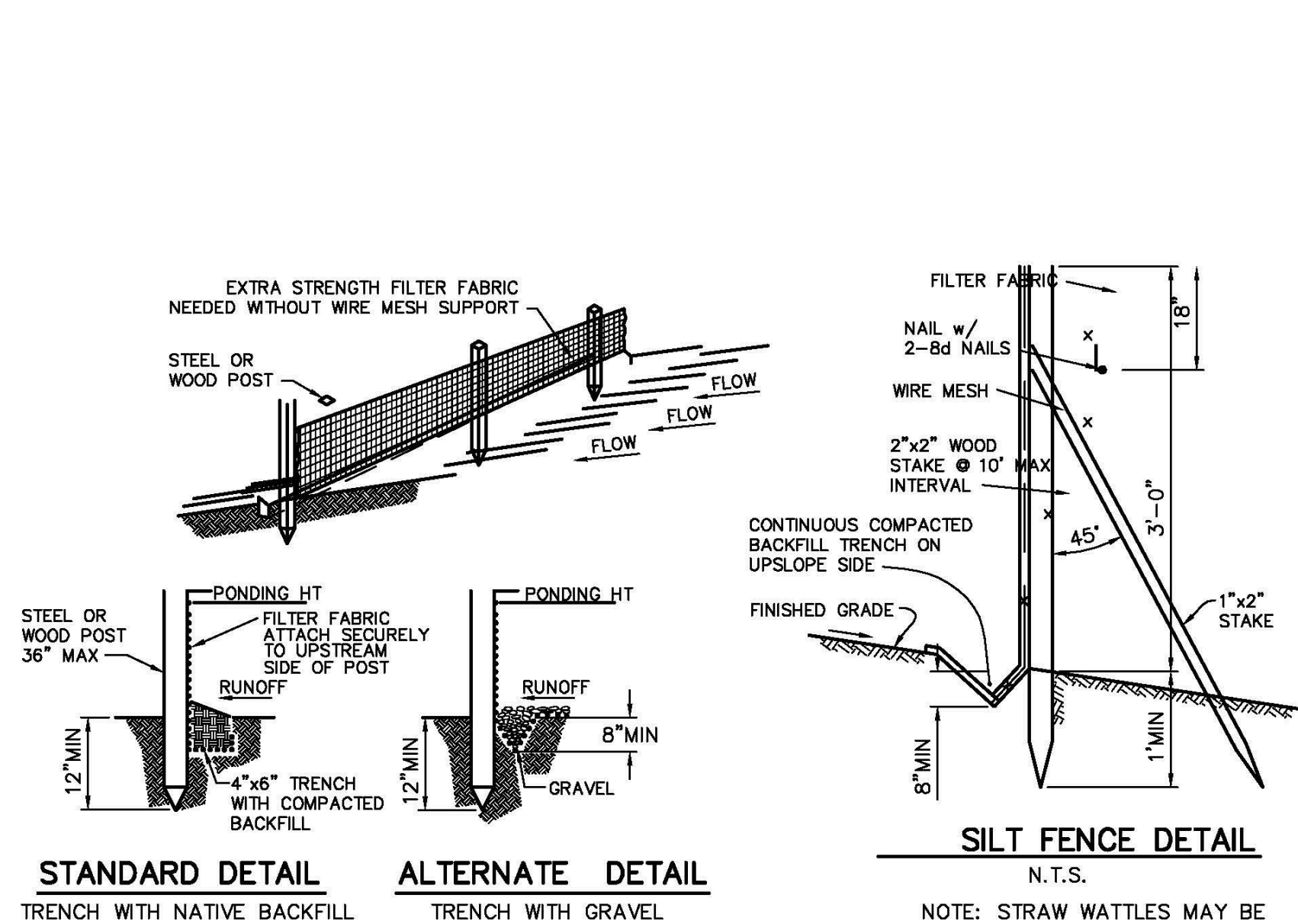
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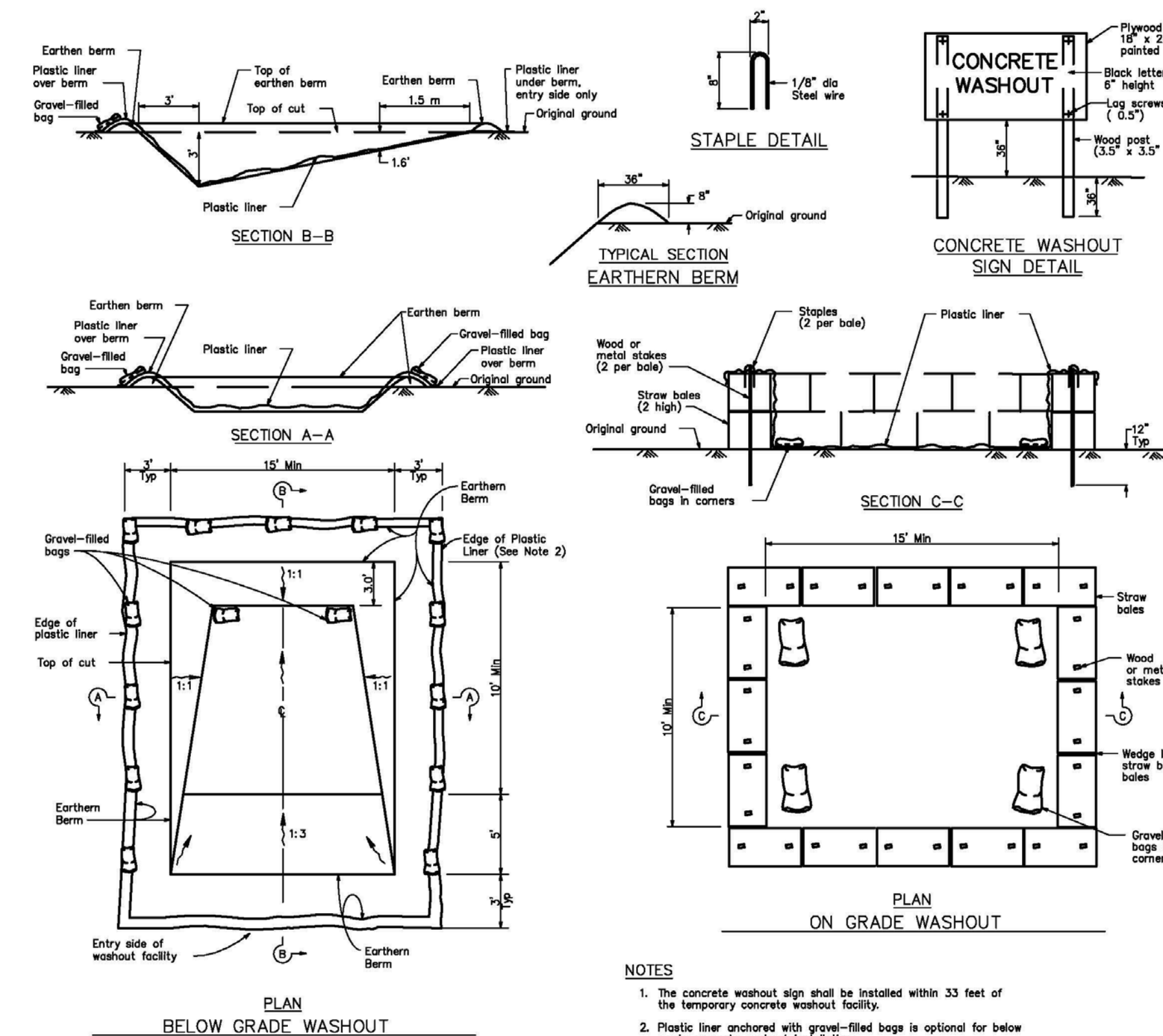
6 PAINT AND SOLVENT CLEANOUT AREA
1/2" = 1'-0"



3 CONSTRUCTION ENTRANCE
NO SCALE



4 SILT FENCE DETAIL
NO SCALE



5 CONCRETE WASHOUT AREA
NO SCALE



1. THE FACILITIES SHOWN ON THE EROSION CONTROL PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHILE LEAVE DENUDING SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING OUTSIDE THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED OUT TO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
5. APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.
6. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
7. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY OCCUR DURING CONSTRUCTION. DUE TO UNANTICIPATED FIELD CONDITIONS, VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

EMPLOYEE TRAINING

1. 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.

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS: A. INSPECT BMPs:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
- B. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- C. 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.
- D. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
- E. 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.
- F. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

1. 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.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DEGLORHORIZED 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.
4. 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 AND MEETS THE APPLICABLE NALS AND NELS
 - THE DISCHARGER REPORTS THE SAMPLING INFORMATION IN THE ANNUAL REPORT
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

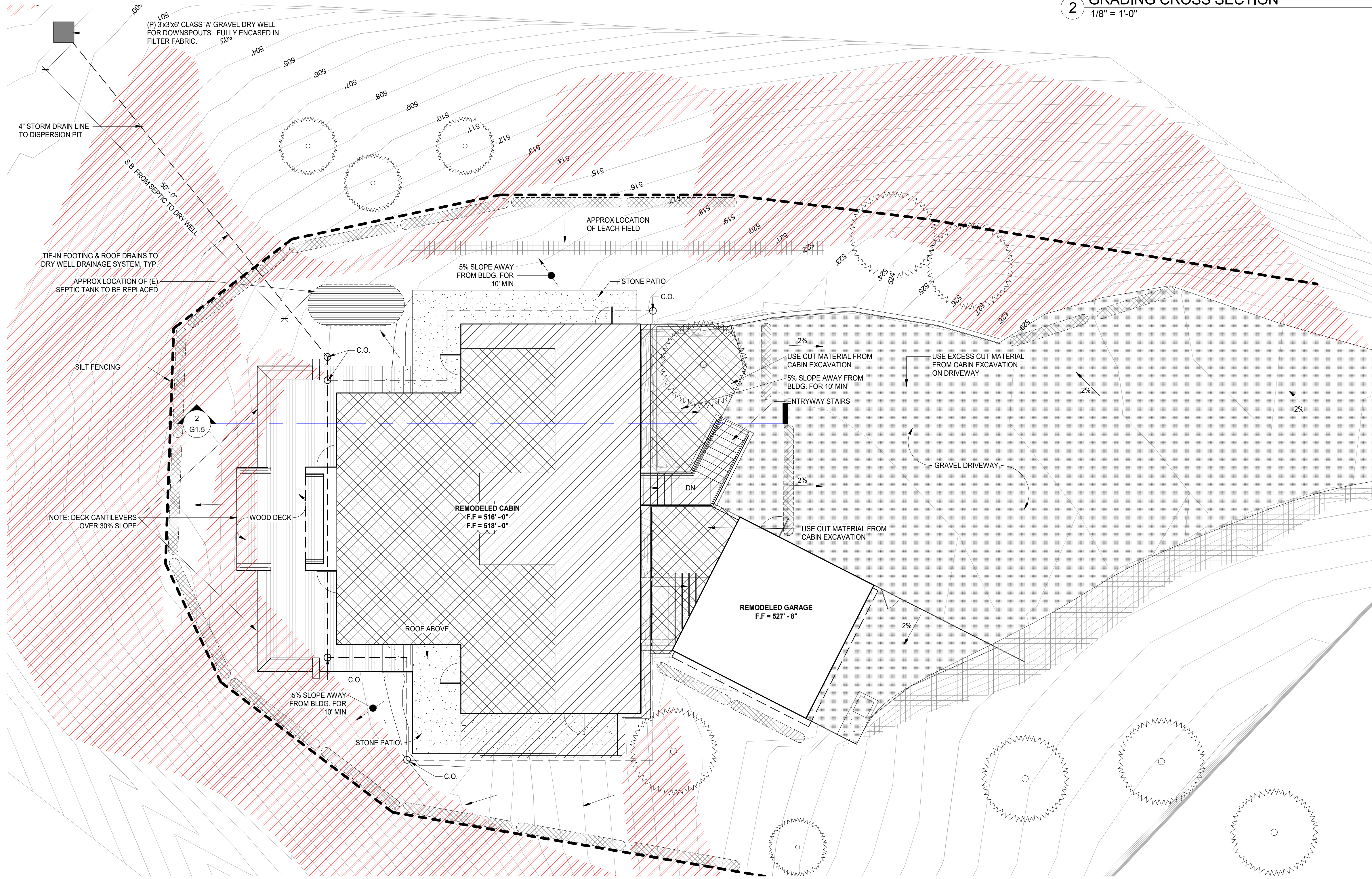
1. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED

- 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.
2. 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
3. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
 - A. 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.
 - B. 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.
 - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAYS WORK.
 - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF CONTROL ONLY AND IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - E. CUT AND FILL SLOPS SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. 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.
5. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
7. 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. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL, AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. 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.
11. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
12. WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
13. ALL DISTURBED SURFACES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION AND TO ESTABLISH NATIVE OR NATURALIZED VEGETATIVE GROWTH COMPATIBLE WITH THE AREA. THIS CONTROL SHALL CONSIST OF:
 - A) EFFECT TEMPORARY PLANTING SUCH AS RYE GRASS, SOME OTHER FAST-GERMINATION SEED, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL.
 - B) PERMANENT PLANTING OF NATIVE OR NATURALIZED DROUGHT RESISTANT SPECIES OF SHRUBS, TREES OR OTHER VEGETATION, PURSUANT TO THE "COUNTY'S LANDSCAPE CRITERIA", WHEN THE PROJECT IS COMPLETED;
 - C) MULCHING, FERTILIZING, WATERING OR OTHER METHODS MAY BE REQUIRED TO ESTABLISH NEW VEGETATION, ON SLOPES LESS THAN 20%, TOPSOIL SHOULD BE STOCKPILED AND REAPPLIED.
14. GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL ROSION. (MCC 16.08.300 C.1)
15. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SITUATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (MCC 6.08.300 C.2)
16. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
17. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE 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)
18. LAND CLEARING SHALL BE KEPT TO A MINIMUM. VEGETATION REMOVAL SHALL BE KEPT TO THAT AMOUNT NECESSARY FOR BUILDING, ACCESS AND CONSTRUCTION AS SHOWN ON THE APPROVED EROSION CONTROL PLAN.
19. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS, AND SCALDIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL. (MCC 16.08.310 D)

