

Attachment B

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DRAFT RESOLUTION

Before the Board of Supervisors in and for the County of Monterey, State of California

In the matter of the application of:

SCHWARTZ MAL (PLN200192 and DA210122)

RESOLUTION NO. 21 -

Resolution by the Monterey County Board of Supervisors:

- 1) Partially Granting an Appeal by Christine Kemp on behalf of Robert Kahn challenging the Zoning Administrator's approval of a Design Approval (HCD-Planning File No. PLN200192)
- 2) Finding that the project qualifies as a Class 3 Categorical Exemption under section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
- 3) Approving a design approval to amend PLN170572 to permit expanding the studio addition from 355 square feet to 531 square feet and a 63-square foot landing; modifying the roof of the studio addition to have 2 skylights instead of 1 skylight; an interior remodel of the southeastern portion of the home, including conversion of the garage to living space and removal and replacement of the garage door with lap siding; construction of a new 447 square foot attached two-car carport; re-finishing the chimney with a Carmel Stone to address the presently unpermitted white "swiss coffee" smooth stucco finish, and; construction of a 4 foot tall to 6 foot tall cedar fence. The project also includes retroactive design approval for: painting the exterior of the primary residence a white "swiss coffee" color, and; adding a metal flue cap and spark arrestor to the top of the chimne; and
- 4) Approving a design approval DA210122 increasing the height of a previously permitted shed from eight feet to approximately 13 feet and changing its approved location.

[Schwartz, 24980 Outlook Drive, Carmel, Carmel Valley Master Plan (APN: 015-522-008-000)]

The Schwartz application (PLN200192) came on for a public hearing before the Monterey County Board of Supervisors on July 27, 2021. Having considered the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** – The County has processed the subject Design Approval application [HCD-Planning File No. PLN200192] (“project”) in compliance with all applicable procedural requirements.
- a) The project has both Site Plan Review (S) and Design Control (D) overlay zones.
- Pursuant to Title 21 section 21.45.050(C), the Director of Planning, or the Zoning Administrator, may approve “small development projects such as structure additions, accessory structures, decks, fences... and minor modifications to previously approved projects” in the Site Plan Review overlay zone without an administrative permit.
 - Pursuant to Title 21 section 21.44.040, the Director of Planning may approve Design Approvals for “small structures such as additions, accessory structures and similar minor structure and minor modifications to previously approved development projects...” in the Design Control overlay zone.

In accordance with these two code sections, staff reviewed an Administrative Design Approval for the project, PLN200192. A Notice of Pending Approval was distributed on September 29, 2020, indicating that the Director of Planning would approve the permit on October 12, 2020, unless a written request to schedule the application for a public hearing was received by Friday, October 9, 2020.

- b) On October 3, 2020, Robert A. Kahn requested via email that this application be referred to a public hearing. On October 9, 2020, Christine G. Kemp submitted a subsequent request that this application be referred to a public hearing before the Planning Commission. In her October 9, 2020 request, Ms. Kemp indicates that the project requires a Variance or Use Permit for development within the Side and Rear Yard setback, and that the Planning Commission would be the appropriate authority to consider such a request as a Combined Development Permit. However, while a small portion of the existing garage is within the side setback area, pursuant to Title 21 section 21.68.040(A), the enlargement, extension, reconstruction, or structural alteration of a nonconforming structure nonconforming only as to height and yard regulations may be allowed provided that the alteration conforms to all regulations of the district they are in. Further, under Title 21 section 21.68.040(B) ordinary maintenance and repairs of structures nonconforming to setbacks may be allowed as long as no structural alterations are made, and such work does not exceed 50% of the appraised value of the structure in one year:
- The alteration of the southeastern portion of the residence within the setback does not expand the existing

nonconformity. This alteration does include the replacement of an existing door, and the creation of three window openings. These changes are minor modifications which fall under the category of repairs, do not include any structural alterations as defined in Section 21.06.070 of the Monterey County Code, and are not large enough in scope to approach 50% of the appraised value of the home. As such, they do not impact the structural members in a manner that would warrant a Use Permit, or require that the structure be brought into compliance with the setbacks.

- All new structural expansion occurs within the allowable setbacks of the properties zoning, and the setback exceptions detailed in the zoning ordinance, so a variance is not required in this case. Refer to Finding No. 2 evidence “f” for detailed discussion of the setbacks.
 - The use is allowable under the base zoning district, and none of the other criteria requiring a use permit are met, so a use permit is not required in this case. As the use allowable under the base zoning district, and not a legal nonconforming use of a structure, Title 21 section 21.68.030 does not apply. Refer to subsequent Finding No. 2 evidence “e” for discussion of the use.
- c) In addition, the October 9, 2020 request indicated that there were multiple code violations on the property that must be addressed prior to taking action on the permit:
- Unpermitted painting of the exterior of the home white.
 - Unpermitted modification of the chimney.
 - Unpermitted modification of the shed rear yard.

Applicant revised their original application to request retroactive approval for the paint color of the primary home and to modify the chimney. Staff researched the existing shed, and were able to determine that the finish and skylights were in line with their original approval, but did not verify the height prior to the hearing. At the hearing, Applicant representatives indicated that the shed was twelve feet, higher than its originally approved height of eight feet in DA190154. While unhabitable accessory structures are permitted up to fifteen feet in height under the base zoning, this is a violation of the original conditions of design approval DA190154, and therefore a violation of the zoning ordinance. The final height of the shed was measured at 12 feet, 11 ½” inches, approximately 13 feet. Seeking appropriate permits to allow the as-built condition of the shed, or to removal of the shed, was included as a condition of approval in the Zoning Administrator approval of this permit. However, as discussed in Finding No. 7 evidence “c”, this does not fully address the zoning violation. To fully address the zoning violation, retroactive approval for the height and present location of the shed is incorporated as Design Approval DA210122. Additionally, in measuring the shed’s height, the location of the shed was also shown to be further from the property line and the primary home than the original approval. The

current location of the shed is also being incorporated into this design approval request. Further, Applicant is also pursuing necessary permits with Building & Safety to permit addition of electrical power to the shed. All of these are discussed in Finding No. 7.

- d) On April 19, 2021, the project was reviewed by the Carmel Valley Land Use Advisory Committee (LUAC) at a duly noticed public meeting. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project is a Design Approval subject to review at a public hearing. The LUAC, after consideration of the project materials and comments from the public, voted 6 – 0 to recommend approval of the project with change the following changes:
- That the skylights include shades.
 - That the skylights be non-reflective.
 - That the Carmel stone on the chimney be a muted tan.

To address these recommendations, Applicant has modified the proposal to:

- Include shades for the skylight.
- Specify that the glass be a Low-E glass, which have a slight greyish tint.
- Include a tan Carmel stone finish for the chimney.

To ensure that these changes are executed, a special condition “PDSP001” is being included, which requires that Applicant furnish evidence that the shades, glass, and Carmel Stone were installed as specified, prior to building final.

- e) On April 29, 2021, the Zoning Administrator heard the project and continued the project to a date certain of May 13, 2021, to allow Applicant time to incorporate the recommendations of the Carmel Valley Land Use Advisory Committee into his proposal.
- f) On May 4, 2021, Applicant submitted a revised plan set to address the recommendations of the Carmel Valley Land Use Advisory Committee.
- g) On May 13, 2021, after review of the application and submitted documents, and a duly-noticed public hearing at which all persons had the opportunity to be heard, the Zoning Administrator found that the project qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines and approved a Design Approval for the project. (Monterey County Zoning Administrator Resolution 21-025)
- h) On June 1, 2021, Christine Kemp, on behalf of Robert Kahn, timely appealed the May 13, 2021 Zoning Administrator decision. pursuant to MCC section 21.44.070 and 21.45.060. The appeal challenges the Zoning Administrators approval, contending lack of a fair or impartial hearing, that the findings or decision are not supported by the evidence, and that the decision was contrary to law. The appeal contentions are addressed in Finding No. 8.

- i) On June 24, 2021, Studio Carver provided a drawing sheet, A3.8, which depicts the height and location of the existing shed onsite. No changes to the shed were included in the original request. Increasing the height of a previously permitted shed from 8 feet to approximately 13 feet and changing its approved location is incorporated into this design approval request. (DA210122)

2. **FINDING:**

CONSISTENCY - The proposed project, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Carmel Valley Master Plan, and Monterey County Zoning Ordinance (Title 21).

EVIDENCE:

- a) The proposed project involves the addition of a 531 square foot studio with 2 skylights and a 63 square foot landing to an existing 2,645 square foot single-family residence. The project also includes a remodel of the plan southeastern portion of the residence, including the conversion of the existing garage to habitable space. As part of this scope the garage door will be removed, and the opening will be replaced with lap siding to match the existing finish of the home. A new 447 square foot attached two-car carport will be built in the front of the home, and a new cedar fence ranging from 4 feet to 6 feet in height will be added to the plan eastern property line. The Chimney will be re-finished with Carmel Stone to address the current non-permitted white “swiss coffee” smooth coat stucco. A light stone finish called out at “Heath Ceramics Diamond Tile or Similar” was approved in the plans for PLN170572, and a Carmel stone finish is indicated on the approved building permit plans 17CP03455. The tone of the stone is clarified in the current project plans (PLN200192). The request also includes retroactive approval to paint the exterior of the primary residence a white “swiss coffee” color, and to add a metal flue cap to the top of the chimney, retroactive approval to increase the approved height of the shed permitted through design approval DA190154 from 8 feet to 12 feet and 11 ½ inches (described herein as approximately 13 feet), and retroactive approval to change the location of a to the location depicted on the project plans sheet A3.8. The project grading is approximately 20 cubic yards of cut and 20 cubic yards of fill.

This design approval is an amendment of the previously approved PLN170572, which had approved of a 355 square foot studio addition with a skylight, addition of a 1,236 square foot deck, and replacement of the of the exterior siding, doors, and windows.

The change scope between plans included in file no. PLN170572 and this permit (PLN200192) is the addition of an additional 176 square feet of studio addition, addition of a 63 square foot landing, the addition of the remodel scope in the southeastern portion of the residence, the addition of the 447 square foot 2-car carport, the addition of the cedar fence, a request for approval to re-finish the chimney with the tan Carmel stone, a request for retroactive approval to re-paint the exterior of the residence, a request for retroactive approval to add a metal flue-cap, and a request for retroactive approval to increase the height of the shed from eight feet to

approximately 13 feet. The addition of the 1,236 square foot deck and the replacement of the exterior siding, doors, and windows for the primary residence (excepting the modifications to the southeastern portion of the residence) have already been executed under PLN170572.

- b) The property is located at 24980 Outlook Drive, Carmel (APN: 015-522-008-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential, with Building Site, Design Control, Site Plan Review, and Residential Allocation zoning overlays or “LDR/B-6-D-S-RAZ”.
- c) The project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - The Carmel Valley Master Plan; and
 - Monterey County Zoning Ordinance (Title 21).
- d) Communications were received during staff review of the project indicating inconsistencies with the text, policies, and regulations in the applicable documents. Staff reviewed these communications and has addressed these inconsistencies. Refer to evidences “e” and “f”, as well as Finding No. 2, Finding No. 7, and Finding No. 8.
- e) Allowable Use. Pursuant to Title 21 section 21.14.030, allowable uses in the LDR zone include “The first single family dwelling per lot;” and “Non-habitable accessory structures and accessory uses to any permitted use;”
 - The addition of the studio and the remodel of the southeastern portion of the home are additions to the living space of the first single family dwelling on the lot, and as such are an allowable use.
 - The 2-car carport and fence are both non-habitable accessory structures to the single-family home, and as such are allowable uses.
 - The existing shed was permitted as a storage shed in DA190154. The applicant intends to maintain this shed as a non-habitable structure.
- f) Review of Development Standards. The development standards for the base LDR zoning district are identified in Title 21 section 21.14.060, and the development standards of the building site B-6 zoning district are identified in Title 21 section 21.42.030. Pursuant to Title 21 section 21.42.020, the regulations of the B-6 zoning overlay shall be applied “in lieu of the building site area and setbacks in the combining district...” for primary structures:

The allowable setbacks per Title 21 section 21.42.030(F)(2) are as follows:

- The minimum front setback shall be 30 feet. As shown on sheet A1.0 of the proposed project plans, the proposed studio addition is outside of this setback area. The attached 2-car carport encroaches into this setback. However, under section 21.62.040(N). encroachment into this setback may be permitted for attached carports in cases where, “the elevation of the front half of the lot at a point 50 feet from the centerline

of the traveled roadway is seven feet above or below the grade of said centerline,...” Here, the elevation at a point at the centerline of Outlook Drive is 85 feet and 6 inches, while the elevation 50’ from centerline drive extending into the Schwartz property is approximately 95 feet. This is greater than 7 feet higher than the centerline of Outlook Drive, and therefore this setback exception is allowable.

- The minimum side setback shall be 10% of the lot width. As the width of the property is 123 feet and 10 ½ inches, the allowable side setback is 12 feet and 4 ½ inches. As shown on the site plan A1.0, the proposed 531 square foot studio addition is within this allowable setback.
 - o The 63 square foot deck for this addition does encroach into the required setback.
 - o The 4 to 6 foot tall fence also runs along the plan east property line. However, pursuant to the definition of structures in Title 21 section 21.06.1220, a fence under six feet in height is not a “structure” and is therefore not subject to the setback requirement.
- The minimum rear yard setback shall be 20 feet. As shown on sheet A1.0 of the proposed project plans, the scope of work for the project is outside of this setback area.

Pursuant to Title 21 section 21.14.060(C)(3)(a), the minimum setback for non-habitable accessory structures on the rear half of a lot is 1 foot. The location of the existing shed is 3 feet and 7 inches from the property line. Additionally, under MCC section 21.14.060(C) the minimum distance between primary and accessory structures is 10 feet. The existing distance between the shed is 12 feet and 2 and ½ inches.

Pursuant to Title 21 section 21.14.060(C)(1)(b), the maximum allowable main structure height is 30 feet. The proposed highest point of the main structure is 14 feet and 11 ¾ inches.

Pursuant to Title 21 section 21.14.060(C)(3)(b), the maximum height of non-habitable accessory structures is 15 feet. This proposed height of the shed is 12 feet and 11 and ½ inches.

Pursuant to Title 21 section 21.14.060(E), the maximum allowable lot coverage on lots greater than 20,000 square feet is 25%. The property is 25,114 square feet in this case and maximum coverage would be 6,278 square feet. The proposed lot coverage is 16.7%, or 4,199 square feet.

Therefore, as proposed, the project meets all required development standards.

- g) Design. See Finding No. 2.
- h) Cultural Resources. The project site is in an area identified in County records as having a moderate archaeological sensitivity. However, the area of proposed development has been disturbed by previous

structural, hardscape, and landscape development. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- i) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN200192.

3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) Pursuant to section 21.44, Title 21 (Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which triggers regulation of the location, size, configuration, materials, and colors of structures and fences to assure protection of the public viewshed and neighborhood character.
 - b) Neighborhood Character. The neighborhood is comprised of single-family homes of a variety of traditional materials and styles. The proposed addition is in scale with the other homes in the neighborhood and is consistent with the designs in the area. Refer to evidence c) for discussion of the finishes.
 - c) Material and Color Finishes. The proposed material finishes include lap siding painted a white “swiss coffee” color, for both the addition and primary residence, a tan Carmel Stone for the chimney, a metal flue cap on the chimney, and a stained cedar for the carport and fence. Both lap siding and smooth coat stucco are traditional building materials consistent with the material textures of other homes in the neighborhood. The white is a neutral color, consistent with the material finish of other homes along Outlook Drive, and the Carmel Stone is a tan earth tone, in line with other residence in the area. The metal flue cap is an appurtenance common to gas fireplaces and is an appropriate addition to the existing chimney, similar to other residences in the area. The cedar is a natural wood tone, compatible with the surrounding natural environment and neighborhood. The shed finishes are installed per the approved Design Approval DA190154, with an eggshell white for the exterior walls and a desert tan for the composition shingle roof. The retroactive increase in the permitted height of the shed would match the existing condition and have the same finishes.
 - d) Visual Resources. The project site is within an area of high visual sensitivity, as designated on Figure 14 (Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map) of the 2010 Monterey County General Plan. The proposed project is an addition to an existing single-family residence, well below the allowable building site coverage and below the height approved in the previous design approval PLN170572. Additionally, the project includes finish

changes to white, a neutral color, a tan natural stone, and cedar, which is a natural color. The existing shed is not observable from any public viewing areas. Therefore, as proposed, the project would not result in substantial adverse visual impacts, and the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Carmel Valley Master Plan.

- e) Carmel Valley Master Plan Policy CV-1.20. Refer to Finding No. 4.
- f) The project planner reviewed the application materials, plans, and County GIS records to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and will not adversely impact the neighborhood character or scenic/visual resources.
- g) The project planner conducted site inspections on April 1 and June 17, 2021. The planner reviewed the project site, revised finishes, location of the proposed addition, and other homes within the neighborhood. Based on this visual inspection the project planner verified that the proposed project is consistent with the criteria for design approval established in Design Control District.
- h) Based on the evidence described above, the proposed structure and use are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes). The proposed development would also not have a significant impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- i) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN200192.

4. **FINDING:** **CARMEL VALLEY MASTER PLAN POLICY CV-1.20** – The project, as proposed and conditioned, is consistent with Land-use Policy CV-1.20 of the Carmel Valley Master Plan.

- EVIDENCE:**
- a) The Carmel Valley Master Policy CV-1.20 indicates that proposed development conspicuous from outside of the property consider several guidelines. These are considered in evidence “b” through “h” below.
 - b) The proposed development encourages and furthers the letter and spirit of the Master Plan. No inconsistencies were identified in the review process indicating to the contrary.
 - c) The development is visually compatible with the character of the Valley and the immediate surrounding area, a developed single-family neighborhood. The proposed project is compatible with the character of this neighborhood. Reference Finding No. 3, Evidence “c” and “d”.
 - d) Materials and colors selected for use in construction are compatible with the structural system of the building and with the appearance of the building’s natural and man-made surroundings. The stained wood finish of the carport and fence blends are compatible with the natural environment, while the white finish of the home is compatible with the single-family homes in the neighborhood. Finally, the existing shed, which was previously approved Design Approval (File No.

DA190154). Retroactive permitting of additional shed height shed would not change its white exterior paint and/or composition shingle roof finish. The Carmel stone selected for the chimney is tan, intended to be more muted in tone than the existing white and based on the Carmel Valley Land Use Advisory Committee's recommendation.

- e) "Structures should be controlled in height and bulk in order to retain an appropriate scale." (CV-1.20(d)) The height and bulk of the structure are appropriate and in scale with homes in the neighborhood. The change in roof profile reduces the height of the building from the previously approved PLN170572. The studio addition follows the plane of the front section of the home. Moreover, the attached carport is a single story lower than the existing roof. The spark arrestor and flue cap is a small mechanical appurtenance. It is appropriate and in scale with the building and similar to other flue caps on chimneys in the neighborhood. The additional 5 feet in height permitted for the shed raised the total permitted height to approximately 13 feet. This is within scale for a one-story accessory structure and two feet below the allowable height maximum.
- f) "Development, including road cuts as well as structures, should be located in a manner that minimizes disruption of views from existing homes." (CV-1.20(e)) The location of the chimney is unchanged, so the location of the flue cap is most appropriate on the existing chimney. The studio addition is being expanded closer to the adjoining property line with the east property owner, however, the extent of this expansion is in plane with the front portion of the structure, and the overall height of this addition is being reduced from the approved PLN170572. The existing sheds as-built condition is further from the property line than was originally depicted in DA190154, being 3 feet and 7 inches. This, combined with the 6-foot Cedar fence being installed along the plan east property line, will reduce disruption of views for the existing neighboring residence.
- g) The project minimizes erosion and/or modification of landforms. Except for the property fence, all development takes place in areas previously disturbed by development, which minimizes modifications to landforms and potential erosion. The studio addition is replacing an existing concrete patio, while the new 2-car carport is being installed in a paved driveway. Erosion is also controlled through the inclusion of an erosion control / construction management plan, which is shown on sheet G1.6 of the project plans.
- h) "Minimize grading through the use of step and pole foundations." (CV-1.20(g)) The foundation for the expansion is a continuation of the existing foundation of the home. Grading has been minimized to approximately 20 cubic yards of cut and 20 cubic yards of fill.

5. **FINDING:** **ENVIRONMENTAL REVIEW** – The project is categorically exempt from environmental review and no unusual circumstances were identified for the proposed project.

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction and conversion of small structures, including single-family residences.

- b) The project consists of the remodel of and addition to an existing single-family dwelling, construction of accessory structures (a 2-car carport and a fence), and retroactively permitting the increase in height and change in location to an existing shed, on a residentially zoned parcel within a developed neighborhood. Therefore, the proposed development is consistent with CEQA Guidelines section 15303.
- c) None of the exceptions under CEQA Guidelines section 15300.2 apply. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, or development located near or within view of a scenic highway. Moreover, staff review has not found substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- d) No adverse environmental effects were identified during staff review of the development application.

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

- EVIDENCE:**
- a) The project has been reviewed by HCD-Planning, and conditions have been recommended, 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) Necessary public facilities are available. The existing single-family dwelling has public water and sewer connections provided by the California American Water Company and the Carmel Area Wastewater District, respectively, and the new residence will continue to use these same connections.
 - c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN200192.

7. **FINDING:** **NO VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. Three zoning violations exist on the property, which will be remedied by approval of this permit. As this permit remedies the zoning violations on the property, it is part of the administrative remedy for the violation, and as such may be issued pursuant to MCC section 21.84.120. These are addressed in evidences “a”, “b”, and “c” below. No other zoning violations or are known to exist on the property and no notice of violation is recorded on the property.

- EVIDENCE:**
- a) Primary Home Color. The primary home was painted a white “swiss coffee color” without a permit. Applicant has modified their application to request permission for this change.
 - b) Chimney. The chimney was re-finished with a smooth coat stucco and painted white without a permit. Applicant has modified their application to request re-finishing the chimney in a tan Carmel stone. A metal mechanical flue cap and spark arrestor was also installed on top of the chimney. While a mechanical cap is shown on the project plans, it differs in form from the metal cap installed. Applicant has also modified their request to include permission for this change.
 - c) Shed. In correspondence received from the public, it was indicated that the height, structure, and finishes of an existing shed on the property were different from and in violation of their original planning approval, DA190154. In researching this approval, county staff reviewed the elevations and finish materials attached to the approval resolution for DA190154 and determined that the finishes and skylights were installed as per the original approval. Staff did not independently verify whether the height of the shed was higher than its originally approved height of eight feet prior to the May 13, 2021 Zoning Administrator hearing. At the hearing, Applicant’s representatives indicated that the shed was twelve feet high, four feet higher than allowed under the original approval. While the underlying zoning permits unhabitable accessory structures up to fifteen feet, Applicant’s non-compliance with the terms and conditions of the original permit being installed higher than originally approved violated the conditions of the original permit DA190154, and as such is a violation of the provisions of the zoning ordinance. To address this, a project specific condition, “PDSP002”, was applied by the Zoning Administrator which would require the Applicant to either:
 - secure the necessary land use entitlements to legalize the shed prior to the issuance of building permits, or;
 - remove the shed and furnish evidence of its removal to the chief of planning prior to the issuance of building permits.

