

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

In the matter of the application of:

BLACK CROW LLC (PLN160348)

RESOLUTION NO. 17-026

Resolution by the Monterey County Zoning Administrator:

- 1) Finding the project exempt from CEQA per Section 15302 of the CEQA Guidelines; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow the demolition of a 1,836 square foot one-story single-family dwelling with a 563 square foot attached two-car garage, and the construction of a 2,464 square foot one-story single-family dwelling with a 390 square foot attached two-car garage, subject to fifteen (15) conditions of approval.

[2874 Pradera Road, Carmel Meadows, Carmel Area Land Use Plan (APN: 243-053-005-000)]

The Black Crow LLC application (PLN160348) came on for a public hearing before the Monterey County Zoning Administrator on April 27, 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

1. **FINDING:** **CONSISTENCY / HEALTH AND SAFETY / NO VIOLATIONS / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Carmel Area Land Use Plan (LUP) and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.
EVIDENCE:
 - a) The proposed project involves the demolition of a 1,836 square foot one-story single-family dwelling with a 563 square foot attached two-car garage, and the construction of a 2,464 square foot one-story single-family dwelling with a 390 square foot attached two-car garage.
 - b) The property is located at 2874 Pradera Road, Carmel Meadows (Assessor's Parcel Number 243-053-005-000), Carmel Area Land Use Plan, Coastal Zone. The parcel is zoned Medium Density Residential/2 units per acre, with a Design Control overly and an 18-foot height limit (Coastal Zone) [MDR/2-D(18)(CZ)]. MDR zoning allows residential development as a principle use subject to the granting of a Coastal Administrative Permit.
 - c) The 0.187-acre (8,160 square feet) lot was created with the Carmel Meadows Unit No. 4 Final Map at Volume 6, Cities and Towns, Page 116, recorded on July 17, 1957, and is thus a legal lot.

- d) No conflicts were found to exist. The County received communications from interested members of the public during the course of project review indicating inconsistencies with the text, policies, and regulations in the applicable plans and Monterey County Code (MCC); however, the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
- e) Pursuant to MCC, Coastal Administrative Permits and administrative Design Approvals are considered and approved by the Director of Planning, unless an interested party requests a public hearing for the proposed project. After noticing for administrative review on March 15, 2017, the County received two requests for public hearing (attached as Exhibit D to the April 27, 2017, staff report to the Zoning Administrator). Therefore, this item was set for public hearing and consideration before the Zoning Administrator.
- f) The concerns expressed by the public involve possible impacts to private views, neighborhood character, drainage, and light pollution. The requestors also expressed concern that the applicable land use advisory committee did not review this project, and that the staking and flagging was not clearly visible before being damaged by wind. These concerns are addressed below in Evidences g, h, i, j, k, l, m, n, and o. Also, see Evidence u below regarding review by a land use advisory committee.
- g) The development standards for the MDR zoning district are identified in MCC Section 20.12.060. Required setbacks in this MDR district are 20 feet (front), 10 feet (rear), and 5 feet (sides). The proposed structure would have a front setback of 20 feet, a rear setback of 17 to 19 feet, and side setbacks of 6 and 8 feet. The proposed setbacks are similar to those of the existing residence. The site coverage maximum in this MDR district is 35 percent, and the floor area ratio maximum is 45 percent. The existing lot is approximately 8,160 square feet, which would allow site coverage of approximately 2,856 square feet and floor area of approximately 3,672 square feet. The proposed single-family dwelling and attached garage would result in both site coverage and floor area of approximately 2,854 square feet (34.9 percent), an increase of 455 square feet over the existing 2,399 square feet (29.3 percent) of site coverage and floor area. The proposed design layout would be similar to the adjacent properties and other residences in the immediate vicinity. The proposed design does not significantly increase the bulk and mass of the existing dwelling, and is consistent with the surrounding neighborhood character (see Evidences i and o below regarding Neighborhood Character and Design). The maximum allowed height in this MDR district is 18 feet. The height of the proposed structure would increase from approximately 14.85 feet to 17 feet. See also Evidence m below regarding maximum height allowed and height verification.
- h) Private views. The requestors expressed concerns regarding the proposed height and its impact on views from the residences of the requestors. Private views are not protected under the Carmel Area Land Use Plan or applicable MCC. See also Evidence n below.
- i) Neighborhood Character. A requestor commented that the proposed residence is not consistent with the size and scale of surrounding

residences, and that the bulk and mass would contrast with the neighborhood character. The proposed dwelling would increase by 455 square feet, would remain a single-story structure, and would meet all applicable development standards. Also, the proposed design layout would be similar to the 2 adjacent properties on either side, as well as 8 other residences in the immediate vicinity. The County also granted a Variance to an adjacent residence to allow 45 percent coverage (a reduction from a non-conforming 51 percent). Therefore, the County finds that the proposed single-family dwelling does not significantly increase the bulk and mass of the existing dwelling, and is consistent with the surrounding neighborhood character. See also Evidences m and o below.

- j) Drainage. Based on the Site Design and Runoff Reduction Checklist submitted by the Applicant, stormwater runoff from the proposed building would be directed onto vegetated areas of the property. RMA-Environmental Services reviewed the submitted application materials, and applied conditions as necessary to ensure drainage or runoff design measures are implemented (Erosion Control Plan, Grading Plan, Stormwater Control Plan, inspections, and geotechnical certification - Condition Nos. 8, 9, 10, 11, 12, 13, 14, and 15).
- k) Light Pollution. A requestor commented that a proposed clerestory architectural feature would cause light pollution, and suggests the Applicant use skylights instead. The commenter did not submit any evidence to demonstrate how a clerestory would cause more light pollution than skylights. The clerestory would add height to the proposed residence, and would face the residences of the requestors; however, the County does not regulate interior lighting and does not protect private views (see Evidence h above). Even with the clerestory, the proposed structure would remain one foot under the allowed maximum height (see Evidence g above and Evidence m below). Also, many residences in Carmel Meadows have either skylights, second-stories, or second-story architectural features such as clerestories and roof decks.
- l) Staking and Flagging. A requestor commented that thick smoke from the Soberanes fire prevented an adequate assessment of visual impacts based on the initial staking and flagging, and that by the time the smoke cleared, wind had damaged large portions of the flagging. The Applicant submitted photographs of the initial staking and flagging installed in August 2016, and re-installed staking and flagging on or about March 29, 2017. Based on a County staff site inspection on March 30, 2017, the staking and flagging was intact and the weather clear enough for an adequate assessment of potential visual impacts.
- m) Height Verification. The zoning district has a height limit of 18 feet above average natural grade. The proposed dwelling and garage would have a height of 17 feet above average natural grade. Condition No. 6, Height Verification, is applied to ensure the height of the finished structure conforms to the plans and the maximum allowed height limit.
- n) Visual Resources/Public Viewshed. The project, as proposed, is consistent with the Carmel Area Land Use Plan (LUP) policies

regarding Visual Resources (Chapter 2.2), and will have no impact on the public viewshed. The project planner conducted a site inspection on March 30, 2017, to verify that the project minimizes development within the public viewshed. The project site is not within the public viewshed and is not visible from Highway 1 due to screening from topography and existing structures. The proposed single-family dwelling would not detract from the natural beauty of the surrounding undeveloped ridgelines and slopes in the public viewshed (LUP Policy 2.2.3.1). The project site is also located in a residential neighborhood, the Carmel Meadows subdivision, and the adjacent parcels have been developed with single-family dwellings. Also, per LUP Policy 2.2.3.6, the proposed structure would be subordinate to and blend into the environment, using appropriate exterior materials and earth tone colors that give the general appearance of natural materials (see Evidence h below).

- o) Design. Pursuant to MCC Chapter 20.44, the proposed project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed exterior colors and materials include earth-tone (light beige) stucco walls and natural wood roofing. The proposed exterior finishes blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- p) Cultural Resources. The project site is within an area of high sensitivity for prehistoric cultural resources; however, the entire parcel has been disturbed by previous structural and hardscape development, as well as landscaping. There is no evidence that any cultural resources would be disturbed (Carmel Area Land Use Plan Policy 2.8.2), and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County’s standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction. In addition, a Phase I Historic Report (LIB160273) prepared for the project determined the existing single-family dwelling lacks any historic significance and cannot be considered a historic resource.
- q) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Carmel Highlands 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, and the respective departments/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.

Conditions recommended by RMA-Planning, RMA- Public Works, and RMA-Environmental Service have been incorporated.

- r) The following technical reports have been prepared:
 - Phase I Historic Report (LIB160273) prepared by Kent L. Seavey, Pacific Grove, California, July 30, 2016.
 - Geotechnical Report (LIB160272) prepared by Grice Engineering, Inc., Salinas, California, July 10, 2016.County staff has independently reviewed these reports and concurs with their conclusions.
- s) Necessary public facilities are available. The existing single-family dwelling has public water and sewer connections provided by the California American Water Company and the Carmel Area Wastewater District, respectively, and will continue to use these same connections. The Environmental Health Bureau reviewed the project application and did not apply any conditions of approval.
- t) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- u) Pursuant to the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors, administrative (i.e., projects not requiring a public hearing) permits and design approvals are not normally sent to the LUACs for review. However, due to the requests for a public hearing, the project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the proposed project at a duly-noticed public meeting on April 17, 2017, and voted 3 – 0 to recommend approval with the following changes and comments: 1) Correct the eave overhang on the southeast corner; 2) thoroughly investigate the drainage; and 3) consider use of railing and/or transparent material instead of a solid wall for the roof deck and stairs leading to the deck. In response to the LUAC’s recommendations and comments, the Applicant submitted revised plans to reduce the eave overhang on the southeast corner to comply with setback requirements. Regarding site drainage, Condition No. 10 requires the Applicant to submit a stormwater control plan, which the County will review and approve prior to issuance of grading or building permits.
- v) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN160348.

2. **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 15302 categorically exempts the replacement or reconstruction of existing structures where the new structure(s) will be located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity as the structure(s) replaced.
 - b) The subject project consists of the demolition of a single-family dwelling, and construction of a single-family dwelling on a residentially-zoned parcel within a developed neighborhood.

Therefore, the proposed development is consistent with CEQA Guidelines Section 15302.

- 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, 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.
- d) No adverse environmental effects were identified during staff review of the development application, nor during a site visit on March 30, 2017.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the applicable Local Coastal Program requires public access (Figure 3, Public Access, in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) Staff conducted a site inspection on March 30, 2017, to verify that the proposed project would not impact public access.
 - d) The Carmel Area Land Use Plan Policy 5.3.3.4.c protects public visual access and requires that structures and landscaping placed upon land west of Highway 1 shall be sited and designed to retain public views of the shoreline. The subject property is located west of Highway 1; however, the subject property does not obstruct public views of the shoreline from the Highway 1, therefore construction of the proposed single-family dwelling will not obstruct public visual access.

4. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it is located between the sea and the first through public road paralleling the sea (Highway 1). The project site is not located within 300 feet of the inland extent of any beach or of the mean high tide line of the sea, or located on tidelands, submerged lands, public trust lands, within 100 feet of any

wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Find the project exempt from CEQA per Section 15302 of the CEQA Guidelines; and
- B. Approve a Coastal Administrative Permit and Design Approval to allow the demolition of a 1,836 square foot one-story single-family dwelling with a 563 square foot attached two-car garage, and the construction of a 2,464 square foot one-story single-family dwelling with a 390 square foot attached two-car garage, in general conformance with the attached plans and subject to the conditions, both being attached hereto and incorporated herein by reference.

Approval is subject to 15 conditions, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of April, 2017.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON APR 27 2017

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAY 08 2017.

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

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services offices 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

PLN160348

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN160348) allows the demolition of a single-family dwelling; construction of a 2,464 square foot one-story single-family dwelling with a 390 square foot attached two-car garage; and use of railing and/or transparent material or a solid wall for the roof deck and stairs leading to the deck. The property is located at 2874 Pradera Road, Carmel Meadows (Assessor's Parcel Number 243-053-005-000), Carmel Land Use Plan, Coastal Zone. 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: "A Coastal Administrative Permit and Design Approval (Resolution Number 17 - 026) were approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 243-053-005-000 on April 27, 2017. The permit was granted subject to fifteen (15) 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on April 27, 2020, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

6. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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

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

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

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

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to RMA-Planning and RMA-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. (RMA-Public Works)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the 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.

8. 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.

9. 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 prepared by Grice Engineering Inc. 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.

10. 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. (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.

11. WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The owner/applicant shall schedule weekly inspections with RMA-Environmental Services during the rainy season, October 15th to April 15th, to ensure contaminants are not discharged into the Carmel Bay Area of Special Biological Significance. This inspection requirement shall be noted on the Erosion Control Plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the owner/applicant shall schedule weekly inspections with RMA-Environmental Services in the rainy season (October 15th to April 15th).

12. 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.

13. 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.

14. 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.

15. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

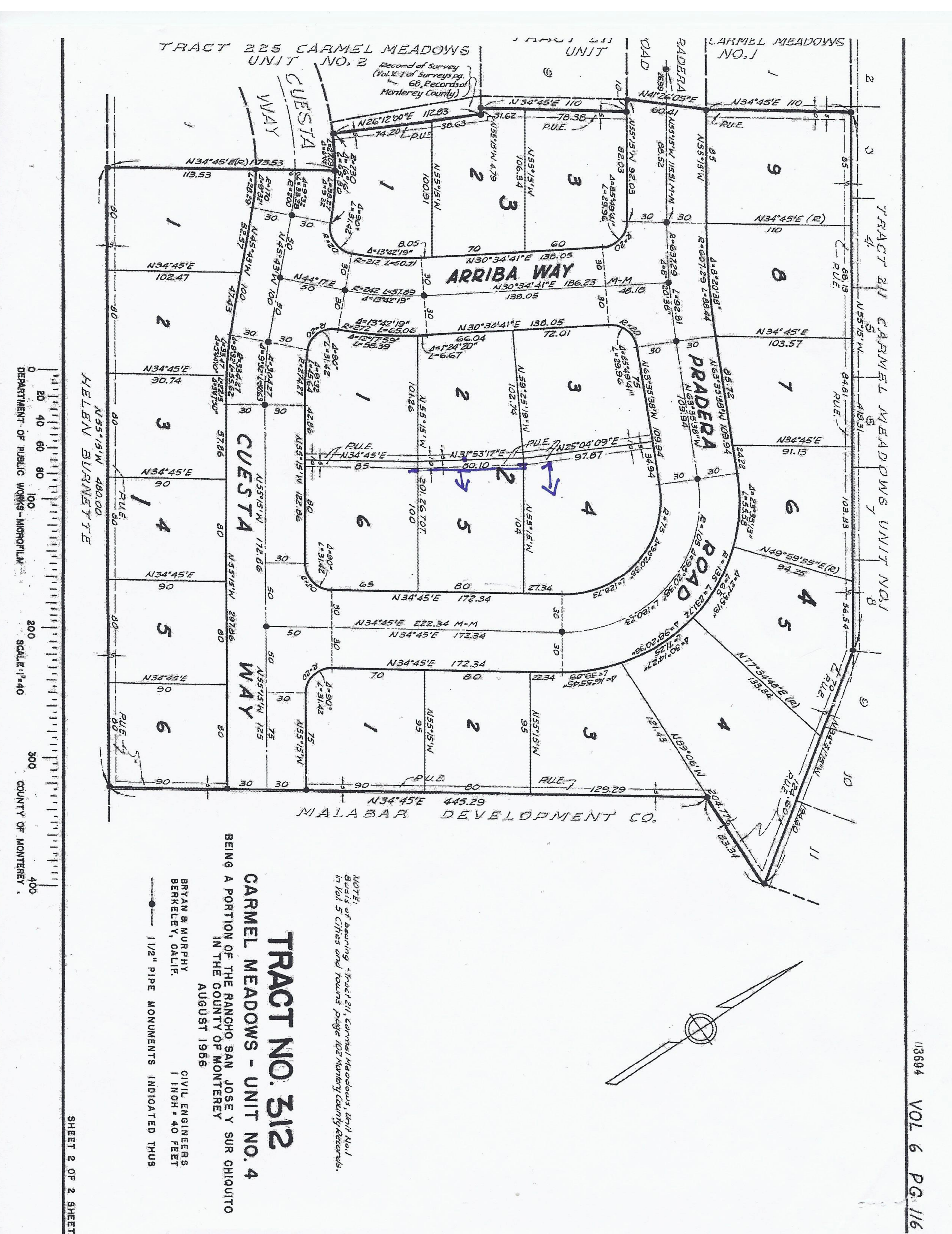
Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA-Environmental Services)

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.

BLACK CROW

Carmel, CALIFORNIA

PARCEL MAP



- DEFERRED SUBMITTALS**
1. AUTOMATIC FIRE SPRINKLER SYSTEM, COORDINATE DESIGN FOR THE LOCATION OF SPRINKLER HEADS WITH ARCHITECT
 2. FIRE ALARM SYSTEM SHALL CONFORM WITH THE 2016 CALIFORNIA FIRE ALARM CODE, COORDINATE LOCATION OF VISIBLE COMPONENTS WITH ARCHITECT
 3. DEFERRED TRUSS DRAWINGS, SUBMIT 2 SETS OF TRUSS DRAWINGS AND CALCULATIONS TO THE COUNTY/CITY FOR REVIEW AND APPROVAL. THE STRUCTURAL ENGINEER IS TO PROVIDE A SHOP DRAWINGS REVIEW STAMP ON THE TRUSS DRAWINGS, SIGNED AND DATED. THE TRUSSES ARE TO BE APPROVED BY THE COUNTY/CITY PRIOR TO REQUESTING THE ROOF SHEATHING INSPECTION AND WILL BE ASSESSED ADDITIONAL PLAN CHECKING FEES. (C.R.C. 107.2.4.1)
 4. PHOTOGRAPHIC PANEL SYSTEM, CONTRACTOR SHALL SECURE CONSTRUCTION DOCUMENTS & BUILDING DEPARTMENT APPROVAL FOR ALL SYSTEMS AND REQUIREMENTS RELATED TO THE PLYMEX
 5. MECHANICAL CONTRACTOR SHALL PROVIDE DESIGN DRAWINGS OF MECHANICAL SYSTEM, SIZES AND DETAILS NECESSARY TO OBTAIN A MECHANICAL PLUMBING PERMIT, SUBMIT 2 SETS OF DRAWINGS AND CALCULATIONS TO THE COUNTY/CITY FOR REVIEW AND APPROVAL
 6. PLUMBING CONTRACTOR SHALL PROVIDE DESIGN DRAWINGS OF PLUMBING & VENTING SYSTEMS, SIZES AND DETAILS NECESSARY TO OBTAIN A MECHANICAL PLUMBING PERMIT, SUBMIT 2 SETS TO THE COUNTY/CITY FOR REVIEW AND APPROVAL
 7. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL PANEL, CALCULATIONS AND GROUNDING INFORMATION AND DETAILS WITH KITCHEN EQUIPMENT CUT SHEET SPECIFICATIONS ADDED. SUBMIT 2 SETS OF DRAWINGS AND CALCULATIONS TO THE COUNTY/CITY FOR REVIEW AND APPROVAL.

