

# 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:

**KNOOP MICHAEL & MICHELLE TRS (PLN230271)**

### **RESOLUTION NO. 24--**

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemption set forth in CEQA Guidelines section 15300.2 apply; and
- 2) Approving an Administrative Permit and Design Approval to allow the remodel of an existing 11,063 square foot single-family dwelling with an attached garage, resulting in a 6,916 square foot single-family dwelling with an attached garage and associated site improvements, and to partially clear Code Enforcement Violation (24CE00303).

[PLN230271 KNOOP MICHAEL & MICHELLE TRS, 250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CARMEL VALLEY MASTER PLAN (APN: 187-021-029-000)]

**The KNOOP MICHAEL & MICHELLE TRS application (PLN230271) came on for an administrative decision before the Monterey County HCD Chief of Planning on October 16, 2024. 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 2010 Monterey County General Plan;
  - Carmel Valley Master Plan; and
  - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The subject property is developed with an 11,063 square foot single family dwelling (inclusive of an attached 548 square foot pergola) and associated site improvements including an 811 square foot pool, tennis court, landscaping walls, and hardscape. The proposed project includes exterior and interior remodels and a reduced overall size of the existing residence. The size reduction is a result of converting a 1,379-square-foot enclosed portion of the residence into an open-air courtyard. The proposed project will result in a 6,916-square-foot single-family dwelling. Associated site improvements include new roofing, undergrounding the propane tank, demolishing 4,431 square feet of patios and side walls and replacing 1,160 square feet of patios, and refinishing the existing 811-square-foot pool.
- c) Allowed Use. The property is located at 250 Country Club Heights, Carmel Valley (Assessor's Parcel Number [APN]: 187-021-029-000), within the Carmel Area Master Plan, in unincorporated Carmel Valley. The parcel is zoned as Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlays, which allows for the construction of the first single-family dwelling on a legal lot of record (Title 21 section 21.16.030.A). The proposed project includes modifications to an existing single-family dwelling and therefore, the project is an allowed land use for this site.
- d) Lot Legality. The property (15.84 acres) is shown in its present size and configuration as "Parcel 1" in a Record of Survey Map, recorded in Volume 13, Survey Maps, Page 61. This Record of Survey Map illustrates the lot line adjustment approved by the Monterey County Minor Subdivision Committee (L-82-6) (Resolution No. 82-49). Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards. Development standards for the RDR zoning are codified in Title 21 section 21.16.060. The required main structure setbacks for the subject property are 30 feet (front), 20 feet (rear), and 20 feet (side). The existing single-family dwelling currently complies with the required setbacks and will be altered in a manner that continues to comply with the required setbacks. The maximum allowed height for main structures is 30 feet. The proposed project slightly decreases the existing residence's height above average natural grade and will result in a height of 14 feet 5 inches. The property is 689,990 square feet (15.84 acres) and the maximum allowable building site coverage is 25% (172,498 square feet). The proposed project reduces the existing coverage to 1% (6,916 square feet).
- f) Design. The subject parcel and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay) and pursuant to Title 21 Chapter 21.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. The proposed project would match the existing building finishes, which include an off-white stucco finish, terracotta tile roof, black aluminum windows, light gray stucco finish for exterior walls, and black metal fencing. The project will not have a detrimental effect on the existing neighborhood character. The proposed alterations to the single-family dwelling will reduce the massing of the existing residence and it will continue to not

be visible from Carmel Valley Road. The architectural style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), the landscape plan and exterior lighting plan shall be approved by HCD-Planning pursuant to Title 21 section 21.16.060 and will be controlled by use of the County's standard conditions.

- g) Site Plan Review. The property is subject to the Site Plan Review "S" Zoning district pursuant to Title 21 Chapter 21.45, which provides regulations for development, with by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. A site plan was included in the application and an Administrative Permit application has been received and reviewed pursuant to these regulations. The proposed project includes alterations to an existing single-family dwelling. The 1,379 square foot atrium area will be reduced and converted into a courtyard. Though an interior remodel will occur, the remaining exterior configuration of the house will not change. A fuel management plan was included in the application which included measures to maintain vegetation surrounding the development area to reduce fire hazards. The applicants provided a grading and erosion control plan to demonstrate the feasibility of their proposed project. No other hazards or impacts to resources were identified during staff's review of the project (See Findings 2 and 3 and supporting evidence).
- h) Residential Allocation. Pursuant to Title 21 Chapter 21.52, the Residential Allocation Zoning District limits the amount of lots and/or units within specific areas. As proposed, the subject lot will remain the same size and will maintain the same number of units on the property. Therefore, there are no changes to the number of lots and/or units for the proposed development.
- i) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a moderate archaeological sensitivity, is not within 250 feet of a known archaeological resource, and is Categorically exempt from CEQA review, see Finding No. 5 and supporting evidence. Therefore, no archaeological assessment was prepared for the project pursuant to Title 21 Section 21.66.050.C. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- j) Land Use Advisory Committee (LUAC) Review. The project was not referred to a Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Variance, a Lot Line Adjustment, or preparation of an environmental document pursuant to CEQA Guidelines.
- k) The project planner conducted a site inspection on November 14, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230271.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. 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 development. Conditions recommended have been incorporated.
  - b) Staff did not identify any potential impacts to the proposed project.
  - c) Staff conducted a site inspection on November 14, 2023, 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 PLN230271.
3. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Monterey County Regional Fire Management District. 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) Potable water will continue to be provided through an existing onsite domestic well. EHB reviewed the application and confirmed the well is suitable for the proposed development.
  - c) The property has an existing Onsite Wastewater Management System (OWTS). The proposed project does not alter the existing number of bedrooms (4) and therefore EHB confirmed that the existing system meets the applicable requirements of the County's Local Agency Management Program for Onsite Wastewater Treatment Systems.
  - d) Staff conducted a site inspection on November 14, 2023, to verify that the site is suitable for this use.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230271.
4. **FINDING:** **VIOLATIONS** – The subject property shall comply with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. A violation

exists on the property and approval of this permit would partially abate said violation.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of a violation (24CE00303) existing on subject property for partial demolition within the residence without permits.
  - b) The proposed project includes partial demolition of the existing residence. The violation will be partially abated to meet the zoning requirements through granting of this entitlement once all conditions have been met. Upon the issuance of associated demolition and/or construction permit(s), associated fines paid, and final inspection of the construction permit(s), the violation will be fully abated.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230271.

**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 projects that involve no expansion of use. The use will remain the same and the overall project development footprint will remain within the same footprint as the existing residence, and the area in which the project is located is not environmentally sensitive.
  - b) The project consists of the remodeling of a single-family residence on an existing residentially zoned property, fitting with the intent CEQA Guidelines section 15301.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
    - There is no significant effect on the environment due to unusual circumstances (see Findings 1 and 2, and supporting evidence);
    - The proposed development is not visible from any scenic corridor or highway. There is no tree removal proposed for this project and no impacts from the proposed development will damage scenic resources;
    - Successive projects of the same type and in the same place (remodeling of an existing single-family dwelling) would not contribute to a significant cumulative impact; and
    - This project is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
  - d) No adverse environmental effects were identified during staff review of the development application during a site visit on November 14, 2023.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230271.

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

**EVIDENCE:** a) Pursuant to Title 21 section 21.80.040.A, the project is subject to appeal to the Planning Commission because it requires the Chief of Planning to make a discretionary decision.

### **DECISION**

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

1. Find the project qualifies for a Class1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to this exemption set forth in the CEQA Guidelines section 15300.2 apply; and
2. Approve the Administrative Permit and Design Approval to allow the remodel of an existing 11,063 square foot single-family dwelling with an attached garage, resulting in a 6,916 square foot single-family dwelling with an attached garage and associated site improvements, and to partially clear Code Enforcement Violation (24CE00303) 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 16<sup>th</sup> day of October 2024.

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Melanie Beretti, AICP  
HCD, Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

### **NOTES**

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

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

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

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

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN230271

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Administrative Permit and Design Approval (PLN230271) allows the remodel of an existing 11,063 square foot single-family dwelling with an attached 3-car garage, resulting in a 6,916 single-family dwelling with an attached 3-car garage and associated site improvements, and to partially clear Code Enforcement violation (24CE00303). The property is located at 250 Country Club Heights, Carmel Valley (Assessor's Parcel Number 187-021-029-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An Administrative Permit and Design Approval (Resolution Number \_\_\_\_\_) was approved by HCD Chief of Planning for Assessor's Parcel Number 187-021-029-000 on October 16, 2024. 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:** 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. PD012(F) - LANDSCAPE PLAN AND MAINTENANCE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, an electronic copy of a landscaping plan shall be submitted to HCD-Planning. The landscape plan shall be in sufficient detail to identify location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to County of Monterey HCD-Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant materials shall be continuously maintained in a litter-free, weed-free, healthy growing condition. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** Owner/Applicant/Agent/Contractor shall submit landscape plans and contractor estimate to HCD-Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by a licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf, and low-flow water conservation irrigation fixtures."

All landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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

**Responsible Department:** 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 applicant shall submit an electronic copy 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 HCD-Planning, prior to the issuance of building permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit an electronic copy of the lighting plan to HCD-Planning for review and approval prior to issuance of building or grading permits. Approved lighting plans shall be incorporated into final building plans.

The lighting shall be installed and maintained in accordance with the approved plan prior to occupancy and shall be maintained ongoing.

