

# Exhibit A

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## DRAFT RESOLUTION

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

In the matter of the application of:

**MOOSEKIAN BERJ G & DORENE D ADAMO TRS (PLN220064)**

**RESOLUTION NO. ----**

Resolution by the Monterey County HCD Chief of  
Planning:

- 1) Finding that the project, as a remodel and addition to an existing single-family dwelling, qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines; and
- 2) Approving a Coastal Administrative Permit and Design Approval for an exterior remodel and a 416 square foot addition to an existing 2,774 square foot single family dwelling; and
- 3) Approving a Coastal Administrative Permit to allow conversion of a 438 square foot bedroom into a junior accessory dwelling unit.

[PLN220064 Moosekian Berj G & Dorene D Adamo Trs, 24692 Dolores St., Carmel, CA 93923, Carmel Area Land Use Plan (Assessor's Parcel Number 009-101-023-000)]

**The MOOSEKIAN BERJ G & DORENE D ADAMO TRS application (PLN220064) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on October 5, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning 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 1982 Monterey County General Plan;
  - Carmel Area Land Use Plan (CAR LUP);
  - Monterey County Coastal Implementation Plan, Part 4, Regulations for Development in the Carmel Area Land Use Plan (CIP); and
  - Monterey County Zoning Ordinance (Title 20).
- No conflicts were found to exist. Communications were received during the course of review were received by interested parties expressing

concern over privacy; however, no correspondence was received for the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project consists of a remodel and addition to an existing single-family dwelling on a legal lot of record in the Carmel Woods.

The remodel of the home:

- Would change the exterior finishes of the home while leaving the structure intact.
- Would convert the first floor from a bedroom and storage area to a 438 square foot junior accessory dwelling unit.

The addition:

- Adds a 416 square foot study and office over an existing garage.
- Increases the overall height of the structure by 3 feet and 6 inches, with more varied roof forms.

Associated site work consists of rebuilding a 164 square foot deck northwest of the home, rebuilding a 147 square foot deck on the south of the home, and replacing the existing 69 square foot porch.

- c) Allowed Use. The property is located at 24692 Dolores St., Carmel, CA 93923 (Assessor's Parcel Number 009-101-023-000). The parcel is zoned Medium Density Residential with a density of 2 units an acre and a Design Control Overlay (Coastal Zone) or "MDR/2-D(CZ)", which allows the first single-family dwelling on a legal lot of record, accessory structures such as garages, and accessory dwelling units subject to a Coastal Administrative Permit (Title 20 Sections 20.12.040.A., 20.12.040.H., and 20.64.030.C.). Therefore, the proposed uses are allowable for this site.
- d) Lot Legality. The property is described as a portion of the northeast corner of Lot 30 in Block 151 of the First Addition to Carmel Woods, Volume 3 Cities and Towns, page 22. The property is depicted in its current configuration as one of a 3 lot division of property in the Record of Survey recorded on August 11, 1965 in Volume X-3 of Surveys, page 221. The County's subdivision ordinance at that time, Ordinance No. 836, did not require a map for the creation of four or fewer parcels. Therefore, the County recognizes the property as a legal lot of record.
- e) Design and Visual Resources. The project is subject to the Visual Resources protection policies of the Carmel Area Land Use Plan (CAR LUP), the applicable implementing regulations of those policies in the Monterey County Coastal Implementation Plan (CIP), and the Design Control "D" zoning overlay district, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character.

The surrounding neighborhood consists of a mix of one- and two-story single-family homes. While not having a unified style, the homes evoke traditional or cottage architectural styles and details. Varied hip, gable, and mansard roof forms; shingle roofs; and natural exterior finishes such as wood, lap siding, and natural stone are featured

prominently. Many of the homes have muted color palettes such as brown, tan, or olive, while there are a few with other colors such as blue or white.

The project is consistent with these policies, regulations, and the neighborhood character as:

- Consistent with CIP Section 20. 146.030.C.1.c., the proposed primary finish palette consisting of a tan natural stone veneer, cedar roof shingles, and a light grey/off-white plaster finish have a natural appearance and blend into the surrounding environment.
  - The height and massing of the new addition was staked and flagged, and as demonstrated by the staking and flagging, is lower in height than the neighboring two residences when viewed from Dolores Street and the common driveway of the three properties; meaning, it is not out of scale with the other homes in the neighborhood.
  - The project would not cause a substantial adverse visual impact when viewed from a common public viewing area. When viewed from Dolores Street, the home is highly screened by trees, vegetation, and another residence, and is downslope from the road, subordinating it to the surrounding area and minimizing visibility.
  - The home is quite tall when viewed from the opposite Pescadero Rd, being approximately 26 feet 2 inches when measured from average natural grade; however, this is an existing condition. The addition will increase the overall height by 3 feet and 6 inches to approximately 29 feet and 9 inches, however, the addition is located on the opposite side of the home from Pescadero Road. This combined with the limited increase in height results in a project that would not substantially alter the viewshed from that vantage point or cause a substantial adverse visual impact.
  - The design utilizes varied hip and gable roof forms and articulation in roof elements to add visual interest and keep with the traditional architecture in the surrounding neighborhood.
- f) Development Standards – General. The development standards of the base MDR zoning are found in Title 20 Section 20.12.060. After the addition and remodel the home would be consistent with the maximum building site Coverage, maximum floor area, maximum structure height and minimum side setback requirements as shown below. The home does encroach into the front and rear setbacks; however, this allowable as discussed in subsequent Evidence “g” and “h”.

	<i>Allowable</i>	<i>Proposed</i>
Building Site Coverage:	2,590 sf (35%)	2,155 sf (29.1%)
Floor Area Ratio:	3,330 sf (45%)	3,311 sf (44.7%)
Maximum Height:	30 ft	29 ft 3 in
(North) Side Setback:	5 ft	50 ft 4 in
(South) Side Setback:	5 ft	10 ft

- g) Development Standards – Front Setback. The property is a flag lot at the end of a 20 foot private road right of way. The project would include a second story addition to the home which is 15 feet and 11 inches from

the right of way, encroaching 4 feet and 1 inch into the 20 foot front setback for the MDR district. However, a Variance to allow a reduction of the front setback was approved by the Zoning Administrator on June 12, 1986 and upheld on appeal by the Board of Supervisors on September 16, 1986 (ZA-6486). The Variance resolution did not specify how much the front setback was reduced, however, the reduced setback would be between the existing structure location and the property line, for an approximate reduction of 4 feet. Variances run with the land, and as the addition is on top of the existing structure and maintains the same front setback that was approved as part of that Variance, the front setback is allowable.

- h) Development Standards – Rear Setback. The rear setback is 10 feet, while the southeastern corner of the existing residence is setback 8 feet and 2 inches. The home was constructed in 1966, prior to the adoption of the current zoning regulations, and is there for a legal nonconforming condition. According to Title 20 Section 20.68.040.B, Legal Nonconforming Structure Locations and Height, ordinary maintenance and repairs are allowed to the portion of the structure which does not conform to setbacks provided that no structural alterations are made. In this case the project would replace the existing exterior finishes on that portion of the structure, but would not expand the non-conformity or make any structural alterations.
- i) Slopes. The property is moderately to steeply sloped, with the existing home appearing to have been built into a hillside. The highest portion of the property is on the south, by the access right of way, and it slopes downward toward Pescadero Rd on the north of the property. All areas north of the home are slopes in excess of 30%. While development on slopes would typically require a Coastal Development Permit in accordance with Title 20 Section 20.12.030.C., Title 20 Section 20.64.230.C.3. indicates that internal remodeling and second story additions of portions of existing structures on slopes of 30% or more is exempt from the requirement for a Coastal Development Permit, provided such remodeling causes no site disturbance. The project, consisting of a remodel and second story addition to an existing structure, is consistent with the criteria of this exemption. There is a 164 square foot deck on the western portion of the property on slopes which shall be replaced in kind, however, this replacement would not require additional site disturbance.
- j) Cultural Resources. The property is in an area that is mapped as having a high sensitivity for archaeological resources. However, it is not within 750 feet of any known resource. As the entirety of the project will occur within the existing developed footprint of the site, no impacts to archaeological resources are anticipated and the requirement to submit and archaeological report was waived. Nevertheless, the County's standard condition has been applied which would require the applicant to stop work if any previously unknown resources are uncovered.
- k) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Unincorporated/Highlands LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.

- l) The project planner conducted a site inspection on August 31, 2022 to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220064.

**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 Cypress 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) The following report was prepared to review the potential of the project to impact historical resources:
    - “Phase One Historic Assessment for 24692 Dolores Street, Carmel, CA APN 009-101-023-000” (LIB220215) prepared by Seth A. Bergstein, Pacific Grove, CA, January 12, 2018.
 County staff independently reviewed the report and concurs with its conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use.
  - c) Staff conducted a site inspection on August 31, 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 PLN220064.

**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, and Cypress 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 will be provided. The project presently has potable water service form the California American Water Company (Cal Am), and submitted a can and will serve letter dated July 12, 2022 from them verifying that they are served. The applicant also submitted a Monterey Peninsula Water Management District (MPWMD) residential

water release form indicating an increase in water usage equivalent to 0.018 acre feet of water use a year and a MPWMD Water Use Permit allocating an additional credit of 0.1 acre feet of water use a year, which would allow the increase in usage. The property currently receives wastewater service from the Carmel Area Wastewater District (CAWD) and the minor increase of water use would result in an insignificant increase in wastewater.

- c) Staff conducted a site inspection on August 31, 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 PLN220064.

**4. FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on August 31, 2022 and researched County records to assess if any violation exists on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220064.

**5. 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, categorically exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures or topographical features, including additions to existing structures provided that the addition does not exceed 50% of the floor area of 2,500 square feet, whichever is less.
  - b) The project fits into the criteria of this exemption as it’s a remodel and addition to an existing single-family dwelling, resulting in an increase of 416 square feet, approximately 15% of the floor area.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
    - Class 1 Exemptions are not qualified by their location.
    - A remodel and addition to an existing single-family residence would not contribute to a significant cumulative effect.
    - There are no unusual circumstances associated with the project that would result in a reasonable possibility it will have a significant effect on the environment.
    - The property is not viewable from a State Scenic Highway. The nearest state designated Scenic Highway is Highway 1, approximately 0.46 miles from the project site. However, due to distance, vegetation, and topography, the property is not visible



from the highway.

- The property is not on a hazardous waste site complied pursuant to Section 65962.5 of the Government code.
  - The project would not result in an adverse impact to any historical resources. A phase I historical assessment was prepared for the project by Seth A. Bergstein, a historian from Monterey County's list of qualified historical consultants. The assessment concluded that the property is not historic as it lacked historical associations and was not an exemplary example of any architectural style or method of construction.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on August 31, 2022.
- e) 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 PLN220064.

**6. FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Map A, General Viewshed, and Figure 3, Public Access, in the Carmel Area Land Use Plan).
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220064.

**7. FINDING: APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

- EVIDENCE:**
- a) In accordance with Title 20 Section 20.86.030 an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) This project is not appealable to the California Coastal Commission as: it is not between the sea and the first through public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance; it is not located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff; involve development that is permitted in the underlying zone as a conditional use; and does not constitute a major public works project or a major

energy facility.

**DECISION**

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

- 1) Find that the project, as a remodel and addition to an existing single-family dwelling, qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines; and
- 2) Approve a Coastal Administrative Permit and Design Approval for an exterior remodel and a 416 square foot addition to an existing 2,774 square foot single family dwelling; and
- 3) Approve a Coastal Administrative Permit to allow conversion of a 438 square foot bedroom into a junior accessory dwelling unit.

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 5<sup>th</sup> day of October, 2022.

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Craig Spencer  
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

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

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

**NOTES**

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

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

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

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

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN220064

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** These Coastal Administrative Permits and a Design Approval (PLN220064) allow an exterior remodel and a 416 square foot addition to an existing 2,774 square foot single family dwelling; and conversion of a 438 square foot bedroom into a junior accessory dwelling unit. The property is located at 24692 Dolores St., Carmel, CA 93923, Carmel Area Land Use Plan (Assessor's Parcel Number 009-101-023-000). This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"Two Coastal Administrative Permits and a Design Approval (Resolution Number \_\_\_\_\_) was approved by the HCD Chief of Planning for Assessor's Parcel Number 009-101-023-000 on October 5, 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. 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.

## 5. PD041 - HEIGHT VERIFICATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

## 6. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

## 7. EROSION CONTROL PLAN WAIVER

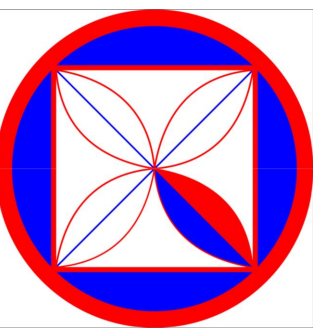
**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an erosion control plan waiver in conformance with the requirements to construct and maintain adequate and effective erosion, sediment and pollutant control measures to ensure the containments of sediment and pollutants on the construction site.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or construction permits, the applicant shall submit an erosion control plan waiver to HCD-Environmental Services for review and approval.

