

# Exhibit A

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**DRAFT RESOLUTION**  
**Before the Planning Commission in and for the**  
**County of Monterey, State of California**

In the matter of the application of:  
**(PLN150453/Schwenk)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning  
Commission:

- 1) Adopting the Mitigated Negative Declaration;
- 2) Approving a Coastal Development Permit and Design Approval to allow a new exterior stairwell and excavation under the foundation to increase ceiling height of an existing 144 square foot room within 750 feet of a known archaeological resource , based on the findings and evidence and subject to eight (8) conditions of approval (**Exhibit B**); and
- 3) Adopting a Mitigation Monitoring and Reporting Plan

[2486 17<sup>th</sup> Avenue, Carmel, Carmel Area Land Use  
Plan (APN: 009-471-020-000)]

**The Schwenk application (PLN150453) had a public hearing before the Monterey County Zoning Planning Commission on May 11, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

- 1. FINDING:**                      **PROJECT DESCRIPTION** – The proposed project is a Coastal Development Permit and Design Approval to allow a new exterior stairwell and excavation under the foundation to increase ceiling height of an existing 144 square foot room within 750 feet of a known archaeological resource.

**EVIDENCE:**                      The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN150453.

**2. FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Carmel Area Land Use Plan;
- Monterey County Coastal Implementation Plan Part 4;
- Monterey County Zoning Ordinance (Title 20 );

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The property is located at 2486 17<sup>th</sup> Avenue, Carmel (Assessor's Parcel Number 009-471-020-000), Carmel Area Land Use Plan. The parcel is zoned MDR/2-D(18)(CZ) [Medium Density Residential, 2 acre per unit with Design Control Overlay (18' Maximum Height)(Coastal Zone)], The existing single family residence is a permitted use. The proposed modifications are consistent with the land use and zoning. Development within 750 feet of known archaeological zone is allowed with approval of a Coastal Development Permit. Implementations of the proposed new additions require approval of a Design Approval. Approval of this application satisfies these requirements.

c) Pursuant to policies found within the Carmel Area Land use Plan:

- 2.8.4 (5): *No development proposals in archaeologically sensitive areas shall be categorically exempt from environmental review.*
- 2.8.4 (6) *When other site planning constraints do not permit avoidance of construction on archaeological or other types of a cultural sites, adequate preservation measures shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.*

Based on analyses of their through analyses of the proposed project, a County-approved consulting archaeological consultant has concluded that it is unlikely that cultural resources are present as test borings have encountered only

midden, shell fragments and similar detritus.

- d) The project is located within a “Design Review” (“D”) district, and as such must be designed so as to assure protection of the public view shed and neighborhood character. The proposed exterior stairwell will be no taller than 4 feet above average natural grade, will only be visible from the backyard of the single family dwelling and will not be visible from any public viewing area. The colors and materials of the stairwell will match those of the existing single family dwelling.
- e) The project planner conducted a site inspection on June 30, 2015, to verify that the project on the subject parcel conforms to the plans listed above.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN150453.

**3. FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Based on the age of the structure, staff identified potential impacts to Historical Resources. The following report has been prepared:  
  
“Limited Historical Assessment for 2486 17<sup>th</sup> Ave., Carmel CA APN. 009-471-020-000” (LIB150343) prepared by Bergstein, Seth A., (PAST Consultants), Pacific Grove, CA, July 29, 2015The above-mentioned technical report concluded that there are no physical or environmental features that would indicate historical significance. County staff has independently reviewed this report and concurs with conclusions.
  - c) The project site is located in a highly archaeologically-sensitive area. Accordingly, the following reports have been

prepared:

- “Preliminary Archaeological Assessment of APN 009-471-020, Carmel, Monterey County, California” (LIB150212) prepared by Doane, Mary & Breschini, Gary (Archaeological Consulting), Salinas, CA, May 11, 2015.
- “Additional Archaeological Investigations at 2486 17<sup>th</sup> Avenue (APN 009-471-020), Carmel, Monterey County, California” (LIB160042) prepared by Breschini, Gary (Archaeological Consulting), Salinas, CA, January 21, 2016.

