

Exhibit D

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DRAFT RESOLUTION

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

In the matter of the application of:

WULF (PLN170341)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project exempt from CEQA per Section 15303 (a), and 15303 (e) of the CEQA Guidelines; and
- 2) Approving a Coastal Administrative Permit to allow additions to an existing single family dwelling including 277-square feet on the first floor, a new 429-square foot second story with 190-square foot deck off the second-floor addition; and
- 3) Approving a Coastal Development Permit to allow development within 750-feet of a known archaeological resource.

2744 Pradera Road, Carmel Meadows, Carmel
Area Land Use Plan (APN: 243-034-010-000)

The Wulf application (PLN170341) came on for a public hearing before the Monterey County Zoning Administrator on June 29, 2017. 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** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Carmel Land Use Plan
 - Monterey County Zoning Ordinance (Title 20)The proposed new second floor and deck are points of contention, with a neighbor expressing perceived impacts on privacy and views. Correspondence was received from a single neighbor during the course of project review. Concerns were addressed using the text, policies, and regulations of the Monterey County Code (MCC).
 - b) The property is located at 2744 Pradera Road, Carmel Meadows (Assessor's Parcel Number 243-034-010-000), Carmel Area Land Use Plan, Coastal Zone. The parcel is zoned Medium Density Residential/2

units per acre, with a Design Control overlay and an 18-foot height limit (Coastal Zone) [MDR/2-D (18) (CZ)]. MDR zoning allows residential development as a principal use subject to the granting of a Coastal Administrative Permit.

- c) The 0.23-acre (10,000 square feet) lot was created with the Carmel Meadows Final Map, Unit No. 1, Cities and Towns, Book 5, Page 85, recorded on May 14, 1952, and is thus a legal lot.
- d) The project planner conducted a site inspection on three separate occasions. On April 5, 2017 staff met with the applicant at the project site to verify that the project on the subject parcel conforms to the plans listed above. On April 19, 2017, the project planner conducted a second visit to the Carmel Meadows neighborhood to confirm the presence of other second-story homes on Pradera Road. Finally, on May 10, 2017, the project planner, at the neighbor's request, went out to the neighbor's home on Ribera Road to observe the project's staking and flagging from this vantage point.
- e) Height Verification. The zoning district has a height restriction set at 18 feet above average natural grade. The proposed second story and single story additions meet the 18-foot height limit. Condition No. 4, Height Verification, is recommended to ensure the height of the finished structure conforms to the plans and the maximum height allowance.
- f) Visual Resources. The project, as proposed, is consistent with the Carmel Area LUP policies regarding Visual Resources (Chapter 2.2). While the staking and flagging can be seen from Highway 1 by virtue of its striking orange color, the project's second floor is in harmony with surrounding development and does not pose a significant impact to the public viewshed.
- g) Public Access. The project site is located west of Highway 1, in a residential subdivision, and is not described as an area where the LCP requires public access (Figure 3, Public Access, in the Carmel Area Land Use Plan). As proposed, the project is in conformance with the public access and public recreation policies of the Coastal Act and LCP, and does not interfere with any form of historic public use or trust rights.
- h) Design. Pursuant to MCC Chapter 20.44, the proposed project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed exterior colors and materials will match the existing structure: light gray with a white trim and dark gray shingles for the roof. The proposed exterior finishes will blend with the surrounding environment, and are consistent with other dwellings in the neighborhood, specifically other dwellings with second stories, and will not disrupt the overall character of the neighborhood. Therefore, the project as proposed, assures protection of the public viewshed and is consistent with the neighborhood character.
- i) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because there is known

controversy associated with this project. On May 15, the LUAC reviewed the project and made design recommendations, namely to blend in the second story addition with the existing structure; privacy issues were also addressed at this meeting. It was generally understood that only the public viewshed is protected by the policies set forth by Monterey County. On June 5, 2017, the applicant returned to the LUAC with revised plans. The LUAC members were not receptive to the revised design and voted against the project (3- noes, 1- abstention).

- j) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN170341.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, Water Resources Agency and the Carmel Highlands Land Use Advisory Committee. Conditions recommended by RMA-Planning and RMA-Environmental Service have been incorporated. There has been no indication from these departments/agencies that the site is not suitable for the proposed development.

- b) Staff identified potential impacts to Archaeological and Historical Resources. The following reports have been prepared:

- Phase One Historic Assessment (LIB170083), prepared by PAST Consultants, Seth Bergstein, Pacific Grove, CA, November 9, 2016
- Preliminary Cultural Resources Reconnaissance (LIB170227), prepared by Susan Morley, M.A., Marina, CA, May 2017

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.

- c) Staff conducted a site inspection on April 5, 2017 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170341.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Carmel Highlands Fire Protection District, RMA - Public Works, RMA - Environmental Services, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Public utilities for this residence are provided by California-American Water Company, Carmel Area Wastewater District, and the Monterey Peninsula Water Management District. The single-family dwelling will continue to be served by these same agencies.
 - c) The application, project plans, and related supporting materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development can be found in Project File PLN170341

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 5, 2017 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN170341.

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

- a) 15303 (a) categorically exempts one single-family residence, or a second dwelling unit in a residential zone. The proposed project would add improvements to the existing single family dwelling in a medium density residential zone (MDR/2.5).
- b) 15303 (e) categorically exempts accessory structures including patios. The proposed second floor deck would fall under the category of accessory structure and thus, is categorically exempt.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. A report provided concludes that the proposed project would not impact any resources. Staff finds that there is adequate evidence to support finding that there are no unique circumstances for potential impact in this case
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170341.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal by an applicant or an aggrieved person who has exhausted all County appeals, or by any two (2) members of the California Coastal Commission because this project is between the sea and the first through public road paralleling the sea.

DECISION

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

1. Find the project Exempt from CEQA per Section 15303 (a) and 15303 (e) of the CEQA Guidelines; and
2. Approve a Coastal Administrative Permit and Design Approval to allow additions to an existing single family dwelling including 277-square feet on the first floor, a new 429-square foot second story with a 190-square foot deck off the second-floor addition; and
3. Approve a Coastal Development Permit to allow development within 750-feet of a known archaeological resource, in general conformance with the attached plans, and subject to the attached conditions hereto.

Approval is subject to 9 conditions, incorporated herein by reference.

PASSED AND ADOPTED this 29th day of June, 2017:

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170341

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN170341) allows additions to an existing single-family dwelling, including 277-square feet on the first floor, a new 429-square foot second story with 190-square foot deck off the second-floor addition and a composite roof. The property is located at 2744 Pradera Road (Assessor's Parcel Number 243-034-010-000), Carmel Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Zoning Administrator. 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 (PLN170341) was approved by the Zoning Administrator for Assessor's Parcel Number 243-034-010-000 on June 29, 2017. The permit was granted subject to 9 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. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Planning for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence (i.e. certified letter) from a licensed civil engineer or surveyor, to the Director of RMA- Planning for review and approval, that the height of first and second finished floors from the benchmark are consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Planning for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

5. 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.

6. 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.

7. 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.

8. 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.

9. WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The owner/applicant shall schedule weekly inspections with RMA-Environmental Services during the rainy season, October 15th to April 15th, to ensure contaminants are not discharged into the Carmel Bay Area of Special Biological Significance. This inspection requirement shall be noted on the Erosion Control Plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the owner/applicant shall schedule weekly inspections with RMA-Environmental Services in the rainy season (October 15th to April 15th).

COLOR SAMPLES FOR PROJECT FILE NO.

PLN170341

KM5822
San Francisco Fog

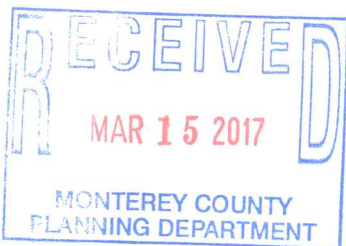
LL11-1

KM5822
San Francisco Fog

Materials: Paint

Description: Body

Colors: San Francisco Fog



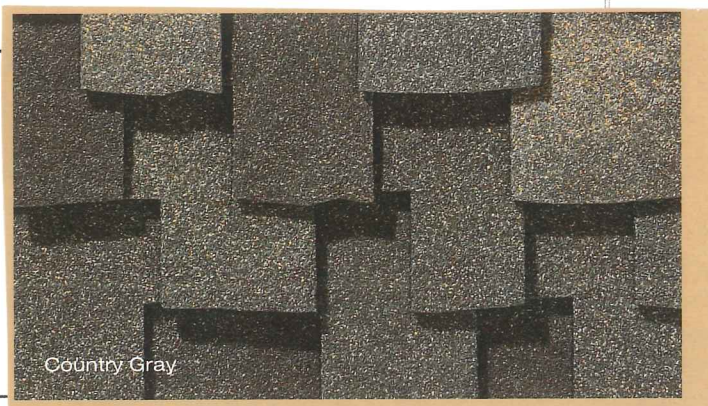
KMW45
Feather White

KMW45
Feather White

Materials: Paint

Description: Trim

Colors: Feather White



Country Gray

Materials: Roofing Asphalt Co

Description: _____

Colors: _____



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The Great Outdoors 8102-A138-L

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THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. BUILDER TO CONFIRM MEASUREMENTS OF ALL EXISTING STRUCTURES, PROPERTY LINES, & ADEQUACY OF SPECIFIED STRUCTURAL COMPONENTS. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER/ DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

