

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

In the matter of the application of:

**RECTOR WARDENS AND VESTRYMEN OF
ALL SAINTS (PLN170469)
RESOLUTION NO. 17-058**

Resolution by the Monterey County Director of
RMA-Planning:

- 1) Finding the project qualifies as a minor addition to a school, which is Categorically Exempt from CEQA per Section 15314 of the CEQA Guidelines; and
- 2) Approving an Administrative Permit and Design Approval to allow a new 1,760 square foot Early Childhood Education Center. (PLN170469), Rector Wardens and Vestrymen of All Saints, 8060 Carmel Valley Road, Carmel Valley Master Plan (APN: 169-181-057-000)

REVISED

November 28, 2017

**(This resolution
supersedes the previous
resolution mailed on
November 13, 2017)**

The Rector Wardens & Vestrymen of All Saints Parish in Carmel By the Sea application (PLN170469) came on for public hearing before the Monterey County Zoning Administrator on November 9, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. FINDING:

CONSISTENCY - The proposed project and/or use, as conditioned, is consistent with the 2010 Monterey County General Plan, the applicable area plan, and the requirements of the Title 21 Zoning Ordinance to include Chapter 21.70 (Administrative Permits) and other County health, safety, and welfare ordinances related to land use 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;
- the Carmel Valley Master Plan;
- the 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 property is located at 8060 Carmel Valley Road, Carmel (APN 169-181-057-000) Carmel Valley Master Plan. The parcel has two zoning designations: LDR/2.5-D-S-RAZ and PQP-D-S-RAZ. Although the portion of the site where the project is located is zoned LDR/2.5-D-S-RAZ; the project is an allowed use under Carmel Valley Master Plan Policy 1.18. (See finding 1.c.)

c)

Carmel Valley Master Plan Policy CV-1.18 states that *Facilities classified as either Public/Quasi-Public or Special Use (such as*

schools, churches, hospitals, convalescent homes, rehabilitation centers, hospice facilities, emergency facilities, and public facilities such as community halls) may be considered in any land use category provided that they meet the following criteria:

- a. Low visibility – The project is sited behind an existing structure and will not be visible from Carmel Valley Road*
- b. Safe and unobtrusive access away from pedestrian traffic areas – The project is located on an existing school campus.*
- c. Low noise impact on surrounding uses – The project is surrounded by the existing school. No other uses are located in close proximity.*
- d. Development should follow a rural architectural theme with design review. A Design Approval was submitted as a part of the application. The colors and materials will be white and tan and will match the adjacent building.*
- e. Conform to all other Plan requirements. The project conforms to all other plan requirements.*

d) General Plan Policy C-1.1 states *County roads operating at LOS D or below at the time of adopting this General Plan shall not be allowed to be degraded further...* Carmel Valley Road contains segments and intersections that operate at or below a Level of Service (LOS) D. The project is not anticipated to further degrade the Levels of Service for road segments and intersections in the area because the daycare will primarily serve local needs, hours of operation will be during off-peak traffic hours, and the project is required to pay the adopted traffic impact fees for cumulative impacts pursuant to General Plan Policy C-1.2 (see Finding 3, Evidence d).

e) The project is located within Segment 7 (Schulte Road to Rancho San Carlos Road) as designated by Carmel Valley Master Plan Policy CV-2.17. RMA staff evaluated the estimated trips generated by the proposed project and determined that the additional trips would not result in traffic exceeding the thresholds identified in CV-2.17. The Institute of Transportation Engineers Trip Generation Manual, which is the industry standard for estimating traffic trips, establishes an average weekday trip rate of 1.29 trips per student for elementary schools. The maximum capacity of the proposed building is 30 students. If 30 new students were added as a result of the new building, it is estimated that the project would generate 39 additional trips. The established threshold for Segment 7 is 16,340. The most recent report presented to the Board identifies 16,061 Average Daily Trips along this segment. The 39 additional trips will not exceed the established thresholds.

f) Section 21.44.080.B (Design Control District) of the Monterey County Zoning Ordinance (Title 21) requires Design Approval prior to issuance of any building permit for projects located in a “D” district. A Design Approval is required as part of the project application. The proposed materials and colors will match the existing adjacent building and are consistent with Policy 26.1.32 of the Carmel Valley Master Plan in that they are compatible with the

structural system of the building and the appearance of the building's natural and man-made surroundings.

- g) Section 21.45.040.B (Site Plan Review District) of the Monterey County Zoning Ordinance (Title 21) requires an Administrative Permit for new development located in an "S" district. A site plan was submitted with the application. The project will not impact any sensitive natural resources or unusual site constraints on the property.
- h) The project planner conducted a site inspection on July 20, 2017 to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for this use.
- i) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review at their scheduled meeting on November 6th. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it includes a Design Approval subject to review by the Zoning Administrator due to the request for public hearing. The LUAC voted 5-0 to approve the project as proposed with a condition that preschool students be included in the 300 enrollment cap.
- j) "Pre-school students attending the school will be counted toward the 300 maximum enrollment count permitted in the 1964 Use Permit (PC Resolution – 5374)"
- k) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170469.

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

- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Monterey County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) The following reports have been prepared:
 - Geotechnical Report for the proposed Daycare Building 8060 Carmel Valley Road
- c) The site is located within a "high" archeologic sensitivity zone. Pursuant to Section 21.66.050, an archeological report waiver has been approved to waive the requirement of a Phase 1 Inventory because the site is previously disturbed. The site is already developed and the former septic system is located directly underneath where the structure will be located. Additionally, a Phase 1 Inventory prepared for the property in 2008 (LIB080573) showed no evidence of historic archaeological resources on the site.
- d) The project planner conducted a site inspection on July 20, 2017 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 the Monterey County RMA –

Planning Department for the proposed development found in the Project File PLN170469.

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 RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. 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) The project will be served by an on-site septic system. An existing septic system previously serving the “little house” structure on the property is to be replaced to accommodate the location of the new structure, which will be located directly above where the septic tank was located. This action will meet a Condition established by a previously approved permit on the site (PLN080310). Condition 10 required the demolition and replacement of the septic tank in a location that meets the standards within Monterey County Code 15.20, Sewage Disposal, if any building permits are issued to modify or remodel the house, any increase of wastewater generation that enters the subject septic system, or if there is evidence submitted to the Division of Environmental Health that the irrigation well is contaminated due to the proximity to the septic tank. Environmental Health has determined there is ample area for the septic system on the site.
- c) The All Saints school has existing water service from California American Water Company. There is no indication that water service will not continue to be provided. Monterey Peninsula Water Management District has approved the non-residential water release form and water permit application.
- d) The project is not anticipated to significantly impact traffic on Carmel Valley Road because the new building is expected to be used by students who are already attending the school; however, the maximum capacity of the building is 30 students. A letter submitted by Traffic Engineer Keith Higgins explains that the project will serve local needs, many students are expected to be younger siblings of existing students who are already being transported to and from the school, and that school dismissal times are in the early afternoon and not during the evening peak hour. The project has been conditioned to pay standard cumulative traffic impact fees.
- e) Staff conducted a site inspection on July 20, 2017 to verify that the site is suitable for this use.

f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170469.

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 RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on July 20, 2017 to verify that the site has no violations.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170469.

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 15314 categorically exempts minor additions to schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less.
- b) The project is a new 1,760 square foot building at an existing school. Prior to this new building, the enrollment at the All Saints school was 164 students. Although enrollment is not expected to increase as a result of the project, the new building has the capacity for up to 30 additional students; therefore, capacity could increase a maximum of 21%.
- c) The project will not have significant impacts to traffic. The new building is expected to serve local needs and many of the students expected to use the new building are already enrolled at the school or are siblings of older enrolled students. Additionally, school dismissal times do not coincide with evening peak traffic times on Carmel Valley Road.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on July 20, 2017.
- e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170469.

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

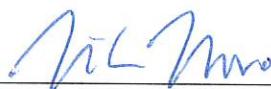
EVIDENCE: Section 21.80.040.B of the Monterey County Zoning Ordinance (Planning Commission).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of RMA-Planning does hereby:

- A. Find the project qualifies as a minor addition to a school, which is exempt from CEQA per Section 15314 of the CEQA Guidelines; and
- B. Approve the Administrative Permit and Design Approval to allow a new 1,760 square foot Early Childhood Education Center in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of November, 2017.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **NOV 13 2017**

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 COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **NOV 27 2017**

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 RMA-Planning and RMA-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.

Monterey County RMA Planning

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

PLN170469

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN170469) allows a 1,760 square foot early childhood education center at an existing school. This permit does not revoke or modify earlier permits approved on this parcel. It adds a building to accommodate current uses. The property is located at 8060 Carmel Valley Rd, Carmel, CA (Assessor's Parcel Number 169-181-057-000), Carmel Valley Area 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 RMA - 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. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "An Administrative Permit (Resolution Number 17-058) was approved by the Zoning Administrator for Assessor's Parcel Number 169-181-057-000 on November 9, 2017. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - 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.
(RMA - 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 RMA - 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. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring
Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

5. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring
Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

6. GEOTECHNICAL REPORT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Geotechnical Report with project specific recommendations. The report shall include data regarding the nature, distribution, and strength of existing soils, as well as, a description of the site geology and any applicable geologic hazards. The report shall include conclusions regarding design criteria and grading procedures. The report shall also provide conclusions and/or recommendations regarding the liquefaction hazard and identify the presence, or absence, of any potentially liquefiable soils, potentially saturated liquefiable soils, location of potentially liquefiable soils, or sufficiently high density in-situ soils to preclude liquefaction.

(RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a geotechnical report to RMA-Environmental Services for review and approval.

7. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Report. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

8. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

9. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

10. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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 regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

11. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The Stormwater Control Plan shall incorporate the measures identified on the Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Stormwater Control Plan to RMA-Environmental Services for review and approval.

12. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

13. Maximum Enrollment and Inclusion of Preschool Students

Responsible Department: RMA-Planning

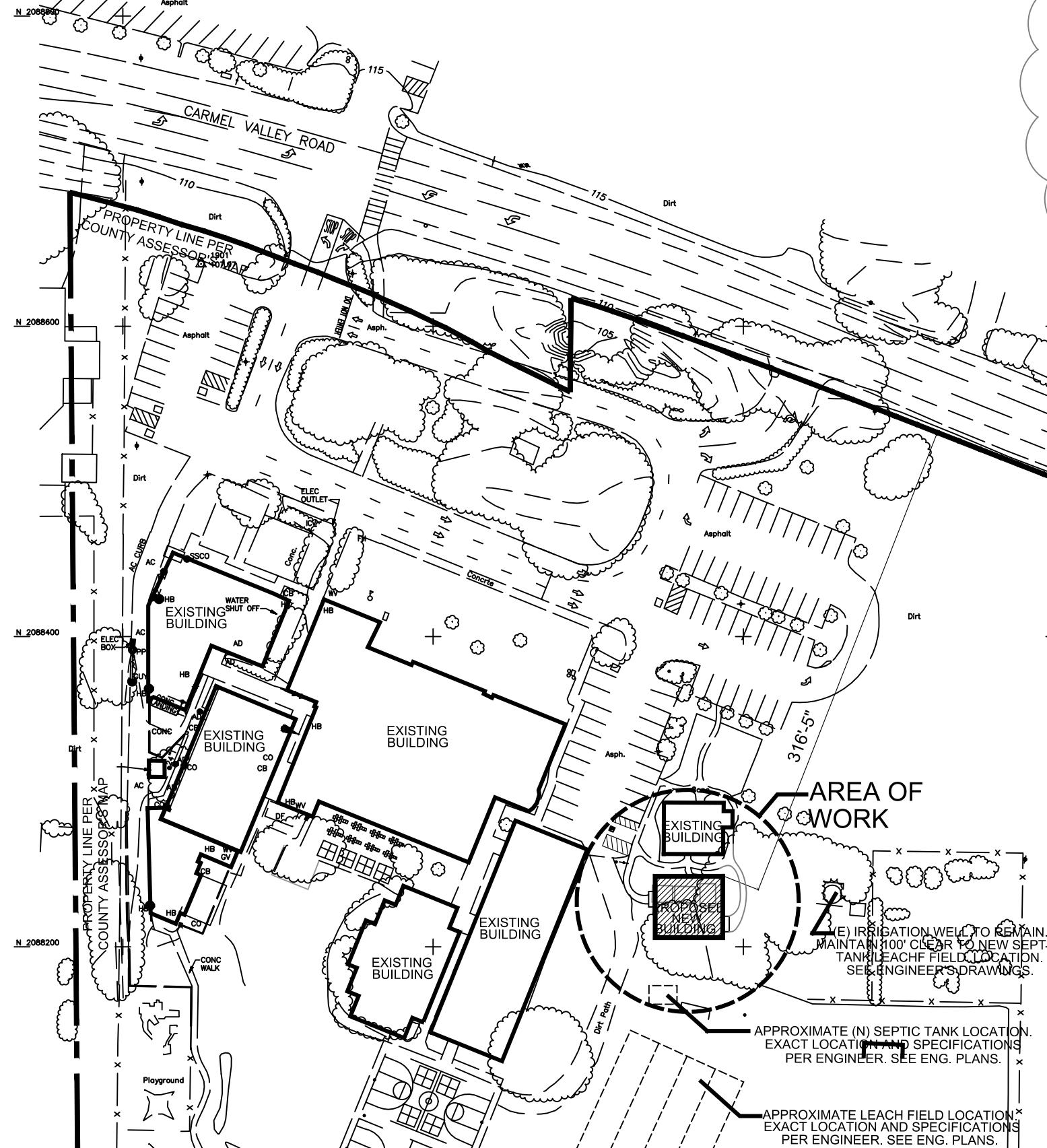
Condition/Mitigation Monitoring Measure: The preschool students (Pupils) attending All Saints Day School of the Rector Wardens & Vesterymen of All Saints Parish in Carmel-By-The-Sea are counted in the 300 maximum allowed enrollment (K-8) granted by the 1964 Use Permit in accordance with Planning Commission Resolution No. 5374, issued on April 3, 1964.

Compliance or Monitoring Action to be Performed:

ALL SAINT'S EPISCOPAL DAY SCHOOL: EARLY CHILDHOOD CENTER

BLDG. CODE DATA

OCCUPANCY GROUP: E
DESCRIPTION OF USE: DAY CARE
TYPE OF CONSTRUCTION: V-B
SPRINKLERS: YES
STORIES: 1
HEIGHT: 18'
APN: 169-181-057



ACCESSIBLE ROUTE NOTE:

AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC. (11B-206)

OCCUPANCY DATA

OCCUPANCY GROUP: E - DAY CARE
OCCUPANCY LOAD FACTOR: 35 (NET)
OCCUPIED FLOOR AREA: 1208 S.F.
ALLOWED OCCUPANCY: 34
EXITS REQUIRED: 1
EXITS PROVIDED: 3

MINIMUM PLUMBING FIXTURES REQUIRED:

TOTAL OCCUPANTS: 34

FIXTURES/OCCUPANTS (M/F) REQUIRED / PROVIDED
BOYS W/C (17 OCC): 1/50 1 1
BOYS URINAL 1/100 1 1
GIRLS W/C (17 OCC) 1/50 1 1
ADULT W/C 1/50 1 1

PROPOSED SITE PLAN

SCALE: 1" = 100'-0"

SHEET INDEX:

A1	SITE PLAN / PROJECT DATA
A1.1	GENERAL NOTES
A1.2	GENERAL NOTES / DETAILS
A1.3	GREEN BUILDING CHECK LIST
A1.4	GREEN BUILDING CHECK LIST
A1.5	GREEN BUILDING CHECK LIST
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	POWER/LIGHTING PLAN
A5	DETAILS

S0.0	STRUCTURAL NOTES
S0.1	STRUCTURAL NOTES
S1.1	TYPICAL DETAILS
S1.2	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S3.1	STRUCTURAL DETAILS
S3.2	STRUCTURAL DETAILS

P0.1	PLUMBING NOTES
P0.2	PLUMBING NOTES
P2.1	WASTE & VENT PLAN
P2.2	WATER & GAS PLAN
M0.1	NOTES
M0.2	ENERGY COMPLIANCE
M0.3	ENERGY COMPLIANCE
M0.4	ENERGY COMPLIANCE
M0.5	ENERGY COMPLIANCE
M2.1	RADIANT HEATING PLAN
M6.1	PIPING SCHEMATIC
M6.2	DETAILS
M6.3	HEAT SOURCE VENTING

BLDG. COV.: 25% = 215,000 SQ. FT.

PROJECT DATA:

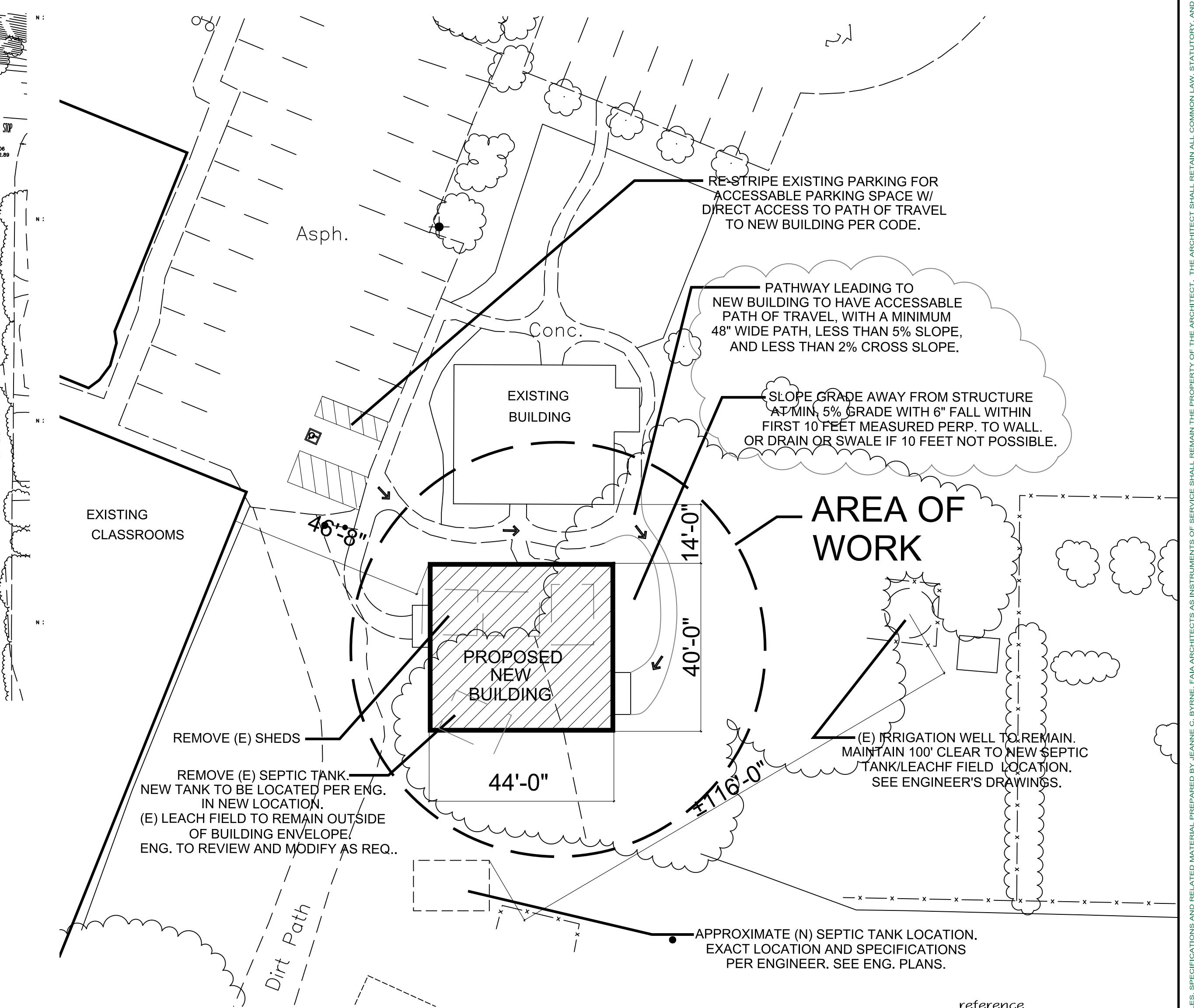
OWNER: ALL SAINTS EPISCOPAL DAY SCHOOL
PROJECT ADDRESS: 8060 CARMEL VALLEY ROAD CARMEL, CA 93923
MAILING ADDRESS: 8060 CARMEL VALLEY ROAD CARMEL, CA 93923
CONTACT: HUGH JEBSON, HEAD OF SCHOOL
TELEPHONE: 831-624-9171 (EXT. 15)

