

Exhibit B

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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:

SANSAMAR LLC (PLN170005)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

1. Find that the project involves the construction of a new single family dwelling, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit for the demolition of an existing one-story single family dwelling;
 - b. Coastal Administrative Permit and Design Approval for the construction of an approximately 3,460 square foot two-story single family dwelling with and approximately 645 square foot attached garage; and
 - c. Coastal Development Permit for the removal of three (3) Oak trees.

24330 San Pedro Lane, Carmel, Carmel Land Use
Plan, Coastal Zone (APN: 009-032-005-000)

The SANSAMAR application (PLN170005) came on for an administrative hearing before the Monterey County Zoning Administrator on January 10, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County 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) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan (General Plan);
 - Carmel Area Land Use Plan (CAR LUP);
 - Monterey County Coastal Implementation Plan, Part 4 (CIP);
 - Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) Allowed Use. The property is located at 24330 San Pedro Lane, Carmel [Assessor's Parcel Number (APN) 009-032-005-000], Carmel Area Land Use Plan (LUP), Coastal Zone. The parcel is zoned Medium Density Residential, with a maximum density of 2 units per acre and a Design Control Overlay (Coastal Zone) [MDR/2-D(CZ)]. The MDR zoning district allows single-family dwellings as a principally permitted use subject to a Coastal Administrative Permit in each case (20.12.040.A). The project includes development related to the residential use of the property and therefore, the proposed project is a use allowed on the site. Standards for granting a Coastal Administrative Permit have been met in this case.
- c) Lot Legality. The subject parcel (0.54 acres), APN 009-032-005-000, is located on a residential subdivision created through map of "Third addition to Carmel Woods" and recorded on October 3, 1927 in Volume 3 of Maps, Cities and Towns, Page 47. Therefore, the County recognizes the subject parcel as a legal lot of record.
- d) Design. Pursuant to Chapter 20.44 of Title 20, the 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 Applicant proposes exterior colors and materials that are consistent with the residential setting. The existing single family dwelling is a Californian Ranch style home, originally constructed in 1985, that sits along the northwestern portion of the lot. The new single family dwelling will have a contemporary architectural style and constitute colors and materials such as: off-white cement plaster with tan cedar siding and carmel stone veneer accents, light blue standing seam metal roofing and dark brown wood trim.

The location of the new single family dwelling will continue to have a footprint that lies within the northwestern portion of the parcel, but also extend towards the southern end. The second story of the home will remain towards the northern half of the parcel creating a majority of the visibility from the east and west elevations. The east elevation of the home is visible from San Pedro Lane; however, the home is screened with existing vegetation such as Monterey Pine and Coast Live Oak Trees. Further, the neighborhood consists of both one-story and two-story single family dwellings that have colors and materials subordinate to the surrounding environment. The architectural style of the homes in the neighborhood ranged between contemporary, spanish and ranch style homes. The materials, location and nature of the project are consistent with the neighborhood character and will not detract the visual integrity of the site.

Although the project will create a new structure larger in mass and size than the existing, it will not impact any visual resources viewed from a public viewing area. Map A of the CAR LUP illustrates that

the subject property is not located within a viewshed area, as the property is not visible from Highway 1 or any other major public use area such as 17-Mile Drive, views of Pescadero Canyon, Scenic Road, and Point Lobos Reserve. Therefore, the project would not create any substantial visual impacts.

- e) Review of Development Standards. The subject parcel is zoned Medium Density Residential, 2 units per acre with a Design Control overlay within the Coastal Zone or “MDR/2-D (CZ).” The minimum setback required in this zoning district is a front setback of 20 feet, side setback of 5 feet and rear setback of 10 feet. Consistent with these standards, the proposed development maintains a 95 foot front setback, 5 foot side setback and 10 foot rear setback. The maximum building site coverage allowed is 35% and the proposed coverage is 19.1%. The maximum Floor Area Ratio (FAR) of the property is 45% and the FAR for the proposed development is at 21.1%. The proposed height of 23.5 feet, meets the maximum 30 feet allowed by zoning. Therefore, pursuant to Title 20 and as proposed, the project conforms to applicable development standards.
- f) Parking. Pursuant to Chapter 20.58 (Regulations for Parking) under Title 20, all residential developments shall have at least 1 covered parking space; covered parking shall count toward the two (2) required parking spaces. The project includes the construction of an approximately 645 square foot attached two car garage. Therefore, this project meets the parking requirements listed under Residential Use.
- g) Public Access. As demonstrated in Finding 6, the development is consistent with public access policies of the CAR LUP.
- h) The project was referred to the Carmel/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 the development required Design Approval and approval at a public hearing. A motion to support the project with the recommended changes was made with members voting 6-0-1.
- i) Staff conducted a site inspection on December 18, 2018 to verify that the project on the subject property conforms to the plans submitted.
- j) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN170005.

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

- EVIDENCE:**
- a) The project includes minor improvements associated with an established residential use in a residential neighborhood.
 - b) The project was reviewed by RMA-Planning, Cypress CSD Fire Protection District, RMA-Public Works, RMA-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

The following reports have been prepared and submitted with the application:

- Historic Report (LIB180377) prepared by Seth A. Bergstein, Pacific Grove, CA on August 3, 2016
- Tree Assessment/Forest Management Plan (LIB180378) prepared by Frank Ono, Pacific Grove, CA on September 11, 2018
- Geotechnical Report (LIB180379) prepared by Grice Engineering, Inc., Salinas, CA on September 21, 2018

County staff independently reviewed these reports and concurs with their conclusions. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on December 18, 2018 to verify that the site is suitable for this use.
- d) 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 PLN170005.

3. **FINDING:** **TREE REMOVAL** – The siting, location, size and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) The development includes removal of three (3) Oak trees. Pursuant to Section 20.146.060 of the CIP, a Coastal Development Permit must be obtained for the removal of trees. A Forest Management Plan (LIB180378) was prepared for the property, which identified the site as constrained by pre-existing conditions and lack of available space due to the property being forested with Monterey Pine and Coast Live Oak trees. The trees range in health condition from good, fair and poor. The three (3) Oak trees being removed are all in fair health condition with one having a diameter of 15” and the other two (2) having a diameter of 8”. The Forest Management Plan recommended replanting at a 1:1 ratio with three (3) five-gallon Coast live oaks trees in locations with the greatest opening on the parcel. Further mitigations such as pre-construction meeting and tree protection have been incorporated as conditions.
 - b) The 15” Oak tree is located at the east elevation of the existing home and is already near the front of the home. The remaining two (2) Oak trees are at the southern end of the parcel and will lie within the building footprint of the proposed home. The property was analyzed to determine the best siting and location that would minimize tree removal. However, the adjustments to the proposed development would possibly result in other trees, larger in size, being impacted. The reduction of the development was taken into consideration but due to the proximity of the trees to the structure, the roots of the trees could possibly be obstructed, or the trees could potential in return, be a hazard to the home. The siting, location, size and design of the proposed development best suites the parcel and minimizes tree removal.

- c) Staff conducted a site inspection on December 18, 2018 to verify that the site is suitable for this use.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN170005.

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

EVIDENCE:

 - a) The project was reviewed by RMA-Planning, Cypress CSD Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and the Carmel Area Wastewater District provides wastewater services. The project would not require intensification of services provided.
 - c) The project includes minor improvements associated with an established residential use in a residential neighborhood.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN170005.

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

EVIDENCE:

 - a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) 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 PLN170005.

- 6. **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 (a) categorically exempts construction of new accessory structures.
 - b) The proposed project is to allow the demolition of an existing single family dwelling and construction of a two-story single family dwelling and attached garage (approximately 4,105 square feet).

Therefore, the project qualifies for a Class 3 categorical exemption pursuant to Section 15303 (a) of the CEQA guidelines.

- 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 (See evidence Finding 2), 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.
- e) 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 PLN170005.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the CIP can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject project site is not described as an area where the Local Coastal Program requires public access (Figure 3, Local Coastal Program Public Access, in the Carmel Area Land Use Plan.
 - d) Staff conducted a site inspection on December 18, 2018.
 - e) 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 PLN170005.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of Title 20, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Section 20.86.080.A of the Title 20, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1). The project does not include development that is permitted in the underlying zone as a conditional use

DECISION

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

1. Find that the project involves the construction of a new single family dwelling, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit for the demolition of an existing one-story single family dwelling;
 - b. Coastal Administrative Permit and Design Approval for the construction of an approximately 3,460 square foot two-story single family dwelling with and approximately 645 square foot attached garage; and
 - c. Coastal Development Permit for the removal of three (3) Oak trees.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of January, 2019.

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 _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE 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 offices in Salinas.

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

Monterey County RMA Planning

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

PLN170005

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Combined Development Permit consisting of: 1) Coastal Administrative Permit for the demolition of an existing one-story single family dwelling; 2) Coastal Administrative Permit and Design Approval for the construction of an approximately 3,460 square foot two-story single family dwelling with and approximately 645 square foot attached garage; and 3) Coastal Development Permit for the removal of three (3) Oak trees. The property is located at 24330 San Pedro Lane, Carmel (Assessor's Parcel Number 009-032-005-000), Carmel Land Use Plan, Coastal Zone. 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 009-032-005-000 on January 10, 2019. The permit was granted subject to 16 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.
Monitoring

Action to be Performed: 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.

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. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.
- All Air District standards shall be enforced by the Air District.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

6. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A Forest Management Plan (LIB180378) has been prepared for this parcel by Frank Ono, Urban Forester, on September 11, 2018, and is on file in Monterey County RMA - Planning. All tree removal on the parcel must be in accordance with this Forest Management Plan."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

7. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the RMA-Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact RMA-Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. RMA-Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace each tree approved for removal as follows:

- Replacement ratio: 1:1 - for a total of three (3) five (5) gallon Coast live oak trees in locations with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. (If five (5) gallons are unavailable, smaller sizes may be substituted). Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer and fall is recommended for the first two years after establishment.

- Replacement ratio recommended by arborist: 1:1 - for a total of three (3) five (5) gallon Coast live oak trees in locations with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. (If five (5) gallons are unavailable, smaller sizes may be substituted). Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer and fall is recommended for the first two years after establishment.

Replacement tree(s) shall be located within the same general location as the tree being removed. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to RMA-Planning and RMA - Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

11. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The stormwater control plan shall incorporate the measures identified on the completed the Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

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

12. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the project Geotechnical Report prepared by Grice Engineering, Inc., dated September 21, 2018. The grading plan shall include contour lines 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. (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.

13. 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. The plan shall also include RMA-Environmental Services standard inspection notes 1, 2, & 3. (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. Standard inspection notes are available on the RMA-Environmental Services website.

14. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading plan and stormwater control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall provide certification from the licensed practitioner(s).

15. 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).

16. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Geotechnical Report and the approved grading plan and stormwater control plan. (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.

ADAMS RESIDENCE

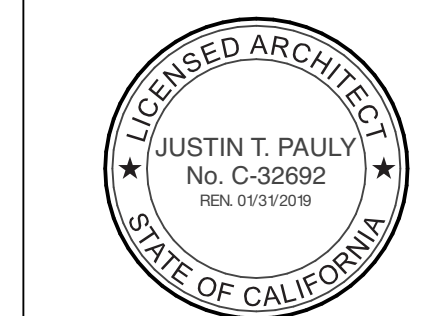
carmel, california

issued: 10/18/18

revised: 11/20/18

drawn by: DJA

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COASTAL DEVELOPMENT PERMIT

apn: 009-032-005-000

ADAMS RESIDENCE
carmel, california
24330 san pedro lane

a new residence for:

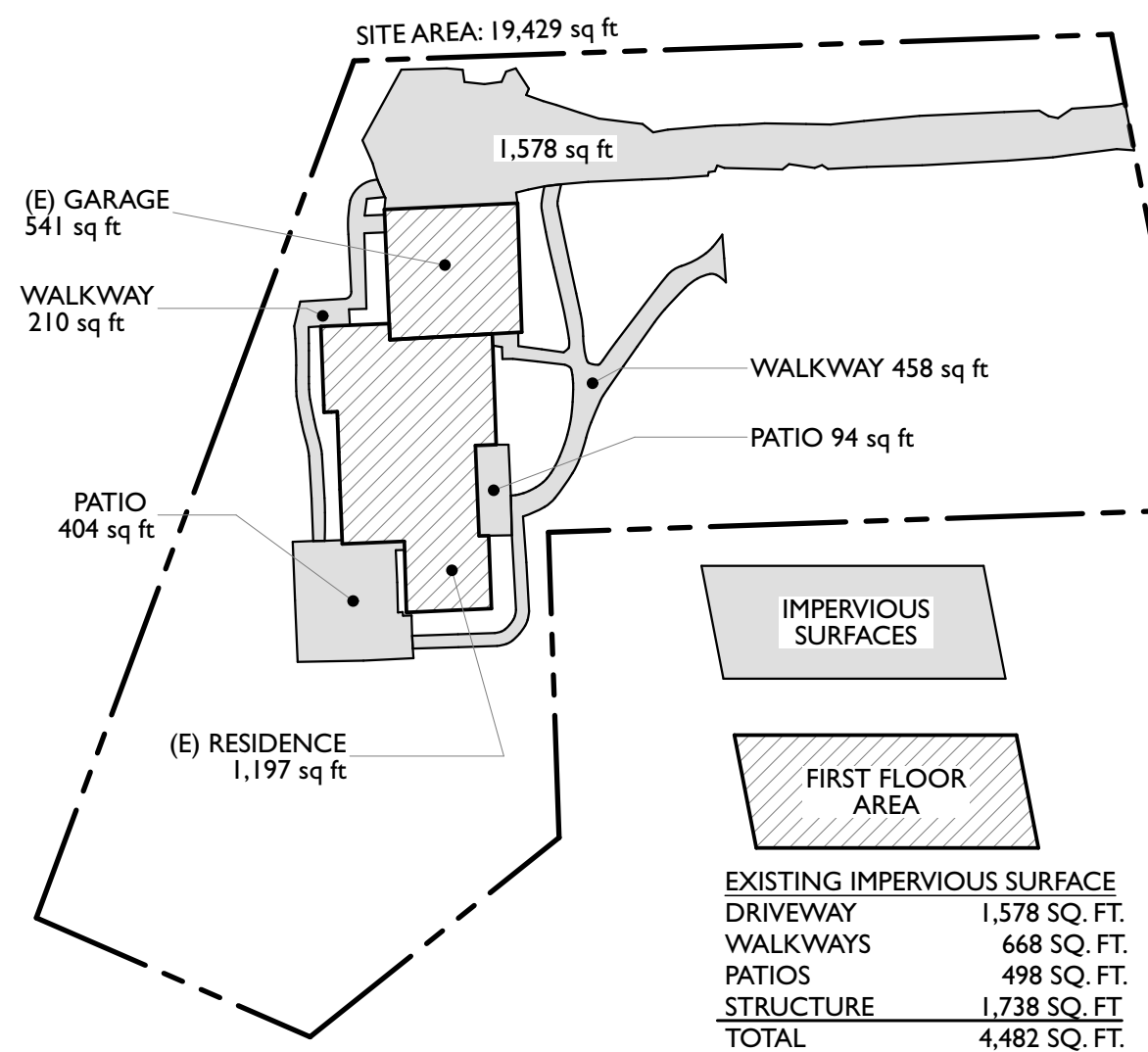
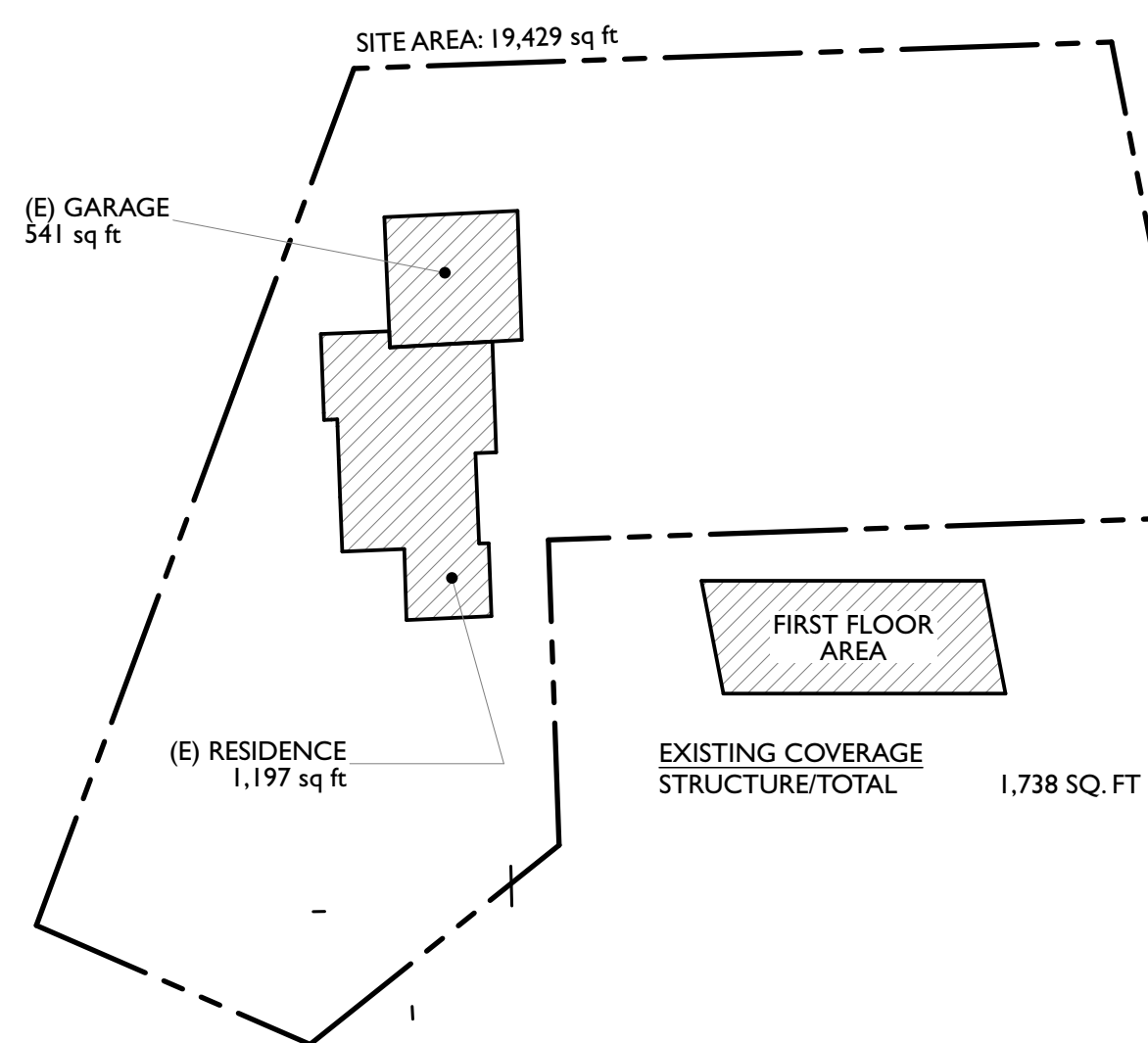
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COVER SHEET

