

# Exhibit B

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# DRAFT RESOLUTION

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

In the matter of the application of:

**HASTINGS JUSTIN (PLN210233)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Zoning  
Administrator:

1. Finding that the alteration and addition to existing structures qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301(a) and (e), and there are no exceptions pursuant to Section 15300.2;
2. Approving after the fact permits to clear Code Enforcement violation (18CE00527) consisting of a:
  - a. Use Permit and Design Approval for a 594 square foot detached two-story accessory dwelling unit (ADU) exceeding 16 feet in height; and
  - b. Design Approval for 207 square foot shed with a 250 square foot covered patio; and
3. Approving a Design Approval to allow a 258 square foot one-story addition to the ADU (total of 852 square feet) and a breezeway attaching the shed and covered patio to the existing single family dwelling.

[PLN210233, Justin Hastings, 227 Salsipuedes Rd, Carmel Valley, Carmel Valley Master Plan (Accessor's Parcel Number: 189-541-027-000)]

**The Hastings application (PLN210233) came on for an administrative decision hearing before the Monterey County Zoning Administrator on September 29, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Zoning Administrator finds and decides as follows:**

### FINDINGS

1. **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 2010 Monterey County General Plan;
- Carmel Valley Master Plan; and
- Monterey County Zoning Ordinance (Title 21).

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) Allowed Use. The property is located at 227 Salsipuedes Rd, Carmel Valley, Carmel Valley Master Plan (Accessor's Parcel Number: 189-541-027-000). The parcel is split zoned with existing development occurring on the southern portion of the property within Low Density Residential, two and a half acres per unit with Design Control, Site Plan Review and Residential Allocation Zoning District overlays or "LDR/2.5-D-S-RAZ", which allows for a single family dwelling and accessory structures per legal lot of record. The northern portion of the property which does not contain any structures is zoned Low Density Residential, one acre per unit with Design Control, Site Plan Review and Residential Allocation Zoning District overlays or "LDR/1-D-S-RAZ". This portion of the parcel is subject to a 30 foot setback from Carmel Valley Road per Carmel Valley Village Development Criteria (3.1). Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property (4.27 acres) was created as Parcel C on the Record of Survey map recorded March 31, 1994, in Volume 18 of Surveys Maps on page 107, records of Monterey County memorializing an approved lot line adjustment (File No. LL93028). Therefore, County recognizes the property as a legal lot of record.
- d) Design/Neighborhood and Community Character. As demonstrated in Finding No. 4 and supporting evidence below, the project is consistent with design requirements and neighborhood character.
- e) Development Standards. The development standards for the LDR zoning district are identified in Title 21 Section 21.14.060. Required setbacks for non-habitable accessory structures are 50 foot (front), 6 feet on front one-half of property and one foot on rear one-half of property (side), and one foot (rear). Minimum distance between main and accessory structures is 10 feet. As proposed, the non-habitable accessory structure meets and exceeds all front, side and rear setbacks with a 4 foot 2 inch distance between the single family dwelling. The project proposes a breezeway to connect the accessory structure to the main residence to comply with development standards. For accessory dwelling unit height and setback requirements, see Finding No. 5 and supporting evidence below. Therefore, the project is consistent with the development standards as outline in Title 21 and the Carmel Valley Master Plan.
- f) Site Coverage. Pursuant to Title 21 Section 21.14.060.E, the maximum building site coverage is 25 percent. The property is 4.27 acres or approximately 186,001 square feet, which allows site coverage of 35,695.38 square feet. The proposed project results in site coverage of 3,561 square feet which equals 2.06 percent. Therefore, as proposed, the project meets the required coverage limitations.



- g) Accessory Dwelling Unit. The project proposes a detached ADU as part of this development application. See Finding No. 5 and supporting evidence.
- h) Cultural Resources. No evidence was found to potentially impact archaeological or cultural resources (see Finding No. 2, Evidence “b”). However, a standard condition of approval has been incorporated requiring construction work to stop if resources are accidentally uncovered.
- i) Historic Resources. On August 2, 2019, Seth Bergstein performed a site visit to analyze potential historical significance of the existing single family dwelling (Finding 2, Evidence “b”). The residence was built 1927 and has undergone multiple alterations over the years. The architecture was originally designed to reflect a Vernacular style. That assessment concluded the structure is not historically significant, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry.
- j) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the Carmel Valley LUAC for review on August 15, 2022. No concerns or contentions regarding the proposed development were raised. The LUAC reviewed the project and recommended for approval as proposed by a vote of 6-0.
- k) The project planner conducted a site inspection on July 29, 2022, to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210233.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District (FPD). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to cultural and historical resources. The following reports have been prepared:
    - “Phase I Cultural Resource Inventory Report” (LIB210213) prepared by EMC Planning Group Inc., Monterey, CA, July 16, 2019.
    - “Phase I Historic Assessment” (LIB210214) prepared Seth A. Bergstein, Pacific Grove, CA, August 12, 2019.
 County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints

that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on July 29, 2022, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210233.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Monterey County Regional FPD. 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) Necessary public facilities currently serve the existing development. Potable water is provided to the property by the California American Water Company (Cal-AM). A water bill from Cal-Am for the month of December 2021 was submitted to EHB showing proof of water service. The project site is served by an on-site wastewater treatment system (OWTS). On January 10, 2022, a Performance Evaluation was received which showed existing 2,500-gallon septic tank is in good working condition after receiving minor repairs and has the capacity to serve the development. On May 18, 2022, a Percolation and OWTS feasibility study was received to support reassessment of dispersal system capacity in accordance with LAMP Section 4.4.3. The report confirmed that existing system (tank + dispersal field) are sized appropriately to receive wastewater from the main dwelling and accessory dwelling unit. Future OWTS expansion area was verified by in person site visit performed by EHB staff on June 14, 2022.
  - c) Roughly two-thirds of the subject parcel is located within the Carmel Valley floodplain and aquifer recharge area. All development on the property is located on the other one-third of the parcel which is outside of the floodplain and separated by slopes in excess of 30 percent. Therefore, a Use Permit to allow development within the floodplain is not warranted for this project.
  - d) The subject parcel is located within a State Responsibility Area classified as having a very high fire hazard. Monterey County Regional Fire reviewed the planning application and did not apply any conditions to the project. However, Fire will address additional safety concerns under building permit review. Construction of the accessory dwelling unit and non-habitable accessory structure are designed to be a fire-resistant to meets current fire and building code standards. See Finding No. 4, Evidence “c”.

- e) Staff conducted a site inspection on July 29, 2022, to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210233.

**4. FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) Pursuant to Chapter 21.44 of Title 21 of the Monterey County Code (MCC), the purpose of the Design Control District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
  - b) Neighborhood Character. The project involves a detached two-story accessory dwelling unit (ADU) exceeding height limitations and a detached shed with a covered patio. The permit also includes a one-story addition to the ADU and a breezeway to structurally connect the shed and covered patio to the main dwelling to meet development standards. The accessory structures are architecturally consistent with the existing main dwelling and would have a comparatively similar layout to other residences in the vicinity. As proposed, the visible structures will remain comparable to the bulk and mass of other dwellings in the surrounding neighborhood.
  - c) Material and Color Finishes. The proposed exterior colors and materials are consistent with the area’s setting and surrounding residences. The existing single family dwelling is designed to reflect a Vernacular style architecture which includes dark brown board and batten wood siding with “Class A” fire rated brown composite shingle roof that blends with the surrounding natural environment. The project has been conditioned to include a formal exterior lighting plan to ensure the project complies with the Monterey County lighting ordinance (Condition No. 7). There are no proposed changes to the existing landscape. All detached accessory structures will be designed to match the main structure. The proposed exterior finishes described above are designed to be fire resistant to ensure building safety, blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood.
  - d) Visual Resources. The subject parcel is located approximately 900 feet from Carmel Valley Road. Although the property is within a visually sensitive area, the structures cannot be seen from Garland Ranch Regional Park or Carmel Valley Road due to the thick vegetation that surrounds the parcel. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
  - e) The project planner conducted a site inspection on July 29, 2022, to verify that the project on the subject parcel conforms to the plans listed above. Based on the evidence described above, the

proposed structure and use are consistent with the surrounding residential neighborhood character.

- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN210233.

**5. FINDING: ACCESSORY DWELLING UNIT** – The proposed project must meet the regulations, standards, and circumstances under which an accessory dwelling unit (ADU) accessory to an existing or proposed main residence on a lot, may be permitted and to establish a means for creating affordable housing in Monterey County.

- EVIDENCE:**
- a) Title 21 Section 21.64.030.C.1.b allows detached ADUs to be no more than 1,200 square feet. Height limit for ADUs is 16 feet with 4-foot side and rear setbacks. Pursuant to Section 21.64.030.E.5, any ADU which does not comply with height regulations for the zoning district in which it is proposed and that exceeds 16 feet in height shall require a Use Permit.
  - b) The project proposes an 852 square foot ADU with a height of 17 feet 10 inches which is subject to a Use Permit. Proposed height of the structure is architecturally consistent with the surrounding neighborhood and comparable to the mass of other structures in the vicinity. The left-side setback is 5 feet 4 inches from the property line. The right-side and rear setbacks meet and exceed the 4-foot requirement. Therefore, the project meets height and setback requirements.
  - c) The proposed colors and materials are designed to match the main residence on the property and meet design requirements as demonstrated in Finding No. 4 and supporting evidence above.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN210233.

**6. FINDING: VIOLATION** – The subject property is currently not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. A violation has been found to exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of violations existing on subject property. On December 13, 2018, a citation was issued for the construction of two unpermitted structures consisting of an ADU addition and non-habitable storage shed. The applicant is pursuing an after-the-fact building permit to bring both illegal structures into compliance with Monterey County Code development standards. Approval of this permit will abate the zoning violation.
  - b) All zoning violation abatement costs have been paid in full by the property owner.
  - c) Staff conducted a site inspection on July 29, 2022, and researched County records to assess the violation existing on the subject property.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210233

**7. 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(a) and (e) for a Class 1 categorical exemption allows for interior alterations and additions to existing structures. The project includes after-the-fact permits to legalize a detached two-story accessory dwelling unit (ADU) exceeding height limitations and a detached shed with a covered patio. The project also includes a permit to allow a one-story addition to the ADU and a breezeway to structurally connect the shed and covered patio to the main dwelling. Therefore, the proposed development is consistent with CEQA Guidelines Section 15301.
  - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. On June 28, 2019, a preliminary archeological report was conducted by EMC Planning Group Inc. (see Finding No. 2, Evidence “b”) since the project is located in a high archeological sensitivity area. The report concluded no evidence of cultural resources on the property. A standard condition of approval has been incorporated to assure construction work be halted if archaeological resources are accidentally uncovered.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 29, 2022.
  - d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210233.

**8. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

**EVIDENCE:** Planning Commission. Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

### **DECISION**

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

1. Find that the alteration and addition to existing structures qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301(a) and (e), and there are no exceptions pursuant to Section 15300.2;

2. Approve after the fact permits to clear Code Enforcement violation (18CE00527) consisting of a:
  - a. Use Permit and Design Approval for a 594 square foot detached two-story accessory dwelling unit (ADU) exceeding 16 feet in height; and
  - b. Design Approval for 207 square foot shed with a 250 square foot covered patio; and
3. Approve a Design Approval to allow a 258 square foot one-story addition to the ADU (total of 852 square feet) and a breezeway attaching the shed and covered patio to the existing single family dwelling.

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

**PASSED AND ADOPTED** this 29th day of September 2022.

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Mike Novo, AICP  
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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

NOTES

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

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

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

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

# County of Monterey HCD Planning

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

PLN210233

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This permit (PLN210233) includes after the fact approval to clear Code Enforcement violation (18CE00527) consisting of a Use Permit and Design Approval for a 594 square foot detached two-story accessory dwelling unit (ADU) exceeding 16 feet in height and a 207 square foot shed with a 250 square foot covered patio; and approval of a Design Approval to allow a 258 square foot one-story addition to the ADU (total of 852 square feet) and a breezeway attaching the shed and covered patio to the existing single family dwelling. The property is located at 227 Salsipuedes Rd, Carmel Valley, (Assessor's Parcel Number 189-541-027-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An after-the-fact Use Permit (Resolution Number \_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 189-541-027-000 on September 29, 2022. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

## 3. 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 HCD- Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

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

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



#### 4. PW0006 - CARMEL VALLEY

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-410, adopted September 12, 1995 (Fees are updated annually based on CCI).

**Compliance or Monitoring Action to be Performed:** Prior to Building Permits Issuance Owner/Applicant shall pay to HCD the required traffic mitigation fee.

#### 5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

#### 6. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

## 7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.  
(HCD - Planning)

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

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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



# GENERAL CONSTRUCTION NOTES

## GENERAL NOTES:

THIS PROJECT SHALL COMPLY WITH 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), & CALIFORNIA ENERGY CODE (CEC), CALIFORNIA FIRE CODE (CFC).

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS.

MATERIALS PLANNED TO BE REMOVED ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DEMOLITION PROCESS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

WHERE NEW WORK ADJOINS EXISTING ELEMENTS ARE TO BE ATTACHED IN ALIGNMENT WITH TIGHT FIT. SECURE CONSTRUCTION SO THAT THERE IS NO CHANGE IN THE VISUAL APPEARANCE- PATCHES, CHANGES IN PAINT AND/OR WALL COVERING, ETC. IF NECESSARY, REMOVE SURFACE OF EXISTING ELEMENTS AND INSTALL NEW FOR SMOOTH INTEGRATION.

ALL CERAMIC TILE AND GROUT SHALL BE SELECTED BY OWNER.

GYPSUM WALL BOARD PANELS SHALL BE TAPED AND FINISHED TO MATCH EXISTING. ALL JOINT & TAPE PRODUCTS SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS. METAL BEAD SHALL BE USED AT ALL CORNERS (W.N.O.). CEMENT BOARD SHALL BE USED UNDER ALL TILE APPLICATIONS.

NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC 2512:

- 1) OVER VAPOR RETARDER
- 2) IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY
- 3) ON CEILING WHERE FRAME SPACING EXCEEDS 12" ON CENTER.

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CMC CHAPTER 5 & CHAPTER 9.

PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED - TYP.

PROVIDE MOISTURE RESISTANT UNDERLAYMENT TO A MIN. HEIGHT OF 1/2" ABOVE DRAIN IN ALL SHOWERS W/TEMPERED GLASS ENCLOSURE PER CBC 801.1.3.

IN SHOWERS & TUB/SHOWER COMBOS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CFC SECT 410.7.

IN SHOWERS & TUB/SHOWER COMBOS, CONTROL VALVES & SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT SO THAT THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE OF THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY.

NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE PER CFC SECT 10110.

## NATURAL LIGHTING

GUESTROOMS AND HABITABLE ROOMS WITHIN DUELLING UNIT OR CONGREGATE RESIDENCE SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 10 SQ. FT.

## PLUMBING FIXTURES - WATER EFFICIENCY STANDARDS

ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

- KITCHEN FAUCETS: 1.8 GPM @ 60 PSI, KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE MAX FLOW RATE, BUT NOT TO EXCEED 2.2 GPM @ 60 PSI.
- LAVATORY FAUCETS: 1.2 GPM @ 60 PSI MAX, 0.8 GPM @ 20 PSI MIN.
- SHOWERHEAD: 2.0 GPM @ 80 PSI
- TOILETS SHALL BE HIGH EFFICIENCY (HET) 1.28 GPF
- HIGH EFFICIENCY CLOTHES WASHER: 5.0 WATER FACTOR OR LESS
- HIGH EFFICIENCY DISHWASHER: 5.8 GPC

## DOOR & WINDOW NOTES:

WINDOW AND DOOR SIZES SHOWN FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW AND DOOR SIZES SHALL BE FRAMED & SET PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY SIZES AND SELECT NEAREST MANUFACTURER'S SIZES PRIOR TO ORDERING.

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CBC 2406.

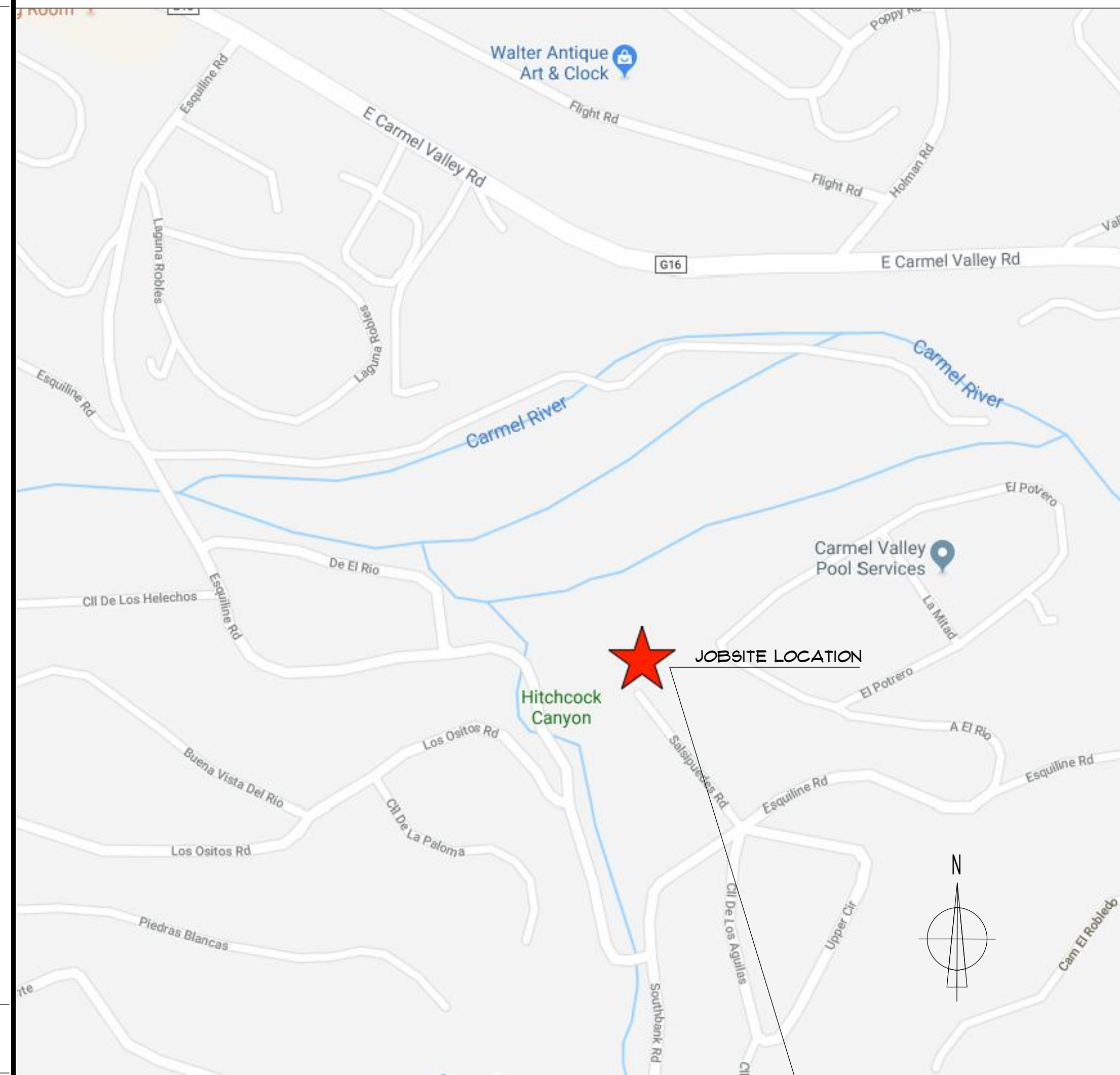
ALL WINDOWS & DOORS & HARDWARE SELECTIONS SHALL BE BY OWNER.

GLASS TO BE ENERGY EFFICIENT, INSULATING LOW 'E' GLASS. VERIFY WITH OWNER PRIOR TO PURCHASE & INSTALL.

ALL EXTERIOR WINDOW HEADERS AND TRIM SHALL BE PAINT-GRADE, FLAT STOCK DF OR PINE, UNLESS NOTED OTHERWISE.

ALL EXTERIOR DOORS SHALL BE SOLID CORE AND AT LEAST 1 1/2" THICK; ALL INTERIOR DOORS SHALL BE 1 1/2" THICK, SOLID CORE (W.N.O.) - VERIFY ALL SELECTIONS BY OWNER.

# VICINITY MAP



# DRAWING INDEX

- T1 TITLE SHEET
- G1 2019 CAL GREEN BUILDING STANDARDS CODE SHEET 1
- G2 2019 CAL GREEN BUILDING STANDARDS CODE SHEET 2

## ARCHITECTURAL

- A1 SITE PLAN & ROOF PLANS
- A2 GUEST/ADU FLOOR PLAN & ROOF PLAN
- A2.1 EXISTING MAIN RES. & SHED FLOOR PLANS
- A2.2 EXISTING MAIN RES. UPPER LEVEL FLOOR PLAN
- A3 PROPOSED SHED CONNECTION FLOOR PLAN
- A4 GUEST/ADU EXTERIOR ELEVATIONS
- A5 SHED/PATIO EXTERIOR ELEVATIONS
- A6 CROSS SECTIONS
- A7 ARCHITECTURAL DETAILS

## SCOPE OF WORK

To clear a Code Enforcement Violation, case # 18CE00527 as well as permit a one-story addition, and breezeway connection. Plans provided are for the three existing detached structures, a Single Family Residence (Main Residence) built in 1927, Guest House (ADU), and non-habitable accessory structure (Shed). There is a fourth structure that exists, a detached Garage, but it is not part of the citation.

At the time of the citation, the Guest House was in the process of being repaired & rebuilt. The Shed was not under construction at the time but exists. The original Shed was destroyed and rebuilt in the past however no permits exist for the rebuild. The shed is currently too close to the Main Residence.

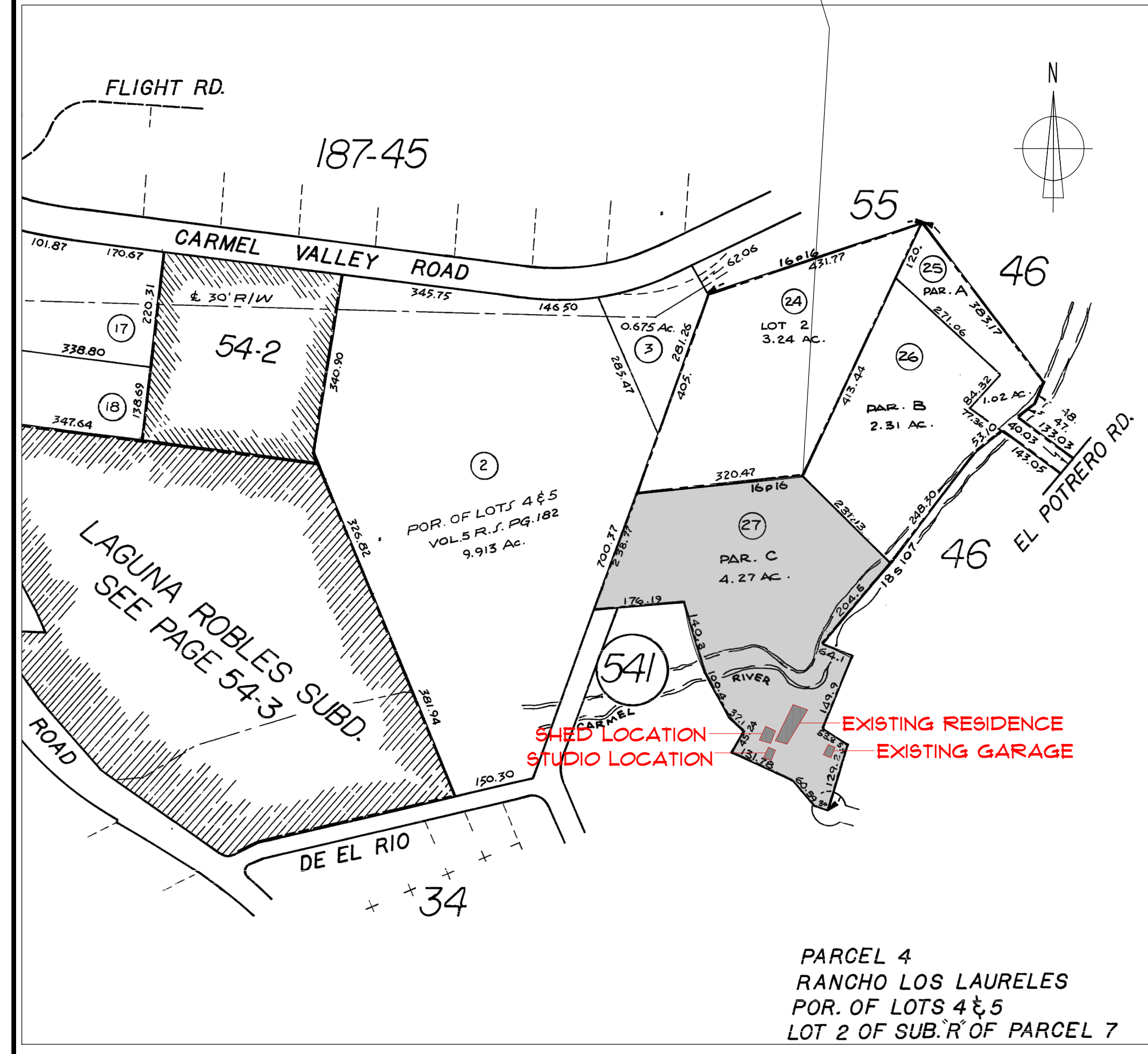
Guest House: We are proposing to change the use of the Guest House to an ADU and add a 263 sq. ft. Living Room. The existing structure is 17 feet high. We are also submitting for a Use Permit to allow for the structure's height to remain as is.