LAYOUT PAGE TABLE	
NUMBER	DESCRIPTION
1	COVER SHEET
2	FLOOR PLAN MAIN LEVEL
3	FLOOR PLAN UPPER LEVEL
4	DEMO PLAN
5	ELEVATIONS
6	ELEVATIONS
7	ROOF PLAN
8	SITE PLAN
9	ROOF FRAMING
10	FOUNDATION PLAN
11	FLOOR FRAMING UPPER LEVEL
12	SECTION VIEWS

DESIGN CRITERIA: 2017 California code of regulations, title 24.
Seismic Zone D2, WIND EXPOSURE (85 mph), soil bearing pressure 1500 psf,
Footing depth 12”

PRESCRIPTIVE INSULATION = ceiling - R38, walls - R30, floors -slab, windows
U.35 EOB



PERSPECTIVE VIEWS nts

NOTES

- GENERAL NOTES:
- Dimensions are to face of framing member. Except for window & door openings.
 - Windows are listed as unit size, add for appropriate rough opening.
 - UNO all new exterior walls are 2x8 df 16"oc. Interior walls are 2x4 df 16"oc. UNO All jambs to have 1 full height king stud & 1 bearing stud (2 jack studs for openings over 5') & all window and door headers to be min. (2) 2x10.
 - Vent kitchen to manufacturer recommendation min.100 cfm. & bath at 50 cfm min. with all piping extending to exterior.
 - All wood in contact with concrete or subject to decay damage to be pressure treated 1" horizontal clearance to concrete.
 - Porch, deck or balconies 30" above grade, require guards min. 36" & max. opening of 4".
 - Smoke/carbon monoxide detectors to be hard wired as required.
 - All specified connecting hardware to be equal or better (eob). Exterior hardware to be corrosion resistant.
 - Elevation markers are to subfloor. Main level = 0"
 - All appliances set to manufacturer specification & applicable codes.
 - All electrical, plumbing, & HVAC information is for reference only, separate permits may be required.
 - na
 - Windows and doors located in corners to have 6" min. clearance when possible.
 - na
 - Insulation R-values to be equal or better if alternative material is used.
 - Wood exposed to weather to be as specified or equal in structure and weather resistant abilities.
 - See scope of work listed below.

SCOPE OF WORK

2744 Pradera road Carmel Ca 3 bed 3 bath home.
Proposed scope of work including the addition of a new second floor bedroom and bath.

Currently the home has four open permits to replace failed adobe exterior walls and windows due to water damage, pest, failed mechanical, failed waste line and plumping under the slab construction, replace open non-permitted wiring, replacement of electrical panel and roof repairs. During the last storms, we found that the roof is at end of life and repairs are not practical plus major cracks in an adobe wood burning fireplace that could not be repaired.

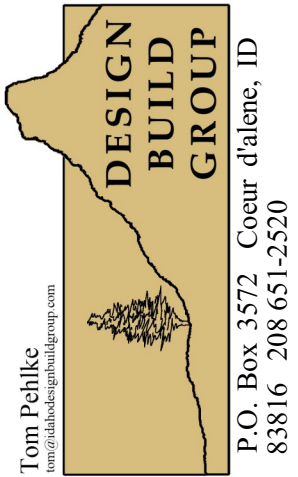
The scope of the new work is to:
expanding the first floor 277 square feet into the court yard between the garage and existing bedroom wing of the home
add 429 square foot second floor bedroom and bath above the expanded first floor and middle hallway
replace the flat roof above the first-floor middle bedroom (master) with a balcony off the new second floor bedroom
Replace the failed roof
relocate the middle first floor bathroom to the new first floor addition
convert that abandoned bathroom to a walk-in closet by moving one wall.
Move three interior doors.
add a laundry room sink to the laundry area
add a sprinkler systems
add a second-floor balcony exterior lite
relocate existing and replace front entry exterior lite,
and replace the failed adobe wood fireplace with a direct vent gas fireplace.

Current home is slab construction with most of the slap on grade however the southern part of the home lot topology drops see map. Due to topology, this addition has been place on the home not to violate the 18-foot restriction. Overall height from front elevation is 17'9". To support this location, the first floor will be expanded into the court yard between the garage and bedroom wing. This expansion will add 277 square feet to the first-floor (total of 2445 square feet first floor).

The small second floor bedroom/bath addition is 429 square feet with a balcony above the existing middle bedroom. We also propose adding a sprinkler system to the home.
No changes to landscaping or existing drainage.

Material to be used: Existing home is board and baton with adobe garage and fence. The new first floor will stay board and baton with the second-floor siding being shake. Roofing is an existing is 25+-year-old tile that is end of life. New roofing presidential architectural comp
Colors to be Used: The Existing home is a very faded grey and white trim. New color lite grey and white trim. See sample.

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SQUARE FOOTAGE	
main floor	2445
lower floor	
upper floor	429
TOTAL	2874
garage	455
deck	190

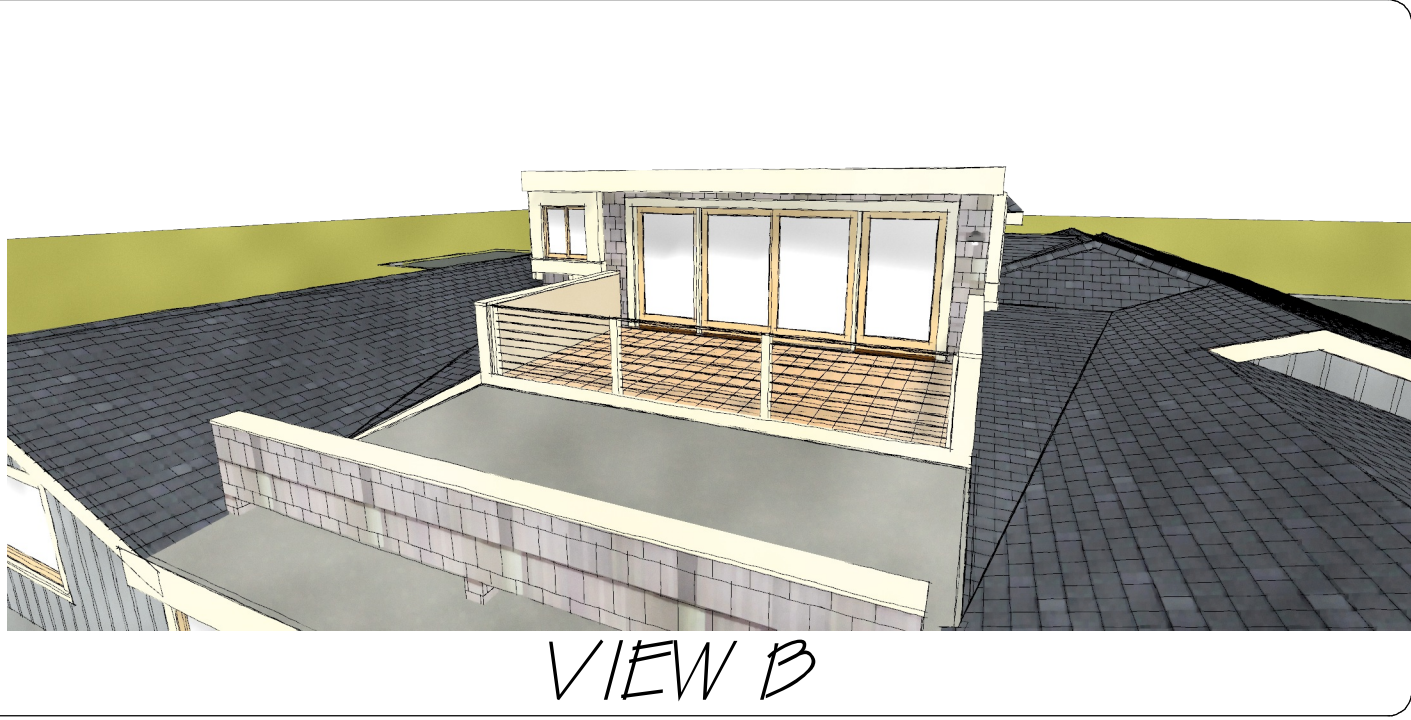
HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS. To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications, changes made after the first design will be done at the owner's and/or builder's expense and responsibility. Contractor shall verify all dimensions and drawings prior to construction and be solely responsible thereafter. Design Build Group is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error.