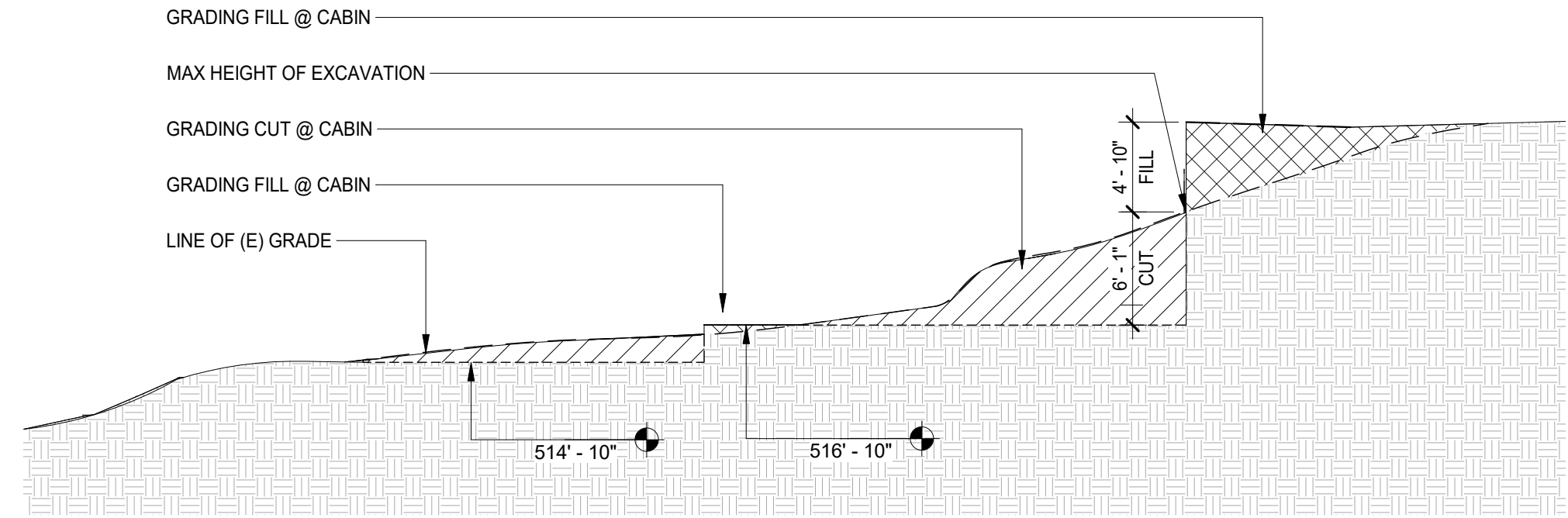
EROSION CONTROL MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR ANY DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH RAINFALL EVENT AND REPAIRED AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER AS NOT TO CAUSE EROSION.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

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1 GRADING / SLOPE MAP & DRAINAGE PLAN
1/8" = 1'-0"



2 GRADING CROSS SECTION
1/8" = 1'-0"

GENERAL NOTES

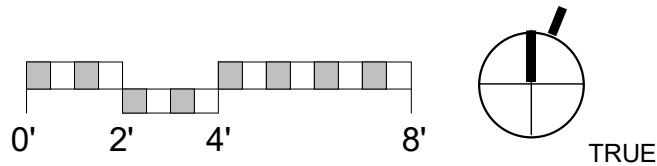
1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
4. ALL GRADING WORK SHALL CONFORM TO THE GEOTECHNICAL REPORT DATED 03/29/2017, PREPARED BY GRICE ENGINEERING.
5. TOPOGRAPHY WAS PREPARED BY MONTEREY BAY ENGINEERS, INC.
6. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS AS REFERENCE 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. IT IS THE RESPONSIBILITY 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.

LEGEND:

- 30% SLOPE OR GREATER
- MAN-MADE SLOPE 30% OR GREATER
- PROPOSED CUT
- PROPOSED FILL
- (E) GRAVEL DRIVEWAY
- WATER FLOW
- SILT FENCING
- STRAW WATTLE

GRADING ESTIMATES:

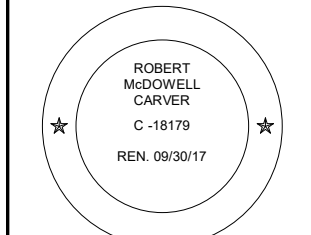
GRADING CUT	202.43 CU.YDS.
GRADING FILL	202.43 CU.YDS.
GRADING NET EXPORT	0 CU.YDS.



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ARCHITECTURAL
GRADING/SLOPE
MAP & DRAINAGE
PLAN

Scale: As indicated
@ 24x36
Drawn By: DP
Job: 1612

G1.5

03/30/2017

3/29/2017 2:23:54 PM

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DEFENSIBLE SPACE GUIDELINES:

1. MAINTAIN A FIREBREAK BY REMOVING AND CLEARING AWAY ALL FLAMMABLE VEGETATION AND OTHER COMBUSTIBLE GROWTH WITHIN 30 FEET OF EACH BUILDING OR STRUCTURE, WITH CERTAIN EXCEPTIONS PURSUANT TO PRC §4291(A). SINGLE SPECIMENS OF TREES OR OTHER VEGETATION MAY BE RETAINED PROVIDED THEY ARE WELL- SPACED, WELL-PRUNED, AND CREATE A CONDITION THAT AVOIDS SPREAD OF FIRE TO OTHER VEGETATION OR TO A BUILDING OR STRUCTURE.

2. DEAD AND DYING WOODY SURFACE FUELS AND AERIAL FUELS WITHIN THE REDUCED FUEL ZONE SHALL BE REMOVED. LOOSE SURFACE LITTER, NORMALLY CONSISTING OF FALLEN LEAVES OR NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES, SHALL BE PERMITTED TO A DEPTH OF 3 INCHES. THIS GUIDELINE IS PRIMARILY INTENDED TO ELIMINATE TREES, BUSHES, SHRUBS AND SURFACE DEBRIS THAT ARE COMPLETELY DEAD OR WITH SUBSTANTIAL AMOUNTS OF DEAD BRANCHES OR LEAVES/NEEDLES THAT WOULD READILY BURN.

3. DOWN LOGS OR STUMPS ANYWHERE WITHIN 100 FEET FROM THE BUILDING OR STRUCTURE, WHEN EMBEDDED IN THE SOIL, MAY BE RETAINED WHEN ISOLATED FROM OTHER VEGETATION. OCCASIONAL (APPROXIMATELY ONE PER ACRE) STANDING DEAD TREES (SNAGS) THAT ARE WELL-SPACE FROM OTHER VEGETATION AND WHICH WILL NOT FALL ON BUILDINGS OR STRUCTURES OR ON ROADWAYS/DRIVEWAYS MAY BE RETAINED.

4. WITHIN THE REDUCED FUEL ZONE, ONE OF THE FOLLOWING FUEL TREATMENTS (4A. OR 4B.) SHALL BE IMPLEMENTED. PROPERTIES WITH GREATER FIRE HAZARDS WILL REQUIRE GREATER CLEARING TREATMENTS. COMBINATIONS OF THE METHODS MAY BE ACCEPTABLE UNDER §1299(C) AS LONG AS THE INTENT OF THESE GUIDELINES IS MET.

4A. REDUCED FUEL ZONE: FUEL SEPARATION

IN CONJUNCTION WITH GENERAL GUIDELINES 1., 2., AND 3., ABOVE, MINIMUM CLEARANCE BETWEEN FUELS SURROUNDING EACH BUILDING OR STRUCTURE WILL RANGE FROM 4 FEET TO 40 FEET IN ALL DIRECTIONS, BOTH HORIZONTALLY AND VERTICALLY.

CLEARANCE DISTANCES BETWEEN VEGETATION WILL DEPEND ON THE SLOPE, VEGETATION SIZE, . VEGETATION TYPE (BRUSH, GRASS, TREES), AND OTHER FUEL CHARACTERISTICS (FUEL COMPACTION, CHEMICAL CONTENT ETC.). PROPERTIES WITH GREATER FIRE HAZARDS WILL REQUIRE GREATER SEPARATION.

GRASS GENERALLY SHOULD NOT EXCEED 4 INCHES IN HEIGHT. HOWEVER, HOMEOWNERS MAY KEEP GRASS AND OTHER FORBS LESS THAN 18 INCHES IN HEIGHT ABOVE THE GROUND WHEN THESE GRASSES ARE ISOLATED FROM OTHER FUELS OR WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION.

CLEARANCE REQUIREMENTS INCLUDE:

HORIZONTAL CLEARANCE BETWEEN AERIAL FUELS, SUCH AS THE OUTSIDE EDGE OF THE TREE CROWNS OR HIGH BRUSH. HORIZONTAL CLEARANCE HELPS STOP THE SPREAD OF FIRE FROM ONE FUEL TO THE NEXT.

VERTICAL CLEARANCE BETWEEN LOWER LIMBS OF AERIAL FUELS AND THE NEAREST SURFACE FUELS AND GRASS/WEEDS. VERTICAL CLEARANCE REMOVES *LADDER FUELS* AND HELPS PREVENT A FIRE FROM MOVING FROM THE SHORTER FUELS TO THE TALLER FUELS.

4B. REDUCED FUEL ZONE: DEFENSIBLE SPACE WITH CONTINUOUS TREE CANOPY

TO ACHIEVE DEFENSIBLE SPACE WHILE RETAINING A STAND OF LARGER TREES WITH A CONTINUOUS TREE CANOPY APPLY THE FOLLOWING TREATMENTS:

GENERALLY, REMOVE ALL SURFACE FUELS GREATER THAN 4 INCHES IN HEIGHT. SINGLE SPECIMENS OF TREES OR OTHER VEGETATION MAY BE RETAINED PROVIDED THEY ARE WELL-SPACED, WELL-PRUNED, AND CREATE A CONDITION THAT AVOIDS SPREAD OF FIRE TO OTHER VEGETATION OR TO A BUILDING OR STRUCTURE.

REMOVE LOWER LIMBS OF TREES ("PRUNE") TO AT LEAST 6 FEET UP TO 15 FEET (OR THE LOWER 1/3 BRANCHES FOR SMALL TREES). PROPERTIES WITH GREATER FIRE HAZARDS, SUCH AS STEEPER SLOPES OR MORE SEVERE FIRE DANGER, WILL REQUIRE PRUNING HEIGHTS IN THE UPPER END OF THIS RANGE.

DEFENSIBLE SPACE: REDUCED FUEL ZONE

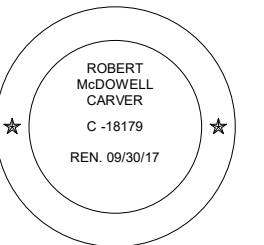
30 FT. REDUCED FUEL ZONE:

30 FT. TO 100 FT.

BETWEEN FUELS, FOR EXAMPLE, PROPERTIES ON STEEP SLOPES HAVING LARGE SIZED VEGETATION WILL REQUIRE GREATER SPACING BETWEEN INDIVIDUAL TREES AND BUSHES (SEE PLANT SPACING GUIDELINES AND CASE EXAMPLES BELOW). GROUPS OF VEGETATION (NUMEROUS PLANTS GROWING TOGETHER LESS THAN 10 FEET IN TOTAL FOLIAGE WIDTH) MAY BE TREATED AS A SINGLE PLANT. FOR EXAMPLE, THREE INDIVIDUAL MANZANITA PLANTS GROWING TOGETHER WITH A TOTAL FOLIAGE WIDTH OF EIGHT FEET CAN BE "GROUPED" AND CONSIDERED AS ONE PLANT AND SPACED ACCORDING TO THE PLANT SPACING GUIDELINES IN THIS DOCUMENT.

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ARCHITECTURAL
FUEL
MANAGEMENT
PLAN

Scale:	1/16" = 1'-0"
	@ 24x36
Drawn By:	Author
Job:	1612

G1.6

3/30/2017

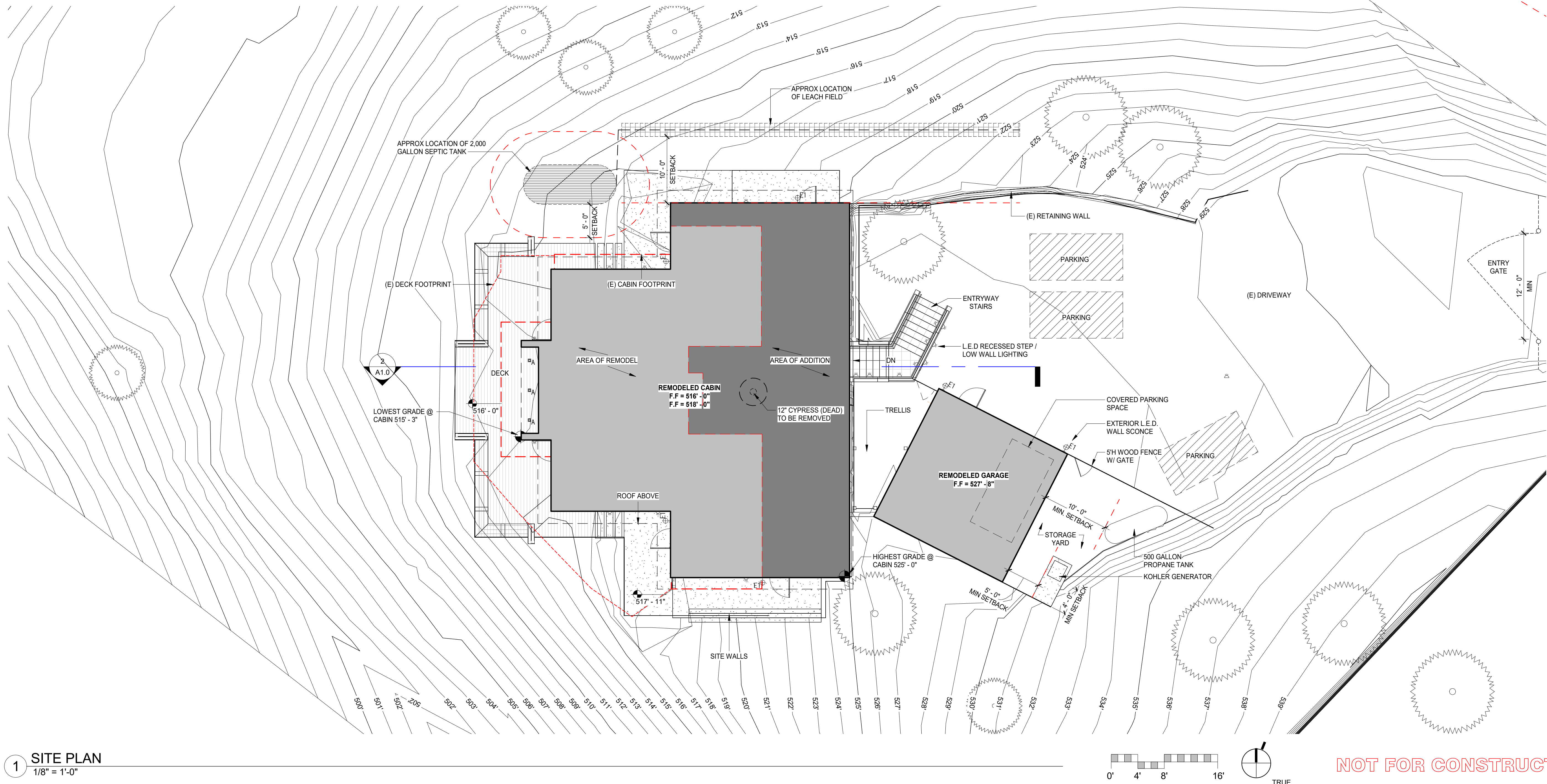
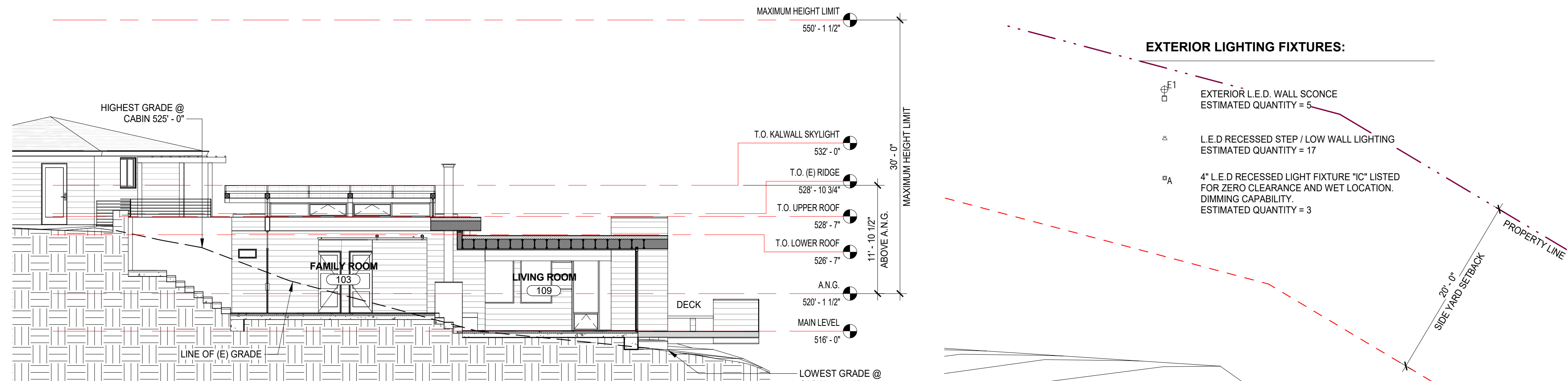
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12" (DEAD) CYPRESS
TREE TO BE REMOVED