Non-Habitable Accessory Structure (Shed): We are proposing reduce the square footage of the enclosed area of the shed to 207 sq. ft. and convert the remaining covered area into a patio. To resolve the setback violation, we are proposing to connect it to the Main Residence via a Breezeway. This connection effects an existing closet, so we are also proposing to relocate it.

All repairs, rebuilt, and new elements shall match existing; foot prints of both structures will remain the same, except to the shed connection to the Main Residence.

# ABBREVIATIONS

A.B.	ANCHOR BOLT	CA	GAUGE	P & S	POLE & SHELF
A.C.	ASPHALTIC CONCRETE	CALV.	GALVANIZED	PT.	POINT
A/C	AIR CONDITIONING	C.I.	GALVANIZED IRON	PR.	PAIR
ALUM.	ALUMINUM	CFI	GROUND FAULT	R.A.	RETURN AIR
APPROX.	APPROXIMATE	INT.	INTERRUPTER	RAD.	RADIUS
ARCH.	ARCHITECTURAL	CL	GLASS	RD.	ROUND
ANOD.	ANODIZED	CND.	GROUND	REC.	RECESSED
ASPH.	ASPHALT	GYP. BD.	GYPSUM BOARD	REF.	REFRIGERATOR
BD.	BOARD	H.C.	HOLLOW CORE	RENF.	REINFORCED/ING
BLDG.	BUILDING	H.D.	HOLD DOWN	RES.	RESILIENT
BLKG.	BLOCKING	HDR.	HEADER	RM.	ROOM
BM.	BEAM	HDWD.	HARDWOOD	R.O.	ROUGH OPENING
BOTT.	BOTTOM	HORIZ.	HORIZONTAL	REQ.	REQUIRED
CAB.	CABINET	HR.	HOUR	R/W	RIGHT OF WAY
CEM.	CEMENT	H.B.	HOSE BIBB	RWD.	REDWOOD
C.T.	CERAMIC TILE	HT.	HEIGHT	R.W.L.	RAINWATER LEADER
CI.	CAST IRON	HT.	HEIGHT	SCHED.	SCHEDULE
CLR.	CLEAR	HC.	HVAC	S.C.	SOLID CORE
CLST.	CLOSET	HVAC	HEATING VENTILATION & AIR CONDITIONING	SECT.	SECTION
COMP.	COMPOSITION	HW	HOT WATER	S.F.	SQUARE FOOT/FEET
CONC.	CONCRETE	I.D.	INSIDE DIAMETER	SH	SINGLE HUNG
CLC.	CEILING	INS.	INSULATION	SHT.	SHEET
C.M.U.	CONCRETE MASONRY UNIT	INT.	INTERIOR	SHWR.	SHOWER
C.O.	CLEAN OUT	INT.	INTERIOR	SIM.	SIMILAR
COL.	COLUMN	J.B.	JUNCTION BOX	SLD.	SLIDER
CONN.	CONNECTION	JST.	JOIST	SLD. GL. DR.	SLIDING GLASS DOOR
CONST.	CONSTRUCTION	JST.	JOIST	SPECS.	SPECIFICATIONS
CSMT.	CASEMENT	KIT.	KITCHEN	SQ.	SQUARE
C.W.	COLD WATER	KP	KICKER POST	SQ. FT.	SQUARE FEET
DBL.	DOUBLE	KS	KING STUD	STD.	STANDARD
DET.	DETAIL	LAV	LAVATORIES	STL.	STEEL
DF.	DOUGLAS FIR	LIN.	LINEN	STOR.	STORAGE
DIA. OR Ø	DIAMETER	LT.	LIGHT	STRUCT.	STRUCTURAL
DIM.	DIMENSION	LT.	LIGHT	SS	STAINLESS STEEL
D.S.	DOWNSPOUT	MAT.	MATERIAL	SYM.	SYMMETRICAL
DRY	DRYER	MAX.	MAXIMUM	TB	TOWEL BAR
DWG	DRAWING	M.B.	MACHINE BOLT	TEL	TELEPHONE
EA.	EACH	MECH.	MECHANICAL	TEMP.	TEMPERED
ELEC.	ELECTRICAL	M.A.	MEDICINE CABINET	THRS.	THRESHOLD
ELEV.	ELEVATION	MFR.	MANUFACTURER	T&G	TONGUE & GROOVE
ENCL.	ENCLOSURE	MIN.	MINIMUM	T.O.F.	TOP OF FOOTING
EQ.	EQUAL	MISC.	MISCELLANEOUS	T.O.	TOP OF
EXH.	EXHAUST	MTD.	MOUNTED	T.O.P.	TOP OF PLATE
EXP.	EXPANSION	(N)	NEW	T.O.S.	TOP OF SLAB
EXIST. OR (E)	EXISTING	N.I.C	NOT IN CONTRACT	T.O.W.	TOP OF WALL
EXT.	EXTERIOR	NO. OR #	NUMBER	TP	TOILET PAPER
FBRGL.	FIBERGLASS	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
FD.	FLOOR DRAIN	O/	OVER	U.N.O.	UNLESS NOTED OTHERWISE
FND.	FOUNDATION	O.C.	ON CENTER	VERT.	VERTICAL
F.F.	FINISH FLOOR	O.F.S.	OUTSIDE FACE OF STUD	WITH	WITH
F.G.	FINISH GRADE	OPP.	OPPOSITE	WAINS	WAINSCOT
FLR.	FLOOR	O.A.	OUTSIDE DIAMETER	WC	WATER CLOSET
FL.	FLUORESCENT	PLATE	PLATE	WD	WOOD
F.O.C.	FACE OF CONCRETE	P/L	PROPERTY	WDW	WINDOW
F.O.S.	FACE OF STUD	PLAS.	PLASTER	W/O	WITH OUT
FR. DR.	FRENCH DOOR	PLS.	PLASTER	WP	WATERPROOF
FT.	FOOT OR FEET	P.L.Y.	PLYWOOD	WWP	WELDED WIRE FABRIC
FTG.	FOOTING	PNL.	PANEL		



# PROJECT DATA

**OWNER:**  
Justin Hastings  
227 Salspuedes Road  
Carmel, CA 93923  
831-915-8498  
justin@hastingsconstruction.com

**DESIGNER:**  
Angie Phares/Hastings Construction, Inc.  
11 Thomas Owens Way, Suite 201  
Monterey, CA 93940  
831-620-0920 x706  
design@hastingsconstruction.com

**CONSTRUCTION DATA:**  
Occupancy: R-3  
Construction Type: VB  
Fire Sprinklers: NO

**LOT DATA:**  
Project Address:

227 Salspuedes Road  
Carmel, CA 93923  
189-541-027-000  
3.96208 ACRES (172,588.21 sq. ft.)  
LDR/2.5-D-S-RAZ | LDR/1-D-S-RAZ  
ROBLES DEL RIO CARMELO SUBD#1  
RIVERS & WATER BODIES | RESIDENTIAL - LOW DENSITY 5 - 1

**APN:**  
Parcel Size:  
Zoning:  
Subdivision:  
Land Use:

## STRUCTURE DATA:

**Existing Square Footages:**  
Guest House Entry Level: 331 sq. ft.  
Guest House Upper Level: 258 sq. ft.  
Main Residence Entry Level: 1,773 sq. ft.  
Main Residence Upper Level: 781 sq. ft.  
Shed: 423 sq. ft.  
Detached Garage: 500 sq. ft.  
Covered Patios: 236 sq. ft.

**Proposed Square Footages:**  
ADU Entry Level: 594 sq. ft.  
ADU Upper Level: 258 sq. ft.  
Main Residence Entry Level: 1,773 sq. ft.  
Main Residence Upper Level: 781 sq. ft.  
Shed: 207 sq. ft.  
Detached Garage: 500 sq. ft.  
Covered Patios: 487 sq. ft.

**Existing Floor Area Ratio:**  
4,066 sq. ft. / 172,588.62 = (0.0236) 2.36%  
**Total Site Existing Coverage:**  
3,263 sq. ft. / 172,588.62 = (0.0189) 1.89%

**Proposed Floor Area Ratio:**  
4,600 sq. ft. / 172,588.62 = (0.0267) 2.67%  
**Total Proposed Site Coverage:**  
3,561 sq. ft. / 172,588.62 = (0.0206) 2.06%

Revision/Issue	Date
PLN210233 PC REV	10/14/21

**HASTINGS CONSTRUCTION, INC.**  
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
LIC#: 791539 CLASS: A/B

Drawing Title:  
**TITLE SHEET**  
Job Title:  
**HASTINGS RESIDENCE**  
Project Address & APN:  
**227 SALSITUDES RD., CARMEL CA 93923**  
APN: 189-541-027-000

Project:  
**HC**  
Date:  
**1/6/2022**  
Drawn By:  
**AAP**  
Scale:  
**1/4"=1'-0"**

Sheet  
**T1**

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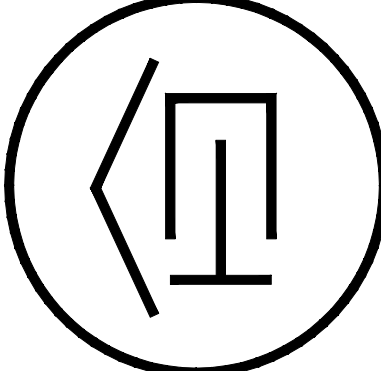




Revision/Issue	Date
△ PLN210233 PC REV	10/14/21

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LIC#: 791539 CLASS: A/B

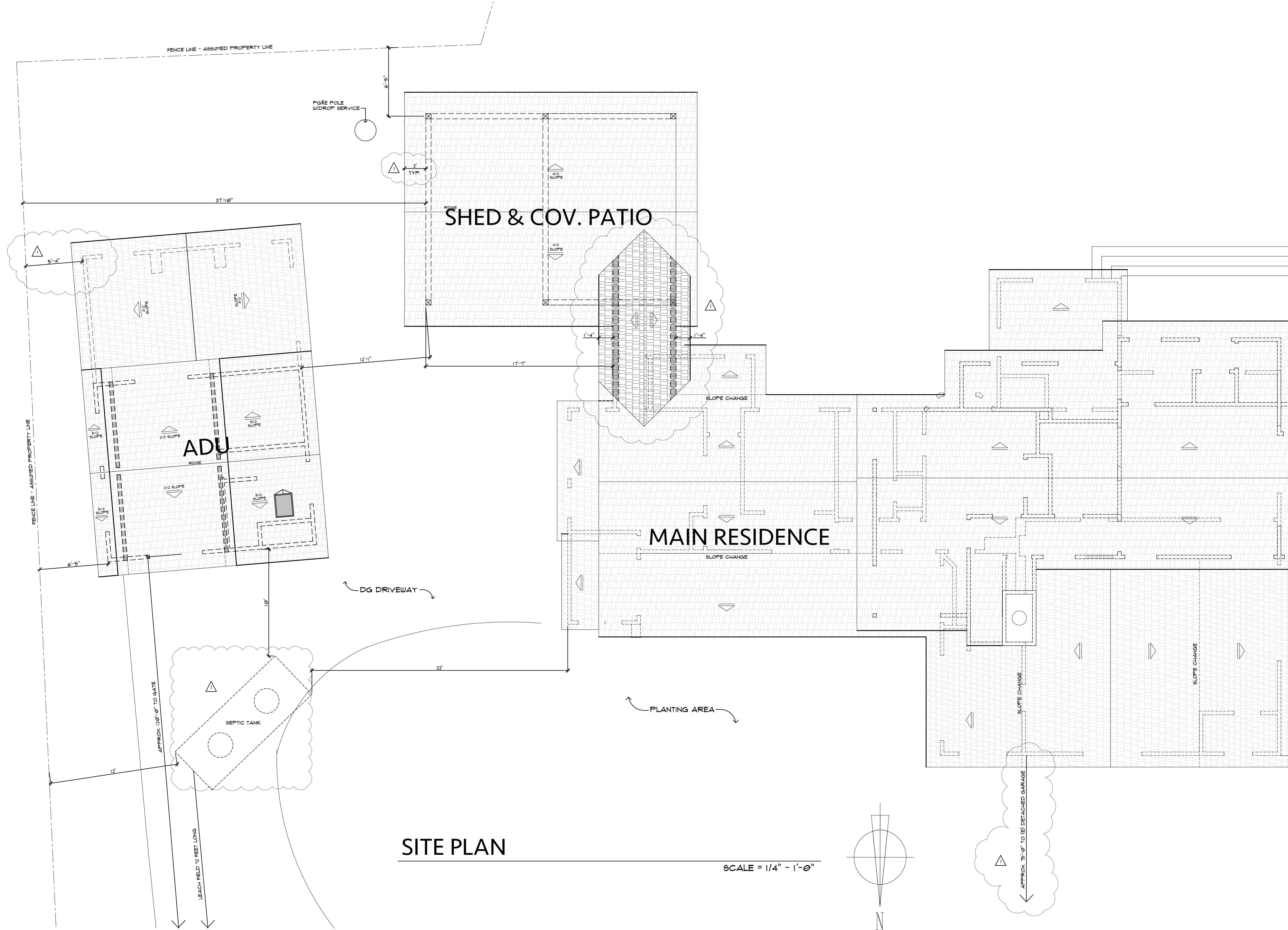


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Job Title: **HASTINGS RESIDENCE**

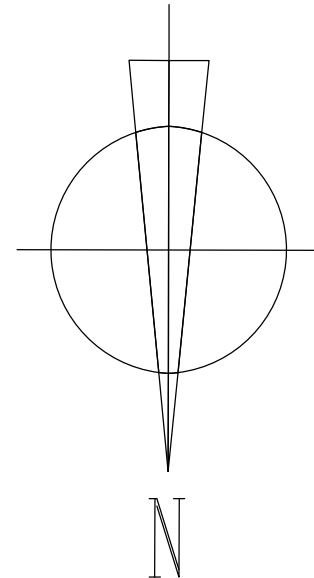
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APN: 189-541-027-000

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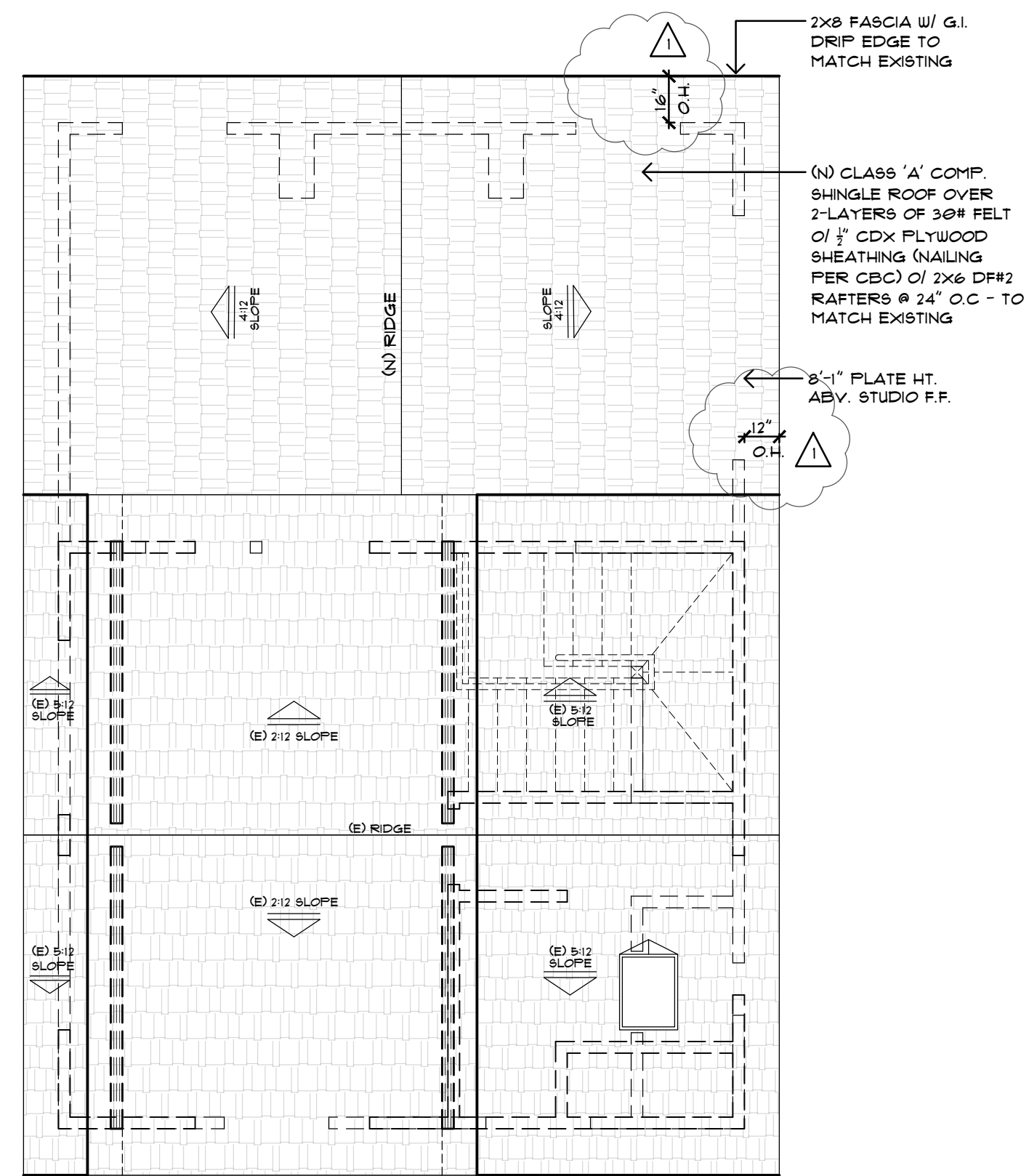


**SITE PLAN**

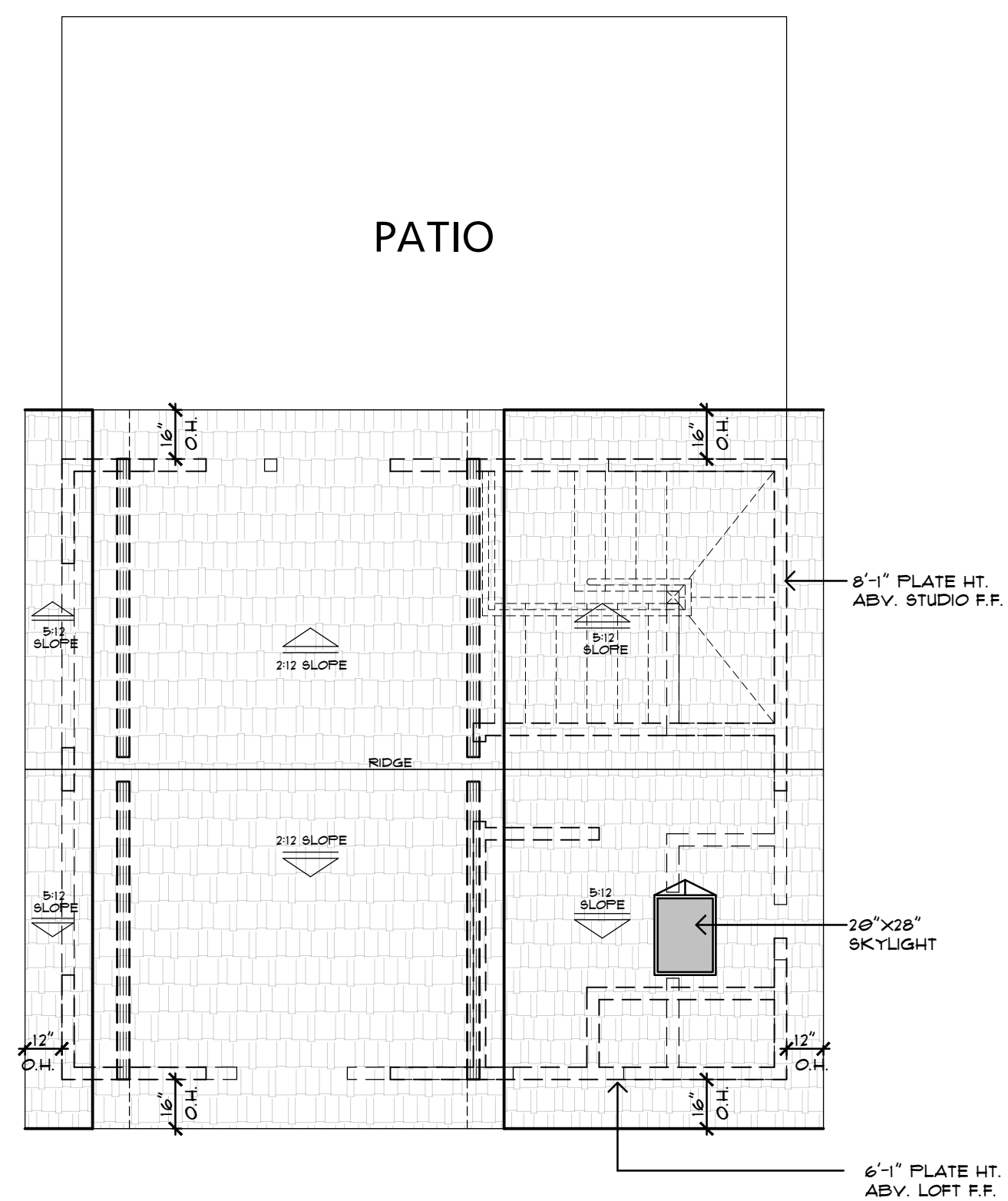
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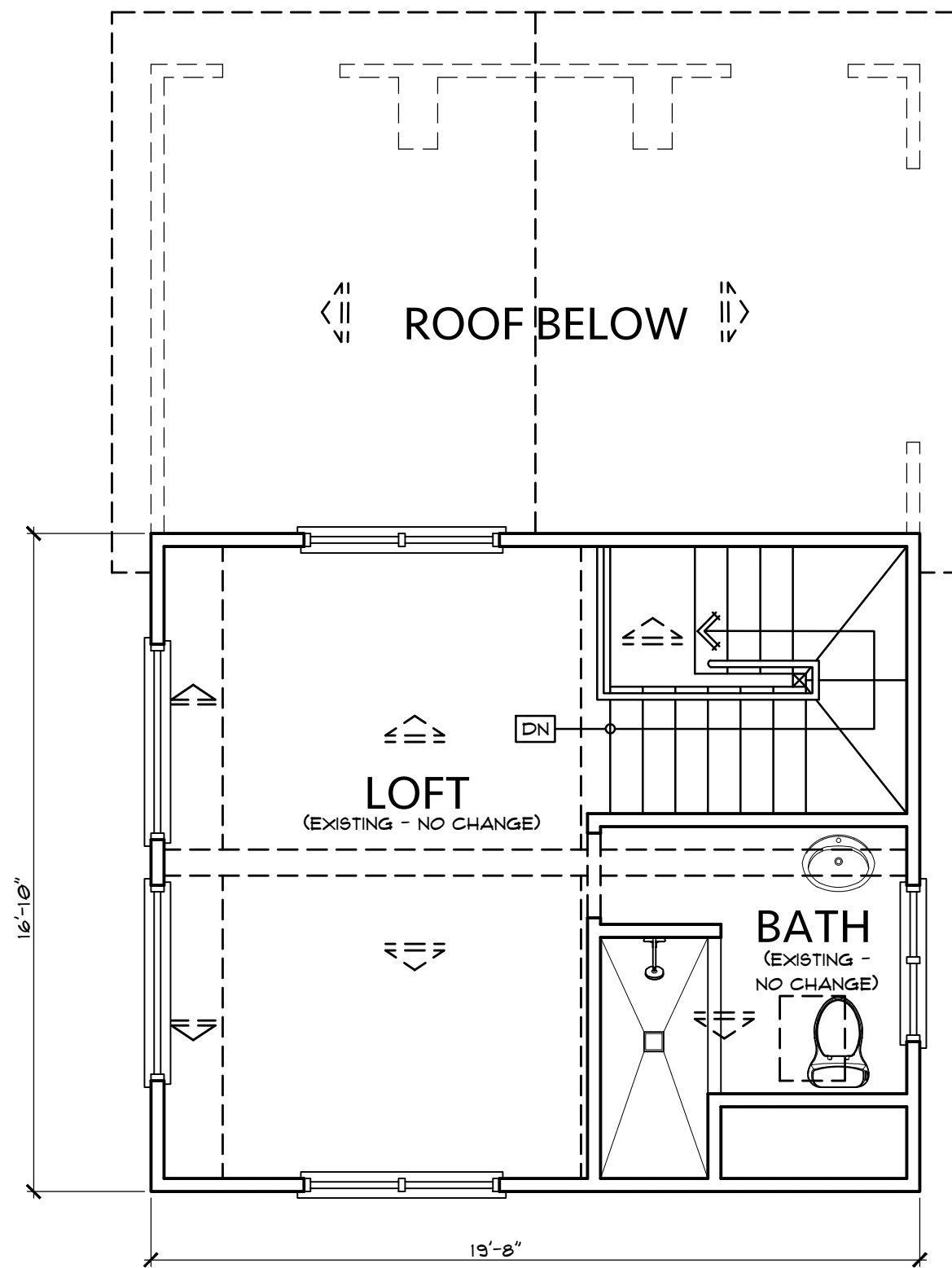
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PROPOSED ROOF PLAN

