

**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:

BASTIAN DANIEL TR & BASTIAN ANGELA TR (PLN230359)

RESOLUTION NO. 24-012

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the Administrative Permit qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and there are no exceptions pursuant to Section 15300.2
- 2) Approving an Administrative Permit and Design Approval to allow a 5,586 square foot single-family dwelling with a 755 square foot attached garage and roof deck; new outdoor kitchen with fire pit; new in-ground pool & spa with separate sauna; and new driveway with new hardscape & landscape. Colors and materials to consist of gravel ballast grey roof, red cedar with natural finish exterior siding, silver travertine exterior entry wall, concrete retaining walls, plaster cement with earth toned finish soffits and aluminum with dark bronze finish windows, doors, fascia & trim. Grading consists of 2,350 cubic yards of cut and 500 cubic yards of fill.

[PLN230359 BASTIAN DANIEL TR AND ANGELA TR, 35 Pronghorn Run, Greater Monterey Peninsula (APN:239-091-054-000)]

The BASTIAN DANIEL TR & BASTIAN ANGELA TR application (PLN230359) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 21, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval (Attachment 1) and project plans (Attachment 2), 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 review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) Project: The project proposes to construct a 5,586 square foot single-family dwelling with a 755 square foot attached garage and roof deck; new outdoor kitchen with fire pit; new in-ground pool & spa with separate sauna; and new driveway with new hardscape & landscape. Grading consists of 2,350 cubic yards of cut and 500 cubic yards of fill.
 - c) Allowed Use. The property is located at 35 Pronghorn Run/Greater Monterey Peninsula Area Plan /239-091-054-000. The parcel is zoned RC/40-D-S or “Resource Conservation, 40 acres per unit; Design Control District Overlay, and Site Plan Review [zoned RC/40-D-S]”, which allows residential development as a principal use, subject to granting of an Administrative Permit. Therefore, the project is an allowed land use for the site.
 - d) Lot Legality. The subject 10-acre parcel (435,600 square feet), Assessor’s Parcel Number 239-091-054-000, is identified in its current configuration in (Volume 20 C&T PG 33 Lot 129). Additionally, within the Santa Lucia Preserve Subdivision – Phase E Tract 1443. Therefore, the county recognizes the subject property as a legal lot of record.
 - e) Design/Neighborhood and Community Character. The zoning of the subject property includes a Design Control overlay “D” which is intended to regulate the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character and the visual integrity of certain developments without imposing undue restrictions on private property. Colors and materials to consist of gravel ballast grey roof, red cedar with natural finish exterior siding, silver travertine exterior entry wall, concrete retaining walls, plaster cement with earth toned finish soffits and aluminum with dark bronze finish windows, doors, fascia & trim. The project, as designed, assures the protection of the public viewshed, is consistent with the neighborhood character, and blends in with the surrounding areas. The project, as designed and sited, assures protection of the public viewshed is consistent with the neighborhood and ensures visual integrity.
 - f) Development Standards. As proposed, the project meets all required development standards. The development standards for the Resource

Conservation are identified in the Monterey County Code Section 21.36.010. The minimum setbacks for the main structure in the RC district are 30 feet from the front, 20 feet from the side, and 20 feet from the rear. The maximum height allowed is 30 feet. The proposed project has a maximum height of 18 feet and the subject site is within an established building envelope. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located in.

- g) The project planner confirmed a site inspection via photos of staking and flagging on December 20, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230359.

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 Services. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. No Conditions are recommended with a Combo permit as all resources have been addressed in the previous Environmental Impact Report (EIR).
 - b) All technical reports were submitted with the EIR prepared for the Santa Lucia Subdivision Preserve and are consistent with the proposed project. County staff independently reviewed these reports and concurs with their conclusions. There are no physical environmental constraints that would indicate that the site is not suitable for use for the use. All development shall be in accordance with these reports.
 - c) Staff confirmed a site inspection via photos of staking and flagging on December 20, 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 PLN230359.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. There are no project conditions as the staff has ensured that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. Domestic water and a sewer connection will be provided by Santa Lucia Community Service District
 - c) All technical reports were submitted with the EIR prepared for Santa Lucia Subdivision Preserve and are consistent with the proposed project. County staff independently reviewed these reports and concurs with the conclusions. There are no physical environmental constraints that would indicate that the site is not suitable for the use. All development shall in accordance with these reports. .
 - d) Staff confirmed a site inspection via photos of staking and flagging on December 20, 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 PLN230359.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff confirmed a site inspection via photos of staking and flagging on December 20, 2023, and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230359.

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 15303 categorically exempts the development of a new single-family dwelling and accessory structures within residentially zoned areas.
 - b) The project consists of a 5,586 square foot single-family dwelling with a 755 square foot attached garage and roof deck; new outdoor kitchen with fire pit; new in-ground pool & spa with separate sauna; and new driveway with new hardscape & landscape. Colors and materials to consist of gravel ballast grey roof, red cedar with natural finish exterior siding, silver travertine exterior entry wall, concrete retaining walls,

plaster cement with earth toned finish soffits and aluminum with dark bronze finish windows, doors, fascia & trim. Grading consists of 2,350 cubic yards of cut and 500 cubic yards of fill.

- c) 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, unusual circumstances that would result in significant effect, or development, that would result in a cumulatively significant impact.
- d) No adverse environmental effects were identified during staff review of the development application and photos of the site on December 20, 2023.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230359.

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


EVIDENCE: a) Pursuant to Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21).

DECISION

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

1. Find the Administrative permit and Design Approval qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
2. Approve the Administrative Permit and Design Approval to allow a 5,586 square foot single-family dwelling with a 755 square foot attached garage and roof deck; new outdoor kitchen with fire pit; new in-ground pool & spa with separate sauna; and new driveway with new hardscape & landscape. Colors and materials to consist of gravel ballast grey roof, red cedar with natural finish exterior siding, silver travertine exterior entry wall, concrete retaining walls, plaster cement with earth toned finish soffits and aluminum with dark bronze finish windows, doors, fascia & trim. Grading consists of 2350 cubic yards cut/500 cubic yards fill, all of which are in general conformance with the attached sketch (Attachment 2) and subject to the attached conditions (Attachment 1), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 21st day of February, 2024.

DocuSigned by:

9A435825BB244EC...

Craig Spencer
Acting, HCD Director

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEBRUARY 22, 2024**.

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 **MARCH 4, 2024**.