WULF RESIDENCE (ADDITION)
2744 PRADERA RD
CARMEL, CA 93923

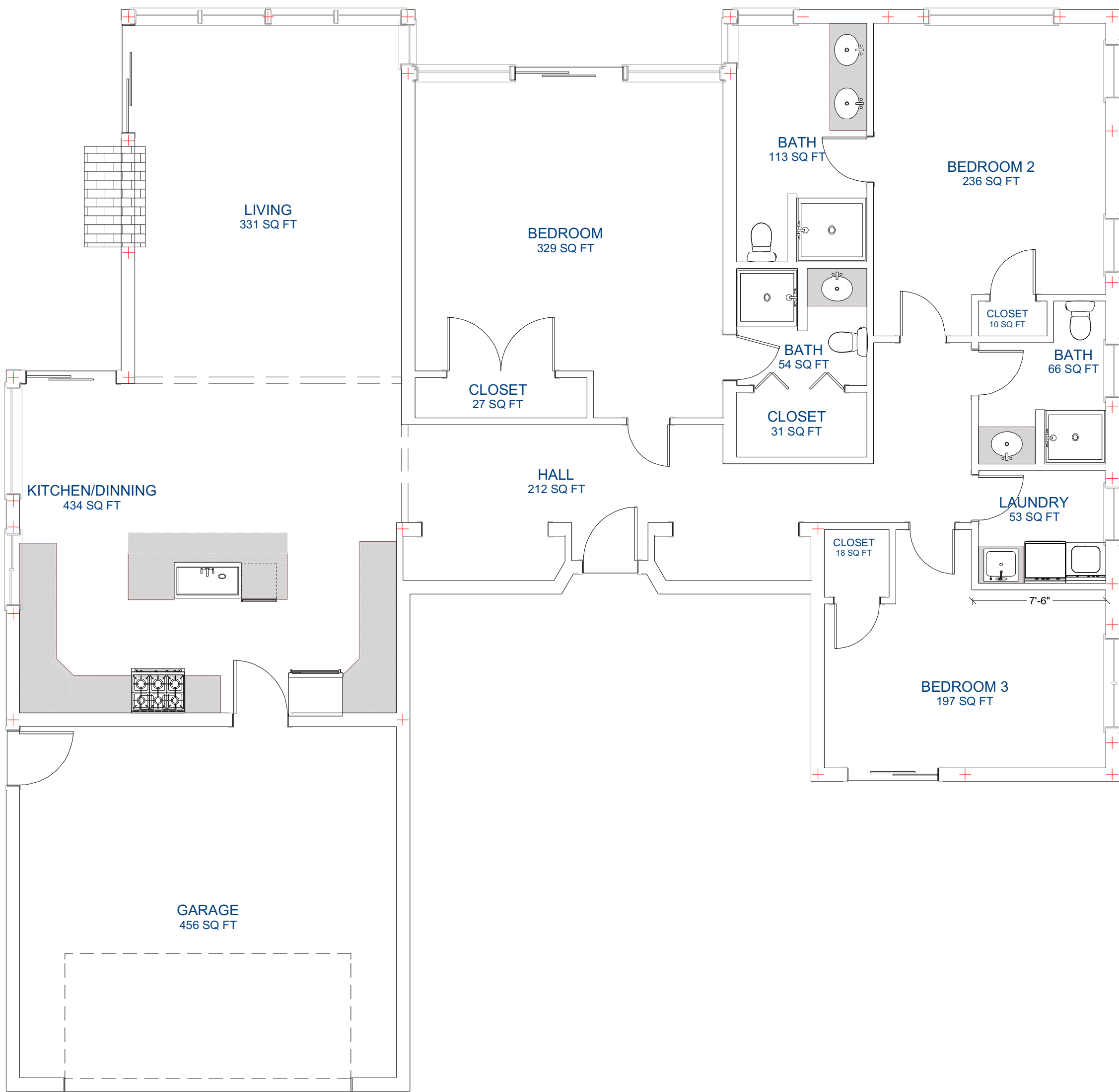
design
#23b
6/7/2017
PAGE



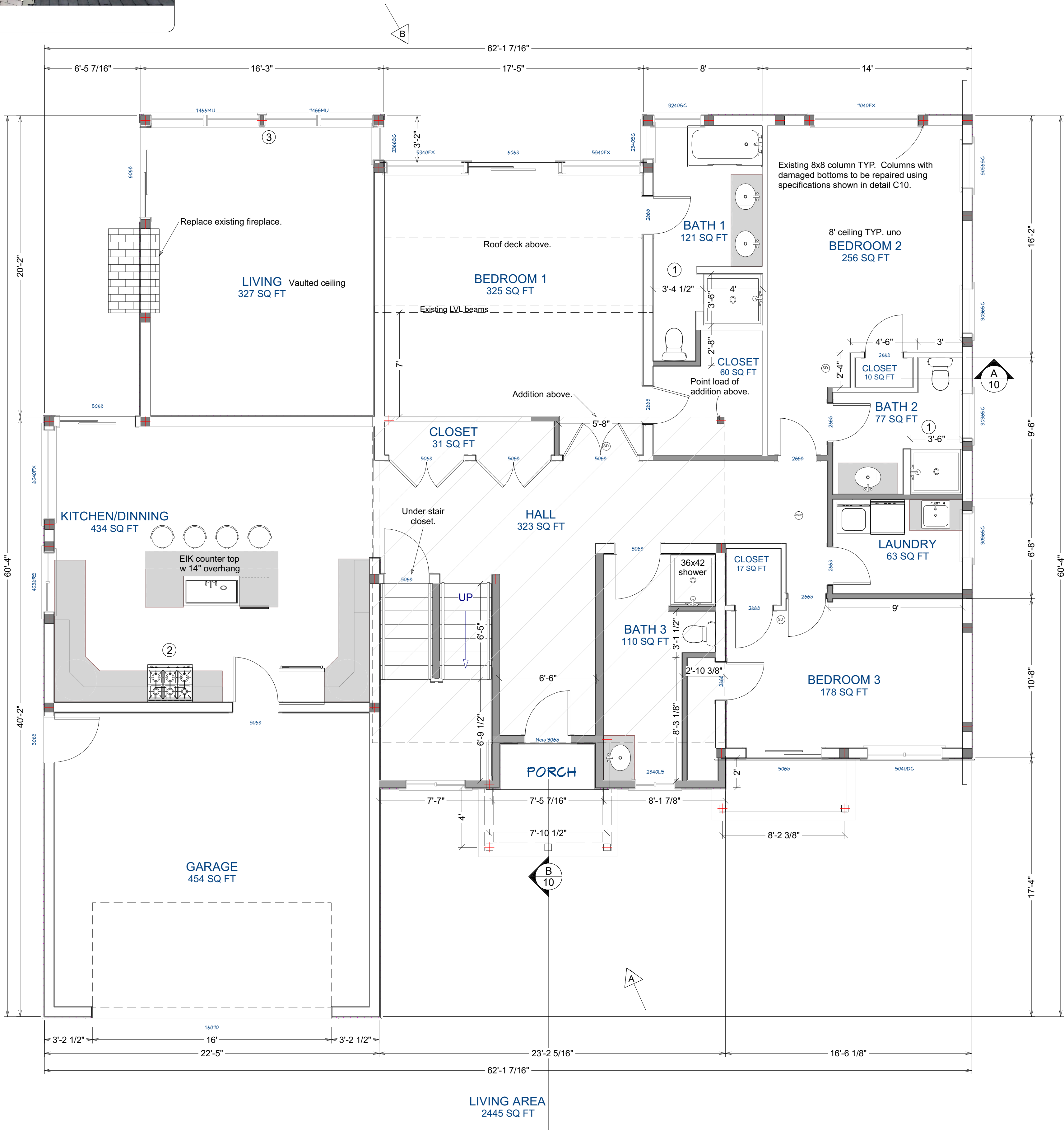
VIEW A



VIEW B



FLOOR PLAN MAIN LEVEL
EXISTING Scale 3/16"=1'



FLOOR PLAN MAIN LEVEL - PROPOSED Scale 1/4"=1'

LEGEND:

- = co/smoke detectors per IRC
- = 2x6 df 16" O.C. new exterior wall
- = 2x6 df 16" O.C. new interior wall
- = 2x4 df 16" O.C. new interior wall
- = rail wall maximum space= 4"
- = 8" post & beam w/adobe brick. existing exterior wall
- = 2x4 df 16" O.C. existing interior wall

Walls shown in white are existing walls.

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DESIGN BUILD GROUP

Tom Pellicci
P.O. Box 3572
Carmel, CA 93923
831.6 208.631-2520

SQUARE FOOTAGE	
main floor	2445
lower floor	
upper floor	429
TOTAL	2874
garage	455
deck	190