These reports indicate that the project can proceed with mitigations, to include, primarily, on-site monitoring by a qualified archaeological monitor and a Native American monitor.

- d) Staff conducted a site inspection on June 30, 2015, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development are found in Project File PLN150453.

#### **4. FINDING:**

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

#### **EVIDENCE:**

- a) The project was reviewed by the RMA - Planning, Cypress Fire Protection District, Public Works, Environmental Health Bureau, RMA- Environmental Services and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available. Water will be supplied by Cal-Am Water Company and sewer will be provided by Carmel Area Wastewater District.

- c) Staff conducted a site inspection on June 30, 2015, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development are found in Project File PLN150453.

**5. FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on June 30, 2015, and researched County records to assess if any violation exists on the subject property and concluded that there are no known violations on the subject parcel.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN150453.

**6. FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration prepared for the project reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN150453).
  - b) The Initial Study identified potential effects to cultural resources, however, the applicant has agreed to comply with mitigation measures that avoid the effects or mitigate the effects to a point where no significant effects would occur.
  - c) A Condition Compliance and Mitigation Monitoring and Reporting Plan has been prepared in accordance with

Monterey County regulations, designed to ensure compliance during project implementation, and is hereby incorporated by reference. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.

- d) The Draft Mitigated Negative Declaration (“MND”) for PLN150453 was prepared in accordance with CEQA and circulated for public review from March 27, 2016 through April 28, 2016.
- e) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
- f) Due to the possibility that cultural artifacts may be uncovered during the excavation required for the proposed construction, the following mitigation measures are required of the project:
  - 1. A qualified archaeological monitor and a Native American monitor of Ohlone/Costanoan-Esselen Nation shall be present during all project excavations. The monitors shall recover significant cultural materials that may be found in the excavated soil. The monitors shall selectively screen midden soil through 1/8” mesh to facilitate data recovery. All materials remaining in the screen should be provided to the Chairperson of the Ohlone/Costanoan-Esselen Nation.
  - 2. If, at any time, potentially significant archaeological resources or intact features are discovered, the monitors shall be authorized to temporarily halt work until the find can be evaluated. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, by the County of Monterey, and implemented.
  - 3. If, at any time, human remains are identified, the Monterey County Coroner must be notified and, if it is determined that the remains are likely to be Native American, the Native American Heritage Commission must be notified, as required by law. The designated



Most Likely Descendant will be authorized to provide recommendations for the disposition of the Native American human remains.

4. Mitigation shall include professional analysis of archaeological materials, based on the types and adequate quantities of those materials recovered. At least two single-specimen radiocarbon dates shall be obtained on shells.
5. *A Final Technical Report* detailing the results of all analyses shall be completed within six months following the completion of fieldwork. This report shall be submitted to the Lead Agency and to the Northwest Information Center, Sonoma State University.

- g) Staff analysis contained in the Initial Study and the record as a whole indicate the project would not result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations, however, land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources.
- h) No comments from the public were received during the circulation period.
- i) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

**7. FINDING:**

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

**EVIDENCE:**

- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in section 20.146.130 the Monterey County Coastal Implementation Plan can be demonstrated.

- b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN150453.
- d) The project planner conducted a site inspection on June 30, 2015.

**8. FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** a) Section 20.86.070 Monterey County Zoning Ordinance (Action by the Board of Supervisors on Appeal).

### **DECISION**

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Adopt a Mitigated Negative Declaration; and
2. Approve a Coastal Development Permit and Design Approval to allow a new exterior stairwell and excavation under the foundation to increase ceiling height of an existing 144 square foot room within 750 feet of a known archaeological resource, according to the project plans and eight (8) conditions/mitigations, all being attached hereto and incorporated herein by reference; and
3. Adopt the attached Mitigation Monitoring and Reporting Program.