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

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

PLN230359

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval to allow a 5,586 square foot single-family dwelling with a 755 square foot attached garage and roof deck; new outdoor kitchen with fire pit; new in-ground pool & spa with separate sauna; and new driveway with new hardscape & landscape. Colors and materials to consist of gravel ballast grey roof, red cedar with natural finish exterior siding, silver travertine exterior entry wall, concrete retaining walls, plaster cement with earth toned finish soffits and aluminum with dark bronze finish windows, doors, fascia & trim. Grading consists of 2,350 cubic yards cut/500 cubic yards fill. The property is located at 35 Pronghorn Run, Carmel (Assessor's Parcel 239-091-054-000), Greater Monterey Peninsula 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 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Administrative permit and Design Approval (Resolution Number 24-012) was approved by HCD Director or Designee for Assessor's Parcel Number 239-091-054-000 on February 21, 2024. The permit was granted subject to two 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be shall provide proof of recordation of this notice to the HCD - Planning.
Performed:

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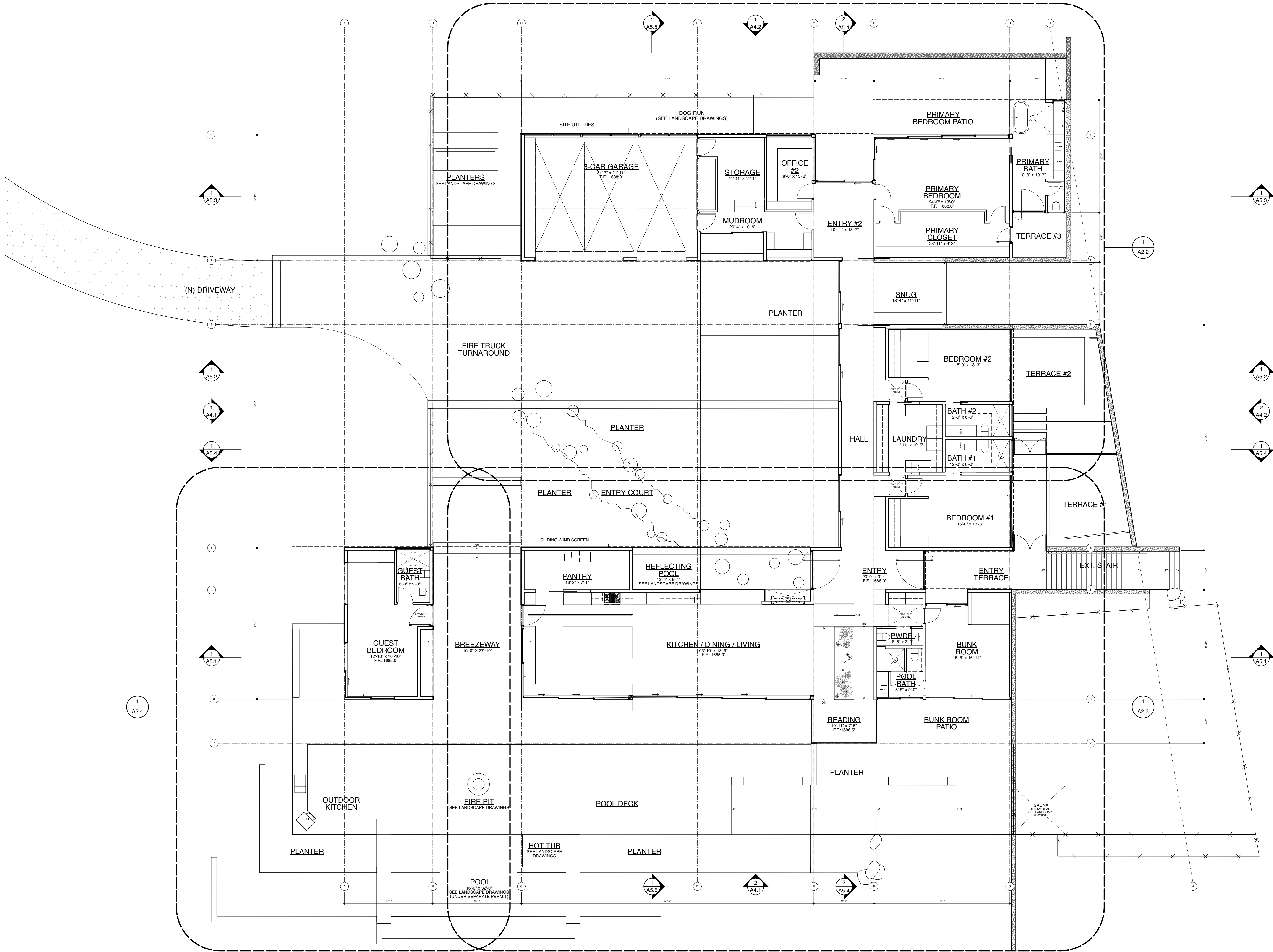
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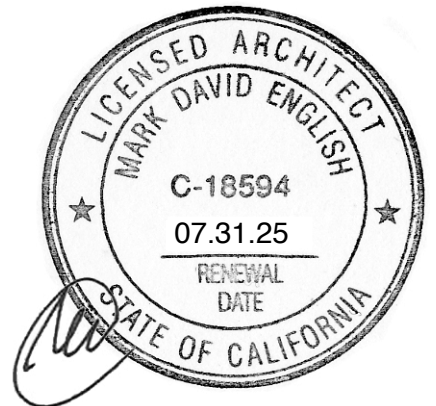
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- PLAN NOTES:**
- ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING, ELECTRIC, PLUMBING MECHANICAL, AND ENERGY CODE. CONTRACTOR SHALL COMPLY WITH ANY OTHER STANDARD OR CODE IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS.
 - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BE KNOWLEDGABLE OF CONDITIONS THEREIN. THEY SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITION REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
 - SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, EXTENT AND LOCATION OF ALL FOUNDATIONS, PIERS, SHEAR WALLS AND FOR SIZE, SPACING AND DIRECTION OF ALL FRAMING.
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL BE FOLLOWED. LARGE SCALE DRAWINGS OR DETAILS TAKE PRECEDENCE OVER SMALL SCALE ONES. SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER TYPICAL NOTES AND DETAILS.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF WALL FRAMING OR CONCRETE, UNLESS NOTED OTHERWISE.
 - SEE PROPOSED SITE PLAN, SHEET A1.1, AND CIVIL PLANS FOR EXISTING AND PROPOSED CONTOURS AND ADDITIONAL INFORMATION.
 - SEE SHEETS A2.2, A2.3, AND A2.4 FOR ENLARGED PARTIAL MAIN FLOOR PLANS.
 - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL EXTERIOR WALLS ARE 2x6 STUDS @ 16" o.c. U.N.O. - SEE STRUCTURAL DRAWINGS.
 - ALL INTERIOR WALLS ARE 2x4 STUDS @ 16" o.c. U.N.O. - SEE STRUCTURAL DRAWINGS.
 - PROVIDE AN ESCAPE OR RESCUE WINDOW IN EACH BEDROOM THAT INCORPORATES THE FOLLOWING: C.B.C. SECTION 1028 REQUIREMENTS: MINIMUM NET CLEAR HEIGHT OF 24" - A MINIMUM NET CLEAR WIDTH OF 20" - A MAXIMUM FINISHED SILL HEIGHT OF 44" A.F.F.
 - PROVIDE SMOKE & CARBON MONOXIDE DETECTORS IN ACCORDANCE TO C.B.C. REQUIREMENTS - SEE SHEET EM2.1 FOR LOCATIONS.
 - PROVIDE SAFETY GLAZING WITHIN SHOWER / TUB ENCLOSURE (INCLUDING EXTERIOR WINDOWS), PER CBC SECTION 2406.3



MARK ENGLISH architects

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BASTIAN RESIDENCE
35 PRONGHORN RUN, LOT 129
CARMEL-BY-THE-SEA, CA 93923
APN : 239-091-054
PROJECT NUMBER : ZD-07

DRAWING:

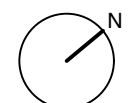
REFERENCE PLAN -
PROPOSED MAIN FLOOR PLAN