# Moosekian Residence

Residential Remodel  
Carmel, California  
A.P.N. 009-101-023-000



**C.O.D.G.**  
CLAUDIO ORTIZ DESIGN GROUP, INC.  
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*Handwritten signature/initials*



WEST ELEVATION

## PROJECT DATA

LOT SIZE (0.170 Acres) 7,400.0 S.F.  
A.P.N. 009-101-023-000  
ZONING MDR/2-0(CZ)  
TREE REMOVAL NONE

FLOOR AREA	EXISTING		PROPOSED	
	3,330.0 SQ.FT.	45.0%	3,330.0 SQ.FT.	45.0%
FAR ALLOWED				
MAIN LEVEL	1,046.8 SQ.FT.		1,046.8 SQ.FT.	
MAIN LEVEL ADDITION (STUDY/OFFICE)	N/A		378.8 SQ.FT.	
LOWER LEVEL	1,014.9 SQ.FT.		1,014.9 SQ.FT.	
ATTACHED GARAGE	429.8 SQ.FT.		429.8 SQ.FT.	
GROUND LEVEL	282.2 SQ.FT.		30.3 SQ.FT.	
JADU (410.8 SQ.FT. NOT INCLUDED IN FAR)	N/A		(410.8 SQ.FT.)	
<b>TOTAL GROSS FLOOR AREA:</b>	<b>2,773.7 SQ.FT.</b>	<b>37.5%</b>	<b>2,900.6 SQ.FT.</b>	<b>39.2%</b>
BUILDING SITE COVERAGE				
COVERAGE ALLOWED	EXISTING		PROPOSED	
	2,590.0 SQ.FT.	35.0%	2,590.0 SQ.FT.	35.0%
MAIN DWELLING:	1,485.0 SQ.FT.		1,485.0 SQ.FT.	
ENCLOSED PORCH	68.5 SQ.FT.		69.0 SQ.FT.	
SOUTH DECK	147.0 SQ.FT.		147.0 SQ.FT.	
NORTH DECK	176.0 SQ.FT.		290.0 SQ.FT.	
WEST DECK	164.0 SQ.FT.		164.0 SQ.FT.	
<b>TOTAL (P) GROSS FLOOR AREA:</b>	<b>2,040.5 SQ.FT.</b>	<b>27.6%</b>	<b>2,155.0 SQ.FT.</b>	<b>29.1%</b>
HARDSCAPE COVERAGE				
COVERAGE ALLOWED	EXISTING		PROPOSED	
	N/A		N/A	
DRIVEWAY	403.0 SQ.FT.		403.0 SQ.FT.	
SOUTH WALKWAY	367.0 SQ.FT.		367.0 SQ.FT.	
EAST WALKWAY	205.0 SQ.FT.		205.0 SQ.FT.	
WEST WALKWAY	165.0 SQ.FT.		165.0 SQ.FT.	
<b>TOTAL (P) GROSS FLOOR AREA:</b>	<b>1,140.0 SQ.FT.</b>		<b>1,140.0 SQ.FT.</b>	

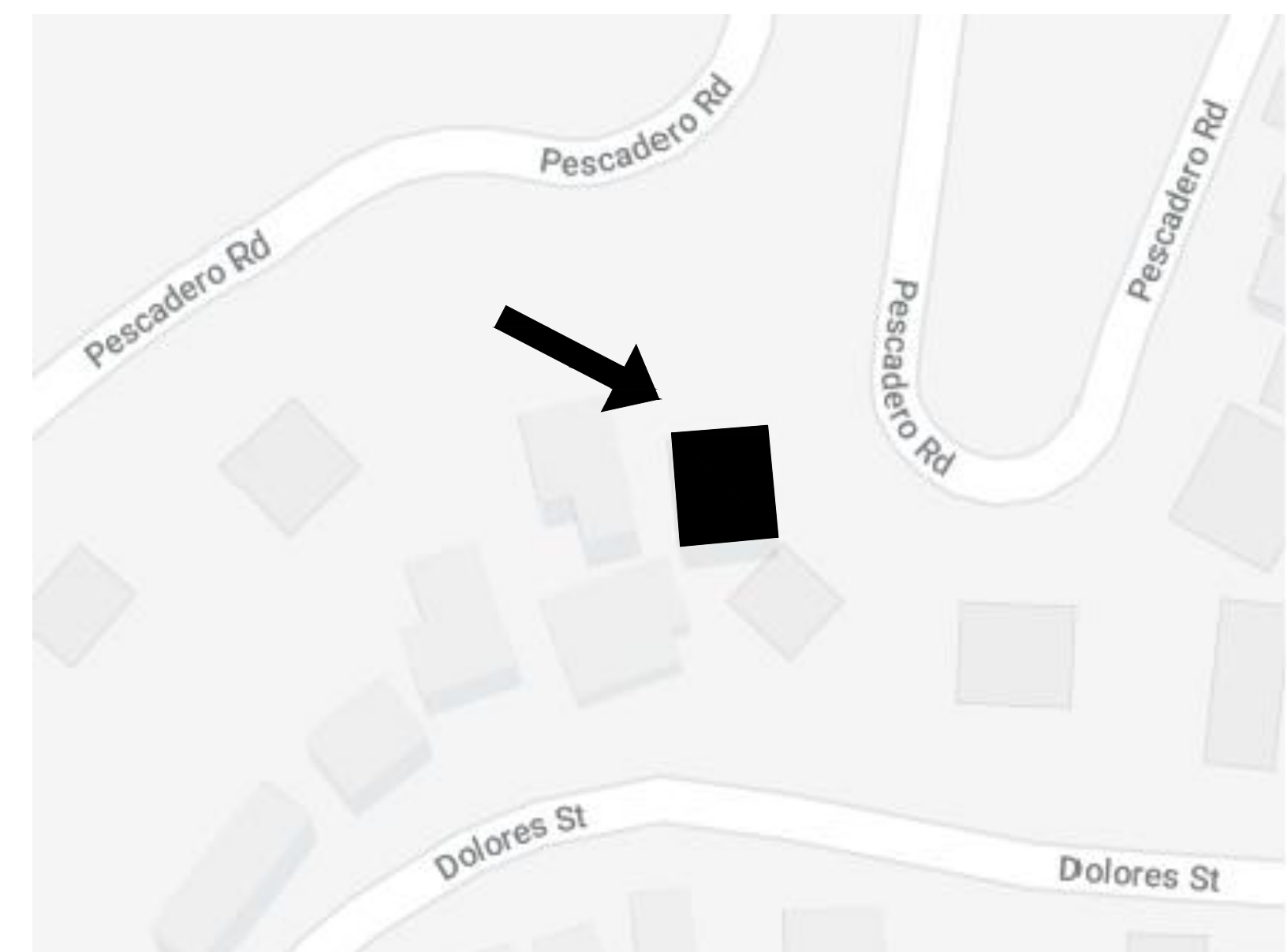
## SHEET INDEX

1. COVER NOTES
2. EXISTING SITE PLAN
3. PROPOSED SITE PLAN
4. EXISTING FLOOR PLANS
5. EXISTING ELEVATIONS
6. PROPOSED MAIN LEVEL FLOOR PLAN
7. PROPOSED LOWER & GROUND LEVEL FLOOR PLANS
8. PROPOSED ELEVATIONS
9. PROPOSED ELEVATIONS
10. PROPOSED ROOF PLAN
11. PROPOSED WINDOW & DOOR SCHEDULE

## SCOPE OF WORK

1. REMODEL OF AN EXISTING THREE-STORY SINGLE FAMILY DWELLING WITH A ONE-CAR ATTACHED GARAGE.
2. ALL NEW WOOD-CLAD WINDOWS AND DOORS
3. NO CUT & FILL. STANDARD EXCAVATION FOR FOOTINGS ONLY.
4. REMODEL CONSIST OF A NEW DEN, ALTERATIONS TO THE EXISTING MAIN, LOWER, AND GROUND LEVELS. MODIFICATIONS TO THE EXISTING TWO-CAR GARAGE, AND MODIFICATIONS TO THE SITE COVERAGE.
5. THE CONVERSION OF THE LOWER LEVEL INTO A JUNIOR ACCESSORY DWELLING UNIT (JR-ADU).

## VICINITY MAP NOT TO SCALE



REVISIONS:

PROJECT: MOOSEKIAN RESIDENCE  
24692 DOLORES, CARMEL CA, 93923  
BLOCK: -- LOTS: --  
APN: 009-101-023  
PROJECT NO: 17-14

ISSUE: 12-14-2021  
01-18-2022  
05-23-2022  
DRAWN BY: A.J. ORTIZ

COVER SHEET

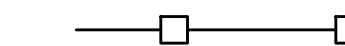
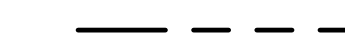


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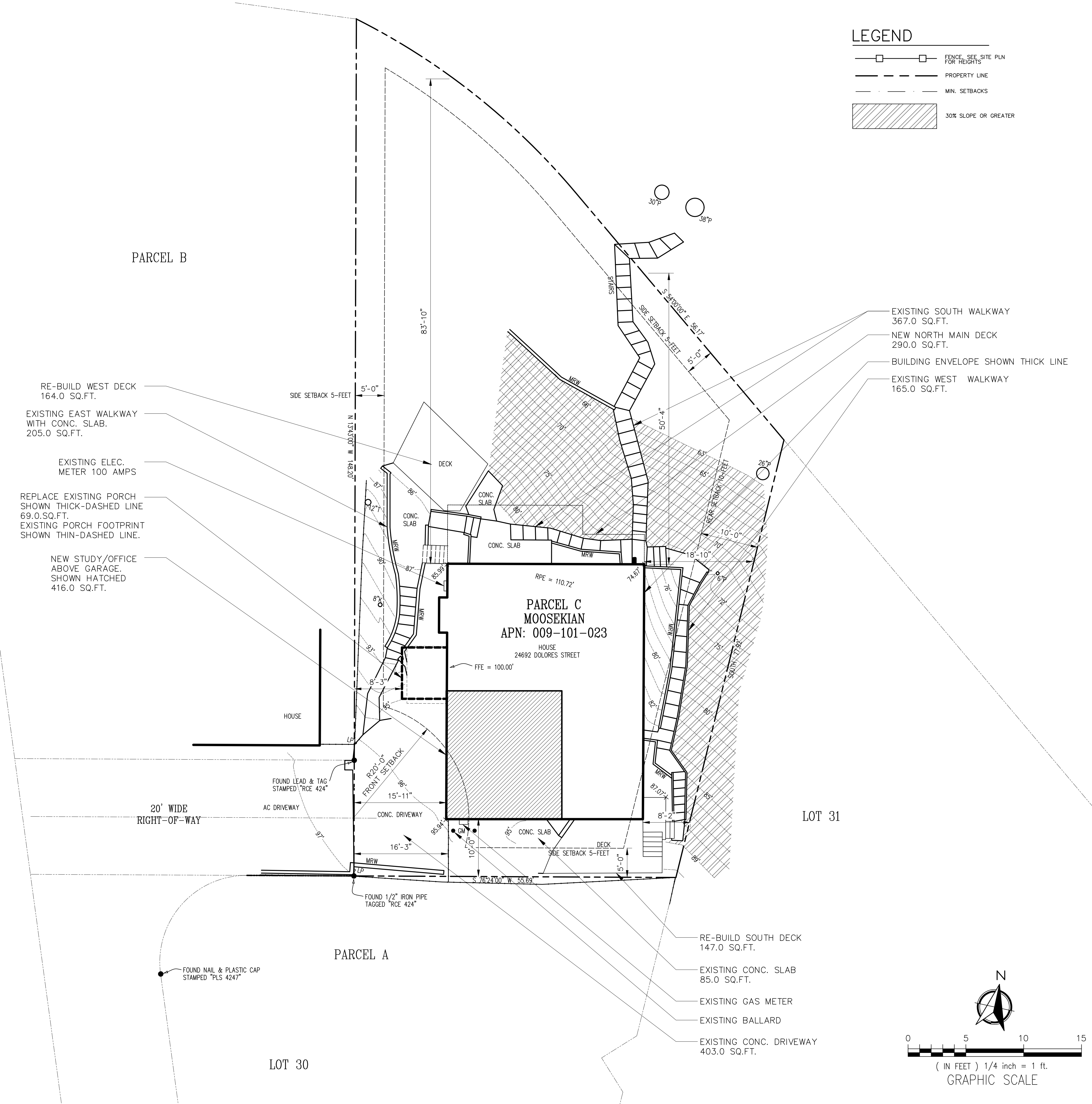
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**LEGEND**

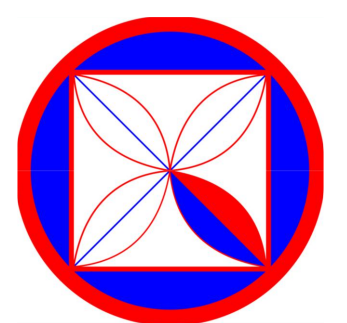
-  FENCE, SEE SITE PLN FOR HEIGHTS
-  PROPERTY LINE
-  MIN. SETBACKS
-  30% SLOPE OR GREATER



- EXISTING SOUTH WALKWAY 367.0 SQ.FT.
- NEW NORTH MAIN DECK 290.0 SQ.FT.
- BUILDING ENVELOPE SHOWN THICK LINE
- EXISTING WEST WALKWAY 165.0 SQ.FT.

- RE-BUILD WEST DECK 164.0 SQ.FT.
- EXISTING EAST WALKWAY WITH CONC. SLAB. 205.0 SQ.FT.
- EXISTING ELEC. METER 100 AMPS
- REPLACE EXISTING PORCH SHOWN THICK-DASHED LINE 69.0 SQ.FT. EXISTING PORCH FOOTPRINT SHOWN THIN-DASHED LINE.
- NEW STUDY/OFFICE ABOVE GARAGE. SHOWN HATCHED 416.0 SQ.FT.

- RE-BUILD SOUTH DECK 147.0 SQ.FT.
- EXISTING CONC. SLAB 85.0 SQ.FT.
- EXISTING GAS METER
- EXISTING BALLARD
- EXISTING CONC. DRIVEWAY 403.0 SQ.FT.