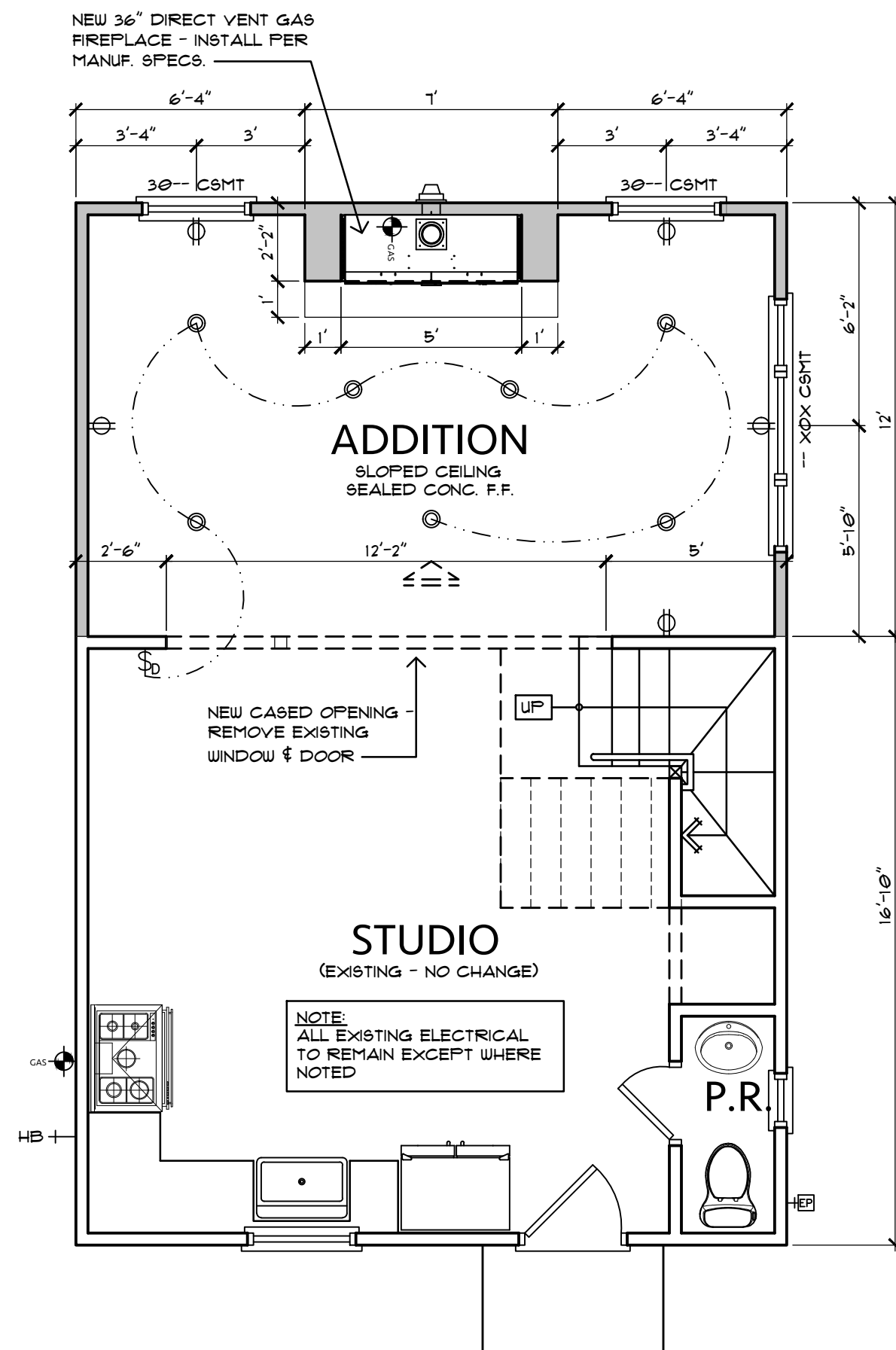


EXISTING ROOF PLAN



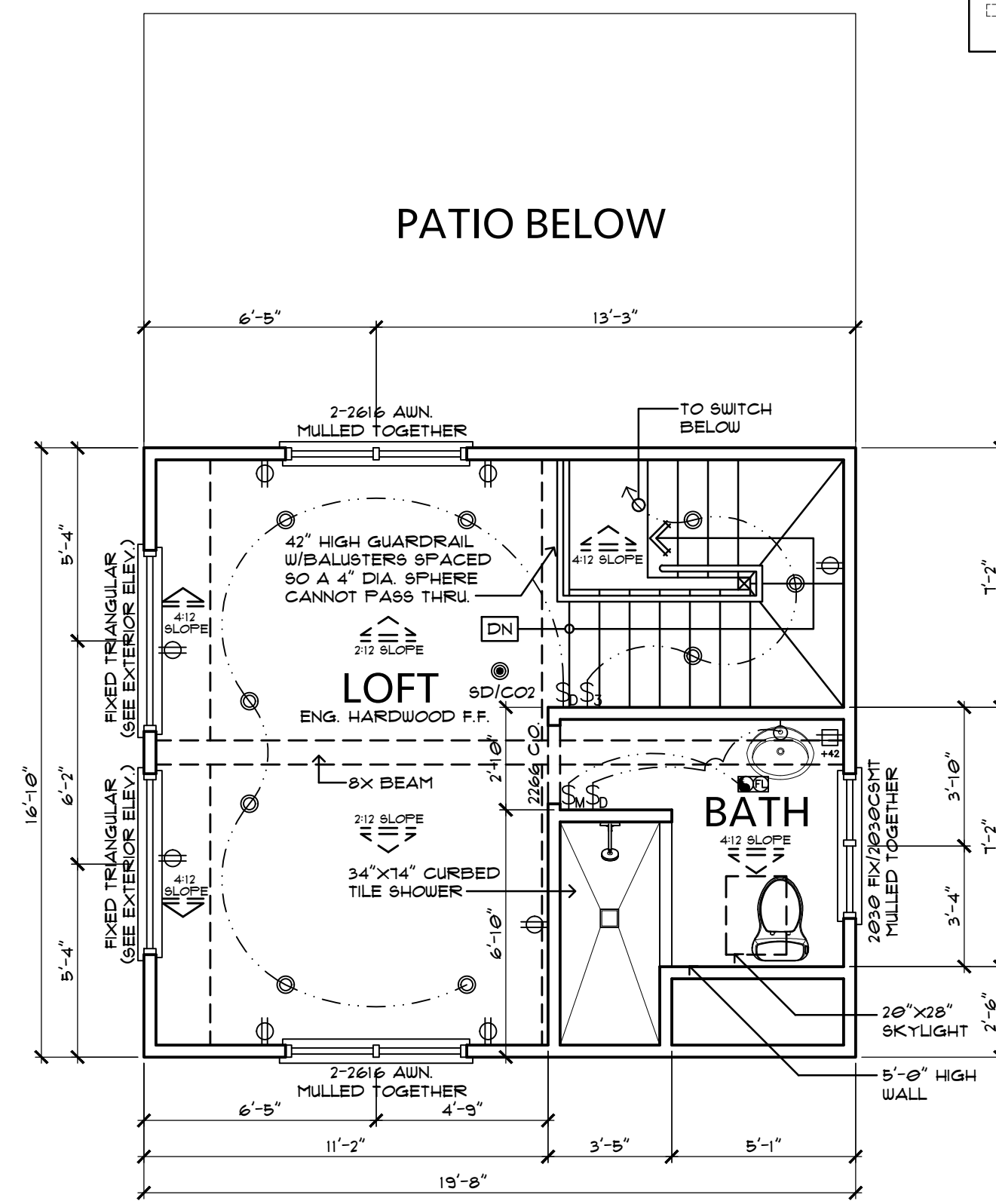
PROPOSED ADU LOFT FLOOR PLAN

Loft Living Area (unchanged): 258 sq. ft.



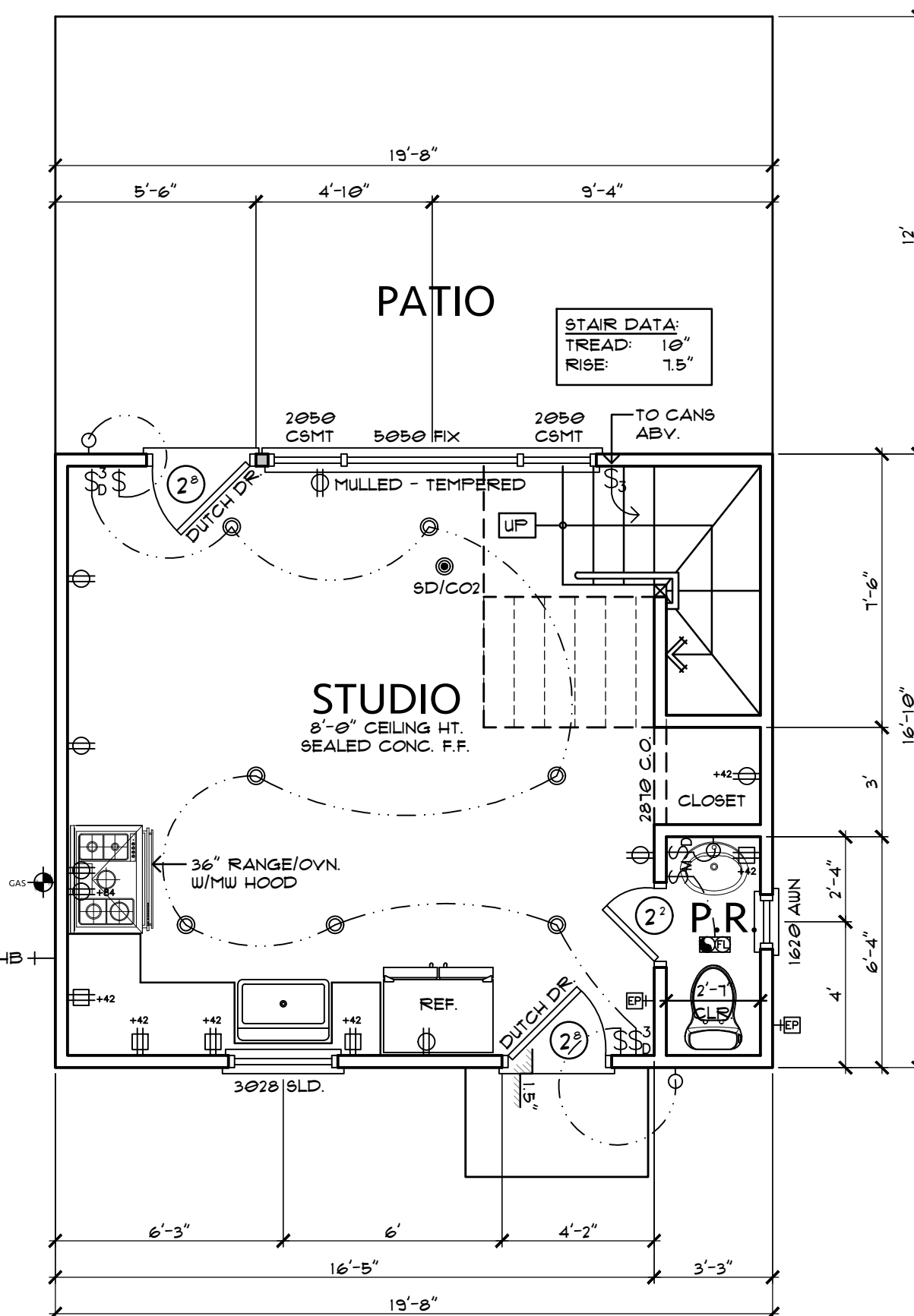
PROPOSED ENTRY LEVEL ADU FLOOR PLAN

Existing Living Area: 331 sq. ft.  
Proposed Addition Living Area: 236 sq. ft.



EXISTING GUEST LOFT FLOOR PLAN

Loft Living Area: 258 sq. ft.



EXISTING ENTRY LEVEL GUEST FLOOR PLAN

Studio Living Area: 331 sq. ft.  
Patio: 236 sq. ft.

NEW WALL	EXISTING WALL TO REMAIN	EXISTING WALL/ELEMENT TO BE REMOVED
----------	-------------------------	-------------------------------------

Revision/Issue	Date
PLN210233 PC REV	10/14/21

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 (831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
 LIC#: 791539 CLASS: A/B

Drawing Title:  
**GUEST/ADU EXISTING & PROPOSED FLOOR & ROOF PLANS**

Job Title:  
**HASTINGS RESIDENCE**

Project Address & APN:  
**227 SALISUDES RD., CARMEL CA 93923**  
 APN: 189-541-027-000

Project: **HC** Sheet

Date: **1/5/2022**

Drawn By: **AAP**

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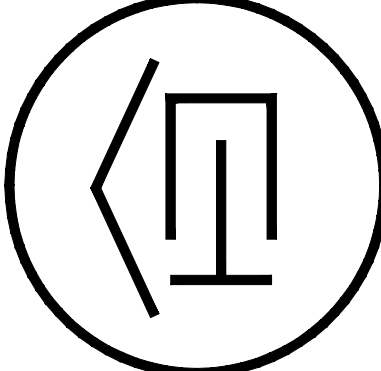
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Revision/Issue	Date
△ PLN210233 PC REV	10/14/21

**HASTINGS CONSTRUCTION, INC.**

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LIC#: 791539 CLASS: A/B



**HASTINGS RESIDENCE**

227 SALSIPUEDES RD., CARMEL, CA 93923  
APN: 189-541-027-000

Drawing Title:  
**EXISTING ENTRY LEVEL FLOOR PLAN - MAIN RESIDENCE & SHED**

Job Title:  
**HASTINGS CONSTRUCTION, INC.**

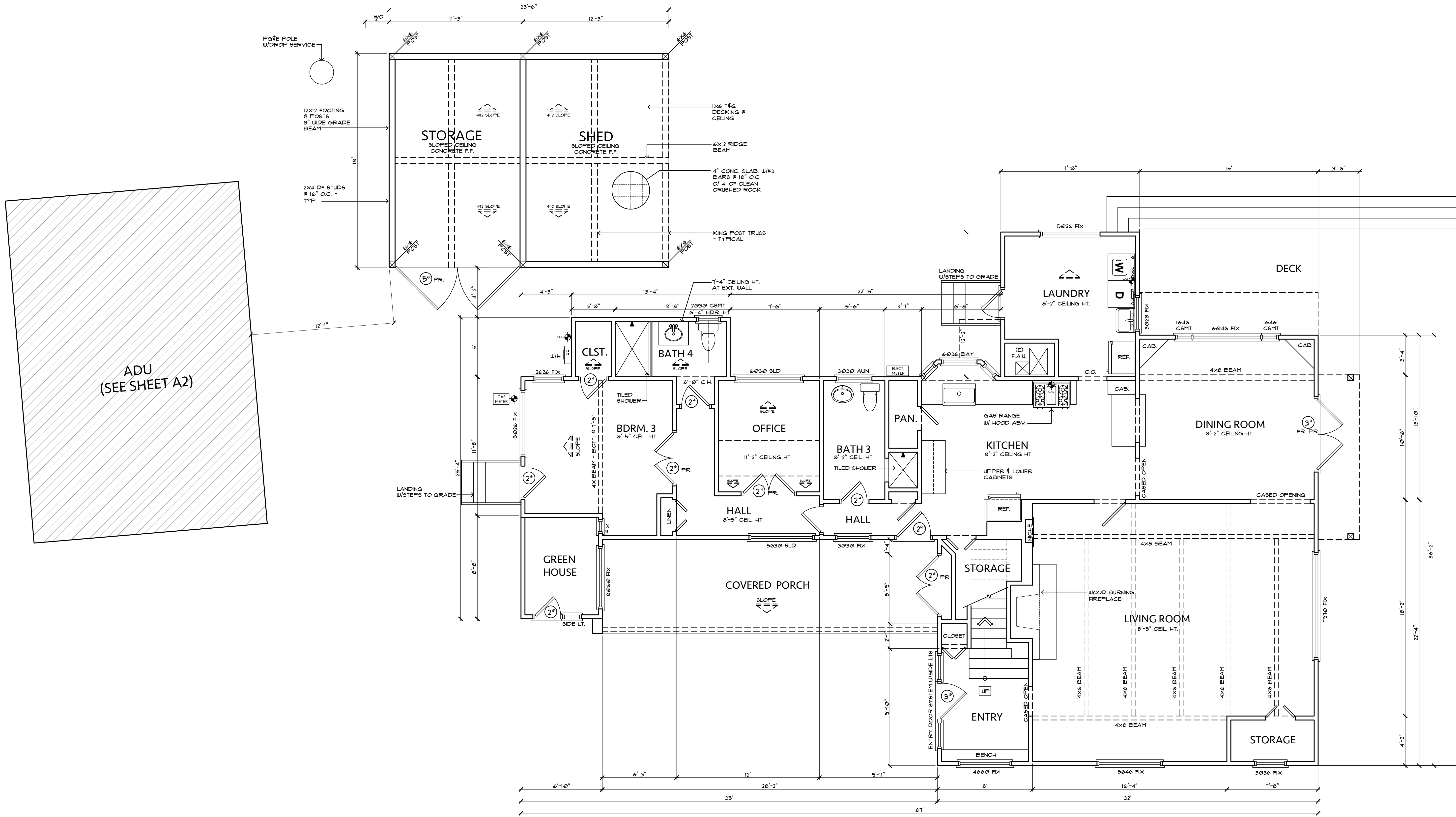
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Date:  
**1/6/2022**

Drawn By:  
**AAP**

Scale:  
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**A2.1**



**EXISTING SHED & MAIN RESIDENCE ENTRY LEVEL FLOOR PLANS**

Main Residence Entry Level Living Area: 1,773 sq. ft.  
Shed Storage: 423 sq. ft.  
Covered Patios: 236 sq. ft.

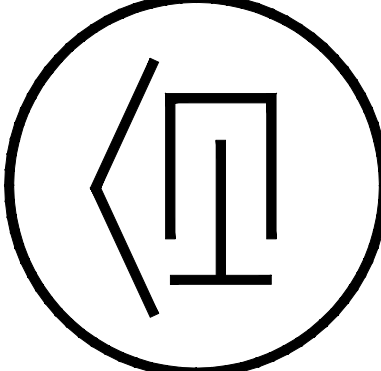
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Revision/Issue	Date
△ PLN210233 PC REV	10/14/21

**HASTINGS CONSTRUCTION, INC.**  
 11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
 (831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
 LIC#: 791539 CLASS: A/B



Drawing Title:  
**PROPOSED SHED CONNECTION FLOOR PLAN - ENTRY LEVEL**

Job Title:  
**HASTINGS RESIDENCE**

Project Address & APN:  
 227 SALSIPUEDES RD., CARMEL, CA 93923  
 APN: 189-541-027-000

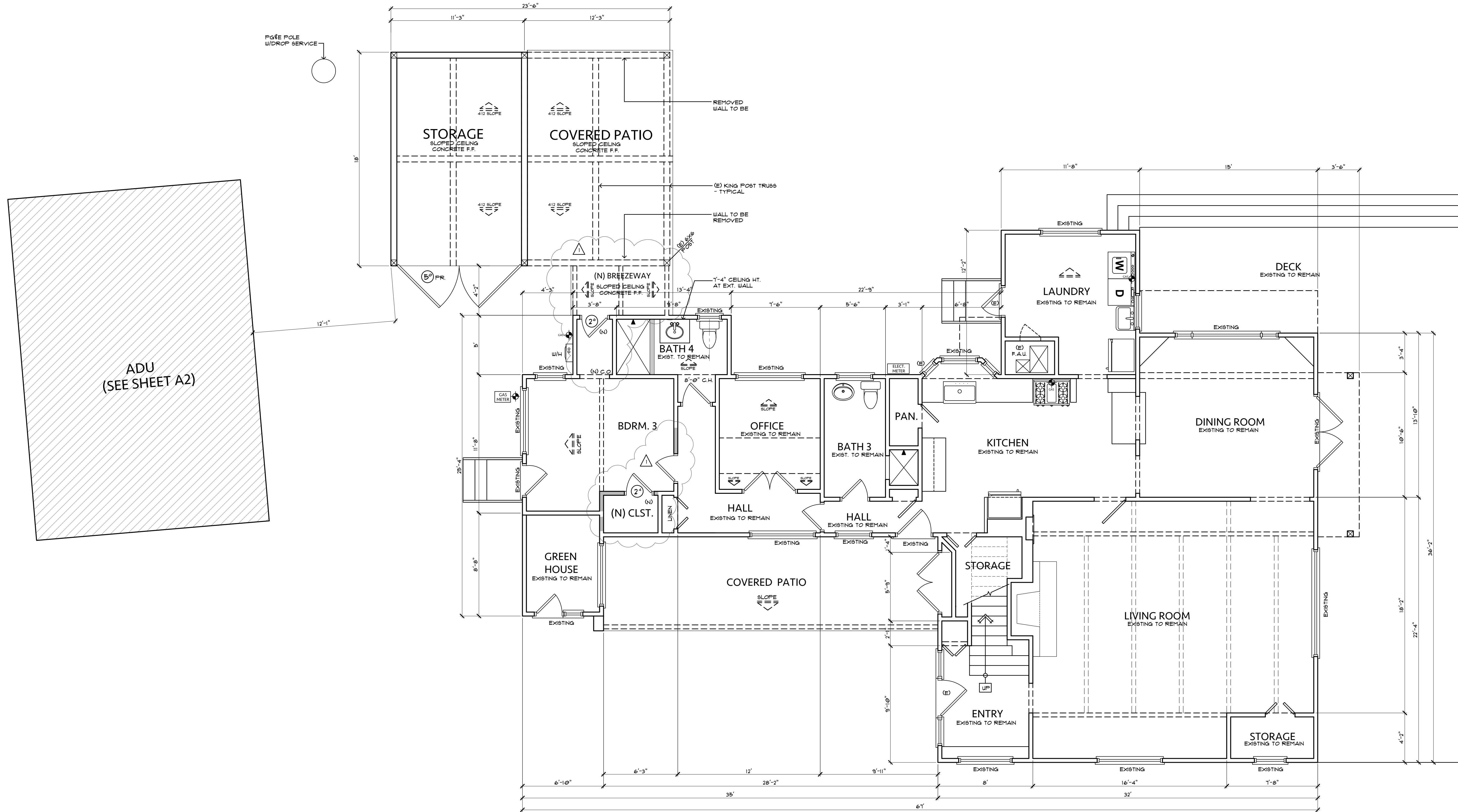
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 1/6/2022