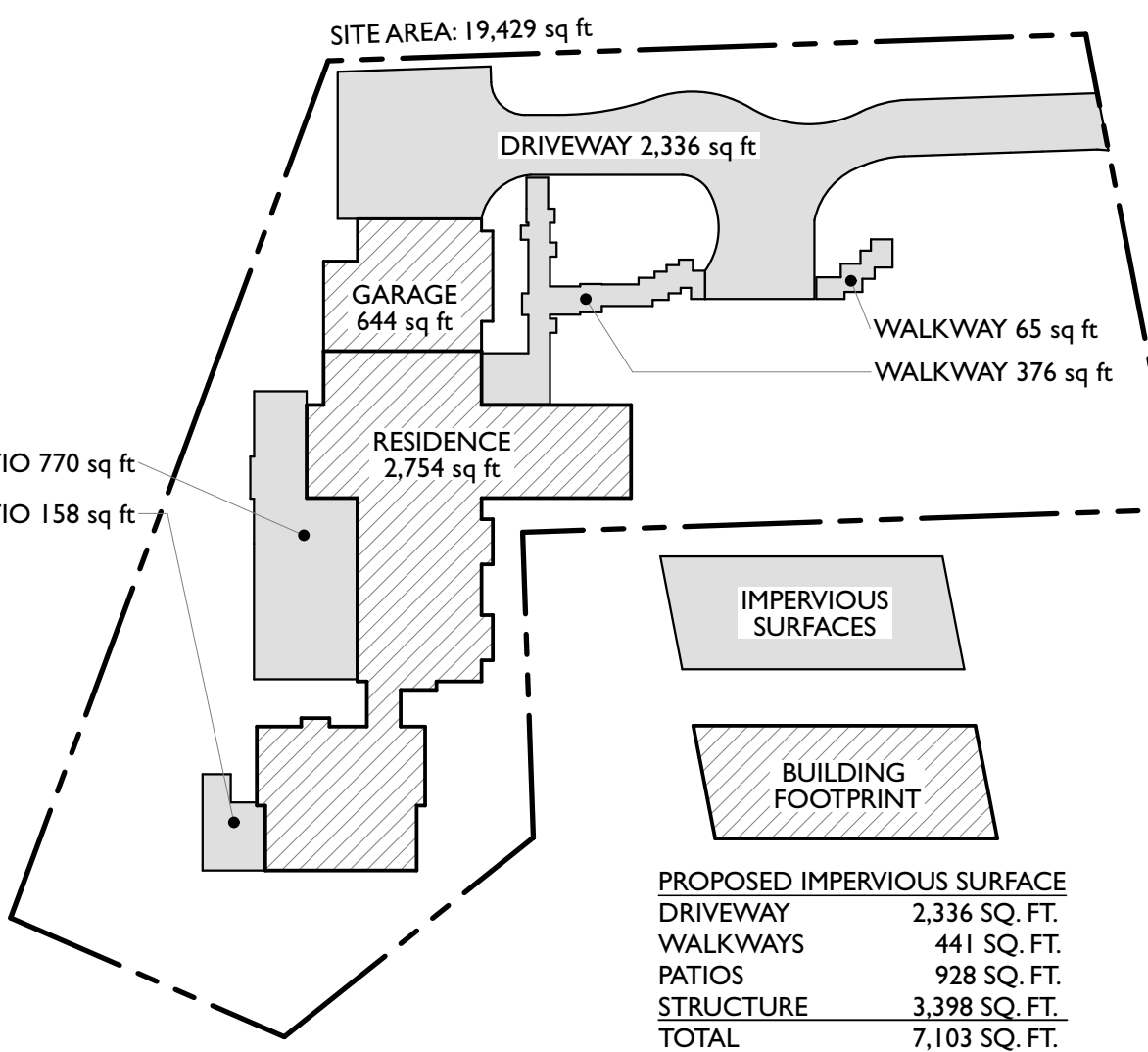
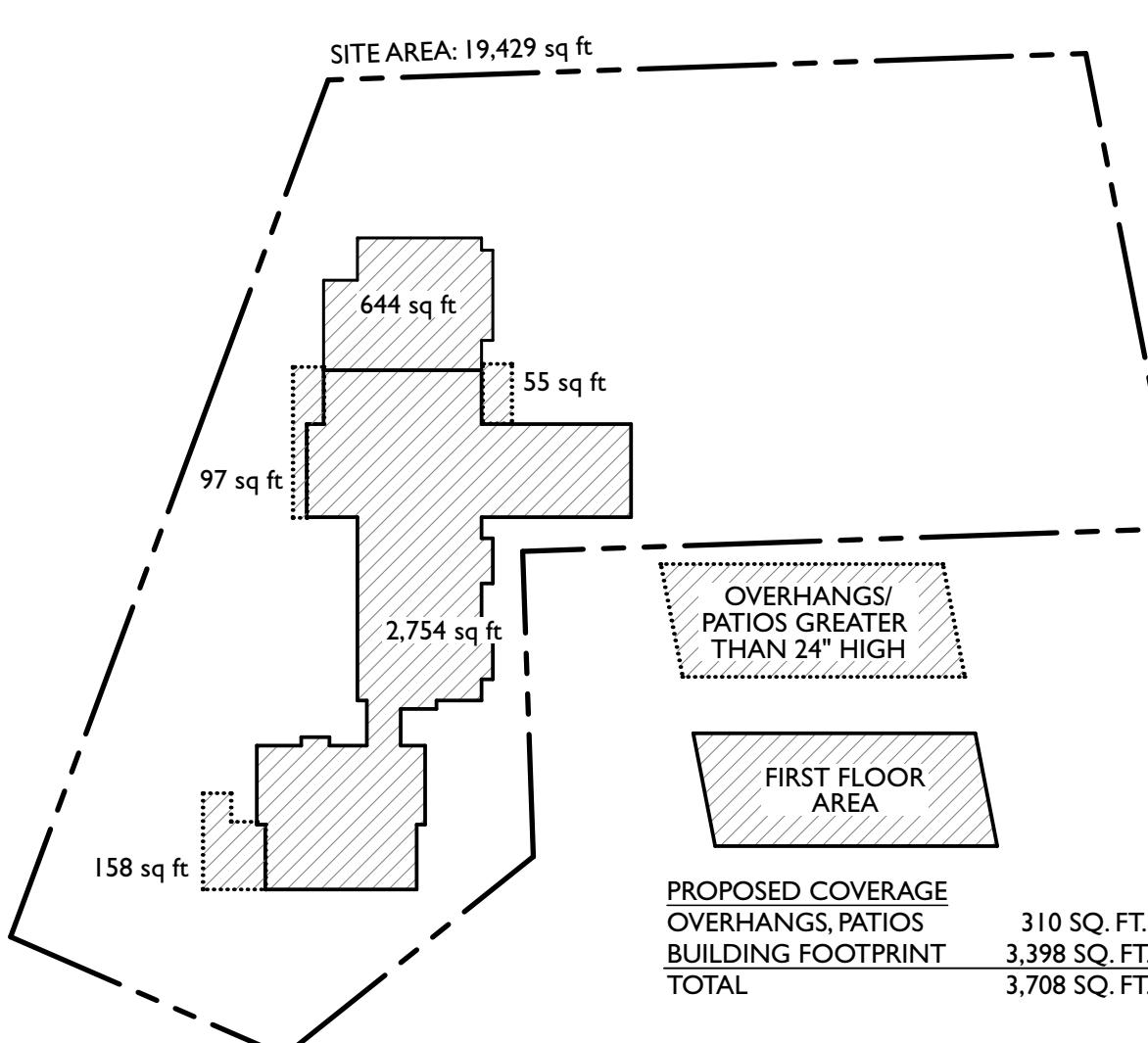
sheet 14

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of - sheets

EXISTING AREA DIAGRAMS



PROPOSED AREA DIAGRAMS



PROJECT DATA

LOT DATA	
OWNER:	SARA @ ALVAN ADAMS
SITE ADDRESS:	24330 SAN PEDRO LN CARMEL, CA 93940
A.P.N.:	009-032-005
FIRE DISTRICT:	CYPRESS FPD
LOT SIZE:	0.45 ACRES
PLANNING DATA:	
ZONING:	MDR2-D(C2)
LAND USE:	RESIDENTIAL
PARKING:	(2) COVERED REQ. (2) COVERED SPACES PROVIDED.
BUILDING HEIGHT:	30'-0" (MAIN STRUCTURE)
GRADING:	MINIMAL, LESS THAN 100 CU YD.
TREE REMOVAL:	SEE TABLE BELOW
ALLOWABLE LOT COVERAGE:	25%
FLOOR AREA RATIO:	SEE TABLE BELOW
BUILDING CODE DATA:	
OCCUPANCY:	R-3 (RESIDENCE), U (GARAGE)
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
WATER SUPPLY:	CAL AM
SEWER:	MUNICIPAL
ELECTRICITY PROVIDER:	PG&E

FLOOR AREAS	EXISTING	FAR	DEM'D	REMODEL	ADDITION	(N)	FAR
GARAGE	541		541	0	0		644
FIRST FLOOR	1,197		1,197	0	0		2,754
SECOND FLOOR	0		0	0	0		703
TOTAL	1,738	8.9%	1,738	0	0	4,101	21.1%

LOT COVERAGE	EXISTING	%	PROPOSED	%
RESIDENCE FOOTPRINT	1,738	8.9%	3,398	17.5%
COVERED AREA / OVERHEAD DECK		0.0%	310	1.6%
TOTAL	1,738	8.9%	3,708	19.1%

IMPERVIOUS SURFACES	STRUCTURES (SQ. FT.)	SURFACES (SQ. FT.)	TOTAL	%
EXISTING	1,738	2,744	4,482	23.1%
PROPOSED	3,398	3,705	7,103	36.6%

TREE REMOVAL	OAKS	NON-SIGNIFICANT	TOTAL REMOVED	TOTAL
			3	3
TOTAL			3	

GENERAL CONDITIONS

- TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2016 CALIFORNIA STANDARDS CODE SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
- SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONTRACTOR DOCUMENTS, HE IS TO NOTIFY THE ARCHITECT IN WRITING. **CONTRACTOR IS ALSO RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH THE GEOTECHNICAL REPORT FROM GRICE ENGINEERING DATED 9/21/2018 AND ALL RECOMMENDATION MADE THEREIN.**
- UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.
- CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.
- DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USAGE. ALL OTHER ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.
- NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS.
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.

PROJECT TEAM

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JUSTIN PAULY ARCHITECTS
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jpa@justinpaulyarchitects.com
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P: 831.373.5065

GEOTECHNICAL:
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SAM GRICE
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SCOTT HALL
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PACIFIC GROVE, CA 93950
C: 831.901.0150

ARBORIST:
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PACIFIC GROVE, CA 93950
ISA CERTIFIED ARBORIST #536
SOCIETY OF AMERICAN FORESTERS #48004
P: 831.373.7086
C: 831.594.2291

STRUCTURAL ENGINEER:
TBD

GENERAL CONTRACTOR:
TBD

SHEET INDEX

ID	NAME
A0.0	COVER SHEET
L-1	TITLE SHEET
L-2	FIRE SAFETY ZONE
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L-6	LANDSCAPE PLANTING PLAN
L-7	LANDSCAPE SITE SECTION / ELEVATION & GARDEN ELEMENT IDEAS
A1.0	SURVEY
A1.1	SITE DEMOLITION PLAN
A1.2	PROPOSED ARCHITECTURAL SITE PLAN
A1.3	EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	ROOF PLAN
A3.1	NORTH & WEST ELEVATIONS
A3.2	SOUTH & EAST ELEVATIONS
A4.1	BUILDING SECTIONS
A5.1	DOOR SCHEDULES
A5.2	WINDOW SCHEDULES

DEFERRED SUBMITTALS

PRIOR TO INSTALLATION OF THE FOLLOWING SYSTEMS, THE CONTRACTOR SHALL SUBMIT TO THE MONTEREY CO. BUILDING DEPARTMENT THE REQUIRED DOCUMENTATION FOR REVIEW AND APPROVAL. REVIEW BY ARCHITECT SHALL BE PERFORMED PRIOR TO SUBMITTING DOCUMENTS TO ENFORCEMENT AGENCY.

- AUTOMATIC FIRE SPRINKLER SYSTEM. COORDINATE DESIGN FOR THE LOCATION OF SPRINKLER HEADS WITH ARCHITECT.
- FIRE ALARM SYSTEM SHALL CONFORM WITH THE 2013 CBC. COORDINATE LOCATION OF VISIBLE COMPONENTS WITH ARCHITECT.
- DEFERRED TRUSS DRAWINGS: SUBMIT 2-SETS OF TRUSS DRAWINGS AND CALCULATIONS TO THE COUNTY/CITY FOR REVIEW AND APPROVAL. THE STRUCTURAL ENGINEER IS TO PROVIDE A SHOP DRAWINGS REVIEW STAMP ON THE TRUSS DRAWINGS, SIGNED AND DATED. THE TRUSSES ARE TO BE APPROVED BY THE COUNTY/CITY PRIOR TO REQUESTING THE ROOF SHEATHING INSPECTION AND WILL BE ASSESSED ADDITIONAL PLAN CHECKING FEES. (CBC 107.3.4.1)
- PHOTOVOLTAIC PANEL SYSTEM. CONTRACTOR SHALL SECURE CONSTRUCTION DOCUMENTS & BUILDING DEPARTMENT APPROVAL FOR ALL SYSTEMS AND REQUIREMENTS RELATED TO THE PV ARRAY.

APPLICABLE CODES

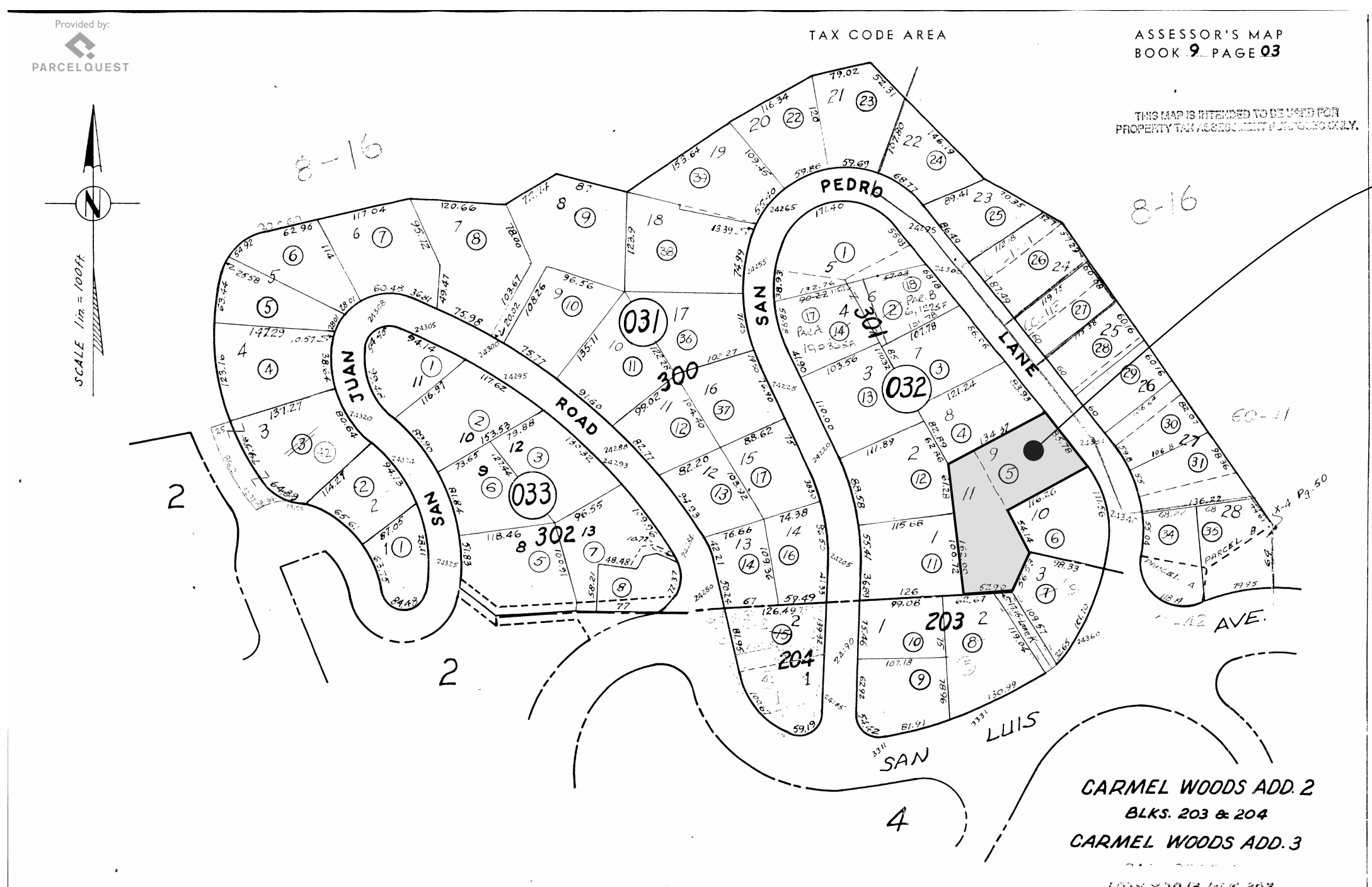
THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE

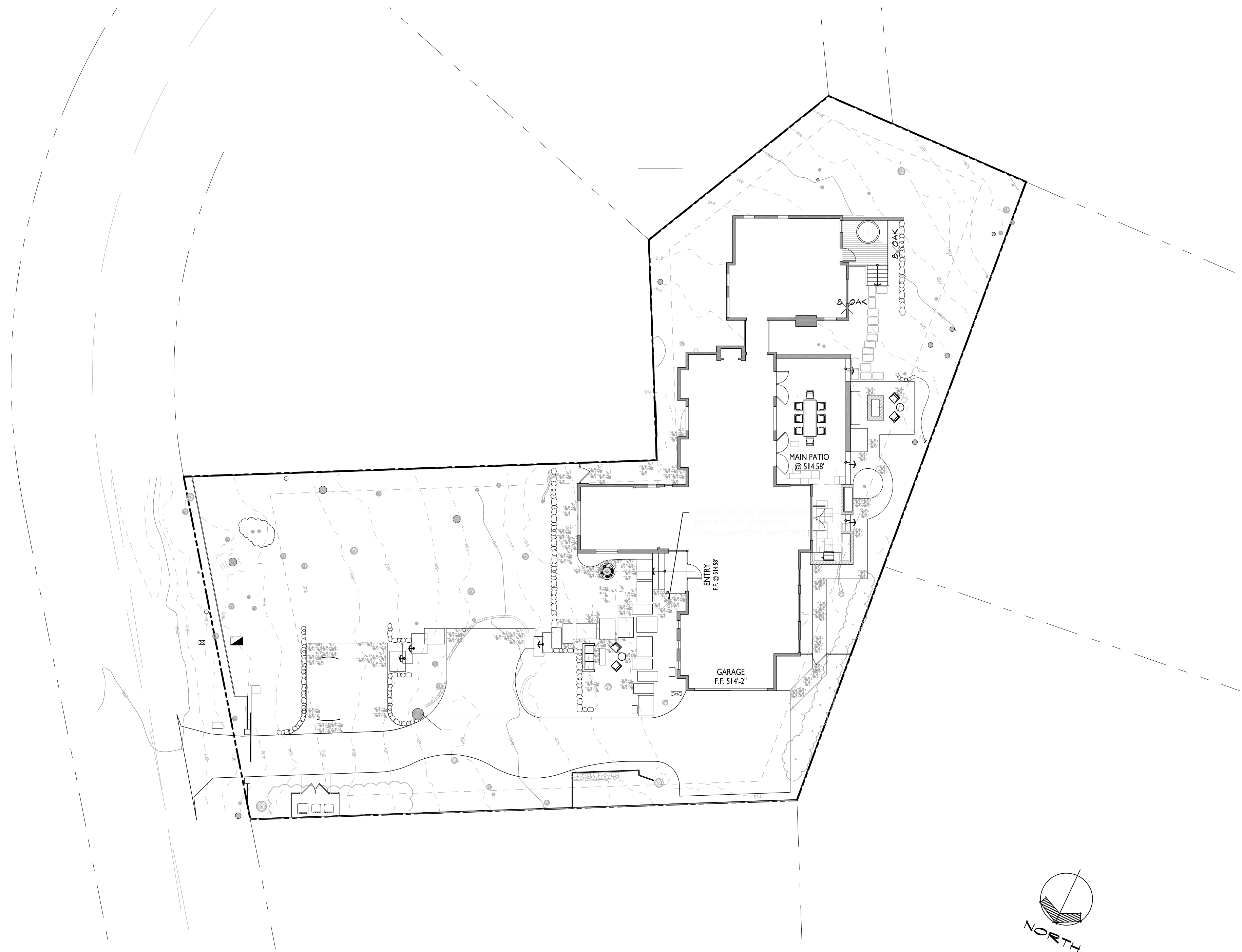
EROSION CONTROL & CONSTRUCTION MANAGEMNET PLAN

SCALE: 1" = 30'

PARCEL MAP



SUBJECT PARCEL



Alvan & Sara Adams Landscape

PLANS / SECTION / ELEVATION FOR MONTEREY COUNTY RMA PLANNING REVIEW

GENERAL NOTES:

1. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES. THE BUILDING CONTRACTOR, MASONRY / CONTRACTOR & GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFIED-ACTION OF ALL DIMENSIONS, GRADES AND OTHER SITE CONDITIONS WITHIN HIS SCOPE OF WORK. COORDINATION AND VERIFICATION DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK. CONCERNS WITH THE SITE DURING CONSTRUCTION WHICH MAY DIFFER GREATLY FORM THE DESIGN GOALS OR CREATE NEW OPPORTUNITIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY DURING THE WORK PHASE.
2. THE LANDSCAPE ARCHITECT SHALL ASSIST IN ANSWERING PLAN QUESTIONS OF ALL LANDSCAPE RELATED WORK AS CONSTRUCTED FROM THIS DESIGN.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK. ALL CONTRACTORS INVOLVED IN THE LANDSCAPE WORK SHALL HOLD CURRENT CALIFORNIA STATE LICENSES FOR THEIR TRADES. CERTIFICATES OF LIABILITY INSURANCE FOR AND NAMING THE PROJECT AND SHALL BE MADE OUT TO THE OWNER, ALVAN ADAMS.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E. SOIL TYPE, WATER, CLIMATE, WIND SUN EXPOSURE AND ETC) WHICH MAY EFFECT THE PROJECT SUCCESS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT & THE PROJECT MANAGER.
6. THIS PROJECT SHALL COMPLY WITH TITLE 24 & 2016 CALIFORNIA COMMERCIAL CODE), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CEC).
7. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL ALERT THE OWNER. UNDERGROUND MARKINGS SHALL BE PERFORMED PRIOR TO ANY DIGGING TO OBTAIN AN 811 TICKET PRIOR TO FINALIZING PLANS AND CONSTRUCTION. CALL USA UNDERGROUND ALERT PRIOR TO ANY DIGGING. USA (800) 642-244
8. CONSTRUCTION DOCUMENTS WILL COMPLETE ALL LANDSCAPE SPECIFICATIONS & DETAILS TO COMPLETE THE BUILDING PERMIT APPLICATION.

