

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:

CARPENTER MICHAEL & KIM ET AL (PLN200236)

RESOLUTION NO. ----

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that addition to an existing single-family residence qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and none of the exceptions to the exemptions listed in Section 15300.2 apply; and
- 2) Approving:
 - a. a Coastal Administrative Permit and Design Approval to allow a 488 square foot addition to a 1,420 square foot single family dwelling;
 - b. a Coastal Administrative Permit to allow a parking space within the front setback to count toward off-street parking requirements; and
 - c. a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN200236 Carpenter Michael & Kim Et Al, 2645 16th Ave, Carmel, CA 93923, Carmel Area Land Use Plan (APN: 009-394-007-000)]

The Carpenter Michael & Kim Et Al application (PLN200236) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 1, 2023. 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. 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 2645 16th Ave, Carmel. The parcel is zoned Medium Density Residential, 2 units an acre with a Design Control overlay or “MDR/2-D(CZ)”, which allows the first single family dwelling on a legal lot of record, subject to a Coastal Administrative Permit (Title 20 section 20.12.040.A). The project includes a 488 square foot addition to an existing 1,139 square foot single-family residence with a 281 square foot attached garage. Associated work includes a 168 square foot interior remodel and re-configuration of an existing deck to add 52 square feet. The project also proposed a parking space within the front setback, which is allowable subject to a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The property is shown in its present configuration and size as shown in Lot 11 of Block 6 of the Final Map “Map of Mission Tract” filed in Volume 4 of Cities and Towns Page 2. Therefore, the County recognizes it as a legal lot of record.
- d) Design/Neighborhood and Community Character. The home is a low-profile (13 feet, 10 inches tall) one-story midcentury style single-family dwelling with a gently sloping gable roof, light yellow stucco with white trim, and wood decks and fencing. The home is highly screened from the public road by an existing hedge, fence, and tree.

The neighborhood consists of homes in a variety of traditional styles. Hip and gable roof forms are featured prominently in the neighborhood, and many have landscaping or trees screening them from public view. The home is consistent with this community character; and the project, an addition on the rear of the home which does not change the materials, style, or height of the residence, will not adversely affect the surrounding neighborhood character.

- e) Development Standards. The site development standards for the MDR zoning district can be found in Title 20 section 20.12.060. The project is consistent with the height, setback, building coverage, and floor area requirements:
- The maximum allowable height is 30 feet, and the height of the home is 13 feet 10 inches.
 - The minimum setbacks are 20 feet (front), 5 feet (sides), and 10 feet (rear). The project proposes a 20 foot front setback, 5 foot side setbacks, and a 30 foot 6 inch rear setback.
 - The maximum allowable building coverage is 35% (2,100 square feet), and the proposed coverage is 32.6% (1,954 square feet). The decks are proposed to be less than 24” above grade, and as such are not counted toward the coverage calculation.

- The maximum allowable floor area ratio is 45% (2,700 square feet). The proposed floor area ratio is 31.8% (1,908 square feet).

Title 20 Chapter 20.58 requires two parking spaces for a single-family residence, one covered, and both outside of the front setback unless a Coastal Administrative Permit is first secured. The project does include one parking space in the front setback. As such, this entitlement includes a Coastal Administrative Permit as discussed in Finding No. 5 and supporting evidence.

- f) Archaeological Resources. The property is mapped as being 750 feet from known archaeological resources and as having a high archaeological sensitivity. Therefore, in accordance with CIP section 20.146.090.B, an archaeological report was prepared to evaluate the potential of the project to impact archaeological resources. The archaeological report conducted an archival search and pedestrian reconnaissance of the property. The pedestrian reconnaissance did not uncover any evidence of archaeological resources. The archival search identified the nearest site as the boundary of CA-MNT-1286 on Carmel Point, which is 575 feet from the property; and there are no known sites within the neighborhood near Carmel River Elementary and east of Carmelo Street. The project has also been designed to minimize impact to archaeological resources: the project does not propose any subterranean features such as basements and will utilize the existing foundation of the home. Therefore, no impact to archaeological resources is anticipated. The County’s standard Condition No. 3 has been applied, requiring the applicant to stop work and contact an archaeologist and HCD-Planning if any previously unknown resources are discovered.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200236.

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 reports have been prepared to address the projects potential to impact cultural resources, and to assess the geotechnical suitability of the site for the proposed development:
 - “Preliminary Cultural Resources Reconnaissance for Assessor’s Parcel (APN) 009-394-007 in an Unincorporated Portion of Carmel, County of Monterey, California” (LIB200182) prepared by Susan Morley, M.A., RPA, Marina, CA, September 2020

- “Phase One Historic Assessment for 2645 16th Avenue” (LIB220283) prepared by Seth A. Bergstein, Pacific Grove, CA, August 11, 2022.
- “Geotechnical Report for the proposed Remodel and Addition Carpenter Residence” (LIB220282) prepared by Lawrence E. Grice, P.E., May 24, 2022.

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) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200236.

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 property is and will continue to be served by the California American Water Company (Cal Am) for potable water service and the Carmel Area Wastewater District (CAWD) for wastewater service.
 - c) The applicant submitted a Monterey Peninsula Water Management District (MPWMD) residential water release form which demonstrated a slight increase in estimated water use of 0.01 acre feet per year; however, they also submitted an MPWMD permit which included available credits for that amount. Prior to issuance of building permits, the applicant will need to secure a separate water permit from MPWMD.
 - d) In accordance with CIP section 20.146.080.B.1, a geotechnical report (LIB220282) was prepared to assess the geotechnical suitability of the site for the proposed development. The report concluded that the soils were generally suitable for the proposed use, given that the recommendations of the geotechnical report are adhered to. The report did note loose soils at a depth of between 2.5 and 4.5 feet, which had the potential for settlement under hydraulic loading, and observed that the northwest corner of the existing building appeared to have settled. To address this the report recommended the foundations bear in the medium to dense clasts (rock formations) at those depths.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200236.

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 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 PLN200236.

5. FINDING: **MODIFICATION TO PARKING STANDARDS** – The modification to allow a parking space within the front setback to count toward off-street parking requirements is consistent with Title 20 Section 20.58, and 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) Title 20, Chapter 20.58 establishes regulations for parking. Section 20.58.050.E indicates that spaces which are located within the required front setback shall not count toward the amount of required parking unless a Coastal Administrative Permit is first secured. This permit is incorporated into the project description of the project and the criteria to grant such a permit can be met.
 - b) Two parking spaces are required for a single-family residence pursuant to Chapter 20.58. Of the two required parking spaces, at least one must be covered. The project includes a one car garage meeting the covered parking space requirement and counting toward the two spaces required. A second uncovered parking space is proposed in the driveway leading to the garage. The driveway space is located less than 20 feet from the front property line. Parking cars on the driveway is common within the Carmel Point area and allowance of the driveway space to count toward the required number of parking spaces will not detract from character of the neighborhood or result in significant additional pressures for on-street parking in the vicinity.
 - c) The single-car garage and the use of the parking space within the front setback are existing conditions.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN200236.

6. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 Existing Facilities, categorically exempts minor alterations of existing structures, including additions of less than 50 percent of the floor area of 2,500 square feet.
 - b) The project consists of a 488 square foot (34.3%) addition to an existing single-family dwelling.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - Class 1 Exemptions are not qualified by their location;
 - The project, as the addition to an existing single-family home consistent with the applicable development standards of the base zoning, would not contribute to a cumulative impact;
 - There are no unusual circumstances associated with the project which would create the possibility of a significant effect;
 - The project is not in view of a state scenic highway;
 - The project is not on a hazardous waste site compiled pursuant to section 65962.5 of the government code; and
 - The project does not involve historical resources. A historical report was prepared for the project by Seth A. Bergstein which analyzed the historicity of the site and concluded it was not significant.
 - 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 PLN200236.

7. 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 PLN200236.

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

- EVIDENCE:**
- a) Any discretionary decision in the coastal zone made by an appropriate authority, other than the Board of Supervisors, may be appealed to the Board of Supervisors pursuant to Title 20 section 20.86.030.A.

- b) This project is appealable to the California Coastal Commission, as it involves development which considered conditionally allowable (development within 750 feet of archaeological resources).

DECISION

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

1. Find that addition to an existing single-family residence qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 apply; and
2. Approve:
 - a. a Coastal Administrative Permit and Design Approval to allow a 488 square foot addition to a 1,420 square foot single family dwelling;
 - b. a Coastal Administrative Permit to allow a parking space within the front setback to count toward off-street parking requirements; and
 - c. a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

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 1st day of February, 2023.

Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

_____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

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County of Monterey HCD Planning

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

PLN200236

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This permit (PLN200236) allows: a Coastal Administrative Permit and Design Approval to allow a 488 square foot addition to a 1,420 square foot single family dwelling; a Coastal Administrative Permit to allow a parking space within the front setback to count toward off-street parking requirements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 2645 16th Ave, Carmel (Assessor's Parcel Number 009-394-007-000), Carmel Area Land Use 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"The Coastal Administrative Permits and Design Approval (Resolution Number _____) was approved by the HCD Chief of Planning for Assessor's Parcel Number 009-394-007-000 on February 1, 2023. The permit was granted subject to 5 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: HCD-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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-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.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: HCD-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.

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CARPENTER RESIDENCE

CARMEL CALIFORNIA

TYPICAL ABBREVIATIONS

A	Amp	FE	Fire Extinguisher	NAT	Natural	THK	Thick(ness)
AB	Anchor Bolt	FAST	Fastener	NIC	Not in Contract	THRU	Through
A/C	Air Conditioning	FBGL	Fiberglass	NOM	Nominal	TP	Top of Pavement
ACC	Asphaltic Concrete	FBO	Furnished by Other/ Furnished by Owner	NRC	Noise Reduction Coefficient	TR	Towel Ring
ADJ	Adjustable	FCO	Floor Cleanout	NTS	Not To Scale	TS	Top of Sidewalk
ADJC	Adjacent	FD	Floor Drain	NEC	National Electrical Code	TV	Television
AGG	Aggregate	FJ	Fixed Glass	#	Number	TYP	Top Set Base
ALT	Alternate	FIXT	Fixture			TSB	
ALUM	Aluminum	FIN	Finish(ed)				
ANOD	Anodized	FTG	Footing				
AUTO	Automatic	FLR	Floor	OBS	Obscure	UMC	Uniform Mechanical Code
&	And	FLUOR	Fluorescent	OPG	Opening	UBC	Uniform Building Code
ABV	Above	FDN	Foundation	OVHD	Opposite Overhead	UPC	Uniform Plumbing Code
@	At	FOB	Face of Brick	?/	Over	UFC	Uniform Fire Code
		FOC	Face of Curb	OSB	Oriented Strand Board	UR	Urinal
		FOM	Face of Masonry	O.H.	Opposite Hand	UON	Unless Otherwise Noted
		FOS	Face of Stud			VCT	Vinyl Composition Tile
		FP	Fireplace	PANT	Pantry	VB	Vapor Barrier
				PBD	Particleboard	VERT	Vertical
				PENT	Penetration	VTR	Vent Through Roof
				PERF	Perforate/Perforation		
				PERIM	Perimeter		
				PHDWR	Panic Hardware		
				PH	Paper Holder		
				PL	Plate/Plate Line		
				P.L.	Property Line		
				PLAS	Plaster		
				PLST	Plastic		
				PLYWD	Plywood		
				PNL	Panel		
				PT	Point		
				PNT	Point (ed)		
				PVC	Polyvinylchloride		
				PVMT	Pavement		
				#	Pound		
				RA	Return Air		
				RAG	Return Air Grille		
				RAD	Radius		
				RD	Roof Drain		
				REFG	Refrigerator		
				REIN	Reinforcement		
				REBAR	Reinforcement Bar(s)		
				RES	Resilient		
				REV	Revised		
				RVS	Reverse		
				RWL	Rain Water Leader		
				RM	Room		
				RO	Rough Opening		
				RWD	Redwood		
				SC	Solid Core		
				SCHED	Schedule		
				SD	Storm Drain		
				SEC	Section		
				SFTY	Safety		
				SH	Single Hung		
				SHLF	Shelf		
				SHT	Sheet		
				SHWR	Shower		
				SIL	Silicone		
				SIM	Similar		
				S & P	Shelf and Pole		
				SPEC	Specification(s)		
				SPKR	Speaker		
				SPKLR	Sprinkler		
				SQ	Square		
				SS	Stainless Steel		
				STC	Sound Transmission Class		
				STD	Standard		
				STL	Steel		
				STOR	Storage		
				STRUC	Structure/Structural		
				SUSP	Suspend(ed)		
				SYM	Symmetrical		
				SYS	System		
				SPL	Splash		
				TB	Towel Bar		
				TBM	Temporary Benchmark		
				TC	Top of Curb		
				TEL	Telephone		
				T & G	Tongue and Groove		
				TG	Top of Grade		
EA	Each	MAS	Masonry				
EJ	Expansion Joint	MATL	Material				
ELECT	Electrical	MAX	Maximum				
ELEV	Elevation	MIN	Minimum				
EXT	Exterior	MB	Machine Bolt				
ENCL	Enclosure	MEM	Membrane				
EQ	Equal	MECH	Mechanical				
EQUIP	Equipment	MED	Medium				
EWFF	Electrically Welded Wire Fabric	MFR	Manufactured				
		MISC	Miscellaneous				
		MICRO	Microwave Oven				
		MTD	Mounted				
		MTL	Metal Master				
		MAST					

LOT AREA:

LOT AREA = 6,000 SQ.FT.

