

Exhibit B

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**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

Holman Ranch Holdings LLC (PLN160213)

RESOLUTION NO. 16 -

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt per Section 15303 of the CEQA Guidelines; and
 - 2) Approving an Administrative Permit and Design Approval to allow the construction of a single-family dwelling with an attached garage, and a non-habitable accessory structure (barn), in the "S" (Site Plan Review" Zoning Overlay District, subject to fifteen (15) conditions of approval.
- 70 Holman Road, Carmel Valley, Carmel Valley
Master Plan (APN: 187-481-003-000)

The Holman Ranch Holdings LLC application (PLN160213) came on for public hearing before the Monterey County Zoning Administrator on October 13, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY / NO VIOLATIONS -**
The proposed project and/or use, as conditioned, is consistent with the policies of the 2010 Monterey County General Plan, the Greater Salinas Area Plan, and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development and use proposed, and no violations exist on the property.
EVIDENCE:
 - a) The proposed project involves the construction of a 4,561 square foot single-family dwelling with an attached 561 square foot garage, and a 2,095 square foot non-habitable accessory structure (barn). 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/or regulations of the Monterey County Code (MCC).
 - b) Pursuant to Monterey County Code, Administrative Permits are determined by the Chief of Planning unless they are referred to the Zoning Administrator for consideration. Prior to staff scheduling this application for administrative review by the Chief of Planning, two

members of the public requested a public hearing. Therefore, this item was set for public hearing before the Zoning Administrator on October 13, 2016. The concerns expressed by the public involve the possible use of the proposed single-family dwelling and barn for visitor-serving commercial operations. The proposed structures are allowed uses consistent with the rural-density residential zoning.

- c) The property is located at 70 Holman Road, Carmel Valley (Assessor's Parcel Number 187-481-003-000), Carmel Valley Master Plan. The parcel is zoned RDR/10-D-S-RAZ (Rural Density Residential, 10 acres minimum per unit, with Design Control, Site Plan Review and Residential Allocation Zoning District Overlays). The construction of single-family dwellings and accessory structures are an allowed use in the RDR zoning district.
- d) The project area is part of a larger 320.43-acre legal lot of record consisting of Assessor's Parcel Numbers 187-481-003-000 (containing the project area), 187-011-003-000, 187-011-004-000, and 187-611-063. The configuration of this legal lot was established via a Certificate of Compliance recorded on June 13, 2011 (Document Number 2011032859) as a condition of a lot line adjustment (RMA-Planning File No. PLN100356). A portion of the property is currently in agricultural cultivation, and the proposed barn would support the ongoing agricultural operations.
- e) The Holman Ranch visitor-serving structures are located on a separate legal of record (Assessor's Parcel Number 187-481-002-000)(Certificate of Compliance recorded on June 13, 2011, Document Number 2011032858).
- f) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any active violations existing on the subject property.
- g) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Monterey County Regional 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.
- h) The following reports have been prepared:
 - Archaeological Letter Report (LIB160176) prepared by Archaeological Consulting, Salinas, California, May 4, 2016;
 - Preliminary Archaeological Reconnaissance (LIB140008) prepared by Archaeological Consulting, Salinas, California, June 16, 2006;
 - Biological Assessment (LIB160177) prepared by Pat Regan, Consulting Biologist, Santa Cruz, California, May 16, 2016; and
 - Geotechnical Investigation (LIB160184) prepared by Soil Surveys Group, Inc., Salinas, California, May 5, 2016.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- i) Cultural Resources. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources; however, an archaeological survey (LIB160176) completed for this project did not identify the potential for impacts to prehistoric resources, and there is no evidence that any cultural resources would be disturbed. Therefore, the potential for inadvertent impacts is limited and can be controlled by the use of the County's standard project condition (Condition No. 3).
- j) Design. The proposed exterior colors and materials include natural/brown-tone cedar board and batten siding, Carmel stone, steel windows, and corrugated metal roofing. The proposed structures are consistent with the surrounding residential neighborhood character, and the colors and materials are consistent with other dwellings in the neighborhood. The D and S overlays protect the view of the surrounding hills from Carmel Valley Road. The project site is screened from Carmel Valley Road by distance, topography, and vegetation and trees. As proposed and conditioned, the project will not create a substantially adverse visual impact when viewed from a common public viewing area. The project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- k) The project planner reviewed the project application materials and plans, as well as the County's GIS database, to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use.
- l) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on September 6, 2016, voted unanimously (5 – 0) to support the project with recommended changes to roof and siding color, solar panel location, window glare, and structure use.

In response to concerns expressed by neighbors, the applicant re-designed the garage to place it on the same level as the single-family dwelling, thereby reducing the overall height of the residence above average natural grade by 4.5 feet, and reducing the combined square footage by 328 square feet. As initially proposed, the project did not include solar panels; however, the applicant also revised the plans to identify the southern elevation as an area for placement of roof-mounted solar panels. The applicant also agreed to use treated windows to reduce the potential of glare impact on surrounding neighbors. However, the applicant retained the originally-proposed colors and materials. As described in Evidence j above, the proposed

exterior colors and materials are consistent with the surrounding neighborhood character, and are in keeping with the preservation of Carmel Valley's rural character.

Regarding use, the proposed structures are allowed uses consistent with the rural-density residential zoning. The granting of this Administrative Permit and Design Approval only allows development of a single-family dwelling and a non-habitable accessory structure (barn). This entitlement does not grant or allow the proposed structures to be used for transient or visitor-serving operations, and the legal, non-conforming status of the existing Holman Ranch visitor-serving operations does not extend to the proposed structures.

- m) 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 PLN160213.

- 2. **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 RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, 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. Recommended conditions by RMA-Planning, RMA-Public Works and RMA-Environmental Services have been incorporated.
 - b) The Environmental Health Bureau (EHB) reviewed the proposed project and determined that the project would be served by an existing well on the project parcel, and by a new on-site wastewater treatment system. The on-site well is not connected to the separate Holman Ranch visitor-serving water system. EHB did not apply any conditions to the proposed project.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of new, small facilities or structures, including single-family residences and accessory structures.
 - b) The project involves the construction of a single-family dwelling with

an attached garage, and a non-habitable accessory structure (barn) on a rural residentially-zoned parcel. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303.

- c) No adverse environmental effects were identified during staff review of the development application.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

4. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.

EVIDENCE: a) Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), an appeal may be made to the Planning Commission by any person aggrieved by a decision of an Appropriate Authority. The Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Zoning Administrator does hereby:

- A. Find the project categorically exempt from CEQA per Section 15303 of the CEQA Guidelines; and
- B. Approve an Administrative Permit and Design Approval to allow the construction of a single-family dwelling with an attached garage, and a non-habitable accessory structure (barn), in the "S" (Site Plan Review" Zoning Overlay District, in general conformance with the attached plans and subject to the fifteen (15) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of October, 2016.

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING

COMMISSION, ALONG WITH THE APPROPRIATE FILING FEE, ON OR BEFORE

_____.

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. 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 Planning Commission in the event of appeal.

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

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

Monterey County RMA Planning

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

PLN160213

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN160213) allows the construction of a single family dwelling with attached below-grade basement/garage, and barn in the "S" (Site Plan Review) Zoning Overlay District. The property is located at 70 Holman Road, Carmel Valley (Assessor's Parcel Number 187-481-003-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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: "An Administrative Permit and Design Approval (Resolution Number 16 -) allowing the construction of a single family dwelling with attached below-grade basement/garage, and barn in the "S" (Site Plan Review) Zoning Overlay District, was approved by the Zoning Administrator for Assessor's Parcel Number 187-481-003-000 on October 13, 2016. The permit was granted subject to fifteen (15) 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

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

Responsible Department: RMA-Planning

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

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

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

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

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

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, RMA-Planning shall review and approve the exterior lighting plan submitted with the construction permit. Approved lighting plans shall be incorporated into final building plans.

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

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

7. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

8. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project geotechnical report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

9. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from the project geotechnical report. The grading plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

10. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: 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 regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

11. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs 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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

12. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

13. PW0006 - CARMEL VALLEY

Responsible Department: RMA-Public Works

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

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

14. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

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

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

15. PDSP001 - USE UNDER THIS ENTITLEMENT (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The single-family dwelling and non-habitable accessory structure (barn) are allowed uses consistent with the rural-density residential zoning. The granting of this Administrative Permit and Design Approval only allows development of these structures. This entitlement does not grant or allow the structures to be used for transient or visitor-serving operations, and the legal, non-conforming status of the existing Holman Ranch visitor-serving operations does not extend to the structures approved under RMA-Planning File No. PLN160213.

Compliance or Monitoring Action to be Performed: On an ongoing basis, the Owner/Applicant shall use the single-family dwelling and non-habitable accessory structure (barn) in accordance with the granted entitlement.

