

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

In the matter of the application of:

PETERSON BRADLEY J & KERRY A TRS (PLN220185)

RESOLUTION NO. 25-006

Resolution by the County of Monterey Zoning Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Design Approval to allow the construction of a 5,510 square foot single family dwelling, a 1,197 square foot attached garage, a 1,213 square foot detached pool house, a 929 square foot detached yoga studio, and associated site improvements; and a Tree Removal Permit to allow the removal of two protected trees.

[PLN220185 Peterson Bradley J & Kerry A Trs, 25600 Via Malpas, Carmel, Greater Monterey Peninsula Area Plan (Assessor's Parcel Number: 259-092-023-000)]

The Peterson Bradley J & Kerry A Trs application (PLN220185) came on for a public hearing before the County of Monterey Zoning Administrator on January 30, 2025. 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:

RECITALS:

WHEREAS, the proposed project PLN220185, located at 25600 Via Malpas, Carmel, Greater Monterey Peninsula Area Plan (APN: 259-092-023-000), is consistent with the policies of the Monterey County 2010 General Plan, Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Rural Density Residential with a density of one unit per 10 acres, Urban Reserve, and Design overlay districts (“RDR/10-UR-D”), which allows for the construction of the first single family dwelling and accessory structures on a legal lot of record subject to the granting of a Design Approval;

WHEREAS, pursuant to Title 21 Chapter 21.50, HCD-Planning staff provided the application materials to the City of Monterey’s planning department, who had no comments or concerns with the proposed development;

WHEREAS, as proposed, the project consists of construction of a 5,510 square foot single family dwelling, a 1,197 square foot attached garage, a 1,213 square foot detached pool house, a 929 square foot detached yoga studio, and associated site improvements including a pool, a motor court, covered terraces and an asphalt driveway and the removal of two protected oak trees;

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in the Monterey County Code (MCC) Section 21.16.060 and the 2010 General Plan Policy LU-2.34(b);

WHEREAS, the proposed colors and materials consist of smooth, taupe exterior stucco siding, light grey board-formed concrete accent pillars, copper chimney shroud, aluminum door and window frames, copper downspouts, a flat roof membrane and grey concrete for the landscape walls and patios. As designed and sited, the project colors and materials blend with the surrounding natural environment. The overall design, including the bulk and mass, are consistent with other nearby homes;

WHEREAS, the subject property is not located in an area of high visual sensitivity and will not result in adverse visual impacts. As sited, designed, and conditioned, the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Monterey Peninsula Area Plan;

WHEREAS, the subject property (27.13 acres in size), APN: 259-092-023-000, is illustrated in its current size and configuration as Lot 84 within Tract No. 1336 of the Canada Woods North, Phase I subdivision, which was recorded with the County of Monterey Clerk-Recorder in February of 2000. Therefore, the County recognizes the subject property as a legal lot of record;

WHEREAS, construction of the proposed single-family dwelling requires the removal of two protected Coast live oak trees (16 inches and 7 inches in diameter). Pursuant to MCC Section 21.64.260.C.4, a Tree Removal Permit is required to allow the proposed tree removal. The project-specific tree assessment (Monterey County Library No. LIB250003) identified the two Oaks slated for removal as being in fair condition with notable structural deficiencies and being located within, or directly adjacent to, the structure's footprint. The numerous remaining trees on the property will be retained and protected from construction activities for the duration of the property development project. As conditioned, tree and root protection measures will be properly monitored and maintained during project construction to assist in preserving and protecting ecological resources and minimizing impacts on nearby trees and woodland habitat. The removal of the two Oaks will not have any long-term impacts on the health of the surrounding Oak Forest. As conditioned, the project will involve the replanting of at least two Oaks near the proposed development. HCD-Planning staff has independently reviewed this report and agrees with its conclusions. In this case, tree removal is the minimum amount necessary for development of the site;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

WHEREAS, the project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) pursuant to Board of Supervisors adopted LUAC Guidelines. This LUAC failed to provide a quorum at two consecutive meetings; therefore, the project did not receive review from the LUAC;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction of structures including the first single-family residence in a residential zone and small accessory structures. The project involves the construction of the first single-family dwelling and detached accessory structures. Therefore, the proposed development is consistent with CEQA Guidelines section 15303, and none of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The location of the project was not identified on any federal, state or local maps of environmentally sensitive, hazardous or areas of critical concern, successive projects in the same place will not result in a significant cumulative impact, there are no unusual circumstances that would result in a significant effect to the environment due to this project, the project will not result in adverse impacts to scenic resources, and the project is not located on or near a hazardous waste site; and

WHEREAS, pursuant to MCC Section 21.80.040.B, the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator, and the decision of the Planning Commission would be final and may not be appealed.

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the Monterey County Zoning Administrator does hereby:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the construction of a 5,510 square foot single family dwelling, a 1,197 square foot attached garage, a 1,213 square foot detached pool house, a 929 square foot detached yoga studio and associated site improvements; and a Tree Removal Permit to allow the removal of two protected trees.

PASSED AND ADOPTED this 30th day of January, 2025.

DocuSigned by:
Mike Novo
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Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JANUARY 31, 2025.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE FEBRUARY 10, 2025.

This decision, if this is the final 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.
2. 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.
3. 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.

County of Monterey HCD Planning

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

PLN220185

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval and Tree Removal permit (PLN220185) allows construction of a 5,510 square foot single family dwelling, a 1,197 square foot attached garage, a 1,213 square foot detached pool house, a 929 square foot detached yoga studio and associated site improvements including a pool, a motor court, covered terraces and an asphalt driveway and the removal of two protected oak trees. The property is located at 25600 Via Malpaso, Carmel (Assessor's Parcel Number 259-092-023-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going 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:
"A Public Hearing Design Approval and Tree Removal Permit (Resolution Number 25-006) was approved by the Zoning Administrator for Assessor's Parcel Number 259-092-023-000 on January 30, 2025. The permit was granted subject to 12 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

6. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the 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 a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the 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 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 conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, 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.

7. 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 lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies 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 the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

8. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1
- Replacement ratio recommended by arborist: 1:1
- Other:
Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

10. 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.

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for 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. (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 HCD-Planning and HCD- Engineering Services 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.

12. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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

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ABBREVIATIONS

AB	-ANCHOR BOLT	F.E.V.C.	-FIRE EXTINGUISHER(CABINET)	O.C.	-ON CENTER
AC	-AIR CONDITIONER	F.H.	-FIRE HYDRANT	O.D.	-OUTSIDE DIAMETER
ACT.	-ACOUSTIC TILE	F.H.C.	-FIRE HOSE	O.V.	-OVER
AD	-AREA DRAIN	FIBERGL.	-FIBERGLASS	OPNG.	-OPENING
ADJ.	-ADJUSTABLE	FIN.	-FINISH	OVHD.	-OVERHEAD
ALUM.	-ALUMINUM	FIN.FL.	-FINISH FLOOR	PERF.	-PERFORATED
S	-AND	FIN.GR.	-FINISH GRADE	PL.	-PLATE
<	-ANGLE	FLR.	-FLOOR	PLAS.	-PLASTER
ANGD.	-ANGLED	FLUOR.	-FLUORESCENT	PLAS. LAM.	-PLASTIC LAMINATE
AP	-ACCESS PANEL	F.O.	-FACE OF	PLUMB.	-PLUMBING
ARCH.	-ARCHITECTURAL	F.O.S.	-FACE OF STUD	PLYWD.	-PLYWOOD
BD	-BOARD	F.S.P.	-FIRE STANDPIPE	POL.	-POLISHED
BITUM.	-BITUMINOUS	FR.	-FRAME	PART.	-PARTITION
BLDG.	-BUILDING	FT.	-FOOT, FEET	RAD.	-RADIUS
BLK(B)	-BLOCKING	FTG.	-FOOTING	RA.	-RETURN AIR
BOT.	-BOTTOM	FKTR.	-FIXTURE	R.D.	-ROOF DRAIN
BRK.	-BRICK	GA.	-GAUGE	REFR.	-REFRIGERATOR
BSMT.	-BASEMENT	GALV.	-GALVANIZED	REINF.	-REINFORCED
B.U.R.	-BUILT UP ROOF	GEN.	-GENERAL	REV.	-REVISED
C	-CENTERLINE	G.I.	-GALVANIZED IRON	R.	-RISER
CAB.	-CABINET	GL.	-GLASS	RM.	-ROOM
CAP.	-CAPACITY	GLZ.	-GLAZING	R.O.	-ROUGH OPENING
CAT.	-CATALOG	GR.	-GRADE	SCHED.	-SCHEDULE
CEM.	-CEMENT(TIOUS)	G.I.	-GALVANIZED IRON	SECT.	-SECTION
CER.	-CERAMIC	G.F.I.	-GROUND FAULT INTERRUPT	SHT.	-SHEET
O.F.M.	-CUBIC FEET(MIN)	GWBD.	-GYPSUM WALL BOARD	SM.	-SIMILAR
CLG.	-CEILING	HDR(B)	-HEADER	S.J.	-SCORED JOINT
C.J.	-CONTROL JOINT	HWWD.	-HARDWOOD	SPKLR.	-SPRINKLER
C.M.U.	-CONCRETE MASONRY UNIT	HWWR.	-HARDWARE	SPKR.	-SPEAKER
CNTR.	-COUNTER	H.M.	-HOLLOW METAL	S.F.	-SQUARE FEET
O.O.	-CLEANOUT	HORZ.	-HORIZONTAL	S.	-SOUTH
CONF.	-CONFERENCE	HR.	-HOUR	SQ.	-SQUARE
COL.	-COLUMN	HT.	-HEIGHT	S.S.	-STARLESS STEEL
COMM.	-COMMUNICATION	HTR.	-HEATING RISER	STL.	-STEEL
CONC.	-CONCRETE	H.V.A.C.	-HEATING VENTILATION AND AIR CONDITIONING	S.T.C.	-SOUND TRANS GLASS
CONST.	-CONSTRUCTION	I.D.	-INSIDE DIAMETER	STD.	-STANDARD
CONT.	-CONTINUOUS	IN.	-INCHES	STOR.	-STORAGE
COOR.	-CORRIDOR	INSUL.	-INSULATION	STRUCT.	-STRUCTURAL
CPT.	-CARPET	INV.	-INVERT	SUSP.	-SUSPENDED
C.T.	-CERAMIC TILE	JAN.	-JANITOR	TEL.	-TELEPHONE
CTR.	-CENTER	JT.	-JOINT	TEMP.	-TEMPORARY
DET.	-DETAIL	KVDF.	-KILN DRY VERT. GRAIN DOUG FIR	T&G.	-TONGUE AND GROOVE
D.F.	-DRINKING FOUNTAIN	LAM.	-LAMINATE(CN)	TH.	-THICK
DIAM.	-DIAMETER	LAV.	-LAVATORY	THRU.	-THROUGH
DIAG.	-DIAGONAL	LB.	-POUND	T.O.S.	-TOP OF SLAB
DIM.	-DIMENSION	LT.(B)	-LIGHTING	SUBFLR.	-SUBFLOOR
DN.	-DOWN	LVR.	-LOUVER	T.O.W.	-TOP OF WALL
DR.	-DOOR	MACH.	-MACHINE	TYP.	-TYPICAL
D.S.	-DOWNSPOUT	MAX.	-MAXIMUM	VENT.	-VENTILATION
DWG.	-DRAWING	MECH.	-MECHANICAL	VERT.	-VERTICAL
E.	-EAST	MEMB.	-MEMBRANE	VEST.	-VESTIBULE
EA.	-EACH	MEZZ.	-MEZZANINE	W.	-WIDE, WIDTH
ELEV.	-ELEVATION	MFR.	-MANUFACTURER	W/C.	-WATER CLOSET
ELECT.	-ELECTRICAL	MIN.	-MINIMUM	WD.	-WOOD
ELEV.	-ELEVATOR	MISC.	-MISCELLANEOUS	W/DW.	-WINDOW
EMER.	-EMERGENCY	MTD.	-MOUNTED	W.P.	-WATERPROOFING
EQ.	-EQUAL	MTG.	-MEETING	WT.	-WEIGHT
EQUIP.	-EQUIPMENT	MTL.	-METAL		
EXISTING	-EXISTING	N.	-NORTH		
EXH.	-EXHAUST	N.I.C.	-NOT IN CONTRACT		
EXP.	-EXPANSION	NO.	-NUMBER		
E.J.	-EXPANSION JOINT	NOM.	-NOMINAL		
EXTER.	-EXTERIOR	N.T.S.	-NOT TO SCALE		
F.D.	-FLOOR DRAIN				
FDN.	-FOUNDATION				

PETERSON RESIDENCE

LOT 84, TEHAMA
25600 VIA MALPASO
CARMEL, CA

A.P.N. 259-092-023

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E2.1.2	EXERCISE AND POOL HOUSE ELECTRICAL PLAN

PROJECT DESCRIPTION

CONSTRUCTION OF NEW ONE-STORY 5,510 S.F. SINGLE FAMILY HOME WITH AN ATTACHED 1197 S.F. GARAGE & STORAGE, 1213 S.F. DETACHED POOLHOUSE, AND 929 S.F. GYM. 2 TREES (1-6" AND 1-8" OAK) WILL BE REMOVED. GRADING TO CONSIST OF APPROXIMATELY 650 C.Y. OF CUT AND 650 C.Y. FILL.