APPLICABLE CODES

- THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:
- 2016 CALIFORNIA BUILDING CODE
 - 2016 CALIFORNIA PLUMBING CODE
 - 2016 CALIFORNIA MECHANICAL CODE
 - 2016 CALIFORNIA ENERGY CODE
 - 2016 CALIFORNIA ELECTRICAL CODE
 - 2016 CALIFORNIA FIRE CODE
 - 2016 CALIFORNIA GREEN BUILDING CODE

SPECIAL INSPECTIONS/SUBMITTALS

| ITEM | TO BE PROVIDED IF MARKED | | |
|---------------------------------|--------------------------|--------------------|------------------------|
| | TESTING | SPECIAL INSPECTION | ENGINEER'S OBSERVATION |
| GRADING AND COMPACTION | | | X (3) |
| SUBDRAINS | | | X (3) |
| SHEAR WALL MAILING AND HARDWARE | | | X (2) |
| THE DOWN INSTALLATION | | | X (2) |
| FOUNDATIONS | | | X (2 & 3) |
| FIELD WELDING | | | |

- NOTES:**
1. REQUIRED TESTING AND/OR SPECIAL INSPECTION PER C.R.C. CHAPTER 17A REQUIREMENTS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CODE BY AN APPROVED SPECIAL TESTING LAB, SPECIAL INSPECTOR AND/OR BY AN ENGINEER RETAINED BY THE OWNER.
 2. ENGINEERING OBSERVATION SHALL BE DONE BY THE STRUCTURAL ENGINEER OF RECORD.
 3. ENGINEERING OBSERVATION SHALL BE DONE BY THE GEOTECHNICAL ENGINEER OF RECORD.
 4. SUBMIT ALL TESTING AND INSPECTION REPORTS TO THE MONTEREY COUNTY BUILDING DEPARTMENT.
- NOTE: SEE STRUCTURAL DRAWINGS FOR ANY ADDITIONAL SPECIAL INSPECTION REQUIREMENT**
- NOTE: FINAL INSPECTION AND APPROVAL FROM MONTEREY PENINSULA WATER MANAGEMENT DISTRICT REQUIRED PRIOR TO COUNTY APPROVAL.

PROJECT DATA

OWNER: BLACK CROW INC.
 SITE: 2874 Pradera Rd, Carmel CALIFORNIA 93923
 A.P.N. 243-053-005
 ZONING: MDR2-D(18)(CZ)
 FIRE DISTRICT: CARMEL HIGHLANDS FPD
 PLANNING AREA: CARMEL LUP
 OCCUPANCY: R-3 (RESIDENCE) U (GARAGE)
 CONSTRUCTION TYPE: V/B
 SITE AREA: 8,160 SQ. FT.
 BUILDING AREA: AREA
 DESCRIPTION: AREA
 EXISTING GARAGE (FLOOR AREA): 543 SQ. FT.
 FIRST FLOOR: 1,936 SQ. FT.
 PROPOSED GARAGE (FLOOR AREA): 390 SQ. FT.
 FIRST FLOOR: 2,397 SQ. FT.
 TOTAL: 2,844 SQ. FT. (84.5% FAR & SITE COVERAGE)
 TOTAL: 2,854 SQ. FT. (84.5% FAR & SITE COVERAGE)
 SITE COVERAGE:
 EXISTING IMPERVIOUS: 1,624 SQ. FT.
 PROPOSED IMPERVIOUS: 1,777 SQ. FT.
 PARKING: (2) COVERED SPACES PROVIDED.
 WATER SUPPLY: CAL AM
 SEWER: PUBLIC
 BUILDING HEIGHT: 18'-0"
 GRADING: MINIMAL, LESS THAN 100 CY, DISTRIBUTE ON SITE
 FINE SPRINKLERS: YES
 TREE REMOVAL: NO SIGNIFICANT TREE REMOVAL

GENERAL CONDITIONS

1. TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2016 CALIFORNIA STANDARDS CODE SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
2. SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONTRACTOR DOCUMENTS, HE IS TO NOTIFY THE ARCHITECT IN WRITING. CONTRACTOR IS ALSO RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH THE GEOTECHNICAL REPORT AND ALL RECOMMENDATIONS MADE THEREIN.
3. UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.
4. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION WHICH ARE DISCOVERED OR ITEMS.
5. UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.
6. NO PERSON MAY TAKE INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
7. MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL BE INSTALLED INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT.
8. ALL HOSE USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.

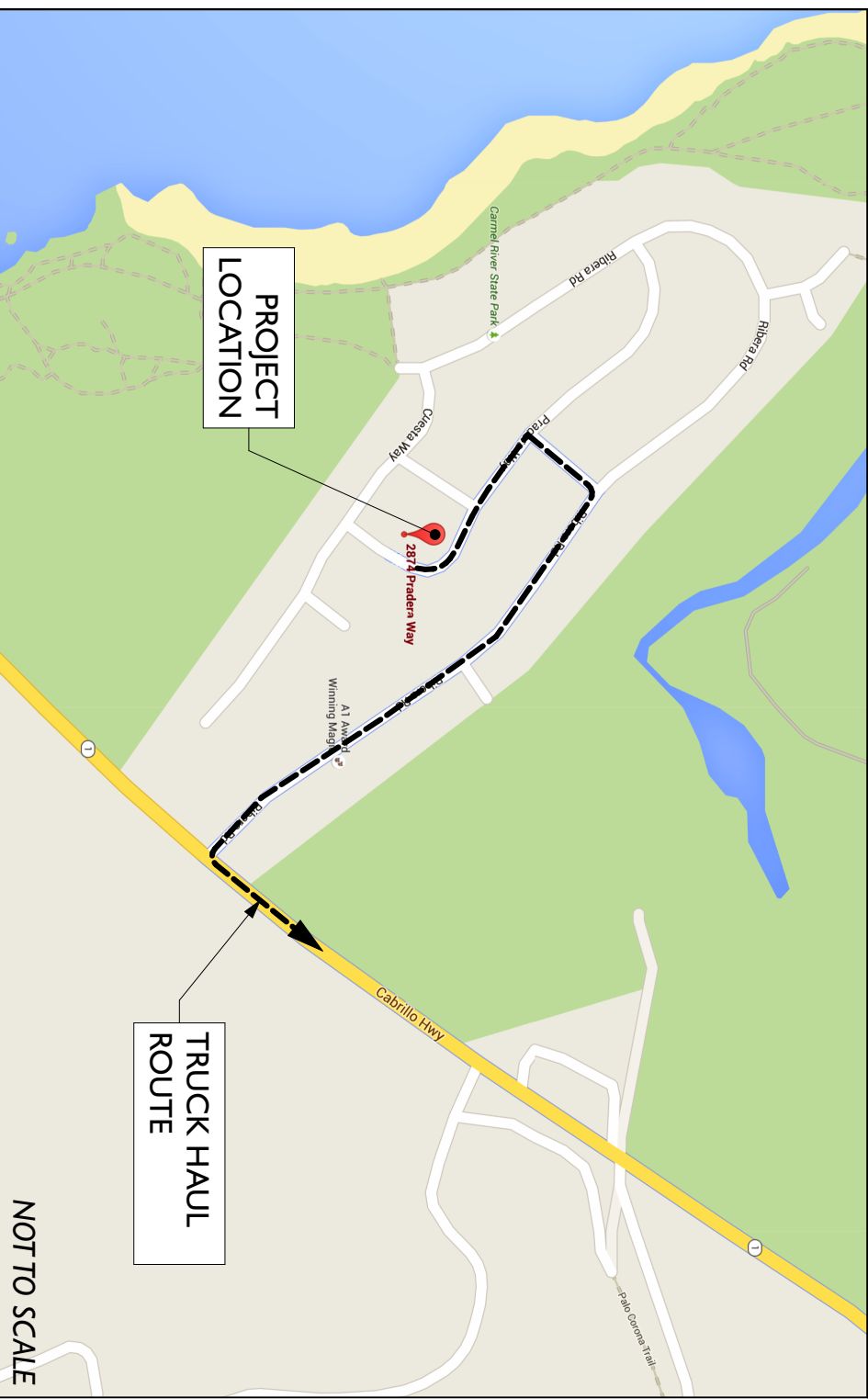
PROJECT TEAM

ARCHITECT: RICHARD RHODES ARCHITECTS & PLANNERS
 1182 RESERVATION RD.
 SALINAS, CA 93908
 P 831.214.5305
 rkr@raia.com
 SURVEY: WHITSON ENGINEERS
 9699 BLUE LARKSPUR LANE
 MONTEREY, CA 93940
 P 831.649.5225
 P 831.373.5065
 STRUCTURAL ENGINEER: DUCKBREW INC.
 PO BOX 831
 CARMEL VALLEY, CA 93924
 P 831.659.3825
 dduckbr@ahso.com
 MECHANICAL ENGINEER/TITLE 24: MONTEREY ENERGY GROUP
 26465 CARMEL RANCHO BLVD.#8
 CARMEL, CA 93923
 P 831.377.8328
 F 831.359.4173
 GEOTECHNICAL: GNICE ENGINEERING AND GEOLOGY
 SAM GNICE
 561 BRUNKEN AVE.
 SALINAS, CA 93901
 P 831.422.9619

SHEET INDEX

| ID | NAME |
|------|-----------------------------------|
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| A01 | NOTES |
| A02 | CAL GREEN NOTES #1 |
| A03 | CAL GREEN NOTES #2 |
| A11 | SURVEY |
| A12 | SITE DEMOLITION PLAN |
| A13 | PROPOSED ARCHITECTURAL SITE PLAN |
| A14 | DRAINAGE & EROSION CONTROL PLAN |
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| A22 | FIRST FLOOR PLAN |
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| A24 | ROOF PLAN |
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| M01 | NOTES |
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| M21 | FIRST FLOOR RADIANT TUBING LAYOUT |
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| M6.1 | PIPING SCHEMATIC |
| M6.3 | DETAILS |
| M6.4 | ECO-WARM INSTALLATION DETAILS |
| M6.5 | HEAT SOURCE VENTING |
| P21 | GAS LINE SCHEMATIC |

VICINITY MAP / TRUCK HAUL ROUTE



SCOPE OF WORK

DEMOLITION OF (E) RESIDENCE CONSTRUCTION OF NEW 2,854 SQ. FT. RESIDENCE. (N) DRIVEWAY WITH ASPHALT APRON IN ROW. SITE WALLS AND FENCES.

issued: 4/19/17
 revised: 4/19/17
 drawn by:

RICHARD K. RHODES, ARCHITECTS & PLANNERS
 1182 RESERVATION ROAD
 SALINAS, CA 93908
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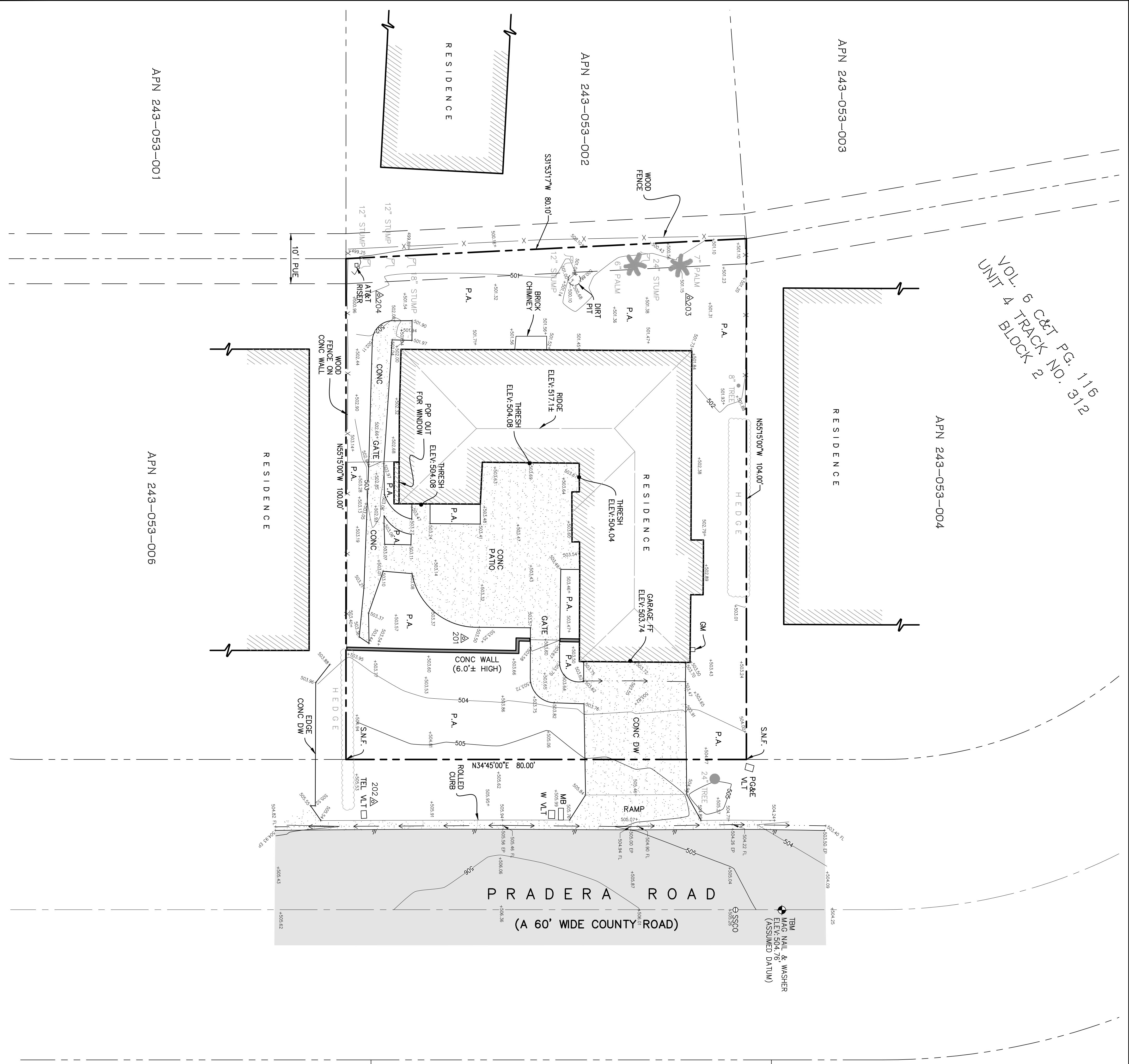
PRELIMINARY: NOT FOR CONSTRUCTION

a new residence for:
BLACK CROW
 2874 Pradera Rd.
 Carmel, california
 apn: 243-053-005

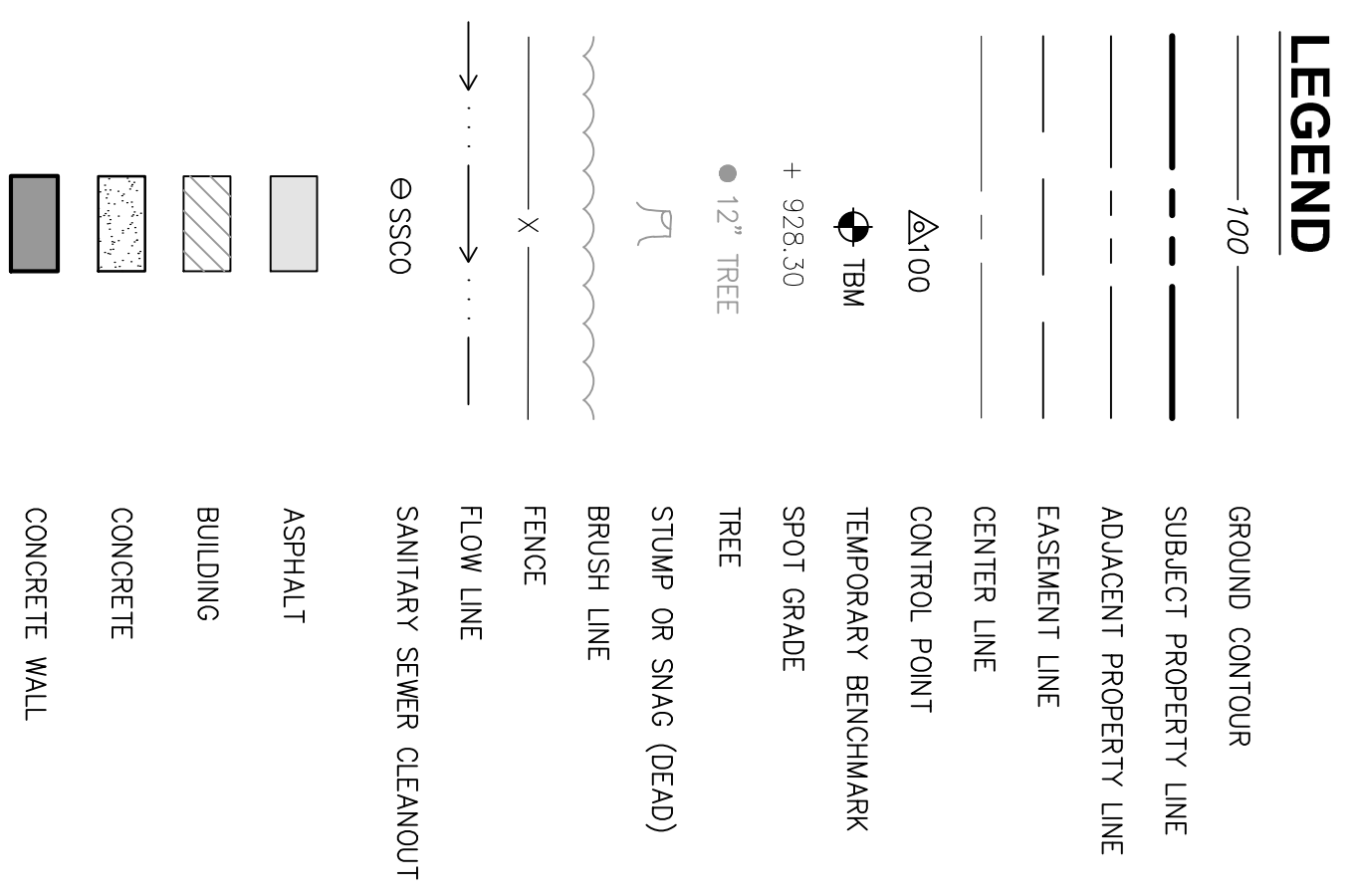
COVER SHEET

sheet 1
 of 35 sheets
A0.0

VOL. 6 C&T PG. 116
UNIT 4 TRACK NO. 312



- NOTES:**
1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON 10/15/15.
 2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
 3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
 4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 5. BENCHMARK TAKEN AS A MAG NAIL AND WASHER SHOWN ON THIS PLAN. ELEVATION: 504.76' (ASSUMED DATUM)
 6. UNDERGROUND UTILITIES WERE NOT WITHIN THE SCOPE THIS SURVEY. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
 7. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.