ZONING:

MDR/2-D-(CZ)

APN:

009-394-007-000

ADDRESS

2645 16th AVENUE
CARMEL, CA 93923

OWNER:

MICHAEL & KIM CARPENTER
2645 16th AVENUE
CARMEL, CA 93923
650-576-2661

FLOOR AREA

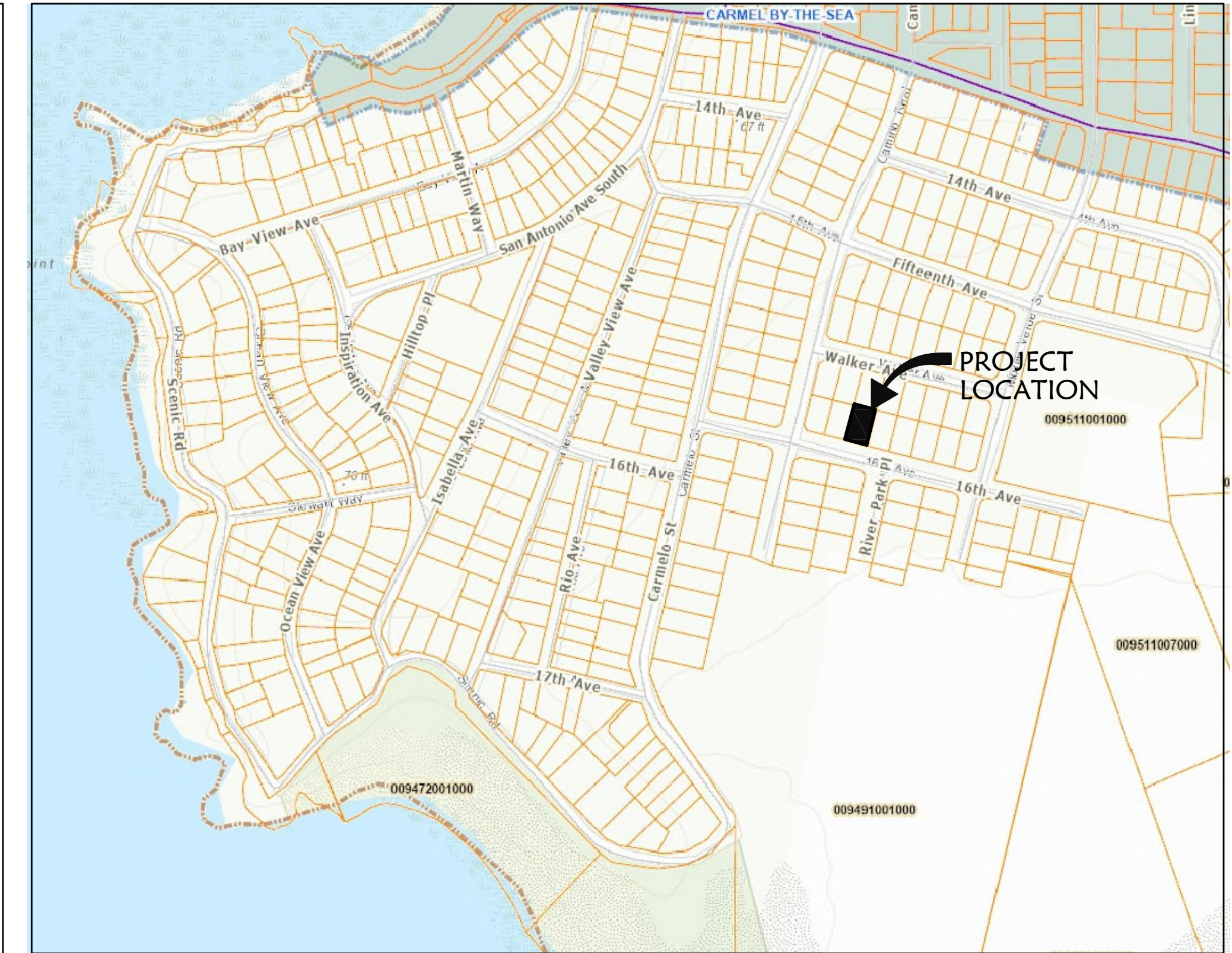
EXISTING	RESIDENCE	1,139 SQ. FT.
	GARAGE	281 SQ. FT.
	TOTAL	16.9% 1,420 SQ. FT.
PROPOSED	EXISTING FLOOR AREA (REMODELED)	168 SQ. FT.
	NEW FLOOR AREA ADDITION	488 SQ. FT.
	TOTAL FLOOR AREA	31.8% 1,908 SQ. FT.

BUILDING COVERAGE

MAX. ALLOWED	35%	2,100 SQ. FT.
RESIDENCE		1,627 SQ. FT.
GARAGE		281 SQ. FT.
PORCH		46 SQ. FT.
	TOTAL	32.6% 1,954 SQ. FT.

SITE COVERAGE

DRIVEWAY - CONCRETE PAVERS	325 SQ. FT.
FRONT WALK - CONCRETE PAVERS	114 SQ. FT.
ENTRY WALK - STEPIING STONES	45 SQ. FT.
SIDE YARD WALK - CRUSHED WALK	60 SQ. FT.
	544 SQ. FT.



VICINITY MAP

NO SCALE

APPLICABLE CODES

- A. BUILDING OCCUPANCY GROUPS: R3 & U
- B. TYPE OF CONSTRUCTION: TYPE V-N SPRINKLERED
- C. CODES
 - 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA GREEN BUILDING CODE
 - 2019 CALIFORNIA FIRE CODE
- D. STORIES - SINGLE (1)

SCOPE OF WORK

CONSTRUCTION OF A 488 SQ. FT.
ADDITION TO A SINGLE FAMILY RESIDENCE
WITH EXISTING ATTACHED GARAGE
REMODEL 168 SQ. FT. EXISTING LIVING SPACE
RELOCATE 251 SQ. FT. OF EXISTING DECK
w/ ADDITION OF 52 SQ. FT. (TOTAL 303 SQ. FT.)

SHEET INDEX

- A0.1 COVER SHEET
- A1.0 SITE PLAN
- A1.1 LANDSCAP PLAN
- A1.2 DRAINAGE & CONSTRUCTION
MANAGEMENT PLAN
- A1.3 EROSION & SEDIMENT DETAILS
- A2.0 FLOOR PLAN
- A3.0 EXISTING PLANS
- A4.0 EXTERIOR ELEVATIONS
- A5.0 ROOF PLAN

2645 16th AVENUE
KITCHEN REMODEL
CARMEL, CA 93923

A.P.N. 009-384-007-000

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Drawing Date: 2-05-20

Project Number: 20-0201

Revisions:



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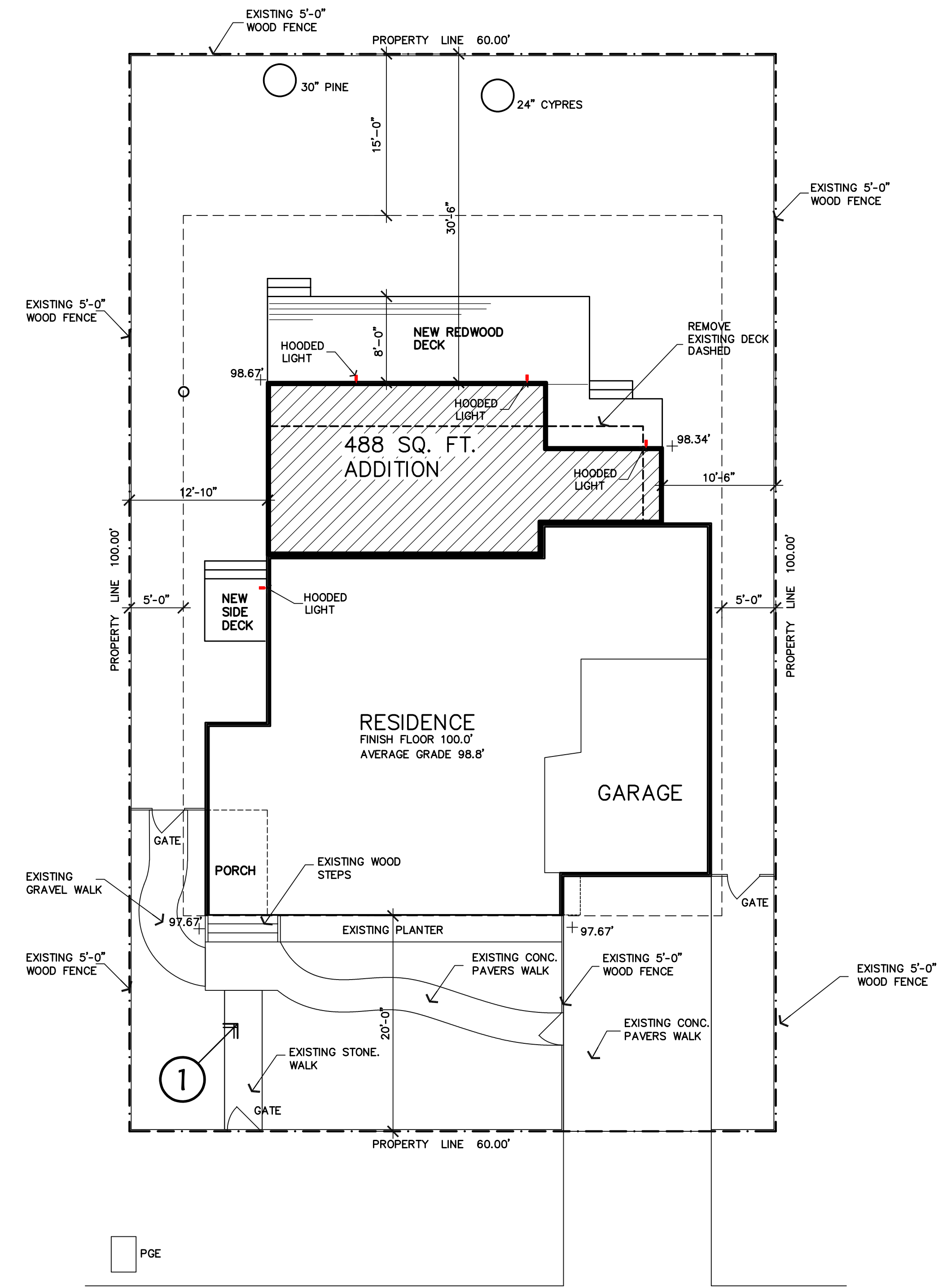
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Materials & Colors ①



FIRE NOTES:

ADDRESS IDENTIFICATION

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

FIRE029 - ROOF CONSTRUCTION (CYPRESS FPD & PEBBLE BEACH CSD)

ALL NEW STRUCTURES, AND EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

2645
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SITE PLAN

SCALE: 1/8" = 1'-0"

SITE NOTES:

1. PROVIDE 2% SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF FIVE FEET.
2. NO ON-SITE WATER RETENTION.
3. NO DRAINAGE TO ADJACENT PROPERTY.
4. 0.5 PERCENT MINIMUM SLOPE FOR THE ENTIRE SITE

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Rear Yard ①



Rear Yard ④



Rear Yard ②



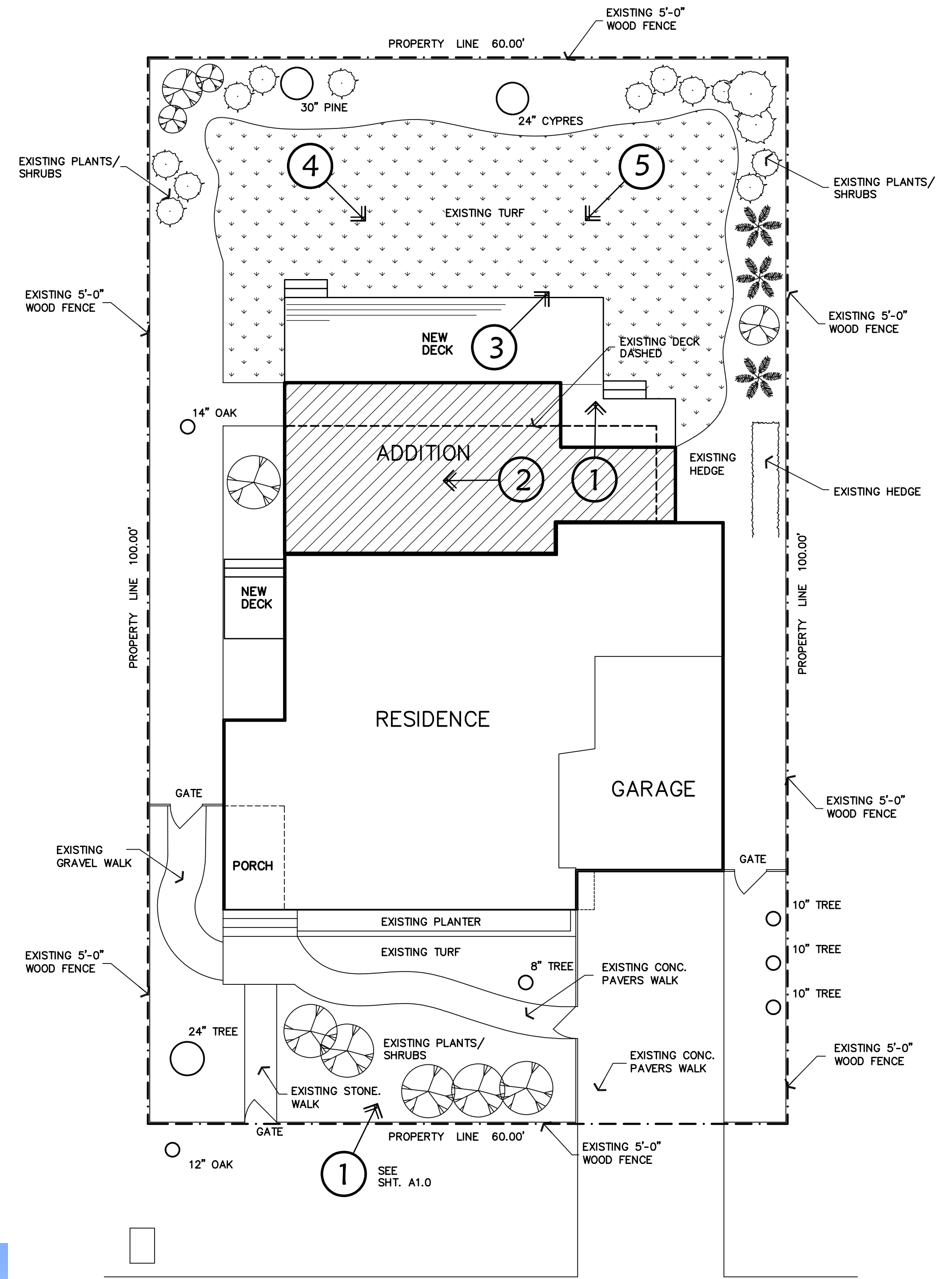
Rear Yard ⑤



Rear Yard ③



Front Yard ⑥



⑥

2645
16th AVENUE

LANDSCAPE
SITE PLAN

SCALE: 1/8" = 1'-0"



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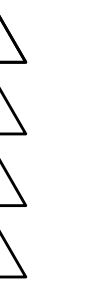
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CONSTRUCTION MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION EQUIPMENT IS PROPERLY TUNED AND MAINTAINED PRIOR TO AND FOR THE DURATION OF ONSITE OPERATION.
2. UTILIZE EXISTING POWER SOURCES (E.G., LINE POWER) OR CLEAN FUEL GENERATORS RATHER THAN TEMPORARY POWER GENERATORS.
3. DEVELOP A TRAFFIC PLAN TO MINIMIZE TRAFFIC FLOW INTERFERENCE FROM CONSTRUCTION ACTIVITIES. THE PLAN MAY INCLUDE ADVANCE PUBLIC NOTICE OF ROUTING, USE OF PUBLIC TRANSPORTATION, AND SATELLITE PARKING AREAS WITH A SHUTTLE SERVICE. SCHEDULE OPERATIONS AFFECTING TRAFFIC FOR OFF-PEAK HOURS. MINIMIZE OBSTRUCTION OF THROUGH-TRAFFIC LANES. PROVIDE A FLAG PERSON TO GUIDE TRAFFIC PROPERLY AND ENSURE SAFETY AT CONSTRUCTION SITES.
4. ALL GRADING OPERATIONS ON A PROJECT SHOULD BE SUSPENDED WHEN WINDS EXCEED 20 MILES PER HOUR OR WHEN WINDS CARRY DUST BEYOND THE PROPERTY LINE DESPITE IMPLEMENTATION OF ALL FEASIBLE DUST CONTROL MEASURES.
5. WORK AREAS SHALL BE WATERED OR TREATED WITH DUST SUPPRESSANTS AS NECESSARY TO PREVENT FUGITIVE DUST VIOLATIONS.
6. AN OPERATIONAL WATER TRUCK SHOULD BE AVAILABLE AT ALL TIMES. APPLY WATER TO CONTROL DUST AS NEEDED TO PREVENT VISIBLE EMISSIONS VIOLATIONS AND OFFSITE DUST IMPACTS. TRAVEL TIME TO WATER SOURCES SHOULD BE CONSIDERED AND ADDITIONAL TRUCKS USED IF NEEDED.
7. ONSITE DIRT PILES OR OTHER STOCKPILED MATERIAL SHOULD BE COVERED, WIND BREAKS INSTALLED, AND WATER AND/OR SOIL STABILIZERS EMPLOYED TO REDUCE WIND-BLOWN DUST EMISSIONS. INCORPORATE THE USE OF APPROVED NON-TOXIC SOIL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL INACTIVE CONSTRUCTION AREAS.
8. ALL TRANSFER PROCESSES INVOLVING A FREE FALL OF SOIL OR OTHER PARTICULATE MATTER SHALL BE OPERATED IN SUCH A MANNER AS TO MINIMIZE THE FREE FALL DISTANCE AND FUGITIVE DUST EMISSIONS.
9. APPLY APPROVED CHEMICAL SOIL STABILIZERS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS, TO ALL INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS THAT REMAIN INACTIVE FOR 96 HOURS) INCLUDING UNPAVED ROADS AND EMPLOYEE/EQUIPMENT PARKING AREAS.
10. TO PREVENT TRACK-OUT, WHEEL WASHERS SHOULD BE INSTALLED WHERE PROJECT VEHICLES AND/OR EQUIPMENT EXIT ONTO PAVED STREETS FROM UNPAVED ROADS. VEHICLES AND/OR EQUIPMENT SHALL BE WASHED PRIOR TO EACH TRIP. ALTERNATIVELY, A GRAVEL BED MAY BE INSTALLED AS APPROPRIATE AT VEHICLE/EQUIPMENT SITE EXIT POINTS TO EFFECTIVELY REMOVE SOIL BUILDUP ON TIRES AND TRACKS TO PREVENT/DIMINISH TRACK-OUT.
11. PAVED STREETS SHALL BE SWEEP FREQUENTLY (WATER SWEEPER WITH RECLAIMED WATER RECOMMENDED; WET BROOM) IF SOIL MATERIAL HAS BEEN CARRIED ONTO ADJACENT PAVED, PUBLIC THOROUGHFARES FROM THE PROJECT SITE.
12. PROVIDE TEMPORARY TRAFFIC CONTROL AS NEEDED DURING ALL PHASES OF CONSTRUCTION TO IMPROVE TRAFFIC FLOW, AS DEEMED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS AND/OR CALTRANS AND TO REDUCE VEHICLE DUST EMISSIONS.
13. REDUCE TRAFFIC SPEEDS ON ALL UNPAVED SURFACES TO 15 MILES PER HOUR OR LESS AND REDUCE UNNECESSARY VEHICLE TRAFFIC BY RESTRICTING ACCESS. PROVIDE APPROPRIATE TRAINING, ONSITE ENFORCEMENT, AND SIGNAGE.
14. REESTABLISH GROUND COVER ON THE CONSTRUCTION SITE AS SOON AS POSSIBLE AND PRIOR TO FINAL OCCUPANCY, THROUGH SEEDING AND WATERING.

RMA-ENVIRONMENTAL SERVICES INSPECTIONS

PRIOR TO COMMENCE OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENT SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS

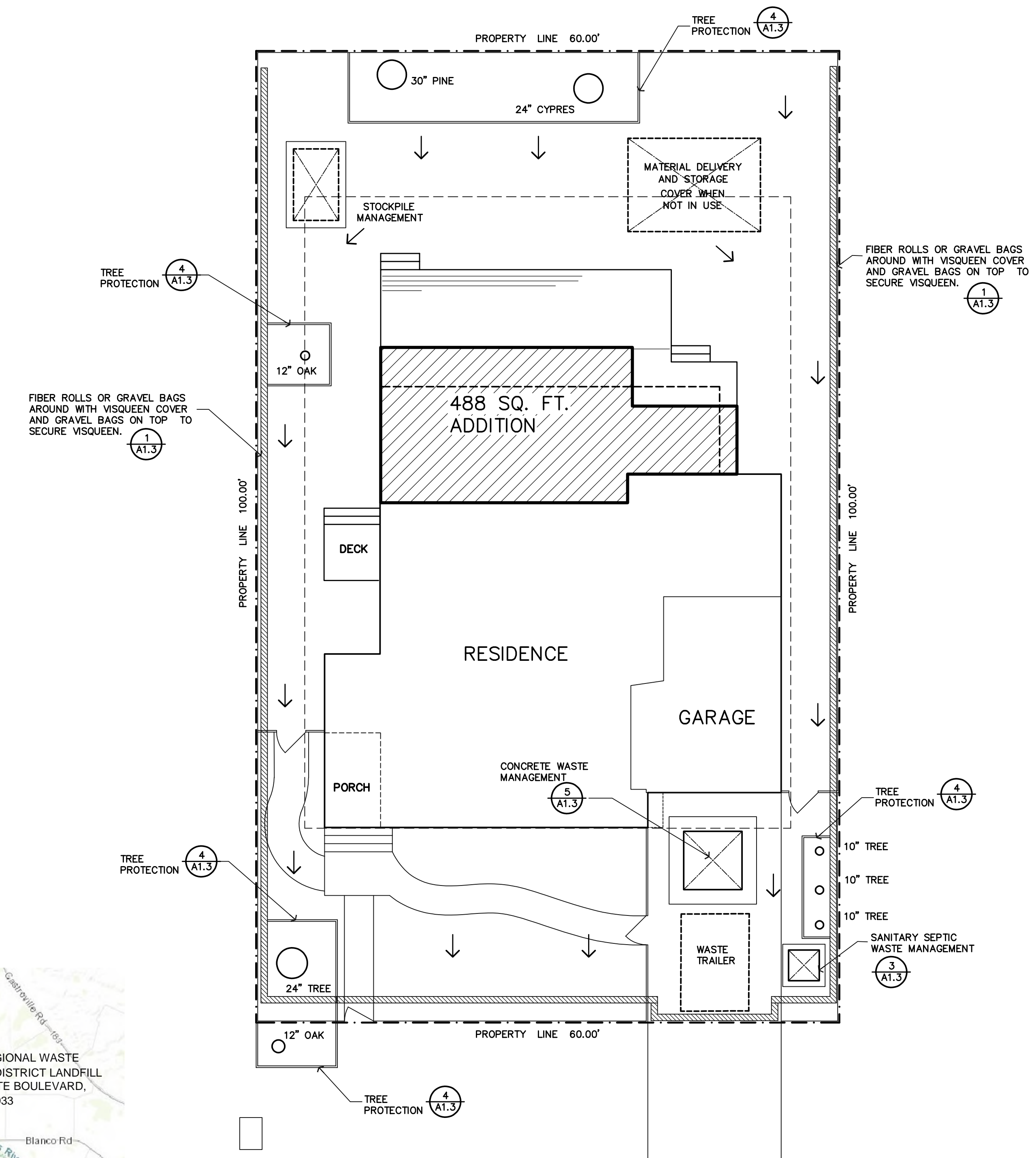
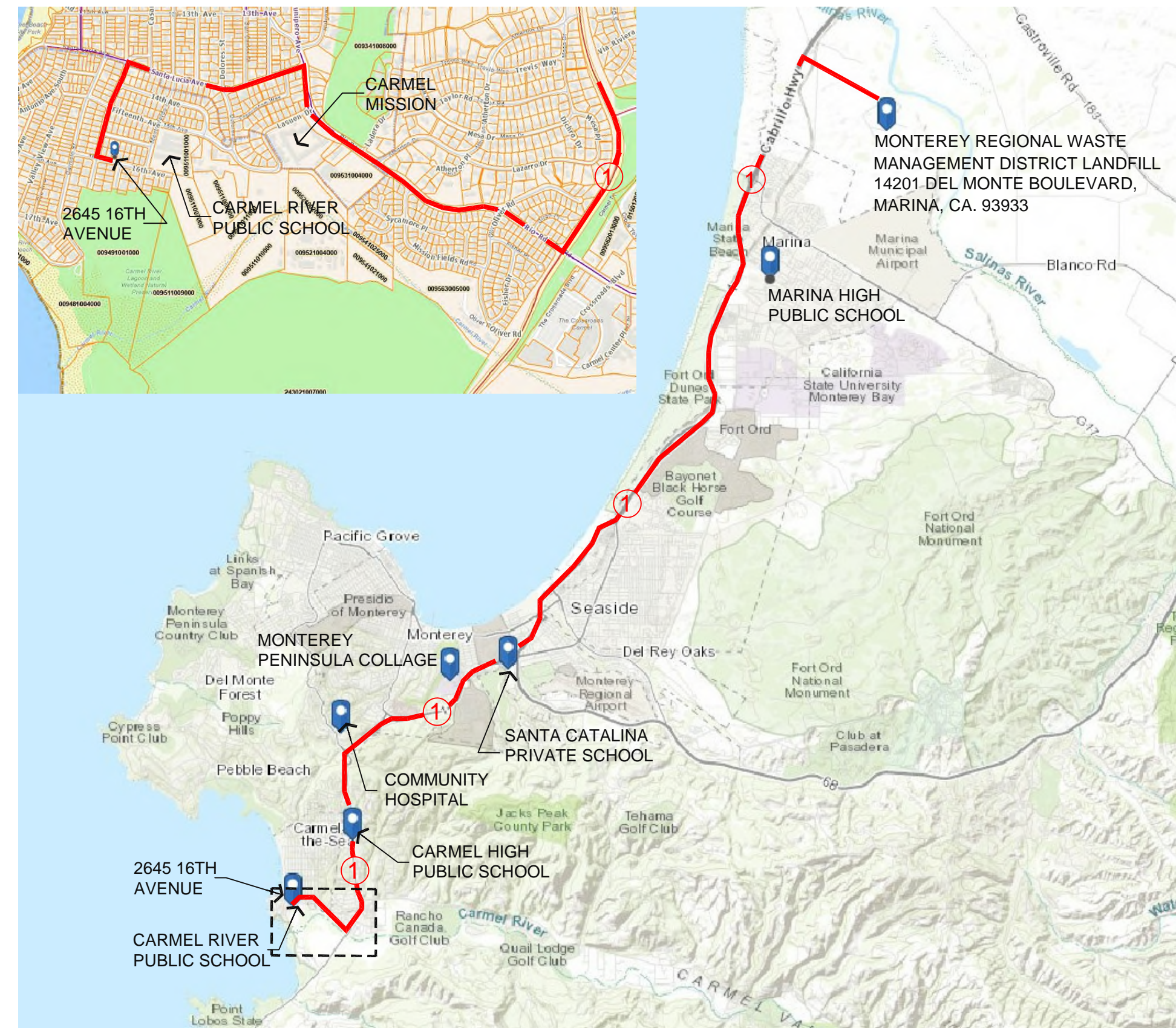
PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

EROSION AND SEDIMENT CONTROL NOTES

- A. BEST MANAGEMENT PRACTICES (BMPs) AT A MINIMUM. THE FOLLOWING BMPs ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS. AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED, VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, ASS APPLICABLE.
- A. WET WEATHER MEASURES. IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE OR PRE-RAIN INSTALL.
- B. EXISTING VEGETATION. PROTECT EXISTING VEGETATION; AVOID REMOVAL, AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE FENCING, PERIMETER CONTROLS PRIOR TO WORK.
- C. EROSION AND SEDIMENT CONTROL. AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPs SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT-ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.
- D. STOCKPILE MANAGEMENT. 1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. 2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING AND AFTER RAIN EVENTS. 3.) NO MATERIAL SHALL BE WASHED INTO STREET.
- E. WASTE MANAGEMENT. ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY. NO MATERIAL SHALL BE WASHED INTO STREET.
- F. VEHICLES AND EQUIPMENT. RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.
- G. DRAIN/INLET PROTECTION & PERIMETER CONTROLS. DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT TO IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE.
- H. SWEEPING. ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEEP (NOT WASHED OR HOSED DOWN), AND MATERIAL FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.
- I. DEWATERING. NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO DISCHARGE PROHIBITIONS PER CITY CODE CH.31-5-12(C), EXCEPT AS SPECIFIED FOR ASBA DRAINAGES. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.
- J. STORM WATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORMWATER.

OVERALL TRUCK ROUTING PLAN

NO SCALE



2645
16th AVENUE



DRAINAGE & CONSTRUCTION MANAGEMENT PLAN

SCALE: 1/8" = 1'-0"

TRUCK SCHEDULE

1. TYPES OF CONSTRUCTION VEHICLES & NUMBER OF TRUCK AND/OR VEHICLE TRIPS PER DAY:
EXCAVATION OFF HAUL: 2 COUNT 20 YARD TRUCKS X 1 TRIPS PER DAY X 2 DAYS.
CONSTRUCTION LABOR: 3 COUNT CONSTRUCTION PICKUP TRUCKS PER DAY X 1 TRIP
2. AMOUNT OF GRADING PER DAY: 20 CUBIC YARDS OFF-HAUL PER DAY FOR 1 DAYS.
3. HOURS OF OPERATION: 7 AM - 4 PM DAILY, M-F.
4. PROJECT SCHEDULING: COMMENCEMENT OF SITE WORK: JANUARY, 2023
TOTAL CONSTRUCTION PERIOD: 10 MONTHS.