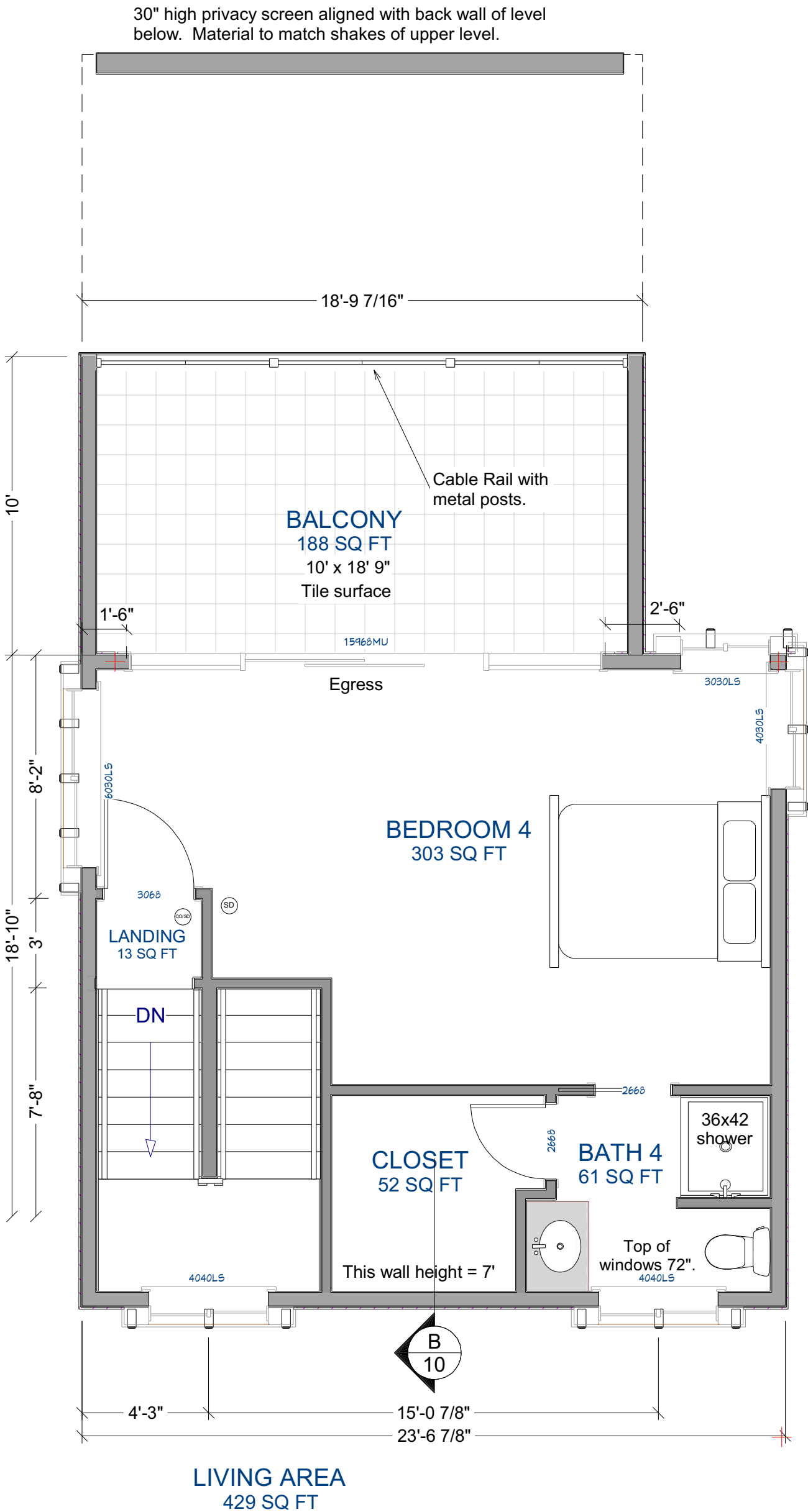
HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS. To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications, changes made after the first design will be done at the owner's and/or builder's expense and responsibility. Contractor shall verify all dimensions and drawings prior to construction and be solely responsible thereafter. Design Build Group is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error.

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FLOOR PLAN UPPER LEVEL
PROPOSED ADDITION

Scale 1/4"=1'



+

LEGEND:

⊕

= co/smoke detectors per IRC

= 2x6 df 16" O.C. new exterior wall

= 2x6 df 16" O.C. new interior wall

= 2x4 df 16" O.C. new interior wall

= rail wall maximum space= 4"

= 8" post & beam w/adobe brick. existing exterior wall

= 2x4 df 16" O.C. existing interior wall

Walls shown in white are existing walls.

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DESIGN BUILD GROUP

Tom Pellic
ARCHITECT & DESIGNER

P.O. Box 3572
Carmel, CA 93923
831.6 208.651-2520

SQUARE FOOTAGE	
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lower floor	
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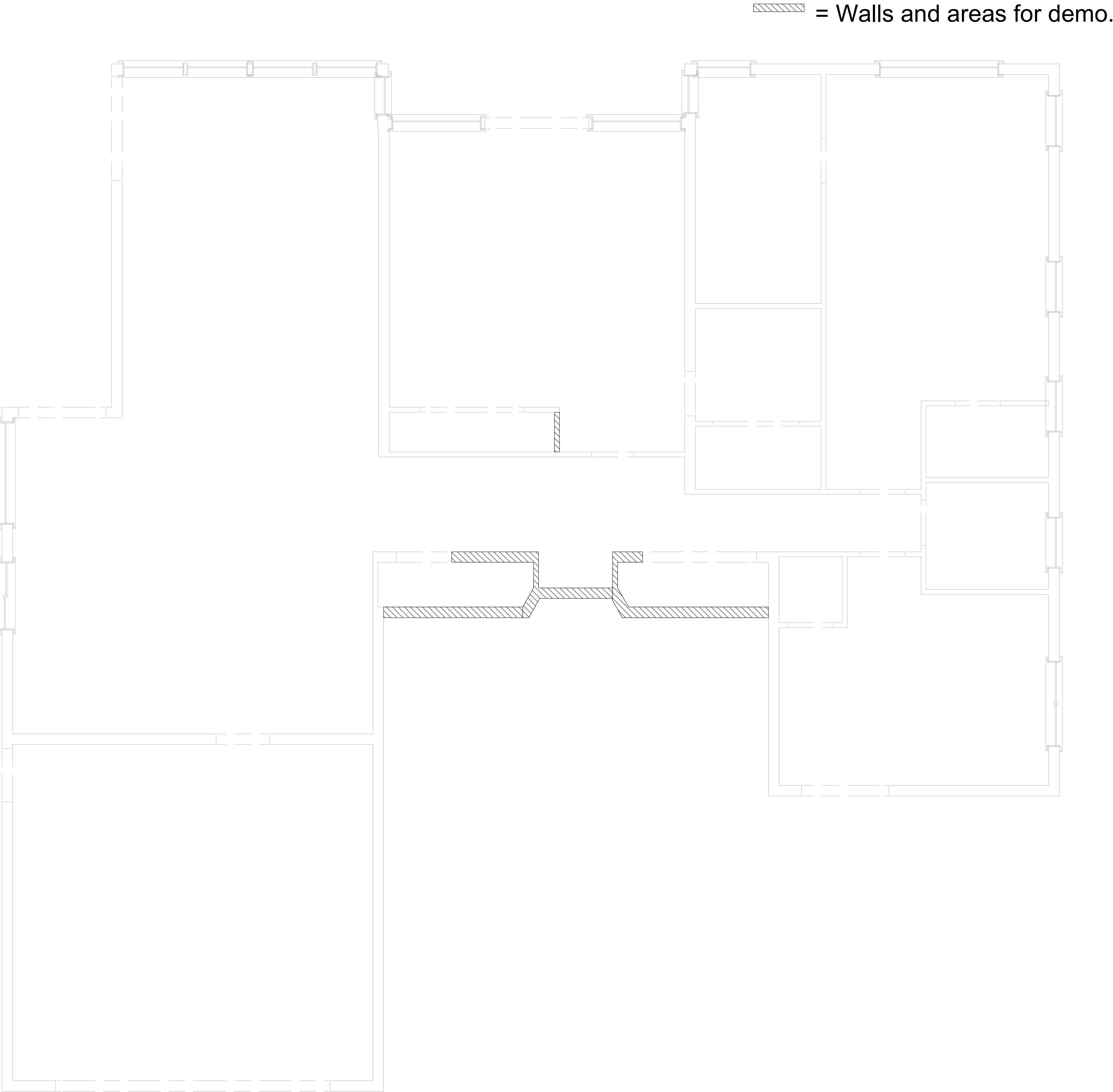
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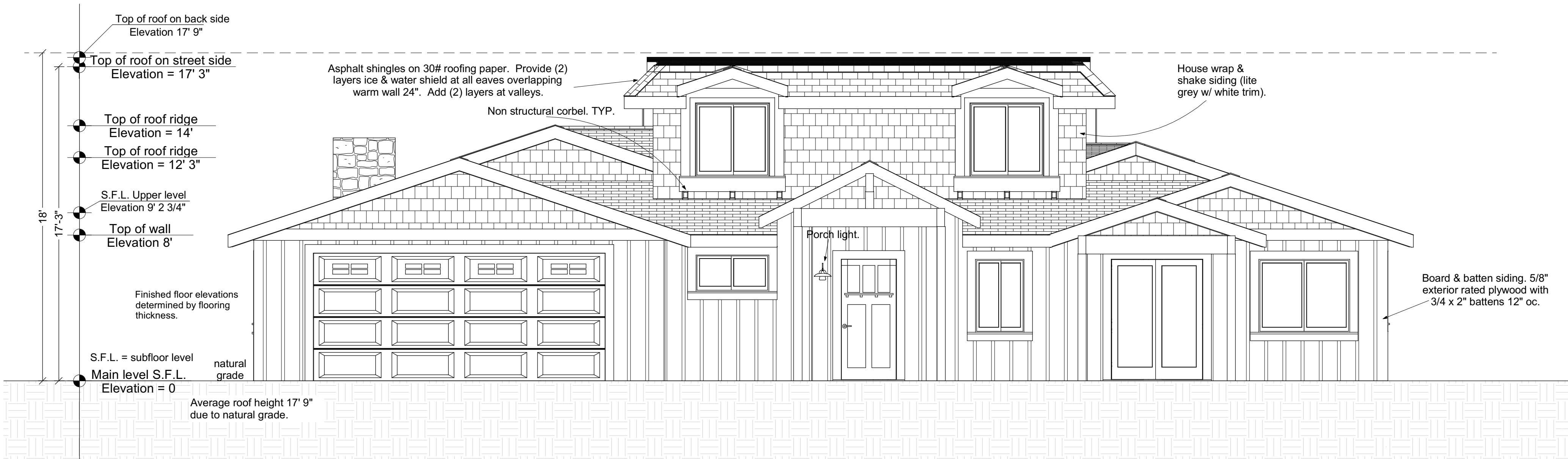
3