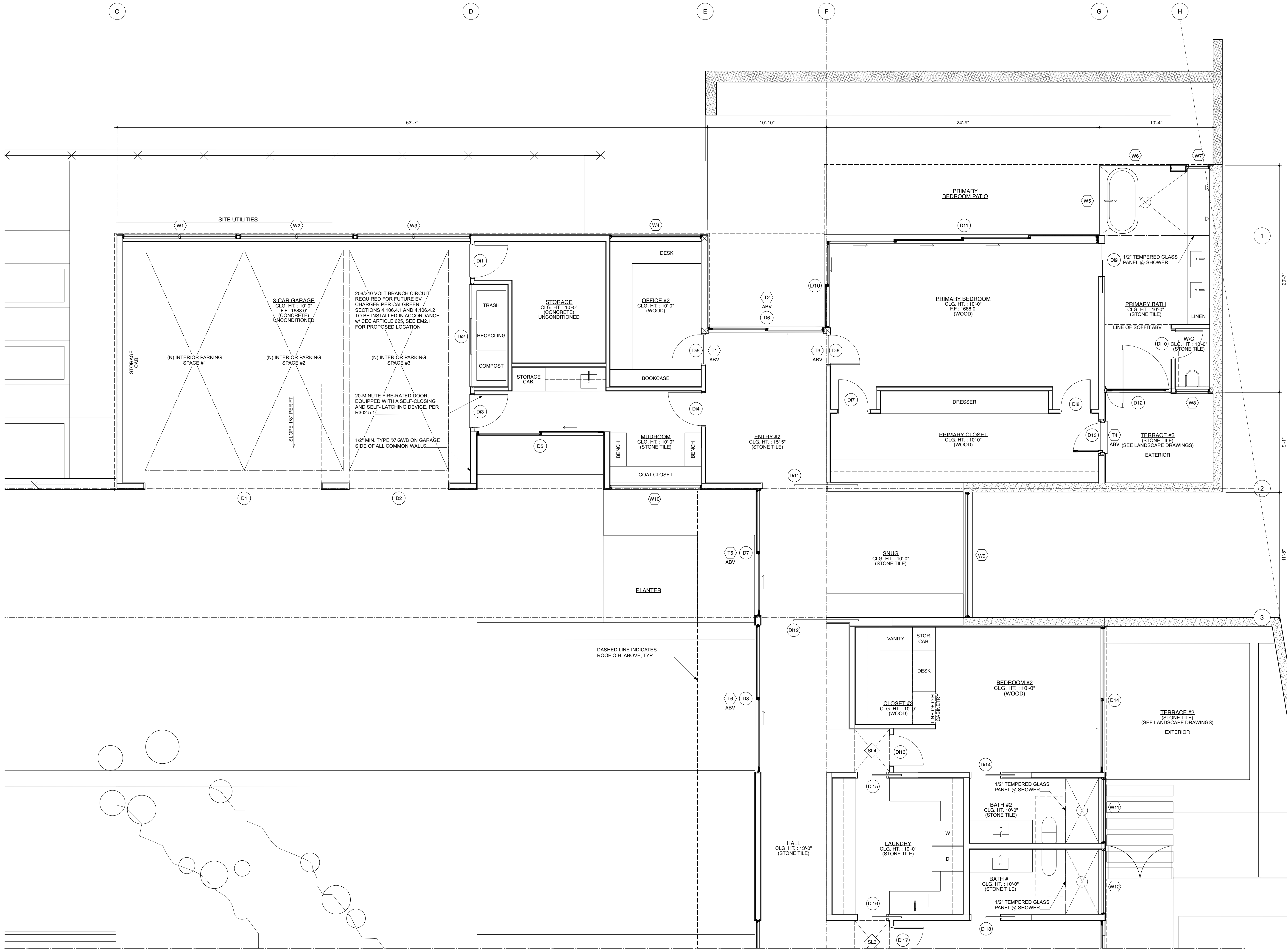
DRAFTED BY: CA CHECKED BY:

PRINT DATE: 12.18.23 SCALE: AS NOTED

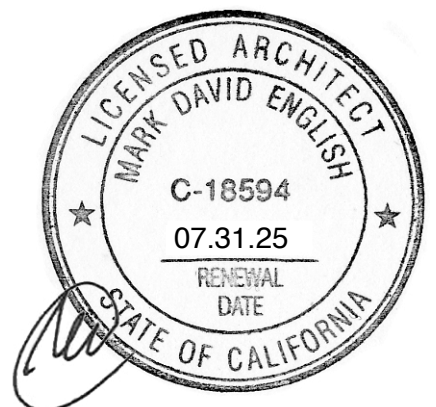
SUBMITTALS / REVISIONS :
NO. DATE DESCRIPTION

A2.1





- PLAN NOTES:**
- ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING, ELECTRIC, PLUMBING MECHANICAL, AND ENERGY CODE. CONTRACTOR SHALL COMPLY WITH ANY OTHER STANDARD OR CODE IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS.
 - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BE KNOWLEDGABLE OF CONDITIONS THEREIN. THEY SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITION REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
 - SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, EXTENT AND LOCATION OF ALL FOUNDATIONS, PIERS, SHEAR WALLS AND FOR SIZE, SPACING AND DIRECTION OF ALL FRAMING.
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL BE FOLLOWED. LARGE SCALE DRAWINGS OR DETAILS TAKE PRECEDENCE OVER SMALL SCALE ONES. SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER TYPICAL NOTES AND DETAILS.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF WALL FRAMING OR CONCRETE, UNLESS NOTED OTHERWISE.
 - SEE PROPOSED SITE PLAN, SHEET A1.1, AND CIVIL PLANS FOR EXISTING AND PROPOSED CONTOURS AND ADDITIONAL INFORMATION.
 - SEE SHEET A2.1 FOR REFERENCE PLAN OF THE PROPOSED MAIN FLOOR WITH SECTION AND ELEVATION MARKERS.
 - SEE CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITIES.
 - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL EXTERIOR WALLS ARE 2x6 STUDS @ 16" o.c. U.N.O. - SEE STRUCTURAL DRAWINGS.
 - ALL INTERIOR WALLS ARE 2x4 STUDS @ 16" o.c. U.N.O. - SEE STRUCTURAL DRAWINGS.
 - PROVIDE AN ESCAPE OR RESCUE WINDOW IN EACH BEDROOM THAT INCORPORATES THE FOLLOWING: C.B.C. SECTION 1026 REQUIREMENTS - MINIMUM NET CLEAR HEIGHT OF 24" - A MINIMUM NET CLEAR WIDTH OF 20" - A MAXIMUM FINISHED SILL HEIGHT OF 44" A.F.F.
 - PROVIDE SMOKE & CARBON MONOXIDE DETECTORS IN ACCORDANCE TO C.B.C. REQUIREMENTS - SEE SHEET EMG.1 FOR LOCATIONS.
 - PROVIDE SAFETY GLAZING WITHIN SHOWER / TUB ENCLOSURE (INCLUDING EXTERIOR WINDOWS), PER CBC SECTION 2408.3



MARK ENGLISH architects

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San Francisco, California 94107

