

**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 - 033

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.

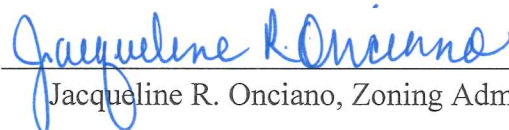
EVIDENCE: a) Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), an appeal may be made to the Planning Commission by any person aggrieved by a decision of an Appropriate Authority. The Planning Commission shall consider appeals from the discretionary decisions of the Zoning 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

OCT 18 2016

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

~~OCT 28 2016~~

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 - 033) 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

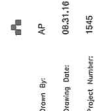
Condition/Mitigation Monitoring Measure: The single-family dwelling and non-habitable accessory structure (barn) are allowed uses consistent with the rural-density residential zoning. The granting of this Administrative Permit and Design Approval only allows development and use of these structures in conformance with the applicable residential zoning. The owner may use the structures for residential-related uses, such as private, non-commercial activities. However, the property shall not be rented to transient or short-term occupants for the purpose of holding a corporate or private event, unless the County approves a separate entitlement to allow such events on the property. This entitlement does not grant or allow the structures to be used for, or in support of, 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.

Project / Owner:

70 HOLMAN RD.
CARMEL VALLEY, CA. 93924
A.P.N. 167-481-003

The Paul Davis Partnership, LLP
256 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com



Sheet Title: PROJECT INFO, PARTIAL SITE PLAN

AO.1

The use of these plots and significance is restricted to the extent that for which they were prepared, and no indication should be expressly stated to such an extent, reproduction or publication by any means in any form is prohibited. This is the plot and significance remains with the architect, and shall be consistent with their standards plus the evidence of the acceptance of the restrictions.

[illegible]

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 93040
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com



Drawn By:	AP	08.31.15	1545
Drawing Date:			
Project Number:			

Revisions:

The use of blank plans and specifications is restricted to the subject jobs for which they were prepared, and no publication thereof is expressly limited to such use.

Sheet Title:
SITE PLAN

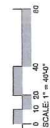
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A1.1



SITE PLAN
SCALE: 1" = 40'-0"

SCALE: 1" = 40'-0"