DEMO PLAN Scale 1/4"=1'



FRONT ELEVATION
EXISTING Scale 3/16"=1'



FRONT ELEVATION PROPOSED Scale 1/4"=1'



BACK ELEVATION
EXISTING Scale 3/16"=1'



BACK ELEVATION PROPOSED Scale 1/4"=1'

thegreatoutdoors[®]

by MINKA-LAVERY[®]

Job Name:

Job Type:

Quantity:

Family:

Product Category:

Item#:

Finish:

Certification:

Shipping

Carton Weight:

Carton Width:

Carton Height:

Carton Length:

Carton Cubic Feet:

Master Pack:

Master Pack Weight:

Master Pack Width:

Master Pack Height:

Master Pack Length:

Master Cubic Feet:

*Multi-Pack:

Small Package Shippable:

Measurements

Width:

Height:

Length:

Min Overall Height:

Max Overall Height:

Height Adjustable:

Extension:

Net Weight:

Back Plate/Canopy Width:

Back Plate/Canopy Height:

Canopy Length:

Center to Top of Fixture:

Center to Bottom of Fixture:

Slope:

Chain Length:

Wire Length:

Shade

*Shade Description:

*Shade Material:

*Shade Quantity:

*Shade Number:

*Shade Width:

*Shade Height:

*Shade Length:

Miscellaneous

Safety Cable Included:

Number of Bulbs:

Light Type:

Socket Type:

Max Bulb Wattage:

Bulbs Included:

Color Temp:

Photo Cell Included:

Ballast:

Dimmable:

Item#:

Finish:

Certification:

Job Name:

Job Type:

Quantity:

Family:

Product Category:

Item#:

Finish:

Certification:

Shipping

Carton Weight:

Carton Width:

Carton Height:

Carton Length:

Carton Cubic Feet:

Master Pack:

Master Pack Weight:

Master Pack Width:

Master Pack Height:

Master Pack Length:

Master Cubic Feet:

*Multi-Pack:

Small Package Shippable:

Measurements

Width:

Height:

Length:

Min Overall Height:

Max Overall Height:

Height Adjustable:

Extension:

Net Weight:

Back Plate/Canopy Width:

Back Plate/Canopy Height:

Canopy Length:

Center to Top of Fixture:

Center to Bottom of Fixture:

Slope:

Chain Length:

Wire Length:

Shade

*Shade Description:

*Shade Material:

*Shade Quantity:

*Shade Number:

*Shade Width:

*Shade Height:

*Shade Length:

Miscellaneous

Safety Cable Included:

Number of Bulbs:

Light Type:

Socket Type:

Max Bulb Wattage:

Bulbs Included:

Color Temp:

Photo Cell Included:

Ballast:

Dimmable:

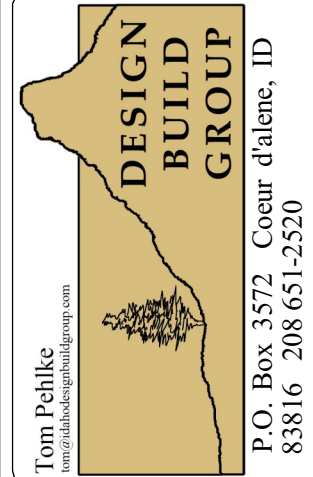
Item#:

Finish:

Certification:

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SQUARE FOOTAGE	
main floor	2445
lower floor	
upper floor	429
TOTAL	2874
garage	455
deck	190

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LEFT ELEVATION
EXISTING

Scale 3/16"=1'



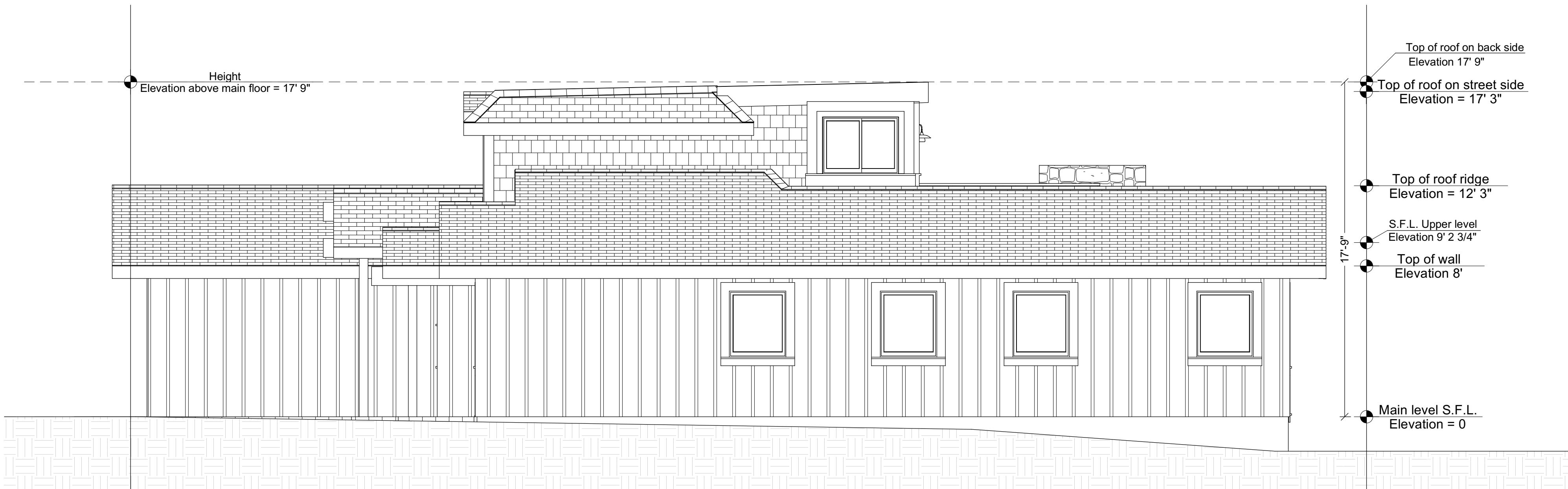
RIGHT ELEVATION
EXISTING

Scale 3/16"=1'



LEFT ELEVATION

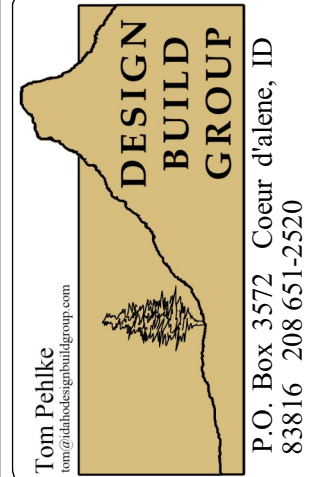
Scale 1/4"=1'



RIGHT ELEVATION

Scale 1/4"=1'

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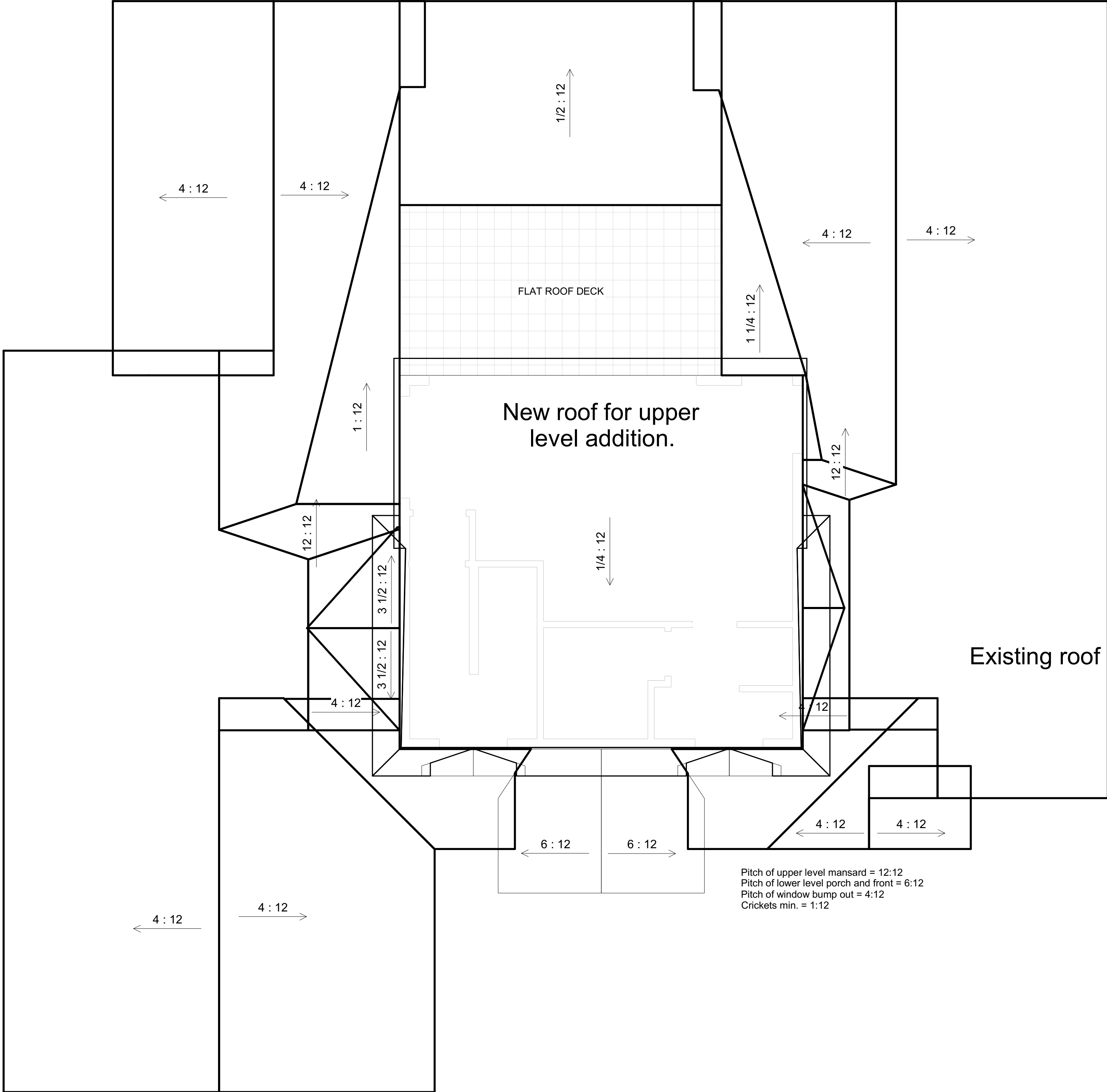