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★ ROBERT
MOSWELL
CARVER
C. 0179
REN. 05/2017 ★

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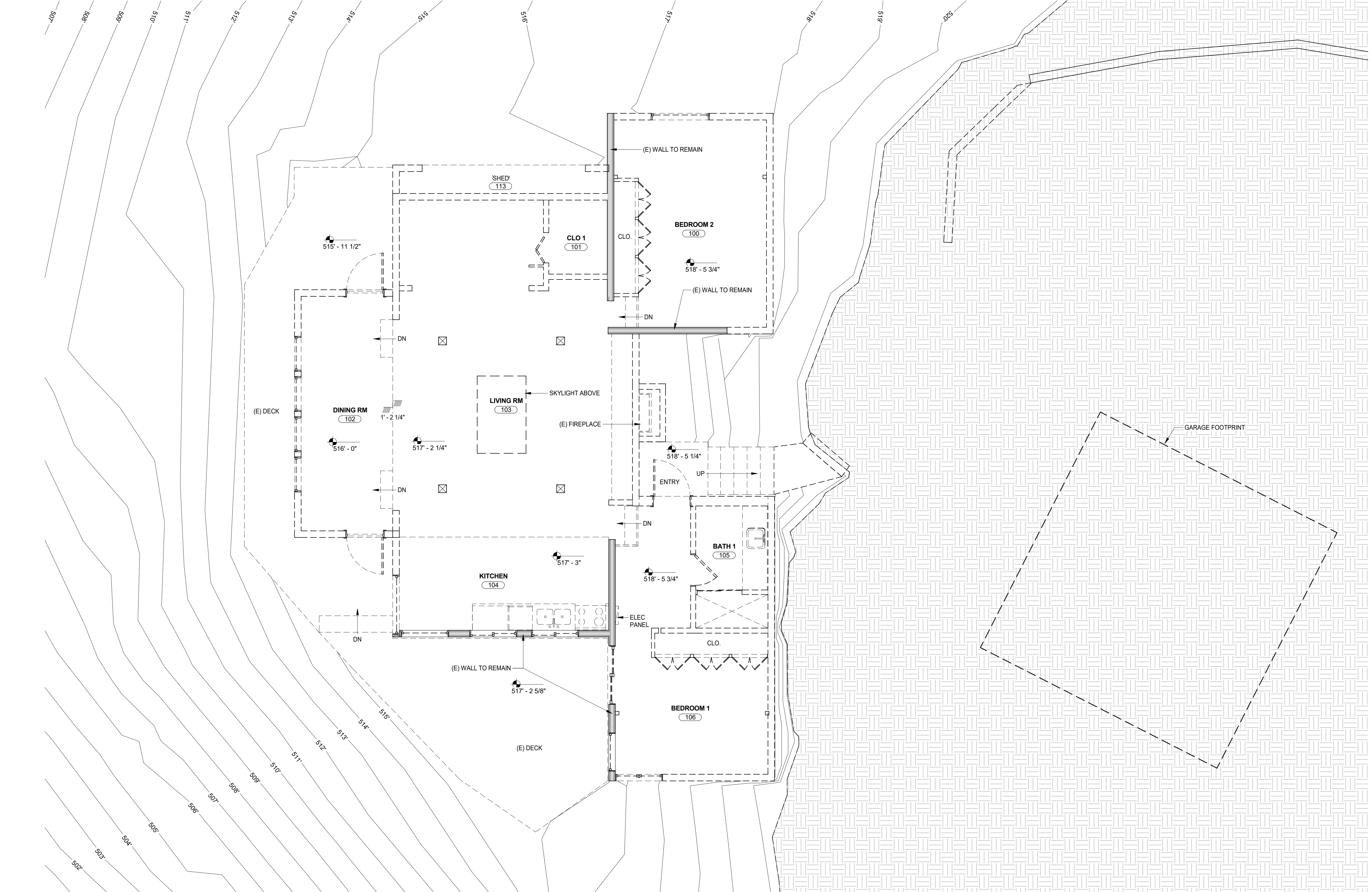
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ARCHITECTURAL
SITE PLAN &
AVERAGE
NATURAL GRADE
SECTION

Scale: 1/8" = 1'-0"
@ 24x36
Drawn By: DP
Job: 1612

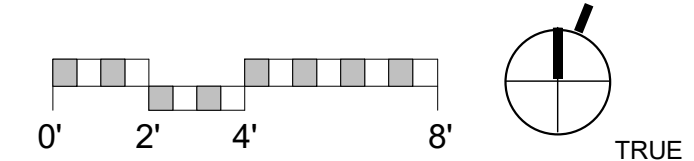
A10
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1 EXISTING/DEMO FLOOR PLAN
1/4" = 1'-0"

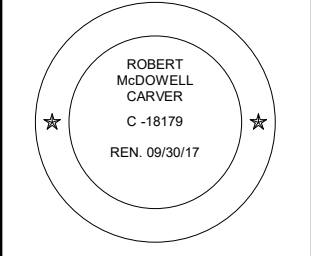
- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO REMOVE



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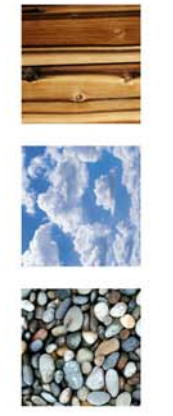
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ARCHITECTURAL EXISTING/DEMO FLOOR PLAN

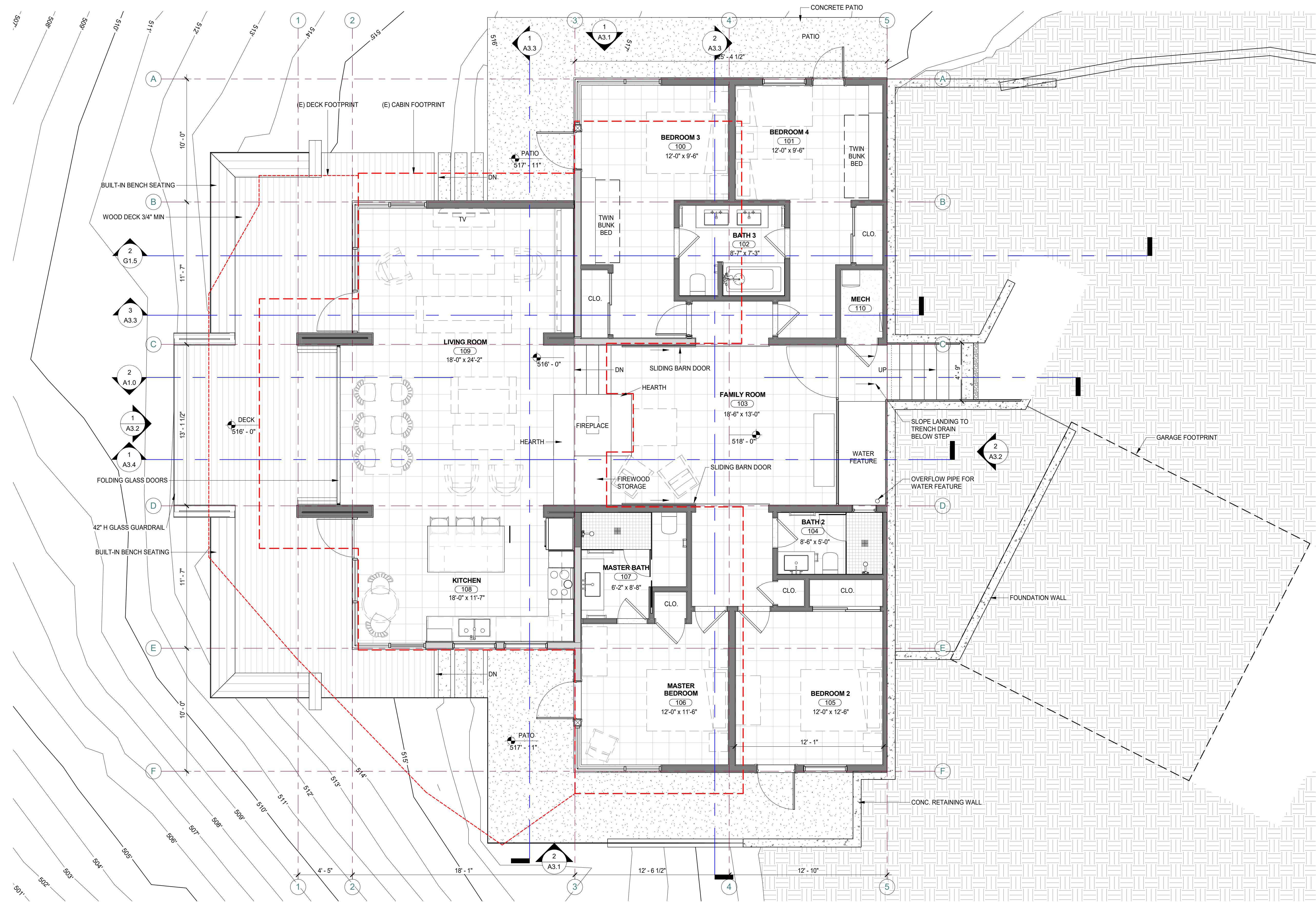
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@ 24x36
Drawn By: DP
Job: 1612

A2.0

03/30/2017

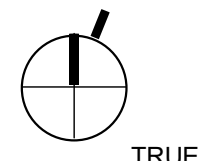
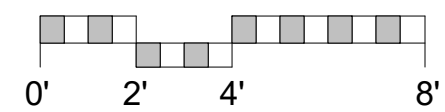
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1 FLOOR PLAN
1/4" = 1'-0"

- NEW WALL
- EXISTING WALL TO REMAIN



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ARCHITECTURAL
REMODELED
CABIN FLOOR
PLAN

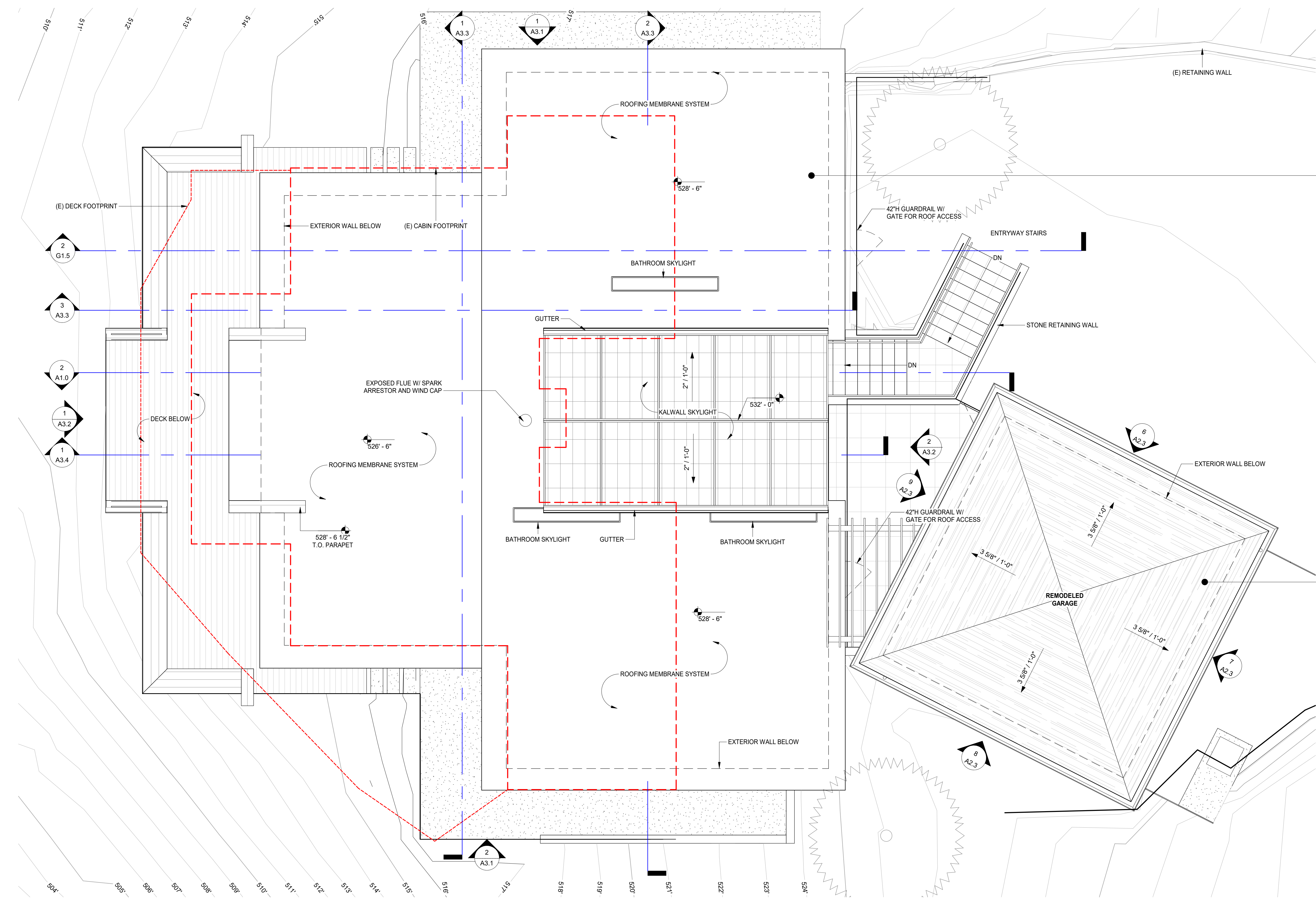
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Drawn By: DP/SP
Job: 1612