OWNER INFORMATION

BRADLEY & KERRY PETERSON
361 BEACON ST #2
BOSTON, MA 02116

CONSULTANT LIST

ARCHITECTURE:	STERLING + HUDDLESON P.O. BOX 221092 CARMEL, CA 93923 OFFICE: 831.624.4363 CONTACT: BRADEN STERLING
SURVEY/CIVIL:	L & S ENGINEERING, INC. 2640 GARDEN ROAD, SUITE G MONTEREY, CA 93940 OFFICE: 831.655.2723 CONTACT: CHRIS STOUT
SOILS:	SOILS SURVEYS INC. 103 CHURCH STREET SALINAS, CA 93901 OFFICE: 831.757.2172 CONTACT: BELINDA TALUBAN
LANDSCAPE:	SEVEN SPRINGS STUDIO 2548 EMPIRE GRADE SANTA CRUZ, CA 95060 OFFICE: 831.466.9617 CONTACT: SIMON PHILLIPS
MECHANICAL:	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD. STE 8 CARMEL, CA 93923 OFFICE: 831.372.8328 CONTACT: DAVID KNIGHT
STRUCTURAL:	PFS CONSULTING, INC. 1750 HOWE AVENUE STE 640 SACRAMENTO, CA 95825 OFFICE: 916.978.2875 CONTACT: TERRY FRIZZELL

ZONING DATA/BUILDING CODE LEGEND

A.P.N.:	259-092-023
LOT SIZE:	27.13 ACRES LOT 3.85 ACRES BUILDING ENVELOPE
ZONING:	RDR/10-UR-D
OCCUPANCY GROUP:	R-3/U
DESCRIPTION OF USE:	SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE V-B
SPRINKLERS:	YES
STORIES:	2
HEIGHT LIMIT:	30'-0" RESIDENCE 15'-0" ACCESSORY BUILDING
BUILDING HEIGHT:	27 FEET NONE
TREE REMOVAL:	NONE
PARKING REQUIRED:	2 SPACES
PARKING PROVIDED:	3 COVERED SPACES
GRADING:	CUT: APPROX. 350 C.Y. FILL: APPROX. 350 C.Y.
WATER PROVIDER:	CARMEL LAHAINA WATER COMPANY
SEWER PROVIDER:	CANADA WOODS
FIRE DEPARTMENT:	MID-VALLEY FIRE DEPARTMENT

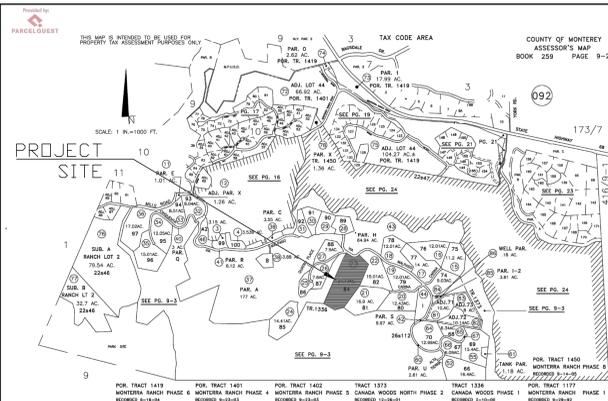
SQUARE FOOT ANALYSIS

LOT SIZE:	27.13 ACRES FULL SITE 3.85 ACRES (167,706 S.F.) BUILDING ENVELOPE
FLOOR AREA TABULATION	
MAIN LIVING AREA	5,510 S.F.
DETACHED POOL HOUSE	1,213 S.F.
DETACHED GYM AND YOGA STUDIO	929 S.F.
GARAGE	1,197 S.F.
TOTAL FLOOR AREA	8,849 S.F.
SITE COVERAGE TABULATION	
BUILDING FOOTPRINT	8,849 S.F.
POOL	1,343 S.F.
COVERED ENTRY	327 S.F.
COVERED TERRACE	552 S.F.
TOTAL SITE COVERAGE	(6.6%) 11,071 S.F.
ALLOWABLE SITE COVERAGE	(25%) 41,927 S.F.

SYMBOLS LEGEND

- INTERIOR ELEVATION INDEX SYMBOL SHOWING SHEET AND LAYOUT NUMBER FOR WALL ELEVATIONS CORRESPONDING TO THE 1,2,3 AND 4 VIEW DIRECTIONS
- DOOR NUMBER, SEE DOOR SCHEDULE
- WINDOW LETTER, SEE WINDOW SCHEDULE
- DETAIL CUT, SEE SHEETS INDICATED
- PLAN KEYNOTES, SEE SHEET A8.2

ASSESSOR'S PARCEL MAP



PROJECT NOTES

- THIS PROJECT SHALL COMPLY WITH 2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24 TO INCLUDE: CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC) CALIFORNIA ENERGY CODE (CENC) AND CALIFORNIA GREEN CODE (CalGreen).
- CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4.
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.

GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA ELECTRICAL CODE (CEC) CALIFORNIA ENERGY CODE (CENC) AND THE 2019 CALIFORNIA GREEN CODE.
- CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4.
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.



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Prepared by:

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Action:	
10.26.22	TEHAMA 2A SUBMITTAL
12.08.22	UPDATED TEHAMA 2A SUBMITTAL
02.13.23	TEHAMA 2B SUBMITTAL
05.11.23	TEHAMA 3 SUBMITTAL
12.21.23	TEHAMA 4 SUBMITTAL

Date: 07.09.2024
Scale: NONE
Drawn: CSR
Description: TITLE SHEET

Sheet No:
T-1.1



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DRAWN BY: BM
DESIGNED BY: N/A
DATE: 8-6-19
SCALE: AS SHOWN
JOB NUMBER: 77
LAST REVISED: 10-5-21
REVISED BY: MRS

TOPOGRAPHIC SURVEY

25600 VIA MALPASO
CARMEL, CALIFORNIA 93923
TEHAMA LOT 84
APN: 259-092-023

SHEET 1
OF
1 SHEET

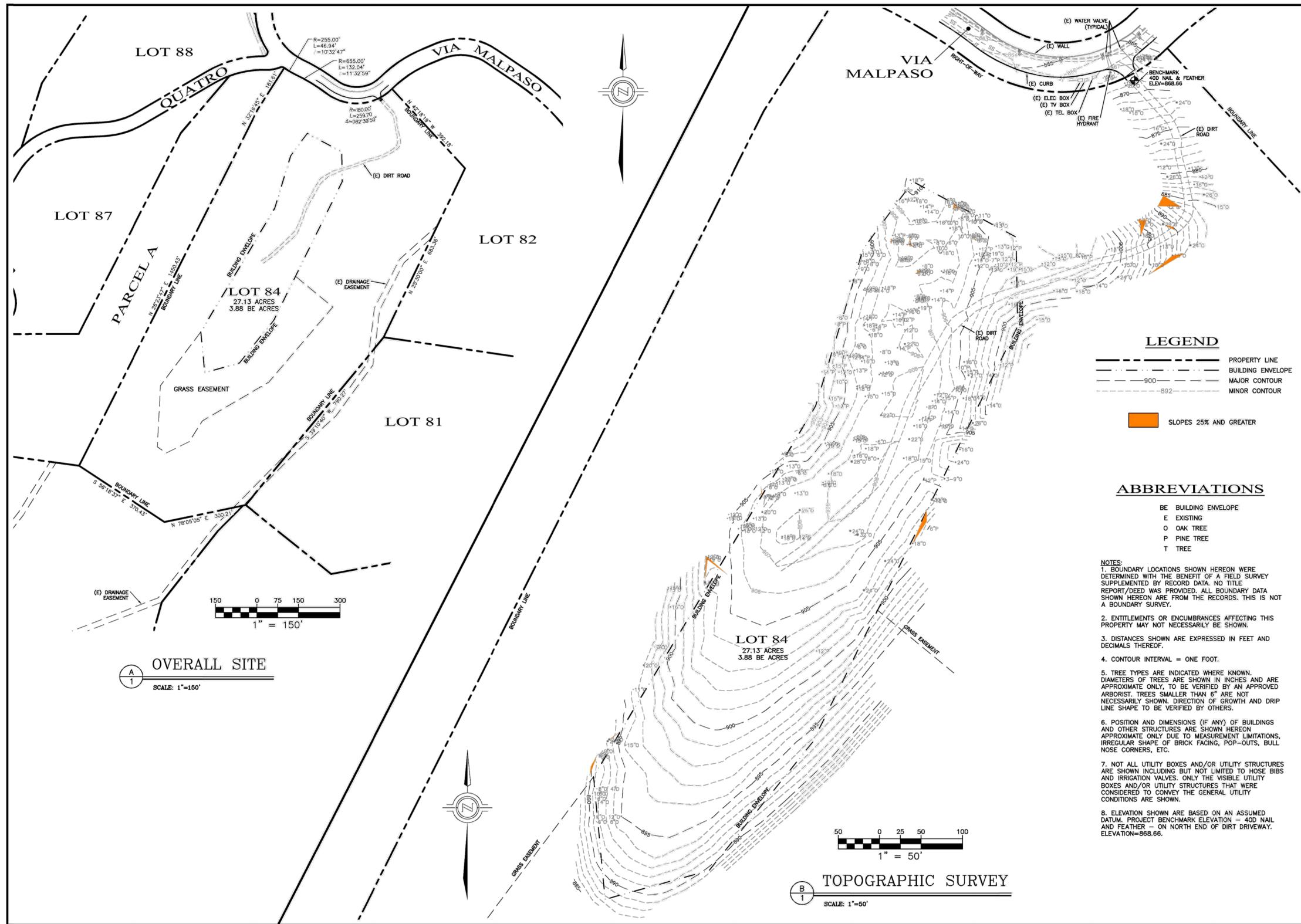
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Action:	
05.11.23	TEHAMA 3 SUBMITTAL
12.21.23	TEHAMA 4 SUBMITTAL

Date: 12.21.2023
Scale: AS SHOWN
Drawn:
Description: SITE SURVEY

Sheet No:
A-1.0



LEGEND

---	PROPERTY LINE
---	BUILDING ENVELOPE
---	900 MAJOR CONTOUR
---	892 MINOR CONTOUR
■	SLOPES 25% AND GREATER

ABBREVIATIONS

BE	BUILDING ENVELOPE
E	EXISTING
O	OAK TREE
P	PINE TREE
T	TREE

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. NO TITLE REPORT/DEED WAS PROVIDED. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
 - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 - ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION = 40D NAIL AND FEATHER - ON NORTH END OF DIRT DRIVEWAY. ELEVATION=868.66.

TOPOGRAPHIC SURVEY
SCALE: 1"=50'

OVERALL SITE
SCALE: 1"=150'

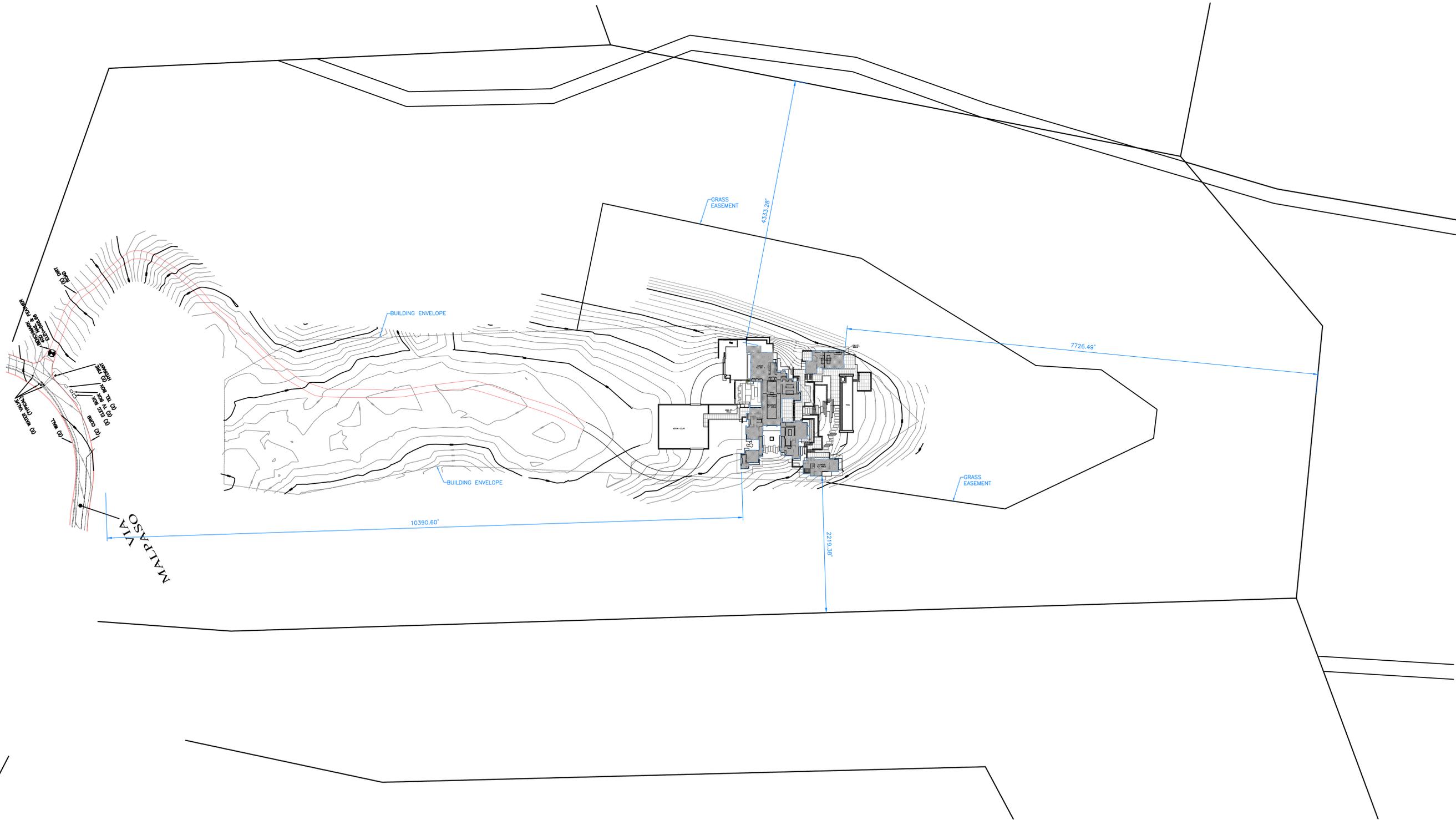


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Prepared by: _____

PRELIMINARY

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Action:

02.13.23	TEHAMA 2B SUBMITTAL
05.11.23	TEHAMA 3 SUBMITTAL
12.21.23	TEHAMA 4 SUBMITTAL

Date: 12.21.2023

Scale: 1/64"=1'-0"

Drawn: _____

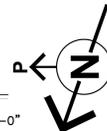
Description:
PROPOSED PLOT PLAN

Sheet No:

A-1.1

PROPOSED PLOT PLAN

SCALE: 1/64"=1'-0"





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FIRE DEPARTMENT NOTES

FIRE007 - DRIVEWAYS

DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE008 - GATES

ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

FIRE011 - ADDRESSES FOR BUILDINGS

ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE017 - DISPOSAL OF VEGETATION AND FUELS

DISPOSAL, INCLUDING CHIPPING, BURNING, OR REMOVAL TO A LANDFILL SITE APPROVED BY THE LOCAL JURISDICTION, OF VEGETATION AND DEBRIS CAUSED BY SITE DEVELOPMENT AND CONSTRUCTION, ROAD AND DRIVEWAY CONSTRUCTION, AND FUEL MODIFICATION SHALL BE COMPLETED PRIOR TO FINAL CLEARANCE OF THE RELATED PERMIT.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 30 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)

THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

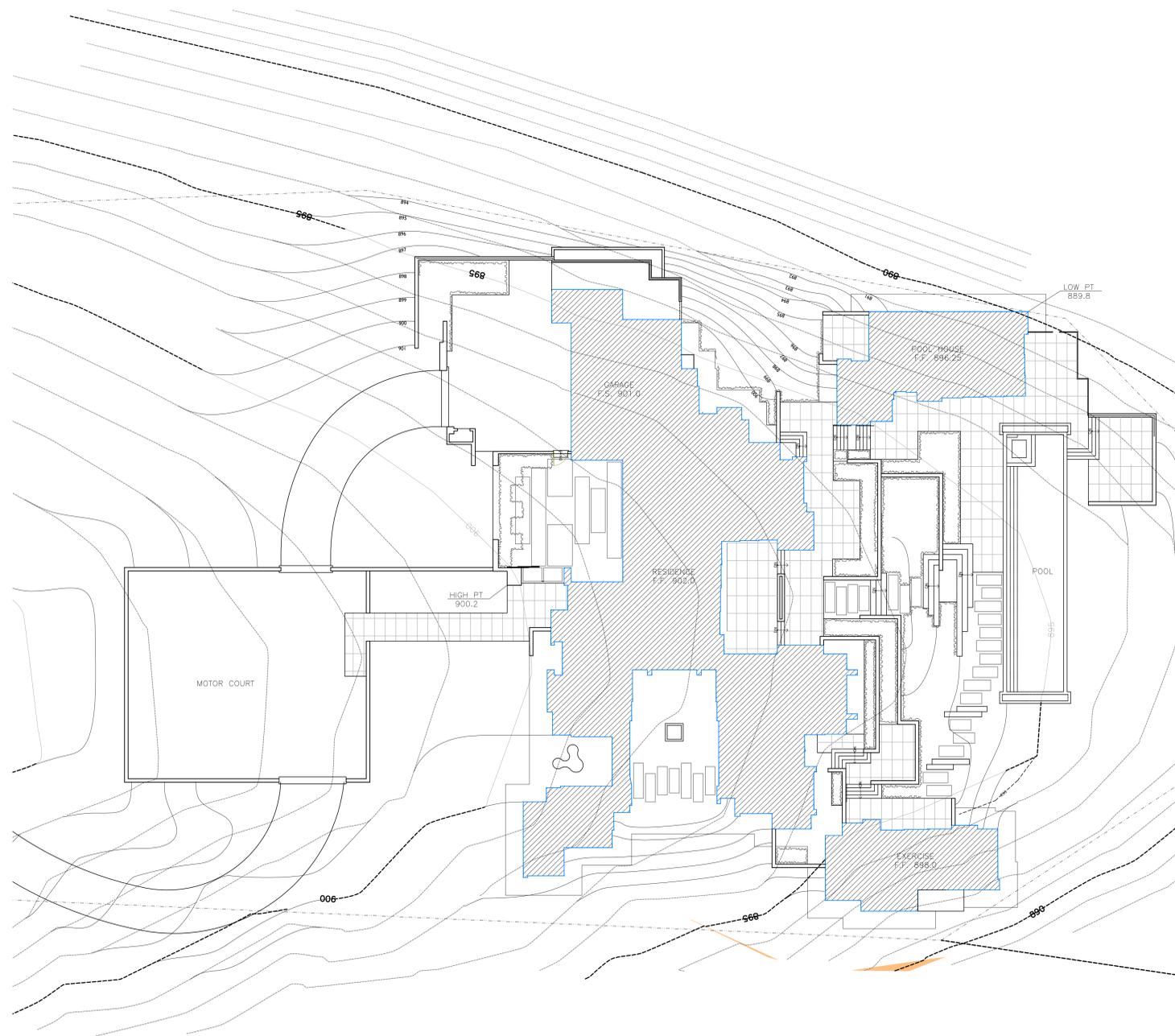
THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING)

WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)

ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.



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Action:	Date:	Description:
05.11.23	TEHAMA 3	SUBMITTAL
12.21.23	TEHAMA 4	SUBMITTAL

Date: 12.21.2023

Scale: 1/16"=1'-0"

Drawn:

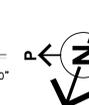
Description:

PROPOSED SITE PLAN

Sheet No:
A-1.2

PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"





PROJECT NAME:

PETERSON
RESIDENCE

PROJECT ADDRESS:

LOT 84 TEHAMA
25600 VIA MALPASO
CARMEL, CA 93923

APN: 259-092-023

ISSUANCE:

TEHAMA STEP 4

PROJECT NO: 2022-11

DATE: 06/12/2024

REVISIONS:

DATE DESCRIPTION

11/13/2024 COUNTY RESUBMITTAL

SHEET NAME:

FUEL
MANAGEMENT
PLAN

SHEET NO:

L-1.0

SHEET INDEX

SHEET NO:	CONTENTS:
L-1.0	FUEL MANAGEMENT PLAN
L-2.0	OVERALL SITE PLAN
L-2.1	SITE PLAN
L-2.2	CONSTRUCTION PLAN
L-2.3	CONSTRUCTION PLAN
L-2.4	SITE SECTIONS
L-4.0	PLANTING NOTES
L-4.1	PLANTING PLAN
L-4.2	PLANTING PLAN
L-5.0	IRRIGATION NOTES
L-5.1	IRRIGATION PLAN
L-5.2	IRRIGATION PLAN
L-6.0	SITE LIGHTING PLAN
L-6.1	SITE LIGHTING PLAN
L-6.2	SITE LIGHTING SPECS

LEGEND

- - - - ZONE 0: ZONE EXTENDS 5' FROM BUILDINGS, STRUCTURES DECKS, ETC. THIS ZONE INCLUDES THE AREA UNDER AND AROUND ALL ATTACHED DECKS, AND REQUIRES THE MOST STRINGENT WILDFIRE FUEL REDUCTION. THE EMBER-RESISTANT ZONE IS DESIGNED TO KEEP FIRE OR EMBERS FROM IGNITING MATERIALS THAT CAN SPREAD THE FIRE TO YOUR HOME. THE FOLLOWING PROVIDES GUIDANCE FOR THIS ZONE, WHICH MAY CHANGE BASED ON THE REGULATION DEVELOPED BY THE BOARD OF FORESTRY AND FIRE PROTECTION.
 - USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE, AND OTHER NONCOMBUSTIBLE MULCH MATERIALS. NO COMBUSTIBLE BARK OR MULCH.
 - REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANT, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.); CHECK YOUR ROOFS, GUTTERS, DECKS, PORCHES, STAIRWAYS, ETC.
 - REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET.
 - NO PLANTS SHALL BE PLANTED IN THIS ZONE
 - LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF ROOF DECKS.
 - RELOCATE FIREWOOD AND LUMBER TO ZONE 2
 - REPLACE COMBUSTIBLE FENCING, GATES AND ARBORS ATTACH TO THE HOME WITH NON-COMBUSTIBLE ALTERNATIVES.
 - CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE.
 - CONSIDER RELOCATING BOATS, RVs, VEHICLES AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.
- - - - ZONE 1: ZONE EXTENDS 30 FEET FROM ALL SIDES OF BUILDINGS, STRUCTURES, DECKS, ETC OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
 - REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS (VEGETATION)
 - REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YARD, ROOF, AND RAIN GUTTERS.
 - TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
 - REMOVE BRANCHES THAT HANG OVER ROOFS AND KEEP DEAD BRANCHES A MINIMUM OF 10 FEET AWAY FROM CHIMNEYS AND STOVEPIPES.
 - WOOD PILES ARE PROHIBITED WITHIN THIS ZONE. RELOCATE WOOD PILES TO ZONE 2.
 - REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
 - REMOVE OR PRUNE FLAMMABLE ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES, AND STAIRS.
 - CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
 - MAINTAIN A TREE, SHRUB OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
 - MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER VEGETATIVE MATERIALS. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
- - - - ZONE 2: ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS ETC. OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. FUELS SHALL BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE ITEMS STIPULATED BELOW DO NOT APPLY TO SINGLE SPECIMENS OF TREES OR OTHER VEGETATION THAT ARE WELL-PRUNED AND MAINTAINED SO AS TO EFFECTIVELY MANAGE FUELS AND NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OR FROM A STRUCTURE TO THE OTHER NEARBY VEGETATION. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
 - CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
 - CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
 - CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS, AND TREES.
 - REMOVE ALL DEAD TREES.
 - REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.
 - ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

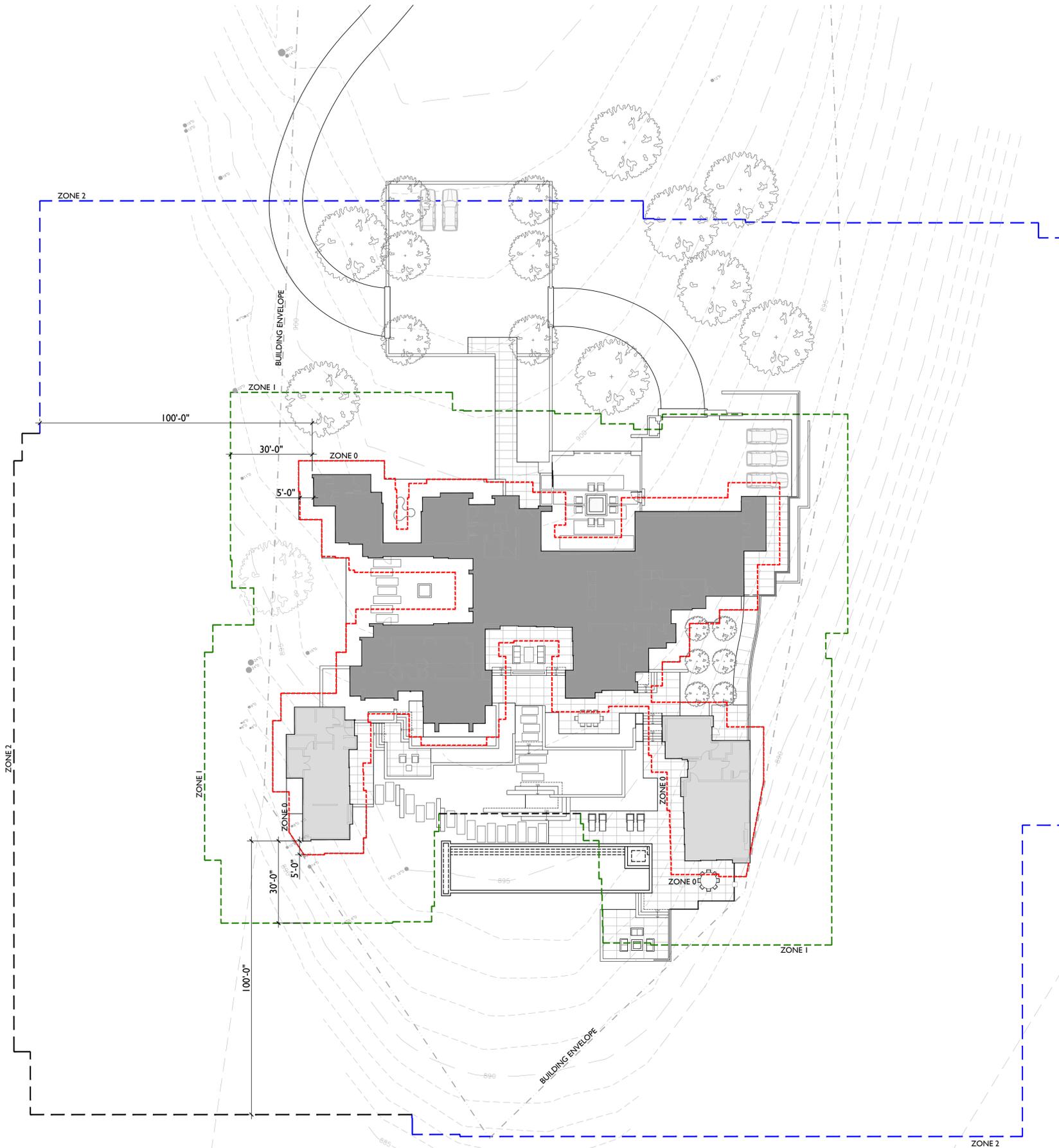
ZONE 1 AND 2 - 'OUTBUILDINGS' AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

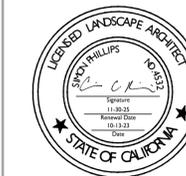
FUEL MANAGEMENT TO FOLLOW PUBLIC RESOURCE CODE 4291 AS DEVELOPED BY CALIFORNIA'S DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE).

CLEARING BEYOND THE PROPERTY LINE MAY ONLY BE REQUIRED IF THE STATE LAW, LOCAL ORDINANCE, RULE, OR REGULATION INCLUDES FINDINGS THAT THE CLEARING IS NECESSARY TO SIGNIFICANTLY REDUCE THE RISK OF TRANSMISSION OF FLAME OR HEAT SUFFICIENT TO IGNITE THE STRUCTURE AND THERE IS NO FEASIBLE MITIGATION MEASURES POSSIBLE TO REDUCE THE RISK OF IGNITION OR SPREAD OF WILDFIRE TO THE STRUCTURE. CLEARANCE ON THE ADJACENT PROPERTY SHALL ONLY BE CONDUCTED FOLLOWING WRITTEN ON CONSENT BY THE ADJACENT LANDOWNER.

CLEARING BEYOND THE BUILDING ENVELOPE IS TO BE COORDINATED WITH THE TEHAMA ROAD COMPANY.