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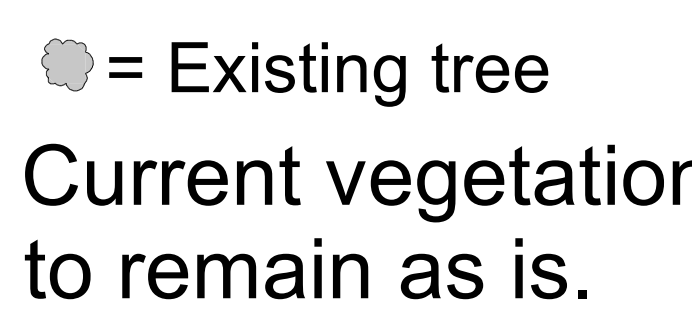
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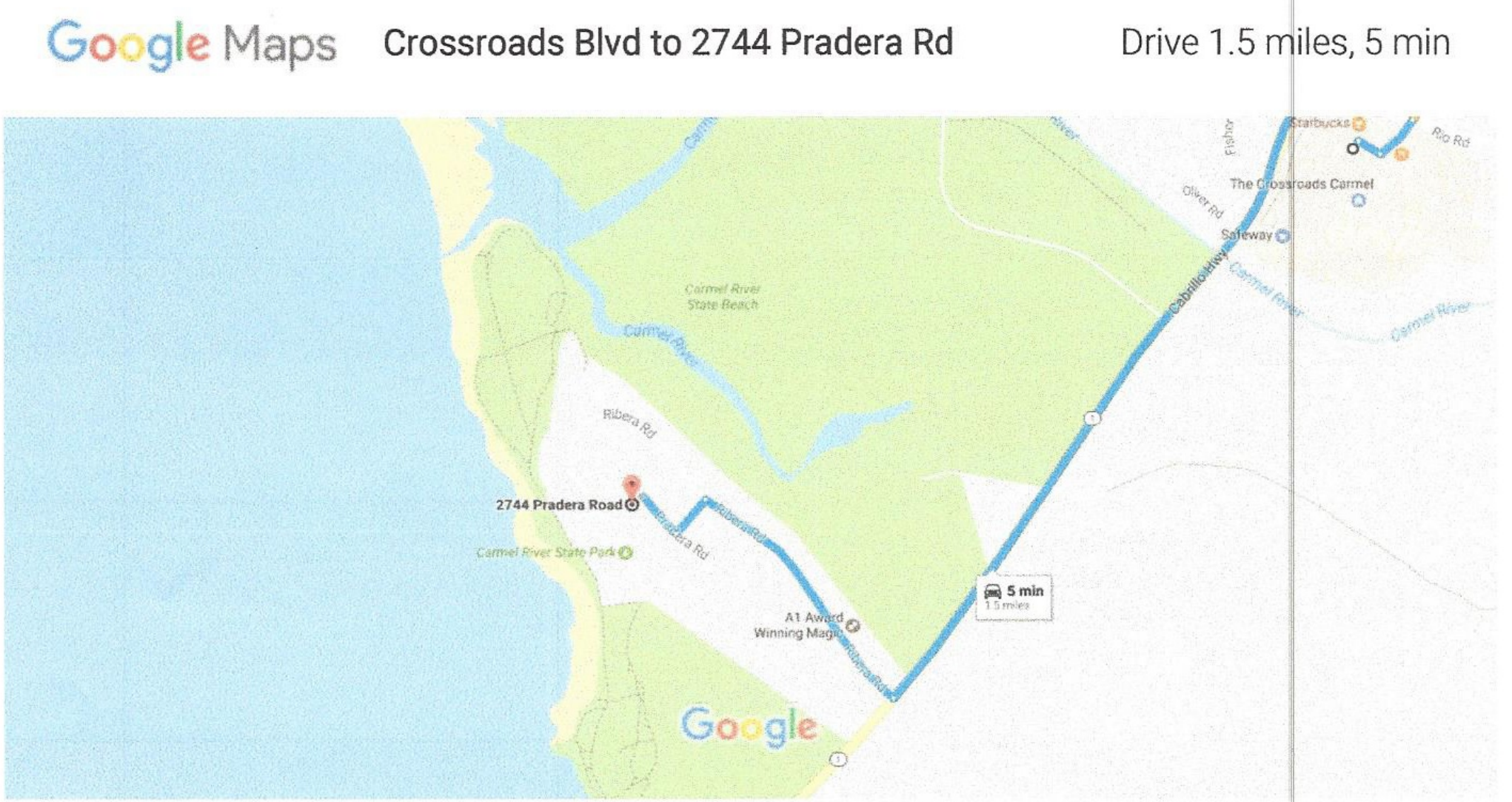
ROOF PLAN Scale 1/4"=1'



Applicant:
John & Karen Wulf
P.O. Box 22607
Carmel CA

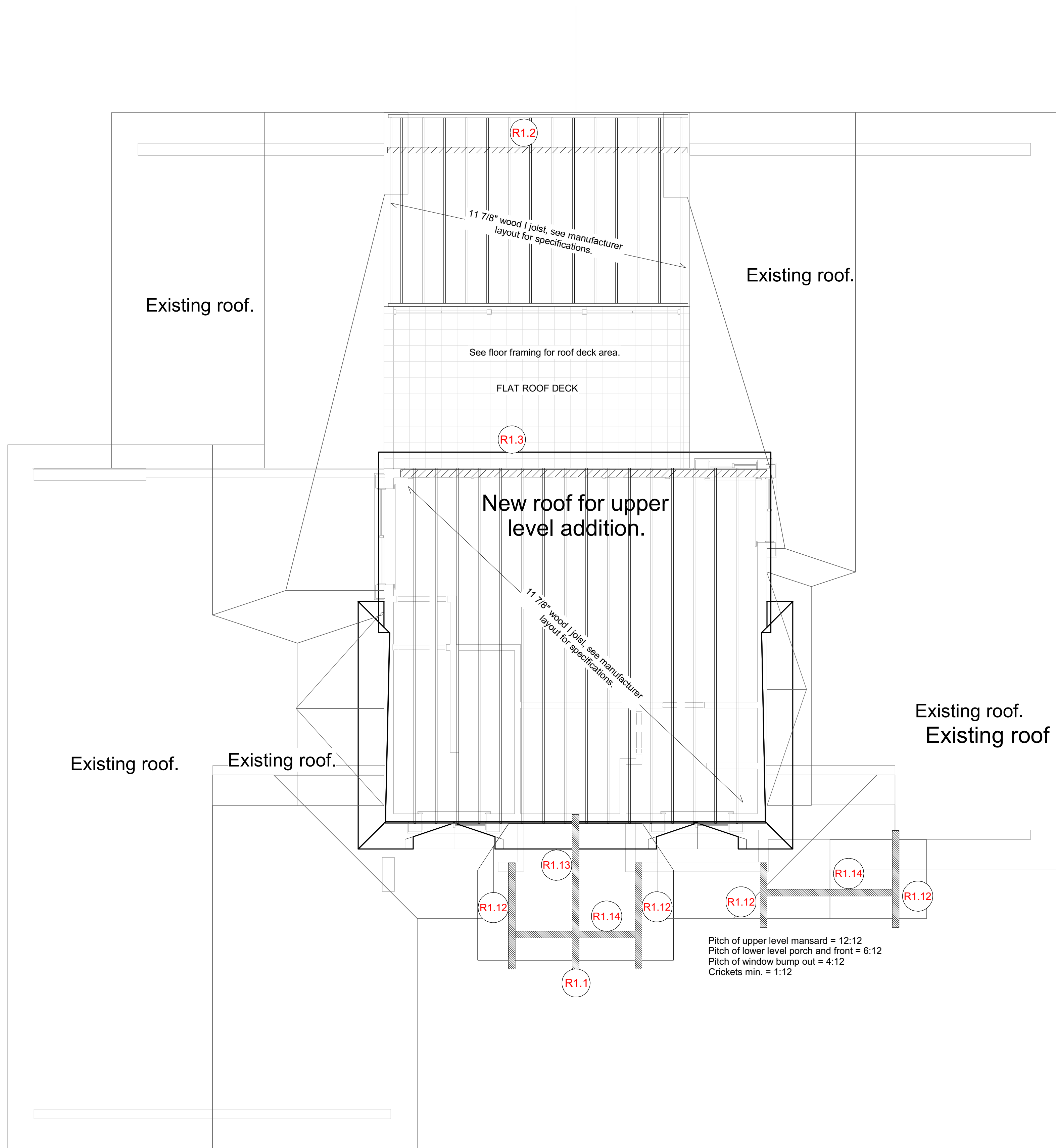
Construction parking will be driveway and street. This is limited construction so no heavy excavating equipment will be used. Only lite duty and lumber yard truck for drop off. Construction hours will be 8 to 5 Monday through Friday. With some limited Saturday work. Project is expected to be completed within 4 months.

