

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

KNOOP MICHAEL & MICHELLE TRS (PLN230271)

RESOLUTION NO. 24-042

Resolution by the Monterey County HCD Chief of Planning:

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

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

The KNOOP MICHAEL & MICHELLE TRS application (PLN230271) came on for an administrative decision before the Monterey County HCD Chief of Planning on October 16, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Valley Master Plan; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The subject property is developed with an 11,063 square foot single family dwelling (inclusive of an 805 square foot attached garage and an attached 548 square foot pergola) and associated site improvements including an 811 square foot pool, landscaping walls, and hardscape. The proposed project includes exterior and interior remodels and a reduced overall size of the existing residence. The size reduction of the residence is a result of converting a 1,379-square-foot enclosed portion of the residence into an open-air courtyard. The proposed project will result in a 6,916-square-foot single-family dwelling. Associated site improvements include new roofing, undergrounding the propane tank, demolishing 4,431 square feet of patios and side walls and replacing 1,160 square feet of patios, and refinishing the existing 811-square-foot pool.
- c) Allowed Use. The property is located at 250 Country Club Heights, Carmel Valley (Assessor's Parcel Number [APN]: 187-021-029-000), within the Carmel Area Master Plan, in unincorporated Carmel Valley. The parcel is zoned as Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlays, which allows for the construction of the first single-family dwelling on a legal lot of record (Title 21 section 21.16.030.A). The proposed project includes modifications to an existing single-family dwelling and therefore, the project is an allowed land use for this site.
- d) Lot Legality. The property (15.84 acres) is shown in its present size and configuration as "Parcel 1" in a Record of Survey Map, recorded in Volume 13, Survey Maps, Page 61. This Record of Survey Map illustrates the lot line adjustment approved by the Monterey County Minor Subdivision Committee (L-82-6) (Resolution No. 82-49). Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards. Development standards for the RDR zoning are codified in Title 21 section 21.16.060. The required main structure setbacks for the subject property are 30 feet (front), 20 feet (rear), and 20 feet (side). The existing single-family dwelling currently complies with the required setbacks and will be altered in a manner that continues to comply with the required setbacks. The maximum allowed height for main structures is 30 feet. The proposed project slightly decreases the existing residence's height above average natural grade and will result in a height of 14 feet 5 inches. The property is 689,990 square feet (15.84 acres) and the maximum allowable building site coverage is 25% (172,498 square feet). The proposed project reduces the existing coverage to 1% (6,916 square feet).
- f) Design. The subject parcel and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay) and pursuant to Title 21 Chapter 21.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. The proposed project would match the existing building finishes, which include an off-white stucco finish, terracotta tile roof, black aluminum windows, light gray stucco finish for exterior walls, and black metal fencing. The project will not have a detrimental effect on the existing neighborhood character. The proposed alterations to the single-family dwelling will

reduce the massing of the existing residence and it will continue to not be visible from Carmel Valley Road. The architectural style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), the landscape plan and exterior lighting plan shall be approved by HCD-Planning pursuant to Title 21 section 21.16.060 and will be controlled by use of the County's standard conditions.

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

- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230271.
- 2. FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for development. Conditions recommended have been incorporated.
 - b) Staff did not identify any potential impacts to the proposed project.
 - c) Staff conducted a site inspection on November 14, 2023 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230271.
- 3. FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Monterey County Regional Fire Management District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Potable water will continue to be provided through an existing onsite domestic well. EHB reviewed the application and confirmed the well is suitable for the proposed development.
 - c) The property has an existing Onsite Wastewater Management System (OWTS). The proposed project does not alter the existing number of bedrooms (4) and therefore EHB confirmed that the existing system meets the applicable requirements of the County's Local Agency Management Program for Onsite Wastewater Treatment Systems.
 - d) Staff conducted a site inspection on November 14, 2023 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230271.

4. FINDING: VIOLATIONS – The subject property shall comply with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. A violation exists on the property and approval of this permit would partially abate said violation.

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

5. FINDING: CEQA (Exempt) – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

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

- 6. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Pursuant to Title 21 section 21.80.040.A, the project is subject to appeal to the Planning Commission because it requires the Chief of Planning to make a discretionary decision.

DECISION

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

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

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 16th day of October, 2024.

DocuSigned by:

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Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON **OCTOBER 23, 2024**.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **NOVEMBER 4, 2024**.

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230271

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

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

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number 24-042) was approved by HCD Chief of Planning for Assessor's Parcel Number 187-021-029-000 on October 16, 2024. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD012(F) - LANDSCAPE PLAN AND MAINTENANCE

Responsible Department: Planning

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

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit an electronic copy of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by HCD-Planning, prior to the issuance of building permits. (HCD - Planning)

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

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

6. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

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

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

7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

4/23/2024 9:55:41 AM Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual content with these plans and specifications shall constitute a part of the contract documents. Visual content with these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is prohibited. Title to the plans and specifications remains with the architect without prejudice.

SITE IMAGES



VICINITY MAP



PROJECT LOCATION

PROJECT DATA

CLIENT NAME: MIKE & MICHELLE KNOOP c/o Studio Schicketanz
ARCHITECT: STUDIO SCHICKETANZ
P.O. Box 2704
CARMEL, CA 93921
Phone: 831.622.9000 Fax: 831.309.9932
Contact: Kumaresh sekaran
E-Mail: buildingpermit@studioschicketanz.com
SURVEYOR: RASMUSSEN LAND SURVEYING
2150 Garden Road, Suite A-3 Monterey, CA 93942
Phone: 831.375.7240
Fax: 831.375.2545
E-mail: info@rasmussenland.com
Issac Romero
STRUCTURAL: UYEDA AND ASSOCIATES
1010 CASS ST., SUITE D MONTEREY, CA 93940
Phone: 831.373.3181
E-mail: uyassae@gmail.com
Yutaka Uyeda
MECHANICAL ENGINEER: MONTEREY ENERGY GROUP, INC.
26465 CARMEL RANCHO BLVD. #8, CARMEL, CA 93923
Phone: 831.250.0324
E-mail: dave@meg4.com
David Knight

PROPERTY ADDRESS: 250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924
APN/ LOT SIZE: 187-021-029 / 15.7 ACRES (683,671.5 SF)
ZONING: RDR/ 10-D-S-RAZ
LAND USE DESIGNATION: RESIDENTIAL - RURAL DENISTY 5 ACRES+/UNIT

UTILITIES

WATER SOURCE: SPRING / WELL
SEWER PROVIDER: SEPTIC
ELECTRICITY PROVIDER: PG&E

BUILDING CODE DATA

OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: V-B
SPRINKLERS: NO

ZONING REGULATIONS

SETBACKS:
MAIN STRUCTURE:
FRONT 30'
SIDE 20'
REAR 20'
MINIMUM DISTANCE BETWEEN STRUCTURES:
MAIN STRUCTURES 10'
BUILDING HEIGHT:
MAX ALLOWABLE HEIGHTS:
MAIN STRUCTURE 30'
SITE COVERAGE:
LOT SIZE 683,671 SF
PERMISSIBLE 170,917.75 SF (25%)
EXISTING: 11,874.39 SF (1.74%)
MAIN HOUSE 7,643.08 SF
ROOF OVERHANG (+30') 2,871.67 SF
PERGOLA 548.42 SF
POOL 811.22 SF
PROPOSED: 7,727.57 SF (1.1%)
MAIN HOUSE 6,655.19 SF
ROOF OVERHANG (+30') 652.17 SF
(E) POOL 811.22 SF
FLOOR AREA:
EXISTING : 7,643.08 SF (1.11%)
MAIN HOUSE 7,643.08 SF
PROPOSED: 6,264.18 SF (0.92%)
MAIN HOUSE 6,264.18 SF
IMPERVIOUS SURFACE:
EXISTING: 14,478.04 SF (2.12%)
MAIN HOUSE 7,643.08 SF
PATIOS AND PATHS 5,238.92 SF
SITE WALLS 784.82 SF
POOL 811.22 SF
PROPOSED: 8,667.42 SF (1.27%)
MAIN HOUSE 6,264.18 SF
PATIOS AND PATHS 1,158.85 SF
SITE WALLS 433.71 SF
(E) POOL 811.22 SF
TREE REMOVAL:
NO. OF TREES TO BE REMOVED 0
GRADING:
FILL/ SOIL TO BE IMPORTED 0
FILL 0
CUT 44 C.Y.
ESTIMATED VALUE OF REMODEL: ~\$1.5M

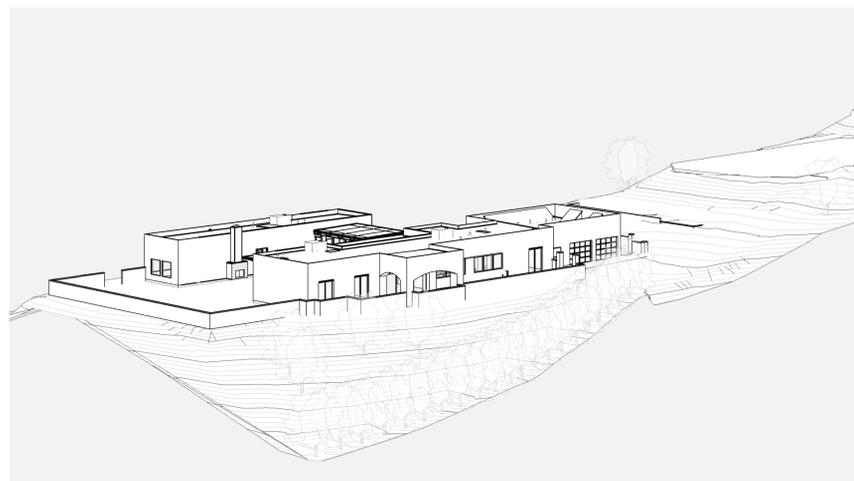
SCOPE OF WORK

PARTIAL DEMOLITION AND REMODEL OF A 4 BED, 6 BATH, 7,643 SF SINGLE FAMILY RESIDENCE WITH ATTACHED 3 CAR GARAGE. REDUCE THE SIZE OF THE EXISTING HOUSE AND ADD CONDITIONED/ ENCLOSED CORRIDOR. REMOVING EXISTING ORANGE TILE AWNING AROUND THE HOUSE. REPLACE WITH STUCCO FINISH MATCHING THE EXISTING. REPLACE EXISTING WINDOWS AND DOORS.
REFINISH/RENOVATE THE EXISTING POOL. REPLACE MECHANICAL, ELECTRICAL SYSTEM, REPLACING ROOF WATERPROOFING, REPLACE POOL EQUIPMENT, MODIFY, FIX SURROUNDING SITE WALLS, RETAINING WALLS, REMOVE EXISTING PATIOS, WOOD CANOPY, WALKWAYS, AND ANY ASSOCIATED FOOTINGS. RELOCATE/REPLACE EXISTING PROPANE TANK. ADD SOLAR PANELS.
(DEMOLITION OF TENNIS COURT, CORRAL FENCES, AND GROUND SURFACE MATERIAL AND ASSOCIATED FOOTINGS APPROVED IN A SEPARATE PERMIT #23CP00196).