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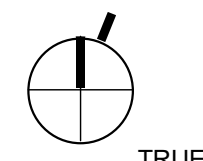
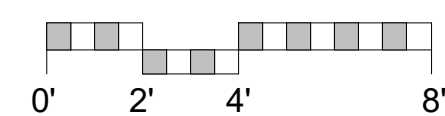
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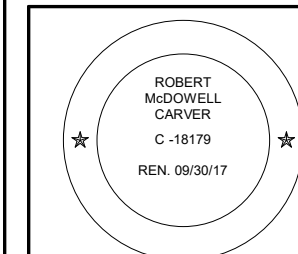
1 ROOF PLAN
1/4" = 1'-0"



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ARCHITECTURAL ROOF PLAN

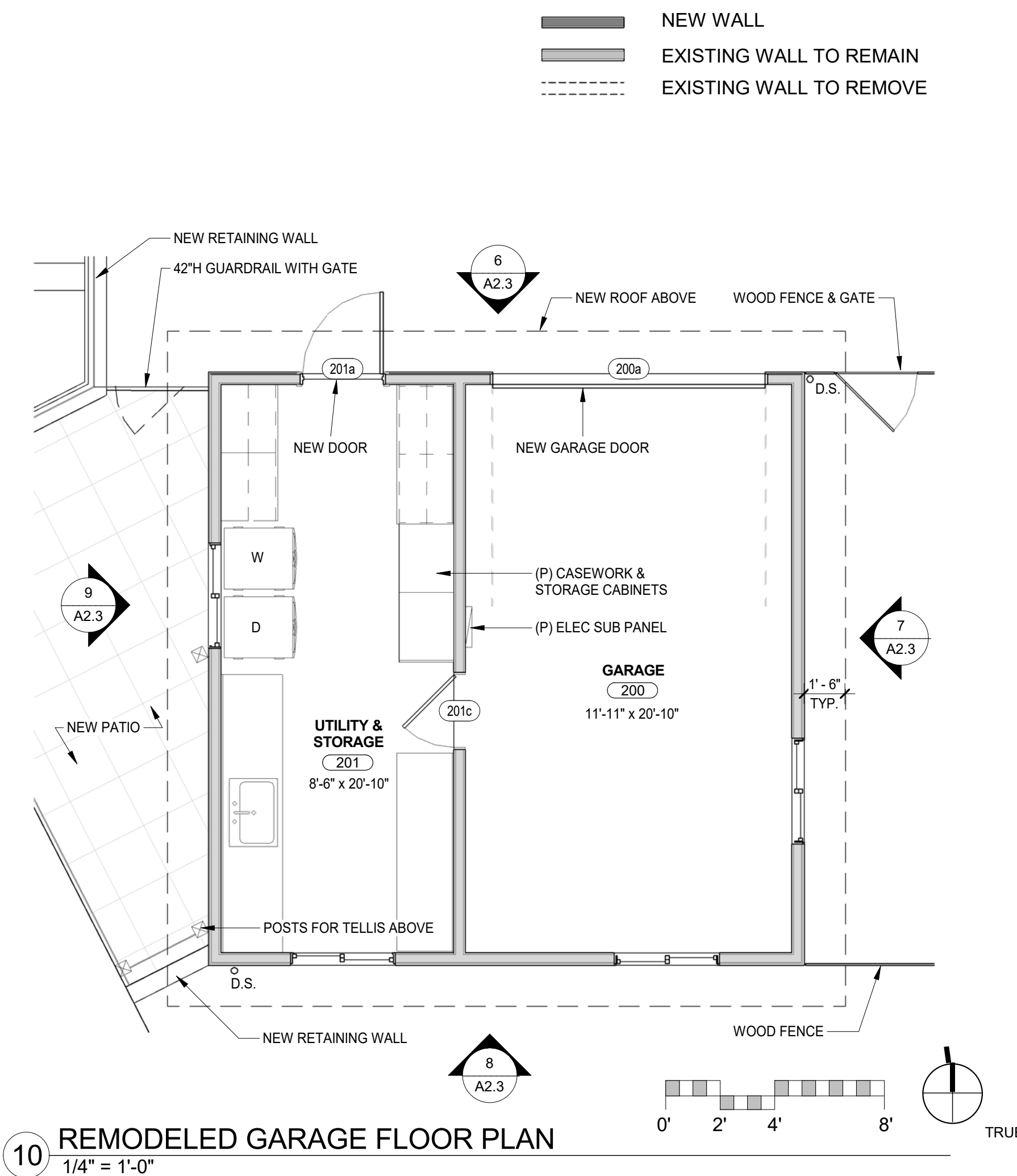
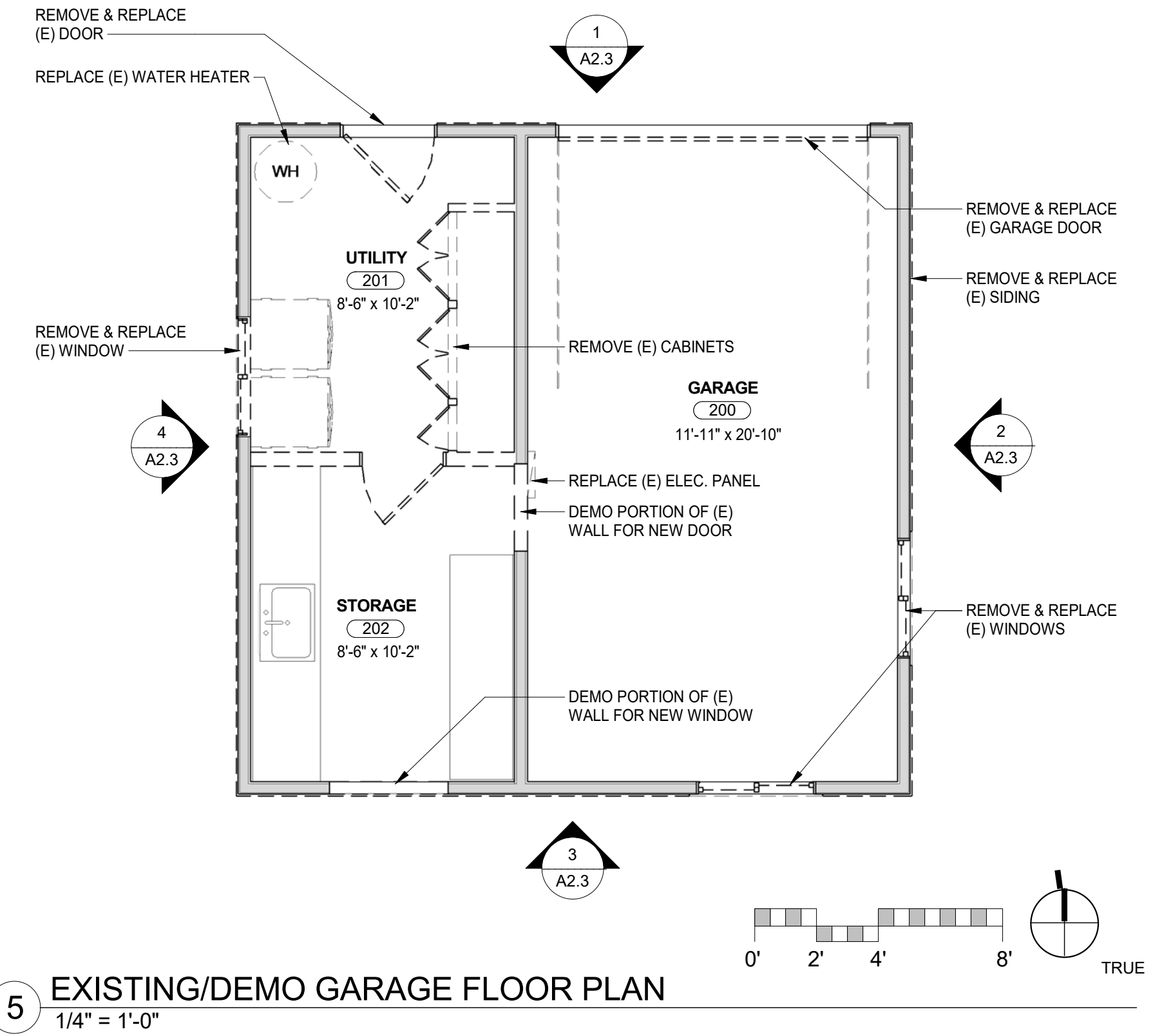