LANDSCAPE DESIGN SCOPE:

THE LANDSCAPE PLAN POINTS TO THE A SUCCESSFUL ADAPTIVE RESOURCE MANAGEMENT WITH THE PLANT SELECTIONS : NATIVE CALIFORNIA AND MEDITERRANEAN IN LIMITED PLANTERS AND PERIMETER PLANTING AREAS AROUND THE PROPERTY WHICH IS RESPECTFUL FOR A SUCCESSFUL STEWARDSHIP FOR THIS COASTAL AREA AND THE PLANTED REPLANTING OF NATIVE TREES FOR THE APPROVED TREE REMOVALS IN CONCERT WITH THE FOREST MANAGEMENT REPORT - FRANK ONO, ARBORIST (SEPTEMBER 2018)

ZONE PLANTING: ALSO REFEREED TO AS HYDRO-ZONE IS A CORRELATION TO THE AMOUNT OF POTENTIAL WATER USED. THREE ARE A MIX OF PLANTS CONSIDERED DROUGHT TOLERANT OR WATER SAVING. ASSOCIATE PERIMETER PLANTINGS ALSO INCLUDE WATER SAVING PLANTS. THE OBVIOUS INCREASE IN WATER ALLOCATION IS PROXIMATE TO THE NEW BUILDING.

PLANTING IN THESE AREA ARE CLIMATE SENSITIVE TO A MEDITERRANEAN LATITUDES AND INCORPORATES MANY NATIVE PLANTS DRAWN FROM A CALIFORNIA FLORA. THERE ARE NO EXOTIC SPECIES CAPABLE OF NATURALIZING INTO THE SURROUNDING AREA ARE ON THIS PLANTING PALETTE.

Landscape Design Statement:

I Scott Hall, a registered California Landscape Architect (#3405), certify that these landscape Planting and Irrigation Plans comply with all County of Monterey and conditions for approval and intent thereof.

The Planting Plans include the use of Native California Water Saving ("drought tolerant") plant species and Mediterranean plant species and do not include invasive plant species.

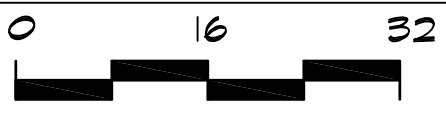
The responsible and appropriate Water Saving plant species selected here is reflected in the Irrigation use of a LOW FLOW water saving Irrigation delivery system. The water conserving system is primarily Drip type irrigation which follows State and Local County requirements. The oversight in this local under the Monterey Peninsula Water Management District Lay and Ordinance No. 172 is Compliant here.

No Irrigation is designed around the existing *Quercus agrifolia* (Coast Live Oaks) and *Pinus radiata* (Monterey Pines) has been designed.

 Digitally signed by Scott Hall
Date: 2018.10.17 23:47:18 -0700

Scott Hall, registered California Landscape Architect #3404

SHEET INDEX:	
1	TITLE SHEET / OVERALL SITE PLAN
2	FIRE SAFETY ZONE
3	LANDSCAPE LAYOUT PLAN
4	LANDSCAPE LIGHTING PLAN
5	LANDSCAPE IRRIGATION PLAN & WATER USE ESTIMATES
6	LANDSCAPE PLANTING PLAN
7	LANDSCAPE SITE SECTION / ELEVATION & GARDEN ELEMENT IDEAS



SCALE AS SHOWN

Revisions

Hall Landscape Design

Landscape Architects #3405

592 Lighthouse Avenue
Marina del Rey, CA 90500
(818) 555-5898
email: scotthalllandscape.com

REGISTERED LANDSCAPE ARCHITECT

SCOTT HALL #3405

SIGNATURE

DATE

STATE OF CALIFORNIA

Alvan & Sara Adams

24330 San Pedro Lane

Carmel, CA Carmel, CA apn 009-032-005

Title Sheet

Page Title:

Job # 10-17-2018

Date Printed: 10-17-2018

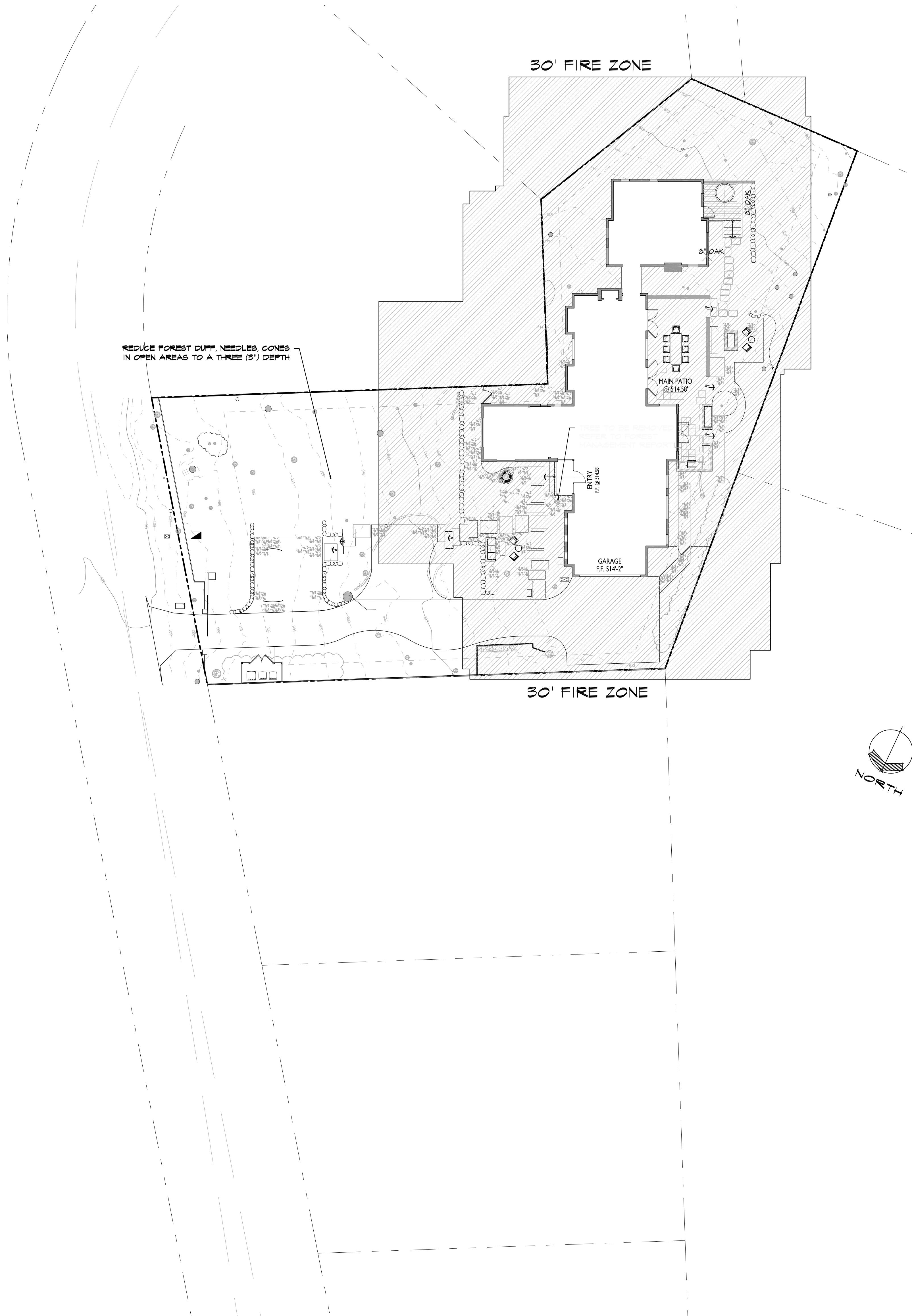
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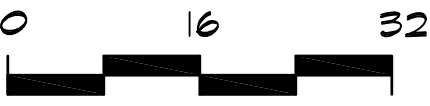
FUEL MANAGEMENT:

1. THE SITE PLAN ILLUSTRATES THE AREA OF VEGETATION AROUND THE PROPOSED STRUCTURE. THE GENERAL EXTENT OF EXISTING VEGETATION ARE THE TREES, PINE & OAK, AND LOW STATURE GRASS. INTERMITTENT ON THE PROPERTY. ALL TREE W CANOPIES WILL BE TRIMMED WITHIN STATE FIRE CODE GUIDELINES. NO CANOPY WILL OVERHANG THE BUILDING AND ALL WILL BE SHAPED TO THE APPROPRIATE 15 FT. PLUS ABOVE THE GRADE.
2. A MAJORITY OF THE AREA WITHIN IN THE EXISTING 30-FOOT CIRCLE FROM THE STRUCTURE AND CONTINUING TO THE PROPERTY LINE IS DEFENSIBLE FIRE MANAGEMENT ZONE AS BARE GROUND AND LOW STATURE LANDSCAPE PLANT MATERIAL. NEW PLANTINGS ARE SPREAD OUT TO ONLY AUGMENT USE AREAS AND WILL MAINTAIN OPEN BARE GROUND AND LOW FUEL SPACED PLANT MATERIALS. THIS FOLLOWS FIRE CODE LE101 DEFENSIBLE SPACE
3. DECREASE FUEL IN THE REDUCED FUEL ZONE. SURFACE LITTER OF NEEDLES, TWIGS AND CONES SHALL BE MAINTAINED TO A THREE INCH MINIMUMS DEPTH.
4. HEIGHT OF VEGETATION: GRASS AND FORBES SHALL BE MAINTAINED NOT TO EXCEED 18-INCHES. CLEARANCE BETWEEN SHRUB GROUPINGS SHALL BE A FOUR FOOT MINIMUM AND MAXIMUM 40 FEET.
5. REMOVAL OF THREE (3) OAK TREES ARE PROPOSED: TWO OF THE TRIAD ARE SMALL 8" D IN THE PROPOSED NEW BUILDING. THE THIRD IS A 15" D OAK CURRENTLY AT THE FOUNDATION OF THE FRONT OF THE HOUSE. PLEASE REFER TO THE PROJECTOR FOREST MANAGEMENT REPORT.
6. THE PROPOSED DRIVEWAY PLAN IS 12-FEET WIDTH.
7. AN ENTRY GATE IS PROPOSED ON THE PLANNING APPROVAL PLAN SET. INSPECTION DURING THE LAYOUT OF THE GATE AND GATE OPENING HARDWARE BY THE FIRE MARSHAL IS SUGGESTED. ACTUAL GATE OPENER SHALL INCLUDE A KNOX BOX UNIT
8. BUILDING ADDRESS SHALL FOLLOW MONTEREY COUNTY ORDINANCE NO. 1241 WHICH SHALL INCLUDE 4-INCH HEIGHT, 1/2-INCH STROKE CONTRASTING AND OR REFLECTIVE.

GENERAL NOTE:

THE ROOTS AND PLANT DUFF WILL RETAIN SOIL STABILITY WHILE ALLOWING INTERPLANT AND SEEDING AS LONG RANGE RESTORATION. PLEASE REFER TO THE LANDSCAPE PRELIMINARY PLANTING & IRRIGATION PLANS.

FIRE SAFETY AND DEFENSIBLE SPACE PLAN LAYOUT



SCALE AS SHOWN

Revisions

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email: scotthalllandscape.com

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#3405
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DATE
STATE OF CALIFORNIA

Alvan & Sara Adams

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Fire Safety Zone
Sheet

Page Title:

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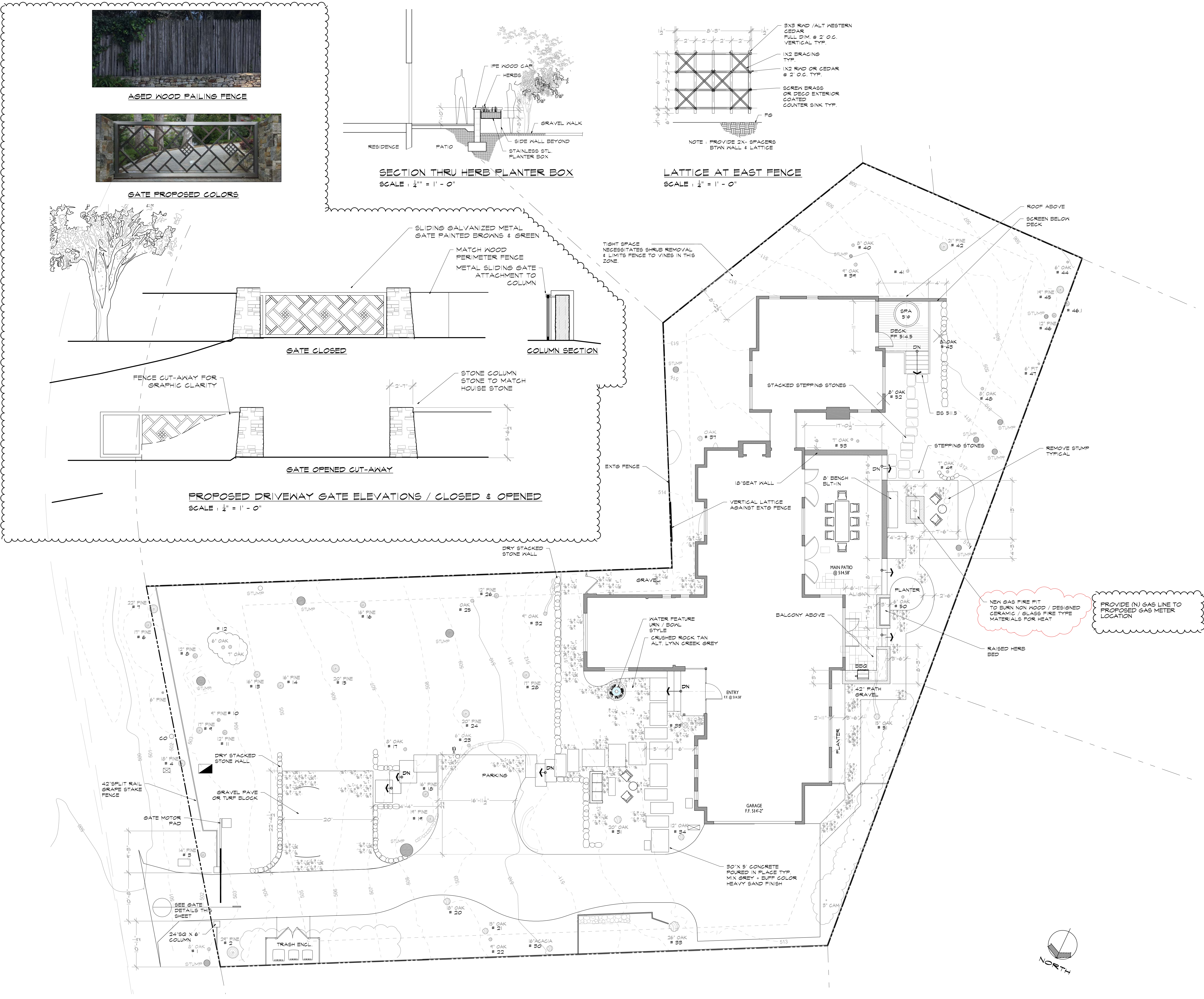
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Sheet

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of: 7 Sheets



Revisions

CLARIFY ENTRY GATE

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REGISTERED LANDSCAPE ARCHITECT

SCOTT HALL #3405

SIGNATURE

DATE

STATE OF CALIFORNIA

Digitally signed by Scott Hall

Date: 2018.11.19 22:51:41 -08'00'

Alvan & Sara Adams

24330 San Pedro Lane

Carmel, CA Carmel, CA apn 009-032-005

Layout Sheet

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Revision Printed: 11-19-2018

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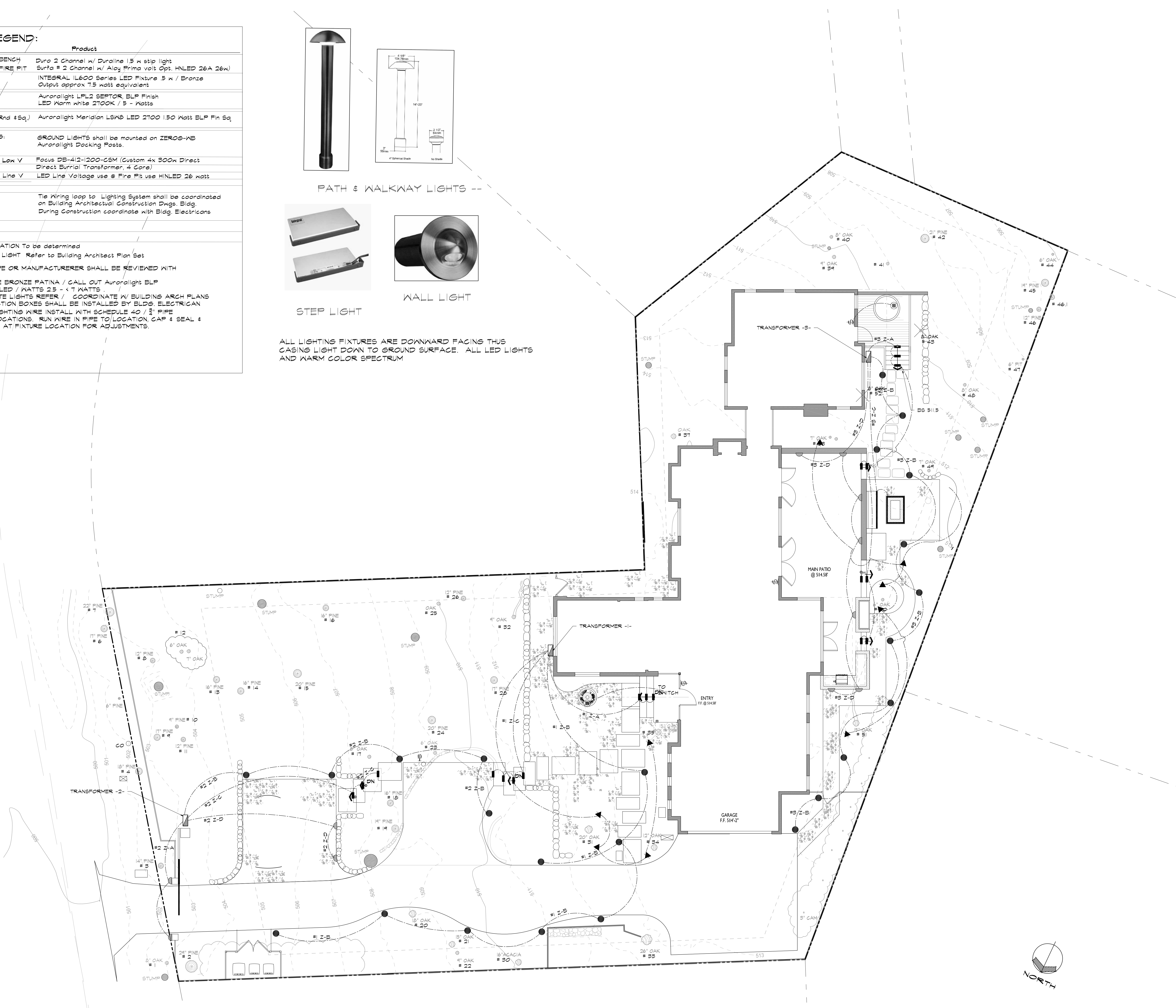
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LIGHTING LEGEND:			
Qty.	Symbol	Description	Product
		TAPE LIGHT @ BENCH	Dura 2 Channel w/ Duraline 1.5 w stip light
		TAPE LIGHT @ FIRE PIT	Surfa # 2 Channel w/ Alloy Prima volt Opt. HNLED 26A 26w)
		STEP LIGHT	INTEGRAL IL600 Series LED Fixture 5 w / Bronze Output approx 1.5 watt equivalent
		PATH LIGHTS	Auroralight LFL2 SEPTOR, BLP Finish LED Warm White 2700K / 5 - Watts
		WALL LIGHTS (Rnd & Sq.)	Auroralight Meridian LSWB LED 2700 1.50 Watt BLP Fin Sq.
		LIGHT MOUNTING:	GROUND LIGHTS shall be mounted on ZEROES-KB Auroralight Docking Posts.
		TRANSFORMER Low V	Focus DB-412-1200-6SM (Custom 4x 300w Direct Direct Burial Transformer, 4 Core)
		TRANSFORMER Line V	LED Line Voltage use @ Fire Pit use HNLED 26 watt
		Tie Wiring loop to Lighting System shall be coordinated on Building Architectural Construction Dwg. Bldg. During Construction coordinate with Bldg. Electricians	
		WIRING LOOP	
		GFI OUTLET	
		SWITCHING LOCATION To be determined	
		BUILDING WALL LIGHT Refer to Building Architect Plan Set	
		NOTE: • ANY CHANGE IN TYPE OR MANUFACTURER SHALL BE REVIEWED WITH LANDSCAPE ARCH. • ALL FINISH IS TO BE BRONZE PATINA / CALL OUT Auroralight BLP • ALL FIXTURES ARE LED / WATTS 2.5 - 1.7 WATTS • HOUSE & ENTRY GATE LIGHTS REFER / COORDINATE W/ BUILDING ARCH PLANS • LINE VOLTAGE JUNCTION BOXES SHALL BE INSTALLED BY BLDG. ELECTRICIAN • ALL LANDSCAPE LIGHTING WIRE INSTALL WITH SCHEDULE 40 / 3" PIPE THROUGHOUT ALL LOCATIONS. RUN WIRE IN PIPE TO LOCATION, CAP & SEAL & LEAVE 5-FT COILED AT FIXTURE LOCATION FOR ADJUSTMENTS.	