However, as discussed in Finding No. 8, addressing a zoning violation through a condition requiring application for further entitlements does not cure the zoning violation, and pursuant to MCC 21.84.120, no department may issue permits where there is a zoning violation on the property unless such permit is, in whole or in part, a cure for said violation. After the hearing, the height of the shed measured 12 feet and 11 and a ½ inches, and was slightly further from the property line and the main house than was indicated on the originally permitted plans. To address this, approval of the height and location of the shed is being incorporated as design approval request DA210122.

In her October 9, 2020 request, Ms. Kemp claimed that unpermitted electrical had been added to the shed. Code enforcement staff contacted the property owner, who verified this. This violation is being processed through code enforcement case 21CE00023. The property owner has since disconnected the electrical. However, to

abate this violation Applicant will need to secure a building permit to either demolish the shed's electrical or to legalize it. No planning entitlements are required for that action and the shed may be permitted with or without electrical for the purposes of this permit. Applicant has indicated their desire is to maintain this shed with power, and as such the addition of electrical is shown on the site plan on sheet A1.0. Non-habitable accessory structures are an allowable use in the LDR zone.

- d) The project planner conducted site inspections on April 1 and June 17, 2021.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN200192.

8. **FINDING:** **APPEAL** – Upon consideration of the documentary evidence, the staff report, the oral and written testimony, and all other evidence in the record, the Board responds as follows to Appellant's contentions:

- EVIDENCE:**
- a) Appellant (Christine Kemp on behalf of Robert Kahn), pursuant to MCC sections 21.44.070 and 21.45.060, timely filed an appeal from the May 13, 2021, decision of the Zoning Administrator (see also Finding No. 1, Process). The appeal challenged the Zoning Administrator's approval of the Schwartz Mal Permit, contending that the project lacked a fair or impartial hearing, that the findings or decision were not supported by the evidence, and that the decision was contrary to law.

In sum, in his Notice of Appeal submitted on June 1, 2021, Appellant contends that the permit should not be issued as doing so would effectively condone the prior, unpermitted work; that procedural irregularities, specifically the project description and information presented to the Land Use Advisory Committee, resulted in the lack of a fair hearing; that the project as proposed is not consistent with the design review criteria established by the Carmel Valley Master Plan and Design Control overlay zone; that a variance or use permit is required for the proposed work within the side yard setback; and that the issuance of a permit is contrary to law as there are code violations on the property.

The County finds that Appellant's contentions regarding the code violation for the height of the shed are with merit; to address this the added height of the shed is incorporated into this action with a design approval request. The County finds that Appellant's other contentions are without merit because the contentions are speculative and not supported by either the evidence or the Monterey County Code.

See the text, references, and summaries of the Appellant's contentions (with duplicative statements removed) and the County's responses to those contentions in the evidences below.

- b) Appellant's Contention regarding Schwartz Illegal Actions in Violation of County Permits & Schwartz Should Be Required to

Adhere to their Approved Plans. Refer to Pg. 1 & 2 of Attachment C of the Notice of Appeal.

Review of the project was based on currently adopted policies and codes. Approval of the subject project would abate all zoning violations on the property.

Applicant seeks approval of the white finish, modification of the chimney to a tan Carmel stone, and permitting of the flue cap as part of this design approval request. Approval of the project would abate all present zoning violations for the chimney.

The shed's skylights and finish were previously permitted by design approval permit DA190154. Electrical has been disconnected from the shed. However, to fully abate the electrical code violation, a building permit will be required to either permanently install electrical, or ensure it has been appropriately demolished and capped. This would be pursued after the issuance of the currently sought land-use entitlements.

The change in shed height was neither previously permitted nor disclosed at the May 13, 2021 Zoning Administrator hearing. Therefore, the County finds that the contention regarding the height of the shed is with merit. To address this, retroactive approval for the as built condition of the shed is incorporated into the design approval as part of the granting of the entitlement. Additionally, the addition or removal of electrical to a shed does not change the land use as defined in the zoning ordinance.

Refer to Finding No. 3 for discussion of the design, Finding No. 4 for discussion of design consistency with Policy CV-1.20 and Finding No 2 evidence e) for the use of the shed.

- c) Appellant's Contention regarding After the Fact Permits. Refer to Pg. 2 of Attachment C of the Notice of Appeal. In short, Appellant contends that the LUAC did not have accurate information upon which to base their recommendation, as the project description did not differentiate between new work and after the fact work, the plans were not accurate regarding the height and mass of the Chimney, and Schwartz purportedly misled the LUAC in stating that the Carmel Stone had already been approved for the chimney façade.

Refer to the discussion in evidence d) below regarding the project description and LUAC.

- d) Appellant's Contention that there was the Lack of Fair and Impartial Hearing. Refer to Pg. 3 of Attachment C of the Notice of Appeal.

Project plans and project descriptions change through the planning process. Further, the agenda description for a project and the resolution description are different, with the agenda description intended to be more summary in nature.

The project description sent to the LUAC represented the scope of the project at the time the meeting agenda was sent, and was intended as a summary of project activities. It did not include discussion of the violations or the scope of work as being after-the-fact. The description, project plans, and supplemental materials are used together as bases for advisory and decision-making bodies' decisions. The project plans routed to the LUAC distinguished between what was originally permitted in PLN170572, what was requested as a part of PLN200192, and work requested after the fact in the "Scope of Work" section on the cover page, sheet G1.0. Additionally, both Applicant and interested members of the public had the opportunity to speak on pertinent project issues that would affect the recommendation of the LUAC. The minutes of the LUAC reflect both its decision-making process and ultimate recommendation.

Applicant elected to modify his proposal to include Carmel Stone prior to the meeting. This proposed modification was presented to the LUAC at its April 19 meeting. While a white Carmel stone was shown on the approved building permit plans 17CP03455, the LUAC recommended that the Carmel stone be a muted tan. This color change differs from previous permits and is reflected in the current description of the project.

After the LUAC meeting, Applicant modified the project description to both be clearer and reflect the most current iteration of the project. Additionally, Applicant modified project plans to incorporate the LUAC's recommendations. The appropriate authority, here the Zoning Administrator, has discretion to determine whether changes made to a project warrant referral back to the LUAC after LUAC's recommendations. Here, the Zoning Administrator found that changes to the project did not warrant referral back to the LUAC.

- e) Appellant's Contention that The Findings and Decision Not Supported by Evidence, Resolution Finding No. 1 evidence j. Refer to Attachment C of the Notice of Appeal Pg. 4.

Changes to the project plans and description after the LUAC recommendation are part of the planning process. Here, the LUAC recommended approval with changes. Also refer to evidence d) above.

- f) Appellant's Contention that The Findings and Decision Not Supported by Evidence, Resolution Finding No. 1 evidence c: *"Resolution Finding 1; Evidence c) states the Project is consistent with the County Code Ordinance Title 21 and the Carmel Valley Master Plan, yet the Project's illegally painted bright white color is not an earthtone color and is not keeping with the neighborhood character, or the visual integrity of the surrounding development as required by the County's Design Approval criteria. (Title 21, Section 21.44.010, Design Approval Criteria)."*

The Carmel Valley Master Plan Policy CV-1.20 establishes design guidelines to be considered in design review for new developments. The policy indicates that: "Materials and colors used in construction

shall be selected for compatibility with the structural system of the building and with the appearance of the building's natural and man made surroundings." MCC 21.44.010 is the purpose section of the Design Control Overlay District zoning, and indicates that the intent of the zone in areas where design approval is "appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments..."

Specific colors are not specified in either the Carmel Valley Master Plan design guidelines or the purpose section of the Design Control District. The white selected is in line with the neighborhood character, as white is a neutral shade and many other homes in the neighborhood are either painted white or have white elements. Refer to Finding No. 3 for further discussion of the design and Finding No. 4 for discussion of consistency with Carmel Valley Master Plan Policy CV-1.20.

- g) Appellant's Contention that The Findings and Decision Not Supported by Evidence, Resolution Finding No. 3 evidence a:

"Resolution Finding 3, Evidence a) states the Project is consistent with the Carmel Valley Master Plan, yet the illegal stucco with reflective white paint and surface and enlarged chimney violate the Carmel Valley Area Plan policy CV-1.20 by creating a large white reflective structure with too much mass and bulk, and causing a disruption of views from the Kahns' existing home. Under policy CV-1.20, the following guidelines apply: ..."

[Refer to Carmel Valley Master Plan Policy CV-1.20.]

The Chimney is proposed to be a tan Carmel Stone muted in tone, in accordance with the Carmel Valley Land Use Advisory Committee's recommendations. The height and bulk of the chimney modifications are limited to the addition of the exterior finishes and a spark arrestor and flue cap, and as such are appropriate in mass and bulk.

Refer to Finding No. 3 for further discussion of the design and Finding No. 4 for discussion of consistency with the Carmel Valley Master Plan policy CV-1.20.

- h) Appellant's Contention that The Findings and Decision Not Supported by Evidence, Resolution Finding No. 1 evidence e:

"Resolution Finding 1; Evidence e) states no variance is required, yet the existing nonconforming garage is being converted to habitable use creating structural expansions within the setback area. The existing home is already non-conforming as to the side yard setback on the east side of the property, adjacent to the Kahn property, where the majority of this work is occurring. In particular, the project proposes to convert the existing non-habitable garage into habitable living space for a fourth bedroom and expanded third bathroom. The existing garage encroaches into the east side yard setback as shown on new Plan Sheets A1.0 and A2.1.

Pursuant to Title 21 section 21.68.030.A, the non-confirming use of a structure can only be changed to the same or a more restrictive use, and to do so, requires a use permit. Here the use is being changed from non

habitable to habitable living space. It also appears the garage conversion area is over 120 sf., above the threshold of sub-section C, notwithstanding the issue of converting the space from non-habitable to habitable space. Accordingly, the change in use requires either a use permit to allow the change in non-conforming use, or a variance to allow the use. For the reasons set forth above, the proper hearing body was the Planning Commission, not the Zoning Administrator, with a Combined Development Permit for a variance or use permit.”

The work within the side setback is limited to a small portion of the existing garage, to convert it to habitable space. Both a Single-Family Home, and non-habitable attached accessory structures (such as garages, which are defined as accessory structures per the definitions section 21.06.580 are allowable uses under the base zoning district. A “non-conforming use of a structure” is a use which would not be allowed under the zoning district but was legally established at the time of its commencement. (21.06.1340) The garage encroachment into the side setback is nonconforming as to yard regulations only, not a non-conforming use of a structure. The use permit requirement from the referenced section 21.68.030(A) only applies to non-conforming uses of structures, and is therefore not applicable in this case.

Pursuant to MCC section 21.68.040(B), nonconforming structures nonconforming as to setbacks may be maintained or repaired so long as no structural alterations are made and such work does not exceed 50% of the appraised value of the structure in any one year period. Minor structural repairs are proposed to add windows and a door along the wall of the (former) garage. These minor changes will not change the use of the property or alter the footprint of the structure relative to the setback. Additionally, the scope of this project is not of a size that would approach 50% of the appraised value of the home. Therefore, a use permit would not be required for this work. Additionally, as the non-conforming setback is not being expanded, a variance is not required.

Since neither a use permit nor a variance would be required for the project, the Zoning Administrator was the appropriate authority to hear the permit as a Design Approval request.

Refer to Finding No. 1 Process for further discussion of how the appropriate entitlements were identified, Finding No. 2 Evidence e) for the allowable use, and Finding No. 2 Evidence f) for discussion of the setbacks.

- i) Appellant’s Contention that The Findings and Decision Not Supported by Evidence, Resolution Finding No. 6 evidence c. “Resolution Finding 6 - Evidence c) acknowledges there are existing unresolved code violations on the site, including two shed violation related to unpermitted height and unpermitted electrical connection, yet the Project was allowed to move forward in violation of Title 21 section 21.84.120, which requires no further permitting be allowed until existing violations are remedied. These acknowledged shed violations are in addition to the paint and chimney violations also existing on the site.

Staff has had since October 3, 2020, when the County was notified of the shed violations, as to both illegal height and illegal electrical hookup, to investigate these clear violations, yet these admitted glaring unresolved code violations were minimized as a reason to prevent the Project from going forward, contrary to the Monterey County code, with staff even suggesting the shed violations could be remedied, on the spot, at the May 13th ZA meeting with no Public Notice at all. There was no legal basis to allow the Project to go forward with these known and admitted code violations on site.”

Refer to Ms. Kemp’s correspondence that the application be referred to hearing dated October 9, 2020. (Attachment C, Appeal, starting on pg. 17) This correspondence indicates that selected paint colors, skylights, and added electrical may violate County permits. This correspondence does not address shed height.

Planning staff reviewed the Design Approval for the shed DA190154 and confirmed that the skylights and white finish were part of the original approval. Staff also conducted a site visit on April 1, 2021 and confirmed that the shed color and skylights conformed to this approval. Code enforcement staff contacted the property owner, who verified that electrical had been installed without permits, and the electrical services was subsequently disconnected. However, to abate this violation Applicant will either need to secure a building permit for demolition of the electrical or to legalize it. This issue is being addressed in code enforcement case 21CE00023. The addition or removal of electrical to a shed does not require design approval and is not subject to a discretionary planning entitlement, as it does not impact the design of structures, as regulated by the “D” and “S” districts, and a shed is considered non-habitable accessory structure, which is principally allowable under the base LDR zoning, Title 21 section 21.14.030.

The issue regarding the height of the shed was discussed at the April 19, 2021 Carmel Valley LUAC meeting. At the meeting, Ms. Kemp attested that the shed had been enlarged to 12 feet tall, while Applicant’s representative maintained that the shed was 8 feet tall. Staff did not verify the height of the shed prior to the May 13, 2021 Zoning Administrator hearing. At the Zoning Administrator hearing, Applicant’s representatives conceded that the height of the shed was 12 feet tall, 4 feet higher than its original approval. To address this, the Zoning Administrator imposed a project specific condition “PDSP002 – SHED”, which would have required Applicant to either remove the shed or secure the necessary planning entitlements to have it legalized prior to the issuance of building permits.

Under MCC section 21.84.120, discretionary entitlements may not be approved where there is an outstanding violation of the Title, unless said entitlements are, in whole or in part, part of the administrative remedy for said violation. The Zoning Administrator found that, with the inclusion of the project specific condition, PDSP002, which would require Applicant to seek appropriate land use entitlements for the shed

or remove the shed prior to the issuance of building permits, the project would conform with MCC section 21.84.120.

However, to fully remedy the zoning issues on the property requires that the shed changes either be permitted through the appropriate permit process, or the shed be removed. Therefore, the County finds that this contention is with merit. To address this contention and remedy the violation, the Design Approval DA210122 has been incorporated which would permit the as-built condition of the shed. If approved, this would fully ameliorate the existing zoning violation as to the shed without conditioning approval on the requirement for separate entitlements, in line with MCC section 21.84.120.

j) Appellant's Contention that The Decision was Contrary to Law.

"The Project Cannot Proceed Until All Existing Code Violations Are Resolved

Schwartz was already in violation of the County code when they applied for this permit having illegally painted their house an unpermitted white color, as well as enlarged the height, size and mass chimney with a white stucco reflective surface in violation of their County permit. On top of these admitted existing violations, Schwartz admittedly remains in violation of County Codes with regard to other permits issued for their property (see Finding 1, Evidence e) (Res. Pg. 4) "At the hearing, representatives of the applicants confirmed that the shed was twelve feet, high than is originally approve height of eight feed in DA190154." with regard to the shed at the rear of the property adjacent to the Kahn property line. Pursuant to Title 21 section 21.84.120, no further permitting is allowed on the Schwartz property until these existing violations are remedied, yet the County let them proceed. This is contrary to the law as expressly stated in the County Code."

Refer to Finding No. 7 and evidence i) above. The zoning violations regarding the exterior finishes and chimney are being abated as part of this approval. Additionally, the incorporation of the additional shed height and approval of its current location would abate the zoning violation regarding the shed. Together, these approvals would resolve all planning issues on the property, and Applicant could move forward to the building permit process to rectify the electrical issue in the shed.

k) Appellant's Contentions in Attachment C, Pg. 1. Refer to Pg. 1 of Attachment C of the Notice of Appeal.

When work is performed without a land-use entitlement, the administrative remedy in such cases is for the property owner to seek the required entitlements. These entitlements are reviewed against existing County Policies and Codes. Refer to evidence d) for discussion of the project description and the LUAC.

l) Appellant's Contentions in Attachment C, Pg. 2. Refer to Pg. 2 of Attachment C of the Notice of Appeal.

Refer to evidence i) for discussion of the shed.

Modifications to the chimney consisted of re-finishing the chimney with the stucco and adding a flue cap and spark arrestor. The chimney was not otherwise modified, and issuance of this permit will resolve all zoning violations pertaining to the chimney. The County does not consider private CC&Rs in the review of entitlements.

Building and safety inspectors inspect construction to ensure that the building conforms to required building and safety codes. Compliance with design approval is the property owner's responsibility. In this case, as the property owner did not comply with their original design approval, they are being required to seek additional permits as is required by county code.

Whether planning permits seeking to retroactively approve work are combined with ones seeking to permit new work is not dictated by County Code or policy. The project description referred to the LUAC did not characterize the work as a zoning violation or after-the fact, however, the project plans routed to the LUAC distinguished between the original scope and amendment work as well as what work was being requested after the fact. Refer to evidence d) for discussion of the project description and the LUAC.

- m) Appellant's Contentions in Attachment C, Pg. 2. Final paragraph, and Pg. 3. Refer to the final paragraph on Pg. 2 and Pg. 3 of Attachment C of the Notice of Appeal.

Refer to evidence d) for discussion of the project description and the LUAC. As an advisory body, the LUAC recommended approval with changes for the subject project. Once a project is reviewed by the LUAC, changes to the project are a regular part of the planning process. The appropriate authority retains discretion to decide, whether subsequent LUAC review is warranted.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Board of Supervisors does hereby:

- A. Partially Grant an Appeal by Christine Kemp challenging the Zoning Administrator's approval of a Design Approval (HCD-Planning File No. PLN200192);
- B. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2, and;
- C. Approve a design approval to amend PLN170572 to permit expanding the studio addition from 355 square feet to 531 square feet and a 63 square foot landing; modifying the roof of the studio addition to have 2 skylights instead of 1 skylight; an interior remodel of the southeastern portion of the home, including conversion of the garage to living space and removal and replacement of the garage door with lap siding; construction of a new 447 square foot attached two-car carport; re-finishing the chimney with a Carmel Stone to address the presently unpermitted white "swiss coffee" smooth stucco finish, and; construction of a 4 foot tall to 6 foot tall cedar fence. The project also includes retroactive design approval for: painting the exterior

of the primary residence a white “swiss coffee” color; adding a metal flue cap and spark arrestor to the top of the chimney.

- D. Approve a design approval DA210122 increasing the height of a previously permitted shed from eight feet to approximately 13 feet; and approving the shed’s current location.

All of which are in general conformance with the attached sketch and subject to 6 conditions of approval.

PASSED AND ADOPTED upon motion of Supervisor _____, seconded by Supervisor _____, and carried this 27th day of July, 2021 by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof Minute Book _____ for the meeting on July 27, 2021.

Date:

File Number:

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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.

Monterey County RMA Planning

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

PLN200192

1. DESIGN APPROVAL - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA - 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number 21-025) was approved by Monterey County Zoning Administrator for Assessor's Parcel Number 015-522-008-000 on May 13, 2021. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

4. PDSP001 - ADDITIONAL EVIDENCE OF INC. LUAC RECOMMENDATIONS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall provide specific evidence that the project changes incorporated based on the Land Use Advisory Committee's recommendations have been executed.

Compliance or Monitoring Action to be Performed: Prior to building final, the owner/applicant shall furnish evidence to the Chief of Planning that the specified tan carmel stone, skylight shades, and low-e skylight glass have been installed as proposed. The Chief of Planning shall review the adequacy of the submitted evidence.

5. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

Monterey County RMA Planning

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

DA210122

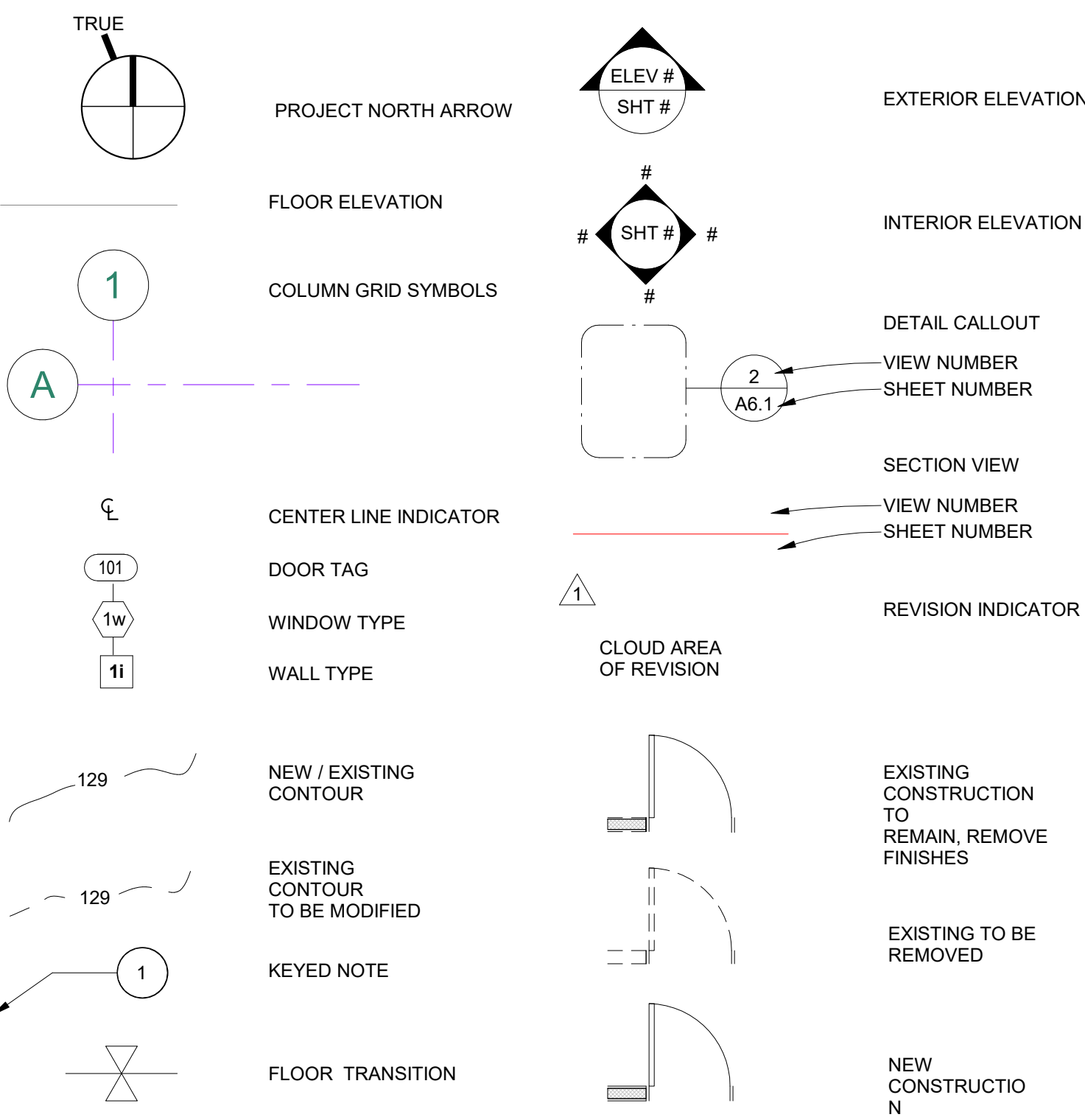
1. DESIGN APPROVAL - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA - 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.