SCALE: 1" = 20'-0"





PROJECT NAME:

PETERSON
RESIDENCE

PROJECT ADDRESS:

LOT 84 TEHAMA
25600 VIA MALPASO
CARMEL, CA 93923

APN: 259-092-023

ISSUANCE:

TEHAMA STEP 4

PROJECT NO: 2022-11

DATE: 06/12/2024

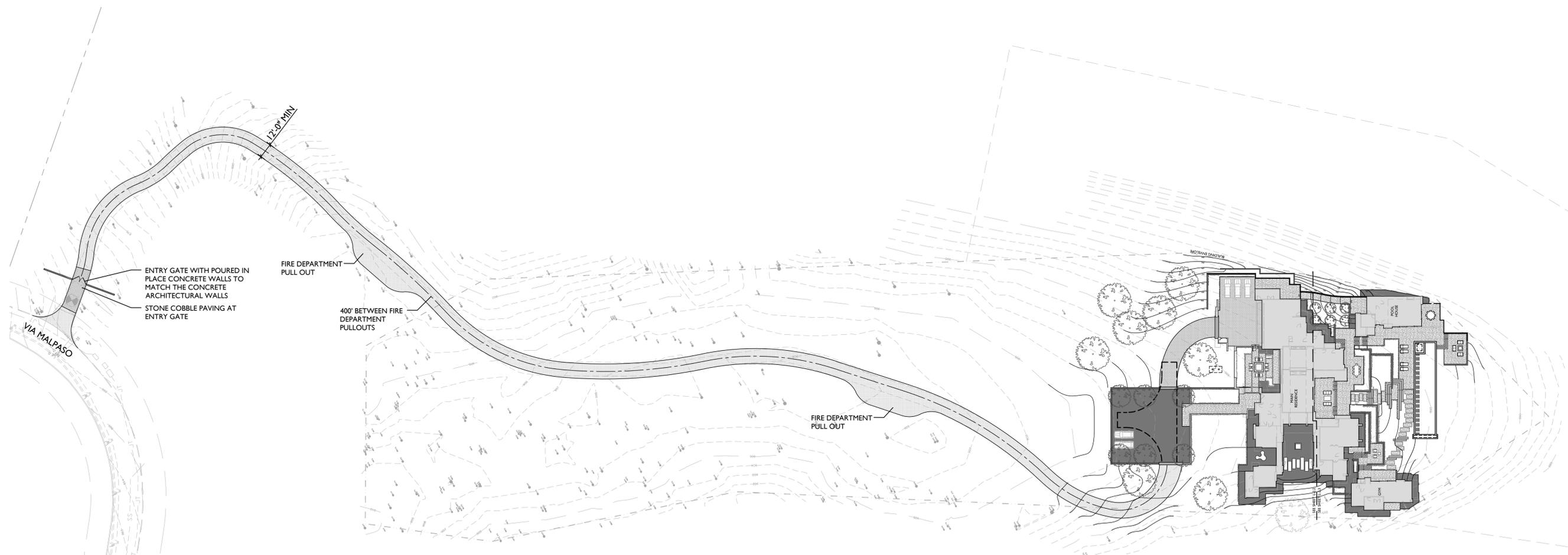
REVISIONS:

DATE	DESCRIPTION
11/13/2024	COUNTY RESUBMITTAL

SHEET NAME:

OVERALL SITE
PLAN

SHEET NO:



SCALE: 1" = 40'-0"





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CARMEL, CA 93923

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11/13/2024 COUNTY RESUBMITTAL

SHEET NAME:

SITE PLAN

SHEET NO:

LEGEND

-  STONE COBBLE: WET SET OVER 6" CONCRETE SUB-SLAB. SEE (6/L-2.4)
-  CONCRETE PAVING: INTEGRAL COLOR WITH LIGHT-SAND FINISH. 4" THICK WITH #4 AT 16" O.C. OVER 4" COMPACTED CLASS II BASE.
-  ASPHALT DRIVE: 3" SECTION OVER 8" CLASS II BASE OVER COMPACTED SUBGRADE MINIMUM - SEE CIVIL DRAWINGS.
-  CRUSHED GRAVEL: FOR VEHICLE AREAS - 3" OF 3/8" CRUSHED GRAVEL OVER 8" OF CLASS II BASE OVER COMPACTED SUBGRADE - FOR PEDESTRIAN AREAS - 3" OF 3/8" CRUSHED GRAVEL OVER FILTER FABRIC AND GOPHER WIRE OVER COMPACTED SUBGRADE.
-  FLUSH CONCRETE BAND
-  CONCRETE STEPS: COLOR AND FINISH TO MATCH CONCRETE PAVING.
-  CONCRETE STEPSTONES: COLOR AND FINISH TO MATCH CONCRETE PAVING.
-  BOARD-FORM CONCRETE WALL: BOARD FORMED WALL WITH INTEGRAL COLOR.
-  MTL METAL PLANTER EDGE - PRIMED AND PAINTED TO MATCH BUILDING TRIM
-  PLT PLANTING AREA: SEE PLANTING PLAN

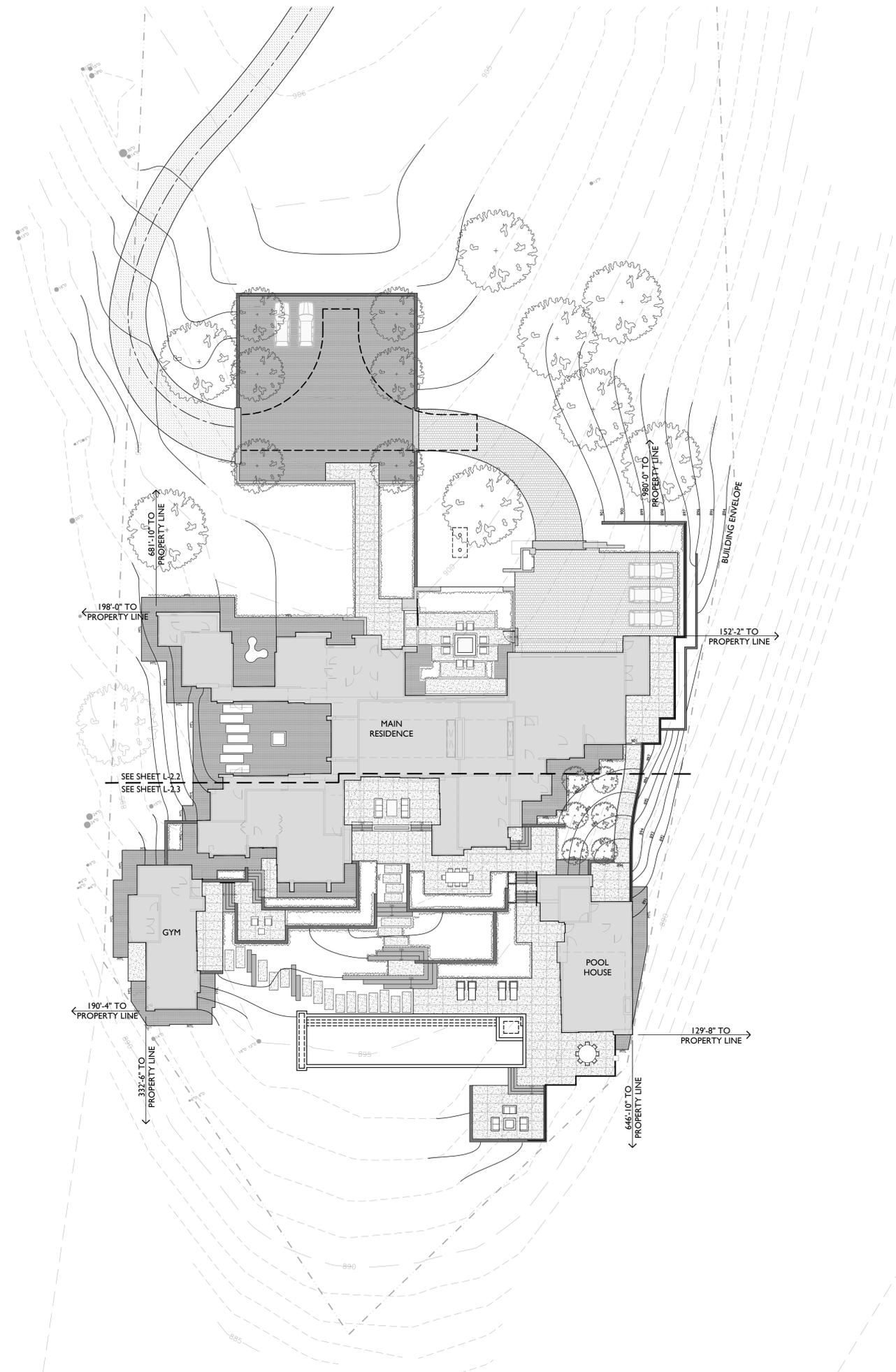
REFERENCE NOTES

- ① FIRE DEPARTMENT HAMMERHEAD TURN AROUND
- ② GUEST PARKING
- ③ POSTLESS GLASS GUARDRAIL: SEE (5/L-2.4)
- ④ POOL WITH AUTOMATIC POOL COVER
- ⑤ RECIRCULATING WATER FEATURE
- ⑥ POOL MECHANICAL ENCLOSURE
- ⑦ PROPOSED TREES TO SCREEN NEIGHBORING HOME
- ⑧ TOP OF WALL TO SLOPE WITH GRADE OF CONCRETE PATH
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- ⑪ GAS FIREPIT 2: WITH AUTOMATIC IGNITER
- ⑫ GAS FIREPIT 3: WITH AUTOMATIC IGNITER
- ⑬ UNDERGROUND SEPTIC TANK: FORCED MAIN TO STREET SEWER. SEE CIVIL DRAWINGS
- ⑭ SCULPTURE - TO BE DETERMINED
- ⑮ SLIDING GATE - WOOD WITH STEEL FRAME
- ⑯ PEDESTRIAN GATE: WOOD WITH STEEL FRAME
- ⑰ SPA IN POOL
- ⑱ POOL COVER TROUGH

TREE REMOVAL LIST

SPECIES	DBH
COAST LIVE OAK	6"
COAST LIVE OAK	8"
TOTAL	2

MITIGATION PLANTING TO BE 3:1 FOR A TOTAL OF 6 MITIGATION TREES REQUIRED - SEE PLANTING PLAN



SCALE: 1" = 20'-0"





PROJECT NAME:

PETERSON RESIDENCE

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LOT 84 TEHAMA
25600 VIA MALPASO
CARMEL, CA 93923

APN: 259-092-023

ISSUANCE:

TEHAMA STEP 4

PROJECT NO: 2022-11

DATE: 06/12/2024

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

CONSTRUCTION PLAN

SHEET NO:

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REFERENCE NOTES

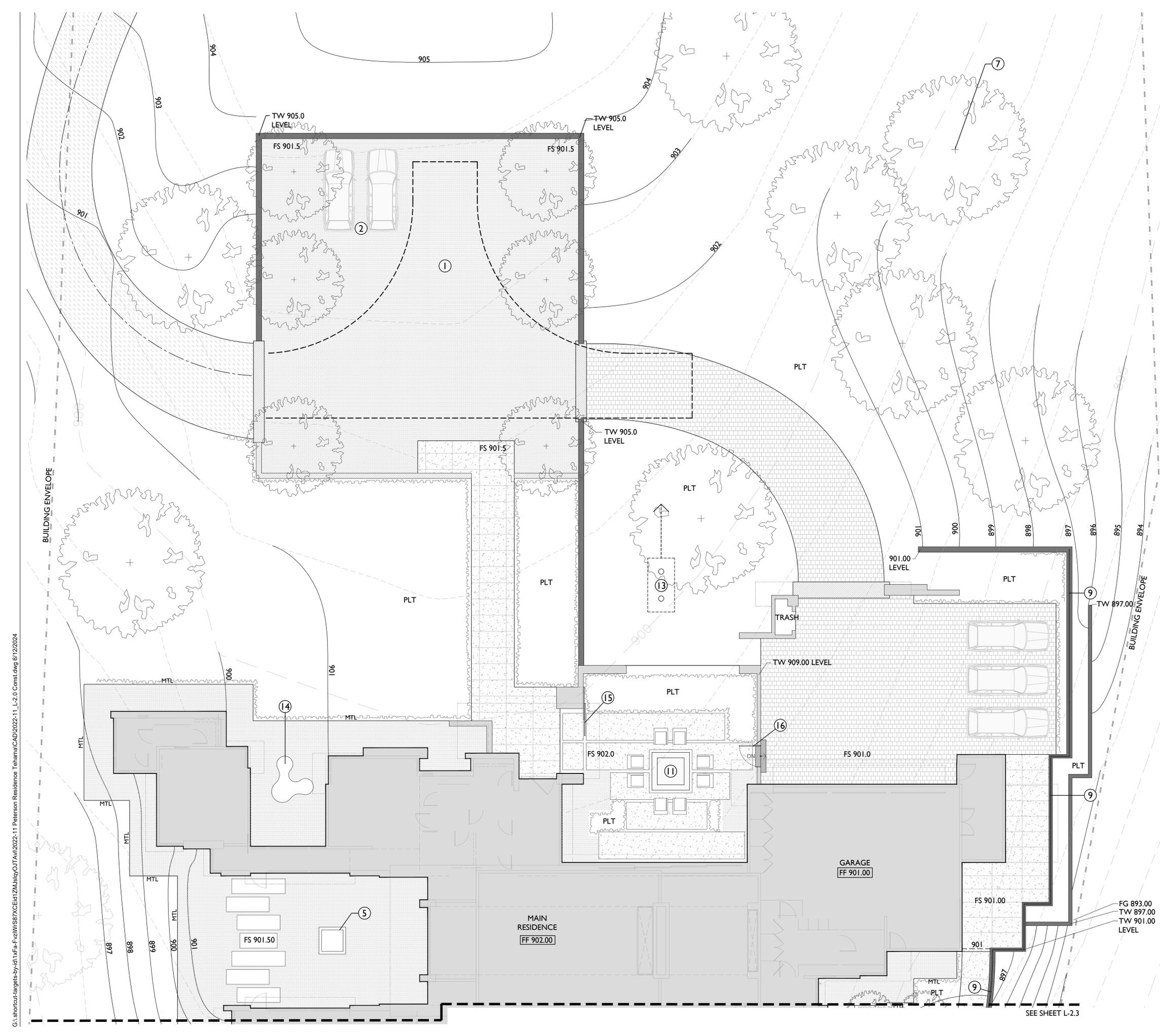
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MITIGATION PLANTING TO BE 3:1 FOR A TOTAL OF 6 MITIGATION TREES REQUIRED - SEE PLANTING PLAN

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



SEE SHEET L-2.3

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PROJECT NAME:

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25600 VIA MALPASO
CARMEL, CA 93923

APN: 259-092-023

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11/13/2024 COUNTY RESUBMITTAL