CARMEL VALLEY, CALIFORNIA

Project / Owner:

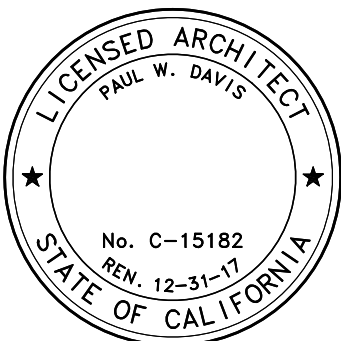
LOWDER RESIDENCE

70 HOLMAN RD.
CARMEL VALLEY, CA. 93924

A.P.N. 187-481-003

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7455
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Drawn By: AP

Drawing Date: 08.31.16

Project Number: 1545

Revisions:

CONCRETE

CERAMIC TILE OR TILE PAVERS
IN PLAN VIEW
(SEE FINISH SCHEDULE)

MASONRY

BATT INSULATION IN SECTION

RIGID INSULATION IN SECTION

FINISH WOOD MEMBER IN
SECTION

CONTINUOUS WOOD MEMBER IN
SECTION

WOOD BLOCKING BETWEEN
FRAMING MEMBERS IN SECTION

PLYWOOD IN SECTION

STEEL IN SECTION

ACCOUSTIC TILE CEILING
MATERIAL IN SECTION

EARTH IN SECTION

SAND

ROCKFILL

SEE FLOOR PLANS & SECTIONS FOR
ADDITIONAL LEGENDS

PROJECT OWNER:

HOLMAN RANCH HOLDINGS, LLC
60 HOLMAN RD.
CARMEL VALLEY, CA 93924
(831) 659-2640

PROJECT ARCHITECT

THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA, 93940
(831) 373-2784 PHONE
(831) 373-7459 FAX
paulw@pauldavispartnership.com
CONTACT: PAUL W. DAVIS, A.I.A.

DEFERRED SUBMITTALS

1. Deferred submittals are defined as those portions of the design that are not submitted at the time of application and that are to be submitted to the building official within a specified period.

2. Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

Automatic Fire Sprinkler System

Automatic Fire Alarm System

Gas Line Sizing Diagram

photovoltaic system

Contractor to prepare and submit above to the Architect, prior to the local Building Authority and Fire Department for review and approval prior to manufacture and delivering to site. Submittals to be prepared by qualified individuals and stamped/signed by state licensed individuals qualified for subject work.

DRIVEWAYS (FIRE 007)

All driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center of the line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

ADDRESSES FOR BUILDINGS (FIRE 011)

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 124.1. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/8-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

DISPOSAL OF VEGETATION AND FUELS (FIRE 017)

Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit.

DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) (FIRE 020)

Remove combustible vegetation from within a minimum of ____ feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection.

FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (HAZARDOUS CONDITIONS) (FIRE 022)

The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers.

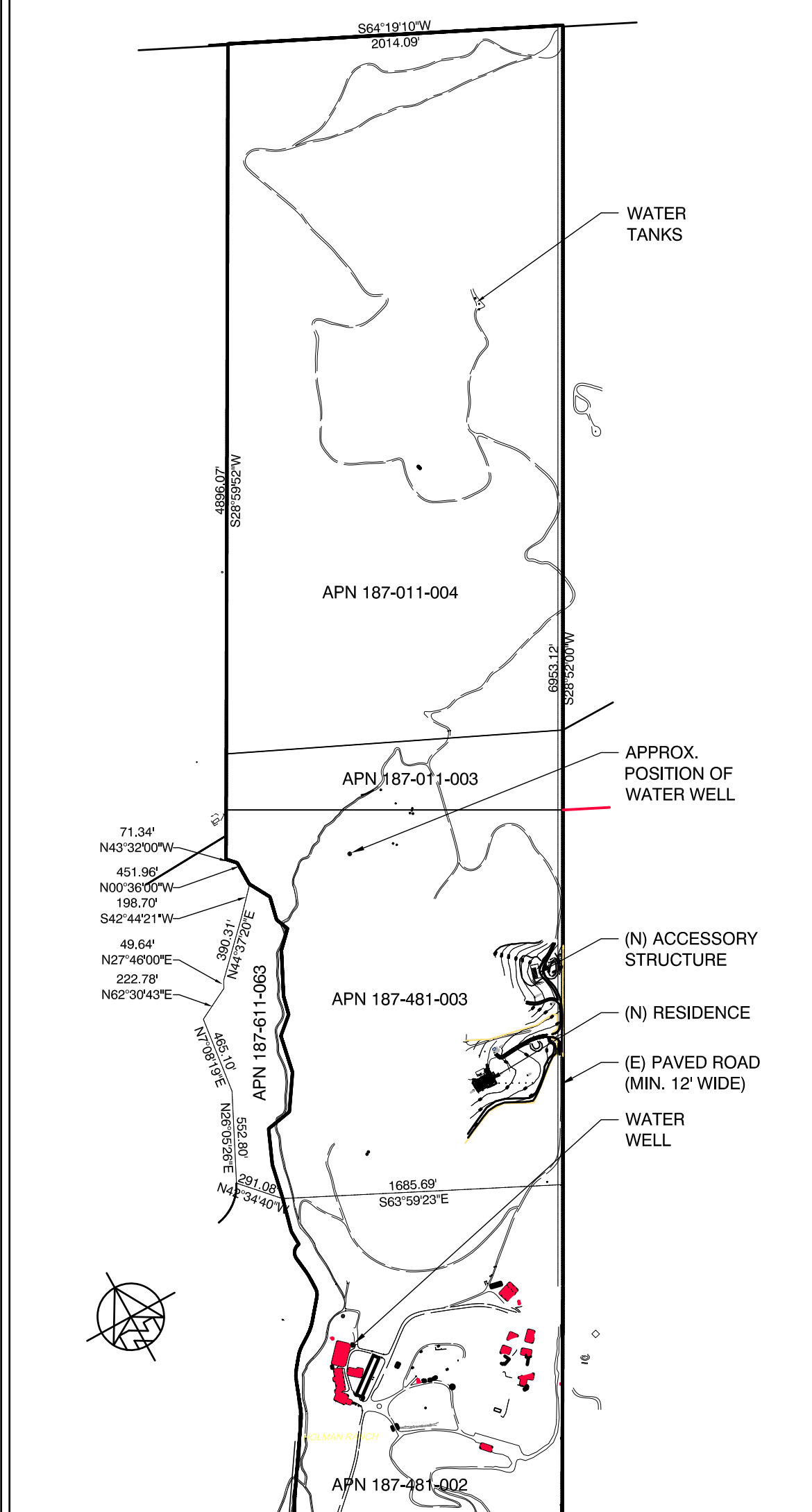
RESIDENTIAL FIRE ALARM SYSTEMS (FIRE 024)

The residence shall be fully protected with an approved household fire warning system as defined by NFPA 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the California Building Code shall be required to be placarded as permanent building equipment.

ROOF CONSTRUCTION - (FIRE 027) (VERY HIGH HAZARD SEVERITY ZONE)

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 A roof construction.

OVERALL SITE PLAN (N.T.S)



SCOPE OF WORK:

NEW SINGLE-STORY RESIDENCE WITH GARAGE, ROOF TOP SOLAR PANELS AND WITH ASSOCIATED GRADING, NEW ACCESSORY STRUCTURE (BARN).

A.P.N.

187-481-003-000

ZONING:

RDR/10-D-S-RAZ

GENERAL PLAN:

2010

LOT SIZE:

3,050,506.8 SF (70.03 ACRES)

OCCUPANCY:

R3 & U (BARN)

CONSTRUCTION TYPE:

TYPE VB

GRADING:

CUT: 468± CUBIC YARDS
FILL: REMOVE FROM SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT LANDFILL

APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA FIRE CODE & ENERGY CODE, 2013 CALIFORNIA RESIDENTIAL CODE, REGULATIONS FOR THE COUNTY OF MONTEREY.
MONTEREY COUNTY GENERAL PLAN 2010.

TREE REMOVAL:

NONE

FIRE SPRINKLERS:

REQUIRED PER NFPA 13D & 13 (BARN)

WATER:

EXISTING WELL ON PARCEL

SEPTIC SYSTEM:

NEW SYSTEM AT EACH STRUCTURE

(N) RESIDENCE:

LIVING AREA:4,561 SF

GARAGE AREA :561 SF

TOTAL5,102 SF

(N) BARN MAIN:

MAIN LEVEL AREA:1,820 SF

UPPER LEVEL BARN STORAGE:275 SF

2,095 SF

(N) TOTAL COVERED FLOOR AREA:

7,197 SF

(N) COVERED PORCH AREA:

1,498 SF

(N) HEIGHT (MAIN RESIDENCE):

23'-6"± FROM AVE. NATURAL GRADE

(N) HEIGHT (BARN):

21'-2"± FROM AVE. NATURAL GRADE

MAX. ALLOWABLE HEIGHT:

30 FT FROM AVE. NATURAL GRADE

STORIES:

1 STORY

LOT COVERAGE:

5,102 SF (MAIN HOUSE FOOTPRINT)

1,820 SF (ACCESSORY STRUCTURE FOOTPRINT)

1,607 SF (COVERED PORCH)

8,529 SF = 0.27%

FLOOR AREA RATIO:

5,102 SF (MAIN HOUSE)

2,095 SF (ACCESSORY STRUCTURE

1,607 SF (COVERED PORCH)

8,804 SF = 0.28%

IMPERVIOUS COVERAGE:

STRUCTURE:6,922 SF

110,102 SF

IMPERVIOUS SURFACE:

117,599 SF (3.8%)