ARCHITECTURAL SYMBOLS



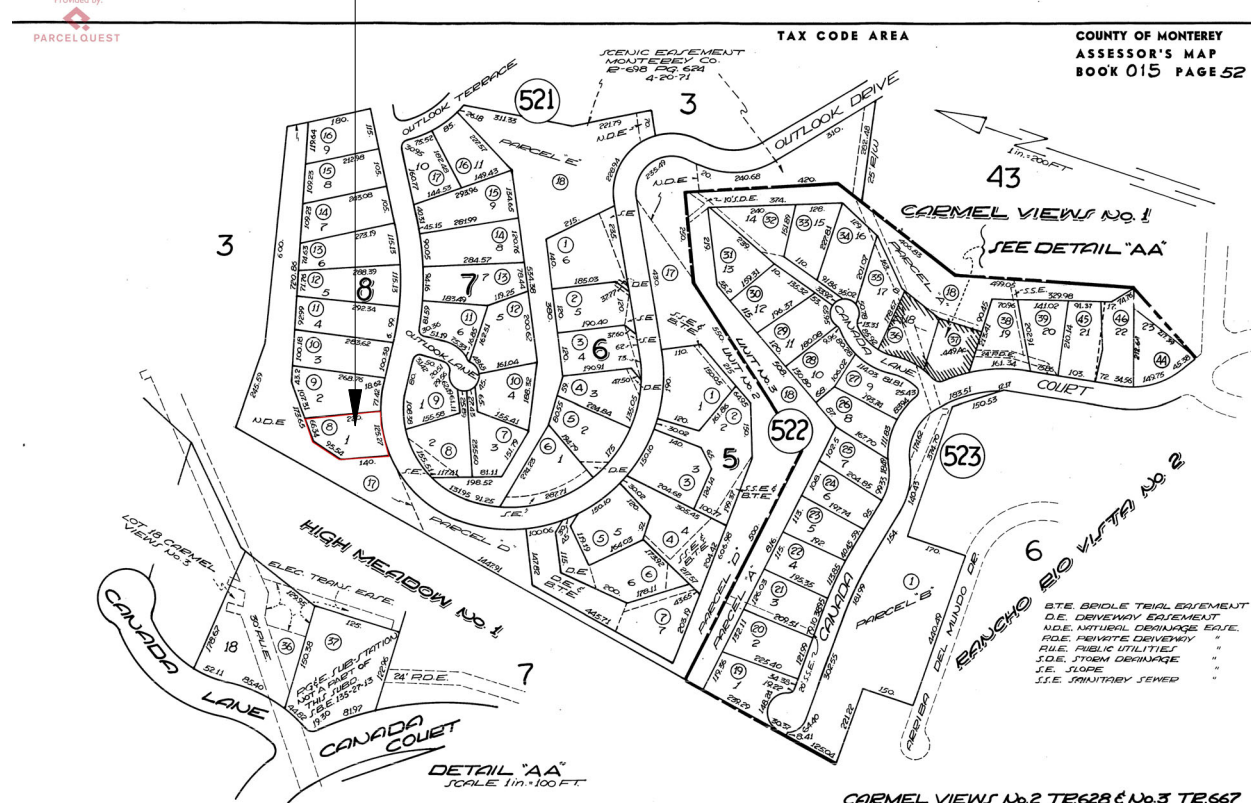
SCOPE OF WORK

PLN170572 SCOPE OF WORK: REMODEL OF AN (E) 2,645 SF SINGLE STORY RESIDENCE AND THE CONSTRUCTION OF A 355 SF ADDITION WITH SKYLIGHT. SCOPE OF WORK ALSO INCLUDES THE REPLACEMENT OF EXTERIOR SIDING, DOORS, AND WINDOWS. PROPOSED GRADING WILL INCLUDE THE IMPORT OF 113.2 CU YDS OF FILL. 4 FRUIT TREES ARE PROPOSED AND PLANTERS FOR HERB GARDEN.

PLN200192 SCOPE OF WORK: ENLARGEMENT OF THE PREVIOUSLY APPROVED STUDIO ADDITION FROM 355 SF TO 531 SF WITH (2) SKYLIGHTS AND A 63 SF LANDING. REVISED FLOOR PLAN FOR BATHROOM 3, BEDROOM 3, LAUNDRY AND PANTRY. NEW BEDROOM 4 AND MECHANICAL ROOM WITHIN EXISTING GARAGE. ADDITION OF CARPORT WITH (2) PARKING SPACES. 20 CU YDS OF GRADING TO BE BALANCED ON SITE. AFTER THE FACT APPROVAL TO PAINT THE EXTERIOR OF A SINGLE FAMILY RESIDENCE WITH KELLY-MOORE SWISS COFFEE & CLAD A BRICK CHIMNEY IN CARMEL STONE VENEER. PROVIDE POWER TO AN EXISTING SHED. NEW 6' CEDAR FENCE.

PARCEL MAP

PROJECT SITE



ARCHITECTURAL ABBREVIATIONS

Table of architectural abbreviations with columns for symbol and description. Includes terms like AND ANGLE, EAST, JANITOR, RADIUS / RISER, etc.

SHEET INDEX

Table of sheet index listing sheet numbers and titles such as COVER SHEET, GENERAL NOTES, SURVEY, EROSION CONTROL / CONSTRUCTION MGMT PLAN, etc.

PROJECT INFORMATION

Table of project information including property address (24980 OUTLOOK DR., CARMEL, CA 93923), APN, zoning, general plan land use designation, type of construction, occupancy group, wildland urban interface area, average natural grade, allowed height limit, and planning permit details.

BUILDING AREA

Table of building area breakdown showing (E) Building Area, (E) Garage, (E) Residence, and (E) Decks with square footages.

LOT COVERAGE

Table of lot coverage breakdown showing Lot Size, Allowable Lot Coverage, (E) Lot Coverage, and New Lot Coverage with percentages.

GRADING ESTIMATES

Table of grading estimates showing Grading Cut, Grading Fill, and Grading Net Import in cubic yards.

MISCELLANEOUS

Table of miscellaneous information including water source (CAL AM), sewer system (CAWD), trees to be removed (0), required parking (2 SPACES/UNIT), and proposed parking (4 SPACES (2 COVERED)).

BUILDING CODE DATA

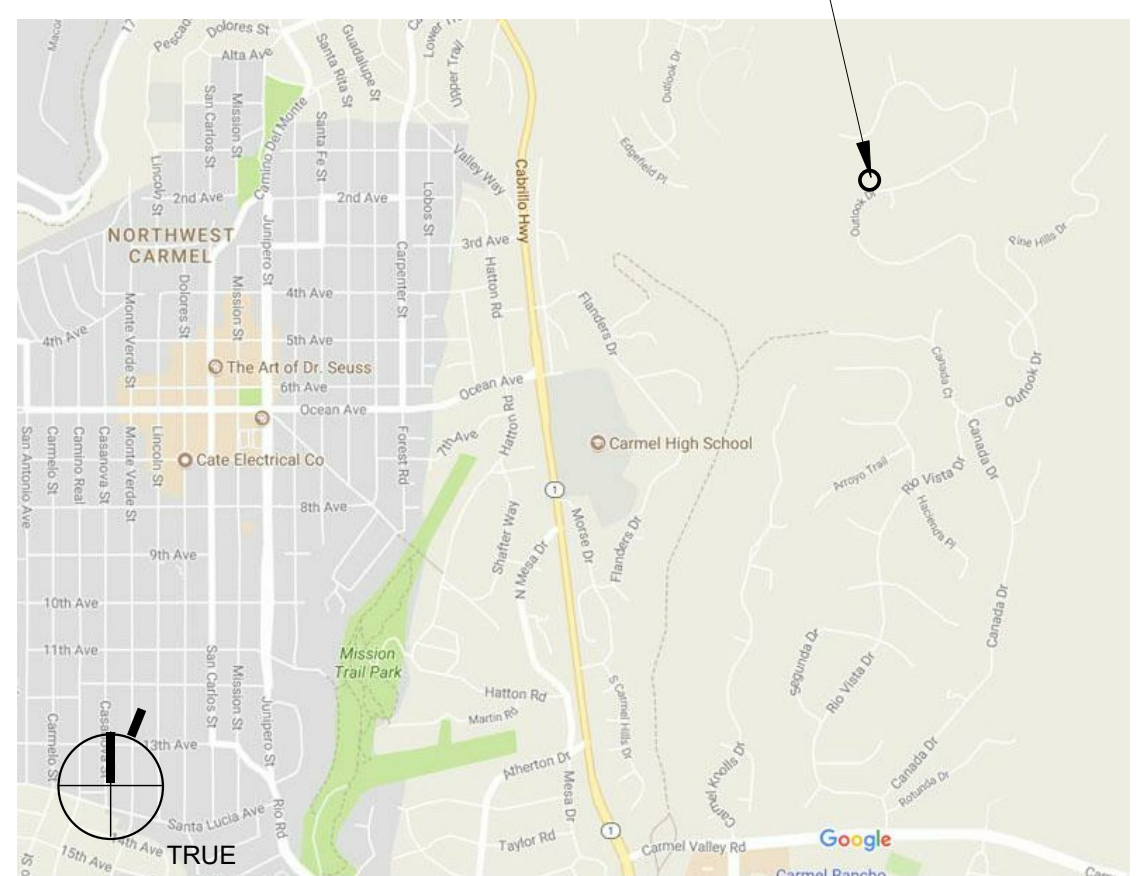
Table of building code data showing sprinklers are required (YES).

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING: THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), THE 2019 CALIFORNIA MECHANICAL CODE (CMC), THE 2019 CALIFORNIA PLUMBING CODE (CPC), THE 2019 CALIFORNIA ELECTRICAL CODE (CEC), THE 2019 CALIFORNIA ENERGY CODE (CEC)

VICINITY MAP

PROJECT SITE



SCHWARTZ TRYON REMODEL

24980 OUTLOOK DR., CARMEL, CA 93923

PLANNING DEPARTMENT SUBMITTAL

STUDIO CARVER ARCHITECTURE + PLANNING + INTERIOR DESIGN

Revision table with columns for revision number, date, and description.

ARCHITECTURAL COVER SHEET

Scale: 1/8" = 1'-0" @ 24x36 Drawn By: DP Job: 1713

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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 by any method, in whole or in part, is prohibited. This to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

GENERAL FIRE DEPARTMENT NOTES

- FIRE007 - DRIVEWAYS DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED... FIRE011 - ADDRESSES FOR BUILDINGS ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241... FIRE019 - DEFENSIBLE SPACE REQUIREMENTS (STANDARD) REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 30 FEET OF STRUCTURES... FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS... FIRE025 - SMOKE ALARMS (SINGLE FAMILY DWELLING) WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGULAR ALARM SYSTEM IS INSTALLED... FIRE026 - ROOF CONSTRUCTION (STANDARD) ALL NEW STRUCTURES AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS B ROOF CONSTRUCTION.

GENERAL NOTES

- 1. SPECIAL INSPECTIONS, BY GEOTECH ENGINEER, ARE REQUIRED FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT AND LOAD-BEARING REQUIREMENTS... 2. DEVELOPMENT AND RELATED CONSTRUCTION ACTIVITIES SUCH AS SITE CLEANING, GRADING, SOIL REMOVAL OR PLACEMENT WHICH CHANGE A PERMANENT CHANGE TO EXISTING SITE CONDITIONS ARE PROHIBITED ON SLOPES GREATER THAN OR EQUAL TO 30%... 3. THE SLOPE OF CUT AND FILL SURFACES SHALL BE NO STEEPER THAN IS SAFE FOR THE INTENDED USE... 4. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIALS... 5. ALL FILL MATERIAL SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557... 6. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION... 13. CALIFORNIA BUILDING STANDARDS CODE, 2019 EDITION: AS APPLICABLE, ALL MATERIALS, WORKMANSHIP, AND METHODS SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE... 30. ALL EXTERIOR SWINGING EXIT DOORS SHALL HAVE A THRESHOLD NOT EXCEED 1-1/2" IN HEIGHT.

GENERAL ELECTRICAL NOTES

- 1. AFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLES EXCEPT FOR THOSE LOCATED OUTSIDE, IN BATHROOMS, GARAGES, ATTICS AND BASEMENTS... 2. A MINIMUM OF ONE-20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY RECEPTACLE OUTLETS IN THE LAUNDRY ROOM... 3. A MINIMUM OF ONE-20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY RECEPTACLE OUTLETS IN THE BATHROOMS... 4. RECEPTACLES INSTALLED IN A KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT FEWER THAN TWO 20 AMP SMALL-APPLIANCE BRANCH CIRCUITS... 5. AT LEAST ONE GFCI RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN AND LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR INSTALLED NO LESS THAN 12" BELOW COUNTERTOP AT BASIN CABINET... 10. PROVIDE SEPARATE 20-AMP BRANCH CIRCUITS FOR FIXED APPLIANCES SUCH AS FOOD WASTE GRINDERS, DISHWASHERS WASHING MACHINES, DRYERS, BUILT-IN REFRIGERATORS OR FREEZERS, FURNACES, AC UNITS, OR ANY OTHER FIXED APPLIANCE WITH A MOTOR OF 1/4 HP. OR LARGER... 13. KITCHEN RECEPTACLE OUTLETS SERVING COUNTERTOPS, INCLUDING ISLAND & PENINSULA COUNTERTOPS, SHALL: • HAVE GROUND PROTECTION • BE INSTALLED IN EACH COUNTER WALL 12 INCHES OR WIDER SO NO POINT ALONG THE WALL IS MORE THAN 24 INCHES... 14. GFCI PROTECTION REQUIRED FOR RECEPTACLES LOCATED OUTDOORS, IN BATHROOMS, UNFINISHED BASEMENTS, CRAWL SPACES, KITCHEN AND WET BAR COUNTERTOP SURFACES, GARAGES, ACCESSORY BUILDINGS NOT INTENDED AS HABITABLE ROOMS... 23. AT LEAST ONE LIGHT IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119(D) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION, (150(K)3)

GENERAL PLUMBING NOTES

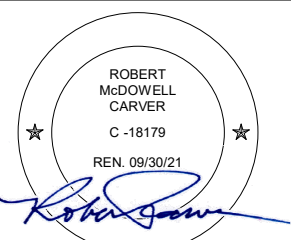
- 1. ALL PLUMBING FIXTURES ARE REQUIRED TO BE LISTED BY AN ACCEPTABLE NATIONALLY RECOGNIZED TESTING LABORATORY... 2. THIS IS A PARTIAL LIST OF PRIMARY PLUMBING FIXTURES, AND IS NOT INTENDED AS A COMPREHENSIVE LIST OF ALL PLUMBING FIXTURES... 3. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE... 4. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.303.3 OF CGBS... 5. CPC 402.5 SETTING, NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE... 6. CPC 408.6 SHOWER COMPARTMENTS, SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE AND A 22-INCH CLEAR OPENING/DOOR... 7. CPC 408.3 INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES, SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD... 8. CPC 408.9 LOCATION OF VALVES AND HEADS, CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY... 9. EXTERIOR HOSE BIBS: PROVIDE ANTI-SIPHON DEVICE AT ALL HOSE BIBS, ALL HOSE BIBS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE BIB TYPE BACKFLOW PREVENTER OR WITH A LISTED ATMOSPHERIC VACUUM BREAKER... 10. SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A MINIMUM HEIGHT OF 72" ABOVE DRAIN INLET... TOILET 1.28 GAL SINK FAUCET 1.2 GPM SHOWER VALVE 2.0 GPM KITCHEN FAUCET 1.8 GPM DISHWASHER 2.0 GPM CLOTHES WASHER 2.0 GPM

GENERAL CAL GREEN NOTES

- 1. MINIMUM 65% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IS MORE STRINGENT... 2. AT THE TIME OF FINAL INSPECTION, AN "OPERATION AND MAINTENANCE MANUAL" SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEMS LISTED IN CGBSC SECTION 4.410.1... 3. LOW VOC ADHESIVES, SEALANTS, PAINTS, COATINGS, CARPET SYSTEMS, LOW FORMALDEHYDE WOOD, LOW VOC RESILIENT FLOORING SHALL COMPLY WITH CGBSC SECTION 4.504... 4. CAL GREEN 4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES... 5. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT (4.505.3 CGBSC) A. MOISTURE CONTENT MUST BE VERIFIED IN COMPLIANCE WITH ALL OF THE FOLLOWING: a. MOISTURE CONTENT MUST BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT TYPE MOISTURE METER; b. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 TO 4 FEET FROM THE GRADE STAMPED END TO BE VERIFIED; c. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO INSPECTOR. INSPECTOR MUST APPROVE MOISTURE CONTENT READING PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING.

SCHWARTZ TRYON REMODEL

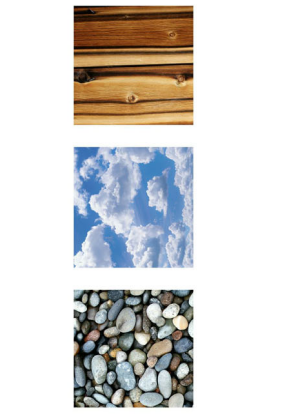
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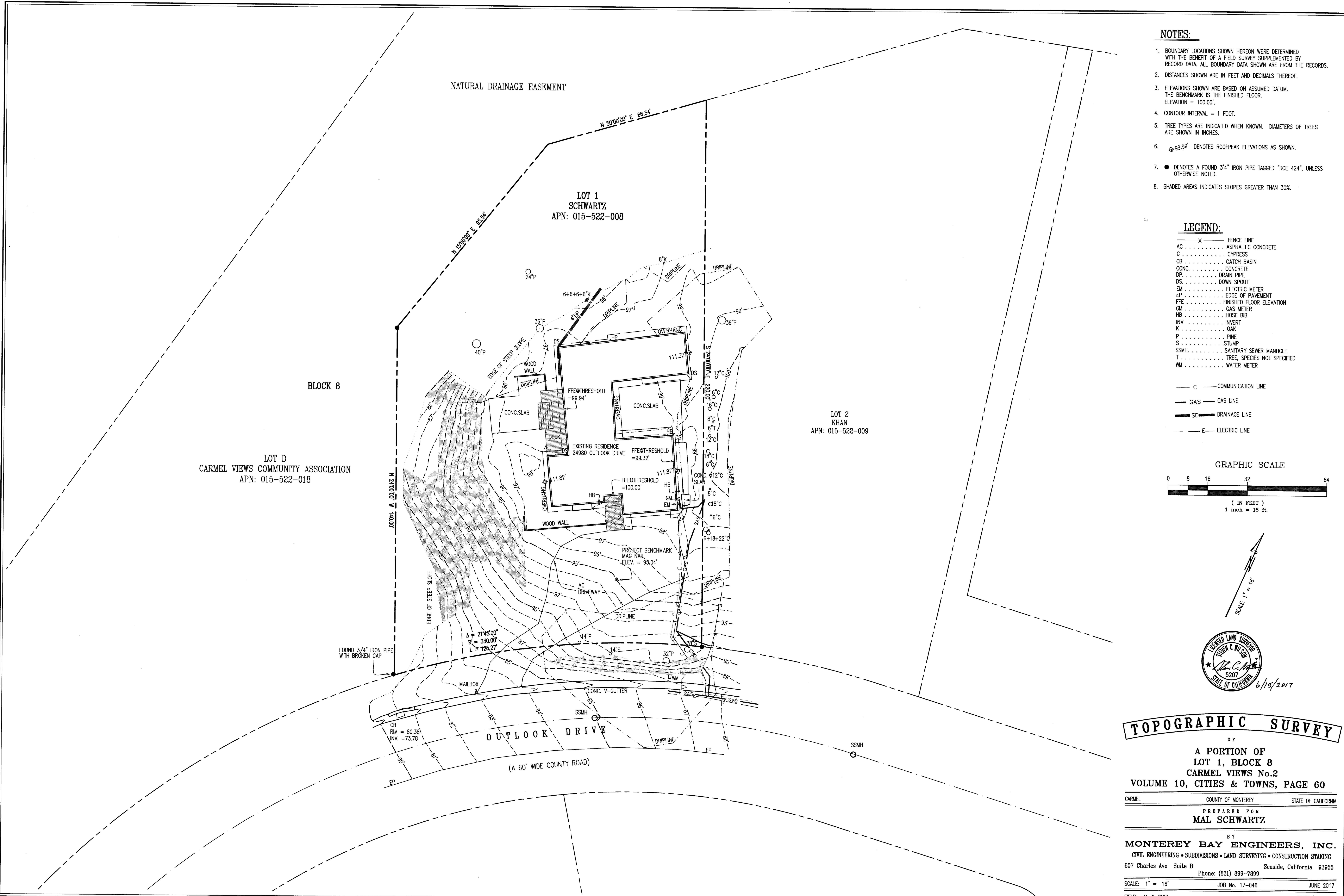
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ARCHITECTURAL GENERAL NOTES

Scale: 1/2" = 1'-0" @ 24x36 Drawn By: DP Job: 1713

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NOT FOR CONSTRUCTION



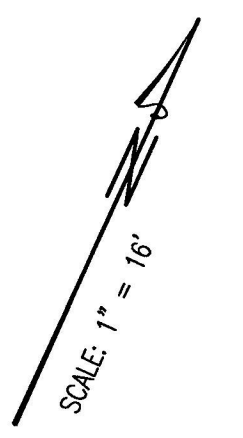
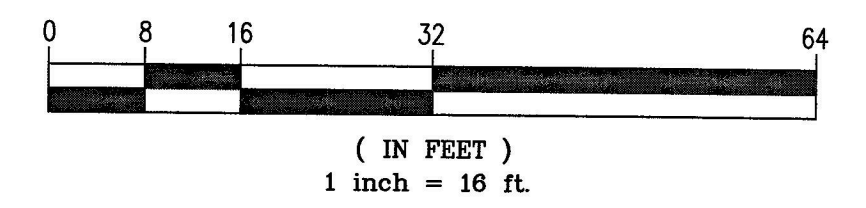
NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE FINISHED FLOOR. ELEVATION = 100.00'.
4. CONTOUR INTERVAL = 1 FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
6. \odot 99.99' DENOTES ROOFPEAK ELEVATIONS AS SHOWN.
7. \bullet DENOTES A FOUND 3/4" IRON PIPE TAGGED "RCE 424", UNLESS OTHERWISE NOTED.
8. SHADED AREAS INDICATES SLOPES GREATER THAN 30%.