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 OFFICE: 831.626.4146  
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*(Signature)*

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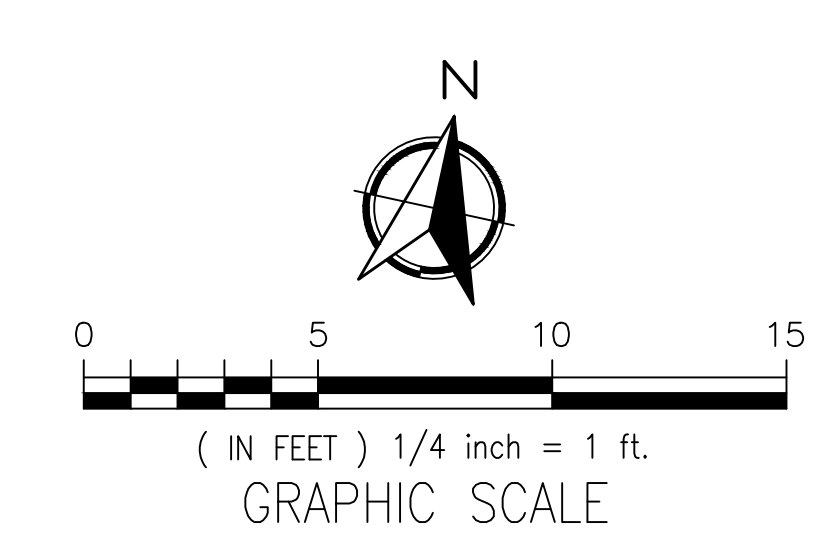
**PROJECT:**  
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 17-14

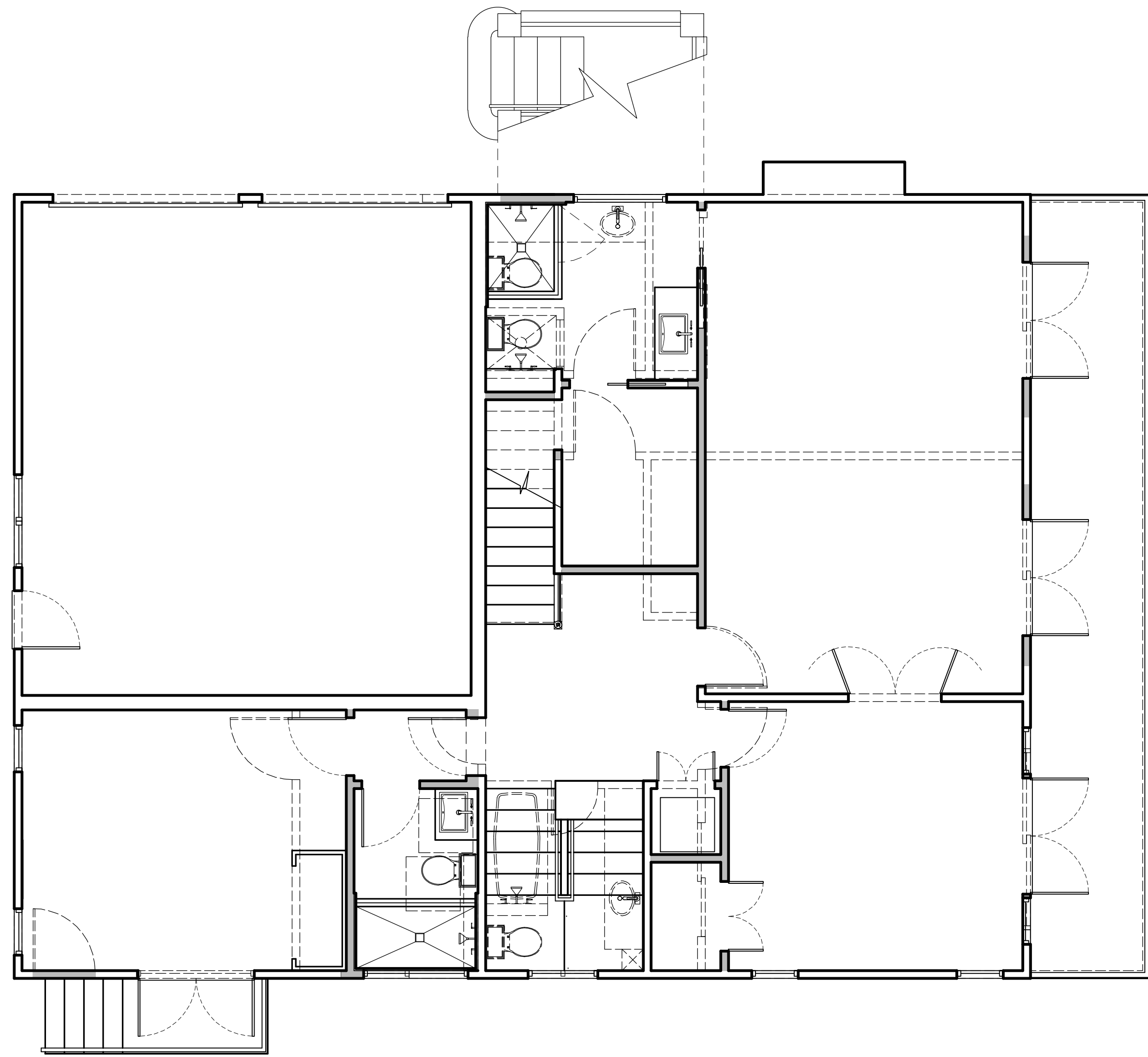
**ISSUE:**  
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 01-18-2022  
 05-23-2022

**DRAWN BY:**  
 A.J. ORTIZ

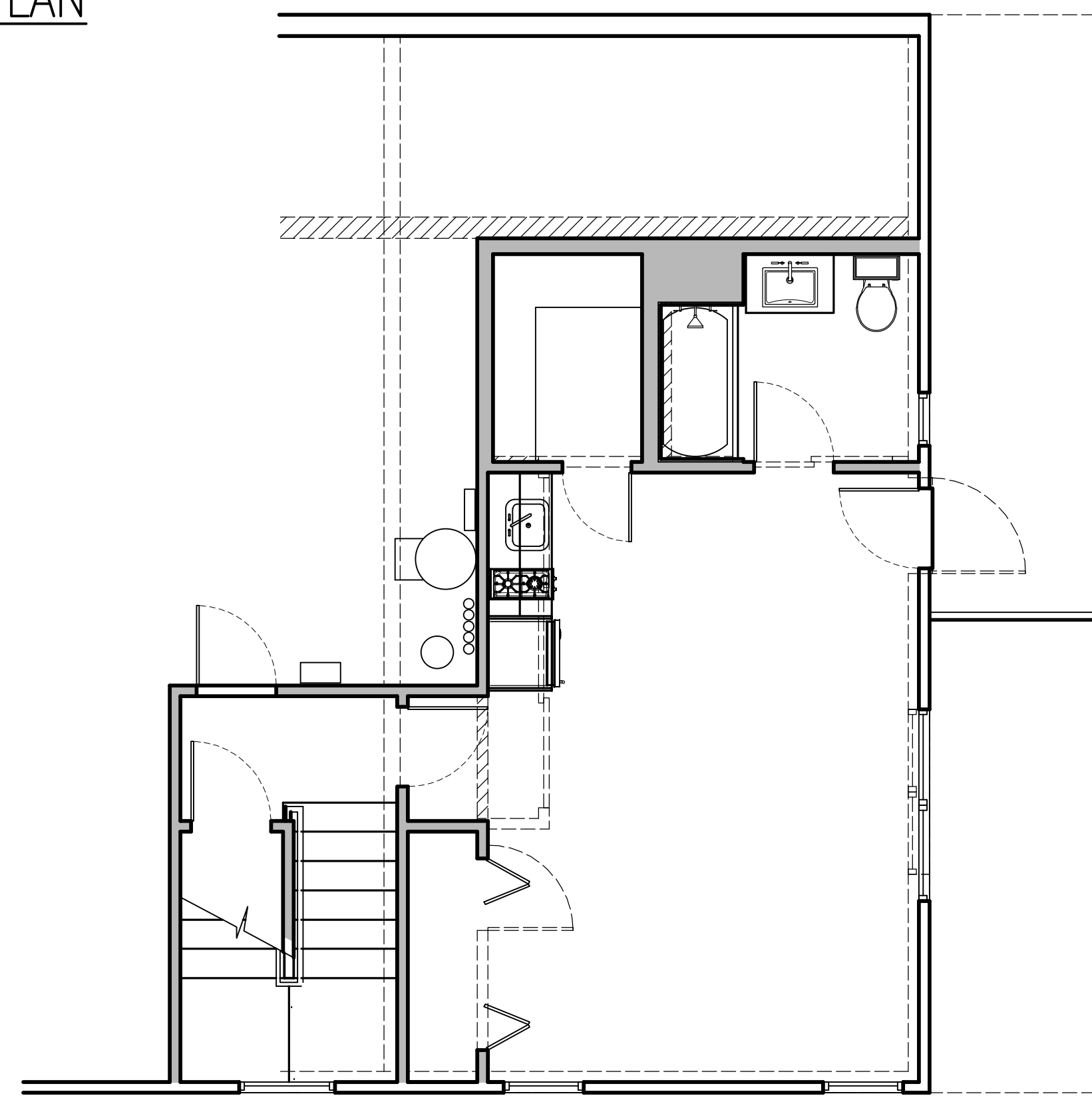
**PROPOSED SITE SURVEY/TOPO**

SCALE: 1" = 1/8"

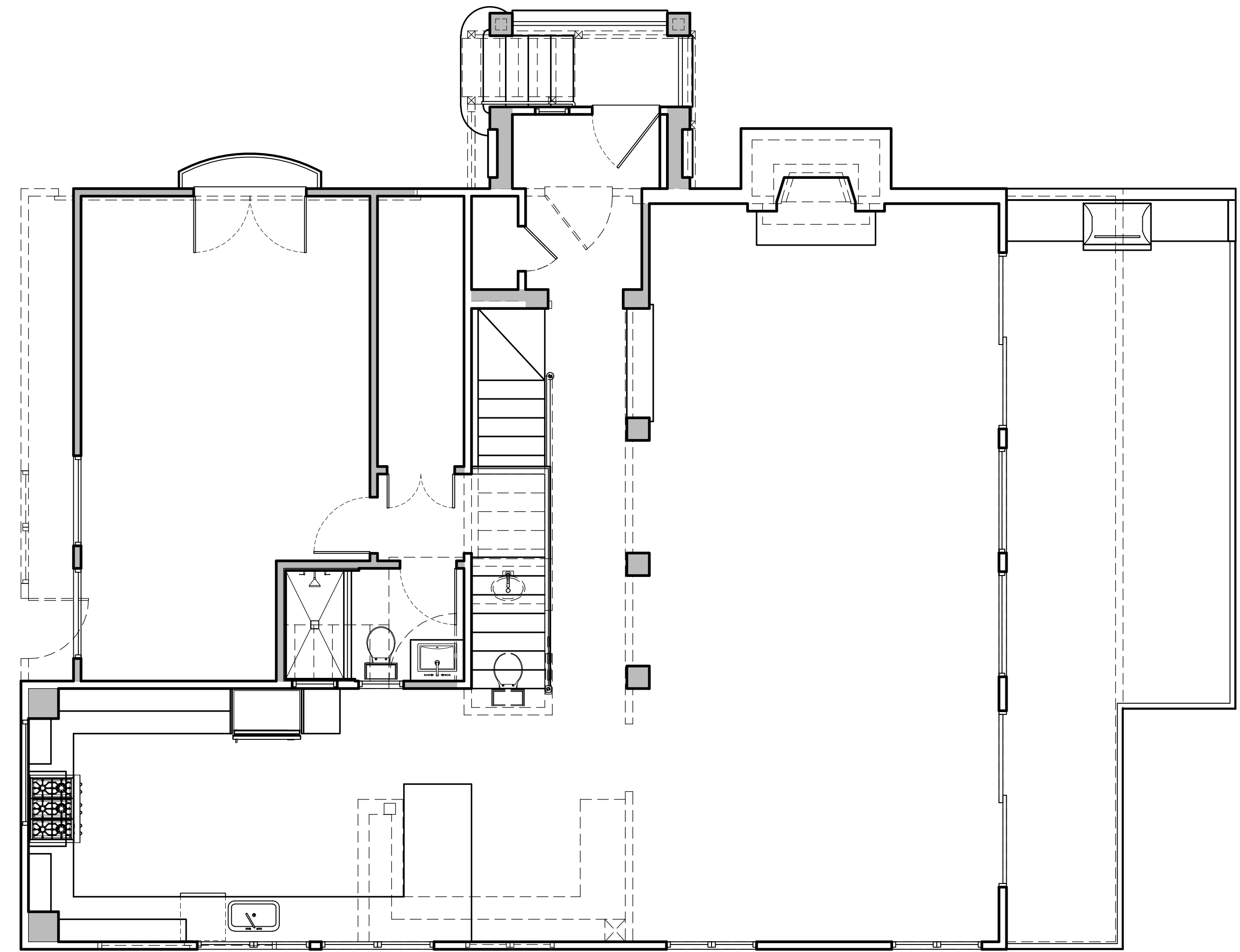




LOWER LEVEL FLOOR PLAN


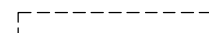



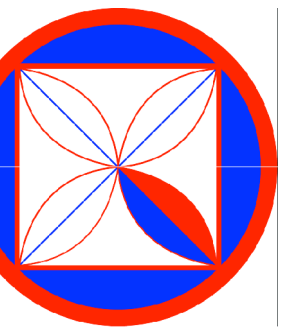
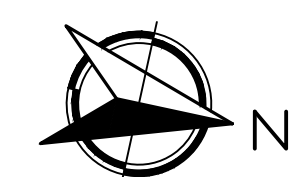
GROUND LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

