EXHIBIT C
SITE PLAN, FLOOR PLANS, & ELEVATIONS

PLN090253 – Jaggers

Board of Supervisors
July 27, 2010

Assessor's Parcel Number: 243-031-033-000
Site Area: 17,749.0 SF
Zone: MDR/2-D (18) (CZ)

Lot Coverage:

Coverage means any area covered by a structure, structures or structures projections including decks twenty-four inches or more above grade but not including building eaves of thirty inches or less and similar structures, paved driveways, sidewalks, patios, patios and decks less than twenty-four inches above grade.

Allowed:	6212 sf	= 35.00 %					
Existing:				Proposed:			
Residence:	2679 sf			Residence:	2658 sf		
Garage:	429 sf			Garage:	670 sf		
Eaves over 30"	602 sf			Eaves over 30"	187 sf		
Decks:	248 sf			Decks:	644 sf		
TOTAL:	3958 sf	= 22.3 %		TOTAL:	4159 sf	= 24.3 %	

Floor Area Ratio:

Floor area ratio means the total combined gross floor area of all floors contained in all buildings on the building site as measured from the exterior face of the enclosing walls. Floor area shall include, but not be limited to all enclosed spaces within all buildings, limited to ceramics, greenhouses, studios, garages and carports. Areas of enclosed floor space underground and underland entirely below ground, including garages, shall not be counted as floor area.

Allowed:	7987 sf	= 45.0 %					
Existing Residence:				Proposed Residence			
Main Level:	2679 sf			Main Level:	2658 sf		
Lower Level:	814 sf			Lower Level:	2075 sf		
Garage:	429 sf			Garage:	670 sf		
TOTAL:	3922 sf	= 22.1 %		TOTAL:	5403 sf	= 31.3 %	

Setbacks

Existing			Allowed		Proposed		
Front:	24 feet	Front:	20 feet	36.7 feet			
Side:	2.7 feet	Side:	5 feet	12.3 feet	(First Floor)		
Rear:	34 feet	Rear:	10 feet	28.4 feet			

Height

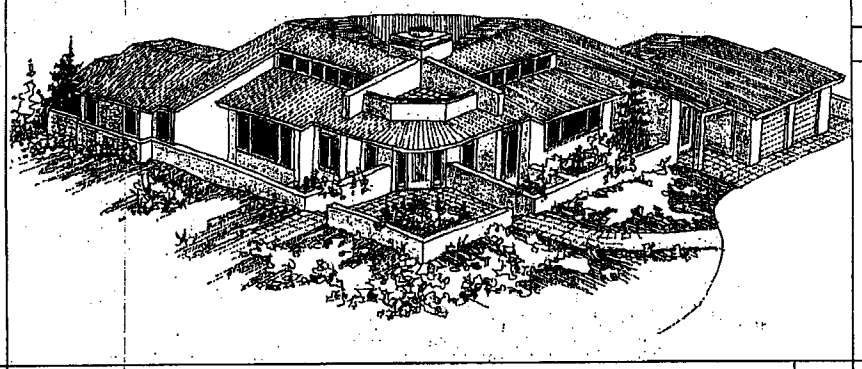
Height of structure means the vertical distance from the average level of the highest and lowest point of the natural grade of that portion of the building site covered by the structure, to the topmost point of the structure, but excluding certain features, as specified in Chapter 30.54 (Height and Setback Exceptions) of this Title.

Existing			Allowed	Proposed	
Minimum Grade:	87.10	feet		88.10	feet
Maximum Grade:	99.70	feet		99.50	feet
Average Grade:	93.40	feet		93.80	feet
Main Floor Elevation:	100.00	feet	(Assumed)	98.00	feet
Highest Ridge Height:	116.75	feet		115.33	feet
Building Height:	23.35	feet	18 feet	21.73	feet (-6")

PROJECT DATA 2

JAGGERS RESIDENCE

2741 Calle la Cruz Carmel, California 93923



PROJECT TITLE 3

PROJECT DESCRIPTION:
New single family residence.
Demolition of existing residence

OWNERS:
Kurt and Suzanne Jaggers
2741 Calle la Cruz
Carmel, California 93923

PROPERTY INFORMATION:
Assessor's Parcel Number: 243-031-033-000
Lot Area: 17,749 SF
Zoning: MDR/2-D (18) (CZ)

UTILITY PROVIDERS:
GAS and ELECTRICITY:
Pacific Gas & Electric

WATER SERVICE:
California-American Water Company

SEWER SERVICE:
Carmel Area Wastewater District

SITE GRADING:
Cut: 480 Cubic Yards Fill: 110 Cubic Yards

BUILDING GRADING:
Cut: 530 Cubic Yards Fill: 90 Cubic Yards

TREE REMOVAL:
None

PROJECT INFORMATION 1

ARCHITECT:	Jon Sather Erlandson Post Office Box 7186 Carmel, California 93921 Ph 831 625-4142
LANDSCAPE ARCHITECT:	To be Selected
CIVIL ENGINEER:	Wilson Engineers 3169 West Ludwigsen Lane Monterey, California 93940 Ph 831.649.2323
GENERAL CONTRACTOR:	To be Selected
STRUCTURAL ENGINEER:	To be Selected
MECHANICAL ENGINEER:	To be Selected