LEGEND:

- X FENCE LINE
 - AC ASPHALTIC CONCRETE
 - C CYPRESS
 - CB CATCH BASIN
 - CONC. CONCRETE
 - DP DRAIN PIPE
 - DS DOWN SPOUT
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - FFE FINISHED FLOOR ELEVATION
 - GM GAS METER
 - HB HOSE BIB
 - INV INVERT
 - K OAK
 - P PINE
 - S STUMP
 - SSMH SANITARY SEWER MANHOLE
 - T TREE, SPECIES NOT SPECIFIED
 - WM WATER METER
-
- C COMMUNICATION LINE
 - GAS GAS LINE
 - SD DRAINAGE LINE
 - E ELECTRIC LINE

GRAPHIC SCALE



TOPOGRAPHIC SURVEY

OF
A PORTION OF
LOT 1, BLOCK 8
CARMEL VIEWS No.2
VOLUME 10, CITIES & TOWNS, PAGE 60

CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA
 PREPARED FOR
MAL SCHWARTZ

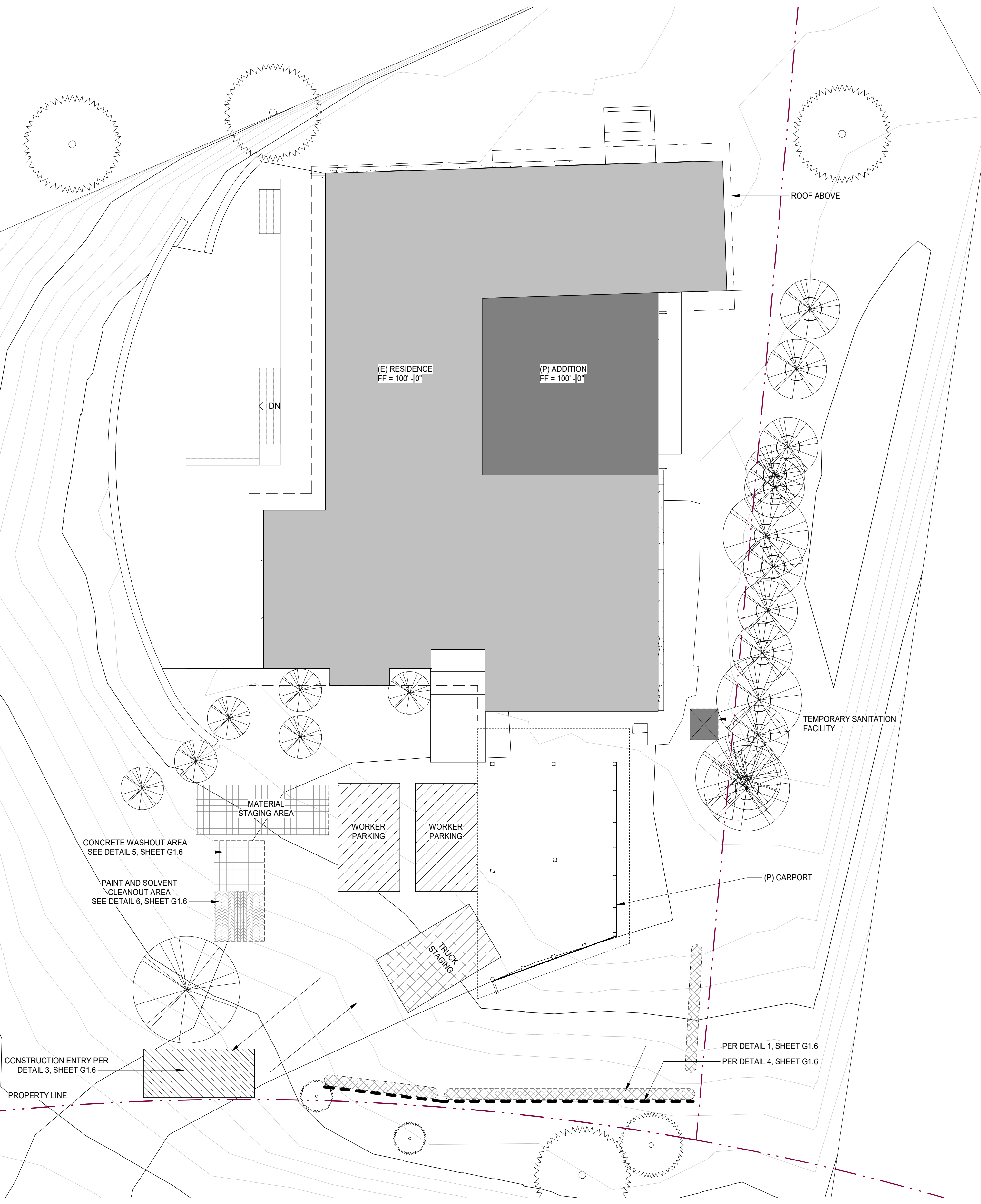
BY
MONTEREY BAY ENGINEERS, INC.
 CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
 607 Charles Ave Suite B Seaside, California 93955
 Phone: (831) 899-7899

SCALE: 1" = 16'
 JOB No. 17-046 JUNE 2017
 FIELD: AL & CMW DRAWN BY: AL

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PROPERTY LINE

PROPERTY LINE



CONSTRUCTION MANAGEMENT NOTES:

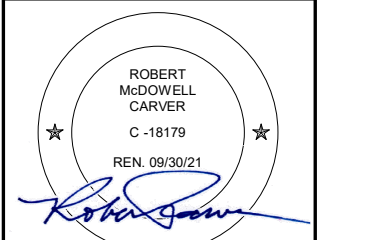
- DURATION OF CONSTRUCTION IS ESTIMATED TO BE 6-8 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
- WORK SHALL BE PERFORMED ON WEEKDAYS BETWEEN THE HOURS OF 7 AM AND 7 PM AND ON SATURDAYS FROM 8 AM TO 6 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
- TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING CARMEL VALLEY ROAD VIA OUTLOOK DR.
- THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12.
- EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS PRIOR TO THE START OF CONSTRUCTION.
- STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
- ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
- SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
- USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
- CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
- DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
- ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.

STORMWATER DRAINAGE LEGEND

- CONSTRUCTION ENTRY
- WORKER PARKING
- EQUIPMENT PARKING AND MATERIAL STAGING AREA
- TRUCK STAGING
- PAINT AND SOLVENT CLEANOUT AREA
- CONCRETE WASHOUT AREA
- TREE AND ROOT PROTECTION MEASURES PER ARBORIST
- STRAW WATTLE EROSION CONTROL
- TRAFFIC
- SILT FENCE

**SCHWARTZ
TRYON
REMODEL**

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CARMEL, CA 93923



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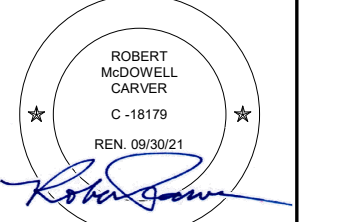
REVISION #	DATE	DESCRIPTION
2	8/5/2020	PLN170572 REVISION
5	4/23/2021	BUILDING CORRECTIO NS

**ARCHITECTURAL
EROSION
CONTROL /
CONSTRUCTION
MGMNT PLAN**

Scale: As indicated
@ 24x36
Drawn By: DP
Job: 1713

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1 EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN
1/8" = 1'-0"



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REVISION #

1 10/8/18 PLAN REVIEW COMMENTS

**ARCHITECTURAL
EROSION
CONTROL /
CONSTRUCTION
MGMNT NOTES**

Scale: As indicated @ 24x36
Drawn By: DP
Job: 1713

G16

5/4/2021

EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MEASURES

- THE FACILITIES SHOWN ON THE EROSION CONTROL PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENuded SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
- APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.
- IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE, BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

EMPLOYEE TRAINING

- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.

OBSERVATION AND MAINTENANCE

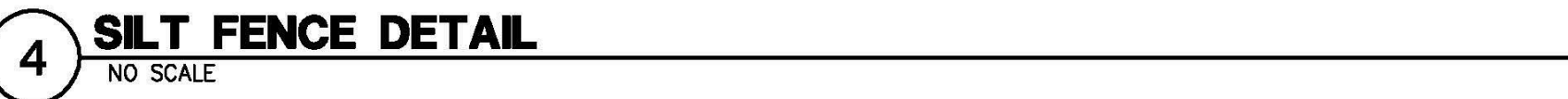
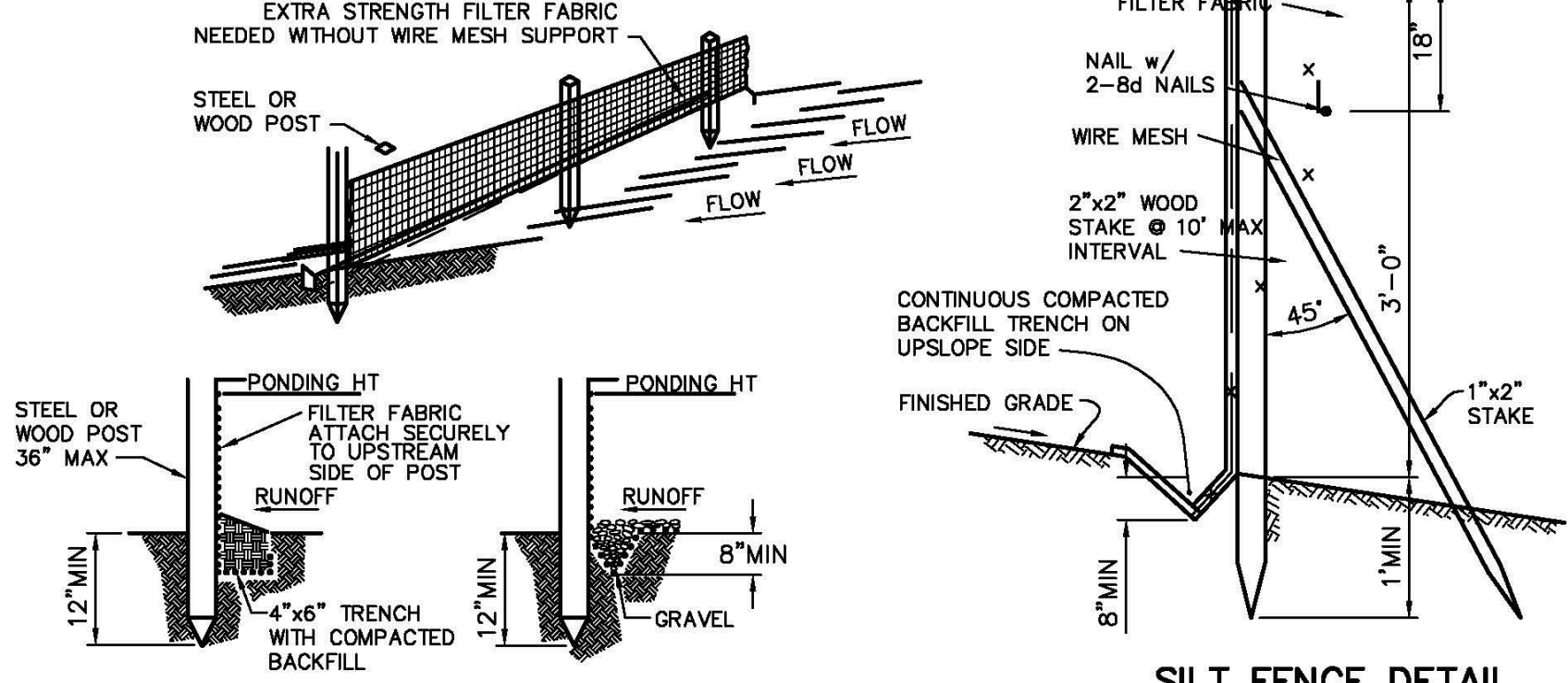
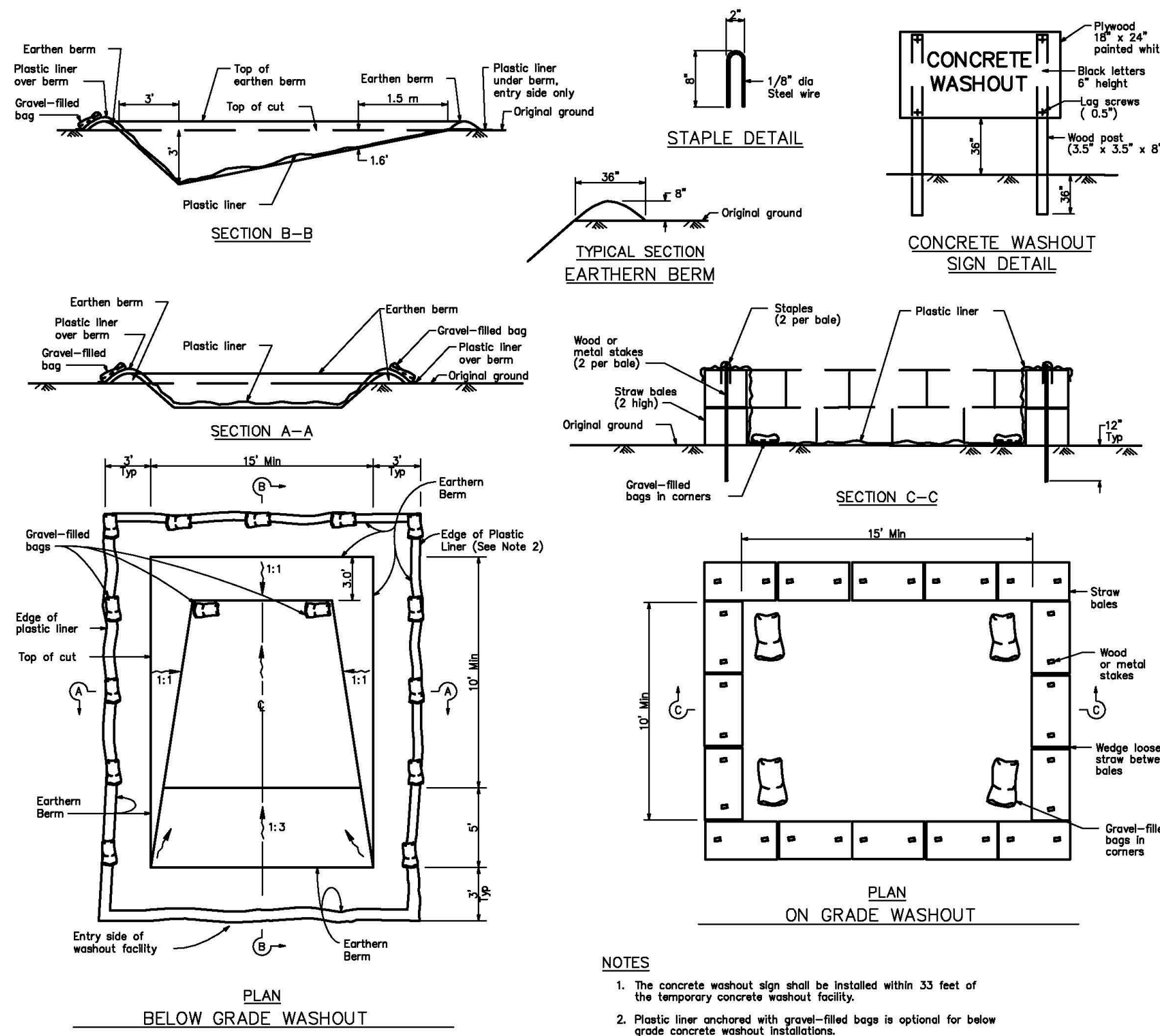
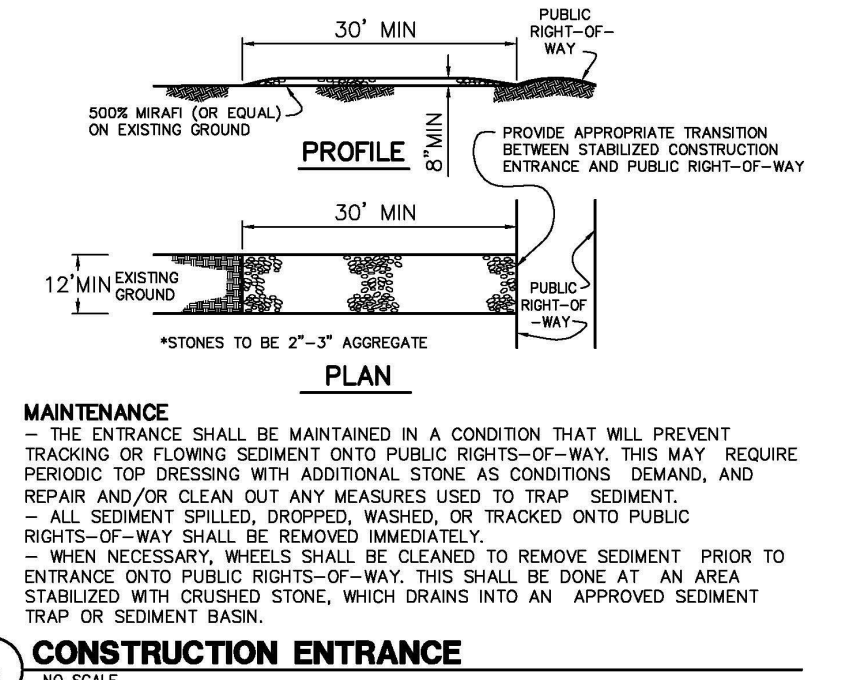
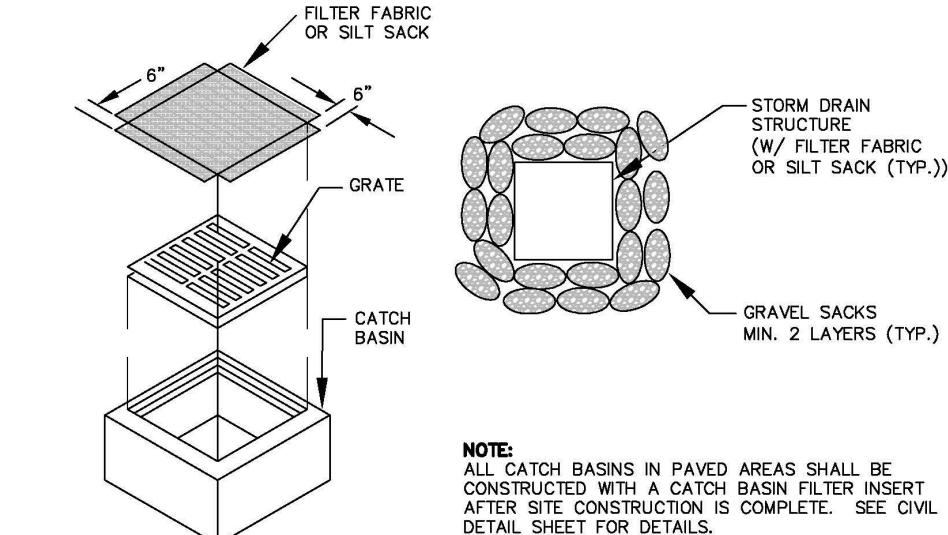
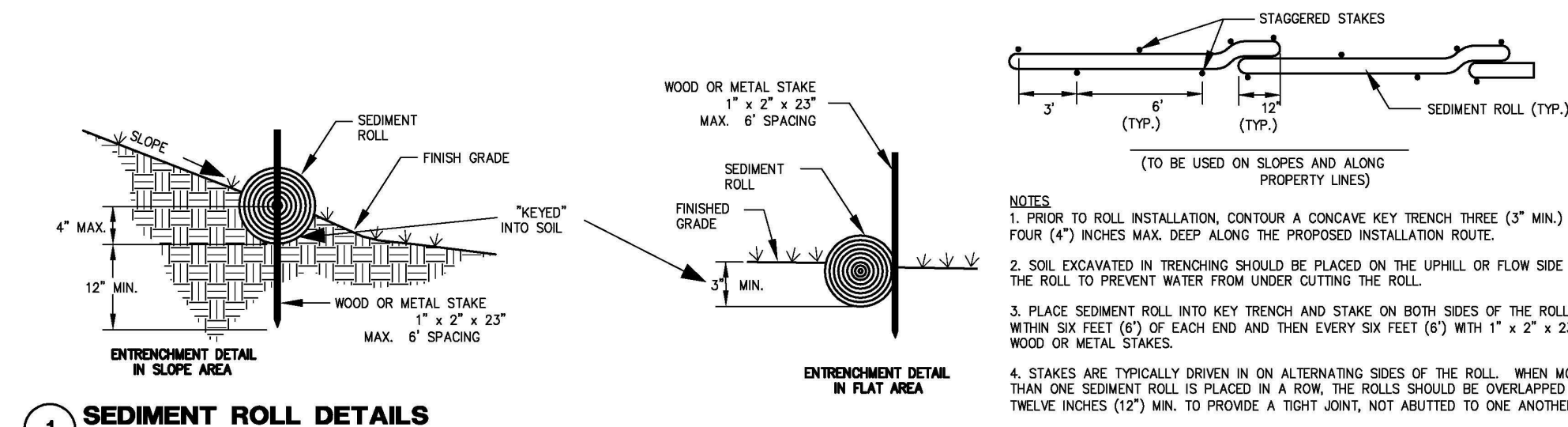
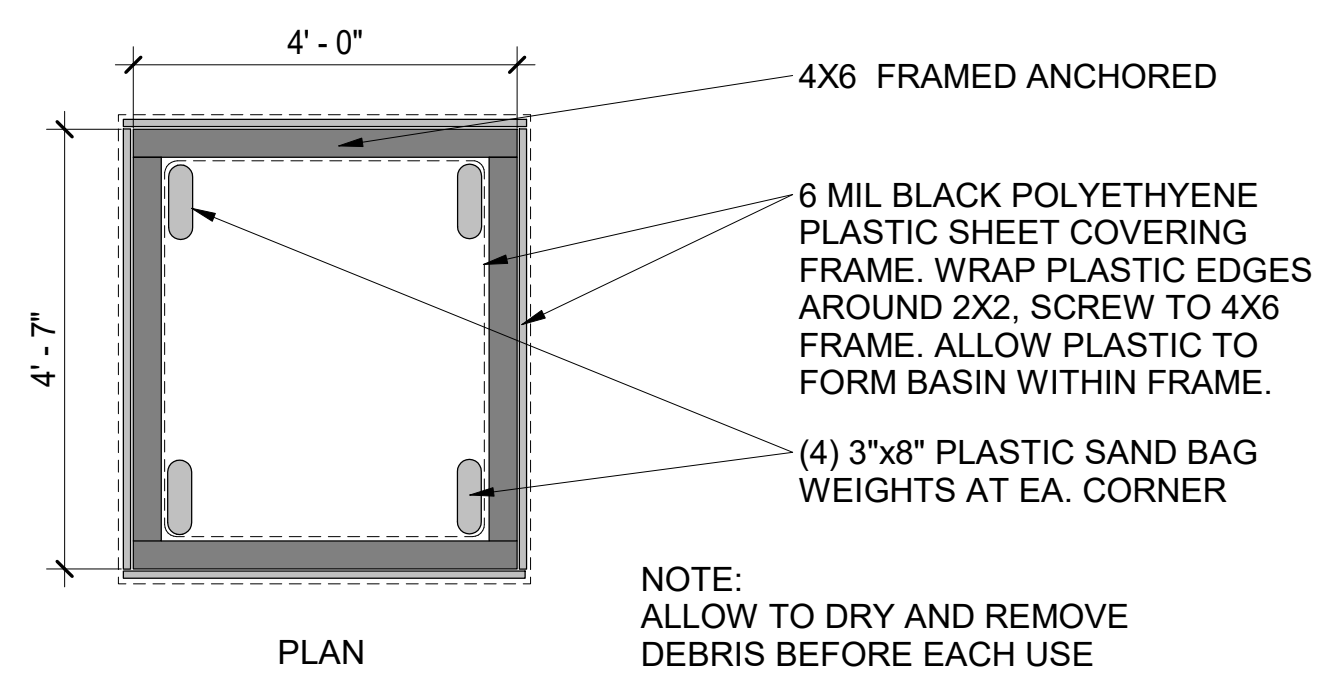
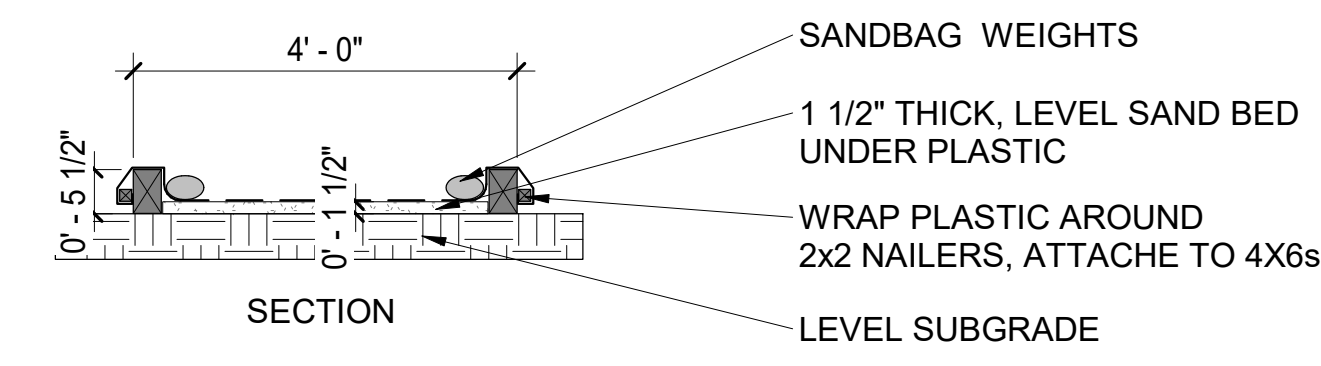
- VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS:
 - INSPECT BMPs:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
 - SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP. IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
 - TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
 - REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OFF-SITE.
 - REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
- HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED AND MEETS THE APPLICABLE NALS AND NELS
 - THE DISCHARGER REPORTS THE SAMPLING INFORMATION IN THE ANNUAL REPORT
- IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

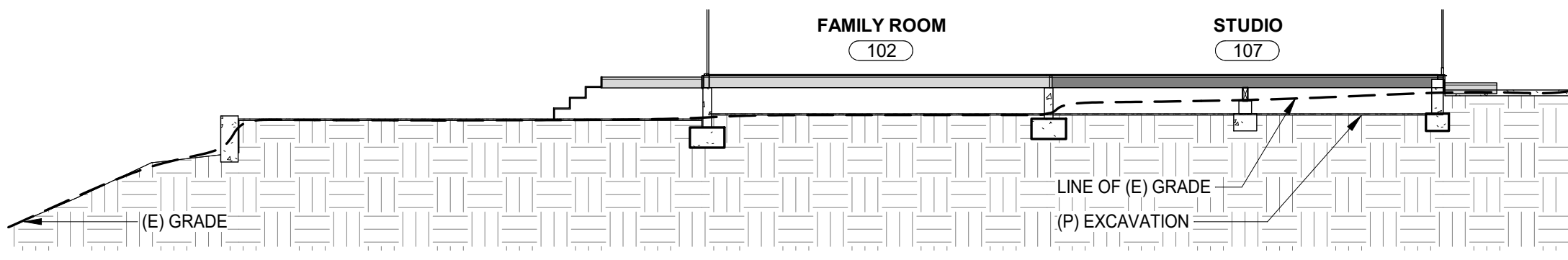
EROSION CONTROL MAINTENANCE NOTES

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.