**PASSED AND ADOPTED** this 11th day of May, 2016 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Secretary, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON **DATE**  
THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE  
COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE  
APPROPRIATE FILING FEE ON OR BEFORE **[DATE]**

# Monterey County RMA Planning

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

PLN150453

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit and Design Approval (PLN150453) allows construction of a new exterior stairwell and excavation to increase clearance of an existing 144 square foot room to 8', within 750 feet of a known archaeological resource. The property is located at 2486 17th Avenue, Carmel (Assessor's Parcel Number 009-471-020-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number \*\*\*) was approved by the Planning Commission for Assessor's Parcel Number 009-471-020-000 on May 11, 2016. The permit was granted subject to five (5) conditions of approval and three (3) mitigation measures 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(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the RMA – Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

#### 4. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

#### 5. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of three (3) years, to expire on May 11, 2019, unless use of the property or actual construction has begun within this period. (RMA-Planning)

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

#### 6. MM001 - ON-SITE MONITORING

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** A qualified archaeological monitor and a Native American monitor of Ohlone/Costanoan-Esselen Nation shall be present during all project excavations. The monitors shall recover significant cultural materials that may be found in the excavated soil. The monitors shall selectively screen midden soil through 1/8" mesh to facilitate data recovery. All materials remaining in the screen should be provided to the Chairperson of the Ohlone/Costanoan-Esselen Nation.

**Compliance or Monitoring Action to be Performed:** As described in MM-001.

## 7. MM002 - CARBON-DATING

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Mitigation shall include professional analysis of archaeological materials, based on the types and adequate quantities of those materials recovered. At least two single-specimen radiocarbon dates shall be obtained on shells.

**Compliance or Monitoring Action to be Performed:** Prior to Final Inspection:  
A report detailing at least two single-specimen radiocarbon dates shall be obtained on shells. Said report shall be provided to the RMA- Planning Department.

## 8. MM003 - FINAL TECHNICAL REPORT

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** A Final Technical Report detailing the results of all analyses shall be completed within six months following the completion of fieldwork. This report shall be submitted to the Lead Agency and to the Northwest Information Center, Sonoma State University.

**Compliance or Monitoring Action to be Performed:** As described in MM003.

REVISIONS	BY

# SCHWENK / HARDEN

## RESIDENCE REMODEL

2486 17TH AVENUE  
CARMEL, CA.

DATE	08.18.16
BY	10/1/16
PROJECT NO.	0161
SHEET	A1
OF	2

### SITE DATA

APN 008-47-020-000  
SITE ADDRESS 2486 17th Ave.  
OWNER Daniel Harden and Heidi Schwenk  
ZONING CARMEL, CA. 03020  
LOT AREA 4,799 S.F.  
USE RS  
TYPE OF CONSTRUCTION VN - HOT SPRINKLERED  
SETBACKS: FRONT 20' REAR 10'  
CODES 2013 CBC, CEC, CPC, CMC & L.A. Cal. Bldg. Code  
TITLE 24 CAL. Energy Compliance

AREAS EXISTING RESIDENCE LOWER LEVEL: 828 S.F. UPPER LEVEL: 1,200 S.F. TOTAL: 2,028 S.F.  
EXISTING GARAGE 479 S.F.  
TOTAL BUILDING COV. 1,549 S.F. = 32% LOT COV.  
FLOOR AREA RATIO (FAR) 1.37 S.F. = 28% LOT COV.  
WATER - CAL. AM. 2,586 S.F. = 54%

PROJECT NOTES: EXISTING AND PROPOSED 20' CURB GRADING IS REQUIRED. NO INCREASE IN FLOOR AREA, SITE COVERAGE AND WATER CREDITS PROPOSED.  
PROJECT DESCRIPTION: REMODEL EXISTING LOWER LEVEL, BEDROOM AREA, INSTALL NEW SLIDING GLASS DOOR IN PLACE OF EXISTING WINDOW WITH NEW EXTERIOR STAIRCASE AND PORCH.