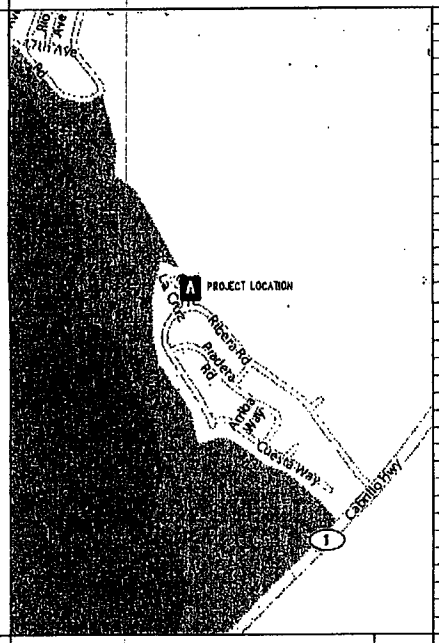
PROJECT TEAM 4

FIRE PROTECTION NOTES

1. THE RESIDENCE SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. INSTALLATION, APPROVAL, AND MAINTENANCE SHALL COMPLY WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13D AND LOCAL AMENDMENTS. THE EXTENT OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. PLANS FOR FIRE SPRINKLER SYSTEM MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION FROM THE BUILDING INSPECTIONS DEPARTMENT.
2. FIRE ALARM FLOW SWITCH SHALL BE WIRED TO THE KITCHEN REFRIGERATOR CIRCUIT. ANY DEVIATIONS REQUIRE APPROVAL FROM THE FIRE DEPARTMENT.
3. THIS RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARDS 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE STATION SMOKE ALARMS REQUIRED BY THE U.B.C. SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
4. WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE U.B.C. THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
5. THIS STRUCTURE SHALL BE REQUIRED TO HAVE A UNIT OF ICBO CLASS "A" ROOF CONSTRUCTION.
6. ADDRESS NUMBERS SHALL BE POSTED BEFORE CONSTRUCTION BEGINS. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUEST OF A FINAL INSPECTION. ALL ADDRESS NUMBERS (PERMANENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD. WHERE VISIBILITY CANNOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS POSTED SHALL BE BY "ARABIC" (1,2,3, ETC.) NOT "ROMAN" (I, II, X, ETC.) OR WRITTEN OUT IN WORDS (THIRTEEN, SEVENTY SIX, ETC.) ADDRESS NUMBERS POSTED SHALL BE A MINIMUM NUMBER HEIGHT OF 4 INCHES 1/2" WIDE STROKE, AND CONTRASTING WITH THE BACKGROUND COLORS OF THE SIGN. NOTE: IF NUMBERS ARE NOT POSTED, BUILDING INSPECTORS WILL NOT GRANT A FINAL INSPECTION.
7. DRIVEWAY SHALL NOT BE LESS THAN 12 FEET WIDE WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET.

LANDSCAPE NOTE:
Entire Property is currently landscaped.
Proposed Landscape and Irrigation work shall be restoration of areas damaged during construction.

GENERAL NOTES 5



VICINITY MAP No Scale 6

ARCHITECTURAL DRAWINGS

SHEET A-1.1	TITLE SHEET
SHEET A-1.2	SITE PLAN FOLLOWING DEMOLITION = "EXISTING GRADES"
SHEET A-1.3	PROPOSED SITE PLAN
SHEET A-1.4	PROPOSED FLOOR PLANS
SHEET A-1.5	ROOF PLAN
SHEET A-1.6	PROPOSED EXTERIOR ELEVATIONS
SHEET A-1.7	PROPOSED EXTERIOR ELEVATIONS Compared to EXISTING ELEVATIONS
SHEET E-1.1	PROPERTY SURVEY-EXISTING SITE PLAN
SHEET E-1.2	EXISTING BASEMENT FLOOR PLAN
SHEET E-1.3	EXISTING MAIN LEVEL FLOOR PLAN
SHEET E-1.4	EXISTING NORTH and EAST EXTERIOR ELEVATIONS
SHEET E-1.5	EXISTING SOUTH and WEST EXTERIOR ELEVATIONS

CIVIL ENGINEERING DRAWINGS

SHEET C-1.0	CIVIL DRAINAGE PLAN and DETAILS
SHEET C-2.0	CIVIL EROSION CONTROL PLAN and DETAILS

STRUCTURAL DRAWINGS Not Included in this Application

MECHANICAL DRAWINGS Not Included in this Application

ELECTRICAL DRAWINGS Not Included in this Application

LANDSCAPE DRAWINGS Not Included in this Application

DRAWING INDEX 7

DATE	REVISION

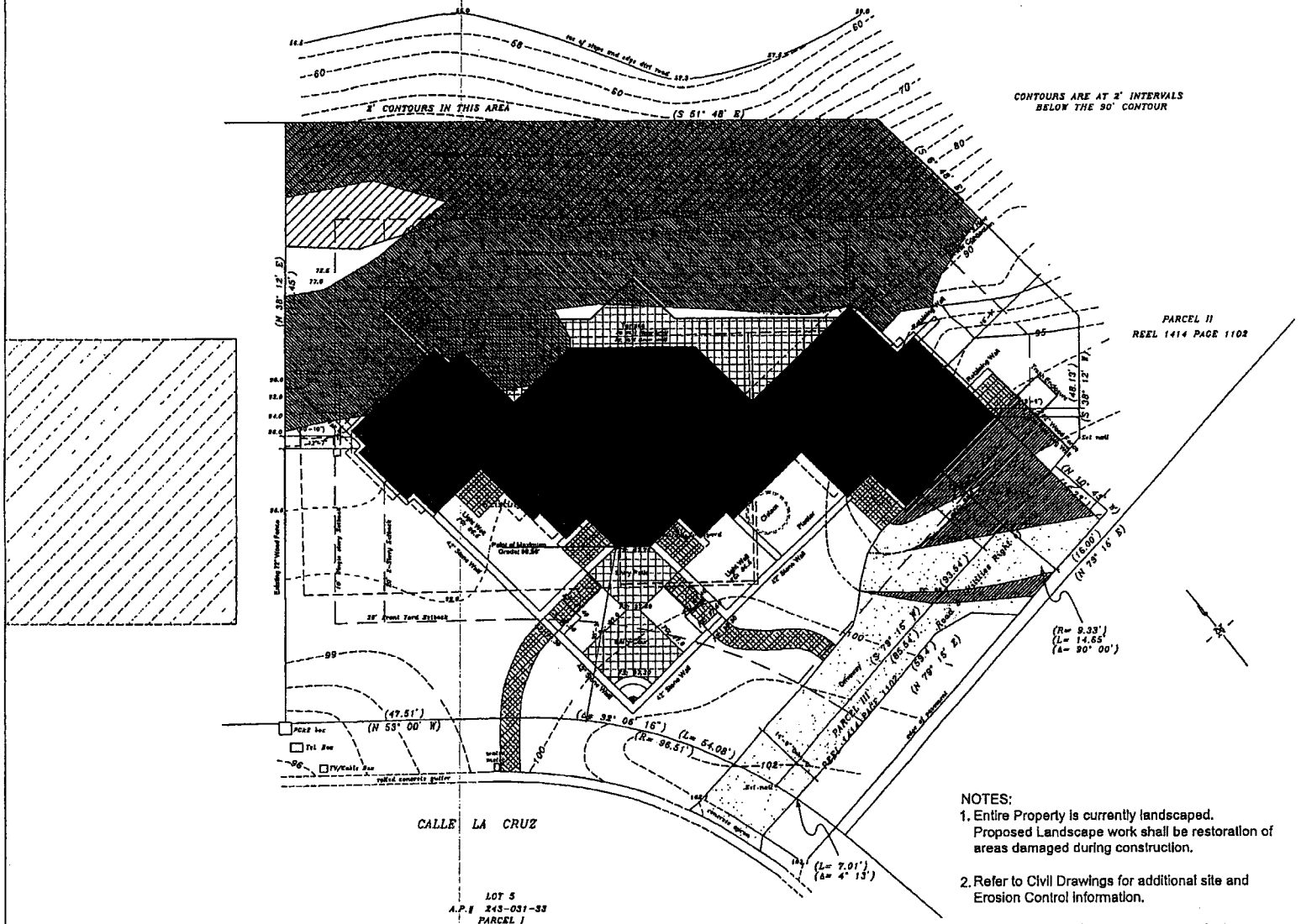
Jon Sather Erlandson Architect - C11925
The MERS Health Care Center of Dolores and 7th, Carmel By The Sea
MAIL: Jon Sather Erlandson, Architect Post Office Box 7186 Carmel, California 93921
Phone: 831 625-4142 Facsimile: 831 625-1281 Email: jonsatherarch@sbcglobal.net