**6. PW0006 - CARMEL VALLEY**

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI)

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

**7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE**

**Responsible Department:** Public Works

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

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



**Map Legend:**  
 Basis of Bearings: The bearing of N11° 55' 48"E as calculated from 13 S1/4V 61 and as found monumented is taken as the basis of bearings for this survey.  
 Vertical Datum: Assumed.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.  
 Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

- |                          |   |
|--------------------------|---|
| <b>Boundary Legend</b>   | <ul style="list-style-type: none"> <li>A.S.S. - above ground surface</li> <li>A.O. - as shown on</li> <li>AP - angle point</li> <li>BP - bench mark</li> <li>B.S. - below ground surface</li> <li>B.C. - block of curb</li> <li>CC - corner</li> <li>CCP - control point</li> <li>DOC - document</li> <li>ENG/ENGR - engineer</li> <li>FD/RND - found</li> <li>F.T.C. - from true corner</li> <li>L.T. - land survey</li> <li>LS - land survey</li> <li>M-I - MAG NAL &amp; log</li> <li>MAG - MAG NAL</li> <li>MMD - marked</li> <li>MN - monument</li> <li>N.F. - no reference found</li> <li>N.S.F. - not searched for</li> <li>O.R. - Official Records, Monterey County</li> <li>COL - unknown</li> <li>PO - point on line</li> <li>RCE - registered civil engineer</li> <li>ROW - right of way</li> <li>S.F.N.F. - searched for, not found</li> <li>SP - spike</li> <li>ST - station (located point)</li> <li>TBM - temporary benchmark</li> </ul>   |
| <b>Topography Legend</b> | <ul style="list-style-type: none"> <li>AC - asphalt concrete</li> <li>AD - area drain</li> <li>BLD/BDC - building</li> <li>BLDRS - boulevard</li> <li>B.C. - block of curb</li> <li>BR - brick</li> <li>BR/BLD - brick building</li> <li>CC - curb toe</li> <li>CHM - chimney</li> <li>CL - centerline</li> <li>CLM - column</li> <li>CC - concrete</li> <li>D - ditch</li> <li>DC - decomposed granite</li> <li>DW - driveway</li> <li>EA - exposed aggregate concrete</li> <li>EP - edge of paving</li> <li>FF - finished floor</li> <li>FF-HRESH - finished floor threshold</li> <li>FI - fire hydrant</li> <li>FL - flow line</li> <li>FL-NG - flow line natural grade</li> <li>RNC - fence</li> <li>RNC-BW - board fence</li> <li>RNC-BW - board wire fence</li> <li>RNC-CL - chain-link fence</li> <li>RNC-GS - grapevine fence</li> <li>RNC-HW - hogwire fence</li> <li>RNC-I - iron fence</li> <li>RNC-IR - iron rail fence</li> <li>RNC-PR - post &amp; rail fence</li> <li>RNC-WD - wood fence</li> <li>RNC-WI - wrought iron fence</li> <li>ROB - rock of building</li> <li>RS - finished surface</li> <li>FIG - footing</li> <li>FW - front of sidewalk</li> <li>GAR - garage</li> <li>GR - grade break</li> <li>GR-GR - gravel</li> <li>GUVA - guy anchor</li> <li>GVP - guy pole</li> <li>HC - handicap</li> <li>HA - handcap</li> <li>INT - intersection</li> <li>UNDG - landing</li> <li>UP - edge of curb gutter</li> <li>MB - mailbox</li> <li>NC - natural</li> <li>NG - natural grade</li> <li>PLT - planter</li> <li>PFO - patio</li> <li>PVE - paver</li> <li>RDC - ridge</li> <li>ROOF-R - roof peak</li> <li>ROOF-R - roof ridge</li> <li>STC - stucco</li> <li>ST - stone</li> <li>STR - stripe</li> <li>SW - sidewalk</li> <li>SWL - swale</li> <li>TC - top of curb</li> <li>TC - top of ledge</li> <li>TOE - top of edge</li> <li>TV/LOW - top of wall</li> <li>WALL-AB - Allen Block wall</li> <li>WALL-CMU - concrete masonry unit wall</li> <li>WALL-CML - Corneil stone wall</li> <li>WALL-GR - granite block stone wall</li> <li>WALL-STC - stucco wall</li> <li>WIK - sidewalk</li> </ul> |
| <b>Utility Legend</b>    | <ul style="list-style-type: none"> <li>CATV - cable tv</li> <li>COMW - communications</li> <li>COO or CO - clean out</li> <li>ELEC - electric</li> <li>EM - electric meter</li> <li>EO - electric outlet</li> <li>GM - gas meter</li> <li>GV - gas valve</li> <li>IR - irrigation</li> <li>IR - irrigation control valve</li> <li>JP - joint utility pole</li> <li>LT - light standard/pole</li> <li>Pa - unmarked pull box</li> <li>PF - power pole</li> <li>PF-8 - blue pin flag</li> <li>PF-G - green pin flag</li> <li>PF-O - orange pin flag</li> <li>PF-P - purple pin flag</li> <li>PF-R - red pin flag</li> <li>PF-W - white pin flag</li> <li>PF-Y - yellow pin flag</li> <li>PM - paint mark (unfilled)</li> <li>PM-Q - orange PM (cavi/comm)</li> <li>PM-R - pink PM (unknown location)</li> <li>PM-U - purple PM (unmarked water/ir)</li> <li>PM-W - red PM (electric)</li> <li>PM-Y - yellow PM (gas)</li> <li>PV - power pole</li> <li>PVC - sewer clean out</li> <li>SC - sewer clean out</li> <li>SSMH - sanitary sewer manhole</li> <li>ST - steel light</li> <li>ST - stone</li> <li>TECO - telephone</li> <li>UP - top of clean grate</li> <li>UL - utility</li> <li>ULI - utility</li> <li>VII - vault</li> <li>VII-GTE - GTE vault</li> <li>VII-FB - FIBER vault</li> <li>VII-FC - FIBER vault</li> <li>VII-UM - unmarked vault</li> <li>VII-WR - Verizon vault</li> <li>WD - wood</li> <li>WI - water line</li> <li>WV - water valve</li> </ul>   |

**Surveyor's Notes:**

This map portrays the site of the line of the survey and does not show scale, bearings, distances, or other information. The surveyor is not responsible for zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.  
 Visible evidence of underground utilities, such as utility mains, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines, sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.  
 Easements are based on an assumed datum as noted. Ground may be more irregular than contours indicate.  
 Distances are expressed in feet and decimals thereof.  
 The cross symbol (X) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.  
 Sufficient boundary ties were made to graphically show existing features (however a complete boundary survey was not performed).

**DRAWING REVISIONS:**

September 2022 - Original Survey



- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>catch basin/drain</li> <li>control point</li> <li>electric meter or pull box</li> <li>fire hydrant</li> <li>gas meter or pull box</li> <li>gas valve</li> <li>guy anchor</li> <li>irrigation pull box</li> <li>irrigation control valve</li> <li>light standard</li> <li>manhole</li> <li>point on line</li> <li>sewer clean out</li> </ul> | <ul style="list-style-type: none"> <li>sign/pole</li> <li>storm drain manhole</li> <li>sewer manhole</li> <li>telephone manhole</li> <li>telephone pull box</li> <li>traffic signal box</li> <li>cable television pull box</li> <li>unmarked pull box</li> <li>utility pole</li> <li>water meter</li> <li>water valve</li> <li>wall</li> </ul> |
|--|--|

**Topographic Survey**

250 Country Club Heights, APN: 187-021-029  
 Located in Carmel Valley, Monterey County, State of California

Prepared For: Michelle and Michael Knoop  
 Requested By: Tai Tong, Studio Schicketanz

September 2022

**Rasmussen Land Surveying, Inc.**  
 2150 Garden Road, Suite A-3, Monterey, California 93942  
 P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2022-075

Sheet 1 of 1

DATE	04/23/24	SHEET	<b>2.0</b>
SCALE			
DRAWN BY		JOB NUMBER	2113
<p>DATE: 04/23/24</p> <p>SCALE:</p> <p>DRAWN BY:</p> <p>JOB NUMBER: 2113</p>		<p>SHEET: 2.0</p> <p>DATE: 04/23/24</p>	

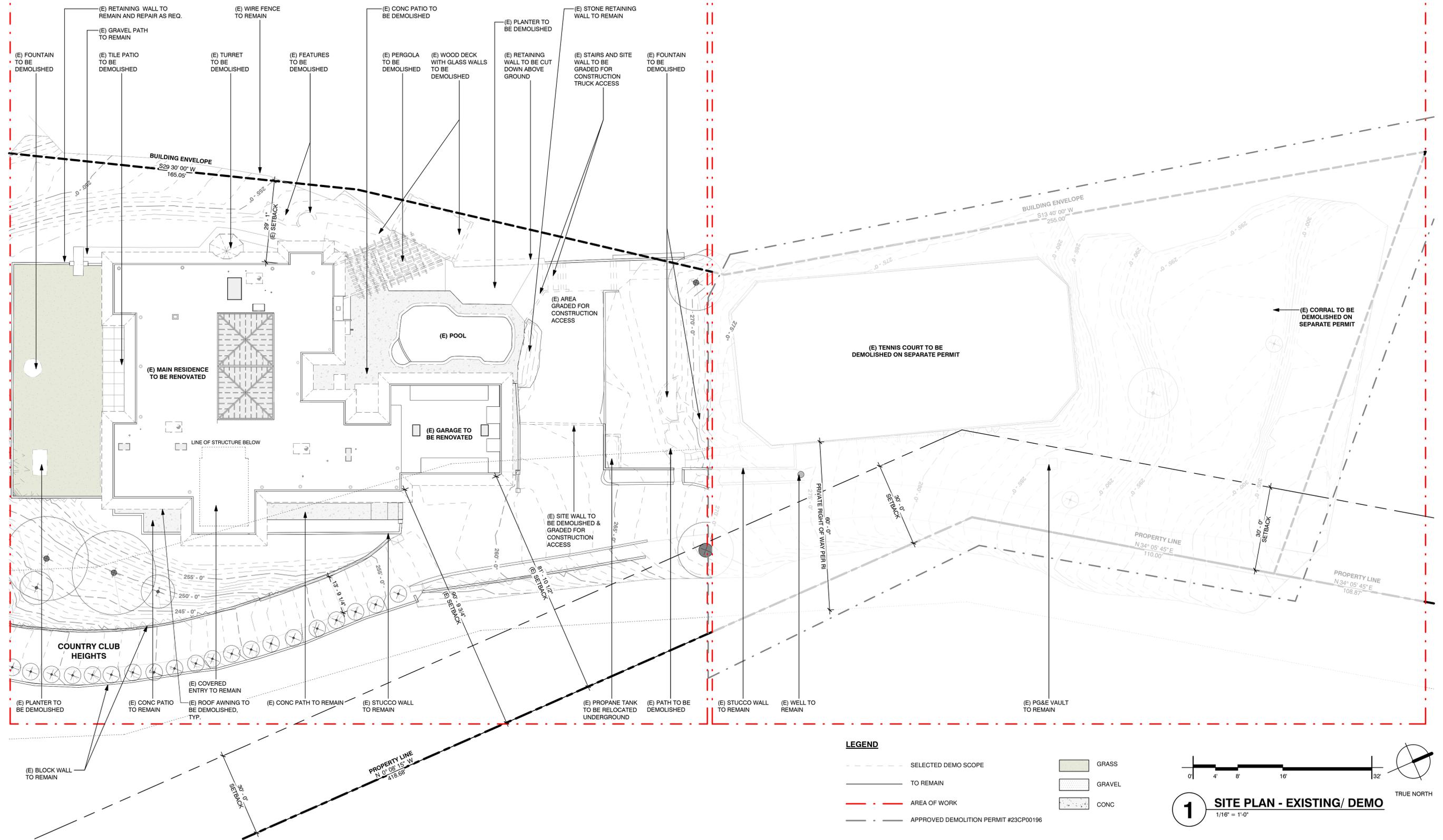
**STUDIO SCHICKETANZ** P.O. Box 2704, Carmel, CA, 93921 831.622.9000

**KNOOP 250 RESIDENCE**

MIKE & MICHELLE KNOOP 250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924 APN 187-021-029