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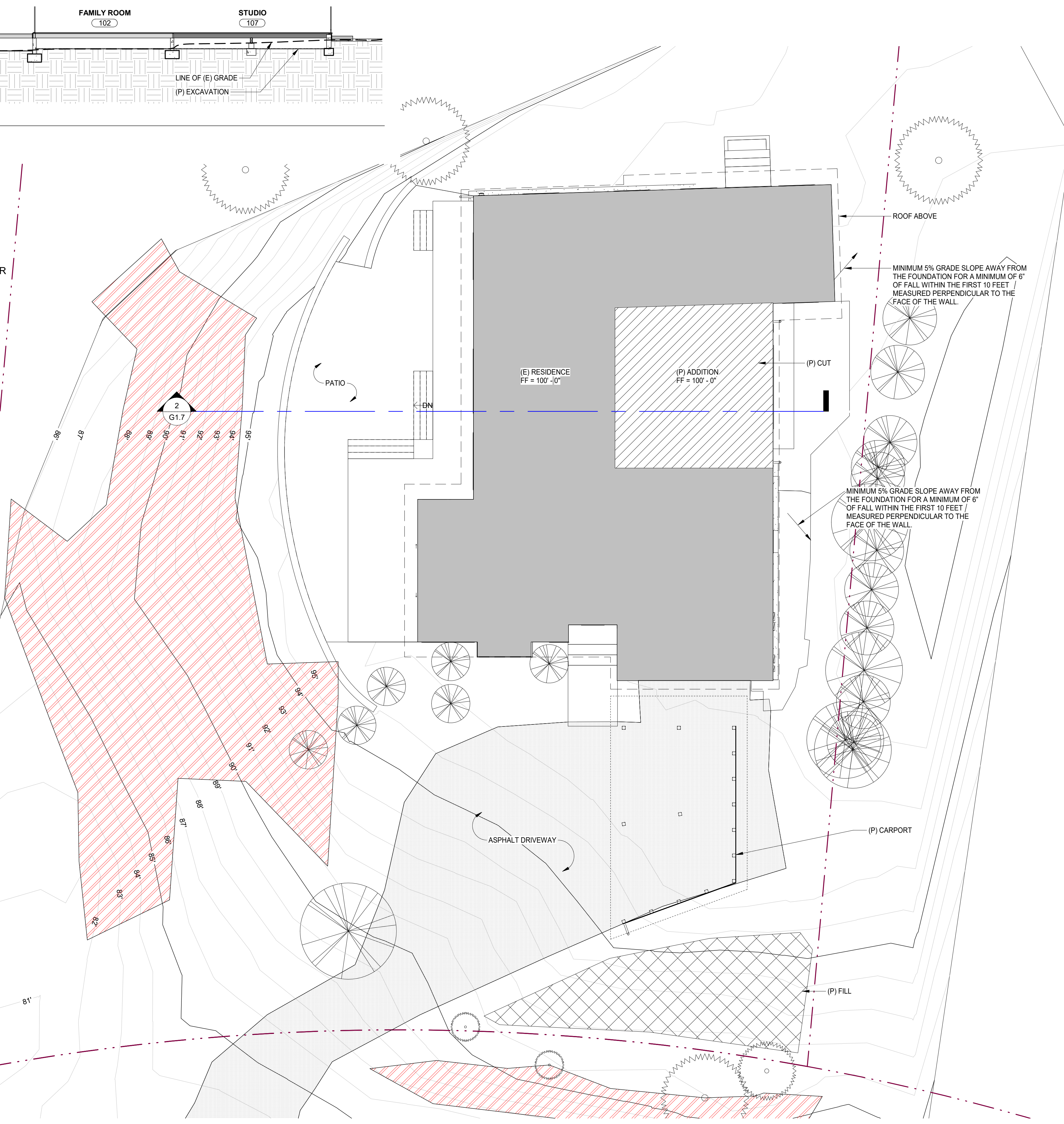


2 GRADING SECTION
1/8" = 1'-0"

LEGEND:

- 30% SLOPE OR GREATER
- MAN-MADE SLOPE 30% OR GREATER
- PROPOSED CUT
- PROPOSED FILL
- ASPHALT DRIVEWAY
- WATER FLOW
- SILT FENCING
- STRAW WATTLE

PROPERTY LINE



1 GRADING / SLOPE / DRAINAGE PLAN
1/8" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED."
4. TOPOGRAPHY WAS PREPARED BY MONTEREY BAY ENGINEERS, INC.
5. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS AS REFERENCE ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES. AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.

GEOTECHNICAL ENGINEER INSPECTION SCHEDULE

When the inspection is to be completed	Who will conduct the inspection	Description of the required inspection	Name	Date
Pre-Construction Meeting	Geotechnical Engineer			
Completion of Over-Excavation	Geotechnical Engineer	Observation and testing		
Placement of Fill	Geotechnical Engineer	Observation and testing		

GEOTECHNICAL ENGINEER INSPECTION SCHEDULE

INSPECTION - PRIOR TO LAND DISTURBANCE
PRIOR TO LAND DISTURBANCE, THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

INSPECTION - DURING ACTIVE CONSTRUCTION
DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

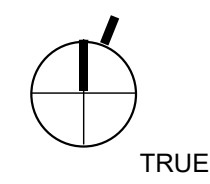
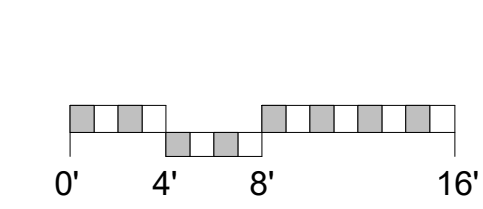
INSPECTION - FOLLOWING ACTIVE CONSTRUCTION
PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

INSPECTION - FOLLOWING ACTIVE CONSTRUCTION
PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO 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.

GEOTECHNICAL CERTIFICATION
PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL PROVIDE A LETTER FROM A LICENSED PRACTITIONER CERTIFYING THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

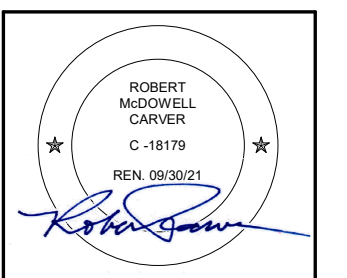
GRADING ESTIMATES

GRADING CUT	20	CU. YDS.
GRADING FILL	20	CU. YDS.
GRADING NET IMPORT	0	CU. YDS.



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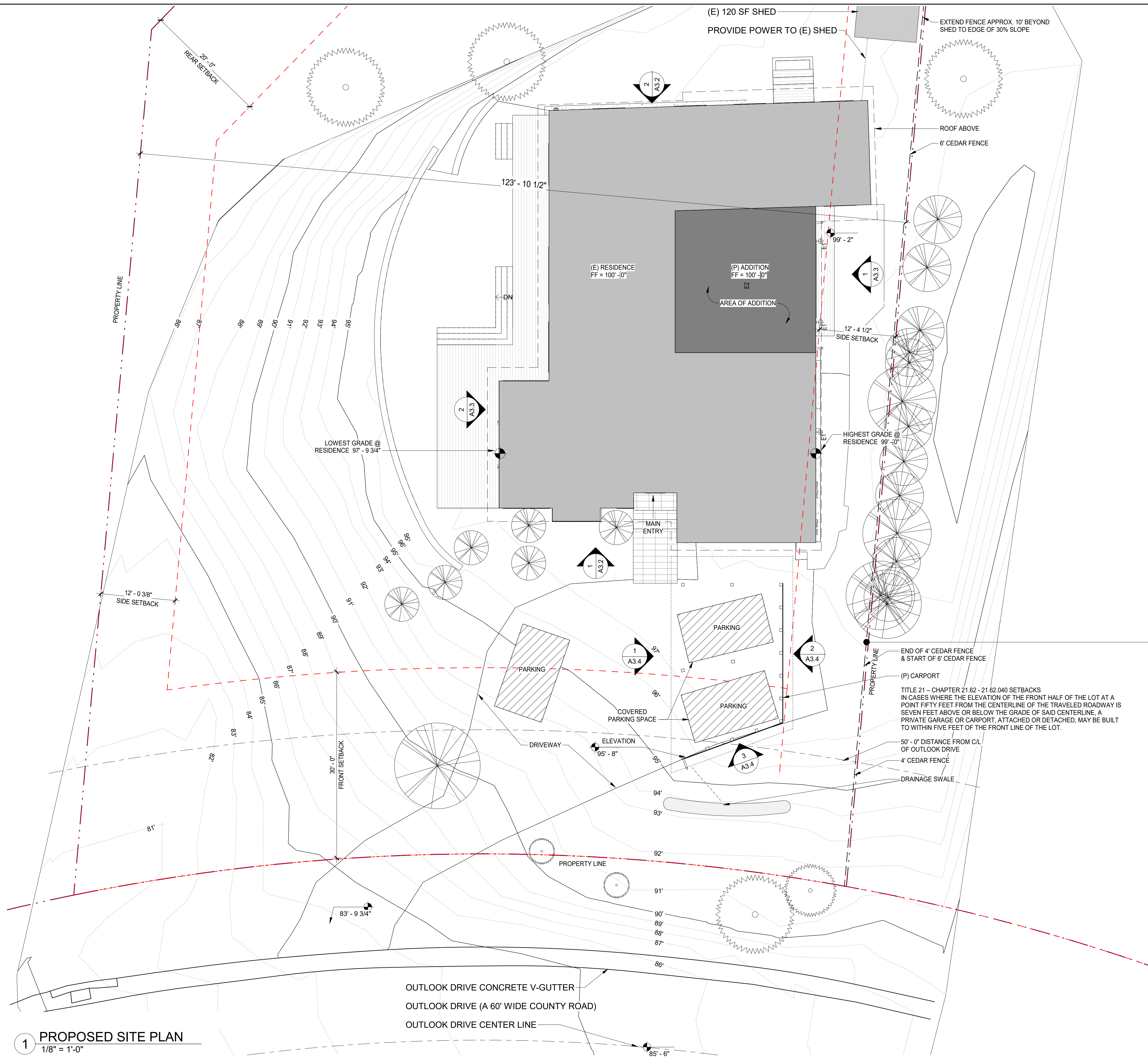
1	1/08/18	PLAN REVIEW COMMENTS
2	8/6/2020	PLN170572 REVISION
5	4/23/2021	BUILDING CORRECTIO NS

**ARCHITECTURAL
GRADING/SLOPE
MAP & DRAINAGE
PLAN**

Scale: As indicated
@ 24x36
Drawn By: DP
Job: 1713

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5/4/2021 4:08:04 PM

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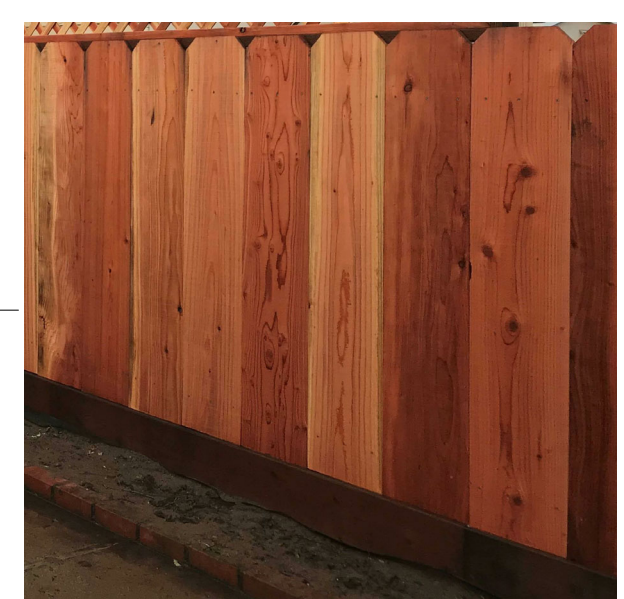


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2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. ALL EXTERIOR SWINGING EXIT DOORS SHALL HAVE A THRESHOLD THAT SHALL NOT EXCEED 1-1/2" IN HEIGHT.
4. CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY PBA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".

EXTERIOR LIGHTING FIXTURES

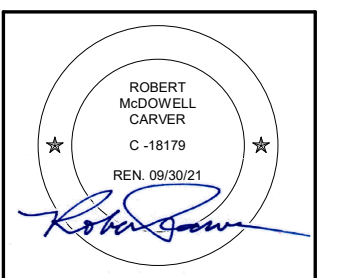
- E1 EXTERIOR ULTRA NARROW BEAM LED WALL MOUNTED LIGHT QUANTITY = 3



PROPOSED FENCE

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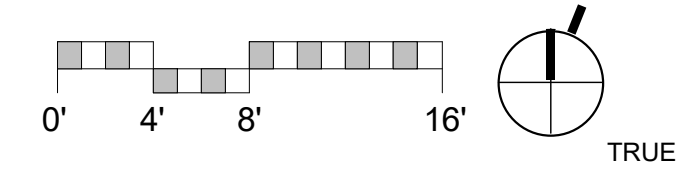


REVISION #	DATE	DESCRIPTION
2	8/5/2020	PLN170572 REVISION
3	3/24/2021	Revision 3
4	4/1/2021	FENCE

**ARCHITECTURAL
SITE PLAN**

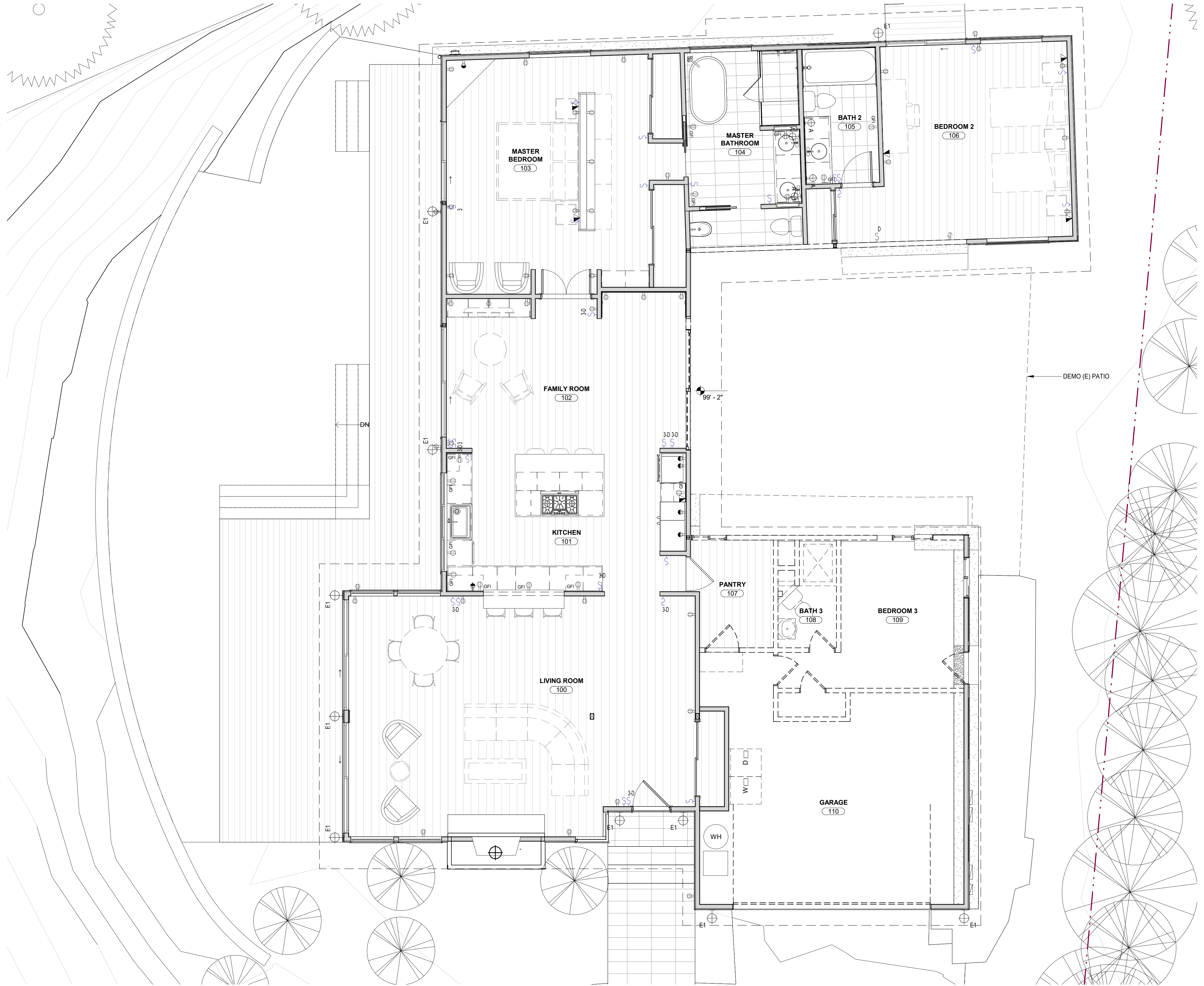
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@ 24x36
Drawn By: DP
Job: 1713

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

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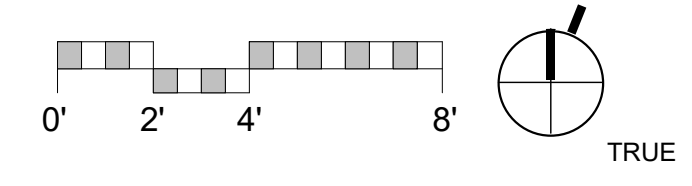
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4. MINIMUM 50% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IS MORE STRINGENT. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION AND WASTE MANAGEMENT PLAN COMPLYING WITH CGSBC SECTION 4.408.2 SHALL BE SUBMITTED FOR APPROVAL.