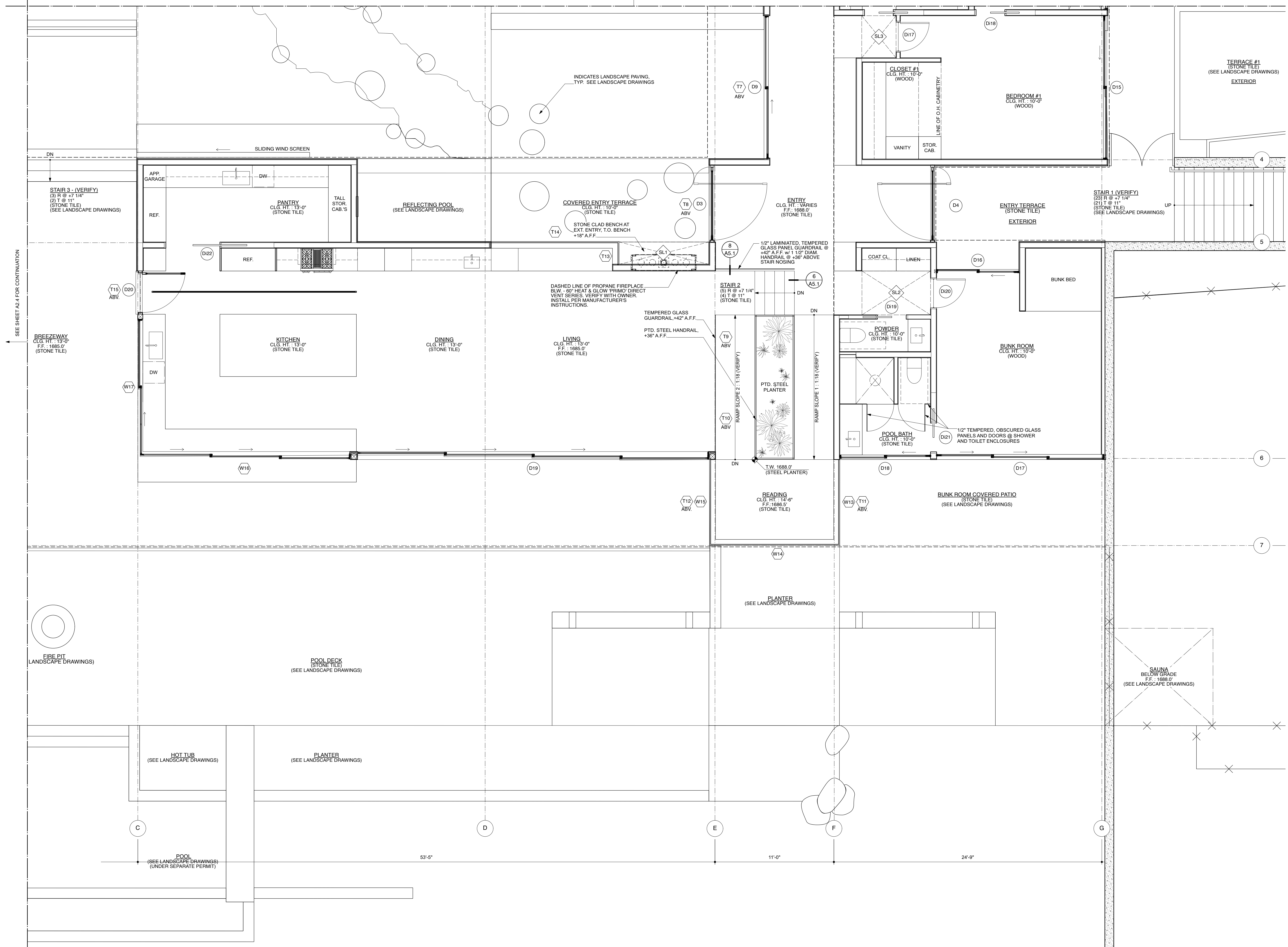
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BASTIAN RESIDENCE
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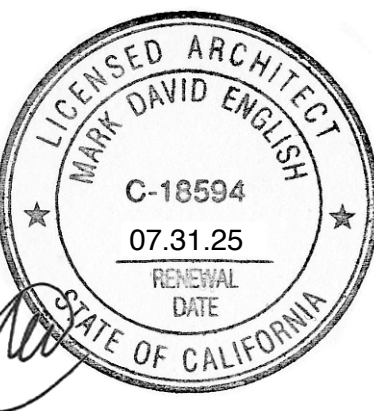
APN : 239-091-054
PROJECT NUMBER : ZD-07

DRAWING:	
PROPOSED PARTIAL MAIN FLOOR PLAN	
DRAFTED BY: CA	CHECKED BY:
PRINT DATE: 12.18.23	SCALE: AS NOTED
SUBMITTALS / REVISIONS : NO. DATE DESCRIPTION	A2.2

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1. ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING, ELECTRIC, PLUMBING MECHANICAL, AND FANTRY CODE. CONTRACTOR SHALL COMPLY WITH ANY OTHER STANDARD OR CODE IN EFFECT AS OF DATE OF COMMENCEMENT OF WORK.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREIN. THEY SHALL INVESTIGATE, VERIFY AND CORRECT ANY EXISTING CONDITIONS ON THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO PROCEEDING WITH THE WORK.
3. SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, EXTENT AND LOCATION OF ALL FOUNDATIONS, PIERS, SHEAR WALLS AND FOR SIZE, SPACING AND DIRECTION OF ALL FRAMING.
4. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL BE FOLLOWED. LARGE SCALE DRAWINGS OR DETAILS SHALL BE USED TO DETERMINE THE LOCATION OF ALL THE POINTS AND DETAILS TAKE PRECEDENCE OVER OTHER POINTS AND DETAILS.
5. ALL DIMENSIONS SHOWN ARE TO FACE OF WALL FRAMING OR CONCRETE, UNLESS NOTED OTHERWISE.
6. SEE PROPOSED SITE PLAN, SHEET A1 AND CIVIL PLANS AND SPECIFICATIONS FOR EXISTING CONTOURS AND ELEVATIONS. FURNISH ANY ADDITIONAL INFORMATION.
7. SEE SHEET A2.1 FOR REFERENCE PLAN OF THE PROPOSED MAIN FLOOR WITH SECTION AND ELEVATION MARKERS.
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9. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
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12. PROVIDE AN ESCAPE OR RESCUE WINDOW IN EACH BEDROOM THAT INCORPORATES THE FOLLOWING: C.B.C. 705.11.2.2 REQUIREMENTS - MINIMUM NET CLEAR HEIGHT OF 24" - A MINIMUM NET CLEAR WIDTH OF 20" - A MAXIMUM GLASS AREA OF 5.7 SQ. FT.
13. PROVIDE SMOKE & CARBON MONOXIDE DETECTORS IN ACCORDANCE TO C.B.C. REQUIREMENTS - SEE SHEET EM2.1 FOR LOCATIONS.
14. PROVIDE SAFETY GLAZING WITHIN SHOWER / TUB ENCLOSURE (INCLUDING EXTERIOR WINDOWS) PER CBC SECTION 705.11.2.2.