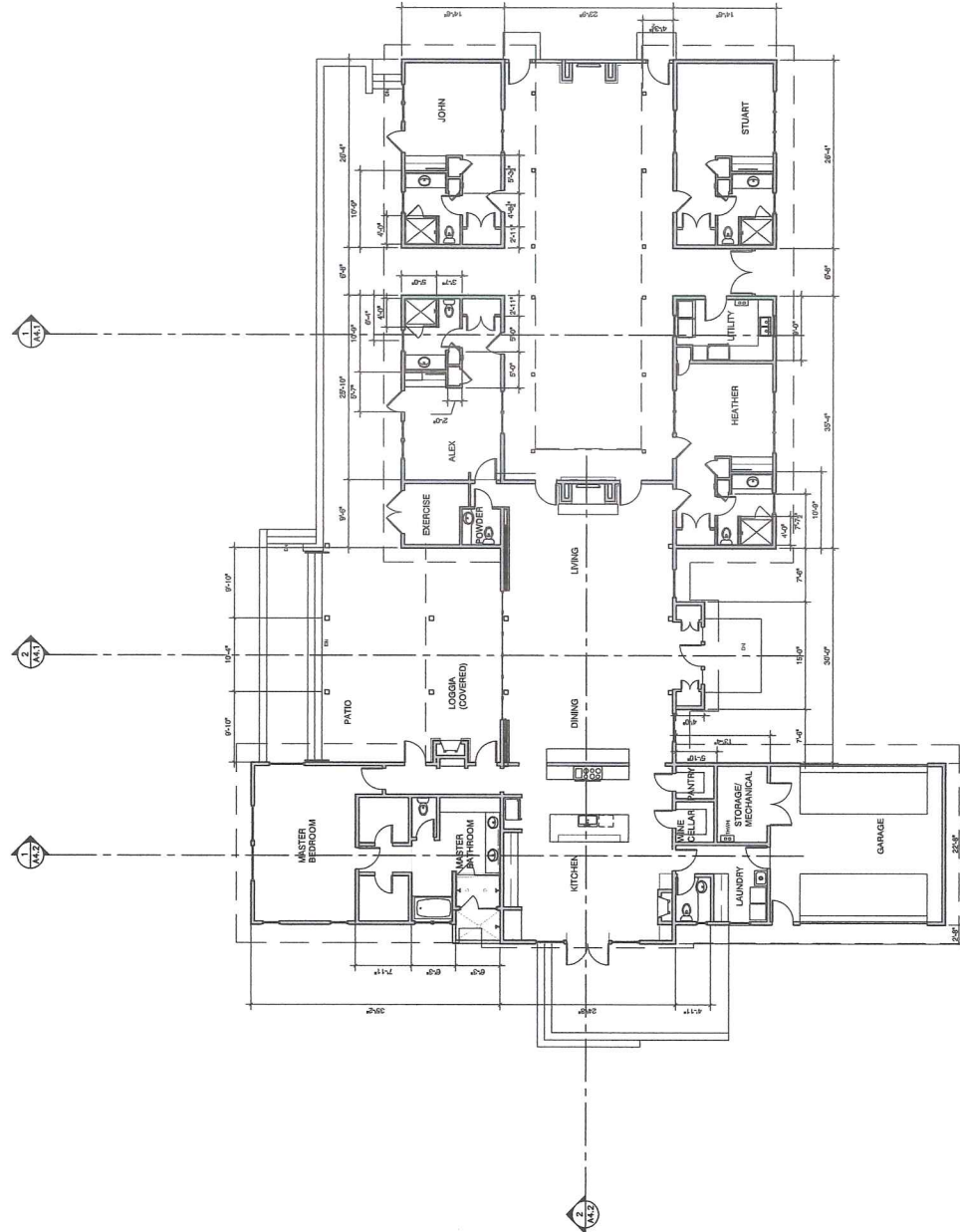
Drawn By: AP
Drawing Date: 08.31.16
Project Number: 15459
Resident:

This set of drawings shall be used for the construction of the project shown. It is the responsibility of the contractor to verify the accuracy of the information shown on these drawings. The architect shall not be responsible for any errors or omissions on the part of the contractor. The architect shall not be responsible for any changes or modifications to the drawings after the date of the last revision.

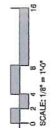
Sheet Title:
FLOOR PLAN

Sheet Number:

A2.1.1



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



Project / Owner:

LOWDER RESIDENCE

70 HOLMAN RD.
CARMEL VALLEY, CA 93824
A/E N. 187-481-003

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS



The Paul Davis Partnership, LLP
Architects and Planners
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1100
Fax: 310.274.1101
www.pauldavispartnership.com



Drawn By: AP
Drawing Date: 08.31.18
Project Number: 1845

Revised:

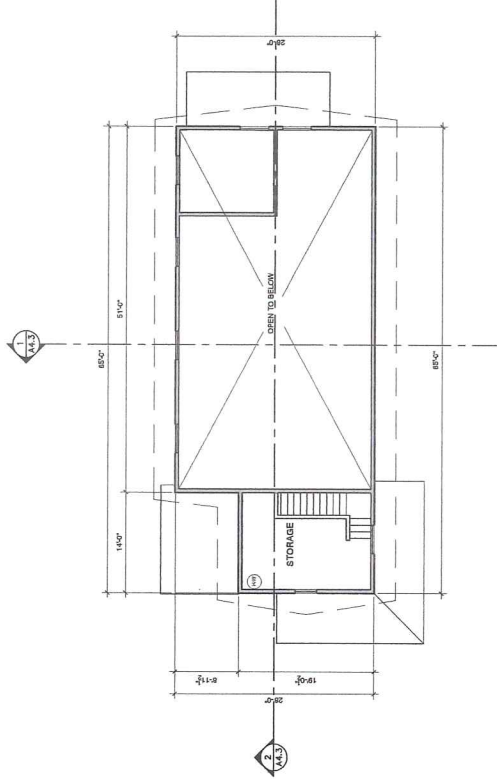
The use of these plans and specifications is limited to the project and site conditions shown on these plans. Any other use of these plans without the written consent of the architect is prohibited. The architect assumes no responsibility for the construction of the project or for the performance of the contractor. The architect's liability is limited to the design of the project.