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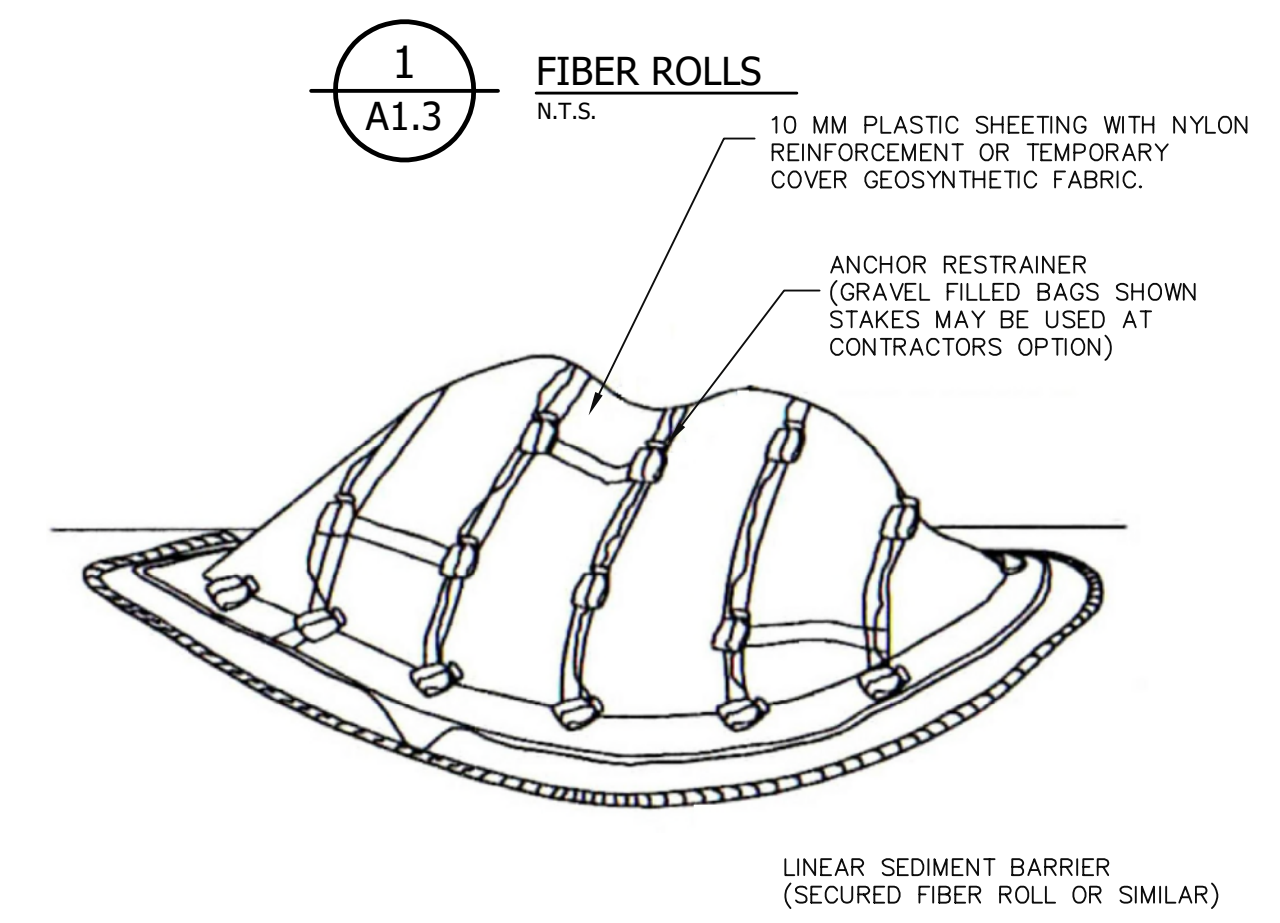
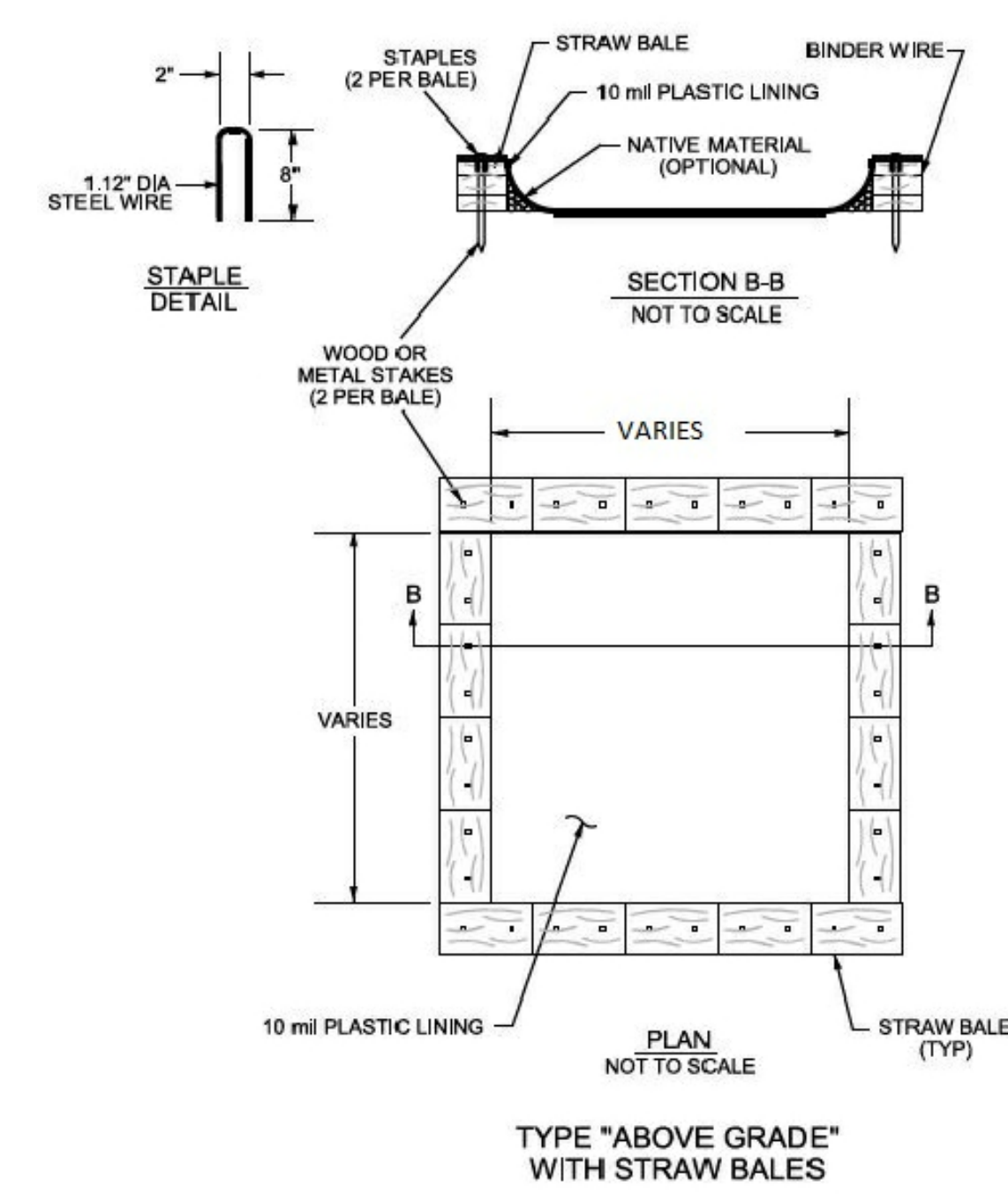
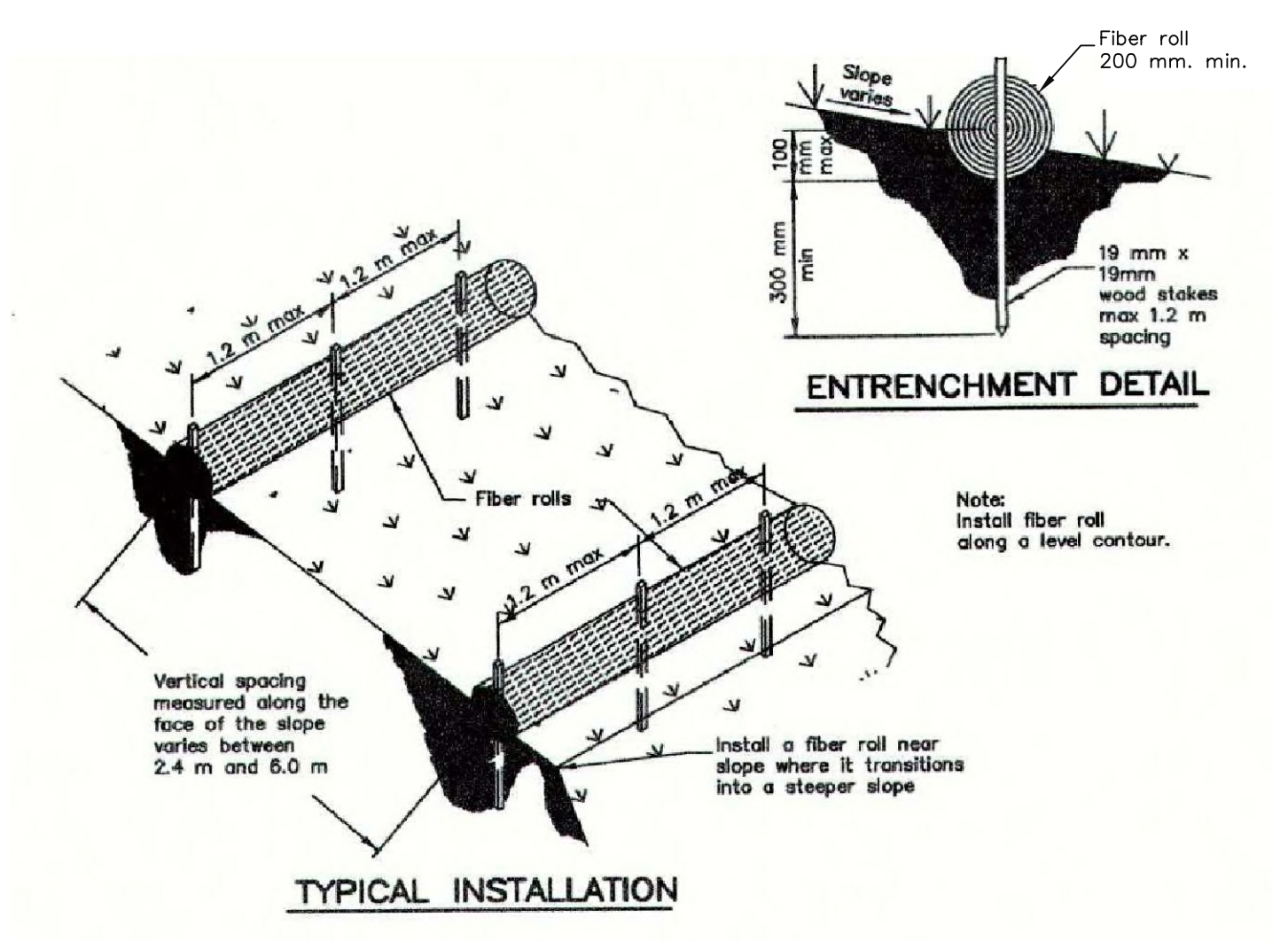
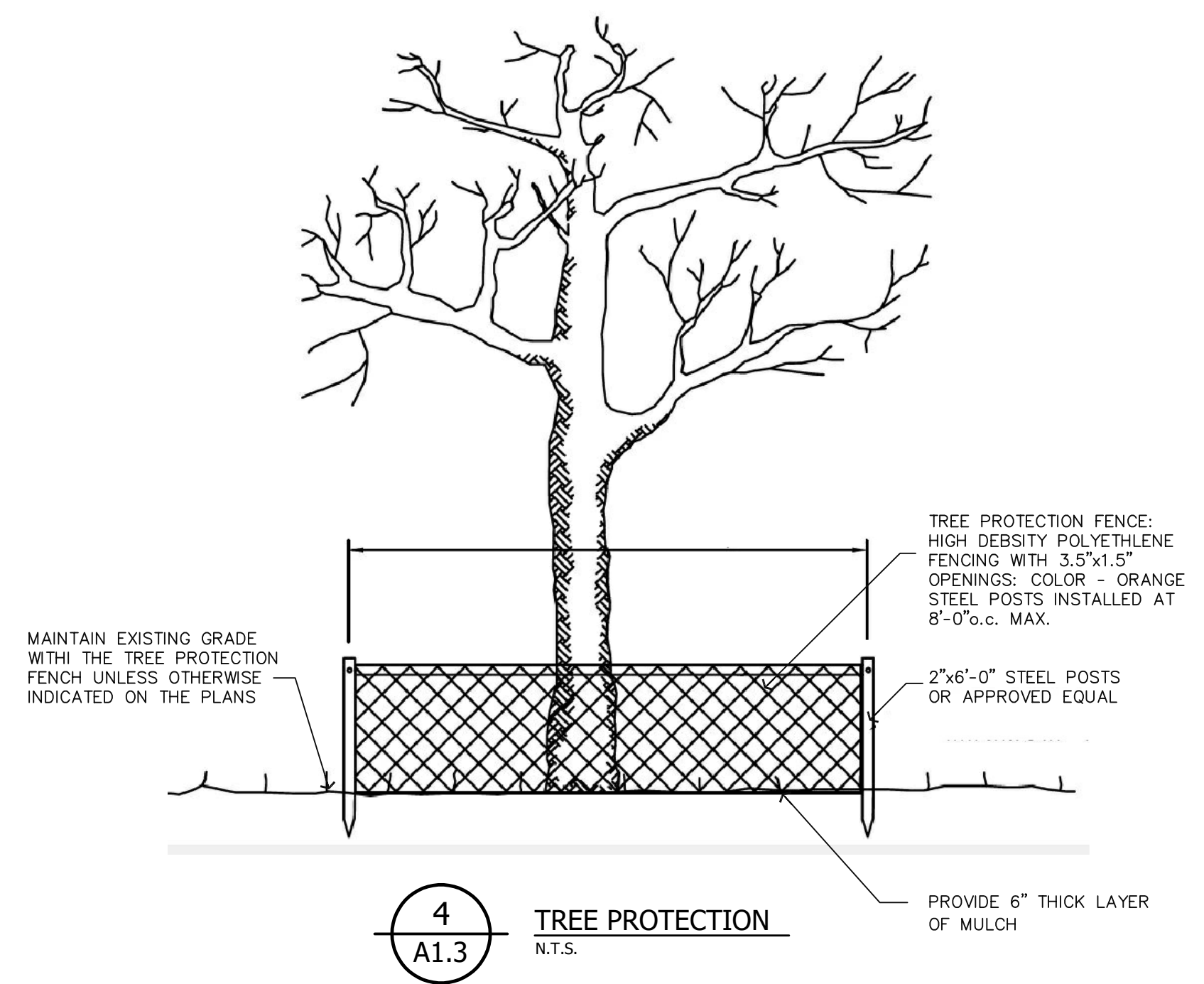
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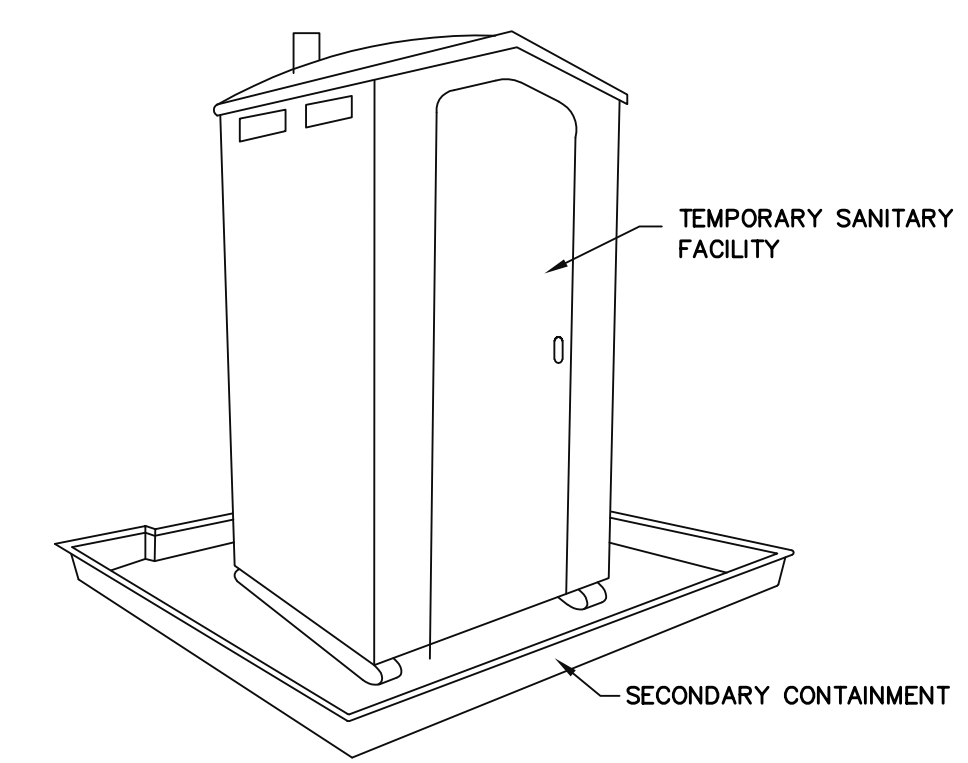
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- NOTES**
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT AND SECURED AT END OF EACH DAY.
 2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
 3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO THE STREET.
 4. PLASTIC SHEETING HAS A LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.