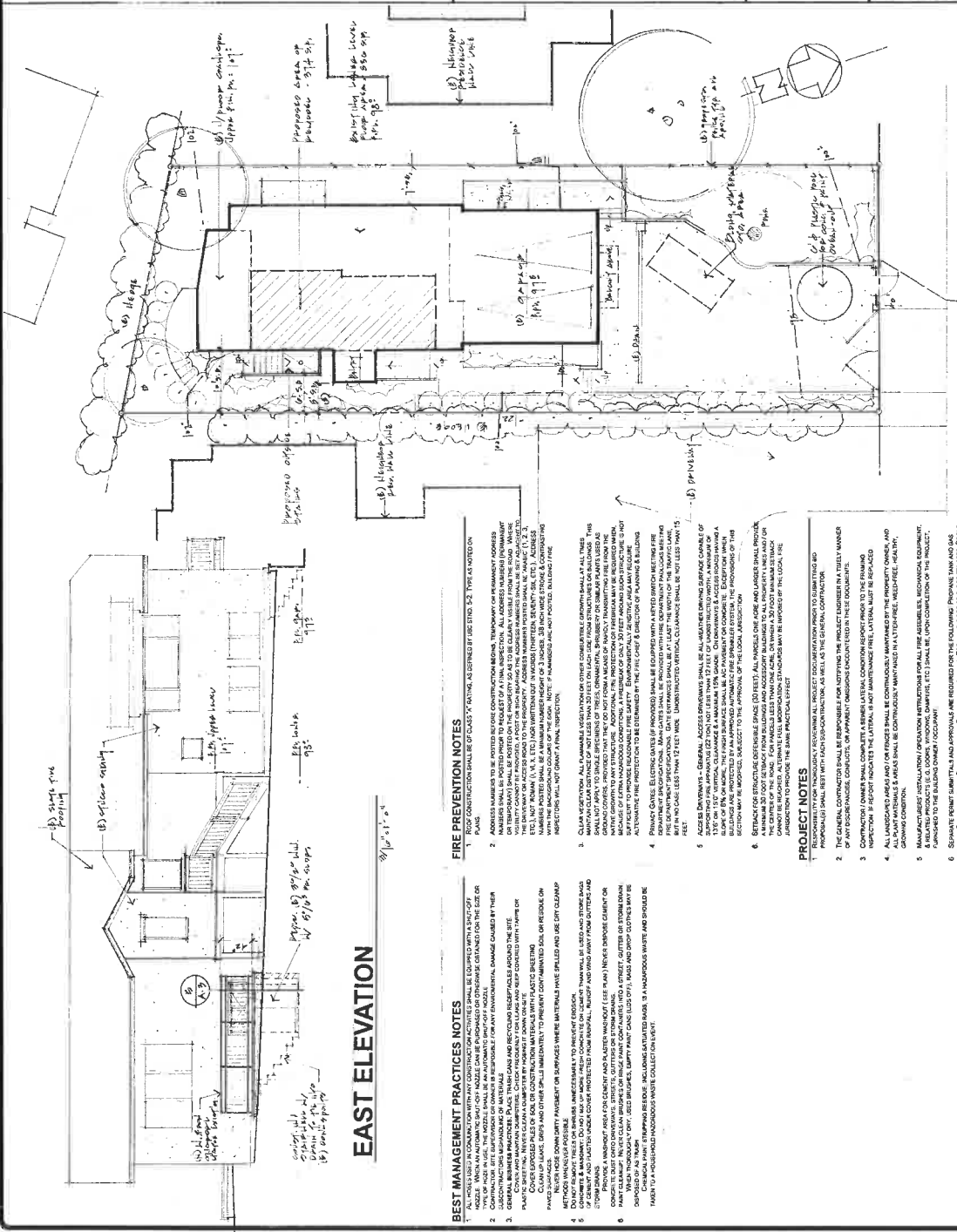
SHEET INDEX:  
A-1 SITE DATA, SITE PLAN, BUILDING ELEVATION & PROJECT NOTES  
A-2 EXISTING AND PROPOSED FLOOR PLANS, ELECTRICAL NOTES  
A-3 FOUNDATION PLAN, CROSS SECTIONS AND DETAILS  
S-10 STRUCTURAL NOTES, SCHEDULES, GENERAL INFO.  
S-11 2013 FINISHING & MILLING SCHEDULE, TYPE EXTERIOR WALL FINISHING DETAIL.