SHEET INDEX (PLANNING)

1.0	COVER SHEET
2.0	TOPOGRAPHICAL SURVEY
3.0	SITE PLAN - EXISTING / DEMO
4.0	SITE PLAN - PROPOSED
5.0	FLOOR PLAN - EXISTING / DEMO
6.0	FLOOR PLAN - PROPOSED
7.0	EAST ELEVATION - MAIN HOUSE A
8.0	EAST ELEVATION - MAIN HOUSE B
9.0	NORTH ELEVATION
10.0	WEST ELEVATION - MAIN HOUSE A
11.0	WEST ELEVATION - MAIN HOUSE B
12.0	SOUTH ELEVATION
13.0	CONCEPT LANDSCAPE PLAN
14.0	GRADING & EROSION CONTROL PLAN / CONSTRUCTION MANAGEMENT PLAN
15.0	SCHEMATIC GRADING PLAN AND SECTION
16.0	FUEL MANAGEMENT PLAN

PROPOSED EXTERIOR PERSPECTIVE



TITLE COVER SHEET

KNOOP 250 RESIDENCE

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

STUDIO SCHICKETANZ

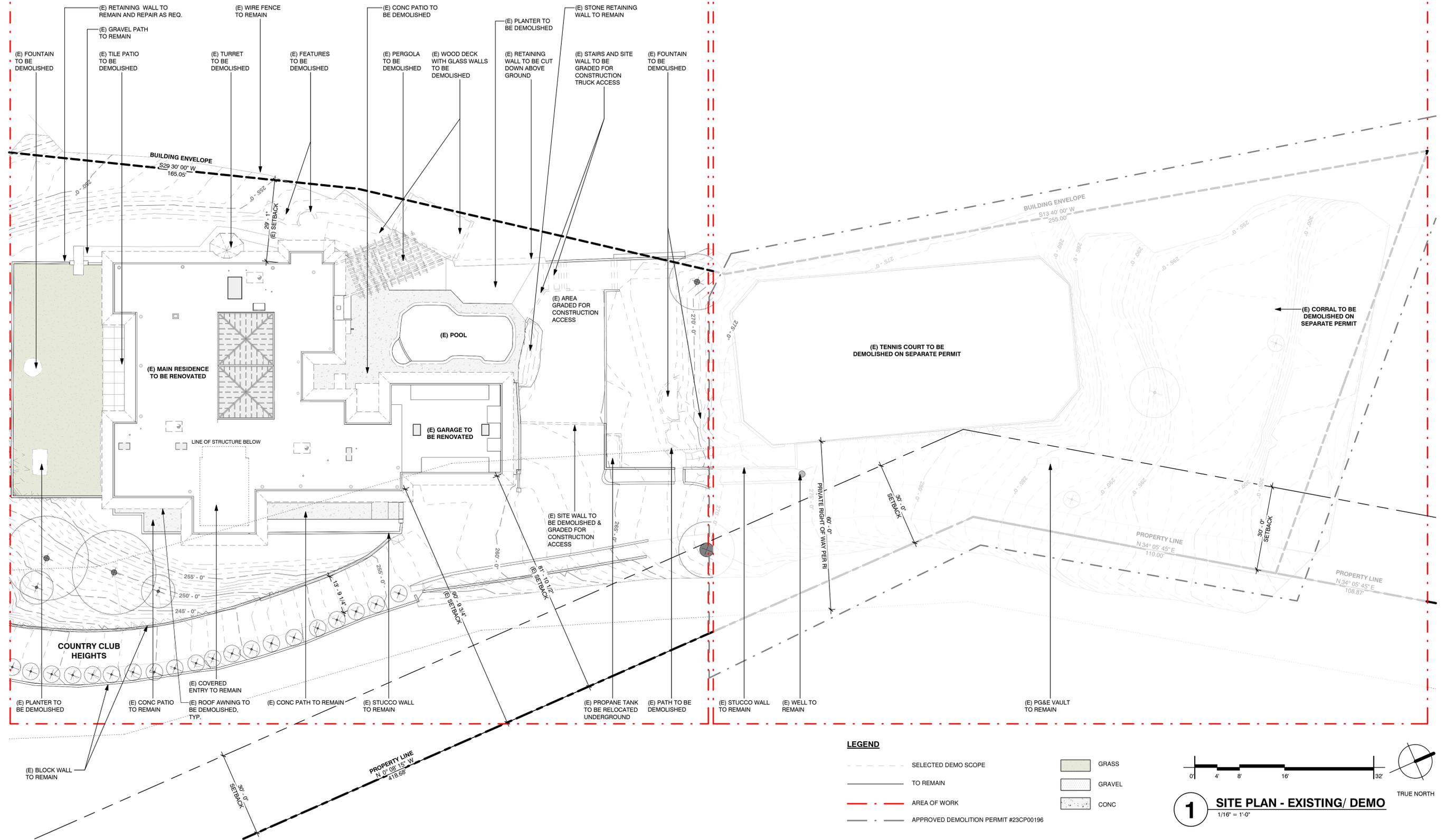
P.O. Box 2704, Carmel, CA, 93921 831.622.9000

DATE	04/23/24
SCALE	
DRAWN BY	HL
JOB NUMBER	2113

SHEET
1.0
04/23/24

WORK SCOPE

NOT IN SCOPE: UNDER A SEPARATE PERMIT #23CP00196



TITLE SITE PLAN - EXISTING / DEMO

KNOOP 250 RESIDENCE

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

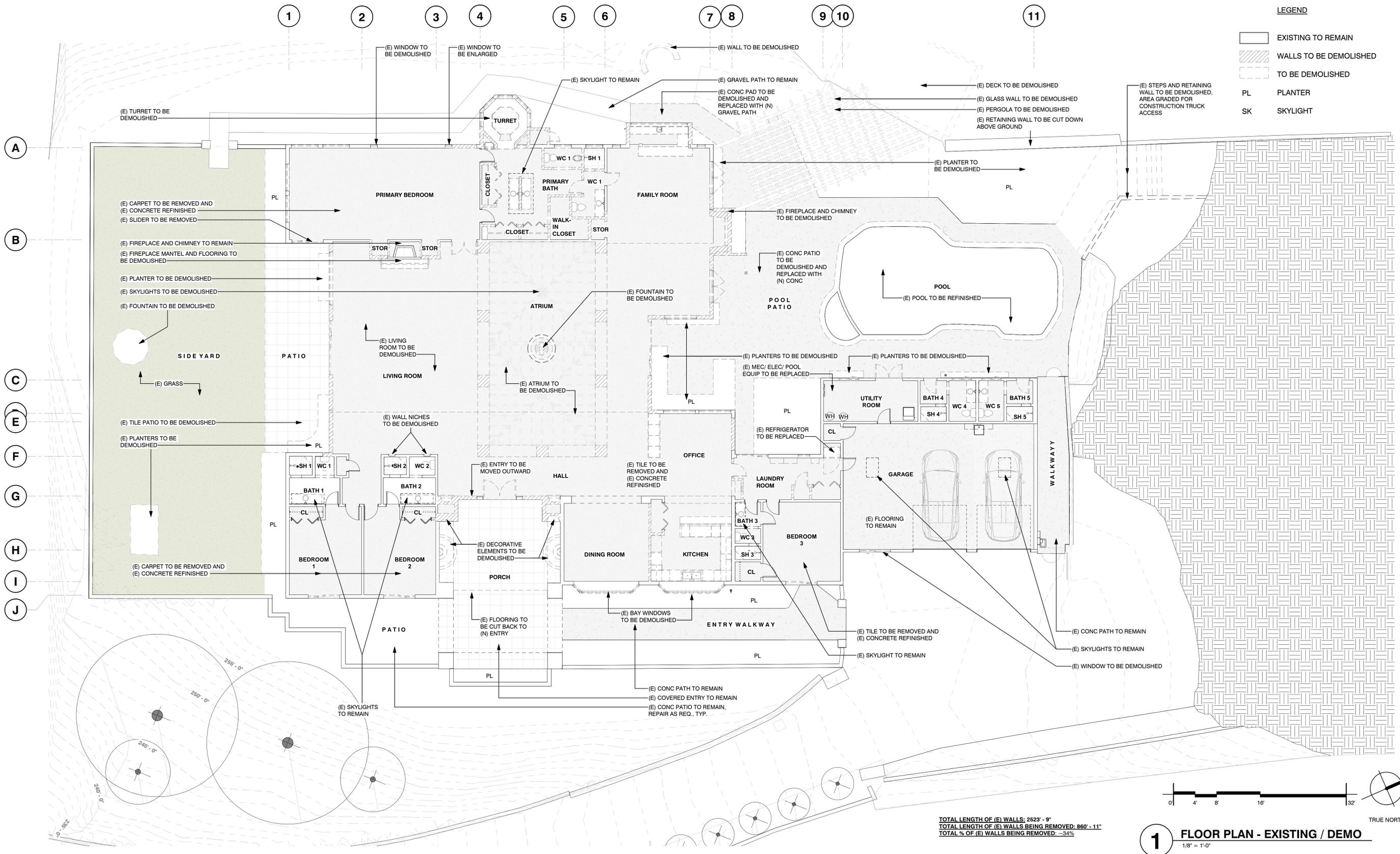
STUDIO SCHICKETANZ

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

DATE	04/23/24	SHEET	3.0
SCALE	As indicated		
DRAWN BY	HL		
JOB NUMBER	2113	04/23/24	

4/23/2024 9:55:44 AM
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication in whole or in part is prohibited. Title to the plans and specifications remains with the author without prejudice. Visual copies with these plans and specifications shall constitute final construction documents. Visual copies with these plans and specifications shall constitute final construction documents.