5 CONCRETE WASHOUT
N.T.S.

2 TEMPORARY COVER ON STOCKPILE
N.T.S.



STORAGE AND DISPOSAL PROCEDURES

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED WAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION. DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

3 SANITARY WASTE MANAGEMENT
N.T.S.

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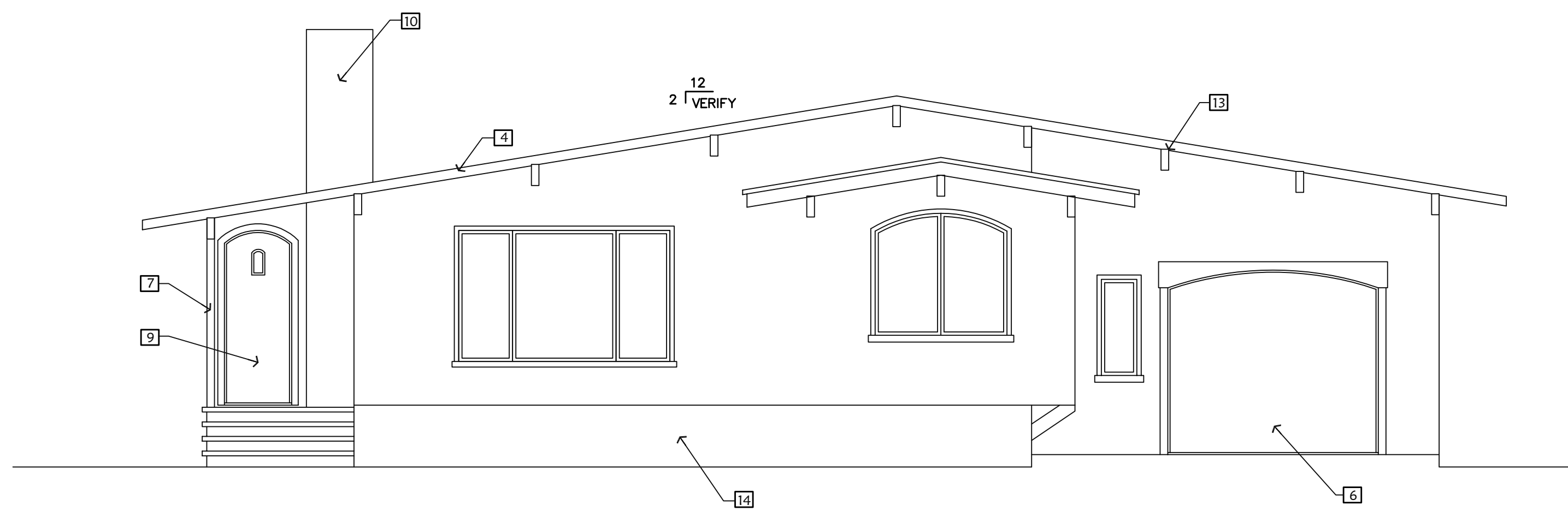
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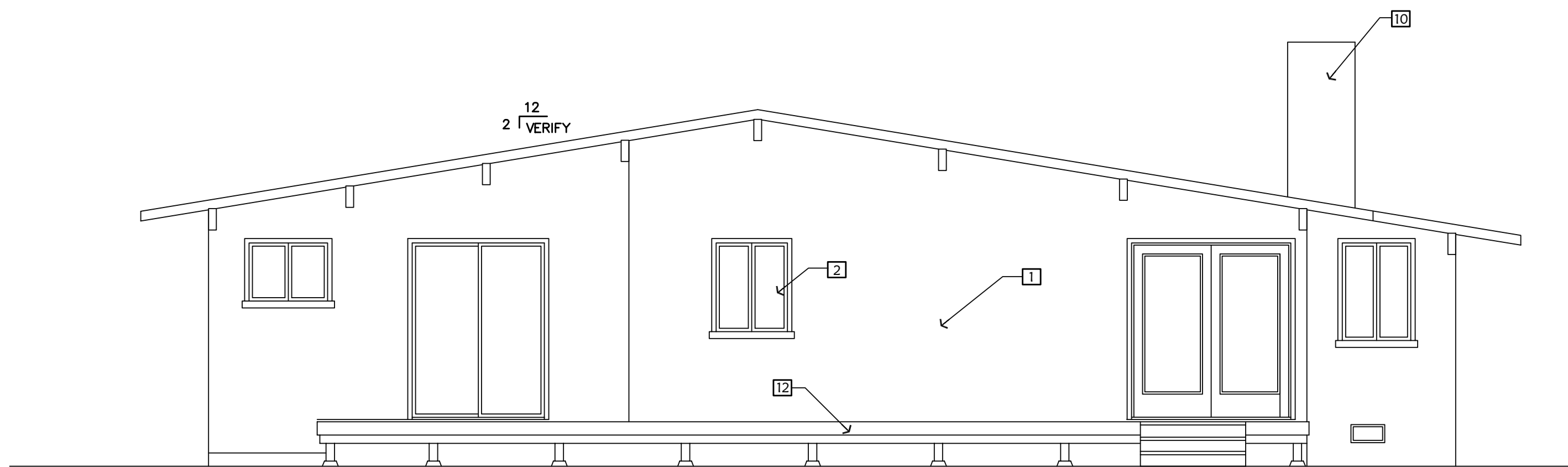
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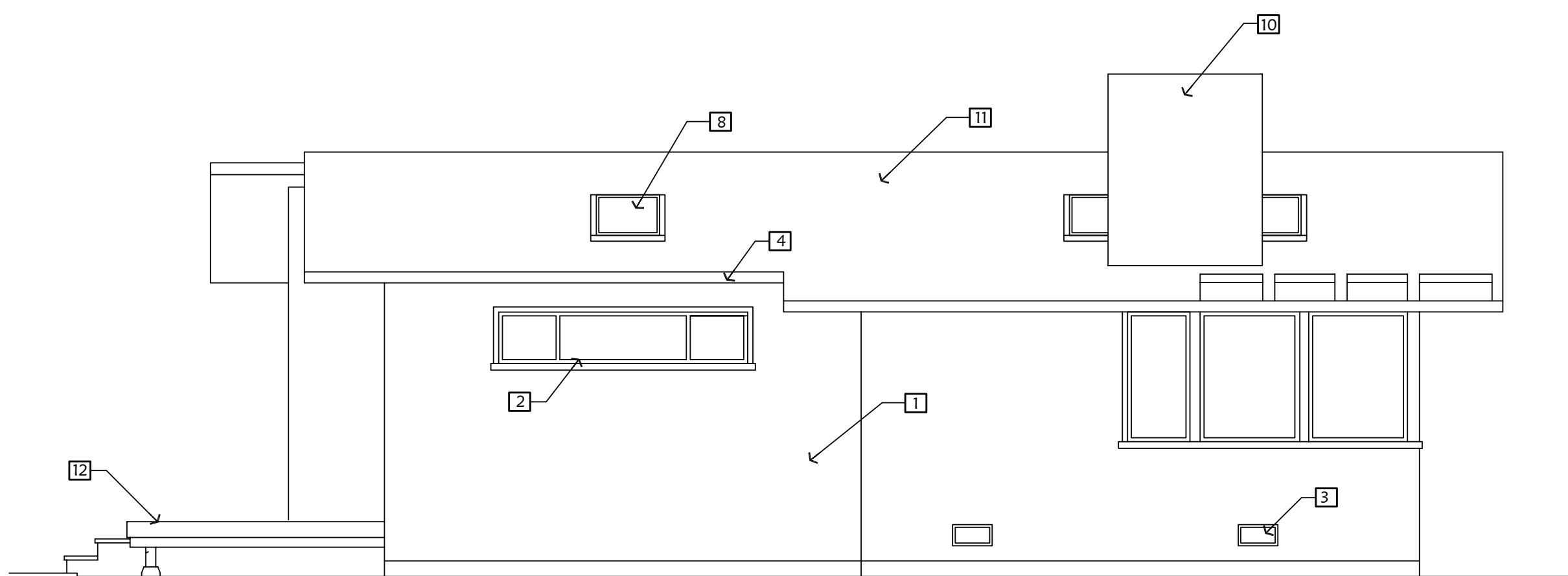
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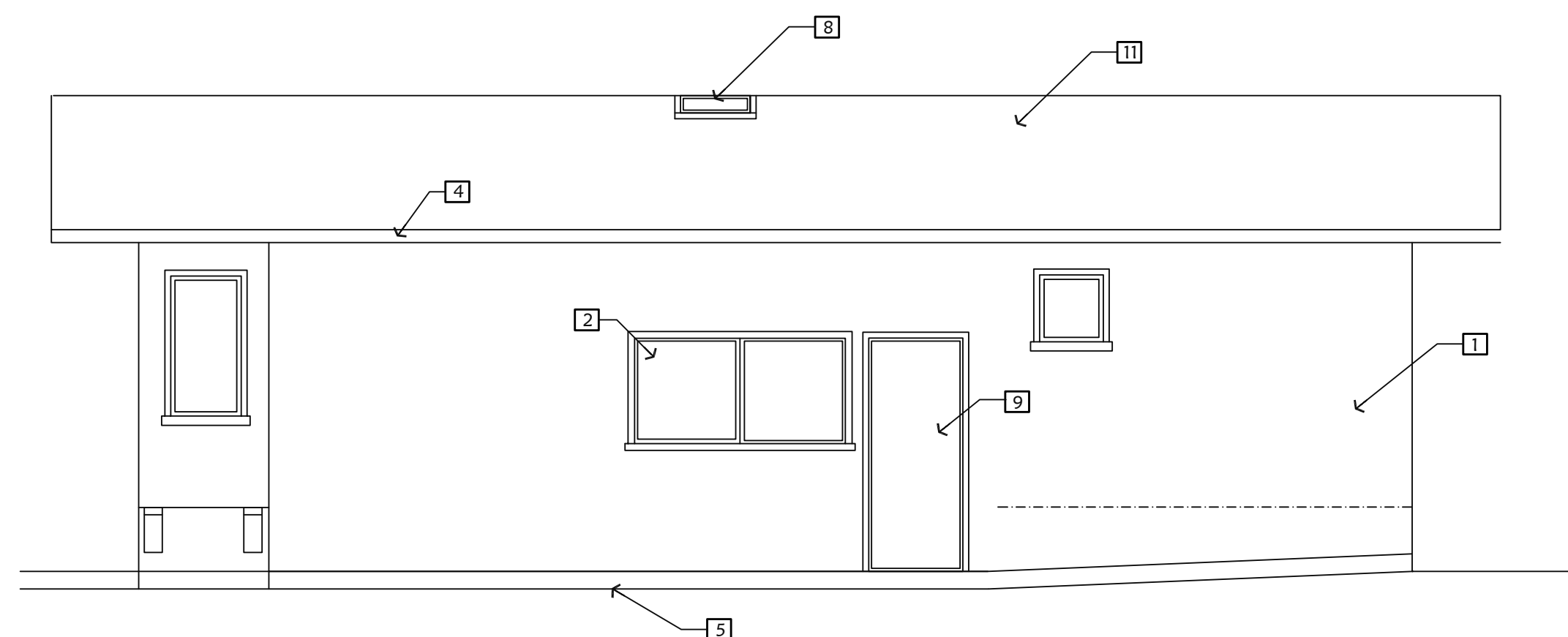
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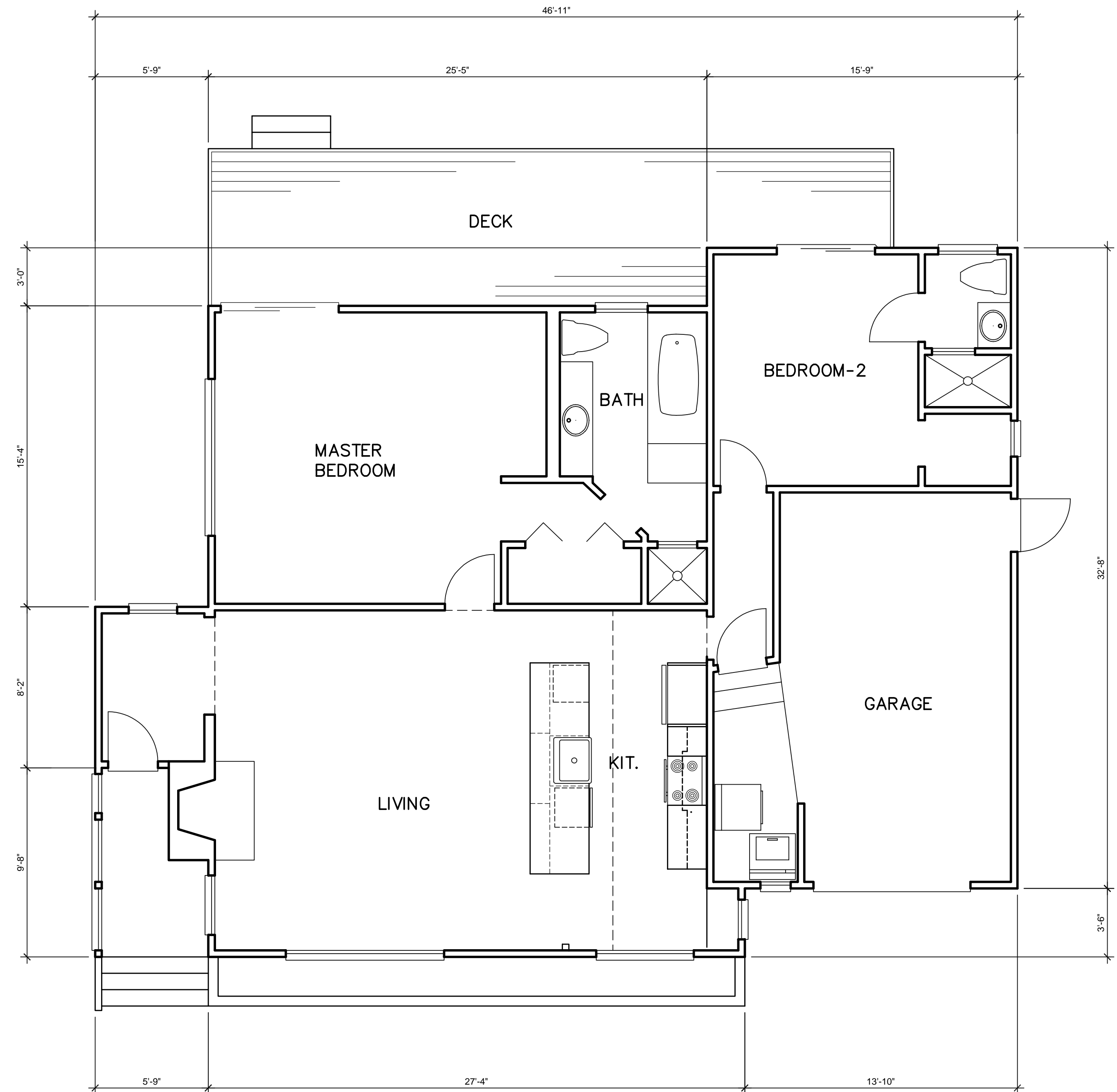
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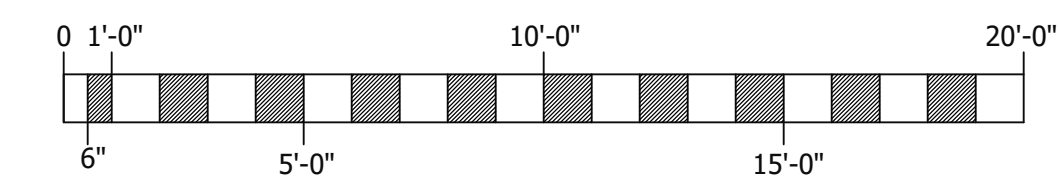
WEST