ABBREVIATIONS

PLUS OR MINUS: APPROX

CONC CONCRETE

DW DRIVEWAY

EDGE OF PAVEMENT

E.P. ELEVATION

FF FINISH FLOOR

FL FLOW LINE

GM GAS METER

MA MAINTENANCE AREA

PA PUBLIC UTILITY EASEMENT

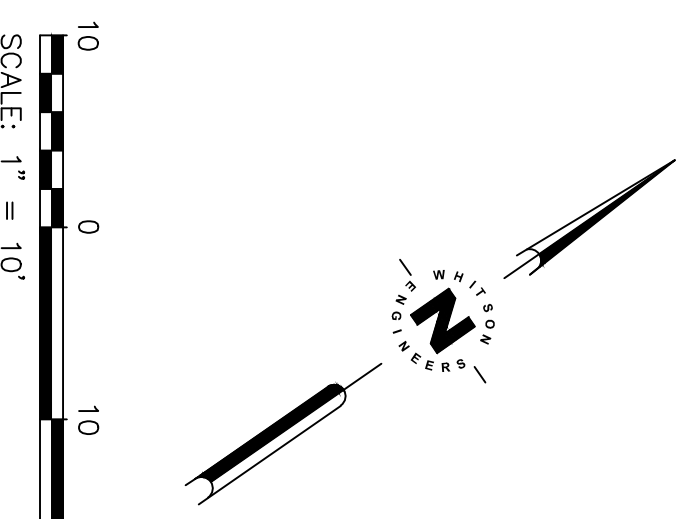
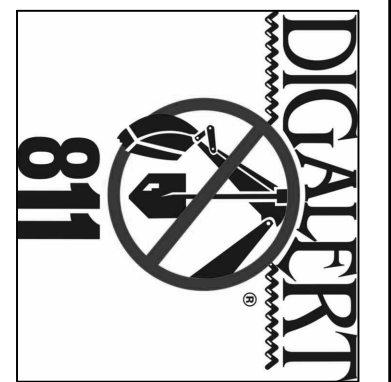
P.U.E. PUBLIC UTILITY EASEMENT

SSCO SEARCHED FOR NOT FOUND

TEL SANITARY SEWER CLEAN OUT

VAULT TELEPHONE

W WATER



| <p>2874 PRADERA ROAD, CARMEL, CA 93923 MONTEREY COUNTY CALIFORNIA</p> <p>TOPOGRAPHIC SURVEY APN 243-053-005 LOT 5 AS SHOWN ON VOL. 6 C&T PG. 116</p> | <p>WE WHITSON ENGINEERS 9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940 831 649-5225 • Fax 831 373-5065 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT</p> | <p>DATE: 10/19/15 SCALE: 1"=10' ENGR.</p> | <p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>BY:</th> <th>DATE:</th> <th>DESCRIPTION:</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | NO. | BY: | DATE: | DESCRIPTION: | | | | |
|--|---|---|--|-----|-------|--------------|--------------|--|--|--|--|
| | | | NO. | BY: | DATE: | DESCRIPTION: | | | | | |
| | | | | | | | | | | | |
| <p>JOB NO.: 3401.00</p> | <p>STATE OF CALIFORNIA RICHARD P. WEBER No. 8002 LICENSED LAND SURVEYOR</p> | <p>1 OF 1 SHEETS</p> | | | | | | | | | |

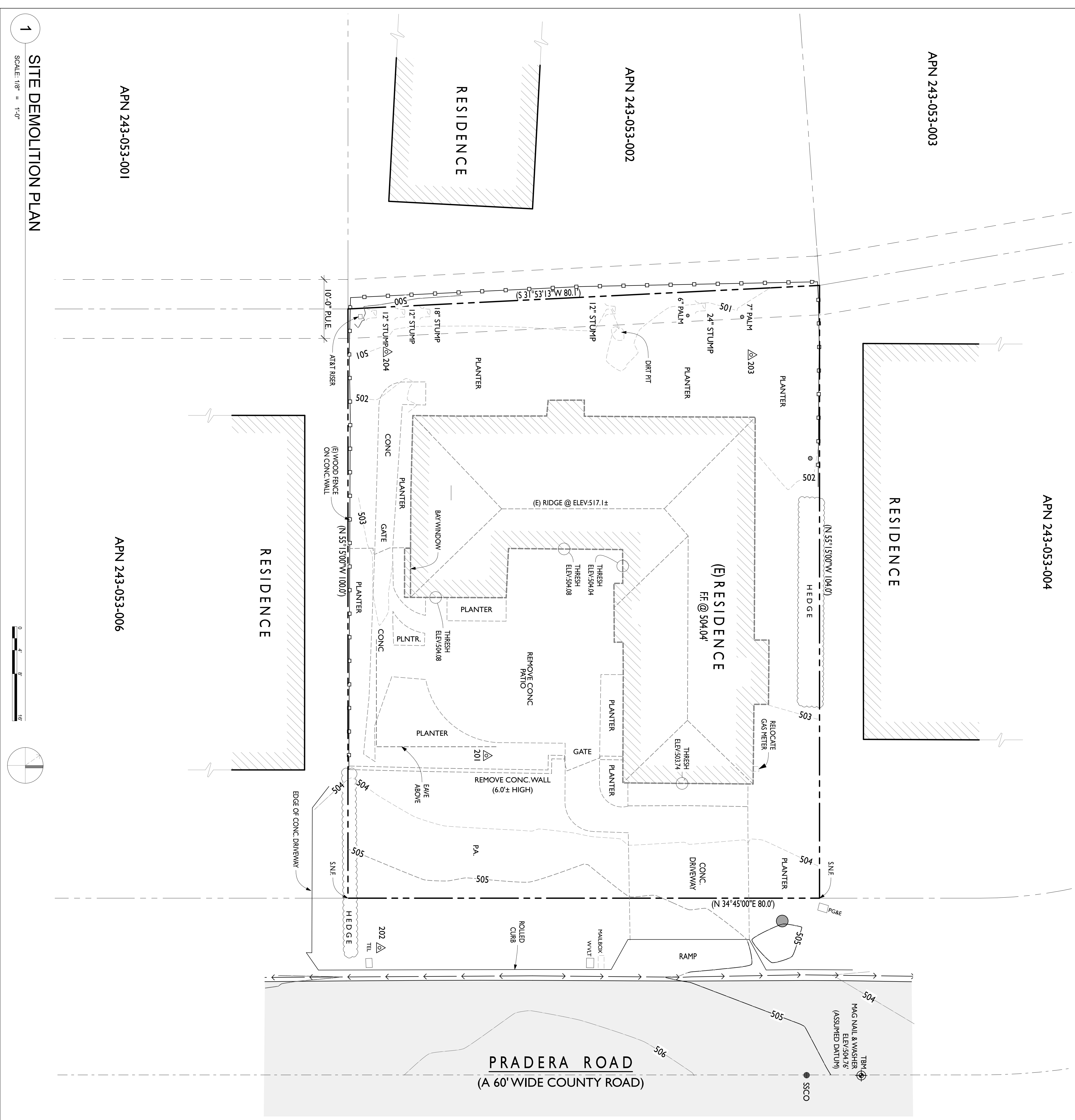
APN 243-053-004

APN 243-053-003

APN 243-053-002

APN 243-053-001

APN 243-053-006



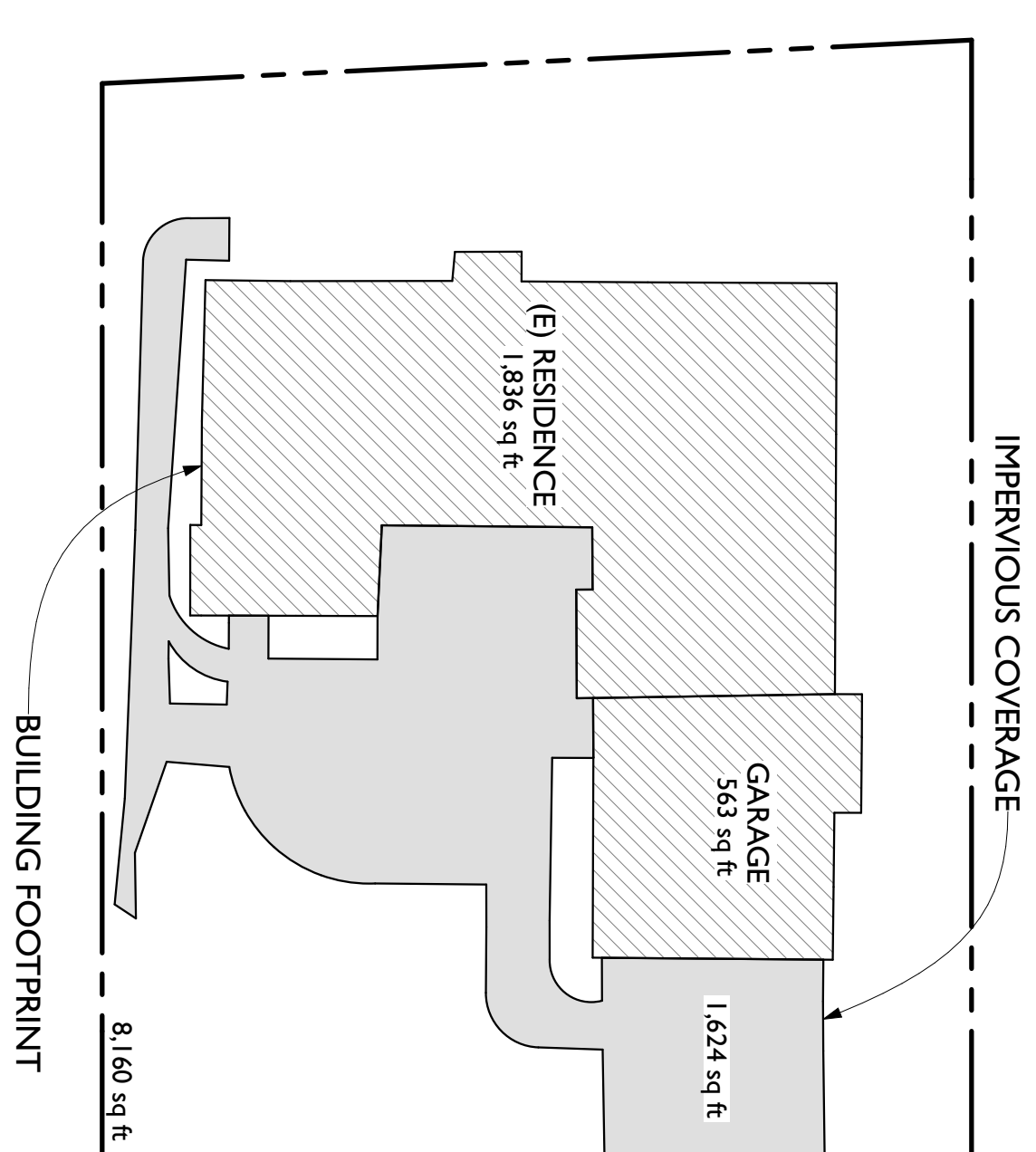
GENERAL NOTES

1. STOPWORK WITHIN 50 METERS (1/2 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RM-PLANNING AND A QUALIFIED ARCHITECT IMMEDIATELY IF CULTURAL, ARCHITECTURAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.
2. ITEMS TO BE DEMOLISHED INDICATED WITH A DASHED LINE TO INCLUDE THE COMPLETE REMOVAL OF EXISTING HOUSE AND GARAGE, SIDEWALKS, CONC. DRIVEWAY, WALKS & PATIOS.
3. REMOVE ALL STUMPS TO A POINT AT MINIMUM 2.0' BELOW THE FINISHED GRADE.
4. NOT TREES SHALL BE REMOVED.
5. PRIOR TO FINAL INSPECTION, THE OWNER / APPLICANT SHALL PROVIDE RMA - ENVIRONMENTAL SERVICES A LETTER FROM A LICENSED PRACTITIONER THAT THE DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

REFERENCE NOTES

- 1 NOT USED
- 2
- 3
- 4
- 5
- 6

EXISTING PROJECT AREAS



issued: 4/19/17

revised: 4/19/17

drawn by:

RICHARD K. RHODES,
ARCHITECTS &
PLANNERS

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831.214.5305
RKR@RRAIA.COM

**PRELIMINARY: NOT FOR
CONSTRUCTION**

apn: 243-053-005

Carmel, California

a new residence for:
BLACK CROW

2874 Pradera Rd.

**SITE DEMOLITION
PLAN**

sheet 6

of - 35
A1.2
sheets

1 SITE DEMOLITION PLAN

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

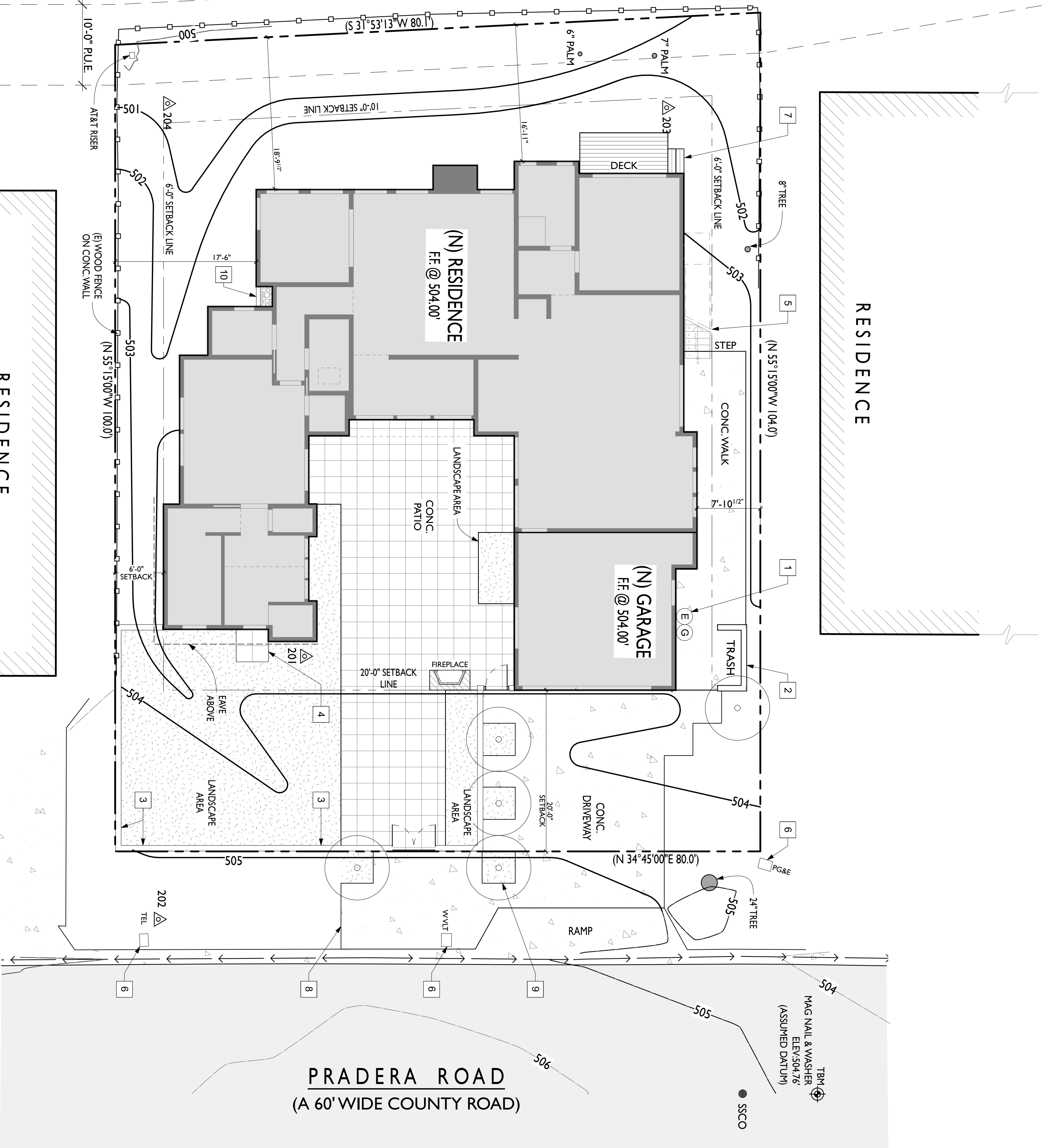
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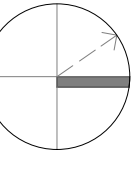
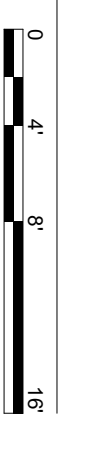
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APN 243-053-006