Drawn by:  
 AAP

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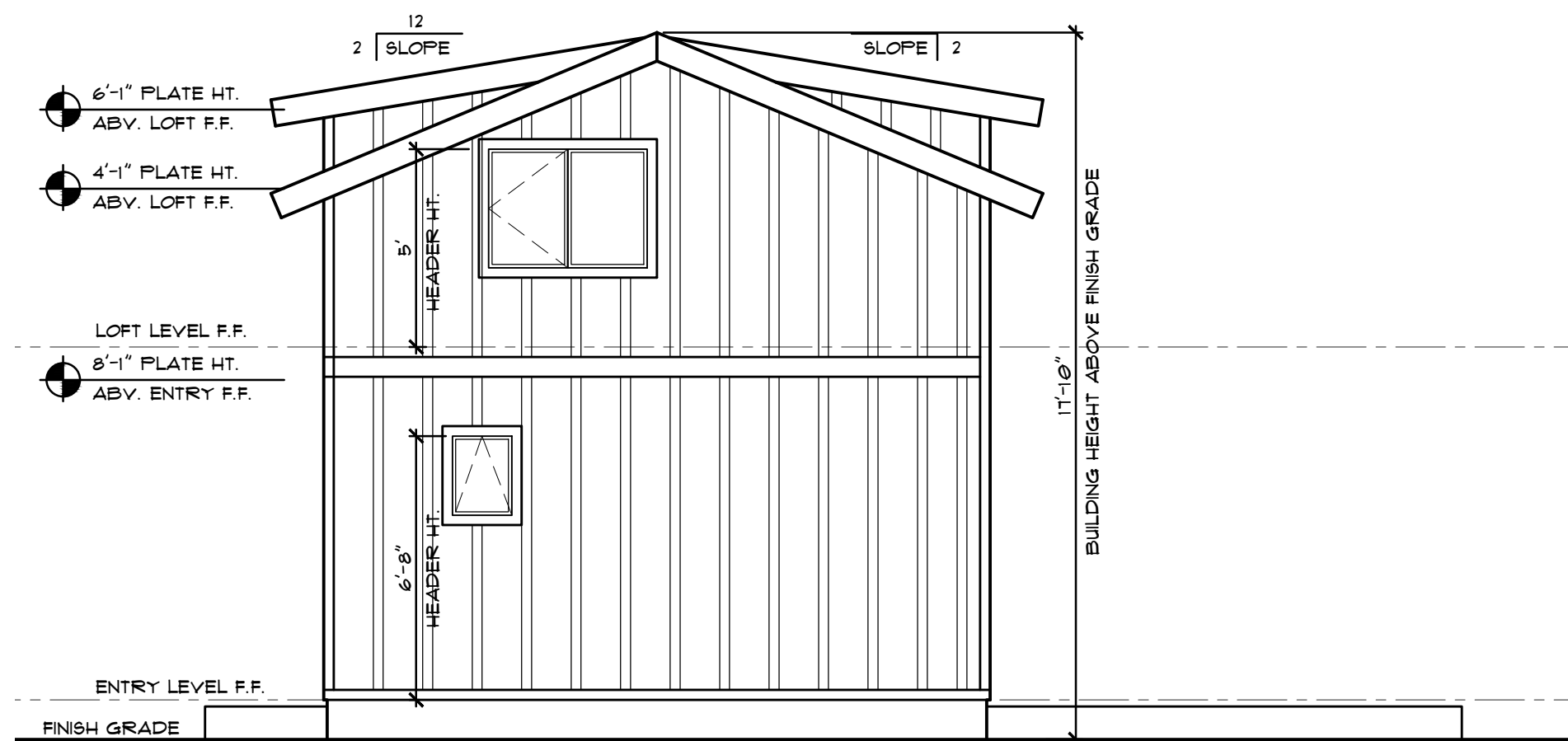


**PROPOSED SHED CONNECTION FLOOR PLAN - MAIN RESIDENCE ENTRY LEVEL**

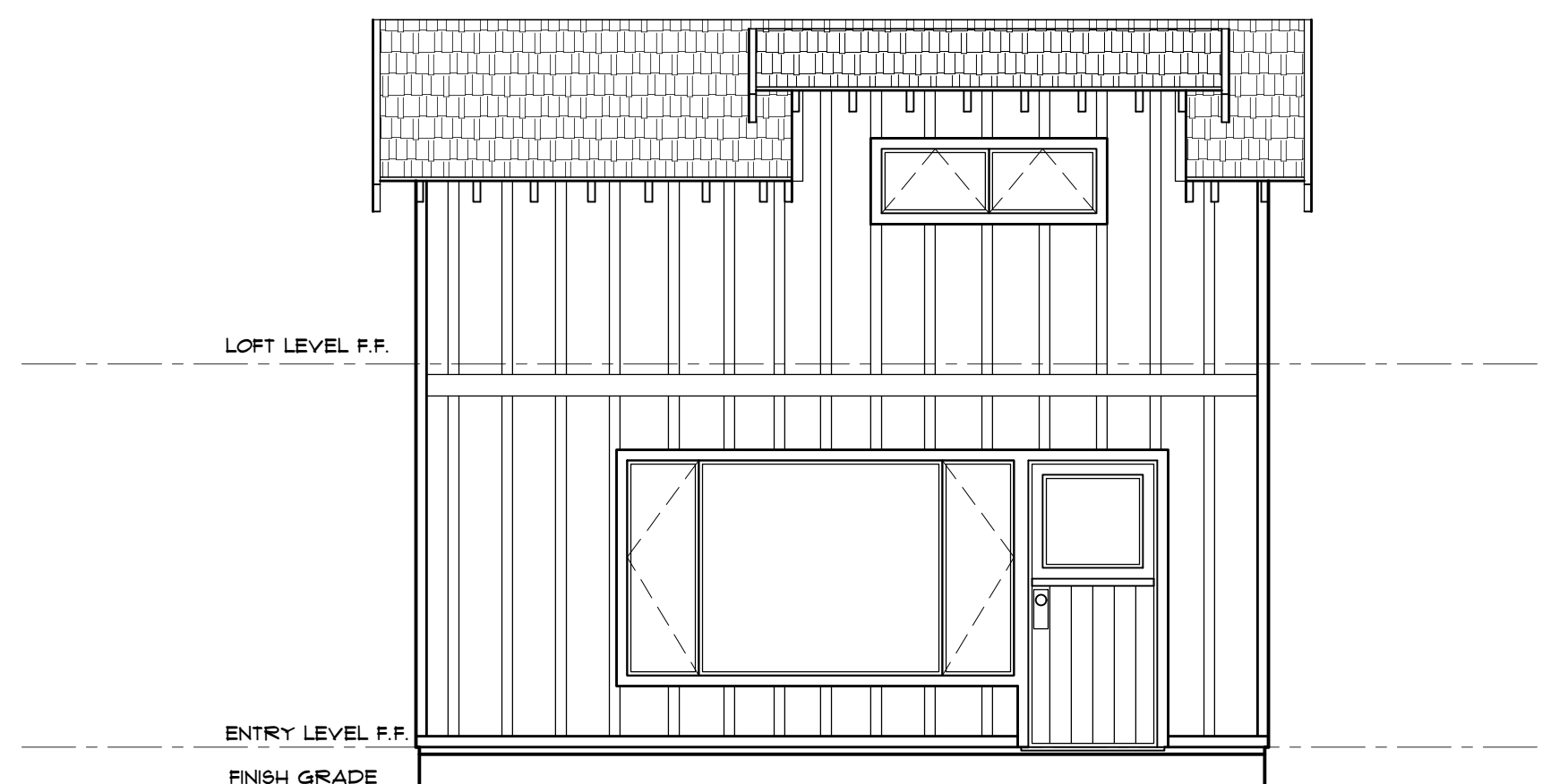
Main residence Entry Level Living Area (No Change): 1,773 sq. ft.  
 Shed Storage: 207 sq. ft.  
 Covered Patios: 487 sq. ft.

	= NEW WALL
	= EXISTING WALL TO REMAIN
	= EXISTING WALL/ELEMENT TO BE REMOVED

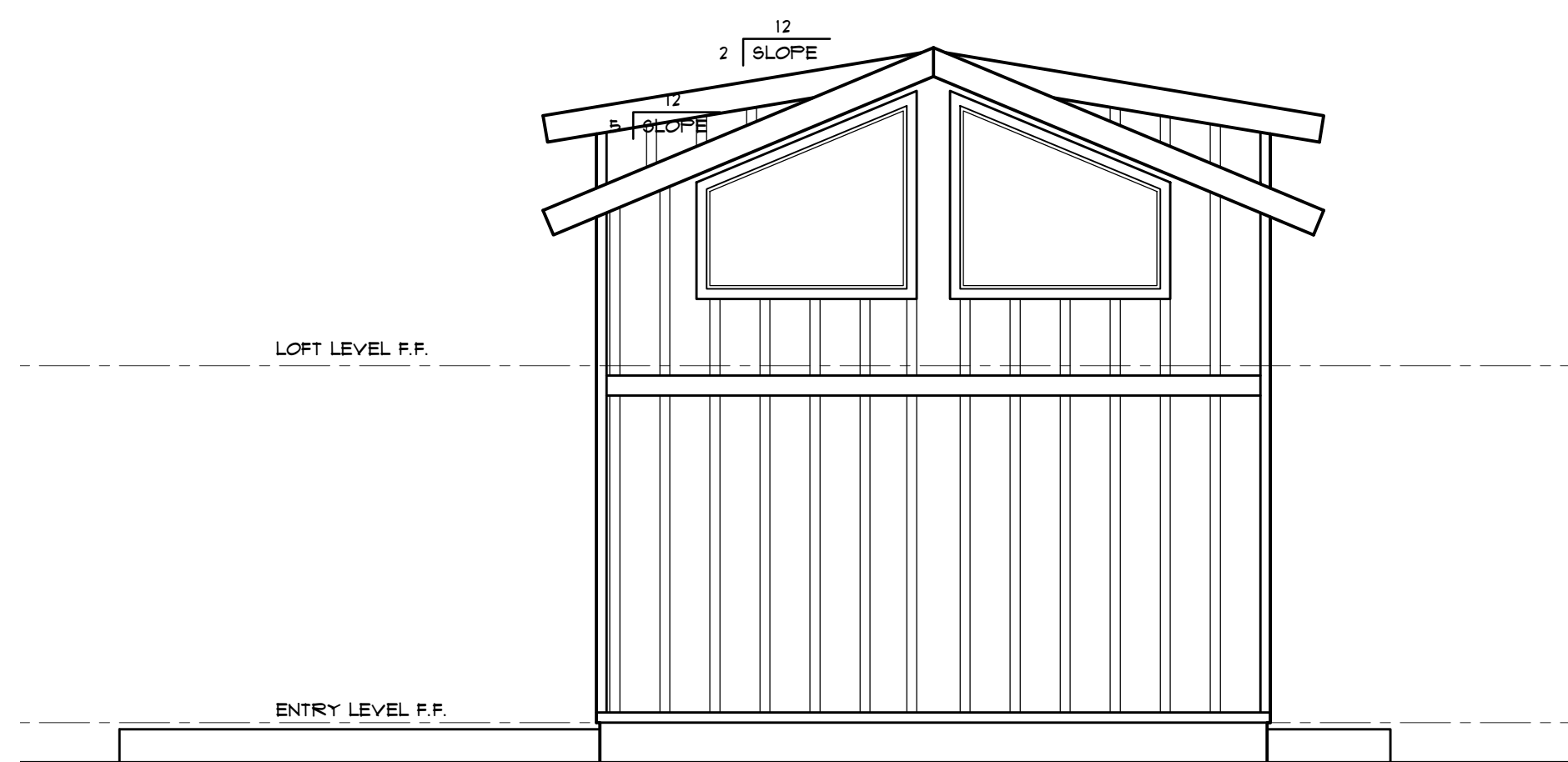
THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REPRODUCED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.