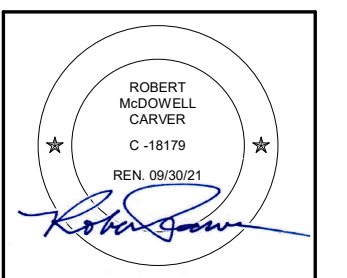
DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED

1 LEVEL 1 - PHASE 2 DEMO
1/4" = 1'-0"



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2	8/5/2020	PLN170572 REVISION

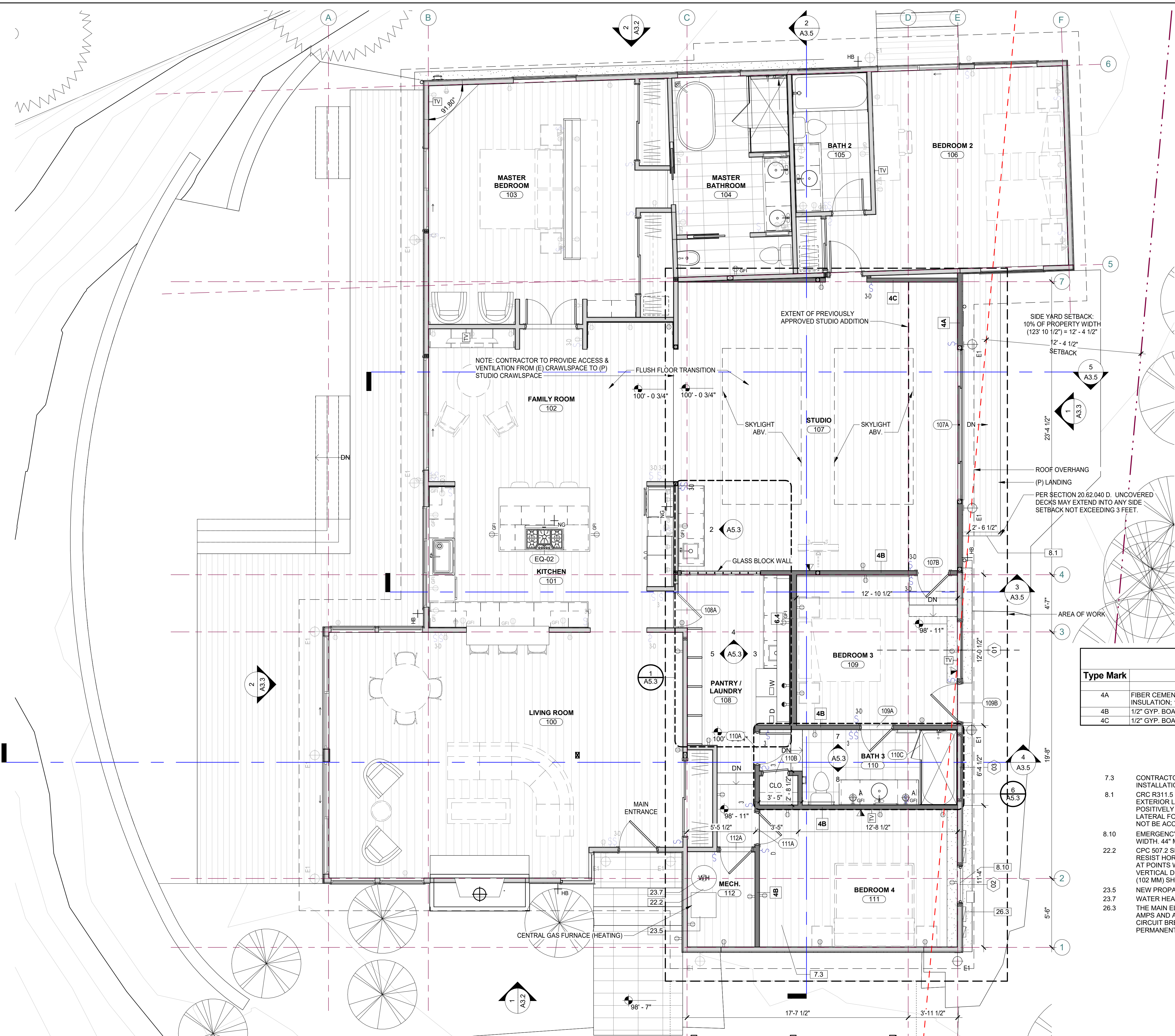
**ARCHITECTURAL
EXISTING/ PHASE
2 DEMO FLOOR
PLAN**

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: DP
Job: 1713

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1 LEVEL 1 - PHASE 2
1/4" = 1'-0"



- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL TO REMAIN

ELECTRICAL SYMBOL LEGEND

- TAMPER RESISTANT DUPLEX OUTLET
- TAMPER RESISTANT TRIPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER OUTLET / TAMPER RESISTANT
- WATER PROOF EXTERIOR OUTLET / TAMPER RESISTANT
- SWITCHED OUTLET / TAMPER RESISTANT
- DEDICATED OUTLET - VERIFY W/ EQUIP. MFG. TAMPER RESISTANT
- DUAL CATSE / TELEPHONE JACK
- CABLE TV JACK
- HOSE BIBB
- NATURAL GAS VALVE

UNDERFLOOR VENTILATION CALCULATIONS

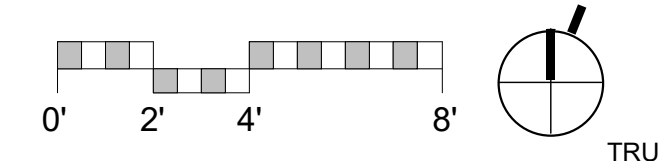
TOTAL CRAWL SPACE FLOOR AREA	2,673 SF
VENTING CODE	15F PER 150 SF OF FLOOR AREA
REQUIRED VENTING	17.82 SF
PROPOSED VENTING:	
(21) 8"X16" VENTS	18.66 SF
TOTAL VENTING	18.66 SF

WALL SCHEDULE

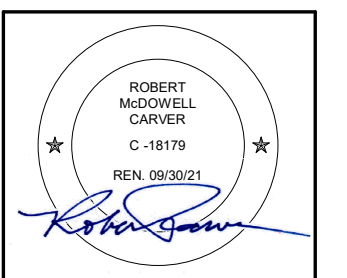
Type Mark	Description
4A	FIBER CEMENT SIDING; WRB; 1/2" PLYWOOD; 2x4 STUDS @ 16" O.C. W/ R=13 BATT INSULATION; 1/2" GYP. BOARD
4B	1/2" GYP. BOARD; 2X4 STUDS @ 16" O.C.; 1/2" GYP. BOARD
4C	1/2" GYP. BOARD; 2X4 STUDS @ 16" O.C.

KEYNOTE LEGEND

- 7.3 CONTRACTOR TO APPLY LATICRETE HYDROBAN TO (E) SLAB AND WALLS PRIOR TO INSTALLATION OF PROPOSED FLOOR
- 8.1 CRC R311.5 LANDING, DECK, BALCONY AND STAIR CONSTRUCTION AND ATTACHMENT - EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.
- 8.10 EMERGENCY ESCAPE OPENING. MIN NET CLEAR OPENING OF 5.7 SF. MIN 24" NET CLEAR WIDTH. 44" MAX SILL HEIGHT A.F.F.
- 22.2 CPC 507.2 SEISMIC PROVISIONS - WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR(4) INCHES (102 MM) SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
- 23.5 NEW PROPANE FURNACE-PROVIDE PROPANE DRAIN AND DAYLIGHT TO EXTERIOR
- 23.7 WATER HEATER VENT TERMINATION PER CPC 510.1 & 510.5.2
- 26.3 THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS AND A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".



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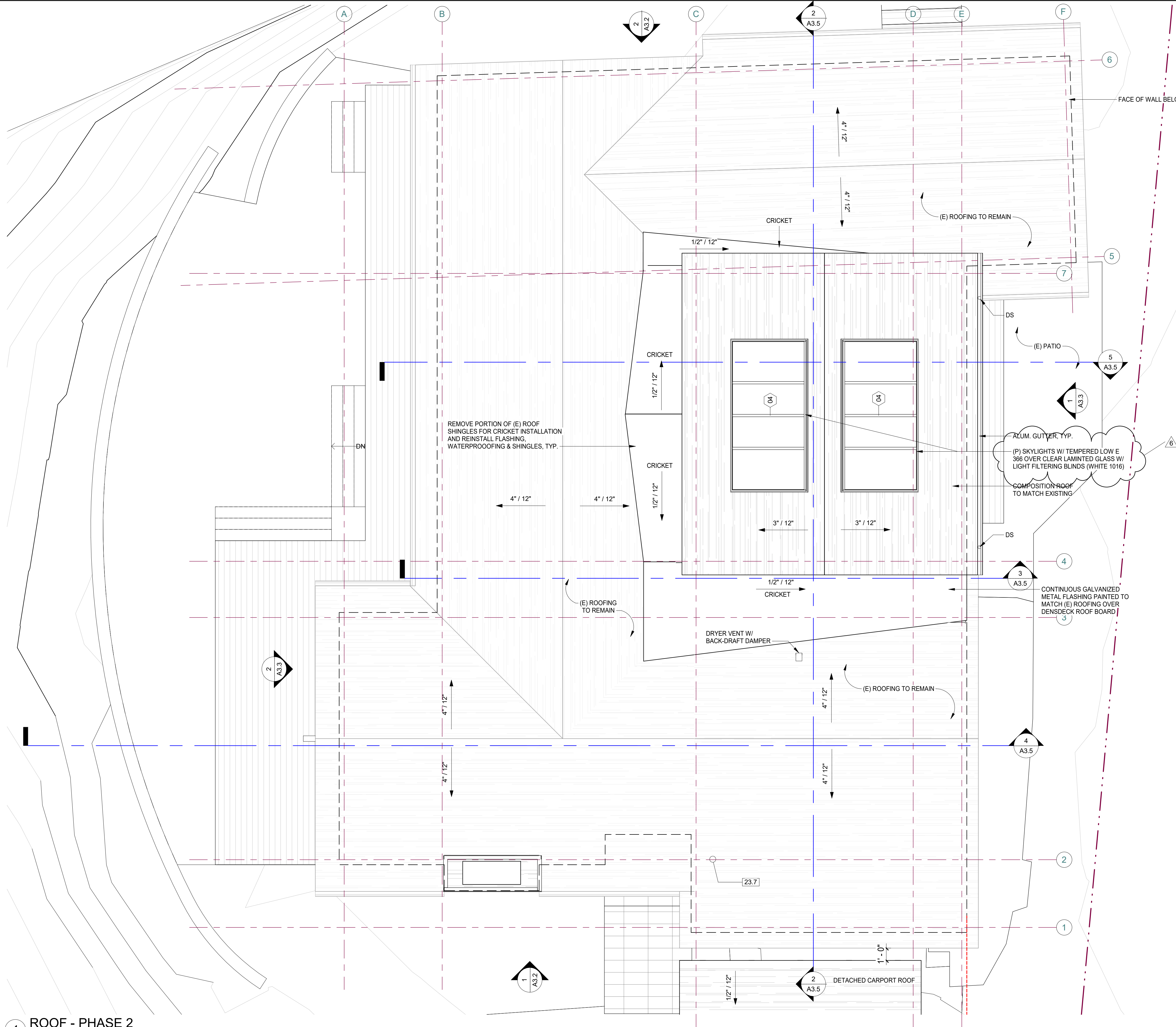
REVISION #	DATE	DESCRIPTION
1	1/08/18	PLAN REVIEW COMMENTS
2	8/6/2020	PLAN 170572 REVISION
5	4/23/2021	BUILDING CORRECTIO NS

**ARCHITECTURAL
PROPOSED
PHASE 2 FLOOR
PLAN**

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: DP
Job: 1713

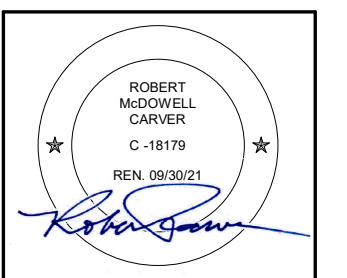
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KEYNOTE LEGEND
 23.7 WATER HEATER VENT TERMINATION PER CPC 510.1 & 510.5.2

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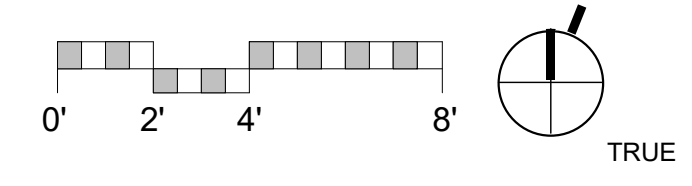
REVISION #	DATE	DESCRIPTION
1	1/08/18	PLAN REVIEW COMMENTS
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5	4/23/2021	BUILDING CORRECTIO NS
6	5/3/2021	Planning

**ARCHITECTURAL
 PROPOSED
 ROOF PLAN**

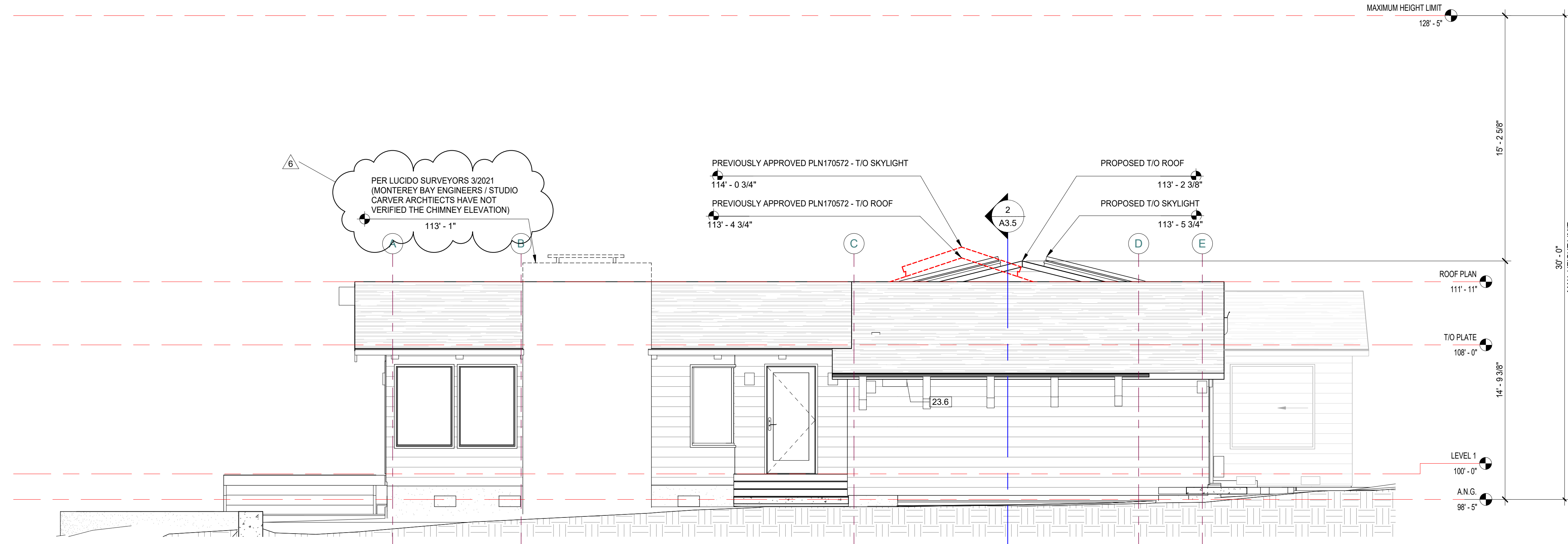
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 Drawn By: DP
 Job: 1713

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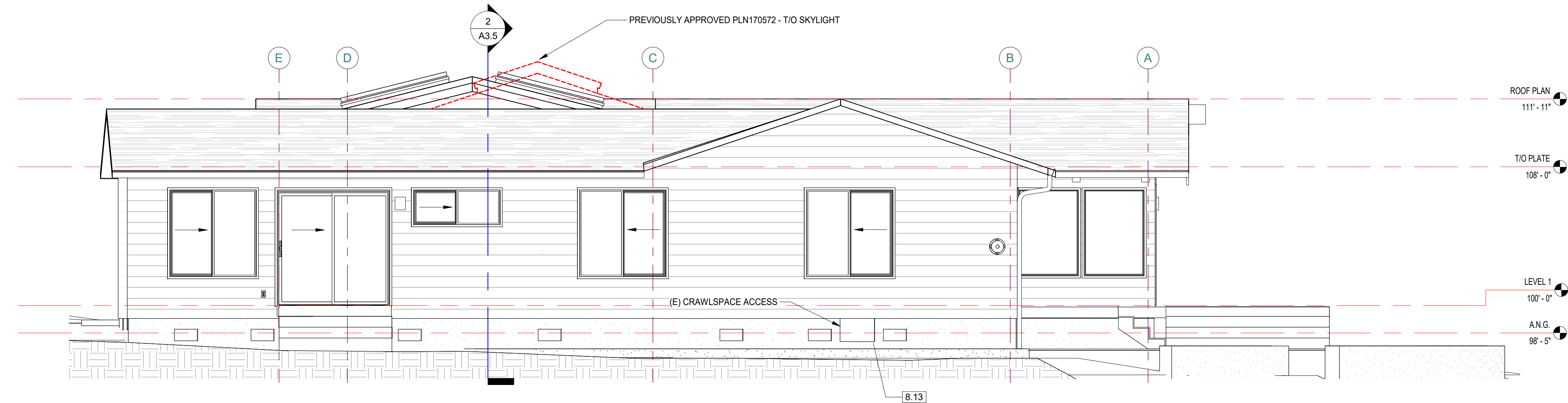
1 ROOF - PHASE 2
 1/4" = 1'-0"



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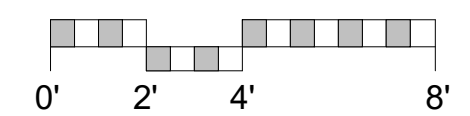
1 PHASE 2 - SOUTH ELEVATION
1/4" = 1'-0"



2 PHASE 2 - NORTH ELEVATION
1/4" = 1'-0"

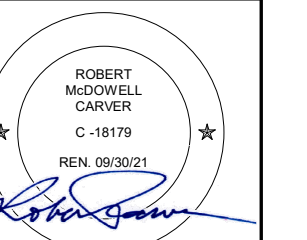
KEYNOTE LEGEND

- 8.13 CRC R408.4 - ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18 INCHES BY 24 INCHES.
- 23.6 CMC 701.6 OUTDOOR COMBUSTION AIR - OUTDOOR COMBUSTION AIR SHALL BE PROVIDED THROUGH OPENING(S) TO THE OUTDOORS. THE DIMENSION OF AIR OPENINGS SHALL BE NOT LESS THAN 3 INCHES. 701.6.2 ONE PERMANENT OPENING METHOD - ONE PERMANENT OPENING, COMMENCING WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE, SHALL BE PROVIDED. THE APPLIANCE SHALL HAVE CLEARANCES OF NOT LESS THAN 1 INCH FROM THE SIDES AND BACK AND 6 INCHES FROM THE FRONT OF THE APPLIANCE. THE OPENING SHALL DIRECTLY COMMUNICATE WITH THE OUTDOORS OR SHALL COMMUNICATE THROUGH A VERTICAL OR HORIZONTAL DUCT TO THE OUTDOORS OR SPACES THAT FREELY COMMUNICATE WITH THE OUTDOORS AND SHALL HAVE A FREE AREA NOT LESS THAN THE FOLLOWING: ONE SQUARE INCH PER 3000 BTU/H / NOT LESS THAN THE SUM OF THE AREAS OF VENT CONNECTORS IN THE SPACE.



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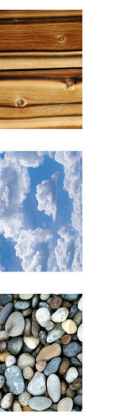
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6	5/3/2021	Planning

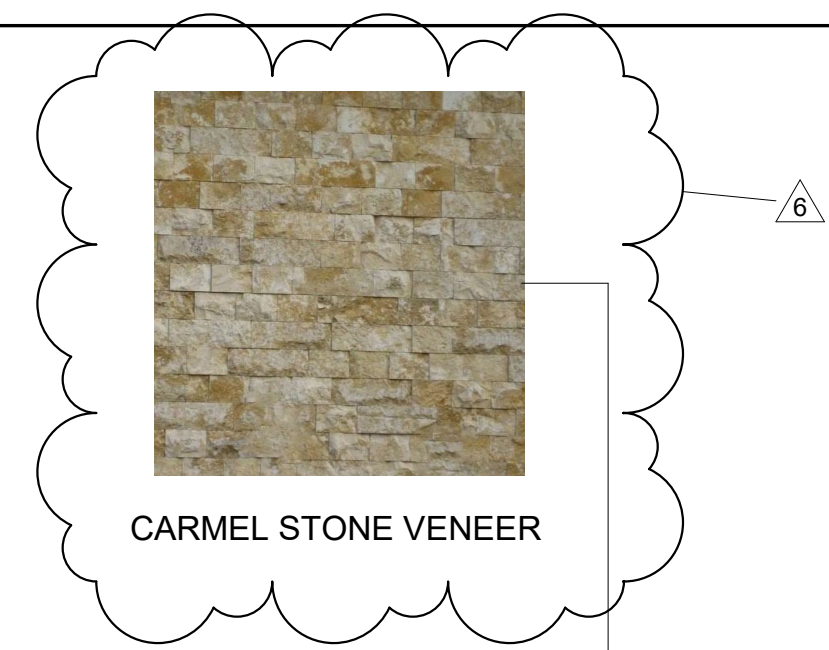
**ARCHITECTURAL
EXTERIOR
ELEVATIONS**

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: DP
Job: 1713

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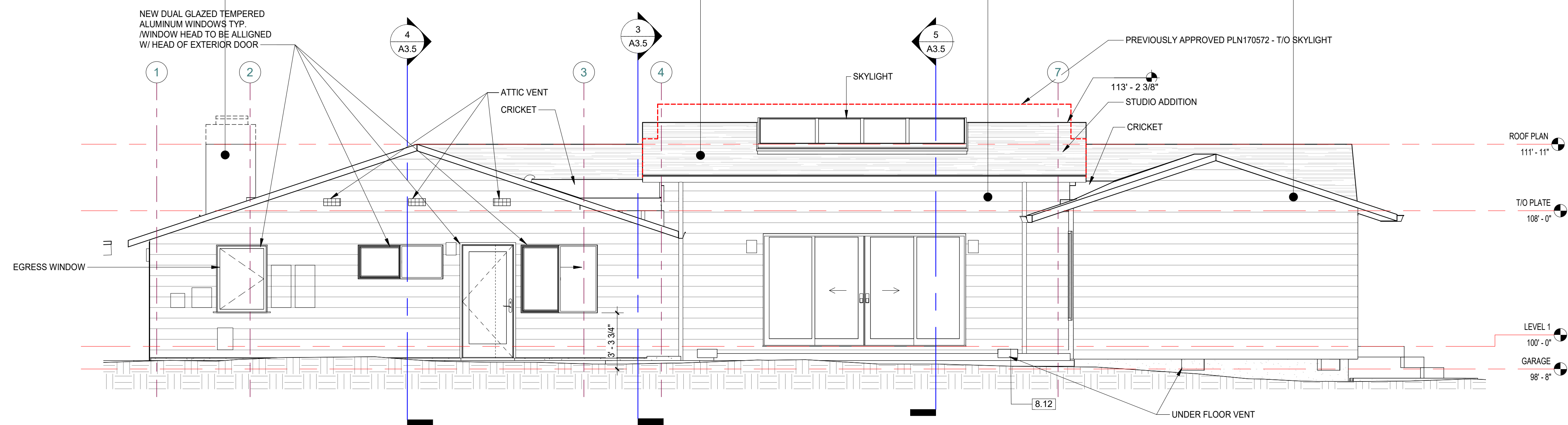
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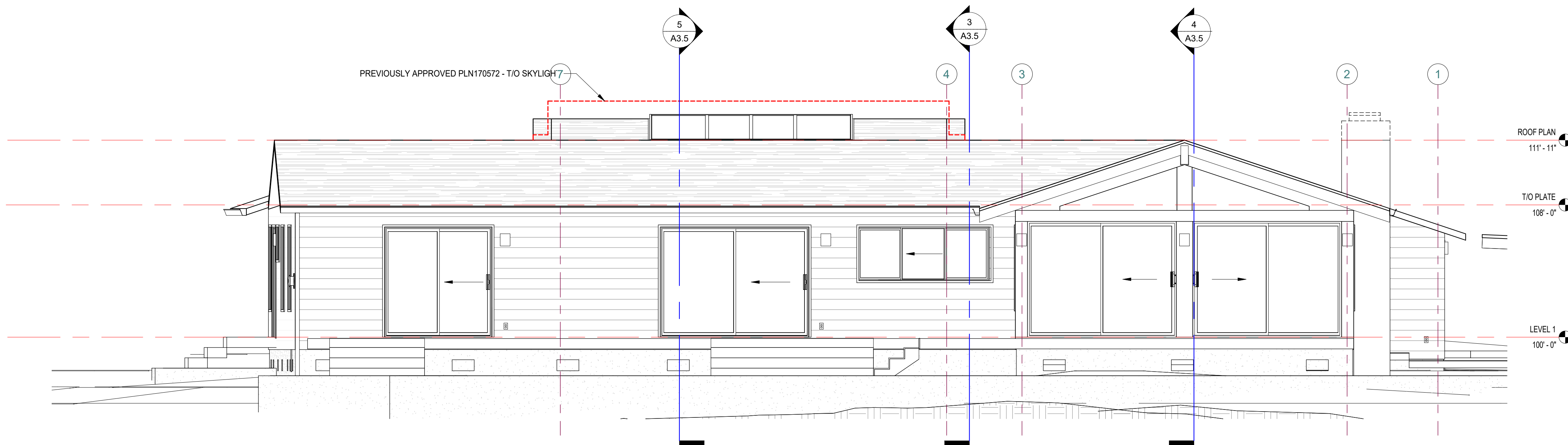


KEYNOTE LEGEND

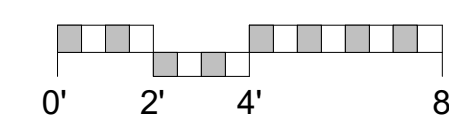
8.12 CRC R408.2 - THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH.