1 PROPOSED ARCHITECTURAL SITE PLAN

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



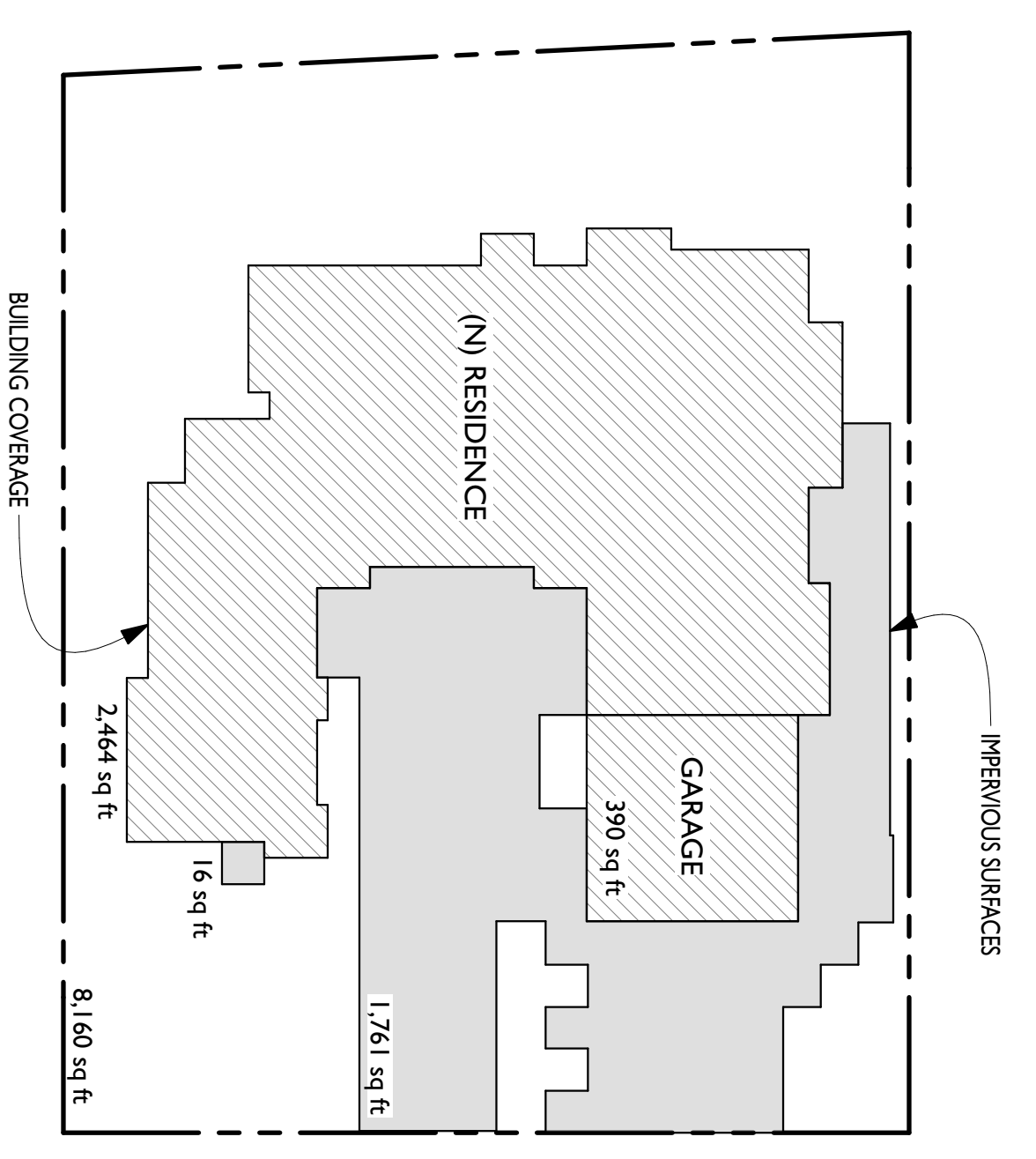
REFERENCE NOTES

- 1 RELOCATE GAS AND ELECTRIC METER TO PROPOSED LOCATION
- 2 6'-0" TALL MAX TRASH ENCLOSURE SITE WALL WITH PLASTER FINISH TO MATCH HOUSE
- 3 6'-0" TALL MAX. SITE WALL WITH PLASTER FINISH TO MATCH HOUSE
- 4 CONC. LANDING
- 5 STEEL STAIR W/ OPEN GRATE TREADS TO ROOF DECK ABOVE
- 6 UTILITY WALLS TO REMAIN IN PLACE
- 7 WOOD DECK AND STAIRS, 24" MAX ABOVE FINISH GRADE
- 8 EXTEND CONC. DRIVEWAY TO ENTRY GATE
- 9 TREE WELL W/ ORNAMENTAL TREE
- 10 CRAWL SPACE ACCESS WELL W/ GRAVEL BASE

GENERAL NOTES

1. PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS THE OWNER / APPLICANT SHALL HAVE A BENCHMARK PLANNED ON THE BUILDING PLANS BENCHMARK SHALL REMAIN VISIBLE ON SITE UNTIL FINAL INSPECTION
- PRIOR TO FOUNDATION PRE-POUR INSPECTION, THE OWNER / APPLICANT SHALL PROVIDE EVIDENCE FROM A LICENSED CIVIL ENGINEER OR SURVEYOR TO THE DIRECTOR OF RMA - BUILDING SERVICES FOR REVIEW AND APPROVAL THAT THE HEIGHT OF THE FIRST FINISHED FLOOR FROM THE BENCHMARK IS CONSISTENT WITH WHAT WAS APPROVED ON THE BUILDING PERMIT
- PRIOR TO THE FINAL INSPECTION, THE OWNER / APPLICANT / ENGINEER SHALL PROVIDE EVIDENCE FROM A LICENSED CIVIL ENGINEER OR SURVEYOR TO THE DIRECTOR OF RMA - BUILDING SERVICES FOR REVIEW AND APPROVAL THAT THE HEIGHT OF THE STRUCTURE(S) FROM THE BENCHMARK IS CONSISTENT WITH WHAT WAS APPROVED ON THE BUILDING PERMIT PLANS
2. 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

PROPOSED PROJECT AREAS



MATERIAL LEGEND

- PROPOSED BUILDING FOOTPRINT
- LANDSCAPE AREA
- CONC. PAVING
- COLORLED CONC. TILE

issued: 4/19/17
 revised: 4/19/17
 drawn by:

RICHARD K. RHODES,
 ARCHITECTS & PLANNERS
 14182 RESERVATION ROAD
 SALINAS, CA 93908
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 RKR@RRAIA.COM

PRELIMINARY: NOT FOR CONSTRUCTION

apn: 243-053-005

a new residence for:
BLACK CROW
 2874 Pradera Rd. Carmel, california

PROPOSED ARCHITECTURAL SITE PLAN

sheet 7
 of 35
A1.3
 sheets

GENERAL NOTES

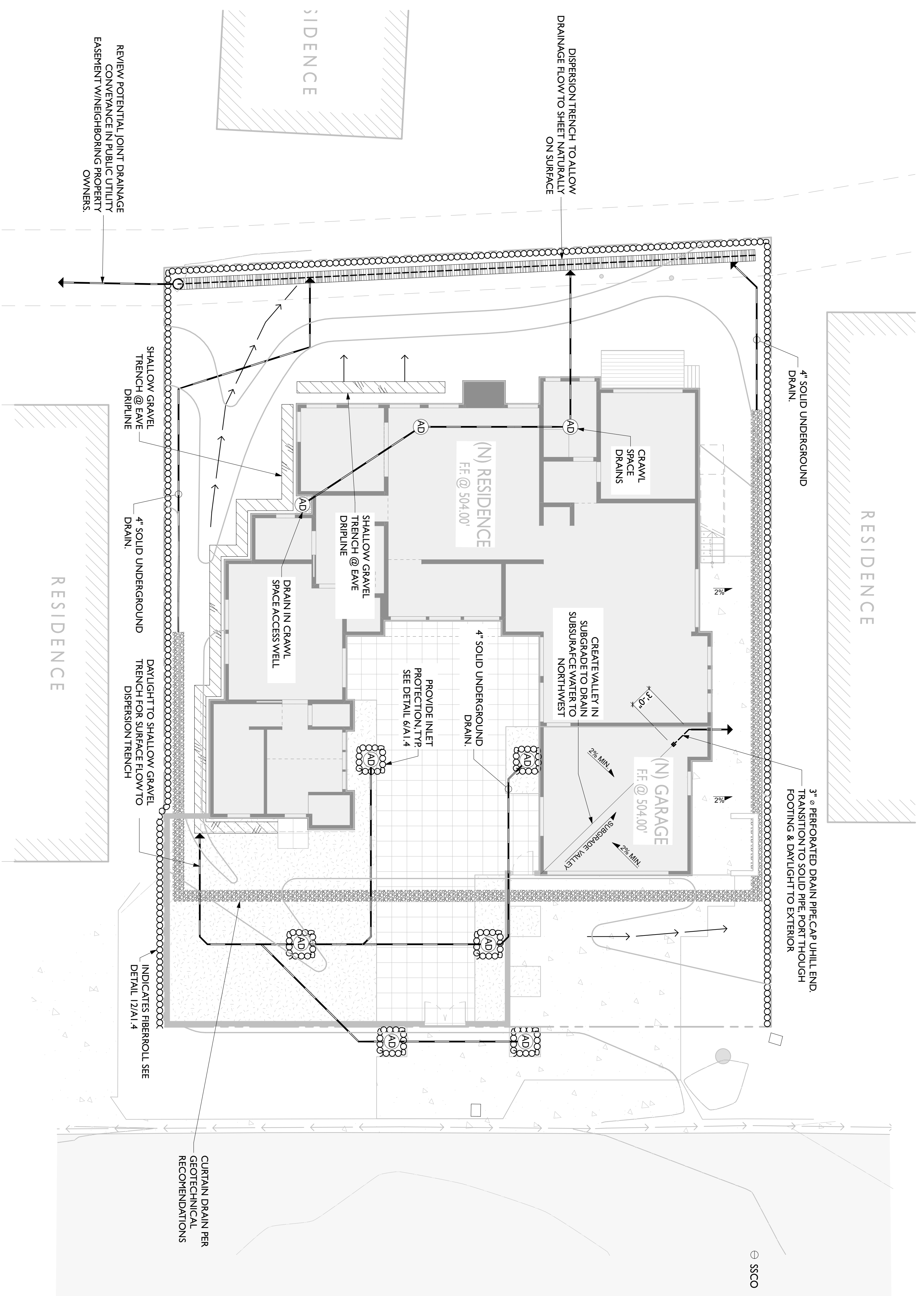
- CONTRACTOR SHALL READ AND FAMILIARIZE THEMSELVES WITH THE GEOTECHNICAL REPORT PREPARED BY GARCIA ENGINEERING DATED JULY 10, 2016. CONTRACTOR SHALL CONFORM TO GEOTECHNICAL RECOMMENDATIONS.
- DRAINAGE PLAN SHOWN IS CONCEPTUAL ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATION TO PROVIDE EFFECTIVE DRAINAGE. MOST LIKELY SOME POST CONSTRUCTION MONITORING AND IMPROVEMENTS WILL BE REQUIRED.

GRADING & DRAINAGE NOTES

- CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE AND THE EROSION CONTROL ORDINANCE.
- THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-WAY PERMITS TO GRADE AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILL AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSUITABLE FOR GRADING.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SURGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRASSES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- ALL FILL SLOPES SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT. THE TOP OF ALL SLOPES SHOULD BE SUPPORTED BY A KEY CUT A MINIMUM OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL TOE. THIS KEY SHOULD BE A MINIMUM OF 8 FEET IN WIDTH AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE. IN ADDITION, AS THE FILL ADVANCES UP THE SLOPE, BENCHES 3 FEET ACROSS SHOULD BE SCARIFIED INTO THE FILL UNDISTURBED SOIL INTERFACE. (SEE SOILS REPORT)
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
- PREVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPROPER SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. MEASURES MUST BE TAKEN:
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
 - DURING CONSTRUCTION, THE OWNER / APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA - ENVIRONMENTAL SERVICES IN THE RAINY SEASON (OCTOBER 15TH TO APRIL 15TH)
- VEGETATION REMOVAL: ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SITUATION OF WATER COURSES OR UNCONTROLABLE EROSION.
- THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA - ENVIRONMENTAL SERVICES TO INSPECT EROSION CONTROL MEASURES TO REVIEW INSTALLATION AND EFFECTIVENESS OF BERMS INSTALLED AND ERUP POLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE AT THE TIME OF THE INSPECTION. APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOLOGICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- PRIOR TO FINAL INSPECTION, APPLICANT SHALL SCHEDULE AND 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.

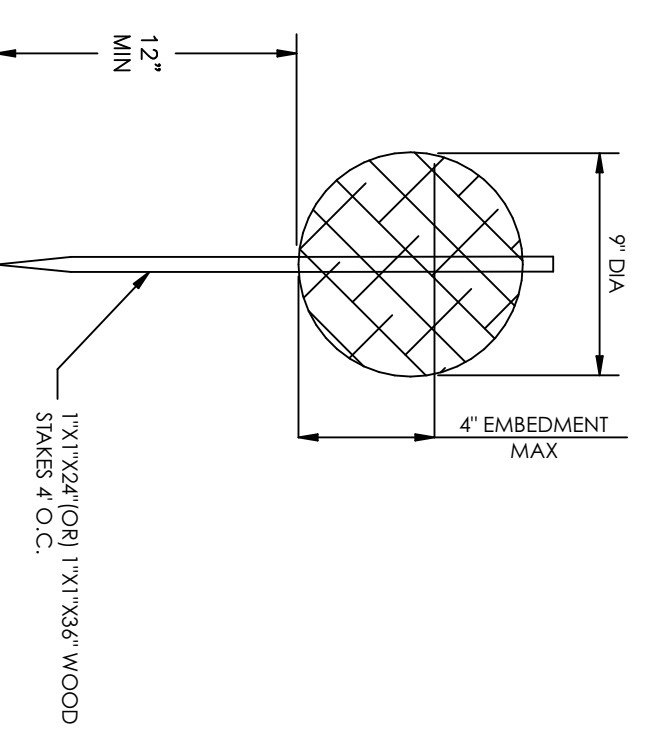
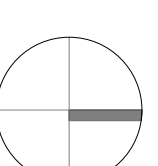
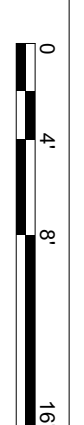
LEGEND

- DS INDICATES DOWNSPOUT LOCATION. SEE ROOF PLAN AND ELEVATIONS.
- AD INDICATES AREA DRAIN LOCATION.
- INDICATES FIBERROLL, SEE DETAIL 12 ON THIS SHEET



1 DRAINAGE & EROSION CONTROL PLAN

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



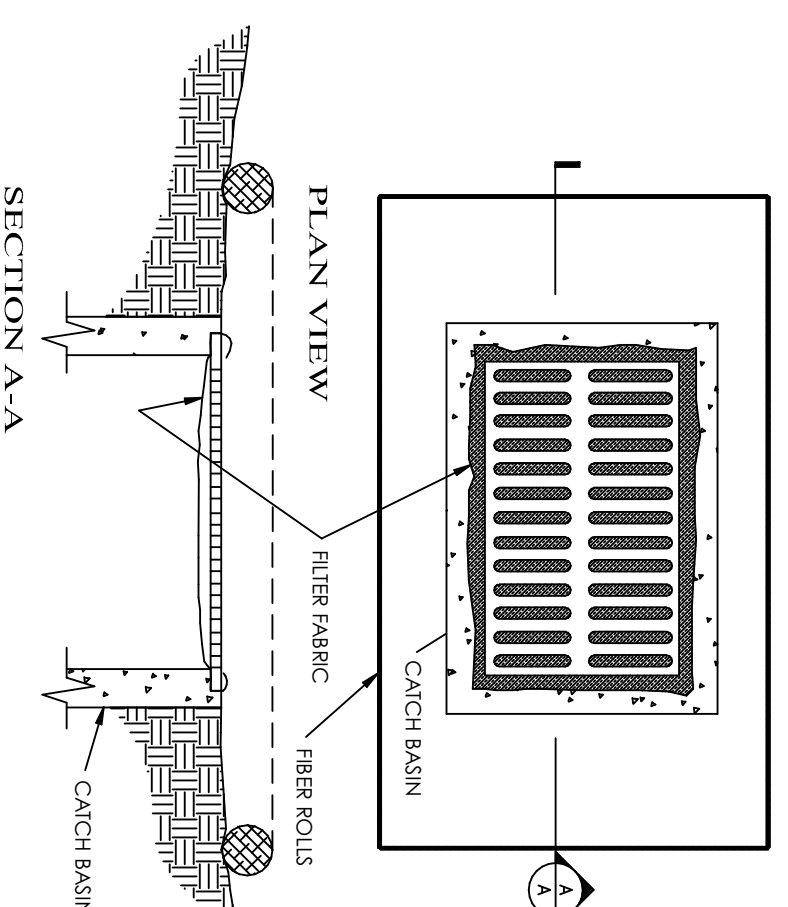
- INSTALLATION:
- USE 1\"/>

12 FIBER ROLL

NOT TO SCALE

6 INLET PROTECTION

NOT TO SCALE



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revised: 4/19/17
drawn by:

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apn: 243-053-005

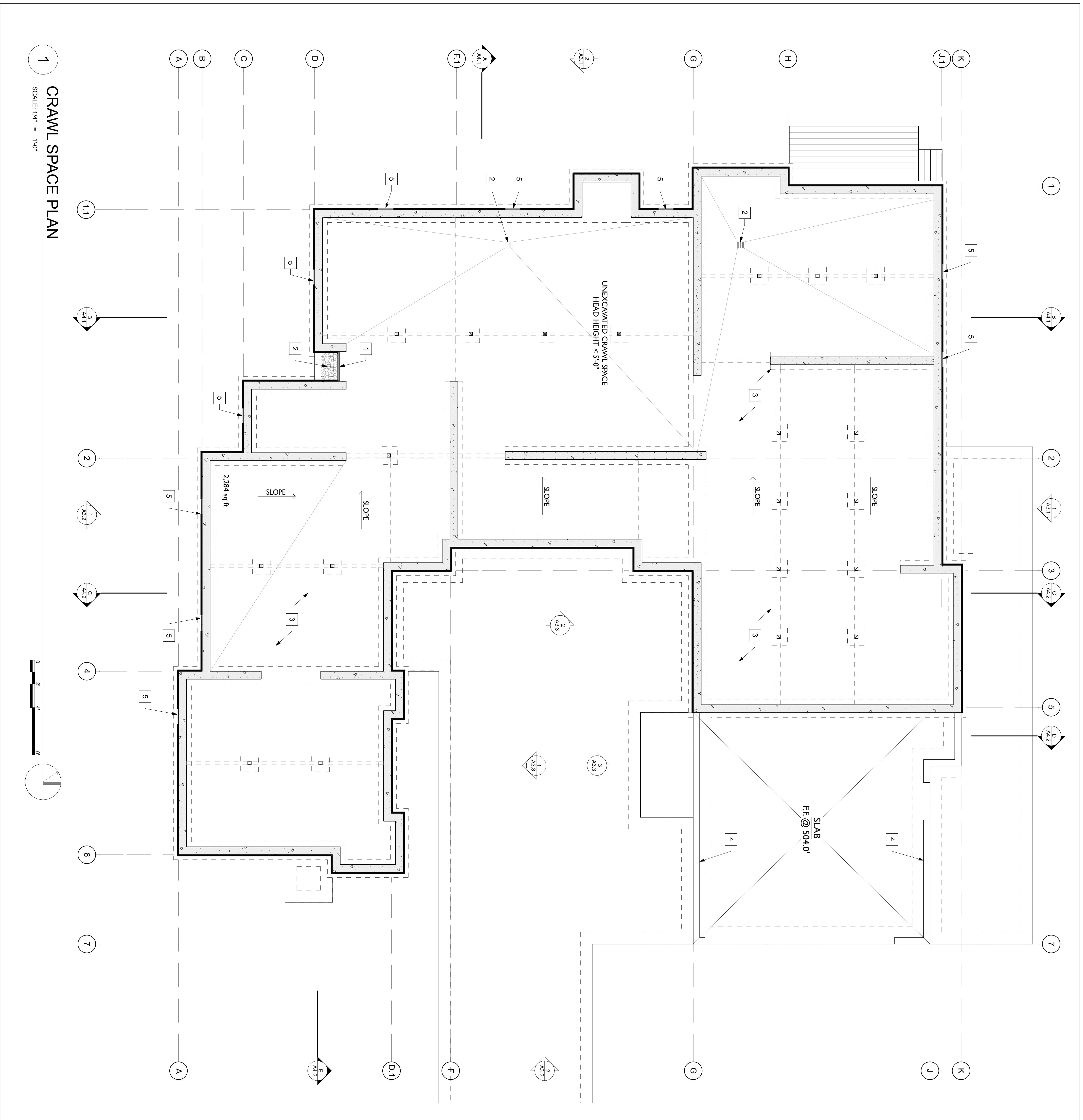
a remodel for:
BLACK CROW

2874 Pradera Rd. Carmel, CALIFORNIA

THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND CONDITIONS BEFORE COMMENCING THE ORIGINAL AND UNPAID WORK OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER.

DRAINAGE & EROSION CONTROL PLAN

sheet 8
of 35
A1.4
sheets



GENERAL NOTES

1. MAINTAIN MIN. 1'-6" CLEARANCE FROM UNDERSIDE OF FLOOR FRAMING TO GRADE BELOW FLOOR
2. CRAWL SPACE PROVIDE 2" THICK CONC. RMT SLAB WITH CLASS I VAPOR RETARDER & DRAIN AT INDICATED LOCATIONS.

REFERENCE NOTES

- 1 INDICATES 2'-6" X 1'-6" CRAWL SPACE ACCESS W/ WELL MINIMUM ACCESS SIZE 2'-0" X 1'-4" HIGH
- 2 CONNECT TO DRAINAGE SYSTEM. SEE DRAINAGE AND EROSION CONTROL PLAN SHEET A1.4
- 3 2" CONC. RMT SLAB O/C CLASS I VAPOR RETARDER
- 4 6" CONC. CURB AT GARAGE SLAB
- 5 INDICATES 14" X 6" WUI COMPLIANT FOUNDATION VENT. SEE W/LAND URBAN INTERFACE NOTES ON SHEET A0.1
- 6
- 7
- 8
- 9
- 10
- 11
- 12

FOUNDATION VENTILATION CALC.

| | | |
|---|--------|----------------|
| AREA OF FOUNDATION REQUIRING VENTILATION | 2,294 | SQ. FT. |
| AREA OF REQUIRED FOUNDATION VENTS (1/1,500) (ENCAPSULATED CRAWL SPACE) | 1.52 | SQ. FT. |
| 14" X 6" WUI COMPLIANT FOUNDATION VENT | 0.1625 | SQ. FT. / VENT |
| TOTAL VENTS REQUIRED | 10 | VENTS. |

issued: 4/19/17
 revised: 4/19/17
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a new residence for:
BLACK CROW
 2874 Pradera Rd. Carmel, california apn: 243-053-005

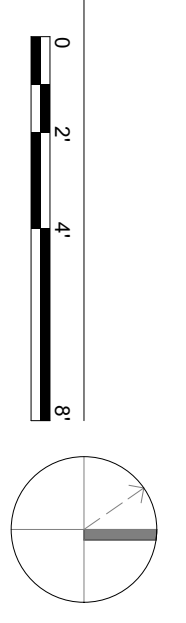
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**CRAWL SPACE
 PLAN**

sheet 9
A2.1
 of - 35
 sheets

1 CRAWL SPACE PLAN

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



REFERENCE NOTES

- 1 INDICATES BEAM ABOVE SEE STRUCTURAL DRAWINGS
- 2 CUSTOM BUILT IN WARDROBE CABINETRY TO PAINT SEE INTERIOR ELEVATIONS
- 3 DEFERS FLOOR FOR CURBLESS SHOWER AND LINEAL DRAIN
- 4 FULL HEIGHT CERAMIC TILE IN SHOWER ENCLOSURE IN FULL MORTAR BED WITH MOISTURE BARRIER
- 5 REBOTE SHOWER VALVE
- 6 INDICATES CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE SHALL MINIMUM 4" DIAMETER SMOOTH METAL DUCT SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER EXHAUST DUCT IS LIMITED TO 14" WITH TWO ELBOWS THIS SHALL BE REDUCED BY 2" FOR EVERY ELBOW IN EXCESS OF TWO ROUTE DETERMINATION IN WALL TO BE MIN. 12" ABOVE FINISH GRADE SEE NORTH ELEVATION 1A3.1
- 7 OPEN HOOD ABOVE
- 8 CONC. LANDING @ EXTERIOR DOOR MAX. 1.5' BELOW THRESHOLD
- 9 UL LISTED MAJESTIC 3/8" BLUETONE RADIANT WOOD BURNING FIREPLACE 5866H
- 10 HARDWOOD DECKING W/ STAINLESS STEEL FASTENERS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PREDRILL AND COUNTERSINK
- 11 PREFABRICATED METAL STAIR GALVANIZED STEEL STRINGERS WITH OPEN GRATE STEEL TREADS. GALVANIZED STEEL GUARDRAIL AND HANDRAIL. MIN. 34"-38" ABOVE STAIR NOSING. RUN PARALLEL WITH SLOPE OF STAIR. PROVIDE SHOP DRAWINGS TO ARCHITECT
- 12 OUTLINE OF EXTERIOR CONC. PATIO
- 13 SKYLIGHT ABOVE
- 14 GARAGE WALL SHALL BE SEPARATED BY MIN. 5/8" TYPE X GWB
- 15 GLAZING FACING BATHS & SHOWERS LOWER THAN 60" FROM FINISH FLOOR SHALL BE TEMPERED
- 16 REQUIRED VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS DOORS LOUVERS AND OR OTHER OPENINGS TO THE OUTDOORS WITH THE MINIMUM OPENABLE AREA BEING 4% OF FLOOR AREA TO BE VENTED



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

WALL LEGEND

- NEW 2x6 INTERIOR WALL W/BATT INSULATION FOR SOUND DAMPENING & 5/8" GWB BOTH SIDES, U.O.N.
- NEW 2x6 EXTERIOR WALL W/CEMENT PLASTER SEMI-SMOOTH W/INTERGRAL COLOR O/1/2" PLYWOOD SHEATHING, MIN. R15 BATT INSULATION PER TITLE 24 & 5/8" GWB INTERIOR, U.O.N.
- NEW 2x6 EXTERIOR WALL SITE W/CEMENT PLASTER SEMI-SMOOTH W/INTERGRAL COLOR O/1/2" PLYWOOD SHEATHING, BOTH SIDES, U.O.N.

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a new residence for:
BLACK CROW
 2874 Pradera Rd. Carmel, california
 apn: 243-053-005

FIRST FLOOR PLAN

sheet 10 of 35
A2.2

THE EXISTING AND PROPOSED CONSTRUCTION SHALL BE SHOWN IN THE ORIGINAL AND UNREVISIONED WORK OF THE ARCHITECT. ANY CHANGES TO THE ORIGINAL WORK SHALL BE INDICATED BY A REVISION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR BY THE ARCHITECT.

REFERENCE NOTES

- 1 GEAR SHAKE ROOF GOMIN 72# MINERAL CAR SHEET MANUFACTURER RECOMMENDED UNDERLAYMENT FOR A CLASS A RATED ROOFING SYSTEM.
- 2 TILE SURFACE ON ROOF DECK WATERPROOFING SYSTEM. SLOPE MIN. 1/8" PER 1'-0" TO DRAIN AT STAIR
- 3 INDICATES CLEARESTORY WINDOW IN FURRED OUR SOFFIT RAKE WALL W/DEEP REVEAL
- 4 MITER CLAPBOARD SIDING INTO DEEP WINDOW REVEAL
- 5 INDICATES WALLS BELOW. TYP
- 6 2X6 PONY WALL W/CEMENT PLASTER BOTH SIDES. MIN 3'-6" ABOVE FINISH FLOOR
- 7 BUILT UP ROOFING ON LOW SLOPE ROOF SECTION
- 8 PREFABRICATED METAL STAIR OVER DECK ABOVE
- 9 FRAME & FLASH CRICKET BEHIND CHIMNEY
- 10 2'-0" X 2'-8" FIXED SKYLIGHT W/SAFETY GLAZING
- 11
- 12

issued: 4/19/17
 revised: 4/19/17
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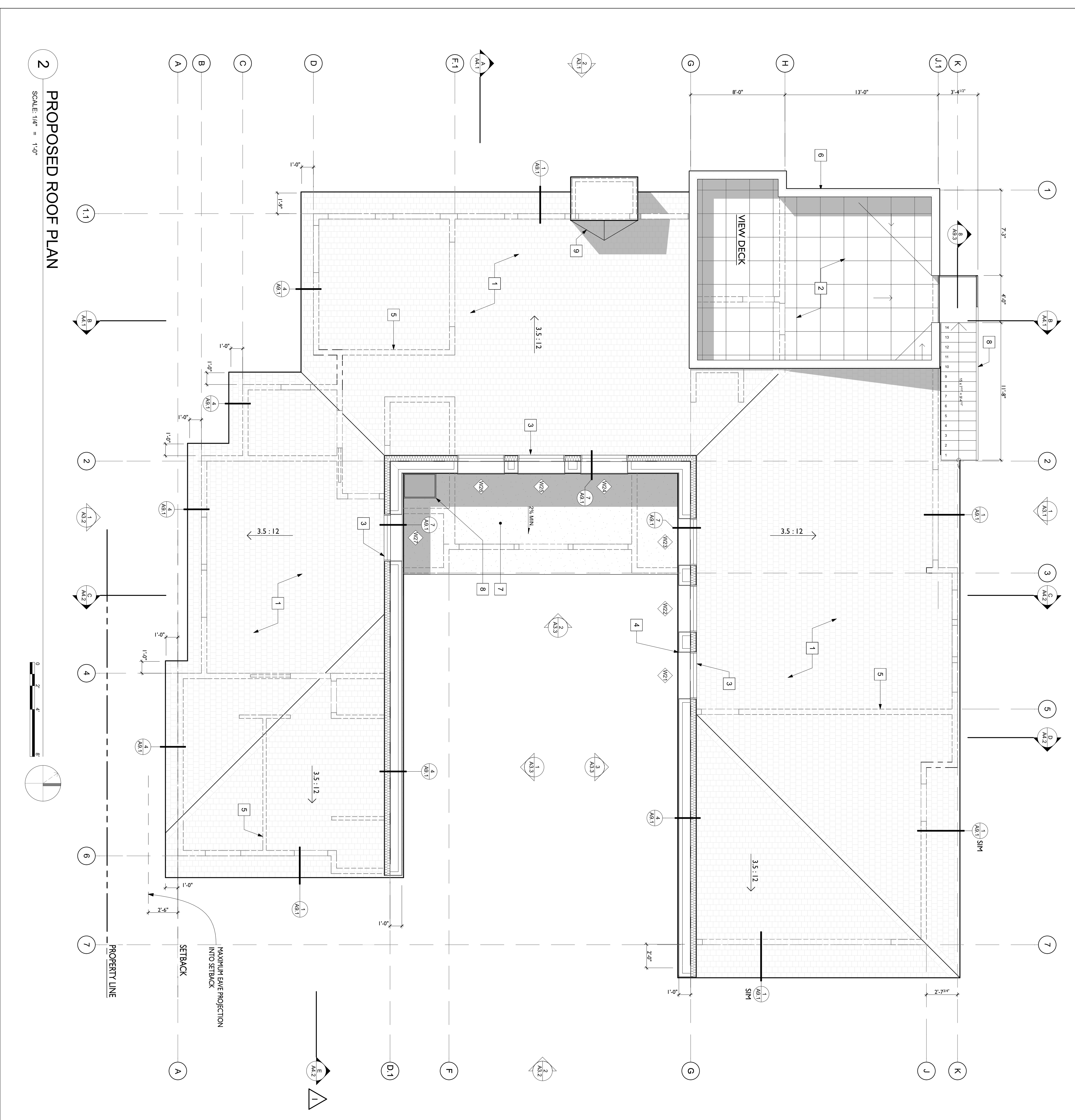
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a new residence for:
BLACK CROW
 2874 Pradera Rd. Carmel, california
 apn: 243-053-005

ROOF PLAN
 sheet 12
 of - 35

ROOF VENTILATION CALC.

ALL RAFTER BAYS SHALL BE PROVIDED WITH A CLOSED CELL SPRAY FOAM INSULATION. NO VENTING REQUIRED.