JAGGERS RESIDENCE
Carmel, California 93923
2741 Calle la Cruz

Job Number 2005-01	Drawn By
Date 11-15-2005	Revisions 1-6-2010

Sheet Number
A-1.1
of Sheets

COVER SHEET



NOTES:

1. Entire Property is currently landscaped. Proposed Landscape work shall be restoration of areas damaged during construction.
2. Refer to Civil Drawings for additional site and Erosion Control information.
3. See "Site Plan following De-Construction" Sheet A-1.2 for EXISTING GRADE BASIS.

PROPOSED SITE PLAN

SCALE 1"=8'-0"

1

DATE	REVISION

Jon Sather Erlandson Architect - C11925
The MEWS' North East Corner of Dolores and 7th, Closest By The Sun
VOICE: Jon Sather Erlandson, Architect Post Office Box 7158, Carmel California 93921
Phone (831) 624-4133 Facsimile (831) 624-1133 Email: jonerlandson@mindspring.net

JAGGERS RESIDENCE

2241 Calle La Cruz Carmel, California

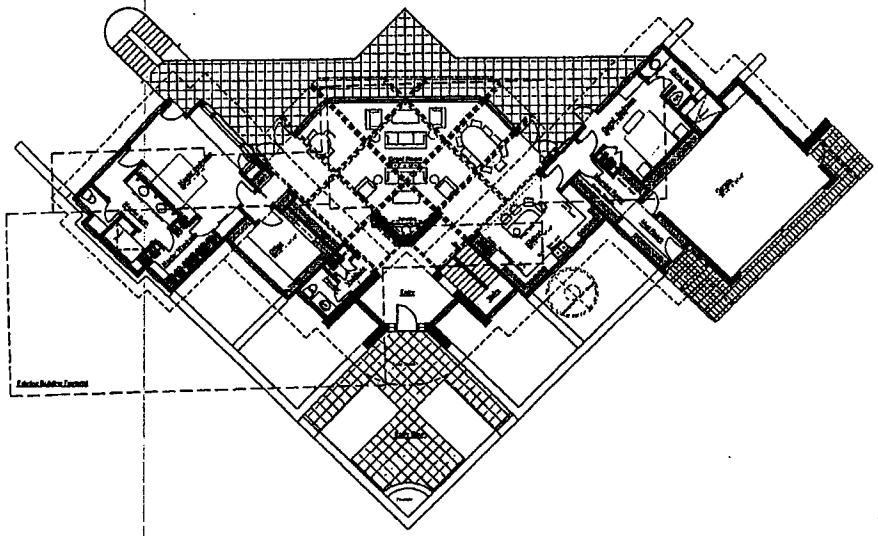
Job Number	Drawn By:
2006-02	
Date	Revisions
11-25-2008	2-5-2010

Sheet Number

A-1.3

of Sheets

PROPOSED SITE PLAN

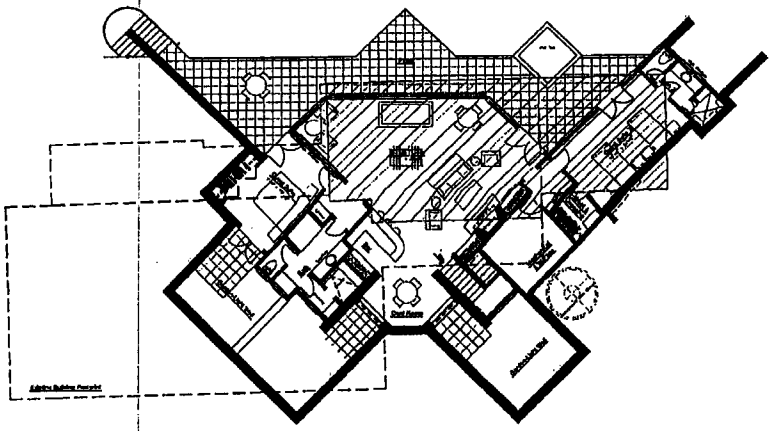


PROPOSED UPPER FLOOR PLAN

Living Area: 2,836 SF
Garage & Mud Room: 670 SF

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

2



PROPOSED LOWER FLOOR PLAN

Living Area: 1,835 SF
Mechanical: 140 SF

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

1

DATE	REVISIONS

Jon Sather Erlandson Architect - C11925

The MEWS North East Corner of Dolores and Fifth, Carmel By The Sea

MAIL: Jon Sather Erlandson, Architect, Post Office Box 1188, Carmel, California 93921
Phone: (831) 624-4783 Facsimile: (831) 625-1378 E-mail: jonerlandson@mpg.net