ABBREVIATIONS

& L @ E B P I (E)	AND ANGLE AT CENTERLINE PLATE DIAMETER OR ROUND PERPENDICULAR PARALLEL D.H. FOUND OR NUMBER STITCHING	CTR. CTSK. CY. DBL. DEPT. DET. D.F. D.H. DIAG. DIA. DIMEN. DISP. DN. DRWG. D.S. DWR.	COUNTER COUNTERSINK CUBIC YARD DOUBLE DEPARTMENT DETAIL DOUGLAS FIR DOUBLE HUNG DIAGONAL DIAMETER DIMENSION DISPENSER DOWN DRAWING DOWNPOUT DRAWER	H.B. HBO. H.C. HDR. HDWD. HDWR. H.M. HORIZ. HOT. HEATING H.W. HYAC	HOSE BIB HARBORBOARD HOLLOW CORE HEADER HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HEIGHT HEATING HOT WATER HEATING, VENTILATING, AND AIR CONDITIONING	O/ OBS. O.C. O.C.H. O.F.C. OFF. O.H.M.S. O.H.W.S. OPNG. OPP. O.S.B.	OVER OBSURE ON CENTER OUTSIDE DIAMETER OWNER FURNISH, CONTRACTOR INSTALL OFFICE OVALHEAD MACHINE SCREW OVALHEAD WOOD SCREW OPENING OPPOSITE ORIENTED STRAND BOARD	SHT. SHTG. SIM. S.O.H. S.S. S.M. S.M.S. S.Q. STL. STD. STAG. STOR. STRUCT. SUSP. SYM. SYS.	SHEET SHEATHING SIMILAR SIMILAR OPPOSITE HAND STAINLESS STEEL SHEET METAL SHEET METAL SCREW SPECIFICATIONS SQUARE STEEL STANDARD STAGGERED STORAGE STRUCTURAL SUSPENDED SYMMETRICAL SYSTEM																																							
BD. BIT. BLDG. BLK. BLKG. B.M. B.M. B.M. BOT. BRG. BTWN. B.W.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BENCH MARK BEAM BOTTOM BEARING BETWEEN BOTH WAYS	E. EAST EACH ELEV. ELEC. EMER. ENCL. EQUIP. EXIST (E) EXP. EXT.	EAST EACH ELEVATION, ELEVATOR ELECTRIC (AL) EMERGENCY ENCLOSURE EQUIPMENT EXISTING EXPOSED, EXPANSION EXTERIOR	JAN. JANITOR J.H. JOIST HANGER JT. JOINT KIT. KITCHEN L. LONG, LENGTH LAM. LAMINATE, LAMINATED LAV. LAVATORY L.B. LAG BOLT LOC. LOCATE, LOCATION L.W. LIGHT WEIGHT	JANITOR JOIST HANGER JOINT KITCHEN LONG, LENGTH LAMINATE, LAMINATED LAVATORY LAG BOLT LOCATE, LOCATION LIGHT WEIGHT MASONRY MATERIAL (S) MAXIMUM MACHINE BOLT MEDICINE CABINET MAN HOLE MECHANICAL MEMBRANE MEZZ. MEZZANINE M.F. MANUFACTURE (ER) MIN. MINIMUM MIR. MIRROR MISC. MISCELLANEOUS MLDG. MOULDING ML.W. MALLEABLE IRON WASHER M.O. MASSORY OPENING MTD. MOUNTED MTL. METAL MULL. MULLION	P.A.F. PARTICLE BOARD P.G. PAINT GRADE PERF. PERFORATED P.L. POUNDS PER LINEAL FOOT PROPERTY LINE P.L. PLASTIC LAMINATE PLAS. PLASTER PLY. PLYWOOD PR. PAIR P.S.F. POUNDS PER SQUARE FOOT P.S.I. POUNDS PER SQUARE INCH P.T. PRESSURE TREATED PART. PARTITION P.T.D. PAPER TOWEL DISPENSER P.V.C. POLYVINYL CHLORIDE	POWDER ACTUATED FASTENER PARTICLE BOARD PAINT GRADE PERFORATED POUNDS PER LINEAL FOOT PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PAIR POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED PARTITION PAPER TOWEL DISPENSER POLYVINYL CHLORIDE R. RISER (S) R. RETURN AIR RADIUS R.D. ROOF DRAIN REG. REGISTER REF. REFRIGERATOR REF. REFRIGERATOR REIN. REINFORCED, REINFORCING REQD. REQUIRED REQD. REQUIRED RESIL. RESILIENT R.H.M.S. ROUND HEAD METAL SCREW VAR. VARIES R.O. ROUGH OPENING R.O. RIGHT OF WAY R.S. RESAWN R.W. WIDE, WIDTH R.W. WITH R.W.L. RAIN WATER LEADER W.D. WOOD W.D. WOOD W.H. WATER HEATER W.I.C. WOODWORK INSTITUTE OF SCHED. SCHEDULE S.D. STORM DRAIN	SHEET SHEATHING SIMILAR SIMILAR OPPOSITE HAND STAINLESS STEEL SHEET METAL SHEET METAL SCREW SPECIFICATIONS SQUARE STEEL STANDARD STAGGERED STORAGE STRUCTURAL SUSPENDED SYMMETRICAL SYSTEM T. TREAD (S) T.B. TOWEL BAR T.C. TOP OF CURB TEL. TELEPHONE TEMP. TEMPERED T.E.N. TYPICAL EDGE NAILING T & G TONGUE AND GROOVE T.G.R. TOP OF GRATE THK. THICK (NESS) THRESH. THRESHOLD T.O. TOP OF T.P. TOP OF PAVEMENT T.P.H. TOILET PAPER HOLDER TV TELEVISION T.W. TOP OF WALL TYP. TYPICAL U.B.C. UNIFORM BUILDING CODE U.L. UNDERWRITERS LABORATORIES U.O.N. UNLESS OTHERWISE NOTED URNAL URNAL V.B. VAPOR BARRIER VAR. VARIES V.G. VERTICAL V.G. VERTICAL GRAIN V.V. VENEER, TILE W. WEST W. WIDE, WIDTH W. WITH W.C. WATER CLOSET W.D. WOOD W.D. WOOD W.H. WATER HEATER W.I.C. WOODWORK INSTITUTE OF SCHED. SCHEDULE S.D. STORM DRAIN W/O WITHOUT W.P. WATERPROOF W.P. WATER RESISTANT W.S. WOOD SCREW W.S.C. WAINSCOT WT. WEIGHT W.W.M. WELDED WIRE MESH																																								
CAD. C.B. C.B.B. CEL. CER. C.F. C.I. CLG. CLG. CL. CLR. CLR. COL. COMP. CONC. CONN. CONSTR. CONSTR. CONTR. CORR. CSBK. CSWK. C.T.	CABINET CATCH BASIN CLOSED CELL BACKER ROD CEMENT CERAMIC CUBIC FOOT CAST IRON CAULKING CEILING CLOSET CLEAR (ANCE) COLLUM COMPOSITION CONCRETE CONNECT (ION) CONSTRUCT (ION) CONTINUOUS CORRUGATED CASEMENT CASEWORK GLASS GLAZING GRADE, GRADING GYPSUM WALLBOARD	FLASH. FLASHING FLOR. FLOOR F.O. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUDS F.P. FIREPLACE F.S. FULL SIZE FT. FOOT OR FEET FTG. FOOTING FURR. FURRED (ING) GA. GAUGE GALV. GALVANIZED G.B. GRAB BAR G.I. GALVANIZED IRON GL. GLASS, GLAZING GR. GRADE, GRADING G.W.B. GYPSUM WALLBOARD	FIRE ALARM FASTEN, FASTENER FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER CABINET FIBERGLASS FIN FINISH (ED) F.H.M.S. FLAT HEAD MACHINE SCREW F.H.W.S. FLAT HEAD WOOD SCREW FLASHING FLOOR (ING) FLOORING FLOOR FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUDS FIREPLACE FULL SIZE FOOT OR FEET FOOTING FURRED (ING) GAUGE GALVANIZED GRAB BAR GALVANIZED IRON GLASS, GLAZING GRADE, GRADING GYPSUM WALLBOARD	MASONRY MATERIAL (S) MAXIMUM MACHINE BOLT MEDICINE CABINET MAN HOLE MECHANICAL MEMBRANE MEZZANINE MANUFACTURE (ER) MINIMUM MIRROR MISCELLANEOUS MOULDING MALLEABLE IRON WASHER MASSORY OPENING MOUNTED METAL MULLION NORTH NEW NATURAL NOT IN CONTRACT NOMINAL NOT TO SCALE	OVER OBSURE ON CENTER OUTSIDE DIAMETER OWNER FURNISH, CONTRACTOR INSTALL OFFICE OVALHEAD MACHINE SCREW OVALHEAD WOOD SCREW OPENING OPPOSITE ORIENTED STRAND BOARD POWDER ACTUATED FASTENER PARTICLE BOARD PAINT GRADE PERFORATED POUNDS PER LINEAL FOOT PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PAIR POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED PARTITION PAPER TOWEL DISPENSER POLYVINYL CHLORIDE RISER (S) RETURN AIR RADIUS ROOF DRAIN REGISTER REFRIGERATOR REFRIGERATOR REINFORCED, REINFORCING REQUIRED REQUIRED RESILIENT ROUND HEAD METAL SCREW VARIES ROUGH OPENING RIGHT OF WAY RESAWN WIDE, WIDTH WITH RAIN WATER LEADER WOOD WOOD WOOD WATER HEATER WOODWORK INSTITUTE OF SCHEDULE SCHEDULE STORM DRAIN WITHOUT WATERPROOF WATER RESISTANT WOOD SCREW WAINSCOT WEIGHT WELDED WIRE MESH	DETAIL KEY DETAIL NUMBER SHEET NUMBER SECTION KEY SECTION NUMBER SHEET NUMBER INTERIOR ELEVATION KEY ELEVATION NUMBER SHEET NUMBER ARROWS INDICATE ELEVATIONS SHOWN OFFICE ROOM NAME ROOM NUMBER WORK POINT, CONTROL POINT, OR DATUM POINT MATCHLINE SHEET NOTE SYMBOL (SEE SHEET NOTES TABLE) DOOR NUMBER (SEE DOOR SCHEDULE) WINDOW SYMBOL (SEE WINDOW SCHEDULE) EQUIPMENT SYMBOL (SEE EQUIPMENT LIST) REVISION		<table><tr><td>A0.1</td><td>COVER SHEET</td></tr><tr><td>A1.0</td><td>SITE SURVEY</td></tr><tr><td>A1.1</td><td>SITE PLAN</td></tr><tr><td>A1.2</td><td>ENLARGED SITE PLAN - RESIDENCE</td></tr><tr><td>A1.3</td><td>ENLARGED SITE PLAN - BARN</td></tr><tr><td>A1.4</td><td>CONSTRUCTION EROSION CONTROL PLAN - RESIDENCE</td></tr><tr><td>A1.5</td><td>CONSTRUCTION EROSION CONTROL PLAN - BARN</td></tr><tr><td>A1.6</td><td>CONSTRUCTION EROSION CONTROL NOTES & DETAILS</td></tr><tr><td>A2.1.1</td><td>MAIN RESIDENCE FLOOR PLAN</td></tr><tr><td>A2.1.2</td><td>MAIN RESIDENCE ROOF PLAN</td></tr><tr><td>A2.2.1</td><td>BARN FLOOR PLANS & ROOF</td></tr><tr><td>A3.1</td><td>MAIN RESIDENCE ELEVATIONS</td></tr><tr><td>A3.2</td><td>BARN ELEVATIONS</td></tr><tr><td>A4.1</td><td>BUILDING SECTIONS - RESIDENCE</td></tr><tr><td>A4.2</td><td>BUILDING SECTION - RESIDENCE</td></tr><tr><td>A4.3</td><td>BUILDING SECTIONS - BARN</td></tr><tr><td>L1.2</td><td>LANDSCAPE AND IRRIGATION PLAN - RESIDENCE</td></tr><tr><td>L1.3</td><td>LANDSCAPE AND IRRIGATION PLAN - BARN</td></tr><tr><td>L1.4</td><td>FUEL MANAGEMENT PLAN - RESIDENCE</td></tr><tr><td>L1.5</td><td>FUEL MANAGEMENT PLAN - BARN</td></tr></table>	A0.1	COVER SHEET	A1.0	SITE SURVEY	A1.1	SITE PLAN	A1.2	ENLARGED SITE PLAN - RESIDENCE	A1.3	ENLARGED SITE PLAN - BARN	A1.4	CONSTRUCTION EROSION CONTROL PLAN - RESIDENCE	A1.5	CONSTRUCTION EROSION CONTROL PLAN - BARN	A1.6	CONSTRUCTION EROSION CONTROL NOTES & DETAILS	A2.1.1	MAIN RESIDENCE FLOOR PLAN	A2.1.2	MAIN RESIDENCE ROOF PLAN	A2.2.1	BARN FLOOR PLANS & ROOF	A3.1	MAIN RESIDENCE ELEVATIONS	A3.2	BARN ELEVATIONS	A4.1	BUILDING SECTIONS - RESIDENCE	A4.2	BUILDING SECTION - RESIDENCE	A4.3	BUILDING SECTIONS - BARN	L1.2	LANDSCAPE AND IRRIGATION PLAN - RESIDENCE	L1.3	LANDSCAPE AND IRRIGATION PLAN - BARN	L1.4	FUEL MANAGEMENT PLAN - RESIDENCE	L1.5	FUEL MANAGEMENT PLAN - BARN
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SYMBOLS