4/23/2024 9:55:50 AM
 Title to the plans and specifications shall be restricted to the original date for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications shall remain with the architect without prejudice. Visual copies with these plans and specifications shall constitute partial completion of these modifications.



TOTAL LENGTH OF (E) WALLS: 2523' - 9"
 TOTAL LENGTH OF (E) WALLS BEING REMOVED: 860' - 11"
 TOTAL % OF (E) WALLS BEING REMOVED: ~34%

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

TITLE FLOOR PLAN - EXISTING / DEMO

KNOOP 250 RESIDENCE

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

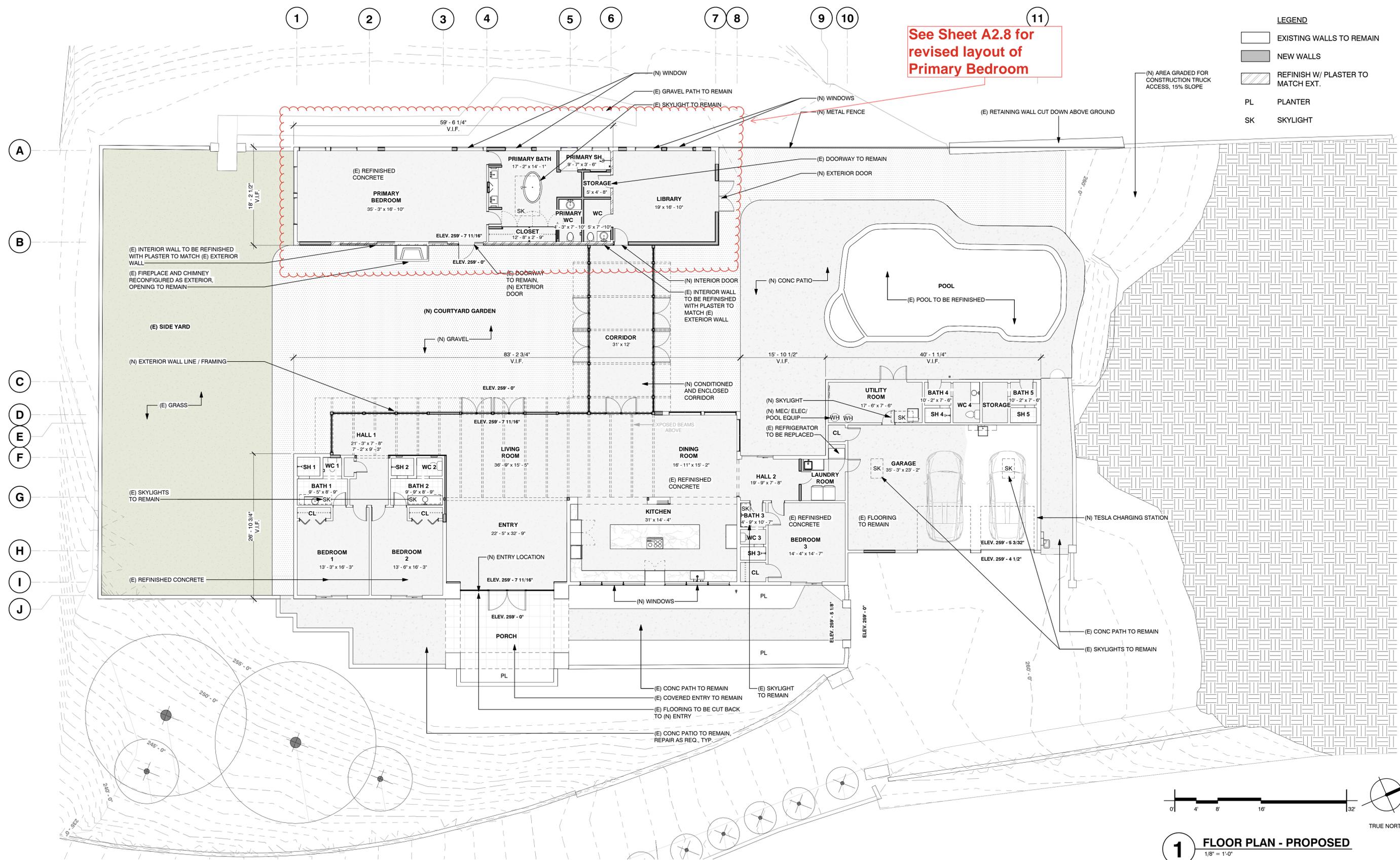
STUDIO SCHICKETANZ

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

DATE	04/23/24	SHEET
SCALE	1/8" = 1'-0"	5.0
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JOB NUMBER	2113	

04/23/24

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See Sheet A2.8 for revised layout of Primary Bedroom

- LEGEND**
- EXISTING WALLS TO REMAIN
 - NEW WALLS
 - REFINISH W/ PLASTER TO MATCH EXT.
 - PL PLANTER
 - SK SKYLIGHT



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

TITLE FLOOR PLAN - PROPOSED

KNOOP 250 RESIDENCE

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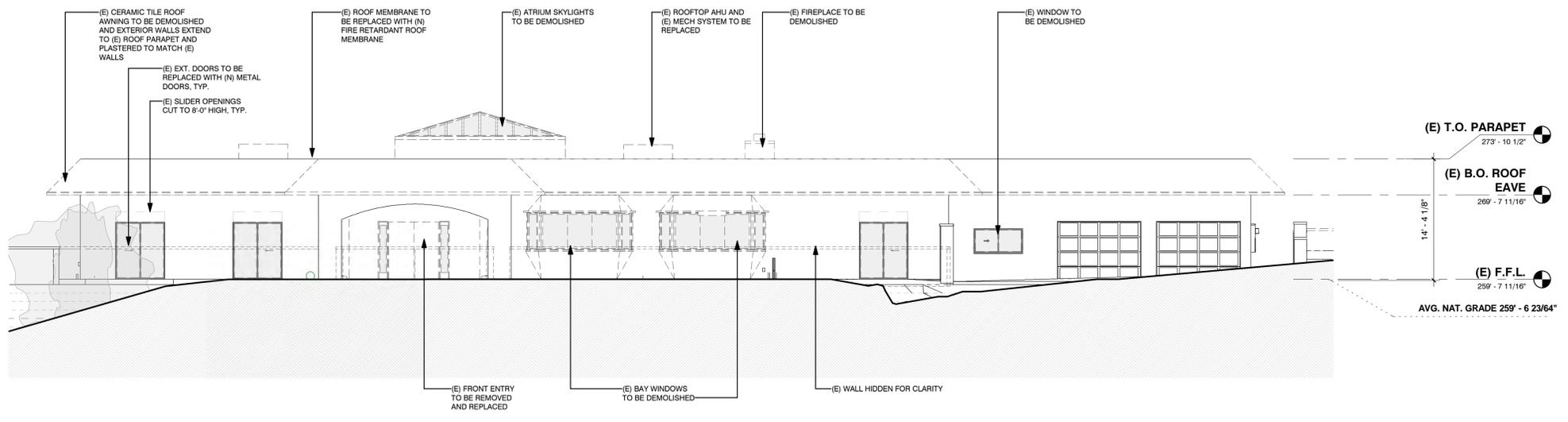
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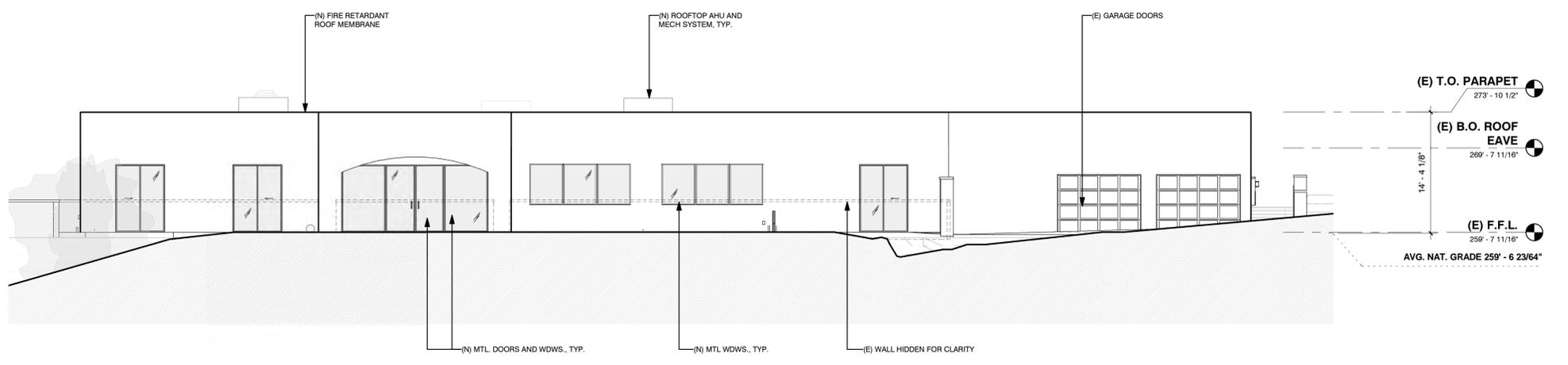
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1 EXISTING/ DEMOLITION ELEVATION - EAST MAIN HOUSE A
1/8" = 1'-0"