JAGGERS RESIDENCE

2741 Calle la Cruz
Carmel, California 93923

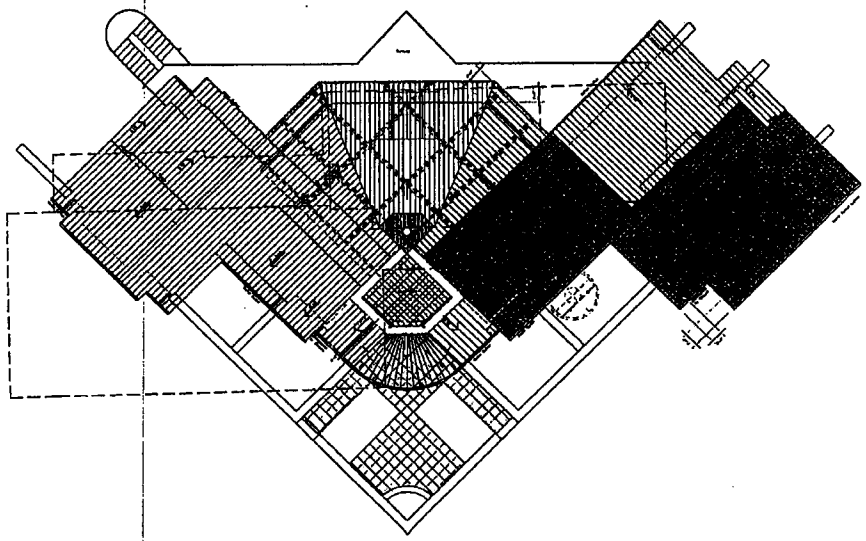
Job Number	Drawn By:
2030-02	
Date	Revisions
11-25-2003	2-6-2010

Sheet Number

A-1.4

of Sheets

PROPOSED FLOOR PLANS



ROOF PLAN Solar Panel Area Available: 1,285 SF

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

1

DATE	REVISION

Jon Sather Erlandson Architect - C11 925

The NEWEST North East Corner of Dolores and Fifth, Carmel By The Sea

MAIL: Jon Sather Erlandson, Architect Post Office Box 5168 Carmel, California 93921

Phone: (831) 625-4400 Facsimile: (831) 625-5195 Email: jon-erlandson@sbcglobal.net

JAGGERS RESIDENCE

2741 Curtis In Carmel

Carmel, California 93923

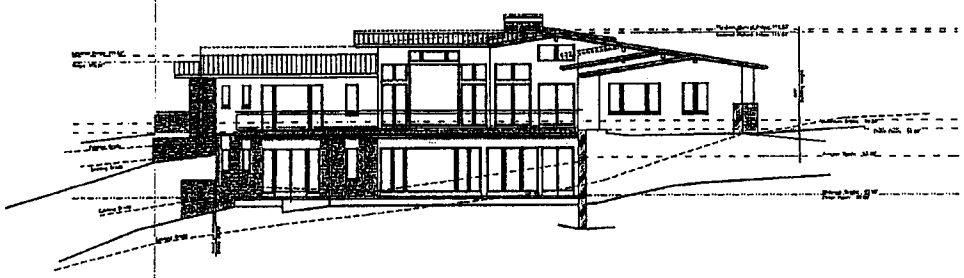
Job Number	Drawn By:
2006-02	
Date	Revisions
11-25-2008	2-6-2010

Sheet Number

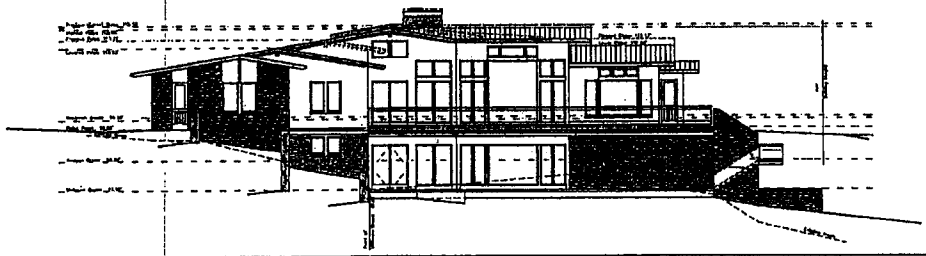
A-1.5

of Sheets

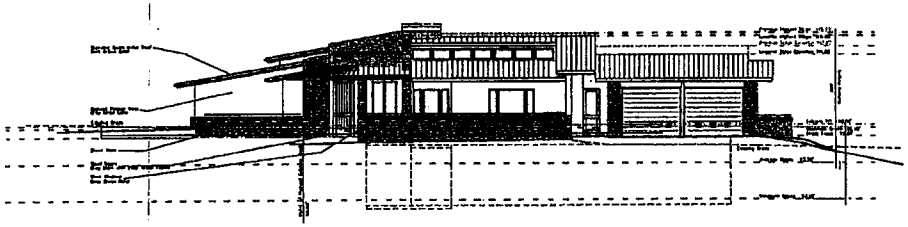
ROOF PLAN



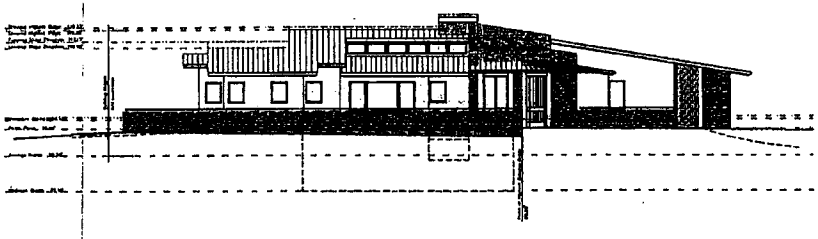
NORTH ELEVATION — Scale: 1/8"=1'-0" — N



EAST ELEVATION — Scale: 1/8"=1'-0" — E



SOUTH ELEVATION — Scale: 1/8"=1'-0" — S



WEST ELEVATION — Scale: 1/8"=1'-0" — W

DATE	REVISION

Jon Sather Erlandson Architect - C11925

The NEWS North East Corner of Dolores and Fifth, Carmel By The Sea

MAIL: Jon Sather Erlandson, Architect Post Office Box 7180 Carmel, California 93921

