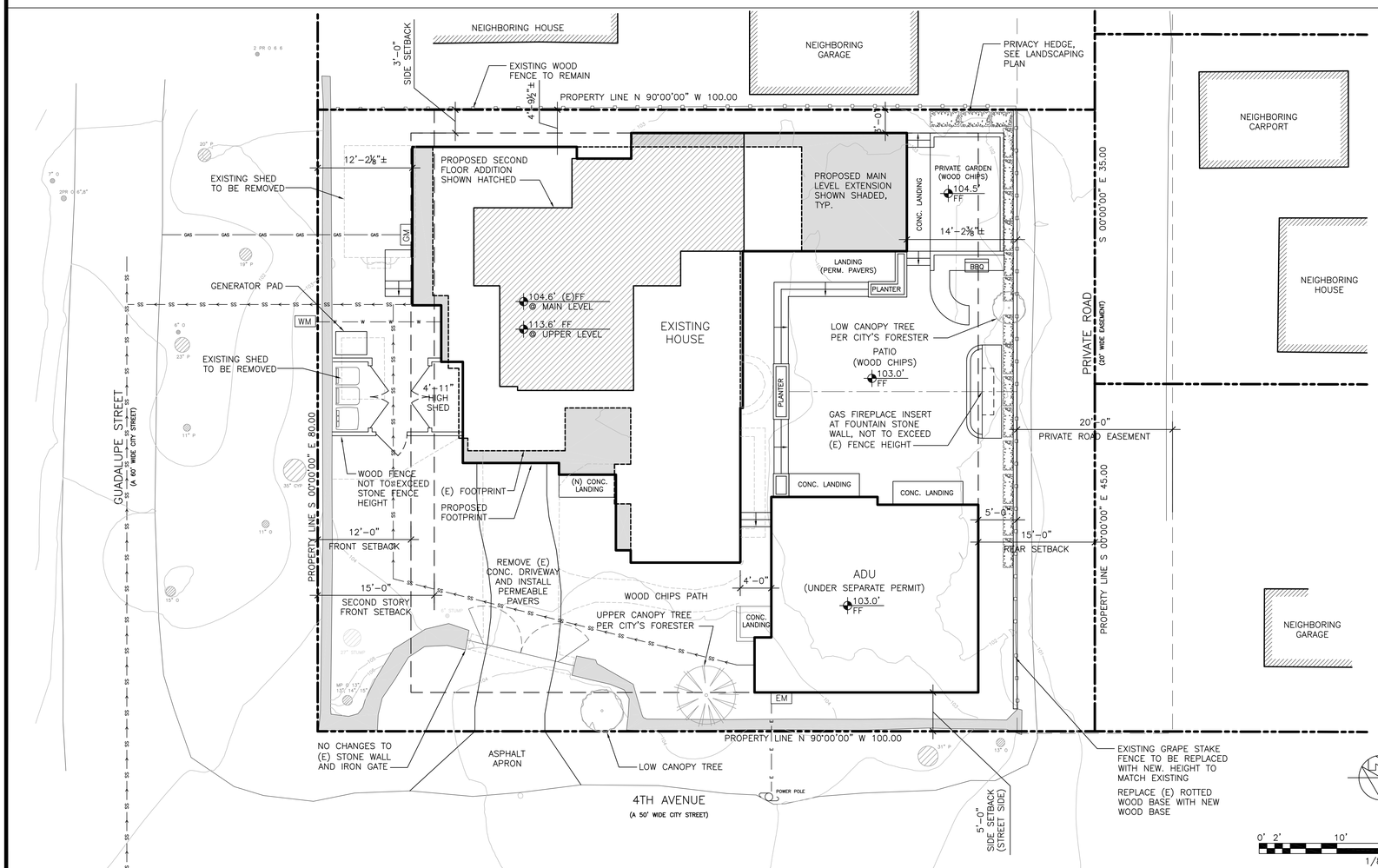

SITE PLAN | 1/8"=1'-0"

PROJECT DATA

PROPERTY OWNER: MR. AND MRS. DAVID BROWN
1100 ALLIED DR.,
PLANTO, TX 75093
TEL. (214) 235-6010

PROJECT ADDRESS: SW CORNER OF GUADALUPE AND 4TH,
CARMEL, CA 93923

PROJECT DESCRIPTION: REMOVE (E) SHEDS (175 SF), DEMOLISH (E) ATTACHED GARAGE (274 F) AND BUILD A NEW ATTACHED GARAGE (270 SF). EXTEND (E) HOUSE BY 391 SF. NEW UPPER LEVEL ADDITION (637 SF) WITH TERRACE (216 SF). NEW ATTACHED SHED (STORAGE) WITH CEILING HEIGHT NOT TO EXCEED 4'-11" (43 SF). NEW TRASH CAN ENCLOSURE. NEW OUTDOOR BUILT-IN BBQ, FIREPLACE WITH RECIRCULATING FOUNTAIN, AND GENERATOR. REPLACE DETERIORATED GRAPE STAKE FENCE ALONG PRIVATE ROAD WITH NEW TO MATCH EXISTING HEIGHT (77 L.F.).

EXISTING GRADING, DRAINAGE, AND LANDSCAPING TO REMAIN

LOT AND BLOCK: LOT 1, BLOCK 45
APN: 010-036-001-000
ZONING: R-1 (CP)
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3, U
STORIES: EXISTING - 1, PROPOSED - 2
HEIGHT LIMIT: 24' (EXISTING HEIGHT - 13'-11 3/8", PROPOSED HEIGHT - 21'-1 3/8")
GRADING: NONE
TREE REMOVAL: NONE
APPLICABLE CODES: 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA ENERGY CODE (CEnC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
LOT AREA: 8,000 SF
BUILDABLE AREA: 7,200 SF
FLOOR AREA ALLOWED: 2,779 SF (BASE FLOOR AREA)

FLOOR AREA CALCULATIONS

HOUSE	EXISTING FLOOR AREA	DEMOLITION	ADDITION	PROPOSED FLOOR AREA
HOUSE MAIN LEVEL	1,481 S.F.	0 S.F.	391 S.F.	1,872 S.F.
HOUSE UPPER LEVEL	0 S.F.	0 S.F.	637 S.F.	637 S.F.
GARAGE (INCL. MECH. ROOM)	274 S.F.	274 S.F.	270 S.F.	270 S.F.
SHED	132 S.F.	132 S.F.	0 S.F.	0 S.F.
SHED	43 S.F.	43 S.F.	0 S.F.	0 S.F.
	1,930 S.F.	449 S.F.	1,298 S.F.	2,779 S.F.

FLOOR AREA PROPOSED 2,779 SF
ADU (UNDER A SEPARATE PERMIT) FLOOR AREA - 672 SF

SITE COVERAGE CALCULATIONS

SITE COVERAGE ALLOWED: 22% OF BASE FLOOR AREA = 611 S.F.
* 4% OF SITE FOR DRIVEWAY (IF 50% OF COVER. IS PERMEABLE) = 288 SF
TOTAL ALLOWED - 899 S.F.

	EXISTING	REMOVED	ADDITION/NEW	PROPOSED TOTAL
DRIVEWAY (CONC. REPLACED W/ PERMEABLE)	277 S.F.	277 S.F.	313 S.F.	313 S.F.
FRONT PATHWAY (CONC. REPLACED W/ CHIPS)	109 S.F.	109 S.F.	0 S.F.	0 S.F.
ENTRY DOOR LANDING	65 S.F.	65 S.F.	21 S.F.	21 S.F.
PERMEABLE PAVERS LANDING (COURTYRD)	71 S.F.	71 S.F.	201 S.F.	201 S.F.
STONE STEPS (COURTYRD)			56 S.F.	56 S.F.
MASTER BDRM. CONC. LANDING AND STEPS	0 S.F.	0 S.F.	51 S.F.	51 S.F.
BBQ PAD	0 S.F.	0 S.F.	46 S.F.	46 S.F.
FIREPLACE/FOUNTAIN PAD	0 S.F.	0 S.F.	46 S.F.	46 S.F.
TRASH ENCLOSURE	0 S.F.	0 S.F.	46 S.F.	46 S.F.
GENERATOR CONC. PAD	0 S.F.	0 S.F.	12 S.F.	12 S.F.
LAUNDRY LANDING AND STEPS	0 S.F.	0 S.F.	21 S.F.	21 S.F.
SHED (CEILING HEIGHT 4'-11")	0 S.F.	0 S.F.	43 S.F.	43 S.F.
	522 S.F.	522 S.F.	856 S.F.	856 S.F.

NOTE: 1,736 SF OF CONCRETE PATIO AND SWIMMING POOL WAS REMOVED UNDER A SEPARATE PERMIT FOR ADU

SITE COVERAGE PROPOSED: 856 S.F. (PERMEABLE - 560 SF, IMPERVIOUS - 296 SF)

VICINITY MAP

AO ARCHITECTURAL DESIGN
ANATOLY OSTRETSOV
P.O.BOX 2272
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(831) 682-1331
anatoly@aoarchdesign.com

THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

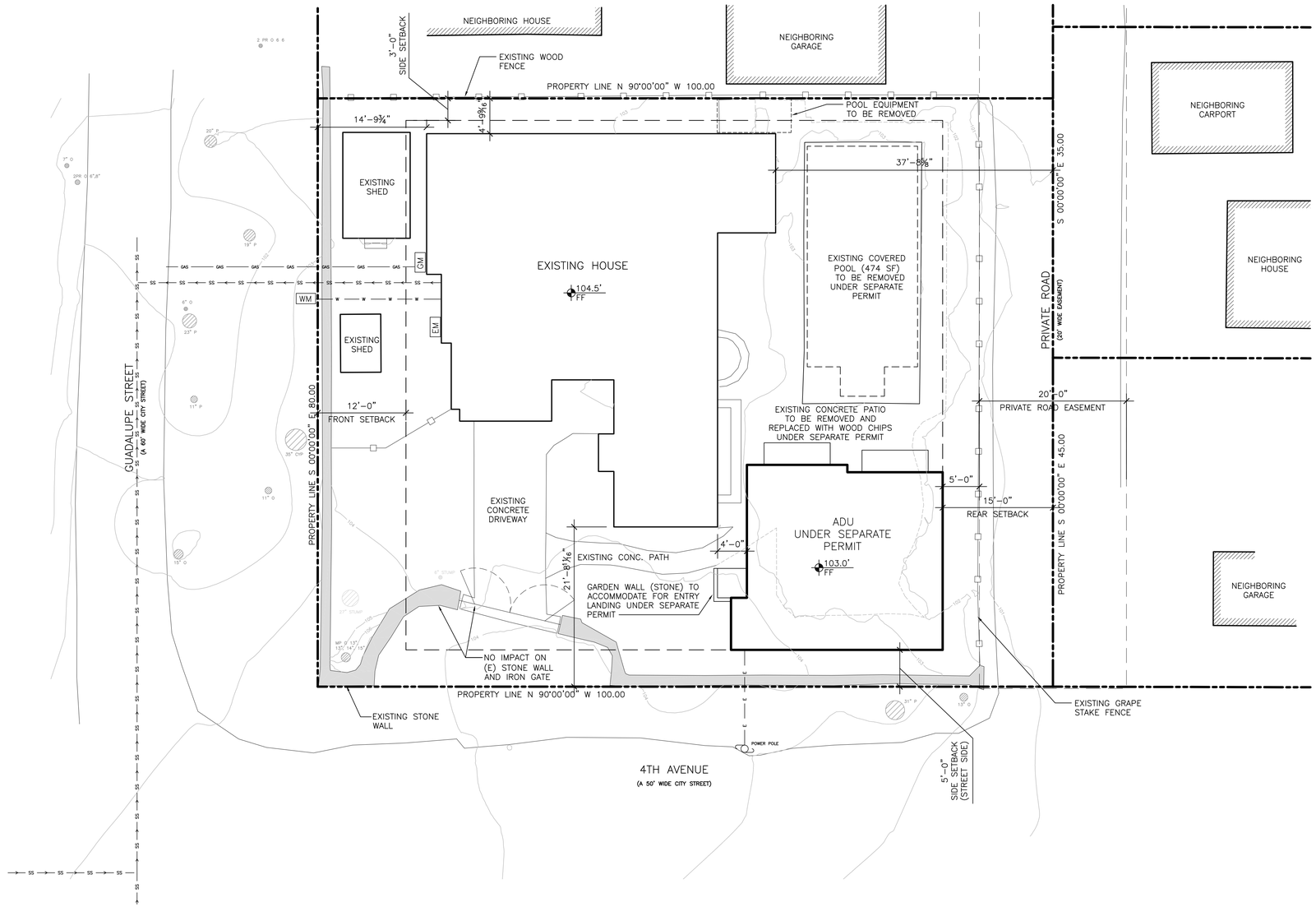
CARMEL, CA 93923

REVISIONS:
1 07-04-23 PLANNING REVISIONS
2 10-11-23 PLANNING REVISIONS
3
4

SITE PLAN PROPOSED

DATE: 04-02-23
DESIGN APPROVAL

SHEET NO.
A1.0



EXISTING SITE PLAN | 1/8"=1'-0"

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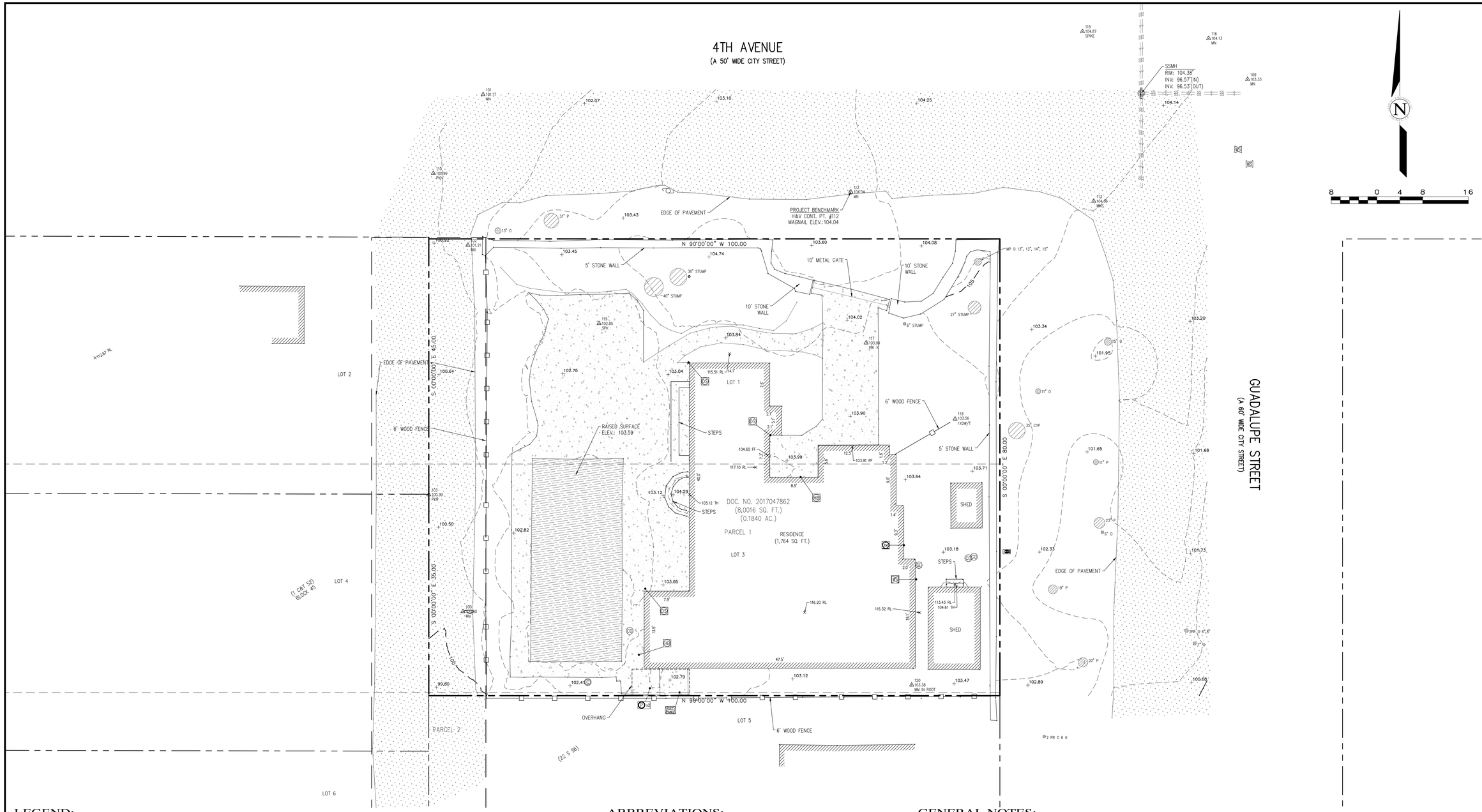
SITE PLAN EXISTING

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.
A1.1



LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 100 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA

- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL HUB
- ELECTRIC METER
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRIC MANHOLE
- FUSEBOX
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRRIGATION BOX
- LANDSCAPE LIGHT
- STREETLIGHT
- PG&E BOX
- PG&E GAS MANHOLE
- PIPE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- UNKNOWN UTILITY
- UTILITY HUB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE

- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- 100.00+ SPOT ELEVATION
- X100.00 RL RIDGELINE
- X100.00 FF FINISHED FLOOR
- X100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTI-PRONGED TREE (MP)

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FF	=	FINISHED FLOOR	TH	=	THRESHOLD
AD	=	AREA DRAIN	FL	=	FLOWLINE	TR	=	TREE
BLDG	=	BUILDING	FNC	=	FENCE	TYP	=	TYPICAL
BRK	=	BRICK	FND	=	FOUND	UTIL	=	UTILITY
BRKR	=	BREAKER	FTN	=	FOUNTAIN	VGUT	=	V-GUTTER
BSW	=	BACK OF SIDEWALK	GEN	=	GENERATOR	W	=	WILLOW
CB	=	CATCH BASIN	GR	=	GRATE	WD	=	WOOD
CE	=	CEDAR	GRND	=	GROUND			
CHK VLV	=	CHECK VALVE	GT	=	GATE			
CHNLNK	=	CHAINLINK	H	=	HOLLY			
CL	=	CENTERLINE	MON	=	MONUMENT			
CMU	=	CONCRETE MASONRY UNIT	MTL	=	METAL			
CONC	=	CONCRETE	O	=	OAK			
CTL	=	CONTROL	PA	=	PALM			
CW	=	COTTON WOOD	PE	=	PEPPER			
CYP	=	CYPRESS	P	=	PINE			
DG	=	DECOMPOSED GRANITE	PLST	=	PLASTIC			
DK	=	TOP OF DECK	R	=	REDWOOD			
E	=	EUCALYPTUS	RL	=	RIDGE LINE			
ELEC	=	ELECTRIC	RW	=	RETAINING WALL			
EP	=	EDGE OF PAVEMENT	SAT	=	SATELLITE			
ESMT	=	EASEMENT	STN	=	STONE			
FDC	=	FIRE DEPARTMENT CONNECTION	STP	=	STEP			
			SYS	=	SYSTEMS			

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #112, A MAGNETIC NAIL LOCATED APPROXIMATELY 8.2 NORTHERLY AND 26.1 WESTERLY FROM THE NORTHEASTERLY PROPERTY CORNER, ELEVATION = 104.04' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (??/??/??) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
DAVID AND SUSAN BROWN
P.O. BOX 2272
MONTEREY, CA 93942

SITE LOCATION:
SW CORNER OF GUADALUPE AND 4TH AVE.
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	8/17/22	AL	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRALDO P.L.S. No. 8703

PROFESSIONAL LAND SURVEYOR * GUY R. GIRALDO * EXP. 12-31-23 * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

TOPOGRAPHIC MAP
OF
LOTS 1 & 3 OF BLOCK 45 - VOLUME 22 OF CITIES & TOWNS AT PAGE 52
MONTEREY COUNTY RECORDS
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
DAVID AND SUSAN BROWN

A.P.N.: 010-036-001

SCALE: 1" = 8'
DATE: AUG 2022
JOB NO. 2531-01

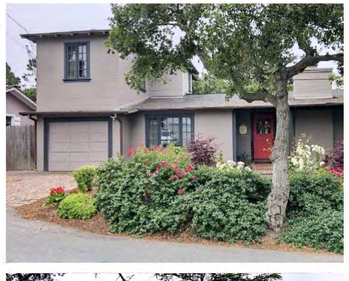
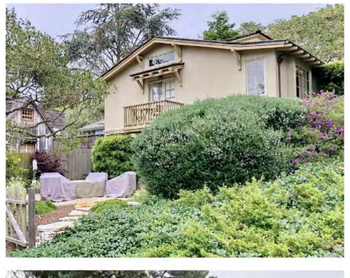
SHEET 1
OF 1 SHEETS









EXAMPLES OF STYLE, FORM, SHAPE, AND SIZE OF 2–STORY HOMES IN THE NEIGHBORHOOD

SUBJECT PROPERTY

LOT SIZE - 8,000 SF
ROOF OUTLINE - 2,550 SF = 32% OF LOT SIZE

ROOF OUTLINE (INCL. ADU) - 3,335 SF = 41.6% OF LOT SIZE

SECOND FLOOR OUTLINE (SHOWN WITH BROWN COLOR) - 730 SF = 9%

BUILDING COVERAGE IS BETTER THAN IN MORE THAN 90% OF MEASURED LOTS

BUILDING COVERAGE (INCL. ADU) IS BETTER THAN IN MORE THAN 50% OF MEASURED LOTS

THE UPPER LEVEL TERRACE DESIGNED TO PRESERVE REASONABLE PRIVACY FOR ADJACENT PROPERTIES AND TO AVOID OVERLOOKING ACTIVE INDOOR AND OUTDOOR USE AREAS OF ADJACENT PROPERTIES

NOTE:
ALL THE DIMENSIONS ARE APPROXIMATE AND BASED ON THE SCALED GOOGLE EARTH IMAGERY DATED 9/7/22

NEIGHBORHOOD STUDY | N.T.S.