PLANS PREPARED BY: LINDA DESIGNS  
288 SAN BENITO ROAD  
SANTA LUCIA, CA 95060  
TEL: 408-228-8585

CONSULTANTS:  
Structural engineer: CHAS. LEE (Chas. Lee)  
518A HARMON ST.  
MOUNTAIN VIEW, CA 94039  
(916) 747-2320

HEALTH DEPARTMENT NOTES:  
1. ALL FOOD SERVICE OPERATIONS SHALL BE COMPLETED WITHIN A 60 DAY PERIOD.  
2. NO VESSEL MAY BE USED FOR COOKING OR HEATING OTHER THAN THE SUPPLEMENTARY OR LAMINATED GLASS OR METAL VESSEL.  
3. NO VESSEL MAY BE USED FOR COOKING OR HEATING OTHER THAN THE SUPPLEMENTARY OR LAMINATED GLASS OR METAL VESSEL.  
4. NO VESSEL MAY BE USED FOR COOKING OR HEATING OTHER THAN THE SUPPLEMENTARY OR LAMINATED GLASS OR METAL VESSEL.

LOCATION MAP  
2486 17TH AVENUE  
CARMEL, CA 95008



### SITE PLAN

2486 17TH AVENUE

### EAST ELEVATION

### BEST MANAGEMENT PRACTICES NOTES

1. ALL HILLSIDE EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN A 60 DAY PERIOD.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.
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11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.

### FIRE PREVENTION NOTES

1. ROOF CONSTRUCTION SHALL BE OF CLASS "A" MATERIAL, AS DEFINED BY THE 2013 CALIFORNIA BUILDING CODE.
2. ACCESSIBLE ROADS SHALL BE MAINTAINED AT ALL TIMES. ACCESSIBLE ROADS SHALL BE MAINTAINED AT ALL TIMES.
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### PROJECT NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.
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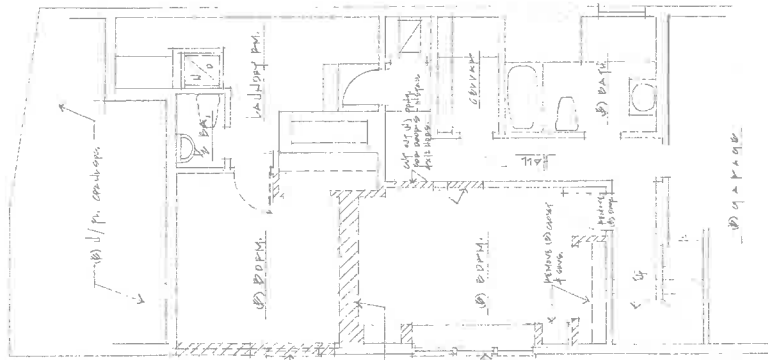