ALL LIGHTING FIXTURES ARE DOWNWARD FACING THUS
CASING LIGHT DOWN TO GROUND SURFACE. ALL LED LIGHTS
AND WARM COLOR SPECTRUM



Revisions

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Design

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email: scott@halllandscape.com

REGISTERED LANDSCAPE ARCHITECT
SCOTT HALL
#3405
SIGNATURE
DATE

Alvan & Sara Adams
24330 San Pedro Lane
Carmel, CA Carmel, CA apn 009-032-005

Landscape
Lighting

Page Title:

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IRRIGATION MATERIALS LIST

IRRIGATION CONTROLLER:

- HUNTER AC #2 (TWO WIRE SYSTEM)
- 110v weatherproof outlet verify / Power to be provided by developer

RAIN SENSOR / WEATHERMATIC SLWS

Attach rain sensor to building eave South facing & Interface with the Controller at both controller.

P.O.C. POINT OF CONNECTION:

- Brass (Mfg.) MATCO Gate Valve no less than 1/2" Below Pipe Diameter
- Backflow Assembly / Wilkens or Equal - A certified Test shall be made at time of installation
- Option to install separate water meter / hydro flow meter T.B.D.
- Install inline Netatim Disc-Kleen Filter (Automatic Self Cleaning)

MAIN LINE:

Schedule 40 PVC

LATERAL LINE:

SCHEDULE 40 PVC/ Pipe to the Plant Irrigating Zone

IRRIGATION VALVE:

- WEATHERMATIC 21000 / 1" REMOTE VALVES --- REVIEW EXTS.
- Place each Valve into 9" Carson or equal Valve box

DRIP SETUP: Emitters & Techline

- Netatim Filter at Backflow / front of system
- Filter @ each Valve shall be Arkal 1/2"
- Regulator after Filter shall be 30 PSI Senniger Regulator

HOSE BIB:

- Rainbird 44 RC Quick Coupler Valve (Provide in box)
- Provide 4 (Four) Hose Keys

BACKFLOW PROTECTOR ASSEMBLY:

- Steel Cage "Hartford Green"
- Mfg. Lemur or UBS04
- Bolt to 4" minimum Slab

DRIP LINE & EMITTERS:

- PVC Schedule 40 Pipe 1/2" shall install as the run to actual planted areas
- DRIP LINE shall be Polyethylene Tubing mfg. Argifilm or Netatim with individual pressure compensating emitters (Netatim or Argifilm to be added at delivery points)
- EMITTERS shall be 1 gallon & 2 gallon per hour to be used with Polyethylene tubing
- Pressure compensating range: 10.15 to 55 psi
- EMITTER NUMBERS vary per plant container size (T.B.D.) in Final Working Drawings

TECHLINE:

- Techline HCVR mfg Netatim Co. is a continuous self-cleaning recycled content, pressure compensating drip line with built-in check valve and 'Gupron' (Mfg. copper oxide) infused for root intrusion deterrent. This low volume dripline has integral evenly space pressure compensating vial emitters formed to the inside of the tubing
- Emitter inline evenly spaced varies on a roll from 6", 12", 18" or 24" apart
- Emitters discharge rates from 0.33, 0.55, 0.77 and 1.16 gallons per hour (GPH)
- Techline HCVR is available in 100', 250', 500' & 1,000' coils

BACKFLOW TESTING:

- Landscape Contractor is responsible to certificate testing by Licensed American Waterworks Agent.
- Submit test results to Project Manager

ESTIMATED TOTAL WATER USE / ETWU

Hydrozone #	Annual ETO -	Effective rainfall x	plant factor x (sq. ft.)	landscape area	DUxME x	gal conversion =	total gallons
1	38.52	6.69	0.50	820.00	0.80	0.623	10,162.92
2	38.52	6.69	0.50	325.00	0.80	0.623	4,027.99
3	38.52	6.69	0.50	153.00	0.80	0.623	1,896.25
4	38.52	6.69	0.50	435.00	0.80	0.623	5,391.31
5	38.52	6.69	0.50	269.00	0.80	0.623	3,333.93
6	38.52	6.69	0.50	332.00	0.80	0.623	4,114.74
				2,334.00			
					TOTAL		28,927.14

Annual estimated applied water = (Eto-ER) x Pf x LA x .623/ DU x ME
ETO=reference ET; ER=Effective rainfall (Eto for Dec-Feb); Pf=Plant factor;
LA= Landscape area by hydrozone; .523= conversion factor to gallons; DU=Distribution Uniformity
ME=Management Efficiency

Annual estimated applied water = total sum of gallons from Hydrozones 1-6

Annual estimated Total Water use (ETWU) = 28,927.14 gallons
MAWA 44,952.84 gallons/year 0.09 acrefeet/year
CIMIS based PACIFIC GROVE Station #193 Eto Values by 38.52 (in) 0.14 acrefeet/year

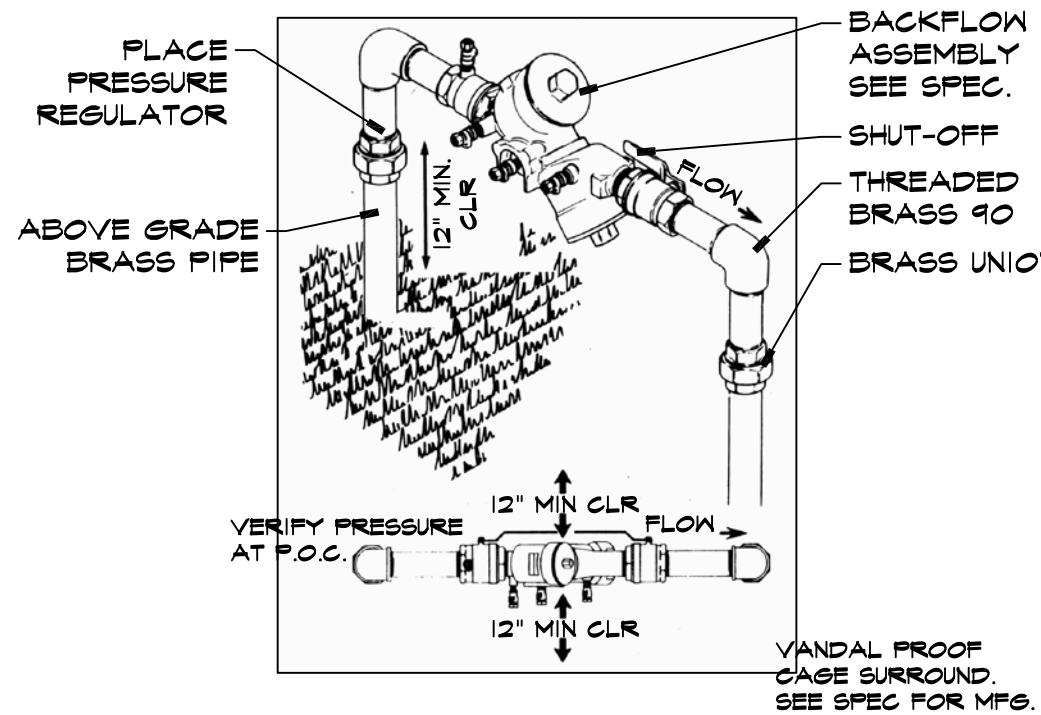
Definitions:

Acre/FT = 325,732.900
KL = 0.500
IE = 0.800
Et adj = 0.625
Annual ETO = 38.520
DuxMe = 0.620
Gallon Conversion 0.623

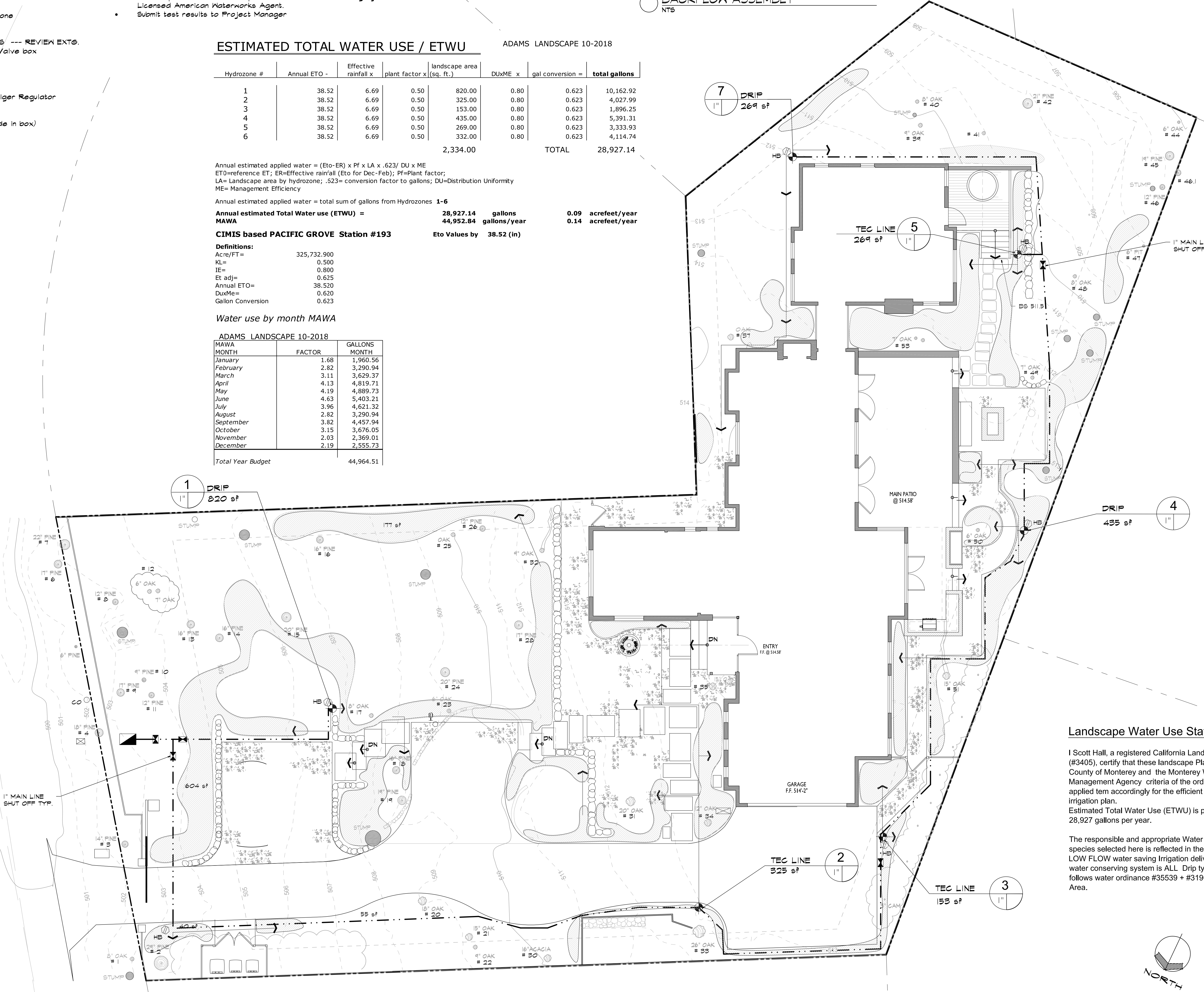
Water use by month MAWA

ADAMS LANDSCAPE 10-2018		
MAWA MONTH	FACTOR	GALLONS MONTH
January	1.68	1,960.56
February	2.82	3,290.94
March	3.11	3,629.37
April	4.13	4,819.71
May	4.19	4,889.73
June	4.63	5,403.21
July	3.96	4,621.32
August	2.82	3,290.94
September	3.82	4,457.94
October	3.15	3,676.05
November	2.03	2,369.01
December	2.19	2,555.73

Total Year Budget 44,964.51



BACKFLOW ASSEMBLY NTS



Landscape Water Use Statement:

I Scott Hall, a registered California Landscape Architect (#3405), certify that these landscape Plans comply with County of Monterey and the Monterey Water Management Agency criteria of the ordinance 172 and applied term accordingly for the efficient use of water in the irrigation plan.
Estimated Total Water Use (ETWU) is projected to be 28,927 gallons per year.

The responsible and appropriate Water Saving plant species selected here is reflected in the Irrigation use of a LOW FLOW water saving Irrigation delivery system. The water conserving system is ALL Drip type Irrigation which follows water ordinance #35539 + #3190. There is no turf Area.

Revisions

Hall
Landscape
Design

Landscape Architects #3405
552 Lighthouse Avenue
Carmel, CA 95006
(831) 655-0806
email: scotthalllandscape.com

REGISTERED LANDSCAPE ARCHITECT
SCOTT HALL
#3405
SIGNATURE
DATE

Alvan & Sara Adams
24330 San Pedro Lane
Carmel, CA Carmel, CA apn 009-032-005

Irrigation
Plan

Page title:

Job # 10-17-2018
Date Printed: 10-17-2018
Revision
Drawn By MASH
Sheet

L-5
of: 7 Sheets

ADAMS GARDEN

Project Plant List & WUCOLS Plant Factor Evaluation

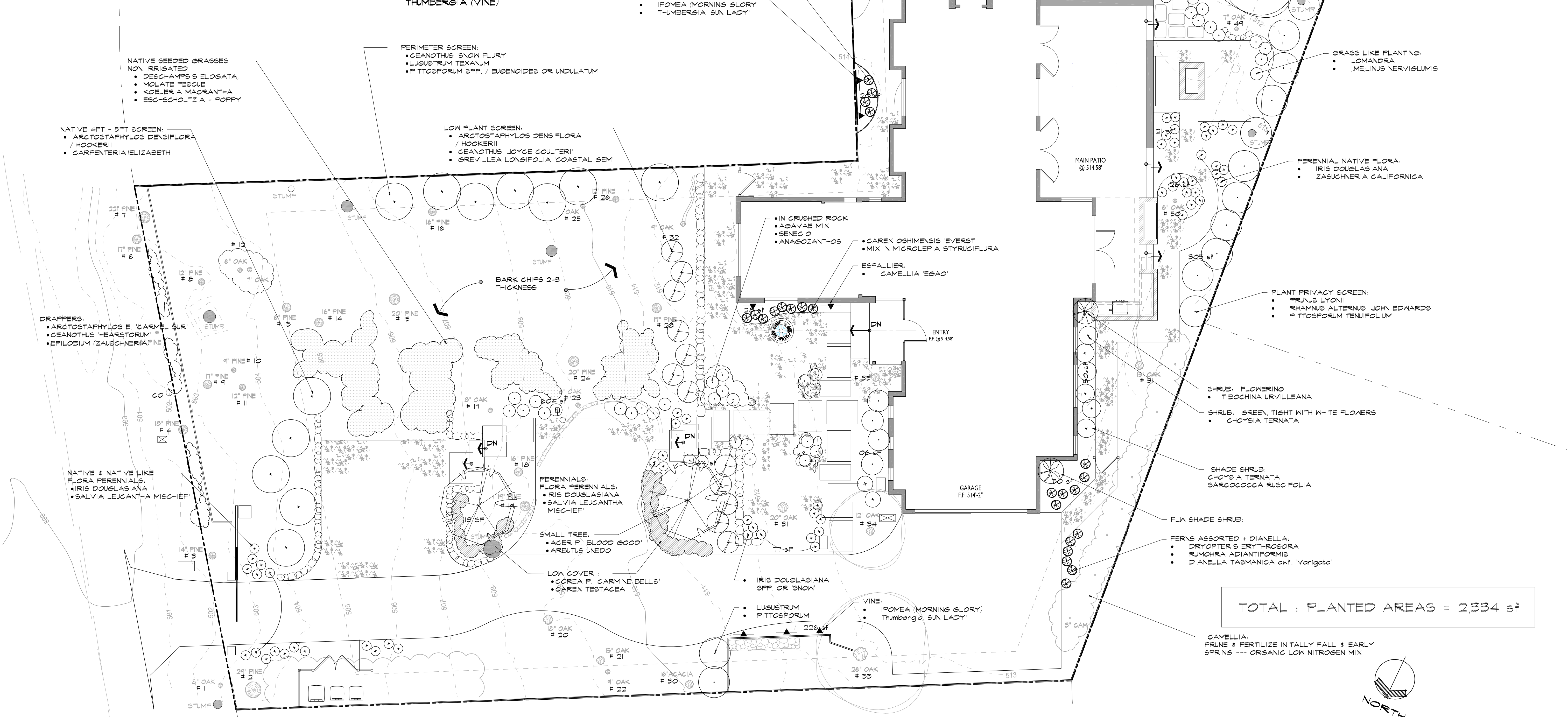
PLANT SPECIES	Plant Factor	TYPE	SIZE Container
Achillea millefolium + 'Terra Cotta' / 50-50%	L=2	P	1 gallon
Acer palmatum 'Bloodgood'	M=5	T	15 gallon
Arbutus unedo	L=2	T	15 gallon
Agave attenuata nova 'Blue'	L=2	S	2 gallon
Anemone 'September Charm'	M=5	P	1 gallon
Anagallis arvensis 'Dwarf'	L=2	P	1 gallon
Arctostaphylos edmundsii 'Little Sur'	M=3	GC	1 gallon
Alstromeria harmony	M=5	P	1 gallon
Carpenteria 'Elizabeth'	M=5	FS	5 gallon
Calamagrostis acutifolia 'Karl Forester'	M=5	G	1 gallon
Carex oshimensis 'Evert'	M=5	G	1 gallon
Carex lasiocarpa	M=5	GC	1 gallon
Chionodoxa lutea	L=2	S	5 gallon
Chrysanthemum 'Tectorum'	M=5	S	5 gallon
Chrysanthemum 'Dwarf'	L=2	T	5 gallon
Correa pulchra	L=2	CG	1 gallon
Dianella tasmanica dwarf 'Variegata'	M=5	P	2 gallon
Distichlis spicata	M=5	V	5 gallon
Dryopteris erythrosora	M=5	F	1 gallon
Rumex crispus	M=5	F	1 gallon
Echium candicans fastuosum	L=2	P	1 gallon
Heuchera	M=5	P	1 gallon
Hydrangea 'Niko Blue'	M=5	FS	5 gallon
Epilobium 'Evert's Choice' (Zauschneria)	M=3	GC	1 gallon
Escholtzia californica	L=2	A	Seed
Grevillea Mt Tamboritha	L=2	GC	5 gallon
Ipomoea	L=2	V	1 gallon
Iris Douglasiana	L=2	P	1 gallon
Lavender 'Goodwin Creek'	L=2	P	1 gallon
Lavender X 'Provence'	L=2	P	1 gallon
Lomandra longifolia 'Breeze'	M=5	G	1 gallon
Melissa nana	M=5	G	1 gallon
Microlepis strydomii	M=5	F	1 gallon
Quercus agrifolia	M=2	T	5 gallon
Prunus lyonii	M=5	S	5 gallon
Rhamnus alaternus	L=2	S	5 gallon
Rhododendron fragrantissima	M=5	FS	5 gallon
Sarcococca ruscifolia	L=2	S	5 gallon
Tunbergia 'Sun Lady'	M=5	V	1 gallon
Teucrium chamaedrys	L=2	P	1 gallon
Tibouchina urvilleana	M=5	S	5 gallon
Senecio mandraliscae	M=2	S	1 gallon
Viburnum opulus	L=2	FS	5 gallon
Westringia frutescens 'Mundi'	L=2	S	5 gallon