AO ARCHITECTURAL D E S I G N

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THE BROWN RESIDENCE

SW CORNER OF GUADALUPE AND 4TH

CARMEL, CA 93923

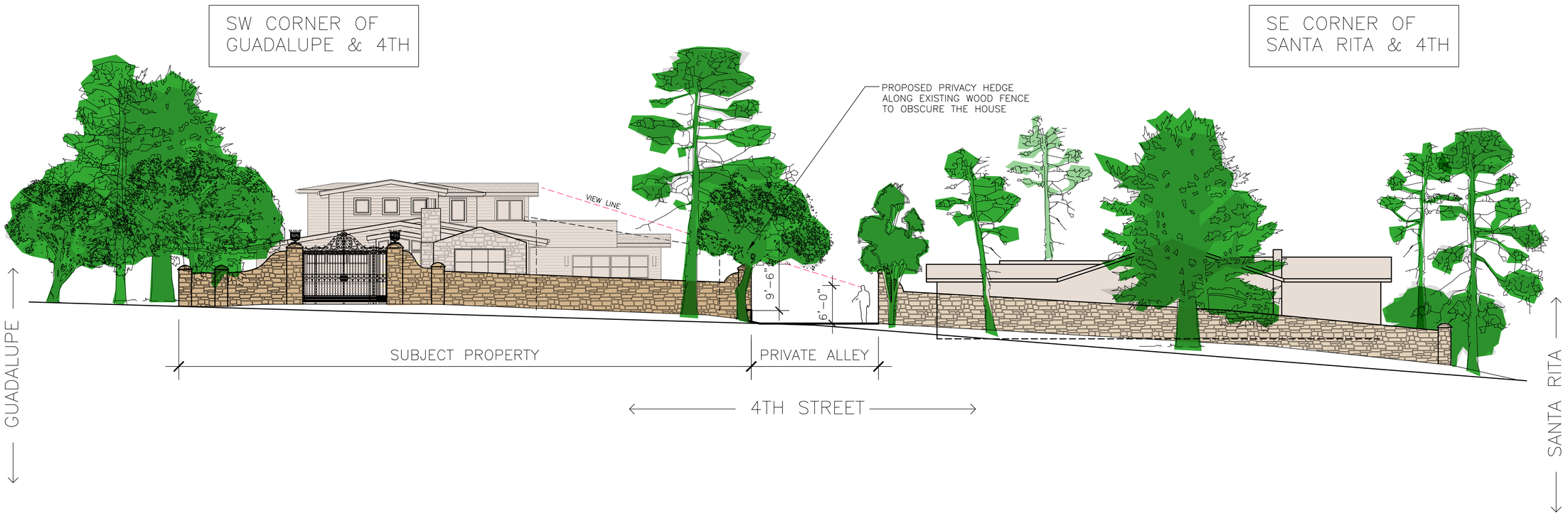
APN: 010-036-001

REVISIONS:
1 07-04-23 PLANNING REVISIONS
2
3
4

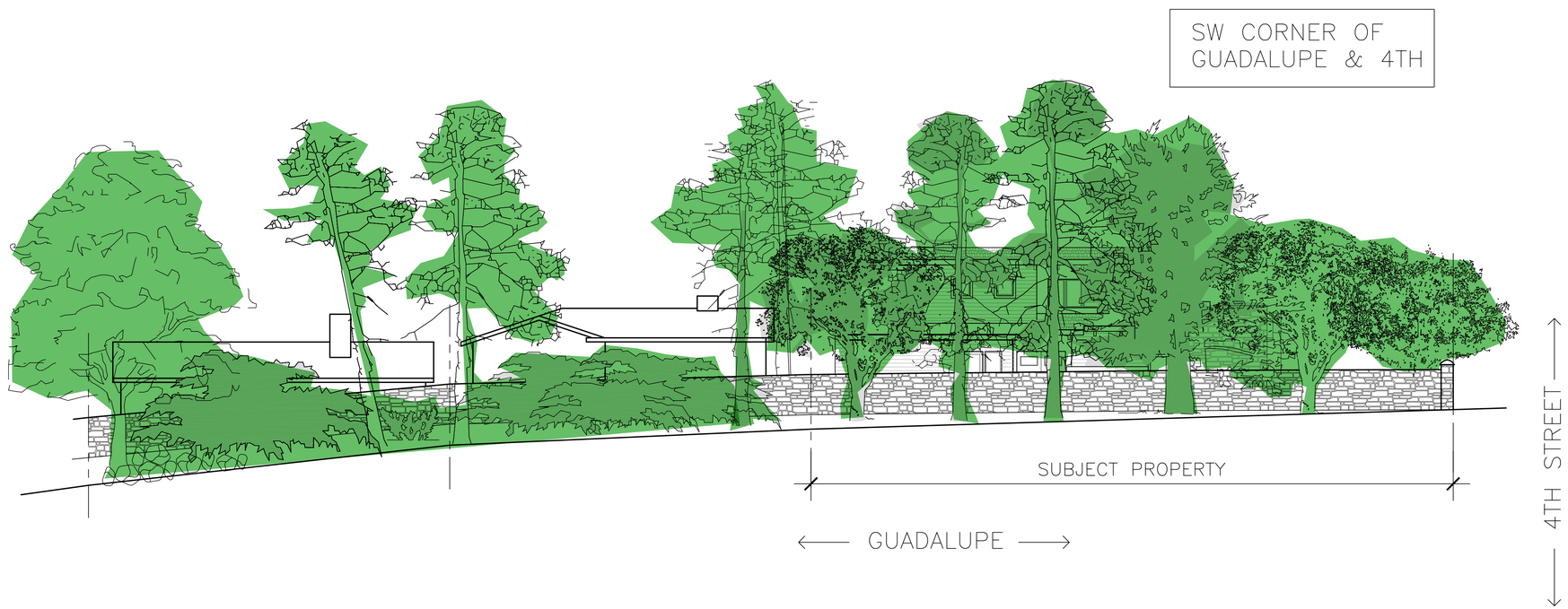
NEIGHBORHOOD STUDY

DATE: 04-02-23
DESIGN APPROVAL

SHEET NO.
A1.2



VIEW OF BLOCK 45 FROM THE NORTH AND CARL CHERRY CENTER | 1/8"=1'-0"



GUADALUPE STREET ELEVATION | 1/8"=1'-0"

AO ARCHITECTURAL
D E S I G N

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SW CORNER OF GUADALUPE AND 4TH

REVISIONS:
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3
4

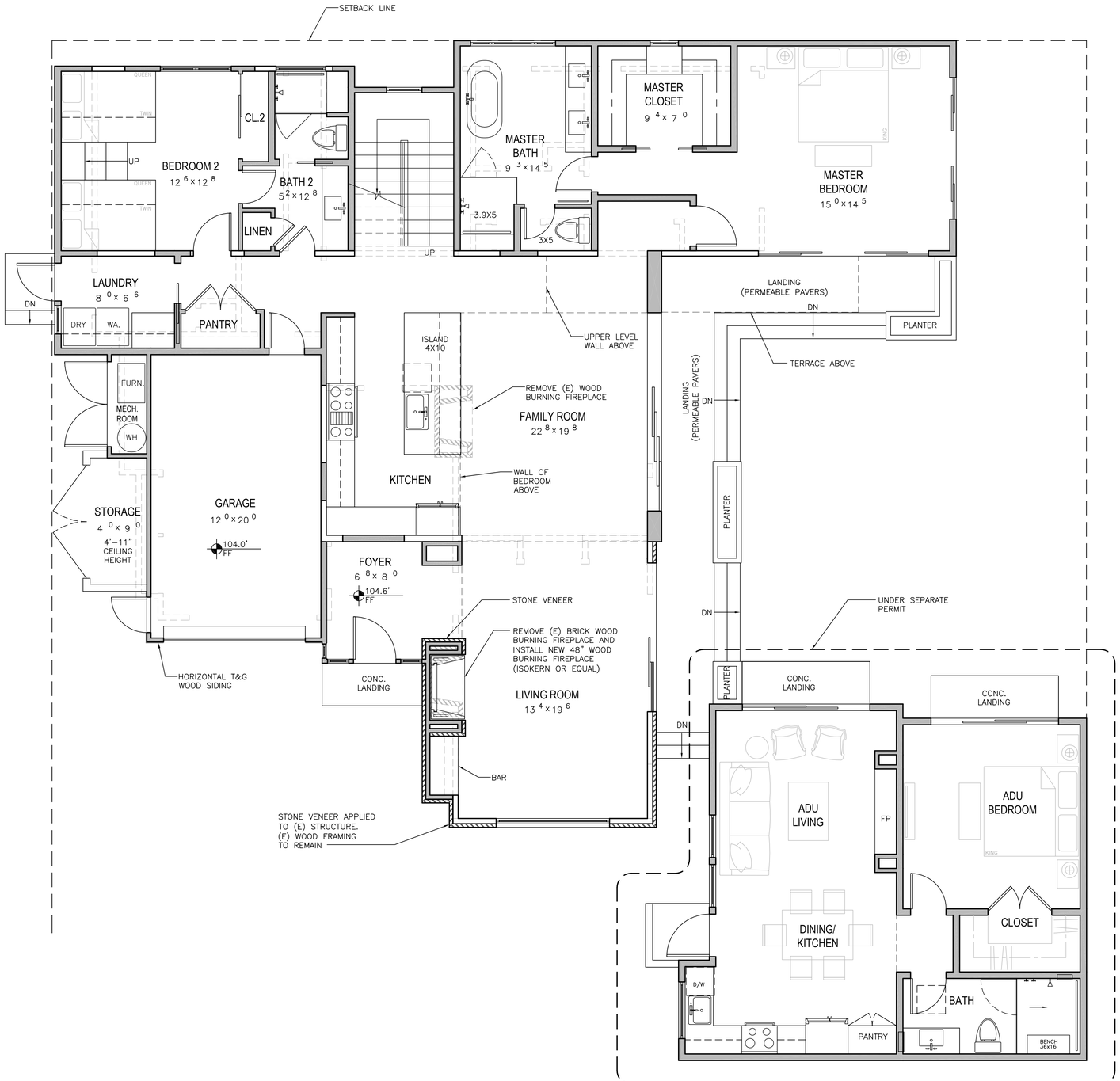
STREETSCAPE ELEVATIONS

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A1.3



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED
- 2X6 NEW EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL
- THIN STONE VENEER

0' 1' 2' 5' 10'

MAIN LEVEL FLOOR PLAN | 1/4"=1'-0"

AO ARCHITECTURAL DESIGN

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THE BROWN RESIDENCE

SW CORNER OF GUADALUPE AND 4TH

CARMEL, CA 93923

APN: 010-036-001

REVISIONS:

1. 07-04-23 PLANNING REVISIONS
2. 10-11-23 PLANNING REVISIONS
3.
4.

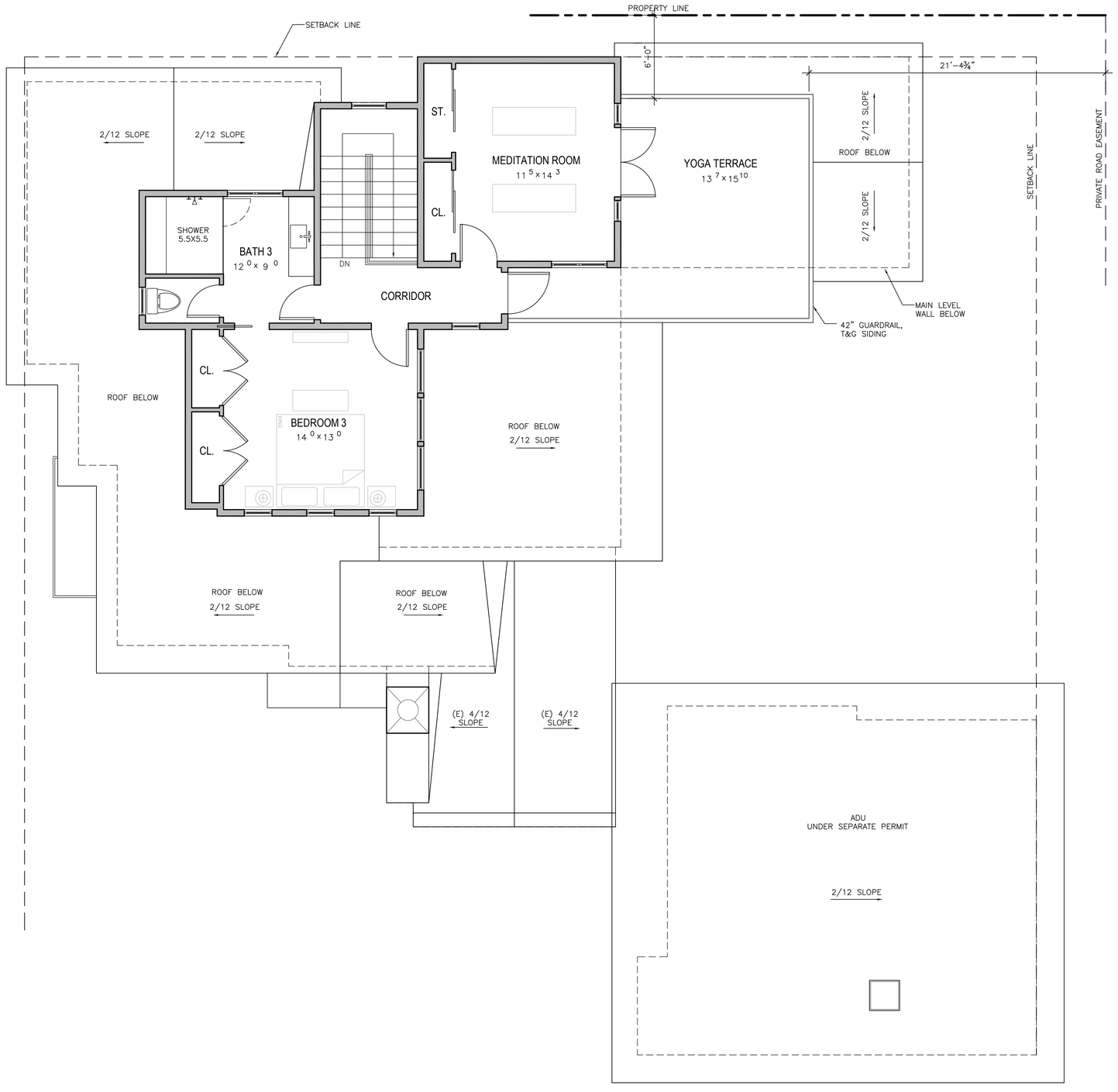
MAIN LEVEL FLOOR PLAN

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A2.0



WALL LEGEND

2X6 EXTERIOR STUD FRAMED WALL

2X4 INTERIOR STUD FRAMED WALL

0' 1' 2' 5' 10'

UPPER LEVEL FLOOR PLAN | 1/4"=1'-0"

AO ARCHITECTURAL
D E S I G N

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APN: 010-036-001

CARMEL, CA 93923

REVISIONS:

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3

4

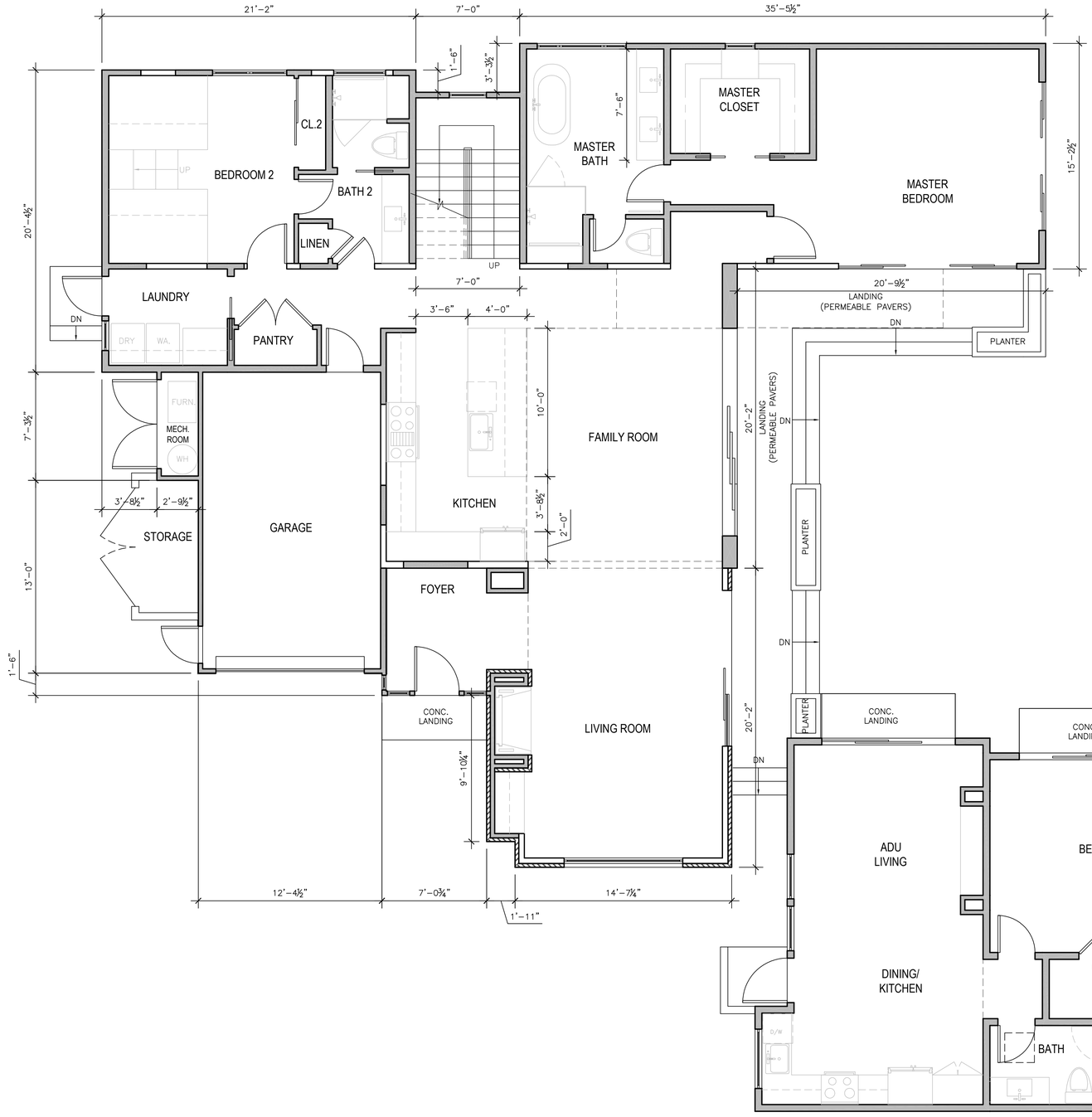
UPPER LEVEL FLOOR PLAN

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A2.1



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- 2X4 INTERIOR STUD FRAMED WALL
- THIN STONE VENEER

0' 1' 2' 5' 10'

MAIN LEVEL DIMENSION PLAN | 1/4"=1'-0"

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MAIN LEVEL DIMENSION PLAN

DATE: 04-02-23
DESIGN APPROVAL

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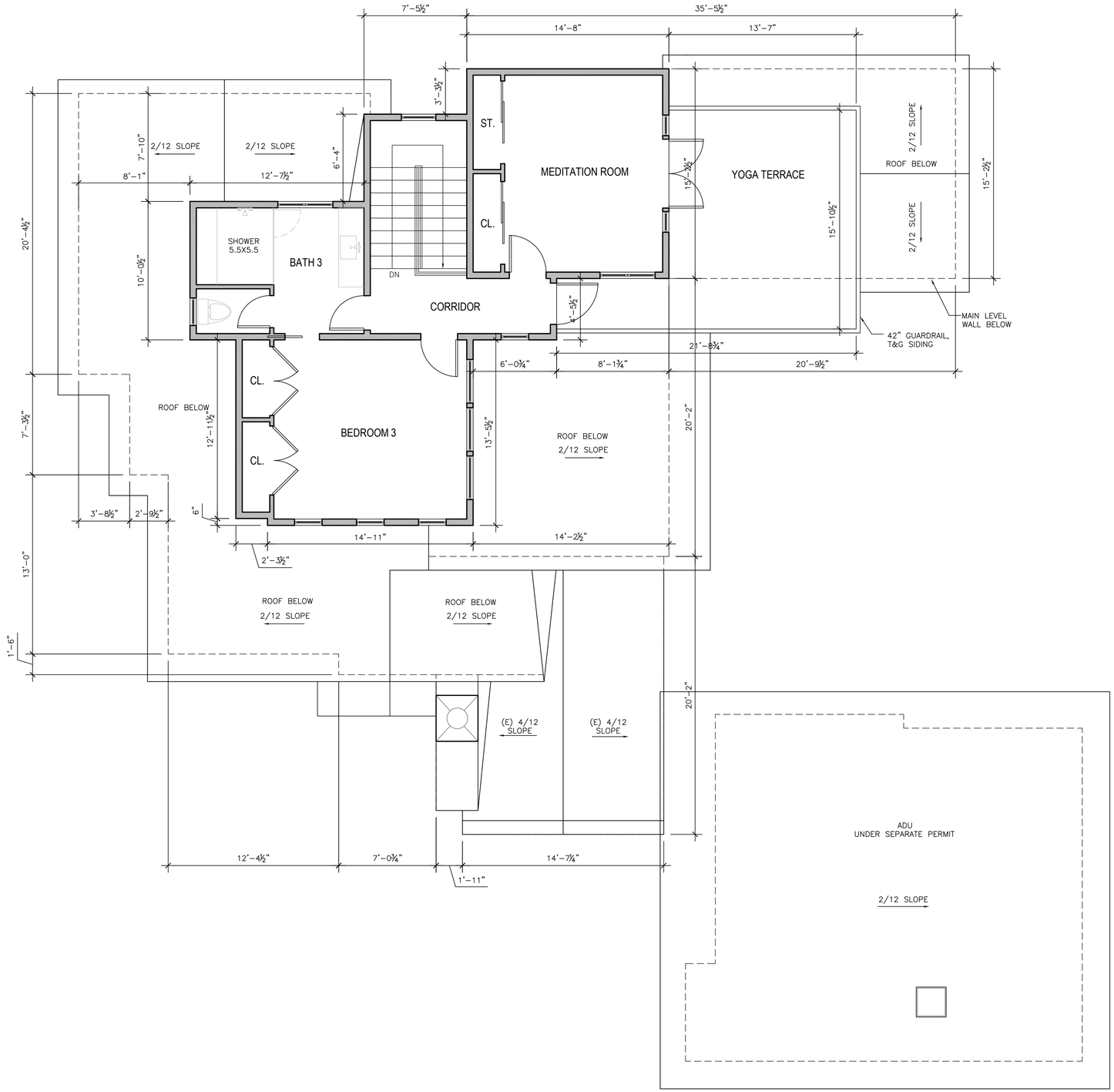
A3.0



WALL LEGEND

2X6 EXTERIOR STUD FRAMED WALL

2X4 INTERIOR STUD FRAMED WALL

0' 1' 2' 5' 10'

UPPER LEVEL DIMENSION PLAN | 1/4"=1'-0"

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UPPER LEVEL DIMENSION PLAN

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A3.1

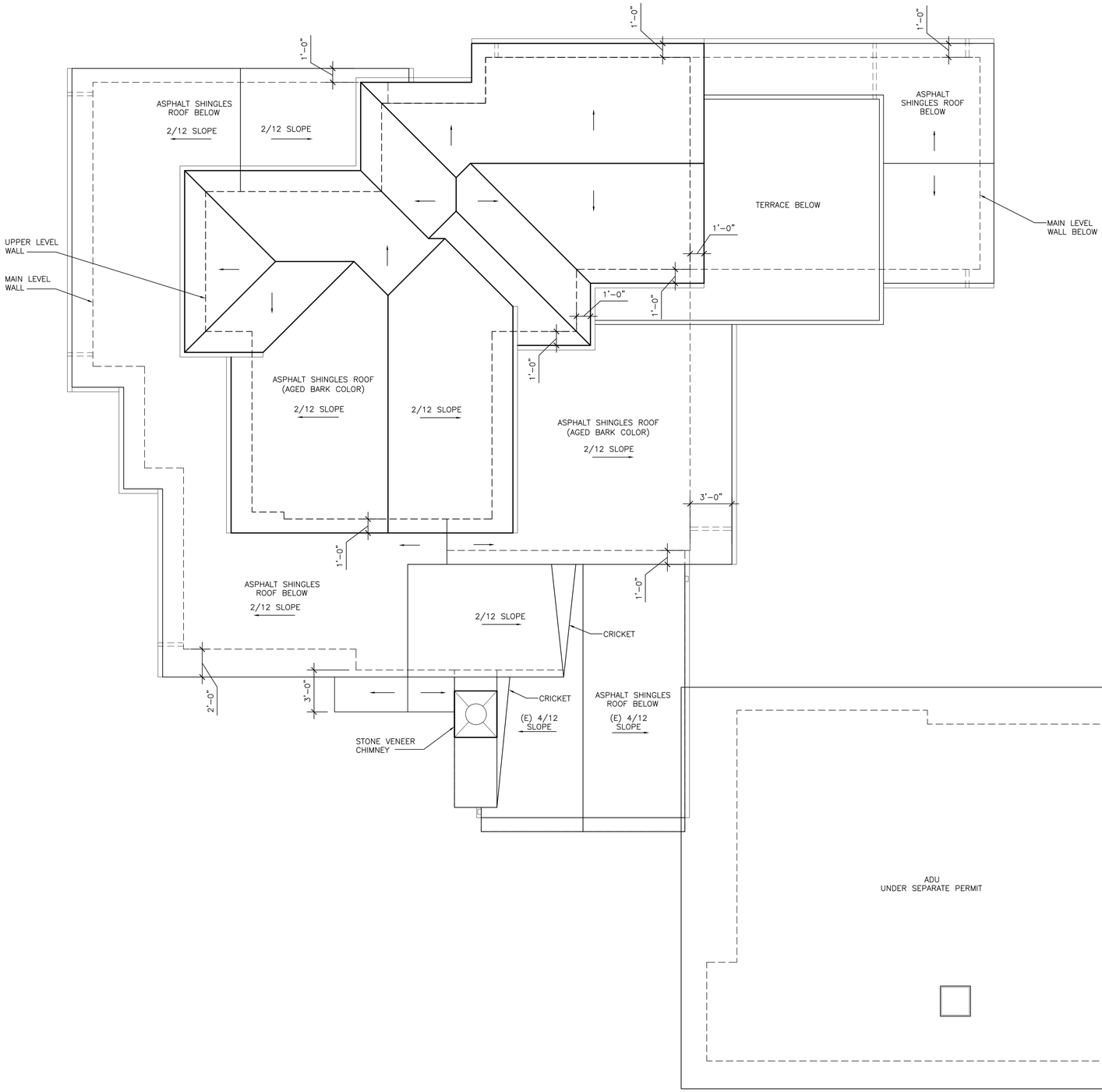
GENERAL ROOF NOTES

ROOF MATERIAL = CLASS 'A' ASPHALT SHINGLES ROOF (PRESIDENTIAL "AGED BARK") AND 3-PLY FLAT ROOF

ROOF SLOPE = 2/12 AND EXISTING 4.5/12

OVERHANG = 18", U.O.N.

GALV. PAINTED FASCIA GUTTERS WITH SQUARE DOWNSPOUTS TO MATCH WINDOWS AND DOORS COLOR (DARK BROWN)



0' 1' 2' 5' 10'

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

AO ARCHITECTURAL D E S I G N

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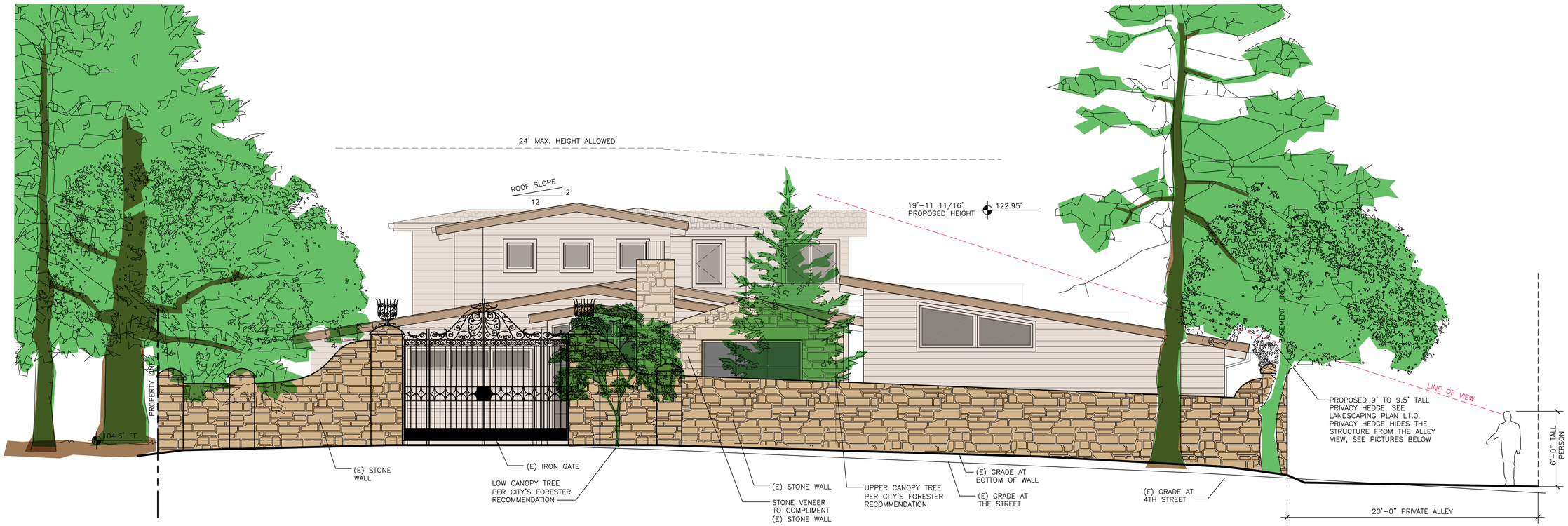
ROOF PLAN

DATE: 04-02-23
DESIGN APPROVAL

SHEET NO.
A5.0



FRONT (NORTH) ELEVATION PROPOSED | 1/4"=1'-0"

VIEW FROM ALLEY BEFORE PLANTING PRIVACY HEDGE

VIEW FROM ALLEY AFTER PLANTING PRIVACY HEDGE

AO ARCHITECTURAL DESIGN

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3
4

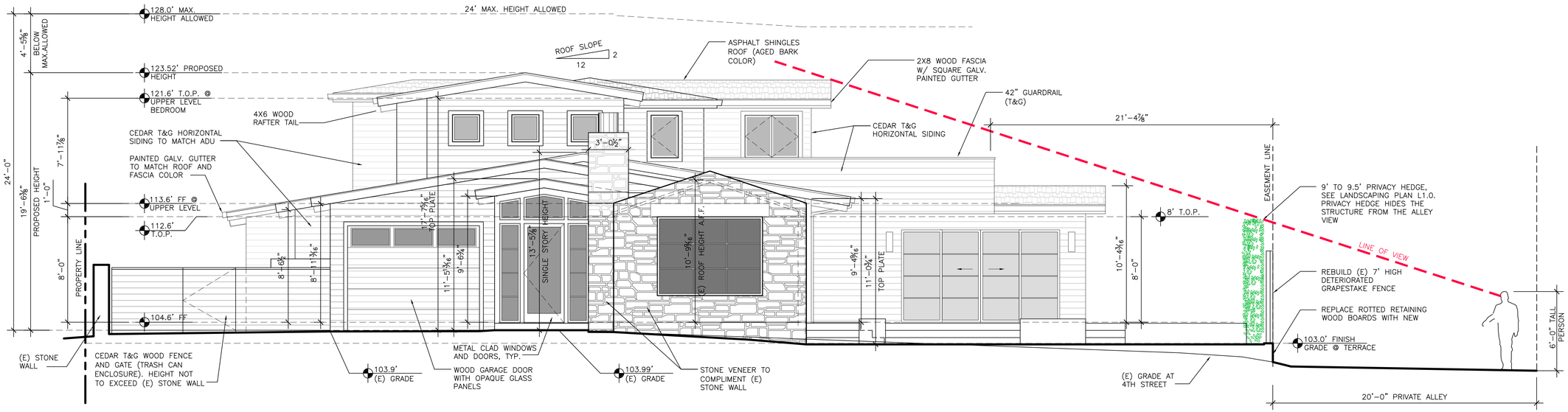
EXTERIOR ELEVATIONS

DATE: 04-02-23

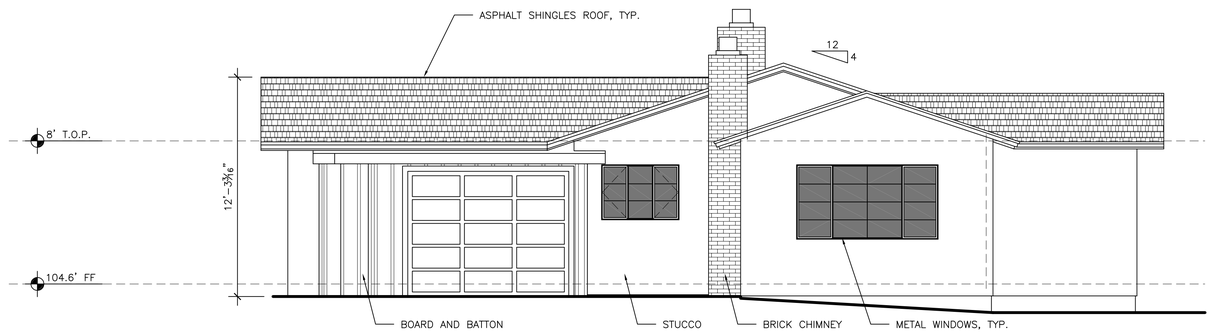
DESIGN APPROVAL

SHEET NO.