LEGEND

-  EXISTING WALLS TO REMAIN
-  EXISTING TO BE REMOVED
-  NEW WALLS



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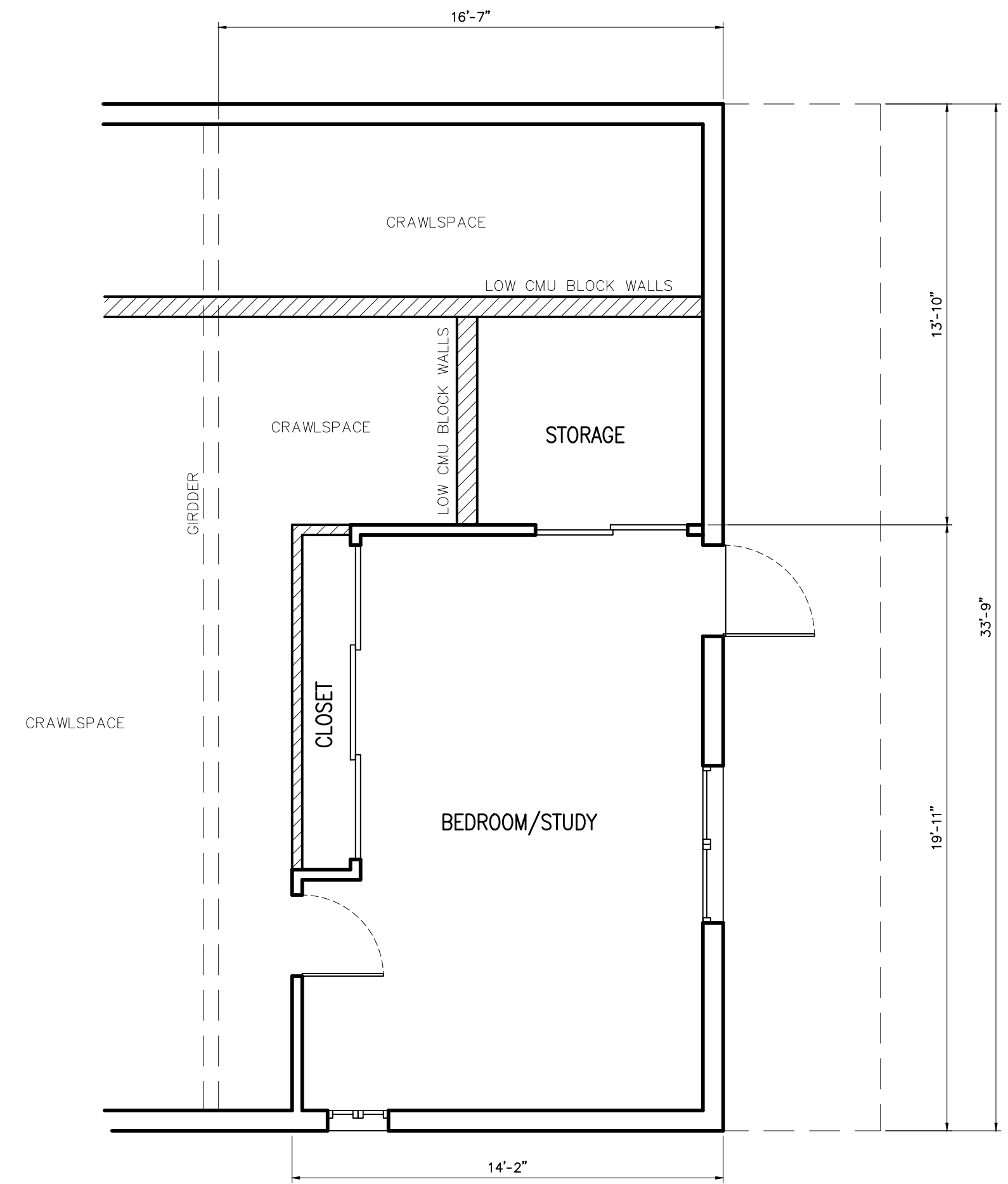
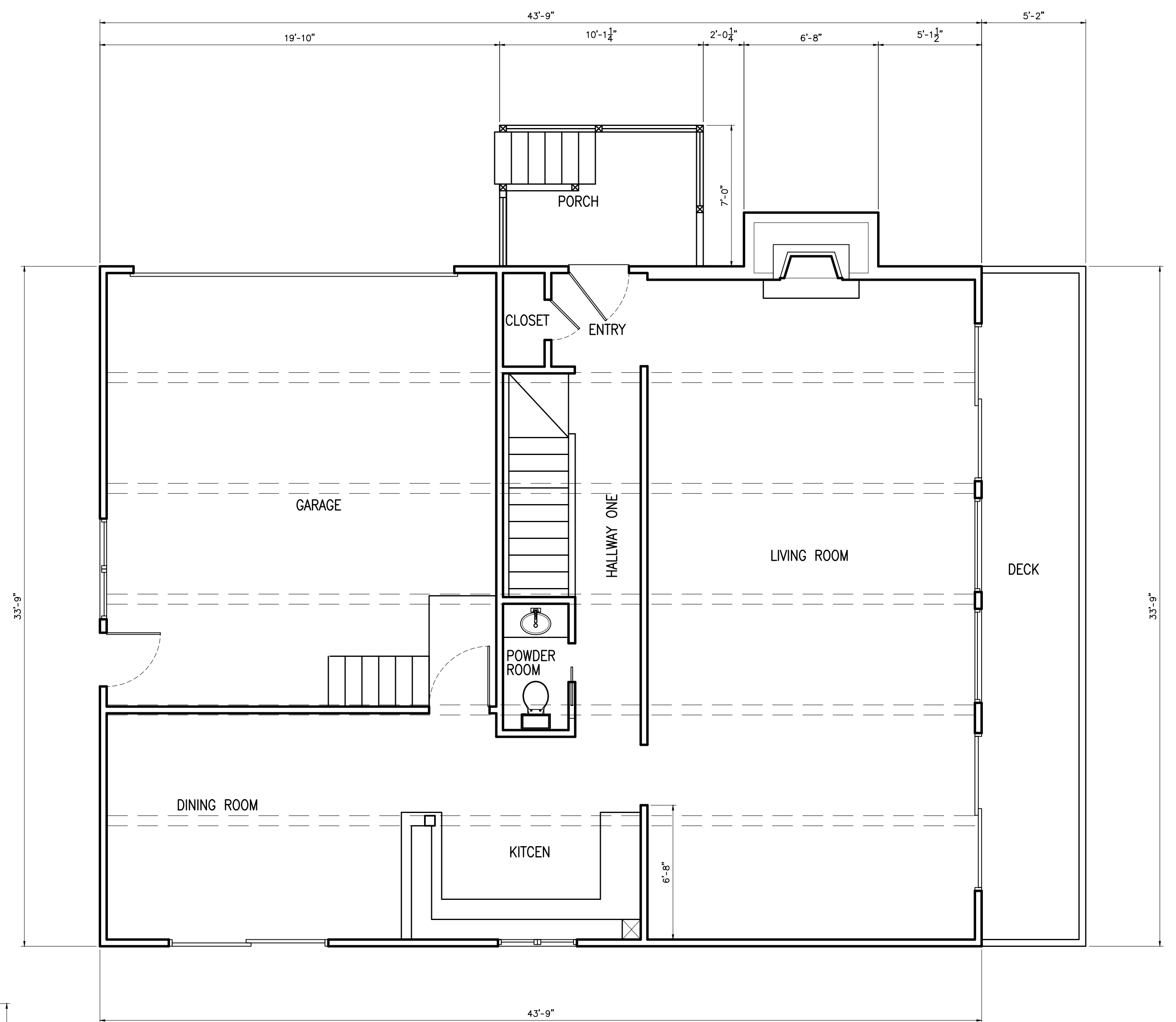
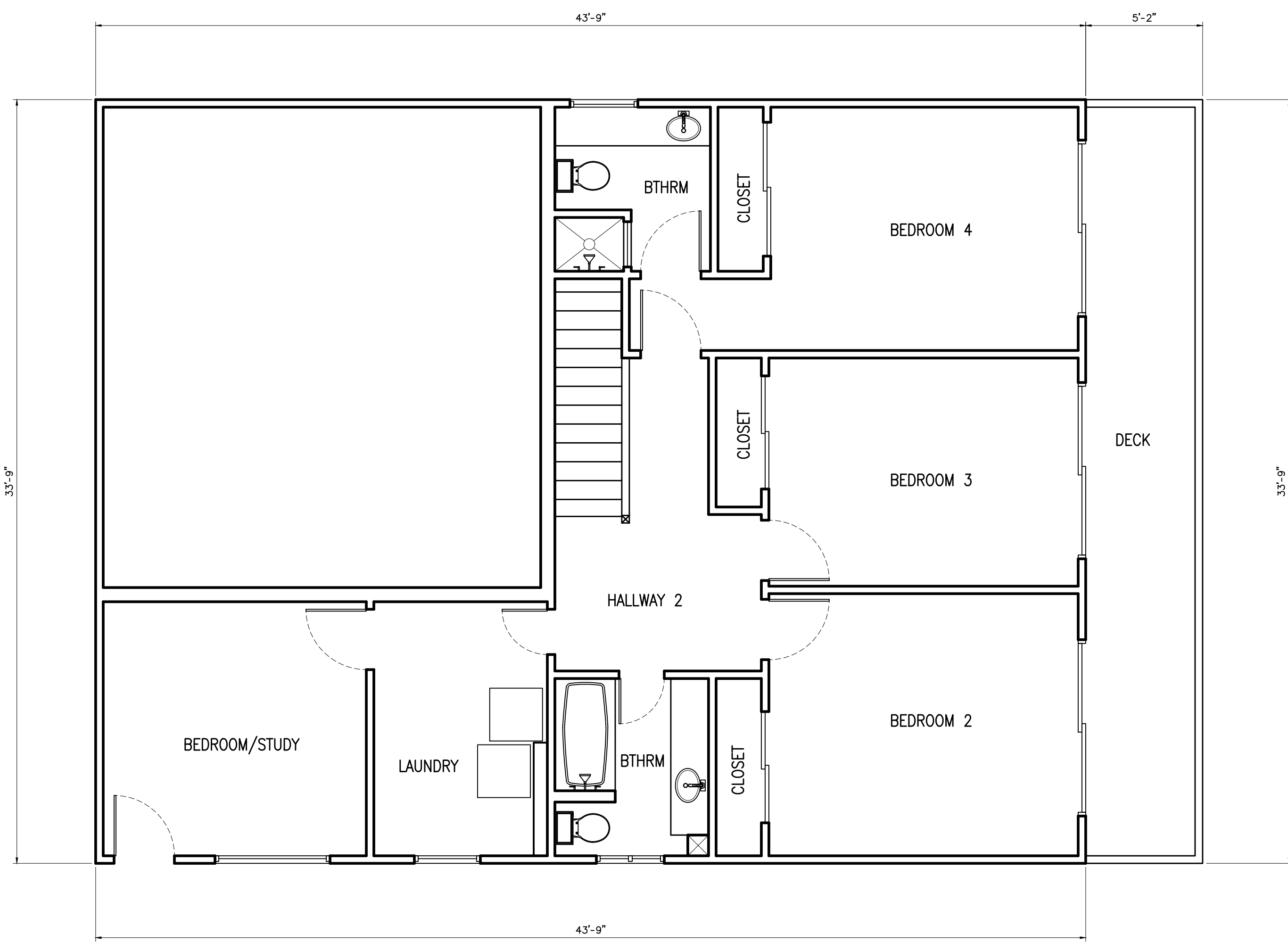
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ISSUE: 10-07-2021  
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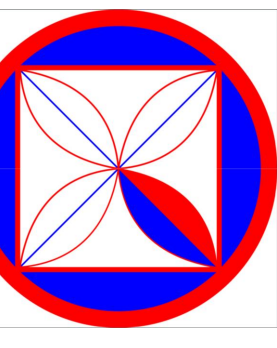
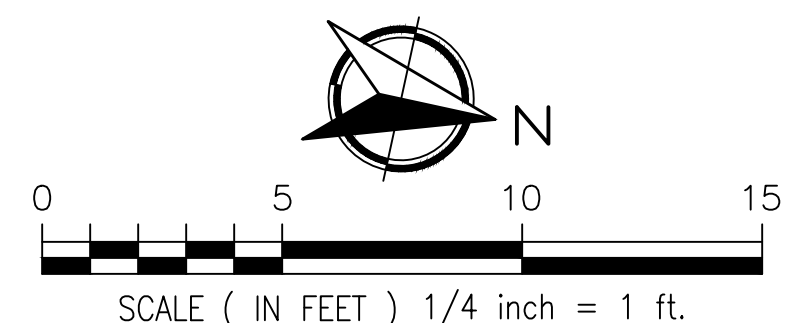
DEMOLITION  
 PLANS  
 (PROPOSED)

SCALE: 1/4" = 1'



**EXISTING FLOOR AREA**

MAIN LEVEL FLOOR PLAN	1,476.6 SQ.FT.
LOWER LEVEL FLOOR PLAN	1,014.9 SQ.FT.
GROUND LEVEL FLOOR PLAN	282.2 SQ.FT.
<b>TOTAL (E) GROSS FLOOR AREA:</b>	<b>2,773.7 SQ.FT.</b>



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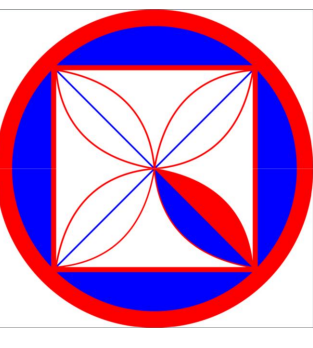
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FLOOR PLANS  
 (EXISTING)