EAST



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

ELEVATION KEY

- | | |
|-------------------------------|--|
| 1 (E) CEMENT PLASTER EXTERIOR | 10 (E) FIREPLACE STACK w/ SPARK ARESSTOR |
| 2 (E) WOOD WINDOWS | 11 (E) COMPOSITION ASPHALT ROOF OVER BUILT UP ROOFING FIELD VERIFY |
| 3 (E) FLOOR VENTILATION | 12 (E) DECK |
| 4 EXISTING 2x FACIA | 13 (E) WOOD BEAMS |
| 5 EXISTING GRADE | 14 (E) PLANTER |
| 6 (E) GARAGE DOOR | |
| 7 (E) WOOD POST | |
| 8 (E) SKYLIGHT | |
| 9 (E) WOOD DOOR | |

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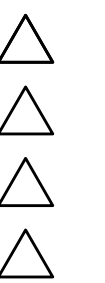
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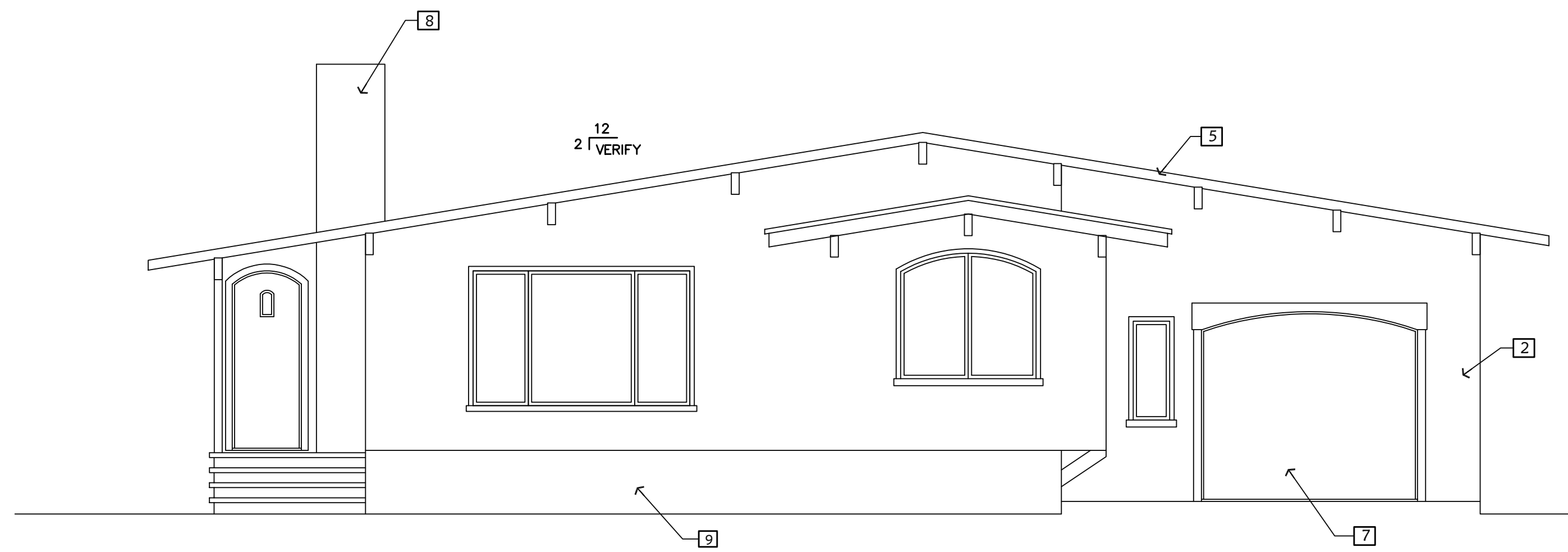