A6.0



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



0' 1' 2' 5' 10'
1/4"=1'-0"

FRONT (NORTH) ELEVATION EXISTING | 1/4"=1'-0"

VIEW FROM ALLEY BEFORE PLANTING PRIVACY HEDGE

VIEW FROM ALLEY AFTER PLANTING PRIVACY HEDGE

AO ARCHITECTURAL DESIGN

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THE BROWN RESIDENCE

CARMEL, CA 93923

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

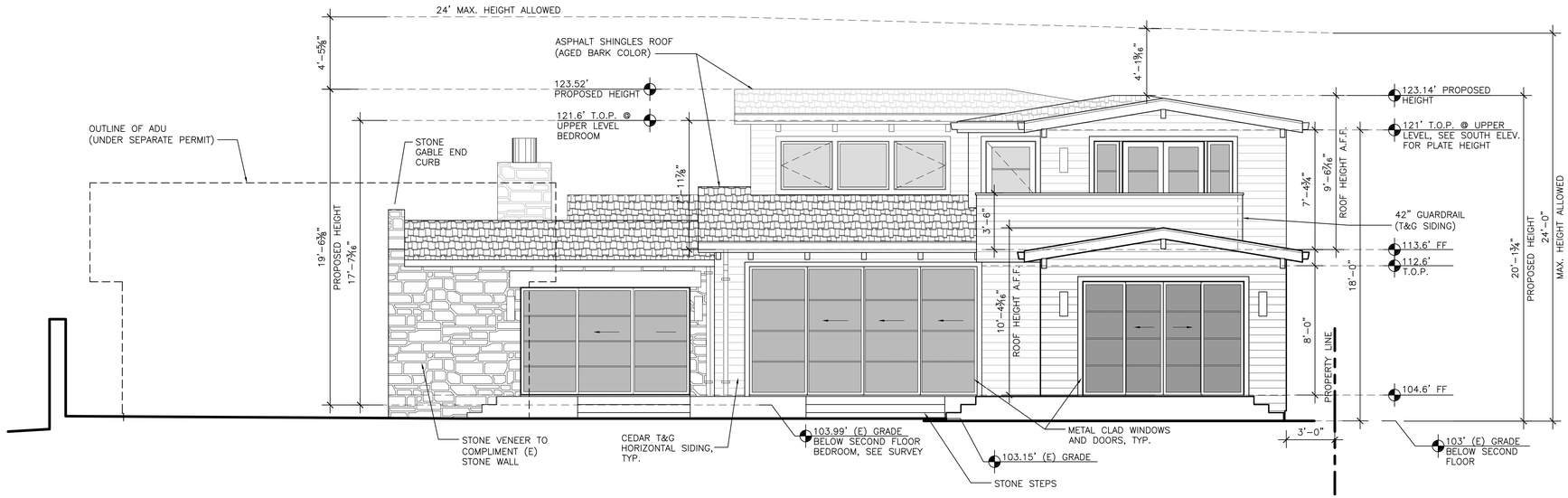
REVISIONS:
1 07-04-23 PLANNING REVISIONS
2 10-11-23 PLANNING REVISIONS
3
4

EXTERIOR ELEVATIONS

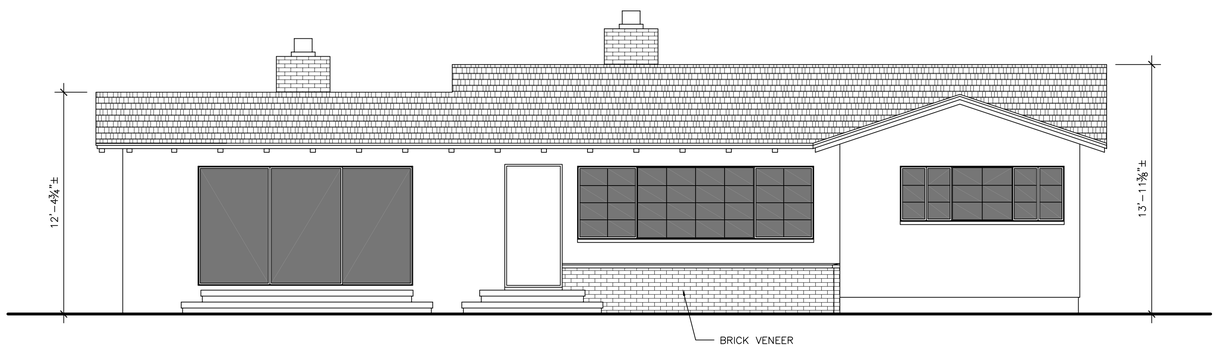
DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.
A6.1



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



0' 1' 2' 5' 10'
1/4"=1'-0"

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

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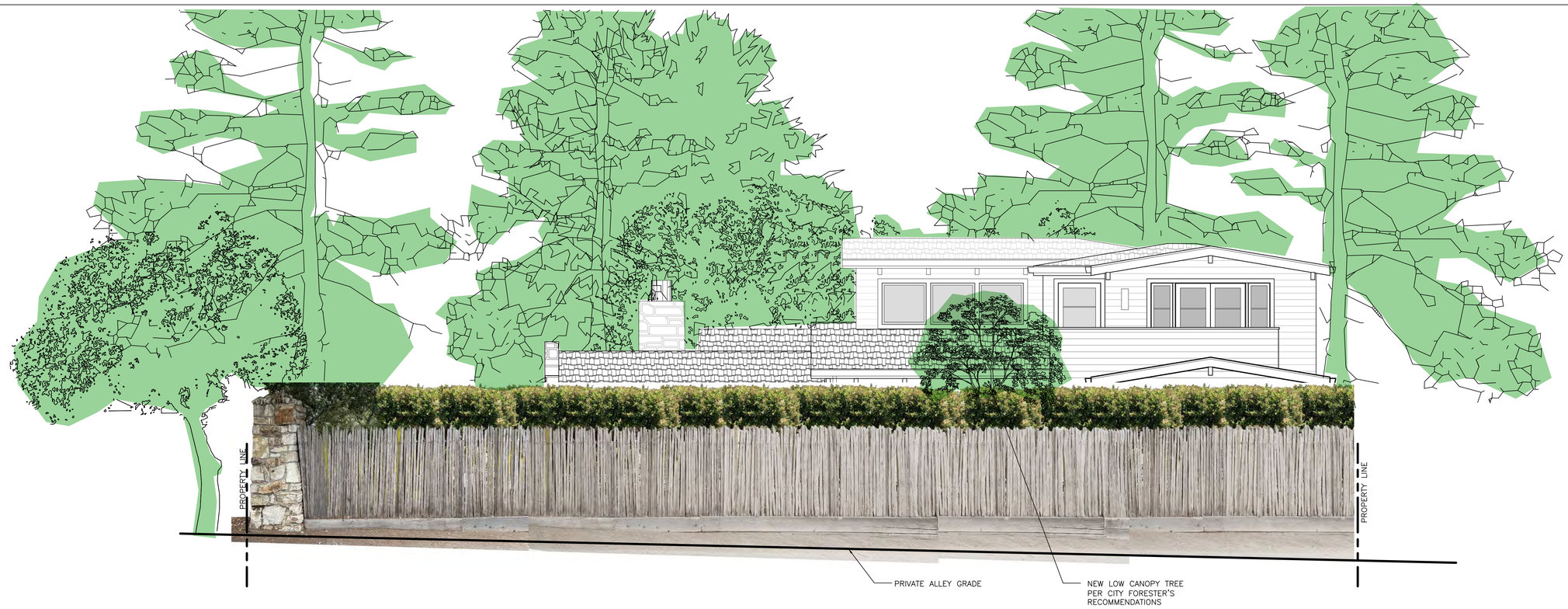
EXTERIOR ELEVATIONS

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.
A6.2



WEST ELEVATION ORTHOGONAL VIEW FROM ALLEY | 1/4"=1'-0"

NOTE:
THE HOUSE WILL BE HIDDEN BEHIND PRIVACY HEDGE (9' TO 9.5' TALL TEXAS PRIVET PLANTS, SEE L1.0). SEE SIDE VIEW ON A6.0 AND A6.1

WEST ELEVATION PERSPECTIVE VIEW FROM ALLEY | N.T.S.

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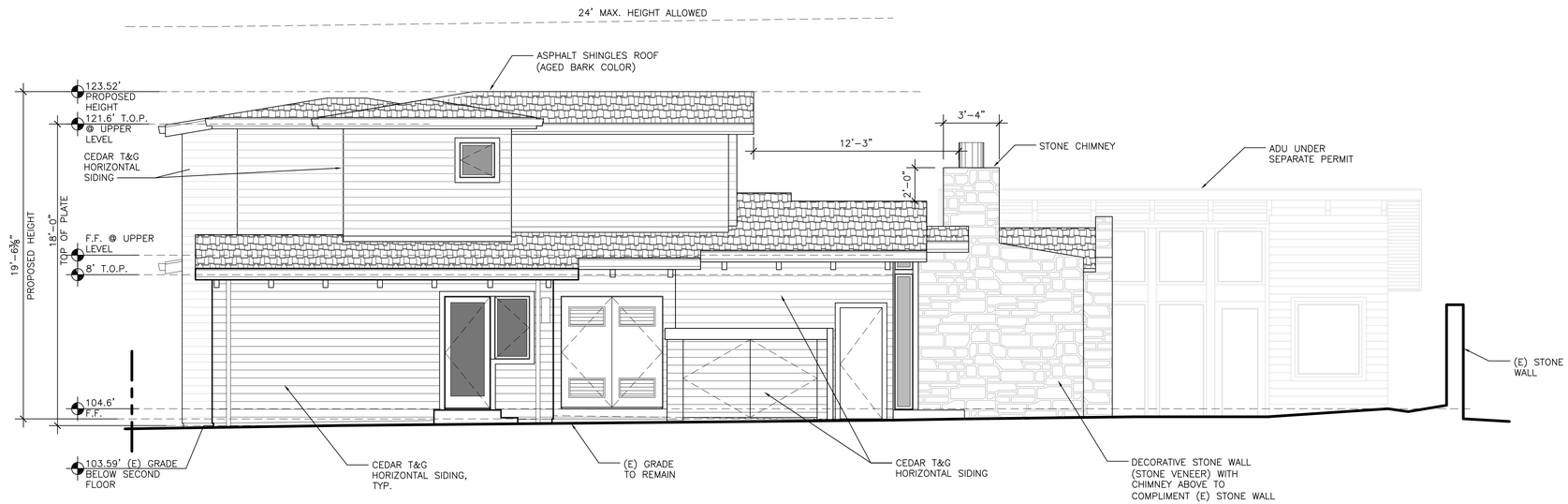
EXTERIOR ELEVATIONS

DATE: 04-02-23

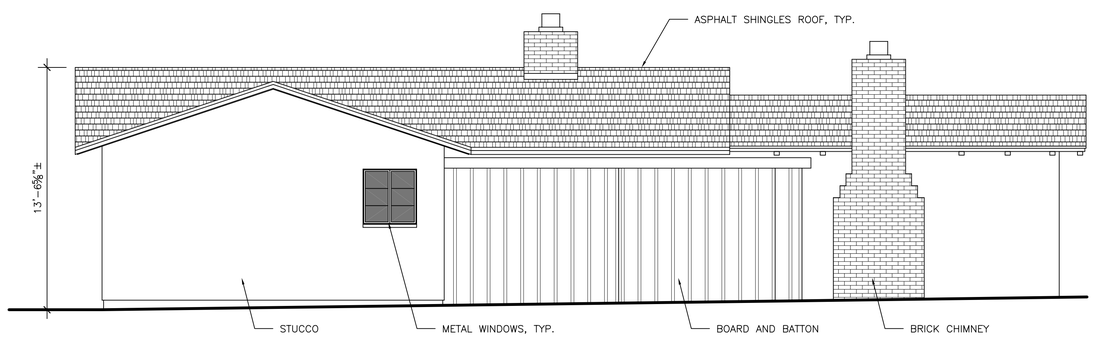
DESIGN APPROVAL

SHEET NO.

A6.3



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



0' 1' 2' 5' 10'
1/4"=1'-0"

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

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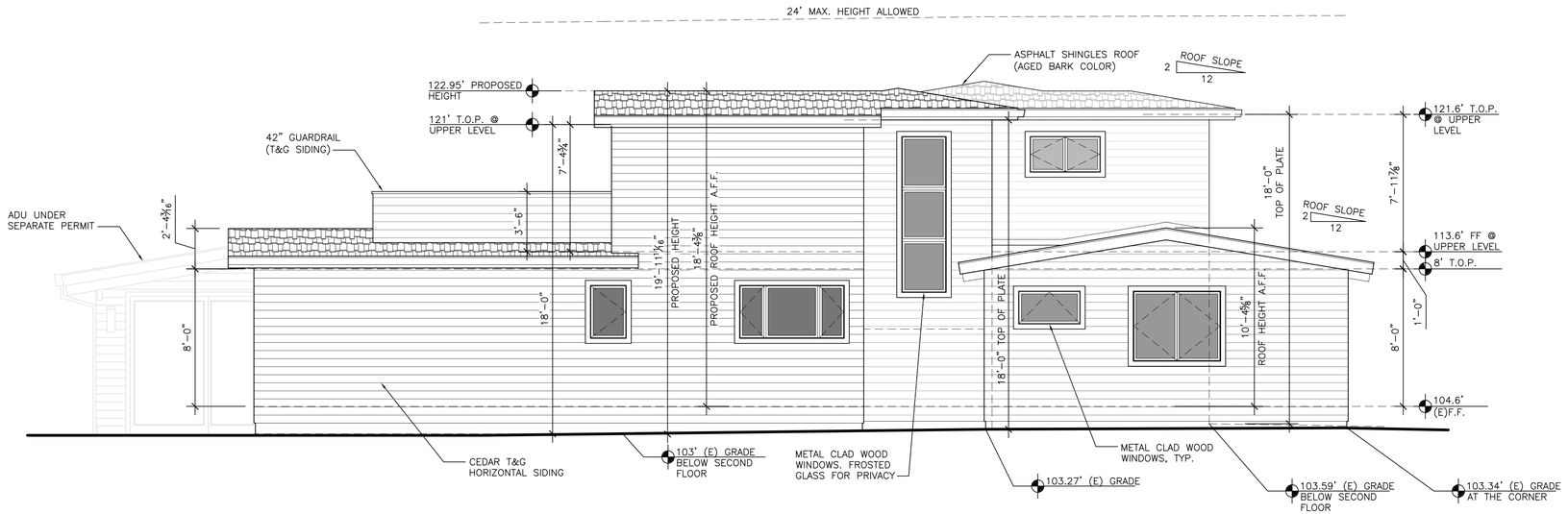
EXTERIOR ELEVATIONS

DATE: 04-02-23

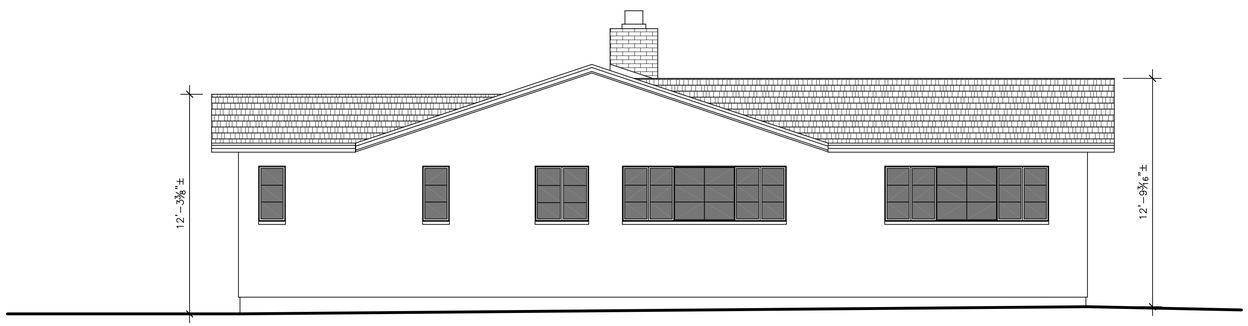
DESIGN APPROVAL

SHEET NO.

A6.4



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



0' 1' 2' 5' 10'
1/4"=1'-0"

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

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EXTERIOR ELEVATIONS

DATE: 04-02-23
DESIGN APPROVAL

SHEET NO.
A6.5

FRONT VIEW BEFORE

FRONT VIEW AFTER

ALLEY VIEW

FRONT(NORTH) ELEVATION

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION

NOTE:
3D MODEL IMAGES PRESENTED TO VISUALIZE ONLY SIZE AND SHAPE OF THE BUILDINGS AND DIFFERENT FINISHES OF THE BUILDING EXTERIOR. STONE PATTERN REPRESENTS STONE, BROWN COLOR REPRESENTS T&G WOOD SIDING, AND DARK BLUE COLOR REPRESENTS GLASS OF WINDOWS AND DOORS. FOR ACTUAL COLORS REFER TO 'COLORS AND MATERIALS' COLUMN.

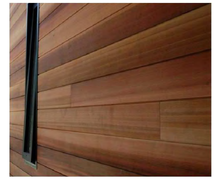
RENDERINGS

ROOF

PRESIDENTIAL ASPHALT SHINGLES
COLOR: AGED BARK

GALV. PAINTED GUTTERS WITH SQUARE DOWNSPOUTS (BROWN COLOR TO MATCH FASCIA BOARD AND WINDOWS)

WALLS



1X6 CEDAR T&G HORIZONTAL SIDING (STAINED)

TERRACE GUARDRAIL FINISHED WITH SAME MATERIAL

THIN STONE VENEER
FOND DU LAC RUSTIC

STORAGE SHED, NOT VISIBLE FROM STREETS.
ELASTOMERIC PAINT OVER STUCCO
COLOR 2164-10 BENJAMIN MOORE "SADDLE BROWN"

WINDOWS AND DOORS

SIERRA PACIFIC ALUMINUM CLAD WOOD WINDOWS AND EXTERIOR DOORS (OR EQUAL)
COLOR: REGAL BROWN 059

DRIVEWAY PAVERS

UNILOCK ARTLINE PERMEABLE PAVERS. COLOR – GRAY

COURTYARD LANDING PAVERS

HYDROLOGIC PERMEABLE PAVERS.
COLOR – BROWNSTONE

EXTERIOR LIGHT FIXTURE

WAC LIGHTING (LED)
ARCHETYPE WS-W15912
SIZE 5.5"X12"
COLOR: BLACK
DELIVERED LUMENS – 331

NOTE: ALL EXTERIOR LIGHT FIXTURES ATTACHED TO THE HOUSE SHALL BE NO HIGHER THAN 6' ABOVE FINISH FLOOR AND NOT EXCEED 25 WATTS PER FIXTURE (INCANDESCENT EQUIVALENT)

COLORS AND MATERIALS

AO ARCHITECTURAL DESIGN

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EXTERIOR RENDERINGS

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A6.6

DOOR SCHEDULE

DOOR NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	ACTION	GLASS	NOTES
MAIN LEVEL					
1	3'–0"	7'–6"	SWING	TEMPERED	ENTRY GLASS DOOR
2	10'–6"	6'–8"	SLIDING	TEMPERED	3–PANEL GLASS DOOR
3	14'–0"	8'–0"	SLIDING	TEMPERED	4–PANEL GLASS DOOR
4	12'–0"	7'–0"	SLIDING	TEMPERED	2–WAY SLIDER 4–PANEL GLASS DOOR
5	10'–0"	7'–0"	SLIDING	TEMPERED	2–WAY SLIDER 4–PANEL GLASS DOOR
6	2'–8"	6'–8"	SWING	TEMPERED	
7	6'–0"	6'–8"	SWING		PAIR OF 3'–0" WOOD LOUVERED DOOR
8	8'–0"	4'–6"	SWING		PAIR OF 4'–0" WOOD DOOR @ STORAGE
9	2'–6"	6'–8"	SWING		WOOD DOOR @ GARAGE
10	10'–0"	8'–0"			GARAGE DOOR. 3 GLASS PANELS AT TOP
11	2'–10"	7'–0"	SWING		@ MASTER BEDROOM
12	4'–0"	7'–0"	POCKET		@ MASTER CLOSET
13	2'–6"	7'–0"	SWING		@ MASTER BATH
14	2'–2"	7'–0"	SWING		@ MASTER BATH TOILET
15	2'–6"	6'–0"	SWING	TEMPERED	@ MASTER BATH SHOWER
16	2'–6"	6'–8"	SWING		@ BATH 2
17	2'–0"	6'–8"	SWING		@ BATH 2 LINEN
18	2'–6"	6'–8"	POCKET		@ BATH 2
19	2'–6"	6'–0"	SWING	TEMPERED	@ BATH 2 SHOWER
20	2'–4"	6'–8"	SWING		@ BATH 2
21	6'–0"	6'–8"	SLIDING		@ BEDROOM 2 CLOSET
22	2'–8"	6'–8"	SWING		@ BEDROOM 2
23	2'–10"	6'–8"	POCKET		@ LAUNDRY
24	5'–0"	6'–8"	SWING		PAIR OF 2'–6" WOOD DOOR @ PANTRY
25	2'–6"	6'–8"	SWING		20–MIN FIRE–RATED SELF–CLOSING, SELF–LATCHING @ GARAGE
UPPER LEVEL					
26	3'–0"	6'–8"	SWING	TEMPERED	GLASS DOOR
27	5'–0"	6'–8"	SWING	TEMPERED	PAIR OF 2'–6", MULLED W/ WIN. #20 AND 21
28	6'–0"	6'–8"	SLIDING		@ MEDITATION RM STORAGE
29	6'–0"	6'–8"	SLIDING		@ MEDITATION RM CLOSET
30	2'–8"	6'–8"	SWING		@ MEDITATION RM
31	2'–8"	6'–8"	SWING		@ BEDROOM 3
32	5'–0"	6'–8"	SWING		PAIR OF 2'–6" @ BEDROOM 3 CLOSET
33	5'–0"	6'–8"	SWING		PAIR OF 2'–6" @ BEDROOM 3 CLOSET
34	2'–6"	6'–8"	POCKET		@ BEDROOM 3 BATH
35	2'–4"	6'–8"	SWING		@ BATH 3 TOILET
36	2'–6"	6'–0"	SWING	TEMPERED	@ SHOWER
37	2'–6"	6'–8"	SWING		@ BATH 3