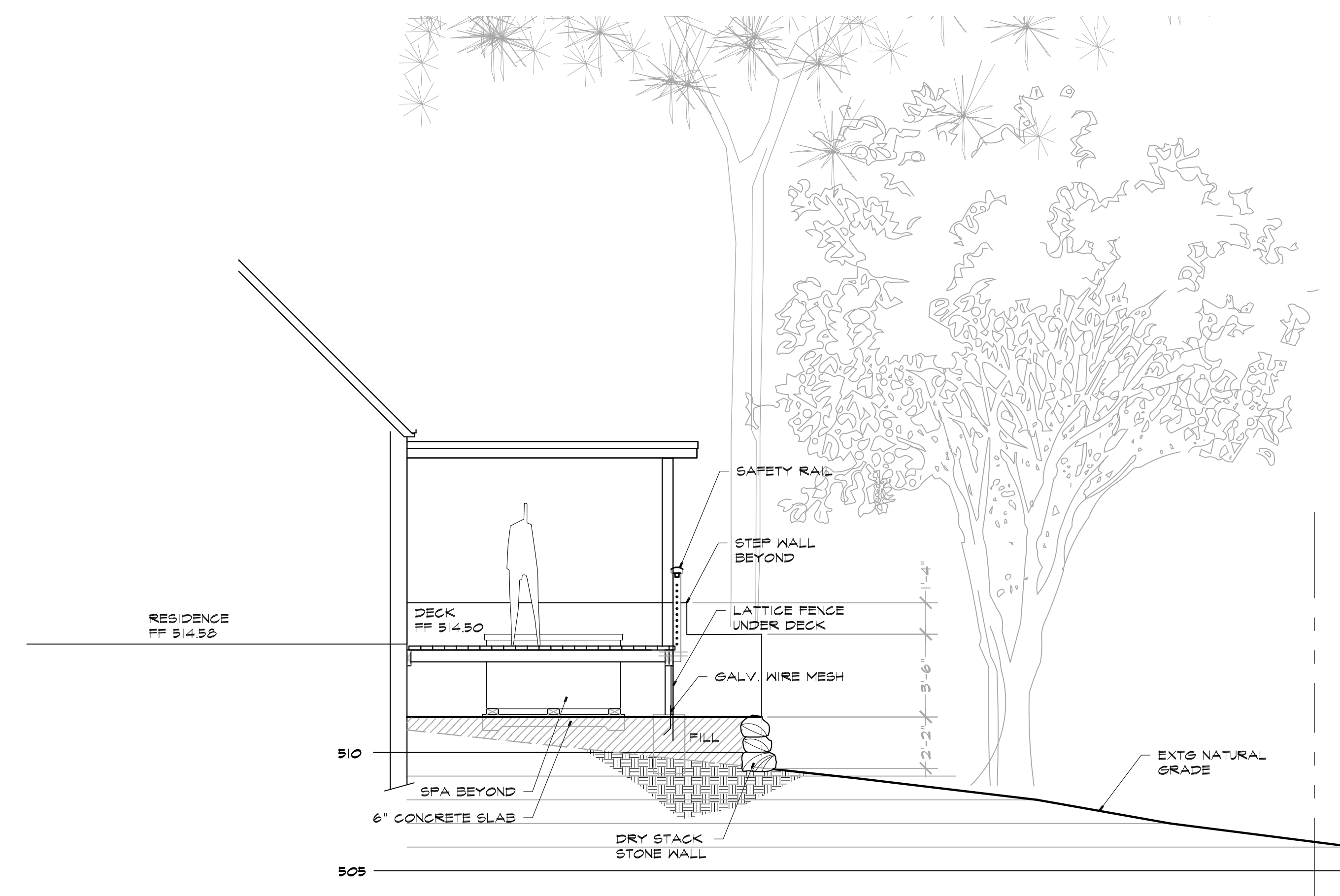
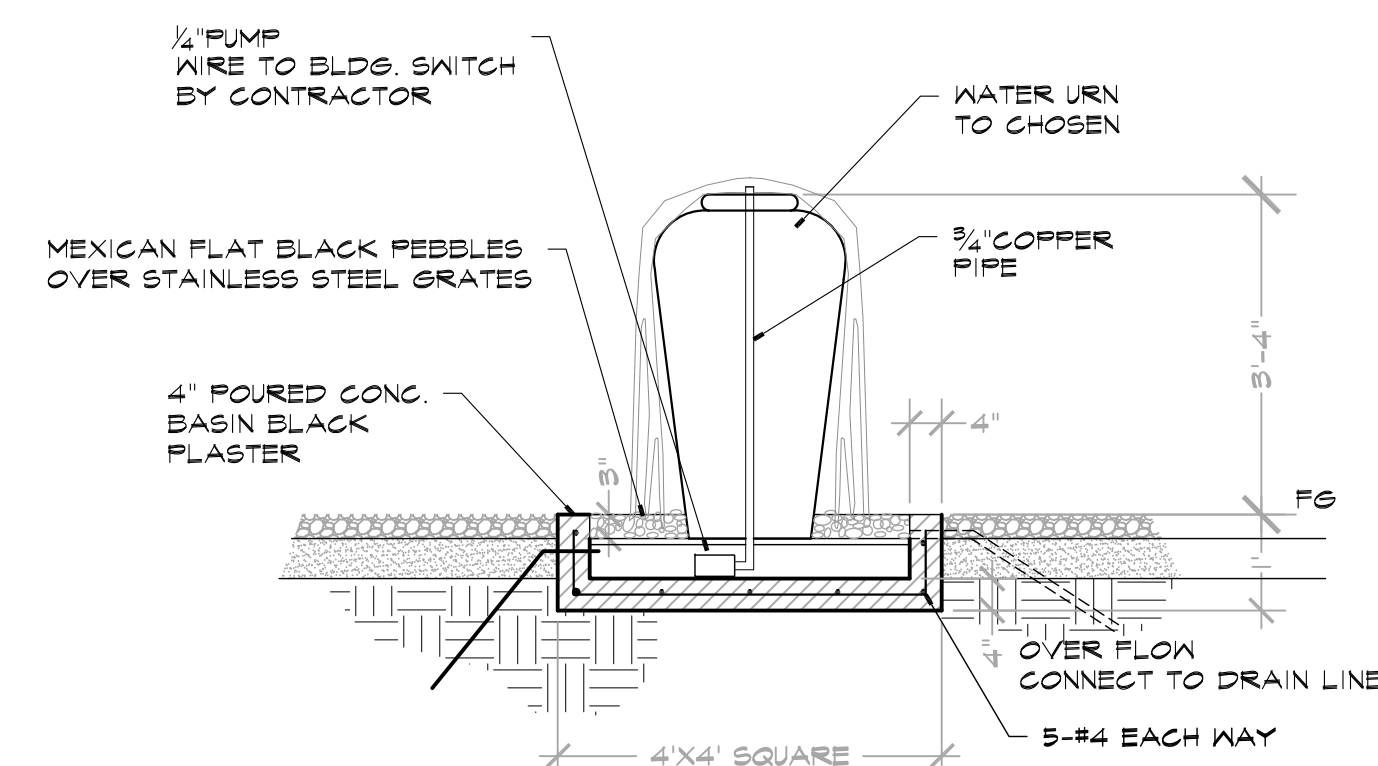
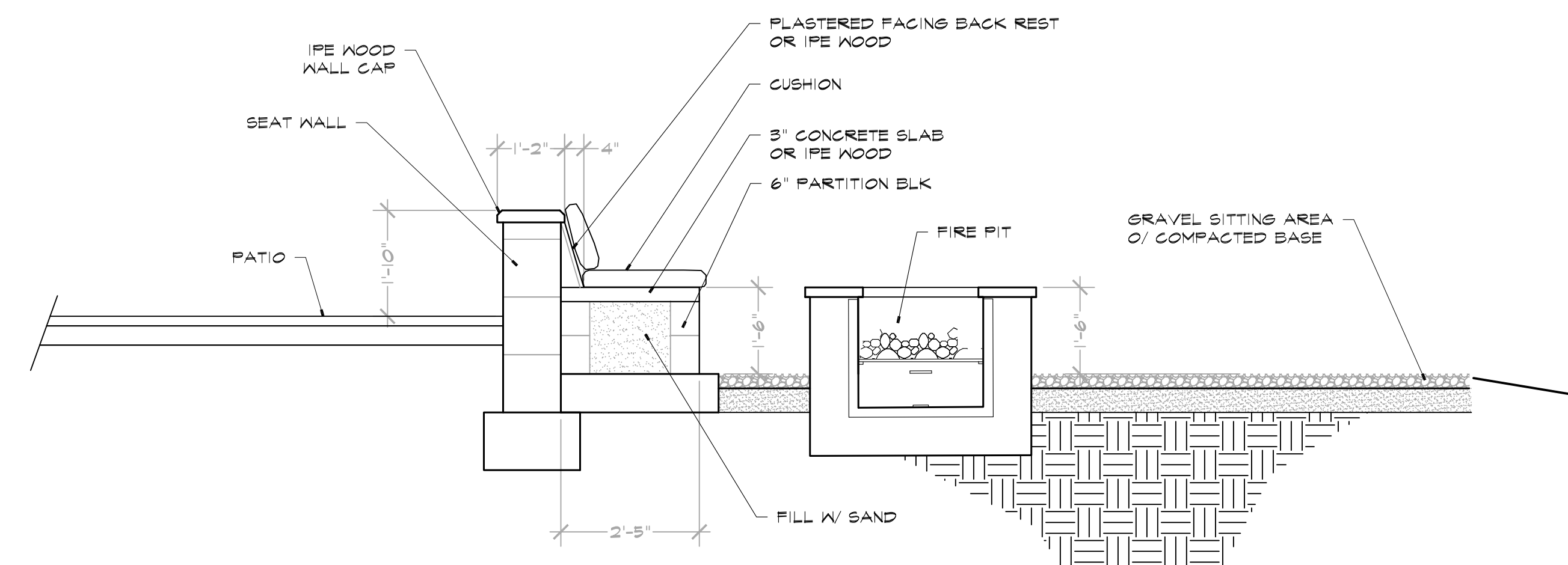
No Mow Meadow: Koeleria macrantha
Deschampsia elongata & Molate fescue

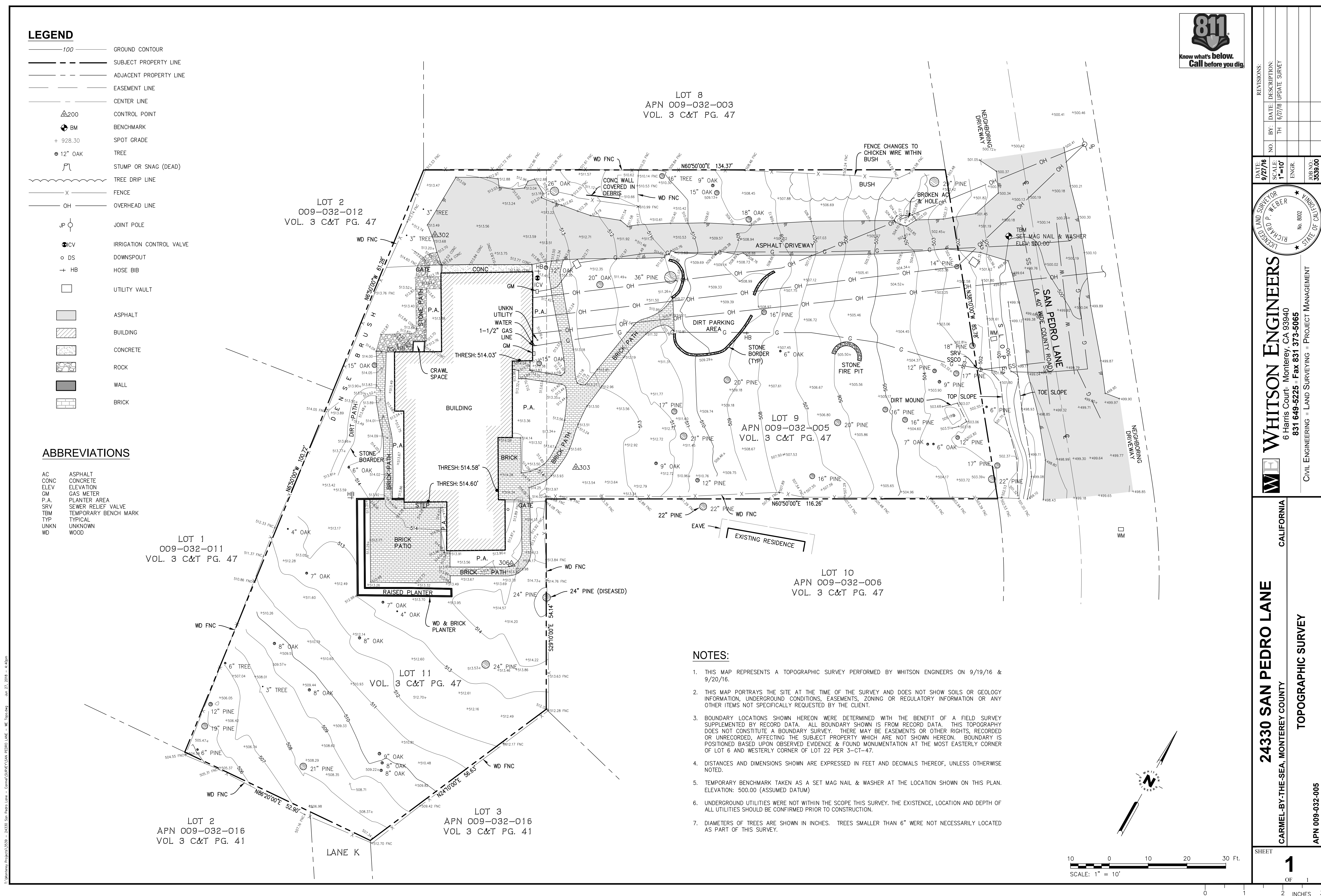
Plant Types
T ... Tree
S ... Shrub
P ... Perennial
GC ... Ground Cover

Water use
VL Very Low
L Low
M Moderate
H High

Tree Replacement Compliance Forest Management Report

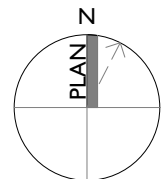








1 PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'



GENERAL NOTES

1. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
4. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL PER GEOTECHNICAL RECOMMENDATIONS.
5. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL PROVIDED THEY ARE LANDSCAPED WITH SOIL RETAINING GROUND COVERS AND ARE PROTECTED AGAINST CONCENTRATED OVER SLOPE DRAINAGE.
6. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
7. ALL FILL SLOPES SHALL BE COMPACTED IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION RECOMMENDATIONS. THE TOE OF ALL SLOPES SHOULD BE SUPPORTED BY A KEY CUT A MINIMUM OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL TOE. THIS KEY SHOULD BE A MINIMUM OF 8 FEET IN WIDTH AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE. IN ADDITION AS THE FILL ADVANCES UP THE SLOPE BENCHES 3 FEET ACROSS SHOULD BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE. (SEE SOILS REPORT)
8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

REFERENCE NOTES

- | | |
|---|----------|
| 1 | NOT USED |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |

PROJECT AREAS

SEE TITLE SHEET

MATERIAL LEGEND

- | | |
|--|---|
| | PROPOSED BUILDING FOOTPRINT |
| | PAVED AC DRIVEWAY |
| | SQUARYSTONE PAVING |
| | DECORATIVE GRANITE PERMEABLE SURFACE (PERVIOUS) |

issued: 10/18/18

revised: 11/20/18

drawn by: DJA

JUSTIN PAULY ARCHITECTS
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COASTAL DEVELOPMENT PERMIT

apn: 009-032-005-000

ADAMS RESIDENCE
carmel, california
24330 san pedro lane

a new residence for:

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT (© JUSTIN PAULY ARCHITECTS).

PROPOSED
ARCHITECTURAL SITE
PLAN

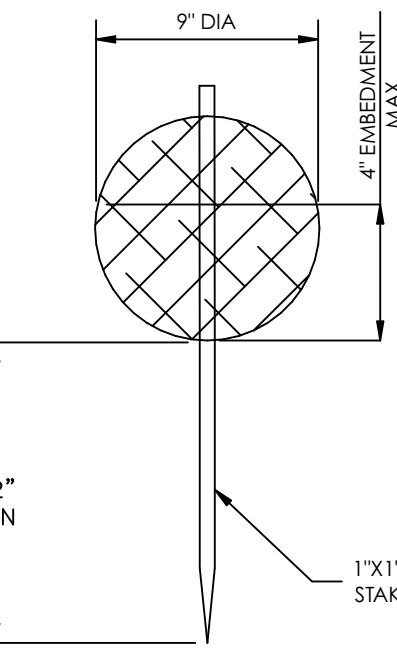
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19

EROSION CONTROL & CONSTRUCTION MANAGEMNET PLAN

SCALE: 1" = 10'

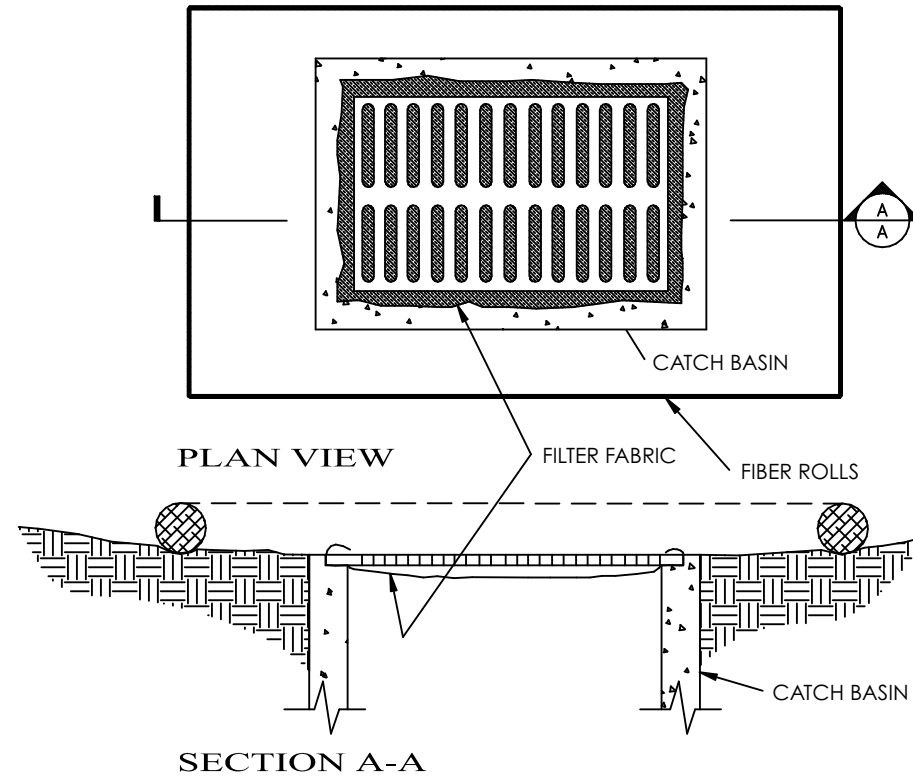


- INSTALLATION:
1. USE 1'X12' OR 1'X13' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.
 2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.
 3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT-LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.
 4. CONTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)
 5. CASQA RECOMMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.

20

FIBER ROLL

NOT TO SCALE



12

INLET PROTECTION

NOT TO SCALE

GENERAL NOTES (cont.)

3. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
 - DURING CONSTRUCTION, THE OWNER / APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA - ENVIRONMENTAL SERVICES IN THE RAINEY SEASON (OCTOBER 15TH TO APRIL 15TH).

LEGEND

SYMBOL	CAL-TRANS BMP #	DESCRIPTION
		INDICATES DOWNSPOUT LOCATION W/ SPLASH BLOCK. SEE ROOF PLAN AND ELEVATIONS.
		INDICATES AREA DRAIN LOCATION.
	SC-1, SC-5 & SC-6	EARTHEN BURN, FIBER ROLL, OR SILT FENCE (CONTRACTOR'S OPTION), INDICATES FIBER ROLL. SEE DETAIL 20 ON THIS SHEET.
	SC-7	STREET SWEEPING
	SC-10	INLET PROTECTION
	TC-1 & TC-3	STABILIZED CONSTRUCTION ENTRANCE/EXIT & TIRE WASH AREA
	WM-8	CONCRETE WASTE MANAGEMENT
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	TEMPORARY SOIL STABILIZATION, PROVIDE ON ALL DISTURBED AREAS
	WM-1	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	TEMPORARY STOCKPILES
	WM-9	SANITARY FACILITIES
		NATURAL DRAINAGE COURSE
		DIRECTION OF DRAINAGE

WATER POLLUTION CONTROL NOTES

1. ESTIMATED TOTAL AREA OF DISTURBANCE X ACRES.
2. BEST MANAGEMENT PRACTICES (BMPs) (MATERIAL AND THEIR CONSTRUCTION) SHALL CONFORM TO 2017 CALTRANS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL.
3. THE BMPs SHOWN ON THIS EROSION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ARCHITECT OR JURISDICTION HAVING AUTHORITY.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY ARCHITECT OR JURISDICTION HAVING AUTHORITY.
7. REASONABLE CARE SHOULD BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED, SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SILT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. CONTRACTOR SHALL SUPPLY DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
11. PROVIDE TEMPORARY 'EFFECTIVE SOIL COVER' ON ALL INACTIVE DISTURBED AREAS (AREAS THAT HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
12. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
13. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE/FIBER ROLL AT CONSTRUCTION SITE PERIMETER WHERE RUN-OFF LEAVES THE CONSTRUCTION SITE
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
14. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806 AND CALIFORNIA BUILDING CODE.
15. PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
16. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED AS WELL AS, TO ENSURE THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
17. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL LETTER OF GEOTECHNICAL CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED, AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
18. ALL OR PART OF THE CONSTRUCTION PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15th THROUGH APRIL 15th).
19. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURE, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION (MCC 16.12.100).