Sheet Title:
FLOOR PLANS
& ROOF PLAN -
BARN

Sheet Number:

A2.2.1

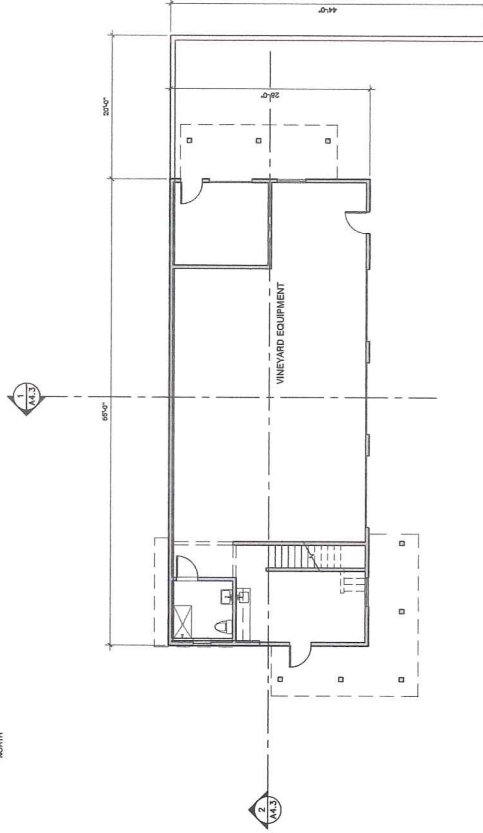


SECOND FLOOR PLAN

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

NORTH

PROJECT NORTH

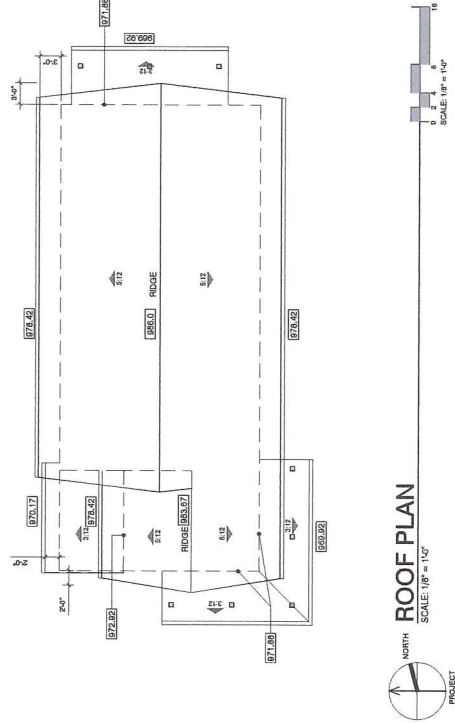


FIRST FLOOR PLAN

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

NORTH

PROJECT NORTH



ROOF PLAN

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

NORTH

PROJECT NORTH

Project / Owner:

LOWDER RESIDENCE

211 POLARIS RD.
CARMEL VALLEY, CA 93924
A/P/N: 187-41-003

EXTERIOR FINISHES

ROOF: GALVANIZED CORRUGATED METAL ROOF ON 30#F PRE-ENGINEERED TRUSSES @ 24" O.C. W/ R-38 BATT INSULATION.

WALL BOARD SIDING: BOARD & BATT SIDING ON KRAFT PAPER ATTACHED TO THE STUDS OR SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER RESISTANT BARRIER BEHIND THE EXTERIOR WALL VENEER COVERING.