**WORK SCOPE**

**NOT IN SCOPE: UNDER A SEPARATE PERMIT #23CP00196**



TITLE SITE PLAN - EXISTING / DEMO

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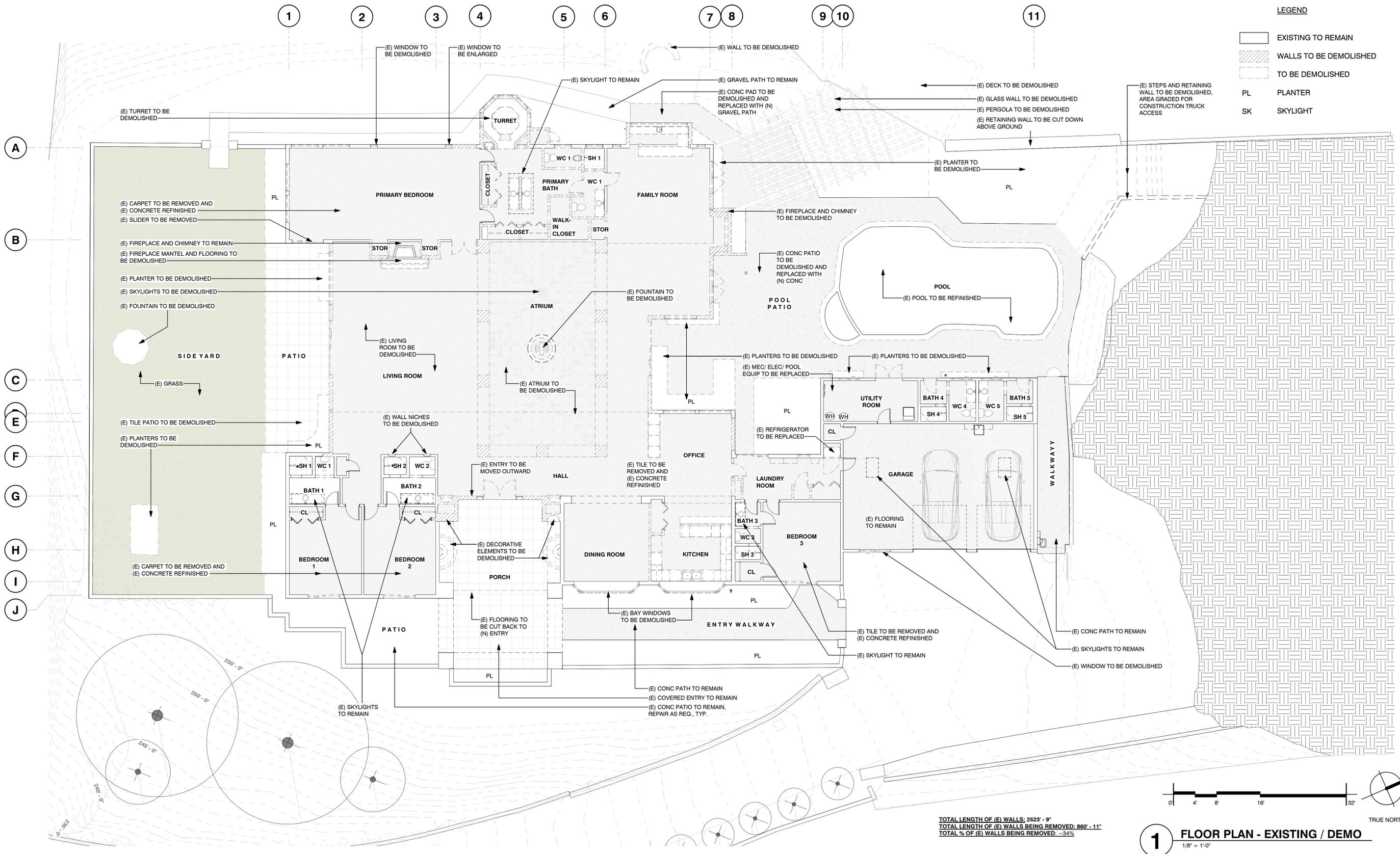
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4/23/2024 9:55:50 AM  
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TOTAL LENGTH OF (E) WALLS: 2523' - 9"  
 TOTAL LENGTH OF (E) WALLS BEING REMOVED: 860' - 11"  
 TOTAL % OF (E) WALLS BEING REMOVED: ~34%

**1 FLOOR PLAN - EXISTING / DEMO**  
 1/8" = 1'-0"

TITLE FLOOR PLAN - EXISTING / DEMO

# KNOOP 250 RESIDENCE

MIKE & MICHELLE KNOOP 250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924 APN 187-021-029

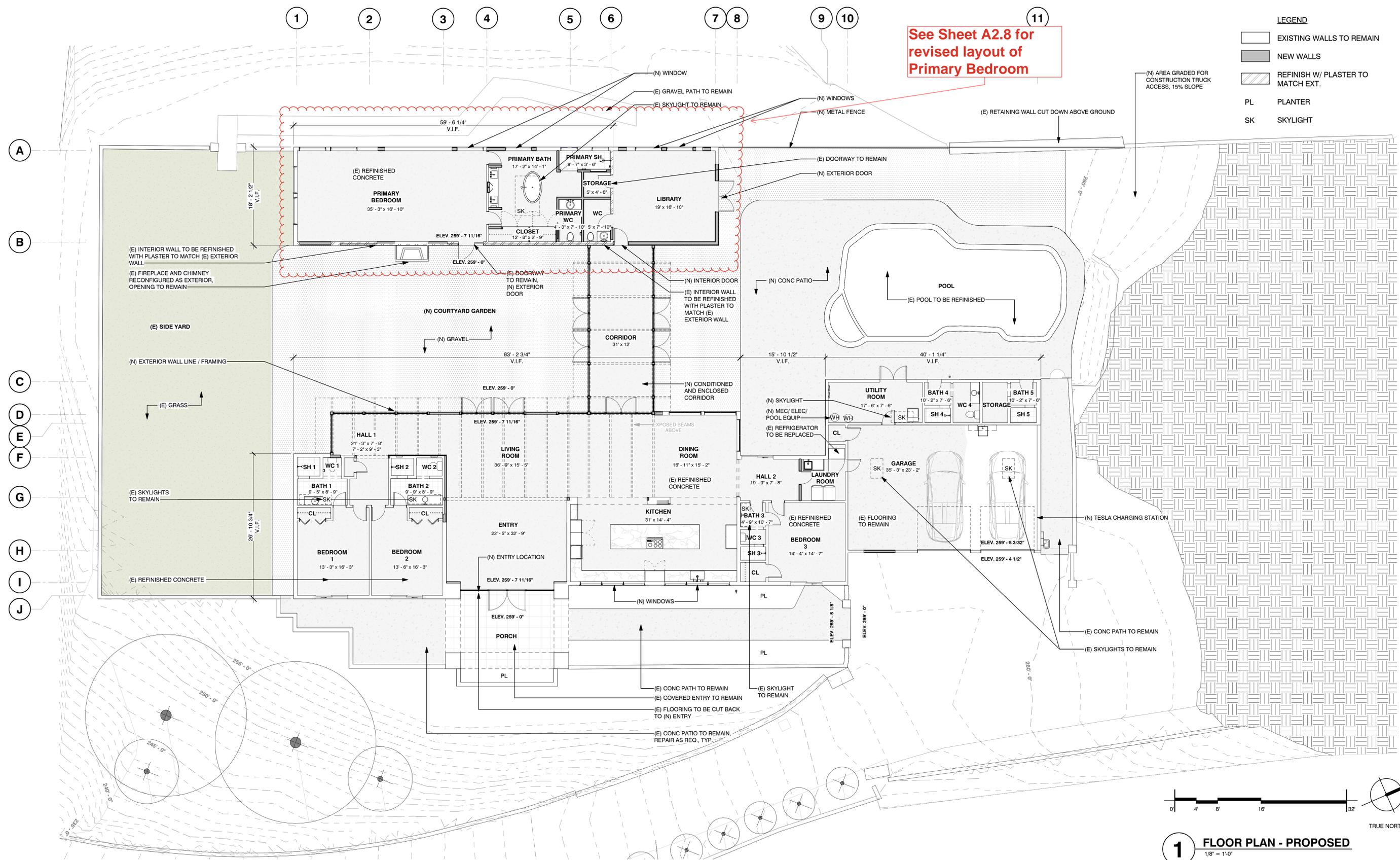
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DATE	04/23/24	SHEET
SCALE	1/8" = 1'-0"	
DRAWN BY	HL	<b>5.0</b>
JOB NUMBER	2113	

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**1 FLOOR PLAN - PROPOSED**  
 1/8" = 1'-0"

TITLE FLOOR PLAN - PROPOSED

# KNOOP 250 RESIDENCE

MIKE & MICHELLE KNOOP 250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924 APN 187-021-029