1 PHASE 2 - EAST ELEVATION
1/4" = 1'-0"

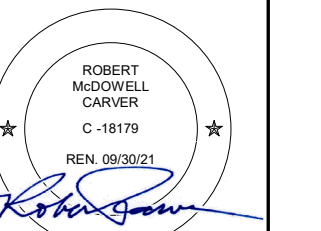


2 PHASE 2 - WEST ELEVATION
1/4" = 1'-0"



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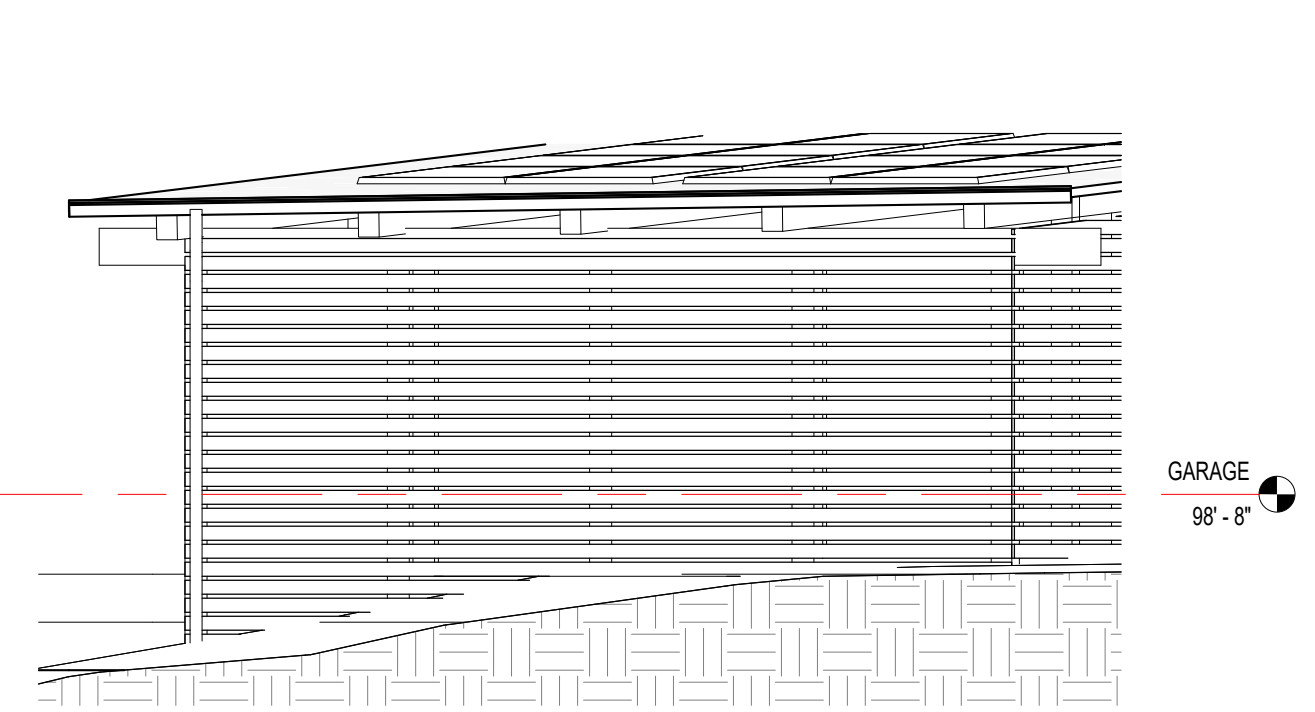
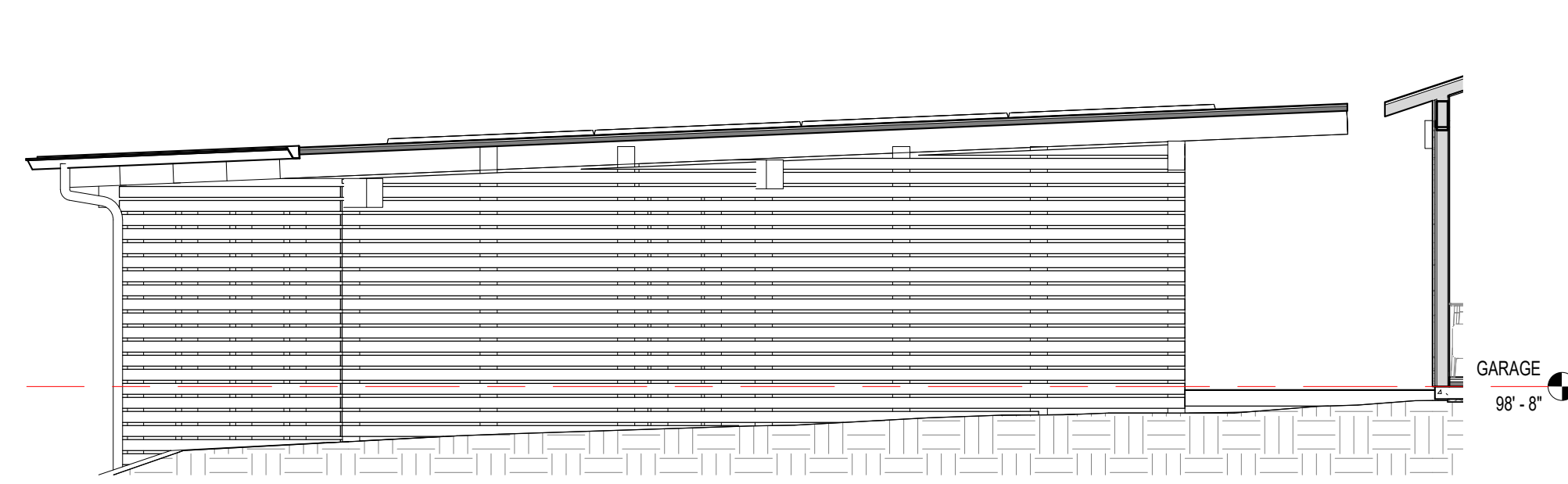
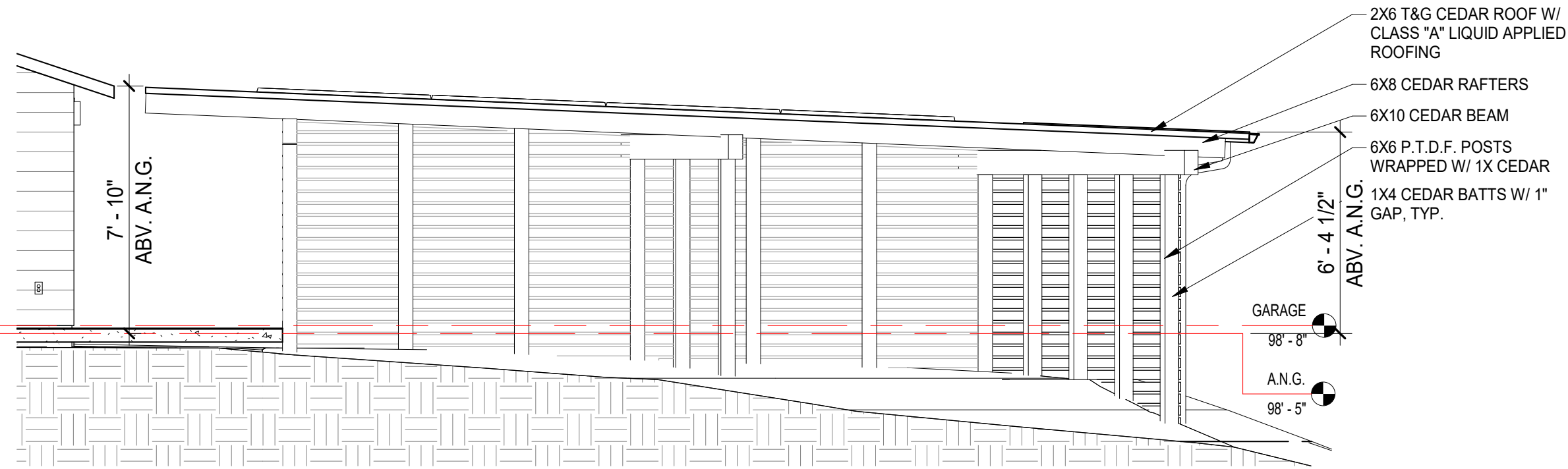
REVISION #	DATE	PLAN REVIEW COMMENTS
1	1/08/18	PLAN REVIEW COMMENTS
2	8/8/2020	PLN170572 REVISION
3	3/24/2021	Revision 3
6	5/3/2021	Planning

**ARCHITECTURAL
EXTERIOR
ELEVATIONS**

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: DP
Job: 1713

A3.3
5/4/2021

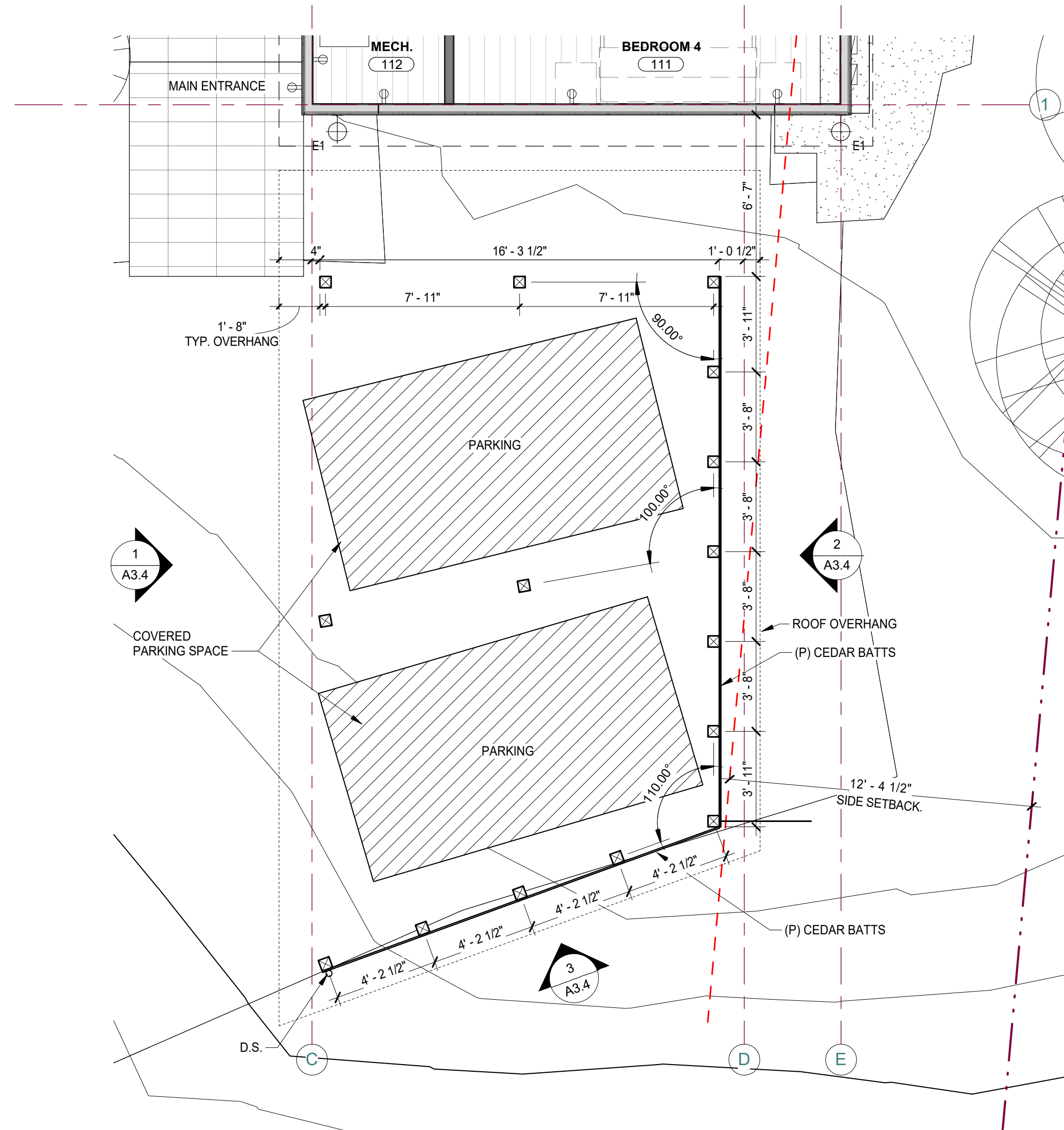
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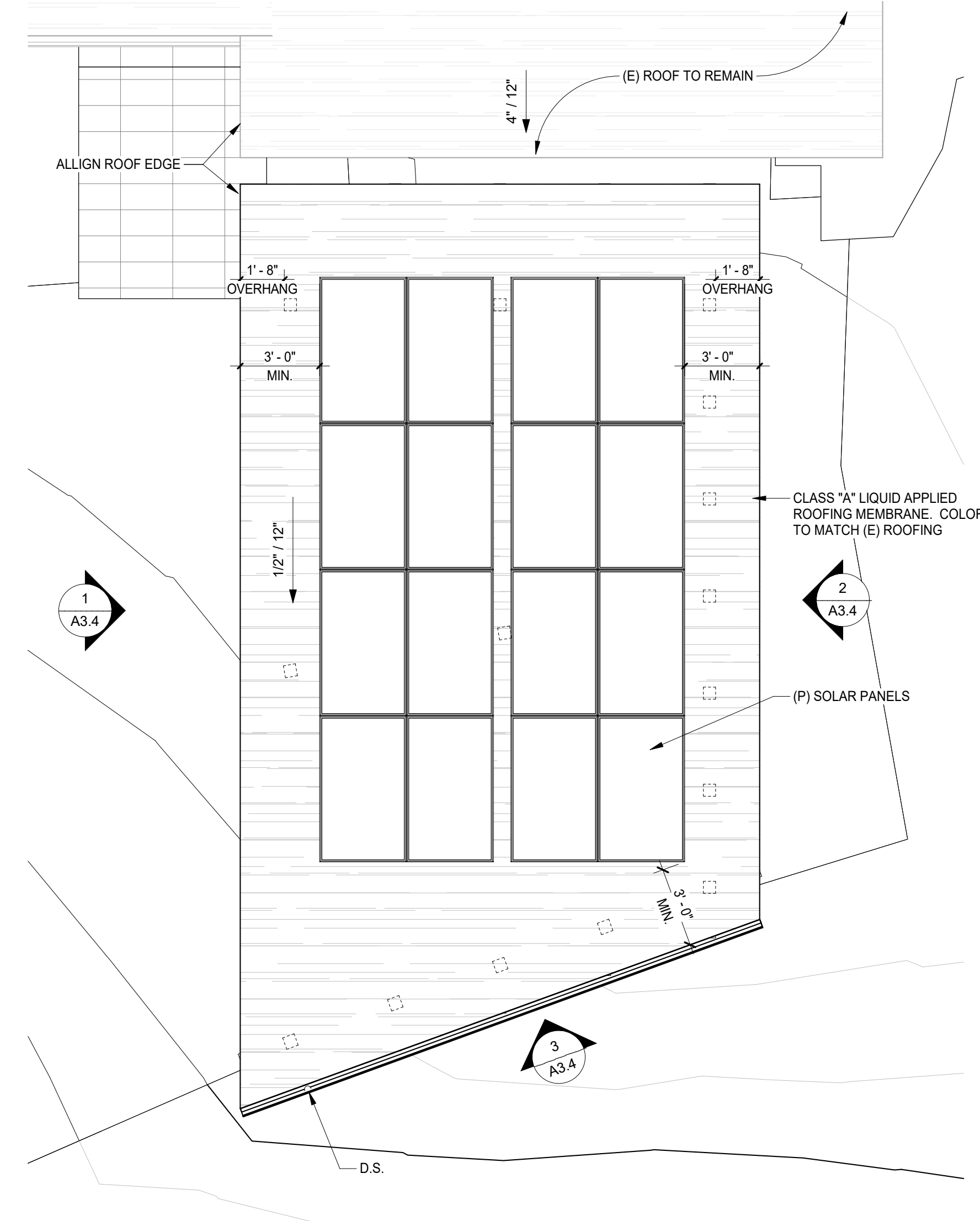
1 CARPORT - WEST
1/4" = 1'-0"

2 CARPORT - EAST
1/4" = 1'-0"

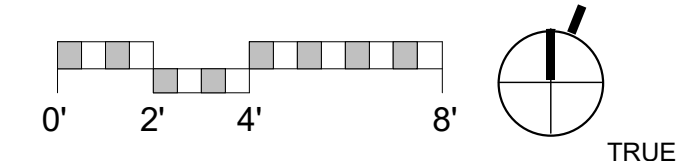
3 CARPORT - SOUTH
1/4" = 1'-0"



4 CARPORT FLOOR PLAN
1/4" = 1'-0"

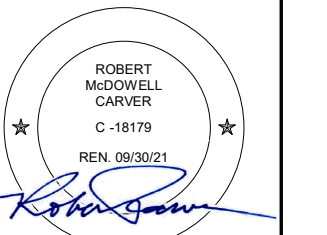


5 CARPORT ROOF
1/4" = 1'-0"



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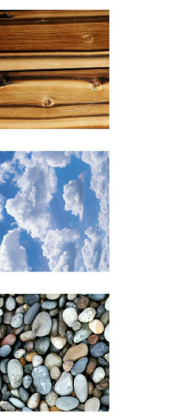
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REVISION #	DATE	DESCRIPTION
2	8/5/2020	PLN170572 REVISION

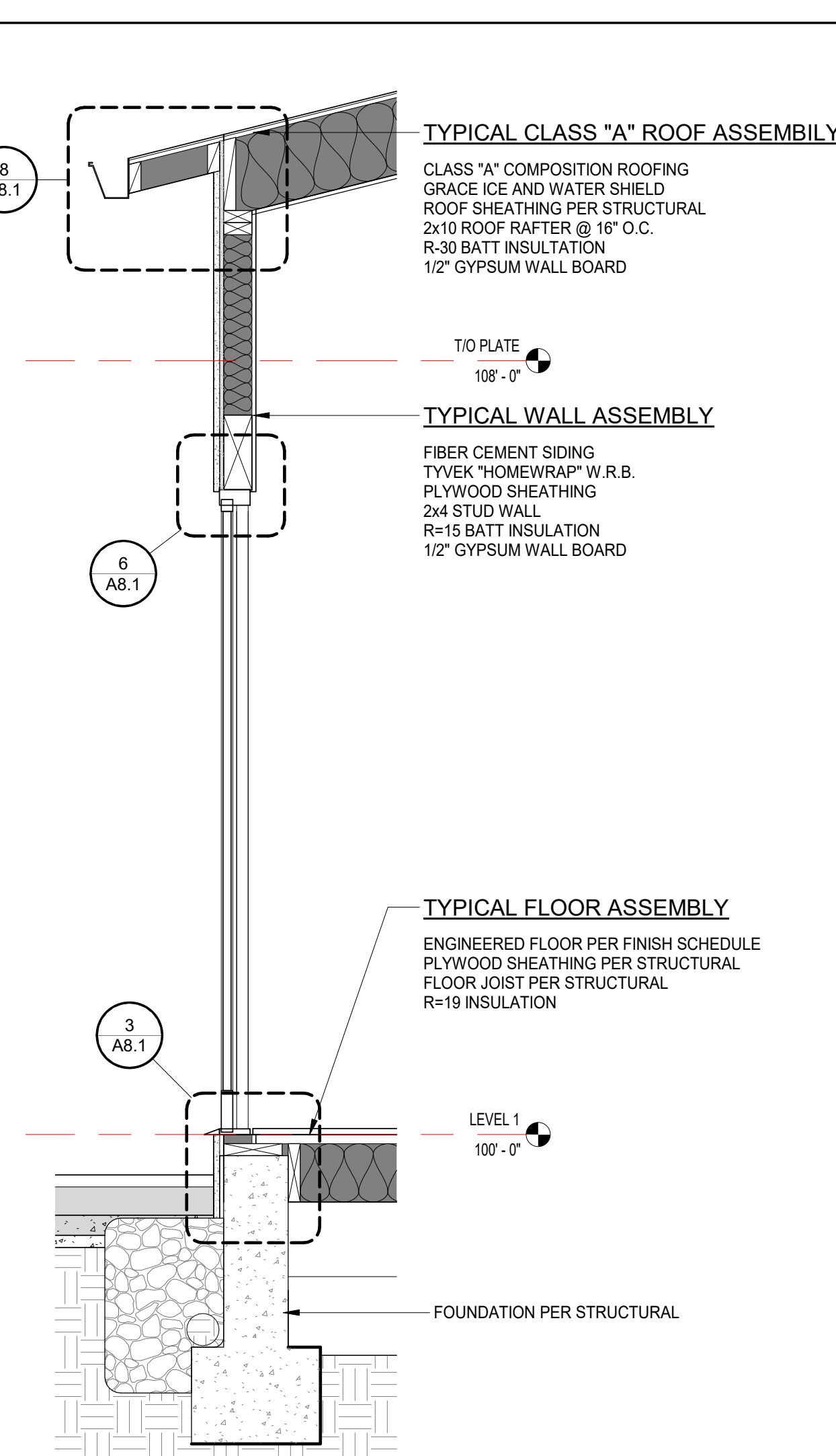
ARCHITECTURAL
CARPORT PLAN &
ELEVATIONS

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: DP
Job: 1713

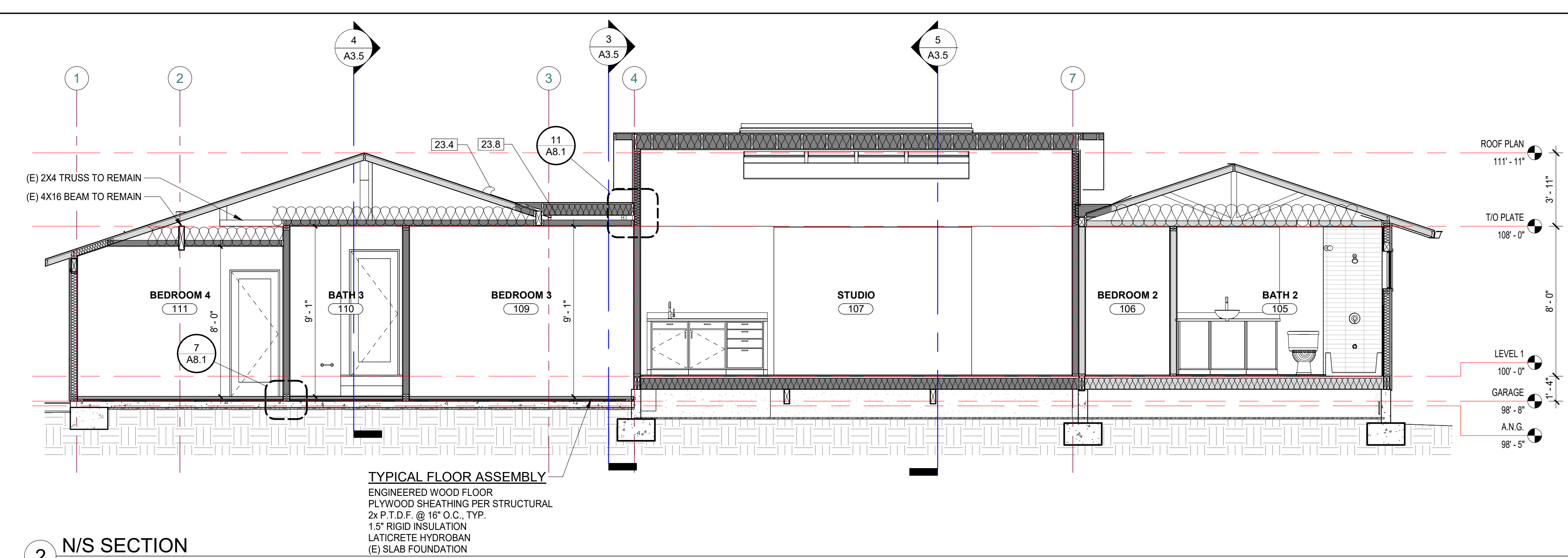
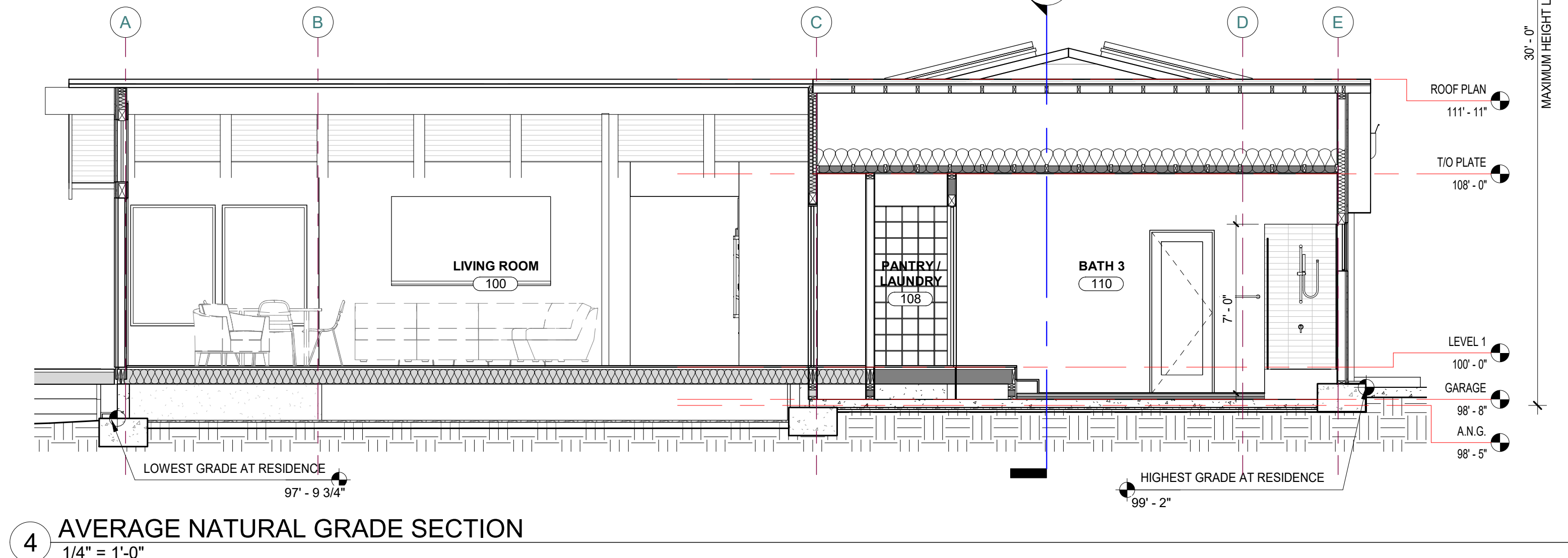
A3.4