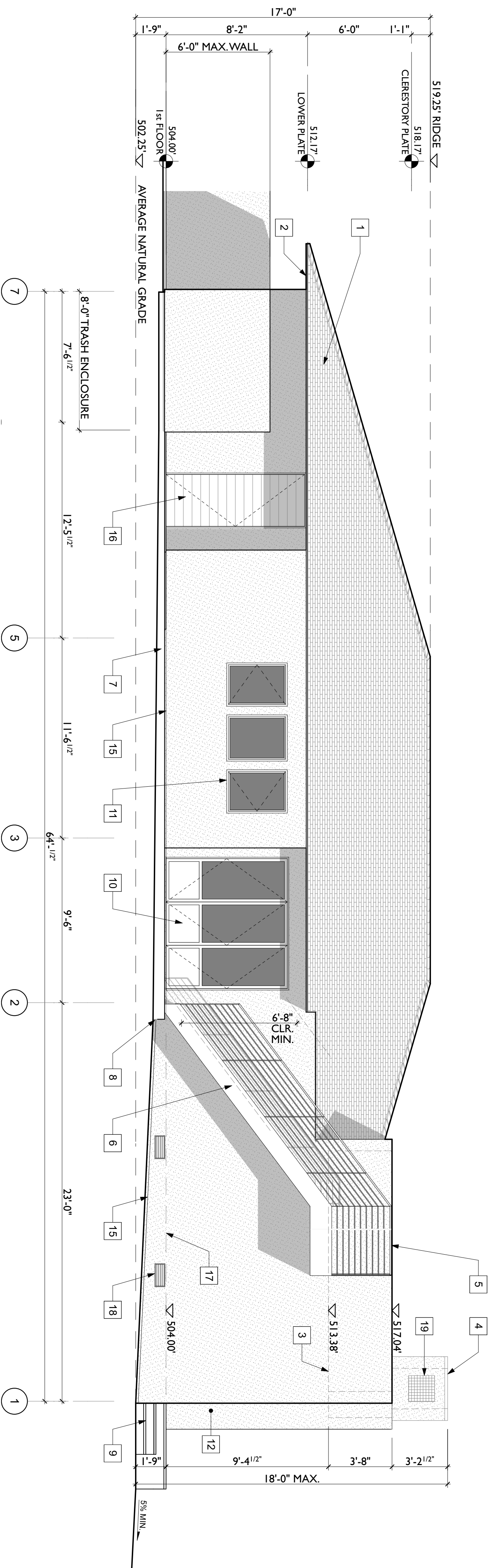


REFERENCE NOTES

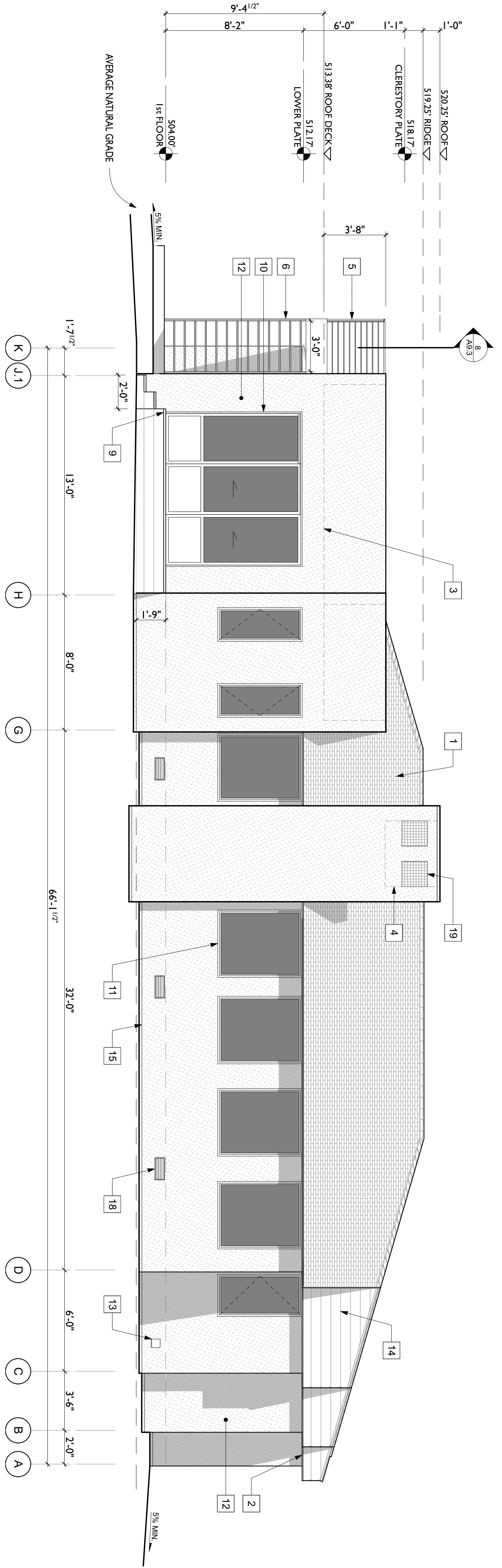
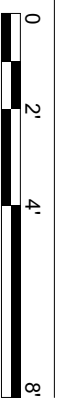
- 1 (N) CLASS 'N' ROOF CEDAR SHAKES 072# MINERAL CAP SHEET (ROOF UNDERLAYMENT PER MANUFACTURER RECOMMENDATIONS)
- 2 1X18" UNDER SOFFIT, 03/8" TYPE 'X' DENS GLASS
- 3 INDICATES OUTLINE OF ROOF DECK
- 4 PARAPET WALL TO SHROUD FIREBOX TERMINATION VENT
- 5 PREFABRICATED METAL STAIR, GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE PAINTED. MIN. 34"-38" ABOVE STAIR NOSING. RUN PARALLEL WITH SLOPE OF STAIR. SHOP DRAWINGS TO ARCHITECT
- 6 PREFABRICATED METAL STAIR, STEEL STRINGER WITH OPEN GREY STEEL TREADS. PROVIDE SHOP DRAWINGS TO ARCHITECT
- 7 CONC. WALKWAY SLOPE TO DRAIN
- 8 STEP TO FINISH GRADE, 7.34" MAX
- 9 WOOD DECK AND STEPS, 3 EQ. RISERS 7.94" MAX. W/1'-0" TREADS.
- 10 ALUMINUM CLAD DOOR W/FIXED SPANDREL PANEL. SEE WINDOW AND DOOR SCHEDULE SHEET AS.1
- 11 ALUMINUM CLAD WINDOW, SEE WINDOW AND DOOR SCHEDULE SHEET AS.1
- 12 (3) COAT CEMENT PLASTER W/SEM. SMOOTH FINISH MIN. 7/8" THICKNESS O/EEXPANDED METAL LATH AND BUILDING WRAP TO PAINT
- 13 INDICATES LOCATION OF 4" DRYER VENT TERMINATION
- 14 CEDAR SHIPLAP SIDING W/SQUARE EDGE TO PAINT
- 15 PROVIDE 26 GA. W/EEP SCREED TERMINATION AT CEMENT PLASTER WALLS. MIN. 4" ABOVE FINISHED GRADE (2" ABOVE FINED AREAS)
- 16 CUSTOM WOOD PLANK DOOR
- 17 INDICATES FIRST FLOOR SUBFLOOR LEVEL
- 18 INDICATES 14" X 8" W/VI COMPLIANT FOUNDATION VENT. SEE WINDLAND URBAN INTERFACE NOTES ON SHEET A0.1.
- 19 SCREENED OPENINGS. SEE WINDLAND URBAN INTERFACE NOTES SHEET A0.1

MATERIAL LEGEND

- (3) COAT CEMENT PLASTER W/SEM. SMOOTH FINISH MIN. 7/8" THICKNESS O/EEXPANDED METAL LATH AND BUILDING WRAP TO PAINT
- TAPERED SAWN SHAKES TO STAIN ON ROOF
- CEDAR SHIPLAP SIDING W/SQUARE EDGE TO PAINT



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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apn: 243-053-005

Carmel, california

a new residence for:
BLACK CROW
2874 Pradera Rd.

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NORTH & WEST ELEVATIONS

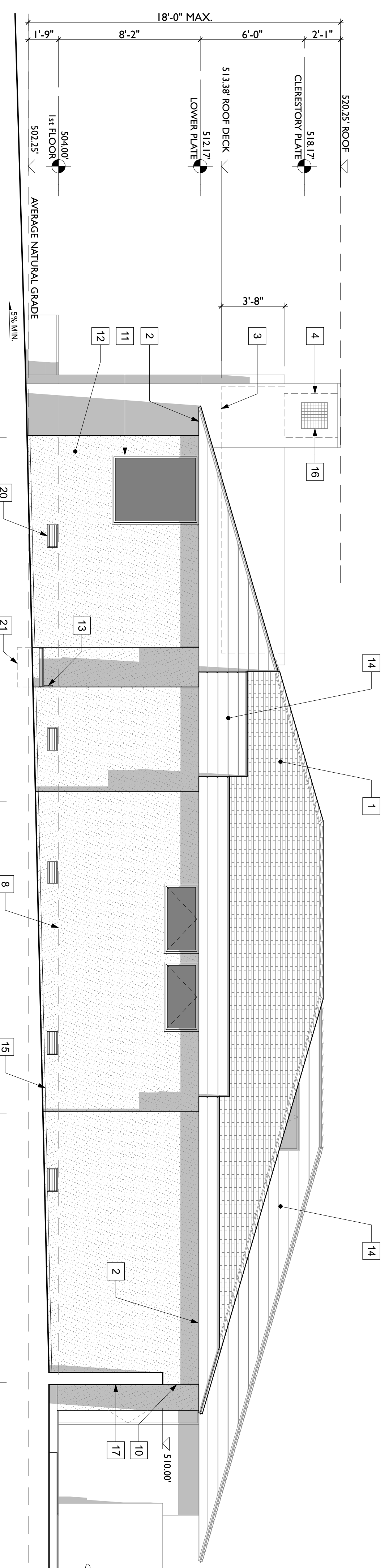
sheet 13
of - 35
A3.1
sheets

REFERENCE NOTES

- 1 (N) CLASS 'A' ROOF CEDAR SHAKES 072# MINERAL CAP SHEET (ROOF UNDERLAMENT PER MANUFACTURER RECOMMENDATIONS)
- 2 1X18G UNDER SOFFIT, 03/8" TYPE 'X' DENS GLASS
- 3 INDICATES OUTLINE OF ROOF DECK
- 4 PARAPET WALL TO SHROUD FIREBOX TERMINATION VENT
- 5 PREFABRICATED METAL STAIR, GALVANIZED STEEL GUARDRAIL AND HANDRAIL TO BE PAINTED, MIN. 34"-38" ABOVE STAIR NOSING, RUN PARALLEL WITH SLOPE OF STAIR, SHOP DRAWINGS TO ARCHITECT
- 6 PREFABRICATED METAL STAIR, STEEL STRINGER WITH OPEN GREY/STEEL TREADS, PROVIDE SHOP DRAWINGS TO ARCHITECT
- 7 CONC. LANDING, WALKWAY, SLOPE TO DRAIN
- 8 INDICATES FIRST FLOOR SUBFLOOR LEVEL
- 9 CUSTOM GARAGE DOOR W/PANEL FLUSH W/EXTERIOR WALL
- 10 FULL HEIGHT WING WALL WITH POST SUPPORT FOR MAIN HIP BEAM
- 11 ALUMINUM CLAD WINDOW, SEE WINDOW AND DOOR SCHEDULE SHEET A5.1
- 12 (3) COAT CEMENT PLASTER W/SEMI SMOOTH FINISH MIN. 7/8" THICKNESS O/E EXPANDED METAL LATH AND BUILDING WRAP TO PAINT
- 13 INDICATES LOCATION OF 4" DRYER VENT TERMINATION
- 14 CEDAR SHIPLAP SIDING W/SQUARE EDGE TO PAINT
- 15 PROVIDE 26 GA. WEEP SCREED TERMINATION AT CEMENT PLASTER WALLS, MIN. 4" ABOVE FINISHED GRADE (2" ABOVE PAVED AREAS)
- 16 SCREENED OPENING, SEE W/LAND URBAN INTERFACE NOTES SHEET A0.1
- 17 CEMENT PLASTER COURTYARD SITE WALL
- 18 EXTERIOR WALL BEYOND
- 19 MITER CLAPBOARD SIDING INTO DEEP CLERESTORY WINDOW RECESS
- 20 INDICATES 14" X 6" W/VI COMPLIANT FOUNDATION VENT, SEE W/LAND URBAN INTERFACE NOTES ON SHEET A0.1, TYP
- 21 INDICATES 2'-6" X 1'-6" GRAML. SPACE ACCESS W/ WELL MINIMUM ACCESS SIZE 2'-0" X 1'-4" HIGH
- 22 CUSTOM WOOD PLANK DOOR
- 23 CUSTOM WOOD PLANK ENTRY GATE

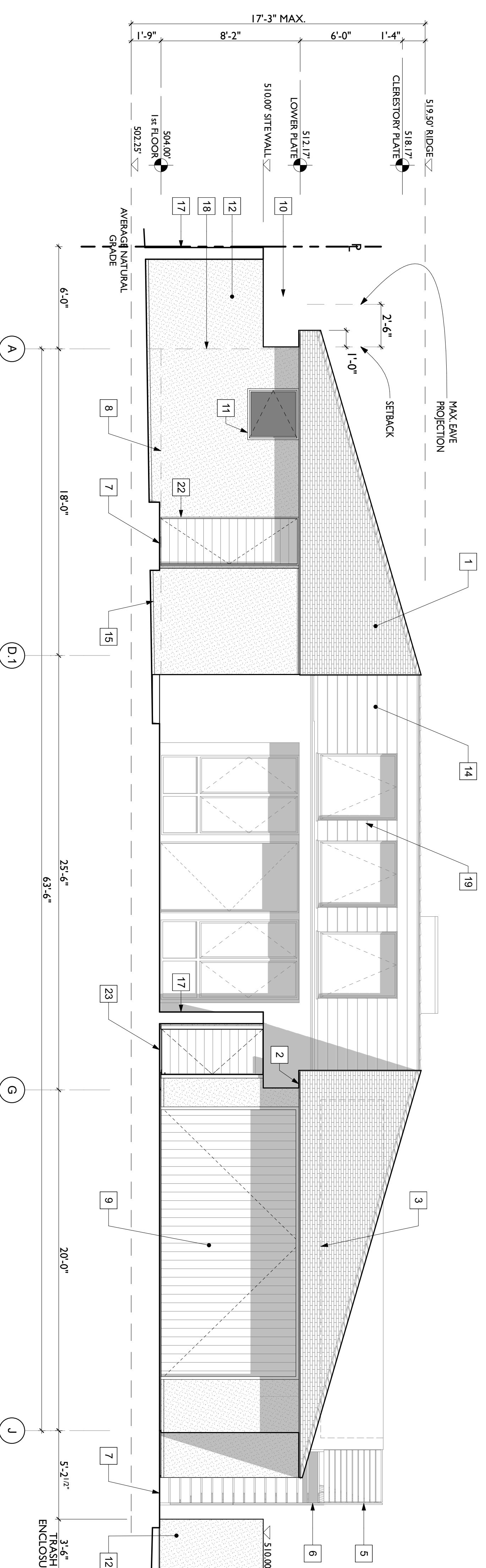
MATERIAL LEGEND

-  7/8" CEMENT PLASTER W/SEMI-SMOOTH FINISH TO BE PAINTED
-  TAPERED SAWN SHAKES TO STAIN ON ROOF
-  CEDAR SHIPLAP SIDING W/SQUARE EDGE TO PAINT



1 SOUTH ELEVATION

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



2 EAST ELEVATION

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



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Carmel, california

a new residence for:
BLACK CROW

2874 Pradera Rd.

SOUTH & EAST ELEVATIONS

Sheet 14

A3.2


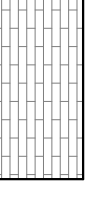

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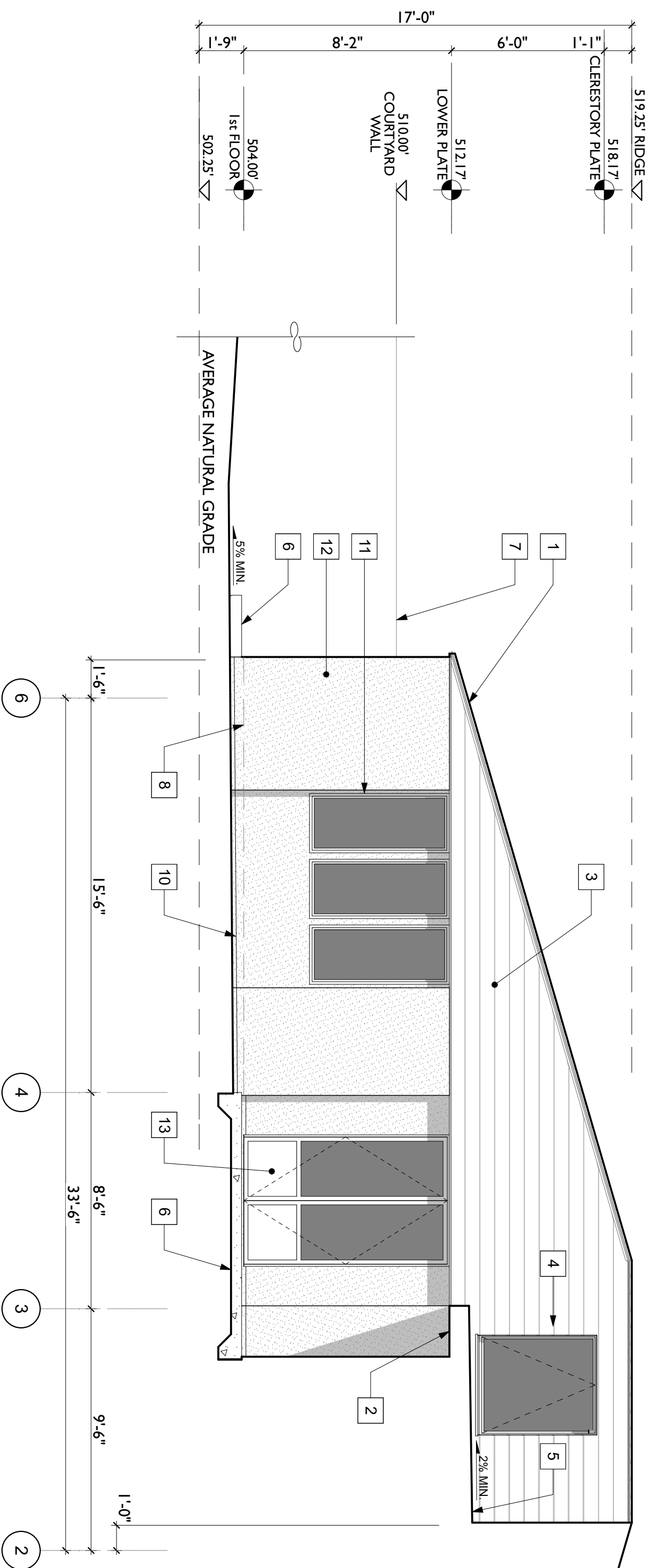
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REFERENCE NOTES