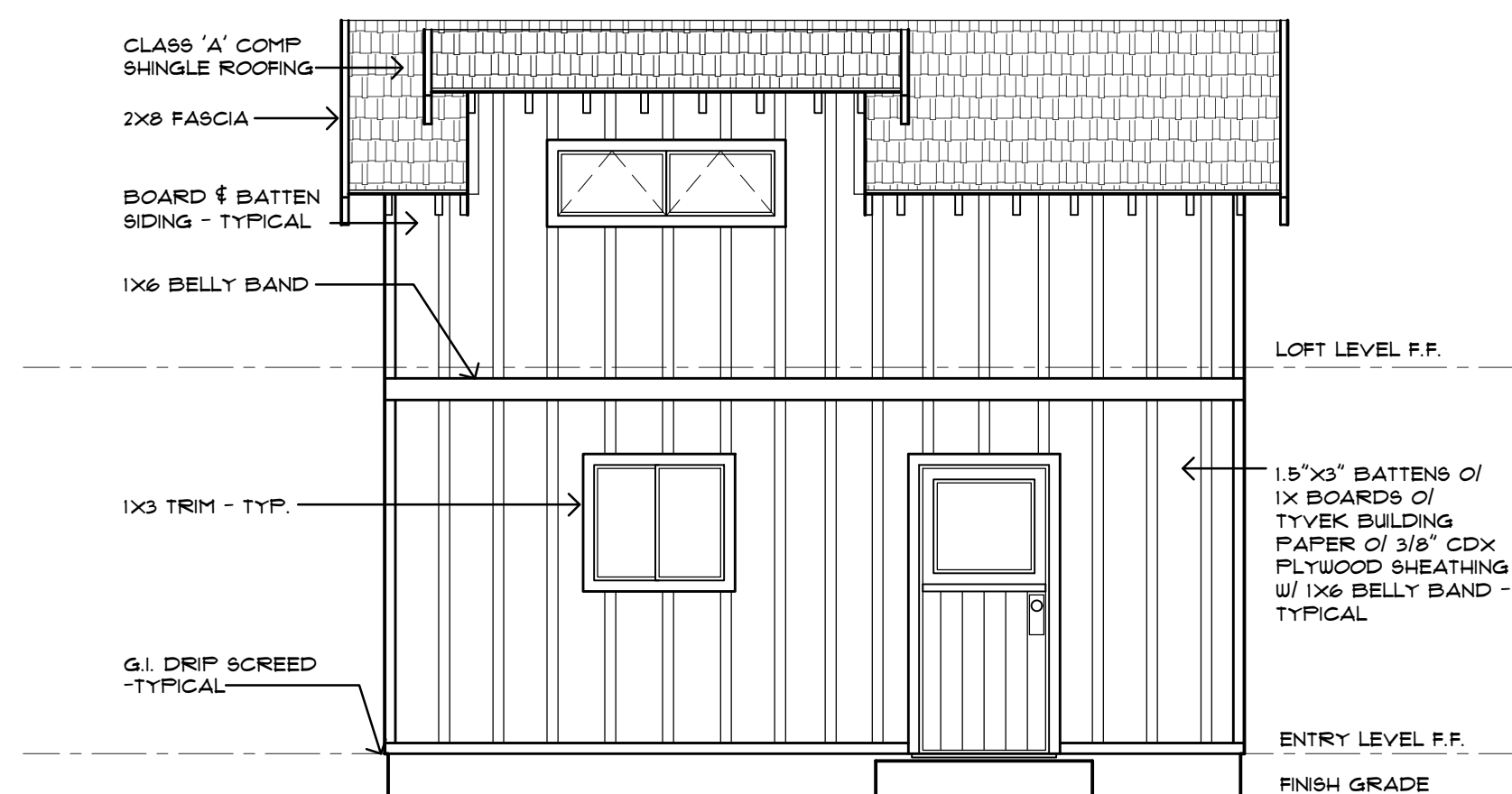
EXIST. RIGHT SIDE ELEVATION



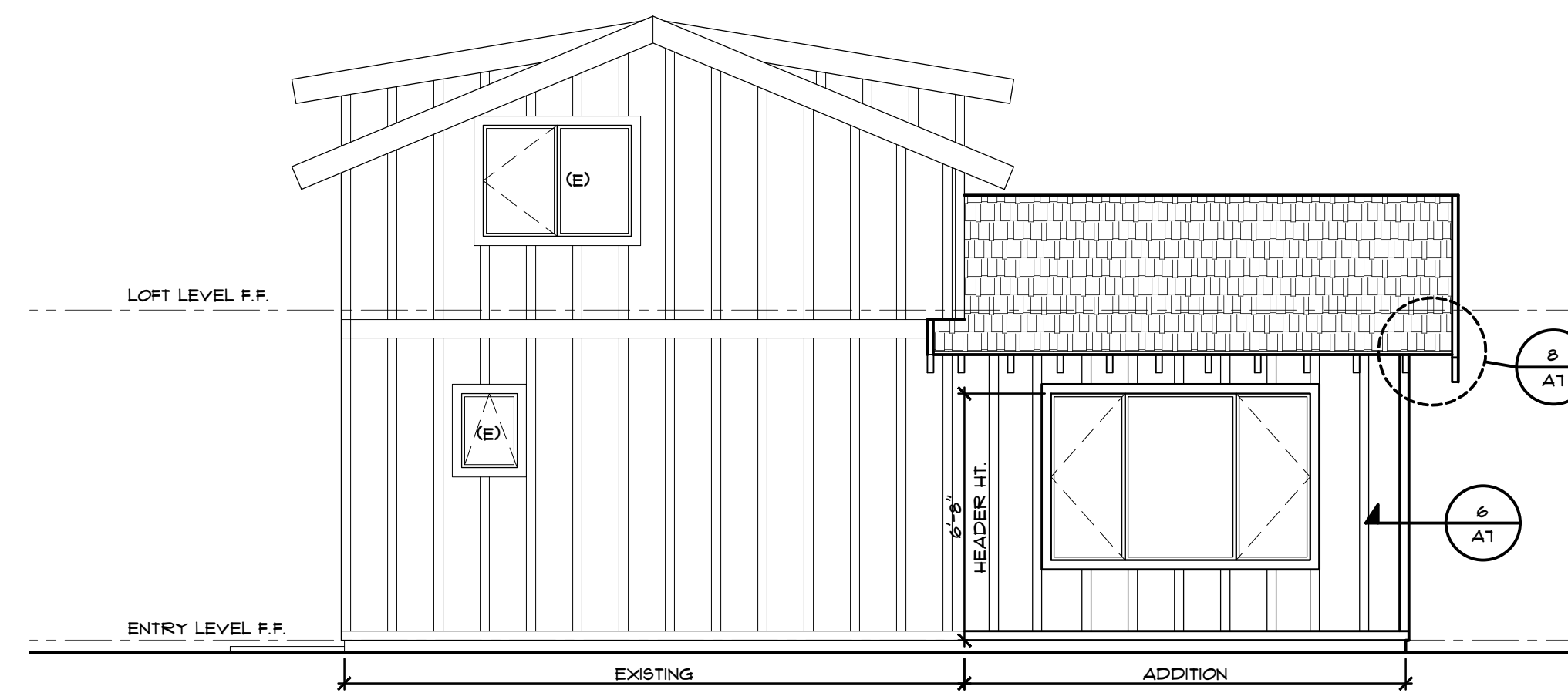
EXIST. REAR ELEVATION



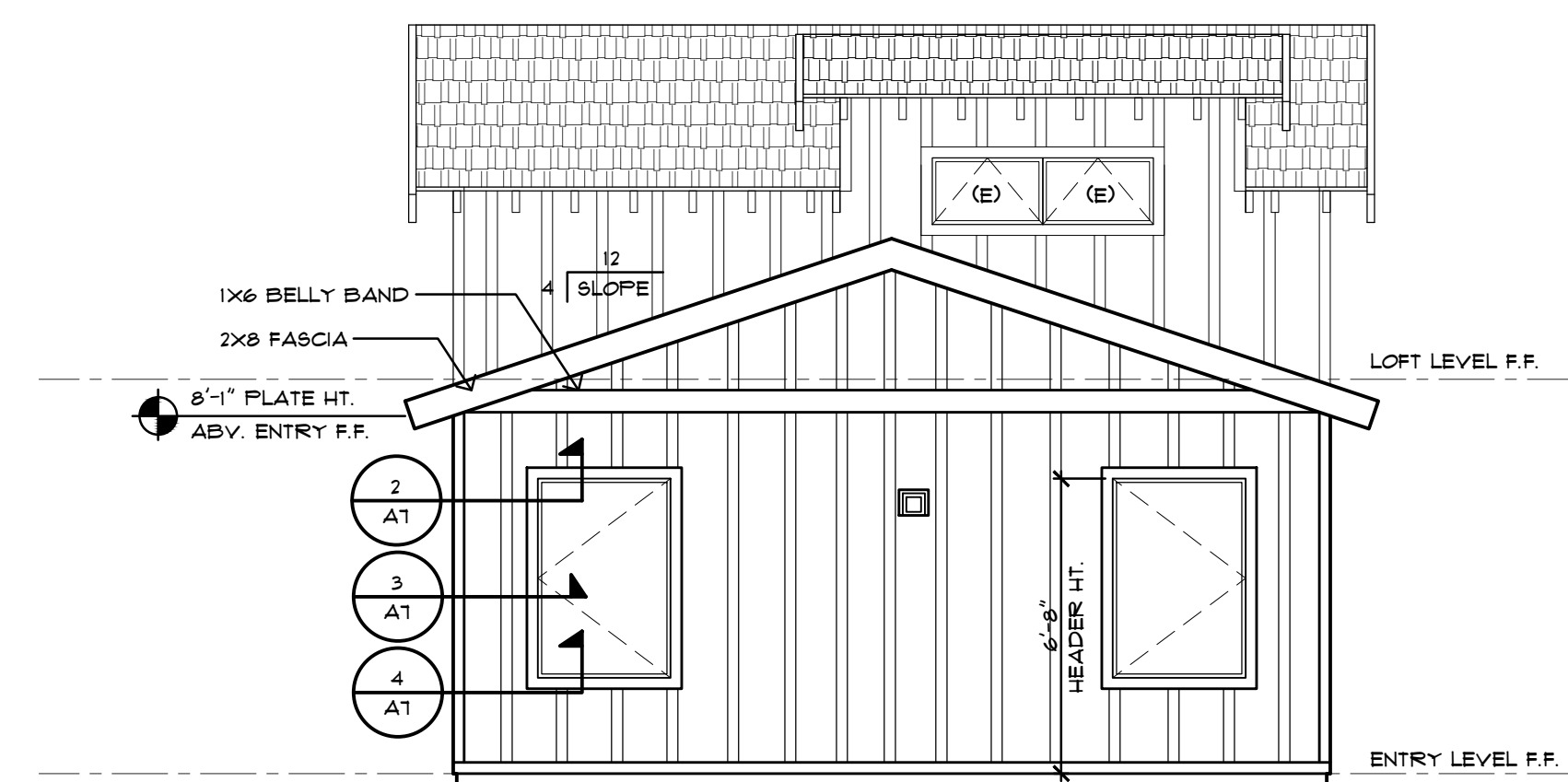
EXIST. LEFT SIDE ELEVATION



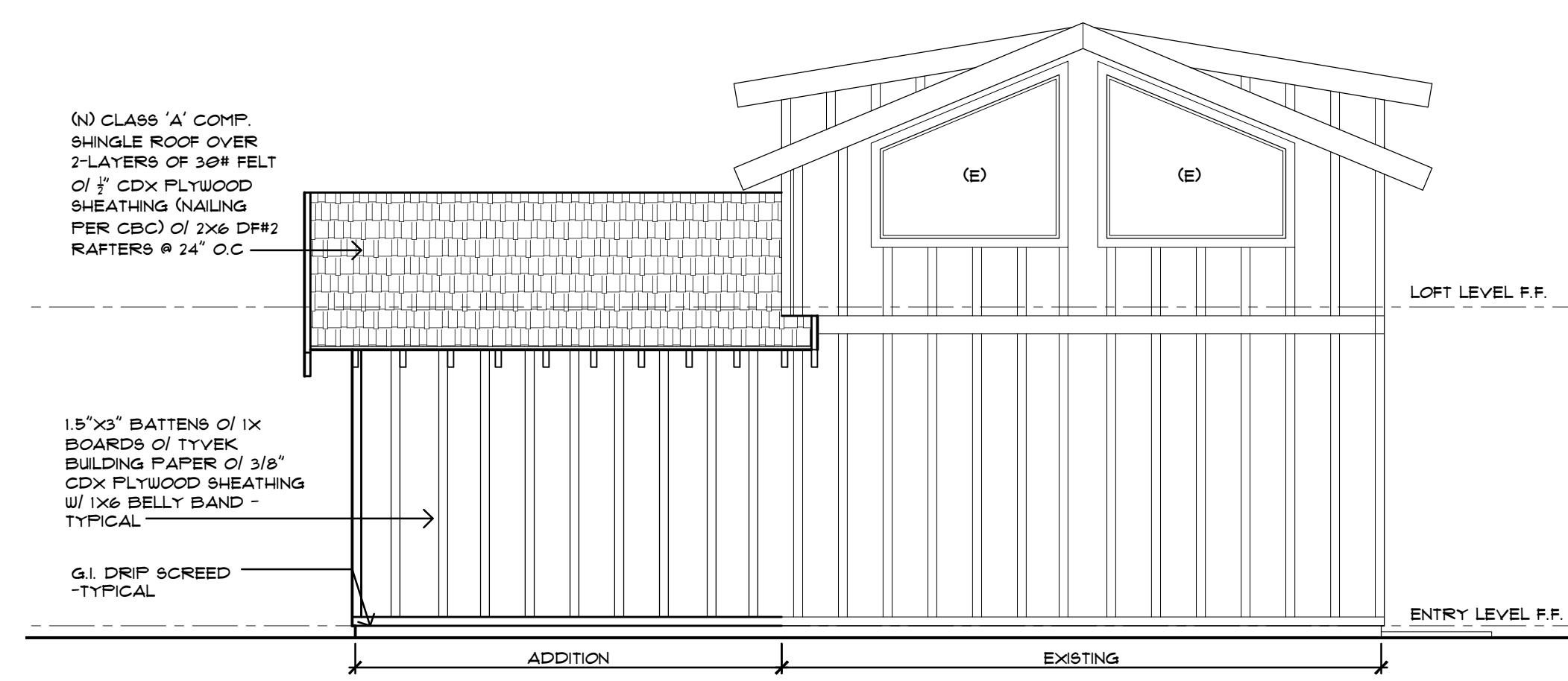
EXIST. FRONT ELEVATION



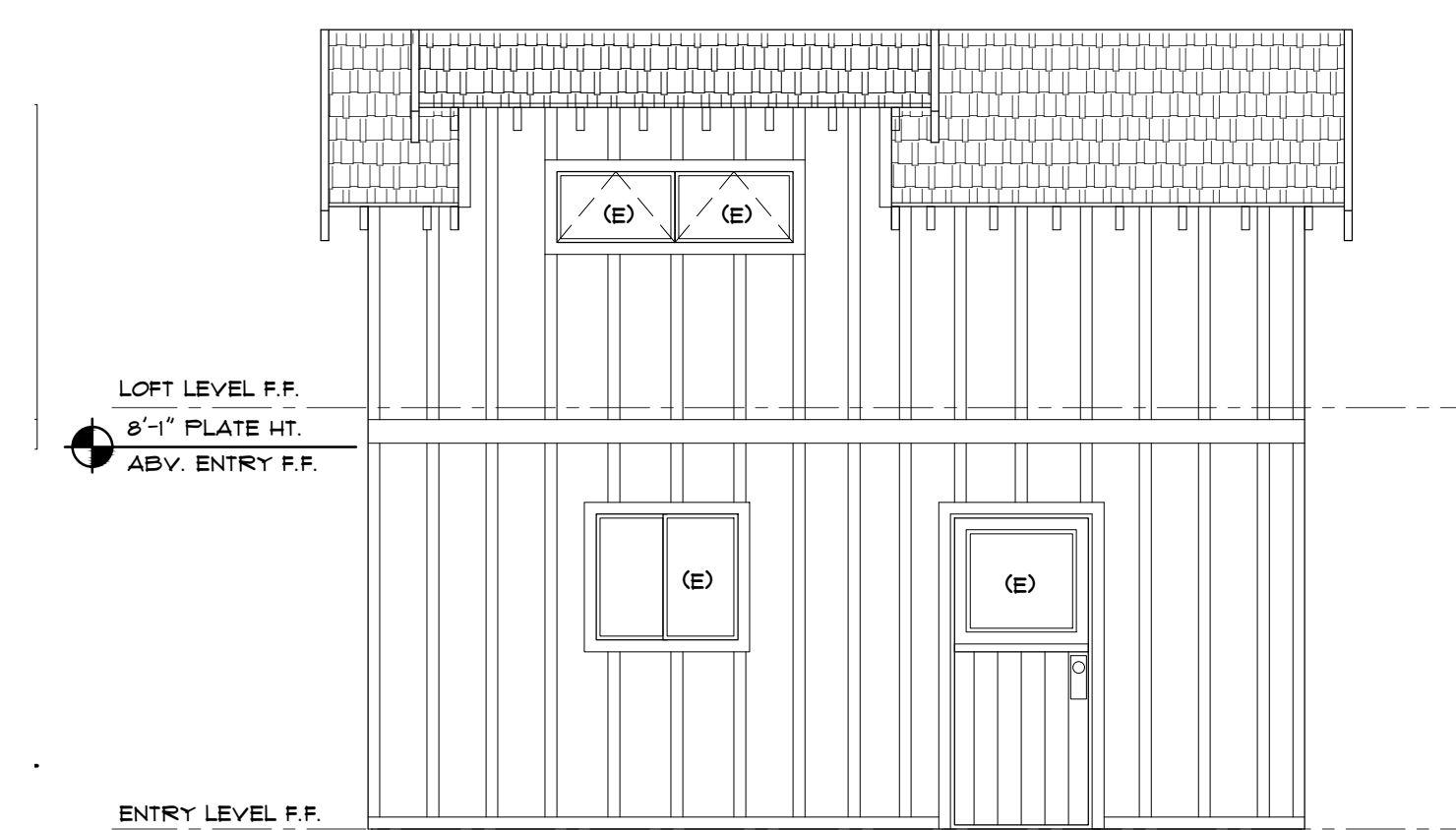
PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION

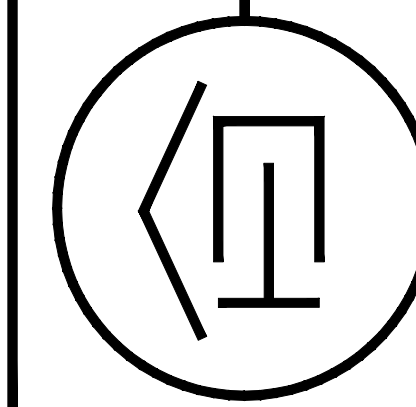


FRONT ELEVATION (No Changes)

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

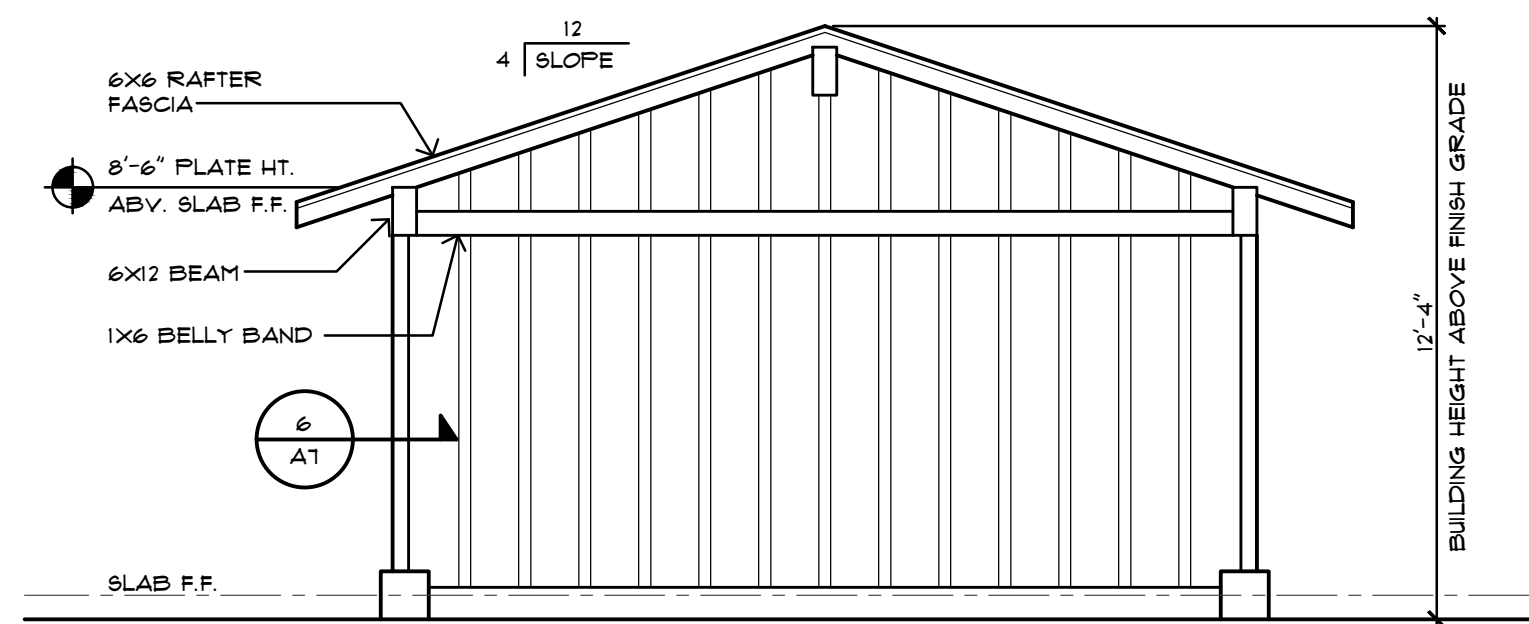
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
 (831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
 LIC#: 791539 CLASS: A/B



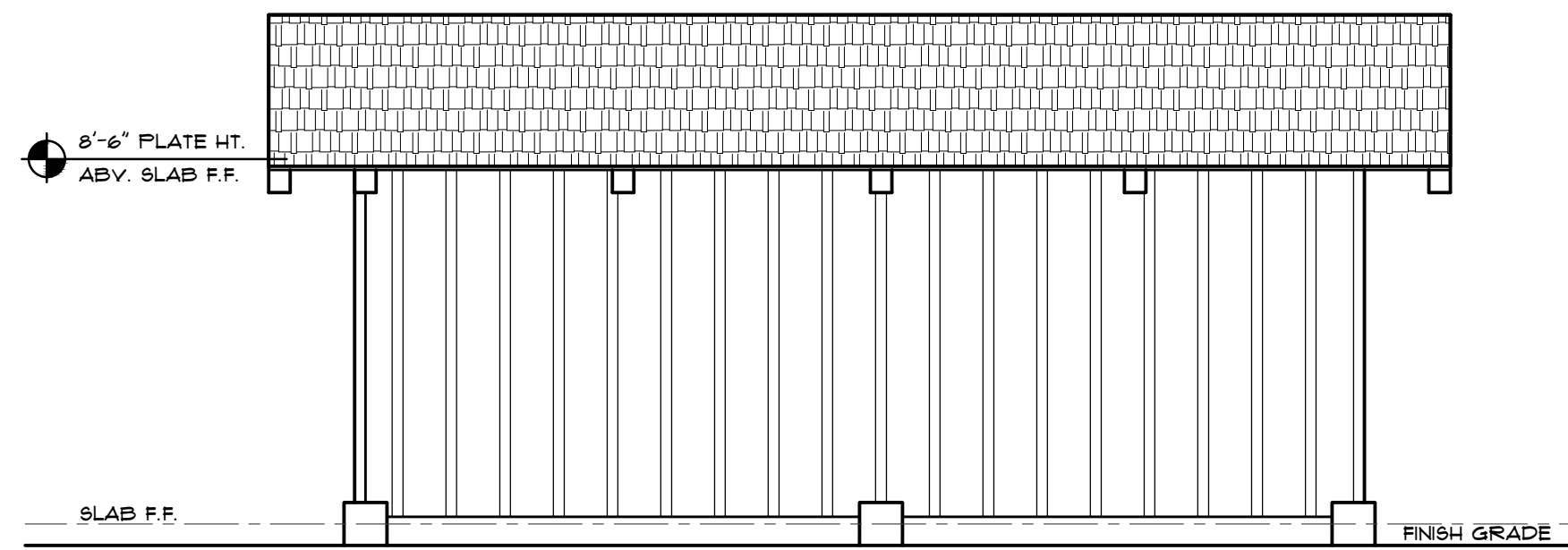
Drawing Title: GUEST/ADU EXISTING & PROPOSED EXTERIOR ELEVATIONS  
 Job Title: HASTINGS RESIDENCE

Project Address & APN: 227 SALISUDES RD., CARMEL CA 93923  
 APN: 189-541-027-000

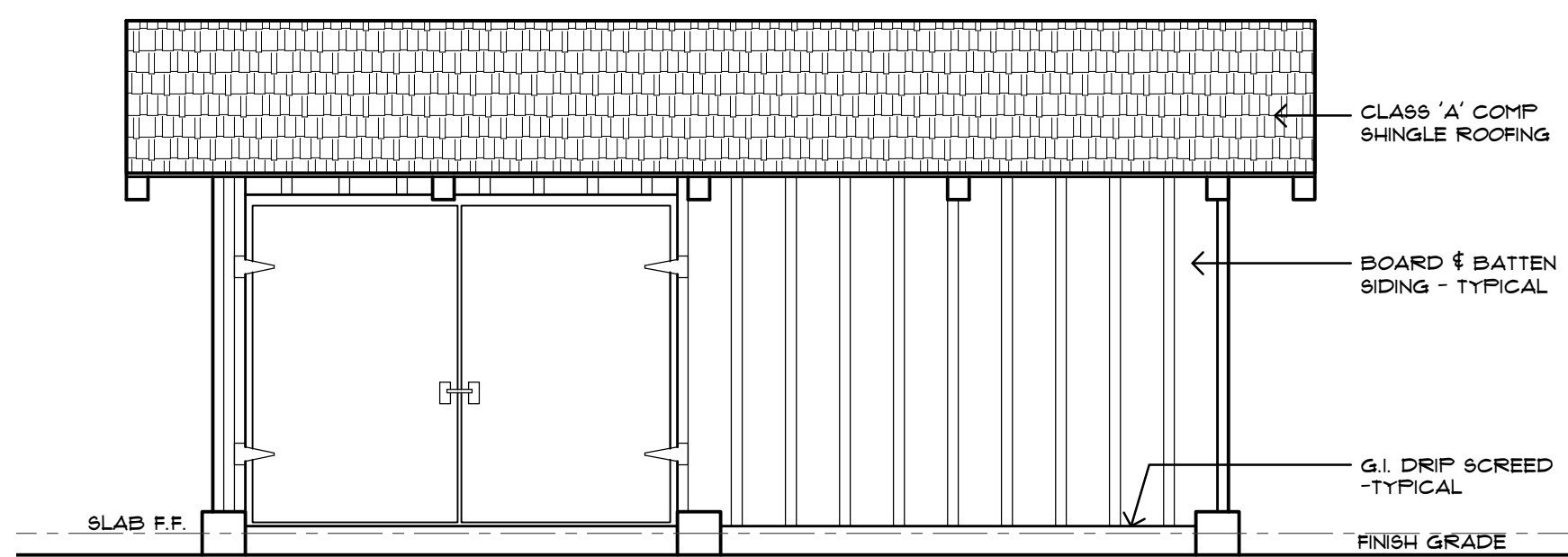
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Date: 1/5/2022	A4
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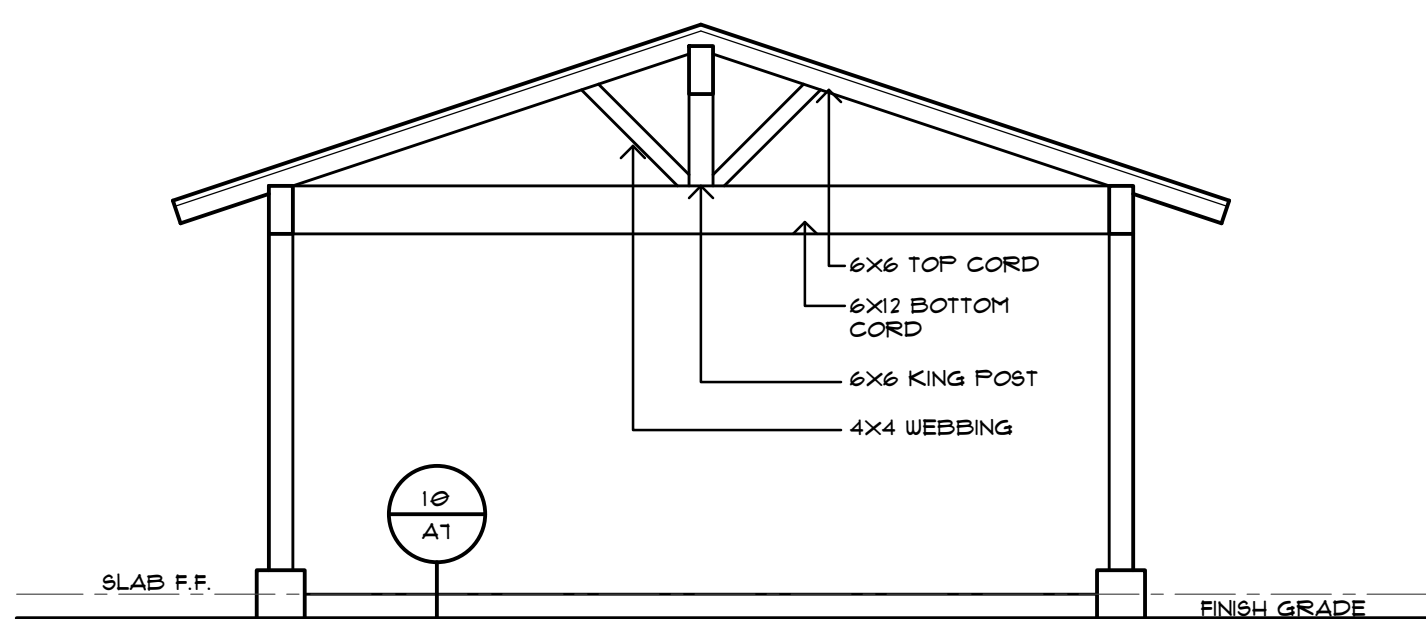
EXISTING LEFT SIDE ELEVATION