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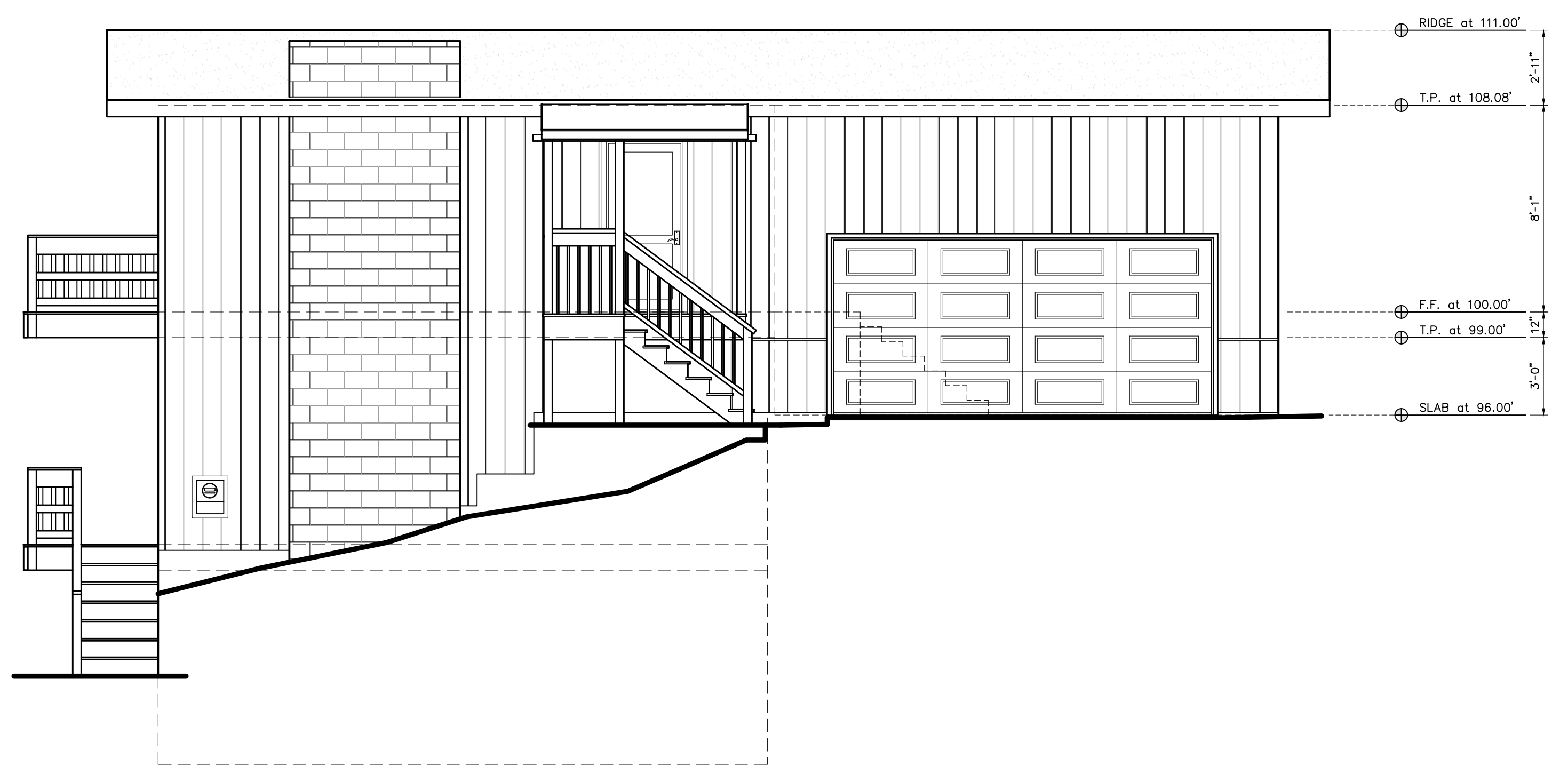
ELEVATIONS (EXISTING)

SCALE: 1/4" = 1'

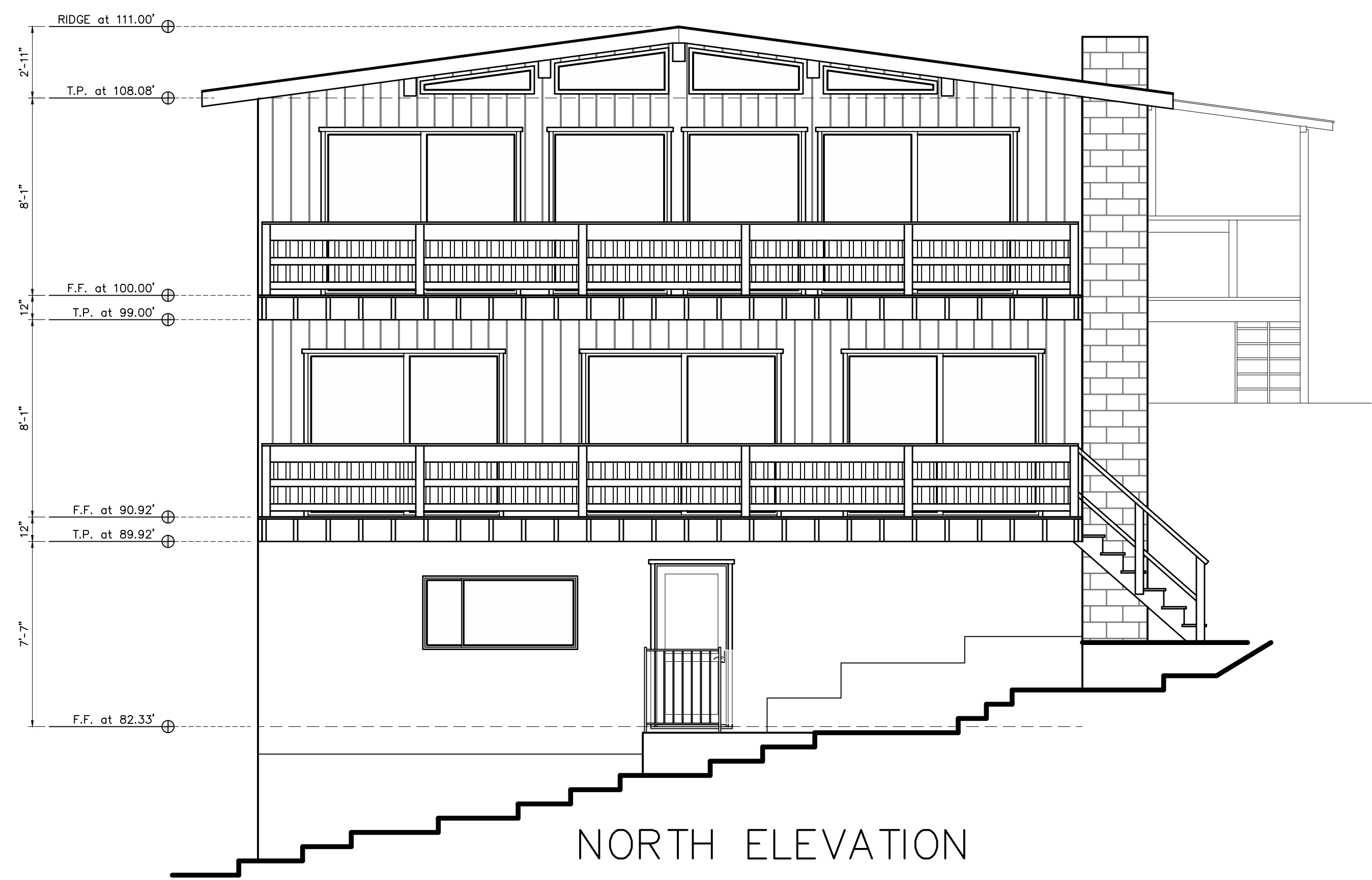
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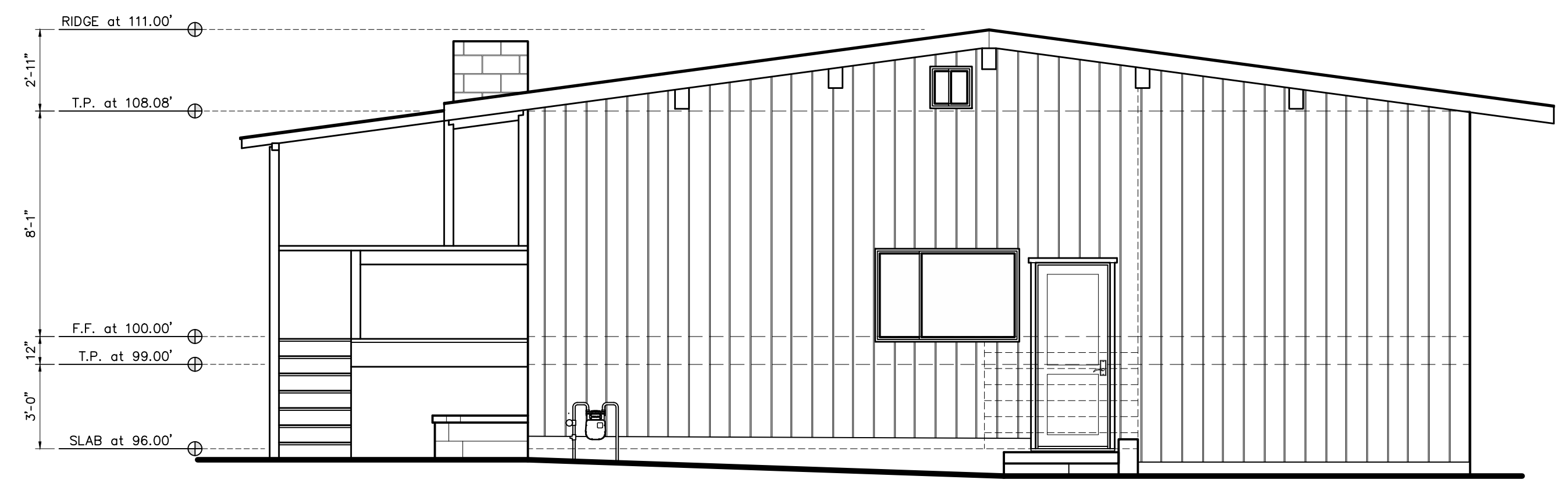
EAST ELEVATION



WEST ELEVATION

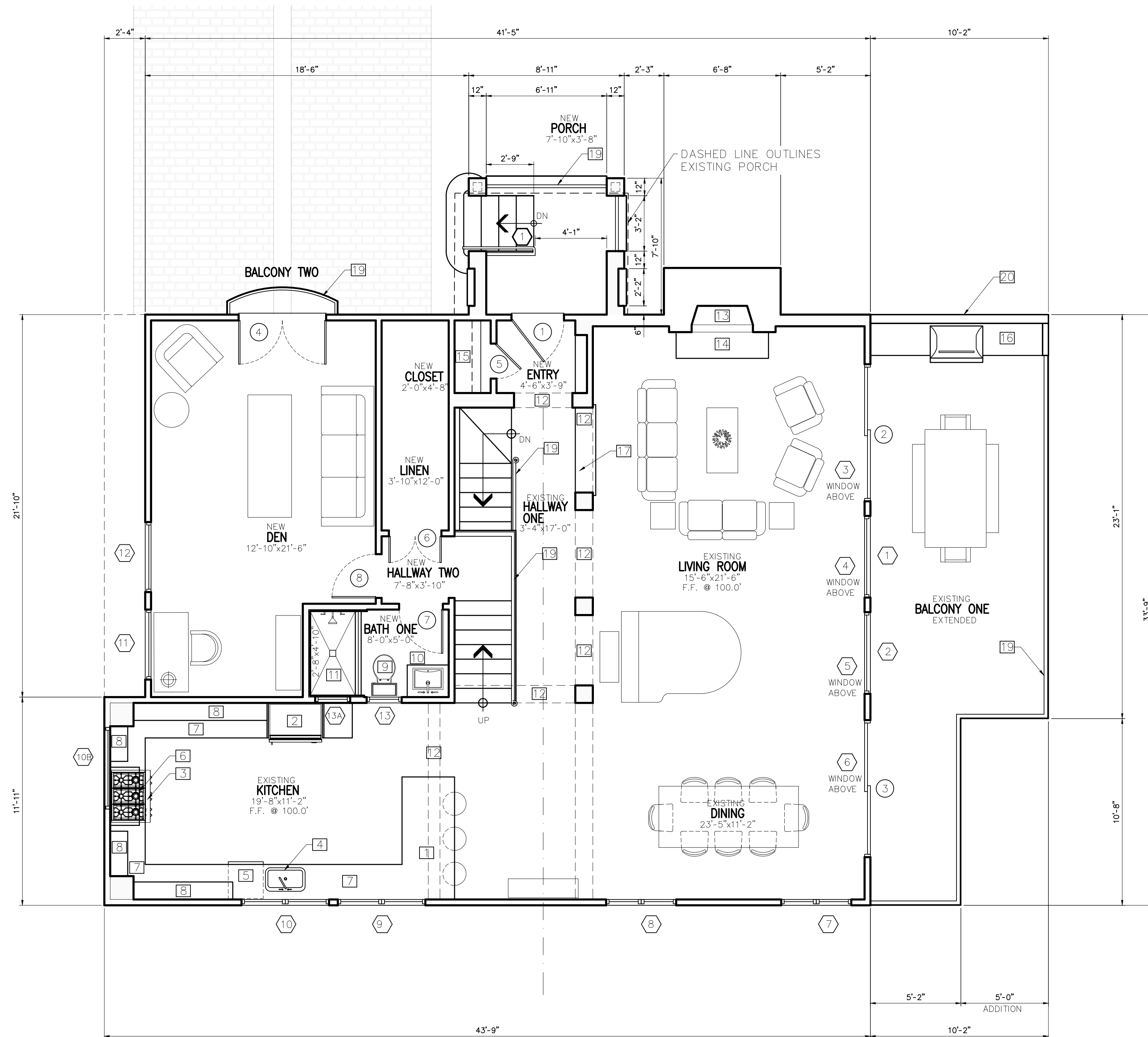


NORTH ELEVATION



SOUTH ELEVATION

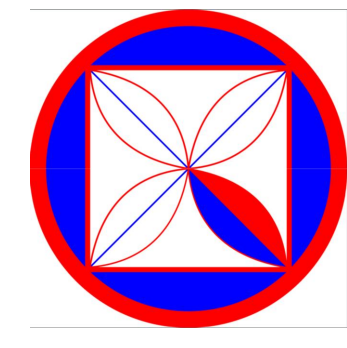




**KEY NOTES**

- 1 ISLAND 3'-0"x5'-4"
- 2 42" BUILT-IN ALL REFRIGERATOR W/GLASS DOOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
- 3 36" RANGE DUAL-FUEL RANGE
- 4 VENTILATED W/42" HOOD ABOVE.
- 5 KITCHEN SINK W/GARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT
- 6 DISH WASHER SPACE
- 7 RANGE HOOD
- 8 36-INCH HIGH COUNTER TOP WITH BACKSPLASH
- 9 UPPER CABINETS
- 10 NEW WATER CLOSET. TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1
- 11 NEW BATHROOM SINK W/26-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
- 12 TUB/SHOWER - TUB - SHOWER
- SHOWER HEAD TO BE 7'-0" FROM FISHED FLOOR
- ANTI-SCALDING VALVE AT SHOWER
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOSE NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9). SHOWER-CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. PER CPC 408.3. DO NOT USE MORE THAN 2.0 GALLONS PER MINUTE PER CPC 408.2
- 13 WOOD BEAM
- 14 EXISTING FIREPLACE-WOOD BURNING FIREPLACE
- 15 DECORATIVE HEARTH
- 16 NEW ONE 2" ROD ONE SHELF
- 17 BUILT-IN CAB. W. BBQ
- 18 32-INCH HIGH BUILT-IN CABINET
- 19 NICHE
- 20 42-INCH HIGH IRON GUARDRAILS
- 21 60-INCH HIGH SOLID WALL