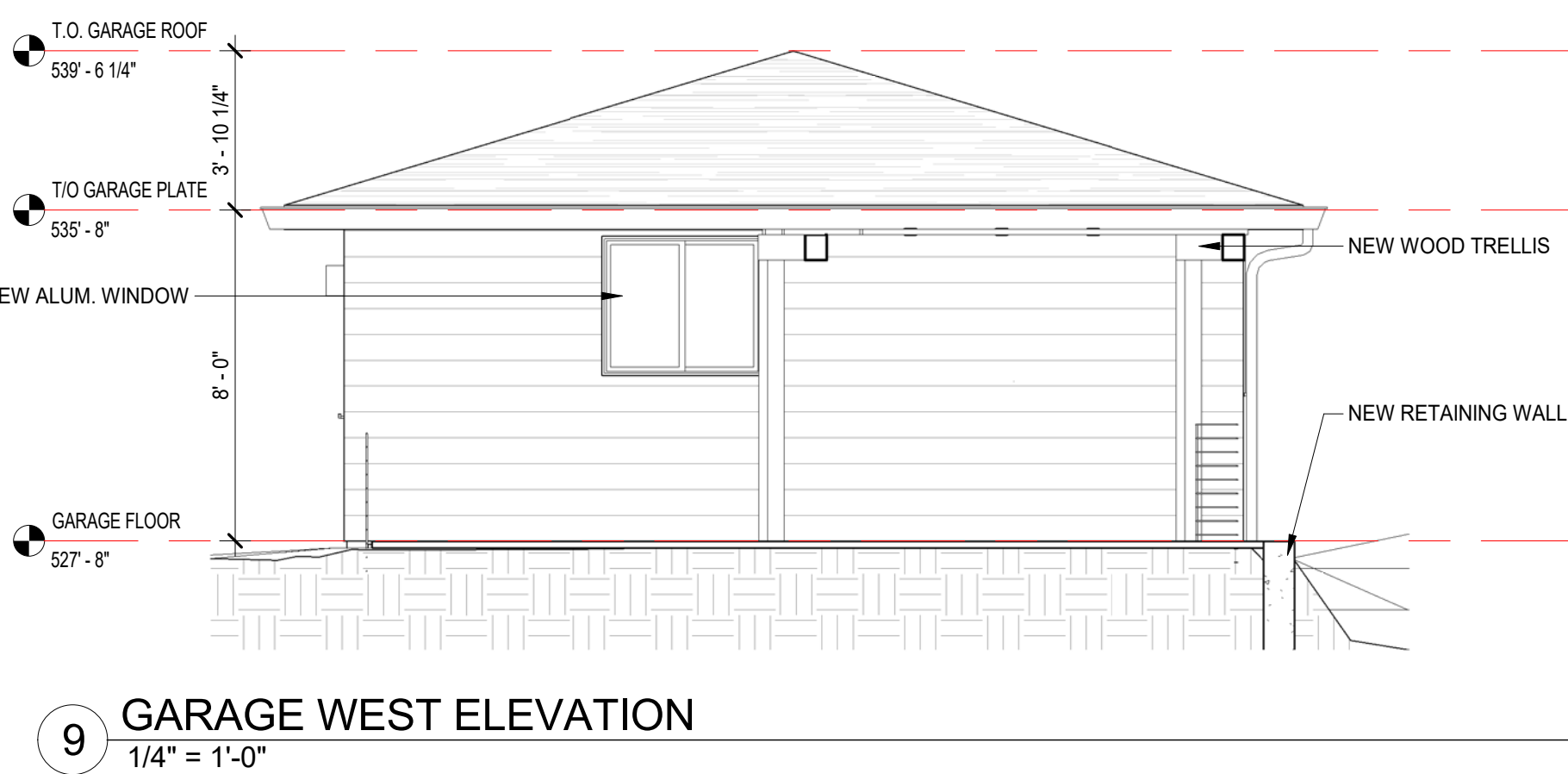
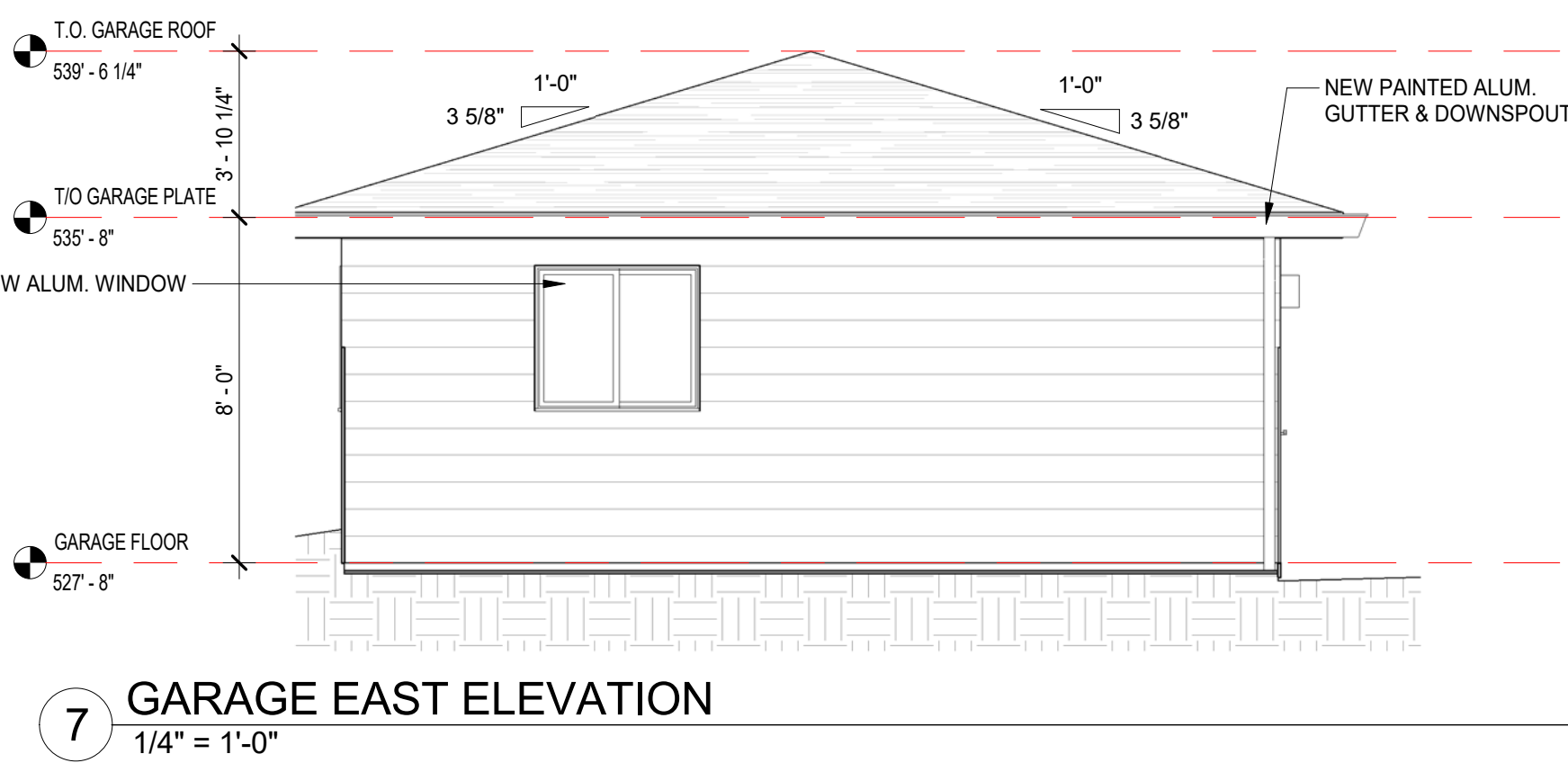
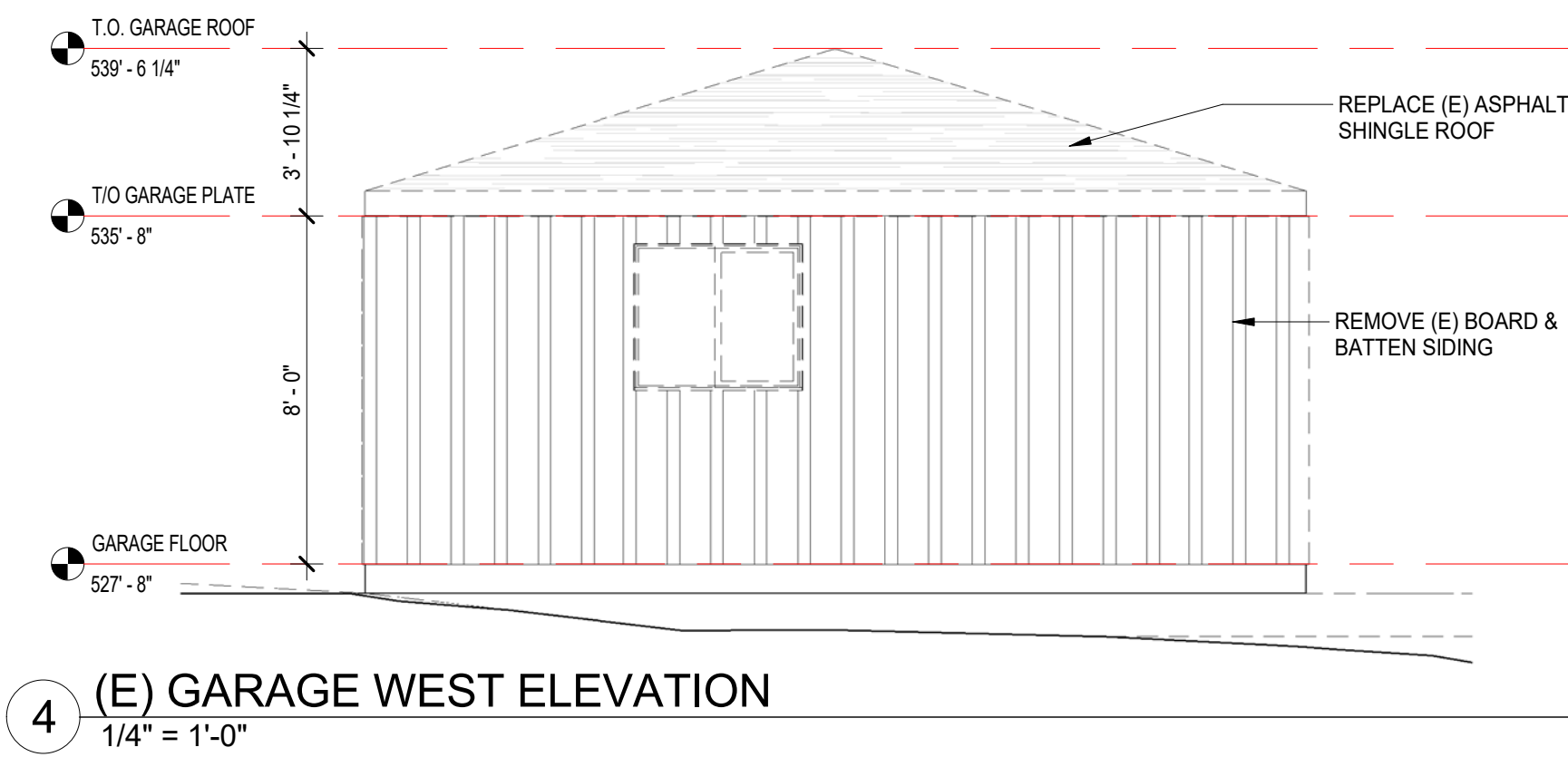
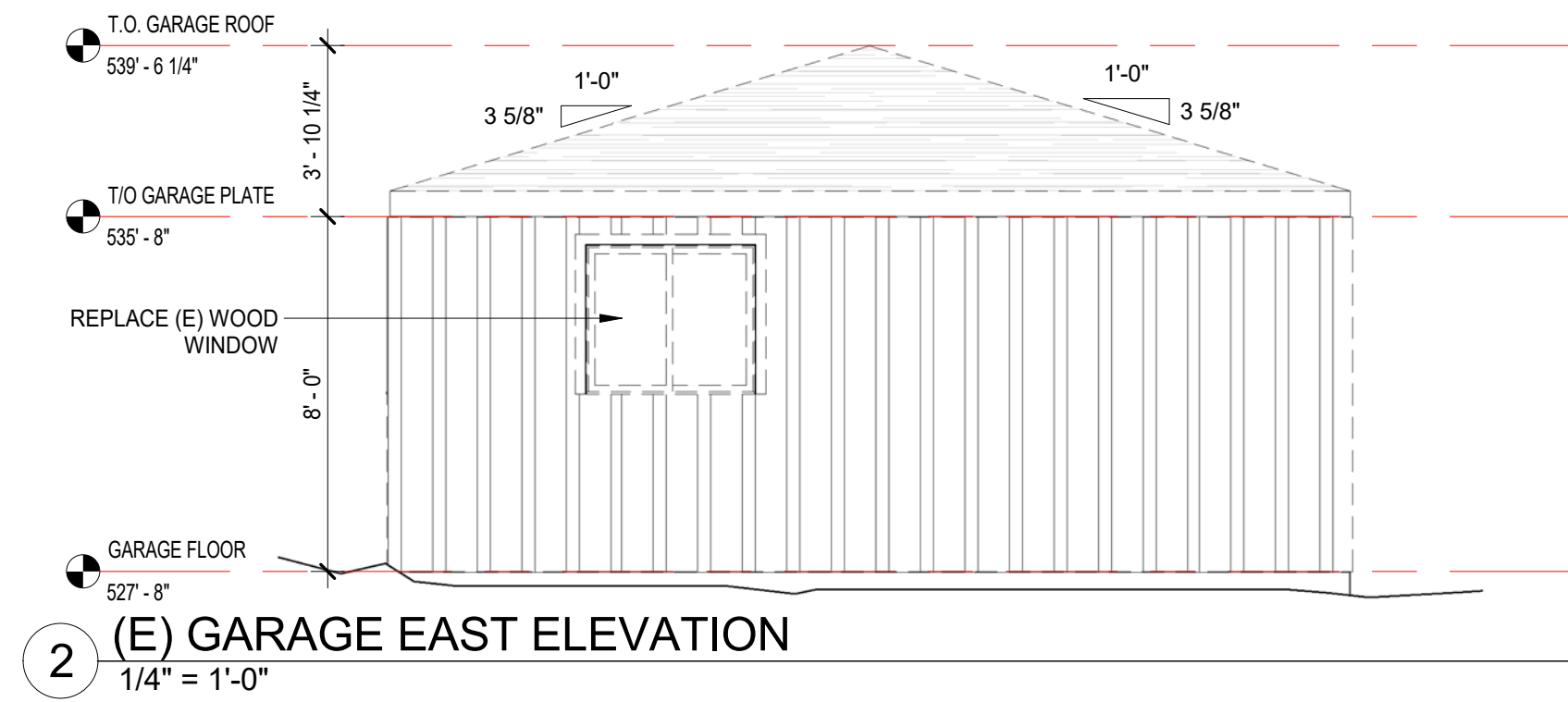
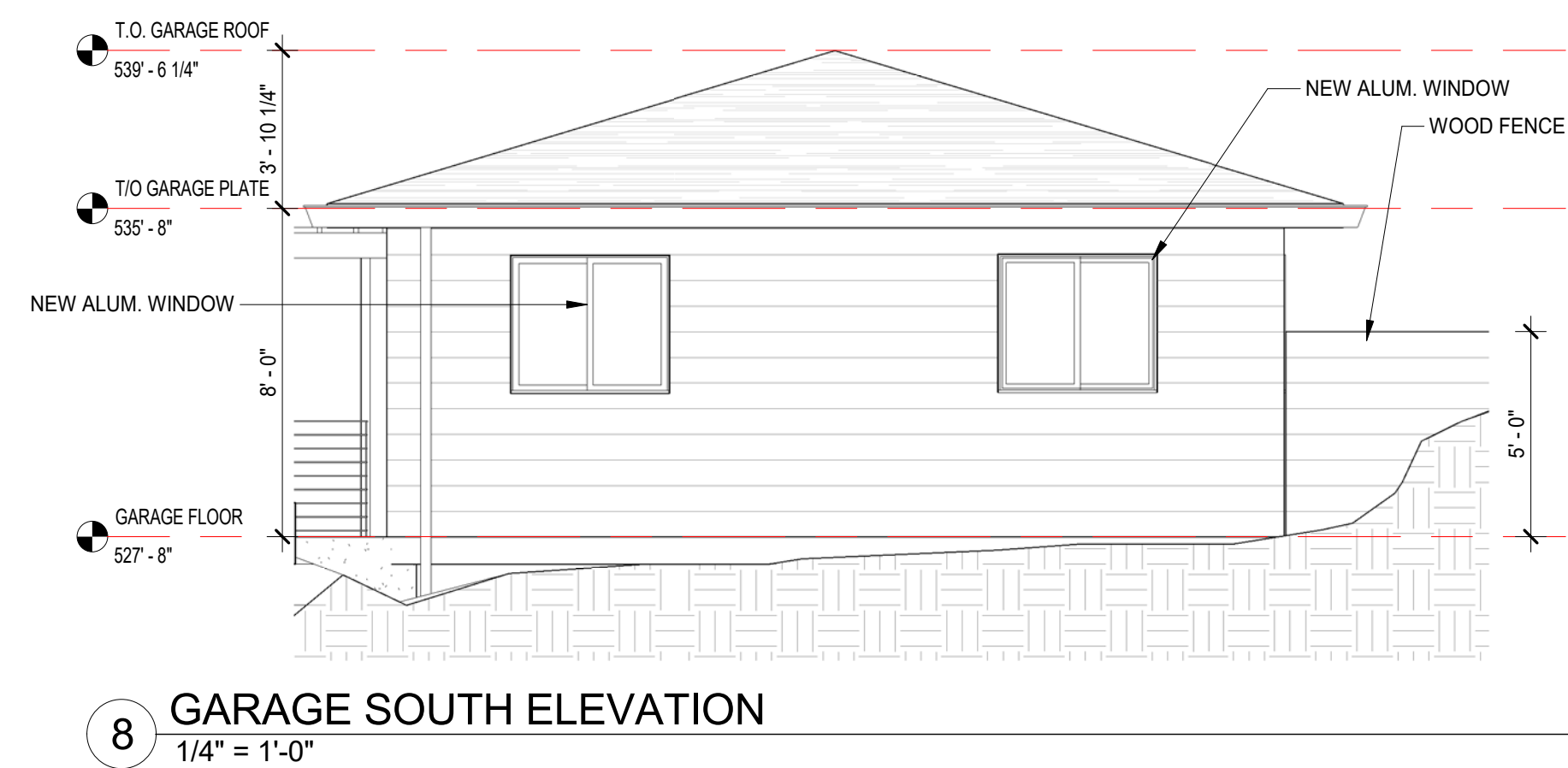
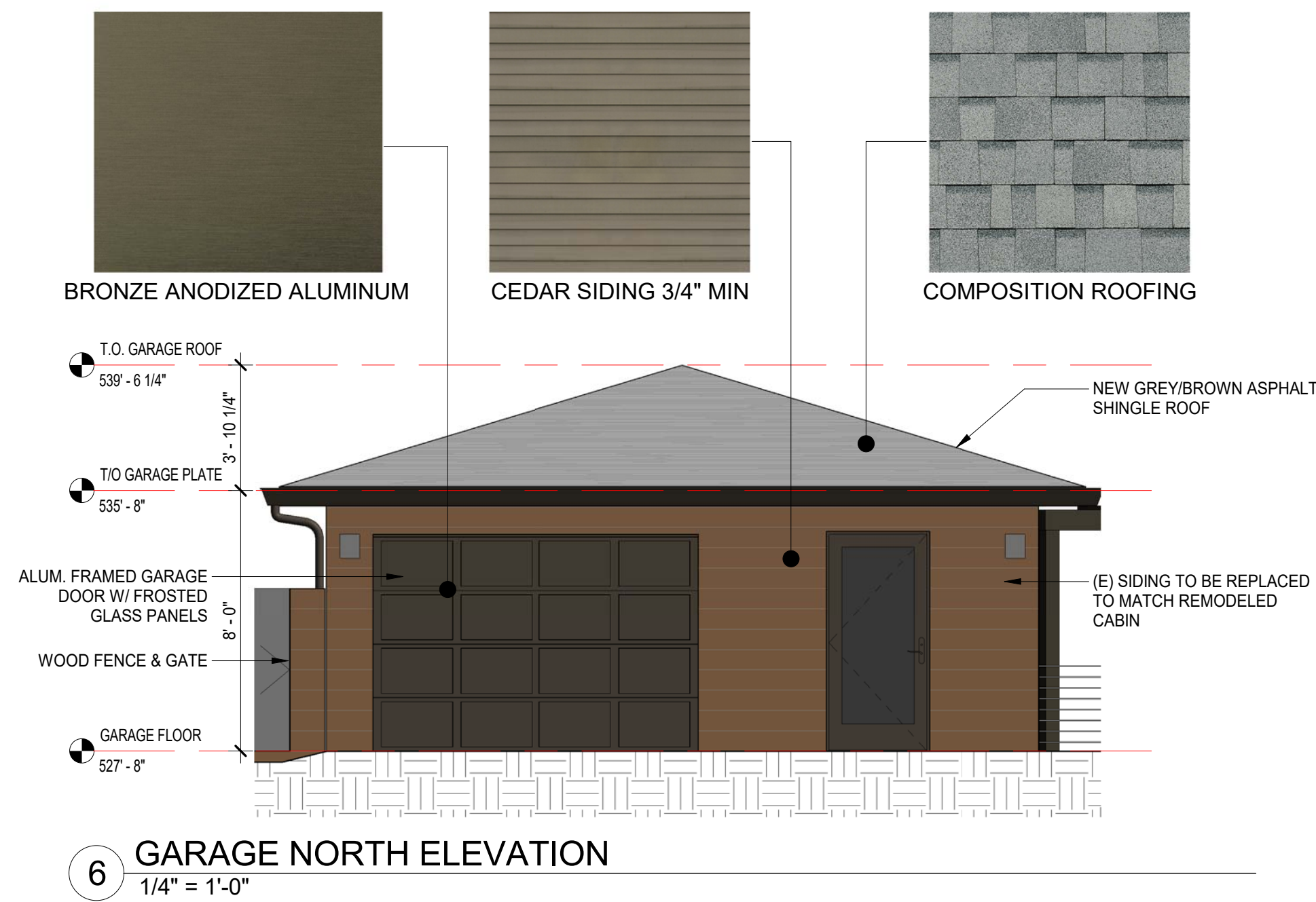
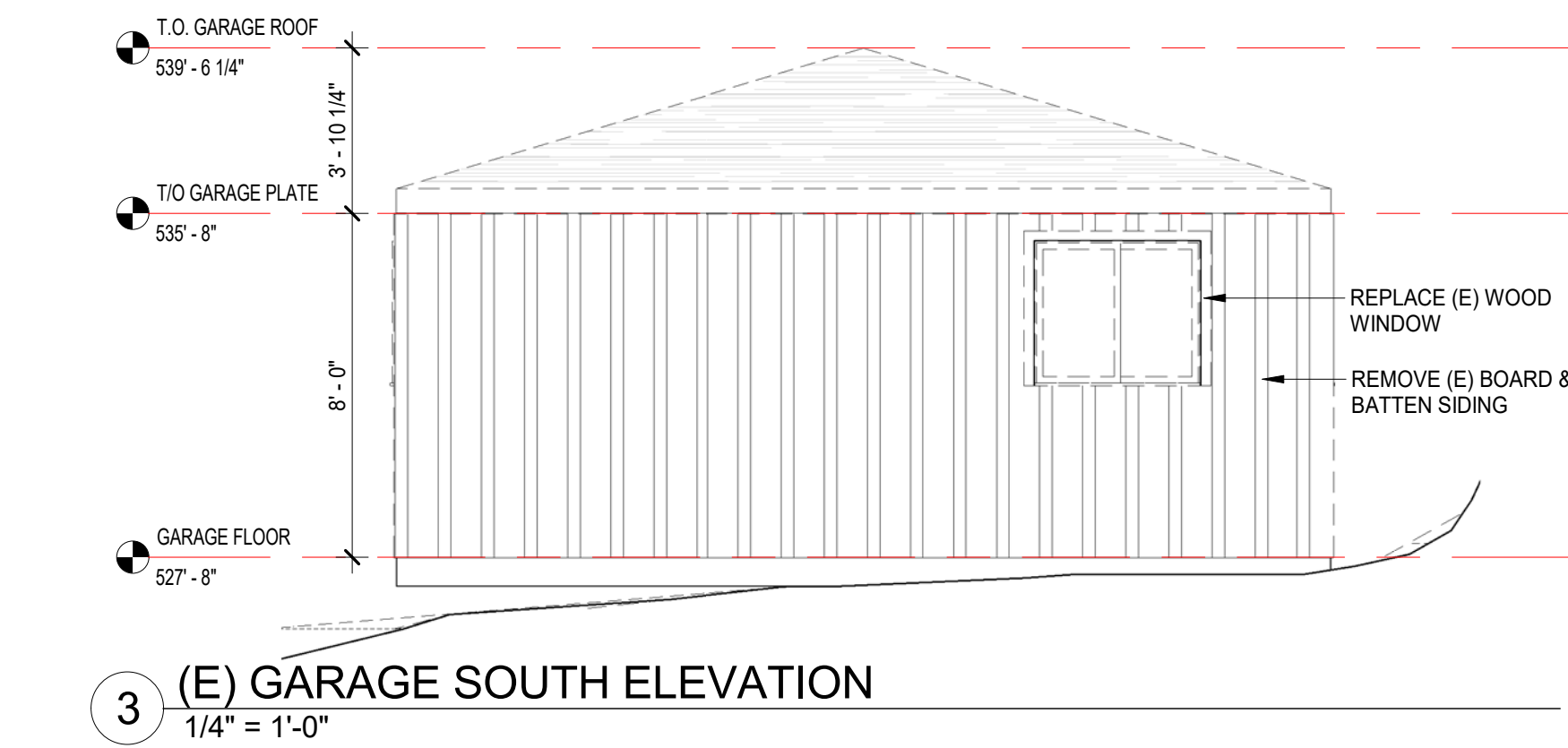
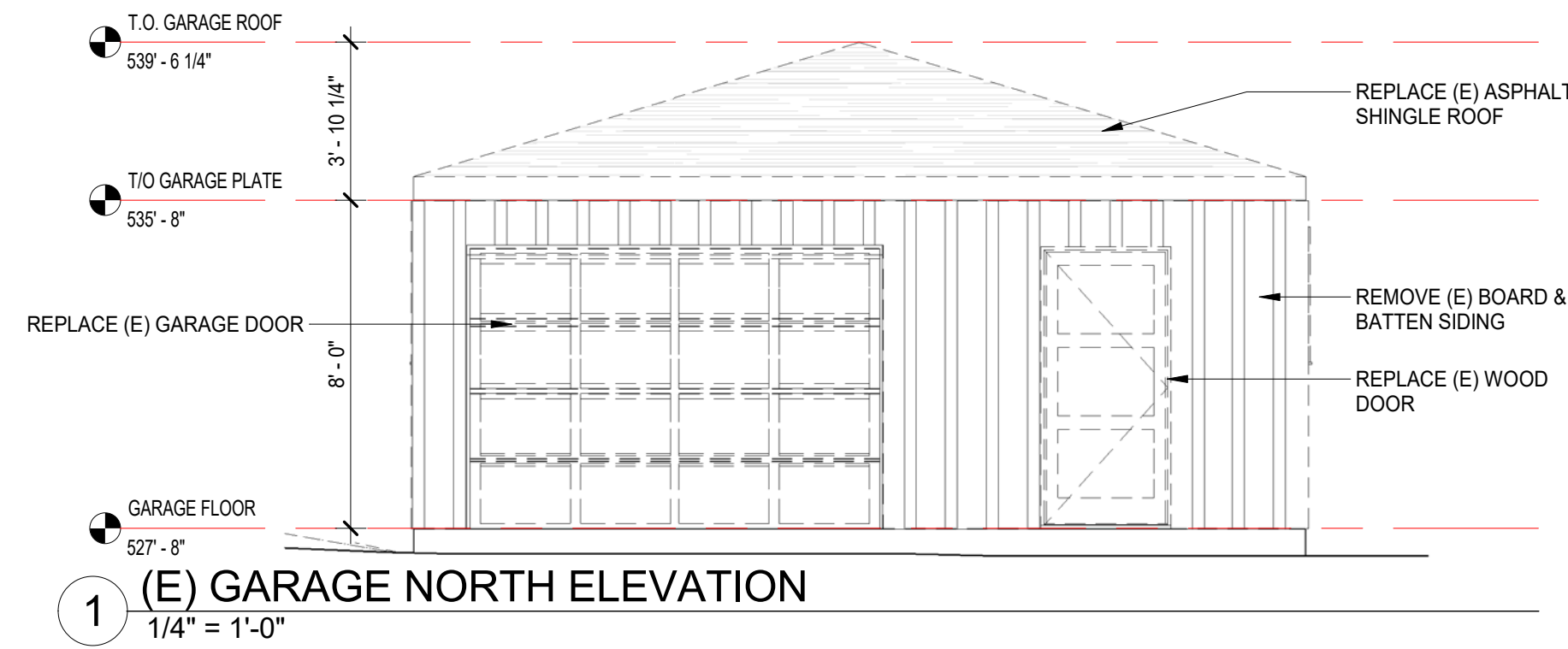
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Drawn By: DP
Job: 1612