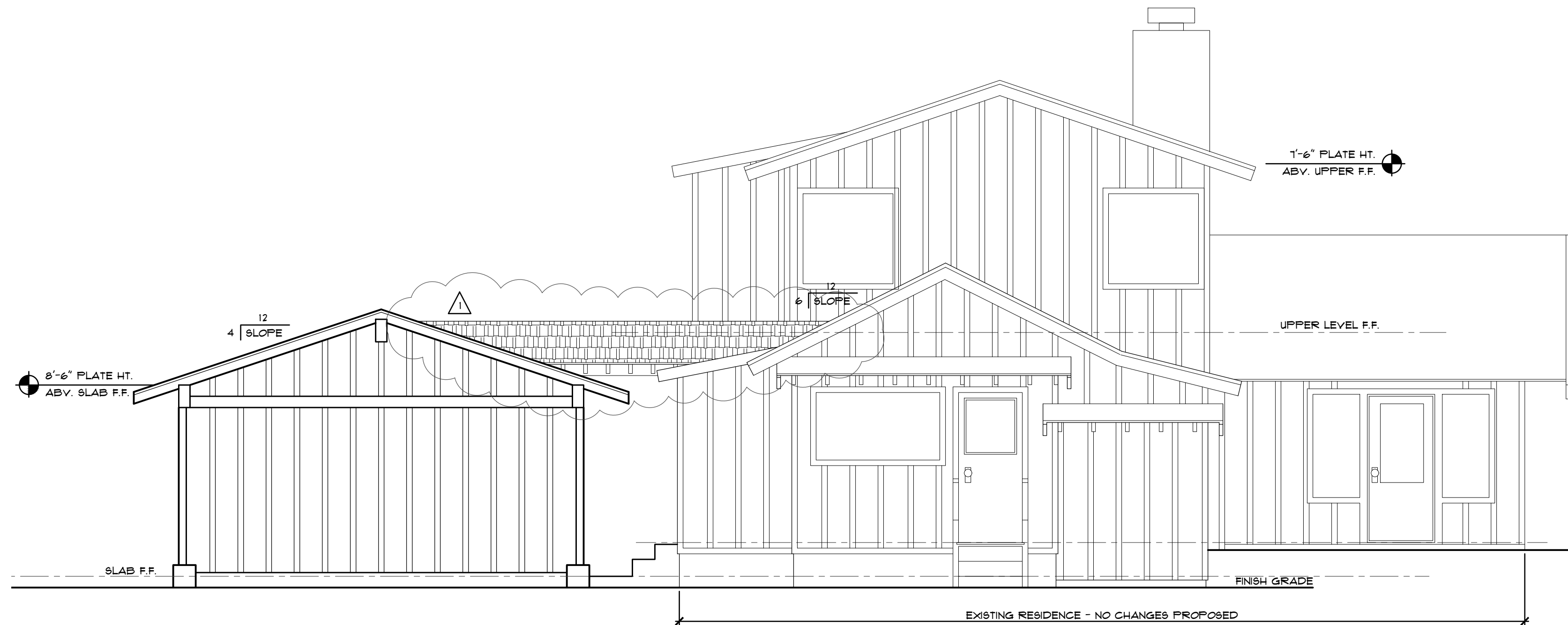
EXISTING REAR ELEVATION



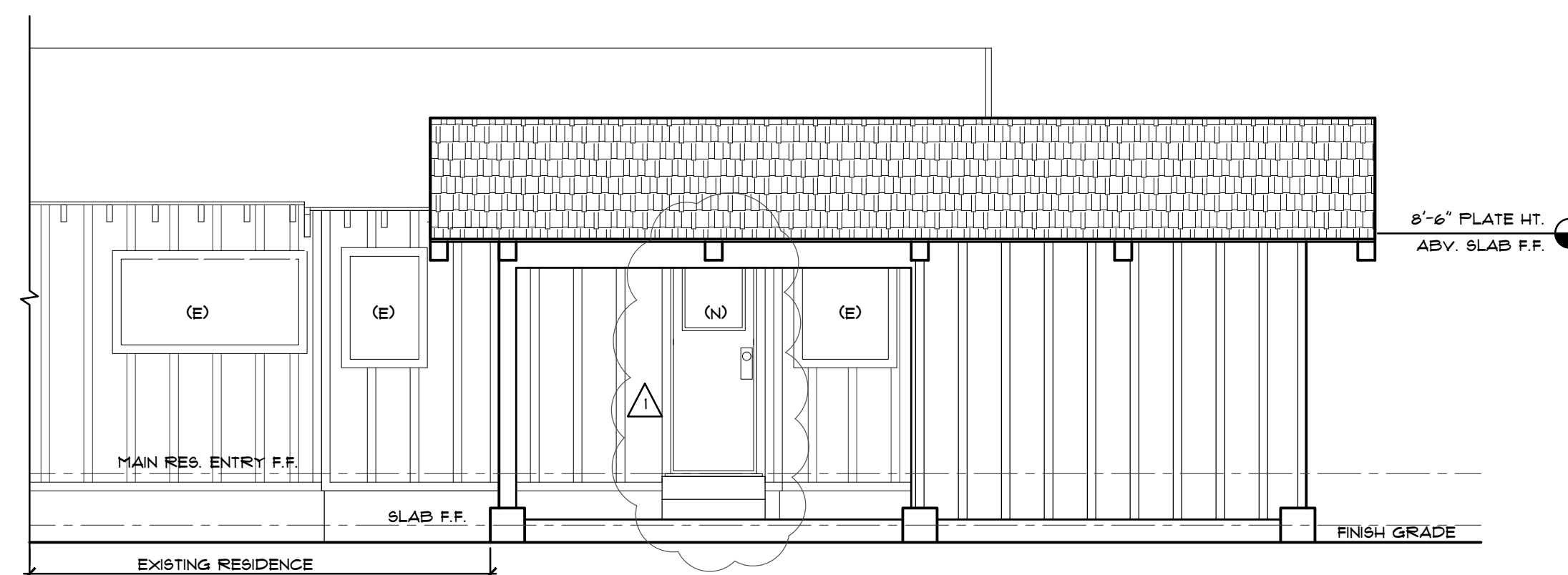
EXISTING FRONT ELEVATION



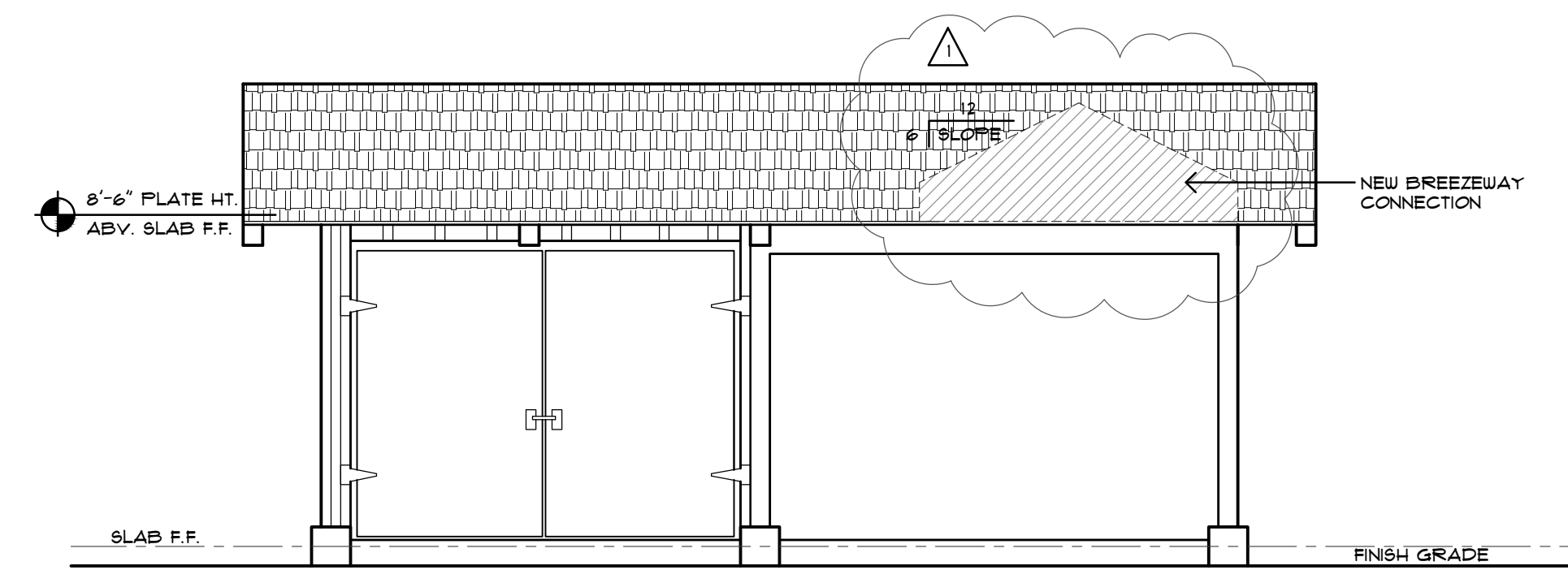
EXISTING RIGHT SIDE ELEVATION



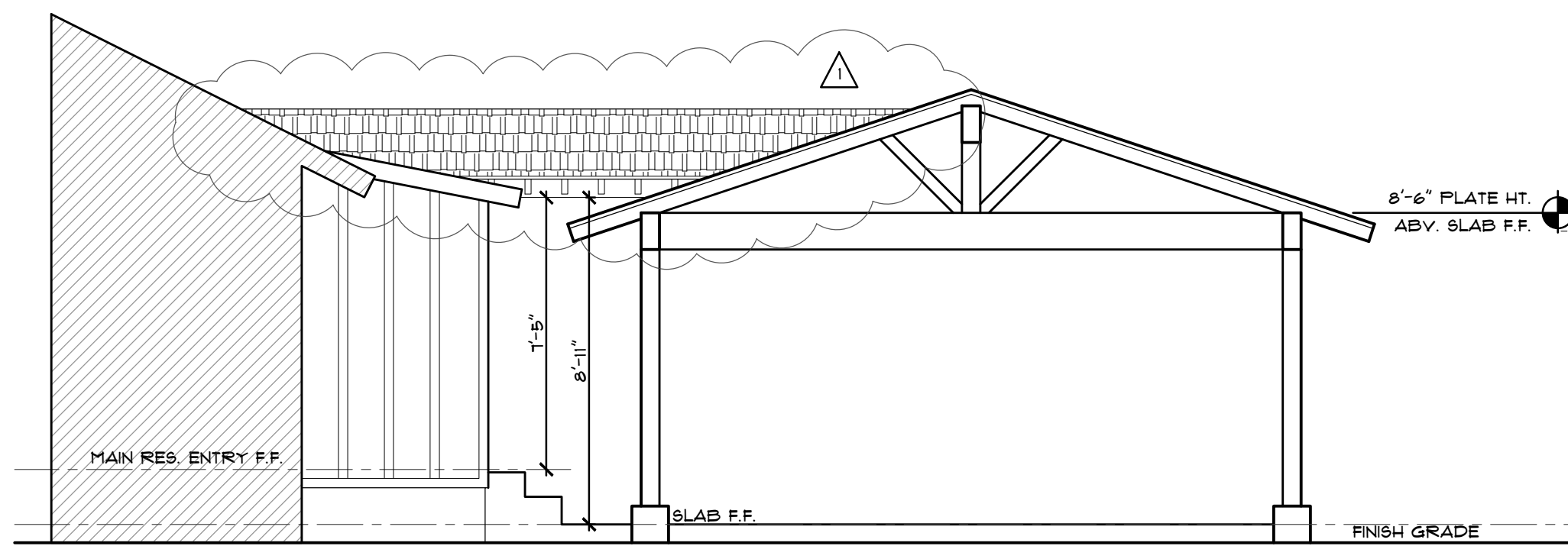
PROPOSED LEFT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

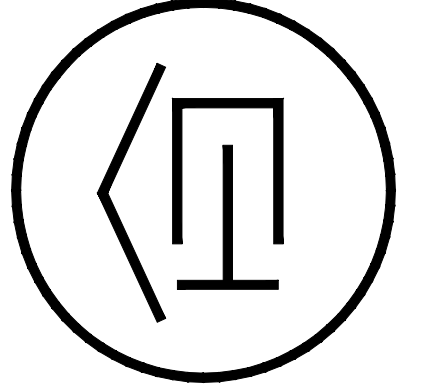


PROPOSED RIGHT SIDE ELEVATION

Revision/Issue	Date
△ PLN210233 PC REV	10/14/21

HASTINGS CONSTRUCTION, INC.

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 (831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM  
 LIC#: 791539 CLASS: A/B



Drawing Title: SHED / PATIO EXISTING & PROPOSED EXTERIOR ELEVATIONS  
 Job Title: HASTINGS RESIDENCE

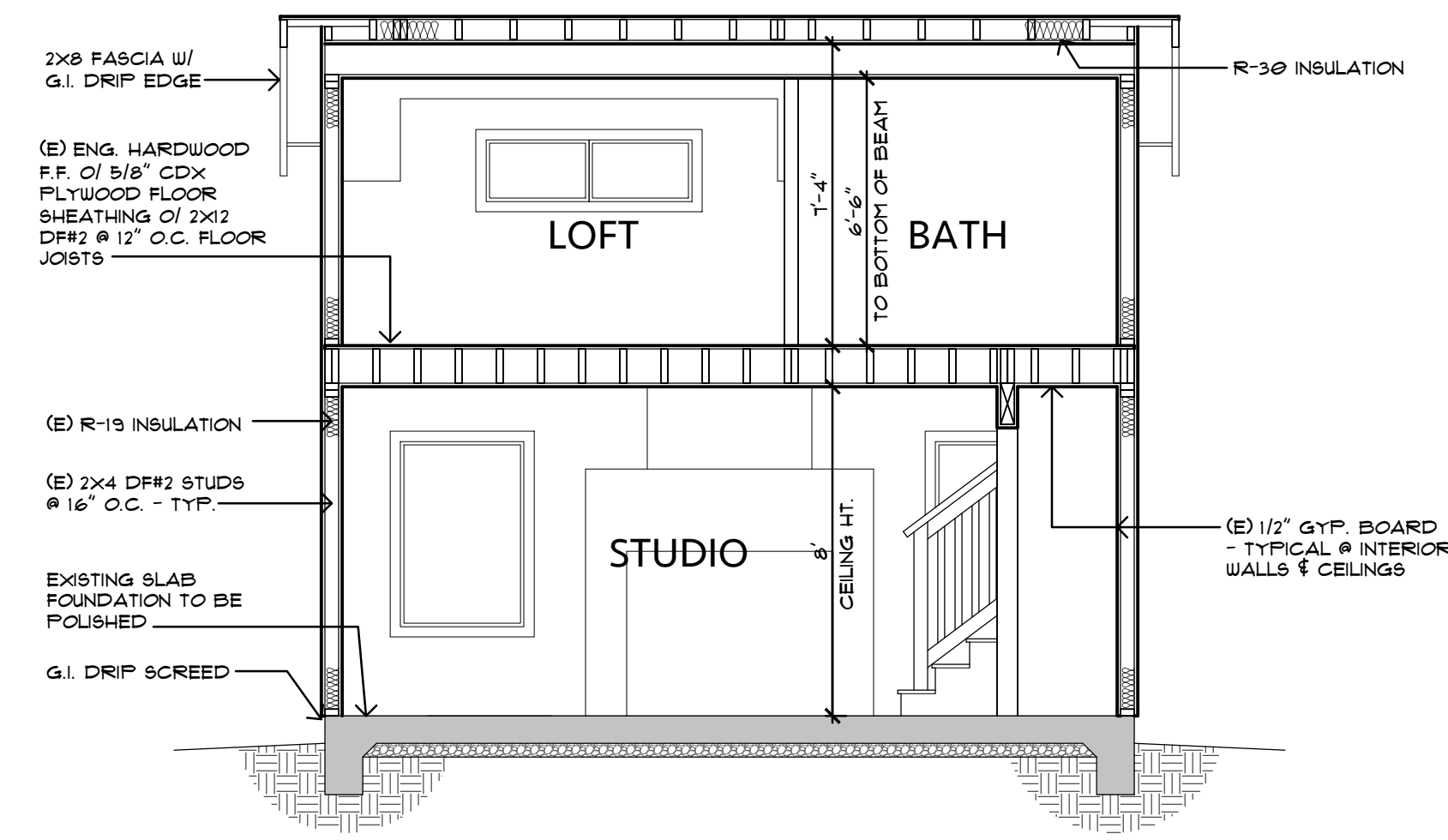
Project Address & APN: 227 SALISUDES RD., CARMEL CA 93923  
 APN: 189-541-027-000

Project: HC  
 Date: 1/5/2022  
 Drawn By: AAP  
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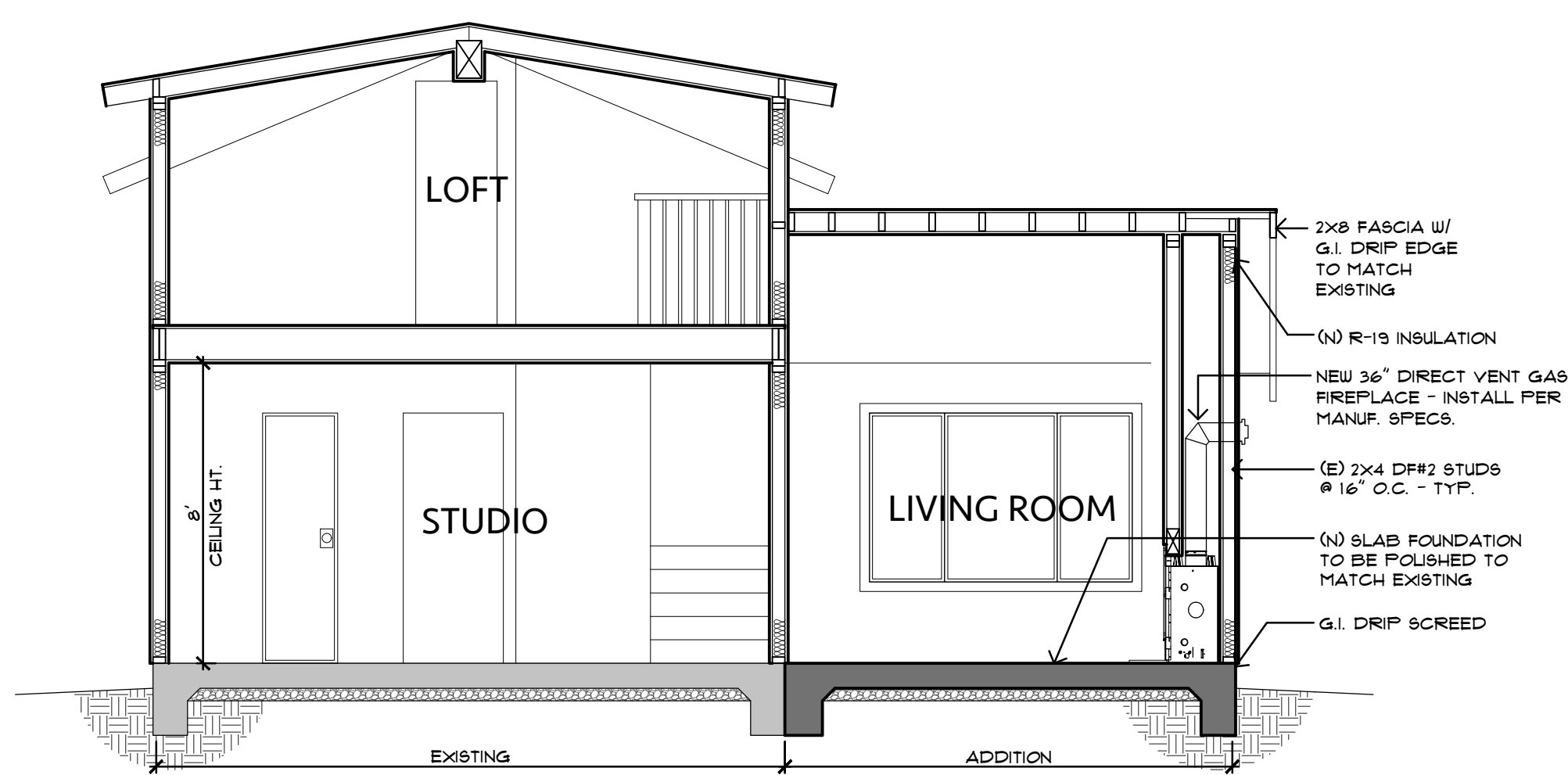
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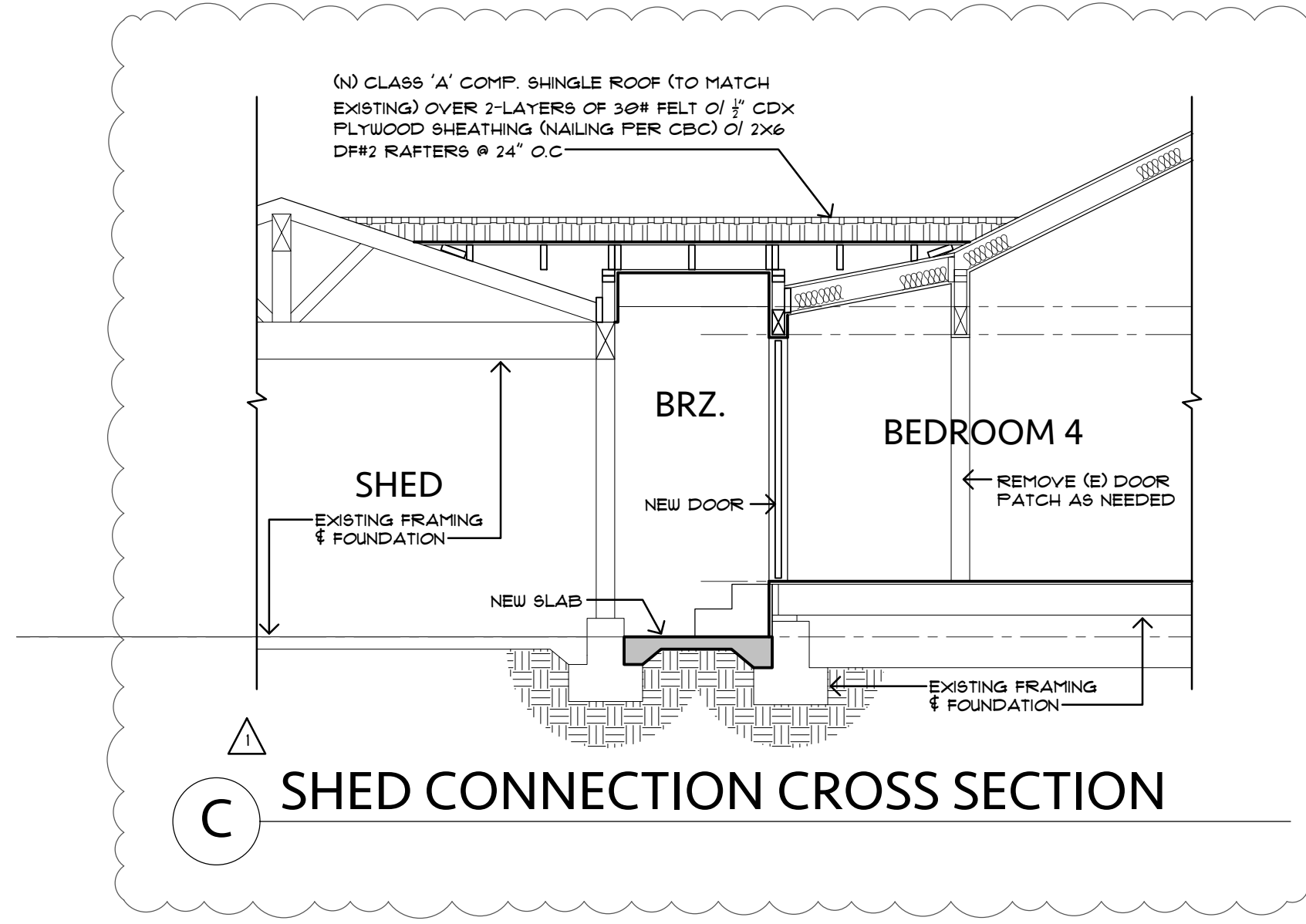
Revision/Issue	Date
△ PLN210233 PC REV	10/14/21



**A** ADU CROSS SECTION



**B** ADU CROSS SECTION



**C** SHED CONNECTION CROSS SECTION

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Drawing Title:  
**CROSS SECTIONS**

Job Title:  
**HASTINGS RESIDENCE**

Project Address & APN:  
**227 SALISUDES RD., CARMEL CA 93923**  
**APN: 189-541-027-000**

Project:  
**HC**

Date:  
**1/5/2022**

Drawn By:  
**AAP**

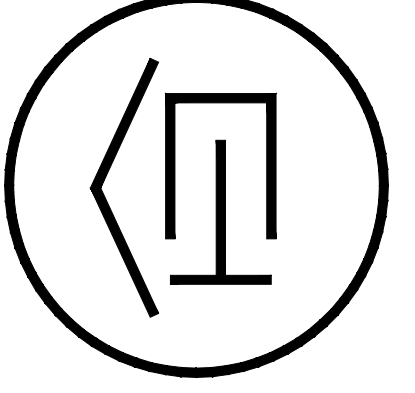
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Revision/Issue	Date