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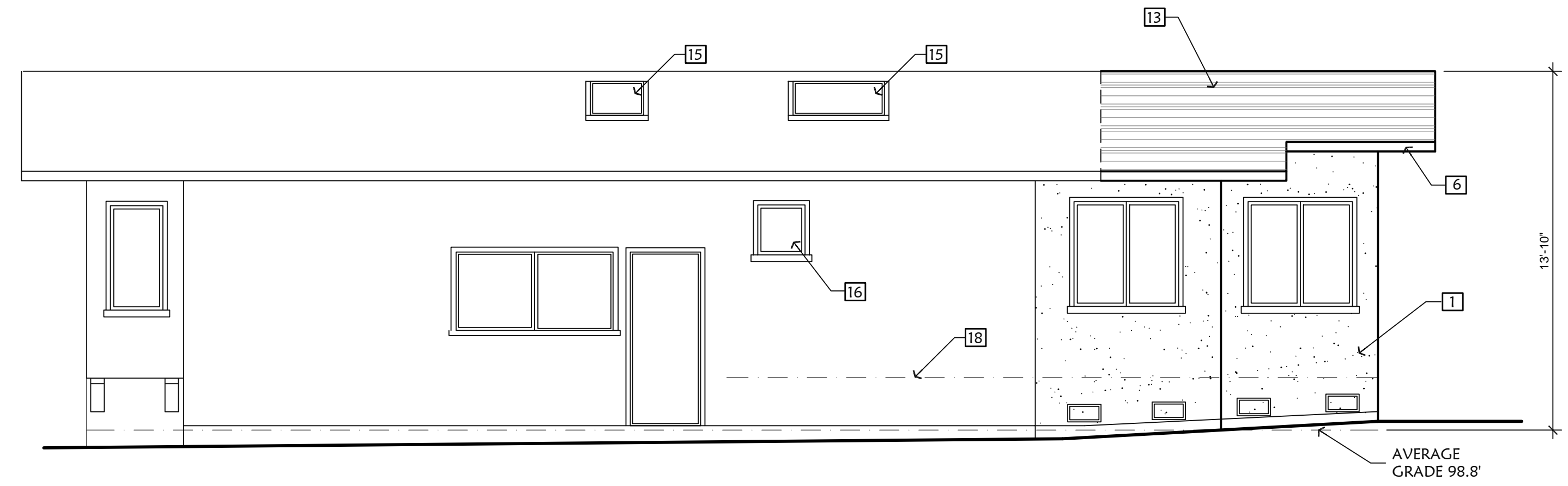
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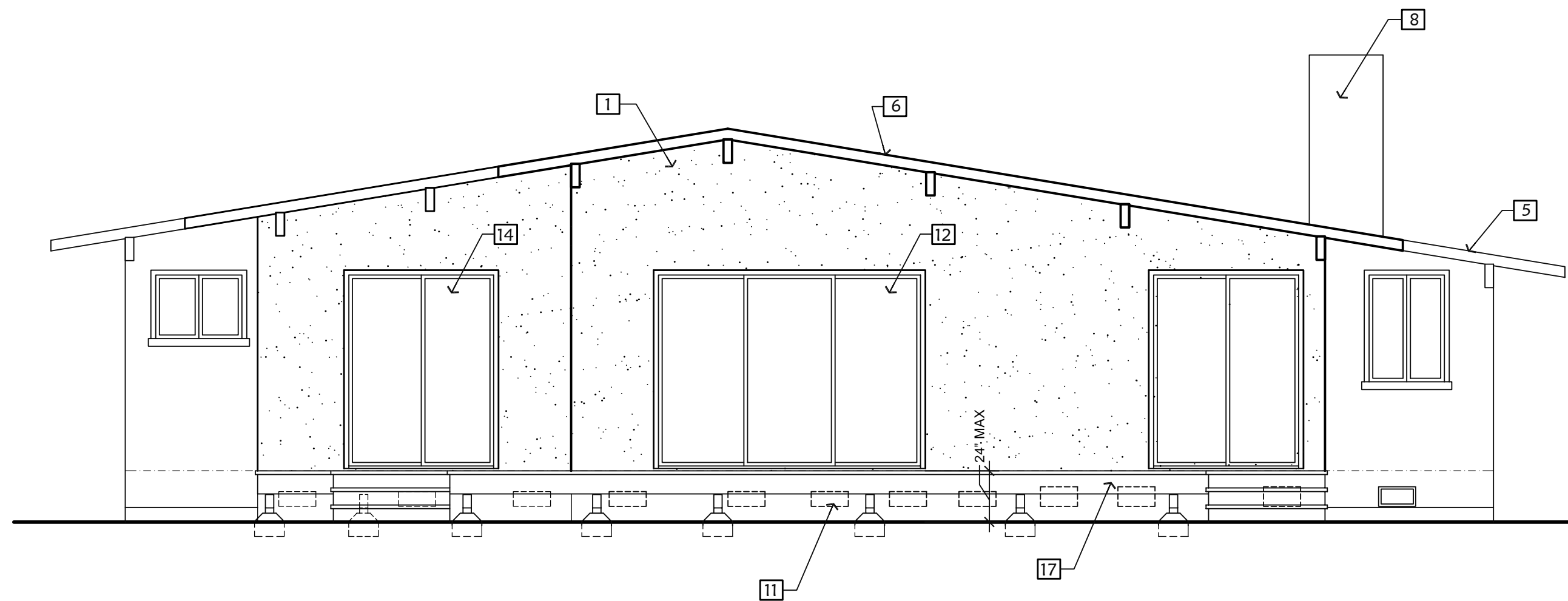
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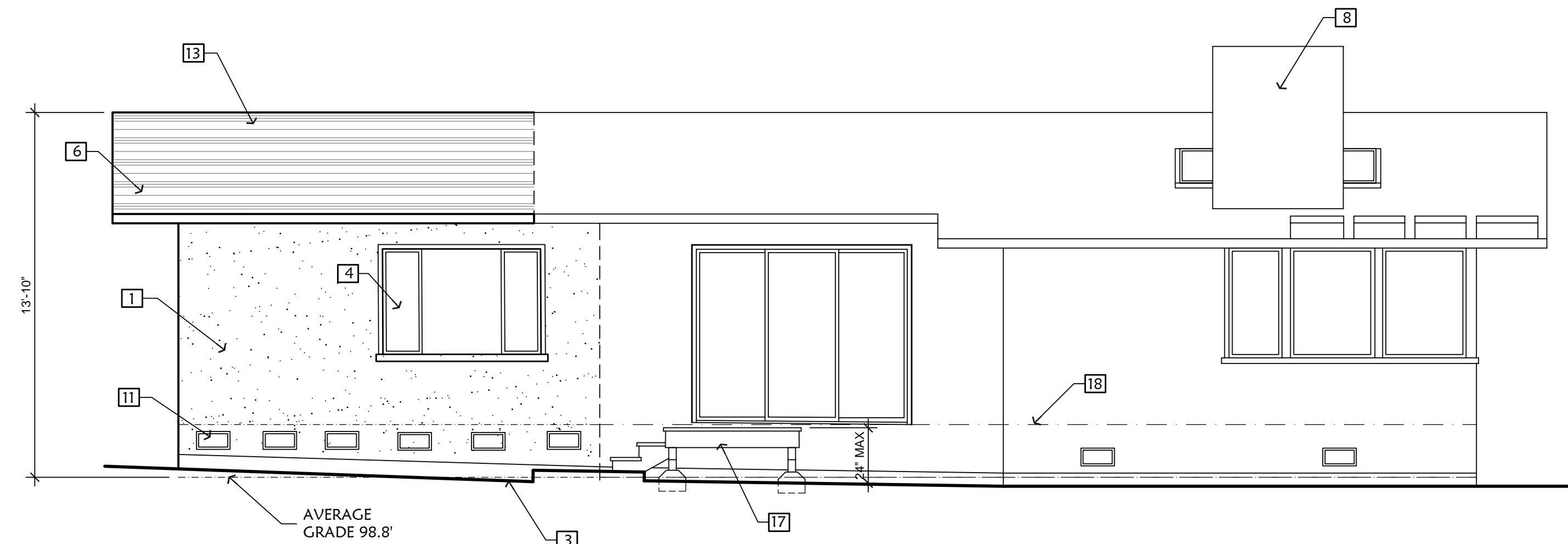
SOUTH
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EAST



NORTH



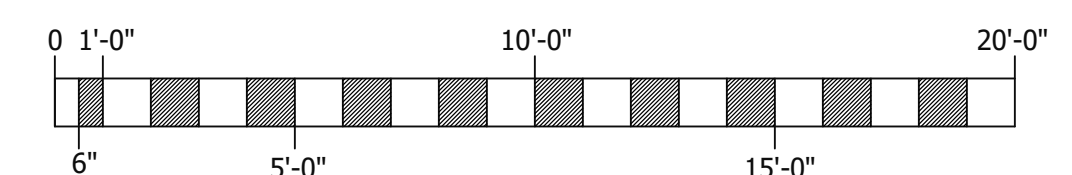
WEST

ELEVATION KEY

- | | |
|---|--|
| 1 (3) COAT 7/8" THK. CEM. PLAS. 0/ 2 LAYERS OF GRADE D WATER-RESISTIVE BARRIER BACKED WIRE LATH | 11 (N) FLOOR VENTILATION |
| 2 (E) CEMENT PLASTER EXTERIOR REPAIR AS REQUIRED | 12 (N) WOOD SLIDING DOOR |
| 3 EXISTING GRADE | 13 ASPHALT ROOFING FIELD VERIFY / MATCH EXISTING |
| 4 (N) WOOD WINDOWS | 14 RELOCATE (E) SLIDING GLASS DOOR |
| 5 (E) 2x FASCIA | 15 SKYLIGHT |
| 6 (N) 2x FASCIA MATCH EXISTING | 16 (E) WOOD WINDOWS |
| 7 (E) GARAGE DOOR | 17 (N) WOOD DECK |
| 8 (E) FIREPLACE STACK w/ SPARK ARRESTOR | 18 FINISHED FLOOR 100.0' |
| 9 (E) PLANTER | |
| 10 (N) WOOD BEAMS MATCH EXISTING | |

PROPOSED
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



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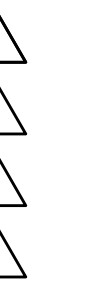
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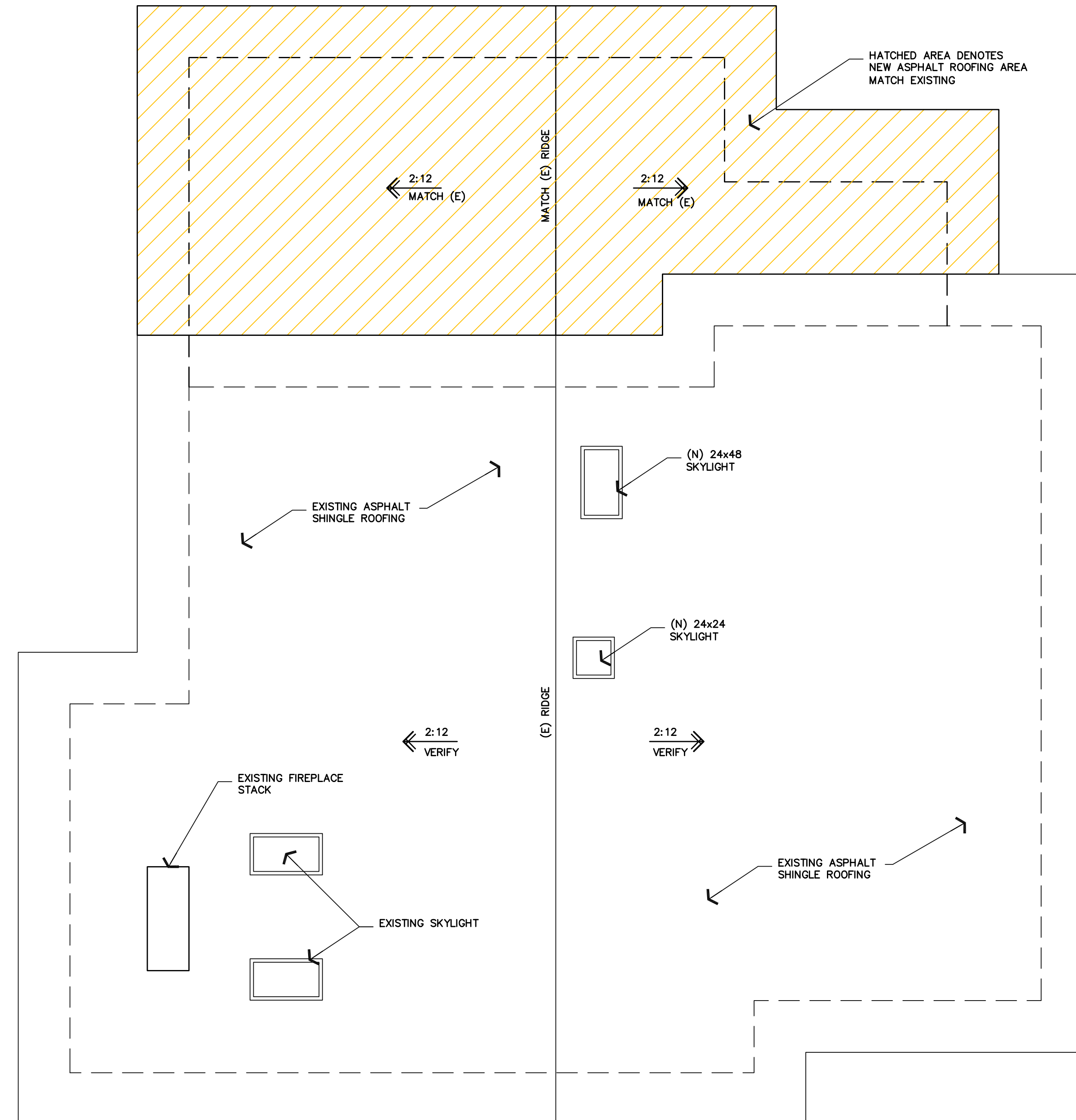


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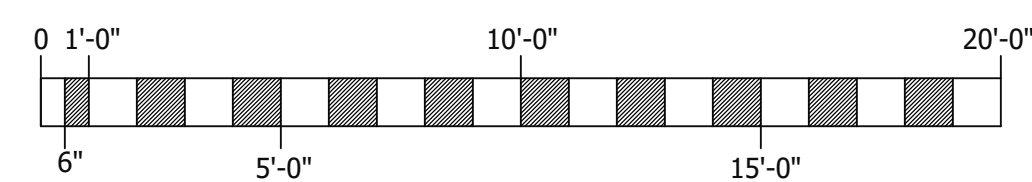
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**PROPOSED
ROOF PLAN**

SCALE: 1/4" = 1'-0"



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