Phone: (831) 625-4363 Facsimile: (831) 625-1378 Email: jonsatherlandson@yahoo.com

JAGGERS RESIDENCE

Carmel, California 93923

3741 Cuesta in Coral

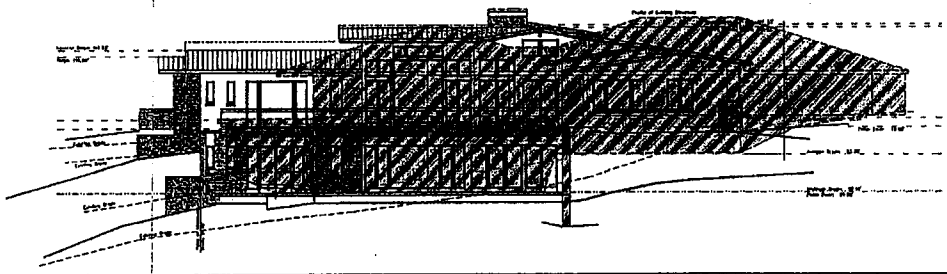
Job Number	Drawn By:
2001-02	
Date: 11-25-2002	Revisions: 2-5-2010

Sheet Number

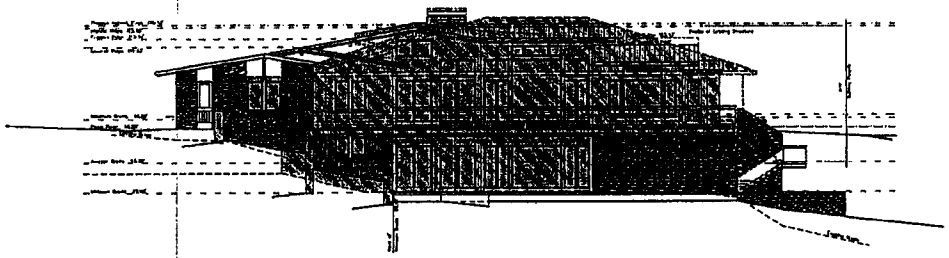
A-1.6

of Sheets

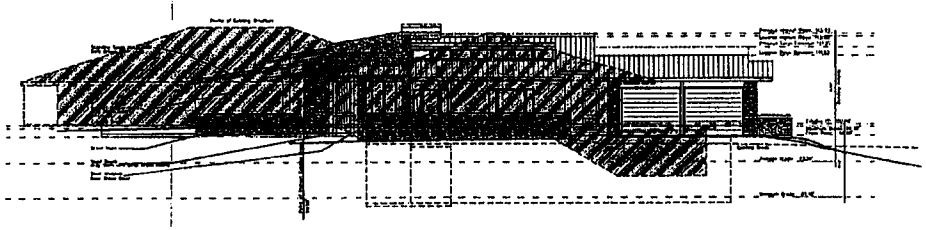
EXTERIOR ELEVATIONS



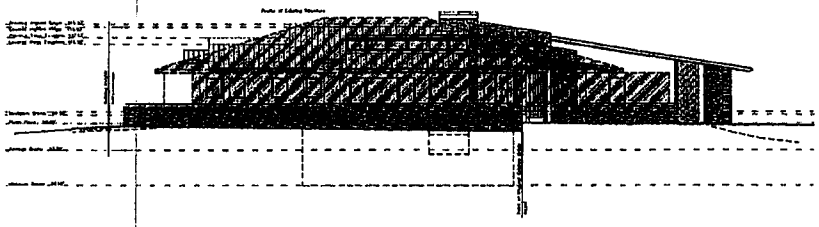
NORTH ELEVATION — Scale: 1/8"=1'-0" — N



EAST ELEVATION — Scale: 1/8"=1'-0" — E



SOUTH ELEVATION — Scale: 1/8"=1'-0" — S



WEST ELEVATION — Scale: 1/8"=1'-0" — W

DATE	REVISION

Jon Sather Erlandson Architect - C11925
The METES' North East Corner of Dolores and Fifth, Carmel By The Sea
MAIL: Jon Sather Erlandson, Architect Post Office Box 1146 Carmel California 93921
Phone: (831) 625-4163 Facsimile: (831) 625-4316 Email: jonsatherarch@gmail.com