5/4/2021 4:07:33 PM

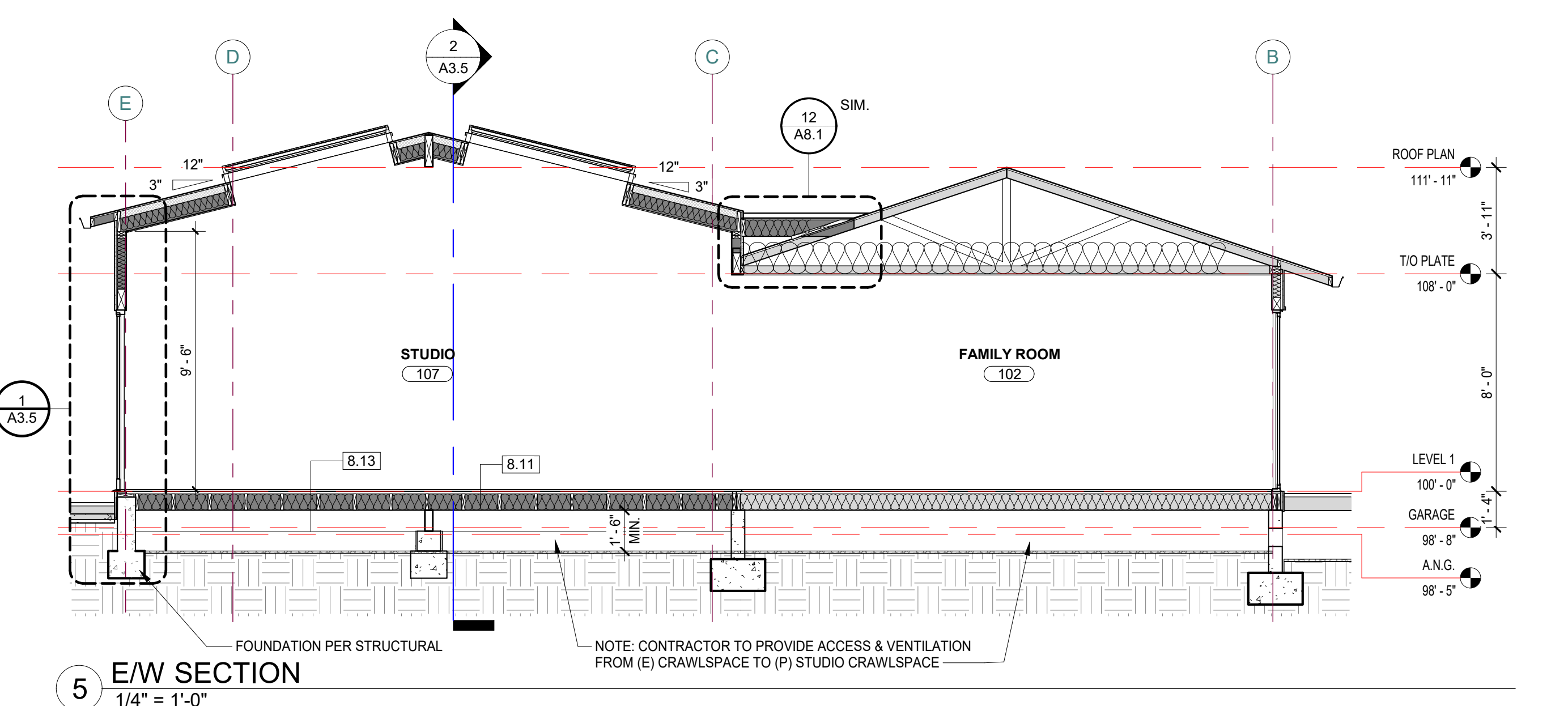
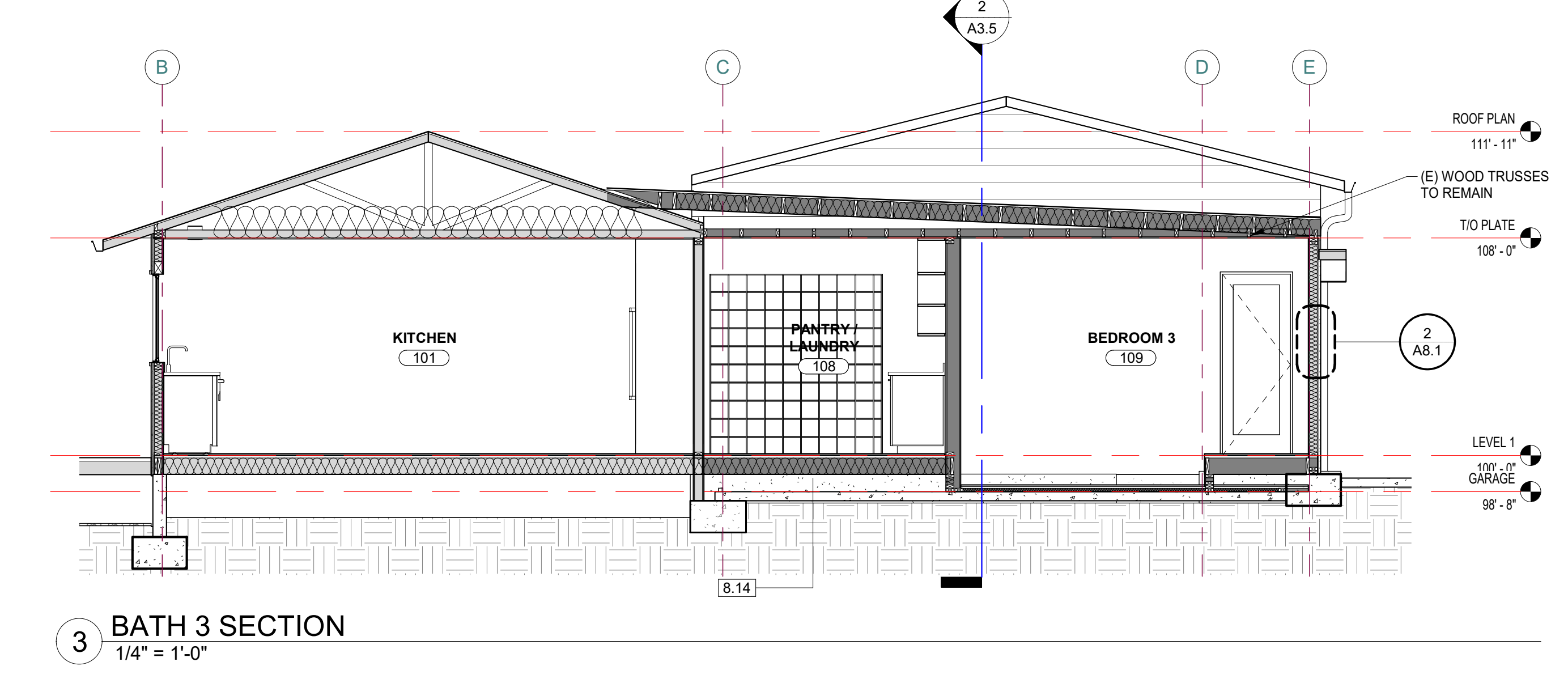
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1 WALL SECTION
 3/4" = 1'-0"



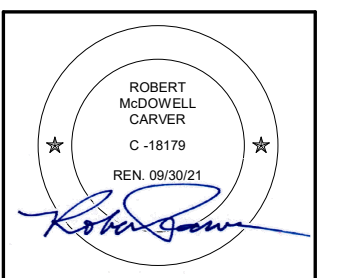
- KEYNOTE LEGEND**
- 8.11 CBC 2304.12.1.1 WOOD JOISTS OR WOOD STRUCTURAL FLOORS THAT ARE CLOSER THAN 18 INCHES OR WOOD GIRDERS THAT ARE CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
 - 8.13 CRC R408.4 - ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18 INCHES BY 24 INCHES.
 - 8.14 CRC R408.3 - CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET (4.7 M2) OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE).
 - 23.4 CMC 504.4 CLOTHES DRYERS. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS, THIS SHALL BE REDUCED BY 2' FOR EVERY ELBOW MORE THAN TWO. DUCTS SHALL BE MINIMUM 4" DIAMETER, SMOOTH, AND METAL. CMC 504.4.1 - MAKEUP AIR SHALL BE PROVIDED FOR TYPE 1 CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - 23.8 CRC R806.1 VENTILATION REQUIRED - ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. CRC R806.2 MINIMUM VENT AREA - THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.



INSULATION NOTES

EXISTING WALL	R-15
PROPOSED WALL	R-15
EXISTING ATTIC	R-49
PROPOSED ATTIC	R-49
EXISTING CRAWLSPACE	R-19
PROPOSED CRAWLSPACE	R-19
EXISTING CATHEDRAL CEILING	R-30
EXISTING CATHEDRAL CEILING	R-38

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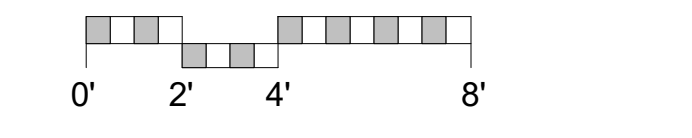
REVISION #

1	1/08/18	PLAN REVIEW COMMENTS
2	8/6/2020	PLN170572 REVISION
5	4/23/2021	BUILDING CORRECTIO NS

ARCHITECTURAL BUILDING & WALL SECTIONS

Scale: As indicated @ 24x36
 Drawn By: DP
 Job: 1713

A3.5
 5/4/2021



SCHWARTZ RESIDENCE - 7/17/2017

PLN200192



SCHWARTZ RESIDENCE - 3/15/2021

PLN200192



SCHWARTZ RESIDENCE - 7/17/2017

PLN200192



SCHWARTZ RESIDENCE - 3/15/2021

PLN200192



PROJECT FILE NO. PLN200192 PHOTOGRAPHS



Date: _____ Site Address: _____ Planner: _____

Description: _____

PROJECT FILE NO. _____ PHOTOGRAPHS

Date: _____ Site Address: _____ Planner: _____

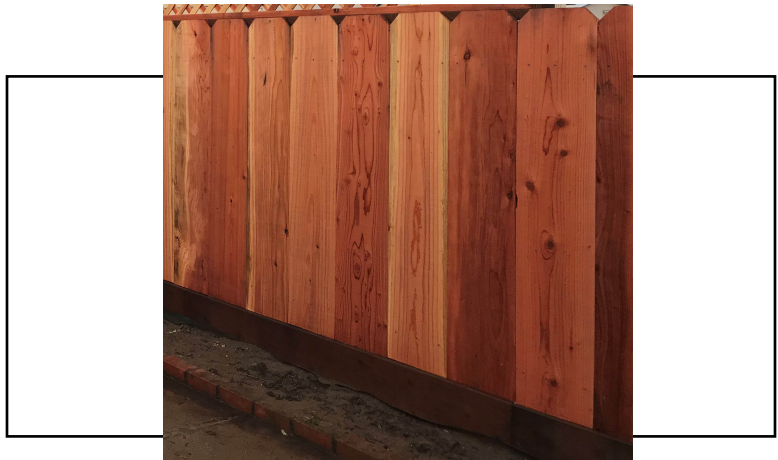
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COLOR SAMPLES FOR PROJECT FILE NO. PLN200192



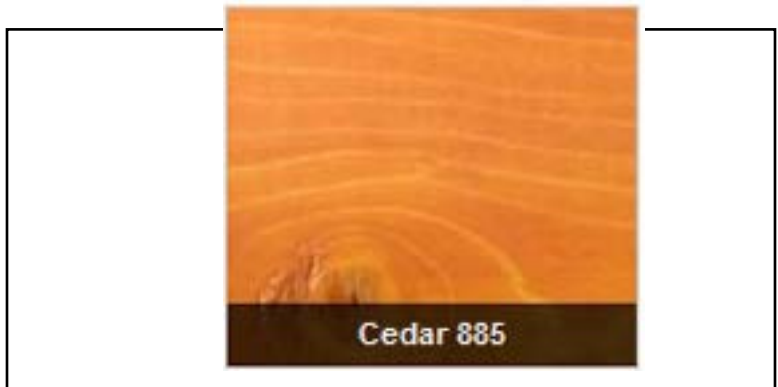
Materials: _____ Colors: _____

Description: _____



Materials: _____ Colors: _____

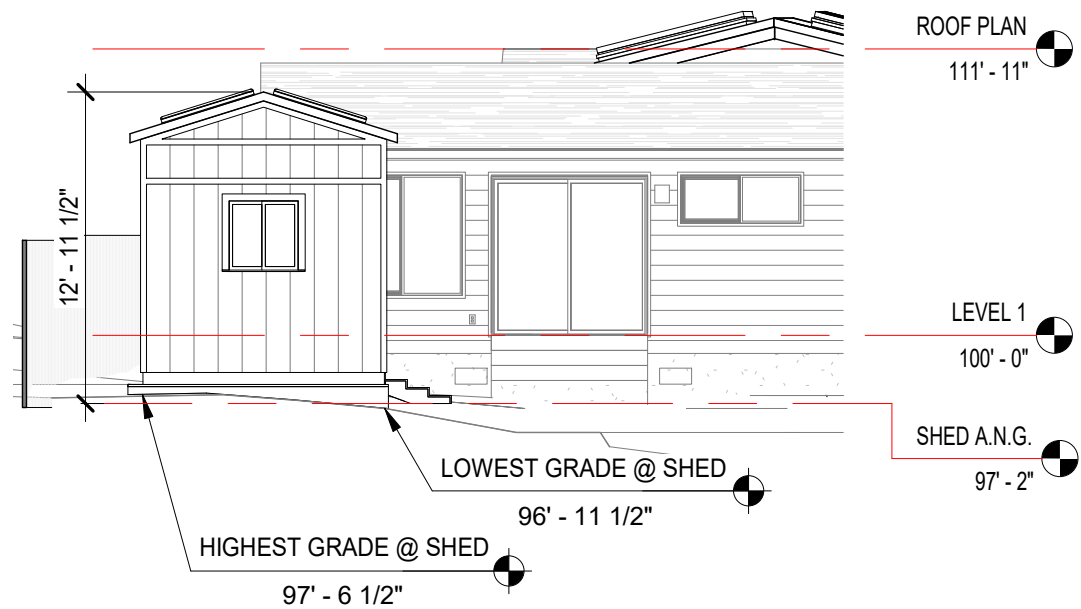
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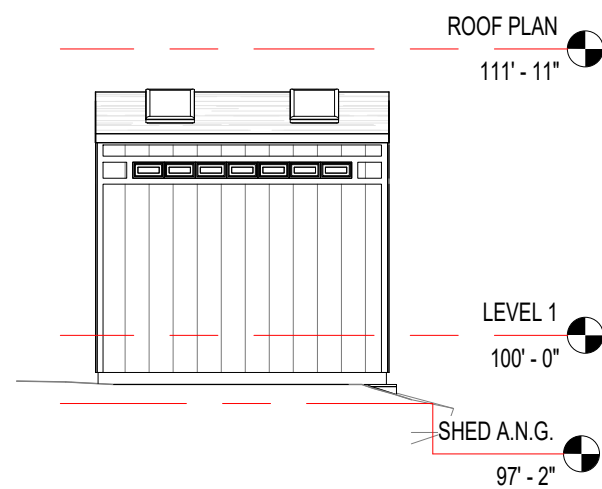
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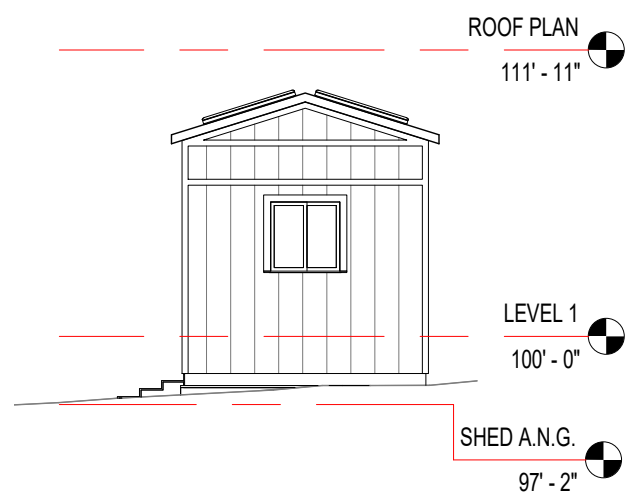
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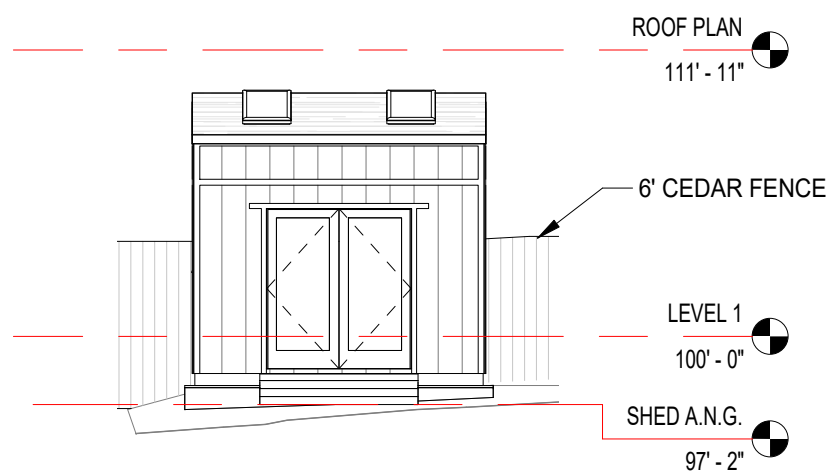
1 SHED - NORTH ELEVATION
1/8" = 1'-0"



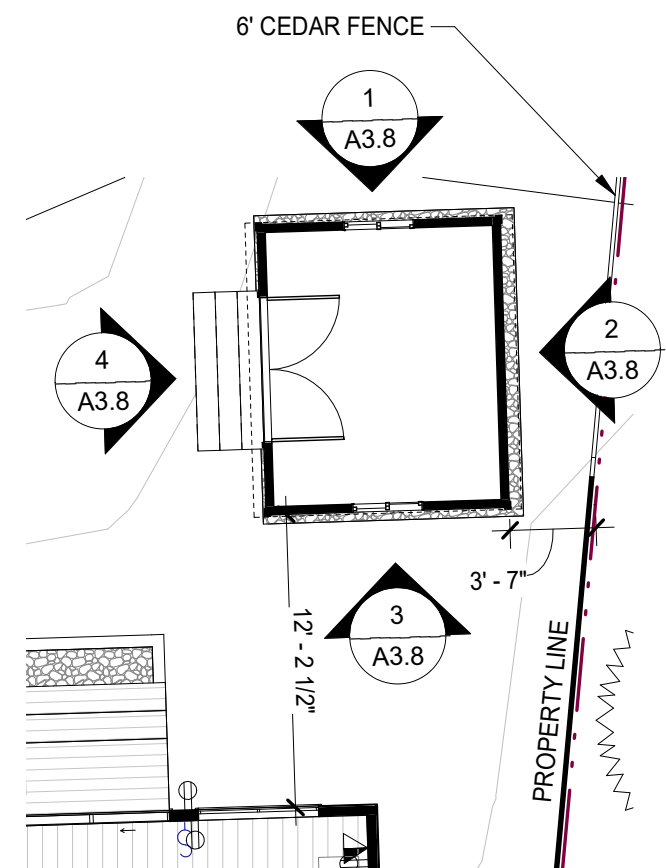
2 SHED - EAST ELEVATION
1/8" = 1'-0"



3 SHED - SOUTH ELEVATION
1/8" = 1'-0"



4 SHED - WEST ELEVATION
1/8" = 1'-0"



5 SHED
1/8" = 1'-0"

Scale: 1/8" = 1'-0"
@ 11" x 17"

SHED ELEVATIONS

Drawn By: DP

SCHWARTZ TRYON REMODEL

Job: 1713

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SHEET REF:

REVISED DATE:

ISSUED DATE:

SKETCH NUMBER:

A3.8

6/24/2021 11:01:44 AM