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b. www.markenglisharchitects.com

APN : 239-091-054
PROJECT NUMBER : ZD-07

PROPOSED PARTIAL MAIN FLOOR PLAN

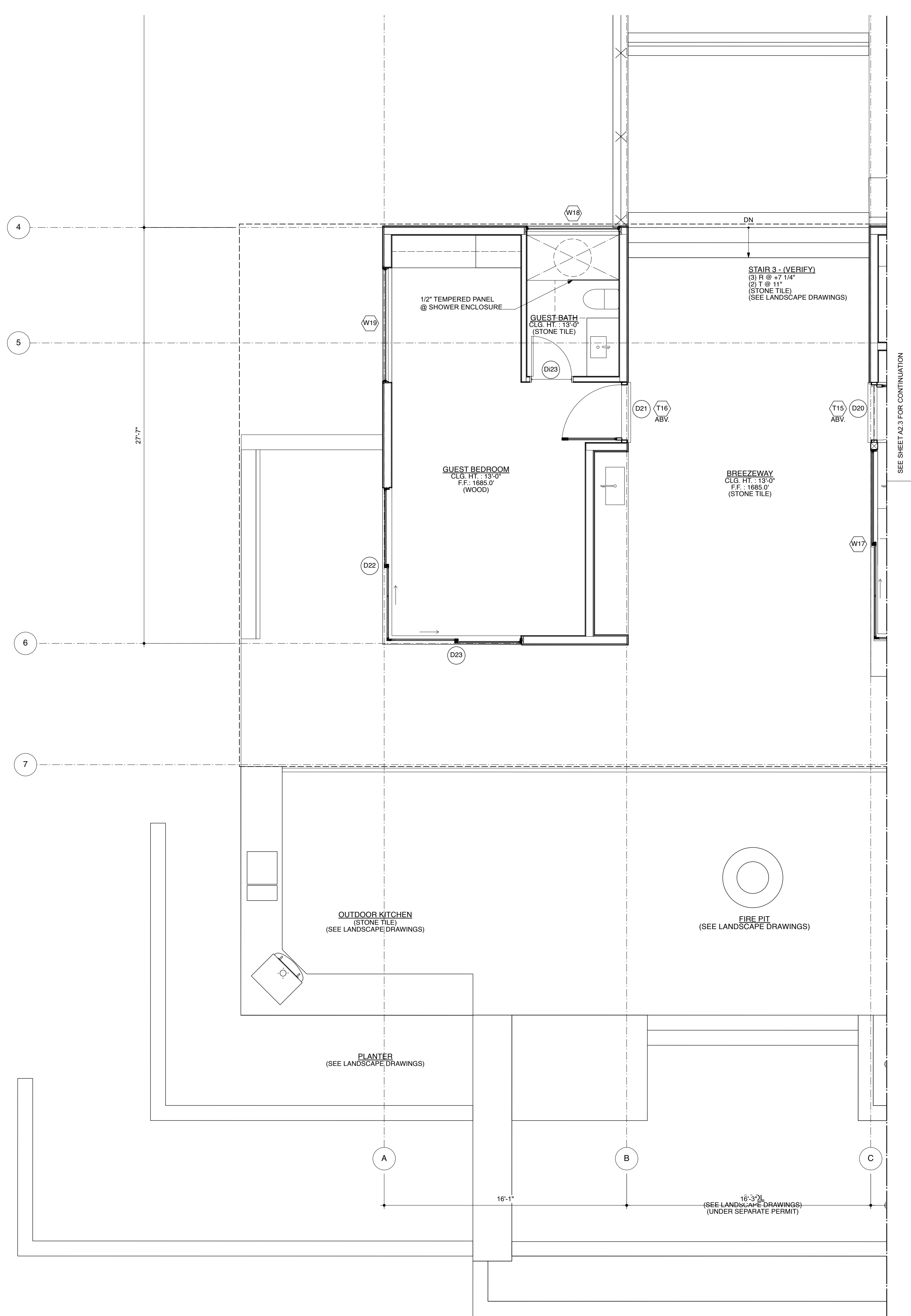
CA

SALE: AS NOTED

A2.3

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NOTE: SEE STRUCTURAL, CIVIL, AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION



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 - ALL INTERIOR WALLS ARE 2x4 STUDS @ 16" o.c. U.N.O. - SEE STRUCTURAL DRAWINGS.
 - PROVIDE AN ESCAPE OR RESCUE WINDOW IN EACH BEDROOM THAT INCORPORATES THE FOLLOWING: C.B.C. SECTION 1028 REQUIREMENTS - MINIMUM NET CLEAR HEIGHT OF 24" - MINIMUM NET CLEAR WIDTH OF 20" - A MAXIMUM FINISHED SILL HEIGHT OF 44" A.F.F.
 - PROVIDE SMOKE & CARBON MONOXIDE DETECTORS IN ACCORDANCE TO C.B.C. REQUIREMENTS - SEE SHEET EM-2.1 FOR LOCATIONS.
 - PROVIDE SAFETY GLAZING WITHIN SHOWER / TUB ENCLOSURE (INCLUDING EXTERIOR WINDOWS), PER CBC SECTION 2406.3



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BASTIAN RESIDENCE
35 PRONGHORN RUN, LOT 129
CARMEL-BY-THE-SEA, CA 93923

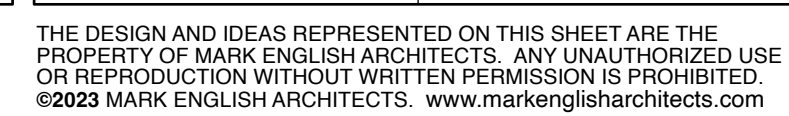
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PROJECT NUMBER : 2D-07

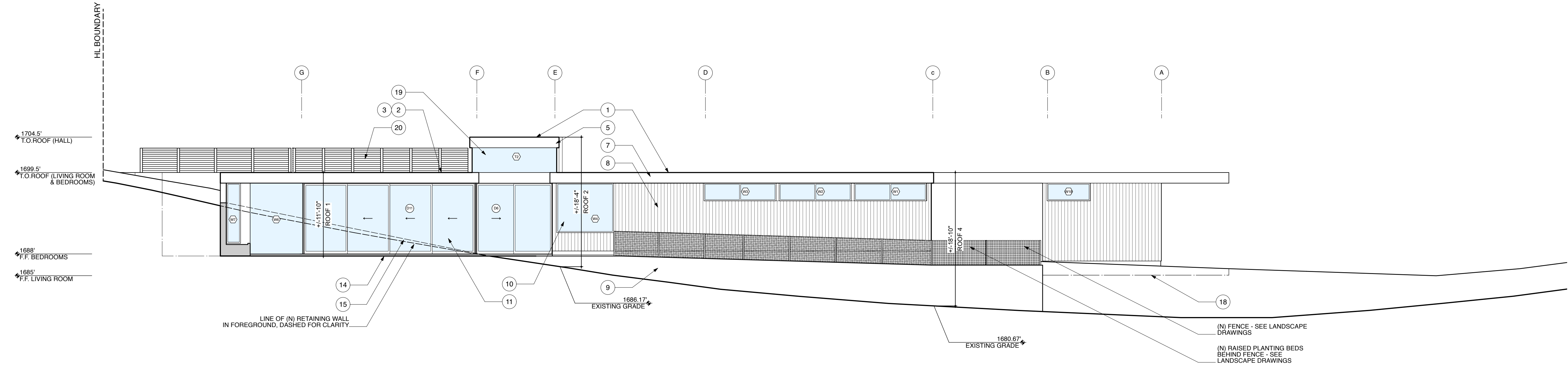
DRAWING:

**PROPOSED PARTIAL
MAIN FLOOR PLAN**

DRAFTED BY:	CA	CHECKED BY:	
PRINT DATE:	12.18.23	SCALE:	AS NOTED
SUBMITTALS / REVISIONS :			
NO. DATE DESCRIPTION			

A2.4

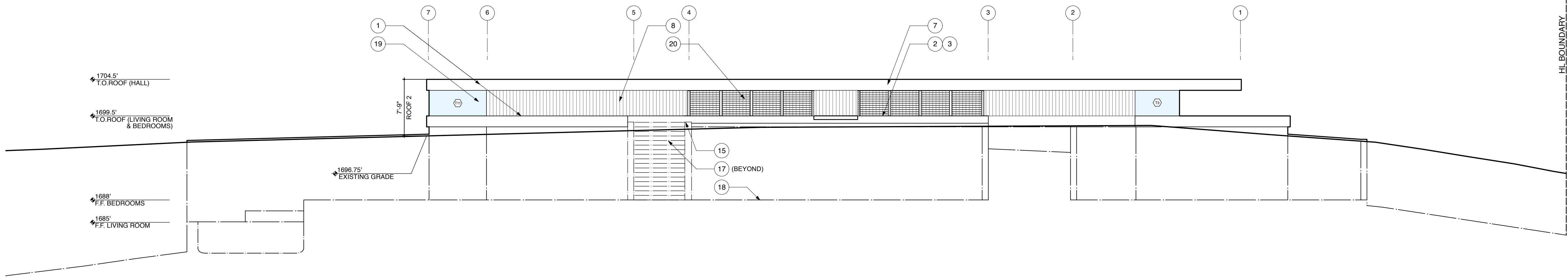




1 NORTHWEST ELEVATION
1/8" = 1'-0"

NOTES:

- 1) DIMENSIONS SHOWN PER SECTION 3.2.1 OF THE SLP DESIGN GUIDELINES.
- 2) SEE ROOF PLAN FOR AREA CALCS. OF BLDG. HEIGHTS >18'-0"
- 3) (E) AND (N) TREES NOT SHOWN FOR CLARITY



2 NORTHEAST ELEVATION
1/8" = 1'-0"

NOTES:

- 1) DIMENSIONS SHOWN PER SECTION 3.2.1 OF THE SLP DESIGN GUIDELINES.
- 2) SEE ROOF PLAN FOR AREA CALCS. OF BLDG. HEIGHTS >18'-0"
- 3) (E) AND (N) TREES NOT SHOWN FOR CLARITY

NOTE LEGEND:

- 1 CLASS A' LOW-SLOPE ROOF ASSEMBLY: NATURAL STONE AGGREGATE BALLAST OVER TPO (THERMOPLASTIC POLYOLEFIN) MEMBRANE (SURE-WELD GRAY (T.B.C.)) ROOFING SYSTEM OVER TAPERED ROOF INSULATION (MIN. 1 1/4" PER FT.) INSULATE FRAMING CAVITY w/ CLOSED CELL SPRAY FOAM INSULATION @ UNVENTED ROOF ASSEMBLY.
- 2 ROOF DECK - STONE PAVER FINISH OVER BISON LEVEL-IT ADJUSTABLE PEDESTALS OVER SLOPED ROOFING MEMBRANE
- 3 GREEN ROOF - PLANTINGS AND GROWING MEDIA OVER FILTER FABRIC, OVER AGGREGATE OR GEOCOMPOSITE DRAINAGE LAYER (TBC), OVER WOVEN ROOT BARRIER, OVER TAPERED ROOF INSULATION, OVER TPO (THERMOPLASTIC POLYOLEFIN) MEMBRANE (SURE-WELD GRAY (T.B.C.)) ROOFING SYSTEM.
- 4 EXTERIOR CEMENT PLASTER @ SOFFIT w/ SMOOTH TROWELLED EARTH TONED FINISH - (3) COATS MIN. @ METAL LATH or HYDROGAP DRAINABLE HOUSE WRAP or WATER-RESISTIVE BARRIER or 1/2" EXTERIOR PLYWOOD or ROOF CONSTRUCTION. CLOSED CELL SPRAY FOAM INSULATION @ UNVENTED ROOF ASSEMBLY.
- 5 ALUMINUM SUN SCREEN PRIMED AND PAINTED w/ DARK FINISH TO MATCH WINDOW & DOOR FRAMES.
- 6 SLIDING ALUMINUM SUN/WIND SCREEN PRIMED AND PAINTED w/ DARK FINISH TO MATCH WINDOW & DOOR FRAMES.
- 7 PAINTED METAL FASCIA TO MATCH WINDOW / DOOR FRAME - DOWNSPOUTS AND EAVES TROUGH WHERE SHOWN.
- 8 1x VERTICAL T&G WESTERN RED CEDAR SIDING OVER W.P. MEMBRANES OVER EXT. PLYWOOD OVER 2x6 WALL FRAMING @ 16" o.c. WUF LISTING 8140-2084-0001 COMPLYING WITH CHAPTER 7A OF CALIFORNIA BUILDING CODE OR APPROVED EQUAL.
- 9 EXPOSED, POURED IN PLACE, HORIZONTAL BOARD FORMED CONCRETE WALL
- 10 DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR WINDOW BY WESTERN OR APPROVED EQUAL. FINISH DARK BRONZE ANODIZED.
- 11 DUAL-GLAZED, TEMPERED, ALUMINUM FRAME SLIDING DOOR UNITS BY WESTERN OR APPROVED EQUAL. FINISH DARK BRONZE ANODIZED.
- 12 DUAL-GLAZED, TEMPERED, ALUMINUM FRAME OFF-SET PIVOT ENTRY DOOR BY WESTERN OR APPROVED EQUAL. FINISH DARK BRONZE ANODIZED.
- 13 OVERHEAD GARAGE DOOR w/ VERTICAL T&G WESTERN RED CEDAR FINISH. ALIGN FACE OF DOOR FINISH AND T&G PATTERN w/ ADJACENT WALL FINISH @ GARAGE.
- 14 STONE TERRACE FINISH SET OVER CONCRETE ON GRADE
- 15 (E) NATURAL GRADE - SHOWN DASHED WHERE REMOVED
- 16 (N) FINISH GRADE - SEE CIVIL DRAWINGS
- 17 EXTERIOR CONCRETE STAIRS - SEE LANDSCAPE DRAWINGS
- 18 DASHED LINE INDICATES FINISH FLOOR BEYOND
- 19 CUSTOM BUTT GLAZED, TEMPERED, EXTERIOR ALUMINUM WINDOW
- 20 EXTERIOR RAILING: 1/2" x 2" PAINTED STEEL VERTICALS w/ EQUALLY SPACED 1/4" THICK STAINLESS STEEL CABLE RAILS @ 3 1/2" o.c. and 1/2" x 2" PAINTED STEEL TOP RAIL @ +42" ABOVE TERRACE FINISH, TYP. BLACK FINISH



BUILDING ENVELOPE:

- | | |
|---------------------------------|---|
| ROOF 1:
(LOW SLOPE) | NATURAL STONE AGGREGATE BALLAST (WHERE VISIBLE) OVER 'EVERGUARD' TPO (THERMOPLASTIC POLYOLEFIN) BALLASTED ROOFING SYSTEM BY 'GAF' - OVER TAPERED ROOF INSULATION (MIN. 1 1/2" PER FT) AND 9 1/2" TJI 230 ROOF JOISTS w/ CLOSED CELL SPRAY FOAM INSULATION (R-VALUE 5.0-7.0 PER INCH) TPO COLOR TO BE NON-REFLECTIVE, LIGHT GREY |
| ROOF 2:
(GREEN ROOF) | PLANTINGS AND GROWING MEDIA OVER FILTER FABRIC, OVER AGGREGATE OR GEOCOMPOSITE DRAINAGE LAYER (TBC), OVER WOVEN ROOT BARRIER, OVER TAPERED ROOF INSULATION, OVER TPO (THERMOPLASTIC-POLYOLEFIN) MEMBRANE (SURE-WELD GRAY (T.B.C.)) ROOFING SYSTEM. |
| EXTERIOR WALLS
WOOD SIDING : | 1x6 (NOMINAL) VERTICAL WESTERN RED CEDAR RAINSCREEN FINELINE REVEAL SIDING OVER 3/4" FT. HORIZONTAL FURRING BOARDS OVER W.P. MEMBRANES OVER EXT. PLYWOOD OVER 2x6 WALL FRAMING @ 16" o.c. |
| FIXED WINDOWS: | DUAL-GLAZED, TEMPERED, FIXED ALUMINUM FRAME WINDOW |
| EXTERIOR
SLIDING DOORS: | DUAL-GLAZED, TEMPERED, ALUMINUM CLAD SLIDING DOOR |
| EXTERIOR PIVOT
DOORS: | DUAL-GLAZED, TEMPERED, ALUMINUM CLAD PIVOT DOOR |
| EXTERIOR
SWING DOORS: | DUAL-GLAZED, TEMPERED, ALUMINUM CLAD SWING DOOR |

BUILDING INSULATION:

- | | |
|--------------------------------------|--|
| ROOF (NO ATTIC) | R-30 CLOSED CELL SPRAY FOAM INSULATION |
| EXTERIOR WALLS
(2x6 WALL FRAMING) | R-19 FIBERGLASS BATT INSULATION |

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DRAWING:

EXTERIOR ELEVATIONS

DRAFTED BY: CA

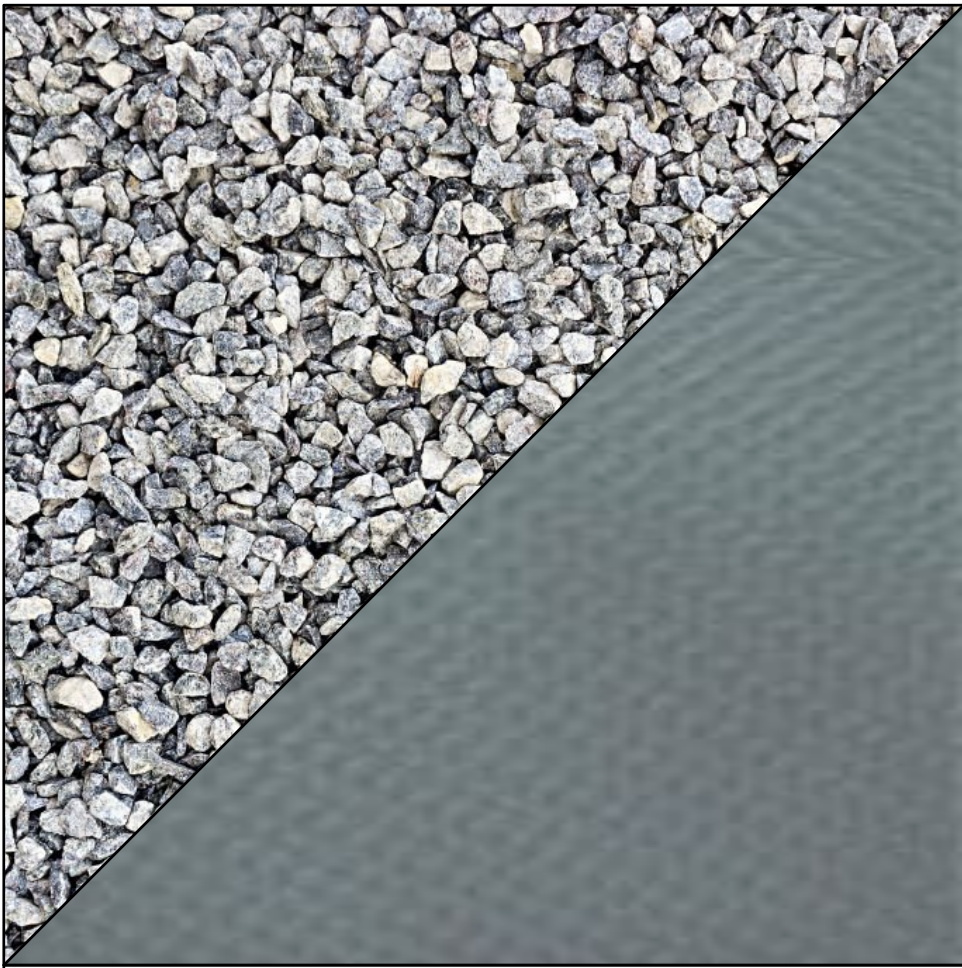
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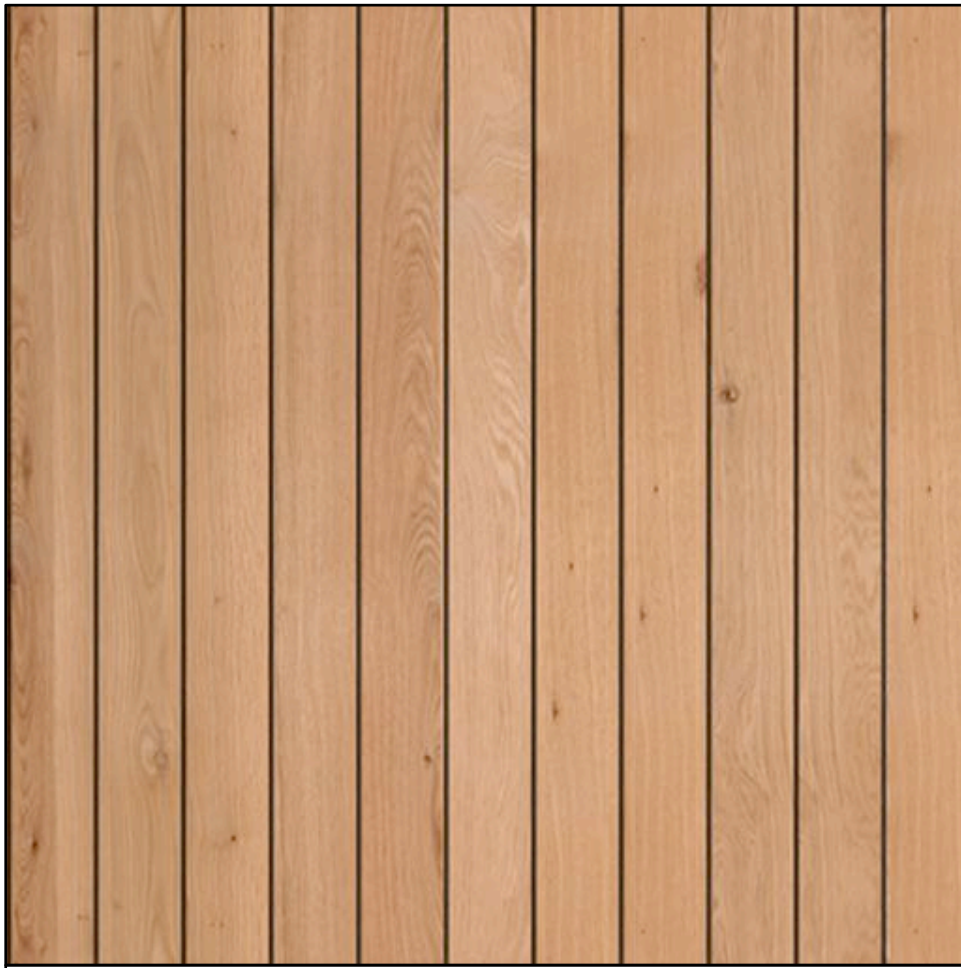
SCALE: AS NOTED