JAGGERS RESIDENCE

Carmel, California 93923

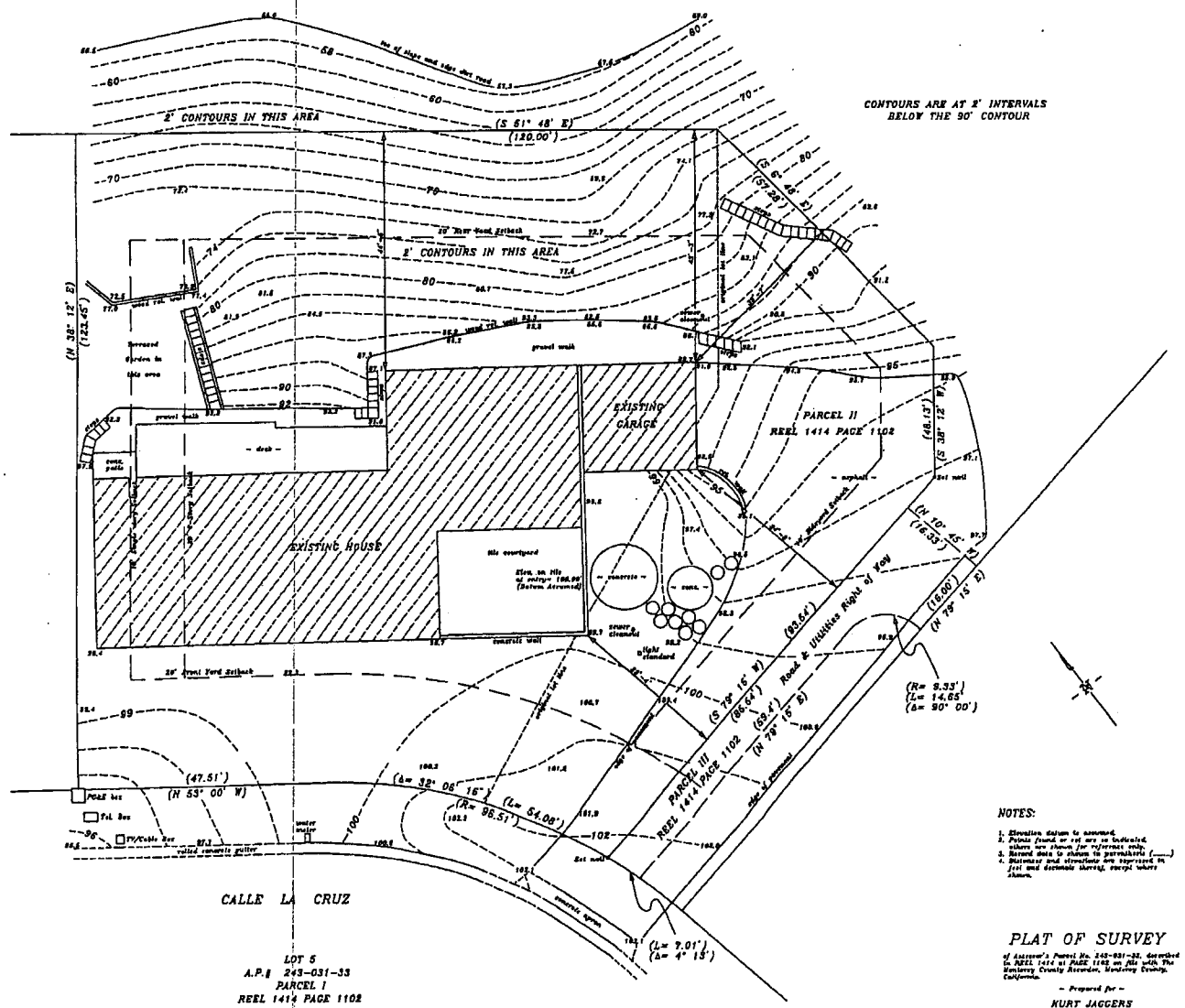
Job Number	Drawn By
2009-42	
Date	Revision
11-25-2009	3-8-2010

Sheet Number

A-1.7

of Sheets

PROPOSED ELEVATIONS
and
EXISTING ELEVATIONS



NOTES:

1. Elevation datum is assumed.
2. Points found or set are as indicated. others are shown for reference only.
3. Record data is shown in parenthesis (____)
4. Distances and elevations are expressed in feet and decimals thereof, except where shown.

PLAT OF SURVEY

of Assessor's Parcel No. 243-031-33, described in REEL 1414 at PAGE 1102 on file with The Monterey County Recorder, Monterey County, California.

– Prepared for –

KURT JAGGERS

Jon S. Hagemeyer Licensed Land Surveyor
Carmel, California
Scale: 1" = 8' P.O. 1551 March, 2003

SITE PLAN

SCALE 1"=8'-0"

1

DATE	REVISION

Jon Sather Erlandson Architect - C11925
The MBWS North East Corner of Dolores and Fifth, Carmel by The Sea
FAX: Jon Sather Erlandson, Architect, Post Office Box 7766, Carmel/California 93921
Phone: (831) 625-5163 Facsimile: (831) 625-1375 Email: jsearchitect@earthlink.net

JAGGERS RESIDENCE

2741 Calle La Cruz Carmel, California

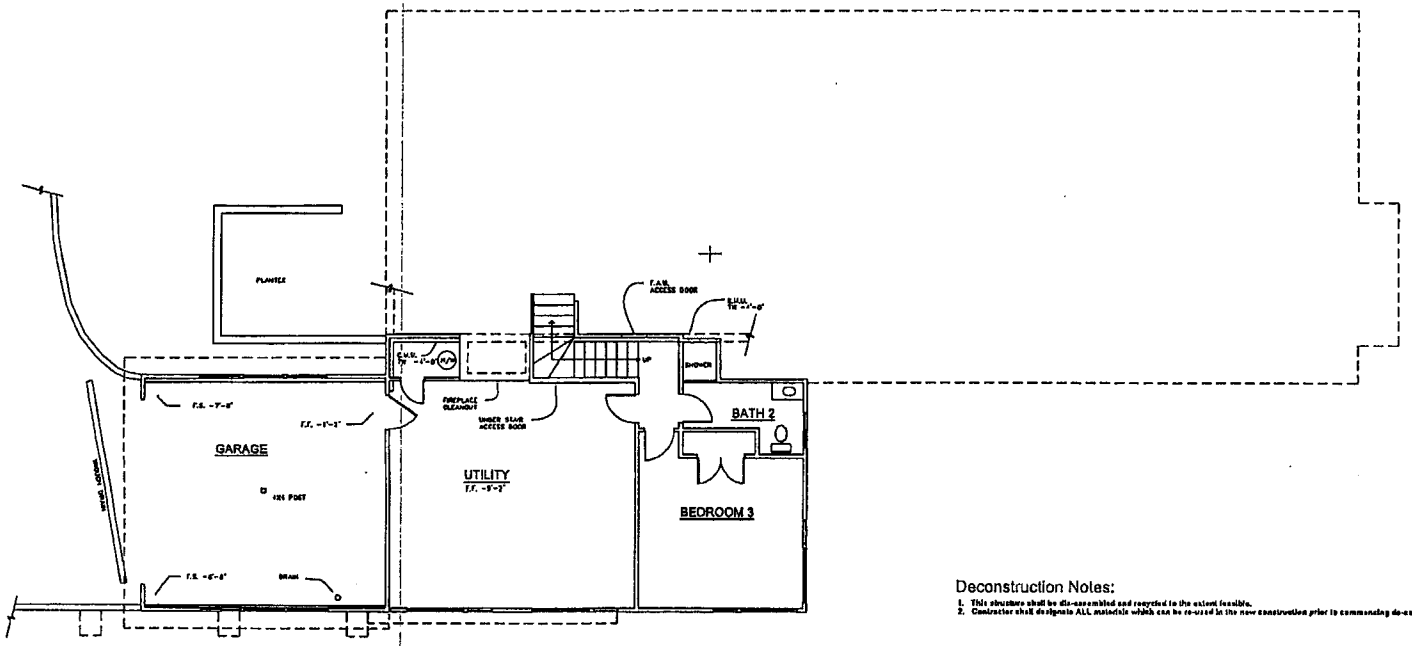
Job Number	Drawn By:
2040-02	
Date	Revisions
11-25-2003	

Sheet Number

E-1.1

of Sheets

EXISTING SITE PLAN



Deconstruction Notes:

1. This structure shall be dis-assembled and recycled to the extent feasible.
2. Contractor shall designate ALL materials which can be re-used in the new construction prior to commencing de-construction.