⬡ DENOTES WINDOW NUMBER, SEE WINDOW SCHEDULE  
 ○ DENOTES DOOR NUMBER, SEE DOOR SCHEDULE



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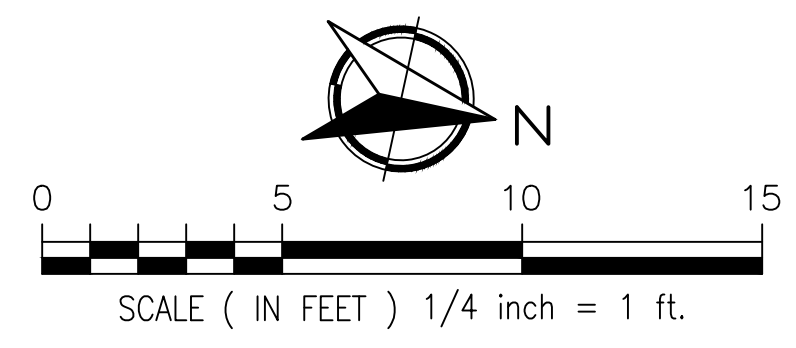
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**BLOCK:** -- **LOTS:** --  
**APN:** 009-101-023  
**PROJECT NO.** 17-14

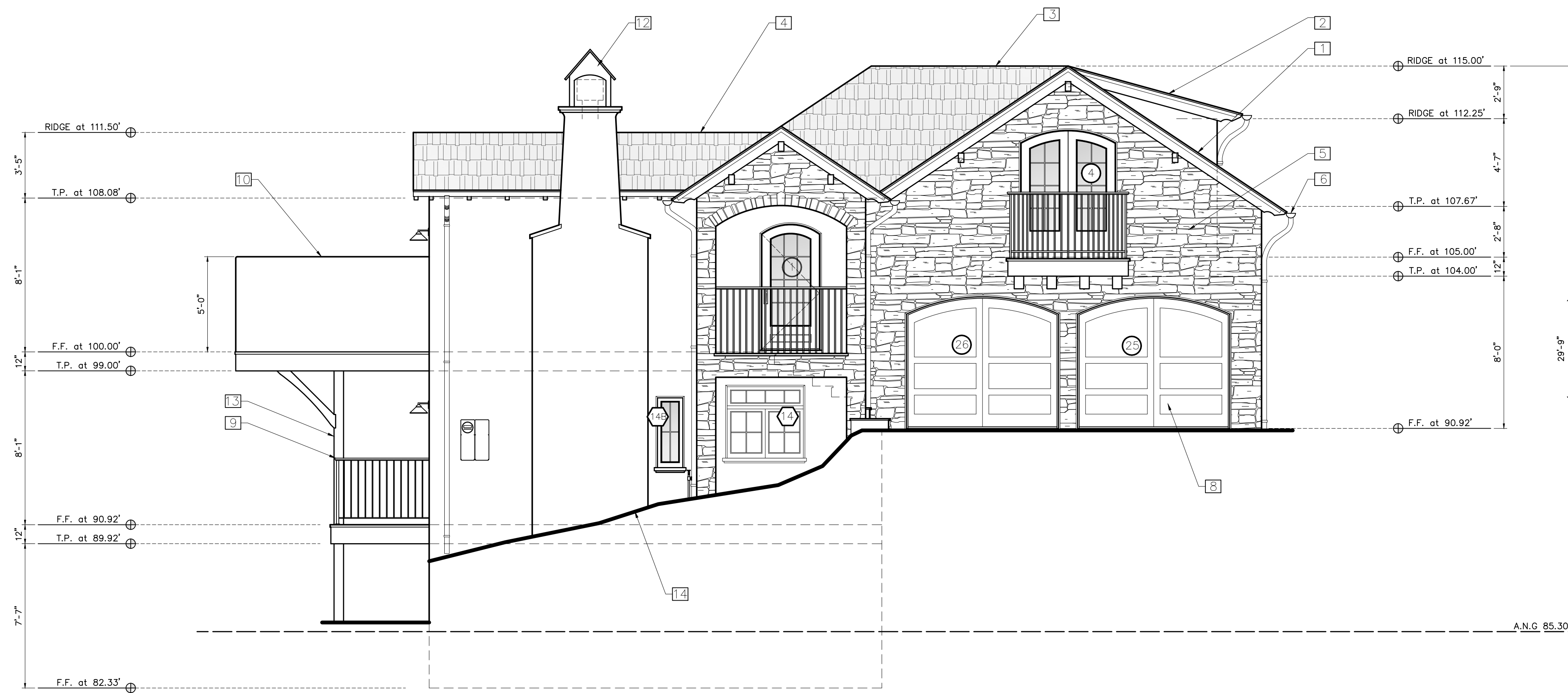
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**DRAWN BY:** A. J. ORTIZ

**MAIN LEVEL FLOOR PLAN (PROPOSED)**

SCALE: 1/4" = 1'







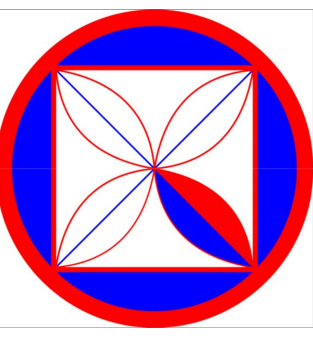
WEST ELEVATION



NORTH ELEVATION

KEY NOTES

- 1 (N) ROOF: 8:12 PITCH, WOOD CEDAR SHINGLES
- 2 (N) SHED ROOF: 3:12 PITCH, WOOD CEDAR SHINGLES
- 3 FLAT ROOF
- 4 (E) ROOF: 2:12 PITCH, WOOD CEDAR SHINGLES
- 5 SIDING: CEMENT PLASTER
- 6 GUTTERS & DOWN SPOUT: 6-IN. ROUND COPPER CUTTERS AND 3-IN.DIA. DOWN SPOUT.
- 7 WINDOWS & DOORS: WOOD-UNCLAD
- 8 GARAGE DOOR: ROLL-UP
- 9 GUARDRAIL: 42-SIN. HEIGHT, WOOD CAP AND BALUSTERS, PAINTED.
- 10 60-INCH SOLID WALL
- 11 LIGHT FIXTURES: COPPER 325 LUMNENS MAX.
- 12 SHROUD: COPPER
- 13 COLUMNS: WOOD
- 14 GRADE: WHERE OCCURS



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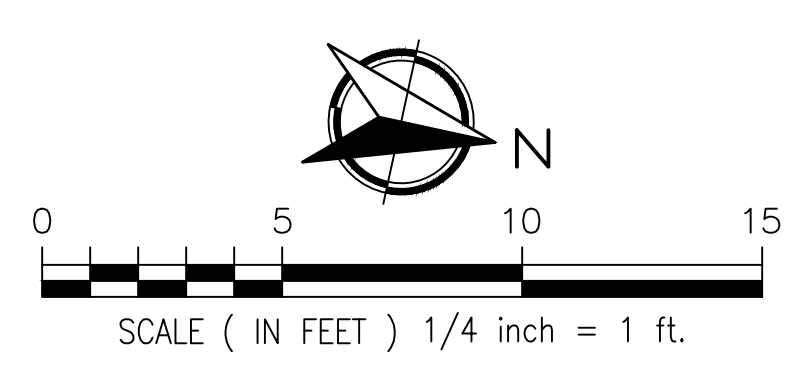
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ELEVATIONS  
 (PROPOSED)

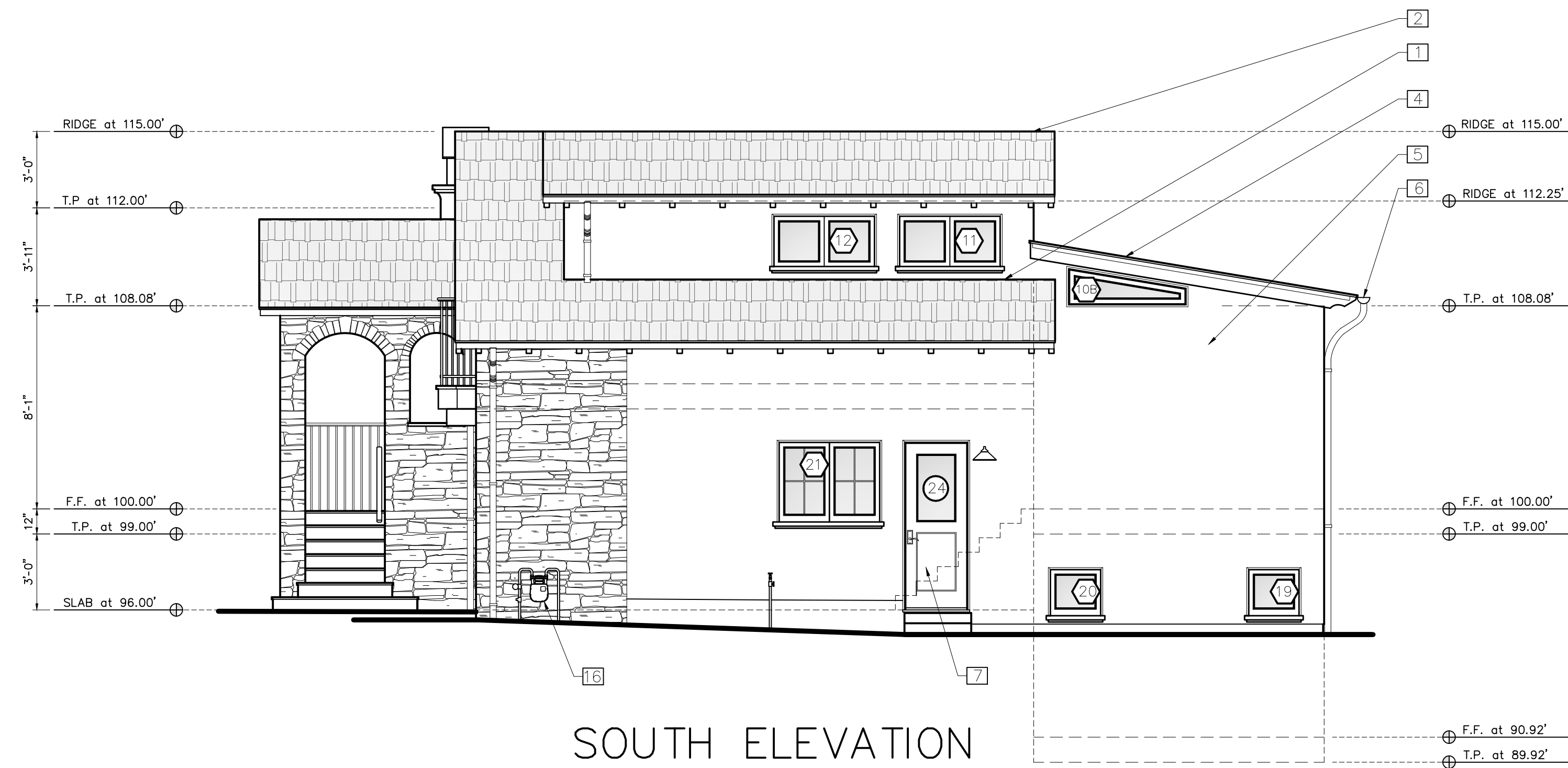
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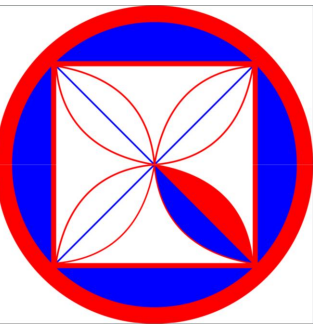
EAST ELEVATION



SOUTH ELEVATION

KEY NOTES

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- 12 SHROUD: COPPER
- 13 COLUMNS: WOOD
- 14 GRADE: WHERE OCCURS
- 15 MAIN ELECTRICAL PANEL
- 16 GAS METER