ZONING INFORMATION:

A.P.N.: 169-181-057
LOT SIZE: ±19.75 ACRES
ZONING: PQP-D-S_RAZ
SETBACKS: FRONT YARD: 50'-0"
SIDE YARD: 6'-0"
REAR YARD: 6'-0"
BLDG. COV.: 25% = 215,000 SQ. FT.

PROPOSED PROJECT

(E) BUILDINGS TO REMAIN: 43,696 SQ.FT.
(N) BUILDING ADDITION: 1,760 SQ.FT.
(N) BUILDING LOT COVERAGE: 45,456 SQ.FT. = 5.28%
(E) SHEDS TO BE REMOVED: < 426 SQ.FT. >



PARTIAL SITE PLAN

SCALE: 1" = 20'-0"

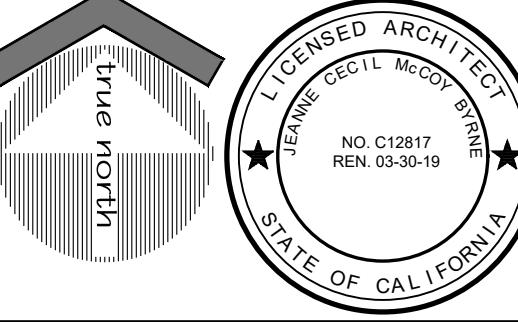
USED FOR:	DATE
CUSTOM REVIEW	04/07/17
COUNTY REVIEW	05/08/17
COUNTY PLANNING & PLAN CHECK	05/22/17
CORRECTION / PERMIT	06/26/17

JEANNE C. BYRNE, FAIA
ARCHITECT
591 LIGHTHOUSE AVENUE, SUITE #5
PACIFIC GROVE, CALIFORNIA 93950
(831)622-6585 FAX (831)622-8159

SITE PLAN

ALL SAINT'S EPISCOPAL DAY SCHOOL
NEW DAY CARE BUILDING FOR:
ALL SAINTS EPISCOPAL DAY SCHOOL
CARMEL, CA 93923
APN: 169-181-057

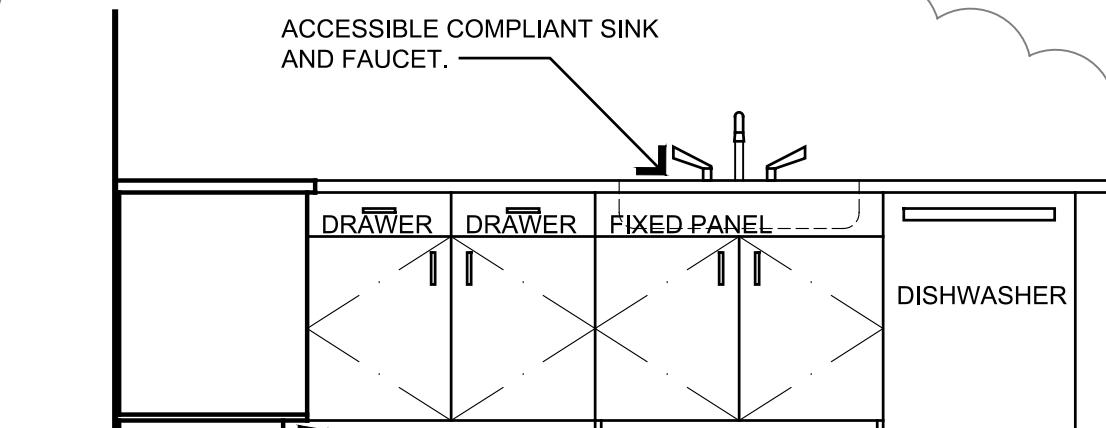
DATE	
AS NOTED	
SCALE	
AS NOTED	
DRAWN BY	
P/A	
JOB NUMBER	
reference north	



A1
OF SHEET

KEYNOTES

- 01 AT LAUNDRY, PROVIDE HOT & COLD WATER LINES / SHUT-OFF VALVES / DRAIN PIPE RECESSED IN WALL FOR WASHER. PROVIDE DRYER VENT TO EXTERIOR. VERIFY CLEARANCES AND HOOK-UP LOCATIONS. PROVIDE HOT & COLD WATER LINES, WAISTE AND VENTING LINES AT SERVICE SINK.
- 02 AT BATHROOM, PROVIDE HOT & COLD WATER LINES, WAISTE AND VENTING LINES AT SINKS AS REQUIRED. PROVIDE COLD WATER LINE, WAISTE AND VENTING LINES AS REQ. AT WC. VERIFY VENTING RUN HAS REQ. SPACE WITHIN FRAMING. NOTIFY ARCH. / ENG. OF ANY CONFLICTS.
- 03 AT KITCHEN, PROVIDE HOT & COLD WATER LINES, WAISTE AND VENTING LINES AT SINK. WHERE SHOWN, PROVIDE CONNECTIONS FOR GARBAGE DISPOSAL AND DISHWASHER AS REQUIRED. VERIFY REQUIREMENTS WITH SELECTED APPLIANCES. PROVIDE SWITCH CONTROL FOR GARBAGE DISPOSAL. LOCATE ADJACENT TO SINK. VERIFY EXACT LOCATION WITH CLIENT.
- 04 HANDWASH SINK WALL MOUNTED AT CHILD-APPROPRIATE HEIGHT. PROVIDE BLOCKING IN WALLS FOR MOUNTING. HOT AND COLD WATER SUPPLY, AND DRAIN AND VENTING AS REQUIRED.
- 05 PROVIDE COLD WATER LINE WITH IN-LINE FILTER AT REFRIGERATOR / ICE MAKER. VERIFY REQUIREMENTS WITH SELECTED APPLIANCES.
- 06 PROVIDE GAS / ELECTRICAL AS REQ. FOR RANGE. PROVIDE VENT HOOD OVER STOVE. PROVIDE REQUIRED ELECTRICAL BLOCKING IN WALL FOR INSTALLATION, AND APPROVED VENT FLUE TO EXTERIOR. VERIFY FLUE SIZE AND ALL REQ. CLEARANCES WITH HOOD MANUF. RANGE AND HOOD PER OWNER.
- 07 2X6 WALL FOR PLUMBING.
- 08 1/2" MAX. HIGH THRESHOLD AT DOOR TO FINISHED LANDING, TYP. SEE TYPICAL DETAIL AT DOOR.
- 09 CONCRETE PATIO / WALKWAY. 4" CONC. SLAB, SLOPE TO DRAIN AWAY FROM STRUCTURE 1/8"-1/4" TYP. 1/2" MAX. HIGH THRESHOLD AT DOOR, TYP. SEE TYPICAL DETAIL AT DOOR.
- 10 GAS / ELECTRIC / WATER SERVICE CONNECTION TO BUILDING FROM EXISTING SERVICES ON SITE. VERIFY LOCATION APPROVAL AND REQUIREMENTS PRIOR TO INSTALLATION. PROVIDE GAS AND WATER SHUT-OFF VALVE SOUTSIDE OF BUILDING AND PROVIDE ELECTRIC SUB-PANEL WITH MAIN BREAKER SHUT-OFF OUTSIDE OF BUILDING.
- 11 NAT. GAS-ON-DEMAND WATER HEATER, INSTALL PER MANUF. SPECS. PROVIDE WALL BLOCKING AS REQUIRED FOR INSTALLATION. PROVIDE VENTING TO EXTERIOR AS REQ. PROVIDE HOT WATER RECIRCULATING PUMP WITH TIMER.
- 12 AT RESTROOMS, PROVIDE TOILET PAPER AND SEAT COVER DISPENSERS AT EACH TOILET LOCATION. PROVIDE SOAP DISPENSER AT EACH SINK. PROVIDE PAPER TOWEL AND WAIST BASKET SEMI-RECESSED IN WALL. SEE ALSO GENERAL AND ACCESSIBILITY NOTES.
- 13 TOILETS TO BE FLUSH VALVE, FLOOR MOUNT TYPE. LAVATORIES TO BE WALL MOUNT. PROVIDE BLOCKING AS REQ. AT CHILDREN'S RESTROOM, SIZE / MOUNTING HEIGHT OF FIXTURES TO BE AGE APPROPRIATE (3-5 YEARS OLD).
- 14 34" HIGH KITCHEN LOWER CABINETS AND UPPER CABINETS WITH 18" CLEAR BETWEEN UPPER AND LOWER, ALL PLYWOOD CONSTRUCTION WITH PLASTIC LAMINATE FINISHES ON CABINETS AND COUNTER, COVE BACK SPLASH, ACCESSIBLE SINK CABINET WITH KNEE SPACE BELOW AS REQUIRED BY CODE. SEE INT. ELEV.
- 15 PREPARE SLAB FOR DIRECT-GlUE CARPET INSTALLATION. FILL ANY CRACKS OR CHIPS FOR SMOOTH, LEVEL SURFACE. SEAL SLAB. DIRECT-GlUE CARPET PER MANUF. SPECIFICATIONS.
- 16 PREPARE SLAB FOR CERAMIC TILE FLOOR INSTALLATION. FILL ANY CRACKS OR CHIPS FOR SMOOTH, LEVEL SURFACE. SEAL SLAB. THIN-SET TILE PER MANUF. SPECIFICATIONS. SEAL GROUT. NON-SLIP TILE PER CODE. COVE TILE BASE 6" UP WALL, MIN. EXTEND TILE UP TO 48" AT TOILET AND SINK AREAS.
- 17 PROVIDE REQUIRED FLOOR DRAIN AT RESTROOMS WITH MORE THAN ONE WATER CLOSET AND LAUNDRY ROOM. PROVIDE FLOOR DRAIN AT CHILDREN'S RESTROOM, EVEN IF ONLY ONE WATER CLOSET IS PROVIDED. SLOPE FLOOR TO DRAIN. PROVIDE TRAP PRIMER ADJACENT TO LAVATORY/SERVICE SINK WITHIN RECESSED ACCESS PANEL. PROVIDE PER 2016 CPC, SEC. 418.0.
- 18 PROVIDE REQUIRED DRINKING FOUNTAIN PER 2016 CPC, TABLE 422.1 AND CBC11B-602.



GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY CONFLICTS IN THESE DRAWINGS AND/OR FIELD CONDITIONS PRIOR TO PROCEEDING WITH WORK.
2. PROVIDE HOT WATER RECIRCULATING SYSTEM WITH INSULATED PIPES PER COUNTY REQUIREMENTS.
3. CONTRACTOR TO PROVIDE THE APPROVED LISTING NUMBERS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR REVIEW BY THE FIELD INSPECTOR FOR THE FOLLOWING ITEMS:
 - a) SIMPSON STRONG WALLS AND HARDY FRAMES.
 - b) EQUIPMENT AND APPLIANCES.
4. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT STRUCTURE. SEE "FIRE DEPARTMENT NOTES" ON THE GENERAL NOTES SHEET. A1.1. SYSTEM TO BE INTEGRATED WITH EXISTING SCHOOL FIRE PROTECTION SYSTEM.
5. ALL GLASS TO BE TEMPERED, U.O.N. OBSCURE GLASS AT RESTROOM.
6. SPRAY-ON INSULATION TO BE USED AT VAULTED CEILINGS. LICENSED INSULATION INSTALLER TO PROVIDE LETTER TO FIRE DEPARTMENT CERTIFYING THAT INSULATION HAS BEEN INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
7. FIXTURES ACCESSED BY CHILDREN TO BE SIZED ACCORDINGLY, INCLUDING: TOILETS, SINKS, SOAP AND PAPER TOWEL DISPENSERS.
8. HEATING TO BE PROVIDED BY IN-FLOOR HYDRONIC SYSTEM. SEE SEPARATE DRAWINGS / CALCULATIONS / SPECIFICATIONS BY OTHERS.

FLOOR PLAN LEGEND:

- EXTERIOR WALLS: 2X6 STUDS @ 16" O.C. WITH R-19 BATT INSULATION AND 1/2" GYP. BD. AT INTERIORS, TYP. INTERIOR WALLS: 2X4 STUDS @ 16" O.C. WITH 1/2" GYP. BD. EACH SIDE, TYP. R-13 BATT INSUL. FOR SOUND PRIVACY @ BATHROOMS. USE 2X6 STUDS AT PLUMBING WALLS, TYP.
- WINDOWS: SIERRA PACIFIC, OR SIM. FINISH: ALUMINUM CLAD EXTERIOR, PAINTED INTERIOR. ALL GLASS TO BE TEMPERED. TRIM: 2X SHAPED SILL BELOW, 2X4 SIDE TRIM. SEE ELEVATIONS & DETAIL. 7'-0" TYPICAL HEADER HEIGHT, EXCEPT AS NOTED.
- DOORS PER PLANS AND ELEVATIONS. 7'-0" HEADER, TYP. EXTERIOR DOORS: SIERRA PACIFIC, OR SIM. FINISH: ALUMINUM CLAD EXTERIOR, PAINTED INTERIOR. ALL GLASS TO BE TEMPERED. TRIM: DARK ANODIZED ALUM. SILL, 2X4 SIDE TRIM. SEE ELEVATIONS & DETAIL. PROVIDE COPPER & BITUMANE FLASHING AS REQUIRED AT EXTERIOR DOORS. INSTALL PER MANUF.
- INTERIOR DOORS PER OWNER SELECTION (T.M. COBB OR EQ). FINISH: SOLID CORE SLAB STYLE, PAINTED FINISH. TRIM: 1X PAINTED TRIM CASING.
- EXTERIOR WALL SCONCE - SIM. STYLE TO (E) AT OTHER SCHOOL BLDGS. LED, PAINTED, 12V, 10W. W/ MOTION SENSOR & LIGHT SENSOR. MANUAL OFF OVER RIDE SWITCH.
- CONC. WALKWAY
- PLAY AREA
- MAIN ENTRANCE
- CONC. WALKWAY
- COVERED CONC. PATIO

FINISHES:

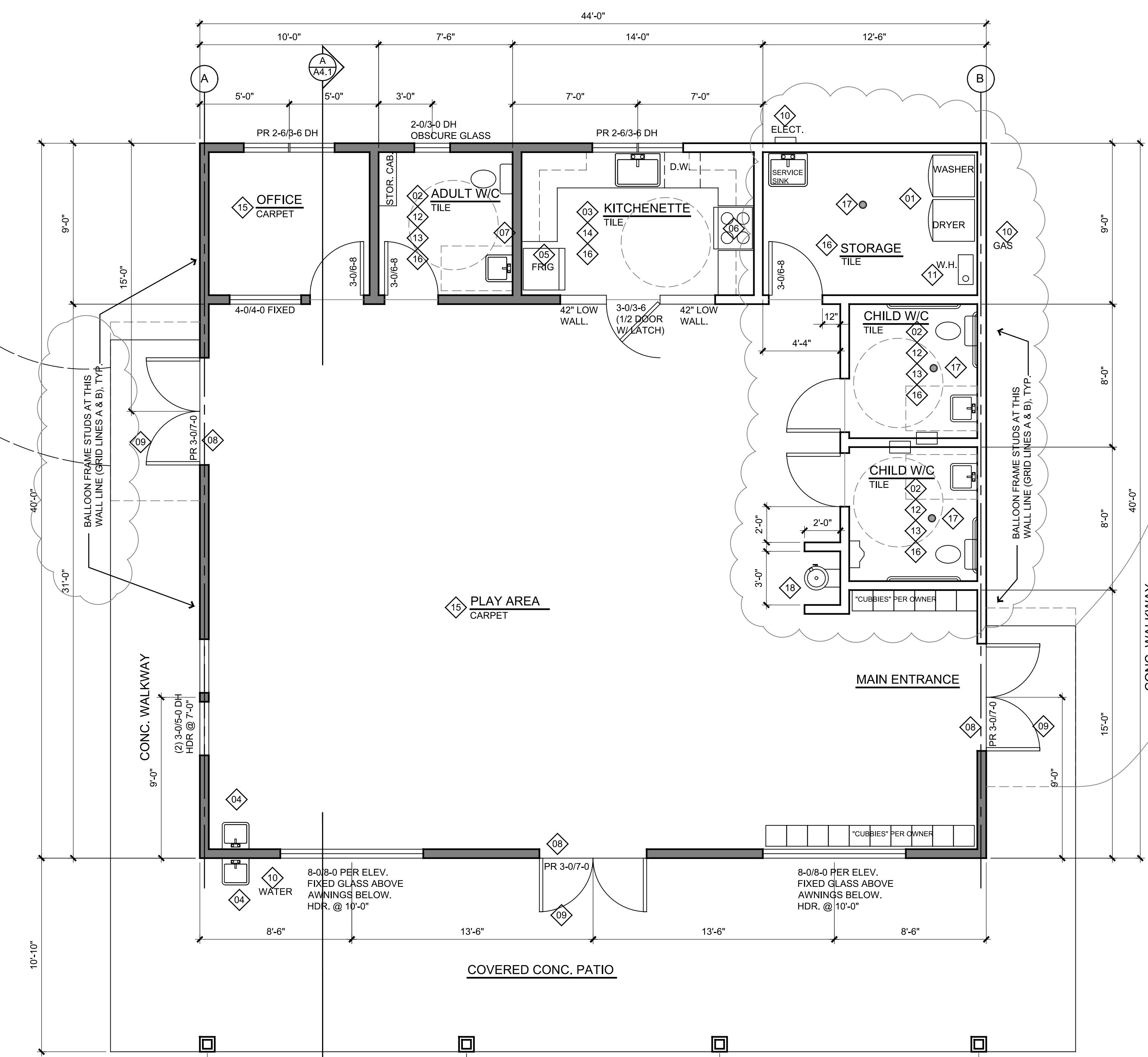
WALLS & CEILING: GYP. BD. WITH SMOOTH, TROWELLED TEXTURE. 1 COAT PRIMER + 2 COATS PAINT. COLOR AND SHEEN PER OWNER.