GRADING NOTES

1. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
4. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
5. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
6. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
7. ALL FILL SLOPES SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT. THE TOE OF ALL SLOPES SHOULD BE SUPPORTED BY A KEY CUT A MINIMUM OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL TOE. THIS KEY SHOULD BE A MINIMUM OF 8 FEET IN WIDTH AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE. IN ADDITION AS THE FILL ADVANCES UP THE SLOPE BENCHES 3 FEET ACROSS SHOULD BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE. (SEE SOILS REPORT)
8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
11. PVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

GENERAL NOTES

1. CONTRACTOR SHALL READ AND FAMILIARIZE THEMSELVES WITH THE GEOTECHNICAL REPORT PREPARED BY GRICE ENGINEERING DATED JULY 10, 2016. CONTRACTOR SHALL CONFORM TO GEOTECHNICAL RECOMMENDATIONS.
2. DRAINAGE PLAN SHOWN IS CONCEPTUAL. ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATION TO PROVIDE EFFECTIVE DRAINAGE. MOST LIKELY SOME POST CONSTRUCTION MONITORING AND IMPROVEMENTS WILL BE REQUIRED.

issued: 11/21/18

revised: -

drawn by:

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COASTAL DEVELOPMENT
PERMIT

apn: 009-032-005-000
carmel, california

a new residence for:
ADAMS RESIDENCE
24330 san pedro lane

EROSION
CONTROL &
CONSTRUCTION
MANAGEMENT
PLAN

sheet 28
A1.3
of -
sheets



1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFERENCE NOTES

- 1 NOT USED
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

WALL LEGEND

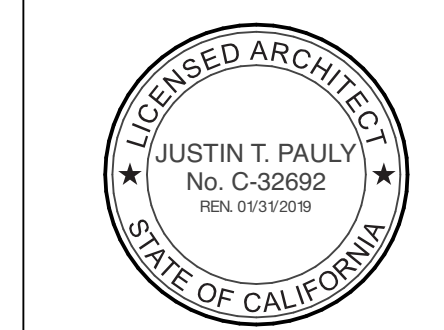
- NEW 2X4 INTERIOR WALL W/5/8" GWB BOTH SIDES, U.O.N
- NEW 2X4 INTERIOR WALL W/5/8" GWB BOTH SIDES, U.O.N
- NEW 2X6 EXTERIOR WALL W/CEMENT PLASTER SEMI-SMOOTH W/INTEGRAL COLOR O/1/2" PLYWOOD SHEATHING, MIN. R15 INSULATION PER TITLE 24 & 5/8" GWB INTERIOR, U.O.N.
- NEW 2X6 EXTERIOR WALL SITE W/CEMENT PLASTER SEMI-SMOOTH W/INTEGRAL COLOR O/1/2" PLYWOOD SHEATHING, BOTH SIDES, U.O.N.

issued: 10/18/18

revised: 11/20/18

drawn by: DJA

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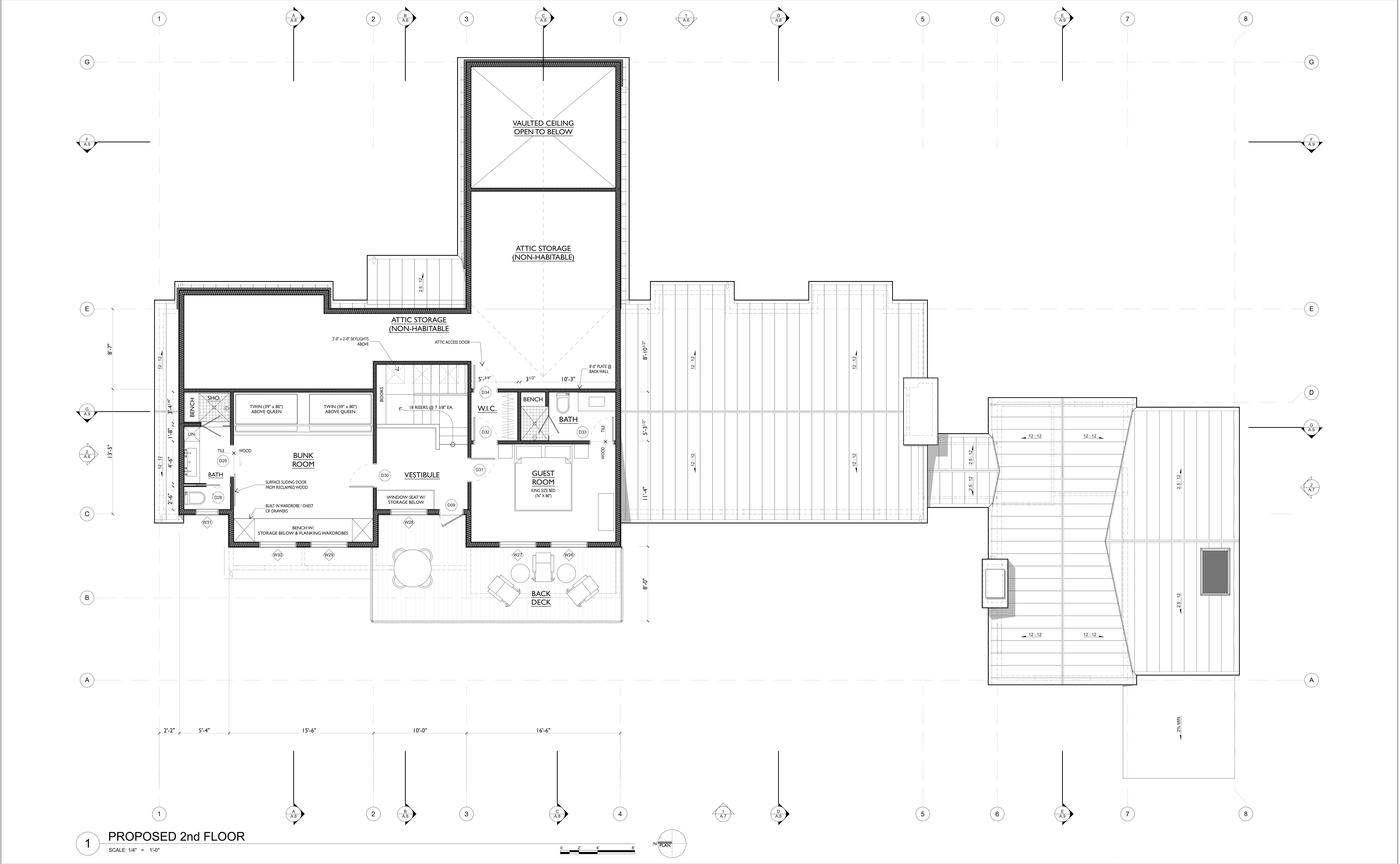
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FIRST FLOOR PLAN

sheet 30
A2.2
of - sheets



1 PROPOSED 2nd FLOOR
SCALE: 1/4" = 1'-0"

REFERENCE NOTES

- 1 NOT USED
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

WALL LEGEND

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- NEW 2X4 INTERIOR WALL W/5/8" GWB BOTH SIDES, U.O.N
- NEW 2X6 EXTERIOR WALL W/CEMENT PLASTER SEMI-SMOOTH W/INTEGRAL COLOR O/1/2" PLYWOOD SHEATHING, MIN. R15 INSULATION PER TITLE 24 & 5/8" GWB INTERIOR, U.O.N.
- NEW 2X6 EXTERIOR WALL SITE W/CEMENT PLASTER SEMI-SMOOTH W/INTEGRAL COLOR O/1/2" PLYWOOD SHEATHING, BOTH SIDES, U.O.N.

issued: 10/18/18
revised: 11/20/18
drawn by: DJA

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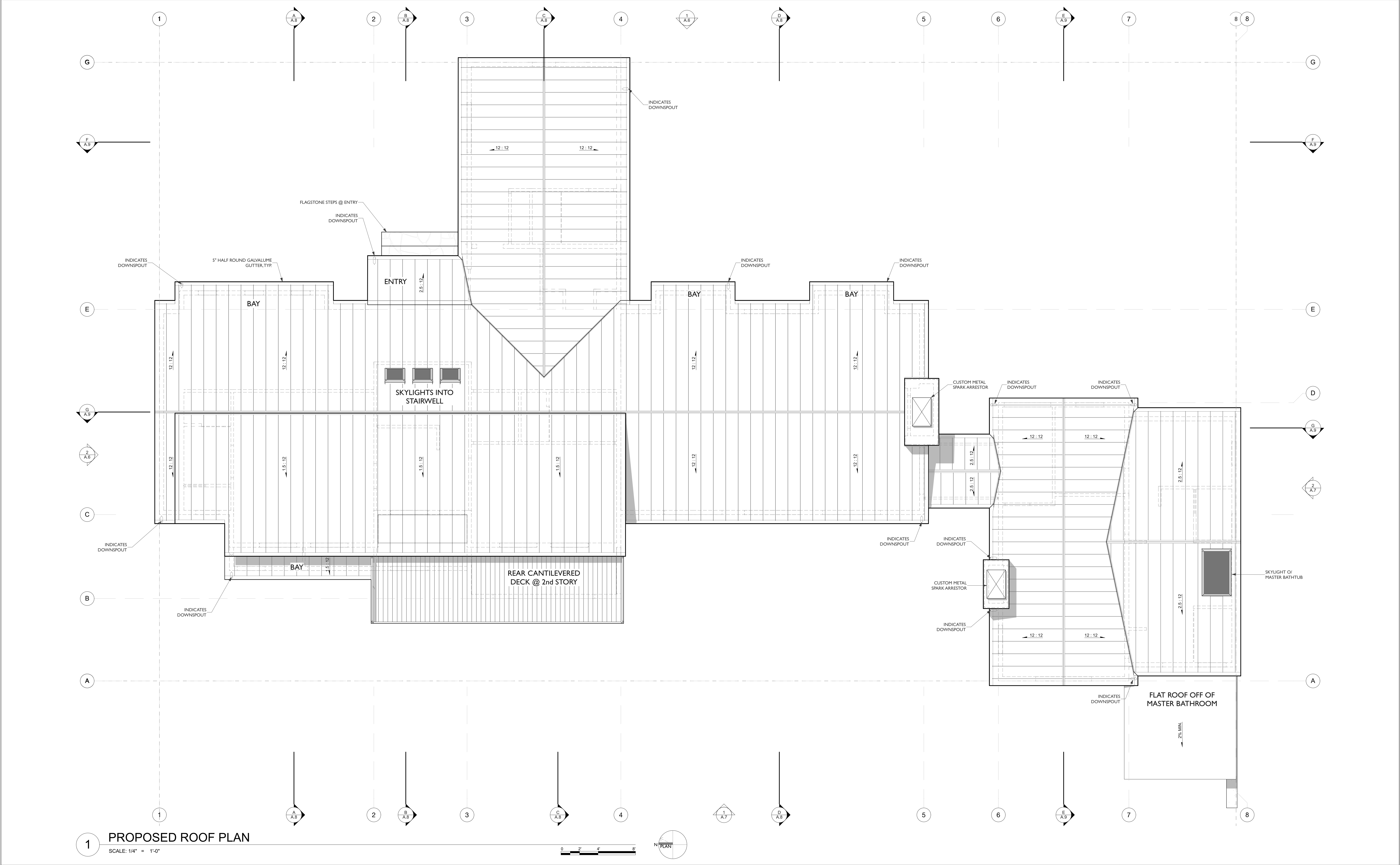


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carmel, california
apn: 009-032-005-000

SECOND FLOOR
PLAN

sheet 31
A2.3
of -
sheets



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

REFERENCE NOTES

- 1 NOT USED
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

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revised: 11/20/18
drawn by: DJA

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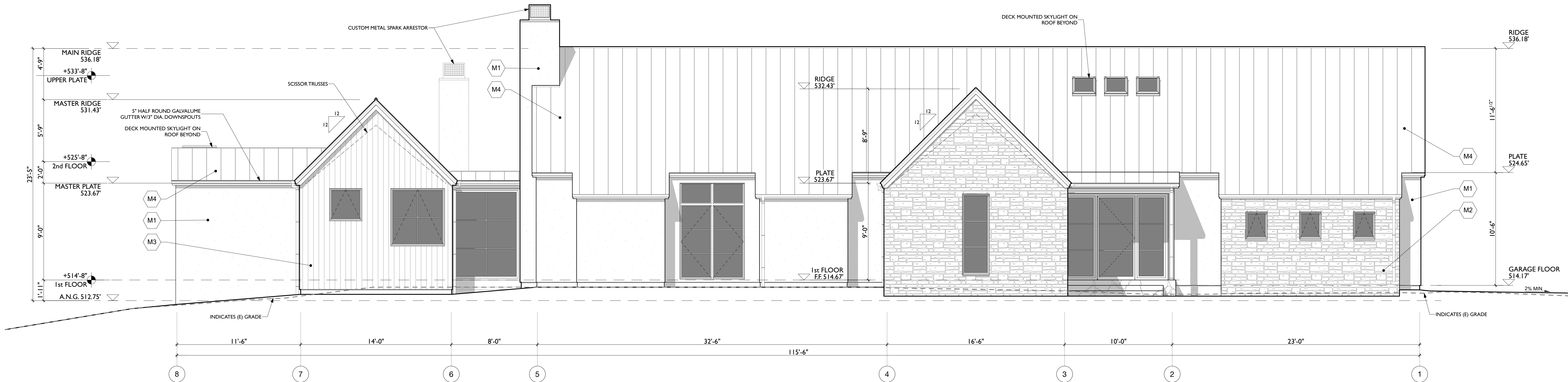


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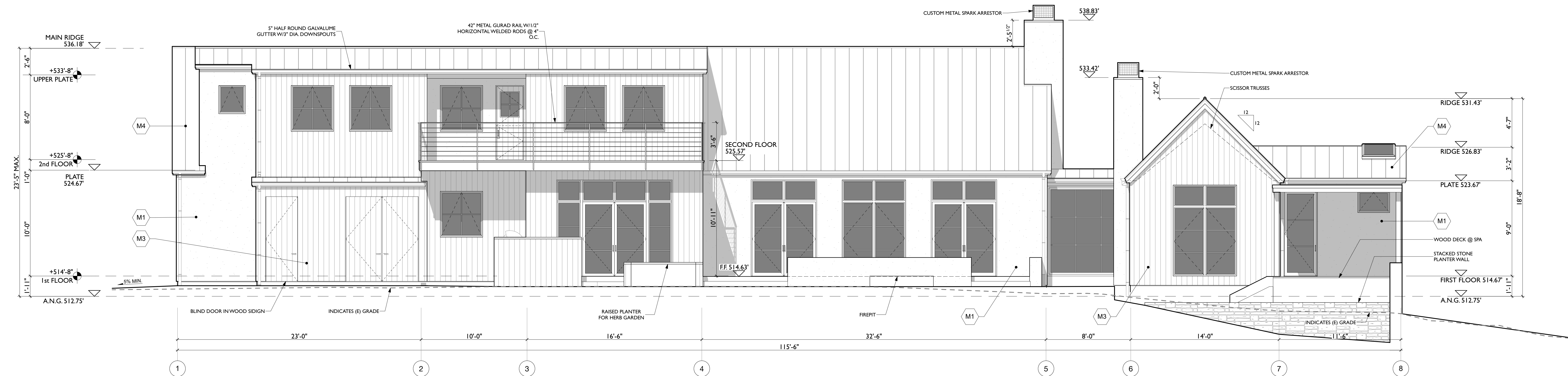
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apn: 009-032-005-000

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ROOF PLAN



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

REFERENCE NOTES

1
2
3
4
5
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7
8
9

10
11
12
13
14
15
16
17

MATERIAL LEGEND

- M1 (3) COAT 7/8" CEMENT PLASTER W/SEMI-SMOOTH FINISH TO BE PAINTED O/EXPANDED METAL LATH AND MIN. (2) LAYERS GRADE 'D' BUILDING PAPER
- M2 THE CARMEL STONE FACADE SHALL BE INSTALLED IN A BROKEN COURSE/RANDOM OR SIMILAR TO MASONRY PATTERN. SETTING THE STONES VERTICALLY ON THEIR FACE IN A COBWEB PATTERN SHALL NOT BE PERMITTED. PROVIDE WEEP HOLES AT A MAXIMUM OF 33 INCHES ON CENTER AND A MINIMUM OF 3/16 INCHES IN DIAMETER AT THE LINTELS AND BOTTOM OF THE STONE VENEERED WALLS.
- M3 VERTICAL CEDAR SIDING W/CLEAR SEALER O/BUILDING WRAP - MOISTURE BARRIER ON TYP. SHEATHING
- M4 METALSALES 24 GAUGE 18"WIDE 1" MINI-BATTON STANDING SEAM ROOF, FINISH: MYSTIC PLUS O/ HIGH TEMPERATURE SELF-ADHERING ROOF UNDERLAYMENT

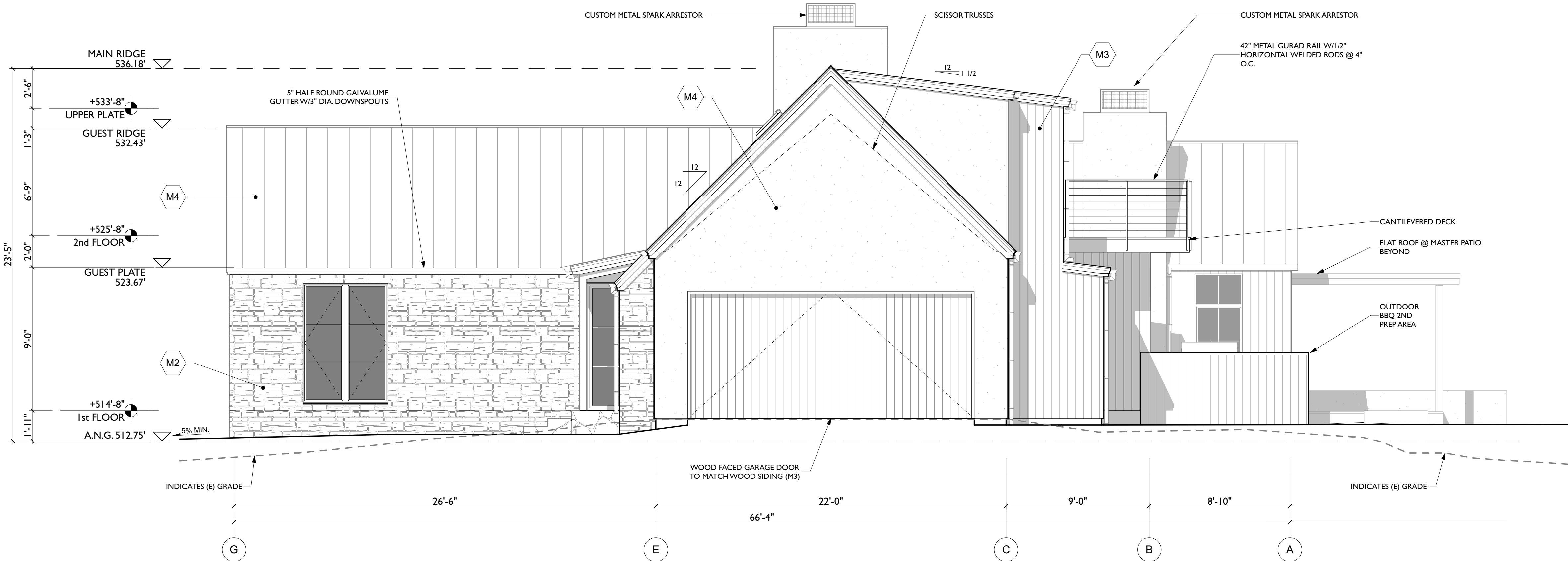
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carmel, california

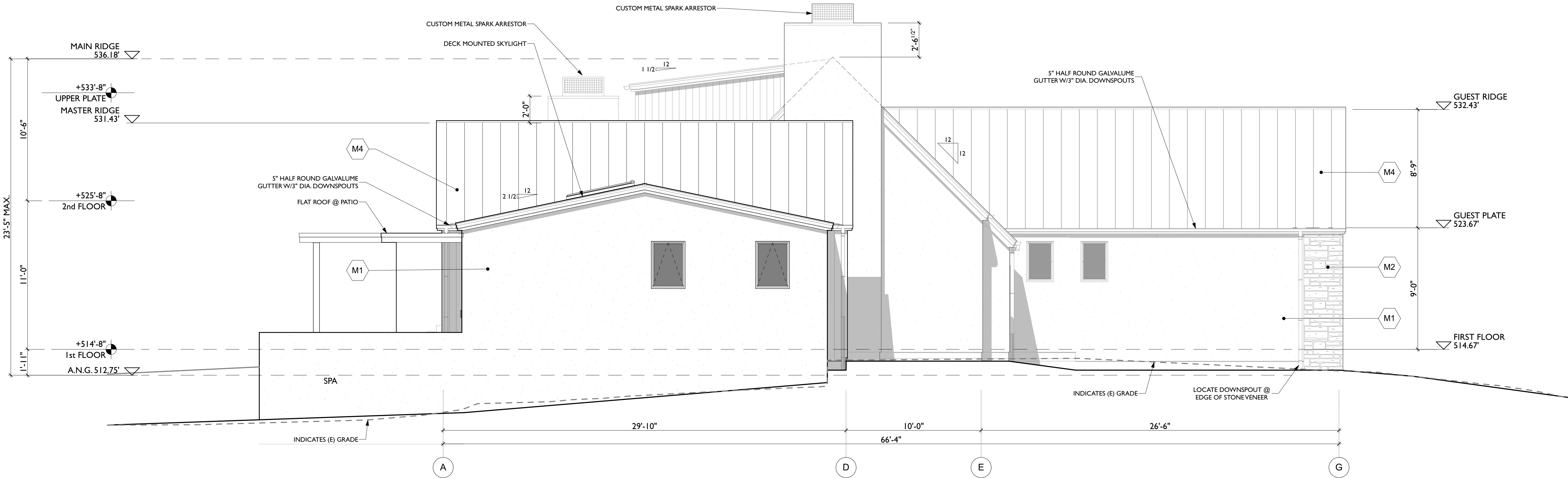
ADAMS RESIDENCE

a new residence for:

NORTH & WEST
ELEVATIONS



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REFERENCE NOTES

- 1
- 2
- 3
- 4
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- 7
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- 9
- 10
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- 12
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- 15
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- 18
- 19
- 20

MATERIAL LEGEND

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issued: 10/18/18
revised: 11/20/18

drawn by: DJA

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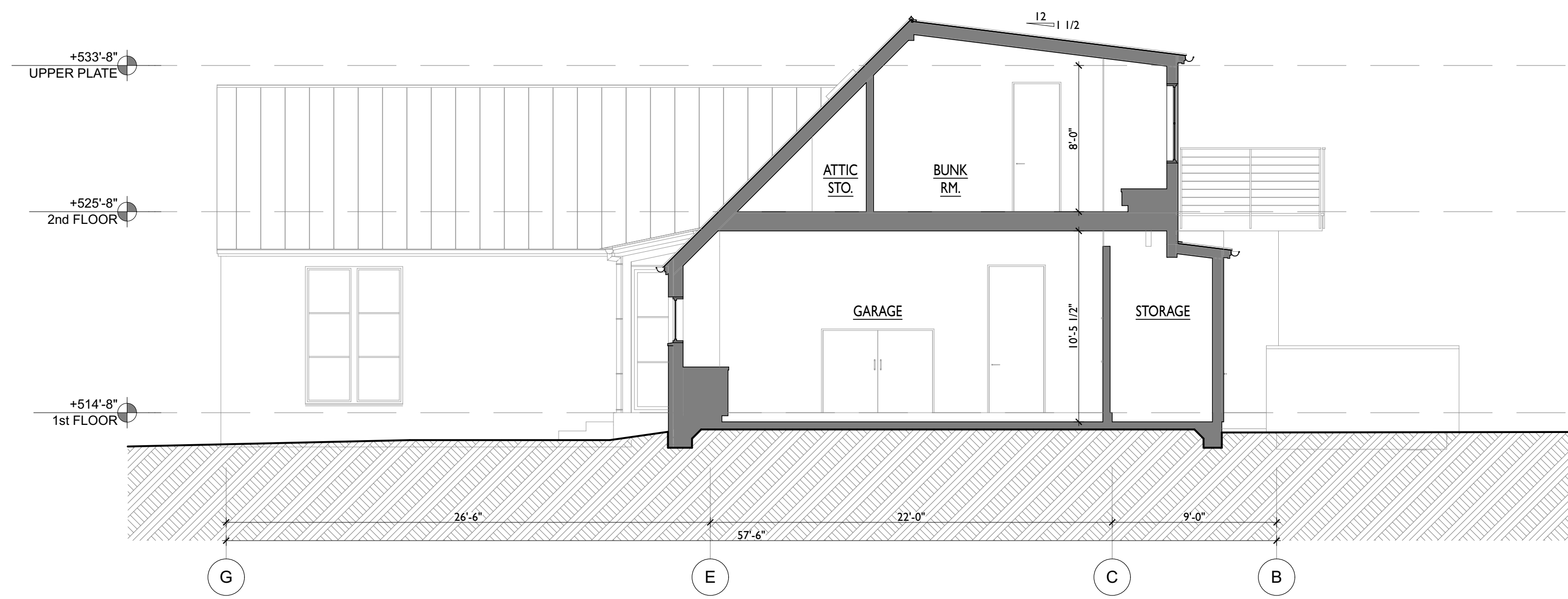
apn: 009-032-005-000
carmel, california

ADAMS RESIDENCE
a new residence for:
24330 san pedro lane

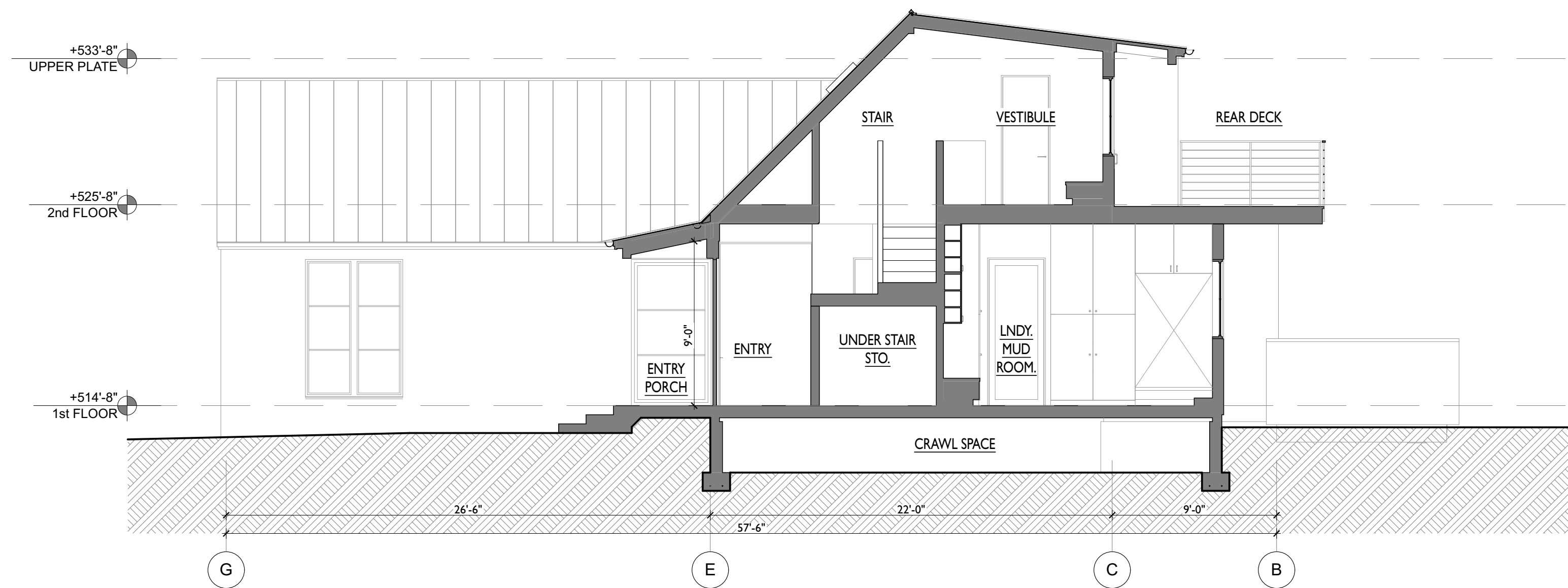
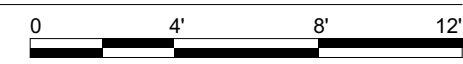
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SOUTH & EAST ELEVATIONS

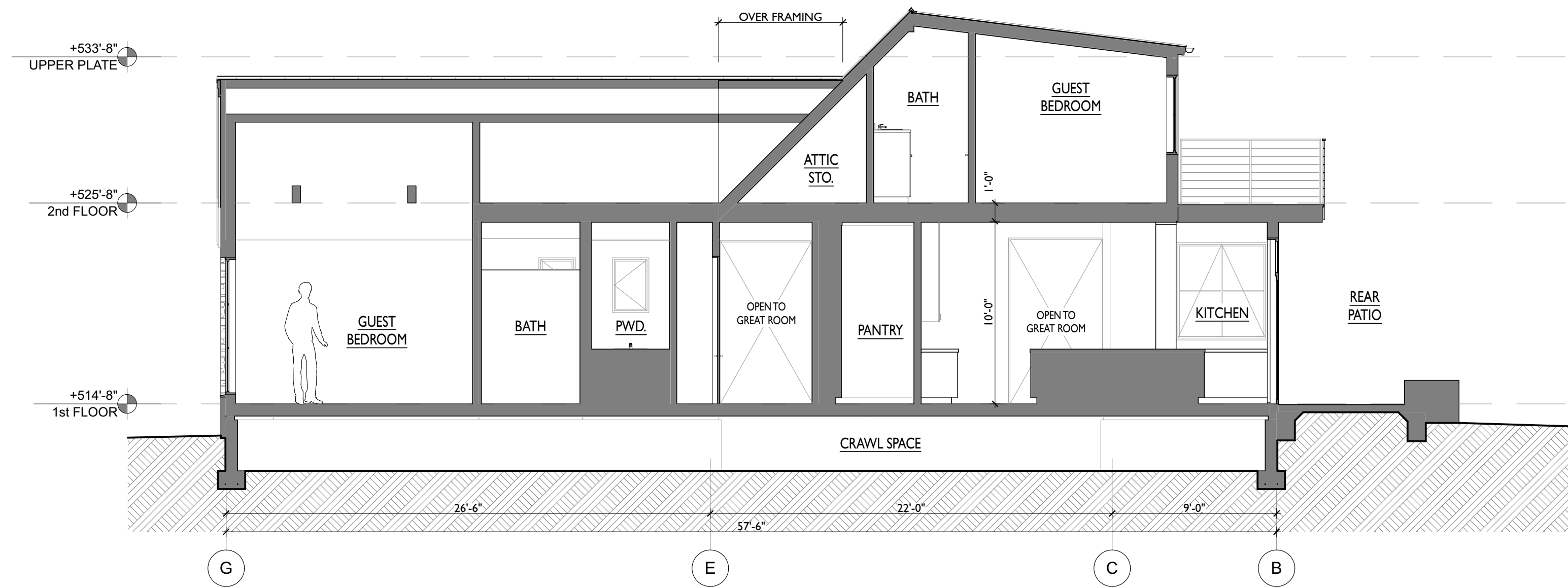
sheet 34
A3.2
of - sheets



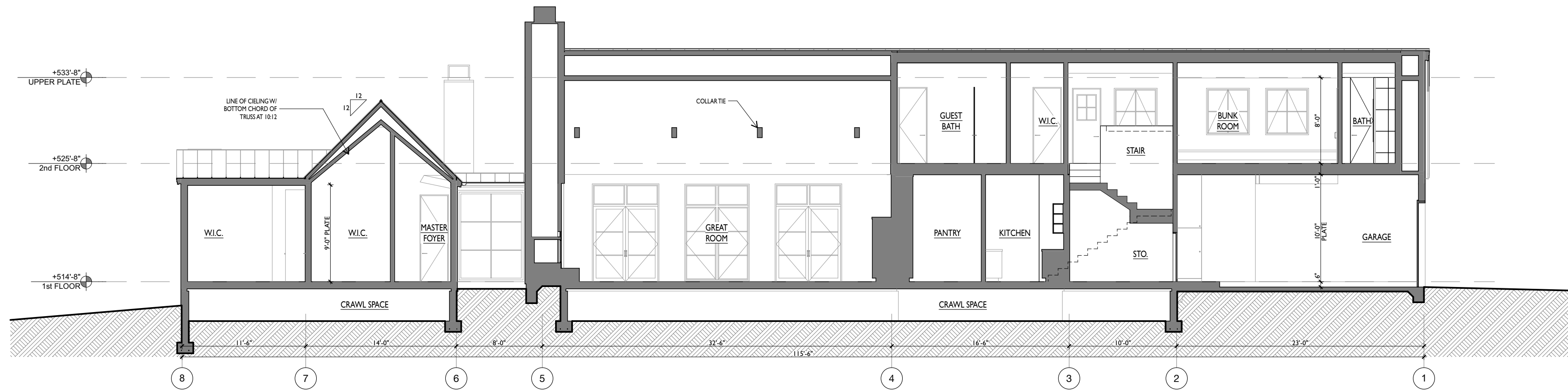
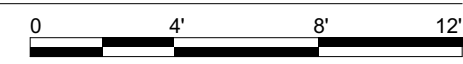
A SECTION
SCALE: 3/16" = 1'-0"



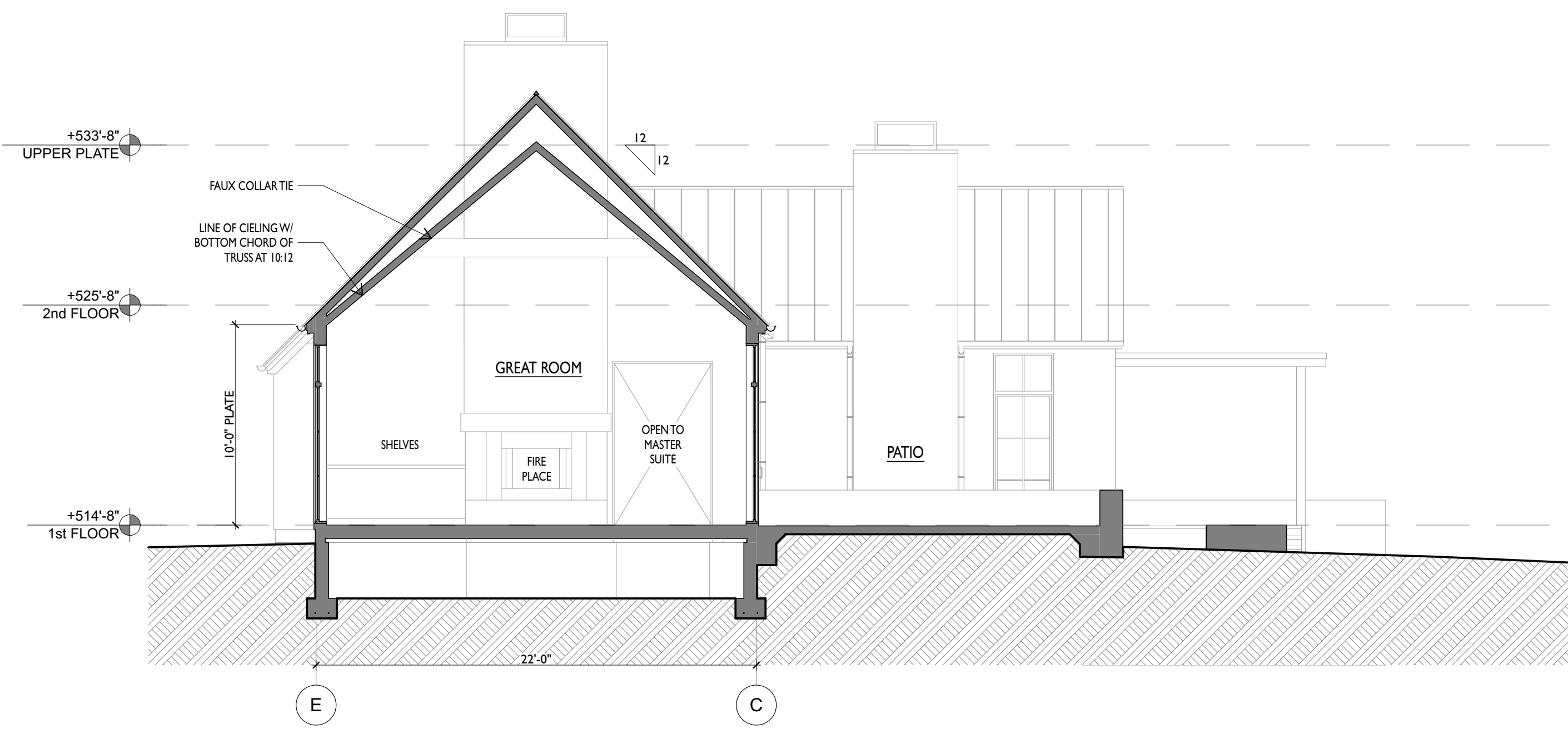
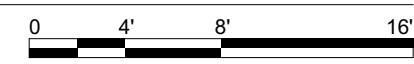
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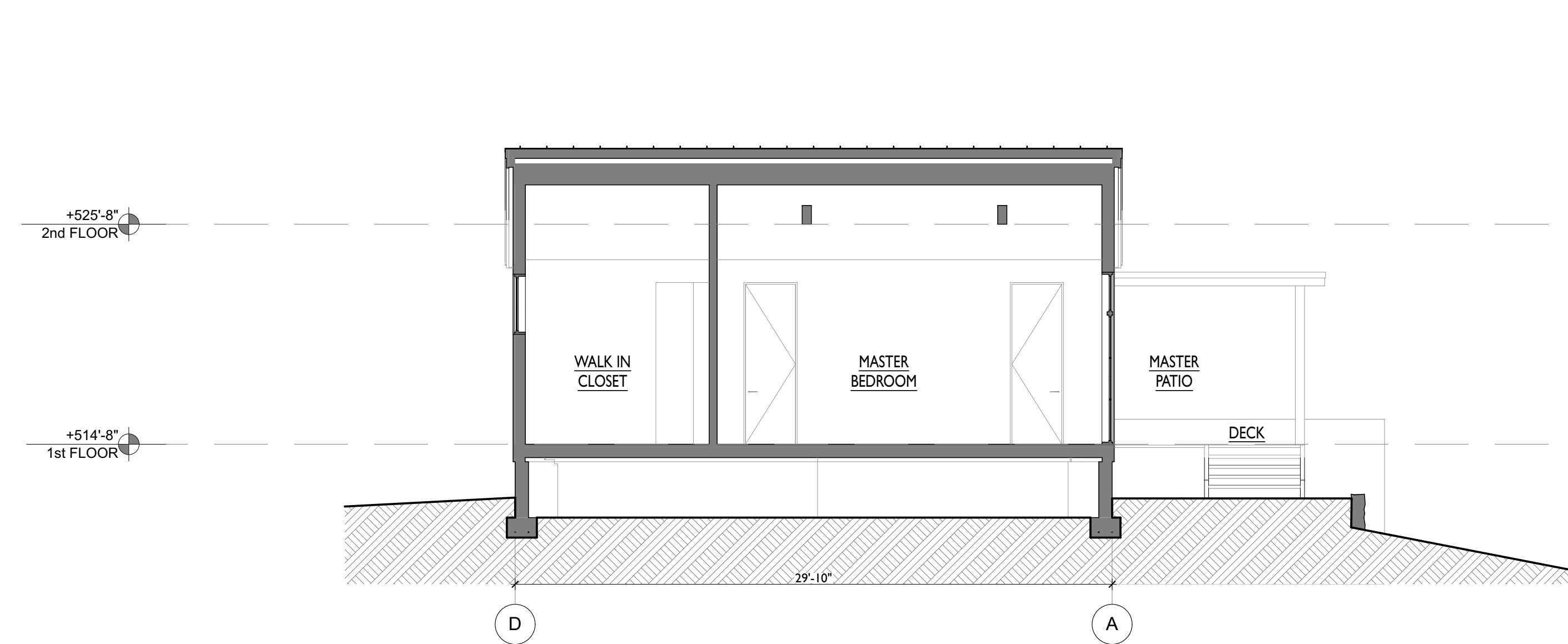
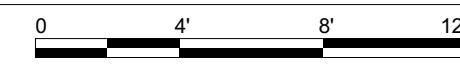
C SECTION
SCALE: 3/16" = 1'-0"



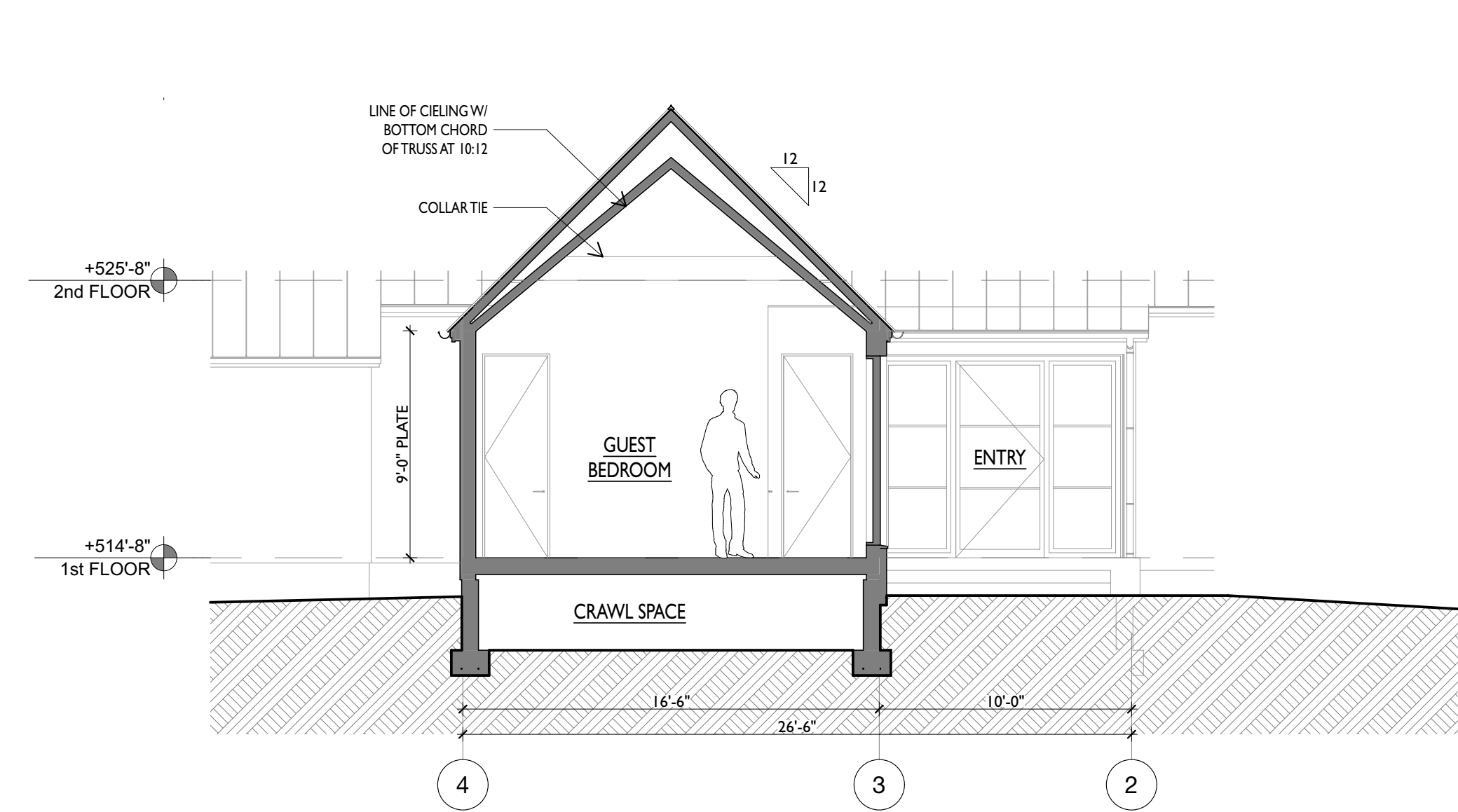
G SECTION
SCALE: 1/8" = 1'-0"