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

LEGEND
 (E) TO DEMO
 (E) TO REMAIN

TITLE EAST ELEVATION - MAIN HOUSE A

KNOOP 250 RESIDENCE

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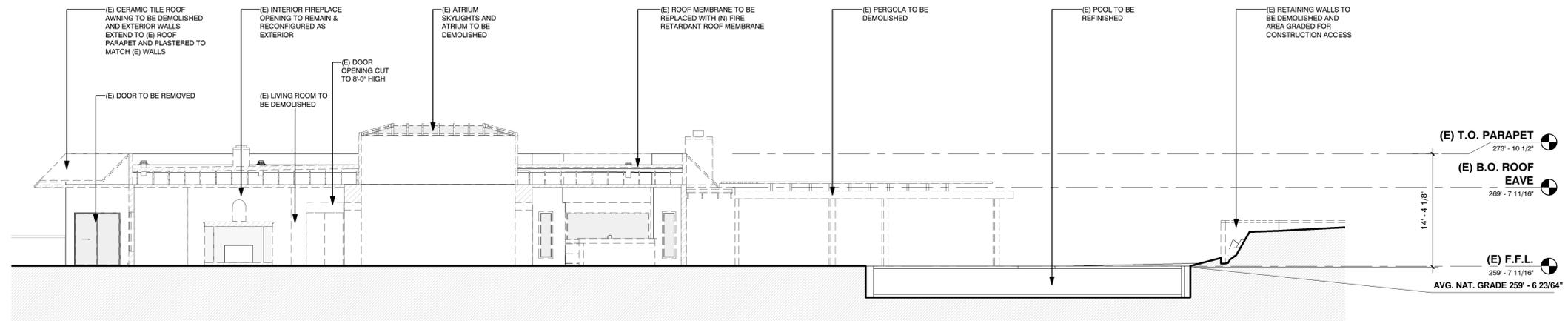
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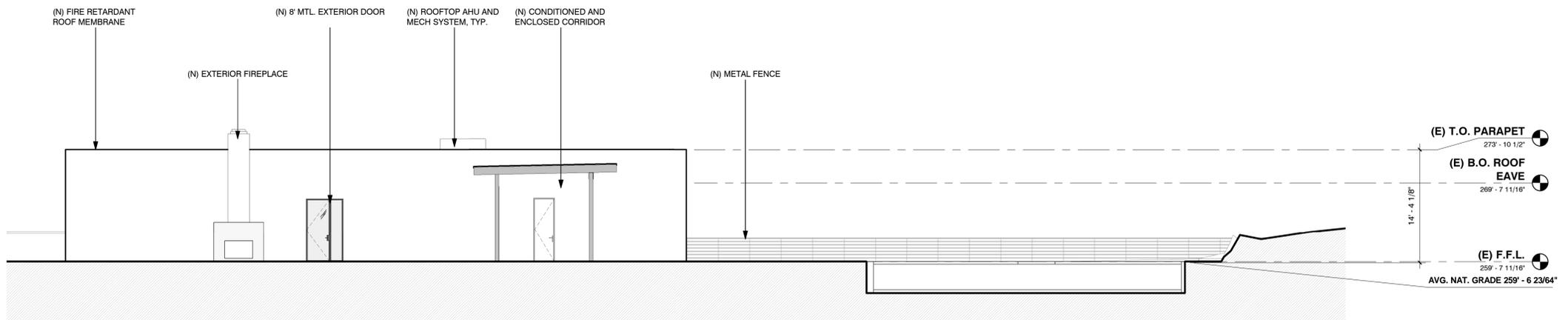
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1 EXISTING/ DEMOLITION ELEVATION - EAST MAIN HOUSE B
1/8" = 1'-0"



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

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

TITLE EAST ELEVATION - MAIN HOUSE B

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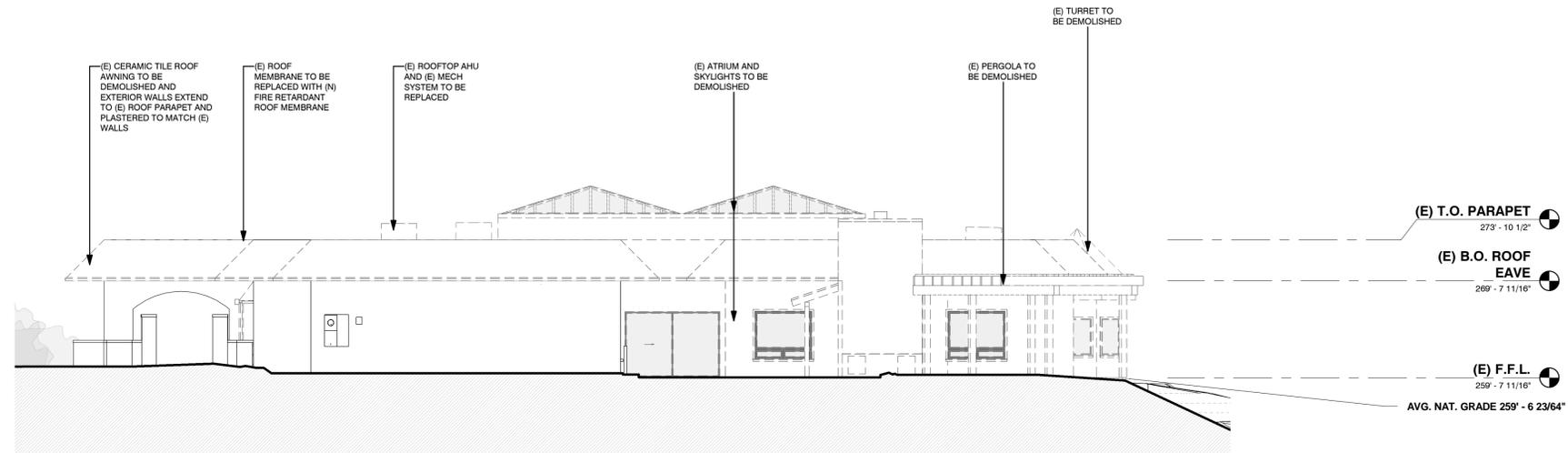
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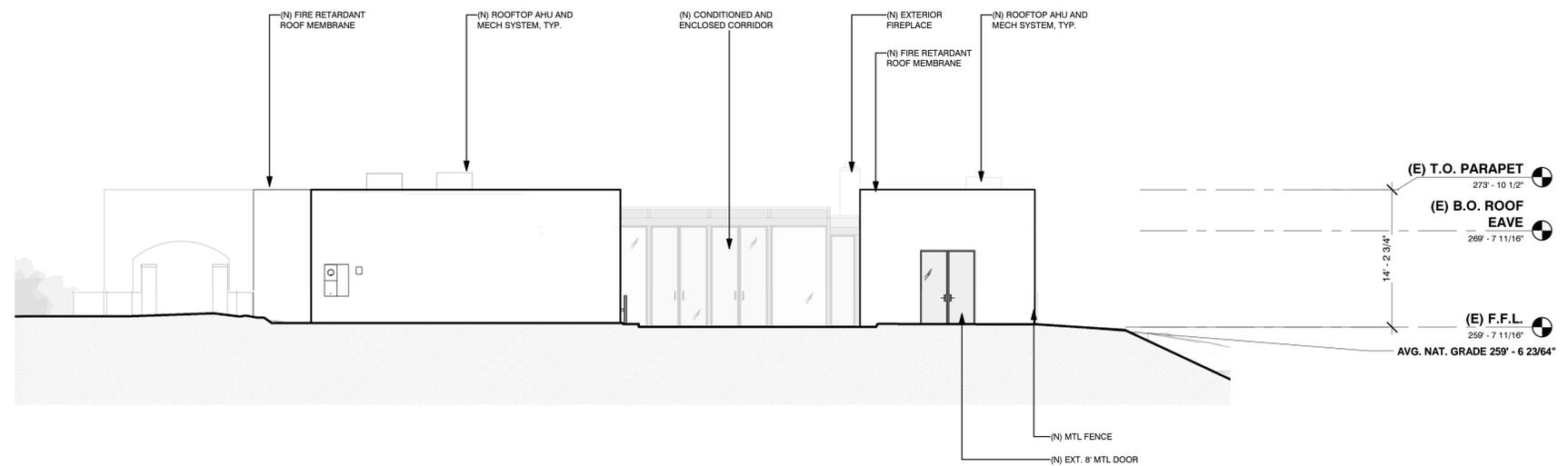
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1 **EXISTING/ DEMO - NORTH ELEVATION**
1/8" = 1'-0"