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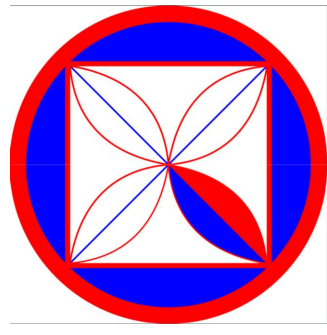
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ELEVATIONS  
 (PROPOSED)

SCALE: 1/4" = 1'





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ROOF PLAN  
 (PROPOSED)

SCALE: 1/4" = 1'

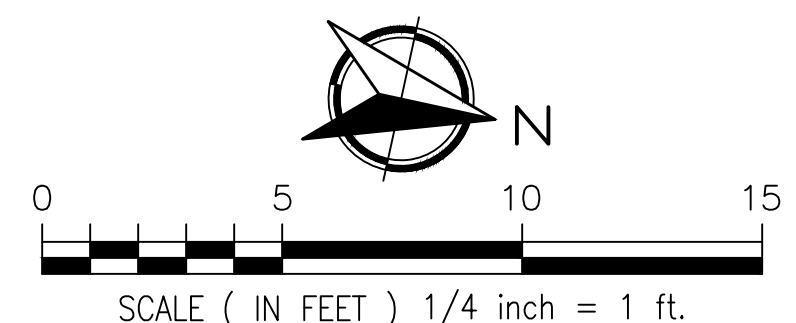
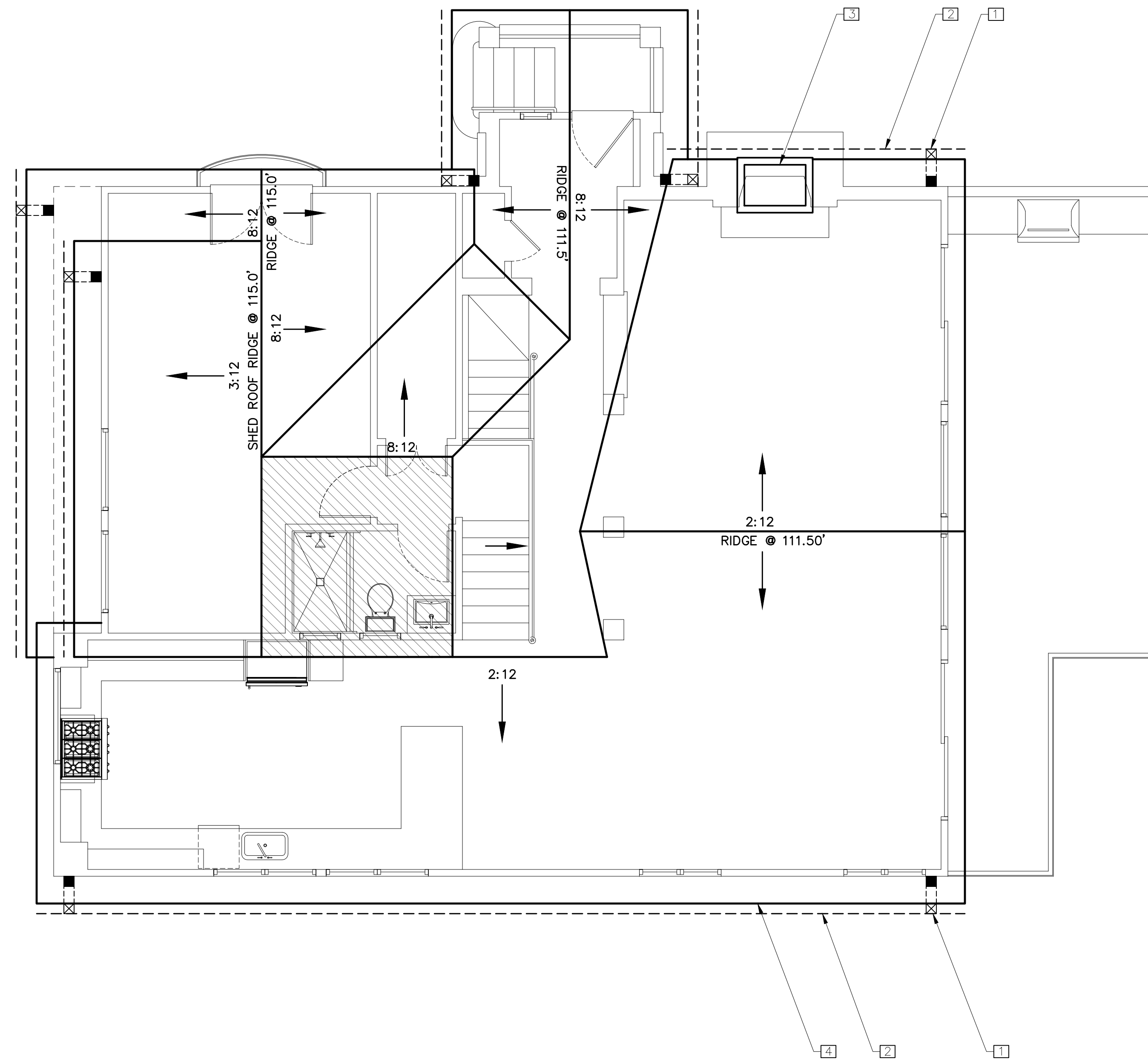
11

KEY NOTES

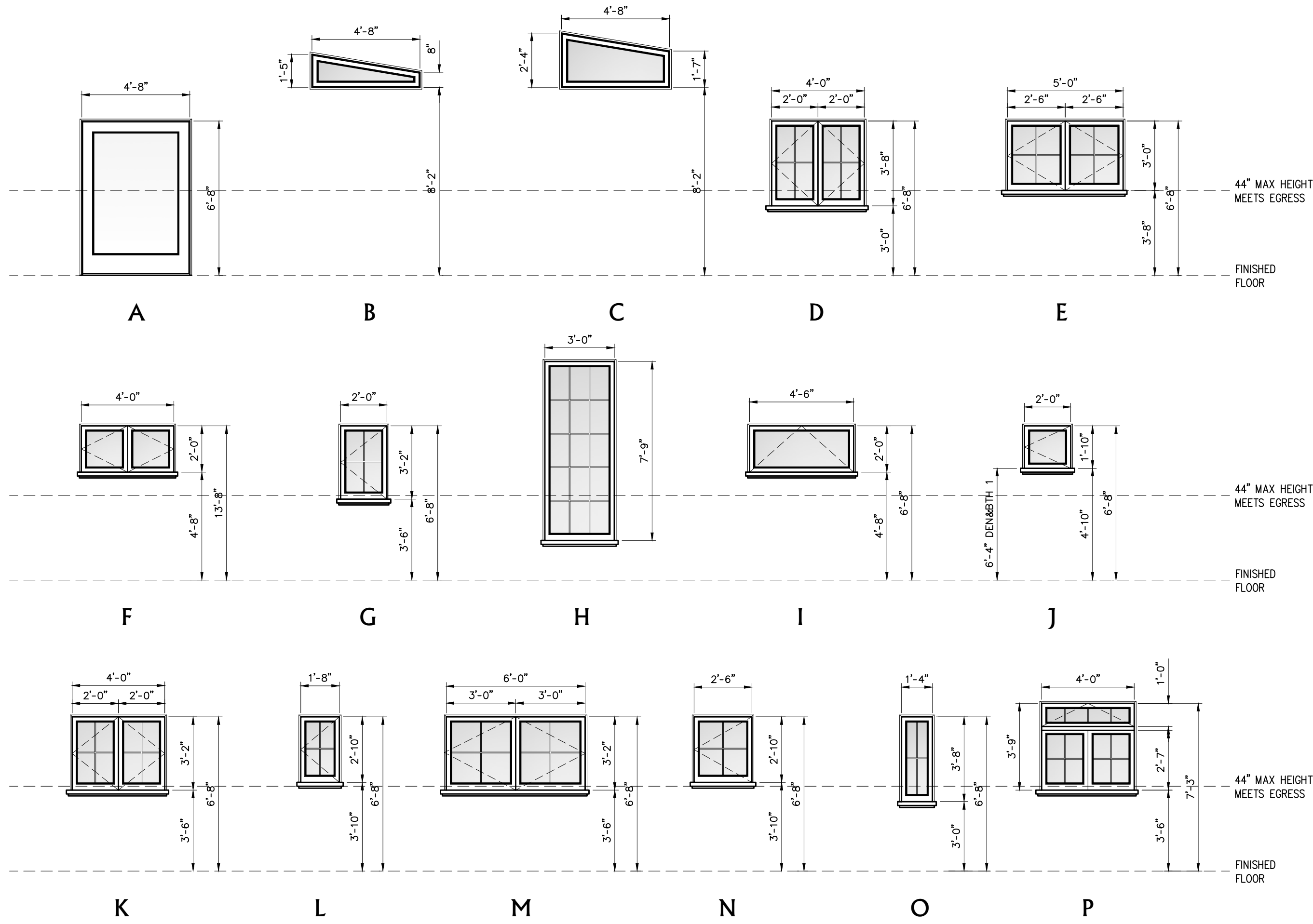
- 1] DOWNSPOUTS
- 2] GUTTERS W/ 2% SLOPE
- 3] CHIMNEY
- 4] ROOF LINE SHOWN THICK SOLID LINE

LEGEND

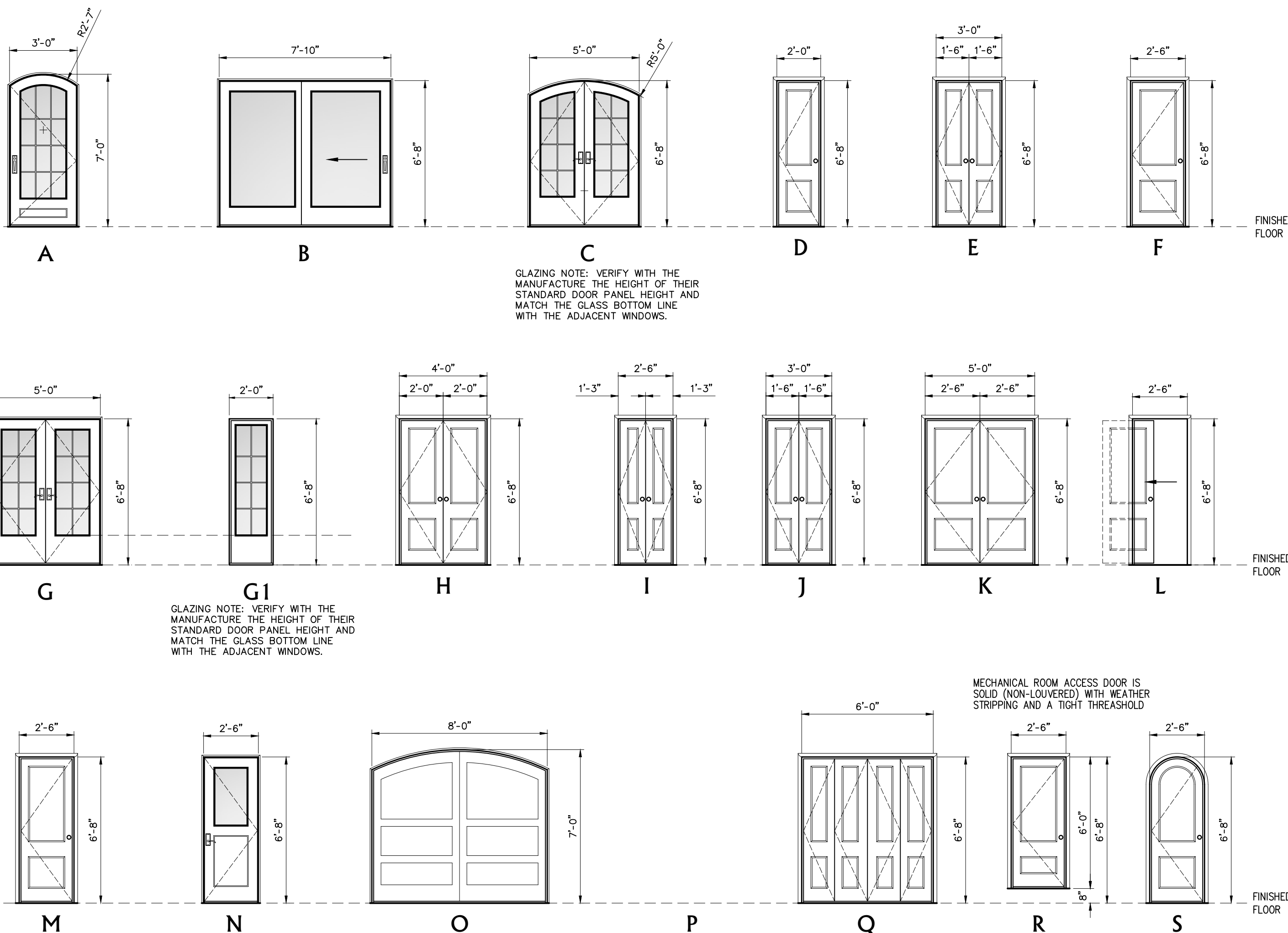
- SLOPE DIRECTION ARROW
- ROOF LINE, PROPOSED THICK SOLID LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE
- FLAT ROOF