WINDOW SCHEDULE

WNDW. NO.	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	WINDOW SIZE HEADER HEIGHT	TYPE	MTRL.	GLASS	NOTES
MAIN LEVEL							
1	12"	8'–0"	8'–0"	FIXED	WD	TEMPERED	
2	1'–6"	8'–0"	8'–0"	FIXED	WD	TEMPERED	
3	1'–6"	8'–0"	8'–0"	FIXED	WD	TEMPERED	
4	12"	1'–4"	9'–2"	FIXED	WD	TEMPERED	TRANSOM WINDOW
5	1'–6"	1'–7"	9'–5"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
6	3'–0"	2'–0"	9'–8"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
7	1'–6"	1'–7"	9'–5"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
8	8'–0"	6'–0"	8'–0"	FIXED	WD		
9	2'–0"	3'–0"	7'–0"	CASEMENT	WD		
10	6'–0"	3'–0"	7'–0"	CAS/FIX/CAS	WD	TEMPERED	1'–6"/3'–0"/1'–6"
11	2'–6"	9'–0"	15'–8"	FIXED	WD	TEMPERED	3 MULLED UNITS (2'–6"X3'–0"), FROSTED GLASS
12	3'–6"	1'–10"	6'–8"	AWENING	WD	TEMPERED	
13	5'–0"	4'–0"	6'–8"	CAS/CAS	WD	TEMPERED	EGRESS WINDOW
14	2'–0"	3'–6"	6'–8"	CASEMENT	WD	TEMPERED	
UPPER LEVEL							
15	3'–0"	3'–0"	6'–8"	CASEMENT	WD		EGRESS WINDOW
16	3'–0"	3'–0"	6'–8"	FIXED	WD		
17	3'–0"	3'–0"	6'–8"	CASEMENT	WD		
18	2'–0"	3'–2"	6'–8"	CASEMENT	WD	TEMPERED	
19	4'–0"	3'–2"	6'–8"	DBL. CASEMENT	WD		
20	1'–6"	6'–8"	6'–8"	FIXED	WD	TEMPERED	MULLED W/ DOOR #27
21	1'–6"	6'–8"	6'–8"	FIXED	WD	TEMPERED	MULLED W/ DOOR #27
22	4'–0"	2'–0"	6'–8"	DBL. CASEMENT	WD	TEMPERED	
23	2'–0"	2'–0"	6'–8"	CASEMENT	WD		
24	2'–0"	2'–0"	6'–8"	CASEMENT	WD		
25	2'–0"	2'–0"	6'–8"	FIXED	WD		
26	2'–0"	2'–0"	6'–8"	CASEMENT	WD		

DOOR NOTES:

1. EXTERIOR SLIDING DOORS AND FRONT DOOR TO BE METAL CLAD WOOD DOORS (SIERRA PACIFIC OR EQUAL).

2. ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS (CBC 2406.4.1, CRC R308.4.1).

3. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS AND PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.

4. ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

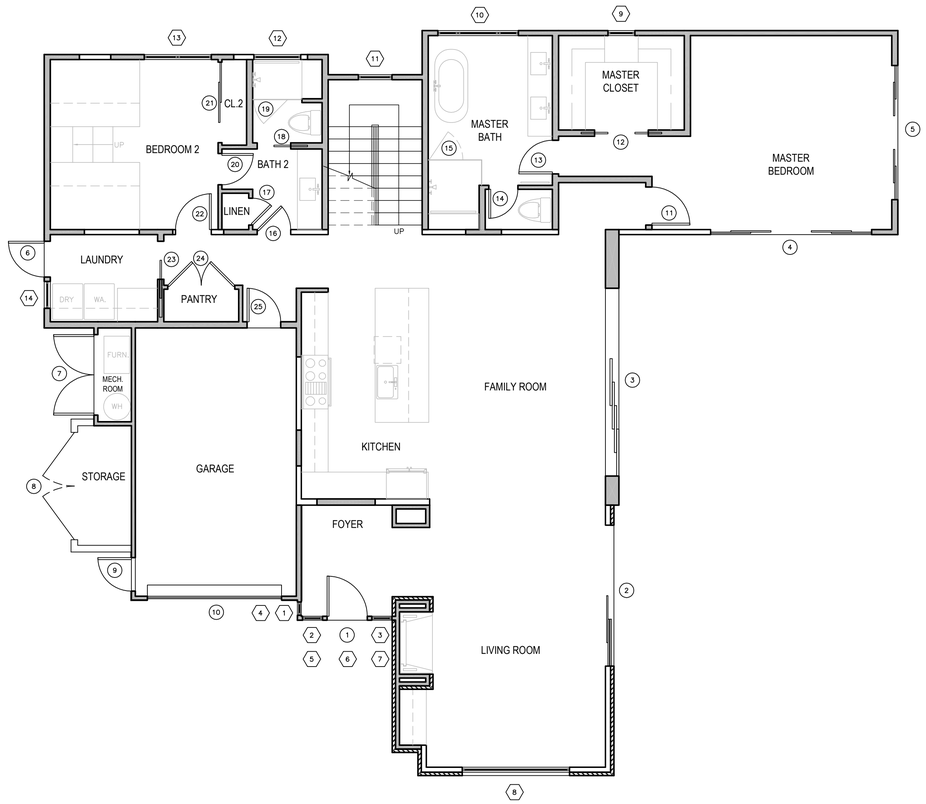
WINDOW NOTES:

1. ALL WINDOWS TO BE METAL CLAD WOOD WINDOWS (SIERRA PACIFIC OR EQUAL).
2. ALL WINDOWS TO BE DOUBLE GLAZED.

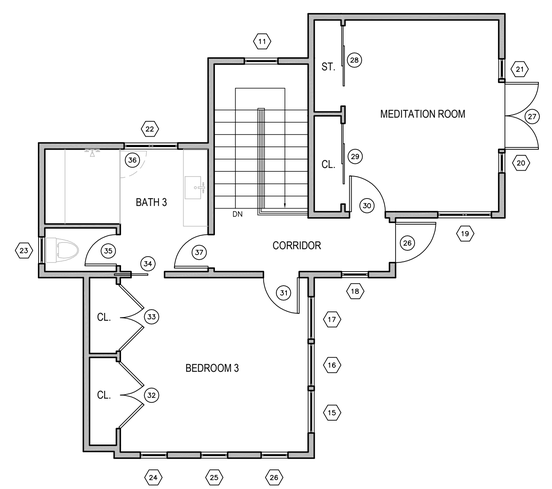
3. FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:
– MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
– MINIMUM NET CLEAR OPENING DIMENSION OF 20 INCHES IN WIDTH.
– MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
– BOTTOM OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR (CRC R310.2.1, R310.2.2)

4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24–INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS (CBC 2406.4.2).

5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS:
– THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
– THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
– THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.
– ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING (CBC 2406.4.3).



MAIN FLOOR PLAN | 3/16"=1'–0"



UPPER FLOOR PLAN | 3/16"=1'–0"

DOOR/WINDOW LEGEND

DENOTES A WINDOW

DENOTES A DOOR

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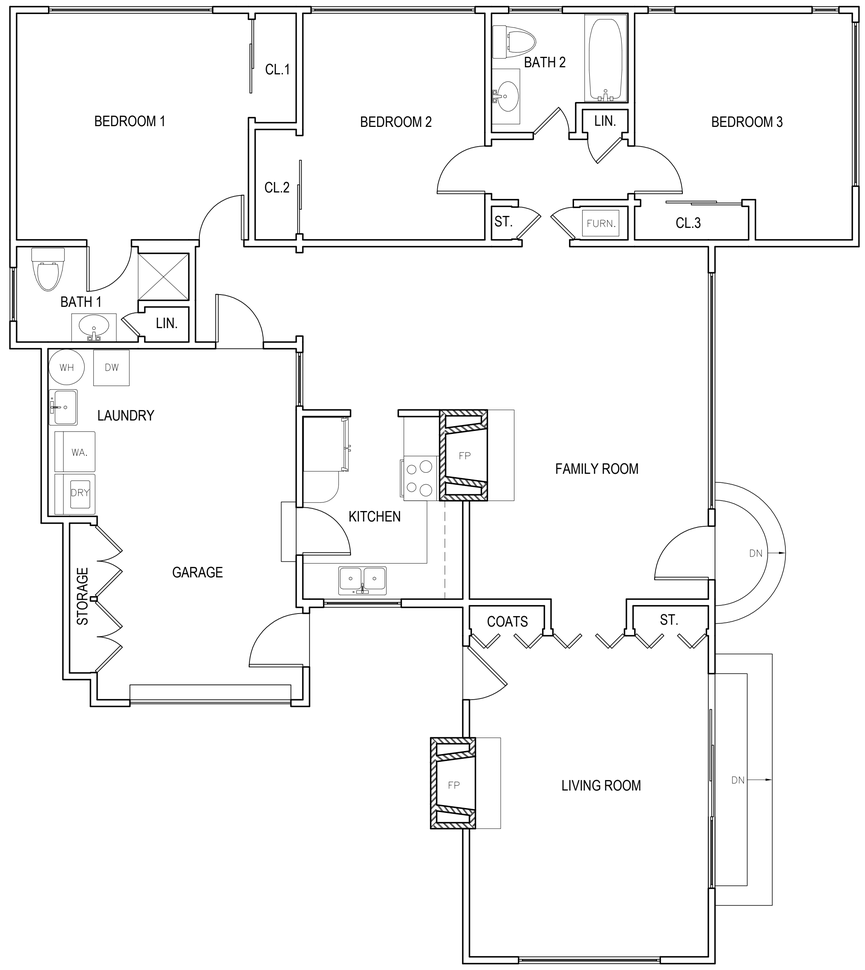
WIN/DOOR SCHEDULE

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A9.0



0' 1' 2' 5' 10'

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

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1
2
3
4

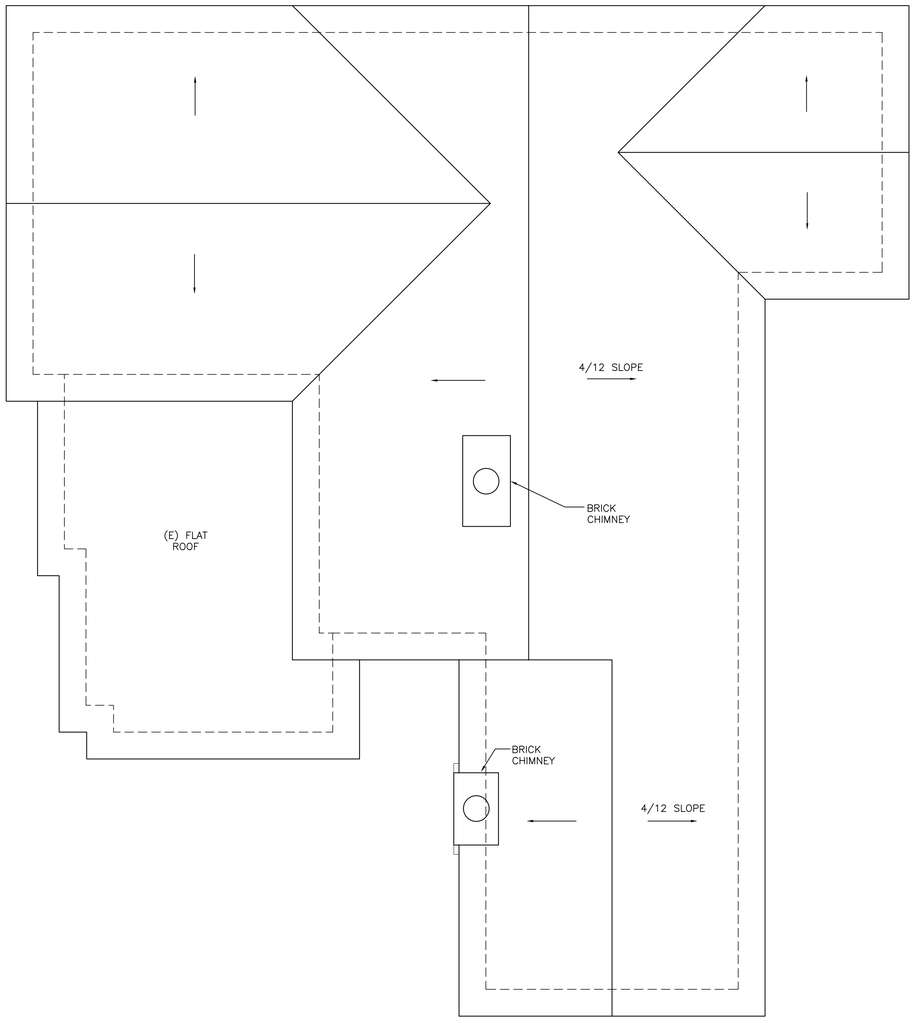
EXISTING FLOOR PLAN

DATE: 07-30-2022

AS-BUILT

SHEET NO.

E2.0



0' 1' 2' 5' 10'

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

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1
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3
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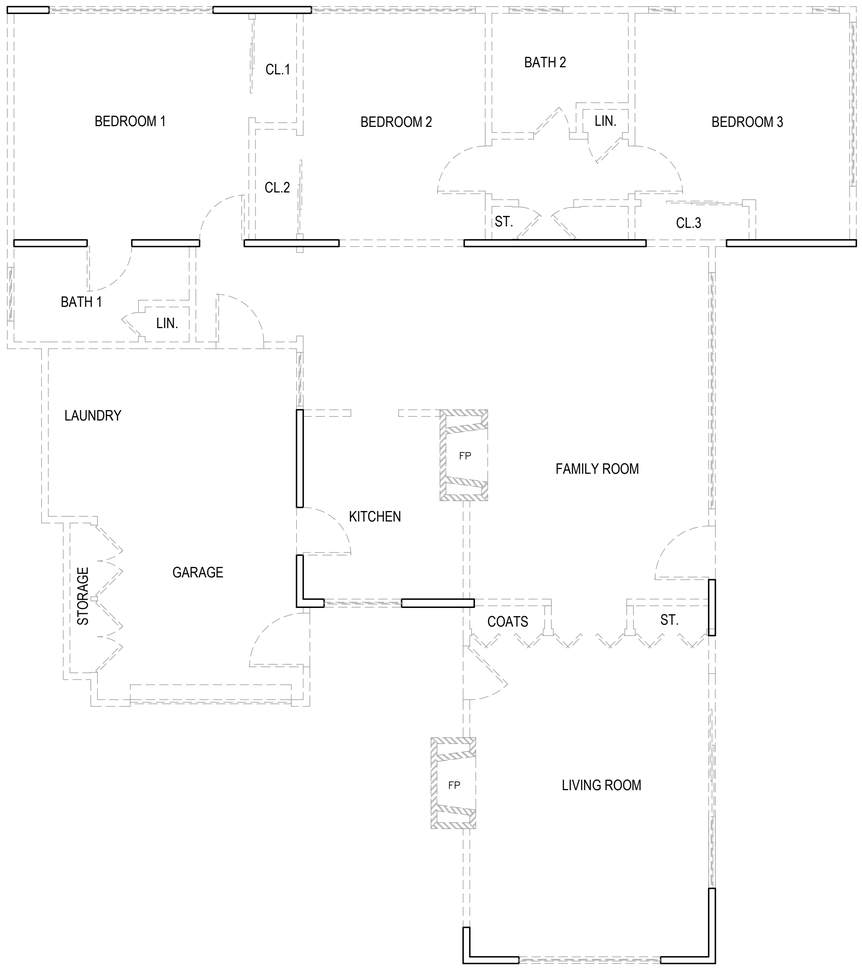
EXISTING
ROOF PLAN

DATE: 07-30-2022
AS-BUILT

SHEET NO.
E5.0



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- EXISTING MASONRY WALL TO BE REMOVED
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

0' 1' 2' 5' 10'

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

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DEMOLITION FLOOR PLAN

DATE: 04-02-23

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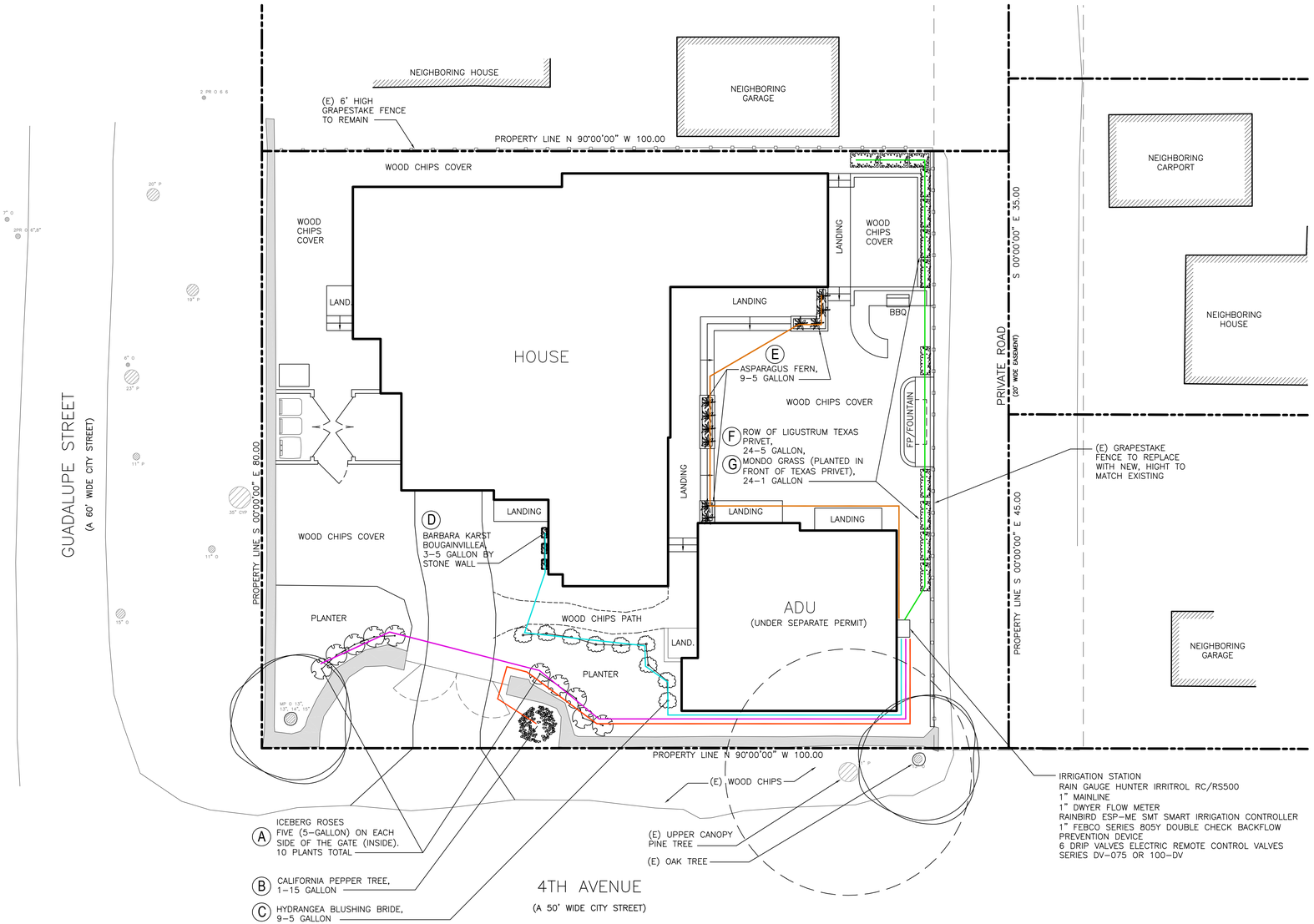
D2.0



LANDSCAPING AND IRRIGATION PLAN

1/8"=1'-0"

GENERAL IRRIGATION NOTES

1. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.

2. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.

3. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.

4. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY.

5. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.

6. AREAS LESS THAN TEN FEET (10') IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

7. IRRIGATION TO BE RUN OFF SEPARATE MAINLINE EXTENSION WITH ISOLATION SHUT OFF VALVE

8. ALL DRIP LINES TO HAVE AN IN-LINE FILTER

9. PRESSURE FOR REGULATOR FOR DRIP IRRIGATION TO BE REGULATED TO 25-35 PSI

10. ALL VALVES TO BE SUB-GRADE WITHIN A WEATHERPROOF VALVE BOX

PLANT LIST

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
A	10	5 GAL	ROSA KORBIN	ICEBERG ROSES
B	1	15 GAL	SCHINUS MOLLE	CALIFORNIA PEPPER TREE
C	9	5 GAL	HYDRANGEA MACROPHYLLA	HYDRANGEA BLUSHING BRIDE
D	3	5 GAL	BOUGAINVILLEA	BOUGAINVILLEA BARBARA KARST
E	9	5 GAL	ASPARAGUS SETACEUS	ASPARAGUS FERN
F	24	5 GAL	LIGUSTRUM JAPONICUM	TEXAS PRIVET
G	24	1 GAL	OPHIOPOGON JAPONICUS	MONDO GRASS

NOTE:
THE PLAN WAS PREPARED IN CLOSE COOPERATION WITH INCA LANDSCAPE MANAGEMENT.
LICENSE #875311

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THE BROWN RESIDENCE

CARMEL, CA 93923

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

REVISIONS:
1 07-04-23 PLANNING REVISIONS
2
3
4

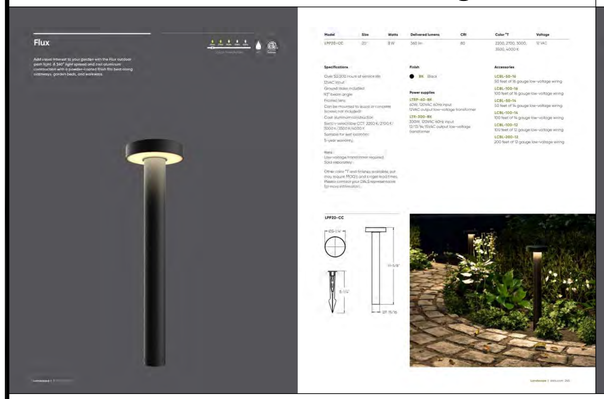
LANDSCAPING PLAN

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.
L1.0

STYLE 'C'



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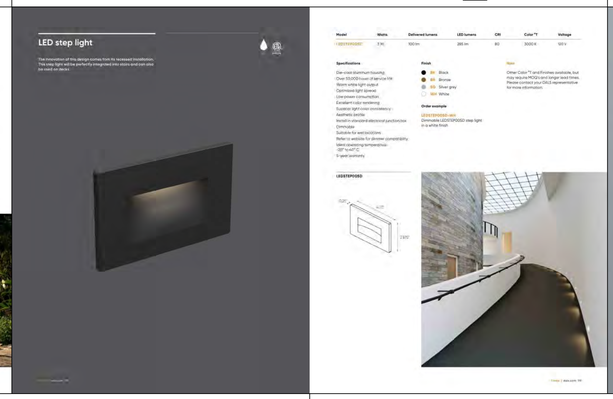

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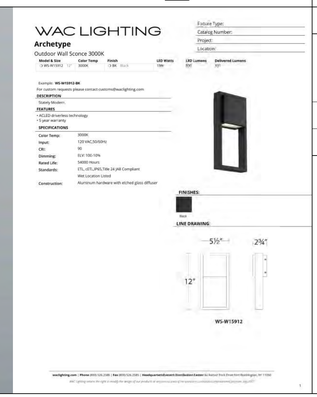
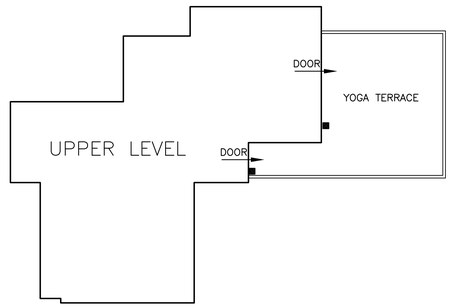


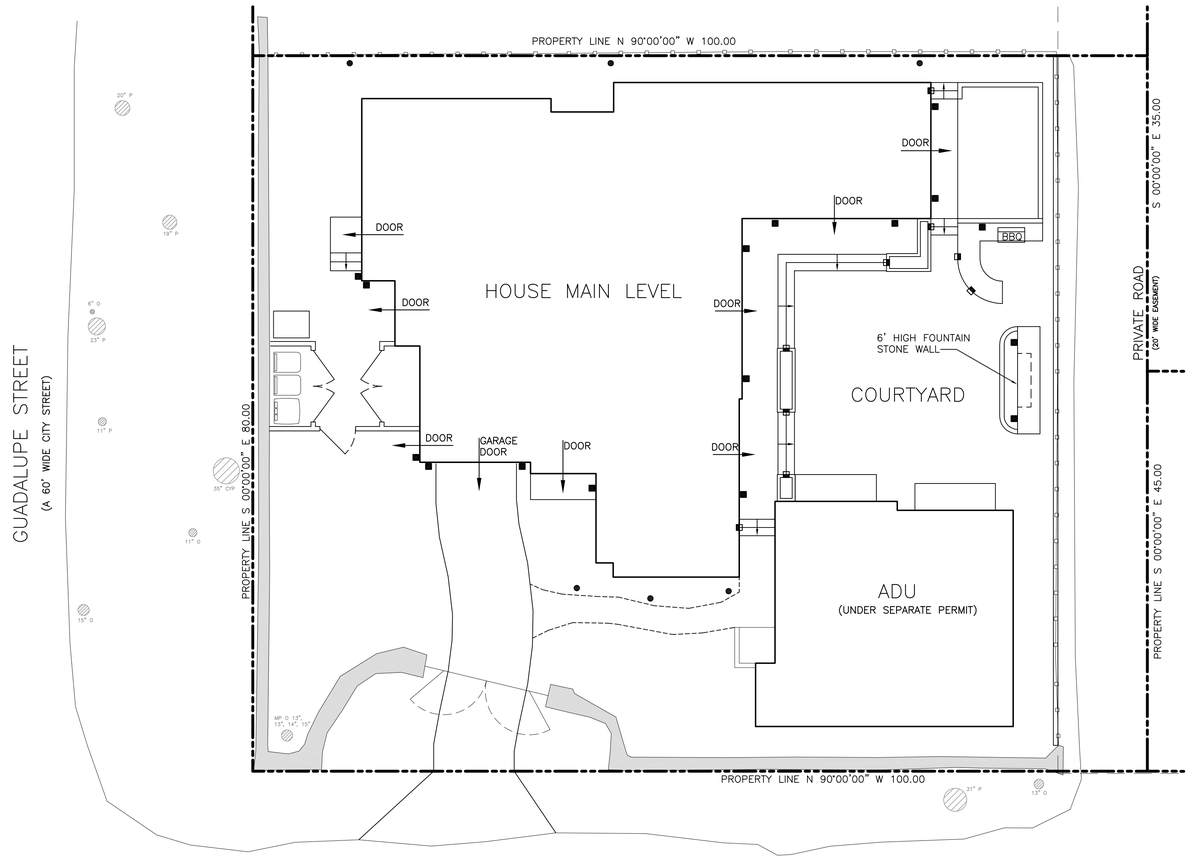
EXTERIOR LIGHT FIXTURE LIST

CODE	QTY	LIGHT FIXTURE
A	18	WAC LIGHTING (LED) ARCHETYPE WS-W15912 SIZE 5.5"X12" COLOR: BLACK DELIVERED LUMENS – 331
B	9	DALS LED STEP LIGHT LEDSTEP005D
C	6	DALS PATH LIGHT LPP20-CC

NOTE: ALL EXTERIOR LIGHT FIXTURES ATTACHED TO THE HOUSE SHALL BE NO HIGHER THAN 6' ABOVE FINISH FLOOR AND NOT EXCEED 25 WATTS PER FIXTURE (INCANDESCENT EQUIVALENT)



UPPER LEVEL FOOTPRINT | 1/8"=1'-0"



SITE PLAN/ MAIN LEVEL FOOTPRINT | 1/8"=1'-0"

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THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

CARMEL, CA 93923

REVISIONS:
1. 07-04-23 PLANNING REVISIONS
2. 10-11-23 PLANNING REVISIONS
3.
4.

EXTERIOR LIGHTING PLAN

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

L2.0

RECOMMENDED GRADING SPECIFICATIONS FOR EARTHWORK

ET:1 GENERAL DESCRIPTION:

1.1 THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING; PREPARATION OF LAND TO BE FILLED; EXCAVATION AND FILL OF THE LAND; SPREADING, COMPACTION AND CONTROL OF THE FILL; AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADED AREA TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

1.2 THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK AS SPECIFIED HEREIN, AS SHOWN ON THE APPROVED PLANS AS STATED IN THE PROJECT SPECIFICATIONS.

1.3 RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT. ALL BUILDING/GRADING PLANS FOR RETAINING WALL TO CLEAR PERMITS (I.E. PLN130852 AND 13CP1301799). 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.

ET:2 TESTS:

2.1 THE STANDARD TEST USED TO DEFINE MAXIMUM DENSITIES OF ALL COMPACTION WORK SHALL BE THE A.S.T.M. D-1557, MOISTURE DENSITY OF SOILS, USING A 10-POUND RAM AND 18-INCH DROP. ALL DENSITIES SHALL BE EXPRESSED AS A RELATIVE DENSITY IN TERMS OF THE MAXIMUM DENSITY OBTAINED IN THE LABORATORY BY THE FOREGOING STANDARD PROCEDURE.

2.2 IN-PLACE DENSITY SHALL BE DETERMINED BY TEST METHODS A.S.T.M. D-1556, DENSITY OF SOIL IN-PLACE BY SAND CONE METHOD AND D-2922, DENSITY OF SOIL IN-PLACE BY NUCLEAR METHOD.

2.3 PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

ET:3 CLEARING, GRUBBING AND PREPARING AREAS TO BE EXCAVATED OR FILLED:

3.1 ALL VEGETABLE MATTER, IRREDUCIBLE MATERIAL GREATER THAN 4 INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE AREAS IN WHICH GRADING IS TO BE DONE. ALL STUMPS AND ROOT MASSES OF REMOVED TREES ARE TO CLEARED FROM AREA OF CONSTRUCTION AND FILL PLACEMENT. SUCH MATERIALS NOT SUITABLE FOR REUSE SHALL BE DISPOSED OF AS DIRECTED.

3.2 AFTER THE FOUNDATION FOR FILL HAS BEEN CLEARED, IT SHALL BE BROUGHT TO THE PROPER MOISTURE CONTENT BY ADDING WATER OR AERATING AND COMPACTING TO A RELATIVE DENSITY OF NOT LESS THAN 90% OR AS SPECIFIED. COMPACTION OF FILL PLACED IN LANDSCAPE AREA TO BE COMPACTED TO A RELATIVE DENSITY OF APPROXIMATELY 90% OR AS DIRECTED BY THE OWNER. THE SOILS SHALL BE TESTED TO A DEPTH SUFFICIENT TO DETERMINE QUALITY AND SHALL BE APPROVED BY THE SOILS ENGINEER FOR FOUNDATION PURPOSES PRIOR TO PLACING ENGINEERED FILL.

ET:4 MATERIALS:

4.1 THE MATERIAL FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. ANY IMPORTED MATERIAL MUST BE APPROVED FOR USE BEFORE BEING BROUGHT TO THE SITE. THE MATERIAL USED SHALL BE FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS MATERIALS.

4.2 IMPORTED MATERIALS FOR ENGINEERED FILL SHALL CONSIST OF NON-EXPANSIVE SOIL WITH MAXIMUM AGGREGATE SIZE OF 4 INCHES, A PI LESS THAN 15 AND/OR A CU GREATER THAN 4 AND SHALL BE APPROVED BY THE ENGINEER.

ET:5 PLACING, SPREADING AND COMPACTING FILL MATERIAL:

5.1 THE SELECTED FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, SHALL NOT EXCEED 6 INCHES IN THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. FILL SHALL BE PLACED SUCH THAT CROSS FALL DOES NOT EXCEED 1 FOOT IN 20 UNLESS OTHERWISE DIRECTED.

5.2 WHEN FILL MATERIAL INCLUDES ROCK OR CONCRETE RUBBLE, NO IRREDUCIBLE MATERIAL LARGER THAN 4 INCHES IN GREATEST DIMENSION WILL BE ALLOWED EXCEPT UNDER THE DIRECTION OF THE SOILS ENGINEER.

5.3 THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE MAINTAINED IN A SUITABLE RANGE TO PERMIT EFFICIENT COMPACTION. THE SOILS ENGINEER MAY REQUIRE ADDING MOISTURE, AERATING, OR BLENDING OF WET AND DRY SOILS.

5.4 EACH LAYER SHALL BE COMPACTED TO THE SPECIFIED RELATIVE DENSITY. COMPACTION SHALL BE CONTINUOUS OVER THE ENTIRE AREA OF EACH LAYER.

5.5 FIELD DENSITY TEST SHALL BE MADE BY THE SOILS ENGINEER OF EACH COMPACTED LAYER, AT LEAST ONE TEST SHALL BE MADE FOR EACH 500 CUBIC YARDS OR FRACTION THEREOF, PLACED WITH A MINIMUM OF TWO TESTS PER LAYER IN ISOLATED AREAS. WHERE A SHEEP-FOOT ROLLER IS USED, THE SOIL MAY BE DISTURBED TO A DEPTH OF SEVERAL INCHES. DENSITY TESTS SHALL BE TAKEN IN COMPACTED MATERIALS BELOW THE DISTURBED SURFACE, WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF, IS BELOW THE REQUIRED DENSITY, THAT PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED.

5.6 ALL EARTH MOVING AND WORK OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL SUCH WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

5.7 CUT AND FILL SLOPES STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL MUST BE APPROVED BY THE SOILS ENGINEER.

ET:6 SEASONAL LIMITS:

6.1 WHEN THE WORK IS INTERRUPTED BY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL IS AS PREVIOUSLY SPECIFIED AND SOILS TO BE PLACED ARE IN SUITABLE CONDITION.

ET:7 UNUSUAL CONDITIONS:

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

ET:8 COUNTY

8.1 A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.

8.2 ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535.

8.3 THE SOILS ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS & SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF ANY FOOTINGS.

EROSION CONTROL PLANNING

ER:1 GENERAL DESCRIPTION:

1.1 INSTALLATION OF THE EROSION PROTECTION FEATURES CONFORM TO THE EXISTING AND PROPOSED GRADES AND CONSIDER THE TOPOGRAPHIC AND HYDROLOGIC FEATURES OF THE SITE. ALL DISTURBED AREAS ARE TO BE PROVIDED WITH EROSION CONTROL AS GIVE UNDER SECTION ER:3.

1.2 COLLECTED RUNOFF IS TO BE RELEASED IN A CONTROLLED FASHION. COLLECTED RUNOFF FLOWS IS TO BE DIRECTED INTO PIPES AND THEN ONTO AN ENERGY DISSIPATER TO REDUCE THE HYDRAULIC GRADIENT BEFORE DISCHARGING THE RUNOFF TO GRADE.

1.4 DE-SILTATION OF RUNOFF MAY TAKE FORM OF STILLING BASINS, GRAVEL BERM, TURF OR VEGETATION SCREENS, REFORESTATION, ETC.,

1.5 FREE FLOWING STORM RUNOFF SHOULD NEVER BE DIRECTED TOWARDS STRUCTURE (ON OR OFF SITE) OR STRUCTURES SENSITIVE TO FREE FLOWING WATER. COLLECTED DRAINAGE ADJACENT TO SENSITIVE STRUCTURES IS TO BE CARRIED IN CLOSED CONDUIT OR LINED SURFACE DRAIN.

1.6 ANY SITE SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

ER:1 MATERIALS STORAGE:

2.1 DURING CONSTRUCTION, NEVER STORE CUT AND FILL MATERIAL WHERE IT MAY WASH INTO DRAINAGE WAYS. SHOULD WEATHER THREATEN THE STORED MATERIALS IT SHOULD BE COVERED WITH PLASTIC OR APPROPRIATE RETENTION FACILITIES PROVIDED FOR DESILTATION OF THE STORM WATER PRIOR TO RELEASE.

2.2 KEEP ALL CULVERTS AND DRAINAGE FACILITIES FREE OF SILT AND DEBRIS. KEEP EMERGENCY EROSION CONTROL MATERIALS SUCH AS STRAW MULCH, PLASTIC SHEETING, AND SANDBAGS ON SITE AND INSTALL THESE AT THE END OF EACH DAY AS NECESSARY.

ER:3 RE-VEGETATION AND PLANTING:

3.1 RE-VEGETATE AND PROTECT EXPOSED SOILS BY OCTOBER 15. USE APPROPRIATE GRASS/LEGUME SEED MIXES AND/OR STRAW MULCH FOR TEMPORARY COVER. PLAN PERMANENT VEGETATION TO INCLUDE NATIVE AND DROUGHT TOLERANT PLANTS. SEEDING AND RE-VEGETATION MAY REQUIRE SPECIAL SOIL PREPARATION, FERTILIZING, IRRIGATION, AND MULCHING.

3.1.A RECOMMENDED SEED SCHEDULE IS AS FOLLOWS:
- 40 POUNDS PER ACRE OF CALIFORNIA BROME
- 15 POUNDS PER ACRE OF BLUE WILD RYE
- 4 POUNDS PER ACRE OF ZORRO FESCUE
- 6 POUNDS PER ACRE OF RED CREEPING FESCUE

3.2 IN THE ABSENCE OF A DETAILED EROSION CONTROL PLAN, THE WORK WILL BE PROTECTED IN ACCORDANCE WITH THE APPROPRIATE ORDINANCE, REGULATION AND/OR STANDARD PRACTICE WHICH EVER PROVIDES SATISFACTORY EROSION PROTECTION.