TRIM: TRIM AND BASEBOARDS: DOOR/WINDOW TRIM TO BE PAINTED WOOD CASINGS. BASEBOARDS AT OPEN AREAS, OFFICE, STORAGE TO BE PAINTED WOOD. TILE COVE BASE 6" MIN UP WALL TO BE USED AT RESTROOMS. COORD. W/ OWNER.

FLOORING: RESTROOM FLOOR: CERAMIC TILE OVER THINSET MASTIC WITH TILE COVE BASE TO EXTEND 6" UP WALL. SEAL ALL GROUT JOINTS PER MANUF. SPECS. AND INSTRUCTIONS. TILE TO EXTEND 48" UP WALL AT SINK/TOILET WALLS, OR AS PER CODE. STORAGE/KITCHENETTE FLOOR: CERAMIC TILE OVER THINSET MASTIC WITH PAINTED WOOD BASE. PROVIDE SOLID, CONTINUOUS MATERIAL (SUCH AS STONE) THRESHOLD AT DOORWAY WITH BEVELED EDGES TO MEET CODE WHERE TILE FLOOR MEETS OTHER MATERIAL.

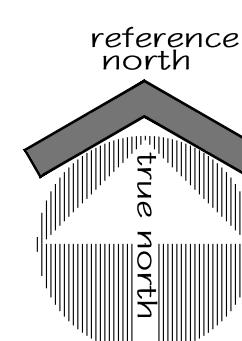
PLAY AREA AND OFFICE FLOOR: DIRECT GLUE LOOP CARPET, MAX. 1/2" PILE HEIGHT. INSTALL PER MANUF. SPECS. DIRECT-GlUE INSTALLATION TO BE CONTINUOUS AND UNINTERRUPTED OVER ENTIRE FLOOR AREA TO BE COVERED. EXPOSED EDGES OF CARPET TO BE TAPESTRY TO FLOOR SURFACE AND HAVE RUBBER REINFORCED CARPET STRIP INSTALLED CONTINUOUSLY WHERE DIFFERENT MATERIALS MEET. CARPET EDGE TRIM TO COMPLY WITH SECTION (11B-302.2, FIG 11B-302.2). SEE NOTE ABOVE WHERE CARPET MEETS TILE FOR THRESHOLD.

KITCHEN CAB. INT. ELEV.
SCALE: 1/2"=1'-0"



PROPOSED FLOOR PLAN

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



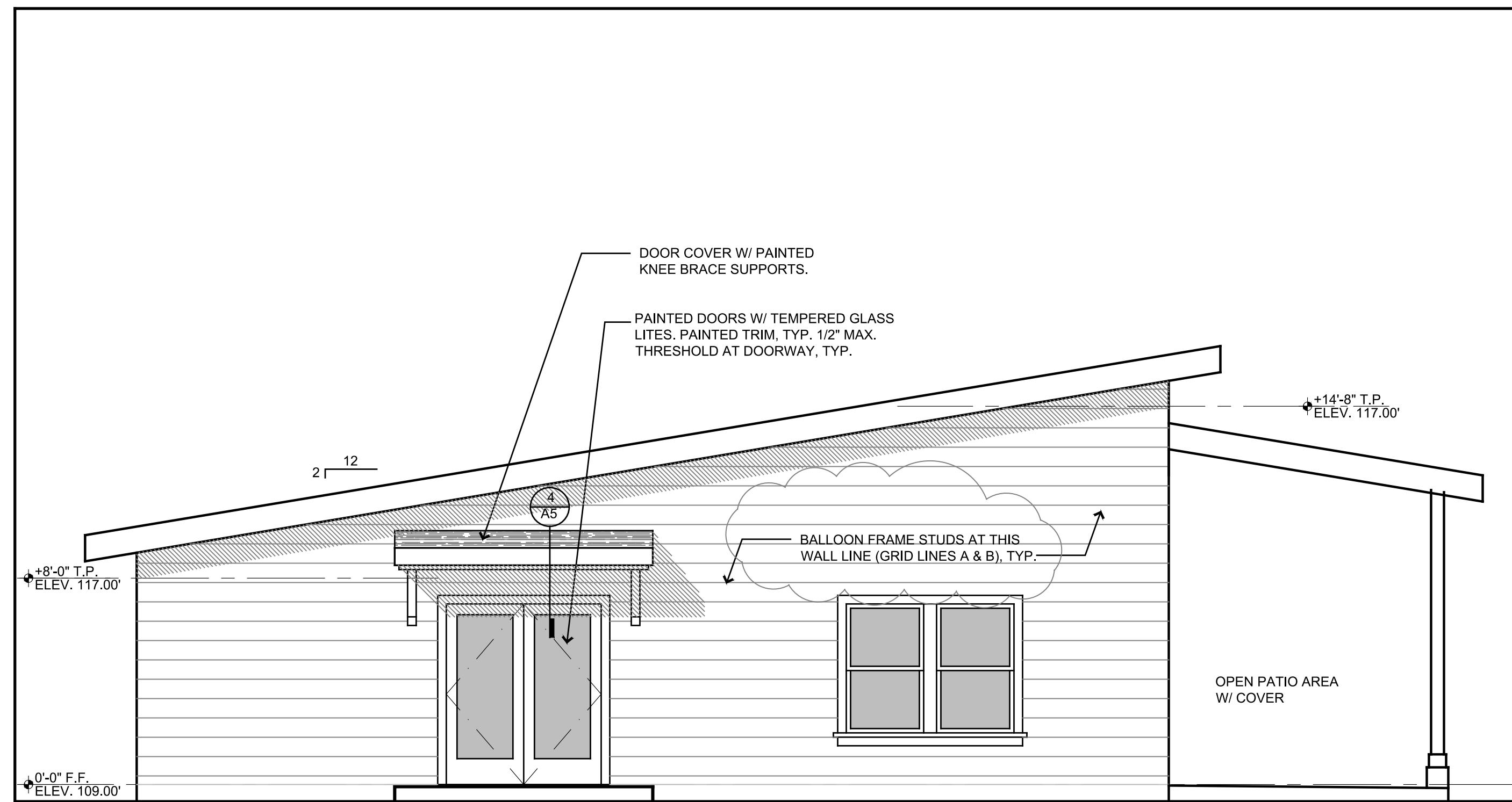
ALL SAINTS EPISCOPAL DAY SCHOOL
NEW DAY CARE BUILDING FOR:
8060 CARMEL VALLEY ROAD
CARMEL VALLEY, CA 92925
APL 169-184-057

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USED FOR:	DATE:
CUSTOM REVIEW	04/07/17
COUNTY REVIEW	05/08/17
COUNTY PLANNING & ZONING CHECK	05/22/17
CORRECTION / PERMIT	06/26/17

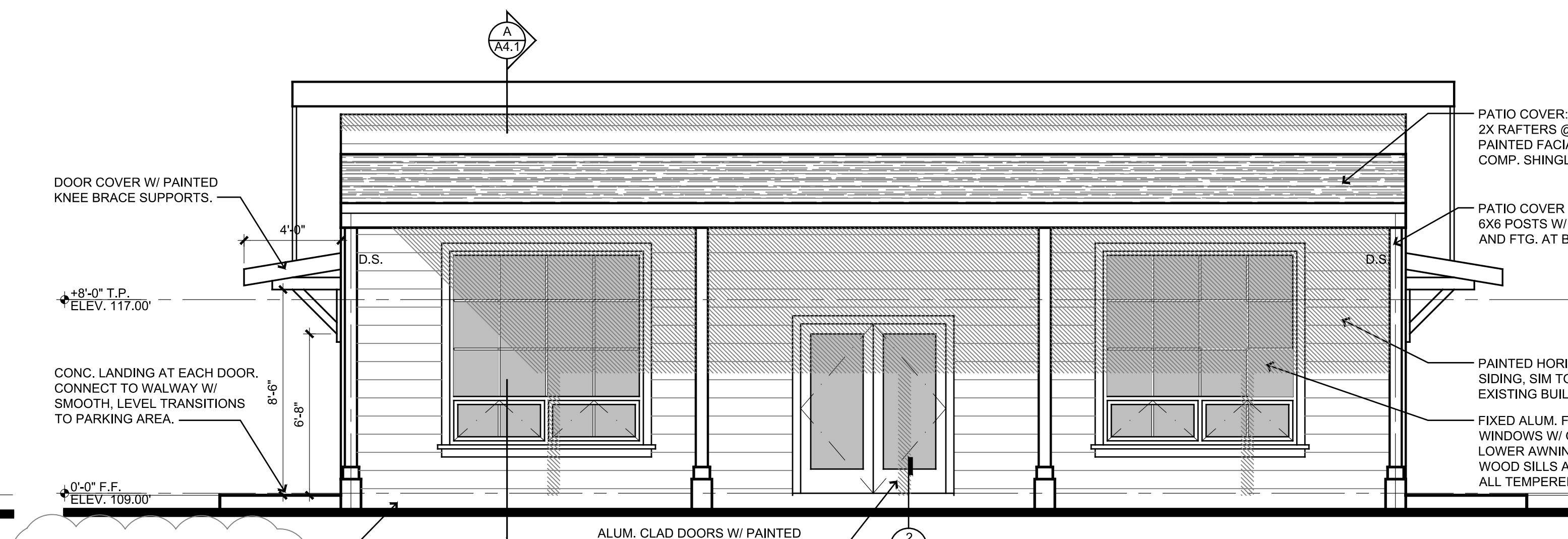
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FLOOR PLAN