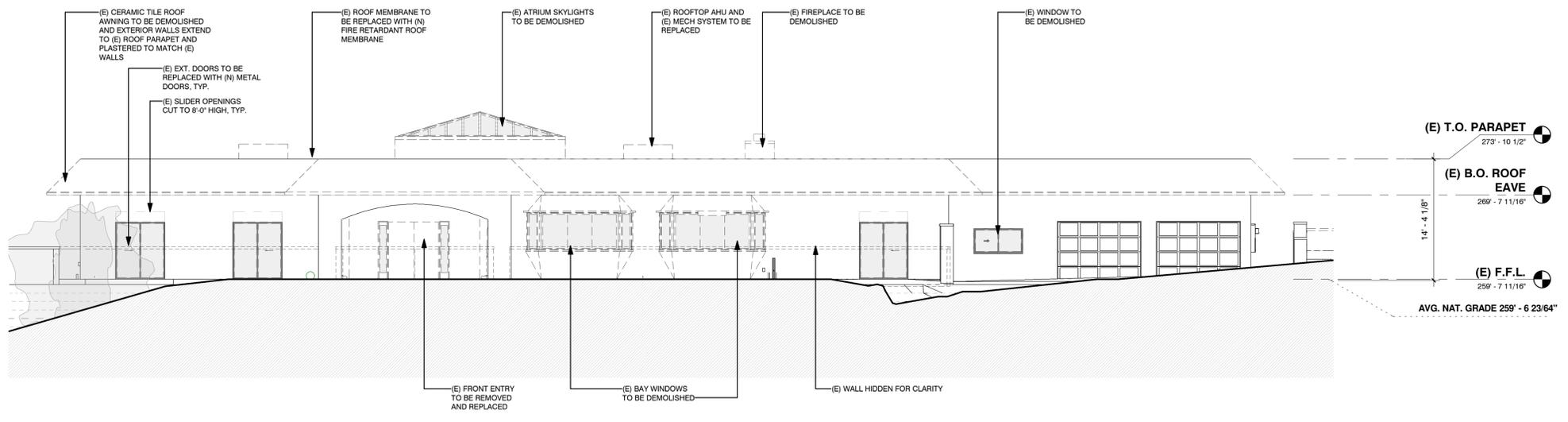
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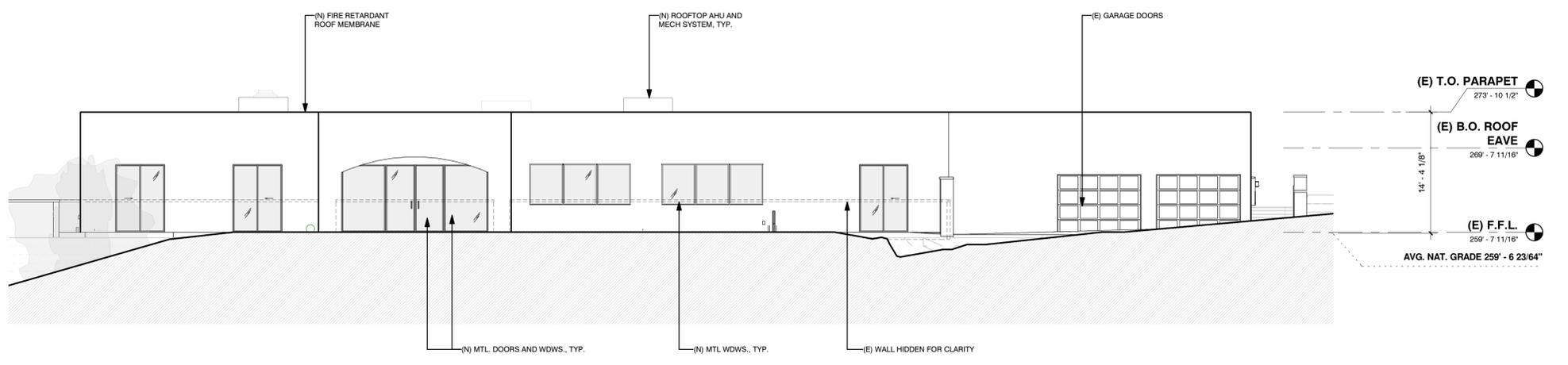
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JOB NUMBER	2113	04/23/24	



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**1** EXISTING/ DEMOLITION ELEVATION - EAST MAIN HOUSE A  
1/8" = 1'-0"



**2** PROPOSED ELEVATION - EAST MAIN HOUSE A  
1/8" = 1'-0"

**LEGEND**  
 (E) TO DEMO  
 (E) TO REMAIN

TITLE EAST ELEVATION - MAIN HOUSE A

# KNOOP 250 RESIDENCE

MIKE & MICHELLE KNOOP 250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924 APN 187-021-029

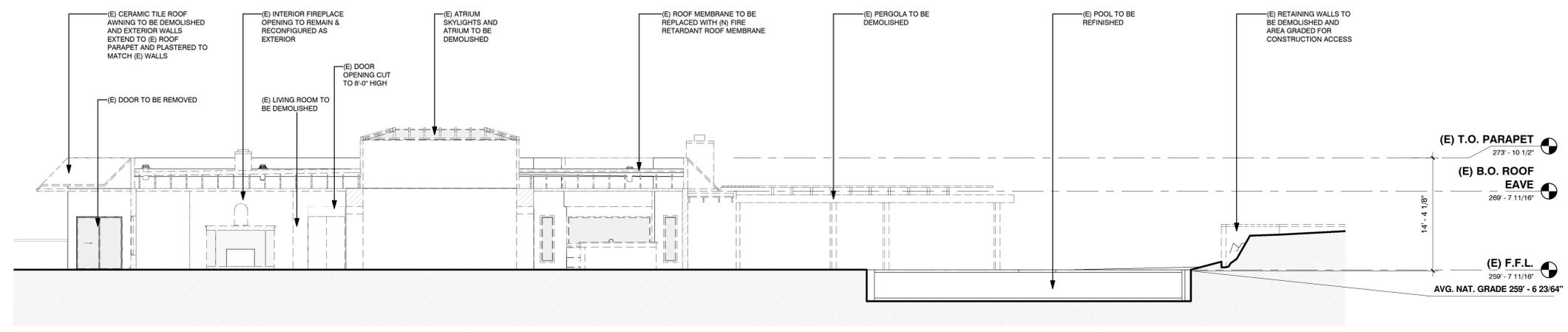
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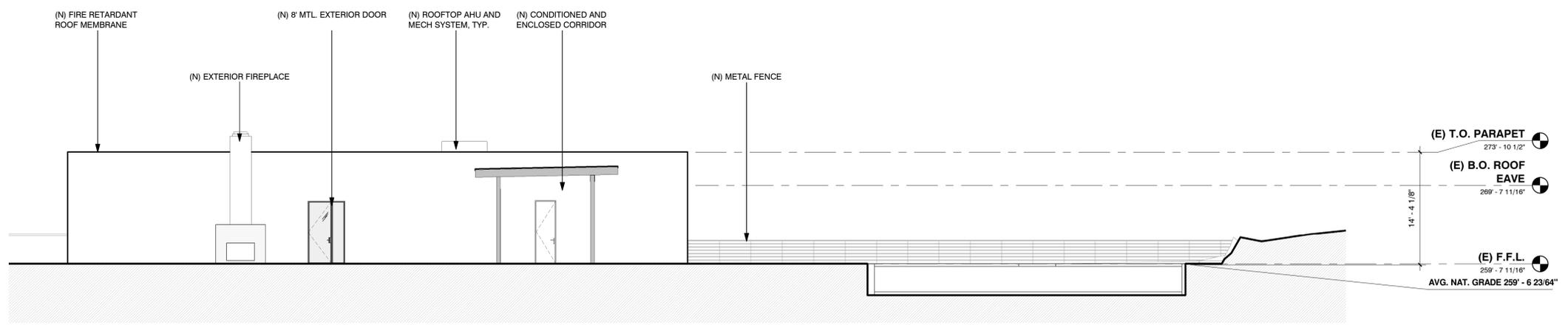
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**1** EXISTING/ DEMOLITION ELEVATION - EAST MAIN HOUSE B  
1/8" = 1'-0"



**2** PROPOSED ELEVATION - EAST MAIN HOUSE B  
1/8" = 1'-0"

**LEGEND**  
 (E) TO DEMO  
 (E) TO REMAIN

TITLE EAST ELEVATION - MAIN HOUSE B

# KNOOP 250 RESIDENCE

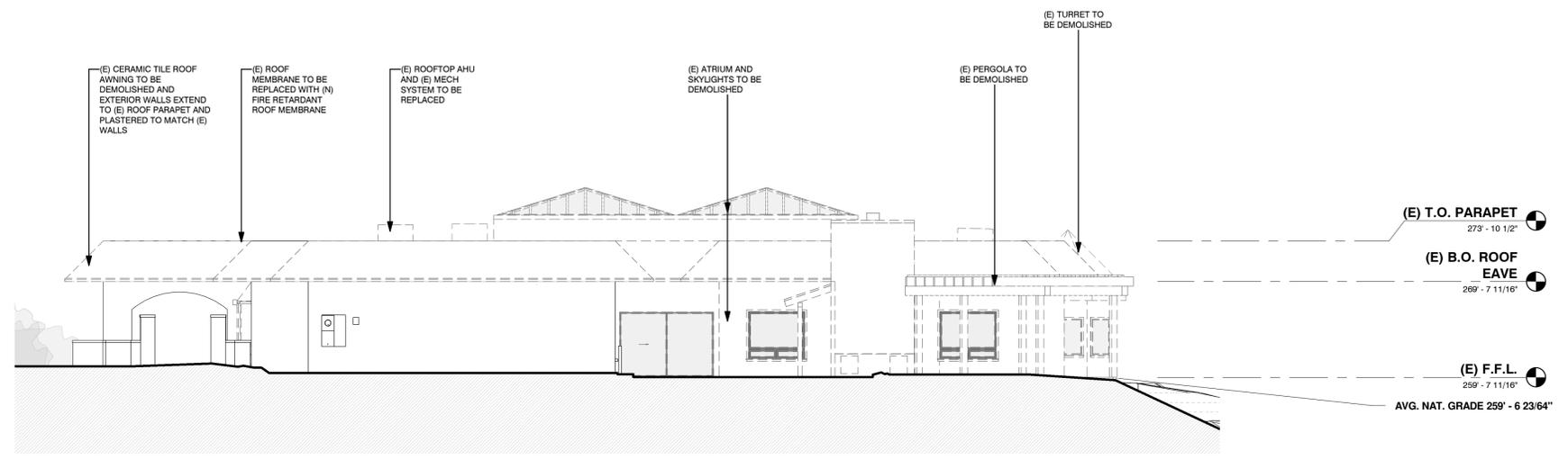
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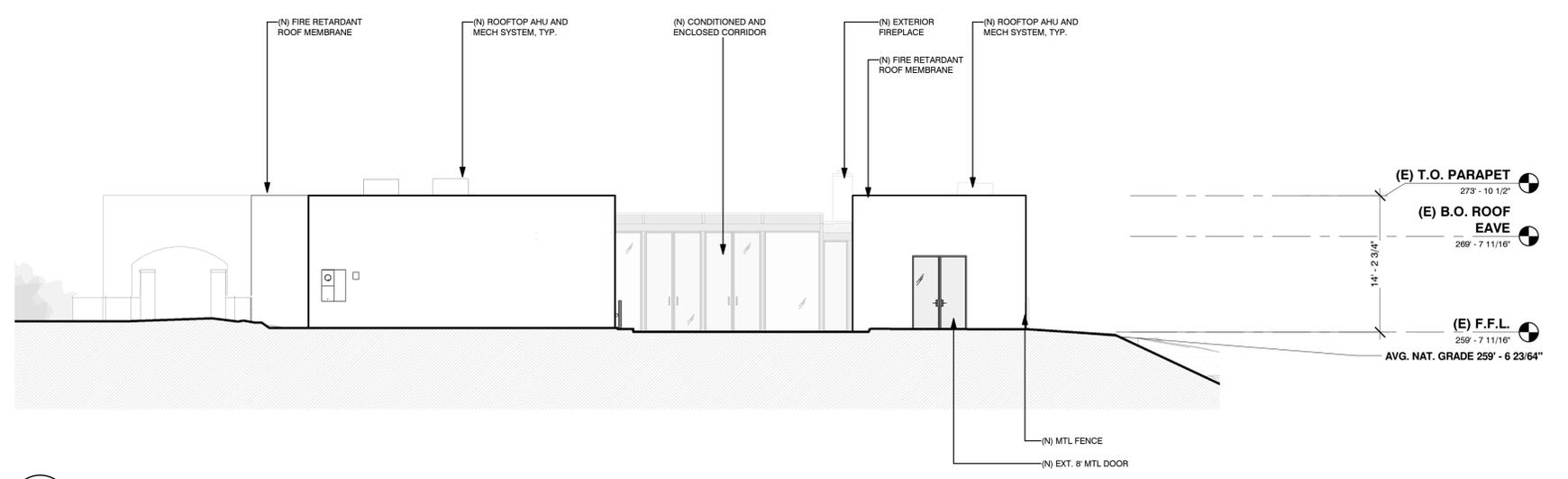
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**1** EXISTING/ DEMO - NORTH ELEVATION  
1/8" = 1'-0"