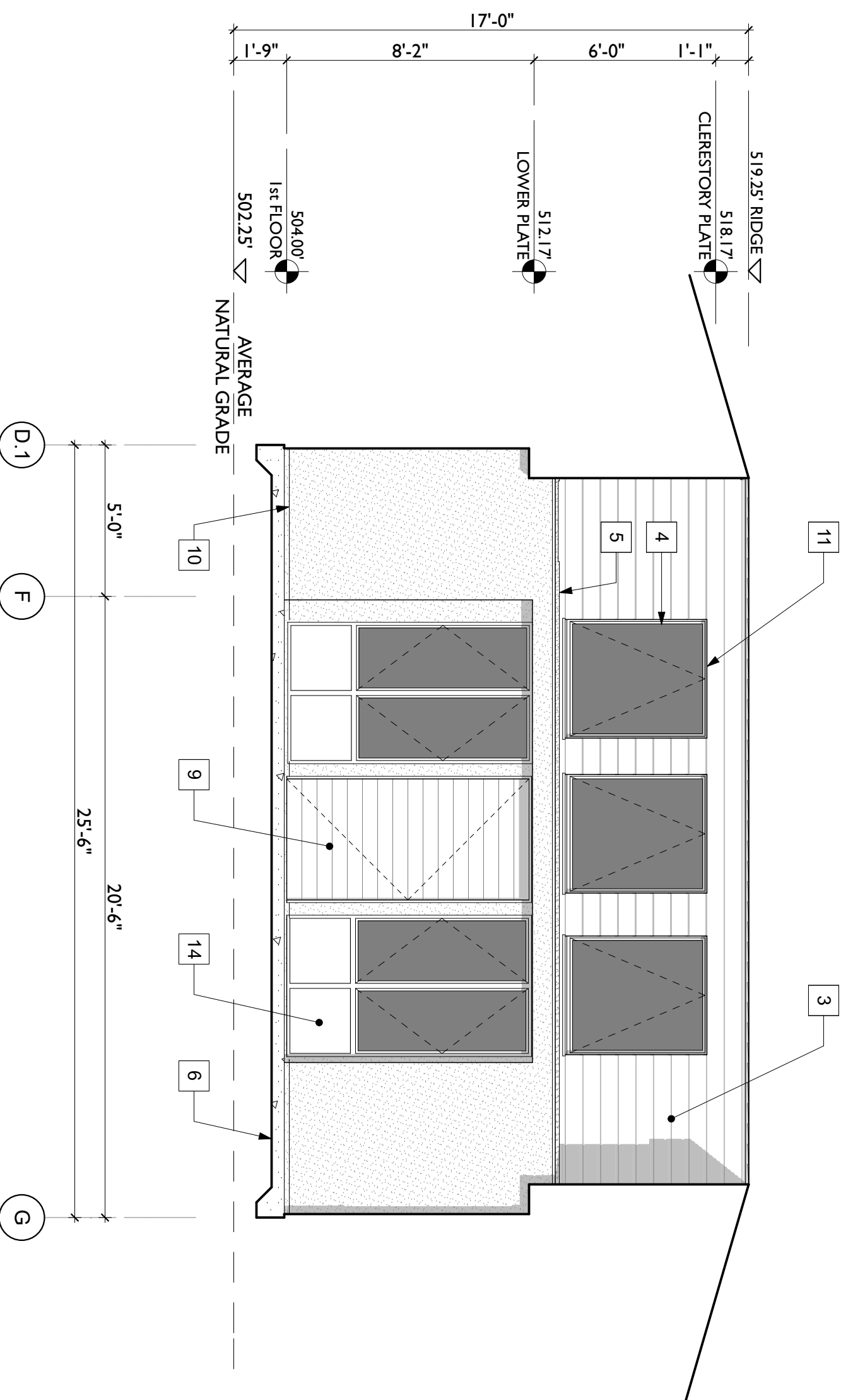
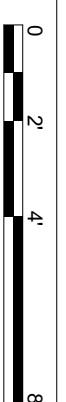
- 1 (N) CLASS 'N' ROOF CEDAR SHAKES 07/2# MINERAL CAP SHEET (ROOF UNDERLAMENT PER MANUFACTURER RECOMMENDATIONS)
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- 3 CEDAR SHIPLAP SIDING W/SQUARE EDGE TO PAINT
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- 5 BUILT UP ROOFING ON LOW SLOPE ROOF SECTION
- 6 CONC. LANDING / WALKWAY SLOPE TO DRAIN
- 7 CEMENT PLASTER COURTYARD SITE WALL
- 8 INDICATES FIRST FLOOR SUB-FLOOR LEVEL
- 9 CUSTOM WOOD PLANK DOOR
- 10 PROVIDE 2# GA. WEEP SCREED TERMINATION AT CEMENT PLASTER WALLS. MIN. # ABOVE FINISHED GRADE (Z ABOVE FINED AREAS)
- 11 ALUMINUM CLAD WINDOW, SEE WINDOW AND DOOR SCHEDULE SHEET AS.1
- 12 (3) COAT CEMENT PLASTER W/SEMI-SMOOTH FINISH MIN. 7/8" THICKNESS O/E EXPANDED METAL LATH AND BUILDING WRAP TO PAINT
- 13 ALUMINUM CLAD DOOR W/WEED SPANDREL PANEL, SEE WINDOW AND DOOR SCHEDULE SHEET AS.1
- 14 ALUMINUM CLAD WINDOW W/WEED SPANDREL PANEL, SEE WINDOW AND DOOR SCHEDULE SHEET AS.1

MATERIAL LEGEND

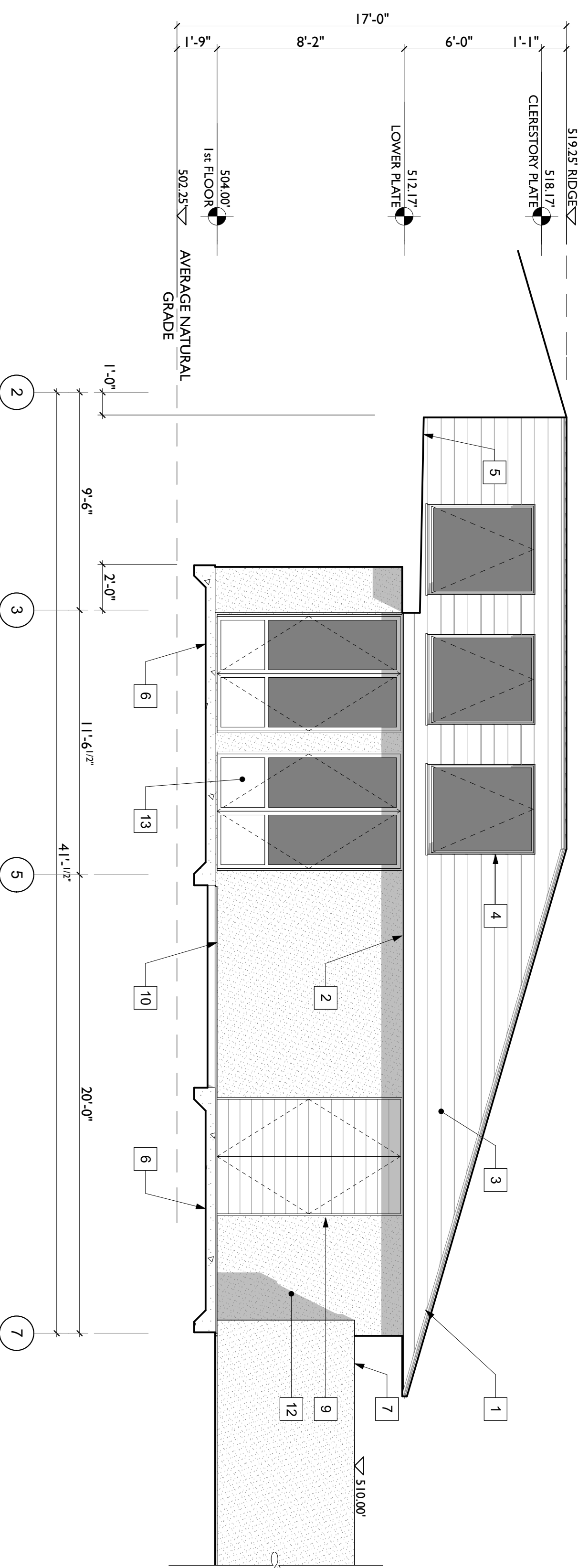
-  7/8" CEMENT PLASTER W/SEMI-SMOOTH FINISH TO BE PAINTED
-  TAPERED SAWN SHAKES TO STAIN ON ROOF
-  CEDAR SHIPLAP SIDING W/SQUARE EDGE TO PAINT



1 NORTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



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Carmel, california

a new residence for:
BLACK CROW

2874 Pradera Rd.

COURTYARD ELEVATIONS

sheet 15

A3.3

of - 35 sheets

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EXTERIOR DOOR SCHEDULE

| MARK | WIDTH | HEIGHT | TYPE | TEMPD | DETAILS | | | HARDWARE GROUP | NOTES |
|------|--------|--------|------|-------|---------|------|------|----------------|---|
| | | | | | HEAD | JAMB | SILL | | |
| D01 | 7'-6" | 7'-0" | L | YES | | | | | CUSTOM PLANK DOOR LEAF |
| D02 | 3'-0" | 8'-0" | A | | | | | | CUSTOM PLANK PANEL, FLUSH TO EXTERIOR FACE OF WALL, PROVIDE OPERNER |
| D03 | 16'-0" | 8'-0" | E | | | | | | CUSTOM PLANK DOOR LEAF |
| D04 | 5'-0" | 8'-0" | F | | | | | | DOUBLE SIDING W/PANEL TO MATCH ADJACEN TWINWINDOWS |
| D05 | 5'-0" | 8'-0" | G | YES | | | | | DOUBLE SIDING W/PANEL TO MATCH ADJACEN TWINWINDOWS |
| D06 | 5'-0" | 8'-0" | G | YES | | | | | DOUBLE SIDING W/PANEL TO MATCH ADJACEN TWINWINDOWS |
| D07 | 4'-0" | 8'-0" | A | YES | | | | | CUSTOM PLANK DOOR LEAF |
| D08 | 5'-0" | 8'-0" | G | | | | | | DOUBLE SIDING W/PANEL TO MATCH ADJACEN TWINWINDOWS |
| D09 | 2'-8" | 8'-0" | A | | | | | | CUSTOM PLANK DOOR LEAF |
| D10 | 9'-0" | 8'-0" | G | YES | | | | | SIM, 2 SLIDING PANELS, 1 FIXED PANEL |

INTERIOR DOOR SCHEDULE

| MARK | WIDTH | HEIGHT | TEMPD | TYPE | DETAILS | | | HARDWARE GROUP | NOTES |
|------|-----------------------|--------|-------|------|---------|------|------|----------------|--------------------------------------|
| | | | | | HEAD | JAMB | SILL | | |
| D11 | 3'-0" | 7'-0" | | H | | | | | 20 MIN RATED W/SELF CLOSING HARDWARE |
| D12 | 2'-6" | 7'-0" | | J | | | | | |
| D13 | 2'-6" | 7'-0" | | J | | | | | |
| D14 | 2'-6" | 7'-0" | | J | | | | | |
| D15 | 2'-6" | 7'-0" | | J | | | | | |
| D16 | 4'-1" | 8'-0" | | K | | | | | |
| D17 | 2'-4" | 7'-0" | | K | | | | | |
| D18 | 3'-4 ^{1/2} " | 7'-0" | | K | | | | | |
| D19 | 2'-6" | 7'-0" | | J | | | | | |

- WINDOW & DOOR NOTES:
 1. ALL WINDOWS & WINDOWS SHALL BE ALUMINUM CLAD WITH PRIMED WOOD INTERIOR
 2. ALL WINDOW SCREENS SHALL BE STANDARD INSERTS, TYP
 3. SHADES: HUNTER DOUGLASS "DULETTE" SERIES, OR APPROVED EQUAL
 4. HARDWARE MOUNTING HEIGHT SHALL BE BETWEEN 34" AND 44" ABOVE THE FLOOR PER CBC 11B-404.2.7.
 5. ALL INTERIOR DOORS TO BE SOLID CORE, TYP
 6. GLAZING TO BE LOW E⁺, CONTRACTOR TO PROVIDE GLAZING SAMPLES PRIOR TO ORDERING FENESTRATION
 7. SEE GENERAL NOTE #16 ON SHEET A0.1 FOR EGRESS WINDOW REQUIREMENTS

WINDOW SCHEDULE

| MARK | SIZE | | TYPE | TEMPERED | SCREEN | SHADE | HEAD HEIGHT | NOTES |
|------|-------|--------|------|----------|--------|-------|-----------------------|-------|
| | WIDTH | HEIGHT | | | | | | |
| W01 | 2'-6" | 3'-6" | D | YES | | | 7'-0" | |
| W02 | 2'-8" | 3'-6" | B | YES | | | 7'-0" | |
| W03 | 2'-6" | 3'-6" | F | YES | | | 7'-0" | |
| W04 | 4'-8" | 8'-1" | A | YES | | | 8'-1" | |
| W05 | 4'-8" | 8'-1" | A | YES | | | 8'-1 ^{1/2} " | |
| W06 | 2'-4" | 5'-6" | B | YES | | | 8'-1" | |
| W07 | 2'-4" | 5'-6" | B | YES | | | 8'-1" | |
| W08 | 2'-4" | 5'-6" | B | YES | | | 8'-1" | |
| W09 | 3'-0" | 3'-0" | F | | | | 8'-1" | |
| W10 | 4'-0" | 2'-0" | D | | | | 8'-1" | |
| W11 | 4'-0" | 2'-0" | D | | | | 8'-1" | |
| W12 | 2'-6" | 5'-0" | C | | | | 8'-1" | |
| W13 | 4'-0" | 5'-0" | C | | | | 8'-1" | |
| W14 | 4'-0" | 5'-0" | C | | | | 8'-1" | |
| W15 | 4'-0" | 5'-0" | C | | | | 8'-1" | |
| W16 | 4'-0" | 5'-0" | C | | | | 8'-1" | |
| W17 | 4'-0" | 5'-0" | C | | | | 8'-1" | |
| W18 | 4'-0" | 5'-0" | C | | | | 8'-1" | |
| W19 | 2'-0" | 5'-0" | D | YES | | | 8'-1" | |
| W20 | 2'-0" | 5'-0" | F | YES | | | 8'-1" | |
| W21 | 4'-0" | 4'-8" | E | | | | 13'-11" | |
| W22 | 4'-0" | 4'-8" | E | | | | 13'-11" | |
| W23 | 4'-0" | 4'-8" | E | | | | 13'-11" | |
| W24 | 4'-0" | 4'-8" | E | | | | 13'-11" | |
| W25 | 4'-0" | 4'-8" | E | | | | 13'-11" | |
| W26 | 4'-0" | 4'-8" | E | | | | 13'-11" | |
| W27 | 4'-0" | 4'-8" | E | | | | 13'-11" | |

| TYPE | A | B | C | D | E | F | G | H | J | K | L |
|------------------|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |
| FRONT VIEW | | | | | | | | | | | |
| WINDOW LEGEND | A | B | C | D | E | F | G | H | J | K | L |
| WINDOW ELEVATION | | | | | | | | | | | |

issued: 4/19/17
 revised: 4/19/17
 drawn by:

RICHARD K. RHODES,
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14182 RESERVATION ROAD
 SALINAS, CA 93908
 831.214.5305
 RKR@RRAIA.COM

PRELIMINARY: NOT FOR
 CONSTRUCTION

apn: 243-053-005

Carmel, california

a new residence for:
BLACK CROW

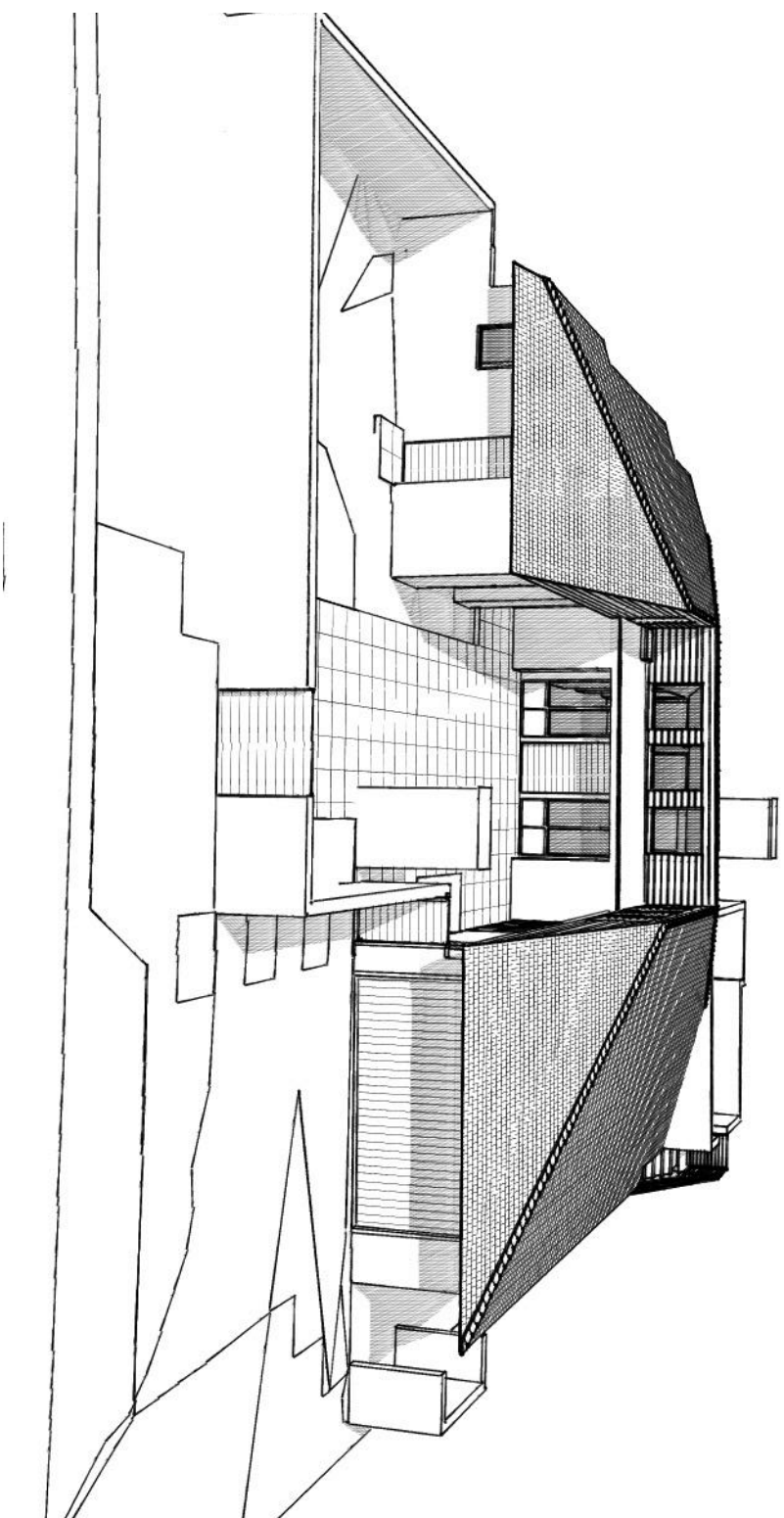
2874 Pradera Rd.