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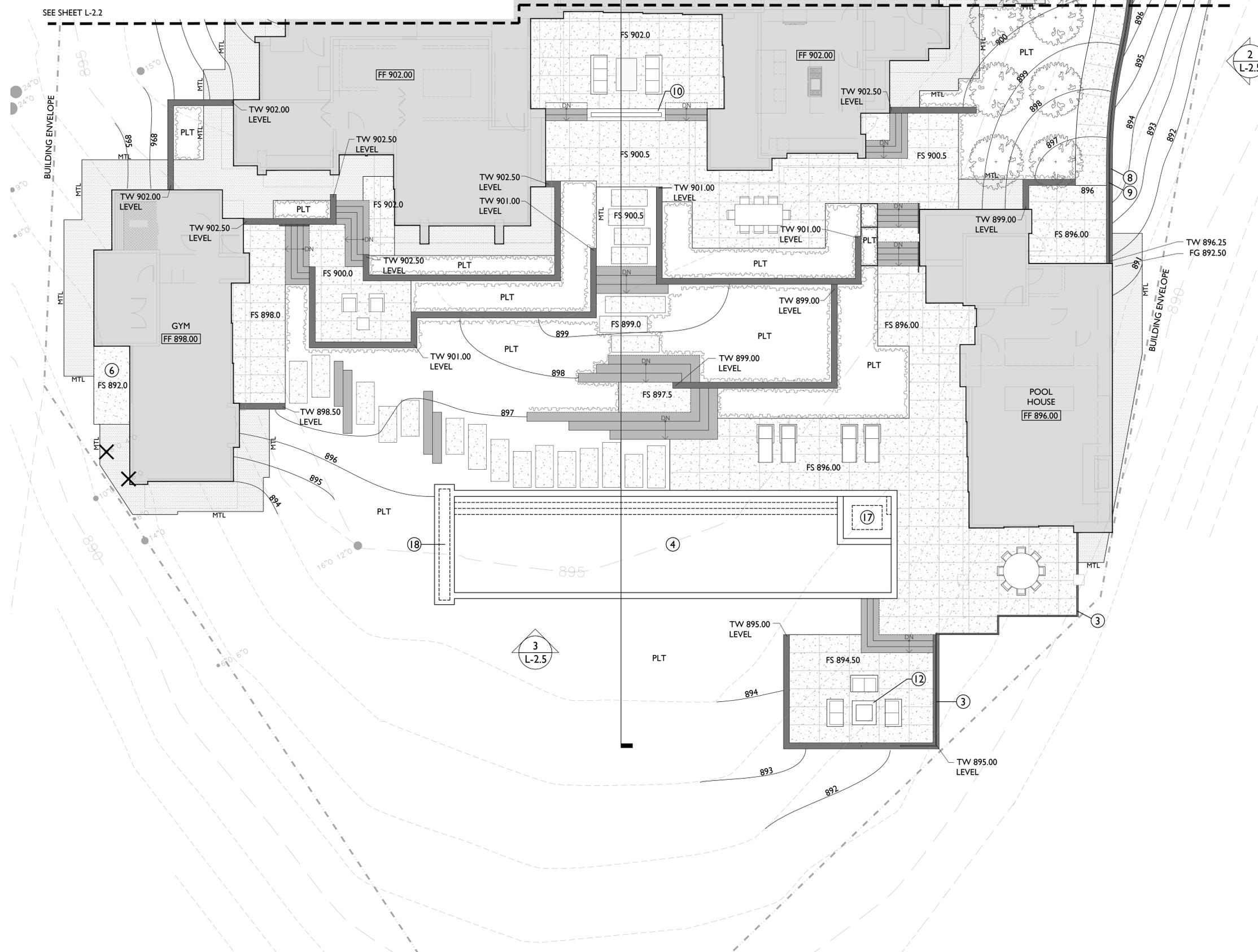
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SCALE: 1/8" = 1'-0"



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PROJECT NAME:

**PETERSON
RESIDENCE**

PROJECT ADDRESS:

LOT 84 TEHAMA
25600 VIA MALPASO
CARMEL, CA 93923

APN: 259-092-023

ISSUANCE:

TEHAMA STEP 4

PROJECT NO: 2022-11

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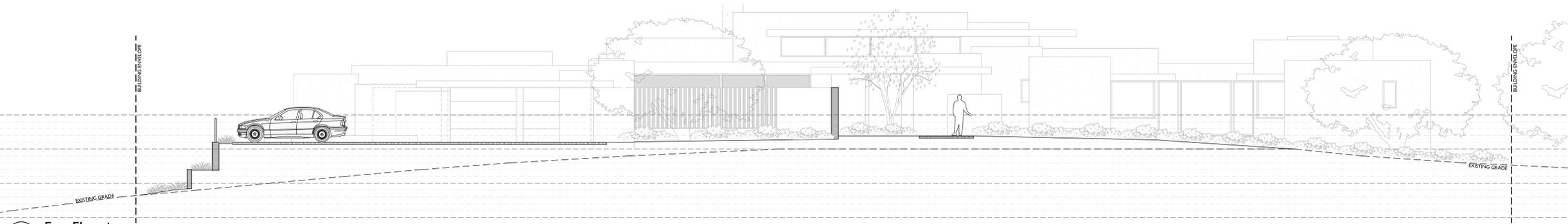
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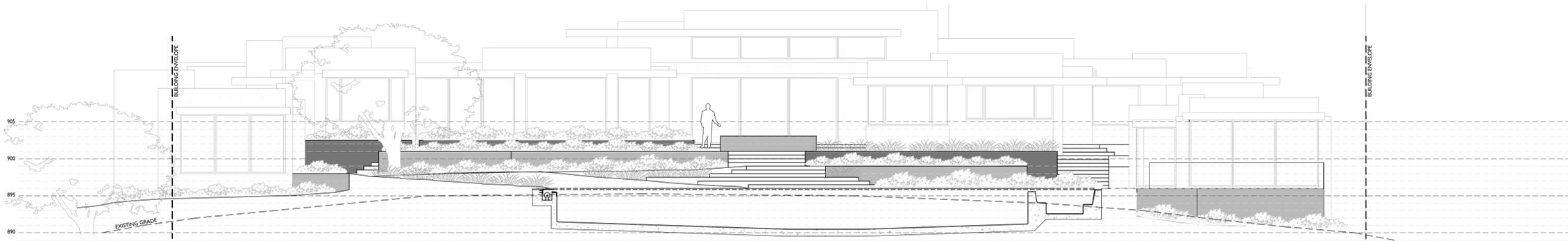
SHEET NAME:

SITE SECTIONS

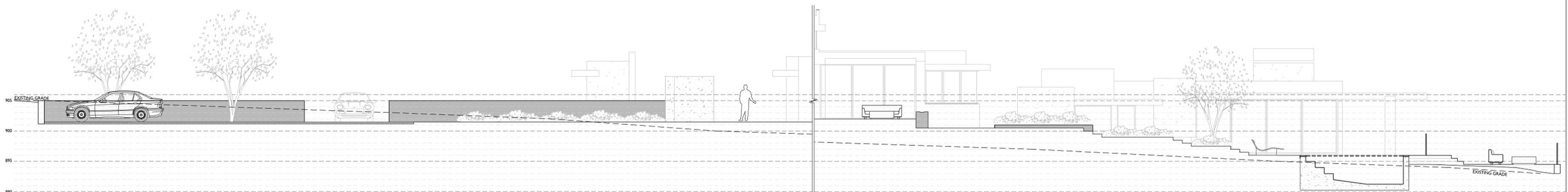
SHEET NO:



1 East Elevation
1/8" = 1'-0"



2 West Section
1/8" = 1'-0"



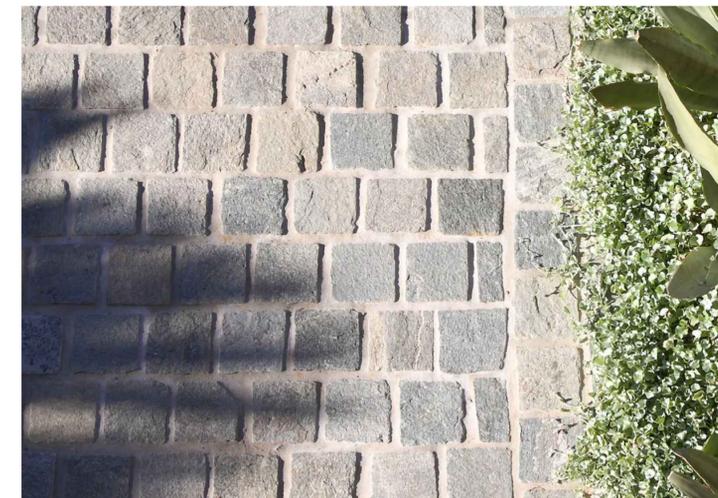
3 South Section
1/8" = 1'-0"



4 ORNAMENTAL GUARDRAIL
NTS



5 POSTLESS GLASS RAIL
NTS



6 ENDICOTT COBBLE
NTS



PROJECT NAME:

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25600 VIA MALPASO
CARMEL, CA 93923

APN: 259-092-023

ISSUANCE:

TEHAMA STEP 4

PROJECT NO: 2022-11

DATE: 06/12/2024

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

PLANTING PLAN

SHEET NO:

GENERAL NOTES

- ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
- CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
- FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING. WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT. GROUND-COVERS, NATIVE GRASSES AND TREES.
- AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
- INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED-RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
- SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
- AMENDMENT CHEMISTRY - SUITABILITY CONSIDERATIONS
1. NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
2. IRON (MINIMUM): 0.08%
3. ORGANIC CONTENT: ABOVE 17%
4. CARBON-NITROGEN RATIO: BELOW 25
5. PH: BELOW 8.0
6. SALINITY (ECe): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
- GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
1. CAL-SUL PELLETTIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
2. ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
3. APPROVED EQUAL.
- SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM OR APPROVED EQUAL.
- ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
- CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
- UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL. AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
- PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
- INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
- OLIVE TREES PLANTING PITS TO BE OVER EXCAVATED AND BACKFILLING WITH PLANTING SOIL MIX - SEE (1/L-4.0)
- NO PLANTING WITHIN THE EMBER RESISTANT ZONE WITHIN 5' OF BUILDING OR STRUCTURES. USE OF HARDSCAPES LIKE CRUSHED GRAVEL, PAVERS, CONCRETE AND OTHER NONCOMBUSTIBLE MATERIALS ARE THE ONLY MATERIALS ALLOWED IN THIS ZONE. SEE FUEL MANAGEMENT PLAN - SHEET L-1.0 FOR ADDITIONAL INFORMATION.

PLANT LEGEND

*WUC CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
TREE				
L	Qa QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	MULTI
VL	Oe OLEA 'SWAN HILL'	SWAN HILL OLIVE	SIZE AS SHOWN	
FRUIT TREES				
M	Cau CITRUS X AURANTIIFOLIA	MEXICAN LIME	45 GAL.	
M	Ceu CITRUS X 'EUREKA'	EUREKA LEMON		
M	Cmi CITRUS 'MEYER IMPROVED'	MEYER IMPROVED LEMON	45 GAL.	
M	Csi CITRUS SINENSIS	NAVEL ORANGE	45 GAL.	
M	CsM CITRUS SINENSIS 'MORO'	BLOOD ORANGE	45 GAL.	
M	CsV CITRUS SINENSIS 'VALENCIA'	VALENCIA ORANGE	45 GAL.	
SHRUB				
L	Am ACHILLEA MILLEFOLIUM	YARROW	1 GAL.	
L	Ea ECHEVERIA 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL.	
L	Hp HESPERALOE PARVIFOLIA 'BRAKELIGHTS'	BRAKELIGHTS HESPERALOE	1 GAL.	
L	La LAVANDULA A. 'HIDECOTE'	HIDECOTE LAVENDER	1 GAL.	
L	Om OLEA 'MONTRA'	LITTLE OLLIE OLIVE	15 GAL.	
L	Pa PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.	
GROUNDCOVERS				
L	Ap ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	
L	Ae ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	
L	DYMONDIA MARGARETAE	SILVER CARPET	FLATS @ 8" O.C.	
L	Tp THYMUS 'PINK RIPPLE'	PINK RIPPLE THYME	1 GAL.	
GRASSES				
L	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	@ 24" O.C.
L	LI LOMANDRA L. 'BREEZE'	BREEZE LOMANDRA	1 GAL.	
L	Mc MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	
L	Md MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL.	@ 36" O.C.
M	Sa SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	
BULBS				
Na	NARCISSUS	DAFFODIL		
NATURALIZED PLANTING - HYDROSEED				
	CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE		
	BOUTELOUA G. 'BLONDE AMBITION'	BLONDE AMBITION		
	KOELERIA MACRANTHA	PRAIRIE JUNEGRASS		
	STIPA PULCHRA	PURPLE NEEDLEGRASS		
MISCELLANEOUS				
	CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE.			
	METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

* WATER USE CATEGORY (WUC) KEY

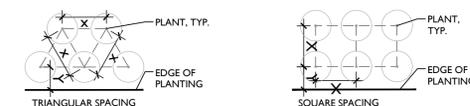
WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED

* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS) UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

REFERENCE NOTES

- HYDROSEED MIX LIMITS TO FOLLOW GRADING LIMITS AS DETERMINED IN FIELD
- HYDROSEED TO BE APPLIED AT 36 LBS/ACRES EVENLY BETWEEN THE SPECIES LISTED

PLANT SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- Y = 1/2X + 12" UON

MWELO COMPLIANCE STATEMENT

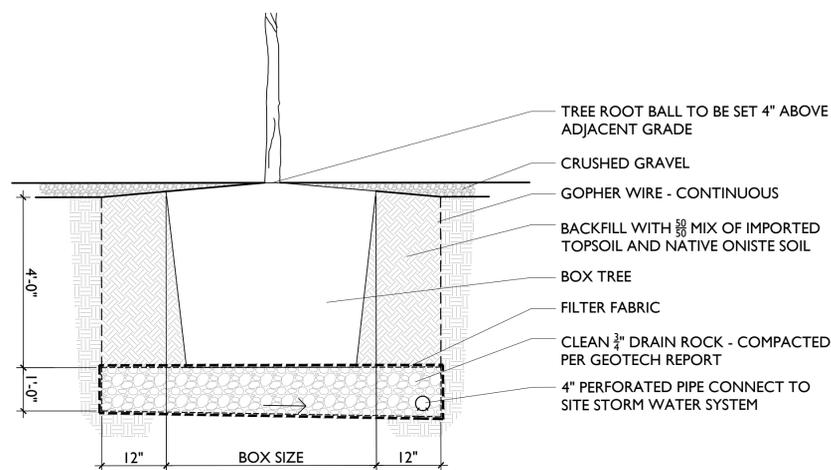
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Simon Phillips
SIGNED NAME 4532 10-13-2023
CLA# DATE

MONTEREY COUNTY COMPLIANCE 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 CONSERVING IRRIGATION FIXTURES.