**2** PROPOSED - NORTH ELEVATION  
1/8" = 1'-0"

**LEGEND**

--- (E) TO DEMO

--- (E) TO REMAIN

TITLE NORTH ELEVATION

# KNOOP 250 RESIDENCE

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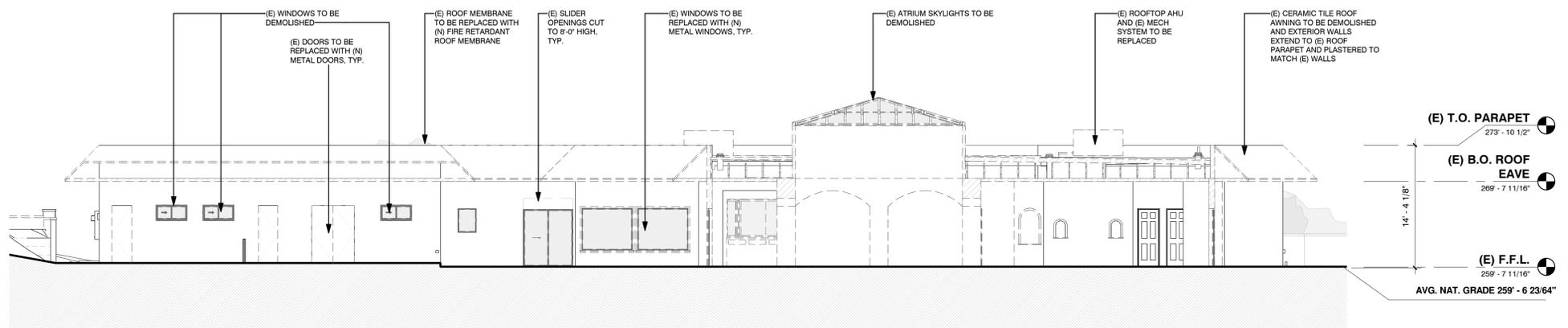
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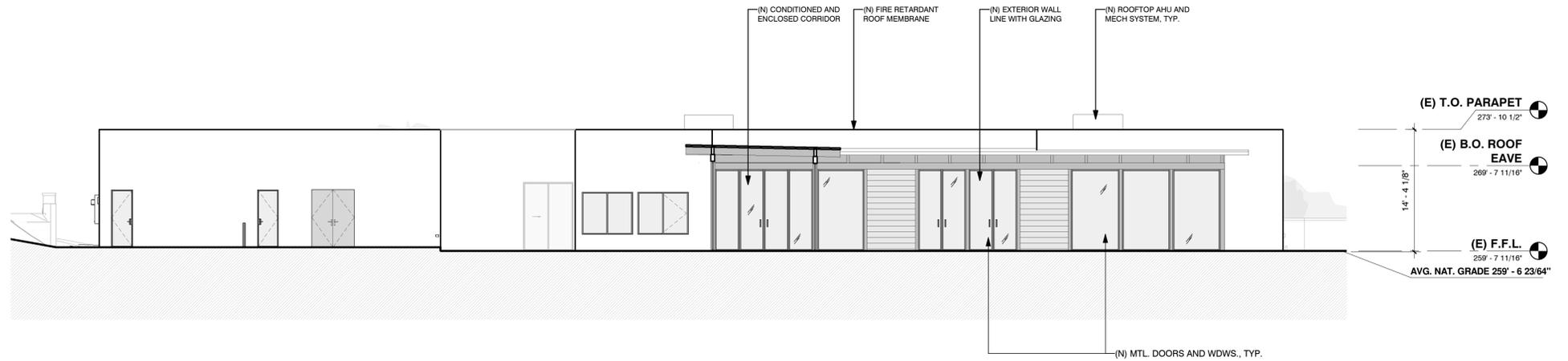
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**1** EXISTING/ DEMOLITION ELEVATION - WEST MAIN HOUSE A  
1/8" = 1'-0"



**2** PROPOSED ELEVATION - WEST MAIN HOUSE A  
1/8" = 1'-0"

**LEGEND**  
 (E) TO DEMO  
 (E) TO REMAIN

TITLE WEST ELEVATION - MAIN HOUSE A

# KNOOP 250 RESIDENCE

MIKE & MICHELLE KNOOP 250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924 APN 187-021-029

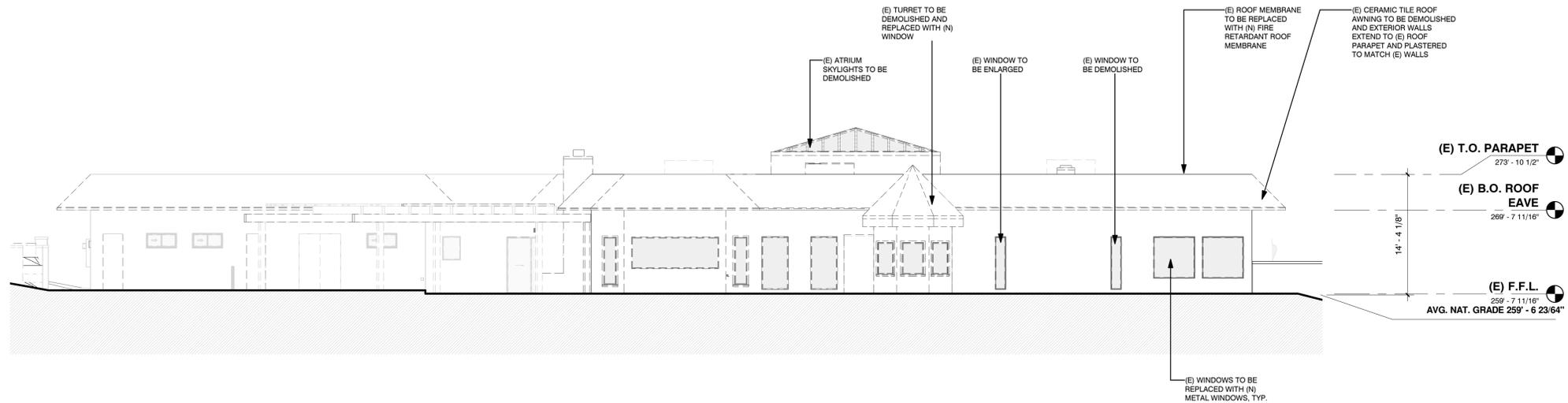
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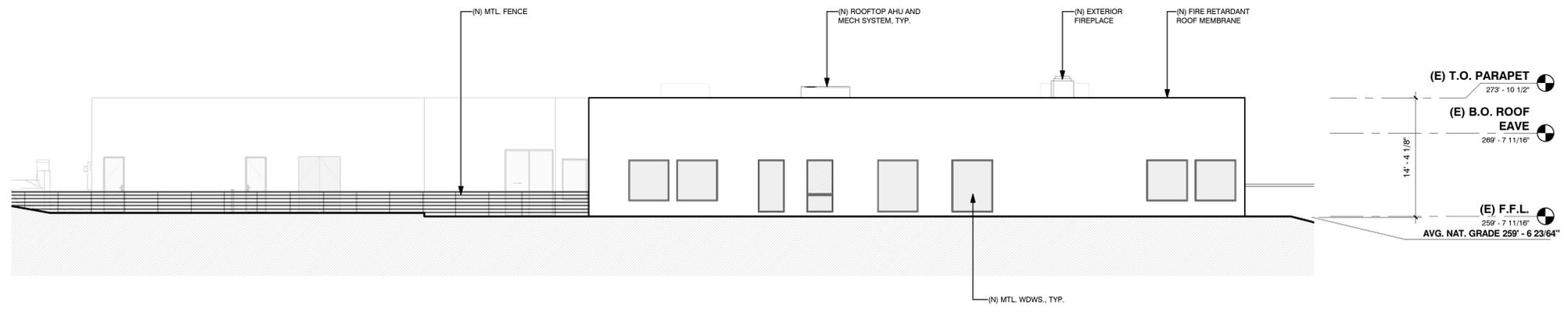
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**1** EXISTING/ DEMOLITION ELEVATION - WEST MAIN HOUSE B  
1/8" = 1'-0"