Total Square feet of home after addition 2873 square feet.
Garage 455 square feet. (2899 total for lot coverage)
New lot coverage ratio 28.95%
New floor to lot ratio 28.7%



ROOF FRAMING Scale 1/4"=1'

Scale 1/4"=1'



ROOF BEAM SCHEDULE NON LABELED HEADERS = (2) 2X8 DF#2

- R1.1 6x12 cedar porch beam. Hardware TBD.
R1.12 6x12 cedar porch beam. Hardware TBD.
R1.13 6x12 cedar porch beam. Hardware TBD.
R1.14 6x12 cedar porch beam. Hardware TBD.
R1.2 11 7/8" wood I joist and rim joist. supporting roof. 17' span.
R1.3 6" depth steel beam.

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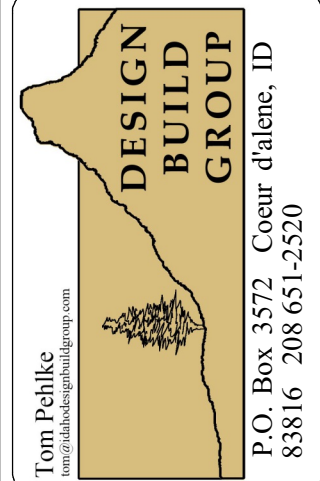
WULF RESIDENCE (ADDITION)

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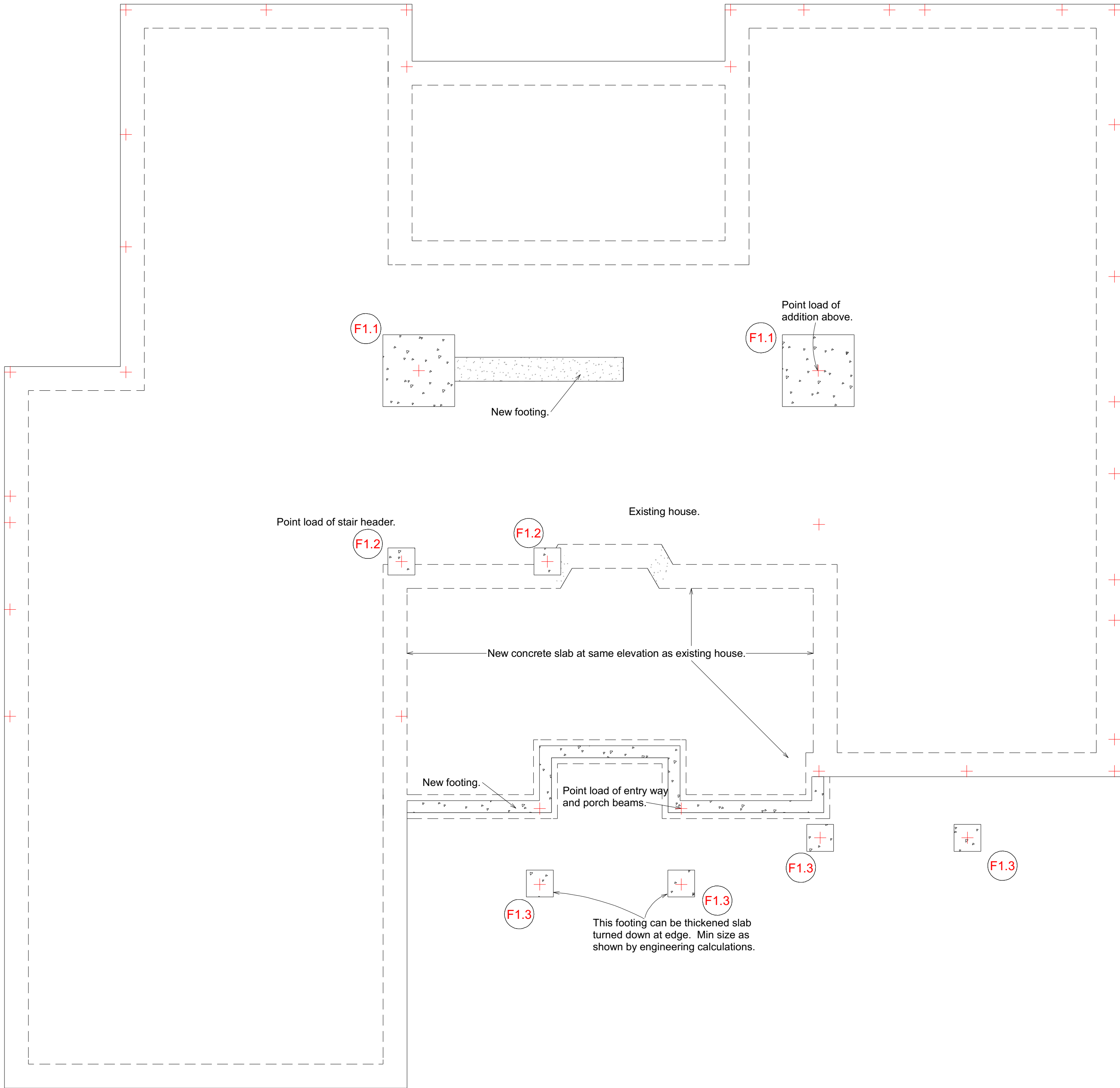
HOMEOWNER AS CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS. To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications, changes made after the first design will be done at the owner's and/or builder's expense and responsibility. Contractor shall verify all dimensions and drawings prior to construction and be solely responsible thereafter. Design Build Group is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error.

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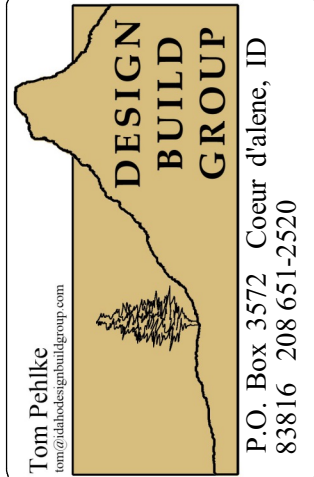
FOUNDATION PLAN Scale 1/4"=1'