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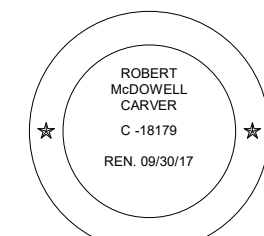
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ARCHITECTURAL GARAGE FLOOR PLANS AND ELEVATIONS

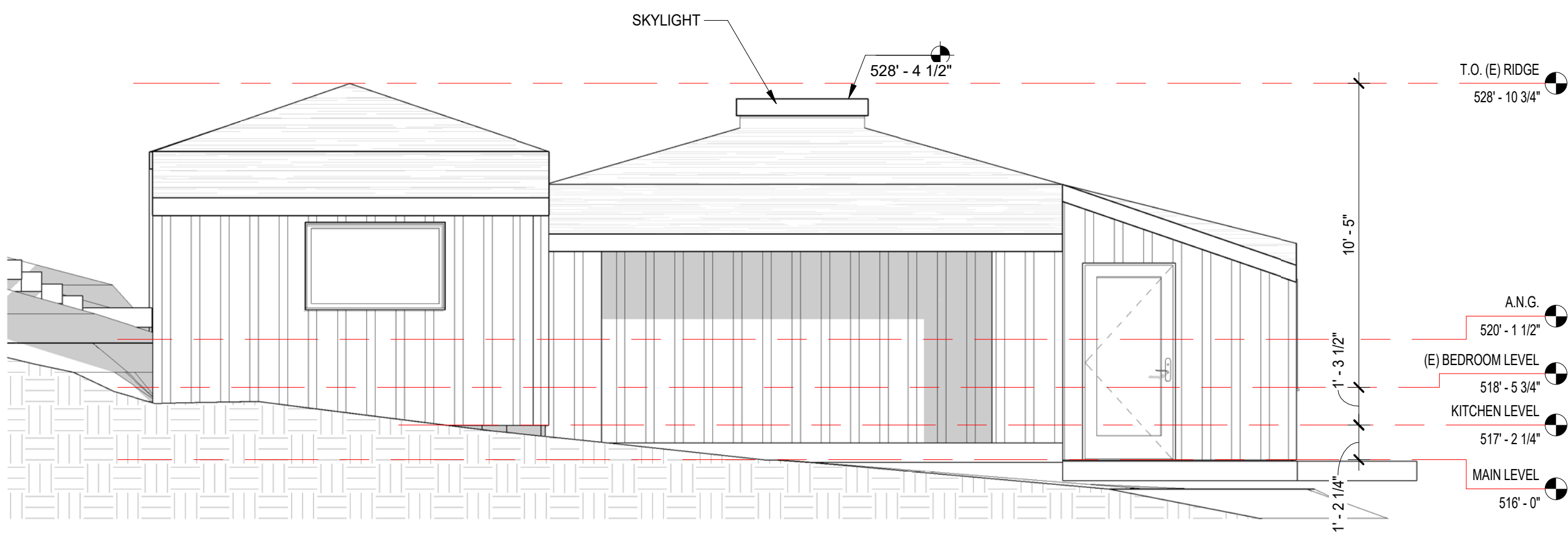
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A2.3