**2** PROPOSED ELEVATION - WEST MAIN HOUSE B  
1/8" = 1'-0"

TITLE WEST ELEVATION - MAIN HOUSE B

# KNOOP 250 RESIDENCE

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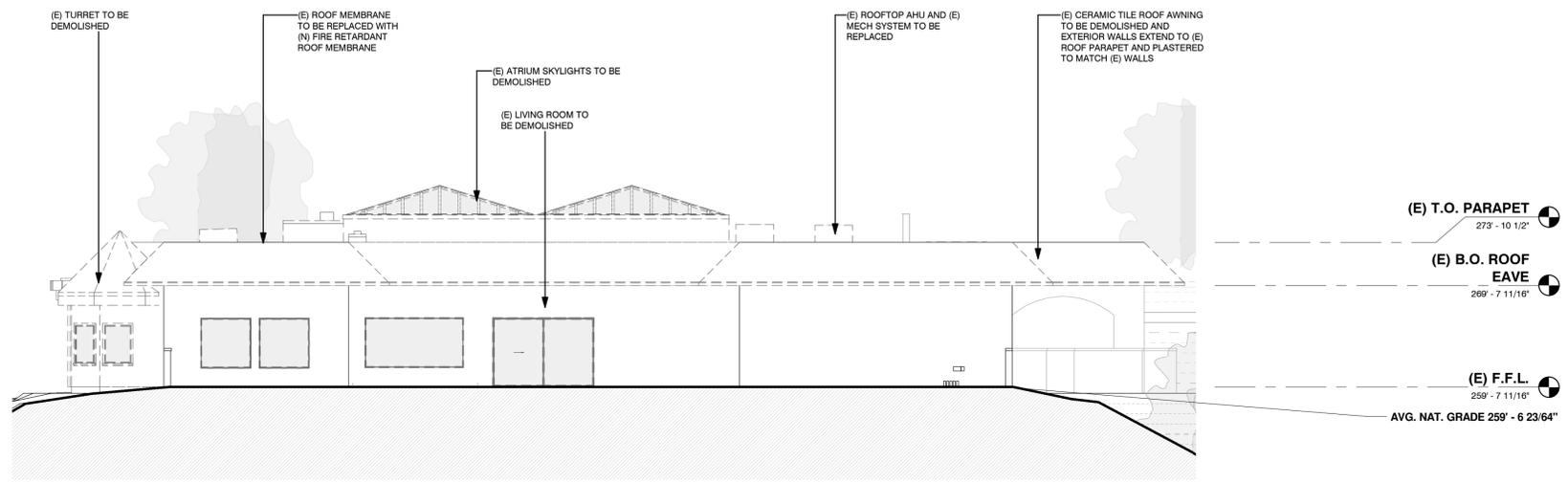
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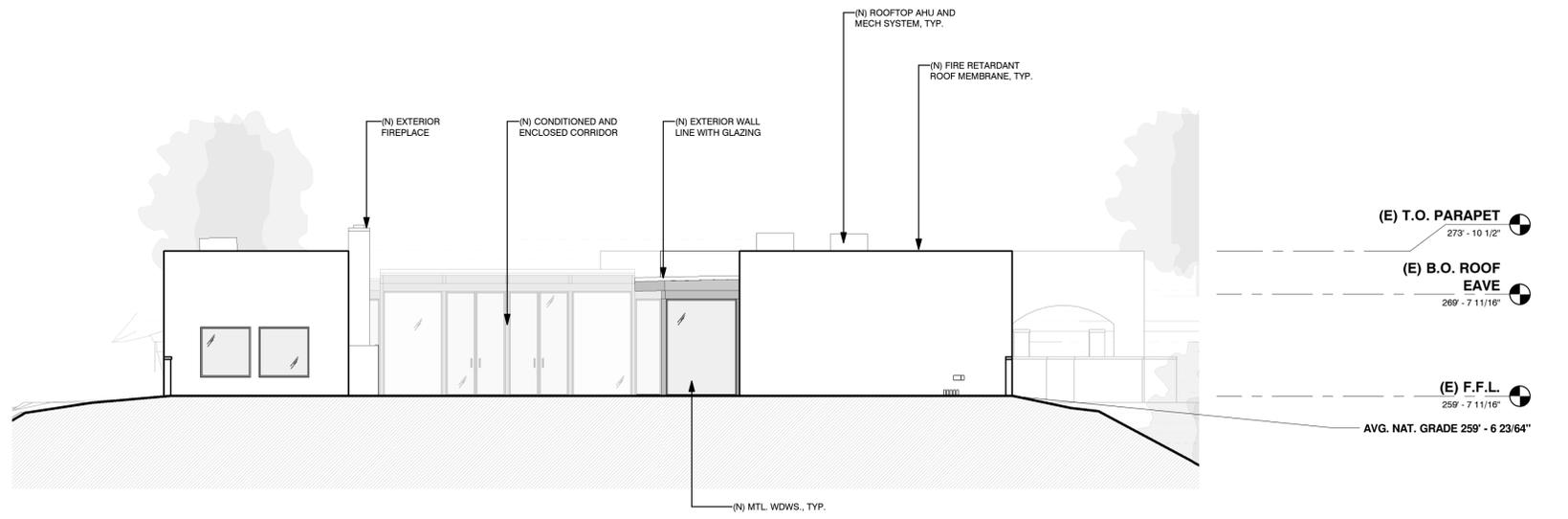
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**1** EXISTING/ DEMOLITION ELEVATION - SOUTH  
1/8" = 1'-0"



**2** PROPOSED ELEVATION - SOUTH  
1/8" = 1'-0"

**LEGEND**  
 (E) TO DEMO  
 (E) TO REMAIN

TITLE SOUTH ELEVATION

# KNOOP 250 RESIDENCE

MIKE & MICHELLE KNOOP 250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924 APN 187-021-029

**STUDIO SCHICKETANZ**

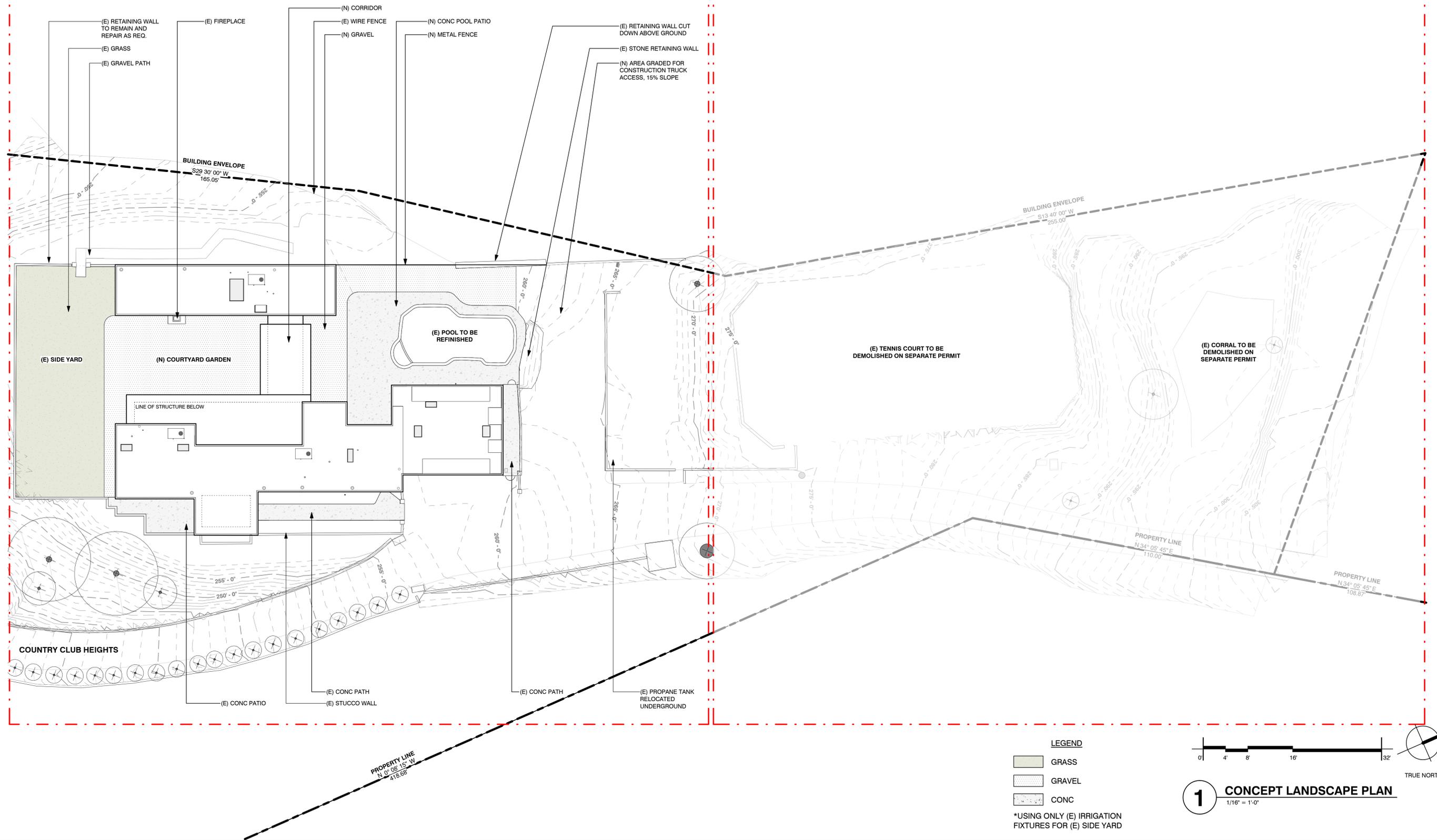
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DATE	04/23/24
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SHEET  
**12.0**  
04/23/24

**WORK SCOPE**

**NOT IN SCOPE: UNDER A SEPARATE PERMIT #23CP00196**



TITLE CONCEPT LANDSCAPE PLAN

**KNOOP 250 RESIDENCE**

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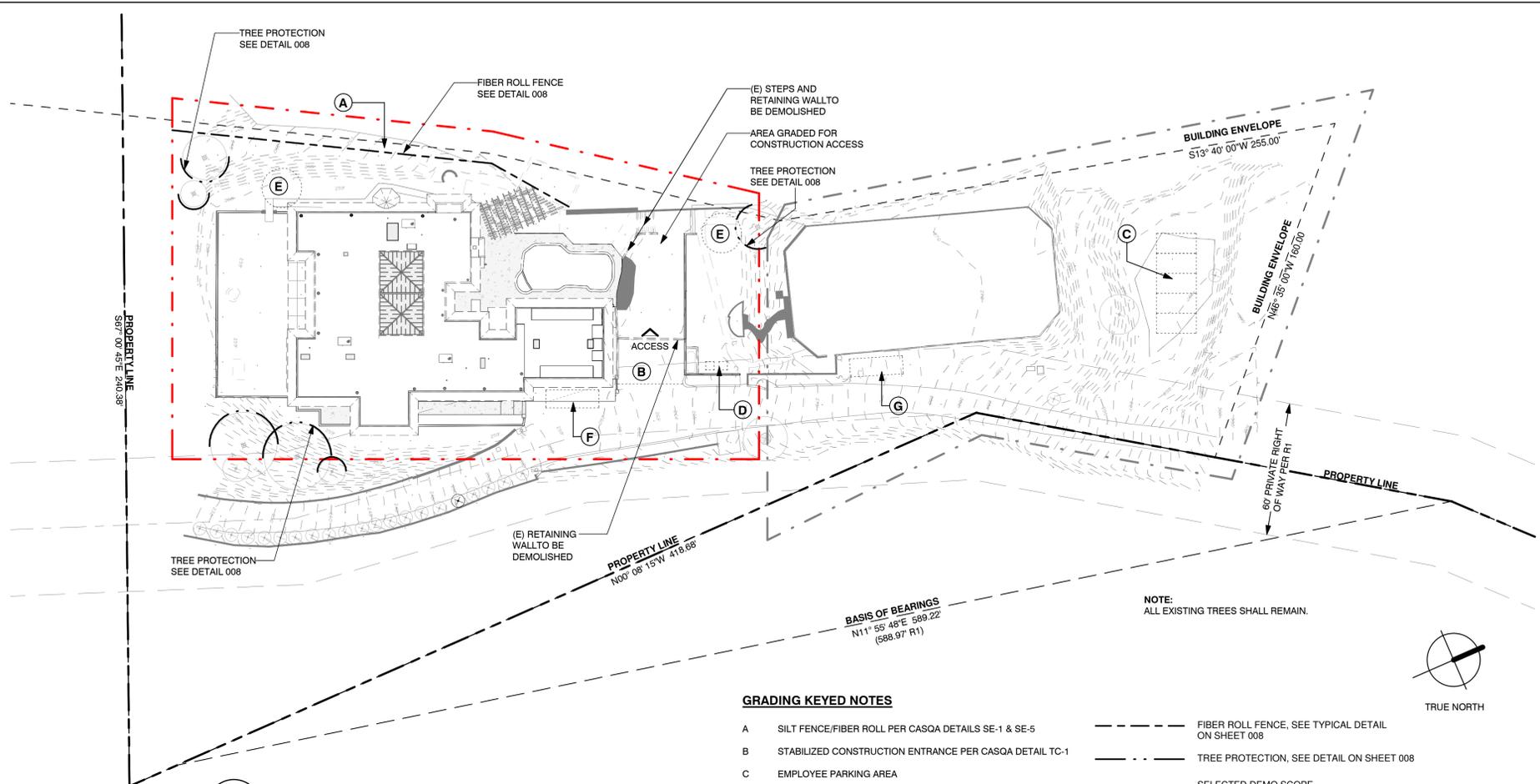
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**1 GRADING & EROSION CONTROL / CMP PLAN**  
1/32" = 1'-0"