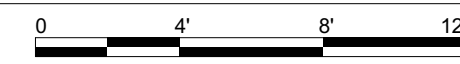
D SECTION
SCALE: 3/16" = 1'-0"



E SECTION
SCALE: 3/16" = 1'-0"



F SECTION
SCALE: 3/16" = 1'-0"



issued: 10/18/18

revised: 11/20/18

drawn by: DJA

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COASTAL DEVELOPMENT PERMIT

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carmel, california

ADAMS RESIDENCE

24330 san pedro lane

a new residence for:

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BUILDING SECTIONS

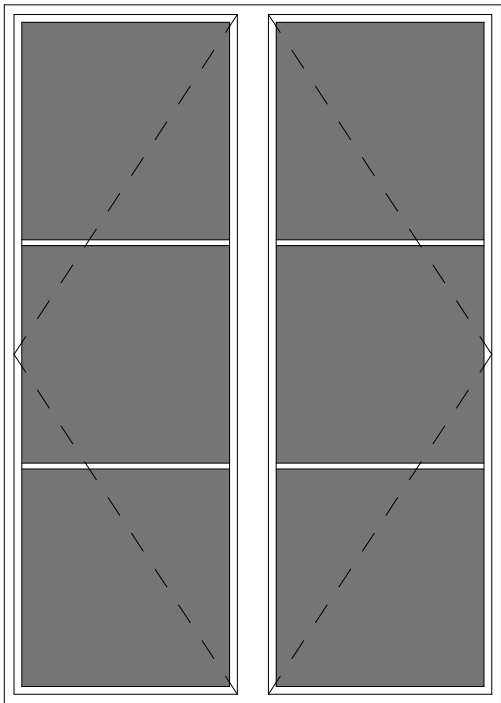
sheet 35

A4.1
of - sheets

WINDOW LEGEND

TYPE

B

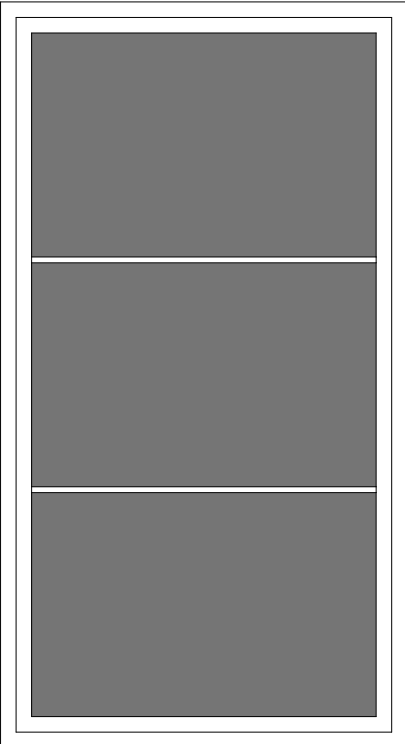


WINDOW ELEVATION

WINDOW LEGEND

TYPE

K

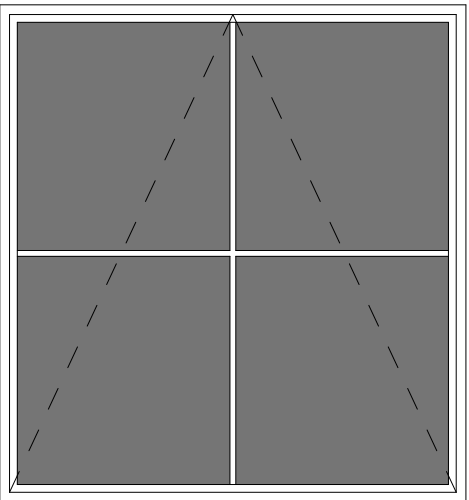


WINDOW ELEVATION

WINDOW LEGEND

TYPE

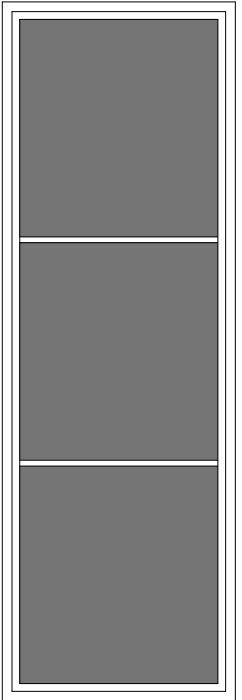
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WINDOW LEGEND

TYPE

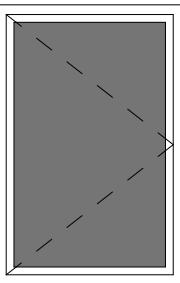
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WINDOW LEGEND

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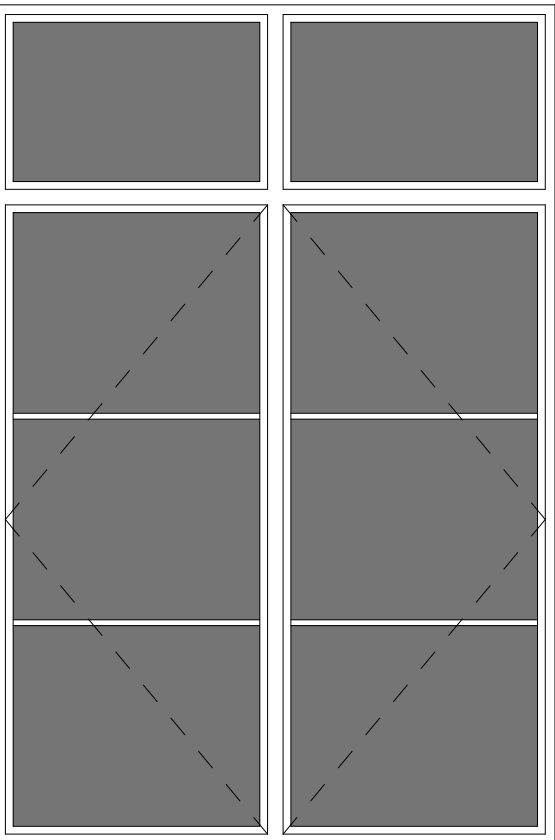
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WINDOW LEGEND

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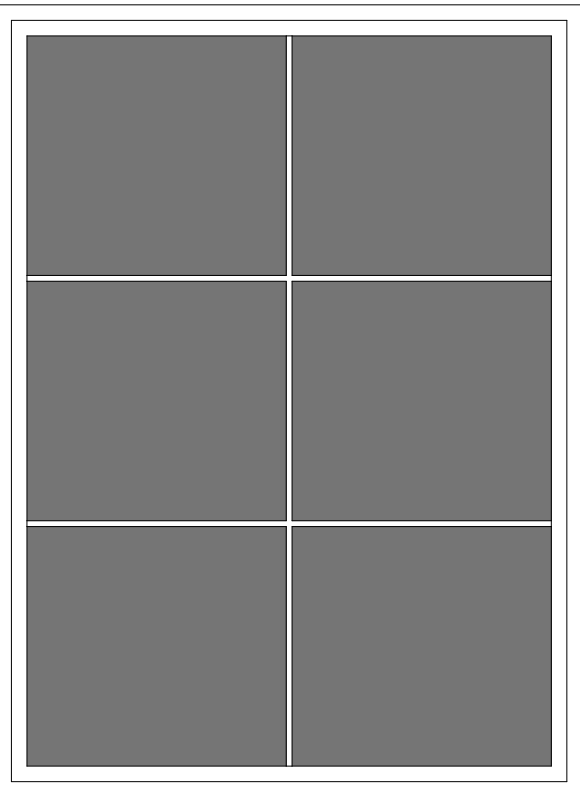
E



WINDOW LEGEND

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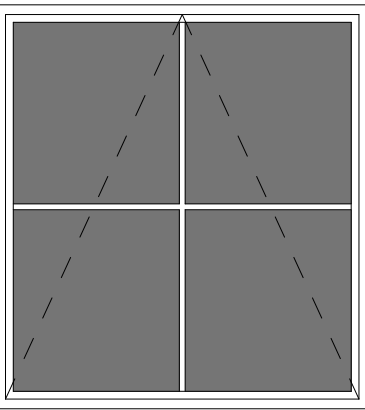
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WINDOW LEGEND

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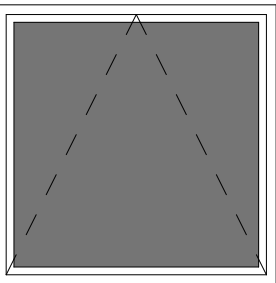
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WINDOW LEGEND

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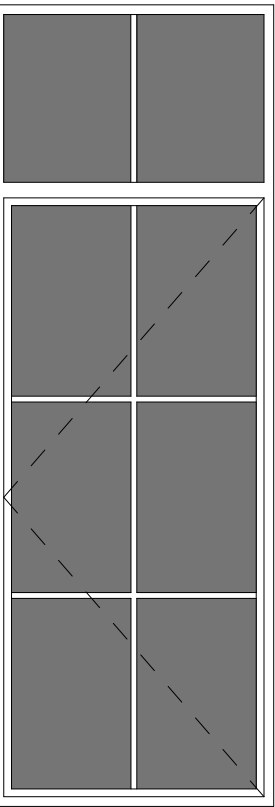
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WINDOW LEGEND

TYPE

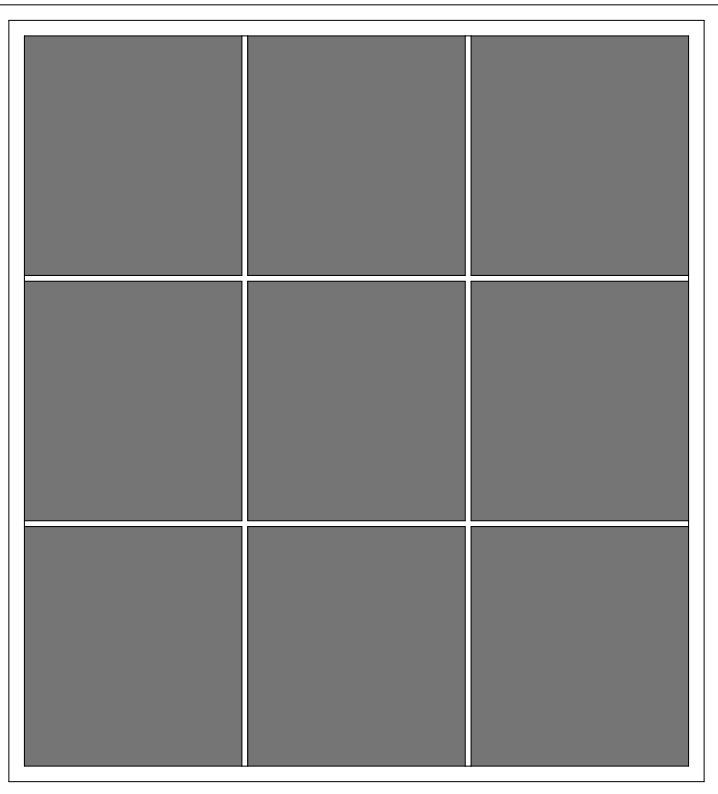
I



WINDOW LEGEND

TYPE

J



WINDOW SCHEDULE								
MARK	SIZE		TYPE	TEMPERED	SCREEN	SHADE	HEAD HEIGHT	NOTES
	WIDTH	HEIGHT						
W02	5'-4"	7'-6"	B	YES			8'-0"	
W03	2'-6"	7'-6"	L				8'-0"	
W05	2'-0"	3'-0"	D	YES			8'-0"	
W06	2'-0"	3'-0"	D				8'-0"	
W07	6'-0"	9'-0"	E	YES			9'-1"	
W08	6'-3 1/2"	8'-6"	F	YES			8'-6"	
W09	5'-0"	5'-4"	G				8'-6"	
W10	3'-0"	3'-0"	H				8'-6"	
W11	2'-6"	3'-6"	H				8'-0"	
W12	2'-6"	3'-6"	H				8'-0"	
W13	3'-0"	2'-0"	H	YES			8'-0"	
W16	6'-0"	8'-7"	E	YES			8'-7"	
W18	3'-0"	8'-7"	I	YES			8'-7"	
W19	7'-9 1/2"	8'-6"	J	YES			8'-6"	
W20	6'-0"	9'-0"	E	YES			9'-1"	
W21	5'-0"	5'-4"	C				8'-10"	
W22	4'-0"	4'-4"	C				8'-0"	
W23	2'-0"	2'-6"	H				6'-4"	
W24	2'-0"	2'-6"	H				6'-4"	
W25	2'-0"	2'-6"	H				6'-4"	
W26	4'-0"	4'-4"	G				7'-0"	
W27	4'-0"	4'-4"	G				7'-0"	
W28	4'-0"	4'-4"	G	YES			7'-0"	
W29	4'-0"	4'-4"	G				7'-0"	
W30	4'-0"	4'-4"	G				7'-0"	
W31	2'-6"	2'-8"	D				7'-0"	
W32	4'-4 1/2"	8'-0"	K	YES			8'-0"	

WINDOW NOTES:

1. ALL WINDOWS SHALL BE ALUMINUM CLAD WITH PRIMED WOOD INTERIOR, KOLBEVISTA LUXE OR APPROVED EQUAL UNLESS OTHERWISE NOTED

2. ALL WINDOW SCREENS SHALL BE STANDARD INSERTS, TYP.

3. SHADES: TBD

4. HARDWARE MOUNTING HEIGHT SHALL BE BETWEEN 34" AND 44" ABOVE THE FLOOR PER CBC 11B-404.2.7.

5. GLAZING TO BE LOW E³, CONTRACTOR TO PROVIDE GLAZING SAMPLES PRIOR TO ORDERING FENESTRATION

6. SEE GENERAL NOTE #16 ON SHEET A0.1 FOR EGRESS WINDOW REQUIREMENTS

7. SEE EXTERIOR ELEVATIONS FOR HANDING

issued: 10/18/18

revised: 11/20/18

drawn by: DJA

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JUSTIN T. PAULY
No. C-32692
Architect
STATE OF CALIFORNIA

COASTAL DEVELOPMENT PERMIT

a new residence for:

ADAMS RESIDENCE

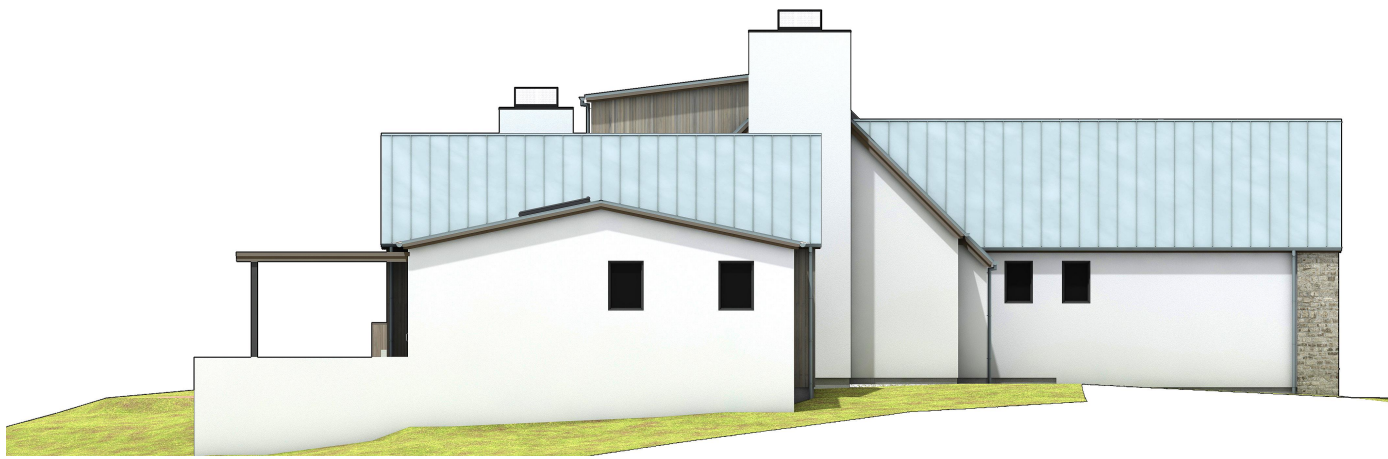
24330 san pedro lane
carmel, california
apn: 009-032-005-000

WINDOW SCHEDULES

sheet 37

A5.2

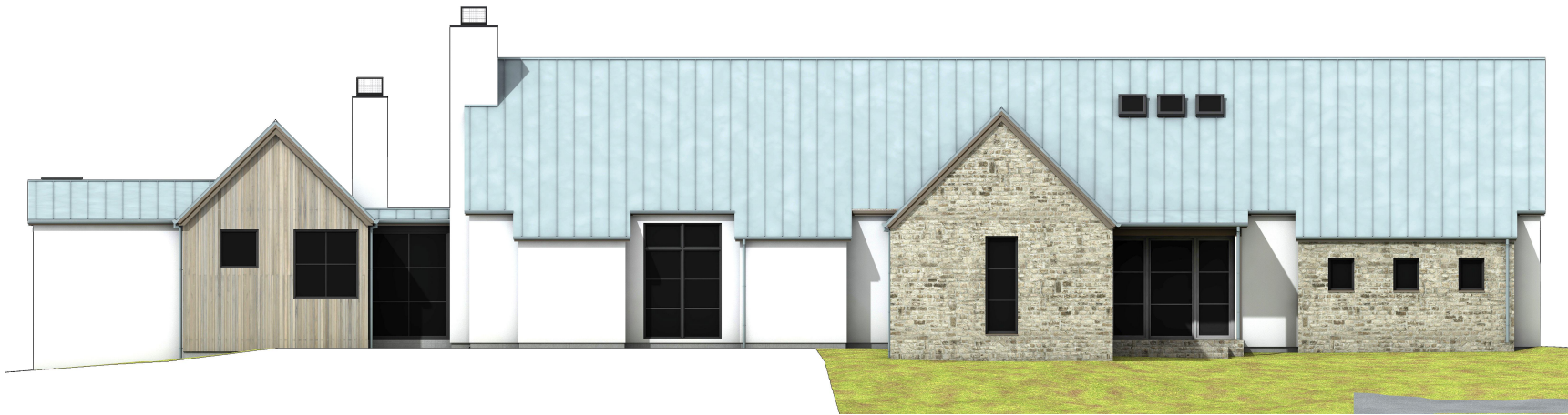
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SOUTH ELEVATION



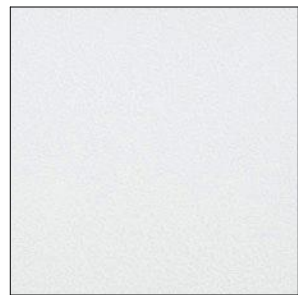
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



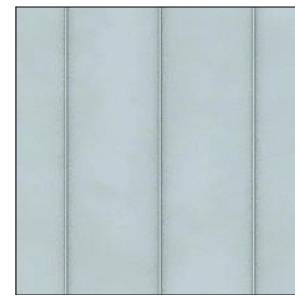
CEMENT PLASTER W/SEMI-SMOOTH FINISH
BENJAMIN MOORE:



STONE VENEER: CARMEL STONE
BROKEN COURSE/RANDOM
PATTERN



VERTICAL CEDAR SIDING W/
CLEAR SEALER



METALSALS 24 GAUGE 18" WIDE
1" MINI-BATTON STANDING
SEAM ROOF, FINISH: MYSTIC PLUS



WOOD TRIM: PAINTED
BENJAMIN MOORE: NORTH
CREEK BROWN OR SIMILAR

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