Simon Phillips
SIGNED NAME 4532 10-13-2023
CLA# DATE



TREE PLANTING

1/2" = 1'-0"



STERLING | HUDDLESON
ARCHITECTURE

P.O. BOX 221092
CARMEL, CA 93922

TEL. 831.624.4363

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PETERSON RESIDENCE
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CARMEL, CA 93923
A.P.N. 259-092-023

Prepared by:

PRELIMINARY

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Action:	Date:	Description:
05.11.23	TEHAMA 3	SUBMITTAL
12.21.23	TEHAMA 4	SUBMITTAL

Date: 12.21.2023

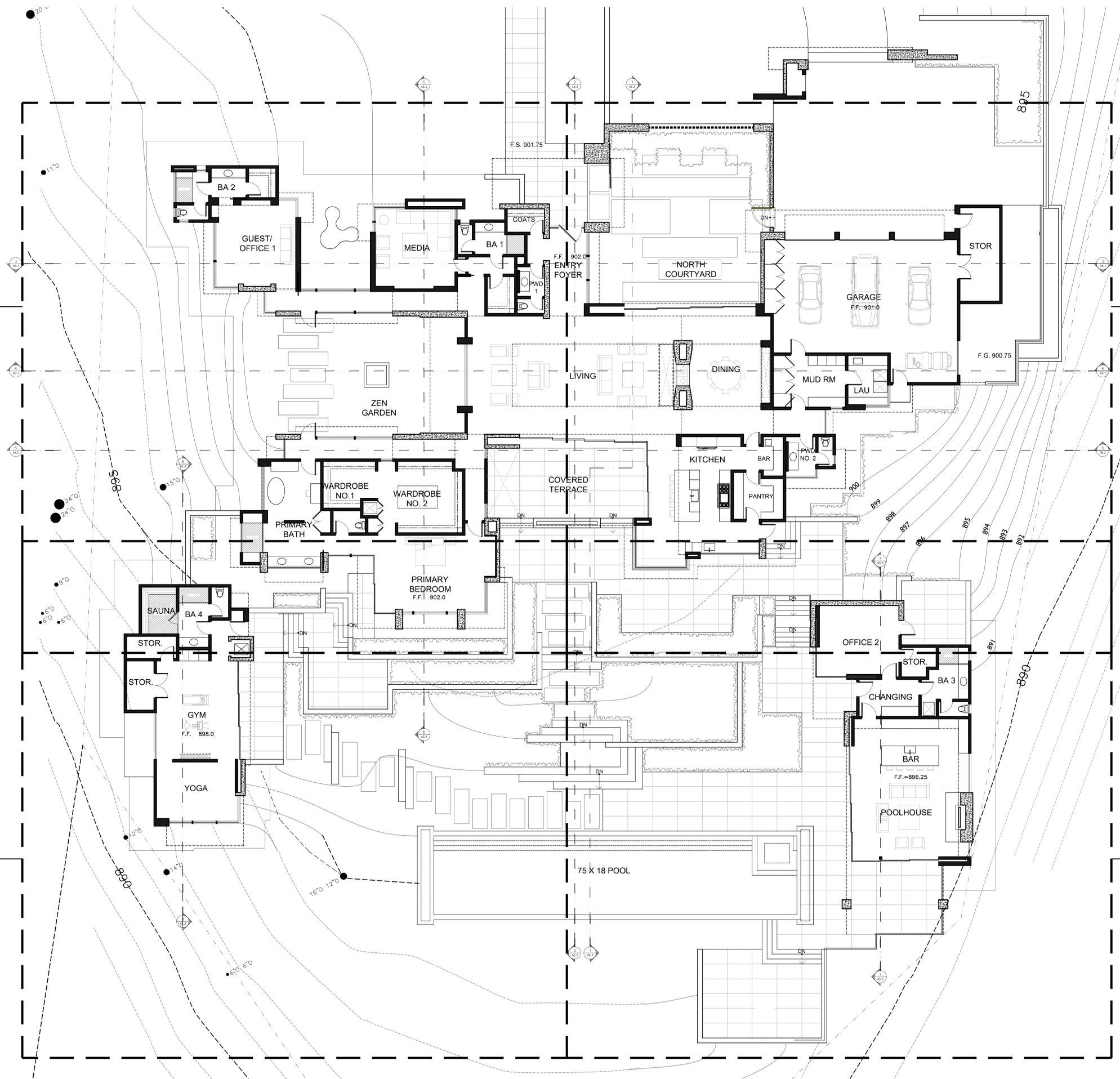
Scale: 1/8"=1'-0"

Drawn:

Description:

**PROPOSED
KEY PLAN**

Sheet No:
A-2.1



NOTE:
SEE ENLARGED PLAN
SHEET A-2.1.1

NOTE:
SEE ENLARGED PLAN
SHEET A-2.1.2

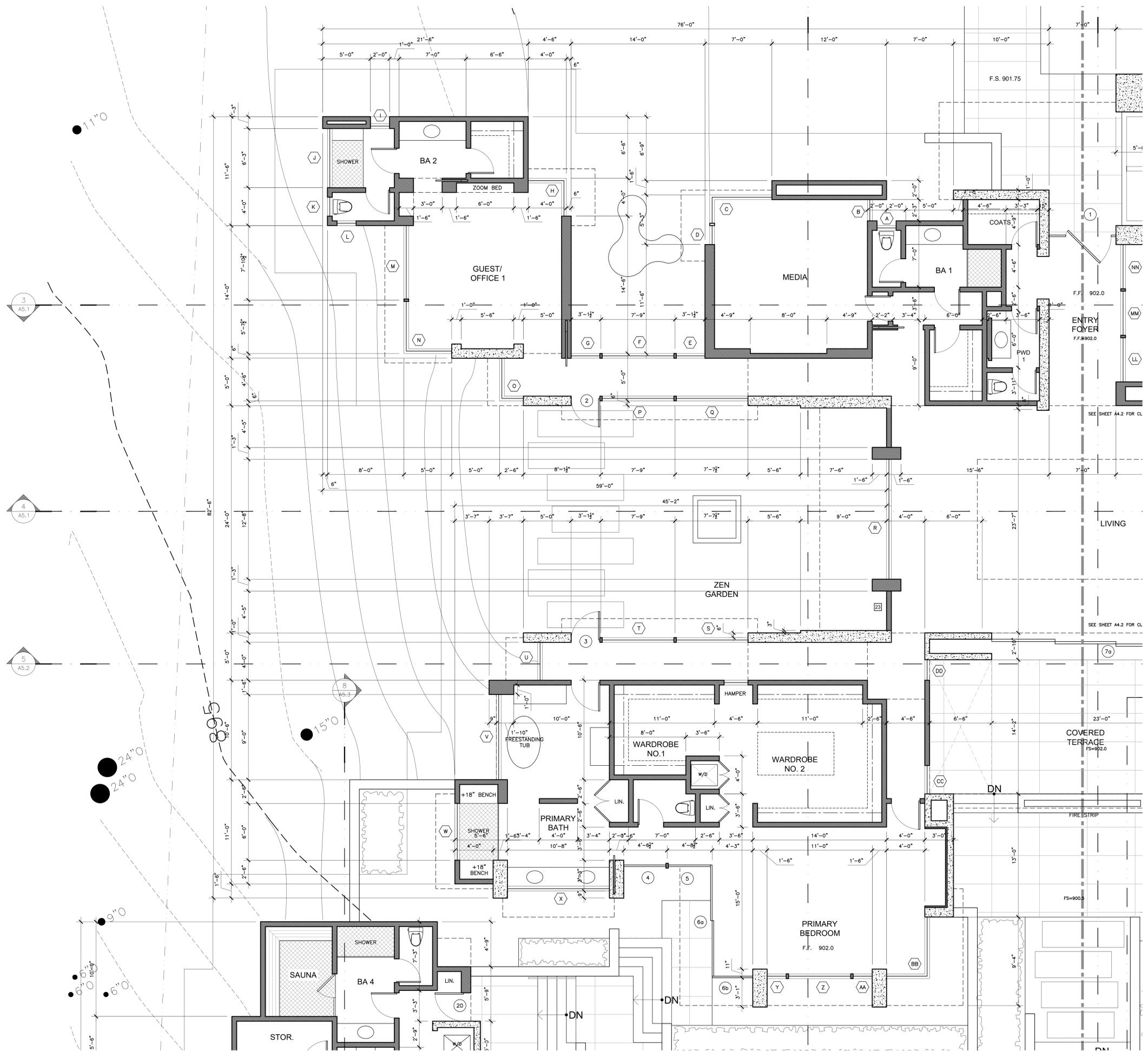
NOTE:
SEE ENLARGED PLAN
SHEET A-2.1.3

NOTE:
SEE ENLARGED PLAN
SHEET A-2.1.4

MAIN LEVEL KEY PLAN
(TERRACE AND PLANTER DIMENSION PLAN)

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





KEY NOTES

- 1 LINE OF UPPER FLOOR ABOVE
- 2 CEILING OR ROOF ABOVE, SEE RCP
- 3 ROOF WINDOW ABOVE, SEE SCHEDULE SHEET A8.2
- 4 SITE RETAINING WALL, SEE CIVIL AND LANDSCAPE
- 5 IMPERVIOUS STONE PAVERS
- 6 GRAVEL OR D.G. SURFACE, SEE LANDSCAPE DWG
- 7 FIRETRUCK TURNAROUND
- 8 STAIRS: 18 RISERS AT 7.27 INCHES, 17 WINDING TREADS
- 9 FIREPLACE BY 'ISOKERN' SELECTED MODEL/SIZE SHOWN ON PLANS. SOLID FUEL (WOOD) BURNING W/GAS LOG LITER LINE (NOT CONSTANT PILOT LITE).
 - ESR 2316, BY EARTHCORE, CSI 103100.
 - PROVIDE APPROVED INSTALLATION INSTRUCTIONS ARE TO BE ON THE JOB SITE AT TIME OF INSPECTION.
 - FIREPLACE GAS OUTLET LOG LIGHTER CONTROL VALVE(S) SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH-IN 6-FEET MAXIMUM FROM GAS OUTLET.
 - GLASS DOORS (TIGHT FITTING) SHALL BE INSTALLED AT FIREBOX OPENING.
 - PROVIDE OUTSIDE MAKE-UP AIR LINE WITH MTL UL LISTED FLUE TO MFG MTL CAP (SPARK ARRESTER), INSTALLED PER SELECTED MFG LISTING IN FRAMED CHIMNEY CHASE. MAINTAIN MIN 2" CLEARANCE BETWEEN WOOD FRAMING & UNIT (INCLUDES MFG FLUE). PROVIDE NON-COMBUSTIBLE FIREBOX OPENING WITH MIN. 12" WIDE FACINGS (INCREASE FOR COMBUSTIBLE PROJECTIONS) AND 20" DEEP HEARTH. PROVIDE RETRACTABLE (CONCEALED) METAL GRATED SCREEN. SEE INTERIOR ELEVATIONS FOR ADDITIONAL DETAILS AS PROVIDED.
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- 12 HOT WATER HEATER, LOCATE ON RAISED PLATFORM +18" ABOVE FIN. FLR., SECURE WITH ANCHORS OR STRAPS TO RESIST HORIZ. DISPLACEMENT SEE MECH.
- 13 200 AMP ELECTRICAL MAIN PANEL
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- 18 HANDRAIL: SEE DETAIL 1/A8.1
- 19 BBQ GRILL CONNECTED TO NATURAL GAS PIPING, SEE P-2.1
- 20 FIRE PIT CONNECTED TO NATURAL GAS PIPING, SEE P-2.1
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- 23 WATER CLOSET SHALL HAVE A MINIMUM 24 INCH CLEAR SPACE IN FRONT, AND A 15 INCH CLEARANCE FROM ITS CENTERLINE TO EACH SIDE WALL (CPC 402.1)
- 24 SPIRAL STAIR - SEE DETAIL 5/A-9.5

SYMBOLS LEGEND

- ⊙ DOOR PER SHEET A-8.1
- ⊙ WINDOW PER SHEET A-8.2
- ⊙ FINISHES PER SHEET A-8.3

PLAN WALL LEGEND

- ▬ = 2X STUD WALL
- ▬▬ = 2X STUD W/ MASONRY VENEER
- ▬▬▬ = MASONRY/CONCRETE WALL

GENERAL NOTES

1. SEE PARTIAL FLOOR PLAN SHEETS FOR OTHER WALL DIMENSIONS
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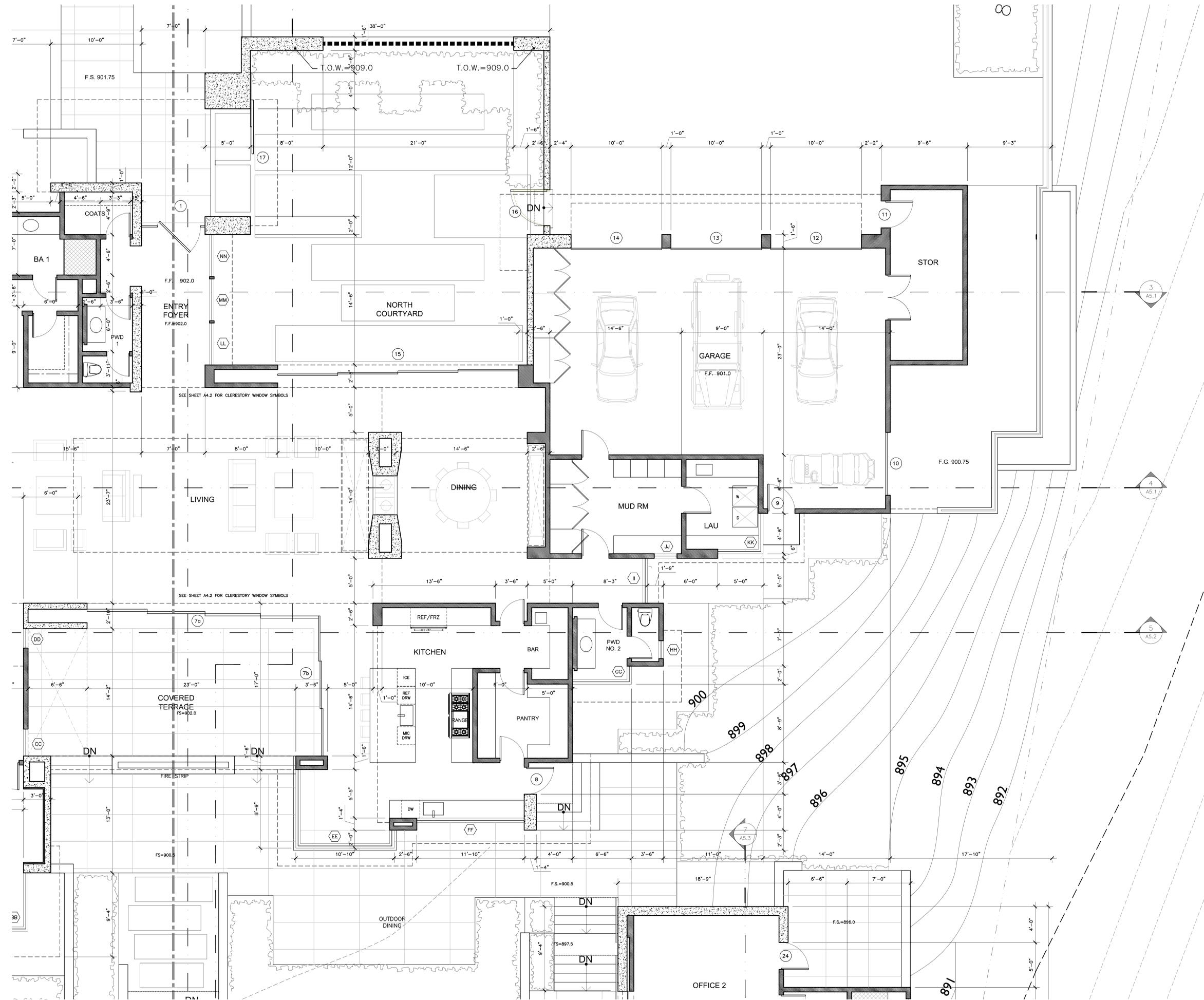
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Action:
05.11.23 TEHAMA 3 SUBMITTAL
12.21.23 TEHAMA 4 SUBMITTAL