Existing Lower Level Floor Plan

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

1

Jon Sather Erlandson

Architect

JAGGERS RESIDENCE

Carmel, California 93923

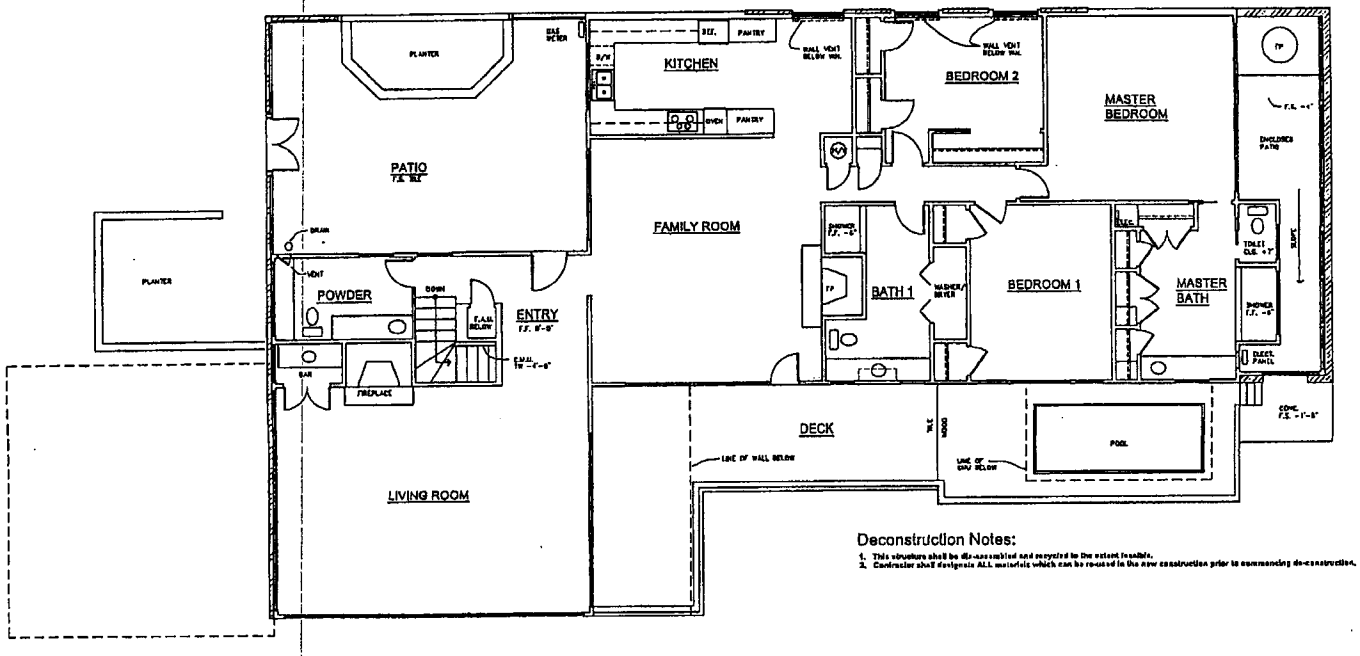
Job Number 2003-02

Date 11-25-2003

Revisions

Sheet Number E-1.2

Existing Lower Level Floor Plan



Deconstruction Notes:

1. This structure shall be disassembled and recycled to the extent feasible.
2. Contractor shall designate ALL materials which can be re-used in the new construction prior to commencing de-construction.