DETAIL KEY
DETAIL NUMBER
SHEET NUMBER

SECTION KEY
SECTION NUMBER
SHEET NUMBER

INTERIOR ELEVATION KEY
ELEVATION NUMBER
SHEET NUMBER
ARROWS INDICATE ELEVATIONS SHOWN

OFFICE
ROOM NAME
ROOM NUMBER

WORK POINT, CONTROL POINT, OR
DATUM POINT

MATCHLINE

SHEET NOTE SYMBOL
(SEE SHEET NOTES TABLE)

DOOR NUMBER
(SEE DOOR SCHEDULE)

WINDOW SYMBOL
(SEE WINDOW SCHEDULE)

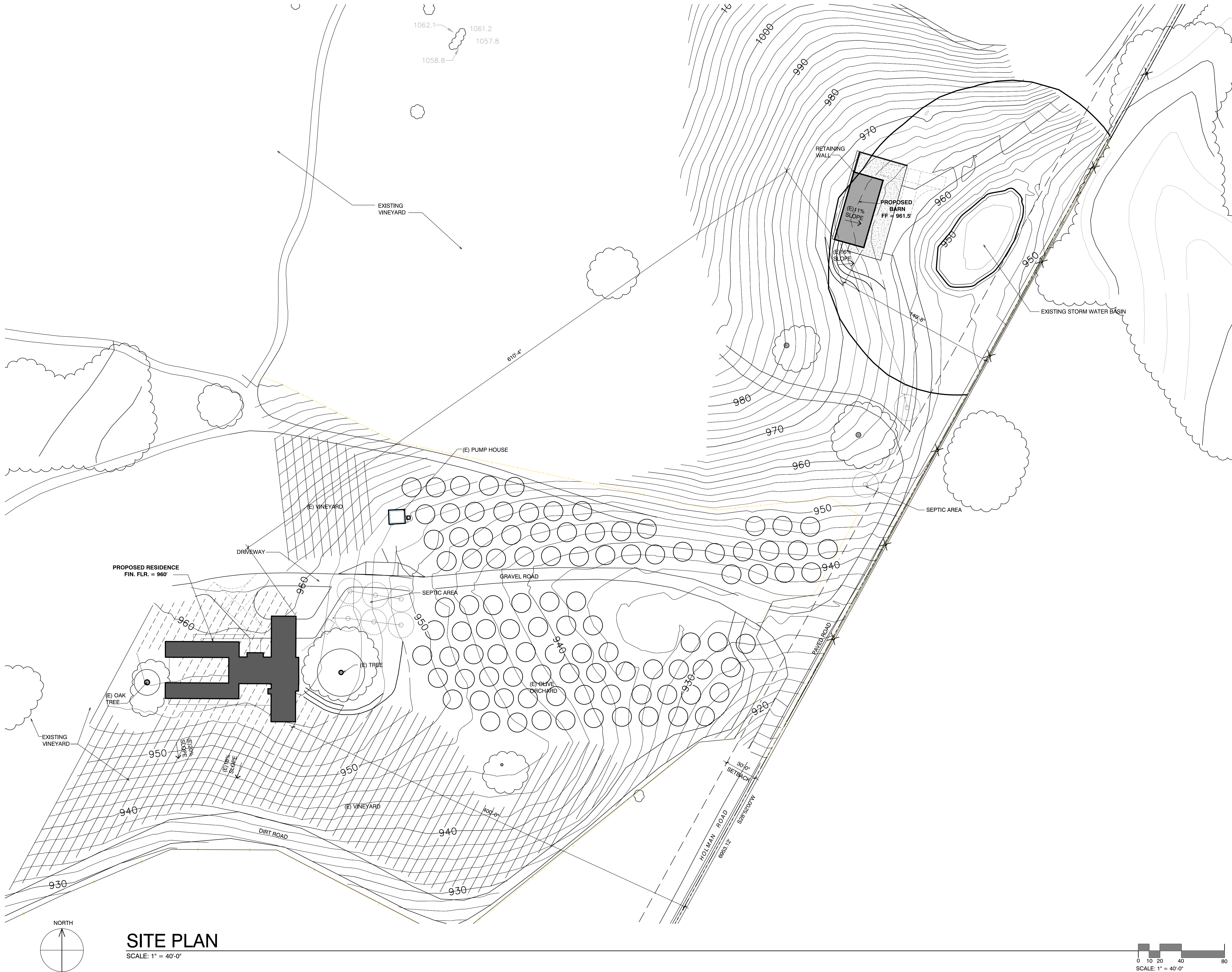
EQUIPMENT SYMBOL
(SEE EQUIPMENT LIST)

REVISION

VICINITY MAP

SHEET INDEX

A0.1	COVER SHEET
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Project / Owner:

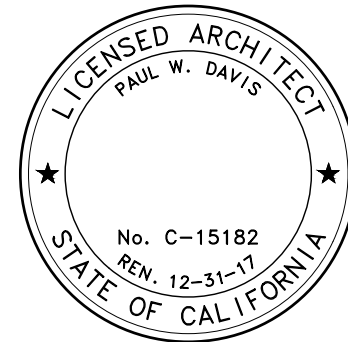
LOWDER RESIDENCE

70 HOLMAN RD.
CARMEL VALLEY, CA. 93924

A.P.N. 187-481-003

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
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EMAIL: info@pauldavispartnership.com



Drawn By: AP
Drawing Date: 08.31.16
Project Number: 1545

Revisions:

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Sheet Title:
SITE PLAN

Sheet Number:

A1.1

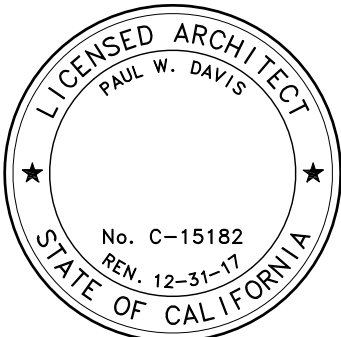
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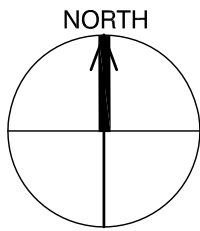
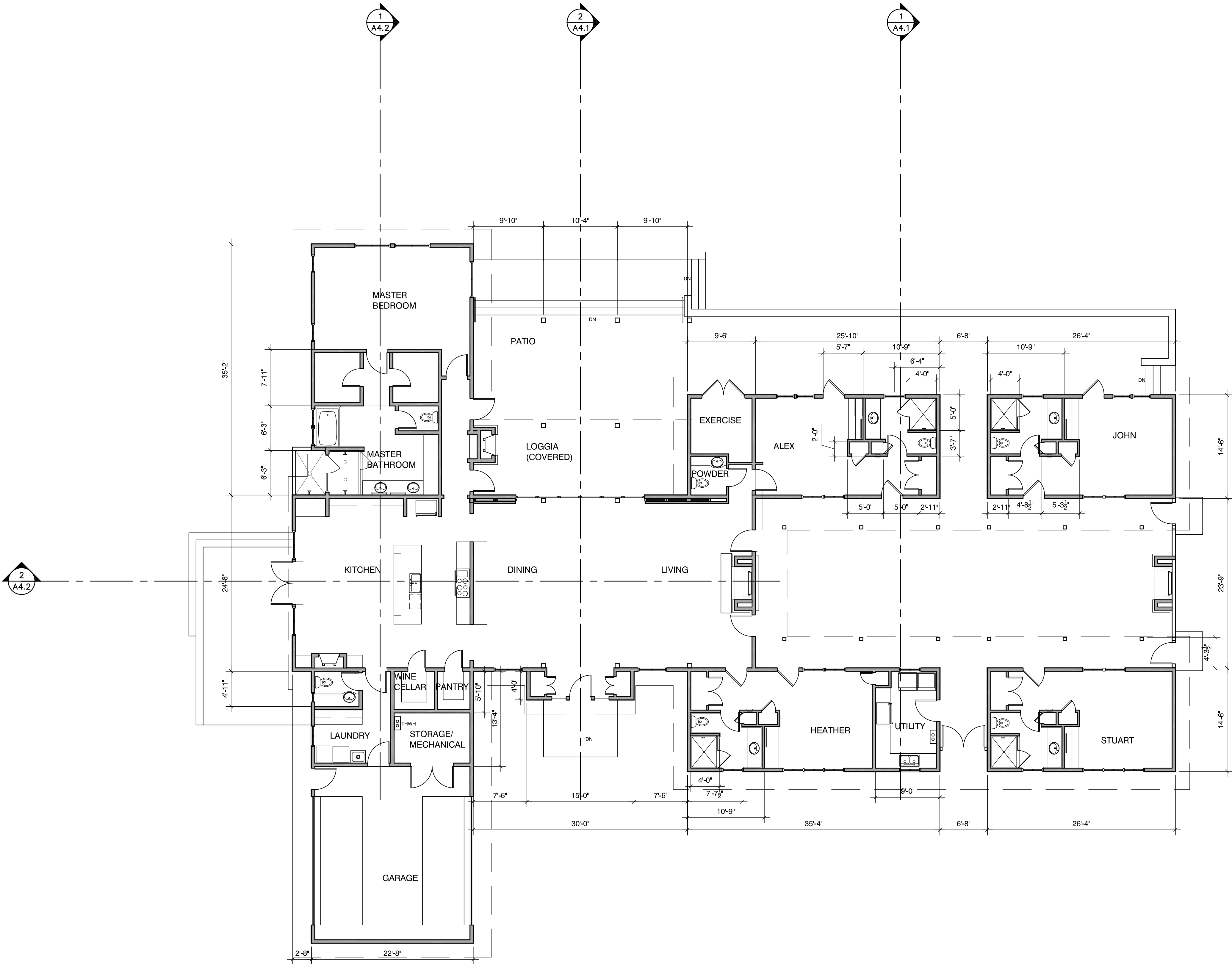
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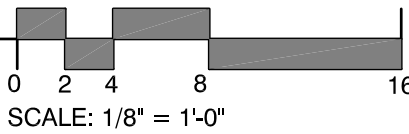
Sheet Title:
FLOOR PLAN

Sheet Number:



FLOOR PLAN

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



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

A2.1.1

LOWDER RESIDENCE

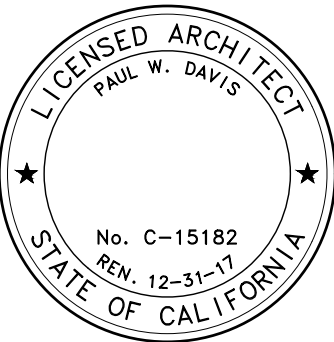
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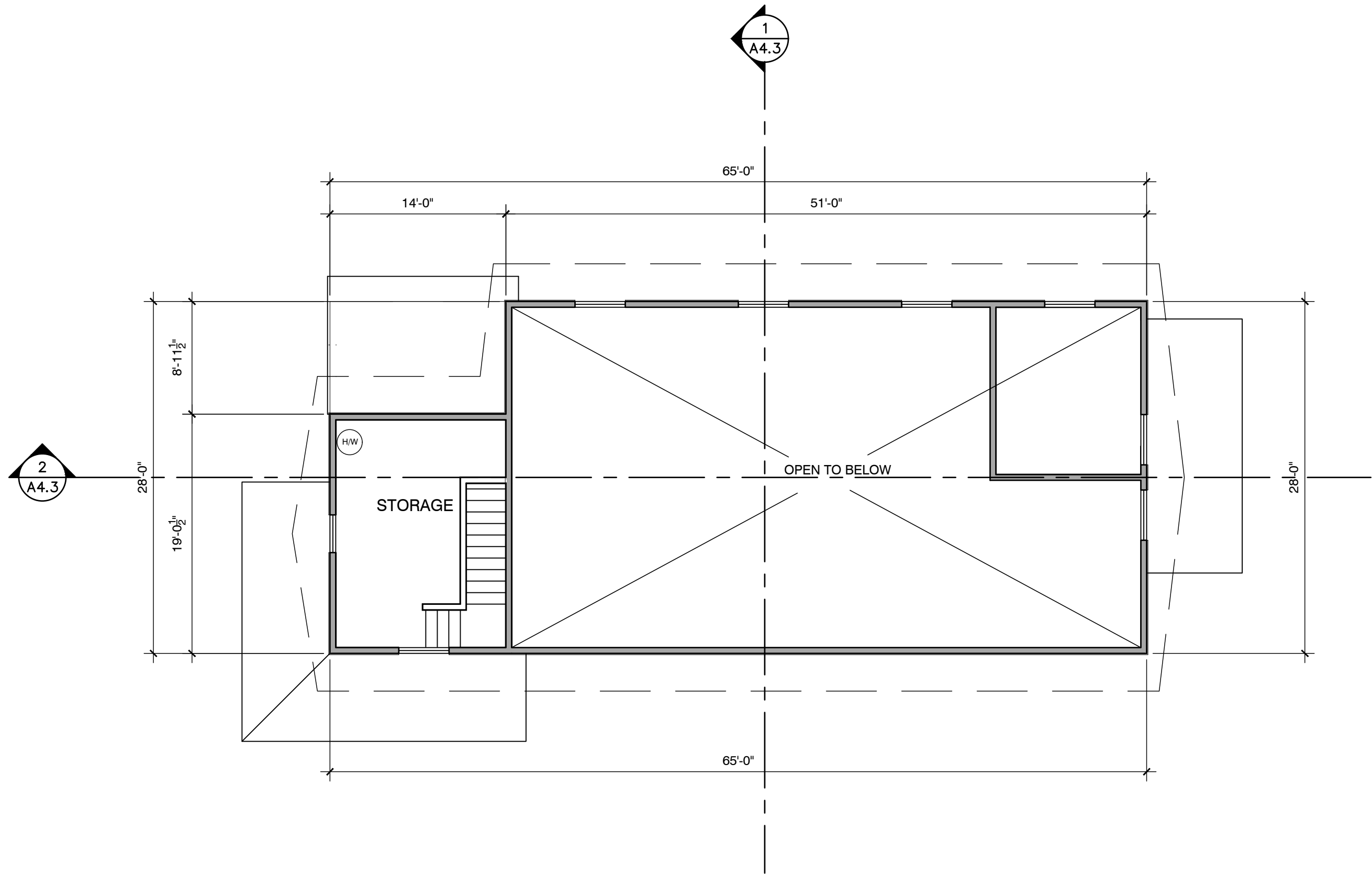
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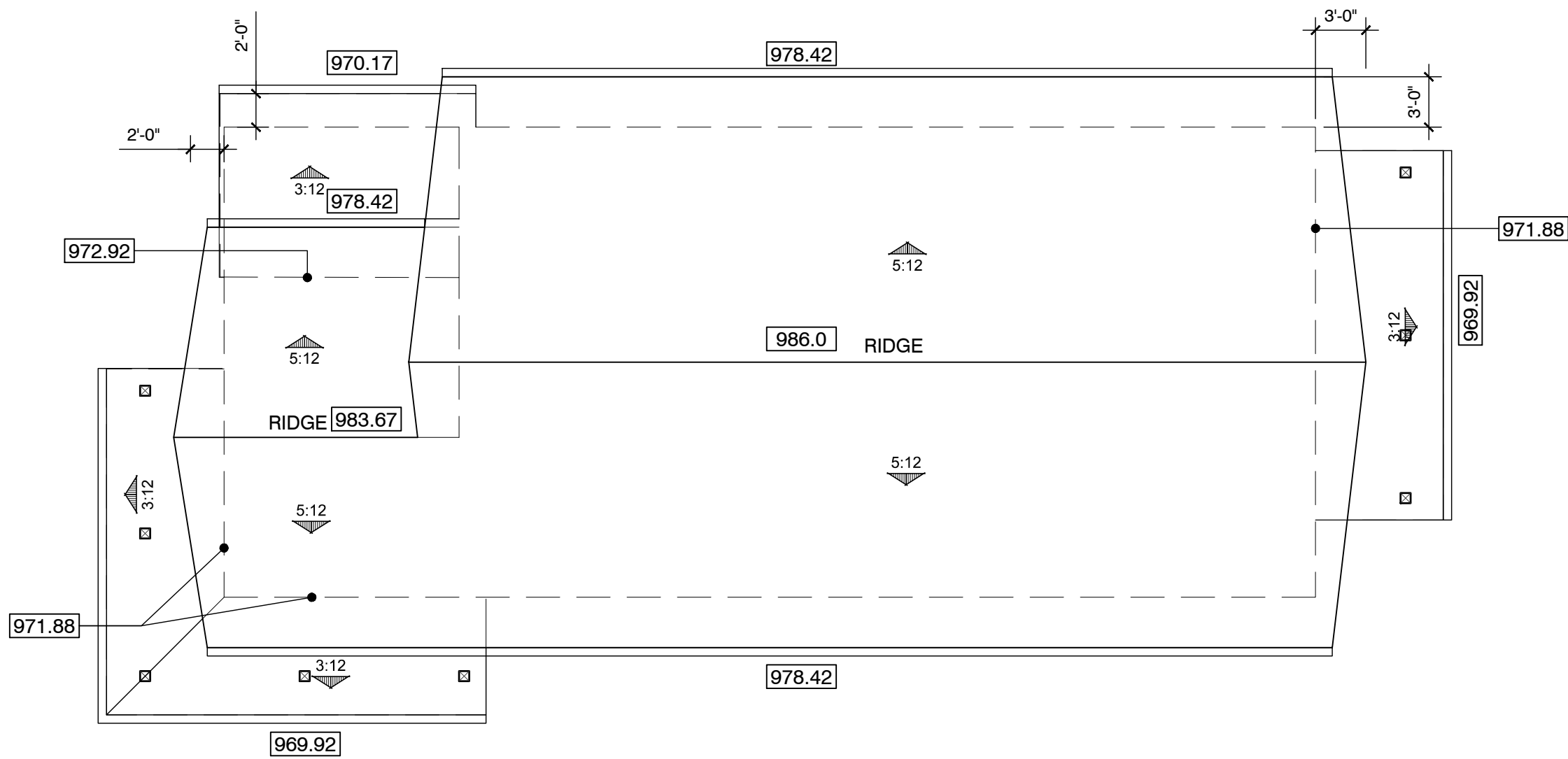
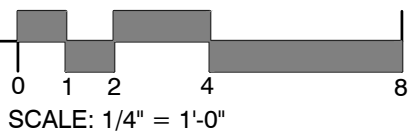
Sheet Title:
FLOOR PLANS
& ROOF PLAN -
BARN