## Window Elevation Types



## Door Elevation Types



## Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN LEVEL	1	LIVING ROOM	A	4'-8" X 6'-8"	P	FIXED	WOOD-CLAD	YES	YES	NO	NO
	2	LIVING ROOM	A	4'-8" X 6'-8"	P	FIXED	WOOD-CLAD	YES	YES	NO	NO
	3	LIVING ROOM	B	4'-8" X 1'-5" X 8"	P	FIXED	WOOD-CLAD	YES	YES	NO	NO
	4	LIVING ROOM	C	6'-6" X 3'-6"	P	FIXED	WOOD-CLAD	YES	YES	NO	NO
	5	LIVING ROOM	C	2'-6" X 3'-4"	P	FIXED	WOOD-CLAD	YES	YES	NO	NO
	6	LIVING ROOM	D	4'-8" X 2'-4" X 1'-7"	P	FIXED	WOOD-CLAD	YES	YES	NO	NO
	7	DINING ROOM	B	4'-0" X 3'-8"	P	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	8	DINING ROOM	D	4'-0" X 3'-8"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	9	KITCHEN	E	5'-0" X 3'-0"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	10	KITCHEN	E	5'-0" X 3'-0"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	10B	KITCHEN	B	4'-8" X 1'-5" X 8"	P	FIXED	WOOD-CLAD	YES	YES	NO	NO
	11	DEN	F	4'-0" X 2'-0"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	12	DEN	F	4'-0" X 2'-0"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
13	BATHROOM ONE	J	2'-0" X 1'-10"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO	
13A	DEN	J	2'-0" X 1'-10"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO	
LOWER LEVEL	14	MASTER BATHROOM	P	4'-0" X 3'-9"	P	FIXED/AWNING	WOOD-CLAD	YES	NO	YES	NO
	14A	MASTER BEDROOM	O	1'-6" X 3'-8"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	15	MASTER BATHROOM	G	2'-0" X 3'-2"	P	FIXED WITH AWNING AT TOP	WOOD-CLAD	YES	YES	YES	YES
	16	STUDY	P	2'-0" X 3'-2"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	YES
	17	STAIRS	H	3'-0" X 7'-9"	P	FIXED	WOOD-CLAD	YES	YES	NO	NO
	18	BATHROOM TWO	I	4'-6" X 2'-0"	P	AWNING	WOOD-CLAD	YES	YES	NO	NO
	19	BEDROOM ONE	J	2'-0" X 1'-10"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	YES
	20	BEDROOM ONE	J	2'-0" X 1'-10"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	YES
	21	GARAGE	K	4'-0" X 3'-2"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	YES
GROUND LEVEL	22	BATHROOM THREE	L	1'-8" X 2'-10"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	23	REC-ROOM	M	6'-0" X 3'-2"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	YES
	24	REC-ROOM	N	2'-6" X 2'-10"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	YES
	25	REC-ROOM	N	2'-6" X 2'-10"	P	CASEMENT	WOOD-CLAD	YES	YES	YES	YES

## Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	
MAIN LEVEL	1	ENTRY	A	3'-0" X 7'-0"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	YES	YES
	2	LIVING ROOM	B	PER- 4'-0" X 6'-8"	P	SLIDER / GLASS DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	3	DINING ROOM	B	PER- 4'-0" X 6'-8"	P	SLIDER / GLASS DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	4	STUDIO BALCONY	C	PER- 2'-6" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	5	CLOSET	D	2'-0" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	6	LINEN	E	PER- 2'-0" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	7	BATHROOM ONE	F	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	8	STUDIO	F	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
LOWER LEVEL	9	MATER BEDROOM	G	PER- 2'-6" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	10	MATER BEDROOM	G	PER- 2'-6" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	11	STUDY	G	PER- 2'-6" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	11A&B	STUDY	G1	PER- 2'-0" X 6'-8"	P	GLASS / PANELED FIXED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	12	BEDROOM ONE	G	PER- 2'-6" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	13	OMITTED	-	-	-	-	-	-	-	-
	14	BEDROOM ONE	F	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	15	BATHROOM TWO	F	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	16	LAUNDRY	I	PR 1'-3" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	17	STUDY	F	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	18	CLOSET	J	PR 1'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	19	STUDY/MASTER BEDROOM	K	PR 2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	20	MASTER BEDROOM	F	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	21	MASTER BATHROOM	L	2'-6" X 6'-8"	P	POCKET / PANELED DOOR	INSIDE	WOOD	NO	NO
	22	WALK-IN CLOSET	L	2'-6" X 6'-8"	P	POCKET / PANELED DOOR	INSIDE	WOOD	NO	NO
	23	OMITTED	-	-	-	-	-	-	-	-
24	GARAGE	N	2'-6" X 6'-8"	P	GLASS / PANELED DOOR	OUTSIDE	WOOD-CLAD	YES	YES	
25	GARAGE	O	8'-0" X 7'-0"	P	ROLL-UP	OUTSIDE	WOOD-CLAD	NO	NO	
26	GARAGE	O	8'-0" X 7'-0"	P	ROLL-UP	OUTSIDE	WOOD-CLAD	NO	NO	
34	HALLWAY THREE	S	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO	
GROUND LEVEL	27	REC-ROOM	N	2'-6" X 6'-8"	P	GLASS / PANELED DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	28	BATHROOM THREE	F	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	29	OMITTED	-	-	-	-	-	-	-	-
	30	CLOSET	Q	PR 3'-0" X 6'-8"	P	BI-FOLD / FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	31	HALLWAY FOUR	F	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	32	STORAGE	F	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
33	MECHANICAL ROOM	R	2'-6" X 6'-0"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO	

## Door Notes:

- PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
- GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
- ALL DOOR GLAZING TO BE TEMPERED GLASS.
- ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
- DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
- GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
- DOOR HINGES TO BE 4.5"x4.5"x5" DOOR 7'-0"
- ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED, AND SEALED.
- GARAGE DOORS: SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- THE DOOR FINISH PER CLIENT OR CODG, INC.
- THE DOOR STILES TO BE PER PLAN
- CHECK FLOOR PLAN FOR HINGES LOCATION
- PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANES.

## Window Notes:

- PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
- SCREEN COLOR TO BE SPECIFIED BY CLIENT
- GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
- THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZES, ETC.) FROM REVIEW BY CODG, Inc.
- APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENINGS.
- PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC POLYSULFIDE OR URETHANE AS REQUIRED.
- ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
- EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
- ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
- SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
- DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
- PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
- WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O.)

## Note:

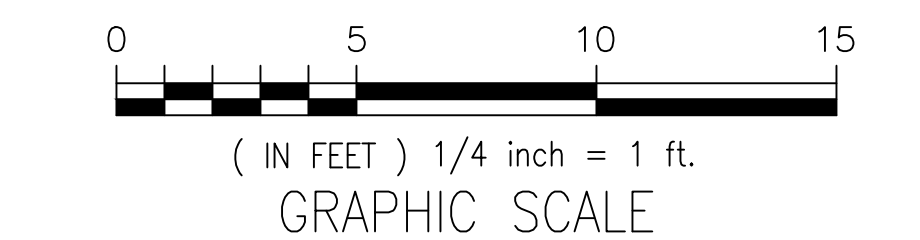
- FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
- ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
- ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

## Tempered Glass Note:

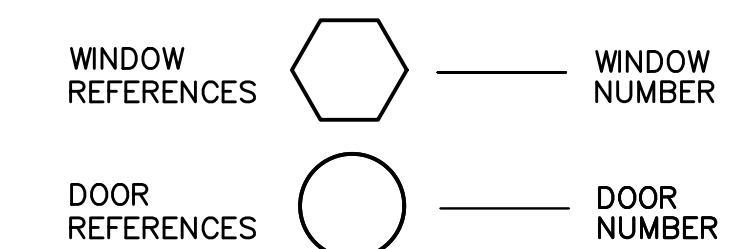
- EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:
- GLAZING IN DOORS.
  - GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
  - GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:
    - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER 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 LESS THAN 18-INCHES ABOVE THE FLOOR.
    - ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.
  - GLAZING IN QUARDS AND RAILINGS.
  - GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDINGS.
  - GLAZING ADJACENT TO STAIRS AND RAMPS.

## Glazing Legend

TYPE 1 - TEMPERED GLAZING PER C.B.C. 2406.4

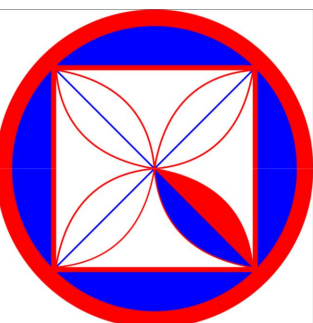


## Symbols



## Abbreviations

- N/A NOT APPLICABLE
- G.C. GENERAL CONTRACTOR
- P PAINT
- ST STAIN
- FF FACTORY FINISH
- I.D. INTERIOR DESIGN
- S SEALED
- MFR. MANUFACTURER
- FIN. FINISH
- NAT. NATURAL



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC  
 24692 DOLORES, CARMEL CA, 93923  
 OFFICE: 831.626.4144  
 CLAUDIO@CODG.CA  
 WWW.CODG.CA

## REVISIONS:

PROJECT: MOOSEKIAN RESIDENCE  
 24692 DOLORES, CARMEL CA, 93923  
 BLOCK: -- LOTS: --  
 APN: 009-101-023  
 PROJECT NO: 17-14

ISSUE: 12-14-2021  
 01-18-2022

WINDOW AND DOOR SCHEDULE (PROPOSED)  
 DRAWN BY: A.J. ORTIZ

SCALE: 1/4" = 1'

**Exterior Materials & Colors (Photos and Descriptions):**



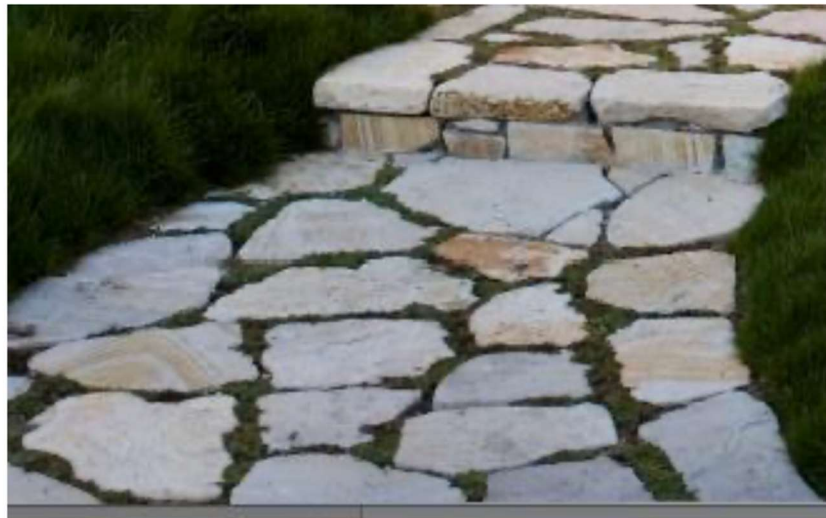
**STONE VENEER**

MATERIAL: NATURAL STONE  
COLOR: NATURAL



**DRIVEWAY, WALKWAYS  
& PATIO**

MANUFACTURE: BELGARD  
PRODUCT: AQUA ROC  
COLOR: VICTORIAN  
INSTALLATION: SET ON SAND




**WALKWAY**

MANUFACTURE: CARMEL STONE  
COLOR: NATURAL  
INSTALLATION: SET ON SAND

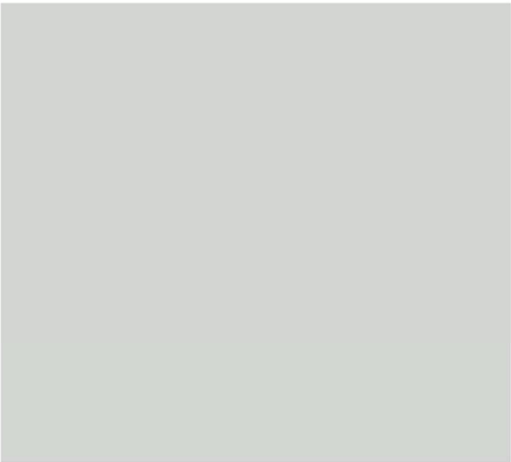
**Exterior Materials & Colors (Photos and Descriptions):**



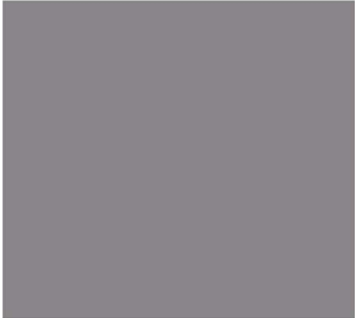
**NEW 6-FOOT FENCE**  
MATERIAL: REDWOOD  
FINISH: NATURAL  
HEIGHT: 5-6 FT. VARIES



**PLASTER FINNISH**



**COLOR EXTERIOR**  
MANUFACTURE: SHERWIN-WILLIAMS  
COLOR: REFLECTION / SW 7661  
LOCATION: EXTERIOR  
LOCATOR NUMBER: 233-C1



**WINDOW FRAME COLOR EXTERIOR**  
MANUFACTURE: SHERWIN-WILLIAMS  
COLOR: GAUNTLET GRAY / SW 7019  
LOCATION: EXTERIOR  
LOCATOR NUMBER: 244-C6

**Exterior Materials & Colors (Photos and Descriptions):**



New wood Cedar shingles


**Exterior Materials & Colors (Photos and Descriptions):**



**FIXTURE A**  
MANUFACTURE: HAMPTON BAY  
T24 COMPLIANT: YES  
COLOR: COPPER  
WATTS: 4 WATTS  
LUMENS: 150  
BULB TYPE: SEE BULB  
DIMENSIONS: 16"H X 10.5"W X 11"



**FIXTURE B**  
MANUFACTURE: WORLD IMPORTS  
T24 COMPLIANT: YES  
COLOR: ANTIQUE COPPER  
WATTS: 4 WATTS  
LUMENS: 150  
BULB TYPE: SEE BULB  
DIMENSIONS: 16"H X 10.5"W



**BULB**  
MANUFACTURE: PHILLIPS  
WATTS: 4 WATTS  
LUMENS: 150  
BULB TYPE: B11 LED SOCKET

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