Existing Main Level Floor Plan

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

1

Jon Sather Erlandson

Architect

JAGGERS RESIDENCE

Carmel, California 93923

Job Number

Date

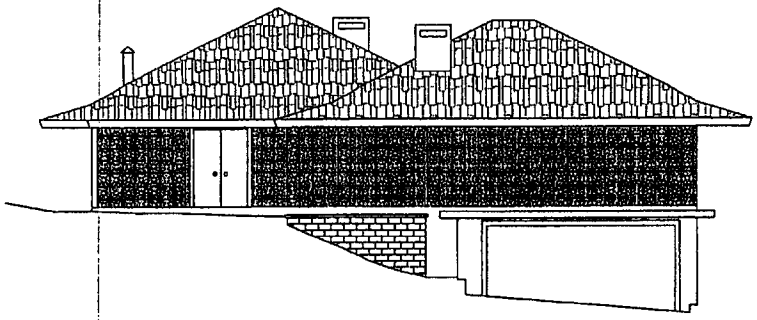
Revisions

Sheet Number

E-1.3

Existing Main Level Floor Plan

EXISTING NORTH ELEVATION 1/4" = 1'-0" N



Existing East Elevation Scale: 1/4" = 1'-0" E

Jon Sather Erlandson
Architect

JAGGERS RESIDENCE
Carmel, California 93923
2741 Calle Te Corte

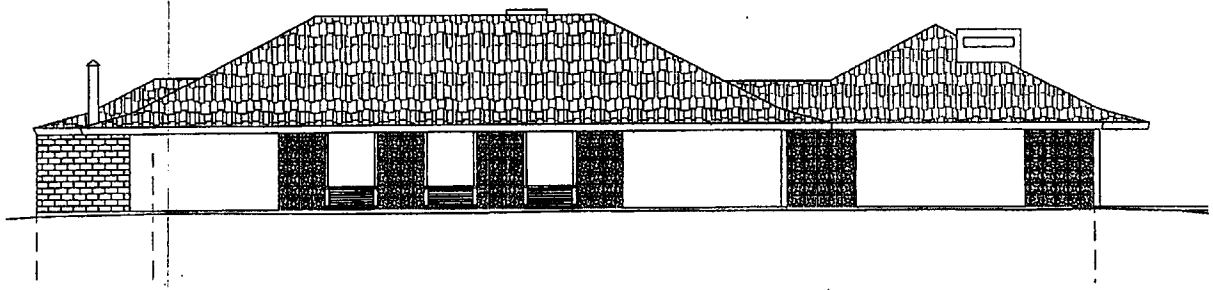
Job Number
2000-02

Date
11-23-2000

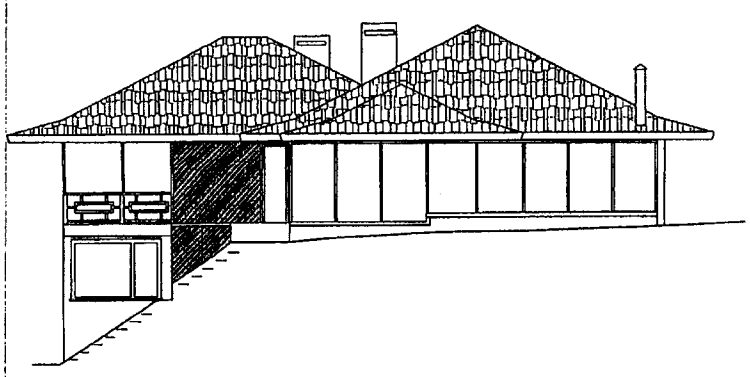
Revisions

Sheet Number
E-1.4

Existing Elevations



Existing South Elevation 1/4"=1'-0" S



Existing West Elevation Scale: 1/4" = 1'-0" W

Jon Sather Erlendson
Architect

JAGGERS RESIDENCE
Corona, California 92882
2711 Calle le Cruz

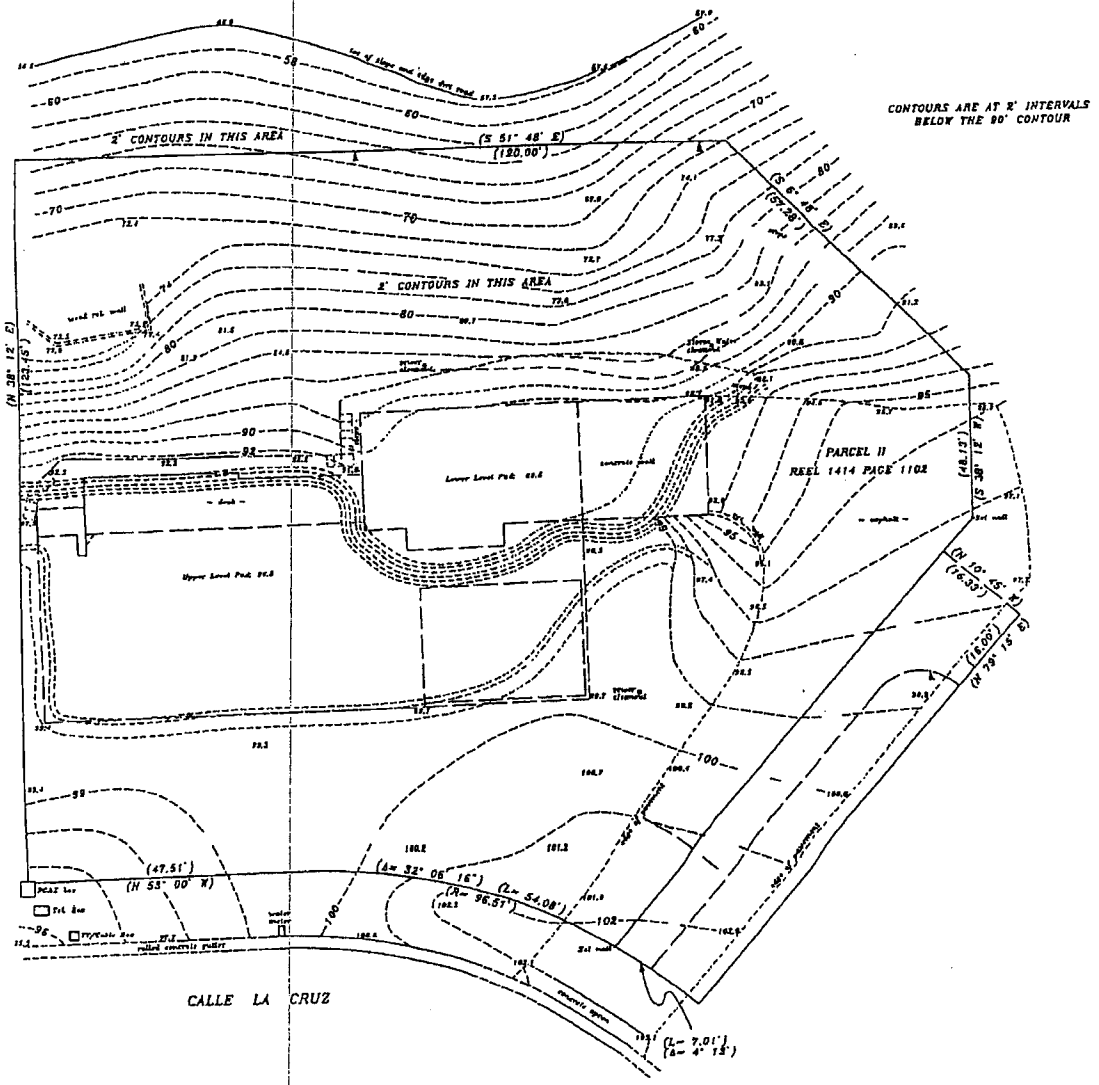
Job Number
2002-02

Date
11-25-2002

Revisions

Sheet Number
E-1.5

Existing Elevations



EXISTING GRADES: (Project Site AFTER Building Demolition)

SCALE 1"=8'-0"

1

DATE	REVISION

Jon Sather Erlandson Architect - C13525

The MERE Room End Corner of Dolores and Fifth, Carmel by the Sea

MAIL: Jon Sather Erlandson, Architect Post Office Box 2165 Carmel, California 93921

Phone (831) 625-4163 Fax Phone (831) 625-1515 Email: jsearchitect@mindspring.com

JAGGERS RESIDENCE

3245 Calle La Cruz Carmel, California

Job Number 2001-03

Drawn By

Date 11-03-2001

Revisions

Sheet Number

C-1.3

EXISTING GRADES