Sheet Number:



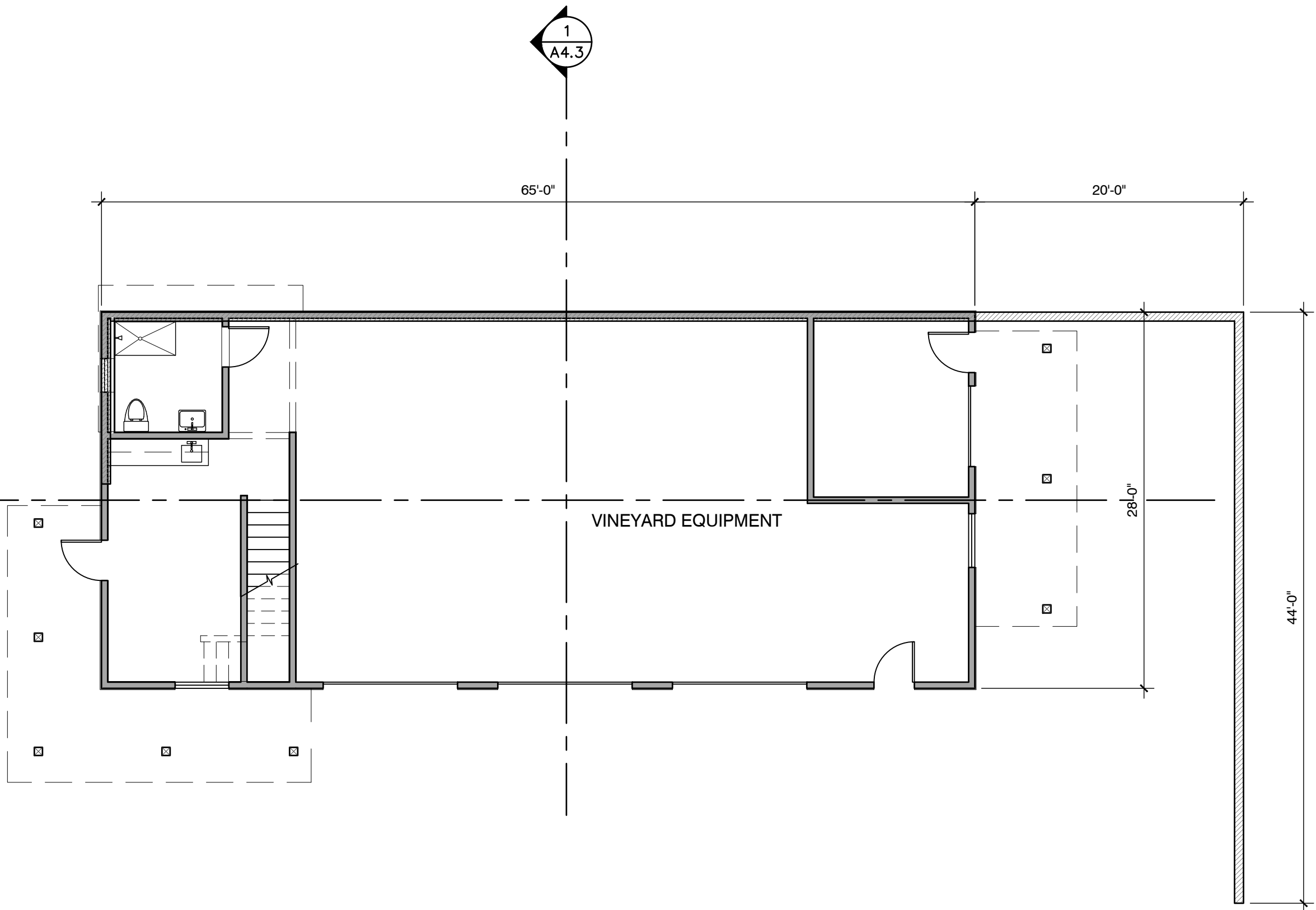
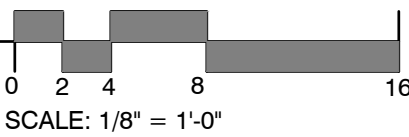
SECOND FLOOR PLAN

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



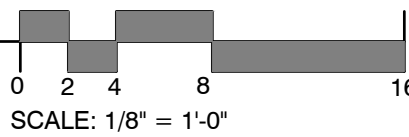
ROOF PLAN

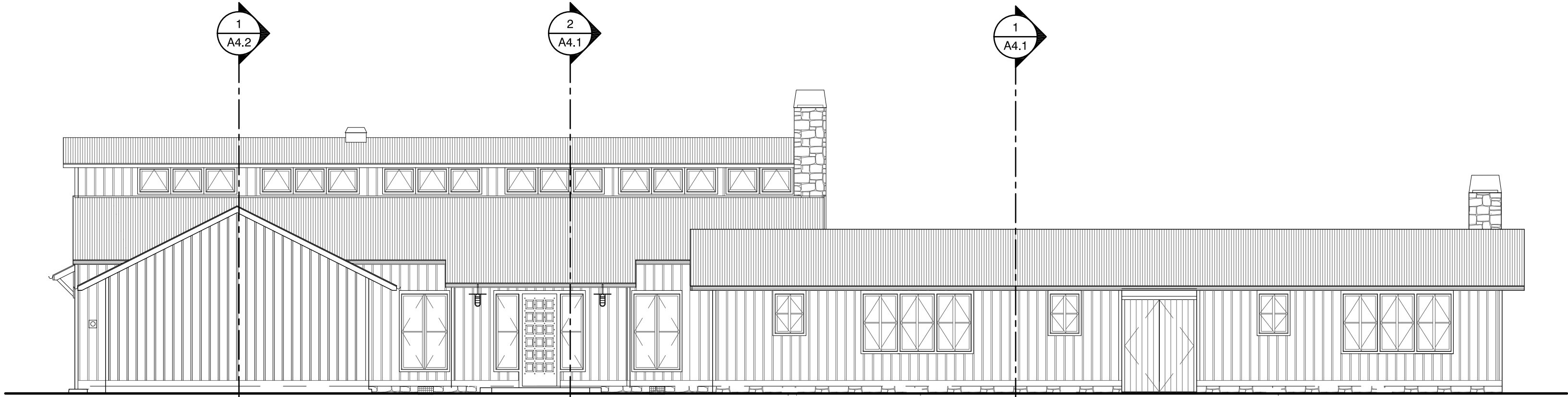
SCALE: 1/8" = 1'-0"