**GRADING KEYED NOTES**

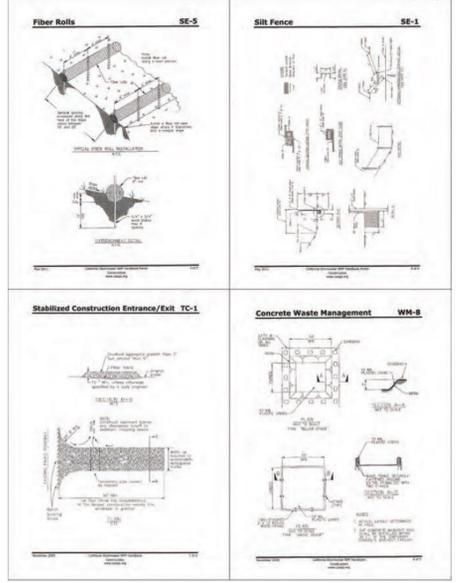
- A SILT FENCE/FIBER ROLL PER CASQA DETAILS SE-1 & SE-5
  - B STABILIZED CONSTRUCTION ENTRANCE PER CASQA DETAIL TC-1
  - C EMPLOYEE PARKING AREA
  - D PORTABLE SANITATION FACILITY
  - E ON-SITE STOCKPILE
  - F WASTE MANAGEMENT DUMPSTER
  - G CONCRETE WASHOUT FACILITY PER CASQA DETAIL WM-8
- FIBER ROLL FENCE, SEE TYPICAL DETAIL ON SHEET 008
  - - - TREE PROTECTION, SEE DETAIL ON SHEET 008
  - - - SELECTED DEMO SCOPE
  - AREA OF WORK
  - APPROVED DEMOLITION PERMIT #23CP00196

NOTE: ALL EXISTING TREES SHALL REMAIN.

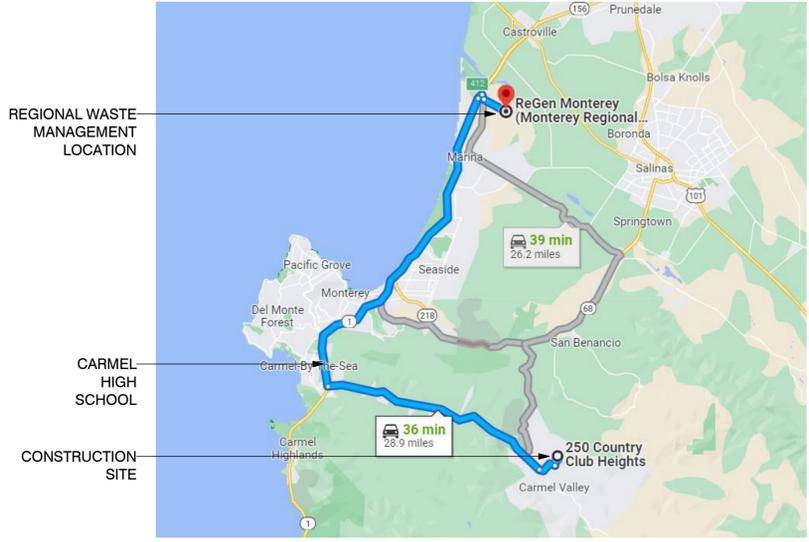


**CONSTRUCTION MGT NOTES**

- EARTH MOVING/GRADING**
- REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
  - MULCH WITH STERILE STRAW WHEN SLOPES HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN.
  - PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
  - USE CHECK DAMS OR DITCHES TO DIVERT WITH TARPS.
  - COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
  - SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
  - CASQA BMP HANDBOOK - EROSION CONTROL.
- PORTABLE SANITATION FACILITY**
- LOCATE AWAY FROM DRAINAGE FACILITIES, WATERCOURSES AND FROM TRAFFIC CIRCULATION
  - MUST BE EQUIPPED WITH CONTAINMENT TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM DRAINAGE SYSTEM.
  - WASTE WATER SHOULD NOT BE DISCHARGED OR BURIED WITHIN THE PROJECT SITE.
  - TEMPORARY SANITARY FACILITIES THAT DISCHARGE TO THE SANITARY SEWER SYSTEM SHOULD BE PROPERLY CONNECTED TO AVOID ILLICIT DISCHARGES.
  - SANITARY AND SEPTIC FACILITIES SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE.
  - ONLY REPUTABLE LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED.
  - CASQA BMP HANDBOOK - SANITARY/SEPTIC WASTE MANAGEMENT WM-9
- NOTES**
- CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE AND EQUIPMENT CLEANING, VEHICLE AND EQUIPMENT MAINTENANCE, MATERIAL DELIVERY AND STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION AND CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
  - REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.
  - PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
  - DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP-S INSTALLED, AS WELL AS TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
  - PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION. COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE. 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.
  - DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
  - IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
  - TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
  - THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.
  - THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.



**REFUSE ROUTE**



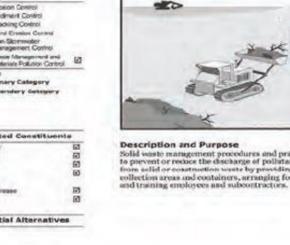
**CONSTRUCTION MGT PLAN**

PRIMARY CONTACT	ALFRED SECCOMBE
SECONDARY CONTACT	TAI TANG, STUDIO SCHICKETANZ, 831-620-9248
DURATION OF CONSTRUCTION	12 MONTHS
DAYS AND HOURS OF OPERATION	M TO F 8:00 AM TO 5:00 PM OCCASIONALLY SAT-SUN 9:00 AM TO 4:00 PM
TRUCK ROUTE	HIGHWAY 1 TO MONTEREY REGIONAL WASTE SITE
ESTIMATED NUMBER OF TRUCKS THAT WILL BE GENERATED/ TYPES OF VEHICLES	G.C. TO CONFIRM
AMOUNT OF GRADING PER DAY	G.C. TO CONFIRM
NUMBER OF EMPLOYEES ONSITE PER DAY	5-15 EMPLOYEES PER DAY
ESTIMATED CONSTRUCTION PERIOD	JANUARY 2024 - JANUARY 2025

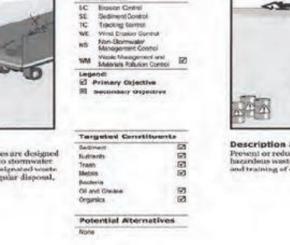
**Material Delivery and Storage WM-1**



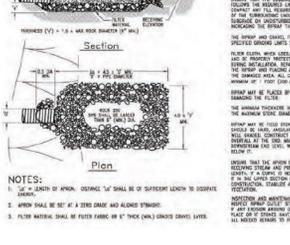
**Solid Waste Management WM-5**



**Hazardous Waste Management WM-6**



**ENERGY DISSIPATOR**



TITLE GRADING & EROSION CONTROL PLAN / CONSTRUCTION MANAGEMENT PLAN

**KNOOP 250 RESIDENCE**

MIKE & MICHELLE KNOOP 250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924 APN 187-021-029

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

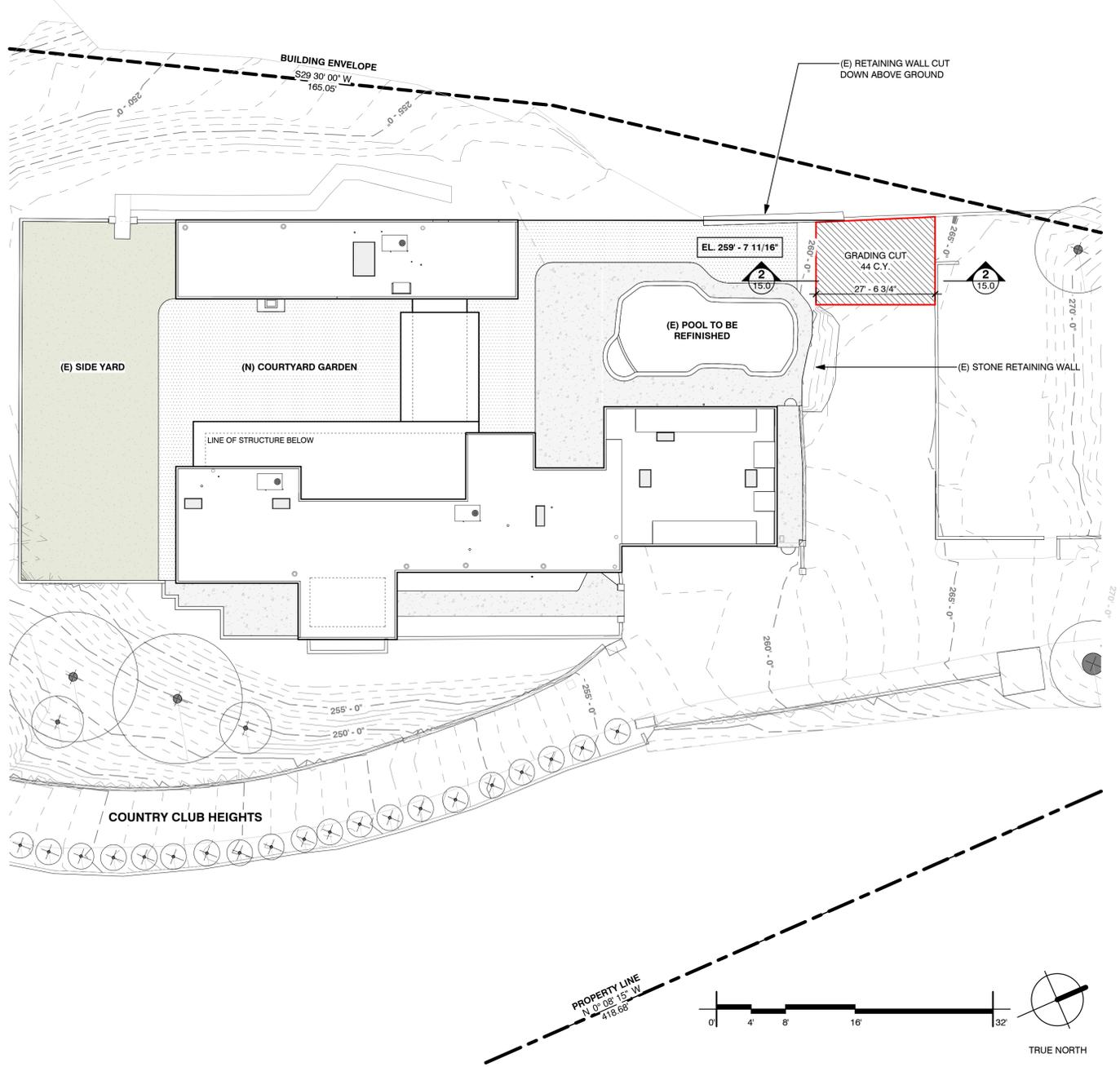
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**LEGEND**