REVISIONS	BY

DRAWN	DATE	SCALE	JOB NO.	SHEET
	02/14/19		1712/1713/1714	A2

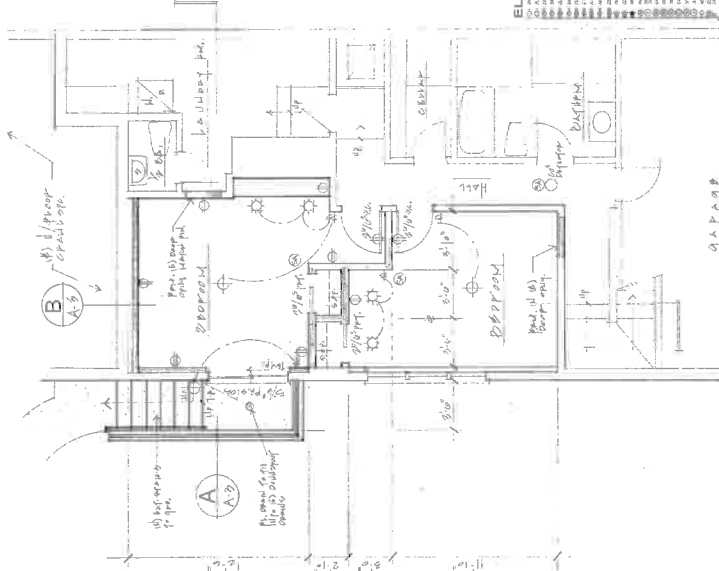
### ELECTRICAL NOTES FOR REMODEL

- BUILDING CONTRACTOR SHALL OBTAIN PERMIT FOR ALL ELECTRICAL WORK TO BE PERFORMED, AND SHALL COMPLY WITH ALL CITY, COUNTY AND STATE ELECTRICAL CODES AND ORDINANCES. ELECTRICAL EQUIPMENT & ASSEMBLIES SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- KITCHEN COUNTERTOP RECEPTACLES SHALL BE USED FOR GFCI PROTECTION & BE SPACED MAX. 48" O.C., SUCH THAT NO POINT ALONG THE WALL OF ANY COUNTERPORTION EXCEEDS 24" FROM AN OUTLET. OUTLETS SHALL BE LOCATED WITHIN 18" ABOVE COUNTERTOPS UNLESS SPECIFICALLY NOTED OTHERWISE. OUTLETS SHALL BE INSTALLED IN ALL COUNTERPORTIONS, INCLUDING ISLAND COUNTERS. NO COUNTER OUTLET SHALL BE PERMITTED IN A FACE-UP PORTION.
- WET BAR & LAUNDRY COUNTERTOP RECEPTACLES SHALL BE WIRED FOR GFCI PROTECTION. VARIETIES LOCATED WITHIN 6" OF THE EDGE OF A SINK. SEE ALSO NOTE ABOVE RE: KITCHEN RECEPTACLES.
- RECEPTACLES SHALL BE USED FOR GFCI PROTECTION UNLESS LOCATED AT THE BUILDING EXTERIOR, UNDER FLOOR CHANNELS, UNFINISHED BASEMENT, AND IN GARAGES, WORKSHOPS, GARAGE ATTACHMENTS, AND UNFINISHED PORTIONS OF ACCESSORY BUILDINGS WHERE THE FLOOR IS AT OR BELOW GRADE LEVEL.
- ELECTRICALLY POWERED (NON-GAS) FRESH COOKING APPLIANCES & DRYERS.
- SMOKE DETECTORS / ALARMS SHALL BE INSTALLED IN ALL ACCESS CORRIDORS LEADING TO SLEEPING AREAS AND IN ALL SLEEPING AREAS. SMOKE DETECTORS SHALL BE EQUIPPED WITH A BATTERY BACKUP AND A.C. AND INTERCONNECTED AND TO SOUND IN ALL SLEEPING AREAS.
- ALL LIGHTING IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE.
- IN ALL OTHER ROOMS LIGHTING IS TO BE FLUORESCENT (OR HIGH EFFICACY). EXCEPTIONS ARE: KITCHENS, BATHROOMS, LAUNDRY ROOMS, & UTILITY ROOMS MAY BE INCANDESCENT PROVIDED EACH LIGHTING TYPE IS ON A SEPARATE SWITCH. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE.
- RECESSED LIGHTING IN INSULATED CEILING SHALL BE APPROVED FOR ZERO-GLASS INSULATION COVER, AND SHALL INCLUDE A LABEL, COEFFICIENT OF THERMAL EXPANSION, AND A WARNING AGAINST REMOVAL OF THE COVER. RECESSED EXTERIOR LIGHTS ARE LABELED FOR CONTACT WITH INSULATION. TYPE IC SHALL BE UTILIZED WHERE INSULATION IS REQUIRED PER CEC. THERMAL INSULATION SHALL NOT BE INSTALLED ABOVE OR WITHIN 3" OF A RECESSED LIGHTING UNLESS IT IS IDENTIFIED AS SUCH.
- RECESSED LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE.
- ALL EXTERIOR LIGHTING SHALL MEET A.E.C. STANDARDS AND SHALL BE VIBRATION, HAND-OUT WITHIN THE LOCAL AREA AND CONTROLLED LOCATED, OR OTHERWISE SHIELDED SO THAT ONLY THE INTERESTED AREA IS ILLUMINATED AND OFF-SITE LIGHTWAVE IS FULLY CONTROLLED.
- ALL NEW RECEPTACLES SHALL BE TAMPER RESISTANT.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ALL NEW DWELLING UNITS AND SLEEPING UNITS WHICH HAVE EXHAUSTING APPLIANCES. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CARMEL ELECTRICAL CODE.