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

LEGEND

- (E) TO DEMO
- (E) TO REMAIN

TITLE NORTH ELEVATION

KNOOP 250 RESIDENCE

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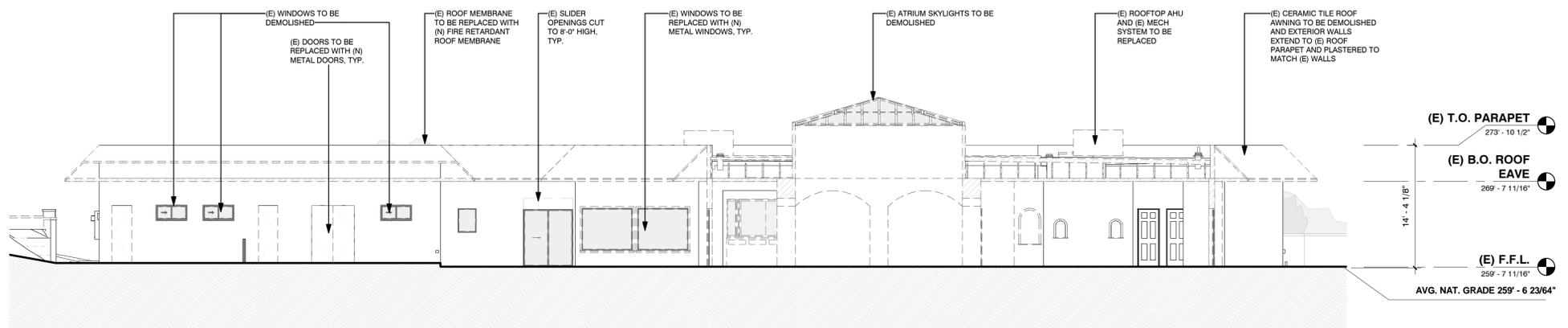
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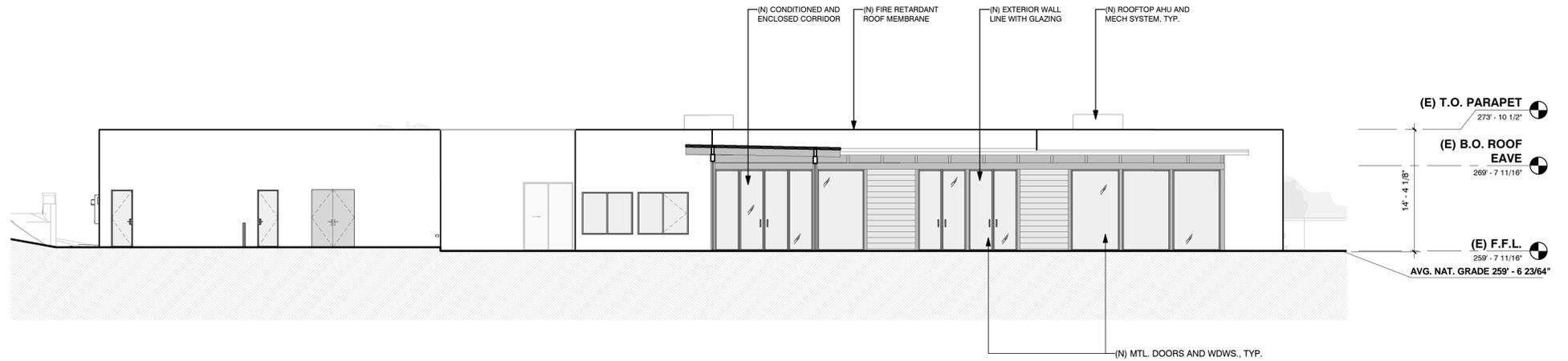
9.0

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



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

LEGEND
 (E) TO DEMO
 (E) TO REMAIN

TITLE WEST ELEVATION - MAIN HOUSE A

KNOOP 250 RESIDENCE

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

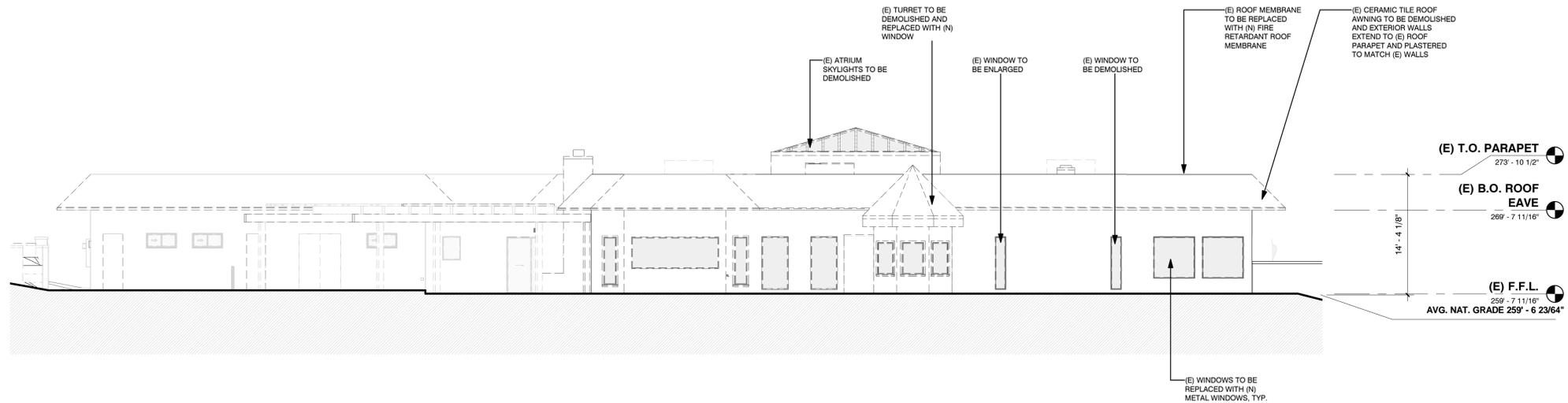
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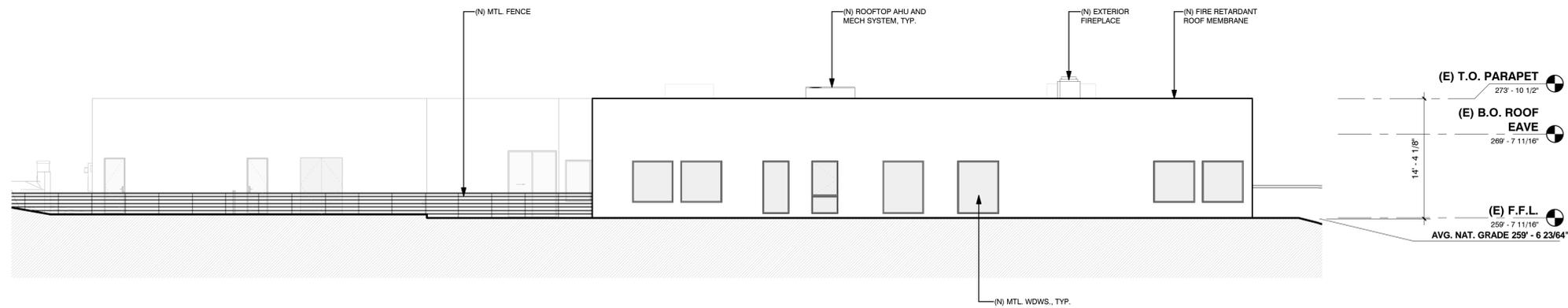
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1 EXISTING/ DEMOLITION ELEVATION - WEST MAIN HOUSE B
1/8" = 1'-0"