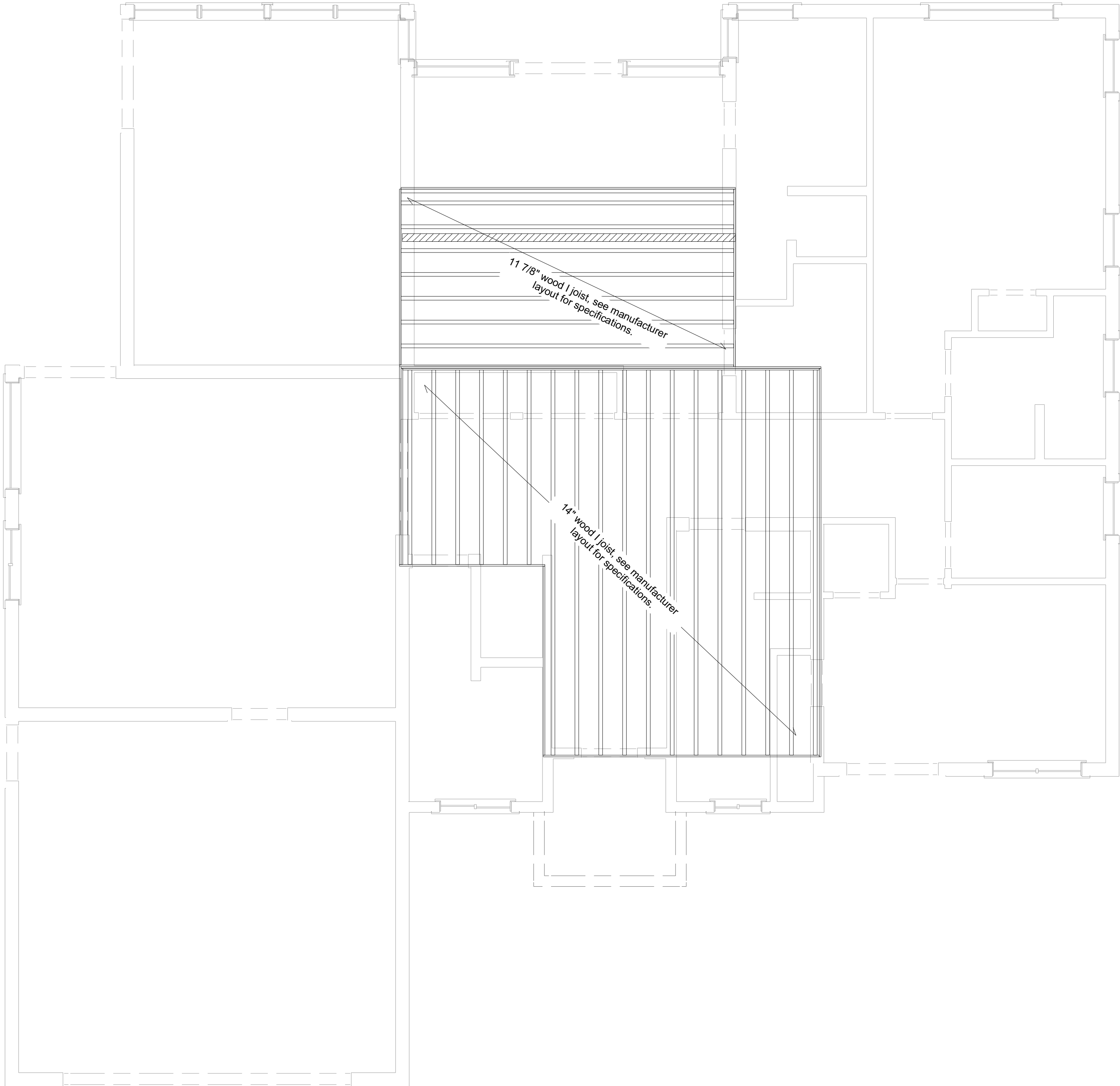
FOOTING SCHEDULE

F1.1	48x48x10 footing w/(5)#4 ea. way. Solid blocking in stem wall at point load.
F1.2	18x18x10 footing w/(3)#4 ea. way
F1.3	18x18x10 footing w/(3)#4 ea. way

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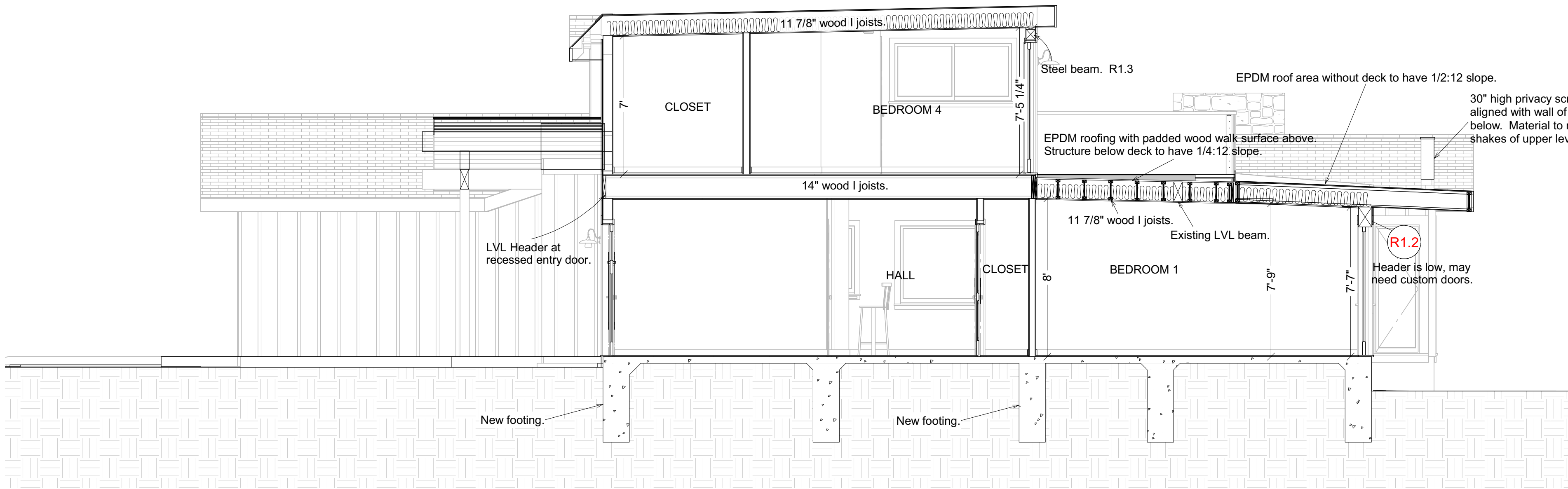


FLOOR FRAMING UPPER LEVEL Scale 1/4"=1'

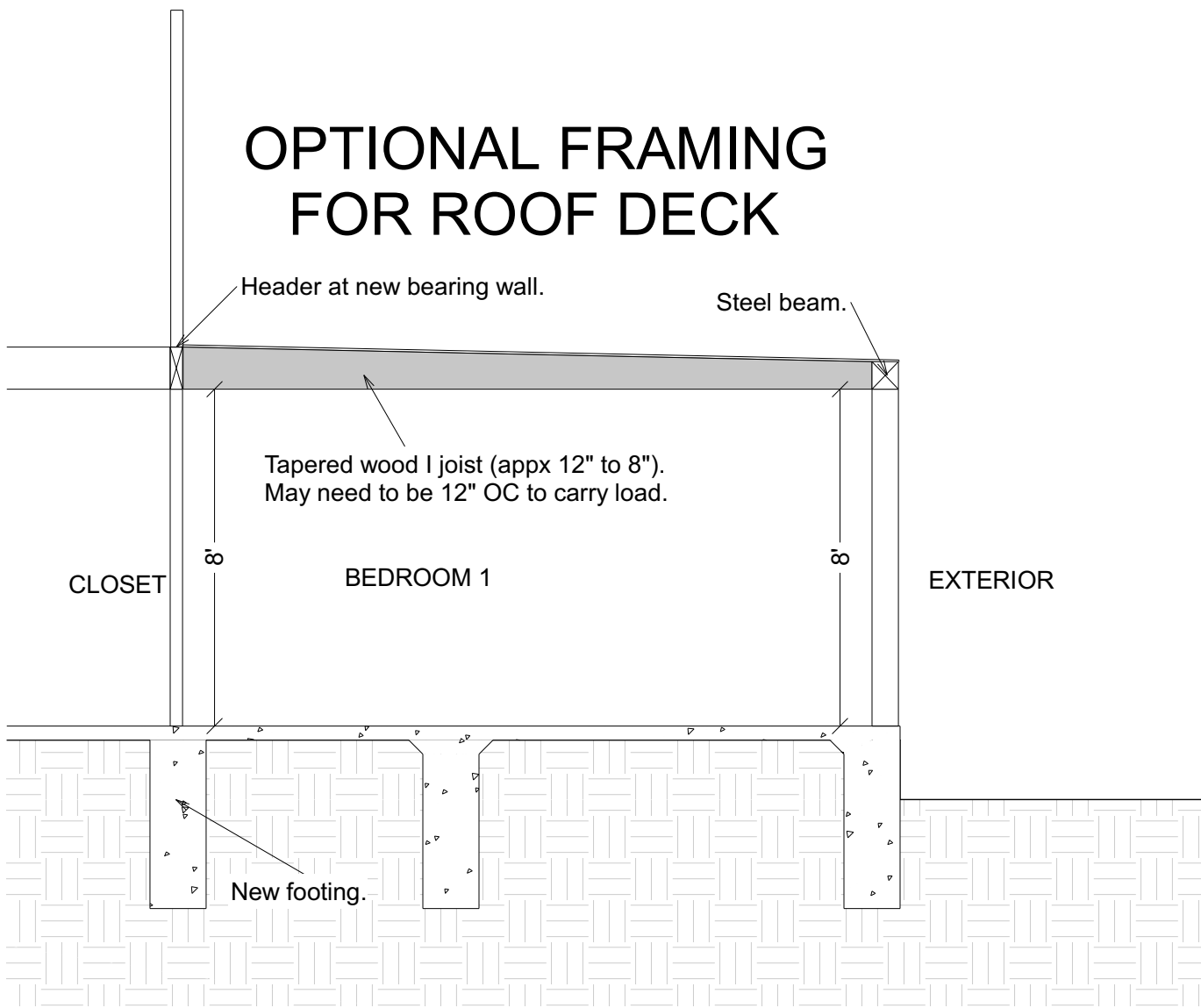


PENDING

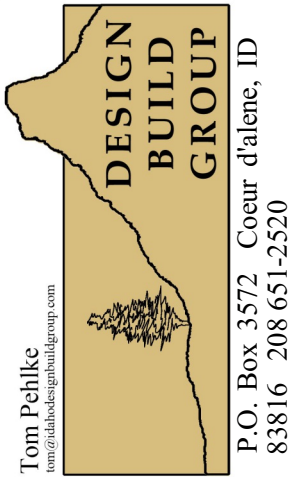
SECTION A12 Scale 1/4"=1'



SECTION B12 Scale 1/4"=1'



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