3.3 ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

ER:4 COUNTY

4.1 ALL EROSION CONTROL MEASURES FOR GRADING SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15 AND APRIL 15.

4.2 ALL EROSION CONTROL MEASURES SHALL CONFORM WITH MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.

ABBREVIATIONS - USED WITH OR WITHOUT PERIODS (E.G. = EG)

AC ASPHALTIC PAVEMENT
ACD FINISH GRADE ASPHALTIC CONCRETE DRIVE
ACR ACRE
APN ASSESORS PARCEL NUMBER
BCR BEGINNING OF CURB RETURN
BS BASE OF THE STEP
BTM BOTTOM
BWF BASE OF WALL AT FACE (TALLEST FACE)
BWR BASE OF WALL AT REAR (SHORTEST FACE)
C"NUMBER" CURVE NUMBER. SEE TABLE
CB CATCH BASIN
CD FINISH GRADE CONCRETE DRIVE
CF FINISH GRADE CONCRETE RESIDENTIAL FLOOR
CG FINISH GRADE CONCRETE GARAGE FLOOR
CW FINISH GRADE CONCRETE WALK
CL CENTER LINE
CNTR CENTER
CONST ITEM TO BE CONSTRUCTED
CPV CONCRETE PAVEMENT
DI DRAINAGE INLET
DRTE EXISTING GRADE OF DIRT
DRTF FINISH GRADE OF DIRT
E or (E) EAST OR EXISTING
EX or (EX) EXISTING
(EC) "EXISTING " INFORMATION COMPUTED FROM A SURVEY OR OTHERWISE NOTED DATA
ECR END OF CURB RETURN
EL ELEVATION
END END
EOC END OF CURB
EP EDGE OF PAVEMENT
FF FINISH FLOOR (STEPPED DOWN EDGE OF THE FOUNDATION SLABS)
FG FINISH GRADE
FL FLOW LINE
FT FEET
GRT FINISH GRADE OF GRATE OR DRAINAGE INLET
HDPE HIGH DENSITY POLYETHYLENE
HPS HIGH PRESSURE SODIUM
IN IN
INV ELEVATION OF BOTTOM INSIDE OF PIPE (INVERT)
J.U.I. JOINT UTILITIES
L LEFT
LAT LATERAL
LATS MULTIPLE, SEPARATE LATERALS
LF LINEAR FEET
LNDS LANDSCAPE OR EARTHER SURFACE
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
N or (N) NORTH OR NEW
NS NOSE OF THE STEP
NW NEW, TO BE INSTALLED, CONSTRUCTED OR FINISHED TO
P or (P) PROPOSED
PAR PARCEL
PER PURSUANT TO
P.M. PARCEL MAP
PV PAVEMENT
PVC POLY VINYL CHLORIDE
PVI POINT OF VERTICAL INTERSECTION
R or (R) RIGHT
RD RADIUS
RIMC ELEVATION OF CENTER OF MANHOLE
RIMN or NRIM ELEVATION OF NORTH EDGE OF MANHOLE
S SOUTH
SD STORM DRAIN
SE SAND EQUIVALENCY
SHT SHEET
SL SLOPE
SOF ELEVATION OF TOP OF INSIDE OF PIPE (SOFFIT)
SP STANDARD PLAN
SS SANITARY SEWER
STA+ DISTANCE FORWARD ON PROFILE
STA- DISTANCE BACKWARD ON PROFILE
TC TOP OF FACE (ROADSIDE) OF CURB
THR THROUGH
TP TOP
V VOLTS
VOL VOLUME
W WEST
WA WATTS
WYE SEWER LATERAL CONNECTION
" SECONDS OF ANGLE OR INCHES
' MINUTES OF ANGLE OR FEET
° DEGREES OF ANGLE

GRADE ADJACENT TO STRUCTURES

UNLESS OTHERWISE NOTED - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION OF BUILDINGS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL (FOUNDATION). IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

LEGEND

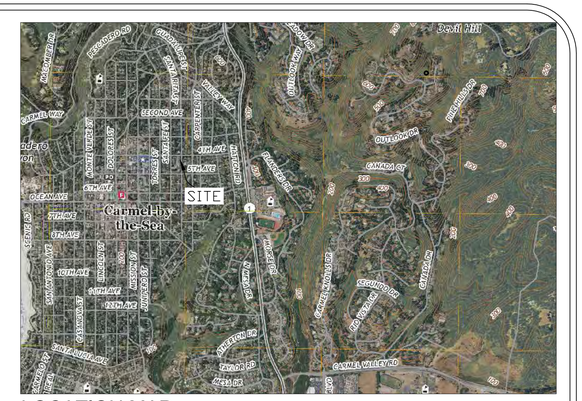
EXISTING MAJOR TOPO LINE, 5 FT INTERVAL — 10
EXISTING MINOR TOPO LINE, 1 FT INTERVAL
EXISTING PROPERTY LINE
EXISTING UTILITY EASEMENT LINE
PROPOSED MAJOR TOPO LINE, 1 FT INTERVAL — 10
PROPOSED MINOR TOPO LINE, 0.25 FT INTERVAL
STORM DRAIN LINE
DRAIN LINE, 4" PVC SDR35
26.08 LF, SLOPE 2%
MATCH LINE BETWEEN EXISTING AND PROPOSED GRADES

PARCEL OWNER:
MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

THESE PLANS DETAIL DRAINAGE CONTROL FOR THE RUNOFF FROM THE ROOF OF PROPOSED ADDITIONS TO A RESIDENCE.

RECENTLY APPROVED ACCESSORY DWELLING UNIT DRAINAGE STRUCTURES ARE INCLUDED IN THIS PLAN SET FOR REFERENCE.

NO TREES ARE TO BE REMOVED.



LOCATION MAP
NOT TO SCALE

SOIL DISTURBANCE AREA : 176 SQ.FT. INCLUDES STORM DRAIN LINES
GRADING BALANCE:

GROSS CUT	=	2.16 CUBIC YARDS
SHRINKAGE	=	0.00 CUBIC YARDS
NET CUT (LESS SHRINKAGE)	=	2.16 CUBIC YARDS
TOTAL FILL	=	1.85 CUBIC YARDS GRAVEL
	=	0.35 CUBIC YARD EARTH COVER
TOTAL IMPORT	=	1.85 CUBIC YARDS GRAVEL

SHRINKAGE FACTOR 0%

VOLUME CALCS ARE TO FINISH GRADE AND DO NOT CONSIDER SPOILS (E.G. UNDERGROUND UTILITIES) OR SECTION THICKNESS (E.G. PAVEMENT, FOUNDATION, WALLS).

GEOTECHNICAL REPORT IS COMPLETED FOR THE PROJECT BY LANDSET ENGINEERS, INC. TELEPHONE (831) 443-6970, PROJECT NO. 2531-02. REFER TO THE RECOMMENDATIONS IN THE REPORT.

ALL WORK TO BE IN COMPLIANCE WITH GEOTECHNICAL REPORT AND PROJECT PLANS AND SPECIFICATIONS.

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PROJECT CONTRACTOR:
TBD

PROJECT DRAINAGE ENGINEER:
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PROJECT GEOTECHNICAL ENGINEER AND SURVEYOR:
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REVISION DATES

PUB 2022/11/20
PUB 2023/07/14

INDEX

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561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

NOT VALID WITHOUT STAMP AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — LAWRENCE E. GRICE — No. 66857 — Exp. 9-30-2024 — CIVIL — STATE OF CALIFORNIA

2023-07-14DIGITAL

LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

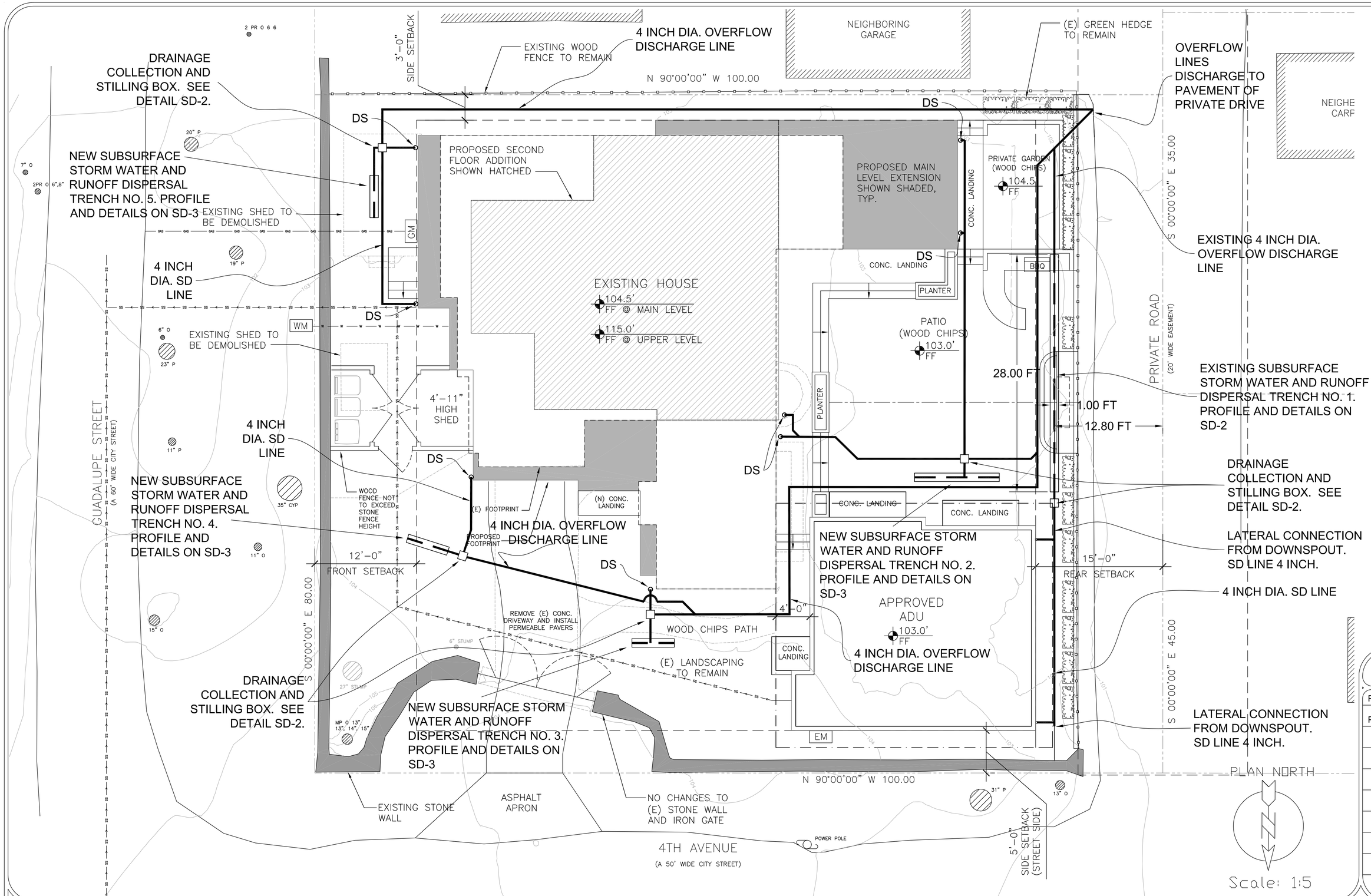
PREPARED FOR:
MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

IMPROVEMENTS; BROWN RESIDENCE; A.P.N. 010-036-001
SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

IMPROVEMENT PLANS - DRAINAGE CONTROL
TITLE, SPECIFICATIONS AND NOTES

T-0
Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22,11



REVISION DATES
PUB 2022/11/20
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GRICE ENGINEERING INC
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2024-07-14 DIGITAL

LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

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PLANTO, TEXAS 75093

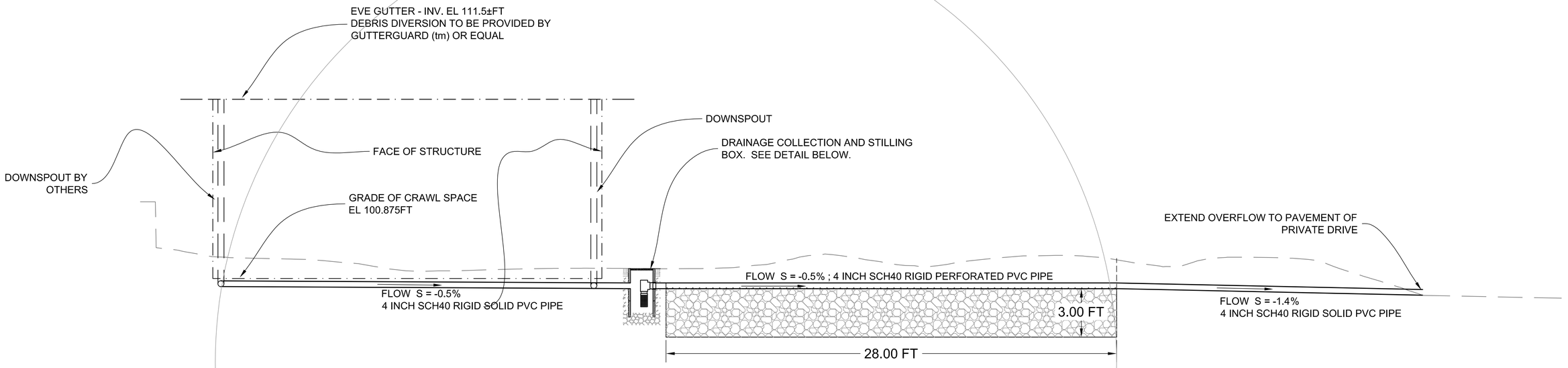
IMPROVEMENTS; BROWN RESIDENCE; A.P.N. 010-036-001
SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

IMPROVEMENT PLANS - DRAINAGE CONTROL

SITE PLAN

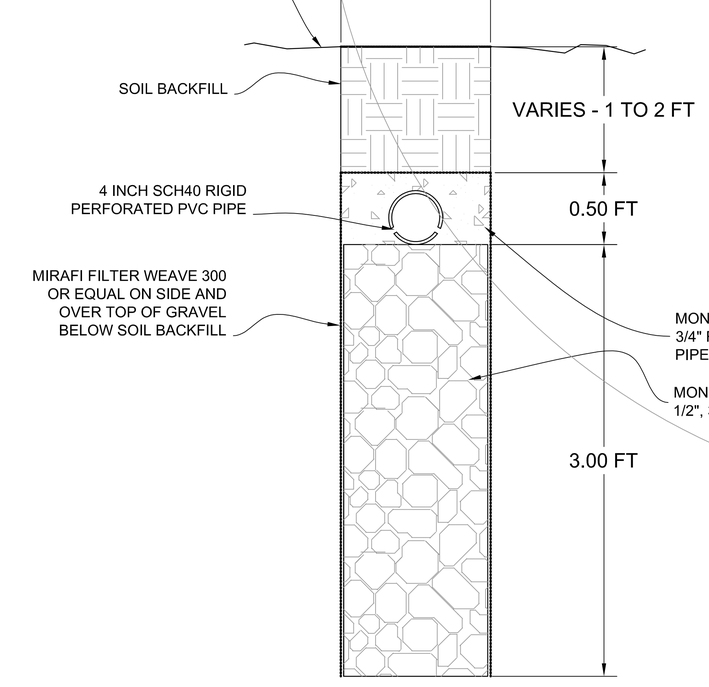
SD-1
Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11



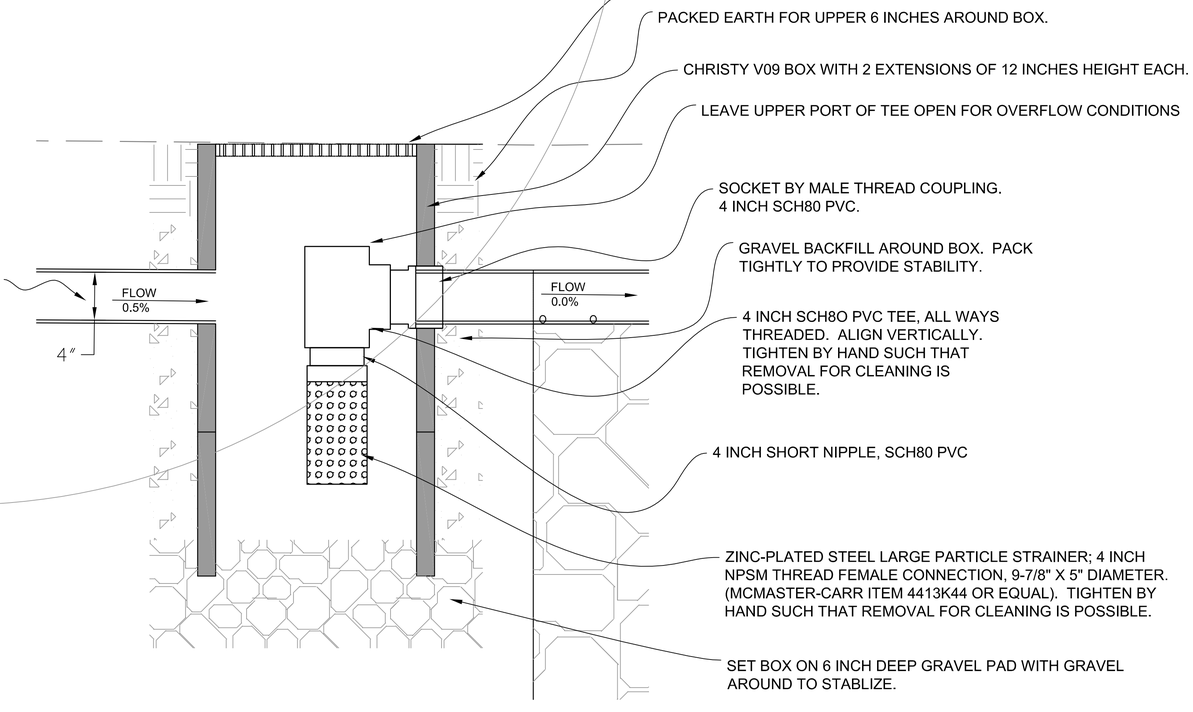
A PROFILE OF DISPERSAL TRENCH NO. 1

SCALE 1/3" = 1'



1 SUBSURFACE DISPERSAL TRENCH

SCALE 1/2" = 1'



2 DRAINAGE COLLECTION AND STILLING BASIN

SCALE 1/2" = 1'

REVISION DATES

PUB 2022/11/20

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No. 66857 Exp. 9-30-2024 CIVIL STATE OF CALIFORNIA

2023-07-14 DIGITAL

LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

PREPARED FOR:

MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

ADDITIONS; BROWN RESIDENCE
A.P.N. 010-036-001
SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

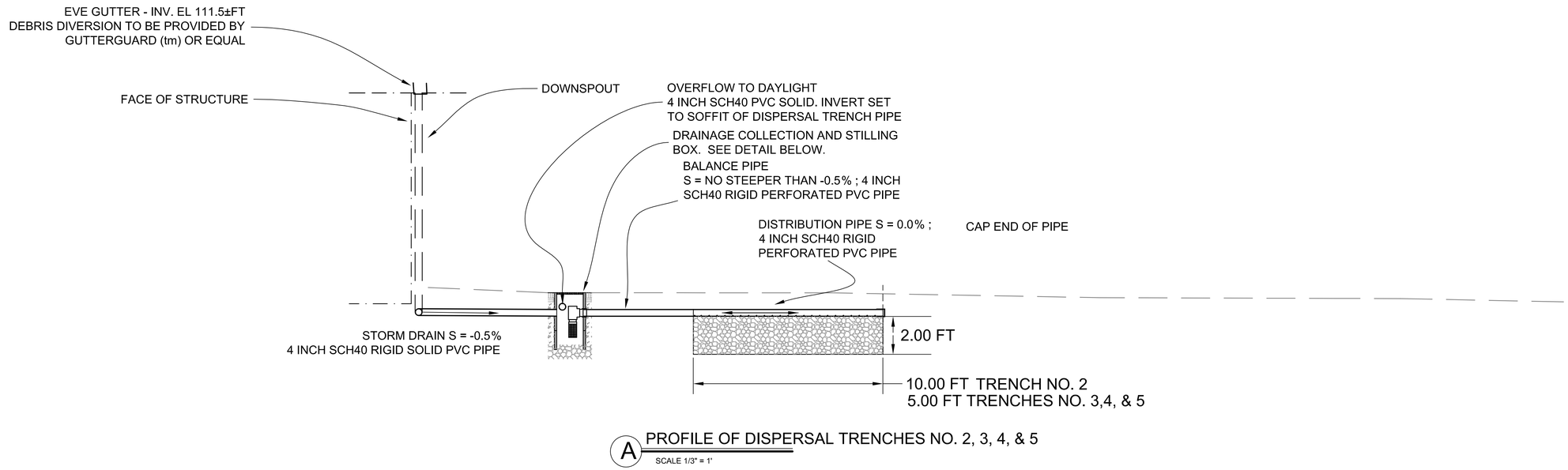
IMPROVEMENT PLANS - DRAINAGE CONTROL

PROFILE AND DETAILS FOR RECENTLY APPROVED A.D.U.