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

TITLE WEST ELEVATION - MAIN HOUSE B

KNOOP 250 RESIDENCE

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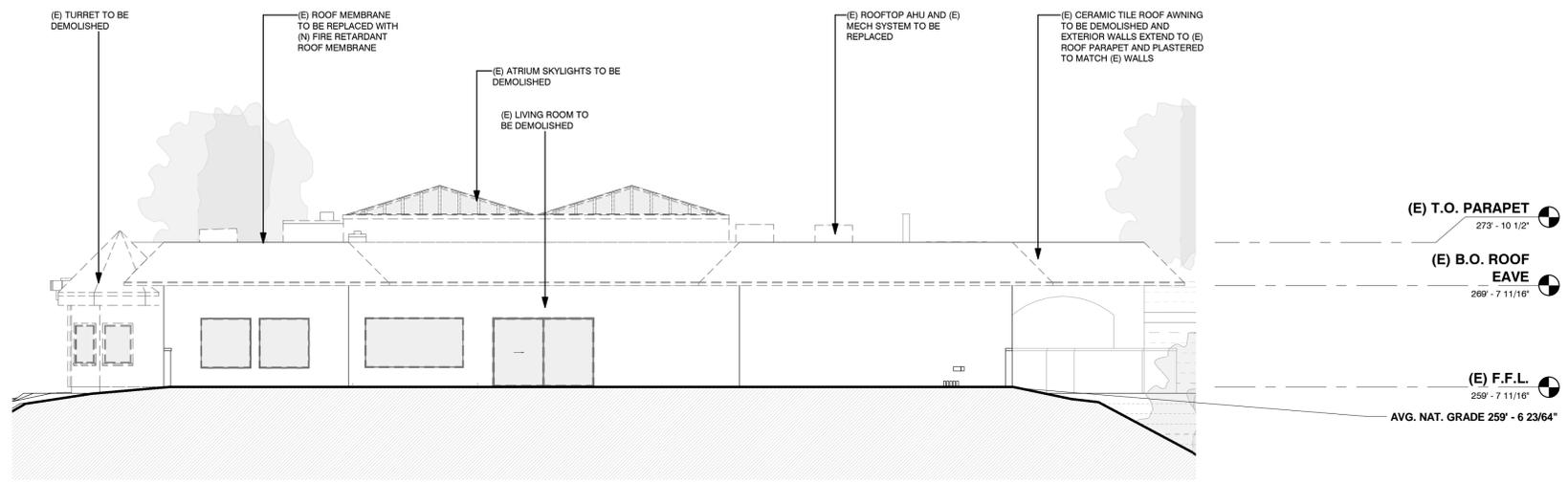
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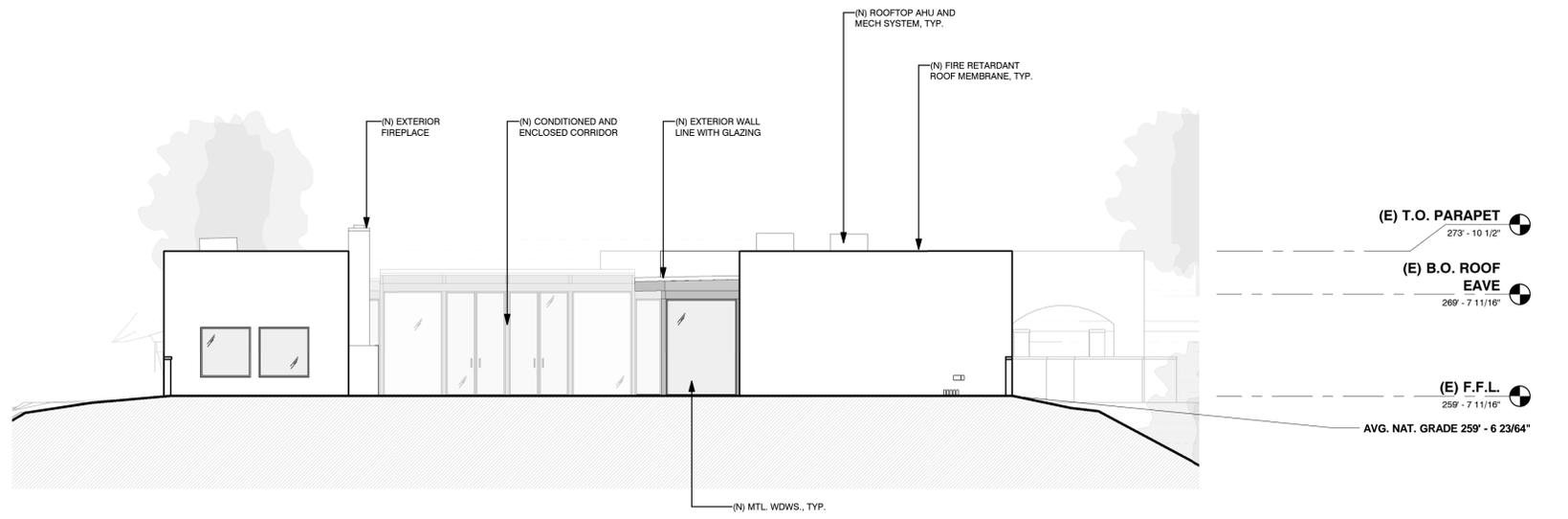
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1 EXISTING/ DEMOLITION ELEVATION - SOUTH
1/8" = 1'-0"



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

LEGEND
 (E) TO DEMO
 (E) TO REMAIN

TITLE SOUTH ELEVATION

KNOOP 250 RESIDENCE

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

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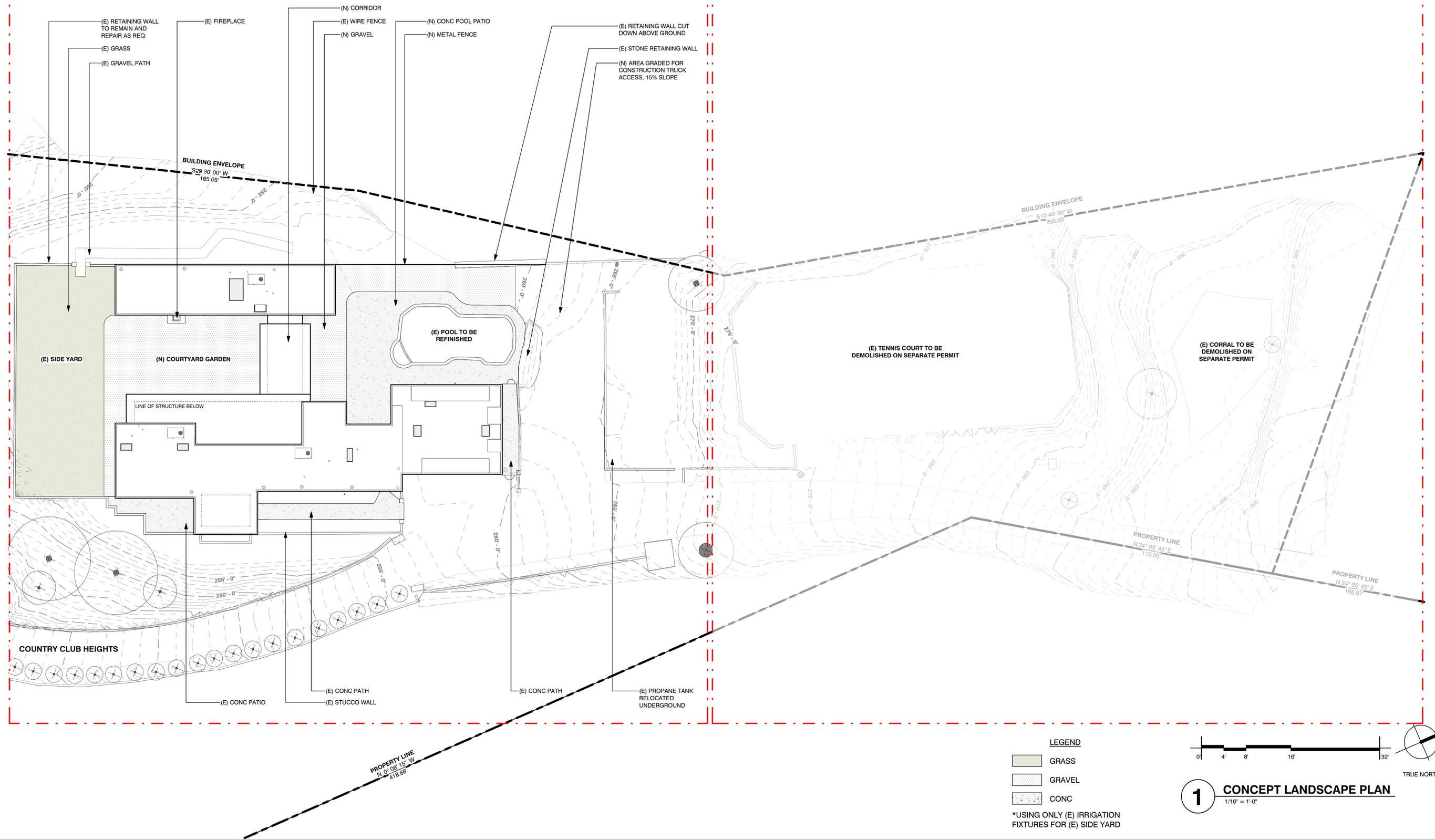
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12.0
04/23/24

WORK SCOPE

NOT IN SCOPE: UNDER A SEPARATE PERMIT #23CP00196



TITLE CONCEPT LANDSCAPE PLAN

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STUDIO SCHICKETANZ

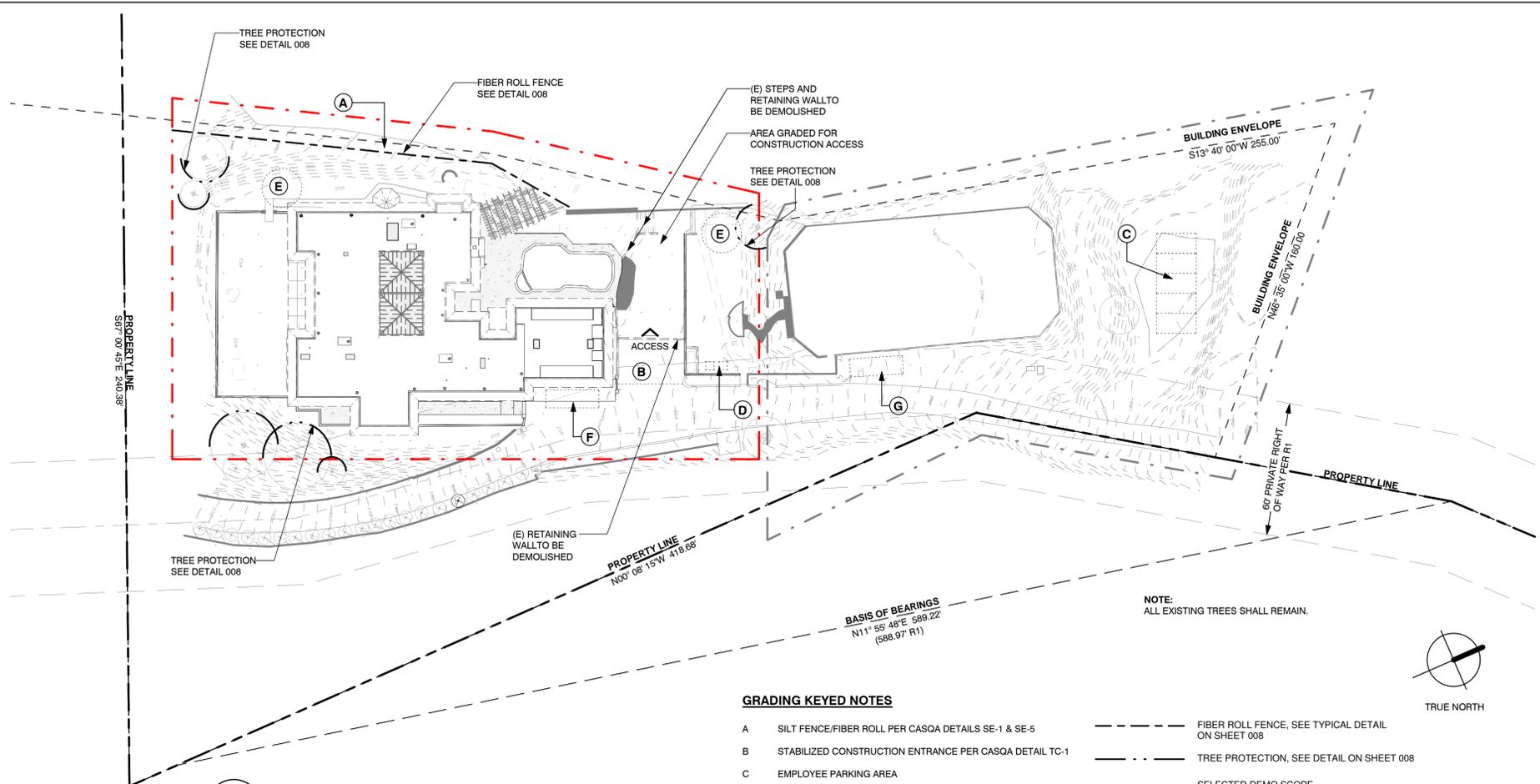
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1 GRADING & EROSION CONTROL / CMP PLAN
1/32" = 1'-0"