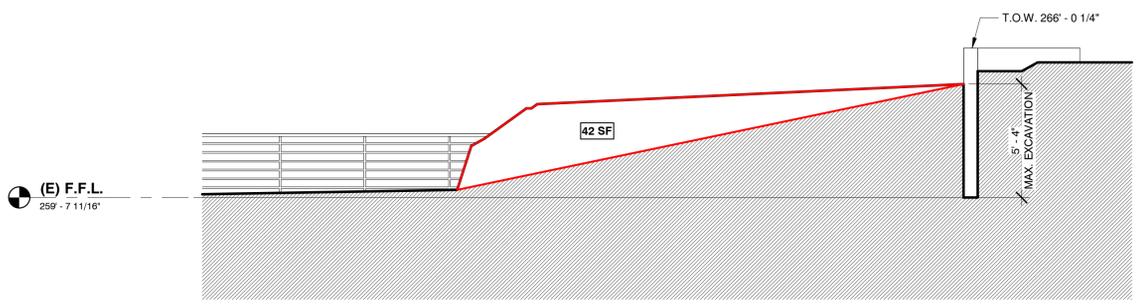
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- FILL/SOIL TO BE IMPORTED: NONE
- LINE OF PROPOSED GRADING



**GRADING/EROSION CONTROL NOTES**

1. ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806. THE RECOMMENDATIONS FOUND IN THE PROJECT SOILS ENGINEERING INVESTIGATION PREPARED BY SAM GRICE, GRICE ENGINEERING INC., ON APRIL 24, 2020. THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
2. CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM THE ARCHITECT AND COMPLY WITH THE SPECIFICATIONS. ONSITE GRADING AND EARTHWORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE SOILS ENGINEER AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT. SOILS ENGINEER SHALL INSPECT KEYWAYS (IF REQUIRED) PRIOR TO THE PLACEMENT OF ANY FILL. CONTRACTOR IS TO SUBMIT SOIL ENGINEER'S COMPACTION TEST RESULTS AND FINAL GRADING REPORTS PRIOR TO SCHEDULING ANY INSPECTIONS.
3. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE DENSITY, BASED ON ASTM TEST D1557 EXCEPT THAT THE UPPER 6 INCHES OF ALL SUBGRADE AREAS BELOW PAVEMENT SECTIONS, AND OTHER AREAS TO RECEIVE IMPROVEMENTS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY.
4. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND SHALL NOT EXCEED 4" IN DEPTH.
5. EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. RE. COMPACTION.
6. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOILS ENGINEER.
7. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1' PRIOR DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. A COPY OF ALL THE COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
9. THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET, IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE. A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATIONS. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
10. ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
11. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISION OF THE APPROVED GEOTECHNICAL REPORT.
12. THE LOCATION, HEIGHT AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
13. 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 IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY 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 THE DISCOVERY.
14. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFO ON EROSION CONTROL PLANNING, GRADING SPECIFICATIONS, SITE PREPARATION, EXCAVATIONS, BACKFILL AND OTHER SPECIAL RECOMMENDATIONS.
15. REMOVAL OF THE RETURNING WALL, DECK AND FILL MATERIAL CURRENTLY SUPPORTED BY TWO LARGE REDWOODS SHOULD BE CONDUCTED CAREFULLY USING HANDTOOLS. A QUALIFIED BIOLOGIST SHOULD BE ON-SITE DURING REMOVAL OF RETAINING WALL AND FILL REMOVAL TO MONITOR FOR THE CORRECT TREATMENT OF ROOTS ENCOUNTERED DURING EXCAVATION.

**SHEET NOTES:**  
 -GRADING WILL BE CONDUCTED TO ALLOW FOR CONSTRUCTION VEHICLE ACCESS



TITLE SCHEMATIC GRADING PLAN AND SECTION

**KNOOP 250 RESIDENCE**

MIKE & MICHELLE KNOOP 250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924 APN 187-021-029

**STUDIO SCHICKETANZ**

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

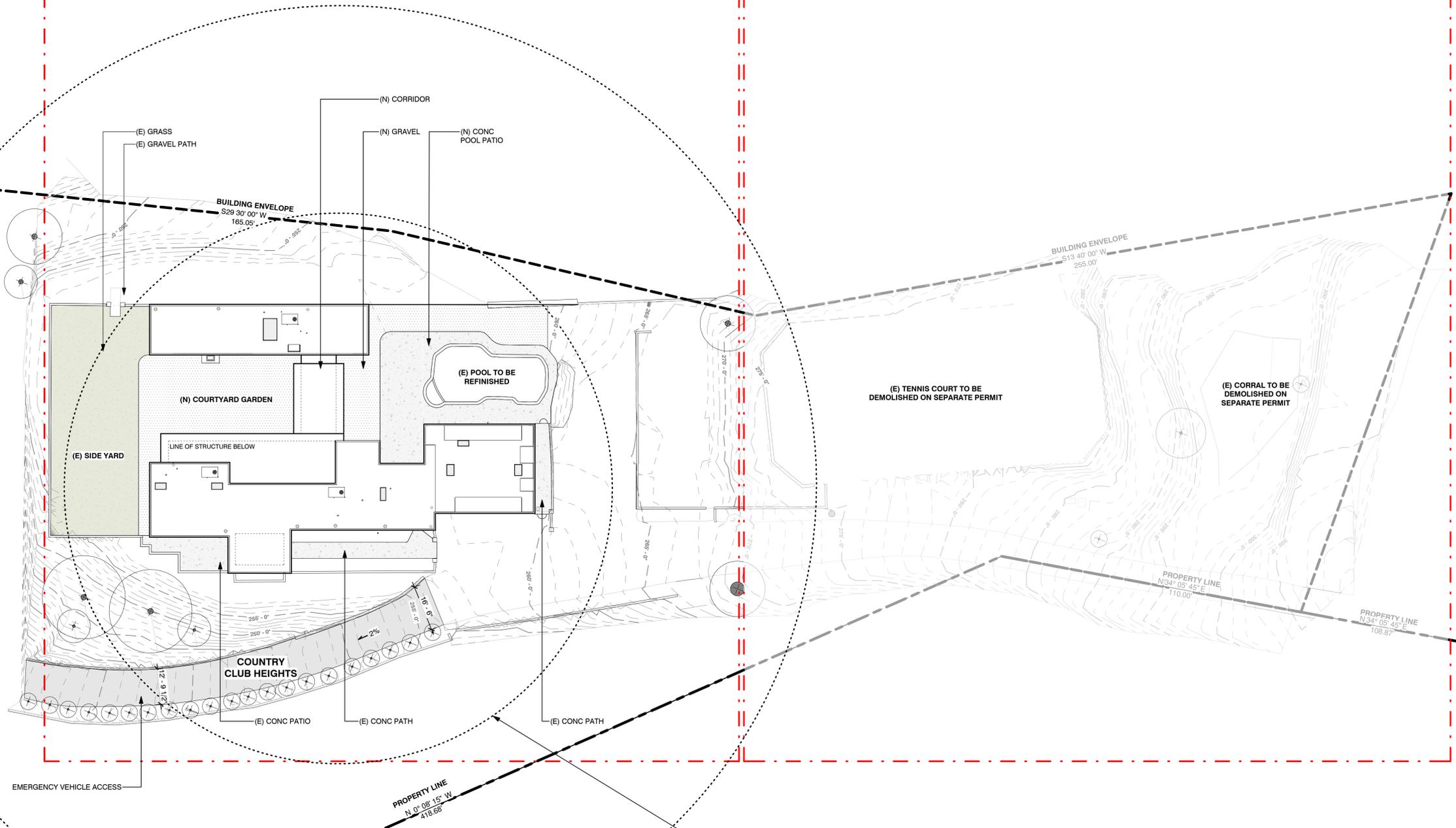
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JOB NUMBER	2113

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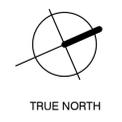
**WORK SCOPE**

**NOT IN SCOPE: UNDER A SEPARATE PERMIT #23CP00196**



- LEGEND**
- ASPHALT DRIVEWAY, SEE PLAN FOR VARYING DRIVEWAY WIDTH
  - GRASS
  - GRAVEL
  - CONC
  - PROPOSED FUEL MANAGEMENT ZONE

**1 FUEL MANAGEMENT PLAN**  
1" = 20'-0"



TITLE FUEL MANAGEMENT PLAN

# KNOOP 250 RESIDENCE

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04/23/24

COLOR SAMPLES FOR PROJECT FILE NO. \_\_\_\_\_



Materials: **EXTERIOR PLASTER COLOR TO MATCH EXISTING**

Colors: \_\_\_\_\_

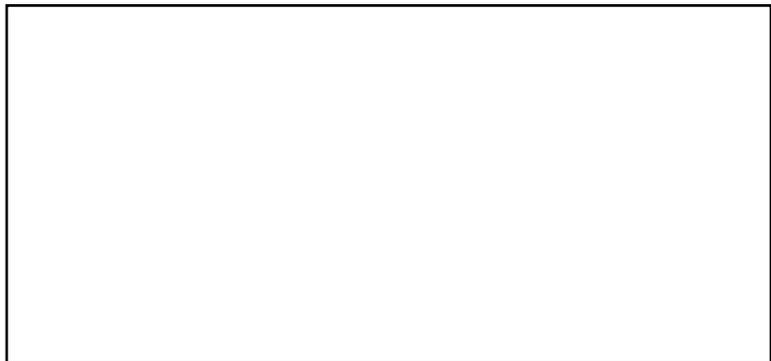
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Colors: \_\_\_\_\_

Description: \_\_\_\_\_



Materials: \_\_\_\_\_ Colors: \_\_\_\_\_

Description: \_\_\_\_\_

**STUCCO**  
EXTERIOR WALLS



**ALUMINUM**  
WINDOWS AND DOORS



**METAL**  
FENCE



TITLE

MATERIAL BOARD

SCALE

# KNOOP 250 COUNTRY CLUB HEIGHTS

250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924