SD-2

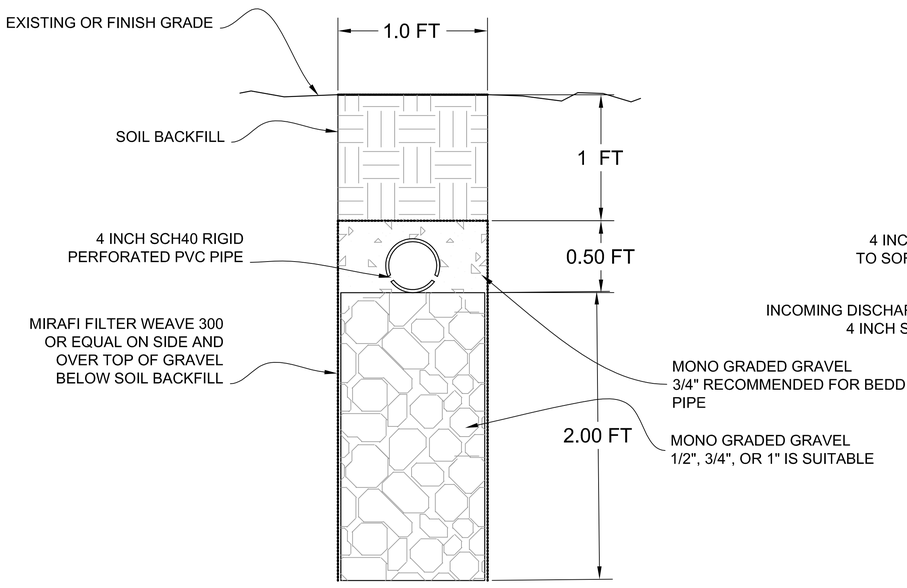
Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11



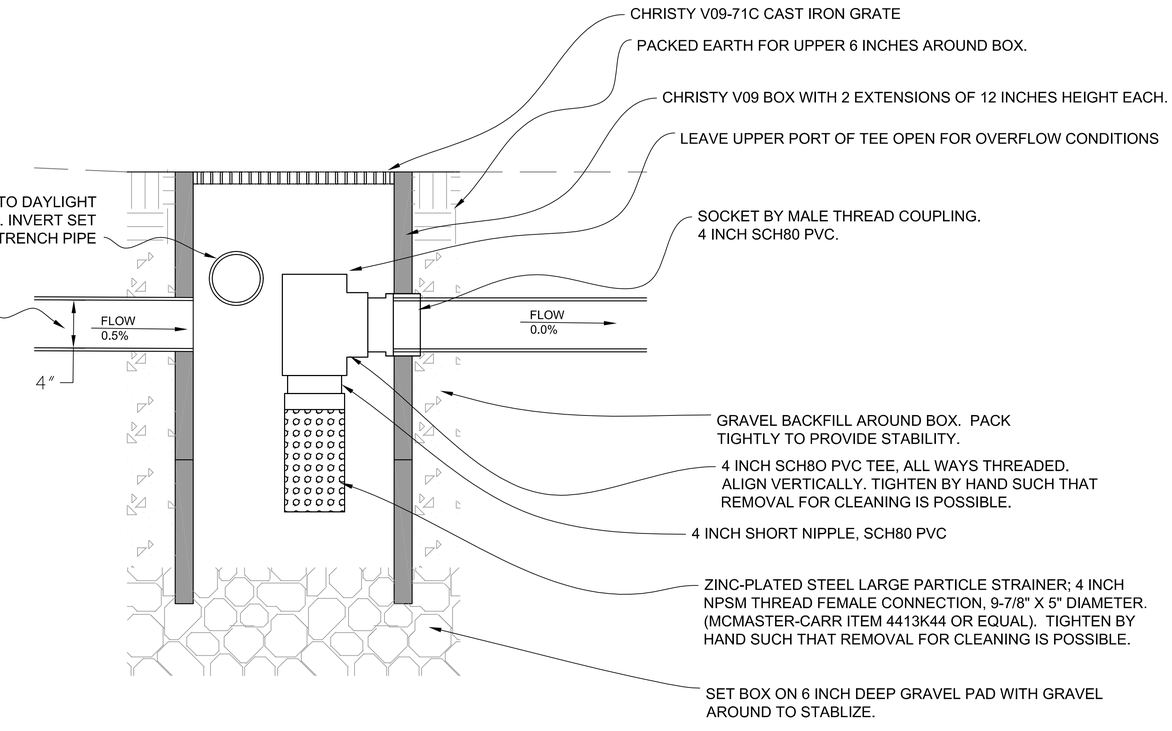
A PROFILE OF DISPERSAL TRENCHES NO. 2, 3, 4, & 5

SCALE 1/3" = 1'



1 SUBSURFACE DISPERSAL TRENCH

SCALE 1/2" = 1'



2 DRAINAGE COLLECTION AND STILLING BASIN

SCALE 1/2" = 1'

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PLANTO, TEXAS 75093

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SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

IMPROVEMENT PLANS - DRAINAGE CONTROL

PROFILE AND DETAILS

SD-2.1

Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11

WIND EROSION CONTROL:
1. ALL ACTIVE AREAS AND NEW BARE EARTH SURFACES ARE TO BE SPRAY WATERED DAILY OR AS REQUIRED TO ELIMINATE AIRBORNE DUST.
2. CONSTRUCTION TRAFFIC TO BE LIMITED TO A VELOCITY OF 15 MPH OR LESS.
3. HAUL TRUCKS TO UTILIZE COVERS WHEN VEHICLE SPEEDS ALLOW WIND EROSION.

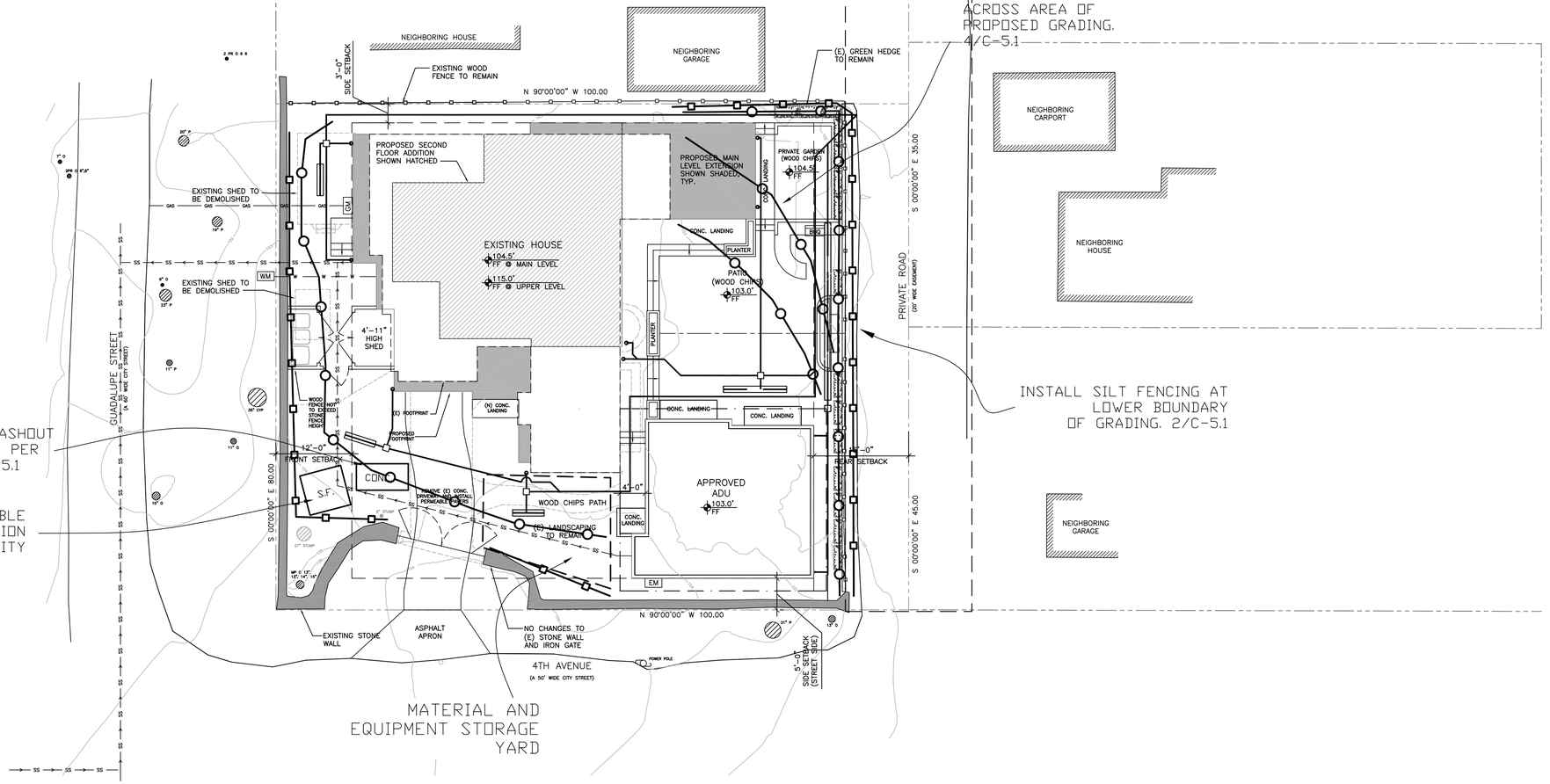
TRACKING OF DEBRIS OFF SITE IS NOT CURRENTLY ANTICIPATED. SHOULD THE POTENTIAL OF SUCH EXIST INSTALL CONSTRUCTION ENTRANCE PER DETAIL 1/C-5.1 OR PROVIDE OTHER MEANS OF DEBRIS REMOVAL FROM TIRES.

LEGEND

STRAW ROLLS / WATTLE

SILT FENCING

REFER TO DETAILS 2/C-5.1 & 4/C-5.1 FOR INSTALLATION OF STRAW WATTLES AND SILT FENCING



SCALE 1:10

NORTH

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SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

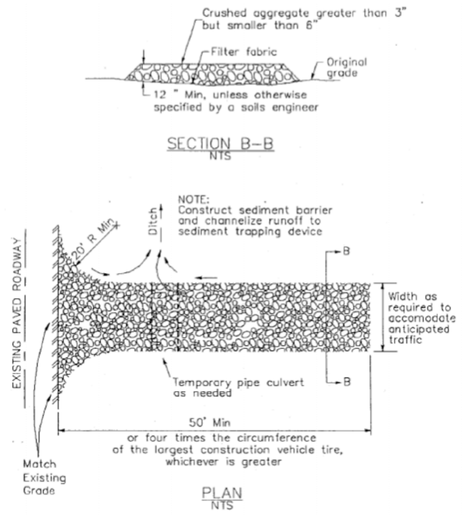
IMPROVEMENT PLANS GRADING & DRAINAGE

EROSION CONTROL PLAN

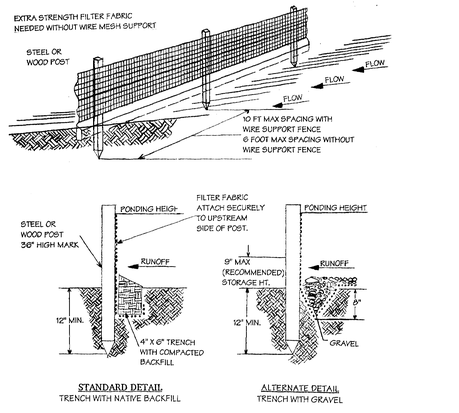
C-5.00

Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11



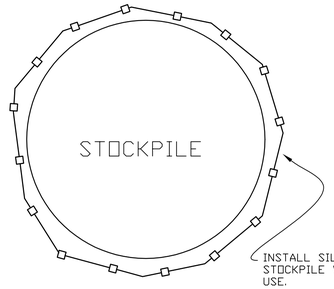
1 CONSTRUCTION ENTRANCE



SILT FENCE

NOTE.
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENT STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

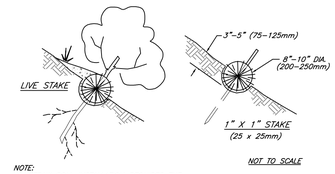
2 SILT FENCE INSTALLATION DETAILS
NOT TO SCALE



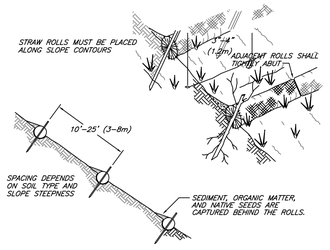
1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOW OF STORM WATER, DRAINAGE COURSES AND INLETS.
2. PROTECT ALL STOCKPILES FROM STORM WATER RUN-ON USING A TEMPORARY PERIMETER SEDIMENT BARRIER OF SILT FENCING.
3. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.

3 TEMPORARY ACTIVE
STOCKPILE MANAGEMENT

STRAW ROLLS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.



STRAW WATTLE INSTALLATION

Proper installation of the Straw Wattles is essential in order to insure the success of the product. Straw Wattles are designed for low surface flows, not to exceed 1 cfs for small areas. While they work well on stream banks, they should not be placed in the path of high waterflow. On slopes, Wattles should be installed on contour with a slight downward angle at the end of the row in order to prevent pooling at the mid-section. No overall slope preparation is needed prior to installation, however Straw Wattles should always be installed in shallow trenches according to the guidelines given below. Running lengths of Wattles should be abutted firmly to ensure no leakage at the abutments. Guidelines regarding vertical spacing are given below. The Wattles should be pinned securely to the ground according to instructions in order to insure their stability and the success of the installation.

SPACING - DOWN SLOPE

Vertical spacing for slope installations should be determined by site conditions: slope gradient and soil type are the main factors. A good rule-of-thumb is:

1:1 slopes = 10 feet apart
2:1 slopes = 20 feet apart

3:1 slopes = 30 feet apart

4:1 slopes = 40 feet apart, etc.

However, adjustments may have to be made for the soil type: For soft, loamy soils - adjust the rows closer together; For hard, rocky soils - adjust the rows further apart.

TRENCHING

Use a hand tool such as a maddox or pick to score the ground. Using a shovel, dig the trench to the needed depth. Soil from excavating the trenches can be placed on the uphill, or flow side, of the trench to be used during installation.

For soft, loamy soils dig a 3 - 5 inch trench.
For hard, rocky soils dig a 2 - 3 inch trench.

INSTALLING

Lay the first Straw Wattle snugly in the trench . No daylight should be seen under the Wattle. Pack soil from trenching against the Wattle on the uphill side. When installing running lengths of Straw Wattles, butt the second Wattle tightly against the first. DO NOT overlap the ends. Stake the Straw Wattles at each end and four foot on center. For example:

A 25 foot Wattle uses 6 stakes
A 20 foot Wattle uses 5 stakes

A 12 foot Wattle uses 4 stakes

Stakes should be driven through the middle of the Wattle, leaving 2 - 3 inches of the stake protruding above the Wattle. A heavy sediment load will tend to pick the Wattle up and could pull it off the stakes if they are driven down too low. It may be necessary to make a hole in the Wattle with the pick end of your maddox in order to get the stake through the straw. When Straw Wattles are used for flat ground applications, drive the stakes straight down; when installing Wattles on slopes, drive the stakes perpendicular to the slope.

Drive the first end stake of the second Wattle at an angle toward the first Wattle in order to help abut them tightly together. If you have difficulty driving the stake into extremely hard or rocky slopes, a pilot bar may be needed to begin the stake hole.

FLAT GROUND APPLICATIONS

For installations along sidewalks or behind curbs it may not be necessary to stake the Wattles, however trenches must still be dug. If you have not yet back-filled behind the sidewalk or curb, lay the Wattle snugly against it first, then backfill behind the Wattle: your trench is done! For installations around storm drains and inlets, trenches and staking will be needed.

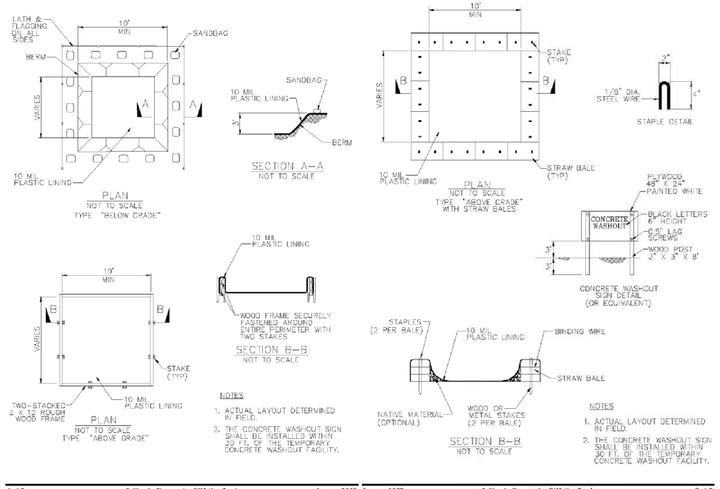
Fit Wattle in trench snugly up against the sidewalk or curb. Around storm drains or inlets, the Wattle should be back 1 - 1 1/2 ft. and should direct water flow toward the angle of drainage. If all drainage angles into the inlet, snake the Wattle all the way around the inlet, using more than one Wattle if needed.

STAKING

We recommend using wood stakes or willow cuttings, rather than metal pins, to secure the Straw Wattles. Wood stakes will eventually biodegrade, and willow cuttings will grow and provide extra stabilization. Be sure to use a stake that is long enough to protrude several inches above the Wattle: 18" is a good length for hard, rocky soil. For soft, loamy soil use a 24" stake for greater security. The diameter of the stake should be approximately 1" for ease of driving through the Wattle.

4 STRAW WADDLE DETAILS AND NOTES
NOT TO SCALE

WM-8 Concrete Waste Management



5 CONCRETE WASHOUT MANAGEMENT

CONTRACTOR TO DETERMINE WHICH BASIN TO USE. ACCEPTABLE ALTERNATIVES INCLUDE PREFABRICATED ITEMS SUCH AS THE OUTPAK SERIES.

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EROSION CONTROL DETAILS

C-5.1
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