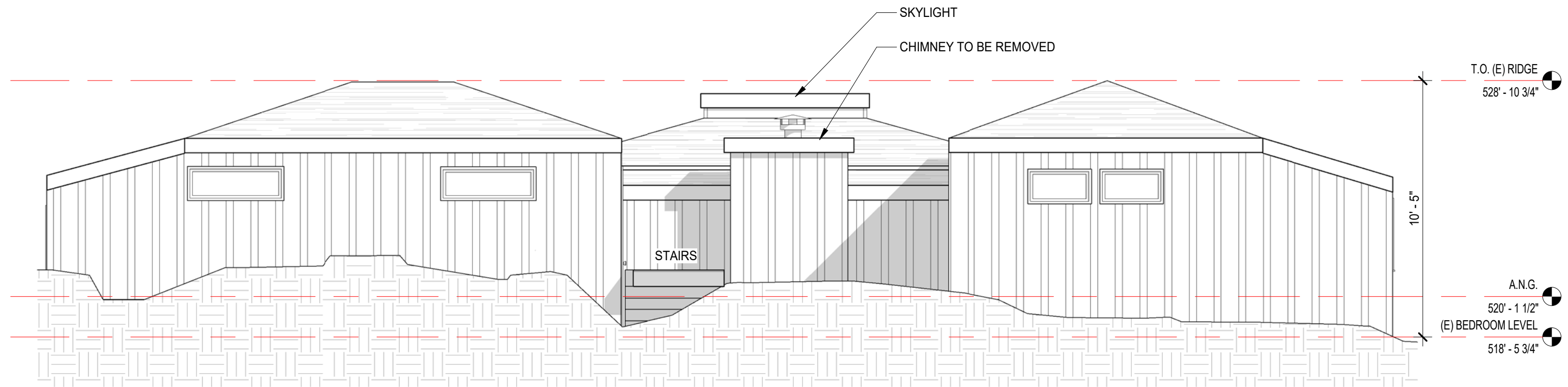
03/30/2017

3/25/2017 2:17:00 PM

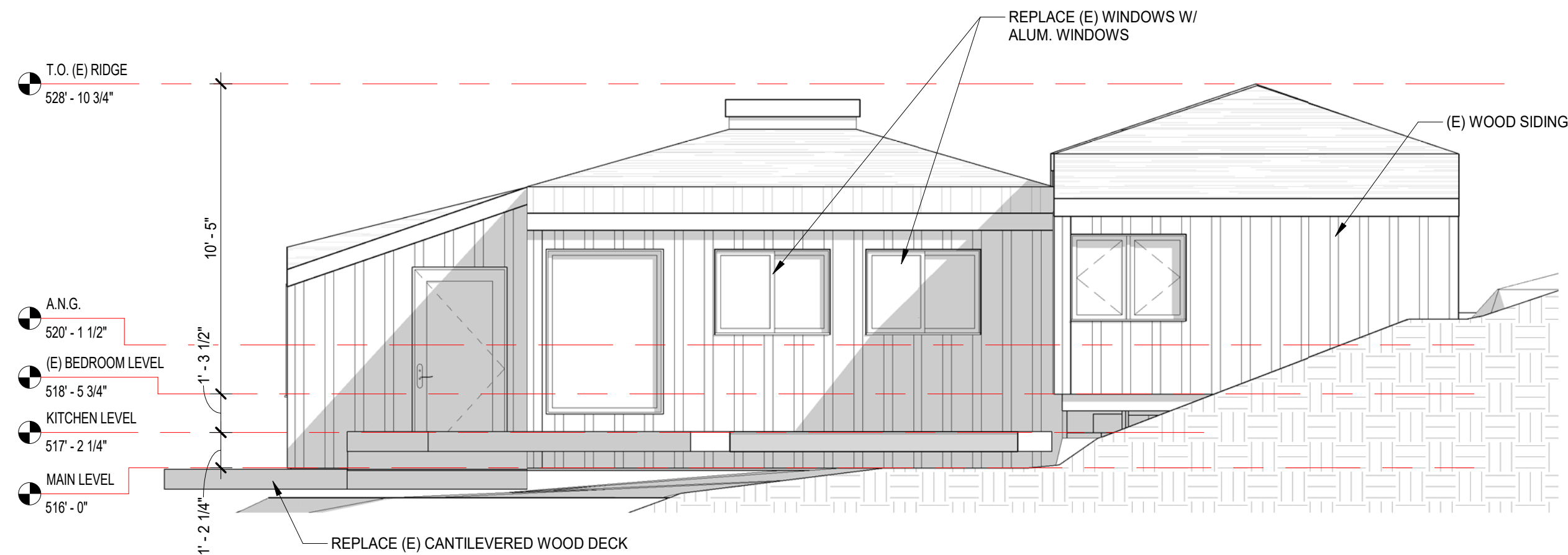
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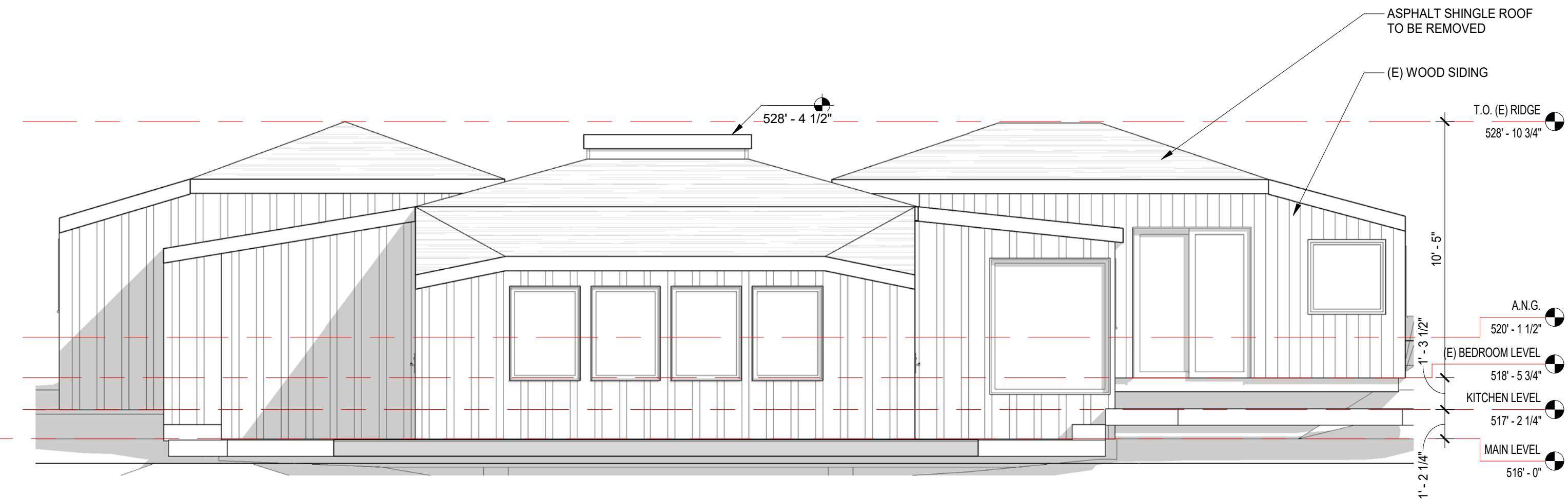
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1/4" = 1'-0"



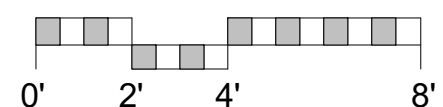
2 EXISTING EAST ELEVATION
1/4" = 1'-0"



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



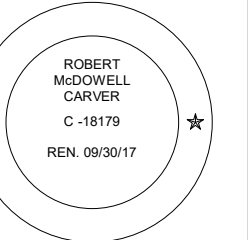
4 EXISTING WEST ELEVATION
1/4" = 1'-0"



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ARCHITECTURAL
EXISTING
EXTERIOR
ELEVATIONS

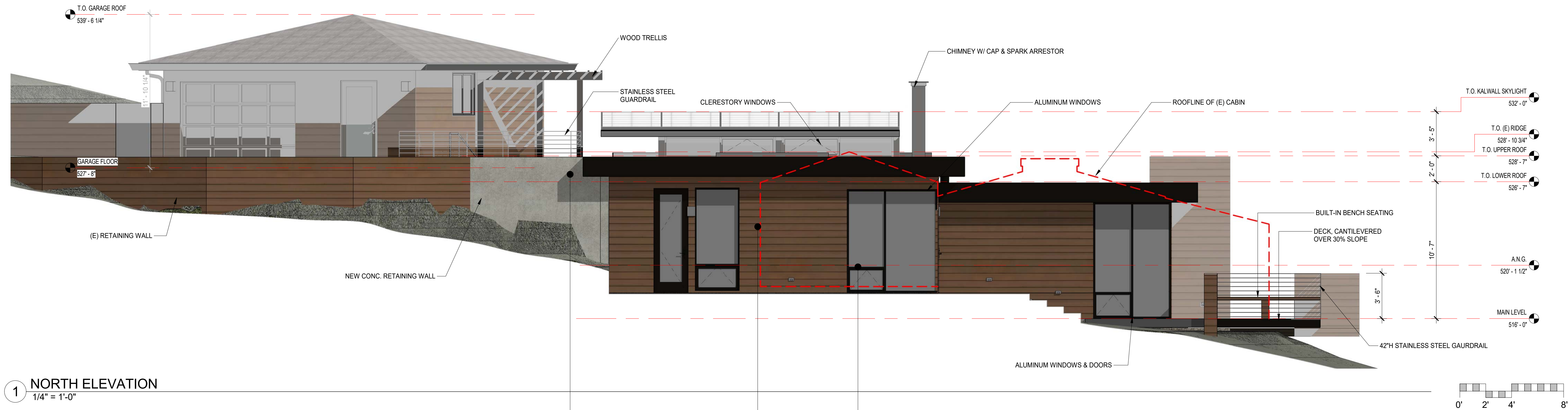
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Job: 1612

A3.0

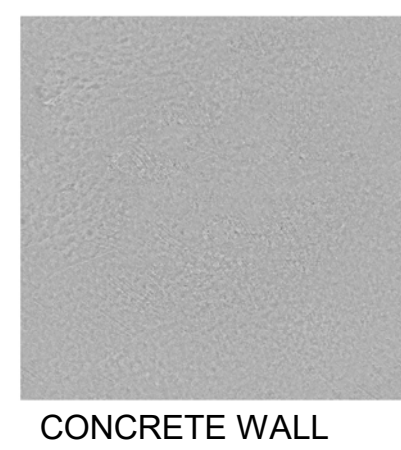
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1 NORTH ELEVATION
1/4" = 1'-0"



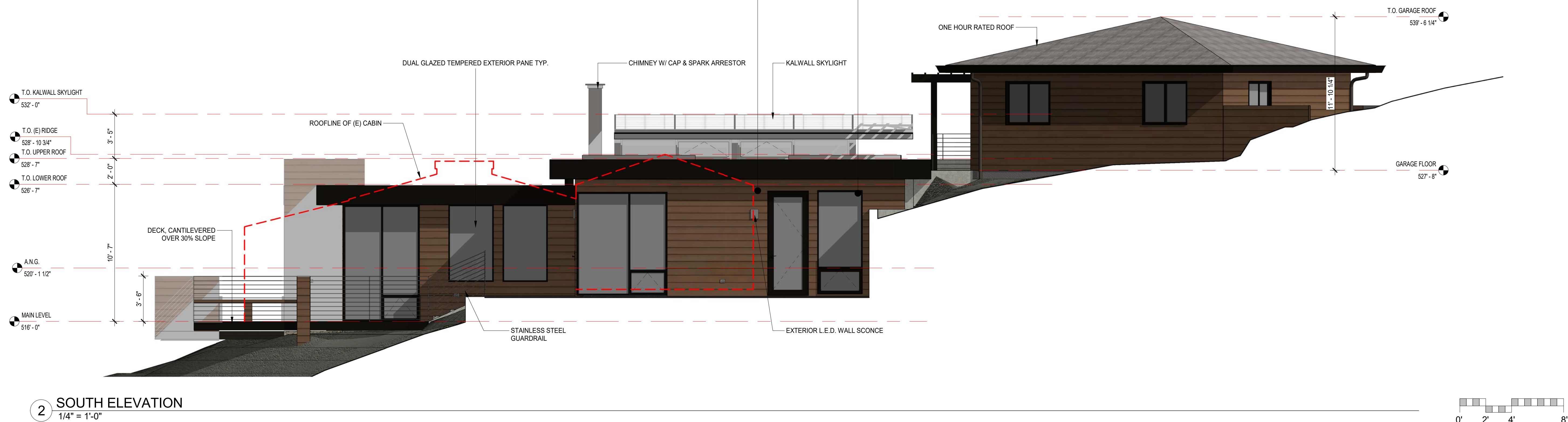
CONCRETE WALL



CEDAR SIDING 3/4" MIN



BRONZE ANODIZED ALUMINUM

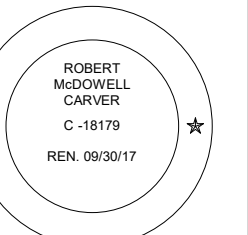


2 SOUTH ELEVATION
1/4" = 1'-0"

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DENG CABIN REMODEL

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CARMEL, CA 93923



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REVISION

1

ARCHITECTURAL EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: DP
Job: 1612

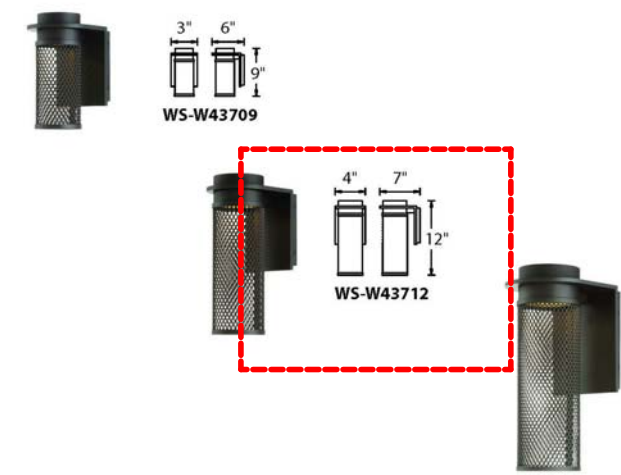
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MESH – model: WS-W437
dweLED™ LED Outdoor



PRODUCT DESCRIPTION
Mesmerizing movement when viewed in transition, Mesh adds a dramatic industrial flair to any space through a solid heavy gauge aluminum mesh that creates an optical illusion. Mesh is weather resistant with a powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Adds a dramatic and industrial flair to any space
- Solid heavy gauge aluminum mesh creates an optical illusion
- Weather resistant powder coated finish
- Light engine factory sealed for maximum protection from the elements
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 0% ELV
- Rated Life: 44,000 hours
- Input: 120V (277V special order)

ORDER NUMBER	Watt	LED Lumens	Delivered Lumens	Finish
WS-W43709	24W	2700	25	SS
WS-W43712	24W	2700	25	BK
WS-W43715	24W	2700	25	BL

Example: WS-W43709-BZ
For 277V, add an "F" before the finish: WS-W43709F-BZ

WAC LIGHTING
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS
Construction: Aluminum and White Diffuser Lens
Light Source: High output LED.
Finish: Bronze (BZ)
Standards: ETL & cETL wet location listed, IP 65, Dark Sky Friendly