EXTERIOR COLORS



GALV. CORRUGATED METAL ROOF
APF COOL METALLIC SILVER



WALLS: CEDAR BOARD & BATT SIDING
STAINED SWS511 (CEDAR BARN)



WOOD TRIM
STAINED SWS595 (YANKEE BARN)



STEEL WINDOWS
SWS602 (SABLE)



CARMEI STONE

Drawn By: AP
Drawing Date: 08.31.18
Project Number: 1845
Revised:



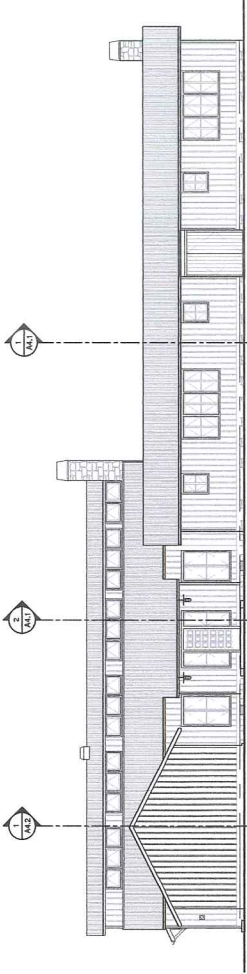
The Paul Davis Partnership, LLP
188 Edwards Street
(510) 375-2514 FAX (510) 375-2439
PDA/PA/LLP@pauldavispartnership.com

We warrant that the drawings were prepared by a duly licensed architect or engineer and that they conform to the requirements of the applicable laws and regulations of the State of California.

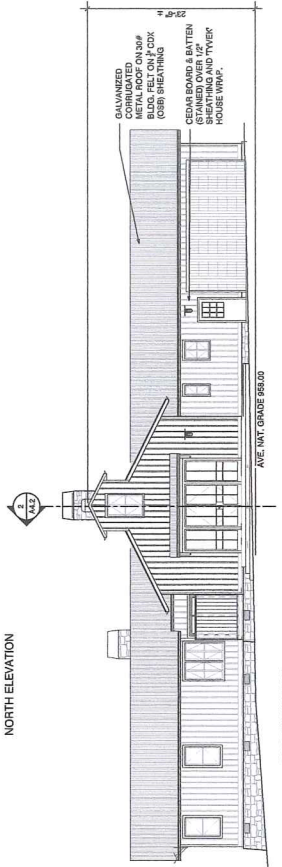
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ELEVATIONS

Sheet Number:

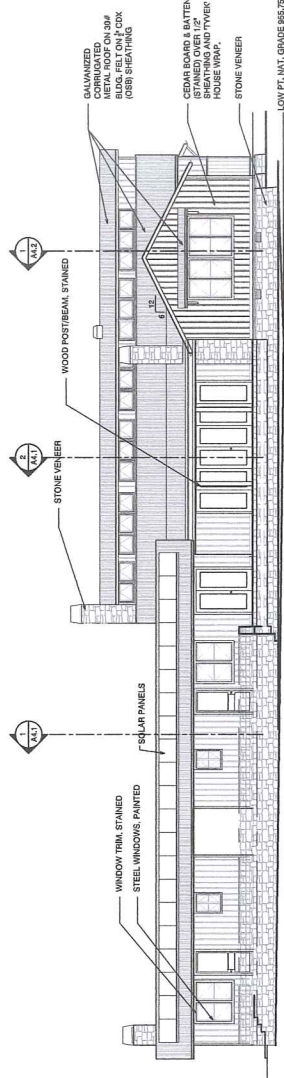
A3.1



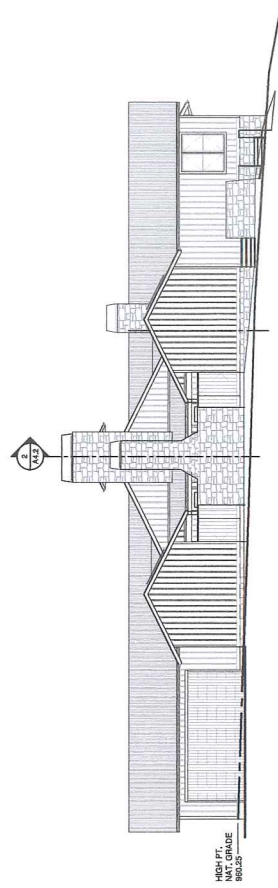
NORTH ELEVATION



EAST ELEVATION



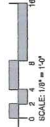
SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

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



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