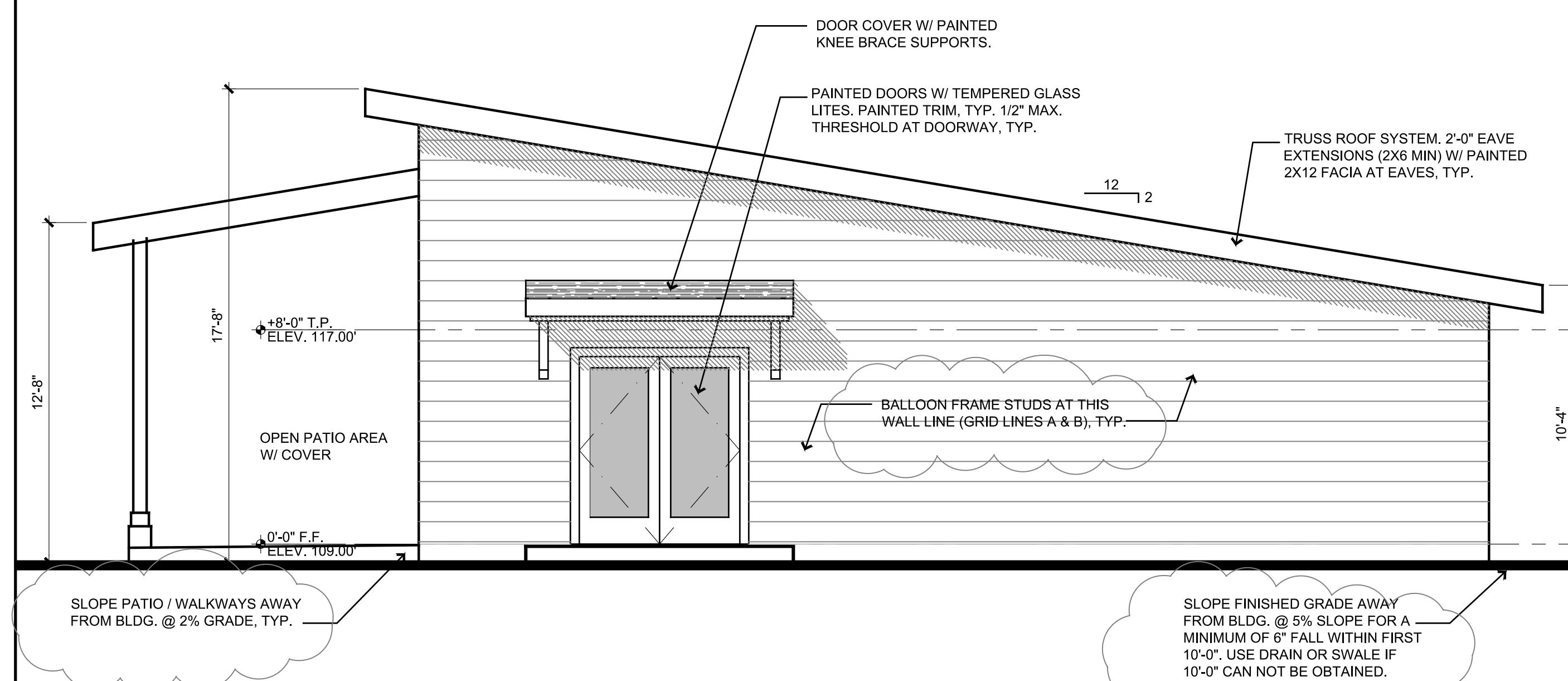
WEST ELEVATION

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



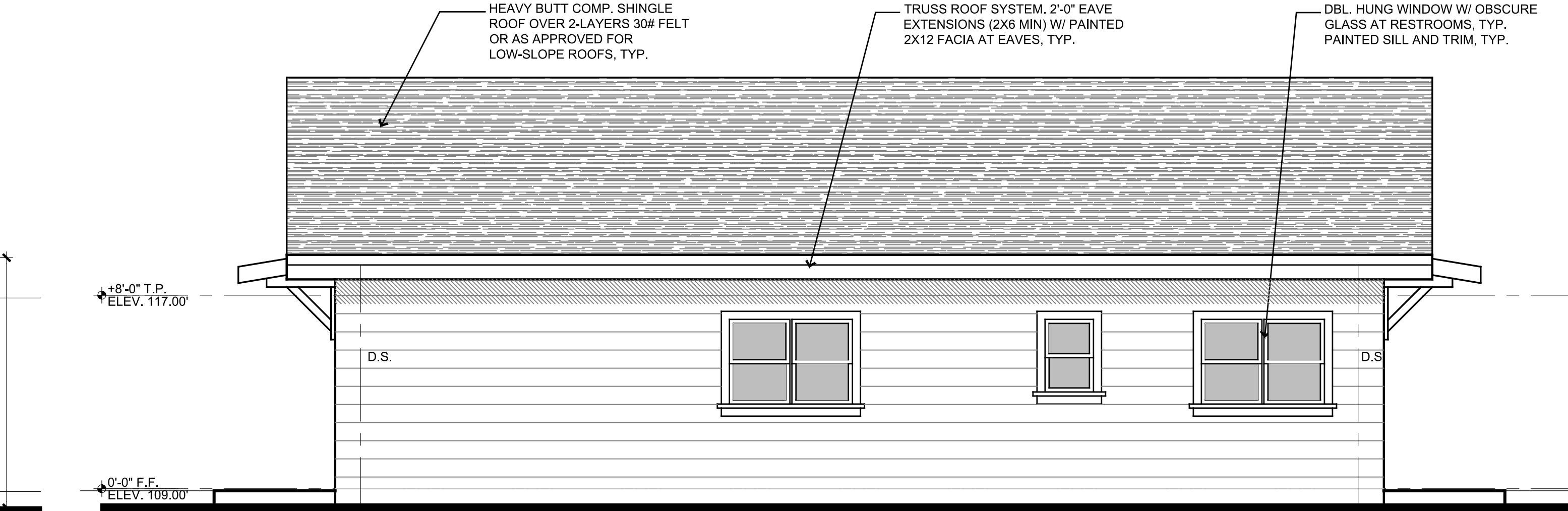
SOUTH ELEVATION

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



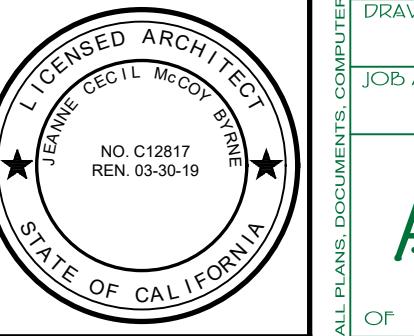
EAST ELEVATION

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



NORTH ELEVATION

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



USED FOR:	DATE
CLIENT REVIEW	04/07/17
COUNTY REVIEW	05/08/17
COUNTY PLANNING & PLAM CHECK	05/22/17
CORRECTION/ / PERMIT	06/26/17

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EXTERIOR ELEVATION

ALL JANET J. EPYCOPAL DAY SCHOOL
NEW DAY CARE BUILDING FOR:
8060 CARMEL VALLEY ROAD
CARMEL VALLEY, CA 93925
APL 169-184-057

USED FOR:	DATE
CLIENT REVIEW	04/07/17
COUNTY REVIEW	05/08/17
COUNTY PLANNING & PERMIT CHECK	05/22/17
CORRECTION // PERMIT	06/26/17