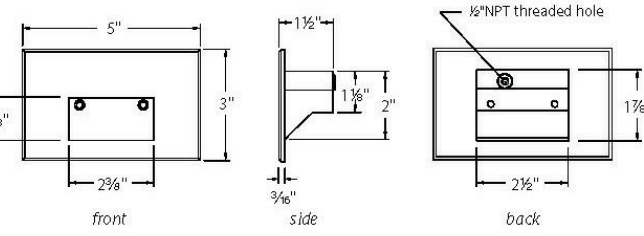
Model: WL-LED100
LEDme® Step Light



PRODUCT DESCRIPTION
Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

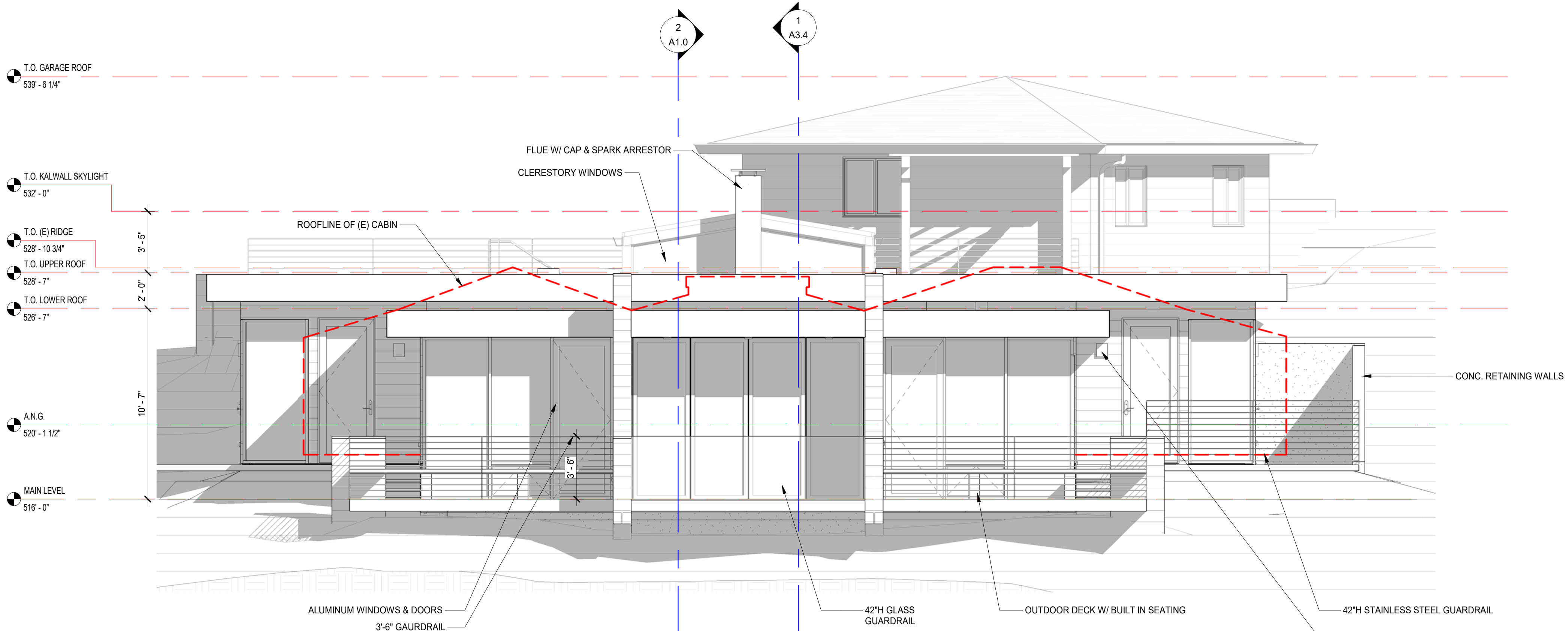
- FEATURES**
- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
 - Direct wiring, no driver needed
 - Low profile, flush to wall aesthetics with no visible hardware
 - 40,000 hour rated life
 - Balanced lighting, free of shadows with minimum glare
 - IP66 rated. Protected against high-pressure water jets
 - Up to 200 fixtures can be connected in parallel
 - Replaces LED module
 - 5 year WAC Lighting product warranty



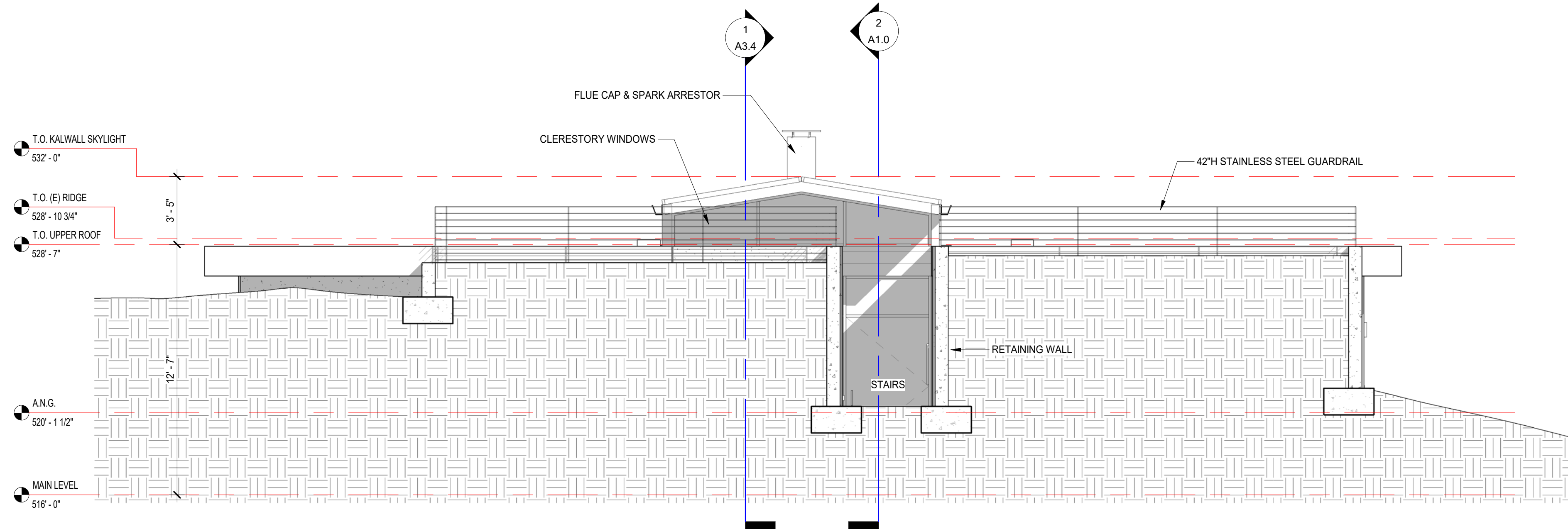
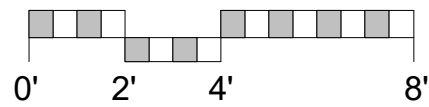
SPECIFICATIONS
Construction: Die-cast aluminum or 316 marine grade cast stainless steel
Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC, 50/60Hz
Light Source: 3000K CCT Samsung HV-AC High Power LED, CRI 85
Optional color lenses. Total power consumption of 3.9W
Mounting: Fits into 2" x 4" J-box with minimum inside dimensions of 2 1/2" x 2 1/2" x 2 1/2"
Includes bracket for J-box mount.
Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Venti VTELV-600, Lutron Dima DIELV-300R, Lutron Synchra SELV-300R, Lutron Maestro MABELV-600
Standards: IP66, UL & cUL Listed for wet locations

Model #	Light Color	Finish
WL-LED 100	White	SS Stainless Steel
WL-LED 100F	Amber	BK Black on Aluminum
WL-LED 100F	Red	WT White on Aluminum
WL-LED 100F	Blue	BN Blue on Aluminum
WL-LED 100	White	BZ Bronze on Aluminum
WL-LED 100	Amber	BL Black on Brass
WL-LED 100	White	BBR Bronze on brass

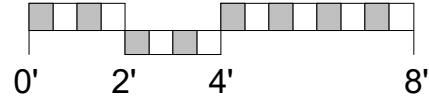
*Finished Nickel Finish is for interior use only



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



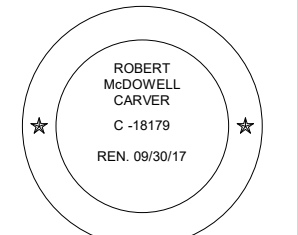
2 EAST ELEVATION
1/4" = 1'-0"



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REMODEL**

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**ARCHITECTURAL
EXTERIOR
ELEVATIONS**

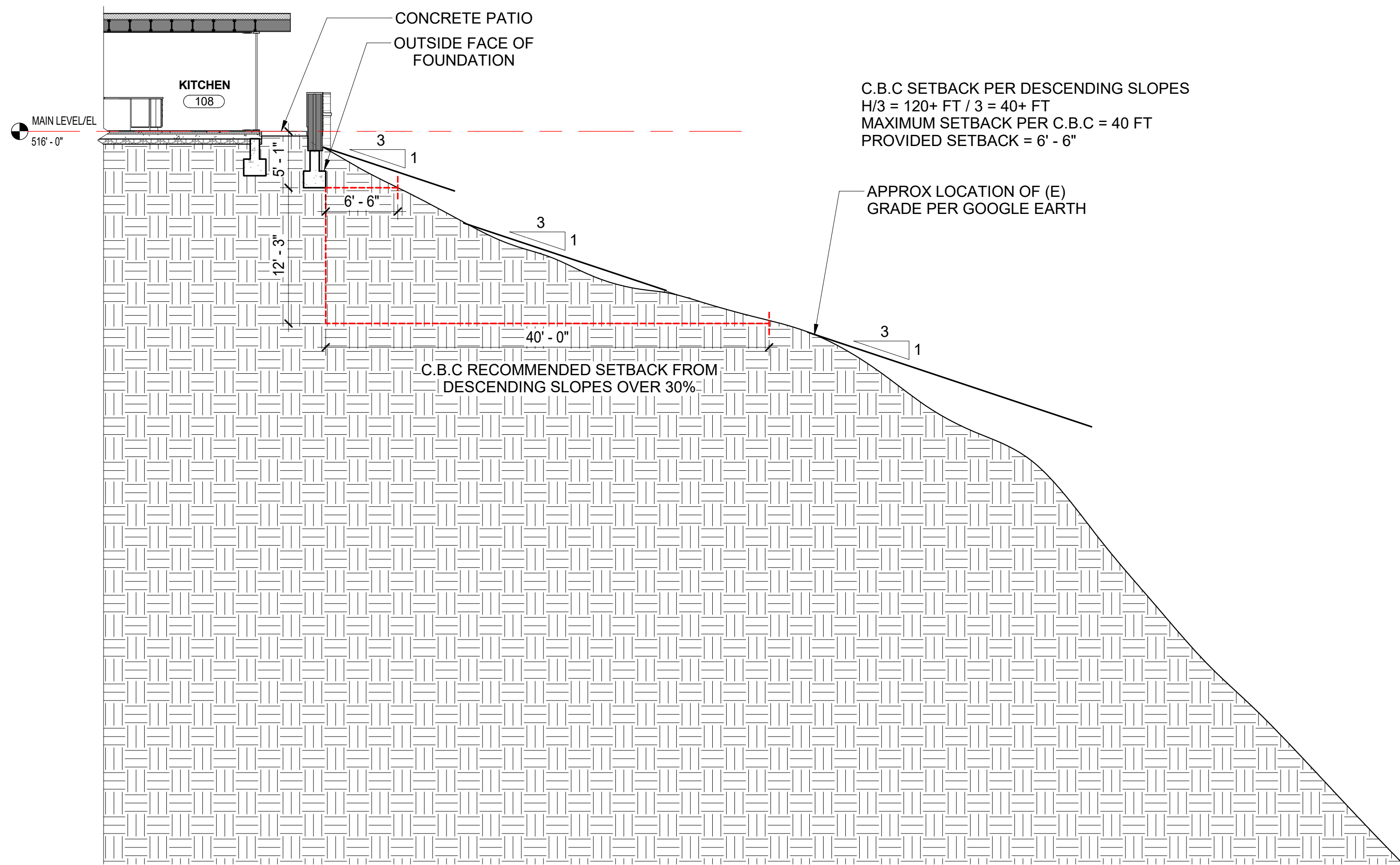
Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: Author
Job: 1612

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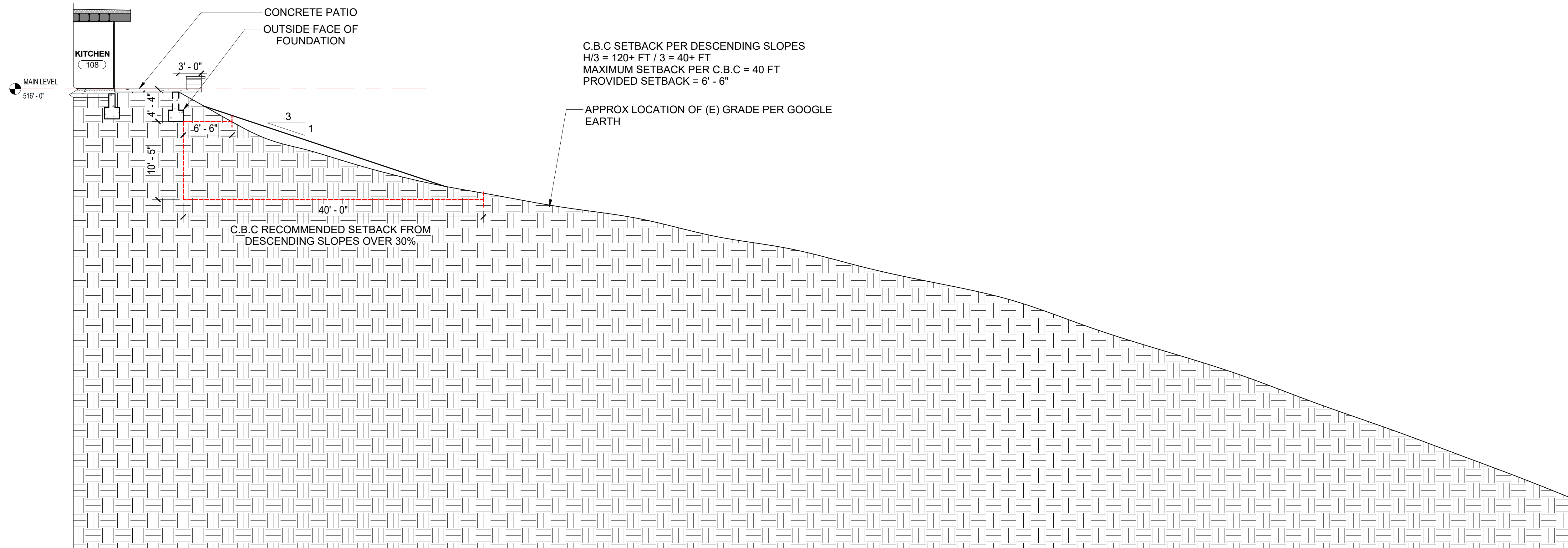
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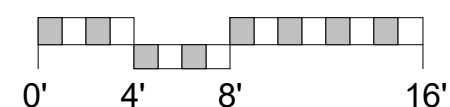
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1 KITCHEN SECTION - FOOTING SETBACK FROM DESCENDING SLOPE
1/8" = 1'-0"



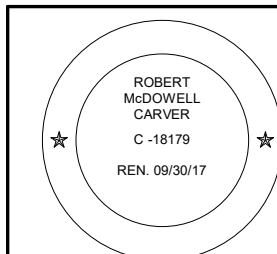
2 KITCHEN SECTION 2 - FOOTING SETBACK FROM DESCENDING SLOPE
1/8" = 1'-0"



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ARCHITECTURAL
BUILDING
SECTIONS

Scale: 1/8" = 1'-0"
@ 24x36
Drawn By: DP
Job: 1612

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5/26/2017

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