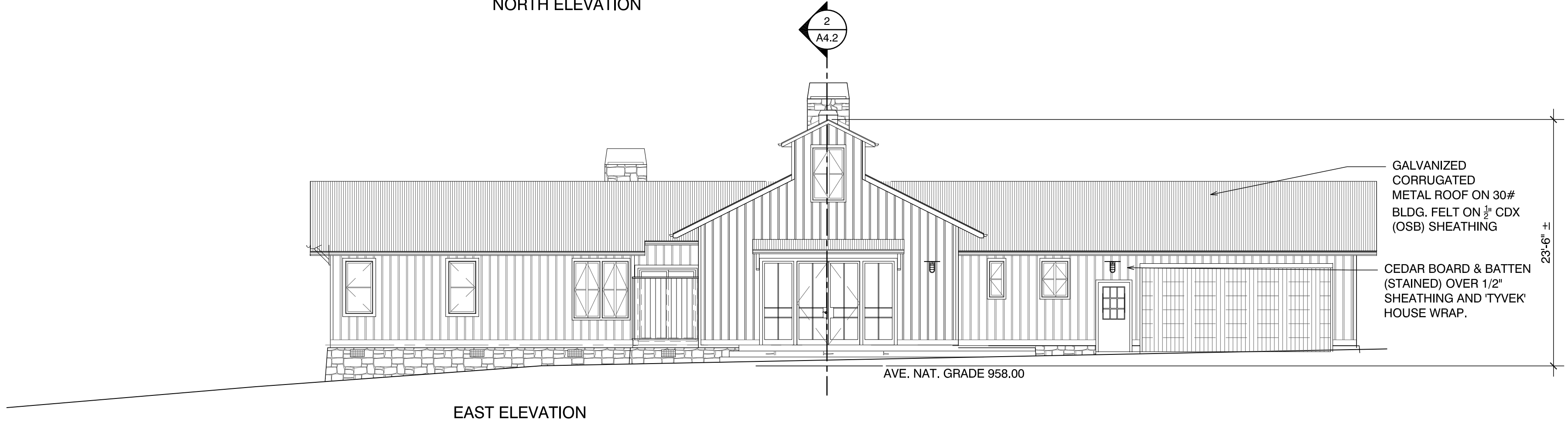
FIRST FLOOR PLAN

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

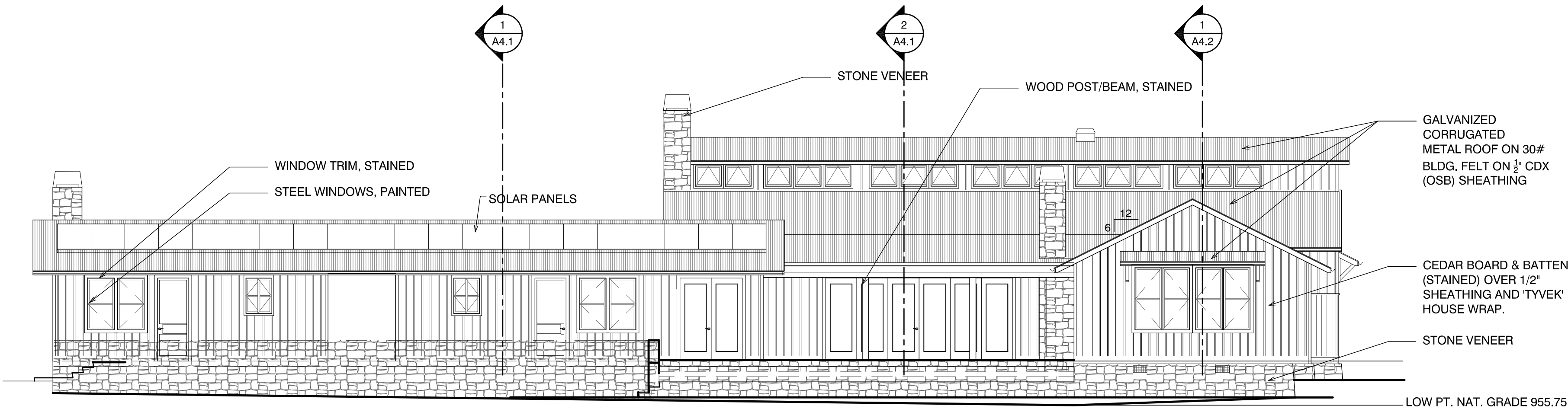




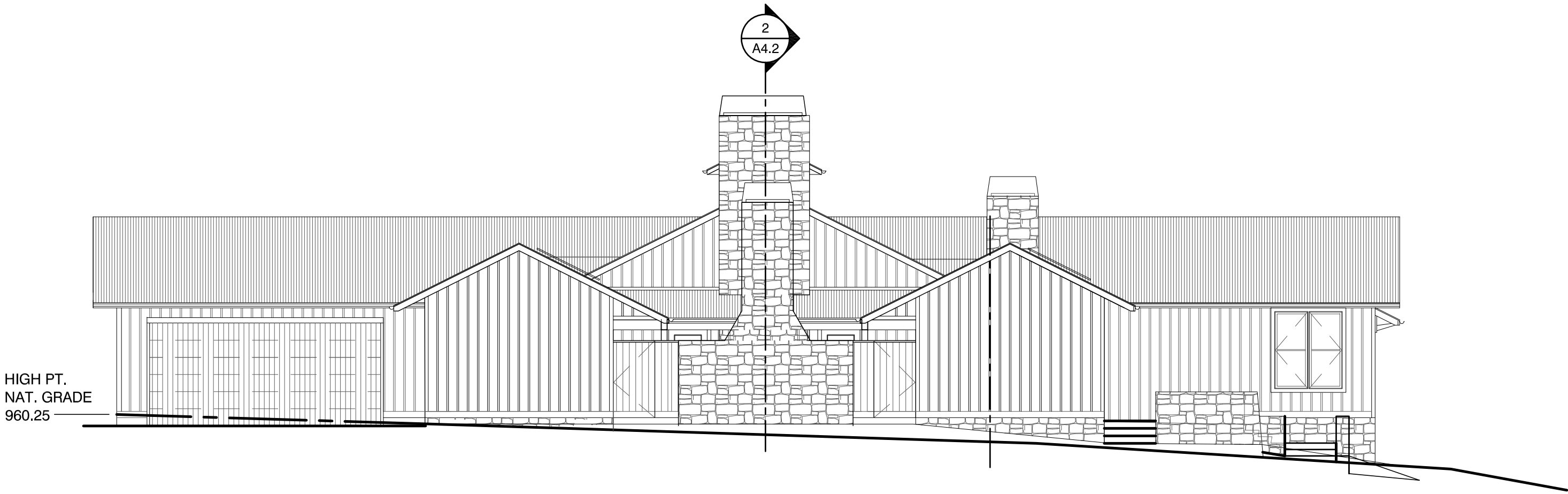
NORTH ELEVATION



EAST ELEVATION



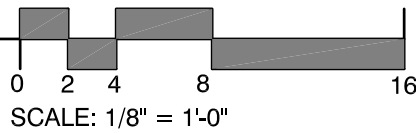
SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

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



EXTERIOR FINISHES

ROOF:	GALVANIZED CORRUGATED METAL ROOF ON 30LB BLDG. FELT OVER 1/2" CDX (OR OSB) SHEATHING ON PRE-ENGINEERED TRUSSES @ 24" O.C. W/ R-38 BATT INSULATION.
WALL BOARD SIDING:	BOARD & BATTEN SIDING ON KRAFT WEATHER-RESISTIVE BARRIER SHALL BE ATTACHED TO THE STUDS OR SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER/COVERING.

EXTERIOR COLORS



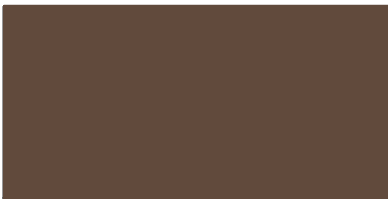
GALV. CORRUGATED METAL ROOF
AEP COOL METALLIC SILVER



WALLS
CEDAR BOARD & BATTEN SIDING
STAINED SW3511 (CEDAR BARK)



WOOD TRIM
STAINED SW3505 (YANKEE BARN)



STEEL WINDOWS
SW6083 (SABLE)



CARMEI STONE

Project / Owner:

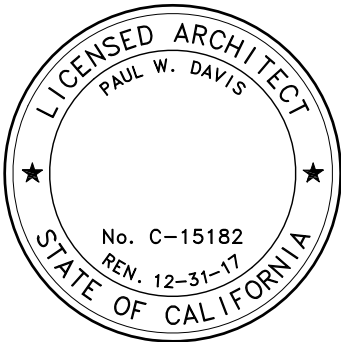
LOWDER RESIDENCE

70 HOLMAN RD.
CARMEL VALLEY, CA. 93924

A.P.N. 187-481-003

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
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EMAIL: info@pauldavispartnership.com



Drawn By: AP
Drawing Date: 08.31.16
Project Number: 1545

Revisions:

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Sheet Title:
ELEVATIONS

Sheet Number:

A3.1

LOWDER
RESIDENCE




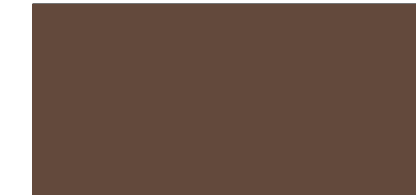
70 HOLMAN RD.
CARMEL VALLEY, CA. 93924

A.P.N. 187-481-003

EXTERIOR FINISHES

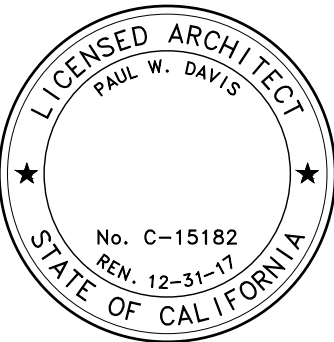
ROOF:	GALVANIZED CORRUGATED METAL. ROOF ON 30LB BLDG. FELT OVER 1/2" CDX (OR OSB) SHEATHING ON PRE-ENGINEERED TRUSSES @ 24" O.C. W/ R-38 BATT INSULATION.
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EXTERIOR COLORS

	GALV. CORRUGATED METAL ROOF AEP COOL METALLIC SILVER
	WALLS CEDAR BOARD & BATTEN SIDING STAINED SW3511 (CEDAR BARK)
	WOOD TRIM STAINED SW3505 (YANKEE BARN)
	STEEL WINDOWS SW6083 (SABLE)

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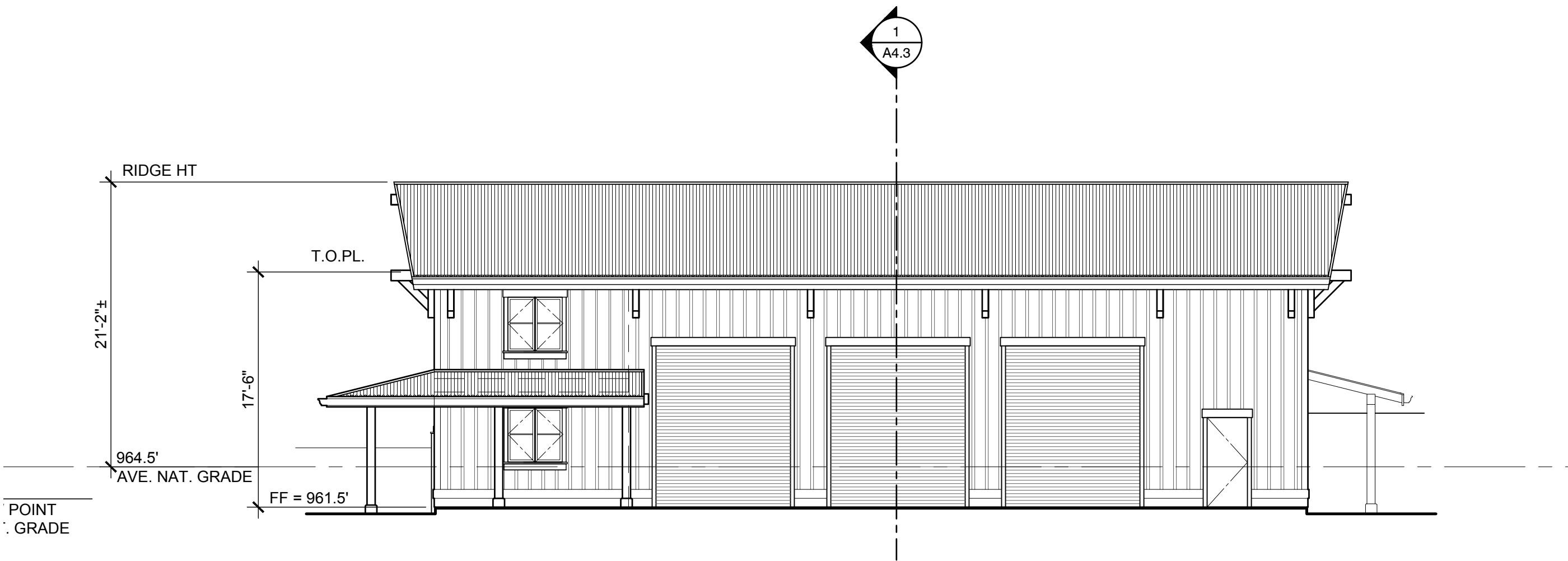
Revisions:

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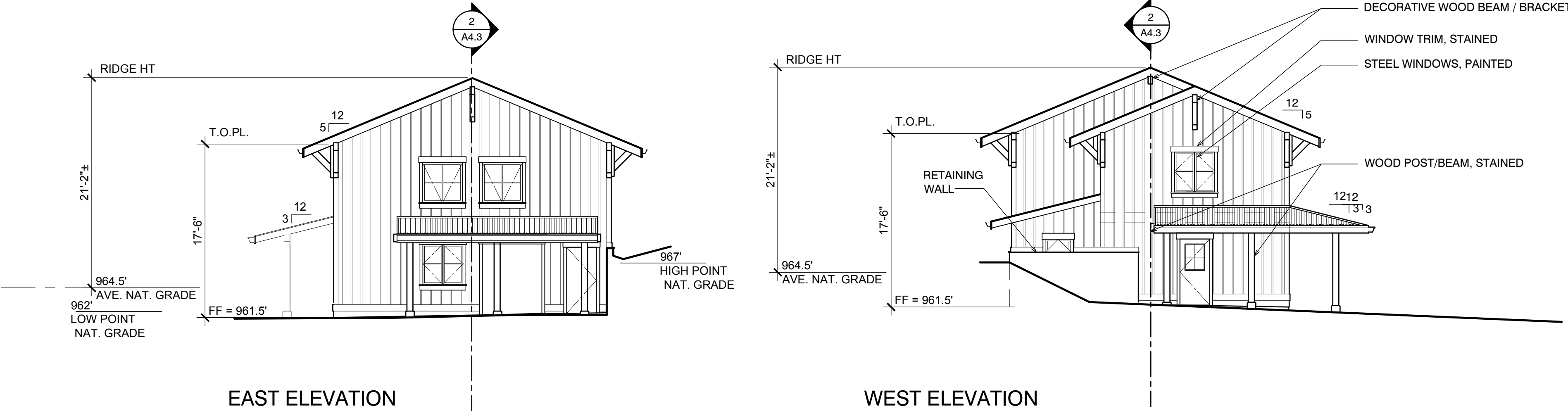


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ELEVATIONS -
BARN

Sheet Number:

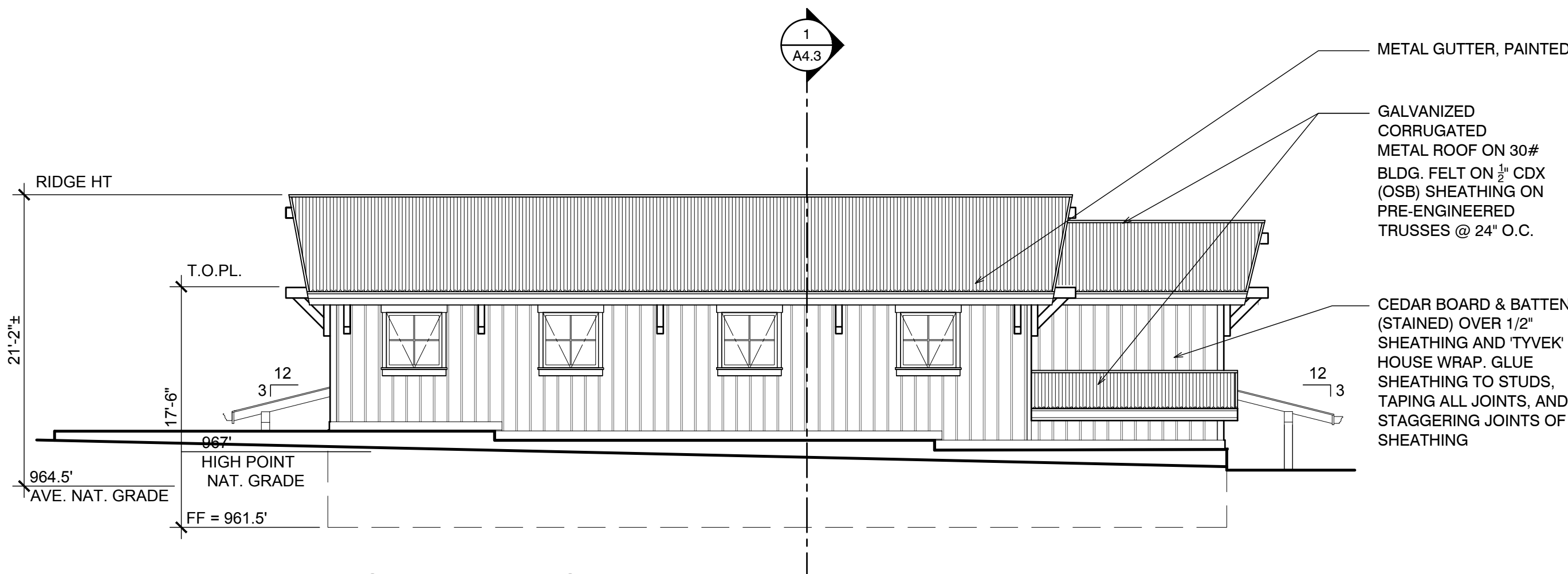


SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

ELEVATIONS

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