Date: 12.21.2023
Scale: 1/4" = 1'-0"
Drawn:
Description:
ENLARGED MAIN LEVEL PLAN-1

Sheet No:
A-2.1.1

ENLARGED MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



KEY NOTES

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SYMBOLS LEGEND

- (DD) DOOR PER SHEET A-8.1
- (AA) WINDOW PER SHEET A-8.2
- (OO) FINISHES PER SHEET A-8.3

PLAN WALL LEGEND

- [Symbol] = 2X STUD WALL
- [Symbol] = 2X STUD W/ MASONRY VENEER
- [Symbol] = MASONRY/CONCRETE WALL

GENERAL NOTES

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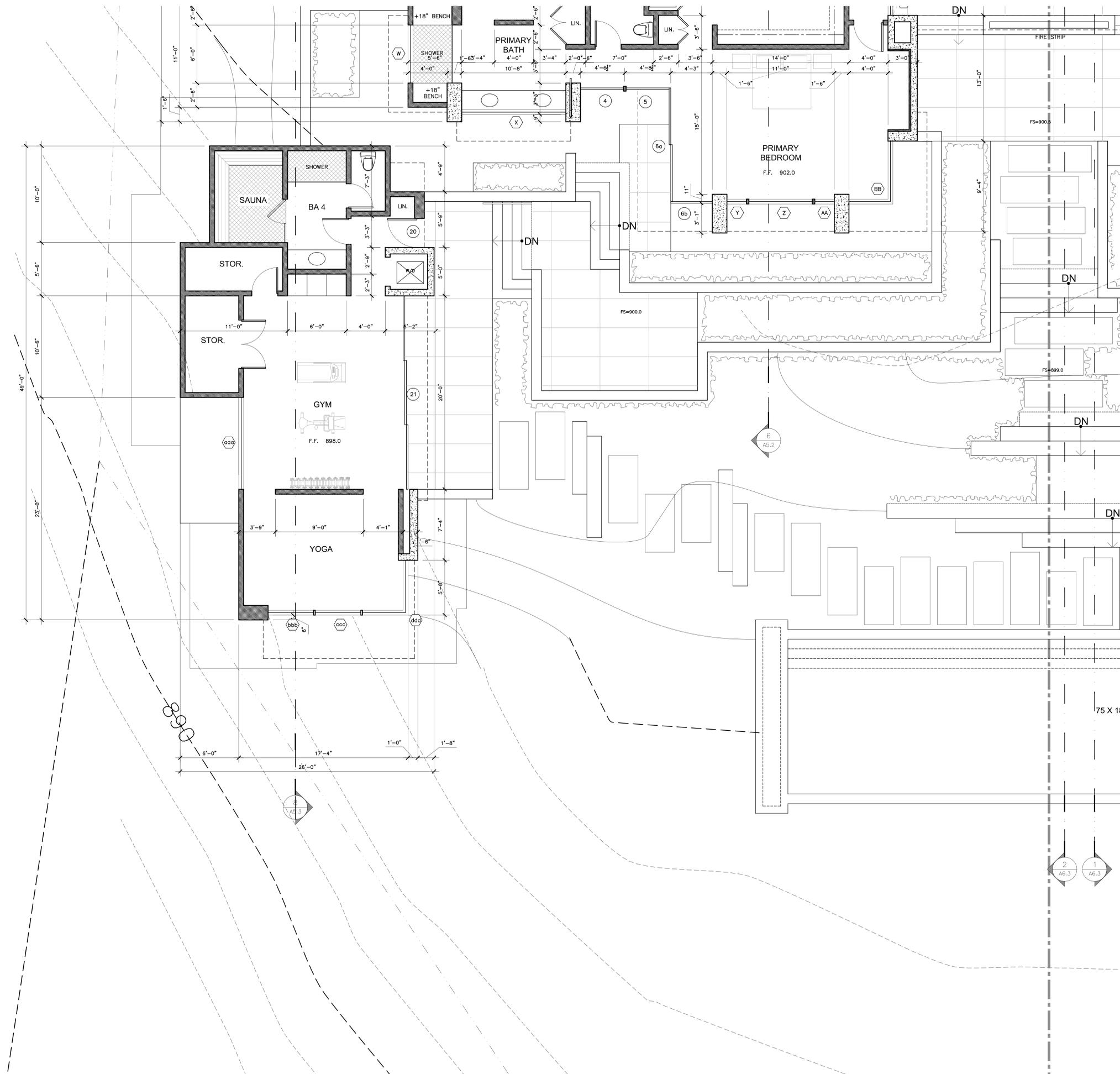
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05.11.23 TEHAMA 3 SUBMITTAL
12.21.23 TEHAMA 4 SUBMITTAL

Date: 12.21.2023
Scale: 1/4" = 1'-0"
Drawn:
Description:
ENLARGED MAIN LEVEL PLAN-2

Sheet No:
A-2.1.2

ENLARGED MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"





KEY NOTES

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SYMBOLS LEGEND

- ⊙ DOOR PER SHEET A-8.1
- ⊙ AA WINDOW PER SHEET A-8.2
- ⊙ OO FINISHES PER SHEET A-8.3

PLAN WALL LEGEND

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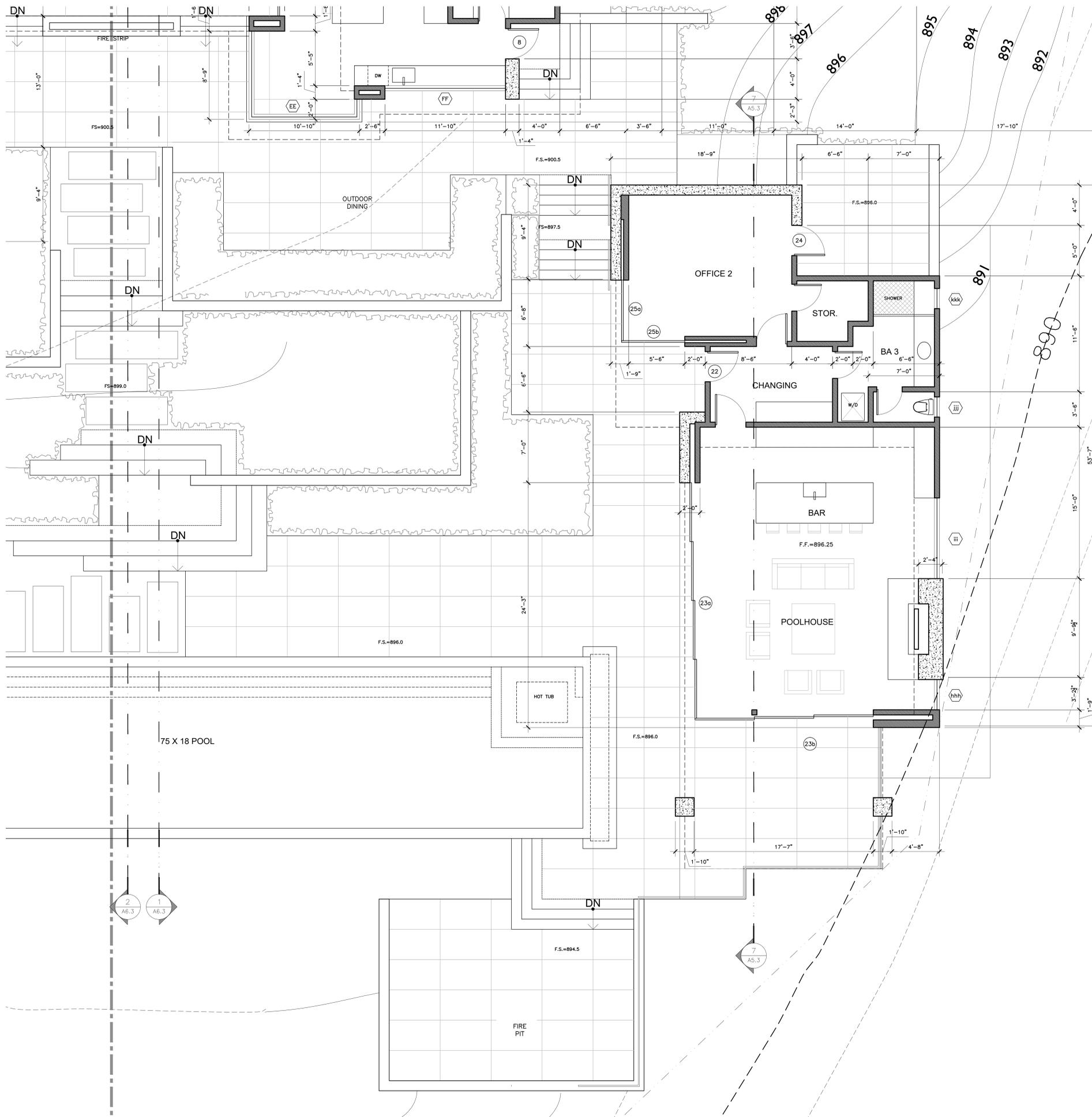
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12.21.23 TEHAMA 4 SUBMITTAL

Date: 12.21.2023
Scale: 1/4"=1'-0"
Drawn:
Description:
ENLARGED GYM/EXERCISE

Sheet No:
A-2.1.3



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SYMBOLS LEGEND

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- ⊙ AA WINDOW PER SHEET A-8.2
- ⊙ 00 FINISHES PER SHEET A-8.3

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Description:
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POOL HOUSE PLAN

Sheet No:
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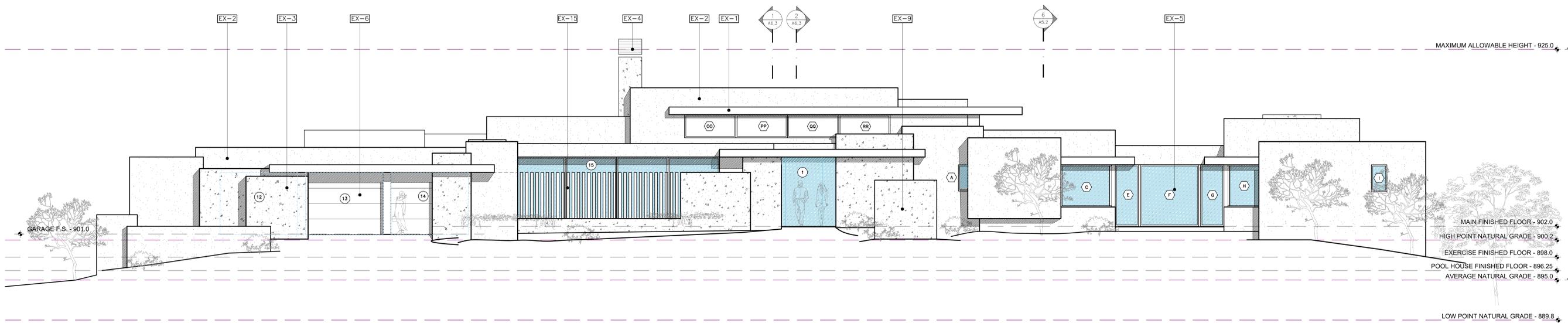


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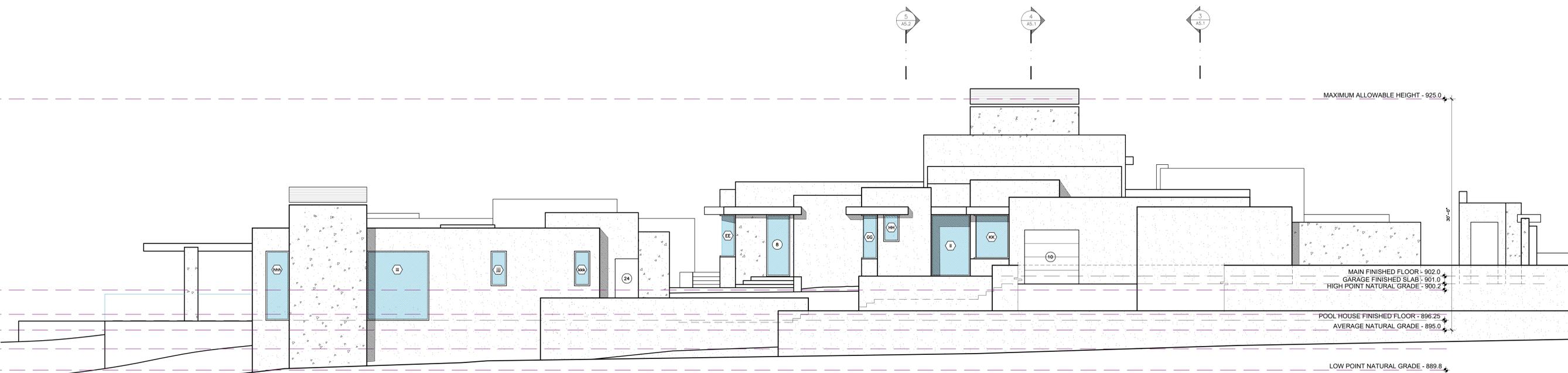
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PROPOSED NORTH (ENTRY) ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"

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Date: 06.07.2024
Scale: 3/16" = 1'-0"
Drawn:
Description:

EXTERIOR ELEVATIONS
Sheet No:
A-6.1

ELEVATION KEY NOTES

- EX-1 BRONZE METAL CAP AND FLASHING OVER WOOD PROFILE FASCIA
- EX-2 STUCCO: 7/8" ACRYLIC EXT. PLASTER w/SMOOTH STEEL TROWEL FINISH @METAL LATH. ACRYLIC CORNERS @2-LAYERS, GRADE "D" PAPER. PAINT WITH CLEAR SEALER SAMPLE IN FIELD. COLOR TO BE BENJAMIN MOOR CSP-70 "UPPER WEST SIDE"
- EX-3 BOARD-FORMED CONCRETE. COLOR TO BE LIGHT GRAY.
- EX-4 CUSTOM COPPER CHIMNEY SHROUD, PER DTL. W/ I.C.C. SPARK ARRESTOR, O/ SELKIRK/ISKERN CHIMNEY FLUE.
- EX-5 FLEETWOOD OR EQUAL ALUMINUM BOX FRAME DOORS AND WINDOWS PER SCHEDULE. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.
- EX-6 ALUMINUM FRAME OVERHEAD SECTIONAL DOOR. PROVIDE SHOP DRAWING FOR REVIEW/APPROVAL.
- EX-7 CONCEALED COPPER DOWNSPOUTS. TIE INTO STORM DRAIN SYSTEM. SEE CIVIL SHEETS. USE STAINLESS STEEL GUTTERGUARD TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

- EX-8 BRONZE PAINTED METAL GUARDRAIL - SEE LANDSCAPE PLANS
- EX-9 LANDSCAPE OR RETAINING WALL. STUCCO, OR BOARD FORMED CONCRETE (PER PLAN). COLOR BY OWNER/ARCHITECT
- EX-10 FRAMELESS, TEMP GLASS RAILING. 42" ABOVE FINISHED SURFACE. SEE DETAIL 4/A9.5
- EX-11 FLAT ROOF MEMBRANE. USE 90# CAP SHEET OVER 30# FULLY LAPPED UNDERLAYMENTS. HOT MOPPED BETWEEN. SLOPED TO DRAIN MIN. 1/4" PER FOOT PITCH. COPPER FLASH ALL EDGES AND ROOF TRANSITIONS. D.G. OVERLAYMENT. ALTERNATE USE METAL ACRYLICS OR SIMILAR ROOF MEMBRANE, TORCH APPLIED OR EQUIVALENT.
- EX-12 EAVE SOFFIT: 1X COULSON ENGINEERED CEDAR BOARDS, 6" WIDE, NO GROOVE. COLOR: CLEAR SEALER. @30# ASPHALT PAPER @1/2" EXTERIOR GRADE PLYWOOD SHEATHING. WUI LISTING 8140-2150-0101
- EX-13 CONCRETE PATIO: INTEGRAL COLORED, SAND FINISH, COLOR: GRAY, PATTERN PER ARCHITECT. MATTE SEALER. SLOPE 2% MIN. TO DRAIN. SEE CIVIL SHEETS FOR DRAINAGE REQUIREMENTS

- EX-14 PHOTOVOLTAIC PANELS, PER MECHANICAL PLAN
- EX-15 VERTICAL DIVIDERS: GALV. IRON TUBE STEEL FRAME, FINISH: PAINT. COLOR: BRONZE. FIELD SAMPLE FOR APPROVAL
- EX-16 LANDSCAPE PAVERS OR COBBLE - SEE LANDSCAPE PLANS

SYMBOLS LEGEND

- 1 DOOR PER SHEET A8.1
- A WINDOW PER SHEET A8.2
- EX-1 EXTERIOR FINISH PER SHEET A8.2

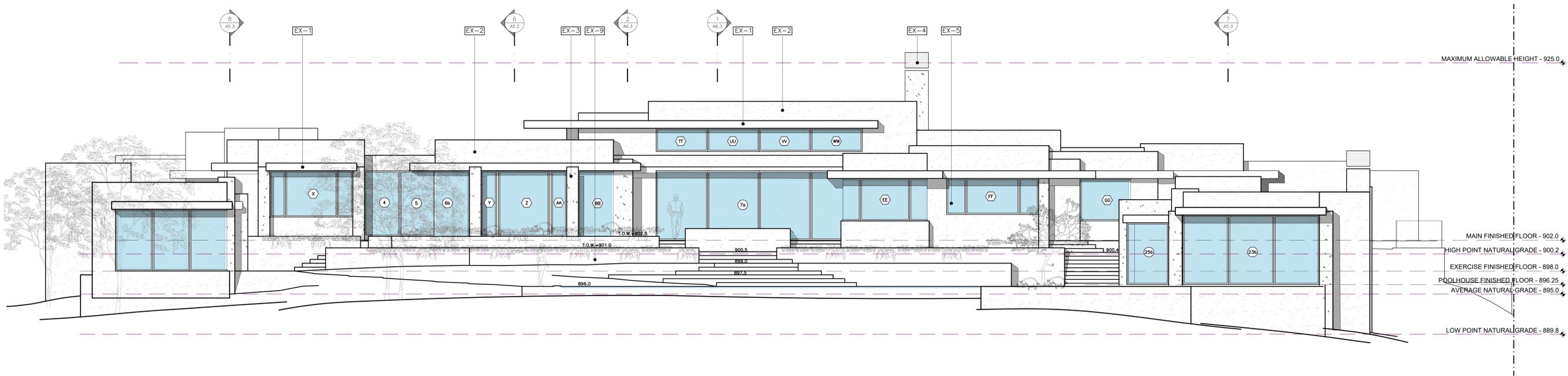


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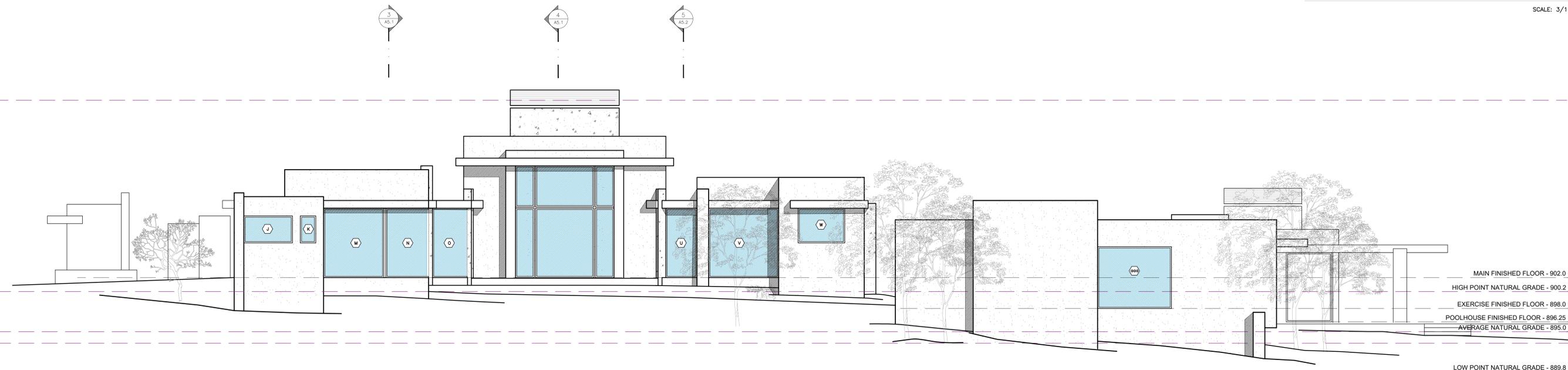
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A.P.N. 259-092-023



PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"

ELEVATION KEY NOTES

- EX-1 BRONZE METAL CAP AND FLASHING OVER WOOD PROFILE FASCIA
- EX-2 STUCCO; 7/8" ACRYLIC EXT. PLASTER w/SMOOTH STEEL TROWEL FINISH @METAL LATH, ACRYLIC CORNERS @2-LAYERS, GRADE "D" PAPER. PAINT WITH CLEAR SEALER SAMPLE IN FIELD. COLOR TO BE BENJAMIN MOOR CSP-70 "UPPER WEST SIDE"
- EX-3 BOARD-FORMED CONCRETE. COLOR TO BE LIGHT GRAY.
- EX-4 CUSTOM COPPER CHIMNEY SHROUD, PER DTL. W/ I.C.C. SPARK ARRESTOR, O/ SELKIRK/ISOKERN CHIMNEY FLUE.
- EX-5 FLEETWOOD OR EQUAL ALUMINUM BOX FRAME DOORS AND WINDOWS PER SCHEDULE. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.
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- EX-16 LANDSCAPE PAVERS OR COBBLE - SEE LANDSCAPE PLANS

SYMBOLS LEGEND

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- A WINDOW PER SHEET A8.2
- EX-1 EXTERIOR FINISH PER SHEET A8.2

Prepared by:

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Action:
05.11.23 TEHAMA 3 SUBMITTAL
12.21.23 TEHAMA 4 SUBMITTAL

Date: 06.07.2024
Scale: 3/16" = 1'-0"
Drawn:
Description:

EXTERIOR ELEVATIONS

Sheet No:
A-6.2

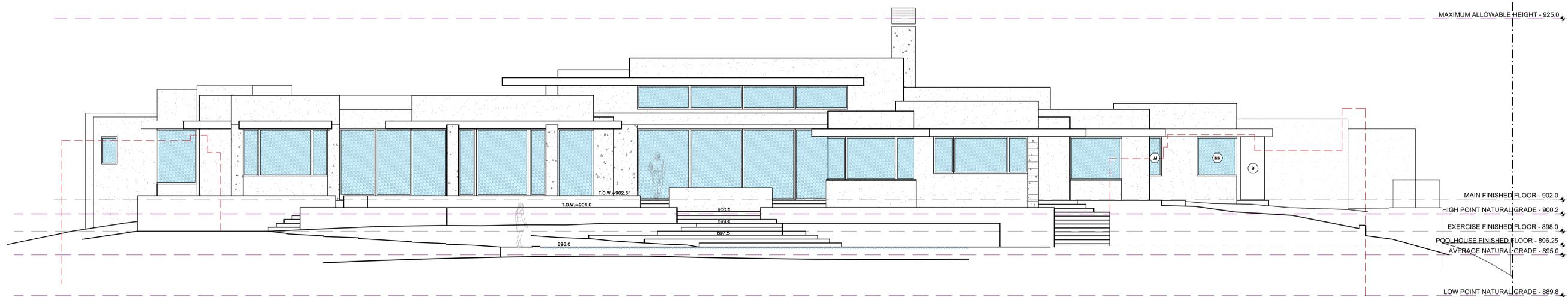


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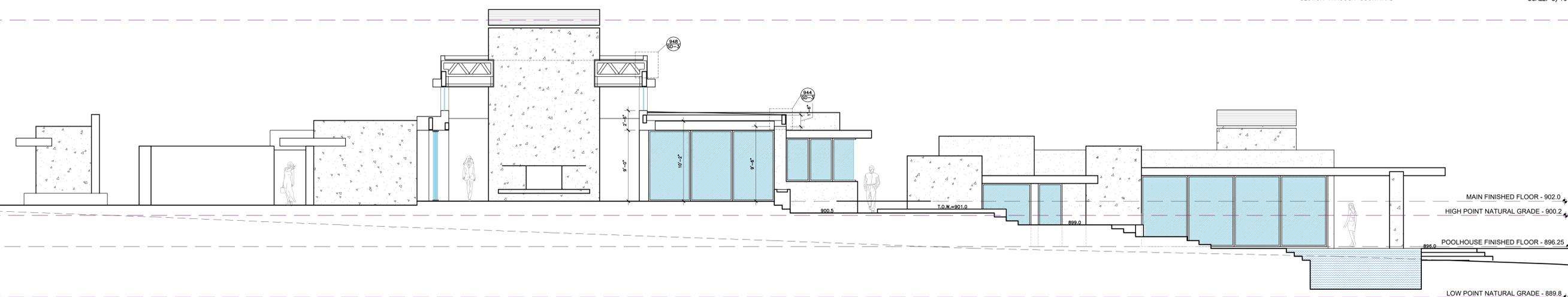
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PROPOSED SOUTH ELEVATION

SECTION THROUGH COURTYARD

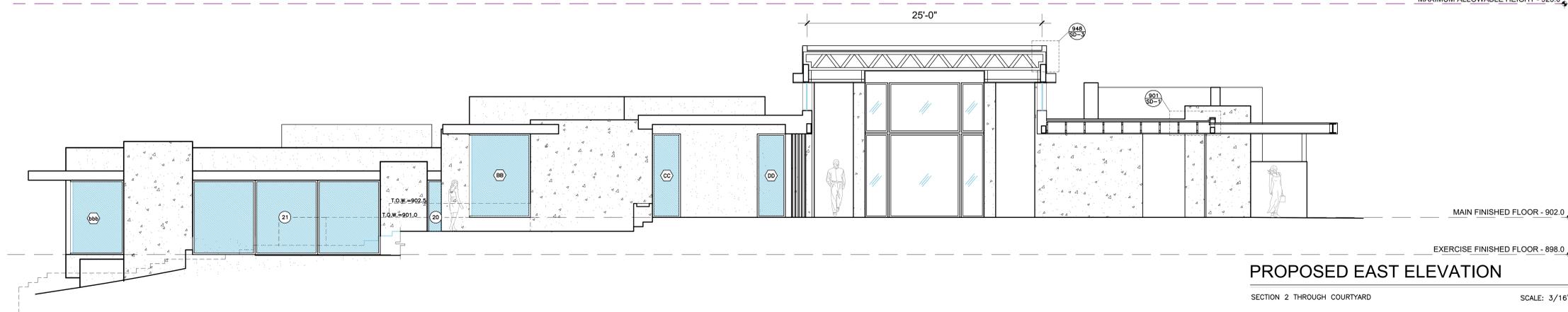
SCALE: 3/16"=1'-0"



PROPOSED WEST ELEVATION

SECTION 1 THROUGH COURTYARD

SCALE: 3/16"=1'-0"



PROPOSED EAST ELEVATION

SECTION 2 THROUGH COURTYARD

SCALE: 3/16"=1'-0"

ELEVATION KEY NOTES

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SYMBOLS LEGEND

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- EX-1 EXTERIOR FINISH PER SHEET A8.2

Prepared by:

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Action:

05.11.23	TEHAMA 3 SUBMITTAL
12.21.23	TEHAMA 4 SUBMITTAL

Date: 12.21.2023

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

Drawn:

Description:

EXTERIOR ELEVATIONS

Sheet No:

A-6.3



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Action:	Date:	Description:
05.11.23	TEHAMA 3	SUBMITTAL
12.21.23	TEHAMA 4	SUBMITTAL

Date: 06.07.2024

Scale: NONE

Drawn:

Description:

**EXTERIOR
RENDERING**

Sheet No:

A-6.4