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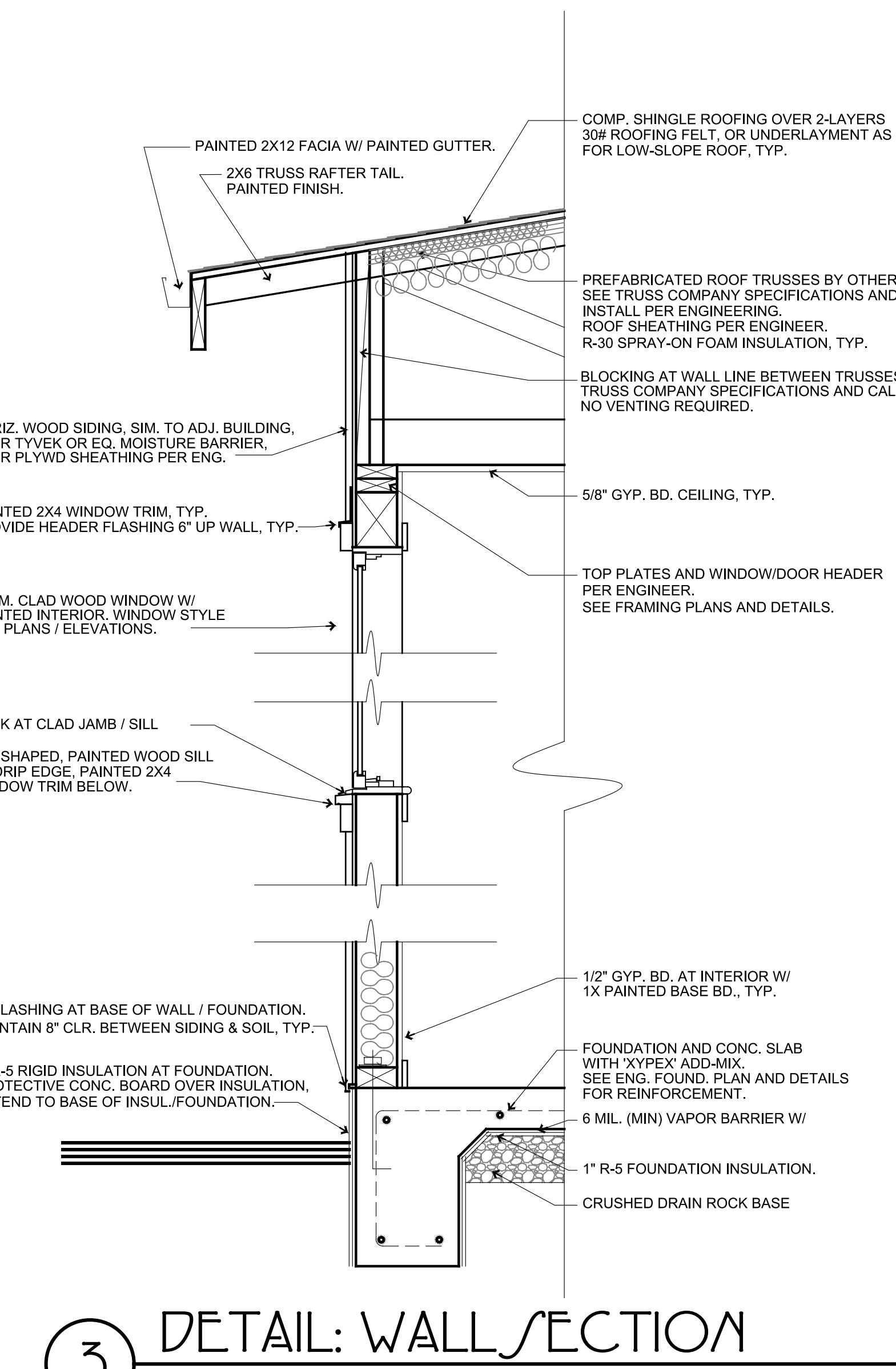
**JENNIFER C. BYRNE, FAIA
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GENERAL NOTES

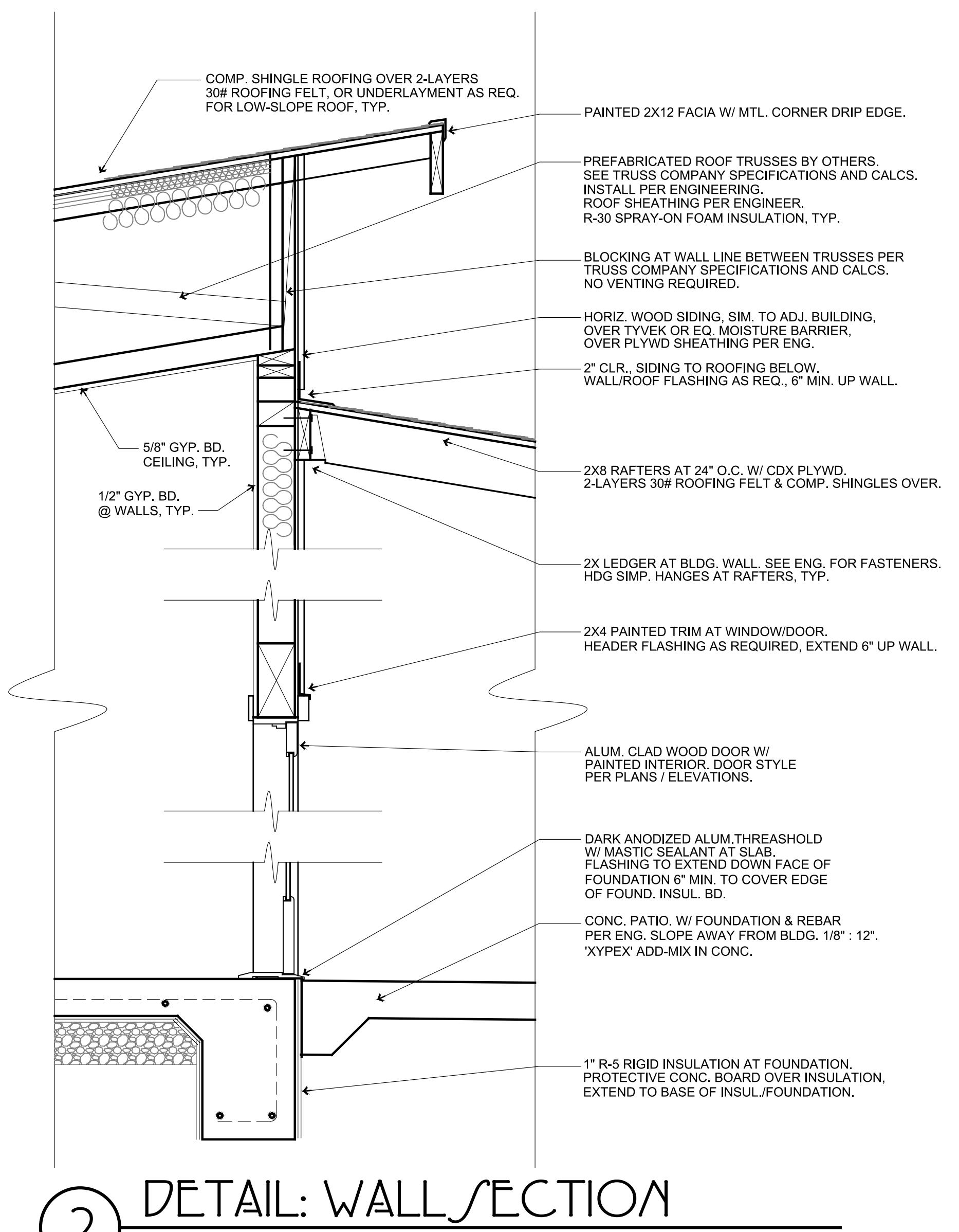
ALL JAINI'S EPICOPAL DAY SCHOOL

NEW DAY CARE BUILDING FOR:
8060 CARMEL VALLEY ROAD
CARMEL VALLEY, CA 93925
AP#1169-184-057



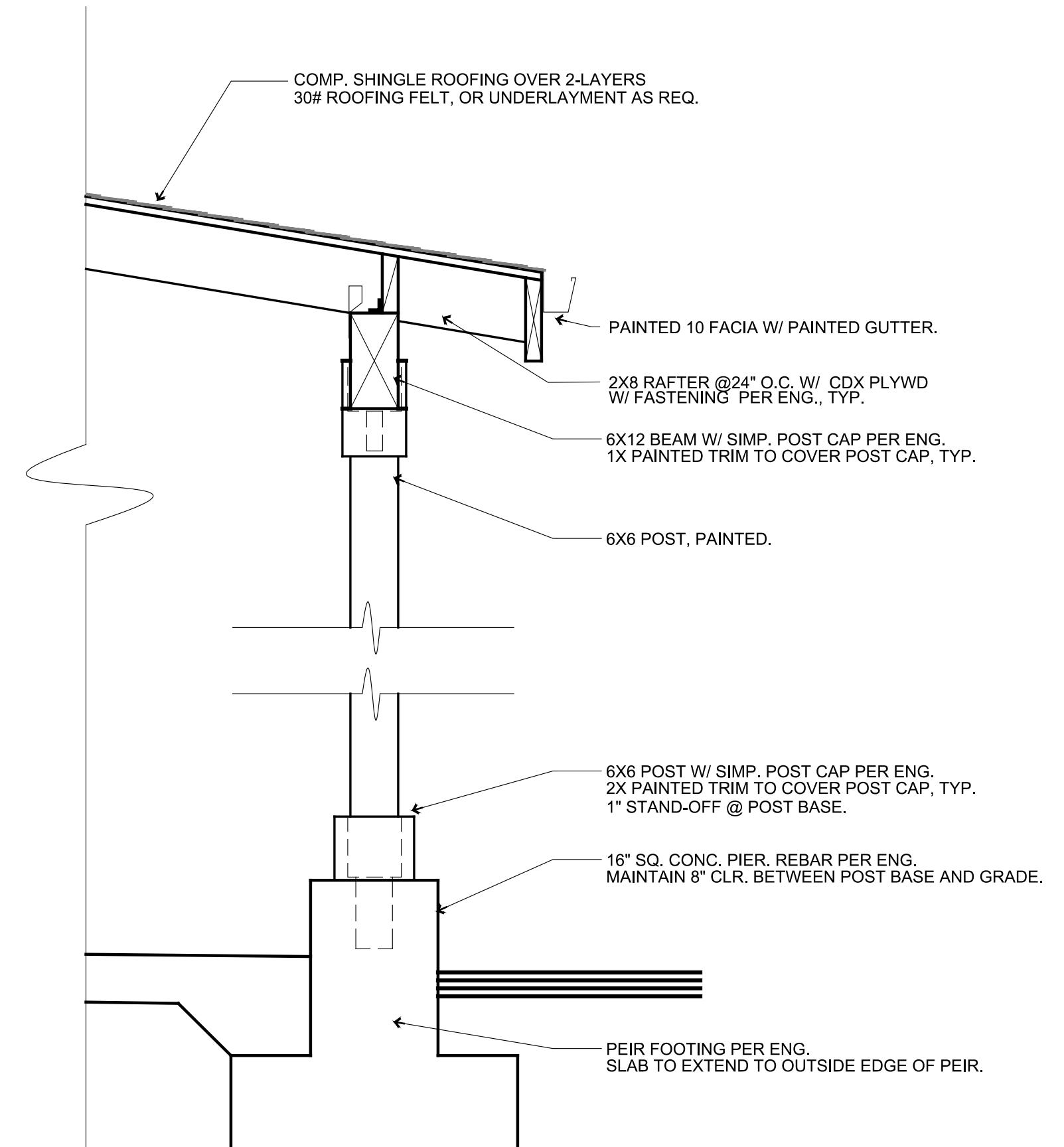
3 DETAIL: WALL SECTION

SCALE: 3/4"=1'-0"