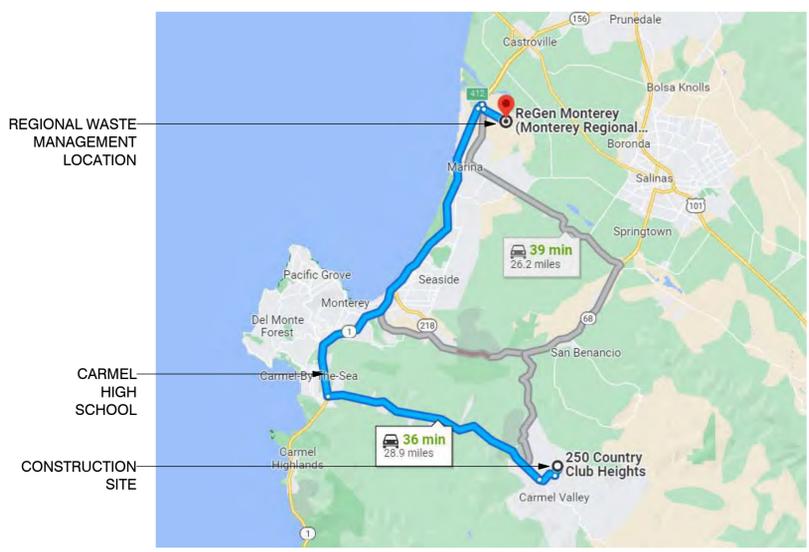
GRADING KEYED NOTES

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

CONSTRUCTION MGT PLAN

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

REFUSE ROUTE



Material Delivery and Storage WM-1

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the surrounding environment or watercourses by establishing the storage of hazardous materials inside, covering materials in water-tight containers and/or a completely enclosed, designated area, installing secondary containment, maintaining regular inspections, and training employees and subcontractors.

Targeted Constituents

Acetone	05
Asphalt	05
Gasoline	05
Mercury	05
Oil and Grease	05
Organics	05

Potential Alternatives
None

Solid Waste Management WM-5

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to water bodies through proper material use, waste disposal, and training of employees and subcontractors.

Targeted Constituents

Asphalt	05
Gasoline	05
Mercury	05
Oil and Grease	05
Organics	05

Potential Alternatives
None

Hazardous Waste Management WM-6

Description and Purpose
Prevent or reduce the discharge of pollutants to watercourses from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

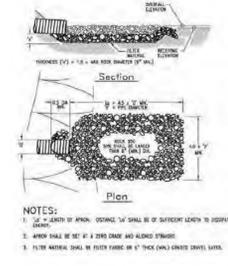
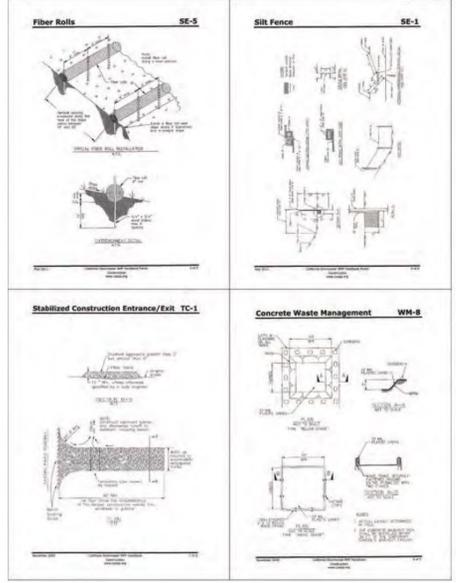
Targeted Constituents

Asphalt	05
Gasoline	05
Mercury	05
Oil and Grease	05
Organics	05

Potential Alternatives
None

CONSTRUCTION MGT NOTES

- EARTH MOVING/GRADING**
- REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 - MULCH WITH STERILE STRAW WHEN SLOPES HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN.
 - PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
 - USE CHECK DAMS OR DITCHES TO DIVERT WITH TARPS.
 - COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
 - SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
 - CASQA BMP HANDBOOK - EROSION CONTROL.
- PORTABLE SANITATION FACILITY**
- LOCATE AWAY FROM DRAINAGE FACILITIES, WATERCOURSES AND FROM TRAFFIC CIRCULATION
 - MUST BE EQUIPPED WITH CONTAINMENT TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM DRAINAGE SYSTEM.
 - WASTE WATER SHOULD NOT BE DISCHARGED OR BURIED WITHIN THE PROJECT SITE.
 - TEMPORARY SANITARY FACILITIES THAT DISCHARGE TO THE SANITARY SEWER SYSTEM SHOULD BE PROPERLY CONNECTED TO AVOID ILLICIT DISCHARGES.
 - SANITARY AND SEPTIC FACILITIES SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE.
 - ONLY REPUTABLE LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED.
 - CASQA BMP HANDBOOK - SANITARY/SEPTIC WASTE MANAGEMENT WM-9
- NOTES**
- CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE AND EQUIPMENT CLEANING, VEHICLE AND EQUIPMENT MAINTENANCE, MATERIAL DELIVERY AND STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION AND CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
 - REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.
 - PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
 - DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP-S INSTALLED, AS WELL AS TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
 - PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION. COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE. ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
 - DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
 - IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
 - TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
 - THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.
 - THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.



TITLE GRADING & EROSION CONTROL PLAN / CONSTRUCTION MANAGEMENT PLAN

KNOOP 250 RESIDENCE

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

STUDIO SCHICKETANZ

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

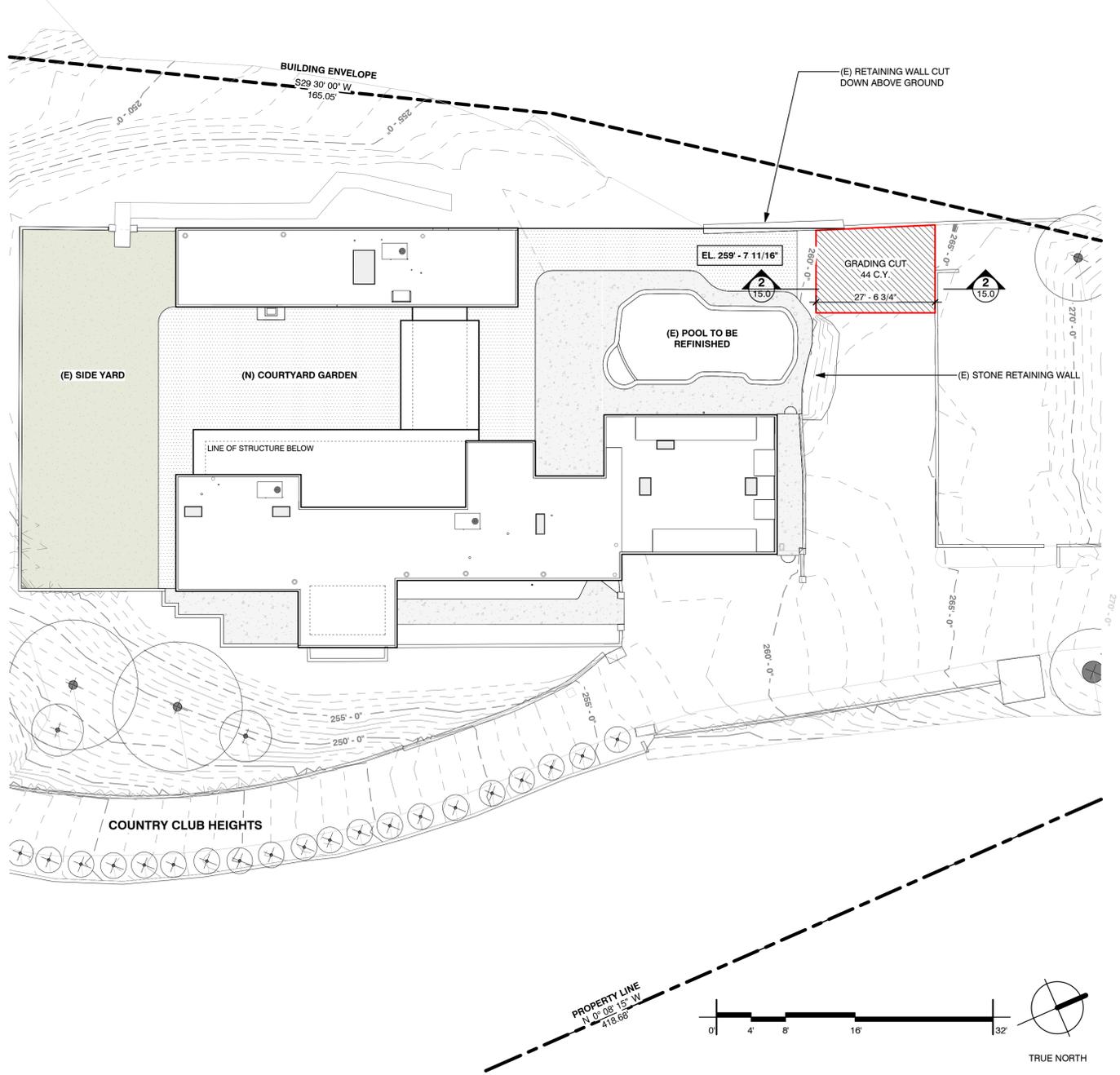
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LEGEND