THE FOLLOWING WINDOW, DOOR AND
 SCHEDULES WERE REVIEWED AND
 FOUND TO BE IN ACCORDANCE WITH THE
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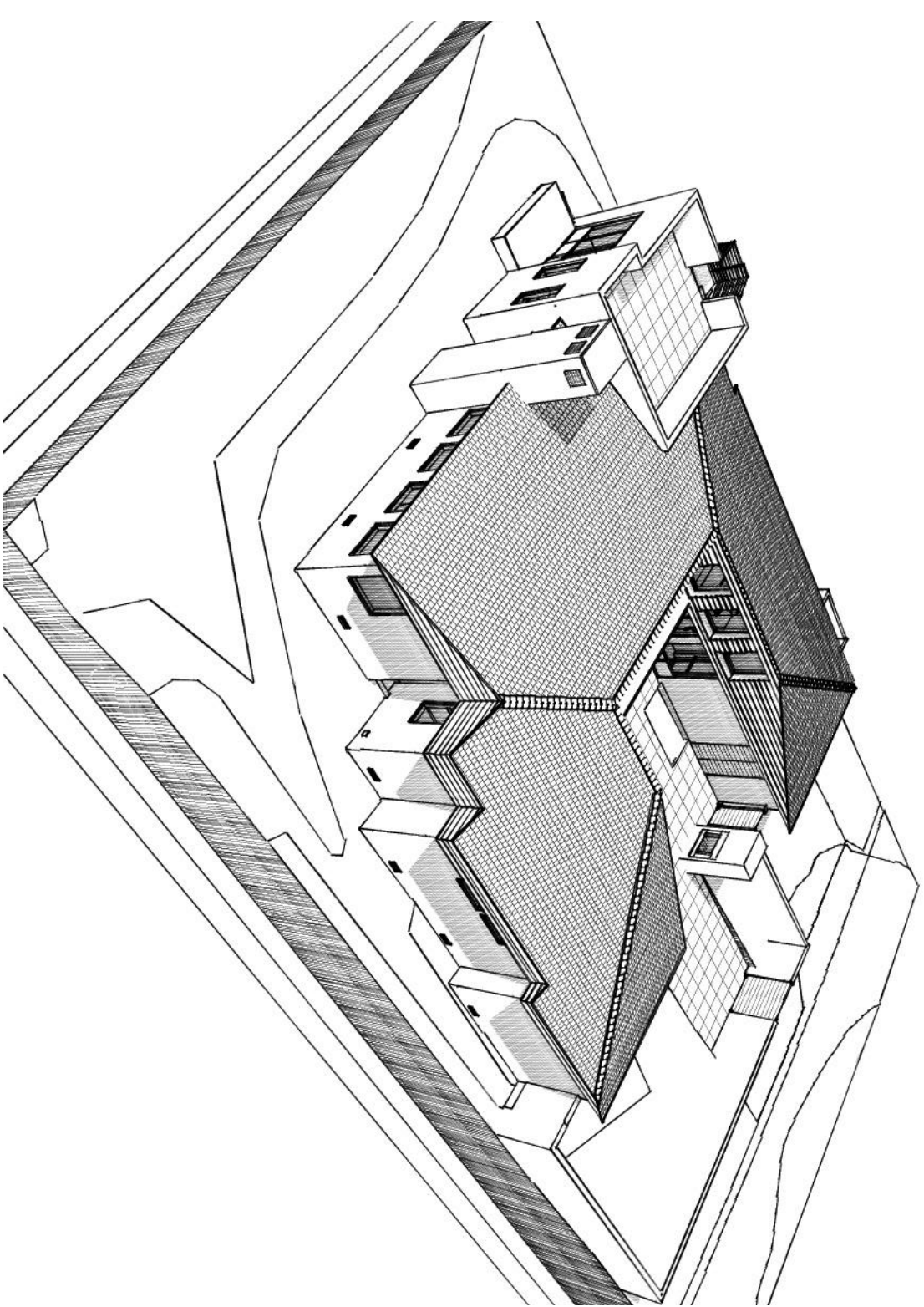
WINDOW &
 DOOR
 SCHEDULES

sheet 18

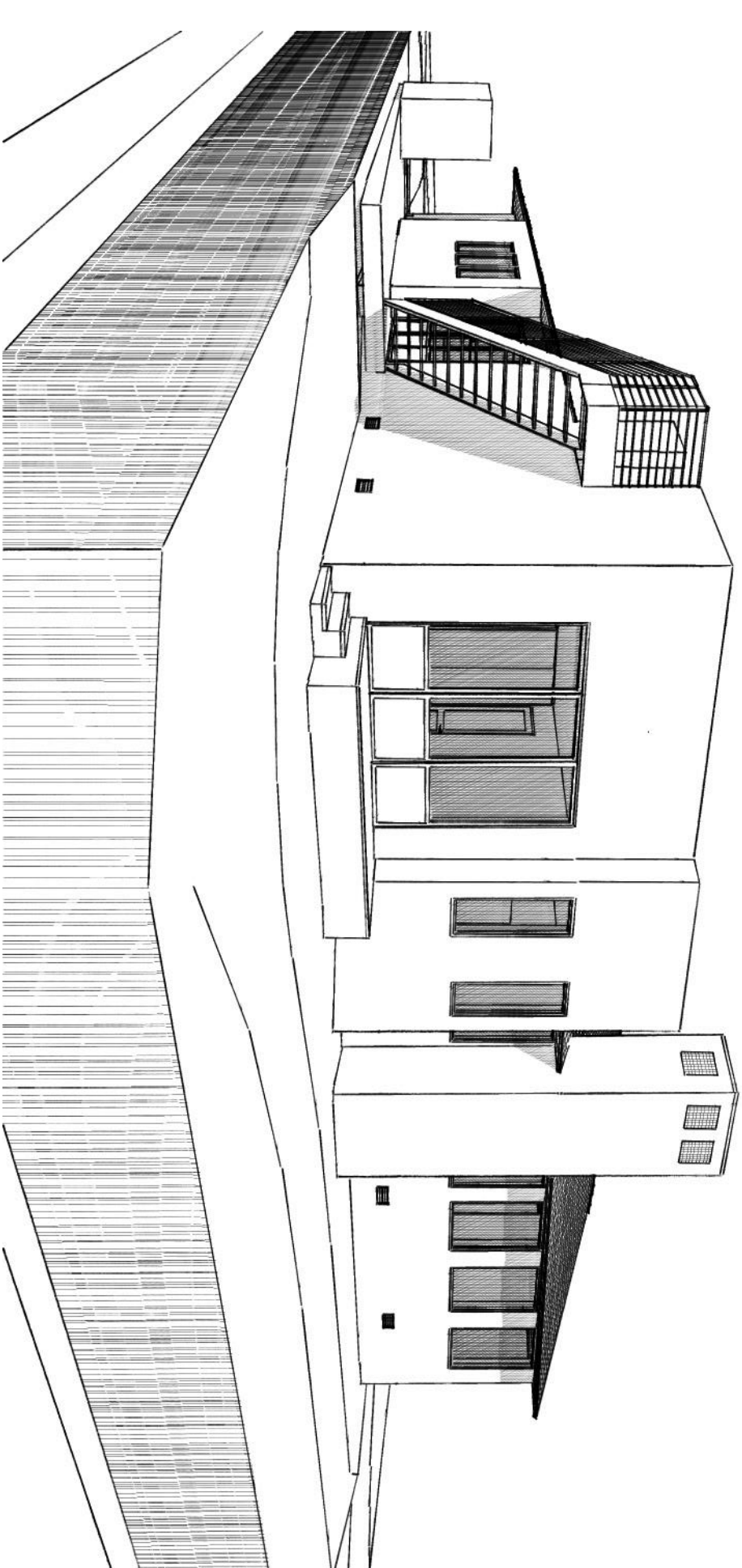
of - 35
A5.1
 sheets



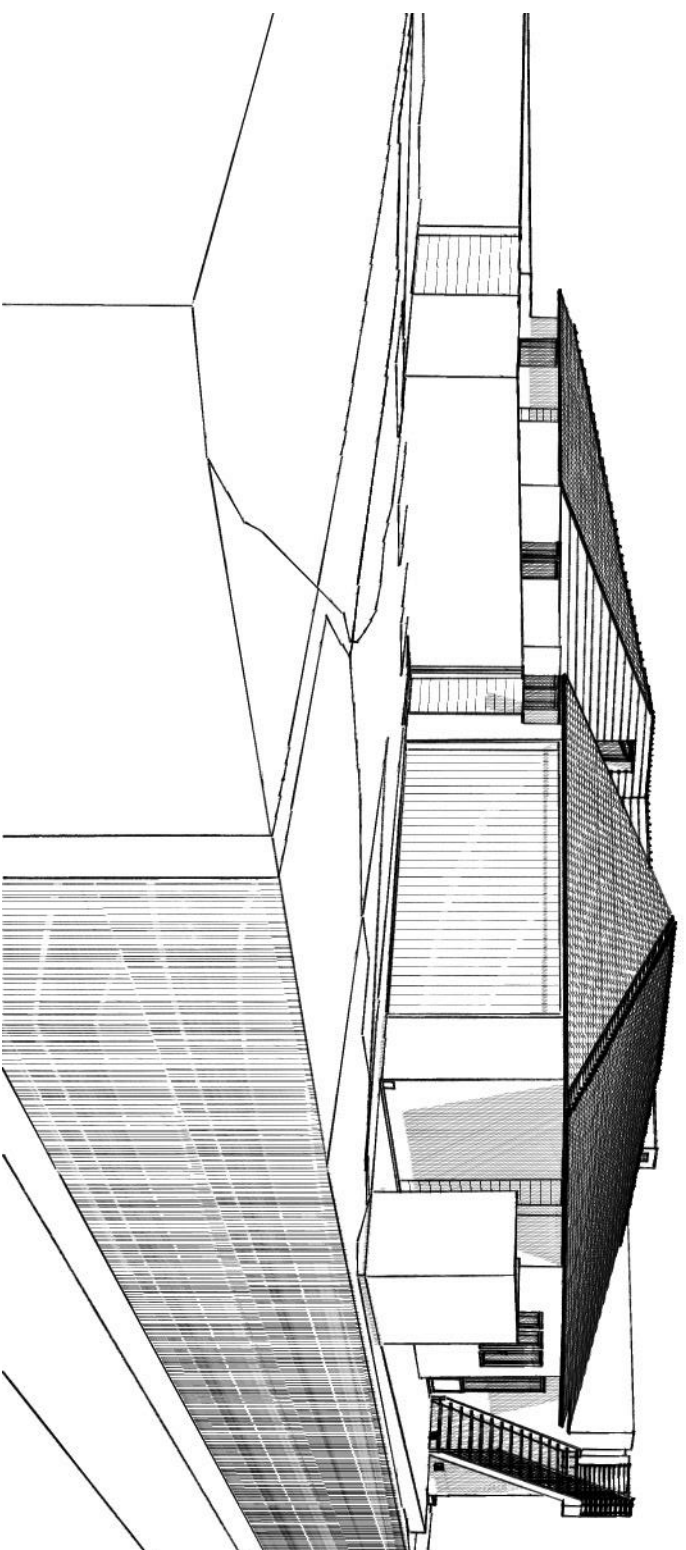
BIRDSEYE COURTYARD



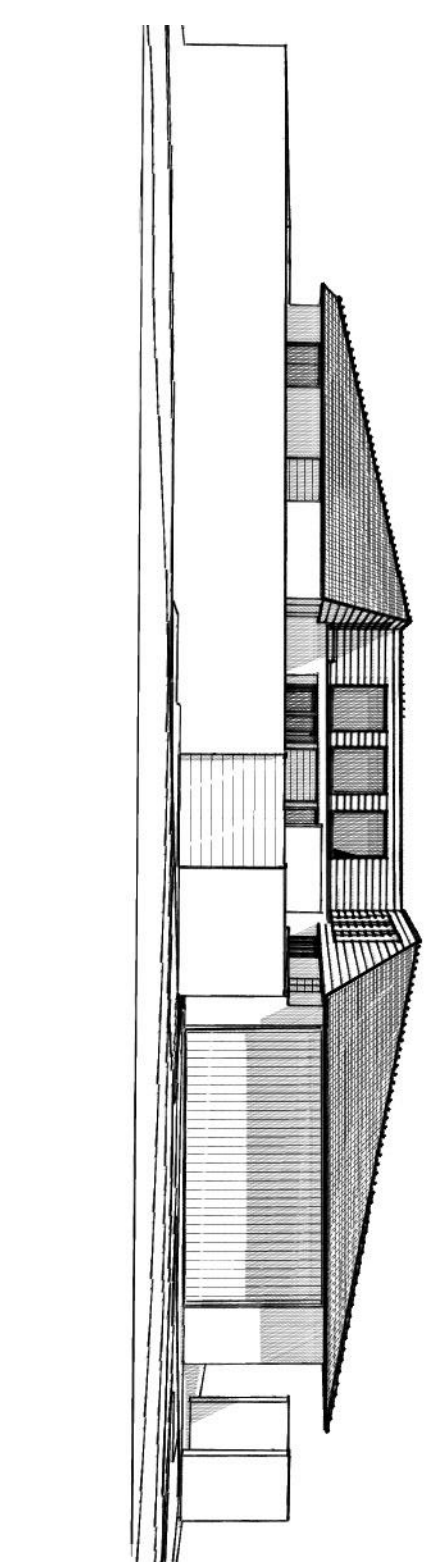
BIRDSEYE SOUTHEAST



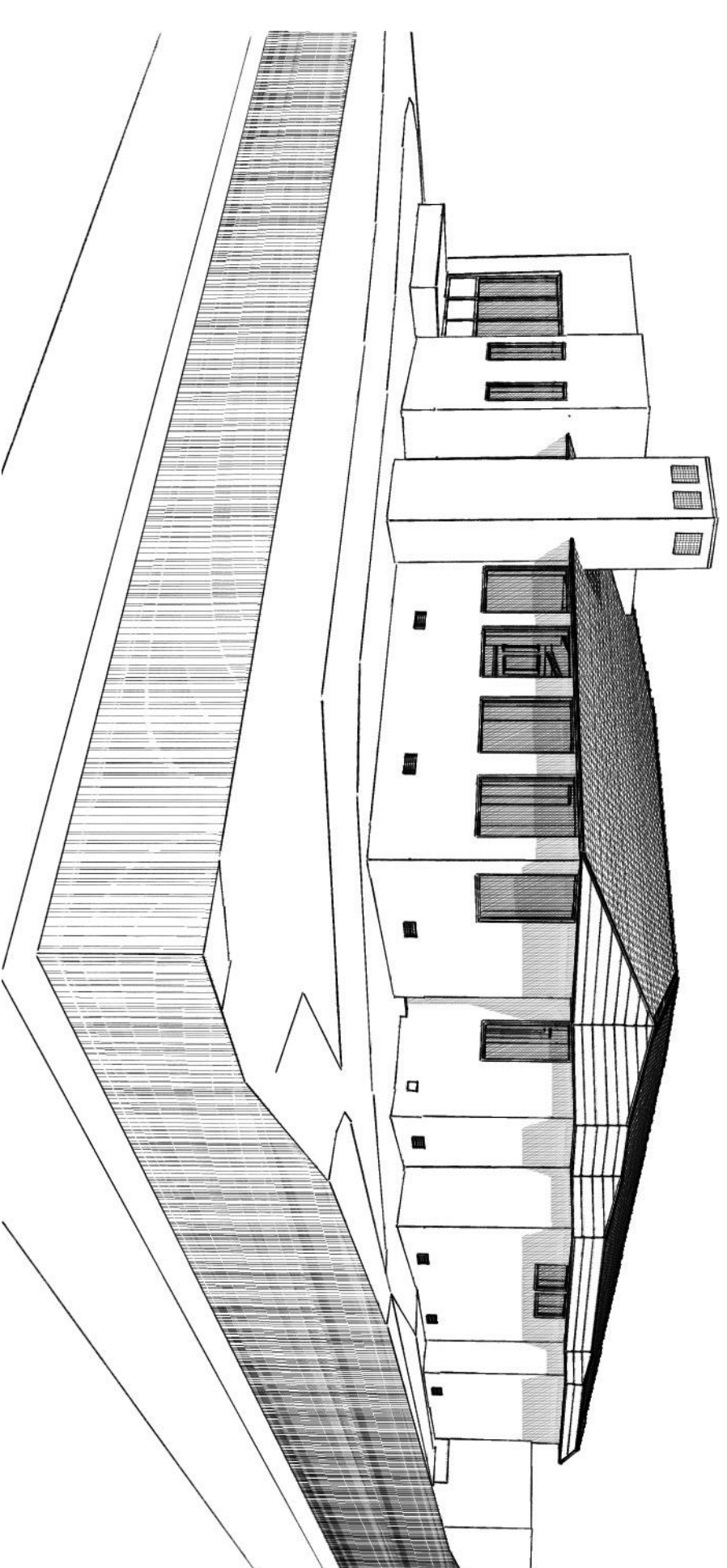
NORTHEAST CORNER



NORTHWEST CORNER Perspective



STREET ELEVATION



SOUTHEAST CORNER

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SKETCHES

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