**HASTINGS CONSTRUCTION, INC.**  
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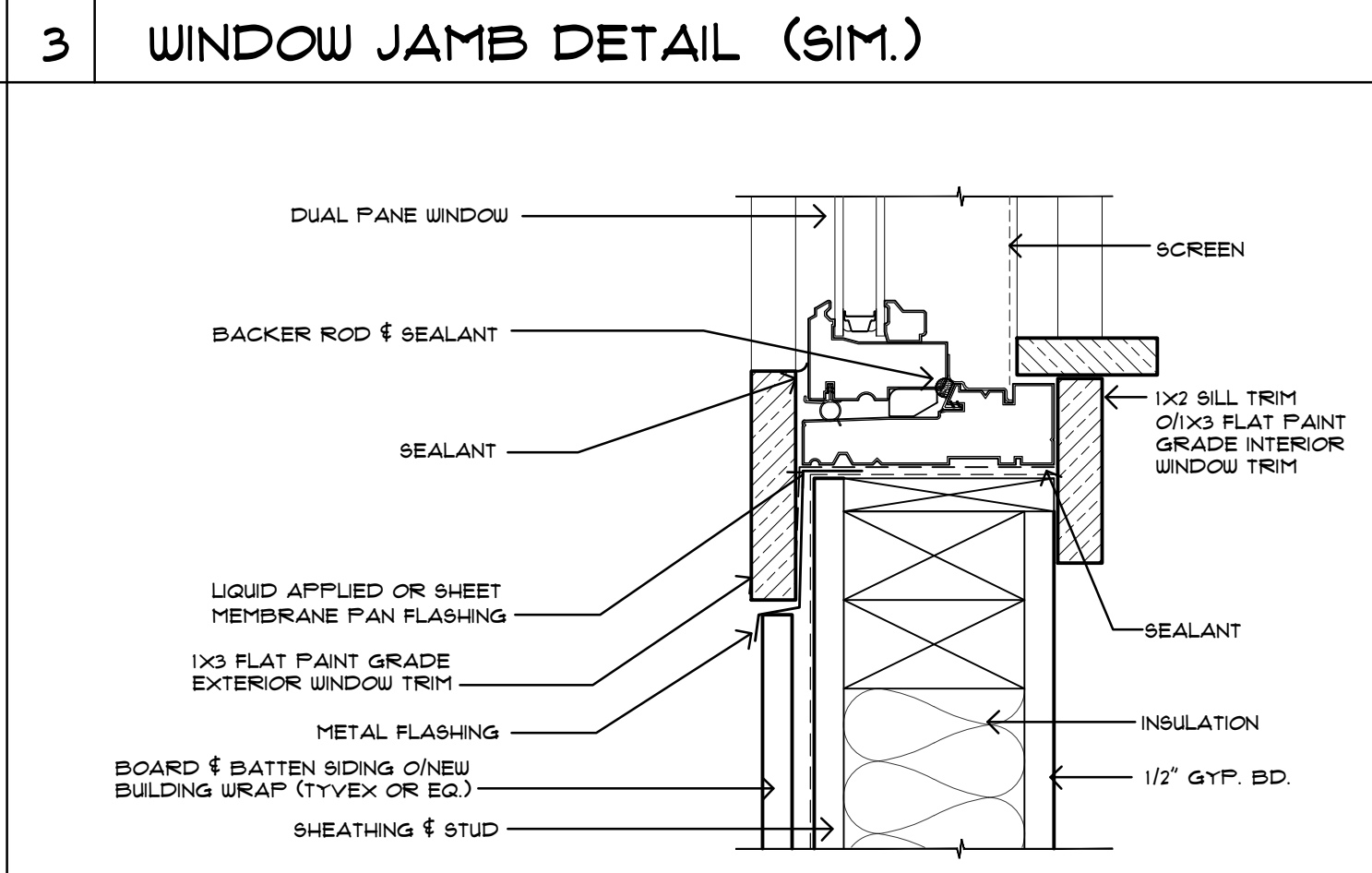
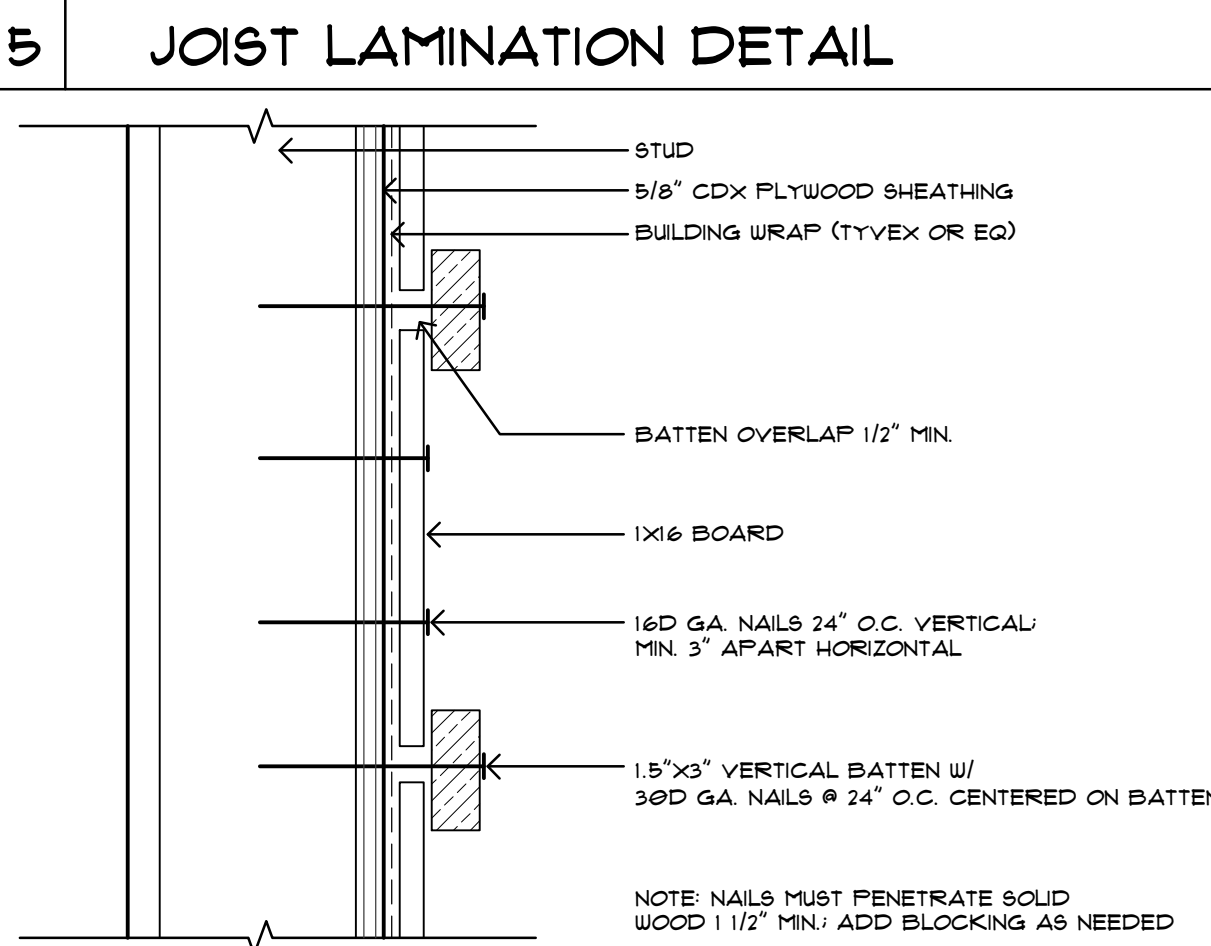
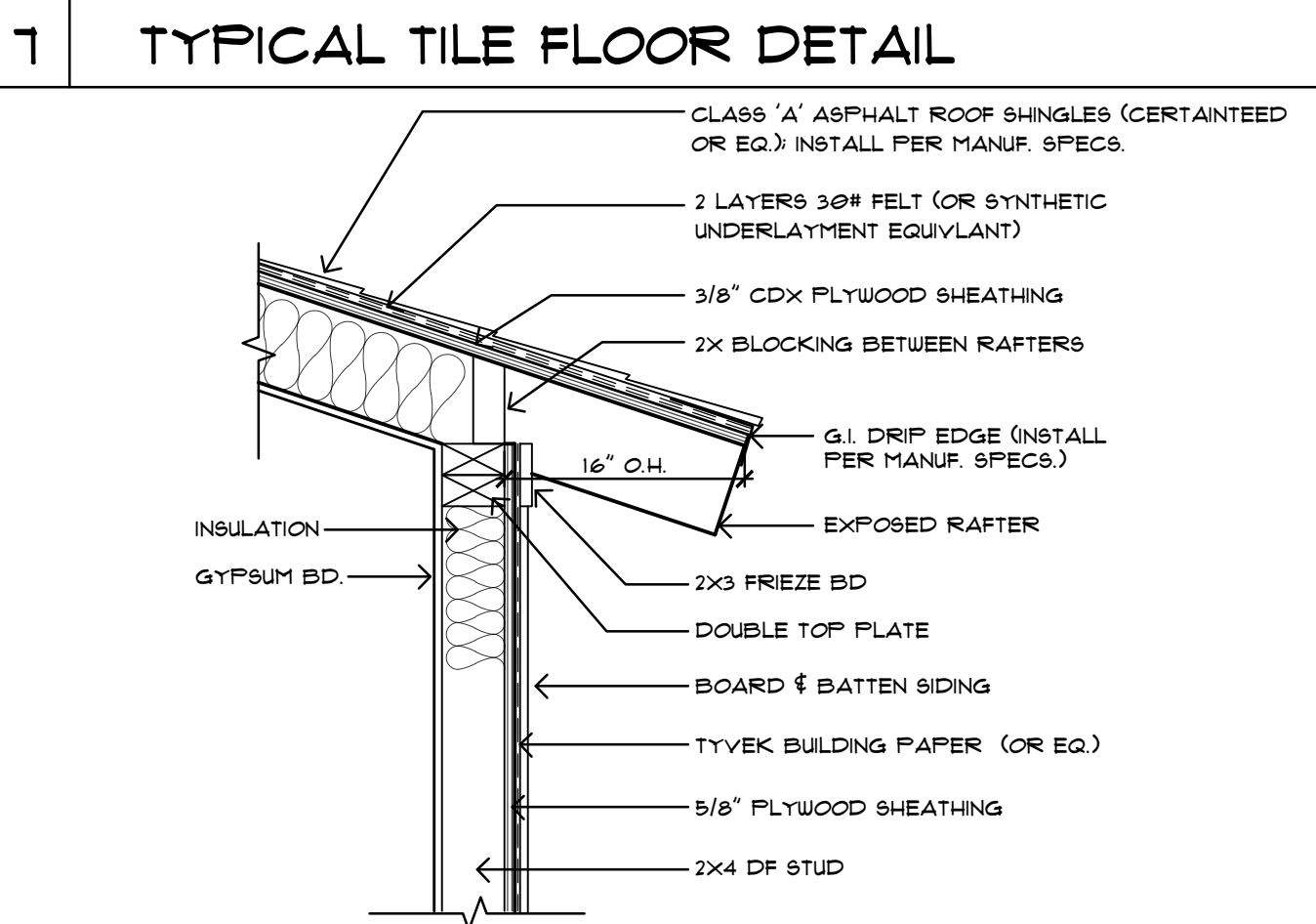
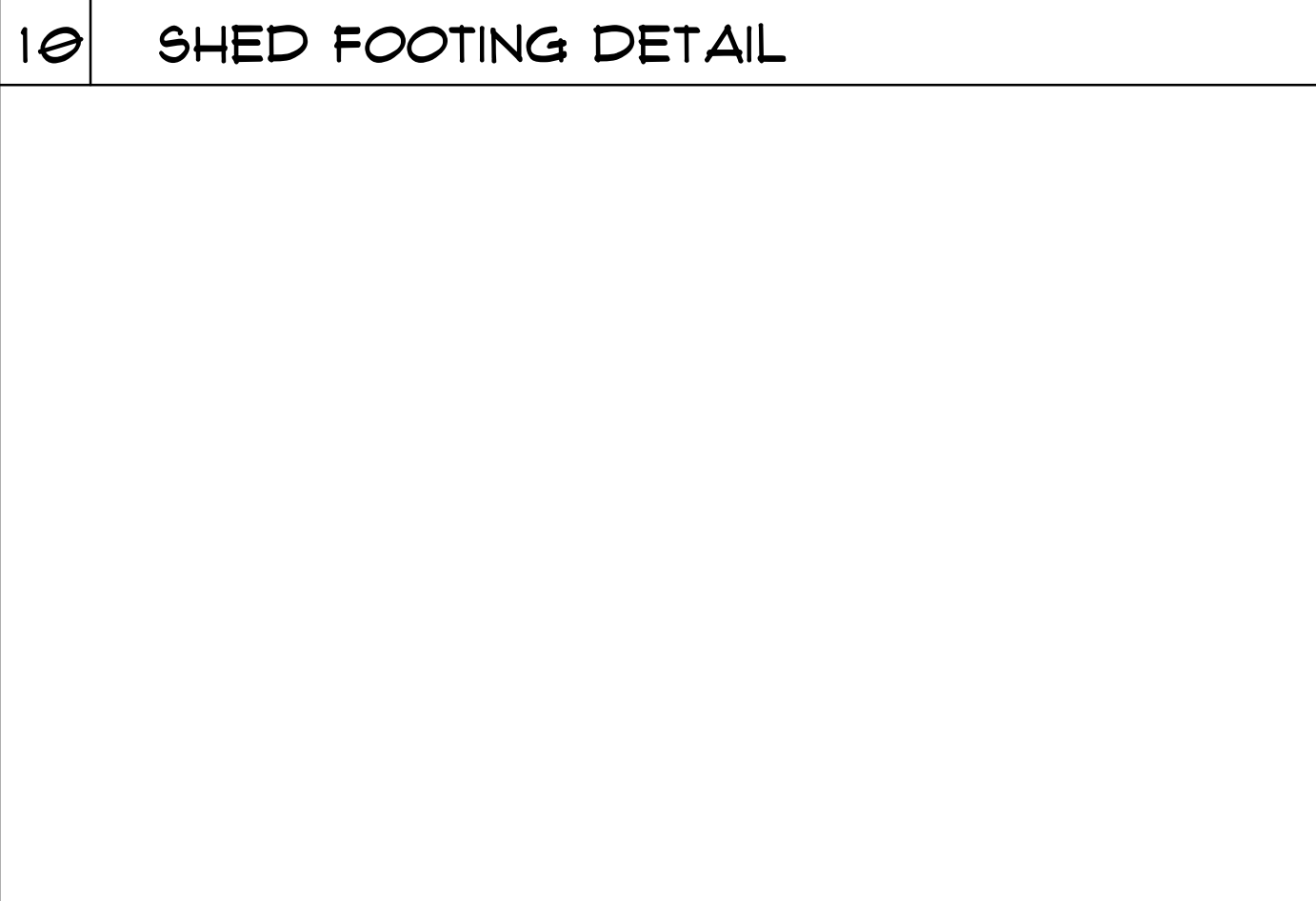
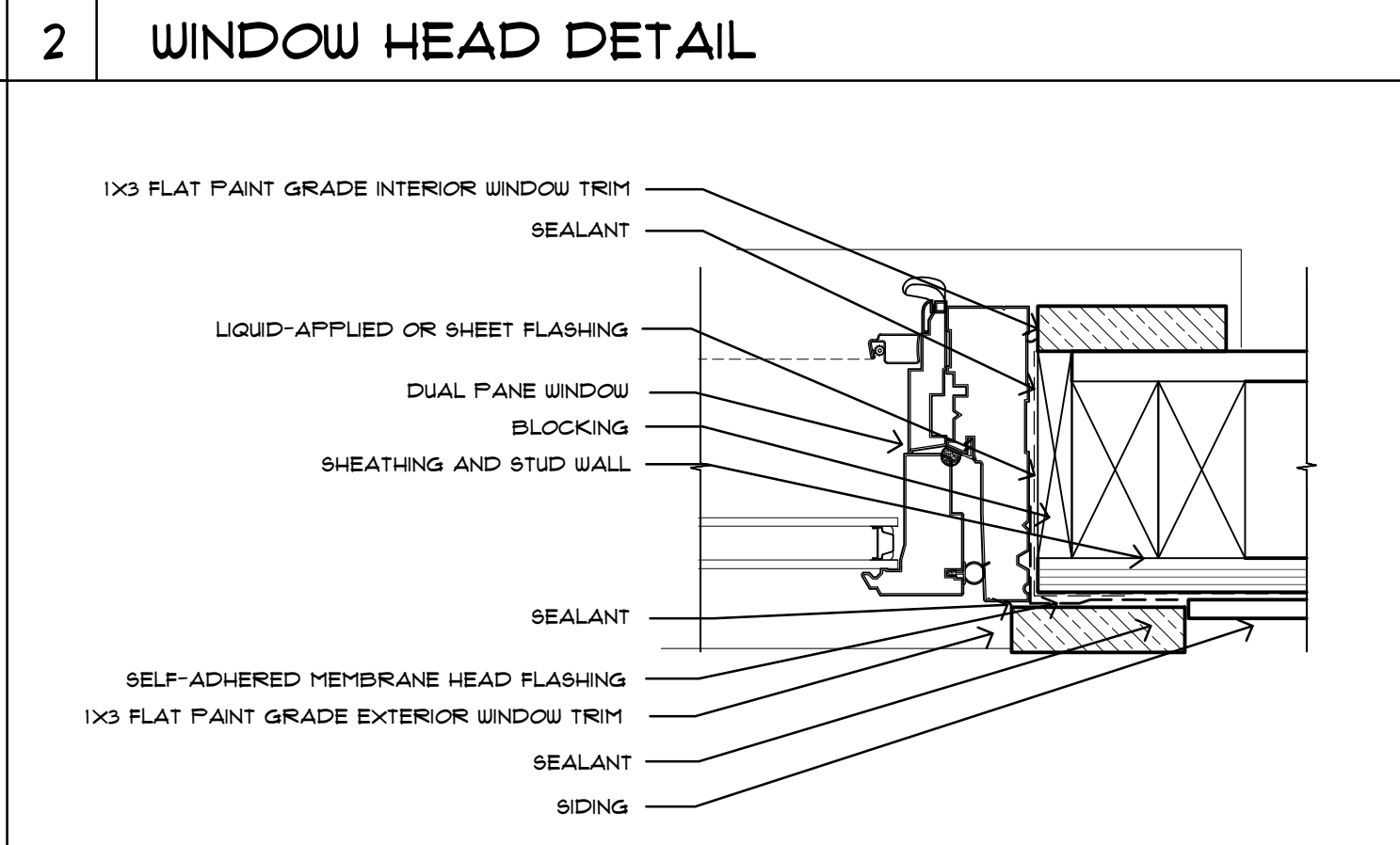
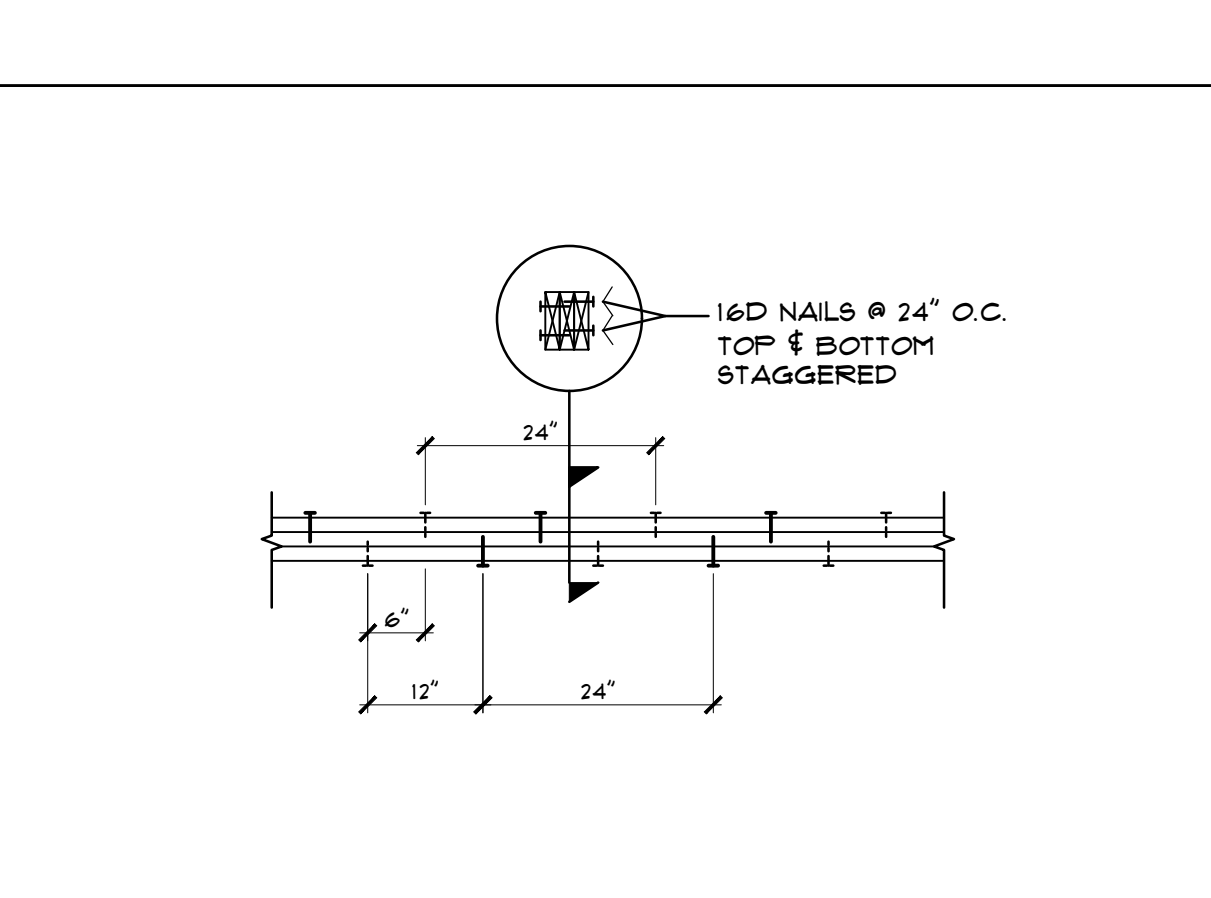
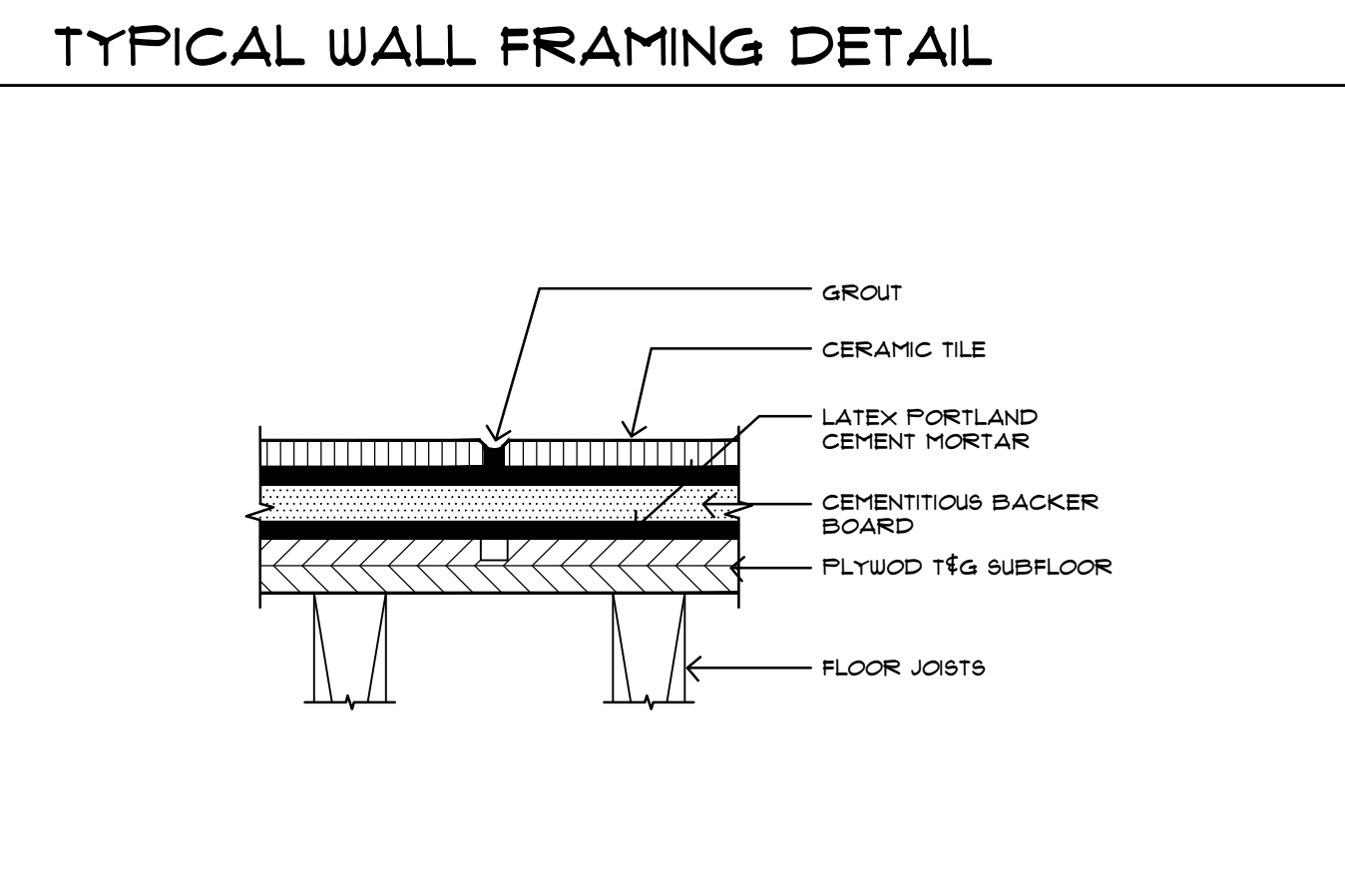
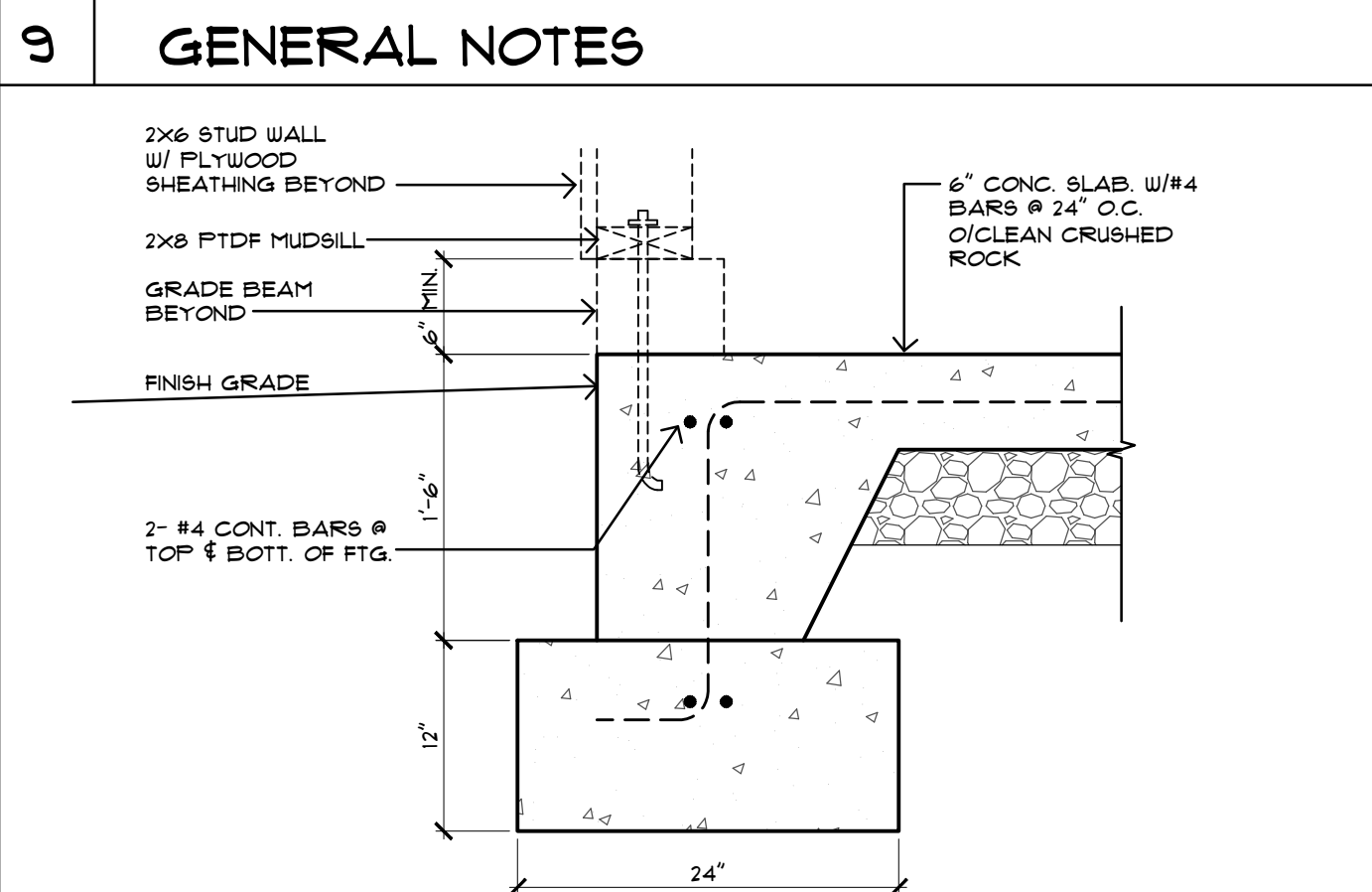
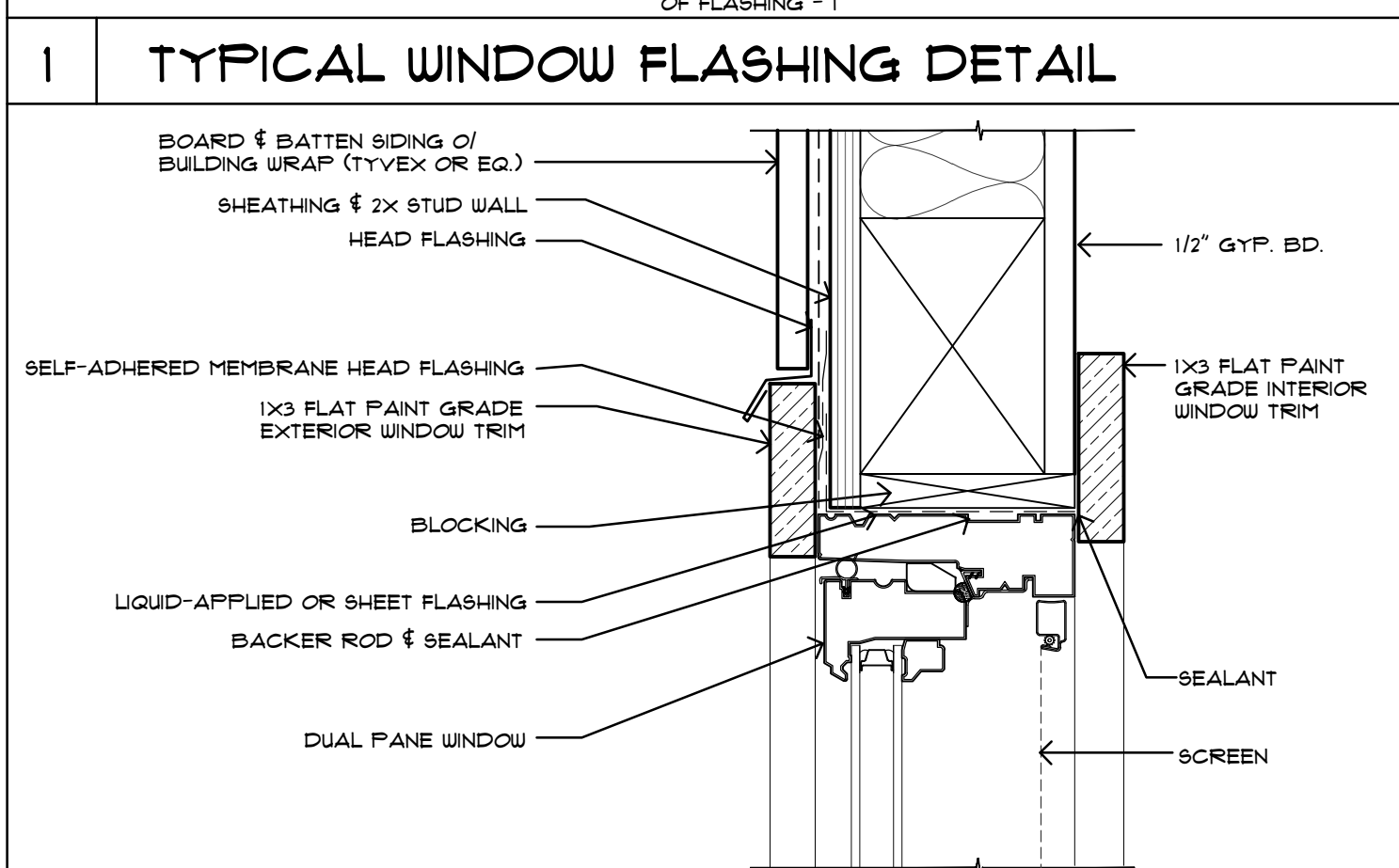
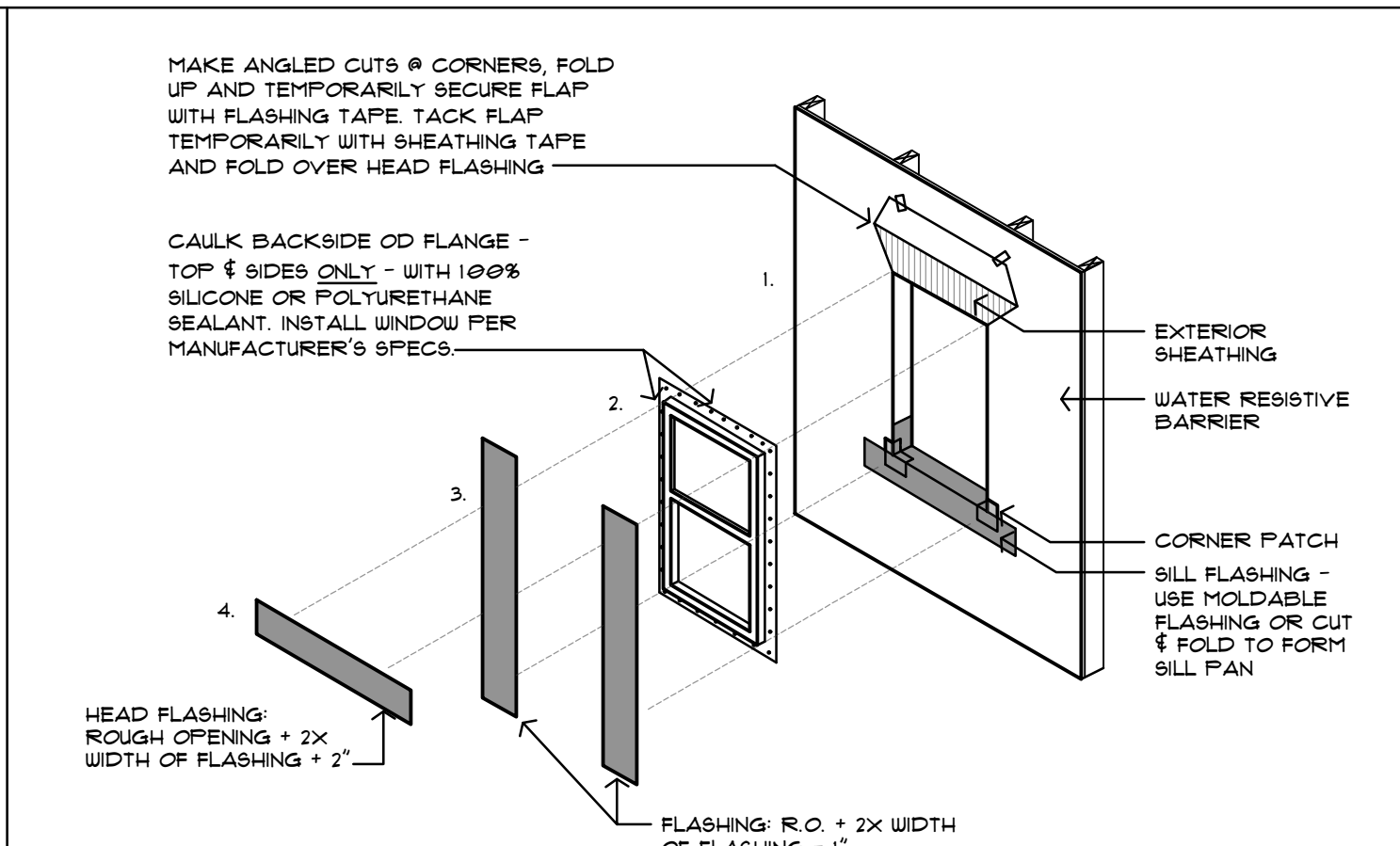
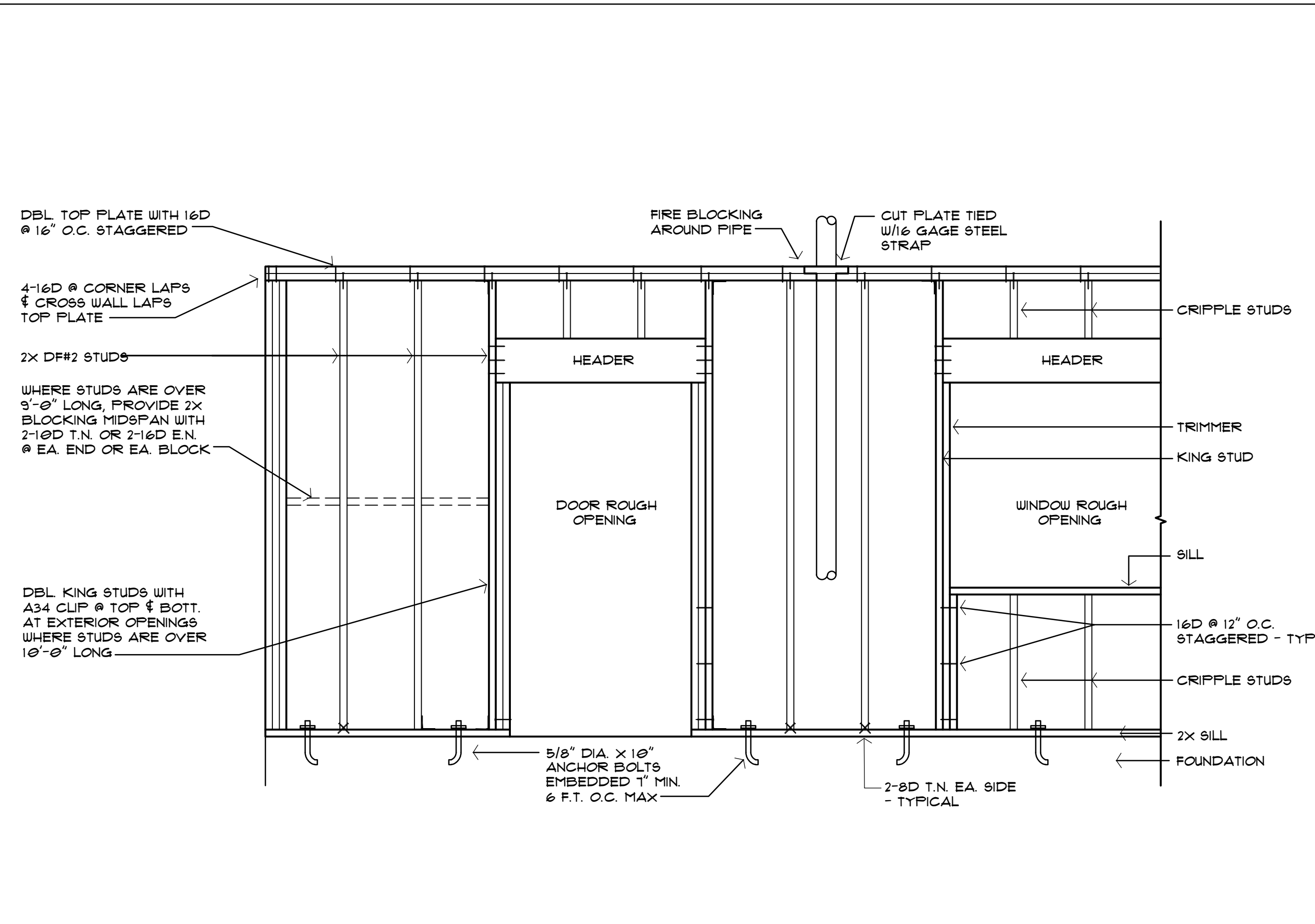