ELECTRICAL - MECHANICAL LEGEND	
<p>1. 15 AMP 120V GFI</p> <p>2. 20 AMP 120V GFI</p> <p>3. 30 AMP 120V GFI</p> <p>4. 40 AMP 120V GFI</p> <p>5. 50 AMP 120V GFI</p> <p>6. 60 AMP 120V GFI</p> <p>7. 70 AMP 120V GFI</p> <p>8. 80 AMP 120V GFI</p> <p>9. 90 AMP 120V GFI</p> <p>10. 100 AMP 120V GFI</p> <p>11. 110 AMP 120V GFI</p> <p>12. 120 AMP 120V GFI</p> <p>13. 130 AMP 120V GFI</p> <p>14. 140 AMP 120V GFI</p> <p>15. 150 AMP 120V GFI</p> <p>16. 160 AMP 120V GFI</p> <p>17. 170 AMP 120V GFI</p> <p>18. 180 AMP 120V GFI</p> <p>19. 190 AMP 120V GFI</p> <p>20. 200 AMP 120V GFI</p>	<p>ABBREVIATIONS</p> <p>1. 15 AMP 120V GFI</p> <p>2. 20 AMP 120V GFI</p> <p>3. 30 AMP 120V GFI</p> <p>4. 40 AMP 120V GFI</p> <p>5. 50 AMP 120V GFI</p> <p>6. 60 AMP 120V GFI</p> <p>7. 70 AMP 120V GFI</p> <p>8. 80 AMP 120V GFI</p> <p>9. 90 AMP 120V GFI</p> <p>10. 100 AMP 120V GFI</p> <p>11. 110 AMP 120V GFI</p> <p>12. 120 AMP 120V GFI</p> <p>13. 130 AMP 120V GFI</p> <p>14. 140 AMP 120V GFI</p> <p>15. 150 AMP 120V GFI</p> <p>16. 160 AMP 120V GFI</p> <p>17. 170 AMP 120V GFI</p> <p>18. 180 AMP 120V GFI</p> <p>19. 190 AMP 120V GFI</p> <p>20. 200 AMP 120V GFI</p>

**EXISTING FLOOR PLAN**



**PROPOSED FLOOR PLAN**

OF	5	SHEETS
A3		
DATE	SCALE	JOB NO.
01-14-19	As Sup'd	013/14-0
CHECKED	SHEETS	
DRAWN	J. U.	

# CARMEL AREA

Carmel Point •

PROJECT SITE

Carmel Bay

CARMEL  
BY-THE-SEA

Carmel River Carmel River State Beach

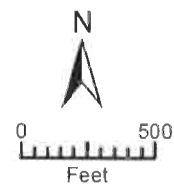
Rio Park

APPLICANT: SCHWENK HEIDI

APN: 009-471-020-000

FILE # PLN150453

 300' Limit
  2500' Limit
  Project Site
  City Limits
  Water



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