SUBMITTALS / REVISIONS :
NO. DATE DESCRIPTION

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ROOF: GRAVEL BALLAST OVER TPO



EXTERIOR SIDING: T&G WESTERN RED CEDAR WITH NATURAL FINISH, TBD



EXTERIOR ENTRY WALL: SILVER TRAVERTINE OR SIM.



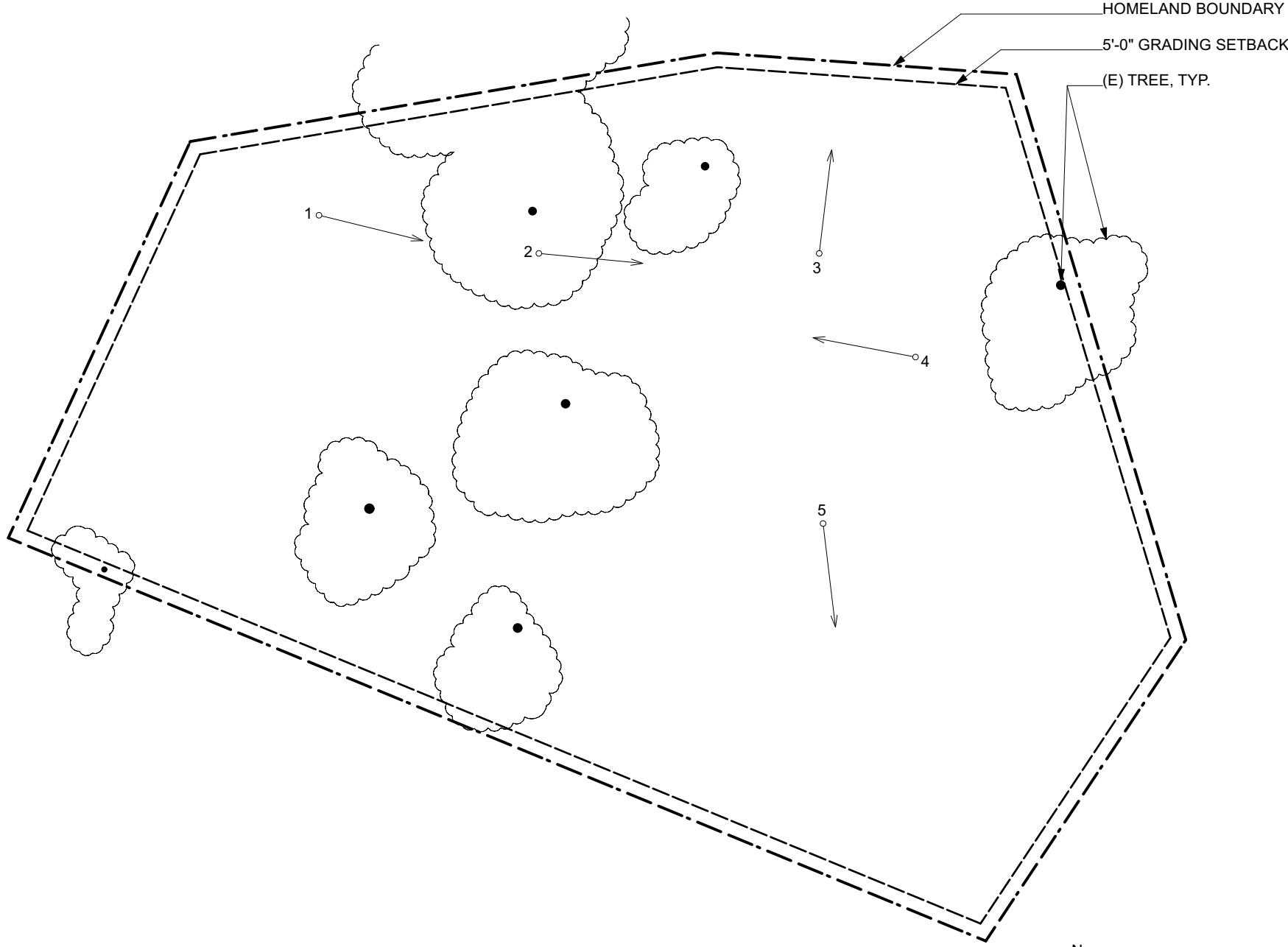
RETAINING WALLS: BOARD FORMED CONCRETE



SOFFITS: PLASTER CEMENT W/ EARTH TONED FINISH, EXACT SHADE TBD.



WINDOWS, DOORS, FASCIA, AND TRIM: ALUMINUM W/ DARK BRONZE FINISH



1 PHOTO LOCATION DIAGRAM
1" = 50'-0"



IMAGE 2 : VIEW OF BUILDING SITE



IMAGE 4 : VIEW TO WEST



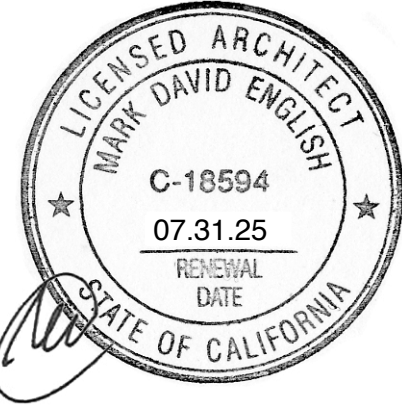
IMAGE 1 : VIEW FROM DRIVEWAY TO BUILDING SITE



IMAGE 3 : VIEW TO NORTHWEST



IMAGE 5 : VIEW TO SOUTHEAST



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APN : 239-091-054
PROJECT NUMBER : ZD-07

DRAWING:

SITE PHOTOS AND PROPOSED
EXTERIOR MATERIALS BOARD

DRAFTED BY:

CA

CHECKED BY:

PRINT DATE:

12.18.23

SCALE:

AS NOTED

SUBMITTALS / REVISIONS :
NO. DATE DESCRIPTION

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