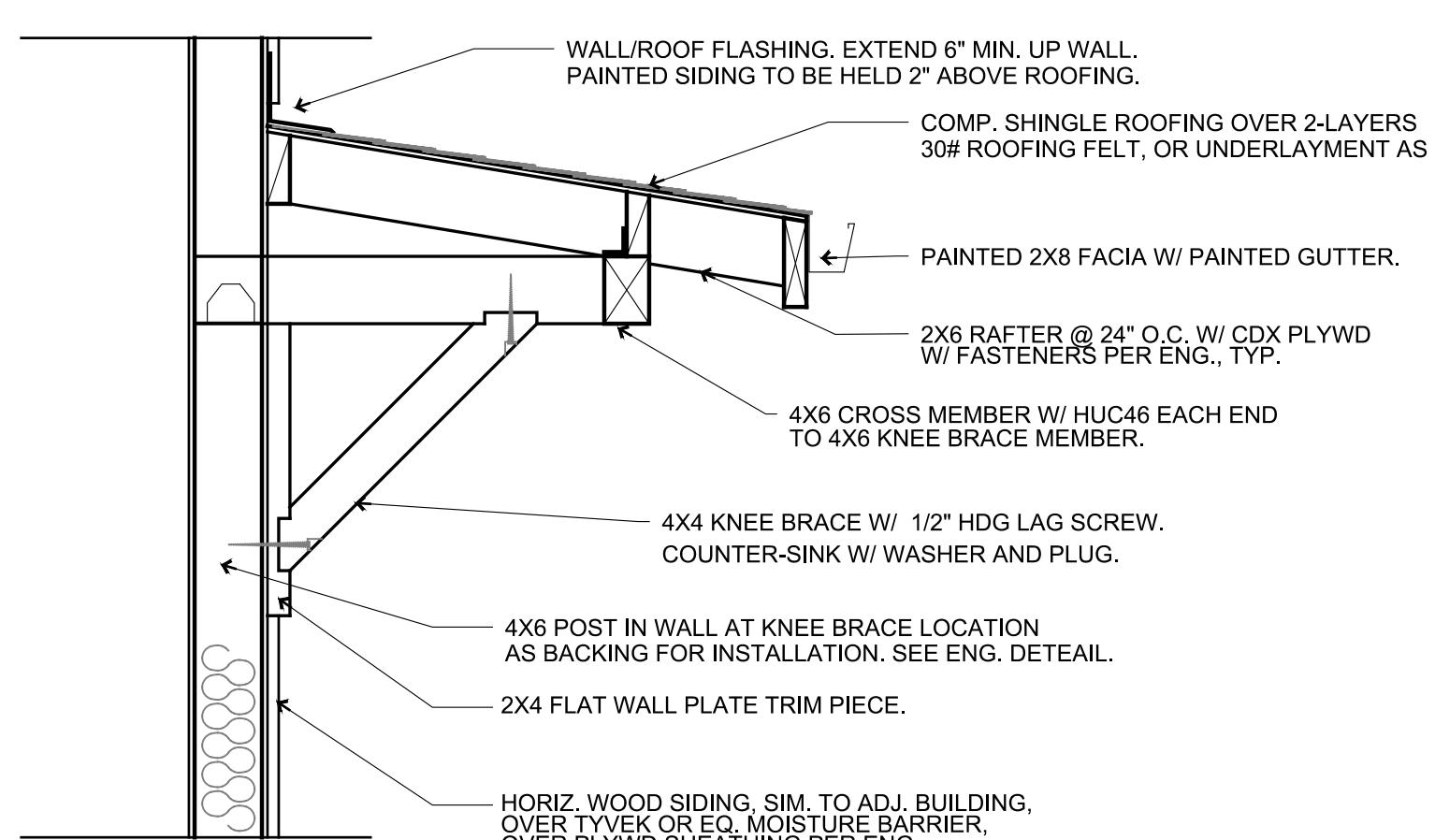
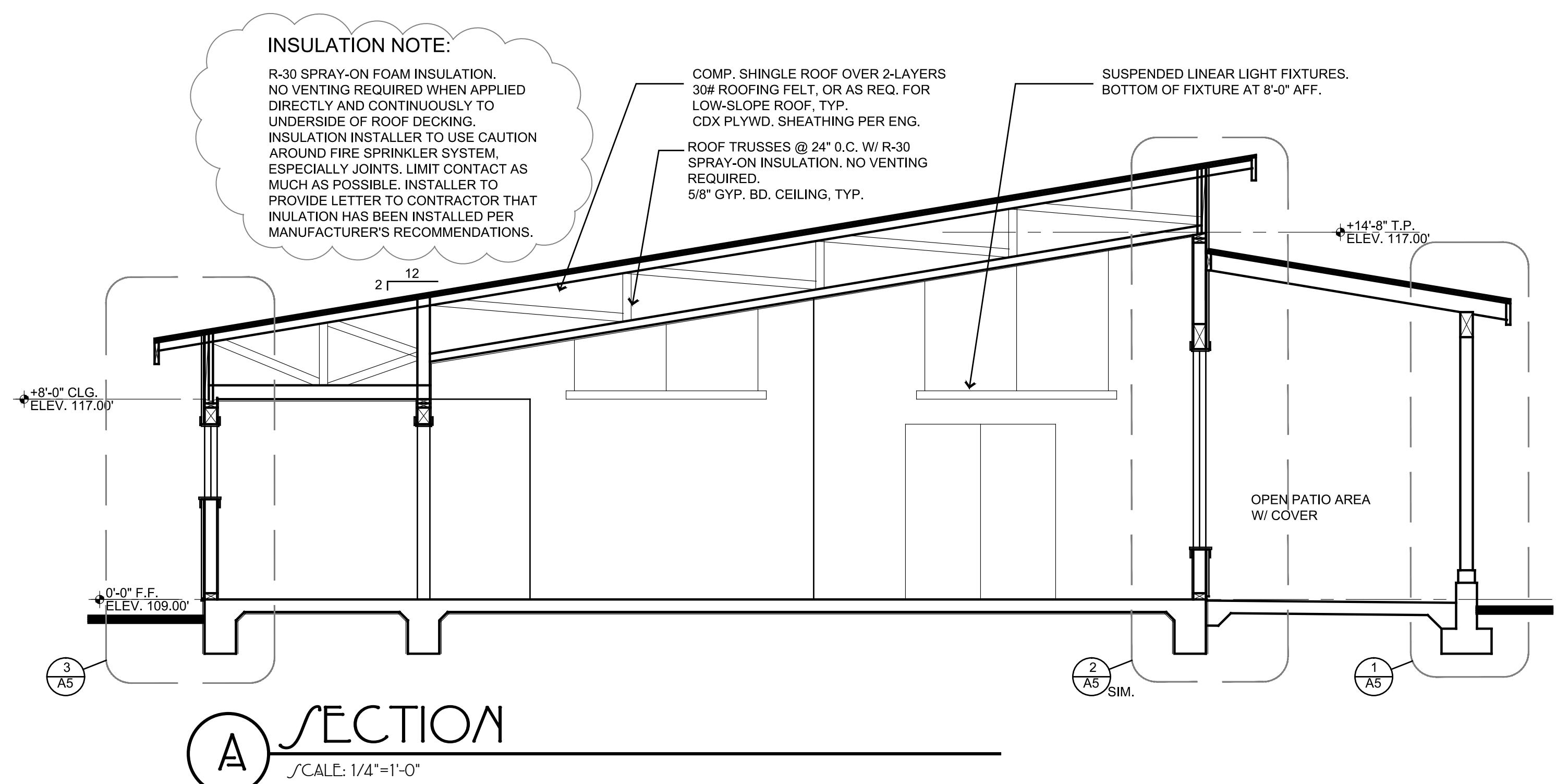
2 DETAIL: WALL SECTION

SCALE: 3/4"=1'-0"



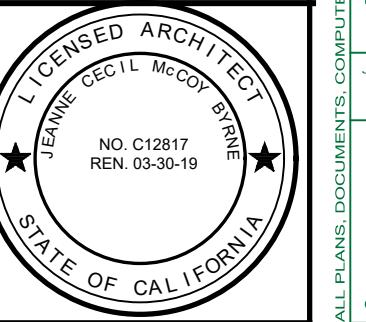
1 DETAIL: PATIO COVER

SCALE: 3/4"=1'-0"



4 DOOR COVER

SCALE: 3/4"=1'-0"



A5

OF SHEET