Drawing Title:  
**ARCHITECTURAL DETAILS**  
 Job Title:  
**HASTINGS RESIDENCE**  
 Project Address & APN:  
**227 SALISUDES RD., CARMEL CA 93923**  
 APN: 189-541-027-000

Project:  
**HC**  
 Date:  
**1/5/2022**  
 Drawn By:  
**AAP**  
 Scale:  
**N.T.S.**

A7

**FOUNDATION & FRAMING NOTES:**  
 WOOD FRAMING SHALL BE IN ACCORDANCE W/ CBC 2019 CHAPTER 23.  
 ALL FRAMING LUMBER SHALL BE DOUGLAS FIR (U.N.O.) AND SHALL HAVE A 19% MAX MOISTURE CONTENT AT TIME OF INSTALL.  
 ALL MUDSILLS TO BE 2X6 PT/DF W/ 3/8" X 10" A.B. @ 4'-0" O.C. MAX 12" FROM ENDS OR MUDSILL, MIN. 4 3/8" FROM ENDS TYP.  
 ALL SOLE/SILL NAILING TO BE 16D @ 6" O.C.  
 ALL METAL CONNECTORS SHALL BE SIMPSON OR EQ.  
 INSTALL G.I. HANGERS BY SIMPSON (OR EQ.) AS REQUIRED.  
 PROVIDE G.I. FLASHING AS REQUIRED. PROVIDE WEATHERPROOFING FOR ALL EXPOSED STRUCTURAL ITEMS.  
 DOUBLE ALL FLOOR JOISTS BELOW PARALLEL PARTITIONS W/ 16D NAILS @ 12" STAGGERED - TYPICAL. BLOCKING SHALL BE PLACED BETWEEN BEARING WALLS WHICH ARE NOT PARALLEL TO THE JOISTS.  
 SUBFLOOR TO BE 5/8" CDX T&G PLYWOOD W/ FACE GRAIN LAID PERPENDICULAR TO FLOOR JOISTS W/ STAGGERED JOISTS. GLUE & NAIL W/ 16D NAILS @ 6" O.C.E. - TYPICAL.  
 WOOD-FRAME SHEAR WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AWC SDPS. PLYWOOD SHEARWALLS SHALL CONTINUE TO THE ROOF DIAPHRAGM & THE SHEAR SHALL BE TRANSFERRED ACCORDING TO CBC CHAPTER 23.  
 PROVIDE 1/2" GYPSUM BOARD AT CEILING @ 16" O.C. SPACING & 5/8" GYPSUM BOARD @ 24" O.C. SPACING.  
 DOOR & WINDOW HEADERS ARE TO BE #2 MATERIAL - TYPICALLY 4X12 DF @ 6'-0" (U.N.O.).  
 CRIPPLE WALLS TO BE BRACED MIN. 4'-0" WIDE BRACING PER 25 LINEAR FT. OF WALL.  
 RAFTERS TO BE 2X6 DF#2 @ 16" O.C.; RIDGE TO BE 2X8.  
 ROOF SHEATHING TO BE 5/8" CDX PLYWOOD; NAILING: 8D @ 6" O.C.E. AND @ 12" O.C.F.



**9 GENERAL NOTES**

**1 TYPICAL TILE FLOOR DETAIL**

**5 JOIST LAMINATION DETAIL**

**3 WINDOW JAMB DETAIL (SIM.)**

**10 SHED FOOTING DETAIL**

**8 TYPICAL EAVE DETAIL**

**6 SIDING DETAIL**

**4 WINDOW SILL DETAIL (SIM.)**

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227 Salispedes Rd.  
Carmel, CA

PLN210233



Guest House/ADU Rear Elevation

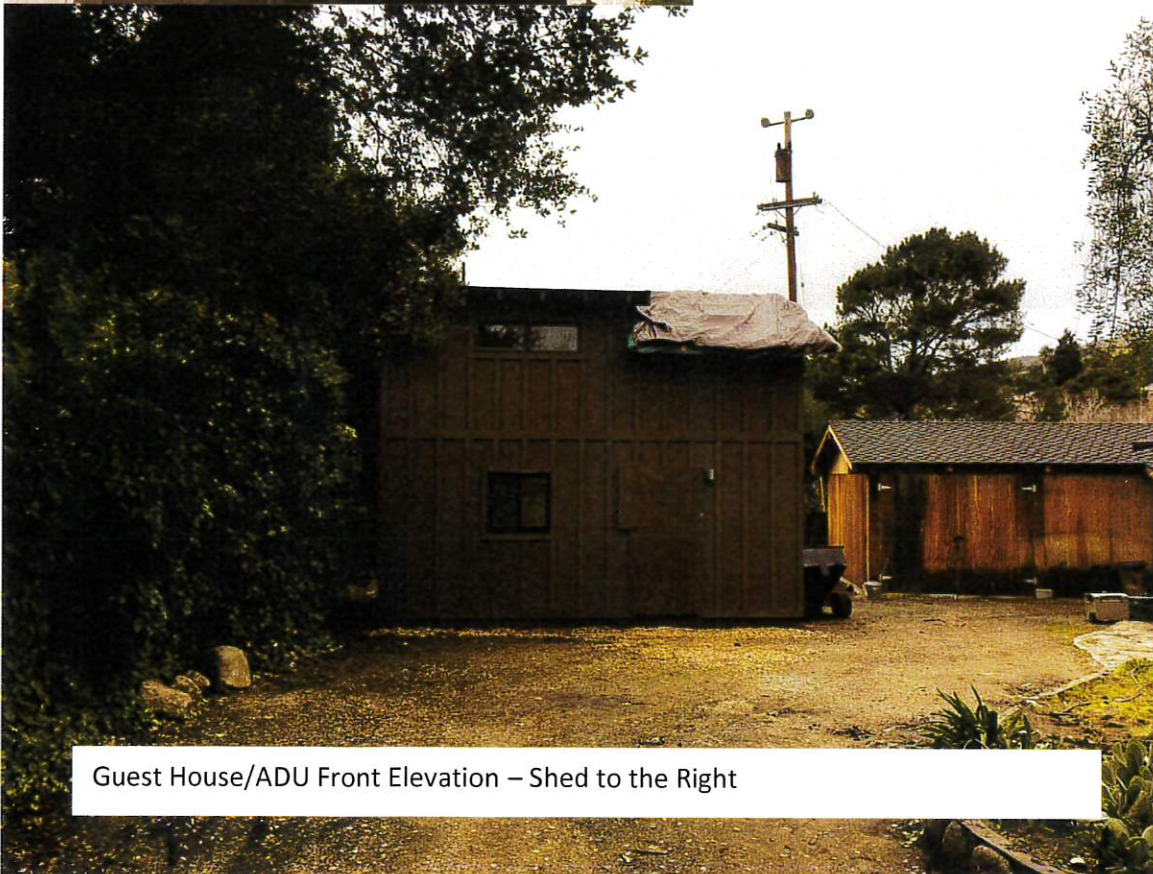


Guest House/ADU Right Side Elevation





Guest House/ADU Left Side Elevation



Guest House/ADU Front Elevation – Shed to the Right





Shed Front Elevation



Shed Left Side Elevation

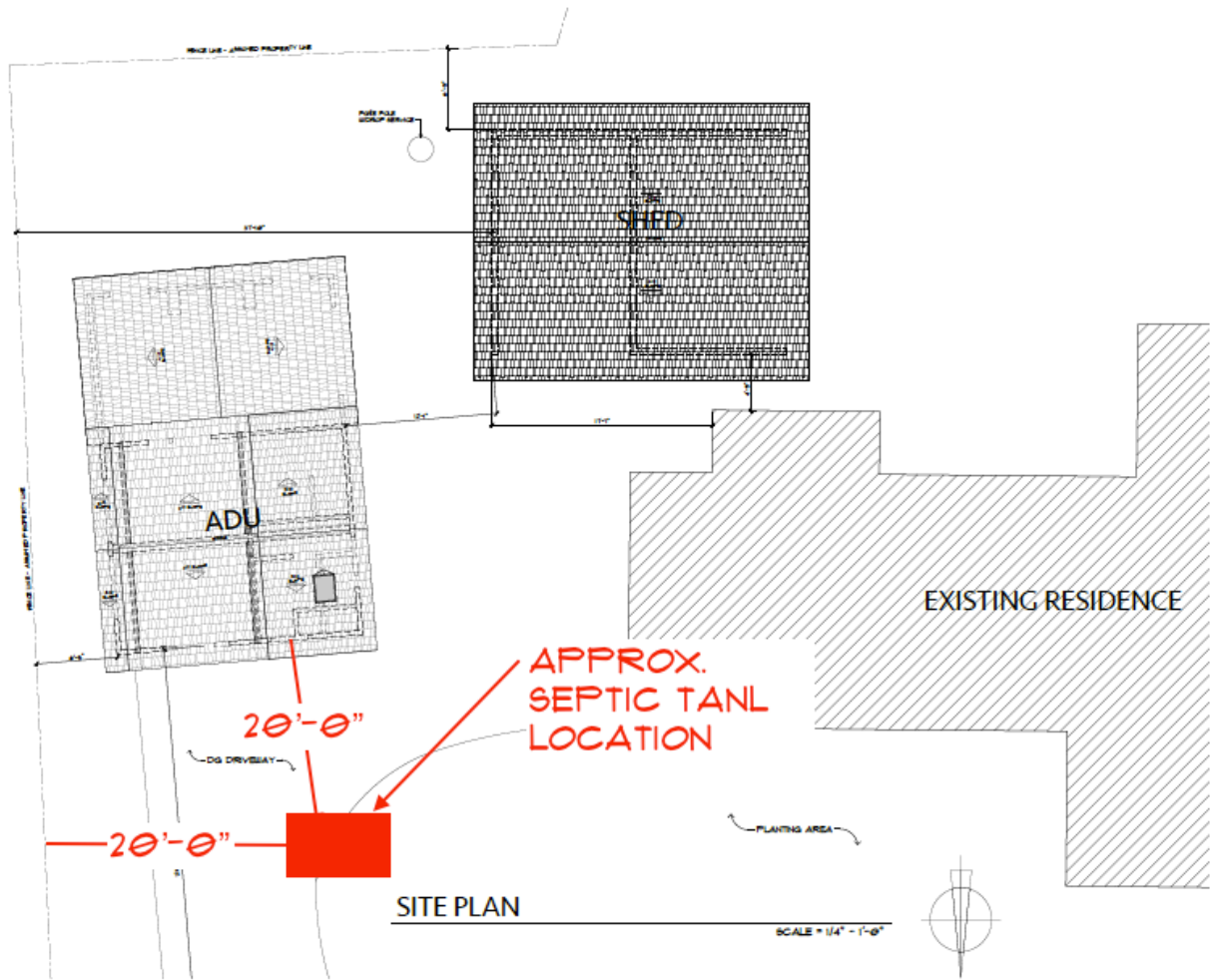




Shed Right Side Elevation



Shed Rear Elevation



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