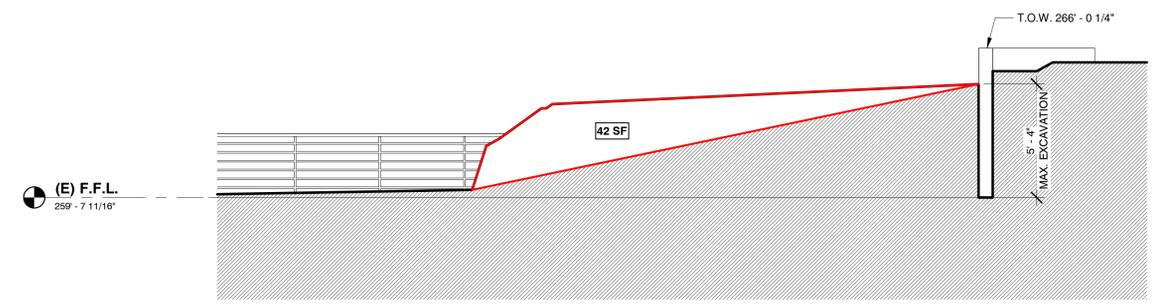
- CUT: (42 SF x 28')/27 = 44 C.Y.
- FILL/SOIL TO BE IMPORTED: NONE
- LINE OF PROPOSED GRADING



GRADING/EROSION CONTROL NOTES

1. ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806. THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY SAM GRICE, GRICE ENGINEERING INC., ON APRIL 24, 2020. THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
2. CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM THE ARCHITECT AND COMPLY WITH THE SPECIFICATIONS. ONSITE GRADING AND EARTHWORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE SOILS ENGINEER AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT. SOILS ENGINEER SHALL INSPECT KEYWAYS (IF REQUIRED) PRIOR TO THE PLACEMENT OF ANY FILL. CONTRACTOR IS TO SUBMIT SOIL ENGINEER'S COMPACTION TEST RESULTS AND FINAL GRADING REPORTS PRIOR TO SCHEDULING ANY INSPECTIONS.
3. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE DENSITY, BASED ON ASTM TEST D1557 EXCEPT THAT THE UPPER 6 INCHES OF ALL SUBGRADE AREAS BELOW PAVEMENT SECTIONS, AND OTHER AREAS TO RECEIVE IMPROVEMENTS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY.
4. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND SHALL NOT EXCEED 4" IN DEPTH.
5. EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. RE. COMPACTION.
6. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
7. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1' PRIOR DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
8. A COPY OF ALL THE COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
9. THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATIONS. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
10. ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
11. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISION OF THE APPROVED GEOTECHNICAL REPORT.
12. THE LOCATION, HEIGHT AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
13. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACT BY THE RESPONSIBLE INDIVIDUAL PRESENT ON SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
14. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFO ON EROSION CONTROL PLANNING, GRADING SPECIFICATIONS, SITE PREPARATION, EXCAVATIONS, BACKFILL AND OTHER SPECIAL RECOMMENDATIONS.
15. REMOVAL OF THE RETURNING WALL, DECK AND FILL MATERIAL CURRENTLY SUPPORTED BY TWO LARGE REDWOODS SHOULD BE CONDUCTED CAREFULLY USING HANDTOOLS. A QUALIFIED BIOLOGIST SHOULD BE ON-SITE DURING REMOVAL OF RETAINING WALL AND FILL REMOVAL TO MONITOR FOR THE CORRECT TREATMENT OF ROOTS ENCOUNTERED DURING EXCAVATION.

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



TITLE SCHEMATIC GRADING PLAN AND SECTION

KNOOP 250 RESIDENCE

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

STUDIO SCHICKETANZ

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

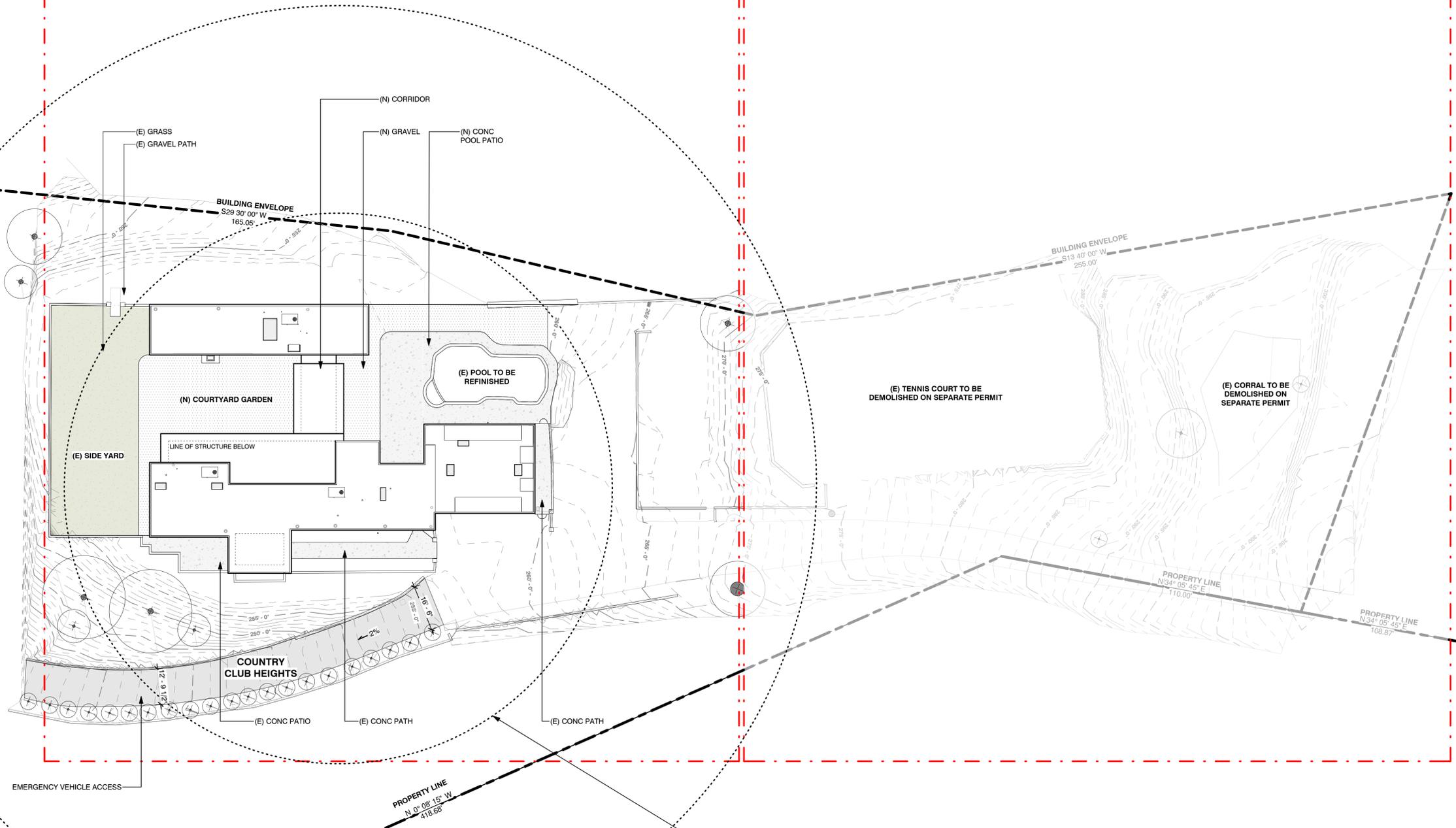
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WORK SCOPE

NOT IN SCOPE: UNDER A SEPARATE PERMIT #23CP00196



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

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



TITLE FUEL MANAGEMENT PLAN

KNOOP 250 RESIDENCE

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

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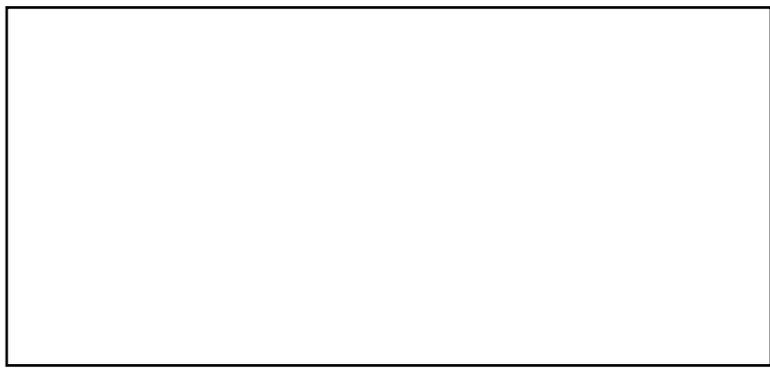
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Description: _____



Materials: **EXTERIOR PLASTER COLOR TO MATCH EXISTING** Colors: _____
Description: _____



Materials: _____ Colors: _____
Description: _____

STUCCO
EXTERIOR WALLS



ALUMINUM
WINDOWS AND DOORS



METAL
FENCE



TITLE

MATERIAL BOARD

SCALE

KNOOP 250 COUNTRY CLUB HEIGHTS

250 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924